

**ZONING BY-LAW AMENDMENT  
AND  
DRAFT PLAN OF SUBDIVISION  
FOR PROPOSED  
RESIDENTIAL DEVELOPMENT**

**3990 Loon Street  
Windsor, Ontario**

**PUBLIC CONSULTATION SUMMARY**

**September 19, 2024**

**Prepared by:**



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In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, in addition to the statutory public meeting, an informal electronic public open house was held with area residents and property owners on Thursday, September 19, 2024, from 6:00 pm to 7:00 pm.

The open house provided members of the public with opportunities to review and comment on the proposed development.

A total of **245** owners and tenants were notified, which represents a **200 m** radius from the Site.

In addition to the applicant's representatives and City Staff, 13 residents registered for the open house.

In addition, emails and phone calls were received.

The following is a summary of the comments and questions received, along with the responses provided.

Topic Item	Comments and Questions	Response
Tenure / Ownership	Are these townhomes 'geared to income housing (low income)'?  Are they individually owned?	The units will be individually owned and sold at market value.  The sales price has yet to be determined.
Trees	All trees have now been removed.	Note.
Construction	How will the environment be controlled (health issues).  Who long will construction last?	The Draft Plan of Subdivision will have requirements for construction (ie fencing, screening, etc).  There are no construction plans at this time.
Extra Property	Is there extra property that you can sell to neighbours?	Information has been forwarded to the applicant.
Drainage	Concerns about drainage issues.  Will the Grand Marais Drain / Ditch be covered?	Servicing plans will be prepared.  Grand Marais will remain an open channel section.
Traffic	Concerns with an increase in traffic.  The local roads are too narrow.	No TIS was warranted for the proposed development.

Topic Item	Comments and Questions	Response
	<p>The snow plow drive cuts into the grass every year.</p> <p>Grand Marais is too busy now.</p> <p>Can a roadway be connected to Plymouth Drive.</p> <p>Amazon will increase traffic in the area.</p> <p>There are no curbs on the local roads now.</p> <p>There are bus stops in the area that will back up traffic.</p> <p>Children's safety is at risk.</p>	<p>The Draft Plan of Subdivision will set out any road improvement required by the developer.</p> <p>The Site does not abut Plymouth Drive in order to have access.</p>
Timing of Development	What is the timing of construction?	Unknown at this time.
Open House	Purpose of the meeting?	<p>The open house provided members of the public with opportunities to review and comment on the proposed development.</p> <p>No formal application has yet been deemed complete by the City.</p>
Parking	<p>Where will people park?</p> <p>There is not enough on street parking now?</p> <p>Move the buildings back and make longer driveways.</p> <p>What side of the street will on street parking be located.</p> <p>How much street parking is proposed, and on what side of the road?</p>	<p>Each unit will provide for its own on site parking.</p> <p>Driveway length can be reviewed.</p> <p>There are minimum rear yard setback requirements set out by the City zoning by-law.</p> <p>On street parking is regulated by the City.</p>

Topic Item	Comments and Questions	Response
	We need more parking in the area.	
Building Height	You need to respect the height of the neighbourhood.  What is the maximum height allowed?	The neighbourhood is made up of a variety of different building heights.  The proposed height complies with the City of Windsor zoning by-law (9.0 m max).
Noise	Noise will be bad.	Not a planning-related issue.
Children	There are already too many school kids and buses now.	Not a planning-related issue.
Timing	When will construction start?	Pending approval of the ZBA and Draft Plan of Subdivision
Costs	How much will the units be selling for?	This has yet to be determined.
Setbacks		
Sidewalks	What side of the road will sidewalks be built?  There are no sidewalks along Allyson.	This will be set out by the City under the development agreement.
Building Type	Not in favors of townhomes.  Semi's would be better.	The density of the development most likely will be the same.
Zoning	Will the new zoning allow apartments (say 12 units)?  Can the developer change the proposal?	No, the proposed zoning will only allow a 4 unit multiple dwelling in addition to the proposed townhomes.
Soil	The site was previously used as a tree nursery, and there may be soil contamination.  There is a sample station on the Site.	No soil report is required as part of the ZBA.
Next Steps	Will be get notice of the public meeting.  Where on the City website can we find information? How often is it updated?	The City will provide the notice of the public meeting.  Search "current development applications" for the application file once it has been deemed complete.
Parcel and Block Sizes	What is the size of the entire parcel and what size are the blocks>	The Site consists of a total area of approximately 10,599.99 m <sup>2</sup> or 1.06 ha.

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		<p>The Site is an irregularly shaped lot with an approximate frontage of 15.24 m along Loon Street.</p> <p>Block 1 – 1,995.4 m<sup>2</sup>  Block 2 – 1,855.0 m<sup>2</sup>  Block 3 – 2,041.4 m<sup>2</sup>  Block 4 – 2,335.4 m<sup>2</sup></p>

Based on the comments received, there are no proposed changes to the concept plan.