



Ganatchio Gardens Inc.

Official Plan and Zoning By-Law Amendments

Engagement Summary – September 2022

Southwest Corner of Florence Avenue & Wyandotte Street East
Windsor, Ontario

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1.0 Public Information Centre

A Public Information Centre (PIC) was held in support of the applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the proposed residential development located at the southwest corner of Florence Avenue and Wyandotte Street East, in the City of Windsor.

The proposed development, as presented at the PIC, included the following features:

- Twenty-eight (28) townhome dwellings;
- Two (2) 16-storey multiple dwelling buildings (for a total of 256 dwelling units);
- A 2-storey clubhouse for residents; and
- Associated parking.

The purpose of the PIC was to provide additional information to residents on the proposed development, provide information about the planning process, and discuss/collect comments and questions relating to the proposed development.

A copy of the Notice of the Public Information Centre is provided in Appendix A.

1.1 Format

The PIC was held in-person at the Riverside Sportsman Club in the City of Windsor on September 8, 2022 from 6:30pm-8:00pm. The PIC was conducted in a drop-in format, with presentation boards displaying the following information:

- Figure 1 – Contextual Location of the Site
- Figure 2 – City of Windsor Official Plan Designation
- Figure 3 – City of Windsor Zoning By-Law 8600 Designation
- Figure 4 – Surrounding Land Uses
- Figure 5 – Conceptual Development Plan
- Figure 6 – Conceptual Parking Plan
- Figures 7.0, 7.1, 7.2, 7.3 – Proposed Multiple Dwelling Building Elevations
- Figures 8.0, 8.1, 8.2, 8.3 – Proposed Multiple Dwelling Building Floor Plans
- Figure 9 – Proposed Townhome Elevations
- Figures 10.0, 10.1 – Proposed Townhome Floor Plans

Resident feedback was attained in the following ways:

- Individual discussions – conducted throughout the evening between residents and the planning and engineering team representatives from Dillon Consulting; and
- Comment forms – collected in-person at the Public Information Centre, with the option to be mailed or emailed following the meeting.

A copy of the presentation boards presented at the meeting has been included in Appendix B.

1.2 Attendance

Approximately fifty-one (51) residents attended the Public Information Centre. A copy of the redacted record of attendance has been included in this summary as Appendix C.

2.0 Feedback Summary

2.1 Comment Form

A total of sixteen (16) comment forms were collected through the in-person drop-box, email and mail (see Appendix D). The below outlines the frequent topics observed through the comments received and the development teams response to each:

Topic	Comments	Response
Traffic	<ul style="list-style-type: none"> • Note of existing traffic and speeding in the area; • Concern to the increased traffic volumes associated with the proposed residential development; • Need for additional traffic mitigation measures; and • Concern with street parking issues and number of parking spaces being proposed. 	<ul style="list-style-type: none"> • The Provincial Policy Statement encourages developments that promote a dense land use pattern which minimizes the length and number of vehicle trips, and encourages the use of transit and active transportation methods (PPS, 1.6.7.4 & 1.8.1 (b)). The Subject Site is located along Wyandotte Street East which is currently serviced by a transit route and includes pedestrian sidewalks and bike lanes; • A Traffic Impact Study was completed by Dillon Consulting Limited (dated June 2022 and updated in March 2023) to determine the transportation impact of the proposed development and whether any transportation infrastructure modification are required to accommodate traffic generated by the development. The study found no immediate concerns to traffic operations in the area; • The City of Windsor Zoning By-Law 8600 requires that Multiple Dwellings containing a minimum of 5 dwelling units will require 1.25 parking spaces for each dwelling unit (Zoning By-law, Table 24.20.5.1). The proposed development provides 1.57 parking spaces per unit which exceeds the requirement. • Further, the City of Windsor Zoning By-law 8600 requires that Townhome Dwellings having an attached garage or carport will require 1 parking space for each dwelling unit (Zoning By-law, Table 24.20.35.1). The proposed dwelling provides 2 parking spaces per unit which exceeds this requirement.

Topic	Comments	Response
<p>Density/ Compatibility</p> <p>Density/ Compatibility</p>	<ul style="list-style-type: none"> • Compatibility of proposed residential uses with the surrounding built form of single family dwellings; • Agreeable with the development of townhome dwellings; • Concern for height of the building and its associated impacts (shadowing, privacy, views, etc.); • Agreeable to smaller scale multiple dwelling building (4/6 storeys); • Concern about number of new residents a development of this density will introduce; • Location of multiple dwelling building is not appropriate. Buildings of this scale are typically located in core areas; and • Concern about noise that will be generated. 	<ul style="list-style-type: none"> • The proposed development is consistent with Provincial Policy Statement policies that encourage an appropriate range and mix of housing types and densities in order to meet projected needs or current and future resident (PPS, 1.4.1). As well a dense land use pattern which efficiently uses land and resources, and supports active transportation (PPS, 1.8.1). The proposed development will introduce a new housing type to the neighbourhood while being located in an area with an established pedestrian network and transit options. • The proposed development is in keeping with the City's desire to promote development patterns that support the increase in walking, cycling and public transportation (OP, 7.2.2.5). • The proposed development is located along Wyandotte Street East which is classified as a City Corridor. City Corridors promote higher density employment and residential opportunities (OP, 3.3.2.1). • Residential developments along City Corridors may include high profile residential developments of up to 56m in height (OP, 3.3.2.1). • The proposed development meets all of the City of Windsor's locational criteria for a residential development as the site has access from an arterial road, functions on full municipal services, and has adequate community services and public transportation nearby (OP, 6.3.2.4). • As a result of the concerns related to shadow impacts, a Shadow Impact Study has been prepared by Dillon Consulting Limited (dated March 2023) to assess the potential impact of the shadows created by the proposed multiple dwelling and townhome residential development. The study concluded that the proposed shadows have a limited level of impact as they are overall minor in effect and short in duration.

Topic	Comments	Response
<p>Infrastructure</p> <p>Infrastructure</p>	<ul style="list-style-type: none"> Note of existing flooding in the area and concern to potential flooding increases associated with the proposed development; Concern about the location of the property within an area designated as a Flood Plain; Concern about impacts during construction period; Concern about lack on infrastructure along Elinor Street (curbs, etc.) resulting in flooding; Need for institutional and commercial uses to support a development of this density. 	<ul style="list-style-type: none"> The development will ensure that sewage and water services will comply with all regulatory requirements and protect human health and the natural environment (PPS, 1.6.6 (a) (b)). The proposed infill development will take advantage of existing servicing connections and will not require an extension of municipally owned or operated infrastructure (PPS, 1.6.6.2; OP, 7.3.3.1). A Functional Servicing Report was completed by Dillon Consultation (dated June 2022 and updated March 2023) to assess servicing associated the proposed development. A Stormwater Management Report (dated June 2022 and updated March 2023) to prepare a stormwater management strategy for the proposed development. The property is located within the Detroit River/Lake St.Clair Flood Prone Area. All requirements for development within this area will be adhered to (Zoning By-Law 5.40.5 and 5.40.7). All necessary and required mitigation measures will be implemented during the construction period of the development. The proposed development is located in an area of the City that is well serviced by institutional and commercial amenities. Located approximately 2.0km or less from the subject site is a commercial plaza and a grocery store. Located approximately 1.5km from the property are a number of schools and churches. There are also many parks nearby and an established pedestrian network consisting of sidewalks, bike lanes, and multi-use trails.
Open Space	<ul style="list-style-type: none"> How will the development impact the existing wildlife in the area? Concern about safety of parks and trails with increased traffic and density; Concern that the site is a naturalized area that should be protected; and 	<ul style="list-style-type: none"> Until recently (2020) the property was actively used as farmland. The property is designated as Residential Use in the City of Windsor Official Plan. An Environmental Evaluation Report was completed by Dillon Consulting (dated May 2022) and concluded that there were no negative impacts anticipated on the

Topic	Comments	Response
	<ul style="list-style-type: none"> Note of lack of “green initiatives” relating to the proposed development. 	<p>natural features or their ecological function in the area.</p> <ul style="list-style-type: none"> There is parkland proposed along the south and west boundaries of the property, further protecting existing open space areas from the proposed development. An Energy Strategy Report was completed by Dillon Consulting (dated June 2022) to evaluate and assess potential energy efficiency and renewable energy options relating to the proposed development. The report makes recommendations on strategies for energy, carbon and energy cost reductions.

3.0 Summary

The Public Information Centre for the residential development located at the southwest corner of Florence Avenue and Wyandotte Street East was held September 8, 2022 regarding the submitted applications for an Official Plan Amendment and Zoning By-law Amendment. The in-person Public Information Centre provided project information via presentation boards with opportunities for questions and feedback from the public (individual discussions, visiting map and comment forms). Based on the feedback received, the top concerns related to the following: traffic, density, shadowing, and flooding.

In addition to the comment responses in Section 2.3, further discussion to these items have been addressed in the below revised report/studies:

- Planning Justification Report, dated March 2023;
- Traffic Impact Study, dated March 2023;
- Stormwater Management Report, dated March 2023;
- Functional Servicing Report, dated March 2023;
- Environmental Evaluation Report, dated May 2022;
- Shadow Impact Study; dated March 2023; and
- Energy Strategy Report, dated March 2023.

Based on a review of the planning policy framework and supplementary technical reports, the proposed development is considered appropriate for the site and consistent with good planning principles. The proposed development has regard for the Provincial Policy Statement, as it encourages the use of underutilized lands by proposing an intensification that exist in harmony with the surrounding land uses and makes efficient use of the existing municipal infrastructure. The proposed development conforms with the general intent of the City of Windsor Official Plan as it promotes a compact form along a City Corridor and will provide additional housing units that will diversify the housing options currently available in the Municipality.

3.1 Next Steps

All feedback from the Public Information Centre has been considered by the development team to inform the revised development proposal. The application package for the Official Plan Amendment and Zoning By-law Amendment required to facilitate the proposed development is to be resubmitted March 2023.

The proposed development has been revised following the Public Information Centre. The proposal now includes the following features:

- Twenty-eight (28) townhome dwellings with four (4) parking spaces / unit (2 within an attached garage and 2 additional spaces adjacent to the dwelling) ;
- One (1) 16-storey multiple dwelling building with a scenery loft (for a total of 275 dwelling units); and
- 544 parking spaces to service both the townhome dwellings and multiple dwelling building.

As part of the revised development proposal, the multiple dwelling building has been redesigned in a manner that helps mitigate some concerns related to the higher density proposal. The proposed multiple dwelling building now consists of one (1) tower, rather than two (2) towers. The building also proposes a number of stepbacks as the built form increases in height, which will help mitigate shadow impact concerns and provide a more appropriate pedestrian experience. The building stepbacks will also allow for a more considerate transition from the existing low density residential uses.

As the project progresses there will be additional opportunities for the surrounding land owners to provide comments and concerns, which is a statutory requirement under the Planning Act. These meetings will offer the public, local residents and interested stakeholders the opportunity to review the project and continue to offer feedback.

Appendix A

Notice of Resident's Meeting

Public Information Session

Proposed Residential Development Southwest Corner of Wyandotte Street East and Florence Avenue

On behalf of our client, Ganatchio Gardens Inc., Dillon Consulting Limited is hosting a Public Information Session to introduce a proposed residential development located at the southwest corner of Wyandotte Street East and Florence Avenue in the City of Windsor. During this session, guests we be able to:

- Meet the project team,
- Become informed about the planning process, and
- Discuss comments and questions relating to the proposed development.

This meeting is the first step in the planning process to permit development of these lands for the proposed 28 townhomes, two (2) 16-storey multiple dwelling buildings, 2-storey clubhouse and associated parking.

Contact:

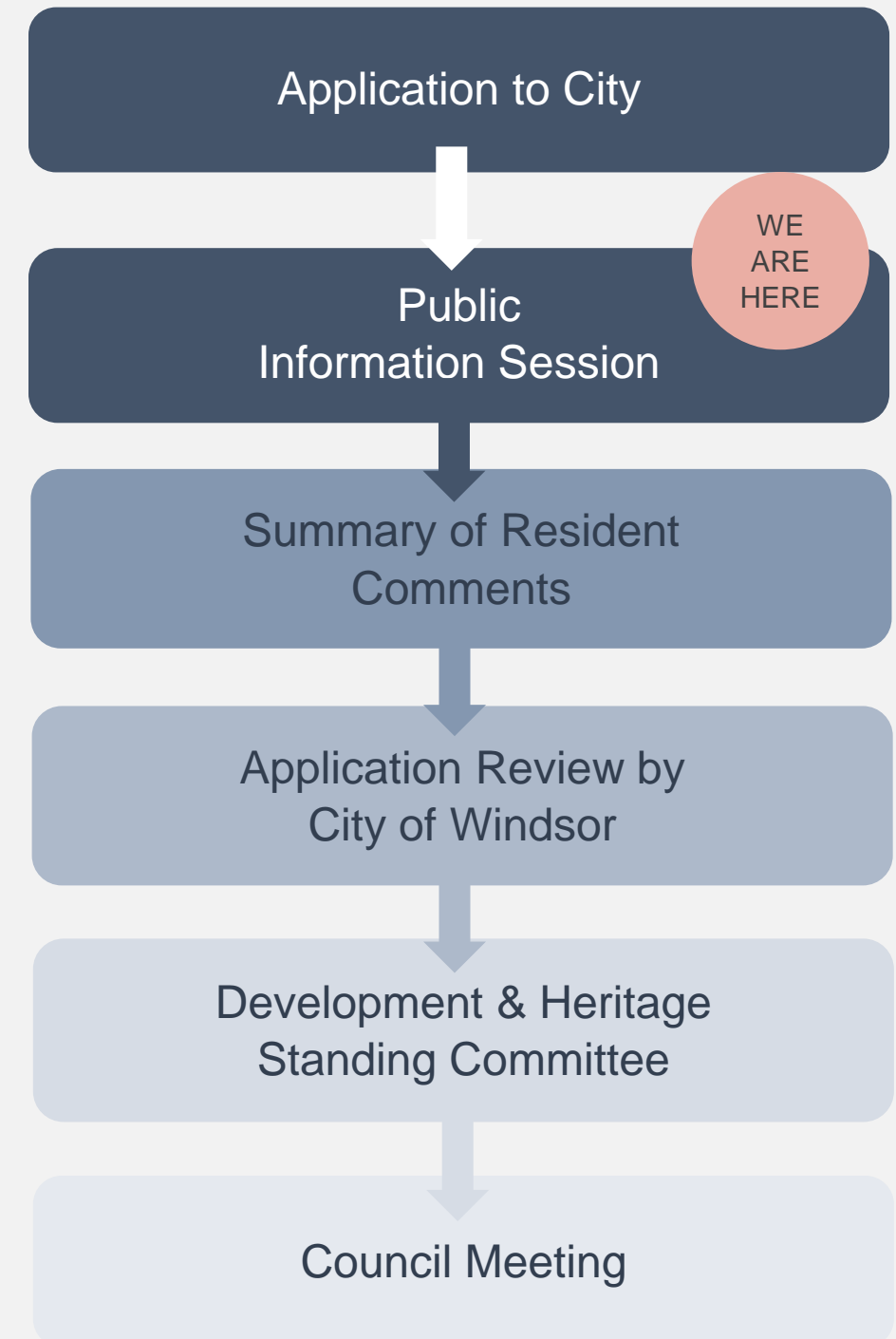
Melanie Muir, MCIP, RPP, Associate and Project Planner
Dillon Consulting Limited
3200 Deziel Drive, Suite 608, Windsor, N8W 5K8
T – 519.948.5000 ext.3239
mmuir@dillon.ca

We are looking for your input and comment!
Written comments, via mail or email, will be accepted until Friday September 23, 2022.



Public Information Session
September 8, 2022 – 6:30pm-8:00pm
Riverside Sportsman Club
10835 Riverside Drive East, Windsor, N8P
1A5

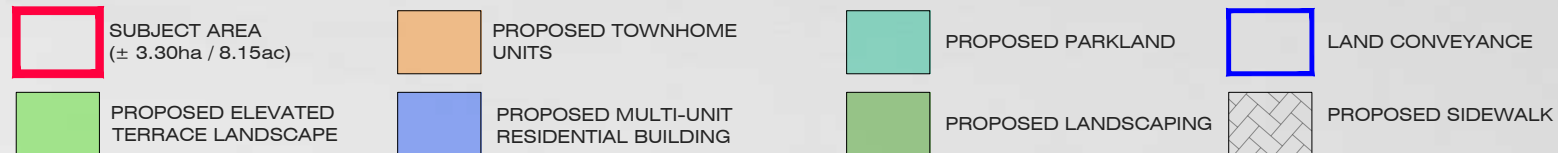
Planning Process





GANATCHIO GARDENS INC.
 WYANDOTTE STREET EAST
 AT FLORENCE AVENUE

CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 4.0



BUILDING 'A' - MULTI RES. UNIT COUNT: 128 FOOT PRINT : ±1217.44m ² /±13104.41ft ²	UNIT COUNT MULTI- UNIT RESIDENTIAL: - 256 units TOWNHOME: - 28 units TOTAL - 284 units
BUILDING 'B' - MULTI RES. UNIT COUNT: 128 FOOT PRINT : ±1217.44m ² /±13104.41ft ²	PROPOSED MINIMUM SETBACKS FRONT YARD DEPTH - 6.0m BACK YARD DEPTH - 7.5m SIDE YARD DEPTH - 6.0m
TOWNHOMES: UNIT COUNT : 28 UNITS UNIT FOOT PRINT : ±89m ² /±958ft ²	

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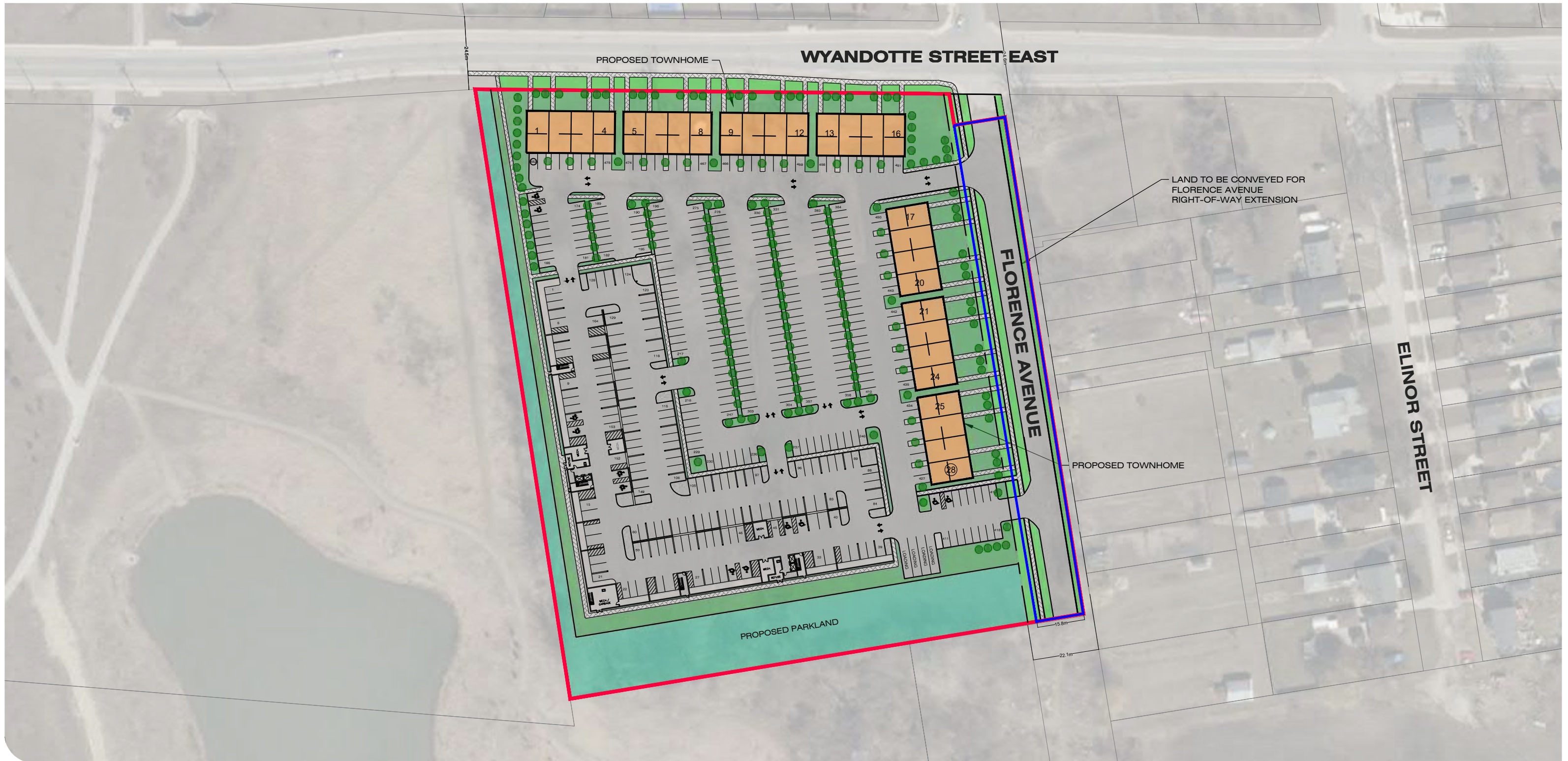
SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

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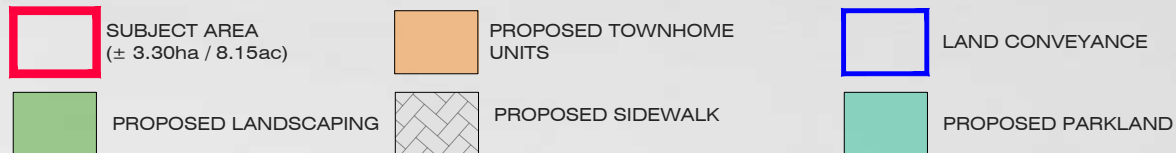
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PROJECT: 21-1691
 STATUS: DRAFT
 DATE: 13/03/2022



GANATCHIO GARDENS INC.
 WYANDOTTE STREET EAST
 AT FLORENCE AVENUE



PARKING:

STANDARD COVERED PARKING	: 164 SPACES
STANDARD NON-COVERED PARKING	: 262 SPACES
STANDARD TOWNHOME (2/UNIT)	: 56 SPACES
TOTAL	: 482 SPACES

DETAILS:

ACCESSIBLE SPACES PROVIDED (TYPE A/TYP E B)	: 12 SPACES
PARKING/UNIT RATIO (MULTI-UNIT)	: 1.6 SPACES/UNIT
PARKING/UNIT RATIO (TOWNHOME) (EXCLUDING GARAGES)	: 2 SPACES/UNIT
LOADING SPACES	: 4 SPACES

PARKING PLAN

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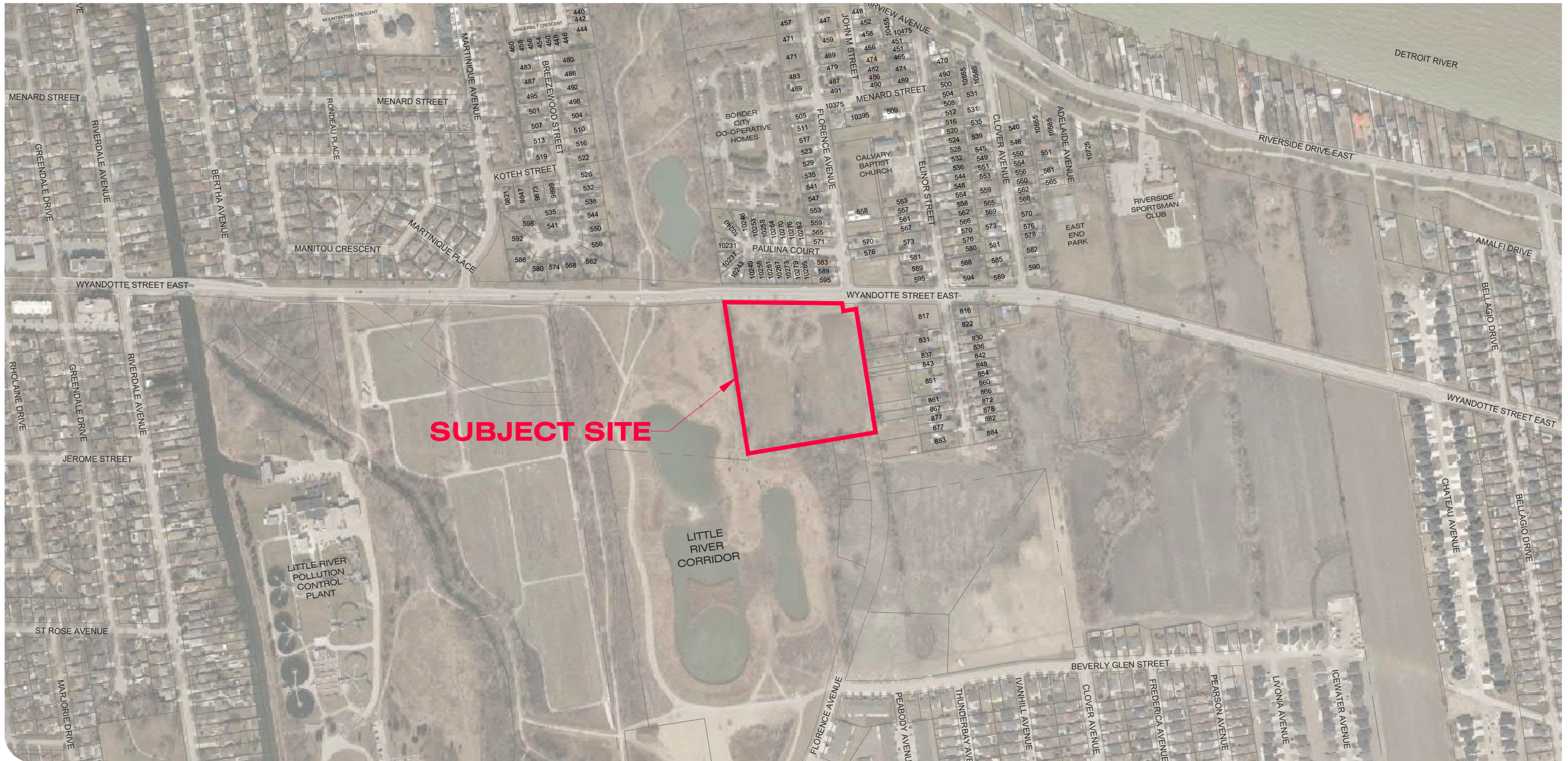
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Appendix B

Presentation Boards



SUBJECT SITE

 SUBJECT SITE
±3.30 ha (± 8.15 ac)

GANATCHIO GARDENS INC.
WYANDOTTE STREET EAST
AT FLORENCE AVENUE
PUBLIC INFORMATION SESSION

LOCATION MAP
FIGURE 1.0

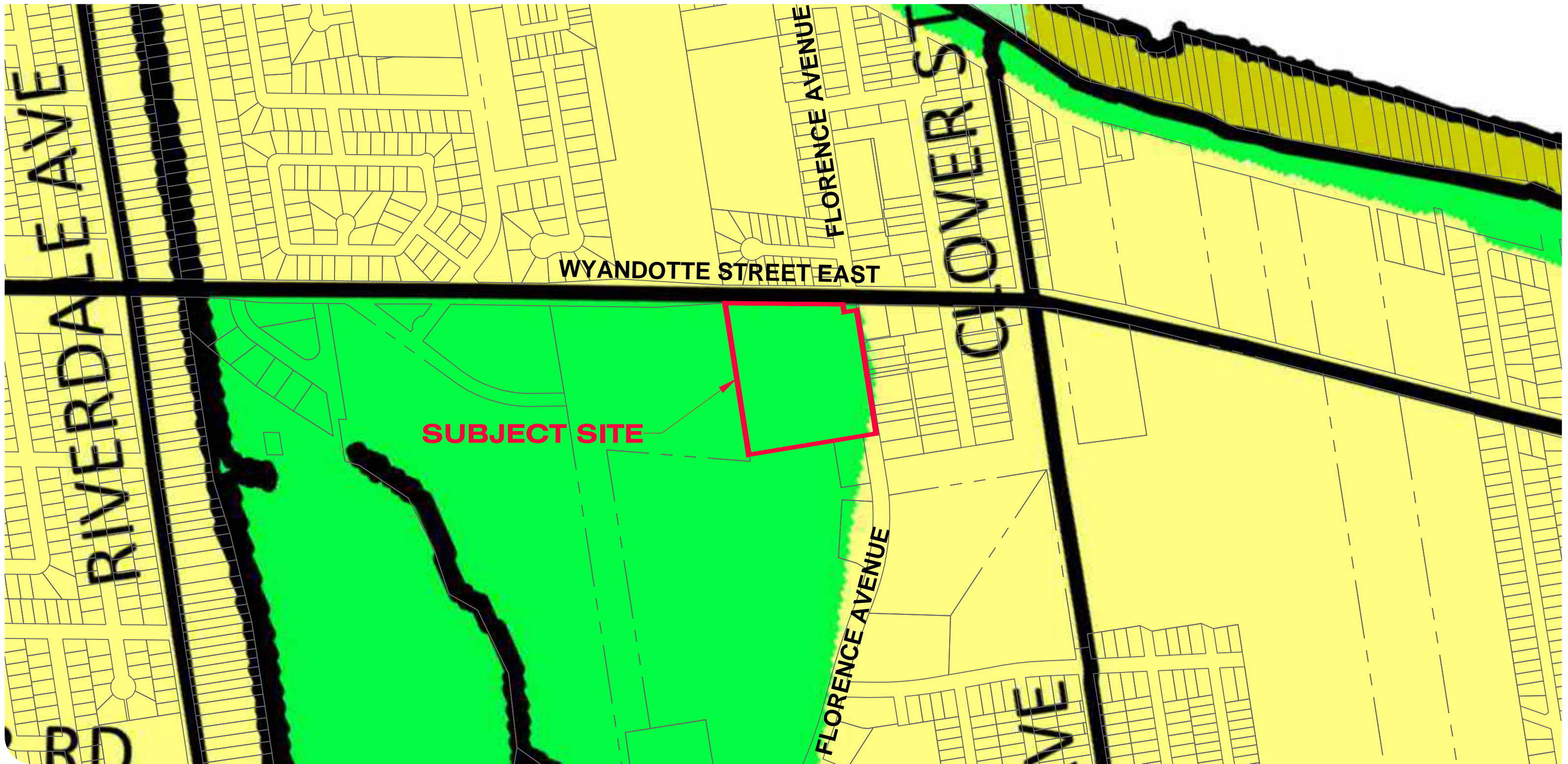
SOURCE: THE CITY OF WINDSOR AERIAL (2019)

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DATE: 08/30/2022





GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION


**OFFICIAL PLAN: EXISTING LAND USE
DESIGNATIONS
FIGURE 2.0**

 SUBJECT SITE
±3.30 ha (± 8.15 ac)

 RESIDENTIAL

 OPEN SPACE

 WATERFRONT
RESIDENTIAL

 WATERFRONT
RECREATION

SOURCE: THE CITY OF WINDSOR OFFICIAL PLAN
- SCHEDULE D: LAND USE

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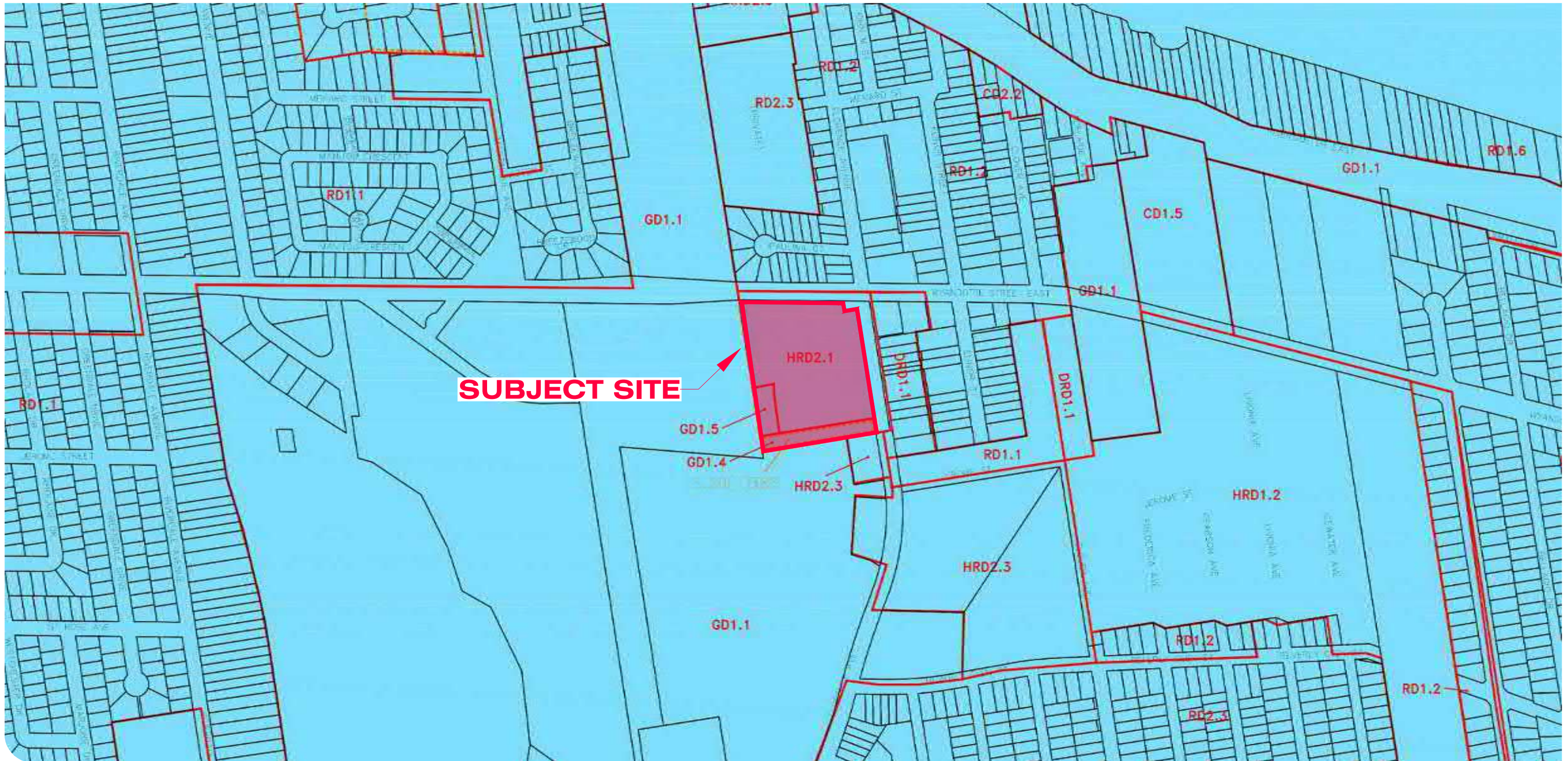
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SUBJECT SITE

GANATCHIO GARDENS INC.
 WYANDOTTE STREET EAST
 AT FLORENCE AVENUE
PUBLIC INFORMATION SESSION

ZONING BY-LAW 8600:
EXISTING ZONING
 FIGURE 3.0

 SUBJECT SITE
 ±3.30 ha (± 8.15 ac)

 DETROIT RIVER/LAKE ST.
 CLAIR FLOOD PRONE AREA

 ZONE BOUNDARY

 SPECIFIC ZONING
 EXEMPTIONS

- GD - Green Districts
- RD - Residential Districts
- ID - Institutional Districts
- CD - Commercial Districts
- MD - Manufacturing Districts

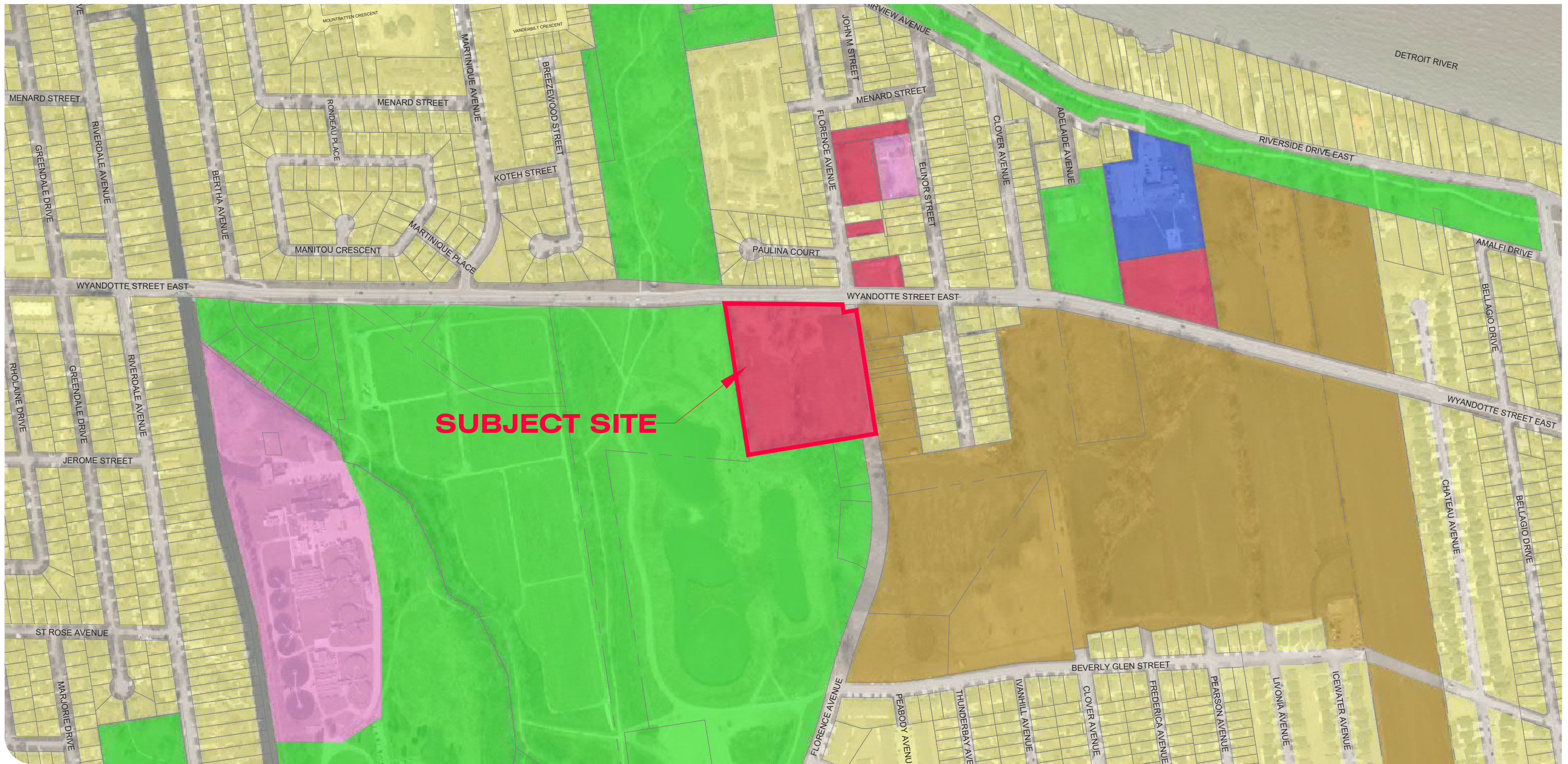
SOURCE: THE CITY OF WINDSOR - ZONING BY-LAW 8600 :
 ZONING DISTRICT MAP 14

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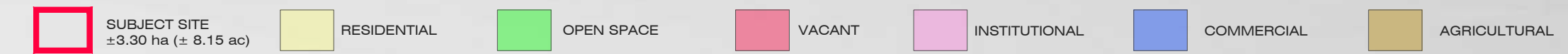


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GANATCHIO GARDENS INC.
 WYANDOTTE STREET EAST
 AT FLORENCE AVENUE
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SURROUNDING LAND USE
 FIGURE 4.0



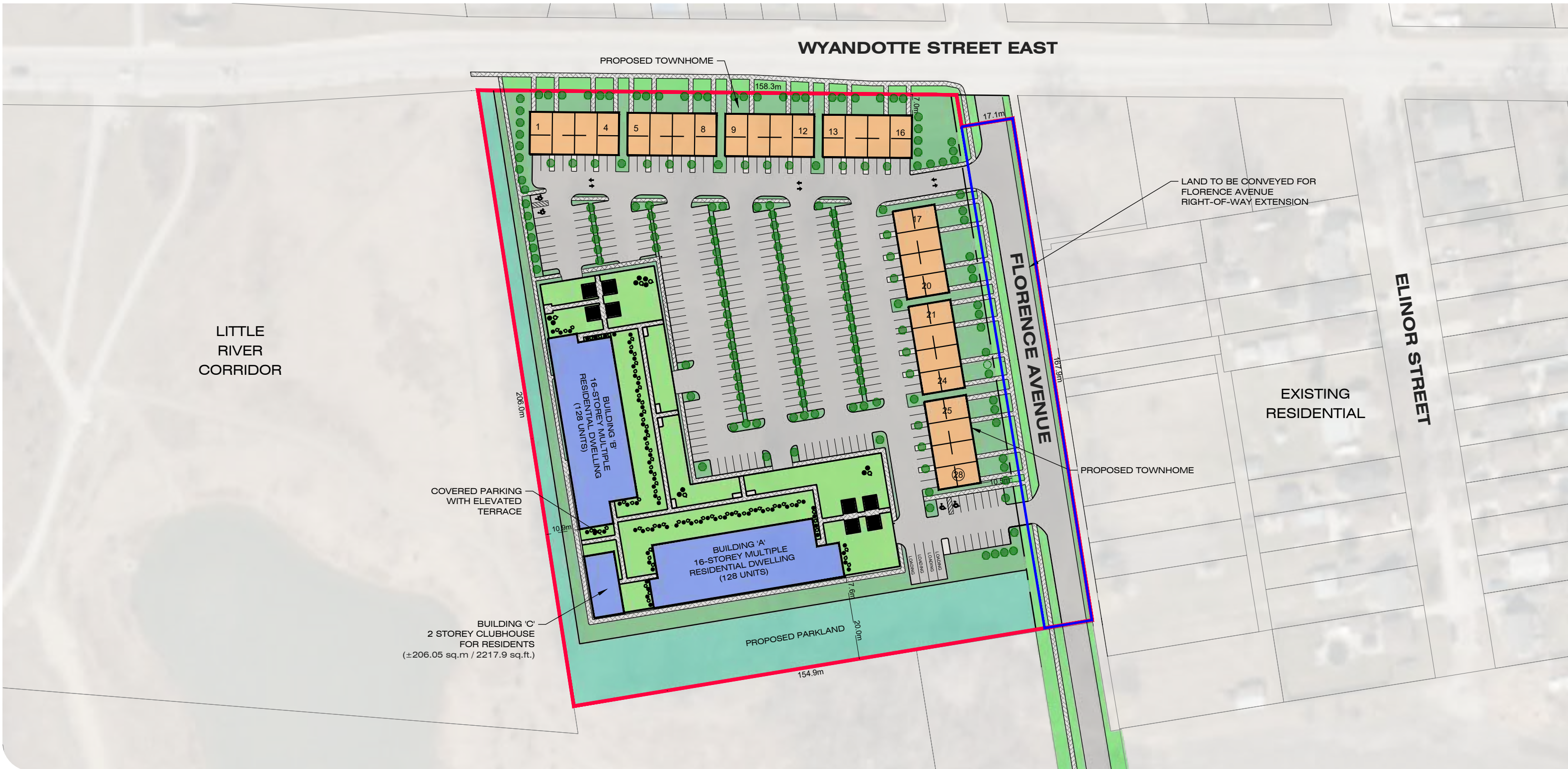
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 WYANDOTTE STREET EAST
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CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 5.0

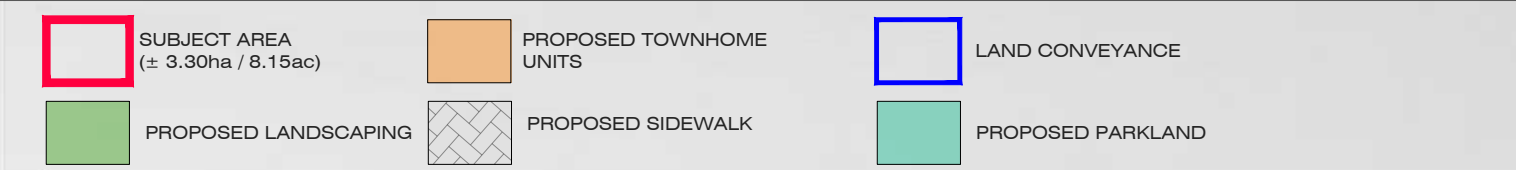


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GANATCHIO GARDENS INC.
 WYANDOTTE STREET EAST
 AT FLORENCE AVENUE
 PUBLIC INFORMATION SESSION

PARKING PLAN
 FIGURE 6.0



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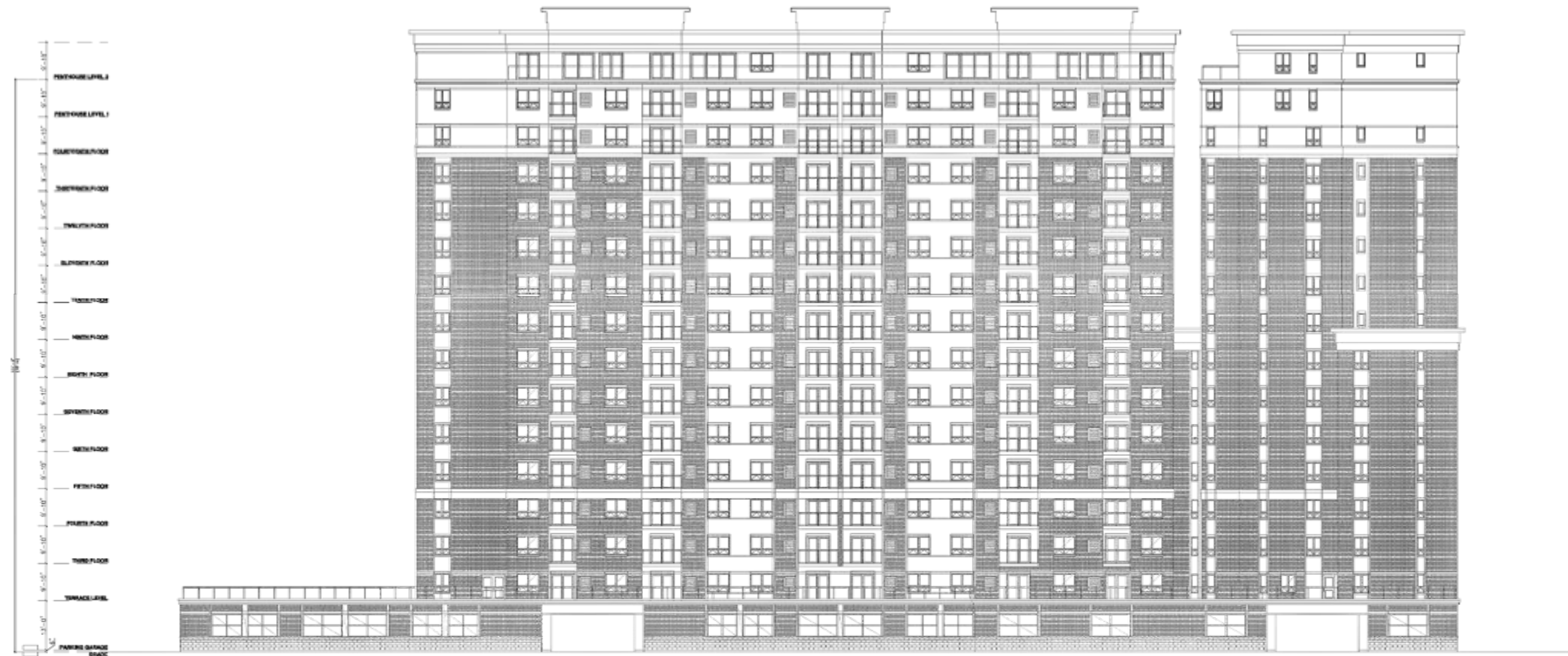
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GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL ELEVATIONS
FIGURE 7.0**

PROPOSED NORTH ELEVATION

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

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GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

MULTI-UNIT RESIDENTIAL ELEVATIONS

FIGURE 7.1

PROPOSED EAST ELEVATION

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

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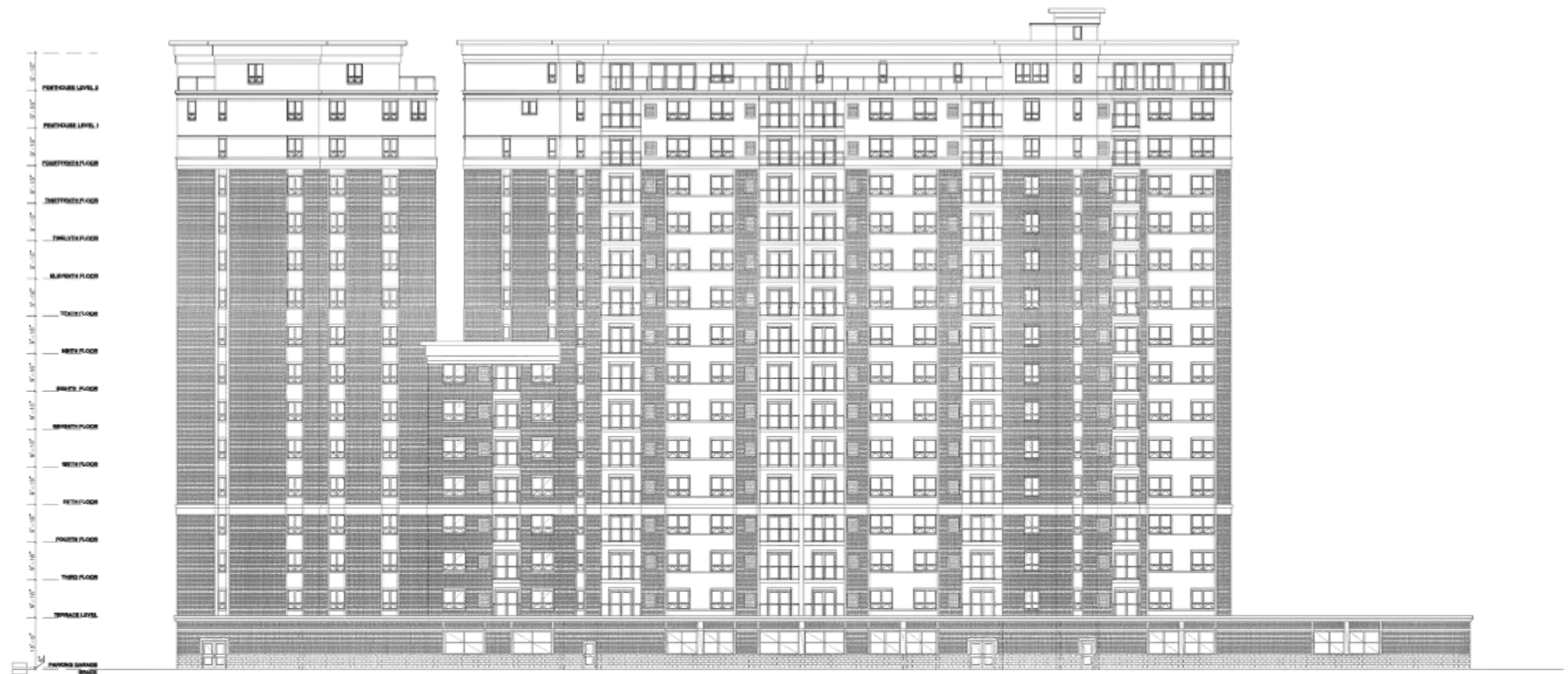
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GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL ELEVATIONS
FIGURE 7.2**

PROPOSED SOUTH ELEVATION

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

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WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL ELEVATIONS
FIGURE 7.3**

PROPOSED WEST ELEVATION

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

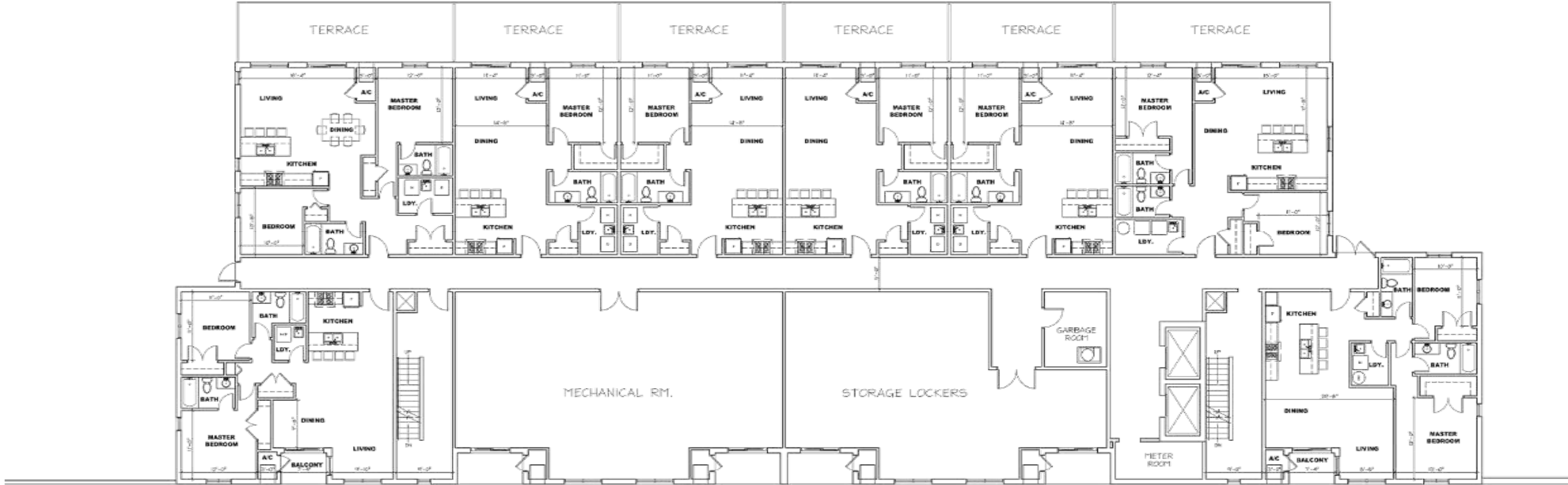
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TERRACE



GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL
FLOOR PLANS
FIGURE 8.0**

**PROPOSED TERRACE LEVEL FLOOR PLAN
(2nd FLOOR)**

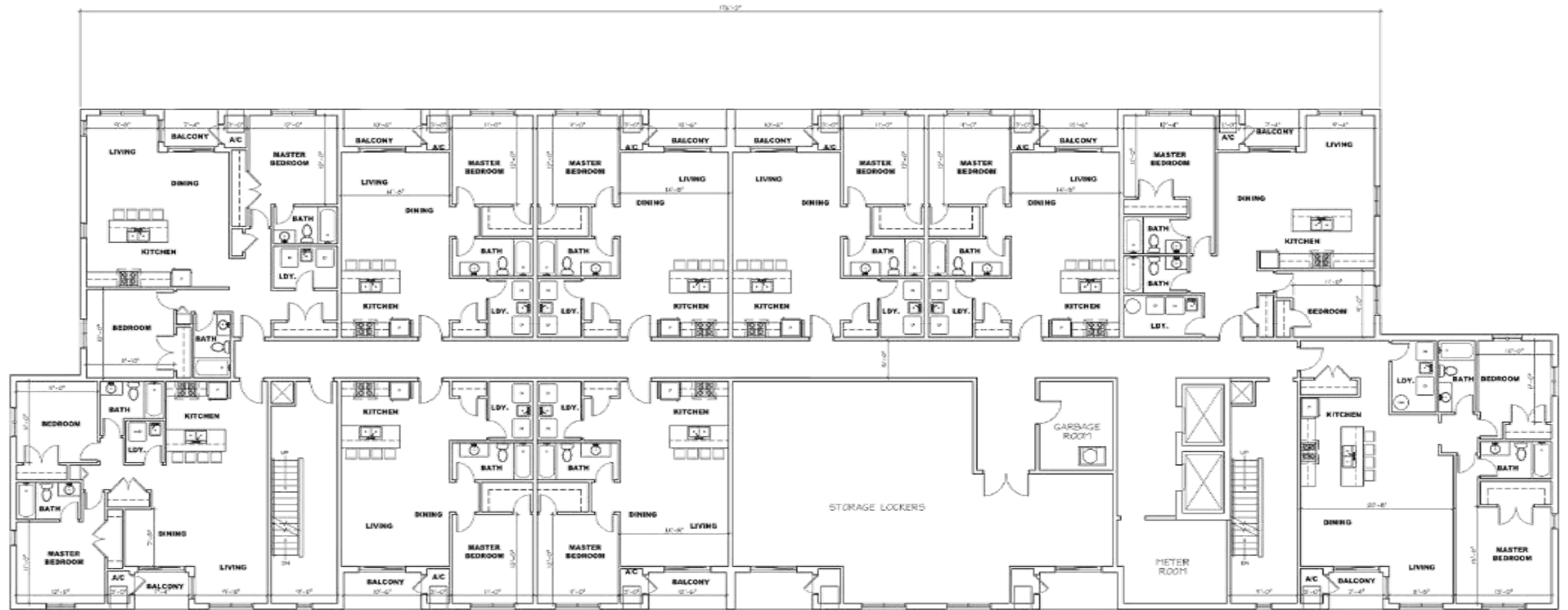
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WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL
FLOOR PLANS
FIGURE 8.1**

PROPOSED THIRD TO EIGHTH FLOOR PLAN

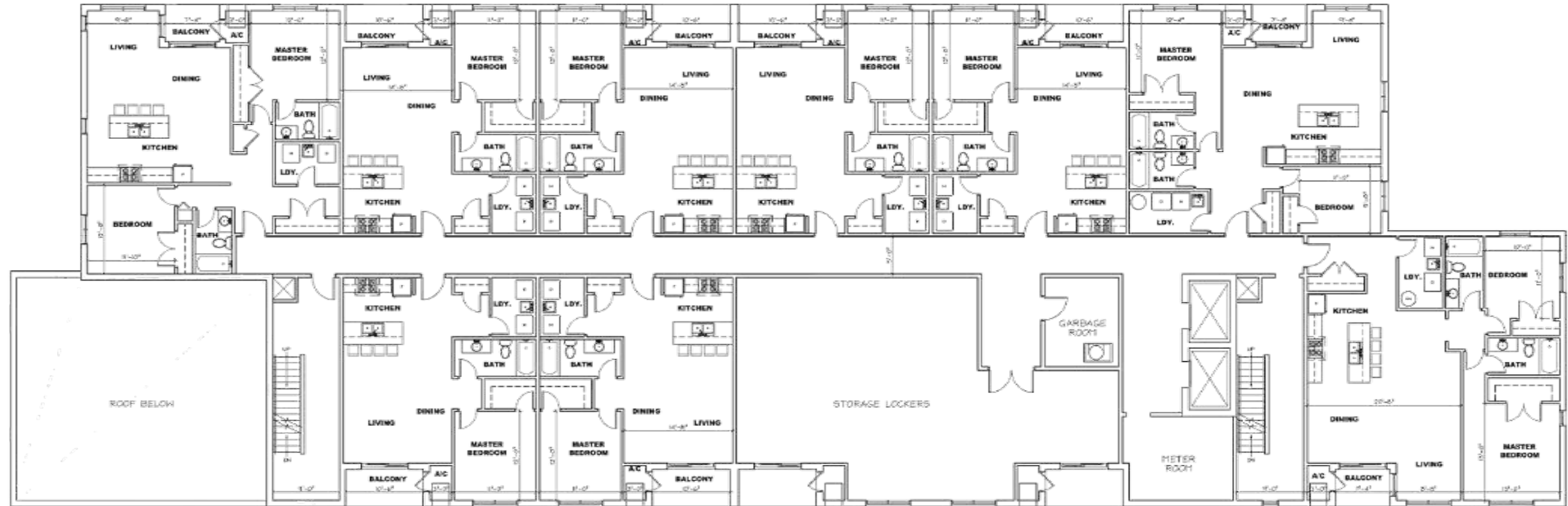
SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: MRU
CHECKED BY: MAM
DESIGNED BY: MRU

SCALE: N.T.S.



PROJECT: 21-1691
STATUS: FINAL
DATE: 08/30/2022



GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL
FLOOR PLANS
FIGURE 8.2**

PROPOSED NINTH TO FOURTEENTH FLOOR PLAN

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

MAP/DRAWING INFORMATION
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CREATED BY: MRU
CHECKED BY: MAM
DESIGNED BY: MRU

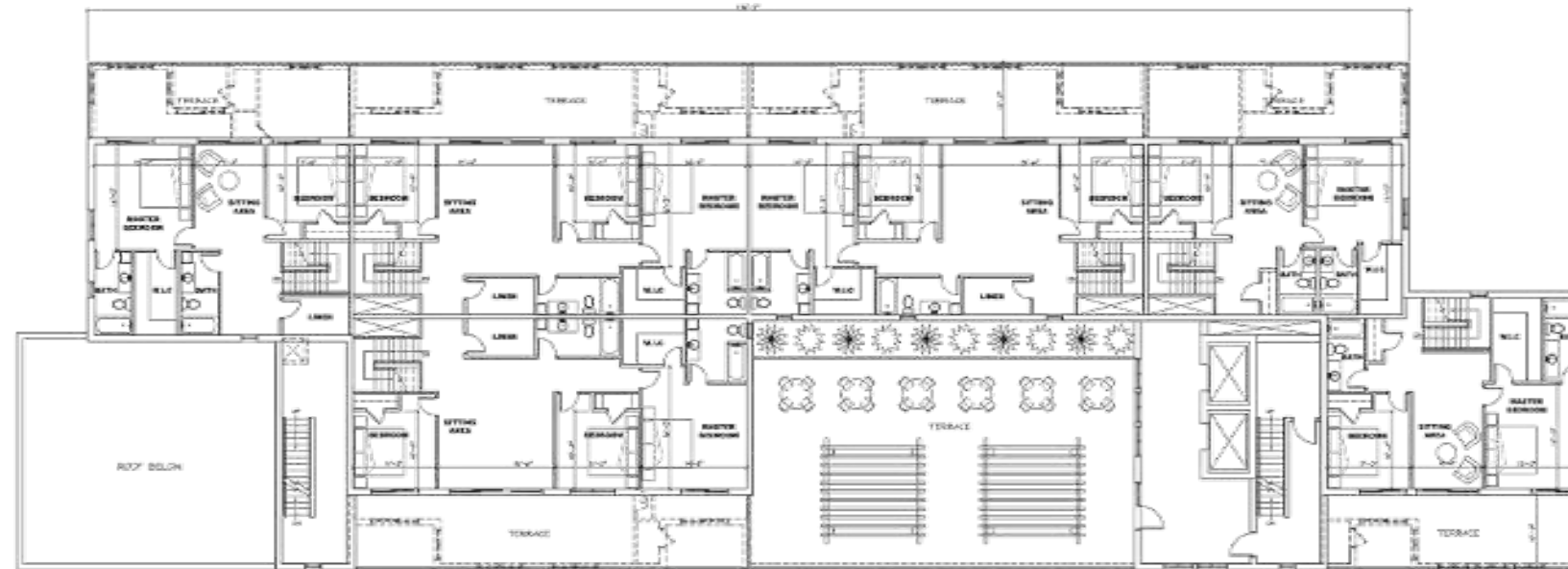
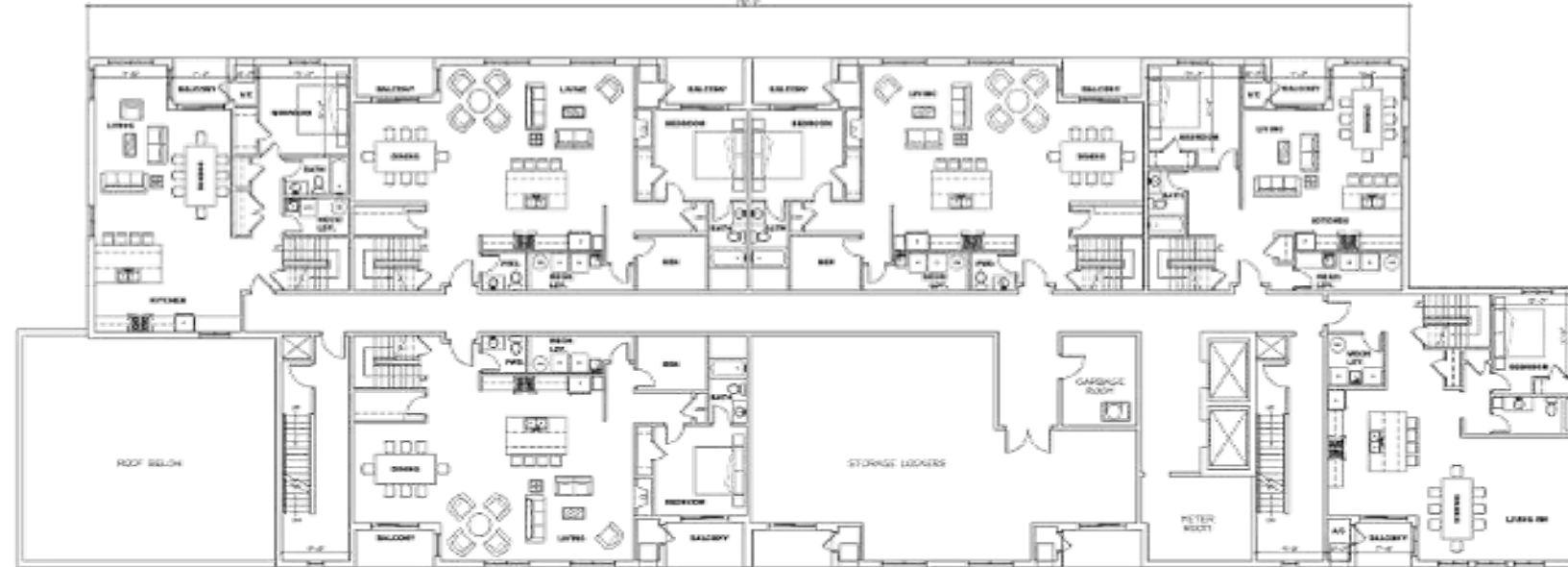
SCALE: N.T.S.



PROJECT: 21-1691

STATUS: FINAL

DATE: 08/30/2022



GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**MULTI-UNIT RESIDENTIAL
FLOOR PLANS
FIGURE 8.3**

PROPOSED PENTHOUSE LEVEL

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

MAP/DRAWING INFORMATION
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CREATED BY: MRU
CHECKED BY: MAM
DESIGNED BY: MRU

SCALE: N.T.S.



PROJECT: 21-1691
STATUS: FINAL
DATE: 08/30/2022



GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**TOWNHOME ELEVATIONS
FIGURE 9.0**

PROPOSED FRONT AND REAR ELEVATIONS

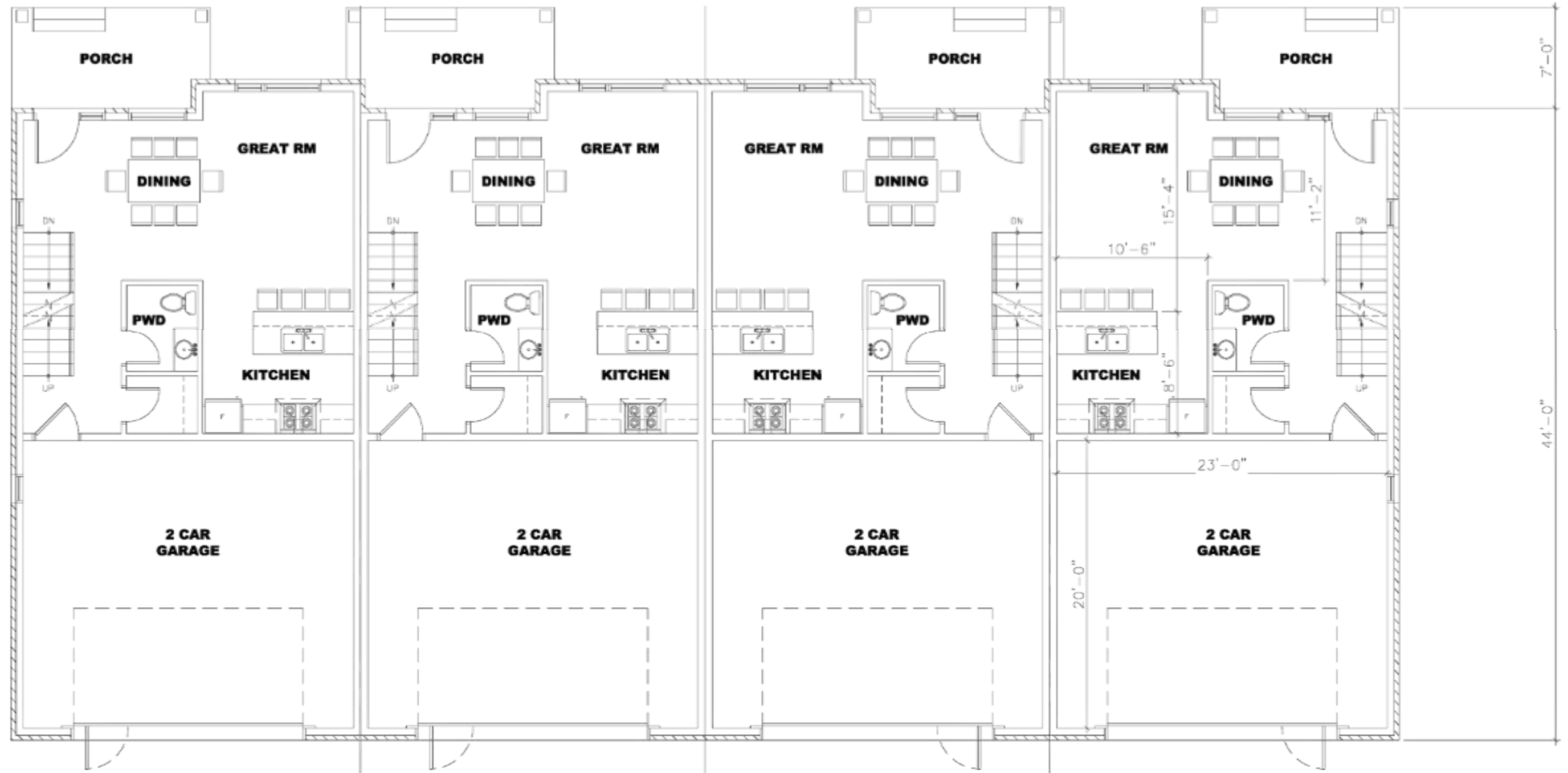
SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

MAP/DRAWING INFORMATION
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CREATED BY: MRU
CHECKED BY: MAM
DESIGNED BY: MRU

SCALE: N.T.S.



PROJECT: 21-1691
STATUS: FINAL
DATE: 08/30/2022



GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**TOWNHOME FLOOR PLANS
FIGURE 10.0**

PROPOSED MAIN LEVEL FLOOR PLAN

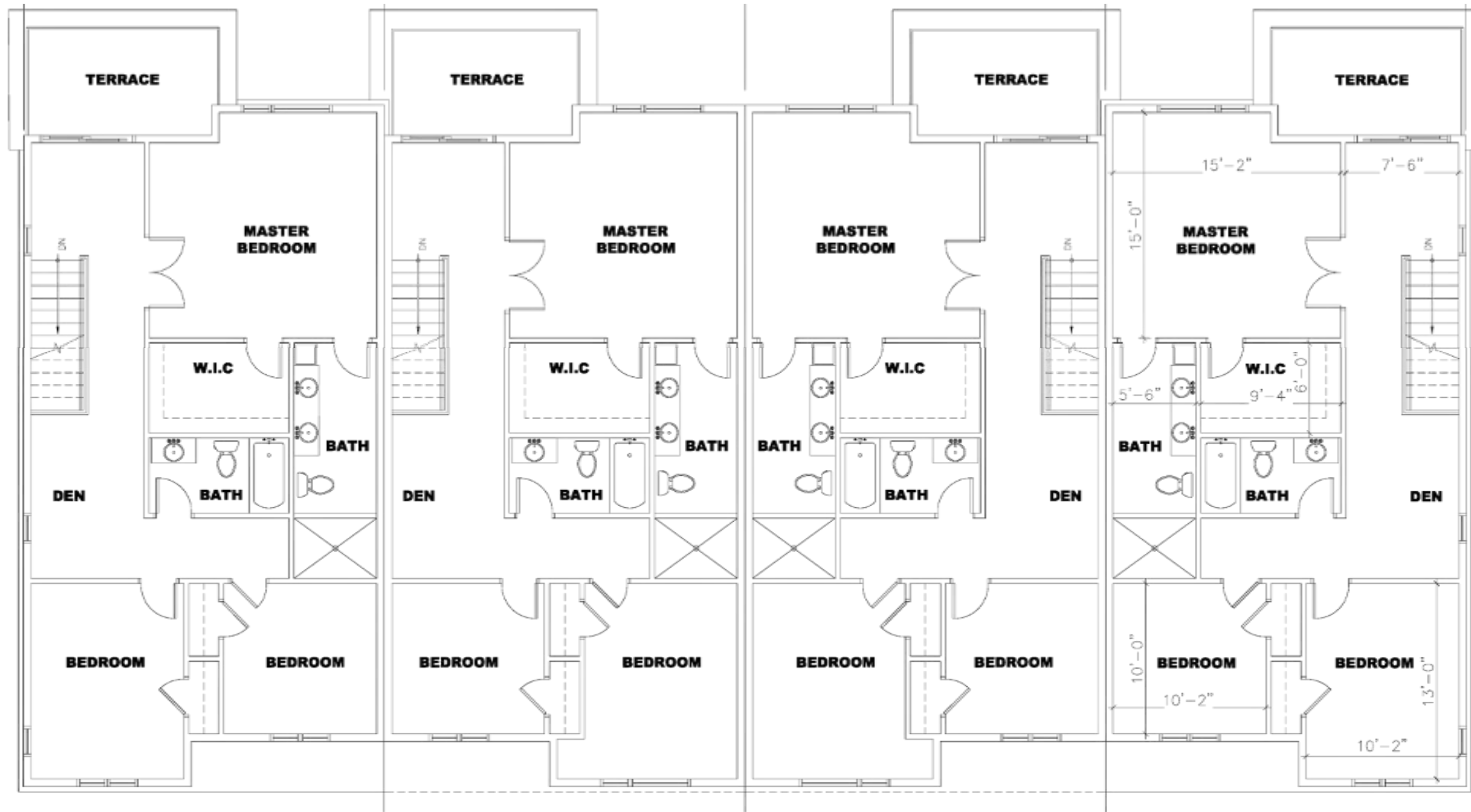
SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

MAP/DRAWING INFORMATION
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VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: MRU
CHECKED BY: MAM
DESIGNED BY: MRU

SCALE: N.T.S.



PROJECT: 21-1691
STATUS: FINAL
DATE: 08/30/2022



GANATCHIO GARDENS INC.

WYANDOTTE STREET EAST
AT FLORENCE AVENUE

PUBLIC INFORMATION SESSION

**TOWNHOME FLOOR PLANS
FIGURE 10.1**

PROPOSED SECOND LEVEL FLOOR PLAN

SOURCE: VIJAY VASANTGADKAR ARCHITECT INC.

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE
VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: MRU
CHECKED BY: MAM
DESIGNED BY: MRU

SCALE: N.T.S.



PROJECT: 21-1691
STATUS: FINAL
DATE: 08/30/2022

Appendix C

Record of Attendance

Record of Attendance

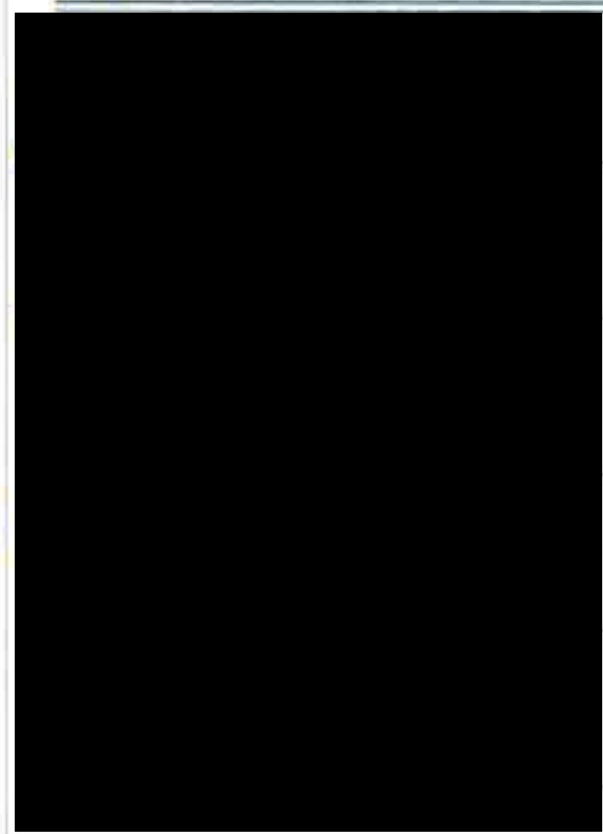
Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

NAME (PLEASE PRINT)

MAILING ADDRESS

POSTAL CODE



1106 Florence

N8P0C4

1130 Florence

N8P0C5

10201 BEVERLY GLEN

N8P0C2

1130 FLORENCE AVE

N8P0C5

10201 BEVERLY GLEN

N8P0C2

561 GREENDALE

N8S 4A7

883 Elinor St.

N8P1E3

508 RHOAINE DRIVE

N8S 3Z5

883 Elinor St.

N8P1E3

883 Elinor St.

N8P1E3

*

Record of Attendance

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022


NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
<div style="background-color: black; width: 100%; height: 100%; min-height: 500px;"></div>	10282 PAULINA CRT	N8P 1H5
	851 ELINOR	N8P-1E3
	884 ELINOR	N8P 1E7
	1074 FLORENCE	N8P 0C4
	9950 Little River Blvd	N8P 0C5
	1372 ASPENSHORE AVE	N8P 1Y4
	10395 MENARD ST	N8P 1E9
	921 GREENPARK	N8P 1J1
	210 W. PKY CR. TEC	N8N-2L9
	508 ELINOR ST	N8P 1E4
10279 Paulina	N8P 1H6	

*



Record of Attendance

Ganatchio Gardens Residential Development

	MAILING ADDRESS	POSTAL CODE
	P. MARCHANT @ COBECO-CA	N8P0C4
	1106 N. HILL AVE 1138 FLORENCE	N8P0C4 N8P0C5
	1118 FLORENCE	N8P0C5
	583 FLORENCE	N8P1H7
	583 FLORENCE	N8P1H7
	815 CLOVER ST.	N8P1C5
	ELINOR ST.	
	9998 Little River	N8P0C5
	883 ELINOR	N8P1E3
	628 Camp	N9G2H6



Record of Attendance

Ganatchio Gardens Residential Development

Residents Meeting - September 8, 2022

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
	10585 Beverly Glen	N8P 1V8
	10585 Beverly Glen	N8P 1V8
	10062 Little River Blvd	N8P 0C5
	10062 Little River Blvd	N8P 0C5
	1110 Nightfall	N8P 0C5
	581 581 Elinor	N8P 2E3
	573 Elinor St.	N8P 1E3
	447 Florence	N8P 1B9
	457 Florence Ave	N8P 1B9

Record of Attendance

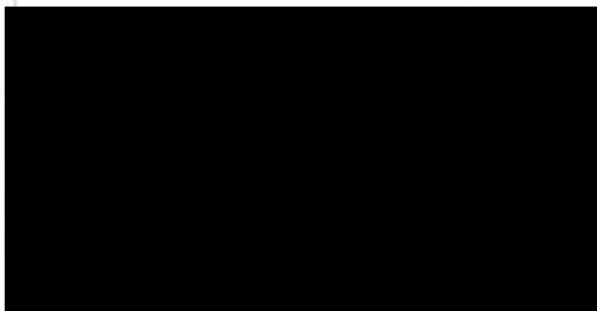
Ganatchio Gardens Residential Development

Residents Meeting - September 8, 2022

NAME (PLEASE PRINT)

MAILING ADDRESS

POSTAL CODE



877 ELINOR

N6P 1E3

877 ELINOR

N6P 1E3

803 Elinor St.

N6P 1E3

909⁹ RIVERSIDE DR E

N8S 4R1

Appendix D

Resident Comments

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

I/we prefer to receive information by email.

E-mail:

[Redacted E-mail]

Comments/Questions/Concerns (Use back if more space needed):

- too high
- doesn't fit w/ the neighbourhood
- traffic on all 2 lane roads
- shadow of buildings (range the shadow bldg casts a shadow)
- floodplain that REALLY floods
- no "green" initiatives (can't "gift" greenspace that does exist)
- sewers
- berms leading to flooding

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: mmulr@dillon.ca

Attention: Melania Mulr



Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

16 storey high rises combined with townhomes in a completely single family residential home neighbourhood is ludicrous. Aside from the fact that it will greatly increase the traffic in a neighbourhood with many kids and young families is dangerous, there will be numerous cars parking (probably visitors to the condos) on streets (Elinor & Florence) that are not

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Dixie Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: renault@dillon.ca

Attention: Melanie Mulr

wide enough to do so. Elinor St. does not have curbs, drains and sewers, and is only wide enough for one car to drive down at a time. The street completely floods during rainstorms, so building this entire complex in an area that already has poor drainage is nonsense. My backyard also floods every time it rains, meaning it will only get worse when this complex needs to be built up so high. If this complex were to be approved and built, something on a much smaller scale is all that will be acceptable. Meaning ONLY townhomes, (again, this is an entirely single family residential home neighbourhood). If condo buildings must be built, limiting them to 4 storeys at most would all that would be acceptable in my eyes. But, again, reiterating the fact that this is an entirely single family home neighbourhood, row townhomes is the best option for this development.

This plan will severely impact the sunset view & privacy that my family has had since 1993.

No longer will I feel comfortable to spend time in my backyard + pool because 284 units will have a view into this private space.

I plan to send photos of the beautiful sunset views and calm, serene view from my backyard to help you understand why changes need to be made to this plan.

Thank you.

Comment Form

Ganatchlo Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Address]

I/we prefer to receive information by email.

E-mail

[Redacted Email]

Comments/Questions/Concerns (Use back if more space needed):

2 x 16 storey high rise apartment buildings is excessive. No longer will I have privacy to be in my backyard/pool. No longer will I see the beautiful sunsets that I have seen since 1993. This is a residential area - keep the high rises downtown. Flooding is already an issue and will only get worse. Town homes should be built along with single family homes but high rises have no place in this neighbourhood.

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
 3200 Deziel Drive, Suite 609
 Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
 Fax: 519-948-5054
 E-mail: mmulr@dillon.ca

Attention: Melanie Mulr

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

We prefer to receive information by email.

E-mail

[Redacted E-mail]

Comments/Questions/Concerns (Use back if more space needed):

16 story high rises is too high for a completely residential area considering all high rises in Windsor are either downtown or on the water. Additionally, it will ruin sunset views and privacy in our backyard.

Also, with narrow streets in our neighbourhood they cannot handle the additional traffic.

Traffic will also become too heavy for existing

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Dixie Drive, Suite 609
Windsor, ON N9W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: residents@dillon.ca

residents
w/out
street lights

Attention: Melanie Muir



Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Address]

I/we prefer to receive information by email.

E-mail

[Redacted Email]

Comments/Questions/Concerns (Use back if more space needed):

16-storey apartment buildings absolutely will not fit into this neighbourhood. Aesthetically or practically. We do not have the resources required commercially to support the increase in population. The roads will never be able to handle the increase in traffic ~~and~~. Think about this logically.

Please deposit this form in the comment box or return by September 29, 2022

Dillon Consulting Limited
 32DD Dezlel Drive, Suite 609
 Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
 Fax: 519-948-5054
 E-mail: mmuir@dillon.ca

Attention: Melanie Muir

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted]

Mailing Address:

[Redacted]

I/we prefer to receive information by email.

E-mail:

[Redacted]

Comments/Questions/Concerns (Use back if more space needed):

- way too tall for a quiet residential area (6 stories sure)
- traffic plans insufficient / traffic concerns
- parking insufficient
- flooding concerns

- not even many buildings of this size DOWNTOWN!
- less local greenspace
- construction nightmare for years

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Dezfel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: mmulr@dillon.ca

Attention: Melanie Mulr

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

I/we prefer to receive information by email.

E-mail

[Redacted E-mail]

Comments/Questions/Concerns (Use back if more space needed):

- 16 story buildings do not belong in this residential area
- concerns about flooding
- concerns about traffic
- concerns about disruption to habitat in the area

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N9W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: marketing@dillon.ca

Attention: Melanie Muir

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

[Redacted Address Line]

We prefer to receive information by email.

E-mail:

[Redacted E-mail Address]

Comments/Questions/Concerns (Use back if more space needed):

Great! We would consider moving there!

Need salt water pool, dog run.

We have lived on Florence for almost 40 yrs.

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Daziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: rmmulr@dillon.ca

Attention: Melanie Mulr

Comment Form

Ganatchia Gardens Residential Development

Residents Meeting - September 8, 2022

— not many notified.

I even live on Florence!

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

what's name.

Name:

[Redacted Name]

Mailing Address:

[Redacted Address]

I/we prefer to receive information by email.

E-mail

[Redacted Email]

Comments/Questions/Concerns (Use back if more space needed):

- Not good advertising for neighborhood to be aware.
- 1- its a shame that no flyer/pamphlet given to me or my neighbors
- 2- where do any of the overflow parking go? beach parking lot? Florence? clover?
- 3- increase of traffic on Florence/Wyandotte - 2 lane roads
- 4- if this is being geared towards seniors, where are they to for groceries, etc. → if they have no transportation.

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Dixiel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5064
E-mail: amulr@dillon.ca

Attention: Melanie Mulr

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

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Name:

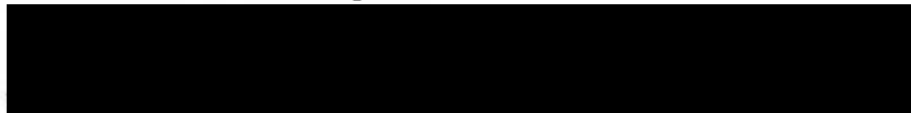


Mailing Address:



I/we prefer to receive information by email.

E-mail



Comments/Questions/Concerns (Use back if more space needed):

Two 16 story buildings on this natural area will put a burden on an already stressed flooding area, plus force wildlife into already dense residential areas. This natural area should be protected rather than encroached upon and built on top of for property that will be oversold above value and take away from the value of this neighbourhood.

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
 3200 Desjèl Drive, Suite 609
 Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
 Fax: 519-948-5054
 E-mail: mmuir@dillon.ca

Attention: Malanie Muir



Mak, Melanie <mmak@ Dillon.ca>

Development Florence

1 message

Wed, Aug 31, 2022 at 10:07 PM

[REDACTED]

To whom it may concern,

It is with complete dismay and sadness to read about the developments being planned near Sandpoint Beach and Florence Ave. This is one of the most peaceful lush and beautiful green spaces still left in this area. I cannot even fathom that ERCA has allowed the destruction of this to build high rises and homes. I cannot even comprehend that we ask people to pay for a deck in their yards but have approved and permitted the destruction and demolition of such a beautiful home to trees, animals and nature. People all through Windsor start their journeys on the relaxing Ganatchio trail and admire this serene beauty to the left as they start this peaceful walk or ride. To tear all these trees down and render wildlife helpless and homeless to gain some housing. It sickens so many of us. Green space is critical and shown in research and community health assessments to be a critical and vital component to the overall health of a community. Statistics and research support and demonstrate the importance and role of green space in communities. We have so many areas to build houses and apartments but we can never in any of our lifetimes rebuild an area of trees and nature that took hundreds of years to grow and flourish.

Please fight for this area to be left green. Is that not what you are about? So sad what money does with care or concern to nature or animals and the peace and beauty it provides so many people who need it.

We are strongly petitioning ERCA to attend Sept 8 at 6:30pm at the Riverside Sportsman Club and fight for this area of nature, peace and wildlife that our world and community need now more than ever.

Stop the destruction of this green area and find another place to build!

Respectfully

[REDACTED]

Sent from my iPhone

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

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Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

Our PROPERTY IS RIGHT ACROSS FROM YOUR PROPOSED SIGHT. WE WERE NOT GIVEN A CHANCE TO STOP THIS PROCESS. THERE IS NO STUDY ON WHAT IMPACT IT WILL HAVE ON OUR CURRENT HOMEWORTH. THE DEVALUATION WILL NOT BE ACCEPTABLE WITH 2 TOWERS THAT BELONG IN THE CITY CORE STANDING TO BLOCK OUR ENJOYMENT. TRAFFIC ON FLORENCE IS TOO BUSY ALREADY WITH STREET PARKING BLOCKING THE FLOW OF BATTERY AVE AND TRAFFIC.

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: mmuir@dillon.ca

Attention: Melanie Muir

WE RETIRED TO THE TRANQUIL SUBDIVISION IN
WARD 7. NOW YOU WANT TO ERECT AN OBSTACLE
IN MY OWN BACKYARD?

WHO IN THE HORIZONS GROUP IS INVOLVED
IN THIS PARTICULAR LIMITED COMPANY, WHO
GREEN HIT THIS PROJECT? THAT APPEARS TO
~~BE~~ BE A 'DOPE DEAL' ACCORDING TO DIKON
CONSULTING. THE IMPACT OF EVEN THE
NEARBY HOMES BEING BUILT HAS AFFECTED THE
LOCAL WILDLIFE. WE HAD HAD TO SPEND
OVER \$1,000.00 TO RECTIFY THE ISSUE,
WHICH WILL ONLY GET WORSE.

DO I WANT IT BUILT NO^D DO I HAVE A
VOICE? NO, BUT WITH YOUR HORIZONS GROUP
SPENDING, HEY NAME YOUR PRICE, BECAUSE
OF WHAT IMPACT IT WILL HAVE ON MY RETIREMENT
YEARS, IT BETTER BE A GOOD ONE.

DONT TAMPER WITH THE ECOSYSTEM, IT'S FRAIL
ENOUGH DOWN HERE.

I KNOW \$ MONEY TALKS - SO PAY UP
OR WE'LL SEE YOU IN COURT.

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting – September 8, 2022

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Name:

[Redacted Name]

Mailing Address:

[Redacted Address]

I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

This project is terrible. Over 1000 (one thousand) new people will be living in this small area. We want to continue w. current quiet residential area. This is not downtown where high rise bluffs are okay. 2 x 16 story buildings is a monster. Too high & too big. Townhouses & semis are great for residential location

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Dezlei Drive, Suite 609
Windsor, ON N9W 5K8

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: wmulr@dillon.ca

Attention: Melinda Muir



Comment Form

Ganatchio Gardens Residential Development

Residents Meeting - September 8, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

I/we prefer to receive information by email.

E-mail

[Redacted E-mail Address]

Comments/Questions/Concerns (Use back if more space needed):

- height of buildings - very high for a residential neighbourhood.
- we have a very quiet, unique, kid-friendly area that will become very busy and increase traffic, potentially attract more families however we do not have the school system set up for this. It also takes away wildlife from our trails, potentially sending displaced animals to our yards.

Please deposit this form in the comment box or return by September 23, 2022

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N9W 5K6

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail: mmuir@dillon.ca

Attention: Melanie Muir

Comment Form

Ganatchio Gardens Residential Development

Residents Meeting - September 8, 2022

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Name:

[Redacted Name]

Mailing Address:

[Redacted Mailing Address]

I/we prefer to receive information by email.

E-mail:

[Redacted E-mail]

Comments/Questions/Concerns (Use back if more space needed):

- 1) Traffic up & down Florence will be a nightmare.
- 2) Even though we are told those are to be condominium units, what is to stop owner from leasing to a third party in which case those will become rentals
- 3) Noise.
- 4) Drainage: there is already a huge issue with

Please deposit this form in the comment box or return by September 23, 2022

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Attention: Melanie Muir

Photos provided by resident.

