

**ELECTRONIC
PUBLIC OPEN HOUSE**

**PROPOSED
COMMERCIAL
DEVELOPMENT**

**7100 Cantelon Drive,
Windsor, Ontario**

Tuesday,
September 17, 2024
6:00 p.m. to 7:00 p.m.

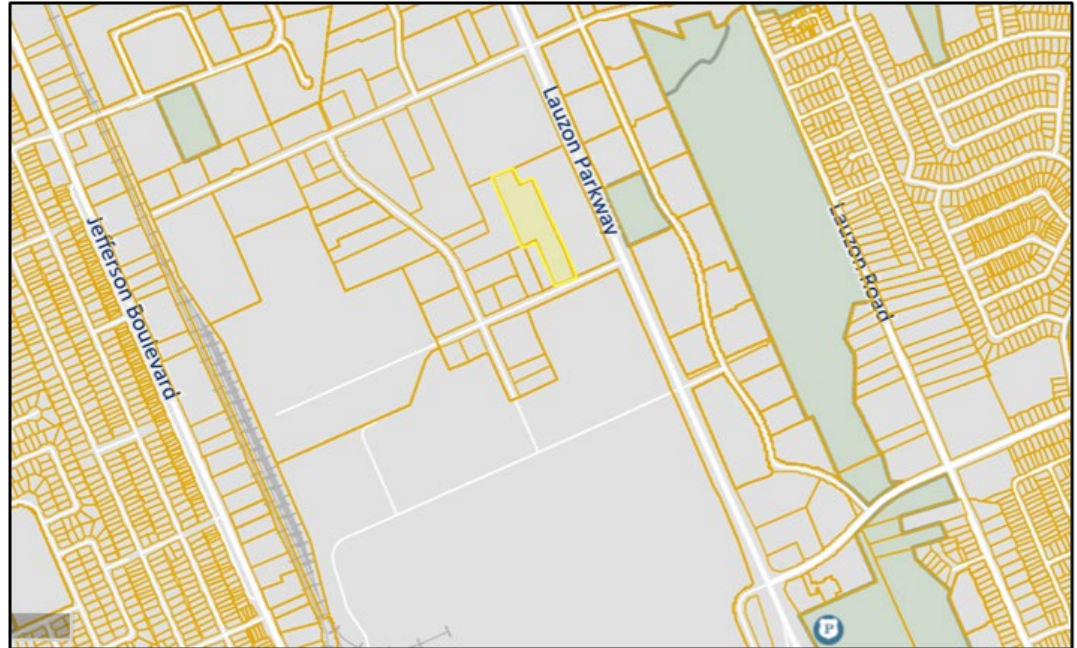
Hosted by the Applicant Agent:
Pillon Abbs Inc.

Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- Please stay on **mute**.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- You can use the **raised hand** feature when you are ready to speak.
- The open house is scheduled for 1 hour, but we can stay longer, if required.
- **Change** is not always easy, but we want to **hear your ideas** on what you would like to see in your neighbourhood **based on planning matters**.
- City Representatives are also online but **only** to observe.

The Site

- City of Windsor Ward 8
- made up of 1 parcel of land
- currently vacant
- north side of Cantelon Drive
- between Kew Drive and Lauzon Pkwy
- lot is 20,944 m² in size
- the characteristic of the area is a mix of commercial and industrial uses
- outside of the Essex Region Conservation Authority (ERCA) regulated area
- located within the Forest Glade Planning District





Ventra Assembly
(Hawthorne Entrance)

Two Men and A Truck
Moving and Storage

tem & Stone Massage
Therapy Clinic

APC Auto Parts Centre

UHC - Hub of
Opportunities

Landau Gage

ESCC15 Pine Court

ESCC16 The Meado

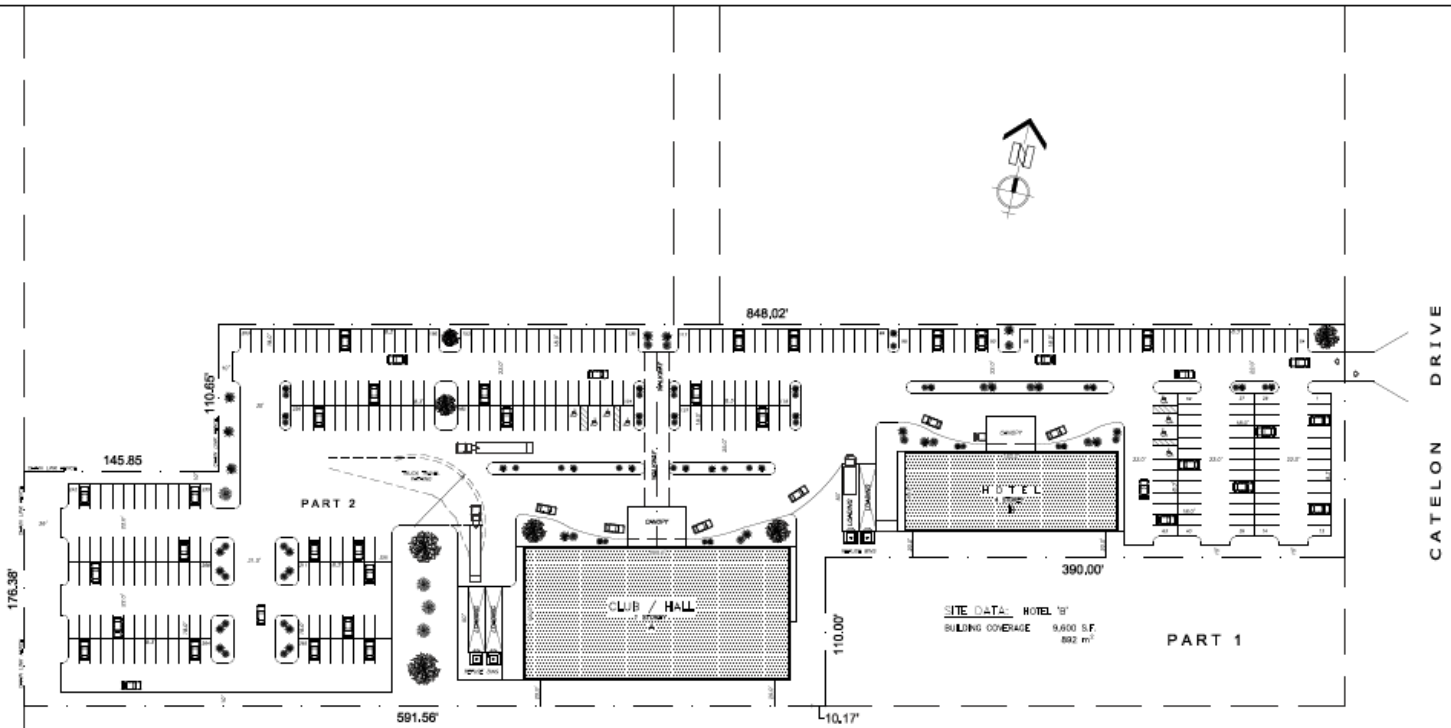


What is Proposed

- to construct a one-storey public hall (club)
 - a gross floor area of 1,858 m²
 - includes 2 multi-purpose halls
- to construct a four-storey motel
 - a gross floor area of 892 m²
 - 71 guest rooms
- total building coverage is 13.1 % of the site
- on-site parking for 326 spaces
 - includes 8 barrier free spaces
- access from Cantelon Drive



Concept Plan



SITE DATA: CLUB / HALL 'A'
 BUILDING COVERAGE 20,000 S.F.
 1,858 m²

SITE DATA: HOTEL 'B'
 BUILDING COVERAGE 9,600 S.F.
 892 m²

SITE DATA:
 LOT AREA 225,147 S.F. = 20,944 m² (100%)
 BUILDING COVERAGE 29,600 S.F. = 2,750 m² (13.1%)
 PARKING ASPHALT 142,143 S.F. = 13,208 m² (63.2%)
 LANDSCAPE AREA 53,424 S.F. = 4,965 m² (23.7%)

PARKING DATA:
 A- PUBLIC HALLS - 2 multipurpose Halls
 20,000 sq. ft. = 1,858 sq.m
 Parking required 1 person / 7.5 sq.m = 248 spaces
 B- HOTEL - @ 71 Bed
 Parking required = 21 spaces
TOTAL PARKING REQUIRED = 319 SPACES

TOTAL PARKING SHOWN = 326 SPACES
 (INCL. 8 SPACES FREE)

PROPOSED SITE PLAN

SCALE: 1"=40'-0"

4. FOR SPC	IMP. S/2X
3. FOR SPC	IMP. S/2X
2. FOR SPC	IMP. S/2X
1. FOR SPC	IMP. S/2X

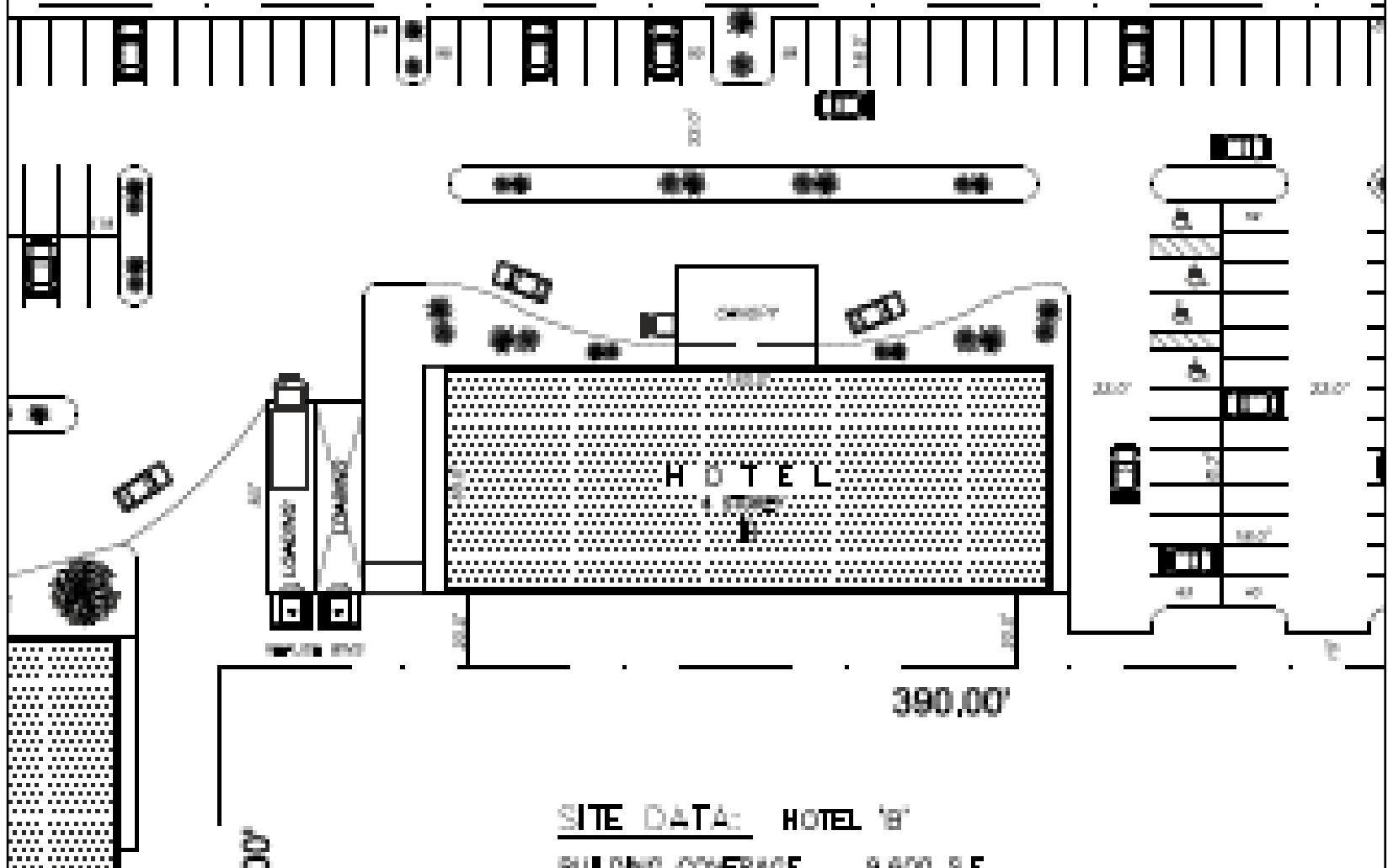
- ALL DIMENSIONS TO BE CHECKED AND NOTIFIED ON THE JOB SITE.
 - ANY AND ALL CORRECTIONS TO BE REPORTED TO THE ARCHITECT.
 - ALL DIMENSIONS REMAIN THE PROPERTY OF THE ARCHITECT.
 - DO NOT SCALE DRAWINGS.

PROJECT AND LOCATION
PROPOSED CLUB / HALL BUILDING
 CAPACITY OF WORK
 TENTATIVE DELAYED

PROPOSED SITE PLAN / DATA

PROJECT NUMBER	2430
DATE	MAY 2024
DRAWN BY	J.R
CHECKED BY	V. V.
DRAWN NO.	

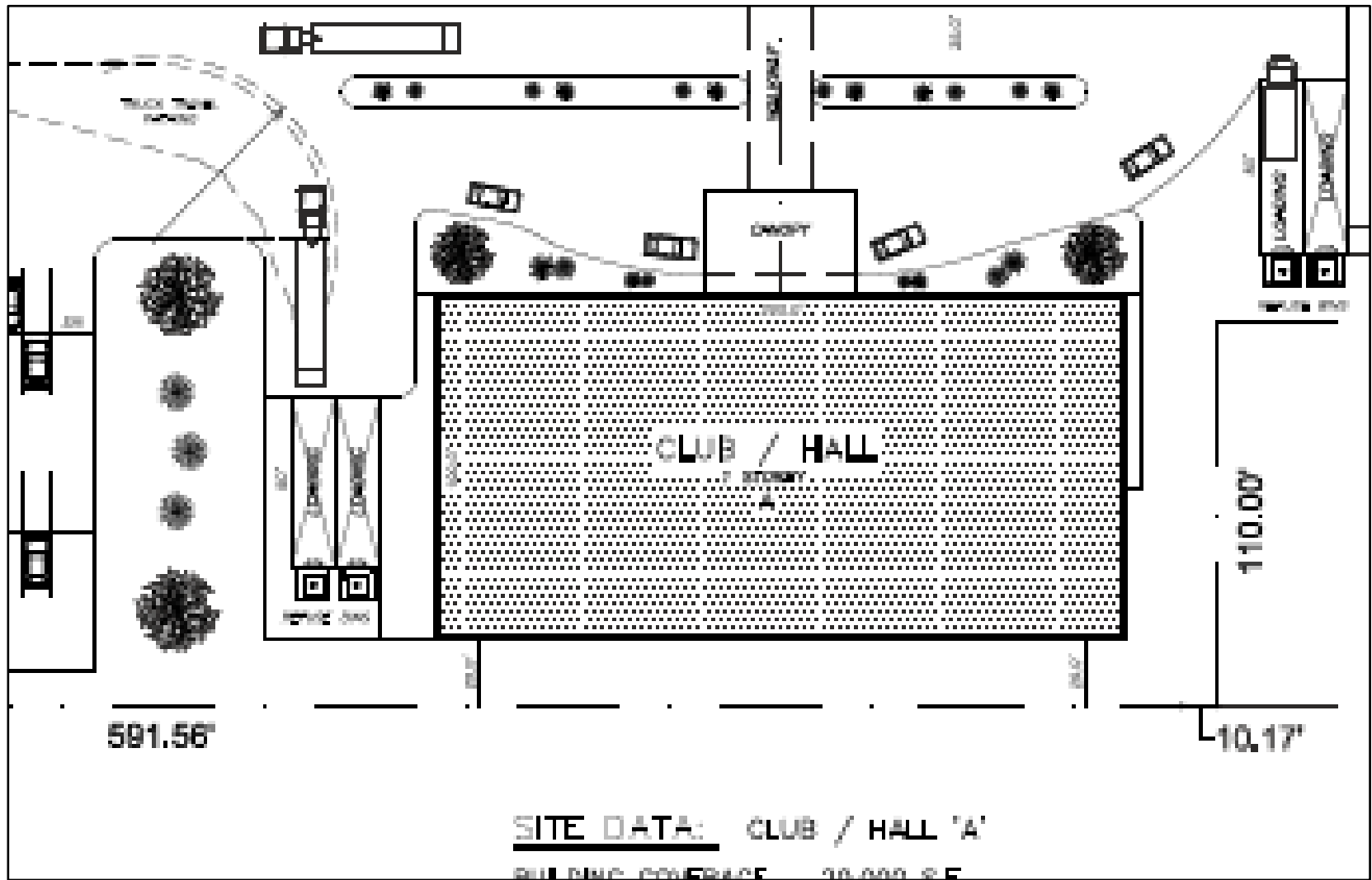
148.02'




390.00'

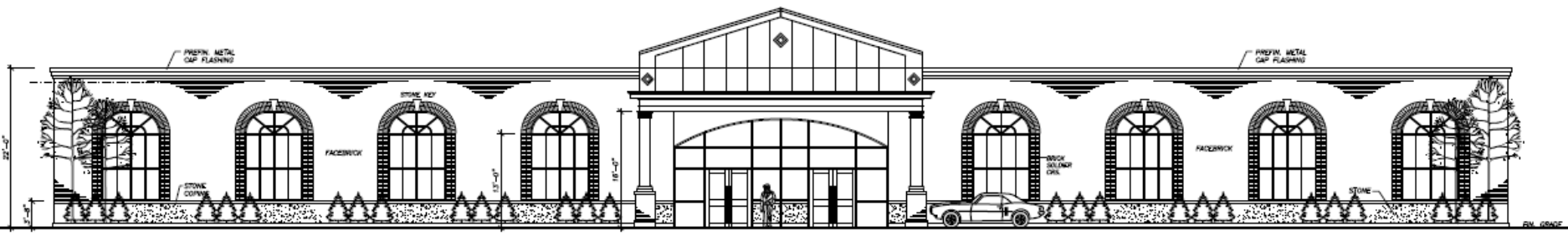
SITE DATA: HOTEL 'B'

BUILDING COVERAGE 8,400 S.F.

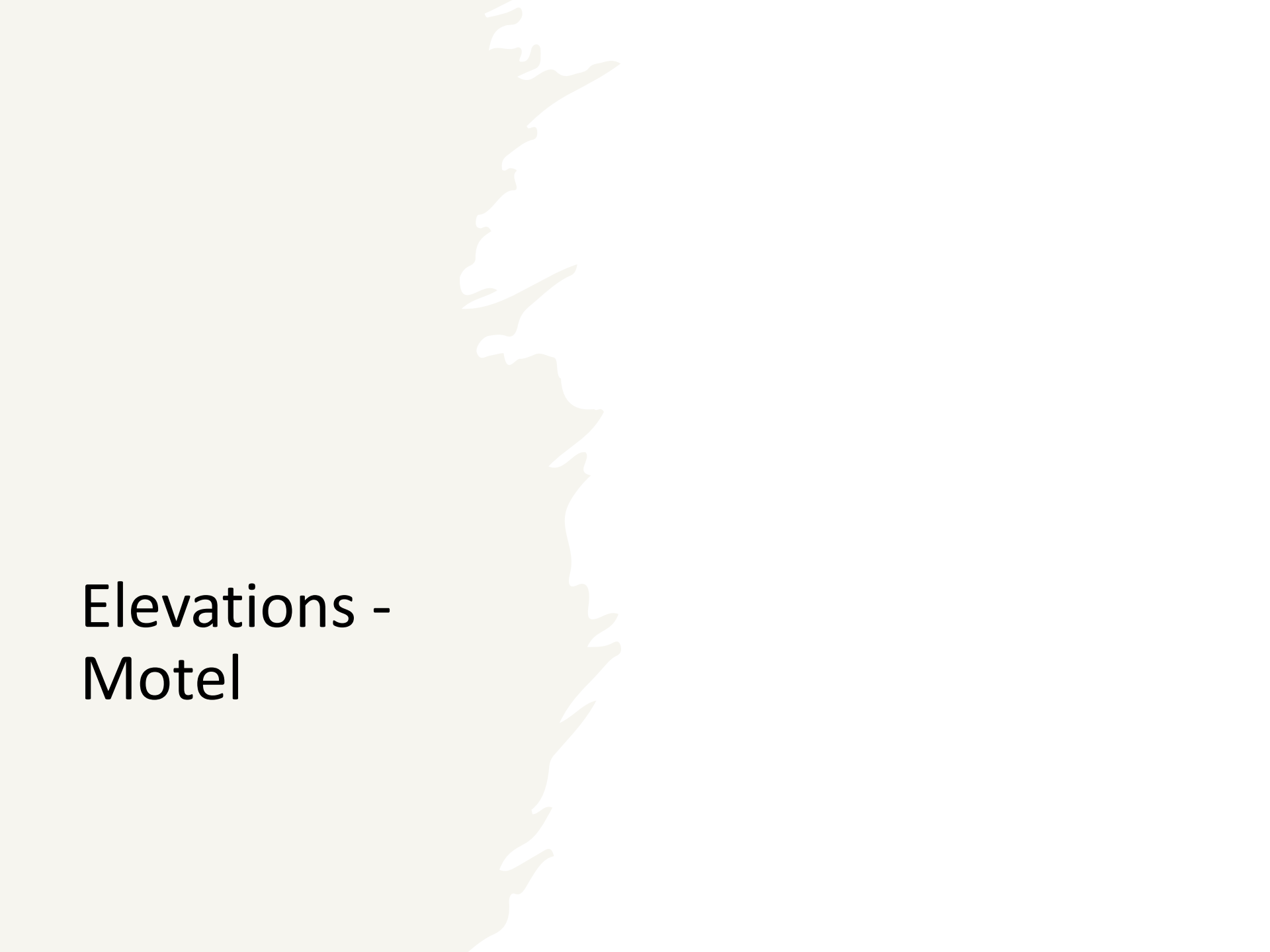




Elevations – Public Hall



NORTH ELEVATION



Elevations - Motel

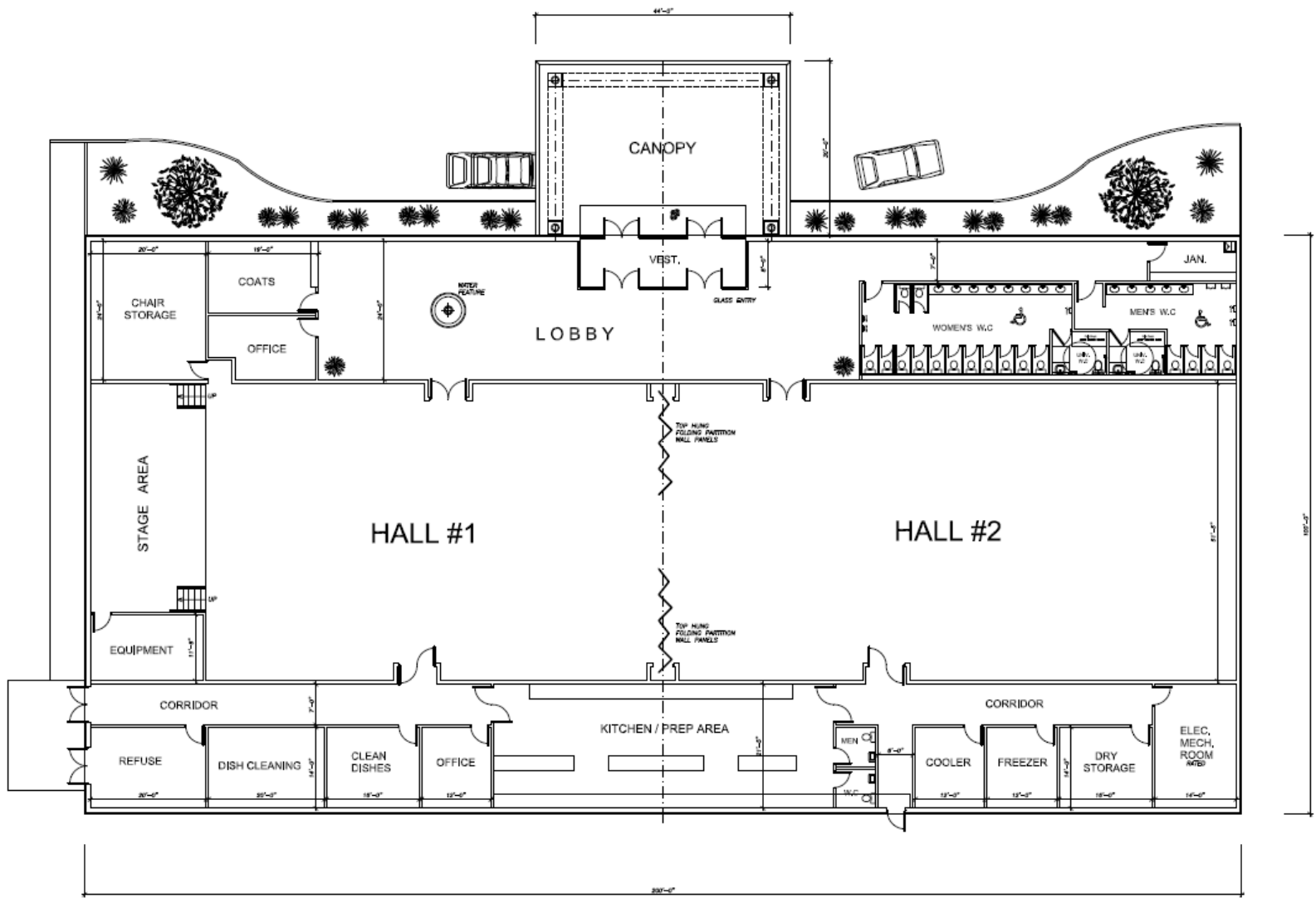


NORTH ELEVATION



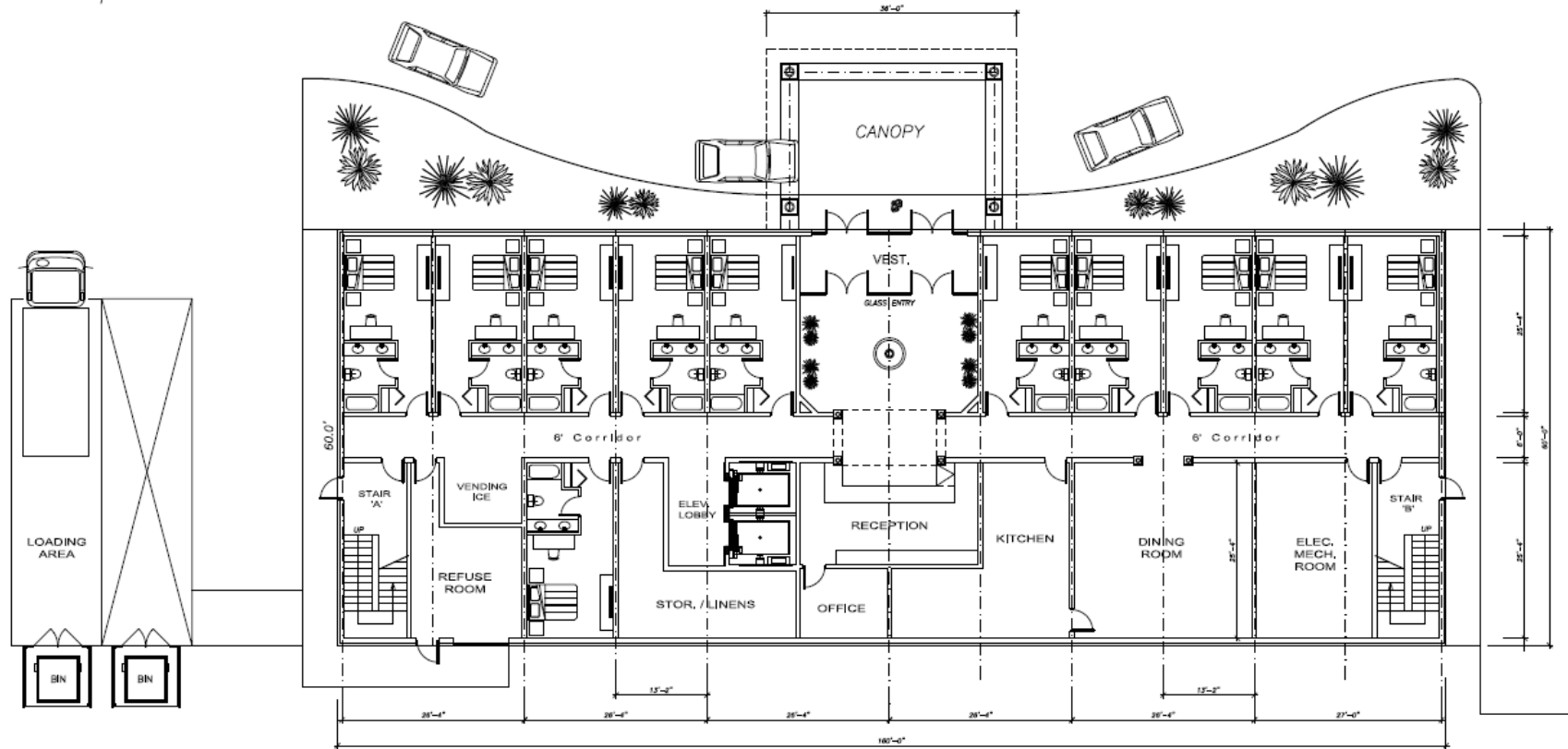
Floor Plans – Public Hall

LOADING AREA





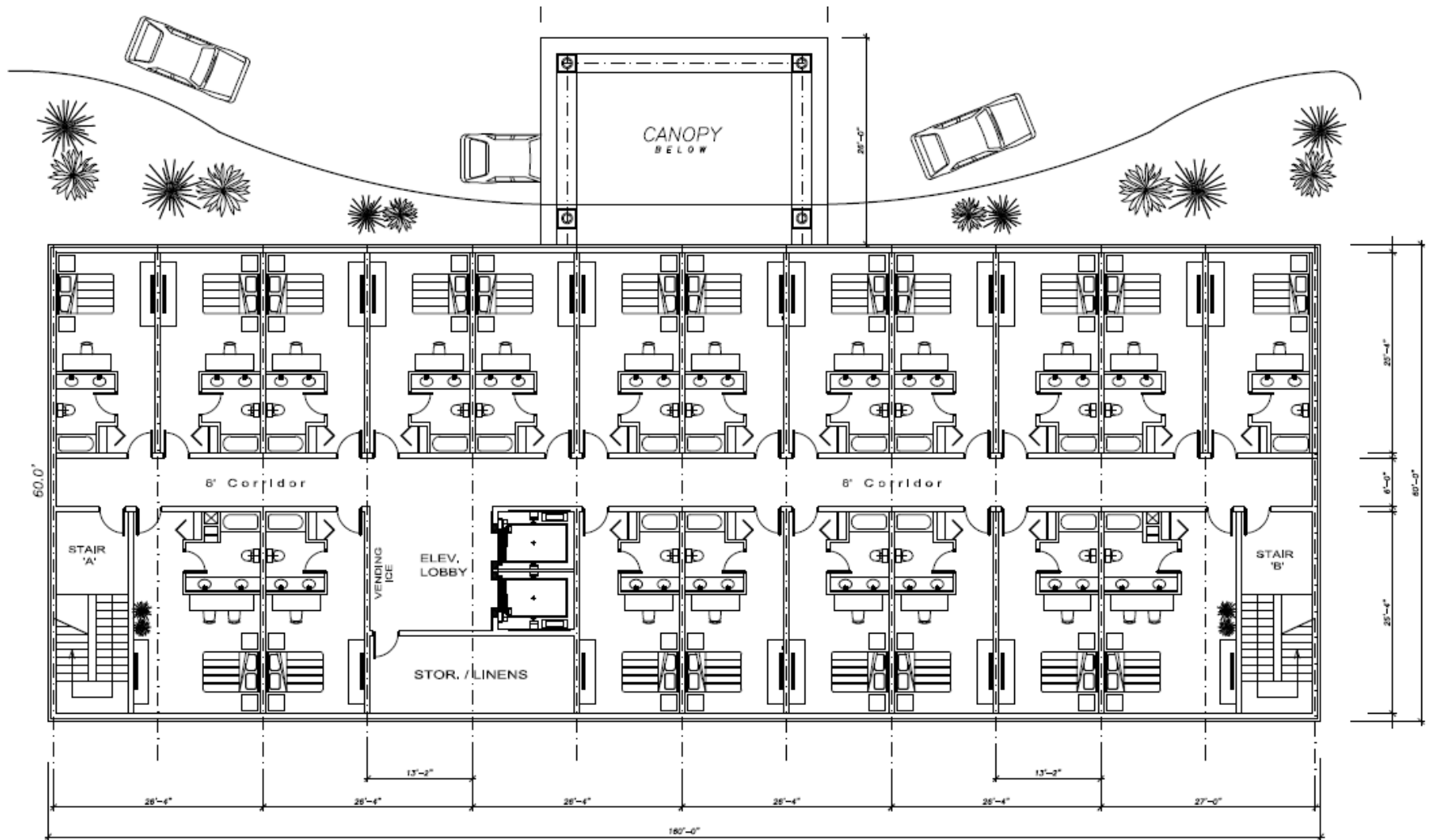
Floor Plans – Motel



MOTEL: 1st FLOOR PLAN

11 SUITES THIS FLOOR

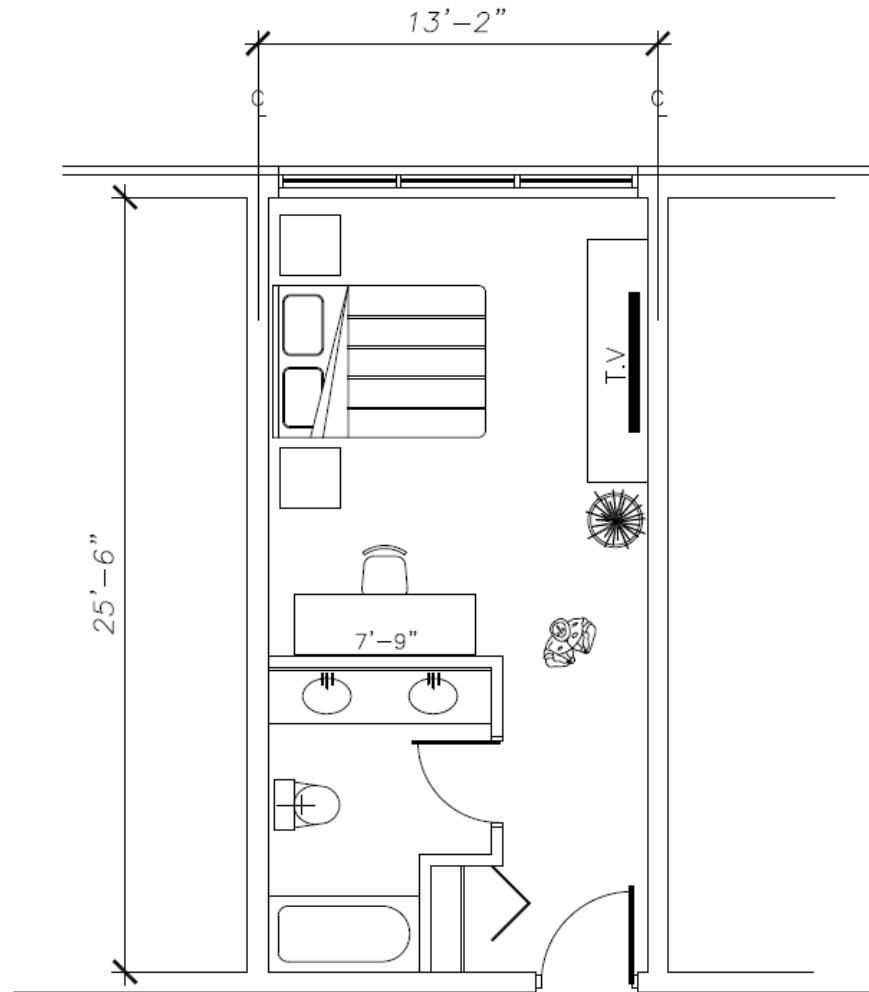
SCALE: 1/8"=1'-0"



HOTEL: 2nd-4th FLOOR PLANS

20 SUITES PER FLOOR

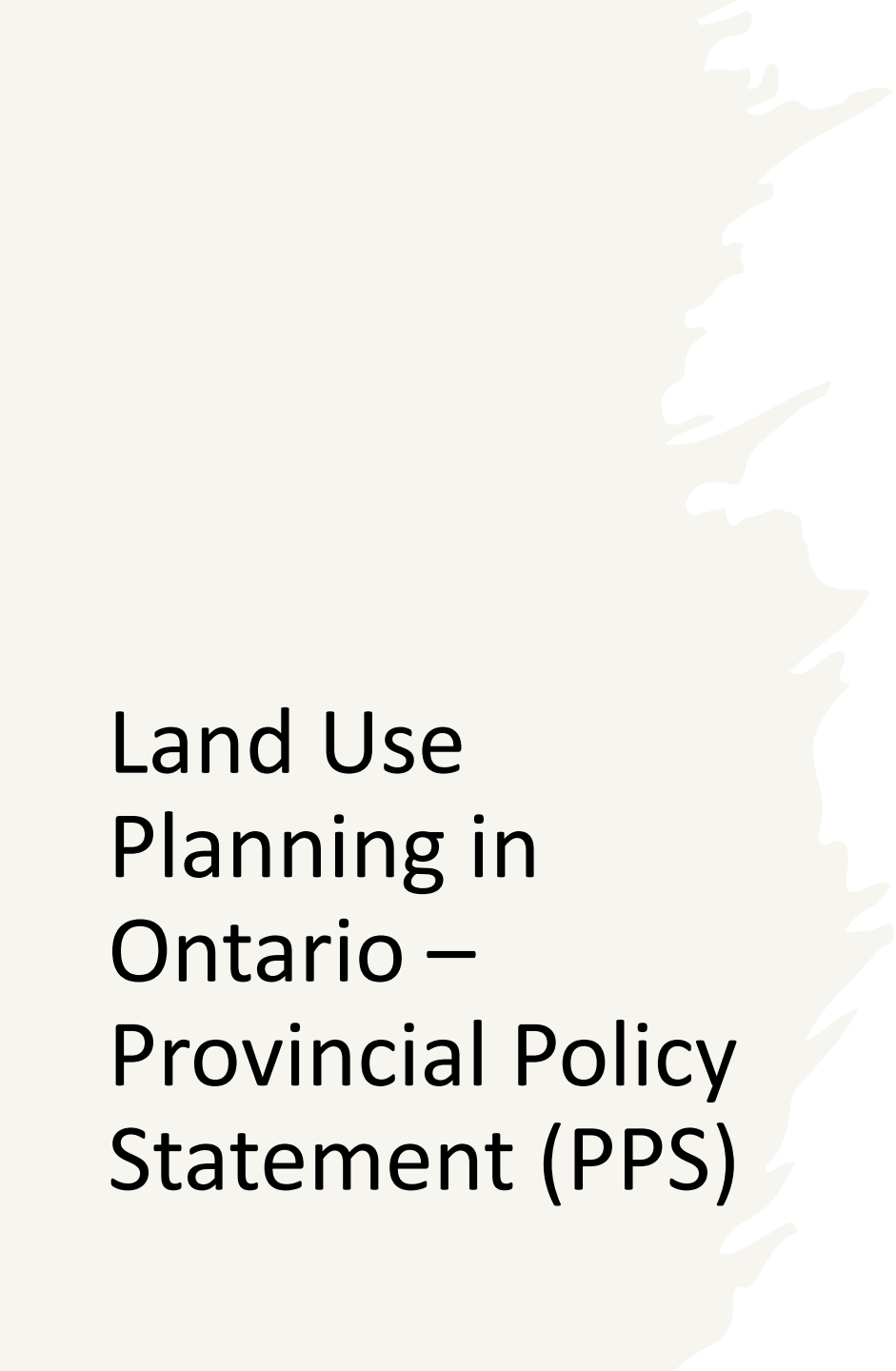
SCALE: 1/8"=1'-0"



Motel Suite

Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping throughout the Site (23.7 % of the Site)
- Paved parking and sidewalks
- Refuse (garbage and recycling) to be located on-site
- Loading spaces
- Fire route
- Development is subject to Site Plan Control (ie lighting, lot grading, landscaping, signage, etc)



Land Use Planning in Ontario – Provincial Policy Statement (PPS)

ontario.ca/PPS

Provincial Policy Statement, 2020

Under the *Planning Act*

Ontario 

Three Main Provincial Policies:



BUILD STRONG,
HEALTHY COMMUNITIES



WISE MANAGEMENT OF
RESOURCES



PROTECTING PUBLIC
HEALTH AND SAFETY

Key PPS Policies

- Develop within an existing 'settlement area'
- Develop where full municipal services are available
- Encourage economic development
- Help minimize land consumption and servicing costs

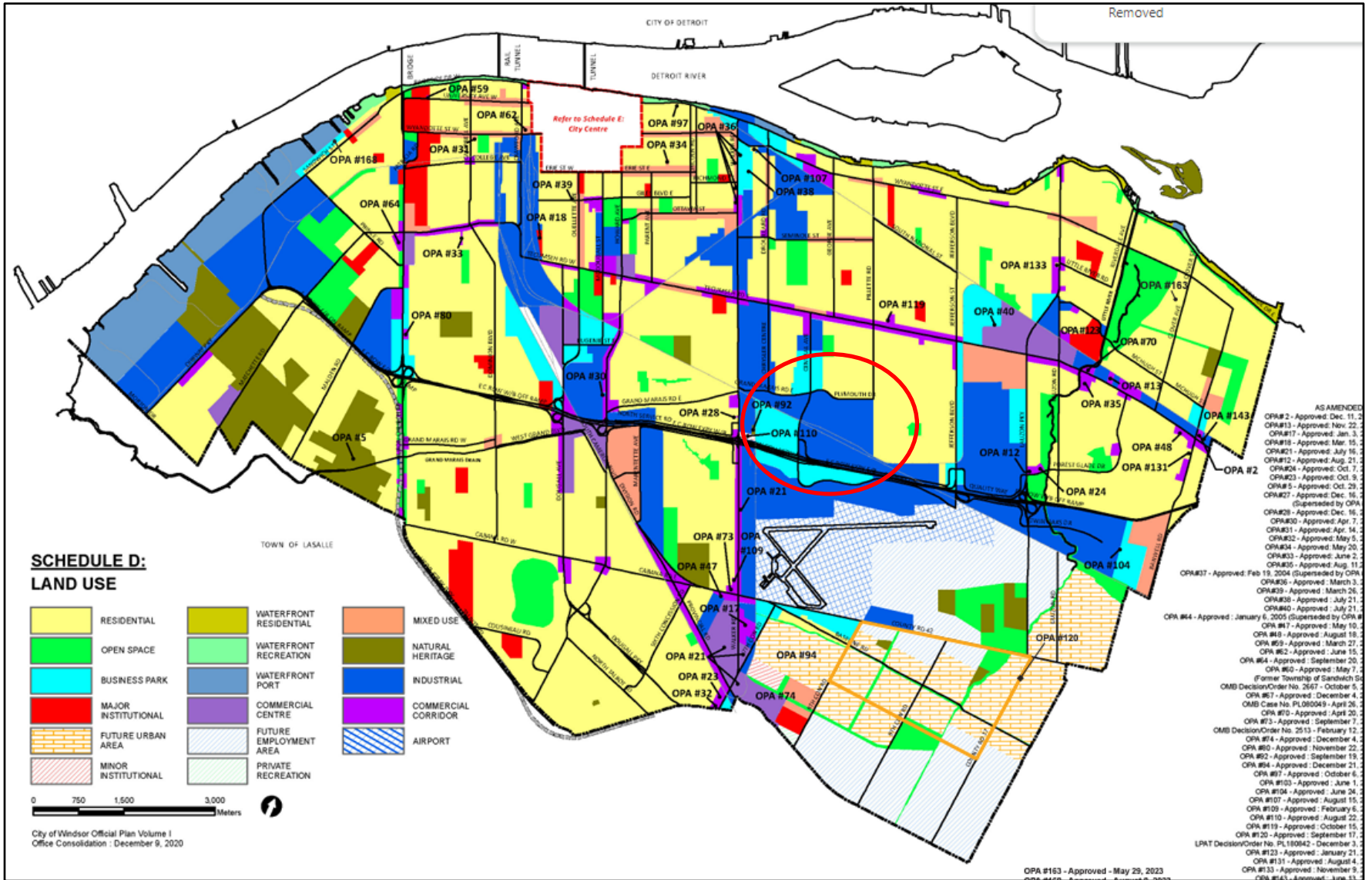
Windsor Official Plan (OP)



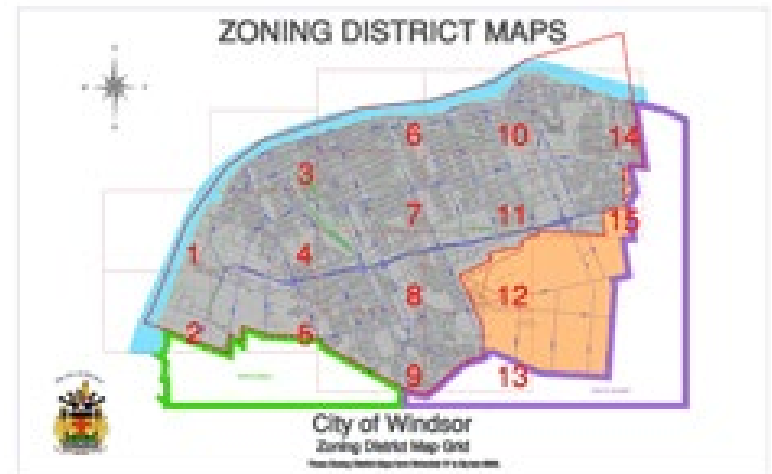
Key OP Policies

- designated “Business Park” in the City OP (Schedule D)
- to ensure Windsor continues to be an attractive place to establish businesses and locate employees
- to ensure that employment uses are developed in a manner which are compatible with other land uses
- encourage businesses and industries to locate and expand in Windsor

OP - Schedule 'D'



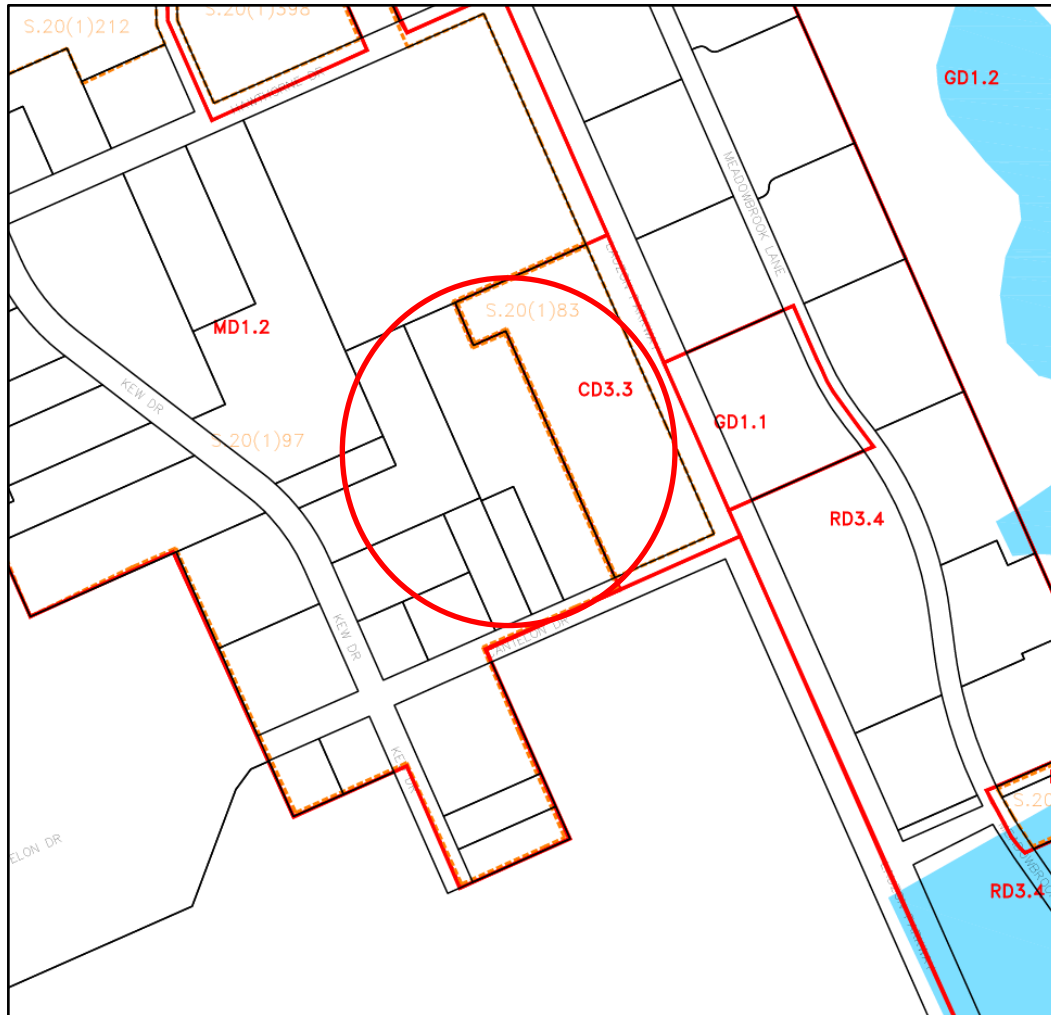
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Manufacturing District 1.2 (MD1.2) category
- And a site specific S.20(1)97 zone category (extra setbacks and landscaping)
- Map 15 of the City ZBL
- Current permitted uses include (a sample):
 - *Bulk Storage Facility*
 - *Business Office*
 - *Food Processing Facility*
 - *Self-Storage Facility*
 - *Warehouse*
 - *Welding Shop*
 - *Car Wash (coin or automatic)*
 - *Wholesale Store*
 - *Transport Terminal*

ZBL- Map '15'



Required Planning Applications

- Zoning By-law Amendment (ZBA)

ZBA

- The ZBA for the Site proposes to change the existing Manufacturing District 1.2 (MD1.2) category
- to a site-specific Commercial District 3.3 (CD 3.3 - S.20(1)XXX) category
- To permit the proposed development
- Relief – TBD
 - Parking will comply

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit the **ZBA** application, we are required to also provide the following:

- Application and Fees
- Conceptual Site Plan
- Elevations and Floor Plans
- Planning Rationale Report (PRR)
- Informal Open House (summary notes provided in the PRR)

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the PRR



Once the **ZBA** application is submitted, the City will be processing the application in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, 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
- Phone, email, or mail written comments
- *Please note that comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports*
- Presentation material is available upon request

Questions and
Feedback?