



April 1, 2021

The Corporation of the City of Windsor  
Planning and Building Department  
350 City Hall Square West, Suite 210  
Windsor, ON  
N9A 6S1

Attention: Thom Hunt  
City Planner, Executive Director

7446 – 7780 Tecumseh Road East  
City File No. PS-028/2020  
Official Plan and Zoning By-law Amendment Applications

Dillon Consulting Limited (Dillon) is pleased to provide the following applications for a Minor Official Plan Amendment and Major Zoning By-law Amendment on behalf of Europro (Tecumseh Mall) LP c/o Josef Jakubovic (owner) for the property located at 7446 – 7780 Tecumseh Road East.

#### Description of Subject Lands

The subject site includes the existing Tecumseh Mall and businesses on the adjacent parcels inclusive of 7446 to 7780 Tecumseh Road East. The proposed residential development is to be located on the northern portion of the site that is currently vacant, covered by manicured grass. The subject site is approximately 17.8 hectares (44.0 acres).

#### Process of Applications

The applicant is requesting the approval of a Minor Official Plan Amendment and Major Zoning By-law Amendment to permit the proposed residential development. The application submissions will include two phases. The first phase of submission will include: the Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, Planning Justification Report, and Conceptual Site Plan. The second phase of submission will include the remainder of the reports: Noise and Vibration Study, Environmental Evaluation Report Memo, and Geotechnical Investigation.

All drawings and reports are provided in PDF form and will satisfy the application requirements as per the Pre-submission letter dated February 22, 2021.

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We look forward to your update on the progress of this application as well as staff and agency comments when available. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (519) 991-2942.

Sincerely,

DILLON CONSULTING LIMITED

A handwritten signature in black ink that reads "Amy Farkas". The signature is written in a cursive, flowing style.

Amy Farkas, MCIP RPP  
Associate  
AMF:dt  
Encls.

cc: Josef Jacobovic, Europro (Tecumseh Mall) LP, 812 Lawrence Avenue West,  
Toronto, Ontario, M6A 0B

Our file: 20-3716