

NOTICE OF ELECTRONIC PUBLIC OPEN HOUSE #2

PROPOSED MIXED-USE DEVELOPMENT (AS REVISED)

1141 Cabana Road and 1175 Cabana Road
(does not include 1190 Kennedy Drive West)
Windsor, Ontario

The purpose of the 2nd public open house is to obtain feedback from area residents and property owners regarding the proposed development (as revised), on the lands shown in the area outlined in red on the key map below.

DATE: Tuesday, July 16th, 2024

TIME: 6:00 PM TO 7:00 PM

LOCATION: ZOOM Electronic Meeting (please email tracey@pillonabbs.ca with the address of the proposed development by **noon** on July 16, 2024, to obtain the registration link)

The Site is made up of 2 parcels of land which are currently being used for residential.

The applicant proposes to remove the existing dwellings (and any accessory structures) on the subject lands and construct a new 4-storey combined use building containing 929 m² GFA of commercial use (office, doctor, and pharmacy) on the main floor and residential use above the main floor commercial. A total of 6 commercial units and 24 residential units are proposed.

The applicant also proposes to construct 61 on-site parking spaces with vehicular access from Cabana Rd W and Casgrain Dr (see concept plan on the **back** of this notice).

Representatives will be in attendance at the electronic public open house to answer questions with respect to the proposed development. City of Windsor Staff will also be in attendance as observers.

If you wish to attend the electronic public open house, view the conceptual site plan, or submit comments to the applicant, please contact Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc., 23669 Prince Albert Road, Chatham, ON, N7M 5J7, 226-340-1232, tracey@pillonabbs.ca.

The City of Windsor will be processing an application for an amendment to the **Zoning By-law** in accordance with the requirements of the Planning Act. Comments and opinions submitted on this



application, including names and addresses, will become part of public records, viewed by the general public, and published in planning reports.

The City will provide official notice in the Windsor Star and will mail a courtesy notice to all property owners and residents within **200 metres** of the subject lands and hold a statutory public meeting at the Development & Heritage Standing Committee and, later, with City Council to make the final decision.

