



DILLON
CONSULTING

1027458 ONTARIO INC.

Public Information Centre Engagement Summary

April 19, 2023

East Riverside, South Neighbourhood, Windsor, Ontario

Banwell & McHugh Mixed Use Developments

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1.0 The Public Information Centre

The Public Information Centre (PIC) was held on April 19, 2023 on behalf of our client 1027458 Ontario Inc., by Dillon Consulting Limited in support of proposed mixed use developments located within the South Neighbourhood of the East Riverside Planning Area in the City of Windsor Ontario. The proposed mixed use developments include nine (9) multiple dwelling buildings with a total of 744 units, an office building, and a residential care facility (refer to Appendix A – Figure 1.0 – Location Map).

The proposed mixed use development is broken into three sites (refer to Appendix B – Figure 4.0 – Conceptual Development Plan) which includes the following:

- North 'A' Site
 - Two (2), six (6)-storey multiple dwelling buildings;
 - 156 units proposed; and,
 - 227 parking spaces provided.
- North 'B' Site
 - Three (3), six (6)-storey multiple dwelling buildings;
 - 180 units proposed; and,
 - 270 parking spaces provided.
- South Site
 - One (1), six (6)- storey multiple dwelling building;
 - One (1), eight (8)-storey multiple dwelling building;
 - Two (2), ten-storey multiple dwellings;
 - 408 units proposed;
 - 531 residential parking spaces provided;
 - One (1), two (2)-storey Office Building;
 - 60 office parking spaces provided;
 - One (1) Residential Care Facility; and,
 - 12 Residential Care Facility parking spaces provided.

The proposed mixed use developments require the following development applications:

- Official Plan Amendment to the City of Windsor's Official Plan;
- Official Plan Amendment to the East Riverside Planning Area Secondary Plan; and,
- Zoning By-law Amendment to the City of Windsor Zoning By-law 8600.

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

A copy of the Notice of PIC is provided in Appendix C.

1.1 Format

The Public Information Centre (PIC) was held in-person at the Windsor Family Credit Union (WFCU Centre) in the City of Windsor on April 19th, 2023 from 6:00pm – 8:00pm. The Public Information Centre was conducted in a drop-in format, with presentation boards displaying the following information (refer to Appendix D):

- Introduction Board;
- Welcome Board;
- Figure 1.0 – Location Map;
- Figure 2.0 – City of Windsor: Official Plan Designations;
- Figure 3.1 – City of Windsor: Zoning By-law 8600; North Site 'A' & 'B'
- Figure 3.1 – City of Windsor: Zoning By-law 8600; South Site
- Figure 4.0 – Conceptual Development Plan - Master Plan;
- Figure 5.0 – Conceptual Development Plan – North Site 'A' & 'B';
- Figure 6.0 – Conceptual Development Plan – South Site
- Figure 7.0 – City of Windsor: East Riverside Major Roads;
- Figure 8.1 – Shadow Impact Study – March 21, 7:00 AM-10:00 AM;
- Figure 8.2 – Shadow Impact Study – March 21, 3:00 PM-5:00 PM;
- Figure 9.1 – Shadow Impact Study – June 21, 6:00 AM-10:00 AM;
- Figure 9.2 – Shadow Impact Study – June 21, 12:00 PM-6:00 PM;
- Figure 10.1 – Shadow Impact Study – September 21, 7:00 AM-10:00 AM;
- Figure 10.2 – Shadow Impact Study – September 21, 12:00 PM-5:00 PM;
- Figure 11.1 – Shadow Impact Study – December 21, 8:30 AM-11:00 AM;
- Figure 12.2 – Shadow Impact Study – December 21, 2:00 PM-3:30 PM;

Resident feedback was obtained in the following ways:

- Visiting location map – residents were asked to identify with a sticker where they were visiting from in relation to the site;
- Individual discussions – conducted throughout the evening between residents and the representatives from Dillon Consulting Limited;
- Comment forms – collected in-person at the Public Information Centre, with the option for comments to be mailed or emailed to Dillon Consulting Limited at a later date and accepted up until 11:59pm on May 3, 2023; and

- A project specific email address was provided.

1.2 Attendance

There were approximately 150 residents in attendance for the PIC on April 19th, 2023. While a total of approximate 150 residents was observed by Dillon Consulting Limited, it is noted that only one (1) member per household was asked to provide information for sign-in. As such, the total number of residents reflected on the record of attendance is seventy-five (75).

The following table provides locational information of the attendees at the Public Information Centre, based on proximity to the proposed developments.

Attendance	Within 120 Meters	Within 121 Meters – 500 Meters	Beyond 500 metres
Number of Attendees	35	33	7
Percentage of Attendees	47%	44%	9%

A copy of the comments received has been included in Appendix E. A copy of the redacted record of attendance along with the location map identifying where residents were visiting from has been included in this summary as Appendix F.

2.0 Comments Received

A total of seventy-nine (79) comment forms were collected by receipt through in-person drop-box, approximately twenty-two (22) emails, and approximately ten (10) of phone calls were received. Tenants and land owners who responded provided valuable feedback to project staff.

Questions and concerns received during the meeting, through email, and through phone calls have been noted. Responses to the comments received are provided in this engagement summary.

The following table provides an overview of the comments received based on location:

Type of Comment	Within 120 Meters	Within 121 Meters – 500 Meters	No Address Provided
Comment Form	6	3	70
Email	6	3	2
Phone Call	9	1	0
TOTALS	21	7	72

The following table provides an approximate overview of the content of the comments received, broken down by category:

Category	Response Rates
Transportation & Traffic	30 %
Stormwater & Flooding	26 %
Lighting	14 %
Safety & Privacy	13 %
Concept Plan Design	6 %
Land Use Concerns	6 %
Wildlife & Vegetation	3 %
Noise	1 %
Air Quality	1 %

As indicated by the above table, comments received were about transportation / traffic and stormwater and flooding, followed by comments about lighting as well as safety and privacy.

The table below outlines the frequent topics observed through the comments received and the development team's response to each. Land Use planning matters have been considered below. Other comments not related to land use planning principles have been noted.

COMMENTS RECEIVED	RESPONSES
<p>Wildlife and Vegetation:</p> <ol style="list-style-type: none"> 1. What about the animals that are back there? 2. Concern that the natural habits of rabbits, deer, turkey, falcons and pheasants will be destroyed and that they will go away; 3. The kids will not be able to enjoy nature; 4. Green space will be permanently removed; and, 5. Where is the environmental study on increased housing? <p>Safety and Privacy:</p> <ol style="list-style-type: none"> 6. Request for a Vinyl Fence to be proposed to stop the light and people from cutting through; 7. Wood fence will break down in a few years; 8. A 10ft vinyl fence is requested to be proposed instead of wood along the properties east of Questa Drive; 9. Concerns about neighborhood security; 10. Concerns six (6)-storey building would infringe on privacy; 11. A lot of natural trees will be destroyed and will no more provide privacy and enjoyment; and, 12. More people will mean more criminals in the area and increased crimes. 	<p>Wildlife and Vegetation:</p> <ul style="list-style-type: none"> • A Tree Inventory and Preservation Study (TIPS), reviewing the natural site features present on the subject sites, has been completed as part of the background studies required for the development. A preliminary screening for Species at Risk (SAR) was also carried out as part of the process. • To the north of the proposed developments is the Elizabeth Kishkon Park and east of Banwell Road, along Blue Heron Drive, is the East Riverside Park. These parks are part of the Greenway System for future residents (OP 4.2.1.2; OP, Vol. II, Schedule ER-3), providing a network of pedestrian and cycling routes. The area is well supported by existing open space areas and greenway infrastructure. <p>Safety and Privacy:</p> <ul style="list-style-type: none"> • At present, a 1.8 m (5.9 ft) high, board-on-board fence is the industry standard to provide privacy for existing residential dwellings that are adjacent to the west lot line of the proposed developments. • The proposed fence is in keeping with the municipal requirements. • The proposed fence would limit the light (i.e. from cars entering or existing the proposed parking spaces) on the properties adjacent to the west lot line of the proposed developments. • Full cut-off lighting is a requirement of Site Plan Control to limit site trespass onto adjacent property. • Appropriate setbacks and landscaping will be provided to create barriers.
<p>Concept Plan Design:</p> <ol style="list-style-type: none"> 13. Resident concerns over limited proximity of the buildings that may affect 'Site Lines'; 14. A wider buffer is needed between the homes and the proposed building; 	<p>Concept Plan Design:</p> <ul style="list-style-type: none"> • Through additional required Approvals processes (i.e. Site Plan Control), options will be considered for optimizing building placement, ensuring an appropriate balance between the proposed density and the existing community. • Vehicular site lines at intersections will be reviewed to ensure safe access to the road network.

<p>15. Want the building further away from the backyards;</p> <p>16. Concern over limited sunlight into backyards in the summer months;</p> <p>17. Shadows from high-rise buildings are a major concern;</p> <p>18. The lack of sunlight due to the tall buildings in our back yard will impact the heating and cooling bills;</p> <p>19. Concerns over garbage and rat infestation backing into our backyard; and,</p> <p>20. What is the purpose of a 10' clearance from our lot line to the fence (referring to North 'A' Site)?</p>	<ul style="list-style-type: none"> • The proposed locations of the buildings adhere to the minimum setback requirements of the City of Windsor and provide adequate separation between the properties. • The proposed conceptual development has been designed to reduce shadow impacts on the existing neighbourhood. A Shadow Impact Study has been completed as part of the background studies required for the development. • Site Plan Control approval will address the location of garbage storage and disposal. • A fence is proposed to be located along the property line between the proposed development and existing residential dwellings.
<p>Land Use Concerns:</p> <p>21. How is it possible to build these buildings now because for 20 years one couldn't?</p> <p>22. When we move into this neighborhood, we were told only a commercial plaza is allowed to be built here. How is this changing now?</p> <p>23. North Site 'A' should be a park site, or building of a new retirement home as there is an aging population in the area;</p> <p>24. Concerns over the density proposed;</p> <p>25. Prefer single detached houses or townhouses;</p> <p>26. Prefer a 3 storey building that would help keep property value;</p> <p>27. Prefer 1-storey commercial or park property.</p> <p>28. There are a lot of empty land around Windsor, why not move there?</p> <p>29. This project is zoned for commercial not residential. How is it possible?</p> <p>30. The development seems an oversaturation of the area; and.</p> <p>31. The character of the neighborhood will be changed because of the high density.</p>	<p>Land Use Concerns:</p> <ul style="list-style-type: none"> • The proposed development is consistent with the Provincial Policy Statement 2020 (PPS) policies, providing for an appropriate range and mix of housing types and densities in order to meet projected needs of current and future resident (PPS 1.4.1). As well, the proposed development demonstrates a land use pattern which efficiently uses land and resources, and supports active transportation (PPS 1.8.1). • The proposed development promotes a land use pattern with increased density, introducing a range and mix of residential and commercial uses to the area and encouraging transit-supportive development that minimizes land consumption and servicing costs, as intended by the PPS (1.1.1 (b, e)). • Both Banwell Road and McHugh Street are classified as a Class II Arterial Roads in the City of Windsor Official Plan (OP) (OP), Vol. II, 2.7.9.12 (e)), where medium and high-density residential developments, as well as mixed use developments are encouraged to be located by the City of Windsor OP (OP, 6.9.2.3 and 7.2.6.18 (c)). The proposed developments are located along Banwell Road which is considered a City Corridor, as per Schedule J - Urban Structure Plan in the City of Windsor Official Plan. Higher density land uses, such as the proposed development, are encouraged along City Corridors (OP, 3.3.2.1). • In July 2022, the City of Windsor adopted Official Plan Amendment No. 159 to provide direction and implement policies regarding intensification within the City. Through this Amendment, changes to land uses and land use policies came into effect that designates the Banwell Road and McHugh Street intersection as a Mixed Use Node. • A site-specific Official Plan Amendment to the City of Windsor Official Plan is proposed for the Mixed Use Node land use designation to add High Profile residential dwelling units as a

	<p>permitted use. In addition, a site-specific Official Plan Amendment to the East Riverside Planning Area Secondary Plan will also be required to change the Subject Area to the Banwell Road Mixed Use Corridor land use designation with the added permitted use of Community Institutions.</p> <ul style="list-style-type: none"> • A Zoning By-law Amendment is proposed to rezone the Subject Area from General Commercial (East Riverside) (CD2.7) with S.20(1)218, General Commercial (East Riverside) (CD2.7), and Manufacturing District 1.4 (MD1.4) with S.20(1)112 to a site specific General Commercial (East Riverside) (CD2.7) with the Addition of "Multiple Dwelling" and "Residential Care Facility" as permitted uses, following site-specific Residential District 3.2 (RD3.2) zone standards, with an increased Main Building Height of 35.0m meters and Landscaped Open Space Yard of 24.5%. • This application(s) are specific to these properties, other vacant lands in the immediate area are not part of the analysis. • Site Plan Control approval, which will occur after these approvals, will confirm design elements, landscaping, and architectural features that harmonize with the neighborhood character will be considered.
<p>Transportation & Traffic:</p> <ol style="list-style-type: none"> 32. Concerns about traffic problems already existing in the area and adding many more cars; 33. Concerns that there won't be enough parking for 2 cars per unit so people will park on the streets and no room left for resident visitors; 34. Concerns over driver and pedestrian's safety; 35. Where will people park? Questa drive and Chateau drive is already full of street parking due to newly built residential buildings and raise concerns over street parking; 36. Exists onto Banwell is very dangerous now with limited site lines due to fencing and bushes. 37. How will traffic safety be maintained as the neighborhoods have a lot of kids playing on the streets? 38. What will be the school bus routes? 39. Will there be electric vehicle charging stations? 	<p>Transportation & Traffic:</p> <ul style="list-style-type: none"> • The City is responsible for traffic calming measures. Residents concerned about dangerous driving conditions or pedestrian safety should submit a formal submission to the City through 311. • At present, the City of Windsor's minimum zoning requirement for parking spaces for a Multiple Dwelling (i.e. multi-unit residential building) is 1.25 parking spaces per dwelling unit. A parking rate is provided for each site that is above the required minimum. The proposed parking rates are 1.45 parking spaces per dwelling unit (North 'A' Site), 1.50 parking spaces per dwelling unit (North 'B' Site), and 1.30 parking spaces per dwelling unit (South Site). A total of 1,028 parking spaces are proposed to support the 744 residential units, with an additional 72 parking spaces provided to support the business office and respite home. • A Traffic Impact Study (TIS) was completed to determine the transportation related impacts of the proposed development, including the determination for potential modifications to infrastructure to accommodate traffic generated by the proposed development. • Construction Routes are prescribed by the City to ensure there is no undue negative impacts on the surrounding residential areas. • School bus routes are determined by the local School Boards. • Through additional required Approvals processes (i.e. Site Plan Control), the inclusion of electric vehicle charging stations to accommodate future residents with electric vehicles will be considered.

<p>40. How are trucks allowed on these roads? Delivery vehicles are parking in front of our houses which is unacceptable.</p> <p>41. Where is the pedestrian crosswalk at Firgrove and Banwell?</p> <p>42. Residents strongly suggest a new traffic light at Banwell & Firgrove be installed for pedestrian safety;</p> <p>43. Need stop lights to get our onto Banwell from Leathorne & Firgrove; and,</p> <p>44. Residents suggest a parking permit be required for people to park in front of our houses; and,</p> <p>45. What will happen with the construction traffic?</p>	<ul style="list-style-type: none"> • A request for a neighbourhood parking permit system should be submitted to 311. • Specific design details such as: loading spaces, drive aisles, adequate turning radii for fire trucks, delivery and other vehicles are considered during Site Plan Control. • Specific parking questions / issues about existing residential dwellings / buildings in the area should be forwarded to 311.
<p>Lighting:</p> <p>46. Concern that lights will be in the backyard and bedrooms of residents.</p>	<p>Lighting:</p> <ul style="list-style-type: none"> • Site Plan Control approval requires “full cut-off lighting” ensuring lighting stays within the subject property.
<p>Stormwater / Flooding:</p> <p>47. General concerns about Flooding in the residential homes.</p> <p>48. Can the infrastructure in the area accommodate all these new residents?</p> <p>49. Can the sewer system accommodate these new residents? There are a lot of sewer back-up and flooding, which will in turn increase insurance due to excess claims. The increased residents will increase sewer output;</p> <p>50. The retention pond at Blue Heron has actually overflowed in 2016, along with numerous houses on Kirkland. So, the existing retention pond will definitely not be enough for the proposed development and additional residents. Explain;</p> <p>51. The Site has water pooling and flooding happens every storm.</p>	<p>Stormwater / Flooding:</p> <ul style="list-style-type: none"> • A Stormwater Management Report was completed to ensure that the development can be accommodated within the existing system. • A Functional Servicing Report was completed, evaluating the capacity of existing infrastructure to support the proposed development. • Parking lots act as retention areas for stormwater. This is a requirement in all multi-residential and commercial developments in Windsor.



<p>How is that being addressed?; and, 52. We would like the berm to stay as it helps with flooding.</p> <p>Noise: 53. The noise in the area will increase due to added cars and people.</p>	<p>Noise:</p> <ul style="list-style-type: none"> • A Noise and Vibration Assessment was completed regarding the impact of the rail line on the proposed land uses. • Noise assessments related to existing residential and proposed residential uses and increase in road noise are not completed.
<p>Air Quality: 54. Air quality will go down with all the new cars and added traffic.</p>	<p>Air Quality:</p> <ul style="list-style-type: none"> • Air quality related to the increase in vehicular traffic is not studied.
<p>Other: 55. General concern that the value of properties will decrease; 56. The property value of the condos will be higher than the residential houses. 57. Who will maintain the properties and the surrounding areas? 58. Are there adequate schools associated with the new developments? Are the City and schools engaged? 59. Property taxes will go up; 60. Will these be condos or apartment for rent?; and, 61. What income group is coming here?</p>	<p>Other:</p> <ul style="list-style-type: none"> • All concerns related the proposed development have been noted. The purpose of the Public Information Centre was to obtain feedback to determine the best possible use for the site. As the development proceeds, consideration will be taken regarding comments and concerns provided by residents. • There are a number of concerns raised that are not land use questions: <ul style="list-style-type: none"> ○ Tenure (ownership vs rental); ○ Taxes / mill rate; ○ Income level of the existing or future residents; and ○ Property values are not salient in the discussion around land use.
<p>Project Information Concerns: 62. The PIC was unsuccessful and a group discussion is demanded. 63. Preference for more than only the people within 120 m to be notified for future meetings.</p>	<p>Project Information Concerns:</p> <ul style="list-style-type: none"> • Future public meetings and information about this proposed development will be communicated in the future. • In our experience, an Open House Drop-In format is appropriate for this type of approval. • The 120m area for notification of the meeting is a requirement of the Planning Act.

A copy of the provided comments has been included in Appendix E.

3.0 Next Steps

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

Figure 1.0 – Location Map



1027458 ONTARIO INC.
 BANWELL AND McHUGH -
 MIXED USE DEVELOPMENTS
 PUBLIC INFORMATION CENTRE

LOCATION MAP
 FIGURE 1.0



BANWELL AND McHUGH -
 NORTH 'A' SITE
 (±1.43ha / 3.54ac)



BANWELL AND McHUGH -
 NORTH 'B' SITE
 (±1.66ha / 4.11ac)



BANWELL AND McHUGH -
 SOUTH SITE
 (± 5.35ha / 13.23ac)



PROJECT:
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SOURCE: MAPMYCITY WINDSOR AERIAL (2021)

MAP/DRAWING INFORMATION
 THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
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 VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

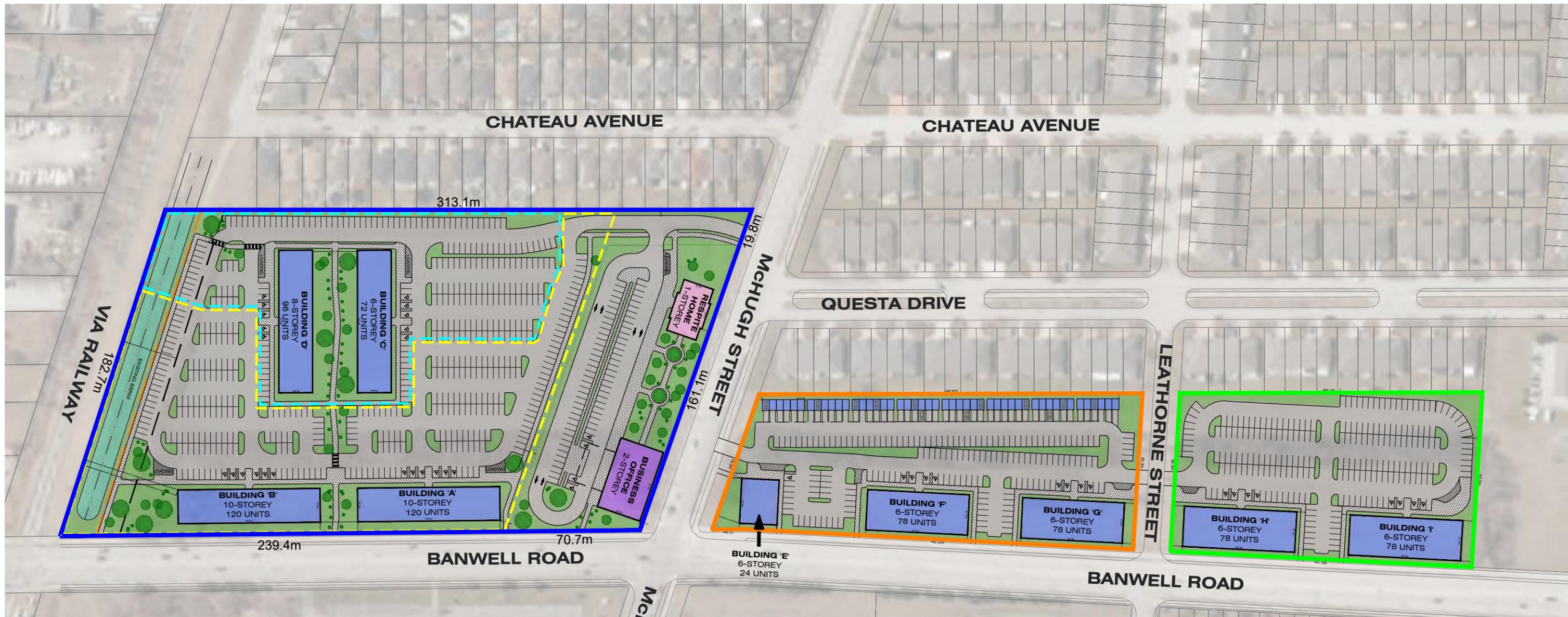
CREATED BY: RR
 CHECKED BY: TJO
 DESIGNED BY: RR

SCALE: N.T.S.



Appendix B

Figure 4.0 – Conceptual Development Plan



SOUTH SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	408
BUILDING 'A':	10-STOREY, 120 UNITS
BUILDING 'B':	10-STOREY, 120 UNITS
BUILDING 'C':	6-STOREY, 72 UNITS
BUILDING 'D':	8-STOREY, 96 UNITS
PROPOSED PARKING SPACES:	531
PROPOSED PARKING RATE:	1.30
LANDSCAPED OPEN SPACE:	
(incl. trails):	38.2%
LOT COVERAGE:	12.7%

SOUTH SITE - BUSINESS OFFICE DEVELOPMENT DETAILS:

GFA:	1860m ²
REQUIRED PARKING SPACES:	56
PROVIDED PARKING SPACES:	60

SOUTH SITE - RESPITE HOME DEVELOPMENT DETAILS:

GFA:	499m ²
REQUIRED PARKING SPACES:	12
PROVIDED PARKING SPACES:	12

NORTH 'B' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	180
BUILDING 'E':	6-STOREY, 24 UNITS
BUILDING 'F':	6-STOREY, 78 UNITS
BUILDING 'G':	6-STOREY, 78 UNITS
PROPOSED PARKING SPACES:	270
PROPOSED PARKING RATE:	1.50
LANDSCAPED OPEN SPACE:	
(incl. trails):	36.4%
LOT COVERAGE:	23.2%

NORTH 'A' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	156
BUILDING 'H':	6-STOREY, 78 UNITS
BUILDING 'I':	6-STOREY, 78 UNITS
PROPOSED PARKING SPACES:	227
PROPOSED PARKING RATE:	1.45
LANDSCAPED OPEN SPACE:	
(incl. trails):	24.5%
LOT COVERAGE:	9.02%

1027458 ONTARIO LTD.
 BANWELL AND McHUGH -
 MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN
 Figure 4.0

BANWELL AND McHUGH - SOUTH SITE (± 5.35 ha / 13.23 ac)	BANWELL AND McHUGH - NORTH 'A' SITE (± 1.43 ha / 3.54 ac)	BANWELL AND McHUGH - NORTH 'B' SITE (± 1.66 ha / 4.11 ac)	PROPOSED MULTI-UNIT RESIDENTIAL	PROPOSED LANDSCAPED OPEN SPACE	SOUTH SITE - PHASE 1
30m BUFFER FROM RAILWAY	EXTENT OF BERM	EXISTING BERM	PROPOSED BUSINESS OFFICES	PROPOSED RESPITE HOME	SOUTH SITE- PHASE 2

File Location:
 c:\pw working directory\projects\2022\dillon_32mru\dms63328\22-5144 - banwell and mchugh - concept plan.dwg
 May, 10, 2023 9:47 AM

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: TJO
 DESIGNED BY: MRU

SCALE: 1: 2000 (11X17)



PROJECT: 22-5144
 STATUS: DRAFT
 DATE: 12/04/2023

Appendix C

Notice of Resident's Meeting

Public Information Centre

Proposed Mixed Use Development Banwell Road and McHugh Street

On behalf of our client, 1027458 Ontario Inc., Dillon Consulting Limited is hosting a Public Information Centre to introduce three (3) proposed mixed use developments located in the South Neighbourhood area of the East Riverside Planning Area in the City of Windsor. During this session, guests will be able to:

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

This meeting is the next step in the planning process to permit development of these lands for the proposed:

- **North 'A' Site** – Two (2), six (6)-storey multiple dwelling buildings with 156 dwelling units and 227 parking spaces total;
- **North 'B' Site** – Three (3), six (6)-storey multiple dwelling buildings with 180 dwelling units and 270 parking spaces total;
- **South Site** – One (1), six (6)-storey multiple dwelling, one (1), eight (8)-storey multiple dwelling, and two (2), 10-storey multiple dwellings with 408 units and 531 parking spaces total, one (1) two (2)-storey Office Building with associated parking; and one (1) Residential Care Facility with associated parking.

This meeting is being held in advance of a statutory public meeting required under the *Planning Act* to obtain approvals. The City of Windsor will be inviting all residents and landowners within 120 metres of the property limits to additional meetings in the near future.

The Public Information Centre will be a drop-in format with project materials available for viewing and representatives available to chat.

We are looking for your input and comment. Written comments, via mail or email, will be accepted until May 3, 2023.



Public Information Centre

Date:

Wednesday, April 19, 2023

Time:

6:00 pm to 8:00 pm

Location:

WFCU Centre – Reception Hall
8787 McHugh Street, N8S 0A1

Contact:

Theresa O'Neill, Planner
Dillon Consulting Limited
3200 Deziel Drive, Suite 608, Windsor, N8W 5K8
T – 519.438.1288 ext.1286
southneighbourhood@dillon.ca

Application to City of Windsor

Public
Information Centre

WE
ARE
HERE

Summary of Resident
Comments

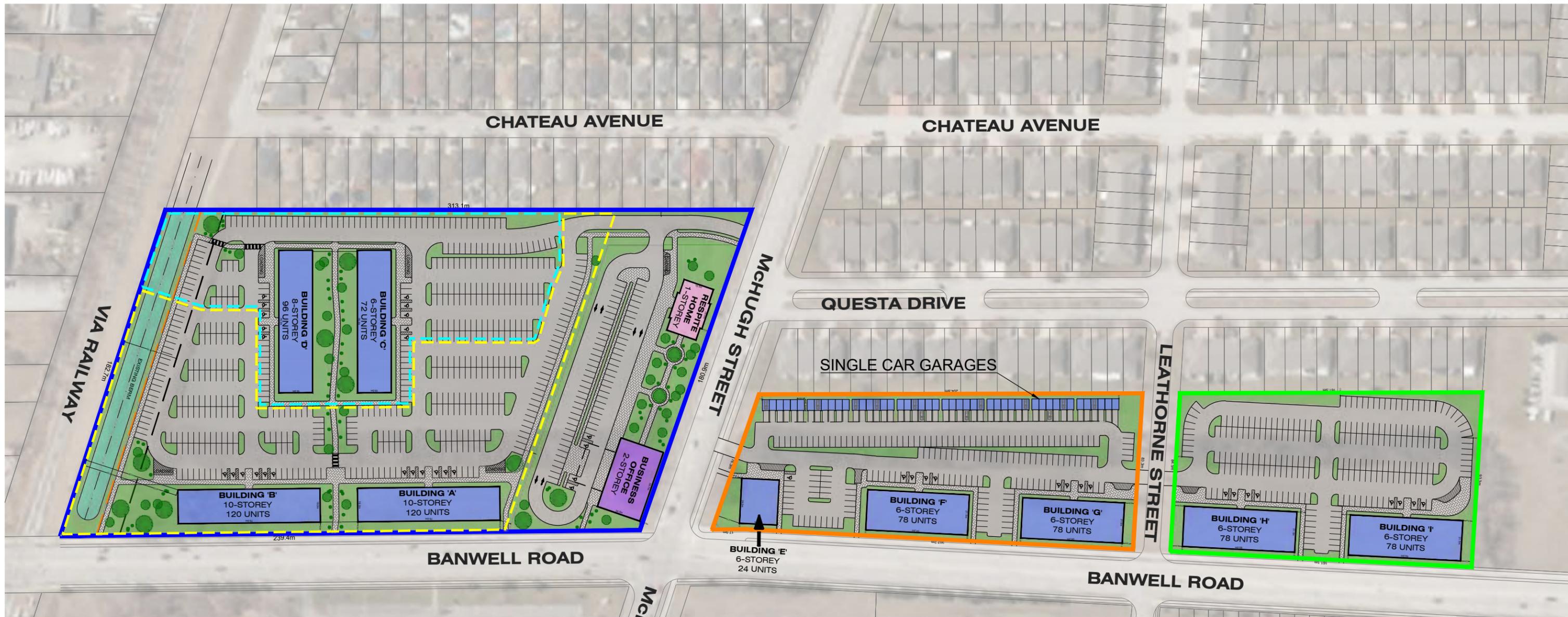
Application Review by
City of Windsor

Development & Heritage
Standing Committee

Council Meeting

April 5, 2023





SOUTH SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	408
BUILDING 'A':	10-STOREY, 120 UNITS
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NORTH 'B' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	180
BUILDING 'E':	6-STOREY, 24 UNITS
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PROPOSED PARKING RATE:	1.45
LANDSCAPED OPEN SPACE:	
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1027458 ONTARIO LTD.
BANWELL AND McHUGH - MIXED USE DEVELOPMENTS

CONCEPTUAL DEVELOPMENT PLAN
April 4, 2023

BANWELL AND McHUGH - SOUTH SITE (± 5.35 ha / 13.23 ac)	BANWELL AND McHUGH - NORTH 'A' SITE (± 1.43 ha / 3.54 ac)	BANWELL AND McHUGH - NORTH 'B' SITE (± 1.66 ha / 4.11 ac)	PROPOSED MULTI-UNIT RESIDENTIAL	PROPOSED LANDSCAPED OPEN SPACE	SOUTH SITE - PHASE 1
30m BUFFER FROM RAILWAY	EXTENT OF BERM	EXISTING BERM	PROPOSED BUSINESS OFFICES	PROPOSED RESPITE HOME	SOUTH SITE- PHASE 2

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April, 04, 2023 1:22 PM

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2021)

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PROJECT: 22-5144
STATUS: DRAFT
DATE: 04/03/2023

Appendix D

PIC Presentation Boards

PUBLIC INFORMATION CENTRE

EAST RIVERSIDE
SOUTH NEIGHBOURHOOD
MIXED USE DEVELOPMENTS

The Public Information Centre is being hosted to introduce and provide information on three (3) proposed mixed-use developments.

The Public Information Centre is being hosted in a “drop-in” format with representatives available to take comments and answer questions.

The goals of the Public Information Centre are as follows:

1. Provide information on the planning process and development approvals process;
2. Provide information on the proposed mixed-use developments;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed developments as they continue through the development process.

Collecting Feedback:

1. Comment forms are available for attendees to complete;
2. Comments may also be emailed to **southneighbourhood@dillon.ca**;
3. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting;
4. All comments will be accepted until **May 3, 2023.**

To Submit Comments: southneighbourhood@dillon.ca


DILLON
CONSULTING

Welcome!

Thank you for joining us.

April 19, 2023

6:00pm - 8:00pm

WFCU Reception Hall



Public Information Centre
for Proposed Mixed-Use
Developments
East Riverside - South Neighbourhood
Mixed-Use Development



1027458 ONTARIO INC.
 BANWELL AND McHUGH -
 MIXED USE DEVELOPMENTS
 PUBLIC INFORMATION CENTRE

LOCATION MAP
 FIGURE 1.0



BANWELL AND McHUGH -
 NORTH 'A' SITE
 (±1.43ha / 3.54ac)



BANWELL AND McHUGH -
 NORTH 'B' SITE
 (±1.66ha / 4.11ac)



BANWELL AND McHUGH -
 SOUTH SITE
 (± 5.35ha / 13.23ac)



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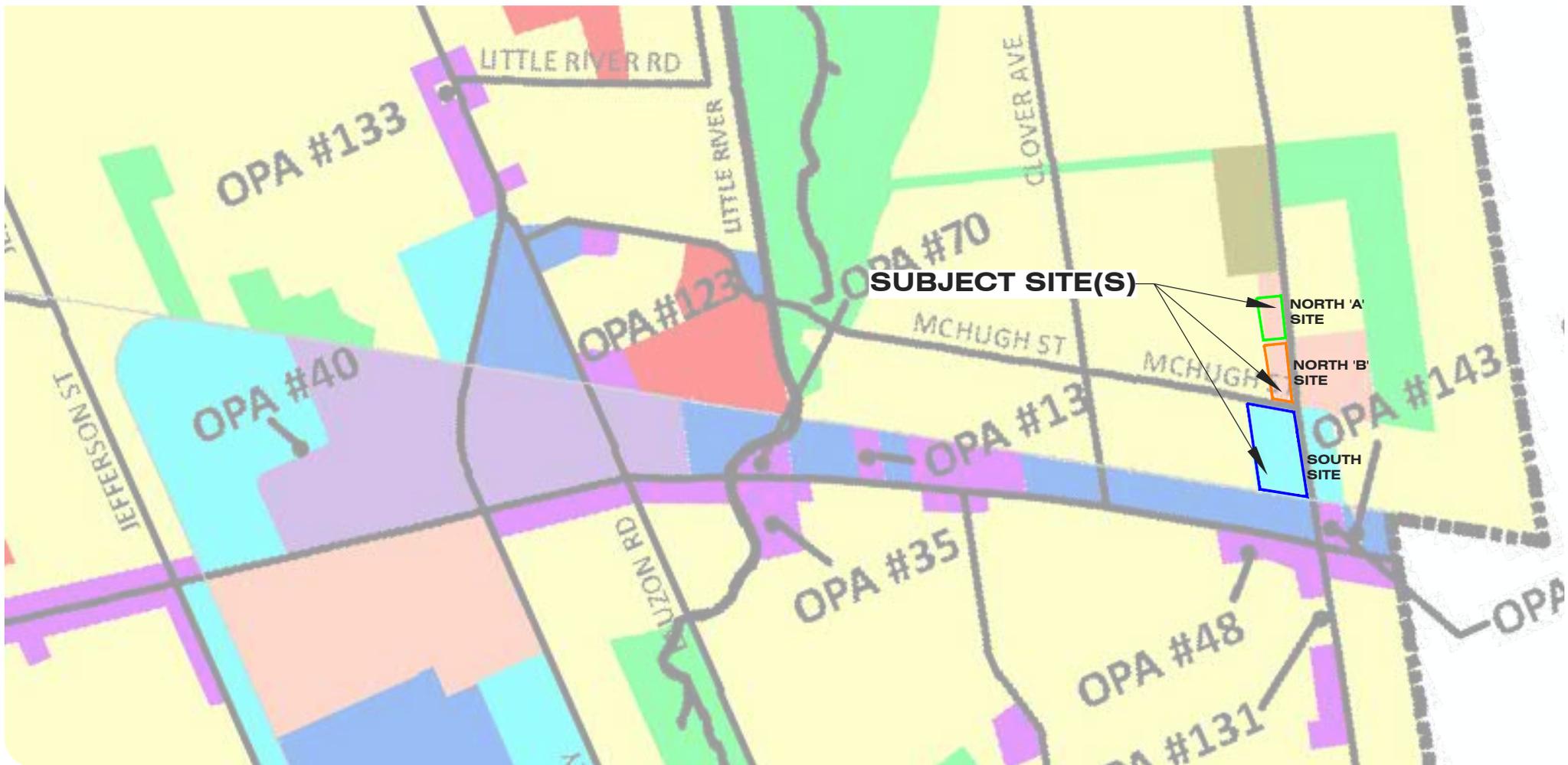
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SUBJECT SITE(S)

NORTH 'A' SITE

NORTH 'B' SITE

SOUTH SITE

1027458 ONTARIO LIMITED
 BANWELL AND MCHUGH -
 MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

**EXISTING CITY OF WINDSOR OFFICIAL
 PLAN DESIGNATION
 FIGURE 2.0**

 BANWELL AND MCHUGH -
 NORTH 'A' SITE
 (±1.43ha / 3.54ac)

 BANWELL AND MCHUGH -
 NORTH 'B' SITE
 (±1.66ha / 4.11ac)

 BANWELL AND MCHUGH -
 SOUTH SITE
 (± 5.35ha / 13.23ac)

 BUSINESS PARK	 RESIDENTIAL	 WATERFRONT RESIDENTIAL	 MIXED USE
 MAJOR INSTITUTIONAL	 OPEN SPACE	 WATERFRONT RECREATION	 NATURAL HERITAGE
 COMMERCIAL CENTRE	 COMMERCIAL CORRIDOR	 WATERFRONT PORT	 INDUSTRIAL

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PROJECT: 22-5144 & 22-5266
 STATUS: DRAFT
 DATE: 04/14/2023

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



218. For the lands comprising Part of Block 1, Plan 1254-025, also set aside for all of Plans 128-17900, 128-17905 & 128-18634 situated at the northwest corner of Banwell Road and Lombard Street, a Residential Care Facility shall be an additional permitted use and that for a Residential Care Facility the following additional provisions shall apply:

- Section 33.7.3.26 shall not apply;
- That a sidewalk from the main entrance of the Residential Care Facility to Banwell Road shall be provided; and
- That said sidewalk shall not create an access area, entrance aisle, parking aisle or parking area.

[ZONING BY-LAW 8600, S. 19(60); AMENDED BY O.L.S. 2008, Feb. 25/2010]
 (AMENDED BY O.L.S. 2010, Nov. 1/2010)

- 15.7 COMMERCIAL DISTRICT 2.7 (CD2.7)**
- 15.7.1 PROHIBITED USES**
- Bike Shop
 - Business Office
 - Child Care Centre
 - Commercial School
 - Food Dealer – Take-Out
 - Medical Office
 - Micro-Brewery
 - Personal Service Shop
 - Place of Entertainment and Recreation
 - Place of Worship
 - Professional Studio
 - Repair Shop – Light
 - Restaurant
 - Retail Store
 - School
 - Veterinary Office
- (Noting Uses in a Conditional Use Building with any one or more of the above uses.)
- Multiple Dwelling on Block 8 and 12 as shown on Schedule "A" to By-law 172-1988.
- Any use accessory to any of the preceding uses.

- 15.7.2 PERMITTED USES**
- Drive-through facility of service
 - Retail Uses for the following:
 - concrete blocks, lumber, precast concrete products, seeding materials, sand aggregate or any similar building supplies;
 - fuels, oils, scrap metal, used vehicle parts;
 - automobiles, buses, combination trucks or vehicles of the tractor trailer and semi-trailer type, construction vehicles and equipment, farm implements, farm tractors, mobile home dwellings, motor vehicles, motorcycles;
 - machinery, machine tools and equipment for industrial use.

- 15.7.3 PERMISSIBLE**
- 4 Building Height – maximum 14.0 m
 - 10 Gross Floor Area – Bike Shops – maximum 500.0 m²
 - 10 Any building erected shall have one building wall located on the exterior lot line abutting Banwell Road.
 - 10 A vehicle access area to Banwell Road is prohibited.

1027458 ONTARIO LIMITED
 BANWELL AND McHUGH - MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

EXISTING CITY OF WINDSOR ZONING BY-LAW 8600
 FIGURE 3.1

BANWELL AND McHUGH - NORTH 'A' SITE (±1.43ha / 3.54ac)	BANWELL AND McHUGH - NORTH 'B' SITE (±1.66ha / 4.11ac)	BANWELL AND McHUGH - SOUTH SITE (± 5.35ha / 13.23ac)	ZONE BOUNDARY	SPECIFIC ZONING EXEMPTIONS	SPECIFIC ZONING REGULATION
			RD - Residential Districts CD - Commercial Districts	ID - Institutional Districts MD - Manufacturing Districts	GD - Green Districts

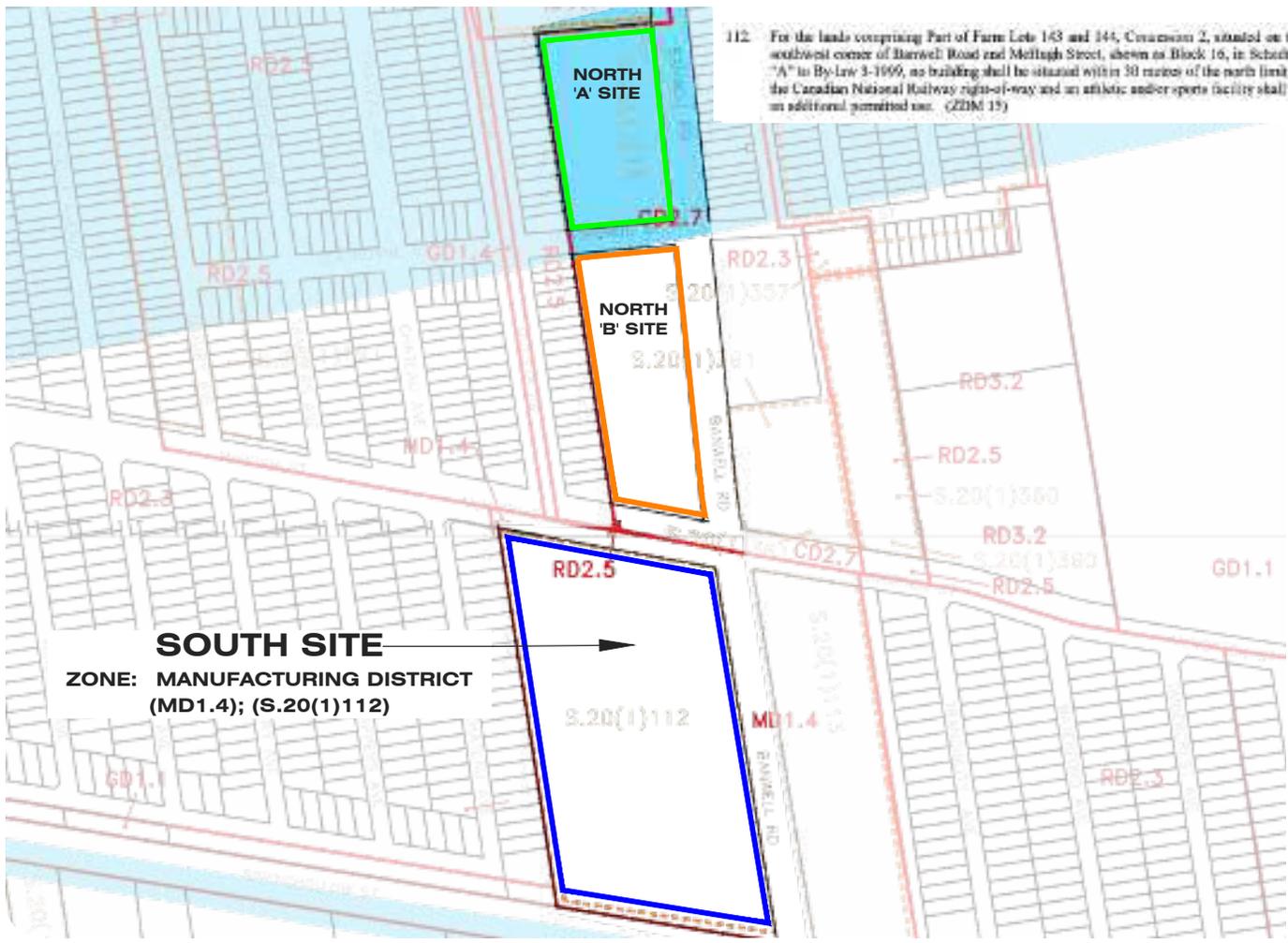
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SOURCE: THE CITY OF WINDSOR - ZONING BY-LAW 8600 MAP

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SCALE: N.T.S.

PROJECT: 22-5144 & 22-5266
 STATUS: DRAFT
 DATE: 17/04/2023



112. For the lands comprising Part of Farm Lots 143 and 144, Concession 2, situated on the southwest corner of Banwell Road and McHugh Street, shown as Block 16, in Schedule "A" to By-Law 3-1999, no building shall be situated within 30 metres of the north limit of the Canadian National Railway right-of-way and an athletic and/or sports facility shall be an additional permitted use. (ZDM 15)

SOUTH SITE
ZONE: MANUFACTURING DISTRICT (MD1.4); (S.20(1)112)

- 18.4 MANUFACTURING DISTRICT 1.4 (MD1.4)**
- 18.4.1 PERMITTED USES**
- | | |
|---|--|
| <ul style="list-style-type: none"> Adultcare Service Bakery Business Office Community School Food Catering Service Food Packaging Facility Any of the following Ancillary Uses: <ul style="list-style-type: none"> Child Care Centre Club Convenience Store Food Convenience Store Food Outlet - Drive-through Food Outlet - Take-out Gas Bar Any of the following Existing Uses: <ul style="list-style-type: none"> Motor Vehicle Dealership Spa Facility Transport Terminal Any use accessory to any of the above uses, including a Retail Store | <ul style="list-style-type: none"> Manufacturing Facility Medical Appliance Facility Medical Office Micro-Brewery Professional Studio Research and Development Facility Health Studio Personal Service Shop Restaurant Restaurant with Drive-through Factory Office Warehouse Wholesale Store |
|---|--|

- 18.4.2 PERMITTED USES**
- Outdoor Storage Yard
- 18.4.5 PROVISIONS**
- | | | |
|----|--|-------------------------------------|
| 1 | Lot Width - minimum | 30.0 m |
| 4 | Building Height - maximum | 20.0 m |
| 5 | Front Yard Depth - minimum | 9.0 m |
| 6 | Rear Yard Depth - minimum | |
| | From a rear lot line that abuts a lot on which a dwelling or dwelling unit is located | 9.0 m |
| 7 | Side Yard Width - minimum | |
| | From a side lot line that abuts a lot on which a dwelling or dwelling unit is located or from a side lot line that abuts a street | 9.0 m |
| 8 | Landscape Open Space Yard - minimum | 11.0% of lot area |
| 10 | Gross Floor Area - Retail Store - maximum | 25.0% of the G.F.A. of the lot area |
| 30 | All activities or uses shall take place entirely within a fully enclosed building. This provision does not apply to the following activity or use: child care centre, gas bar, loading area, outdoor eating area, parking area, parking space, sports facility, or refueling area. | |

1027458 ONTARIO LIMITED
 BANWELL AND McHUGH - MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

EXISTING CITY OF WINDSOR ZONING BY-LAW 8600
 FIGURE 3.2

<p> BANWELL AND McHUGH - NORTH 'A' SITE (±1.43ha / 3.54ac)</p> <p> BANWELL AND McHUGH - NORTH 'B' SITE (±1.66ha / 4.11ac)</p> <p> BANWELL AND McHUGH - SOUTH SITE (± 5.35ha / 13.23ac)</p>	<p> ZONE BOUNDARY</p> <p> SPECIFIC ZONING EXEMPTIONS</p> <p> SPECIFIC ZONING REGULATION</p>	<p>RD - Residential Districts</p> <p>CD - Commercial Districts</p> <p>ID - Institutional Districts</p> <p>MD - Manufacturing Districts</p> <p>GD - Green Districts</p>
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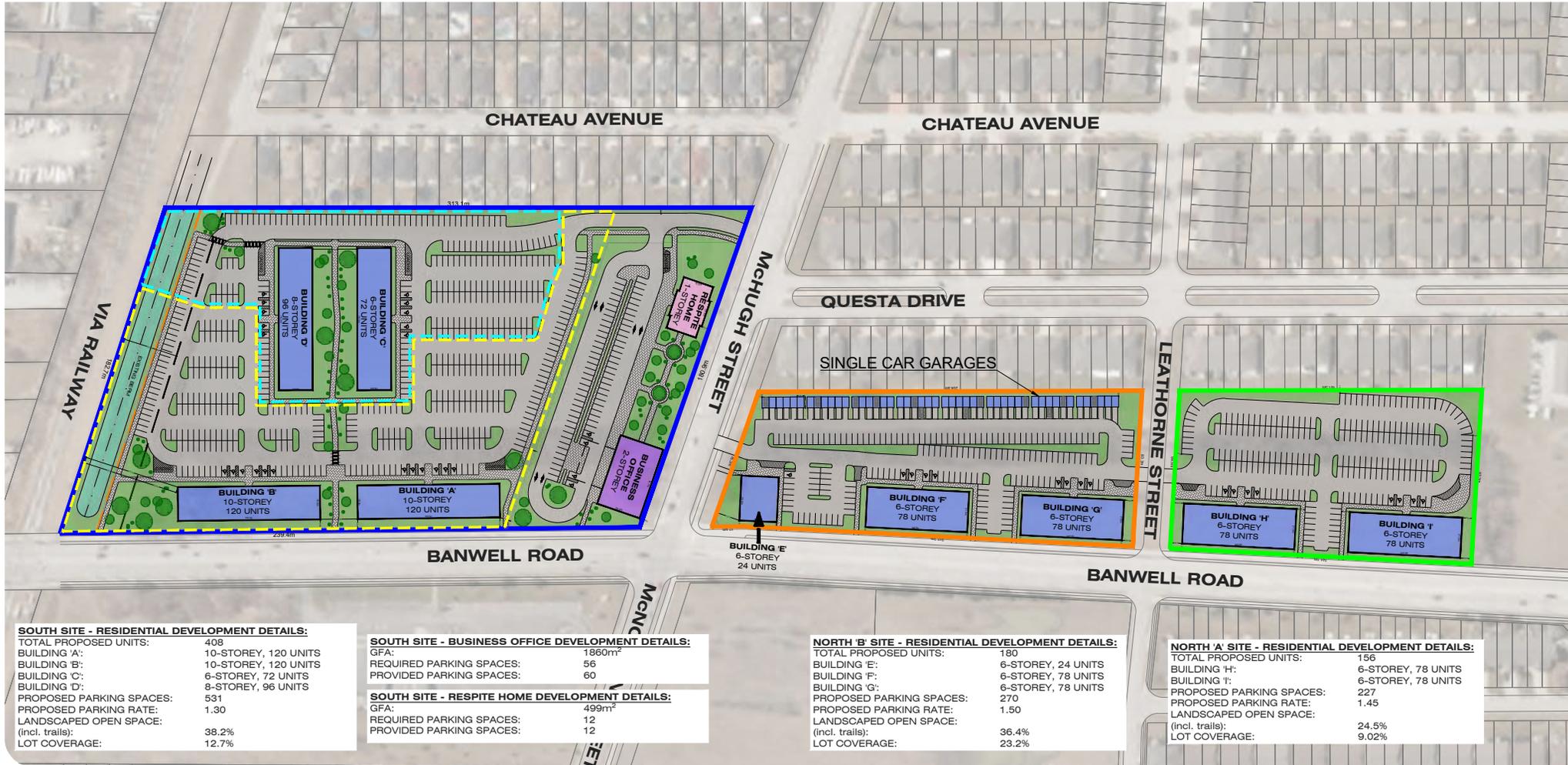
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SOURCE: THE CITY OF WINDSOR - ZONING BY-LAW 8600 MAP

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PROJECT: 22-5144 & 22-5266
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SOUTH SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	408
BUILDING A:	10-STORY, 120 UNITS
BUILDING B:	10-STORY, 120 UNITS
BUILDING C:	8-STORY, 72 UNITS
BUILDING D:	8-STORY, 96 UNITS
PROPOSED PARKING SPACES:	531
PROPOSED PARKING RATE:	1.30
LANDSCAPED OPEN SPACE:	
(incl. trails):	38.2%
LOT COVERAGE:	12.7%

SOUTH SITE - BUSINESS OFFICE DEVELOPMENT DETAILS:

GFA:	1860m ²
REQUIRED PARKING SPACES:	56
PROVIDED PARKING SPACES:	60

SOUTH SITE - RESPITE HOME DEVELOPMENT DETAILS:

GFA:	499m ²
REQUIRED PARKING SPACES:	12
PROVIDED PARKING SPACES:	12

NORTH 'B' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	180
BUILDING E:	6-STORY, 24 UNITS
BUILDING F:	6-STORY, 78 UNITS
BUILDING G:	6-STORY, 78 UNITS
PROPOSED PARKING SPACES:	270
PROPOSED PARKING RATE:	1.50
LANDSCAPED OPEN SPACE:	
(incl. trails):	36.4%
LOT COVERAGE:	23.2%

NORTH 'A' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

TOTAL PROPOSED UNITS:	156
BUILDING H:	6-STORY, 78 UNITS
BUILDING I:	6-STORY, 78 UNITS
PROPOSED PARKING SPACES:	227
PROPOSED PARKING RATE:	1.45
LANDSCAPED OPEN SPACE:	
(incl. trails):	24.5%
LOT COVERAGE:	9.02%

1027458 ONTARIO LTD.
 BANWELL AND McHUGH -
 MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 4.0

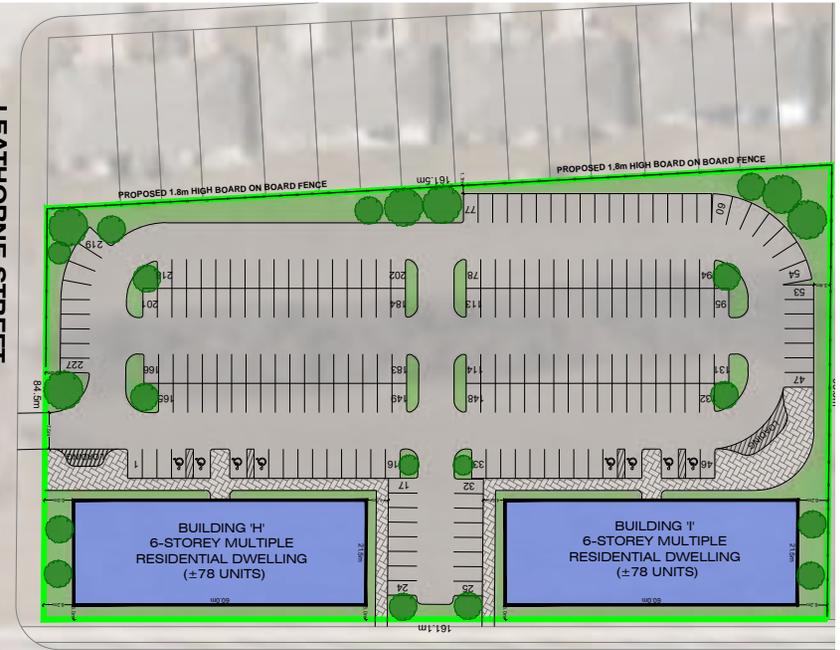
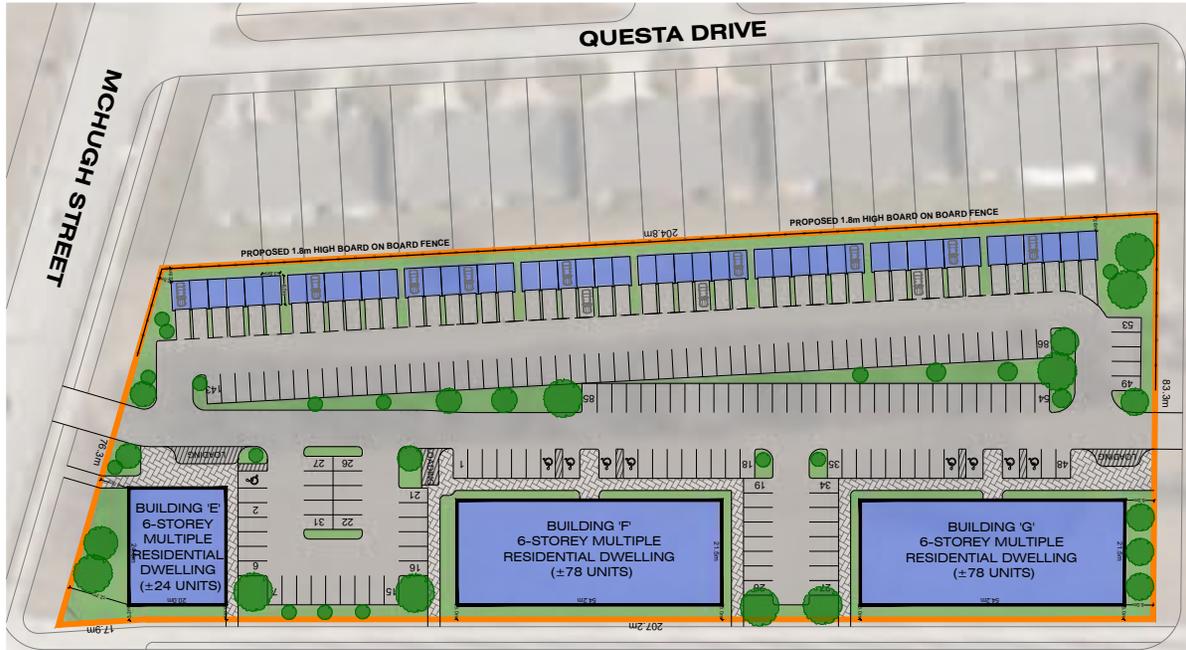
BANWELL AND McHUGH - SOUTH SITE (± 5.35 ha / 13.23 ac)	BANWELL AND McHUGH - NORTH 'A' SITE (±1.43 ha / 3.54 ac)	BANWELL AND McHUGH - NORTH 'B' SITE (±1.66 ha / 4.11 ac)	PROPOSED MULTI-UNIT RESIDENTIAL	PROPOSED LANDSCAPED OPEN SPACE	SOUTH SITE - PHASE 1
30m BUFFER FROM RAILWAY	EXTENT OF BERM	EXISTING BERM	PROPOSED BUSINESS OFFICES	PROPOSED RESPITE HOME	SOUTH SITE- PHASE 2

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BANWELL ROAD

BANWELL ROAD

NORTH 'A' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

PROPOSED UNITS:	156
PROPOSED PARKING SPACES:	227
PROPOSED PARKING RATE:	1.45
LANDSCAPED OPEN SPACE:	
(incl. trails):	24.5%
LOT COVERAGE:	9.02%

NORTH 'B' SITE - RESIDENTIAL DEVELOPMENT DETAILS:

PROPOSED UNITS:	180
PROPOSED PARKING SPACES:	270
PROPOSED PARKING RATE:	1.50
LANDSCAPED OPEN SPACE:	
(incl. trails):	36.4%
LOT COVERAGE:	23.2%

1027458 ONTARIO LTD.
BANWELL AND McHUGH -
MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

**CONCEPTUAL DEVELOPMENT PLAN -
NORTH SITE 'A' AND 'B'
FIGURE 5.0**



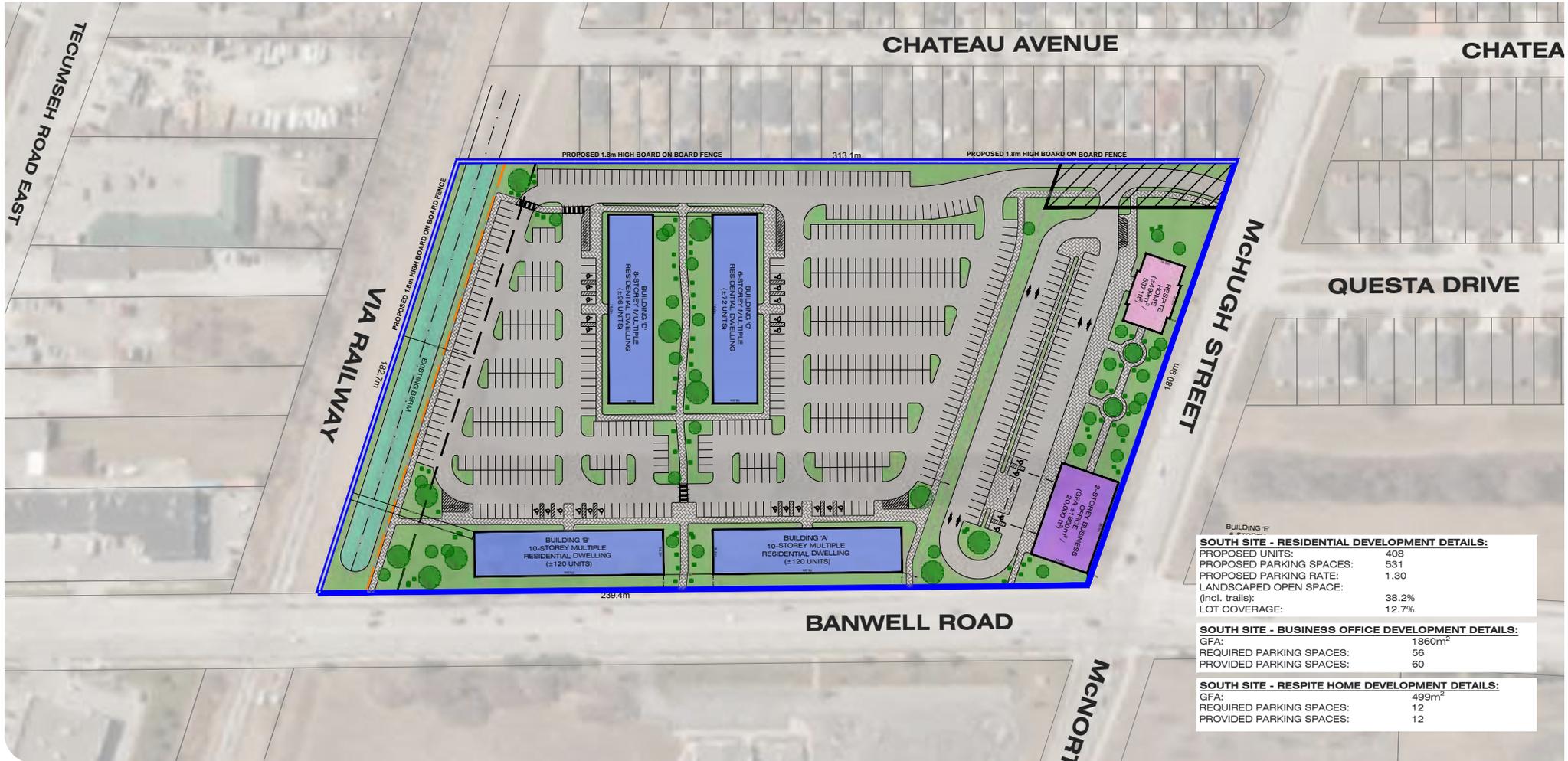
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SOUTH SITE - RESIDENTIAL DEVELOPMENT DETAILS:	
PROPOSED UNITS:	408
PROPOSED PARKING SPACES:	531
PROPOSED PARKING RATE:	1.30
LANDSCAPED OPEN SPACE:	
(incl. trails):	38.2%
LOT COVERAGE:	12.7%

SOUTH SITE - BUSINESS OFFICE DEVELOPMENT DETAILS:	
GFA:	1860m ²
REQUIRED PARKING SPACES:	56
PROVIDED PARKING SPACES:	60

SOUTH SITE - RESPITE HOME DEVELOPMENT DETAILS:	
GFA:	499m ²
REQUIRED PARKING SPACES:	12
PROVIDED PARKING SPACES:	12

1027458 ONTARIO LTD.
 BANWELL AND McHUGH -
 MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

**CONCEPTUAL DEVELOPMENT PLAN -
 SOUTH SITE**
 FIGURE 6.0

BANWELL AND McHUGH - SOUTH SITE (± 5.35 ha / 13.23 ac)	AREA SUBJECT TO SHARED ACCESS AGREEMENT (±0.13ha / 0.32ac)	PROPOSED MULTI-UNIT RESIDENTIAL	PROPOSED LANDSCAPED OPEN SPACE	PROPOSED RESPITE HOME
30m BUFFER FROM RAILWAY	EXTENT OF BERM	EXISTING BERM	PROPOSED BUSINESS OFFICE BUILDING	PROPOSED SIDEWALK / MULTI-USE TRAIL

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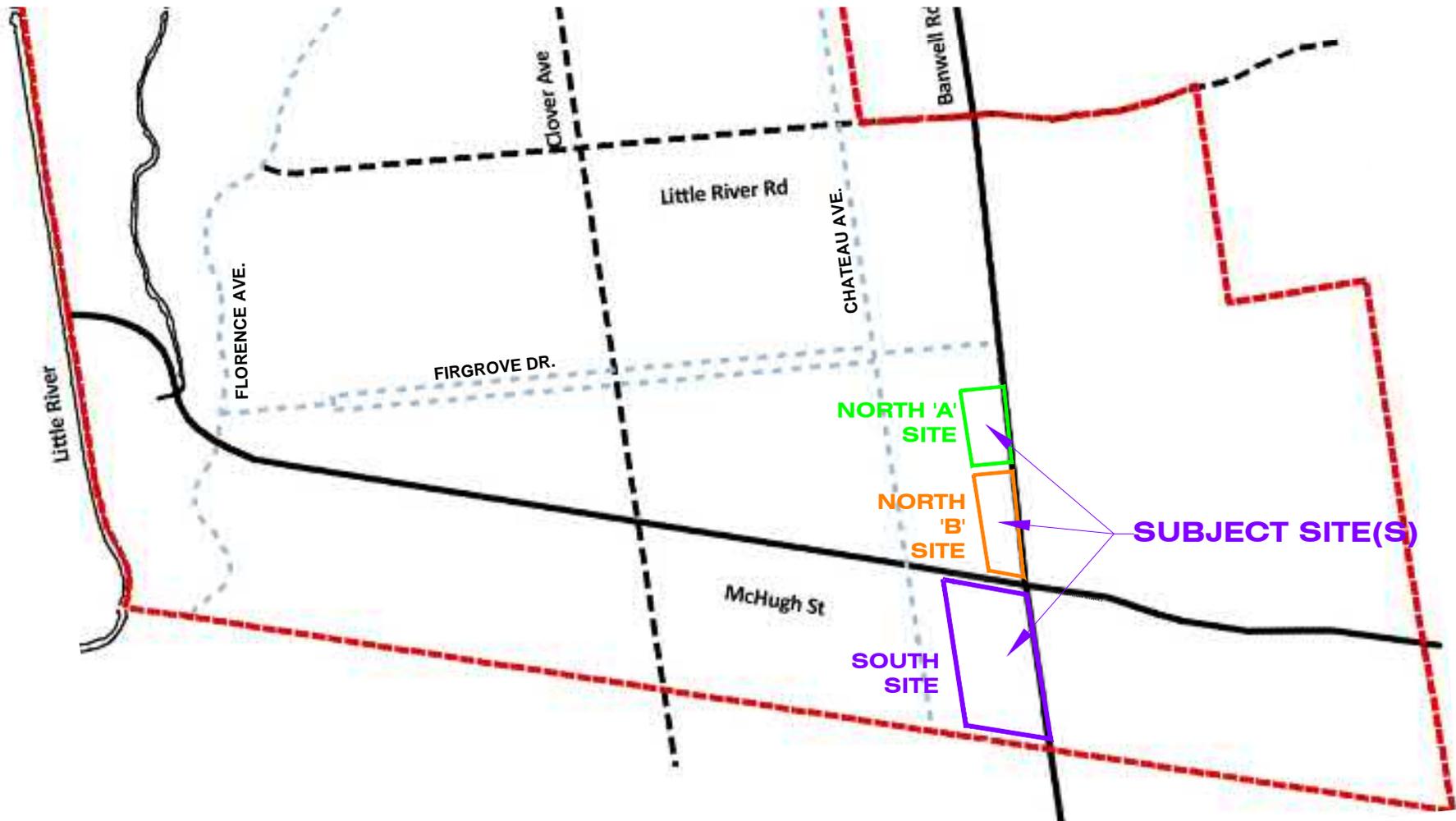
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SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2021)



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 BANWELL AND McHUGH -
 MIXED USE DEVELOPMENTS
 PUBLIC INFORMATION CENTRE

**CITY OF WINDSOR: EAST RIVERSIDE
 MAJOR ROADS
 FIGURE 7.0**

 BANWELL AND McHUGH -
 NORTH 'A' SITE
 (±1.43ha / 3.54ac)

 BANWELL AND McHUGH -
 NORTH 'B' SITE
 (±1.66ha / 4.11ac)

 BANWELL AND McHUGH -
 SOUTH SITE
 (± 5.35ha / 13.23ac)

 Class II Arterial

 Class II Collector

 Class II Collector

 Boundary of Planning Area

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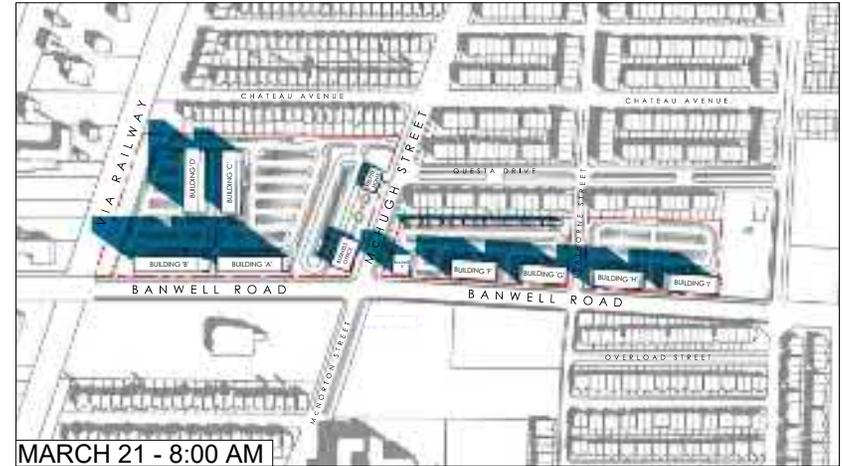
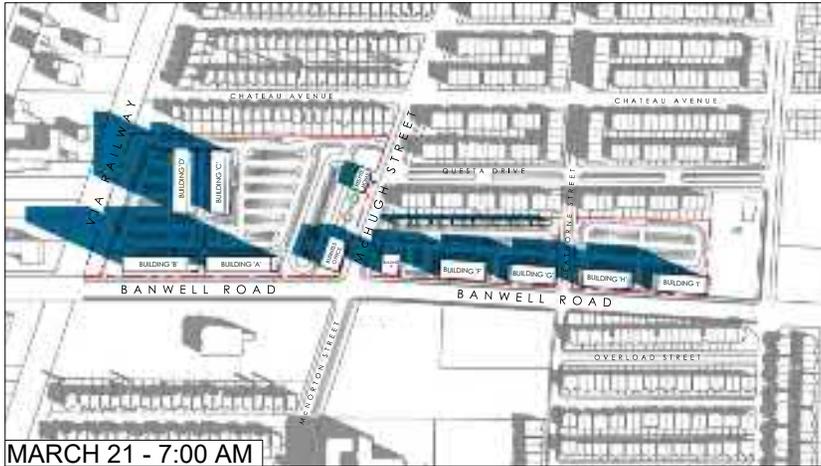
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PROJECT: 22-5144
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 DATE: 14/04/2023

SOURCE: CITY OF WINDSOR - OFFICIAL PLAN,
 CHAPTER 2, SCHEDULE 'ER-4': MAJOR ROAD



1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 MARCH 21ST - 7:00 AM - 10:00 AM
 FIGURE 8.1

 BANWELL AND McHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND McHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND McHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

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PROJECT: 22-5144
 STATUS: FINAL
 DATE: 2023/04/14



1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 MARCH 21ST - 3:00 PM - 5:00 PM
 FIGURE 8.2

 BANWELL AND McHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND McHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND McHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

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1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 JUNE 21ST - 6:00 AM - 10:00 AM
 FIGURE 9.1

 BANWELL AND MCHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND MCHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND MCHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

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1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 JUNE 21ST - 12:00 PM - 6:00 PM
 FIGURE 9.2

 BANWELL AND McHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND McHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND McHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

File Location:
 c:\users\311r\desktop\1. dillon projects\22-5144 shadow studies\22-5144 banwell
 mchugh - shadow study - figures with titleblock.dwg
 April, 17, 2023 9:06 AM

MAP/DRAWING INFORMATION
 THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS
 AND BOUNDARY INFORMATION SHOULD BE VERIFIED PRIOR TO
 CONSTRUCTION. DIMENSIONS SHOWN IN METRIC.
 CREATED BY: RR
 CHECKED BY: TJO
 DESIGNED BY: RR

SCALE: N.T.S



PROJECT: 22-5144
 STATUS: FINAL
 DATE: 2023/04/14



1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 SEPTEMBER 21ST - 7:00 AM - 10:00 AM
 FIGURE 10.1

 BANWELL AND MCHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND MCHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND MCHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

File Location:
 c:\users\31r\desktop\1_dillon_projects\22-5144_shadow_studies\22-5144_banwell_mchugh-shadow_study_figures_with_titleblock.dwg
 April, 17, 2023 9:06 AM

MAP/DRAWING INFORMATION
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 CREATED BY: RR
 CHECKED BY: TJO
 DESIGNED BY: RR

SCALE: N.T.S



PROJECT: 22-5144
 STATUS: FINAL
 DATE: 2023/04/14



1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 SEPTEMBER 21ST - 12:00 PM - 5:00 PM
 FIGURE 10.2

 BANWELL AND McHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND McHUGH - NORTH 'A' SITE
 (±1.43 ha / 3.54 ac)

 BANWELL AND McHUGH - NORTH 'B' SITE
 (±1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

File Location:
 c:\users\31r\desktop1, dillon projects\22-5144 shadow studies\22-5144 banwell
 mchugh - shadow study - figures with titleblock.dwg
 April, 17, 2023 9:06 AM

MAP/DRAWING INFORMATION
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 CONSTRUCTION. DIMENSIONS SHOWN IN METRIC.
 CREATED BY: RR
 CHECKED BY: TJO
 DESIGNED BY: RR

SCALE: N.T.S



PROJECT: 22-5144
 STATUS: FINAL
 DATE: 2023/04/14



1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 DECEMBER 21ST - 8:30 AM - 11:00 AM
 FIGURE 11.1

 BANWELL AND McHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND McHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND McHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

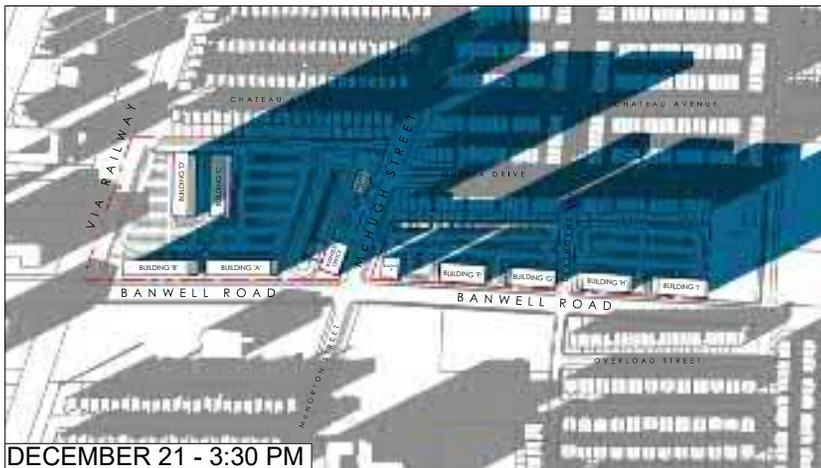
File Location:
 c:\users\31r\desktop\1_dillon_projects\22-5144_shadow_studies\22-5144_banwell_mchugh-shadow_study_figures_with_titleblock.dwg
 April, 17, 2023 9:06 AM

MAP/DRAWING INFORMATION
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 CREATED BY: RR
 CHECKED BY: TJO
 DESIGNED BY: RR

SCALE: N.T.S



PROJECT: 22-5144
 STATUS: FINAL
 DATE: 2023/04/14



1027458 ONTARIO INC.
 Banwell and McHugh
 Mixed Used Development
 PUBLIC INFORMATION CENTRE

SHADOW IMPACT STUDY
 DECEMBER 21ST - 2:00 PM - 3:30 PM
 FIGURE 11.2

 BANWELL AND McHUGH - SOUTH SITE
 (± 5.35 ha / 13.23 ac)

 BANWELL AND McHUGH - NORTH 'A' SITE
 (± 1.43 ha / 3.54 ac)

 BANWELL AND McHUGH - NORTH 'B' SITE
 (± 1.66 ha / 4.11 ac)

 PROPOSED SHADOW

 EXISTING SHADOW

File Location:
 c:\users\311\desktop\1. dillon projects\22-5144 shadow studies\22-5144 banwell
 mchugh - shadow study - figures with titleblock.dwg
 April, 17, 2023 9:06 AM

MAP/DRAWING INFORMATION
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 AND BOUNDARY INFORMATION SHOULD BE VERIFIED PRIOR TO
 CONSTRUCTION. DIMENSIONS SHOWN IN METRIC.
 CREATED BY: RR
 CHECKED BY: TJO
 DESIGNED BY: RR

SCALE: N.T.S



PROJECT: 22-5144
 STATUS: FINAL
 DATE: 2023/04/14

Appendix E

Resident's Comments

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page



General Comments and Feedback:

I have lived in Quetta for 22 years. I realize that there is a need for roads. I'm against that the lights will come into my back. I would want a fence (mixyl) to stop the lights & people sitting through. I am worried about security and flooding. There won't be enough parking for 2 cars so people will park on the street and no room left for our visitors.

Dillon Consulting Limited
3200 Deziel Drive, Suite 608
Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286

Email:

southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

AS A NEIGHBOUR OF 1732 BANWELL RD, WE ARE CONCERNED ABOUT LIMITED APPROXIMATEY OF THE BUILDINGS THAT MAY AFFECT "SITE LINES" FOR DRIVER'S + PEDESTRIAN'S SAFETY. (WE "WITNESSED" A "FATALITY" AT BANWELL + FIRGROVE, IN 2022, PROBABLY DUE TO THE CURRENT POOR "SITE LINES" FROM RECENTLY BUILT BENCING + HIGH RISE BUILDINGS @ 1675 BANWELL).

ALSO, WE STRONGLY FEEL, THERE SHOULD BE A TRAFFIC LIGHT INSTALLED @ BANWELL + FIRGROVE. "THIS COULD SAVE MANY LIVES."

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East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site: 2248 Questa Dr.
South Site:	[REDACTED]

Please see reverse of page

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

Said frankly very "honest"
 I am quite disappointed that my quiet residential neighborhood is going to be saturated with ¹⁰ HUGE DEVELOPMENTS!! These 6 Storey Buildings will infringe upon our privacy and the amount of sunlight we will enjoy in the summer months (all year really!!) ~~the~~ the lights that will be erected ~~then~~ ^{cause} our backyards and bedrooms to be lit up like a runway!!! The infrastructure in this area cannot possibly accomodate all these new residents. There

will be no way to exit from the area housing buildings A, B, C, D other than McHugh. We already have experienced multiple ^{car} accidents on McHugh and Banwell because of the amount of cars on the road. I would like to request a 10ft "Vinyl" fence between our properties on the east side of Questa and not wood!! Wood

Please deposit this form in the comment box or email comment responses.

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 3200 Deziel Drive, Suite 608
 Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286
 Email:
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Attention: Theresa O'Neill, Planner

* The value of our properties ^{will} decrease!!!
 What about our sewer system?
 We've already experienced flooding?
 I'm not happy about all the natural trees that will be destroyed. They provide us with privacy ^{enjoyment}
 would create too much maintenance and who will do the upkeep!!
 All comments will be received until May 3, 2023

Project #'s: 22-5144, 22-5266



East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Sewerbackup - Flooding - into our homes = Sewerbackup Claims, increasing insurance prices.

traffic - safety. - neighbourhood is full of kids. that play on streets.

Shadow from buildings

McHugh / Banwell / side streets already horrible to get out of

where will the traffic flow? hopefully not through our streets that are already tightly packed.

parking? where will people park? Questa is already having issues with the new buildings on Banwell

not wanting to pay for parking - they are parking on their streets already.

we also on Chateaux have no where to park - Drive through our streets - there is no parking.

What about the animals that are back there?

Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

How can we build for 20+ years now you can? #

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Attention: Theresa O'Neill, Planner

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site: SHOULD BE A PARK SITE, OR BUILDING OF NEW RETIREMENT HOME. AGING POPULATION IN AREA.	North 'B' Site:
South Site:	

Please see reverse of page



East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

INCREASED POPULATION - 744 UNITS X AVG. 2/PER UNIT
1488 PEOPLE, BETWEEN 744 AND 1488 + VEHICLES
INCREASED SEWER OUTPUT, TRAFFIC, NOISE.

RETENTION POND AT BLUE HERON - IT ACTUALLY
OVER FLOWED IN 2016, ALONG WITH NUMEROUS
HOUSES ON KIRKLAND (WHERE I LIVE) SO OBVIOUSLY
RETENTION POND COULD POSSIBLY NOT
BE SUFFICIENT FOR ALL OF THIS

ADDITIONAL PEOPLE IN A SMALL AREA.
NEED STOP LIGHTS TO GET OUT ONTO
BANWELL FROM LEATHORNE + FIRGROVE
VERY DANGEROUS NOW WITH LIMITED
SITE LINES DUE TO FENCING + BUSHES.

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Email:

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Attention: Theresa O'Neill, Planner

Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page



East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

I am concern about the new project that is coming to our neighbourhood. Our street is already packed with lots of traffic and building new project would bring chaos. More people means more crowd. We are concern about the garbage that will be. Our kids will not be able to enjoy nature freely since ~~but~~ destroying nature and building ground apartment complex for the sake of money.

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Email:

southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

Our neighbourhood is concern about safety, environment, ~~and~~ freedom of kids. garbage.

I will like to stop the project that is being plan posed.

Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

We are very concerned about the density of the proposed development, especially the inclusion of multiple 8 storey buildings. As local residents, we are very concerned that the development will exit onto McHugh - as the only exit. Congestion of traffic will be a huge problem on McHugh and Barwell.

Additional concerns that development work with city and schools to ensure that are adequate schools associated with every new development.

This project permanently removes green space !!

Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

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Attention: Theresa O'Neill, Planner

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site: <i>Property value will go down on my house. 2628 Chateaux Ave.</i>	

Please see reverse of page

General Comments and Feedback:

I have been a original owner of my house. We back onto the field on Bonwell 2628 Chateau Ave. We enjoy the deer, turkeys, falcons, pheasants all the ~~the~~ time. We have maintained a large area of grass attached to the field for the entire time we have lived there. I have a pool, and now a large condo will block the sun I get in my back yard, and plus take away my privacy. Question is ~~is~~, we will have parking issue which we already do in are area. What about garbage. I don't want deal with rats! What are you plan is for privacy? I would like a privacy fence placed at least 10 feet tall vinyl. Also want the buildings farther away. Also what about the lights? ~~what about~~ I don't want street lights in my backyard. The noise the lights. Everything we do not support this. I would rather have house behind my house, then condos. This is agreed! ~~is~~

Please deposit this form in the comment box or email comment responses.

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All comments will be received until May 3, 2023

No respect for the people who have lived here for 20+ year!

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name:	Email:
North ‘A’ Site:	North ‘B’ Site:
South Site:	

Please see reverse of page



East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

QUESTA RESIDENT: NOT INTERESTED IN THIS DEVELOPMENT
AT ALL. KEEP THE NEIGHBOURHOOD SINGLE FAMILY
TOWN HOUSES OR HOUSES.

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East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site: Concerns for construction of 744 residential units on Banwell plus another 157 units across the road!	North 'B' Site:
South Site:	

Please see reverse of page



East Riverside - South Neighbourhood - Mixed Use Development

Comment Form

Residents Meeting - April 19, 2023

General Comments and Feedback:

PS AT 88 YRS OLD THE ONLY GOOD SIDE OF IT, I MIGHT NOT SEE IT TO PUT UP WITH IT THERE IS A GOOD ENDING TO (CONGESTION) 55 YRS MAY GOD BE WITH US

I moved from 1251 Parkview close to the new construction at corner of Laurier Rd & M^cLaugh. I was a senior 88 YRS OLD I am not living in the past, I believe in people having new condos APT'S HOMES ETC

BUT NOT OVERLOADING ON THE ABOVE ENOUGH IS ENOUGH MOVED TO CHATEAU QRS OBO WIFE + I. LOVE IT, UNTIL NOW MY UNDERSTANDING 6 NEW APTS ON BANWELL - RIDICULOUS (OVERCROWDING TRAFFIC CONGESTION) THE ALMIGHTY BUCK GASED FROM

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OUTSIDE MONEY INSIDE MONEY

I MIGHT AS WELL GO FOUNDED MY HEAD AROUND - YEAH

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East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page



General Comments and Feedback:

I understand the need for more housing soon but should it not be more family type dwellings instead of apartments? I am happy to see this empty land being developed - it has been discussed several times over the last few years - but this seems like over saturation!

I live on Arvilla and I usually have to wait for a significant time to be able to turn onto Banwell due to the traffic. This construction will definitely affect the traffic flow on Banwell both north & south. The present condition of Banwell Road surface is not ideal especially in the winter months with freezing on the surface as it buckles up. As a retired teacher I am concerned if there

is a significant increase in children living in these units where will they attend school? Tecumseh Vista Academy is already over capacity. I taught Grade 2 in a portable at Eastwood School for 12 years. This is not an ideal situation. Has any thought been given to the added impact of water drainage & flood prevention? We endured that sewer fl in 2016 & little has been done since to prevent that again. Adding this increase in units will definitely impact the problem. As an 80 year old this will not impact me as much as all the younger people living in the nearby housing

Please deposit this form in the comment box or email comment responses.
All comments will be received until May 3, 2023
I understand those west of Banwell were not made aware of this construction.

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Attention: Theresa O'Neill, Planner

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

Safety of my husband and I who have health conditions - and sold our home in Riverside to live in a SAFE, QUIET, neighbourhood without 100's of more traffic and residents of ~~nearby~~ BANWELL from train tracks to FIRGROVE driving over speed limit on Chateau St.

ALSO

EULFEN Mc CANN

- ① Definitely danger of flooding, because of overflow
- ② School buses drive speed down

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East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site: 9
South Site:	

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

CHATEAU

I LIVE ON A CORNER. I ALREADY HAVE PROBLEMS WITH PEOPLE FROM ACROSS THE STREET PARKING TOO CLOSE TO MY DRIVEWAY (SOMETIMES, 3 DAYS) THEY DO IT TO EVERYONE ON THIS-NORTH SIDE OF McHUGH ^{SOUTH}
MANY TIMES I HAVE A PROBLEM WITH TRAFFIC BECAUSE THIS IS ALSO A BUS LINE
MY CONCERN IS FLOODING, IS THERE GOING TO BE A INFRASTRUCTURE IN PLACE TO TAKE CARE OF THIS
MY HEALTH IS POOR - I HATE THE SMELL OF ~~EXHAUST~~ EXHAUST PIPES. I HAVE A BAD HEART AND TROUBLE BREATHING



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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

Make the roads on Banwell, McHugh, Clower and surrounding areas safe from speeding cars. Build grade schools in area. Address parking for condos so people can park at the condos and not on our streets. Install traffic lights at Little River Road & Banwell, install traffic lights at Firgrove & Banwell for better traffic control. Do environmental study on increased housing.

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East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email:
North 'A' Site: [REDACTED]	North 'B' Site:
South Site:	

Please see reverse of page



Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback: *7 PM 21/23*

- Worry about:

- traffic*
- parking on Ovesta + Chateau from apartment residents*
- flooding*
- traffic already bad at light. We have all Condos now. Apartments will be overkill.*

- Condo's or apartments for rent

- Heared to income?



Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

General Comments and Feedback:

I oppose the building of this large hi-rise development in my neighbourhood. This will change the character of our neighbourhood, making it very high density. The local infrastructure is not prepared for this. I am particularly concerned about the sewers + traffic. Having had basement flooding 5 years ago, I cannot endure another flood. Banwell is only 4 lanes + the attempt at improving the Banwell - McHugh intersection is inadequate. Carving a left-turn lane out of another traffic lane (McHugh going east) is very dangerous, with the speed many drivers on Banwell make that left turn. I am part of a large group of Seniors, living in this area, whose lives will be totally disrupted by this development. I am also concerned that many existing residents will attempt to sell and property values will fall. *Margaret Kappeler*

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General Comments and Feedback:

- TRAFIC is horrible now & people (pedestrians) have been hit & killed at the corner of Banwell & Fugiove trying to get across.

- Delivery people are parking on Banwell in front of the apartments and there are no stopping signs already in place.

- There is a childrens playground on Banwell and there are no signs relating to this for traffic.

We definitely need something done about speeding traffic on Banwell between McHugh & Little River Rds.

Action must be taken before all the new buildings are constructed. We need action on the traffic problem before it all gets worse. More people means more traffic!

Dillon Consulting Limited
3200 Deziel Drive, Suite 608
Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286

Email:

southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

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East Riverside – South Neighbourhood – Mixed Use Development Comment Form

2248

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page



General Comments and Feedback:

WE LIVED Here 23 YRS. - PARTIALLY FLOODED ONCE.
I BELIEVE the BERM HAS SERVED to HELP with FLOODING
WOULD Like to Keep it. AS EXTRA PRECAUTION

AS FAR AS PARKING - A PARKING PERMIT OUT FRONT OF
OUR ADDRESS.

WHAT IS THE PURPOSE OF 10' CLEARANCE
FROM OUR LOT LINE to the fence?

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East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

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Name: [REDACTED]	Email:
North 'A' Site: TRAFFIC & SAFETY FLOODING - PRIVACY Fence NO MAINTENANCE MAINTENANCE 10' H. ALSO WILL THEIR PROPERTY LEVEL BE HIGHER than OURS.	North 'B' Site:
South Site:	

Please see reverse of page



General Comments and Feedback:

- TRAFFIC IS HORRIBLE ALREADY - HOW MUCH MORE CAN WE STAND

- TRUCKS ALLOWED ON ROAD NOW - SEMI TRUCK WENT DOWN THE OTHER DAY

- A PERSON WAS ALREADY KILLED AT BANWELL + FERGROVE

- PEOPLE PARKING IN FRONT OF THE APARTMENT WITH FLASHERS ON
EVEN THOUGH THERE ARE NO PARKING SIGNS

- NOT ENOUGH ~~STREET~~ PARKING SPOTS FOR ALL THE RESIDENCE IN THE APARTMENTS SO THEY ARE ALL PARKING ON OUR STREETS - IF YOU HAVE COMPANY THERE IS NO WHERE FOR THEM TO PARK



- THERE IS A CHILDRENS PLAYGROUND AT ELIZABETH KESHKON PARK

- CARS DRAG RACE AT NIGHT

- THE ~~SOUND~~ ^{SOUND} OF THE CARS REFLECT ~~OFF~~ ^{OFF} THE BUILDINGS

- NO ONE GOES 50 MILES PER HOUR

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- WHERE IS OUR PEDESTRIAN CROSS WALK AT FERGROVE + BANWELL

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page



East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

- The noise in area will increase.
- This area is a natural habitat for wild turkeys, Rabbits, etc
 - The buildings are 6 stories high which will not give any privacy to condos on the east side of Questa.
 - The car numbers for residence and their visitors will cause Questa to take the overflow.
 - The traffic in this area will be congesting to say the least, when all is complete.
 - The natural trees (mature) will be removed for parking.
(More Positive Note.)
 - limit the height of the buildings to no more than 3 stories would halve the numbers of residences and traffic
 - The value of all Questa properties will be significantly reduced!!!

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Project #'s: 22-5144, 22-5266

(one) (1) story

Can this be Park property or perhaps Commercial (variety)

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

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Name:	Email:
North 'A' Site:	North 'B' Site:
<p>I'd expect from the likes of our current City of K. admin. & is why I voted</p>	
South Site:	
<p><u>AGAINST DREW</u></p>	

Please see reverse of page

General Comments and Feedback:

Absolutely outrageous! I am disgusted at the leadership of Windsor East that would allow this absolute tyranny of BIG BUSINESS to RUIN neighbourhoods for our retirees & elderly.

I am fully against this RAPE of my neighbourhood. Shame & shame on you all. How about something that ENTHANCES the community for these people and still provides you with your PROFIT? I hate the idea of development but OBVIOUSLY something was going to get there. A luncheonette or coffee shop, dry cleaners, strip mall convenience store, library – THINGS they can walk to and ENJOY.

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AND THIS IS AN OUTRAGE AND A TRAVESTY & is exactly what

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Name:	Email:
North ‘A’ Site:	North ‘B’ Site:
South Site:	

Please see reverse of page



General Comments and Feedback:

- were just not happy about this project because, of the following reasons.
- 1.) every day heavy traffic,
 - 2.) for our safety for our family, no more privacy.
 - 3.) Insurance and Tax go up
 - 4.) Flooding Issue, before no problem.
 - 5.) no more sunrise, affecting our heating & cooling bill.
 - 6.) more people, more criminals in our area.
 - 7.) around windsor lot of empty land, they can move the project there.
 - 8.) not happy,

not good luck

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

WE LIVE IN THIS NEIGHBOURHOOD FROM THE BEGINNING. WHEN WE MOVE IN, WE WERE TOLD THAT THERE ^{WAS} GOING TO BE PLAZA. PLAZA IS ACETABLE, BUT BIG BUILDING NOT. EVEN NOW, WE HAVE TO WAIT TO CROSS MC HUGH, IMAGINE WITH 600 CARS. WHERE IS PARK FOR KIDS? WHAT IS GOING TO HAPPEN TO FLOODING WHAT IS GOING TO HAPPEN TO DEERS THAT LIVE IN SMALL FOREST. YOU GUYS THINK OF MONEY, MONEY. THINK OF PEOPLE THAT ALREADY LIVE HERE. HOUSES ARE ACETABLE BUT BIG BUILDING IN THIS SMALL AREA NOT, NOT.

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North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback: — writing for my neighbour who cannot write.

Flooding Concerns, Basement Flooding.

Street congestion — no lights.

— Composite solid fence to give privacy — and stop people walking through our properties.

— eviction of animals.

Air Quality — cars defrosting in morning engines running —

Absolutely

shocking.

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Flooding concerns - there is a subterranean stream running thru the proposed parking lot - It will be problematic for our all ready flood prone Basements.

- Need a composite solid fence Round parking lot we do not need lights in our bedroom windows all night -

- No traffic lights anywhere - Dangerous for all people

- Air Quality while building will Be awful and continue with traffic fumes.

- No space for animals we have deer, turkeys a fox - all sorts of creatures will have nowhere to go.

This is a terrible idea - a lot of modification is needed and a bit more compassion - This is completely

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Unacceptable - Please Rethink.

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

This project will greatly impact the area in so many negative ways, it will create a lot of traffic that this neighbourhood is not equipt to handle including parking issues, safety issues - etc -

I strongly object the project as it will change the quite safe residential area to a crowded, unsafe busy area -



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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site: We live directly behind Buildings C4D.	

Please see reverse of page

General Comments and Feedback:

- Vinyl privacy fence 10'
- no access @ berm
- lower storey buildings (maybe all 6 storey)
- indoor garbages
- move buildings closer to banwell. (C&D).
- Lighting (parking lot locations).
- wildlife displacement.
- flooding issues??
- where will overflow parking be?
- prefer single storey dwellings :)
- Excess traffic.
- school bus route.

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site: We live directly behind the buildings D and C on Chateau.	

Please see reverse of page

General Comments and Feedback:

I am not in agreement with the plans.

- I believe that the 2 buildings at the back of the property are too high
- Move the buildings closer to Banwell or on Mottugh
- We need a fence for sure
- Enclosed garbage areas
- No access at the berm - fence all the way through.
- Vinyl privacy fence 10 ft high
- Parking lighting will be a concern
- shade for my pool
- water that pools and floods the field every storm
- animals - lots of deer, turkey, coyotes

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Hello:

This project will affect the whole neighbourhood

- flooding

- traffic volume, not safe^{for} families with kids! (intersects)

- no parking enough

Overall this project is really a bad news.

I object this project

not safe for our place and
our kids.

Crowded area,

pollution from cars will add
bad environment for the health.

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

- The area may become flood prone
- The traffic volume will increase significantly
- The value of Questa residences will be reduced greatly!!! (∴ Taxes must be lowered.)
- Animal life will be chased out with turkeys
- Parking overflow will end up on Questa.
- Homes on Questa will lose privacy with 6 story high back yard neighbours

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site: 	

Please see reverse of page



General Comments and Feedback:

Traffic Jams, Safety, Flooding, 10 storey buildings

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Name: [Redacted]	Email: [Redacted]
North 'A' Site: # 1904	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

744 UNITS WILL INVADE OUR NEIGHBOURHOOD.

CONGESTION RE: TRAFFIC INFRASTRUCTURE - WE ALREADY DEALT WITH FLOODING.

STOP LIGHTS - WILL THERE BE ANY?

IN OUR STREETS.

NO ROD IRON FENCING IN FRONT OF BUILDINGS - SIGNS LINES TO ENTER BANWELL ROAD OBSTRUCTED.

THE QUESTIONS ARE SO MANY!! THE GATHERING HERE ARE FOLKS THAT EXPECTED TO BE SPOKEN TO AS A GROUP HAVING QUESTIONS + ANSWERS HEARD BY ALL. I FEEL INSULTED - ASK A QUESTION + ALL ANSWERS WERE WISHY WASHY - "OH COULD BE 6 STORES - COULD BY A 3 STOREY" "GARAGES?? OH MAYBE NOT!!" DETAILS RIDICULOUS - EVERYONE LEFT WITH NO SATISFACTION. "COCO?? YOU SAY" SHAME ON YOU!

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"UPSET" IS NOT EVEN CLOSE TO DESCRIBING THE MOOD HERE.

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East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site: <i>even great impact on my quality of life. The proposed board fence behind the proposed building will fall down in a few years and are not not high enough! The big impact on the environment is disastrous! Shame on Coco!</i>	North 'B' Site: <i>The proposed building will fall down in a few years and are not high enough! The impact on the environment is disastrous!</i>
South Site: <i>Building these proposed building in a retirement community is taking advantage of our elderly community</i>	

Please see reverse of page

General Comments and Feedback:

①
I am against this proposal. The traffic congestion will be increased and dangerous. There are already numerous accidents on Baswell. This will only increase. The impact on our sewer systems will be ~~strained~~ strained. Flooding will increase!!! The light pollution will increase. The sight lines onto Baswell will be obstructed. The natural ~~habitat~~ habitats will be destroyed, we ~~currently~~ currently have multiple bird species that live there. The limited sun exposure from the proposed buildings will limit my quality of life. The noise pollution from traffic will have an →

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

~~744~~ units = ↑ sewer ↑ flooding ↑ traffic ↑ noise ↑ congestion
'Figure & Banwell' → Black 'metal fence' = blind spot.
6 accidents, 1 death. *Need MORE traffic lights.

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

I've read where they are wanting to build 10,000 units in the Windsor area. Why are we going to see almost $\frac{1}{10}$ of those units in our little neighborhood? They should be spread out across the city.

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1829 Kirkland Ave.

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Why do your buildings need to look like 1970's
Soviet bloc architecture?

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Too much traffic - need lights at Ferguson & Buxwell
No stopping in front of present buildings to
deliver.

Longer lights at McHugh & Buxwell - when walking
can't make it across in one light.

3 lights on Buxwell between McHugh &
Ferguson. - please the traffic down

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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site: <i>Current parking dilemma already from additional cars parking on Owista + Chateau from existing condos on Berwell.</i>	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Loss of trees
~~Loss~~ *Not enough parking - already cars are parking on Questa & Chateau from the condos already on Barwell.*
Concern of all cars exiting on side roads & causing congestion
Need traffic lights on Barwell

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

1. This project is not
zoned for Residential
It is zoned for commercial

Zoning

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Name:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Limit height to ONLY 3 stories
this will reduce ~~the~~ the impact in
most areas or concerns by half.



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Name: [REDACTED]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

East Riverside – South Neighbourhood – Mixed Use Development

Comment Form

Residents Meeting – April 19, 2023

General Comments and Feedback:

my PROPERTY WILL LOSE VALUE, PARKING WILL HAPPEN ON THE SIDE STREETS AND WILL BE A NIGHTMARE FOR EXISTING RESIDENTS THE LIGHTS FROM PARKING LOTS WILL BE VERY BRIGHT. NATURE WILL BE GONE FROM AREA FLOODING WILL HAPPEN IN AREA - THE NOISE WILL INCREASE

Dillon Consulting Limited
3200 Deziel Drive, Suite 608
Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286
Email:
southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

Please deposit this form in the comment box or email comment responses.
All comments will be received until May 3, 2023



East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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]	Email: [REDACTED]
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

1. Unmanageable Traffic !!!
for such a small area
- traffic lights ~~needed~~

2. Sewer System needs upgrading
we already flood

3. Need high privacy
fence

4. High Buildings leave
us with NO view NO
Sunlight!

Please deposit this form in the comment box or email comment responses

All comments will be received until May 3, 2023

This Project is not Zoned
Residential for ~~apartments~~ Apartment

Dillon Consulting Limited
 3200 Deziel Drive, Suite 608
 Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286
 Email:
southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner



East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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:	Email:
North 'A' Site:	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

Way too many dwellings!

Very concerned about the impact over 1,000 new cars will have on the neighbourhood traffic. It is getting difficult to cross McHugh street already with all the new construction in the WFCU area.

Tax payers should not be liable to pay for roads expansion to accommodate the traffic

Dillon Consulting Limited
3200 Deziel Drive, Suite 608
Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286

Email:

southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

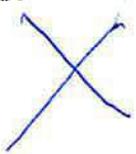
Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023

East Riverside – South Neighbourhood – Mixed Use Development Comment Form

Residents Meeting – April 19, 2023

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]	Email: [REDACTED]
North 'A' Site: 	North 'B' Site:
South Site:	

Please see reverse of page

General Comments and Feedback:

As a home owner on Questa Dr. I don't want this Project to move forward. My property's directly and negatively impacted by this project. The Value of my property is going to go down because of it. Privacy is a big concern. the bright lights at night is going to be a problem. Noise problems, traffic problems, Nature and wildlife will be destroyed. Floodings is also another of the problem will be having.

Vehicles will be parking in front of our houses all the time. this is a quiet and peaceful are. and we want it to be like this.

It should catch your attention that a single neighbor want this project. so please listen to the people.



Dillon Consulting Limited
 3200 Deziel Drive, Suite 608
 Windsor, ON N8W 5K8

Tel: 519-438-1288 Ext. 1286
 Email: southneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

Please deposit this form in the comment box or email comment responses.

All comments will be received until May 3, 2023



Neighbourhood, South <southneighbourhood@dillon.ca>

Attn: Theresa O'Neill, East Riverside-South Neighbourhood-Mixed Use Development

2 messages

Wed, May 3, 2023 at 2:57 PM

To: "Neighbourhood, South" <southneighbourhood@dillon.ca>

When we purchased our home on Questa Drive a large part of our choice was due to the beautiful green space behind, where we were reassured nothing major would be built. There is complete privacy day and night, We can open our drapes, open our windows and enjoy the retirement we have worked toward for many years, Wildlife is always there - eagles, hawks, deer, bunnies, doves mallard families, cardinals, blue jays, wild turkeys, squirrels, robins and many, many other small birds. There are always nice breezes. We get the early morning sun to start our day through our back patio doors This is a lovely quiet peaceful retirement community and our quality of living is wonderful.

We have easy access to drugstore, grocery stores, hospitals and other necessities of living, There is ample parking and we consider this area very safe to live in. This is a huge retirement community to which all these people made the choice to relocate because of what it represents to us for our retirement years.

This development will cause:

The **loss of green space a tree canopy, and wetland** which is so important to the environment, climate change and wildlife.

Between pavement and buildings, noxious car fumes, congestion of people and cars and loss of protective spaces for them, **wildlife will disappear.**

There will be about a 2 to 3 hours **loss of morning sunlight.** This light is very important to get in a middle unit that has no windows on the side, and for our mental health.

There will be a complete **loss of privacy** with hundreds of cars parked 20 feet from our bedroom window and six storey buildings overlooking our back deck and windows: now we will have to keep our blinds closed. With the cars there will be an excess of **fumes:** now we will have to close our windows. What will the effect be on those with COPD, asthma or any other respiratory ailments?

Excess noise - engines starting, stopping, car doors slamming, people talking: Ear plugs?

The car **lights** and apartment lights will light up our backyards all night long: now we will have to wear sleep masks.

The proposed 5.9 foot fence won't be the solution to any of these

There will be huge **garbage** containers outside our back door: stench and early morning garbage trucks.

Another concern is that with such a huge influx of people, there is more **crime.**

The **scariest outcome** of this development is the effect of 1300 plus additional vehicles concentrated in a 3 block area (in addition to the upcoming development on the other side of Banwell). The 3 buildings on Firgrove have already shown us: more traffic with speeding down our street, taking up our parking on our street, and one **fatality.** This area is too small to handle such an enormous number of people and vehicles safely, especially with many elderly who have canes, walkers, wheelchairs or just plain move a lot slower. Crossing the

street will become a nightmare for them. I guess the answer would be for them to not even attempt to go anywhere. Just shut the door.

So our wonderful quality of life will now be shutting the door, closing the windows drawing the blinds, putting in ear plugs, and a sleep mask and live a different quality of life. That's progress?!



Neighbourhood, South <southneighbourhood@dillon.ca>

Wed, May 3, 2023 at 4:45 PM



We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to natural features, wildlife, potential shadow impacts, parking, traffic, the location of garbage facilities, and crime have been noted. These concerns will be taken into account during the City's review of the application. Issues relating to the location of the garbage disposal units would be addressed in later stages of the development approvals process, during Site Plan Control Approval (not yet initiated).

As per City requirements, a Natural Site Features Inventory & Preservation Plan, Shadow Impact Study and Traffic Impact Study (TIS) have been completed for the sites. Regarding keeping nearby residents informed, we are preparing an engagement summary of all of the comments and concerns raised at the meeting on April 19, 2022 as well as those via telephone and email, which will be available as part of the public record. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Banwell, McHue, Chateau, Questa Project Concerns

2 messages

Thu, Apr 20, 2023 at 8:43 PM

To: southneighbourhood@dillon.ca

Hello Theresa,

Our property on Chateau Ave backs onto the area where the developer would like to build four apartment buildings.

Concerns:

- 1 The amount of dust this building project will create, My husband has asthma and I have COPD, which will make it impossible to use our back deck or yard during the building process.
2. Buildings create shade preventing sunlight from our property. We both suffer with SAD.
3. Flooding, infrastructure not in place to prevent future flooding.
4. Parking lots, cars idling will create a high level of exhaust fumes.
5. Apartment garbage disposal bins placed near our property line, i.e. odour, rats.
6. Safety concerns, increase in traffic volume and congestion on Chateau Ave, McHue St, Banwell Ave, Questa Ave, and other neighbouring streets.
7. Stress and anxiety created as a result of the noise and disruption to our lifestyle during the building process.
8. Request for compensation regarding our health and well being issues.

We do NOT support this proposal.

[REDACTED]

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 12:36 PM

[REDACTED]

[REDACTED]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to dust, potential shadow impacts, stormwater management, parking and traffic, and the location of garbage disposal areas have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Shadow Impact Study, Stormwater Management Report, and Traffic Impact Study (TIS) have been completed for the sites. The materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Issues relating to the location of the garbage disposal units and creation of dust would be addressed in later stages of the development approvals process, during Site Plan Control Approval (not yet initiated).

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Dillon Comments 2

2 messages

Tue, May 2, 2023 at 10:24 PM

To: southneighbourhood@dillon.ca
Cc: "Marignani, Angelo" <amarignani@citywindsor.ca>

----- Forwarded message -----

Date: Tue, May 2, 2023, 9:51 p.m.
Subject: Dillon Comments 2

 **Dillon Comments 2.pdf**
6698K

Neighbourhood, South <southneighbourhood@dillon.ca>

Wed, May 3, 2023 at 4:33 PM

Cc: "Marignani, Angelo" <amarignani@citywindsor.ca>

Hello,

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to your City Councilor and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Dillon Comments File 1

2 messages

Tue, May 2, 2023 at 10:23 PM

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>
Cc: "Marignani, Angelo" <amarignani@citywindsor.ca>

----- Forwarded message -----

Date: Tue, May 2, 2023, 9:50 p.m.
Subject: Dillon Comments File 1

 **Dillon Comments.pdf**
3814K

Neighbourhood, South <southneighbourhood@dillon.ca>

Wed, May 3, 2023 at 4:32 PM

Cc: "Marignani, Angelo" <amarignani@citywindsor.ca>

Hello,

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to your City Councilor and the City Planner on file with any other comments or concerns.

Thank you,

Theresa
[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

East Riverside -South neighborhood mixed use development

2 messages

Mon, May 1, 2023 at 7:23 PM

To: southneighbourhood@dillon.ca

Hello

my name is [REDACTED], which would be on the south site of the of the conceptual development plan.

I have various concerns if the these plans, become more than a concept in the near future .

We have lived at [REDACTED] since we built our home over 23 years ago .

My concerns and worry is not only for the health and safety of my family . It is also a safety concern to children and pedestrians in the area .

Due to the increase in the number of traffic going down our residential streets , parking which we already had issues with on our over crowded street .

This is already a problem with a recent build on Banwell with the condos and their parking issues that, have now spilled out onto the side road of Leathorne .

The exhaust from all these extra vehicles during build & after , will be a health hazard to us including excessive noise

These buildings, for one will be fairly close to our homes and will infringe on our privacy , of us enjoy our backyard & decks.

The buildings will also affect the enjoyment of seeing the sun raise everyday. The shadow effect is real for some will be greater than others who suffer from Sadds. It is a great concern for myself , my husband & my children who are 12 & 19.

The large scale parking lot that will wipe out most of the green space and nature that we enjoy on a daily basis . These field areas are home to many species, such as deer, various birds and on occasion coyotes .

There is also the scary fact of flooding !! This city has already had lots of flooding issues in Riverside and other parts . It is very scary , when it rains how much the water levels raise in that field behind our home !

These fields and used to be swamp land back in the 60's and to then put these massive buildings and parking lots in these areas will only increase the flood risk in our area !

There is also the overcrowding of our grade schools and high school is a huge issue already . There is no room to put anymore students without our children suffering from shortage of space in the classroom and shortage of teaching staff to meet the needs of our children currently.

With they being said , a lot more thought and effort needs to be put into the process of buildings of any type in this area.

There are a lot of residents that do not want to see these massive structure or parking lots in our backyards ! I urge you to please hear the plea of the residents of East Riverside and rethink planning and design of any stricter that would be put , this closely to our homes and green space.

I thank you for your time , in reviewing my concerns. I can only hope and pray that some sort of common ground can be met , when it comes to our beautiful east Riverside community and the residents they reside here.

[REDACTED]
Sent from my iPhone

Neighbourhood, South <southneighbourhood@dillon.ca>

Wed, May 3, 2023 at 4:13 PM

[REDACTED]

[REDACTED]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to traffic, vehicle noise, parking, the proposed location of the buildings C & D, potential shadow impacts, wildlife, flooding, and availability of community services have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Traffic Impact Study (TIS), Shadow Impact Study, Natural Site Features Inventory & Preservation Plan, and Stormwater Management Report have been completed for the sites. Regarding keeping nearby residents informed, we are preparing an engagement summary of all of the comments and concerns raised at the meeting on April 19, 2022 as well as those via telephone and email, which will be available as part of the public record. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*. The *Planning Act* requires only that residents within 120 meters of a proposed development site be notified of the proposal.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

East Riverside-South neighborhood Development..

3 messages

Mon, May 1, 2023 at 6:45 PM

To: southneighbourhood@dillon.ca

Cc: amarigani@citywindsor.ca

Hello my name is [REDACTED]. South site of conceptual development plan .
 My concerns are : first and foremost is location of building C , D being so close to our homes and invasion of privacy.
 My second concern is the traffic that will be created from these units and the safety of our children and pedestrian. Also the parking on our street from tenants of buildings with more then one vehicle. We see on the other buildings that were built on banwell.
 .3rd concern is noise and pollution from vehicle that are parked behind our home .
 4th is potential flood that could be caused by massive parking lot behind our homes with very little green space .
 5th concern is the construction dust and noise and influx of work vehicle...
 6th concern is our property that could be vandalized due to no buffer between our homes and parking lot...
 Myself and a few neighbour's of Chateau Ave have maintained the grass for the last 22 years. Behind our fences is approximately 30ft out before the farmers field , that stretches from McHugh to springhollow .
 In closing I wish not to see these buildings become a reality... I'm much more in favorite for more homes or townhouse or the original plan to have it as a plaza which was promised when I build this home... thank you for your time and consideration...

 Neighbourhood, South <southneighbourhood@dillon.ca>

Wed, May 3, 2023 at 4:06 PM

Cc: amarigani@citywindsor.ca

[REDACTED]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to the proposed location of the buildings C & D, traffic, parking, vehicle noise, flooding, disruptions due to construction have been noted. These concerns will be taken into account during the City's review of the application. A 1.8m (5.9 ft) high board-on-board privacy fence is proposed to be erected along the property line, providing a buffer between the proposed parking area and the existing residences.

As per City requirements, a Traffic Impact Study (TIS) and Stormwater Management Report have been completed for the sites. Regarding keeping nearby residents informed, we are preparing an engagement summary of all of the comments and concerns raised at the meeting on April 19, 2022 as well as those via telephone and email, which will be available as part of the public record. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*. The *Planning Act* requires only that residents within 120 meters of a proposed development site be notified of the proposal.

Please don't hesitate to reach out to our team, your City Councillor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Mixed use Development Banwell Rd. & McHugh St

2 messages

Tue, May 2, 2023 at 4:59 PM

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>, "amarignani@citywindsor.ca" <amarignani@citywindsor.ca>

Attention Theresa O'Neill and Angelo Marignani

My name is [REDACTED] I would like to provide you with the following questions, concerns and thoughts about the proposed development unveiled at the April 19th Public Information Centre.

How were people informed about the Public Information Centre? I certainly was not aware of the scheduling of this session nor were any of my neighbours that I have spoken with.

Who are the executive officers and owners of 1027458 Ontario Inc.?

The proposal includes 9 multiple dwelling buildings. Will these be condominiums, rental units or both? How many of each? If rentals, is there provision for rent geared to income housing?

The proposal outlines creation of 744 dwellings. This will significantly increase the population density in the area at a level which is out of line with existing concentrations. This will exacerbate traffic issues in the area and likely compromise safety of residents.

Has consideration been given to the adequacy of the existing roads?

I am concerned that the parking provisions may not contain all the needs of the unit residents and guests. I feel this way because the 3 buildings that have been built over the last couple of years to the north of this proposed development has led to spill over parking on Questa Blvd on a permanent basis.

I look forward to receiving a response to my questions and receiving more information about the timetable on this process. I also will appreciate being invited to further meetings and improved transparency

Thanks

Sent from [Outlook](#)

Neighbourhood, South <southneighbourhood@dillon.ca>

Wed, May 3, 2023 at 4:31 PM

Cc: "amarignani@citywindsor.ca" <amarignani@citywindsor.ca>

[REDACTED]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to traffic and parking have been noted. These concerns will be taken into account during the City's review of the application. At present, the City of Windsor's accepted *minimum* requirement for parking spaces for a Multiple Dwelling (i.e. multi-unit residential building) is 1.25 parking spaces per dwelling unit. We have provided a parking rate for each site that is above the required minimum. The proposed parking rates are 1.45 parking spaces per dwelling unit (North 'A' Site), 1.50 parking spaces per dwelling unit (North 'B' Site), and 1.30 parking spaces per dwelling unit (South Site). A total of 1,028 parking spaces are proposed to support the 744 residential units, with an additional 72 parking spaces provided to support the business office and respite home. I did not have involvement with the development of the three (3) buildings north of these sites, thus I am unable to compare our proposed parking rates to what was permitted for the development to the north.

The proposed residential units are proposed to be condominiums. At this time, I am not authorized to disclose information about the executive officers and owners of 1027458 Ontario Inc. Regarding notification of the PIC, our team issued notices via mail to all owners/tenants located 120 meters around the subject sites. The *Planning Act* requires that, at minimum, residents within 120 meters of a proposed development site be notified of the proposal.

As per City requirements, a Traffic Impact Study (TIS) has been completed for the sites. Regarding keeping nearby residents informed, we are preparing an engagement summary of all of the comments and concerns raised at the meeting on April 19, 2022 as well as those via telephone and email, which will be available as part of the public record. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to your City Councilor and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Project no.22-5144 and 22-5266

2 messages

Thu, Apr 27, 2023 at 8:19 PM

[Redacted]
to: southneighbourhood@dillon.ca

Attention:Theresa O'Neil, Planner

The number of proposed apartment buildings is not needed as there are several new buildings in this area with lots of vacancies. These structures would create a monumental traffic problem. The land in this area tends to be low lying and there could be a flooding problem. This also could effect sewage, hydro and water. Also it would not be esthetically pleasing . Please come up with another plan.

Yours truly,

[Redacted]
Arvilla Street

Neighbourhood, South <southneighbourhood@dillon.ca>

Tue, May 2, 2023 at 9:01 AM

[Redacted]
[Redacted]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to density, transportation, stormwater management, and servicing have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Traffic Impact Study (TIS), stormwater management report, and functional servicing report have been completed for the sites. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa
[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Project Numbers 22-5144 and 22-5266

2 messages

Sat, Apr 29, 2023 at 9:06 AM

To: southneighbourhood@dillon.ca

Attn Theresa O'Neil
1-519-438-1288 ext 1286.

The project is for 744 units. When looking at the site plan there is nowhere near that amount of parking spaces. How can this project proceed when that's the case?

Yours truly



Neighbourhood, South <southneighbourhood@dillon.ca>

Tue, May 2, 2023 at 9:01 AM

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to parking have been noted. These concerns will be taken into account during the City's review of the application. At present, the City of Windsor's accepted *minimum* requirement for parking spaces for a Multiple Dwelling (i.e. multi-unit residential building) is 1.25 parking spaces per dwelling unit. We have provided a parking rate for each site that is above the required minimum. The proposed parking rates are 1.45 parking spaces per dwelling unit (North 'A' Site), 1.50 parking spaces per dwelling unit (North 'B' Site), and 1.30 parking spaces per dwelling unit (South Site). A total of 1,028 parking spaces are proposed to support the 744 residential units, with an additional 72 parking spaces provided to support the business office and respite home.

As per City requirements, supporting materials have been completed for the sites. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*. The *Planning Act* requires only that residents within 120 meters of a proposed development site be notified of the proposal.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Proposed Mixed Use Development Banwell Road and McHugh Street

2 messages

Fri, Apr 28, 2023 at 1:22 PM

To: 311@citywindsor.ca, amarignani@citywindsor.ca, mayoro@citywindsor.ca, southneighbourhood@dillon.ca

I'm a recent arrival in Windsor. My wife and I moved here from the southeast corner of British Columbia three years ago. At first, it was a shock leaving the Rockies and it's abundant wildlife behind. And yet, here we are in the Blue Heron area and we would not go back: we both love living in East Windsor!

The transition to this new life was made a lot easier for me because we live close to East Riverside Park. This park has been a life saver!! And for the past two years, my twice daily walks with our big dog has expanded to include Elizabeth Kishkon Park and the stretch of greenspace that runs from this park all the way to the railroad tracks along Banwell Road, the new proposed area for this massive apartment building complex!!

The reality of living in a flood zone is new to me... And yet, I understand the crucial importance of greenspace, as is this stretch of land on Banwell Road, and the capacity it has to retain, distribute and use excess water in such an ecologically sensitive environment. Nevermind the amazing diversity of wildlife that uses and lives in this corridor...

I also understand the pressing need for new accommodation. And I am very sympathetic to the voices of the young families and the new immigrants that want to make this beautiful Essex County their home. Their need is great indeed... Homes are in short supply...

And I say that unless Dillon Consulting and the city of Windsor can provide clear answers to the ecological regression that this proposal would create, I am definitely opposed to this project! Because there is an urgent need for new housing does not mean we should throw caution to the wind!!! Let's build wisely.

Yours truly, [REDACTED]

Neighbourhood, South <southneighbourhood@dillon.ca>

Tue, May 2, 2023 at 9:01 AM

Cc: 311@citywindsor.ca, amarignani@citywindsor.ca, mayoro@citywindsor.ca

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to the environment, wildlife, and stormwater management have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Natural Site Features Inventory & Preservation Plan and Stormwater Management Report have been completed for the sites. Regarding keeping nearby residents informed, we are preparing an engagement summary of all of the comments and concerns raised at the meeting on April 19, 2022 as well as those via telephone and email, which will be available as part of the public record. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

South neighbour hood project attention Theresa O'Neill,

2 messages

Fri, Apr 28, 2023 at 9:40 PM

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>

Cc: "mayoro@citywindsor.ca" <mayoro@citywindsor.ca>, "amarignani@citywindsor.ca" <amarignani@citywindsor.ca>

To everyone concerned

I was not at the meeting on April 19th but neighbour across Kirkland Ave and friends on Questa informed us of the outcome. Disappointed that not everyone in the area wasn't invited because it impacts everyone in East Riverside.

Very disappointed with our leadership in Windsor. Reading in The Windsor Star quoted by mayor D. Dickens all he wants is to make great improvements in urban tree coverage?

On the other hand per meeting at WFCU "limited invitees" they want to put "9" high rise apartment complex on West side on Banwell from Firgrove to Leathorne to McHugh to the rail tracks. That approximatly 750 units along with an administration building and a respite place. Doesn't make a bit of sense.

WHY is East Riverside being singled out for so many high rises causing overcrowding.

We already have 3 monstrous and ugly ones sitting on Banwell and Firgrove. Already had a fatality at that corner.

Secondly

God's creatures deers, birds, rabbits, geese, ducks, pheasants etc. are being driven out of the area

Thirdly

This entire area is known for flooding especially to insurance companies. I'm sure this isn't going to sit well with them, can't get insurance now so what is going to happen with all this proposed construction. Are we "the residents of Riverside" be able to be compensated by the city if flooding occurs.

Has a Flood Plan report been done along with an Environmental plan? If so please make it available to everyone for viewing.

Fourth

Concerns on the traffic is also a big issue. Banwell is very busy, fast traffic now just image adding 750 units with approximately 2 vehicles per unit. Hard enough to get onto Banwell now either right or left and there's no other way to go. With 2 retirement homes plus a high school Banwell and McHugh very busy corner.

Quote from the representative at the meeting stating only about extra 30-40 cars at busy times. Don't know which planet he came from? Parking isn't sufficient now 3 high rises on Banwell the overflow spills over onto adjacent streets. Who is going to monitor that situation?

Five

Why is East Riverside being pushed for so many residences? Is it to fulfill the mayor's dream of 30,000 places?

How many are being planned for mayor's area or any of our councillors? Would be interesting to find out.

Hopefully this project never gets off the ground just leave some green space for our health and God's creatures instead of a concrete jungle.

Money is the "EVIL" peace and beautiful scenery and fresh air is everyone's dream.

Really praying this project never happens.

Thank You

Sent from my iPad

Neighbourhood, South <southneighbourhood@dillon.ca>

Tue, May 2, 2023 at 9:01 AM

Cc: "mayoro@citywindsor.ca" <mayoro@citywindsor.ca>, "amarignani@citywindsor.ca" <amarignani@citywindsor.ca>

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to density, wildlife, stormwater management, and traffic have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Natural Site Features Inventory & Preservation Plan, Stormwater Management Report, and Traffic Impact Study (TIS) have been completed for the sites. Regarding keeping nearby residents informed, we are preparing an engagement summary of all of the comments and concerns raised at the meeting on April 19, 2022 as well as those via telephone and email, which will be available as part of the public record. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*. The *Planning Act* requires only that residents within 120 meters of a proposed development site be notified of the proposal.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

apartment proposal Banwell and McHugh

2 messages

Fri, Apr 21, 2023 at 4:00 PM

Cc: southneighbourhood@dillon.ca, mayoro@citywindsor.ca, amarignani@citywindsor.ca, 311@citywindsor.ca

My husband and I attended an information meeting on Wednesday, April 19th at WFCU, concerning a proposal for 9 new apartment buildings on the corner of Banwell and McHugh. The properties in question are in a flood zone, we have lived in this area since 2001, and every time there is a storm, this property floods. There was a berm constructed at the back of our property to maintain flood control. The proposal for building these apartments would remove the berm and the people at the meeting had no answer on how the water would be stopped from coming onto our property. When asked about flooding his answer was "Oh you can call 311". There is a purpose for this berm. Was there a floodplain study done? There are many animals living in this area and would be disrupted by this endeavour. Was there an environmental study done? The increase in traffic of 744 plus apartments would put undue stress on our roads and sewers. There are two rest homes on this street, one arena, and one High School. This street can not afford any more traffic. When asked about the increase another person at the meeting said there wouldn't be more than roughly 30 cars increase in traffic. An increase of over 1000 more residents is not doable. After talking to several residents, we were all told the same thing at the time of purchase.

1....No building can be built higher than 2 stories behind us.

2....The building behind us would be a small office-type structure.

We don't want a multi-plex building behind us, we want the greenery saved. We don't want the berm removed.

--
If you forward this, PLEASE REMOVE all email addresses before you send it and use BCC when forwarding to several people at once.

"BE KIND TO OUR EMAIL FRIENDS"

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 12:44 PM

Cc: mayoro@citywindsor.ca, amarignani@citywindsor.ca, 311@citywindsor.ca

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to flooding, the berm, wildlife, and traffic have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Stormwater Management Report, a Natural Features Inventory & Preservation Study, and a Traffic Impact Study (TIS) have been completed for the sites. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Banwell & McHugh development

2 messages

Fri, Apr 21, 2023 at 5:09 PM

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>

Hi Theresa, I own one of the townhouses on Questa Dr, but I was unable to attend the information centre meeting on Wednesday night at WFCU Centre.

I'm writing to see if there is any new information from that meeting that you can share with me.

Thanks,

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 12:56 PM

We would like to thank you for taking the time to reach out to us.

At this time, there is no new information to share. As per City requirements, there are a number of supporting studies (i.e. stormwater management report, Traffic Impact Study, and Shadow Impact Study) that will be completed for the sites. The materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

(no subject)

2 messages

Mon, Apr 24, 2023 at 1:08 PM

To: southneighbourhood@dillon.ca

Hello,

I am [REDACTED]

I attended the meeting about the proposed changes to Banwell Road.

This is a very very bad plan in my estimation. I am very much against it.

The three existing apartment buildings on Banwell are already causing problems with parking. Not enough parking spots for the tenants, they are parking on Questa Drive as well as on other parts. I hear now they are even parking right in the parking spots that were installed for the people using the kids playground. So now your plan is to put in 9 more buildings and you have come up with the bright idea of providing 1.3 car space for each apartment. I suspect that the majority of people living in the proposed apartments will not be retirees but working people and many apartments will have two car owners. Can you kindly give us a clue where all those cars are going to park ?

This area of Banwell was not made to cope with so many people and so much traffic. This area of Banwell would need to be renamed Concrete Jungle, because that is how it will look. Twelve apartment buildings in one small area. Give me a break. This plan is probably the worst one Coco has ever come up with.

Also I see on the plans you have listed landscaped open spaces, you have put that in writing but all the spaces I can see are parking spots apart from the tiny landscaped drawing for the Respite Home and the Business space.

The area at the back of my house is the home of geese, ducks, pheasants, wild turkeys, just 3 days ago we had two deer and their fawn, I doubt you give a flying fig as to where these animals move to now as you are taking up more of the green with your horrific building plans, but the residents in this area do care a lot.

Ok, now lets get down to probably the biggest headache for us local residents. **F L O O D I N G.**

Questions were asked at WFCU about how to handle the big problem of the berm and the fact that the apartments and parking spots will all be a higher level than our homes and our lots. I questioned Kyle ? and was astonished to learn, he was there with all the info but when the subject of the berm came up he saide he had not seen it. He then said the berm will be removed ??????? He assured us we would have no flooding and came up with a load of gobbledegook of the parking lot being made to handle the water ?????? Also, why are the 48 garages positioned by the berm, is the plan they protect us from flooding ? I am amazed at how unrealistic this whole plan is.

Just stick in 9 more apartment buildings and ruin the neighbourhood.

Seven years ago, along with a lot of areas of Windsor, we had severe flooding here. I live in a block of four houses and we all flooded, along with many on this road. Coco built these houses so obviously did a poor job of safely preparing the area for construction, so forgive me if I am sceptical of taking the word of Kyle ? on this matter.

Well thats it, I look forward to your reply.

[REDACTED]

Neighbourhood, South <southneighbourhood@dillon.ca>
[REDACTED]

Mon, May 1, 2023 at 2:45 PM

[REDACTED]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to parking, traffic, wildlife, and stormwater management have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Traffic Impact Study (TIS), Natural Features Inventory and Preservation Study, and Stormwater Management Report have been completed for the sites. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

5/3/23, 4:49 PM

Dillon Consulting Limited Mail - (no subject)

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

att: Theresa O'Neill

2 messages

Wed, Apr 26, 2023 at 10:25 AM

[REDACTED]
To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>

I am concerned about the high rise apartment development proposed for Banwell near McNorton. Please send me a site plan or similar diagram, so I can understand it better. Thank you, [REDACTED]

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 6:41 PM

[REDACTED]
[REDACTED]
We would like to thank you for taking the time to reach out to us with your concern.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

Please find attached to this email a PDF copy of the Notice sent to residents in early April. Included on the second page is the conceptual development plan.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]

 **Banwell & McHugh Mixed Use Development - PIC Notice - April 2023.pdf**
1967K



Neighbourhood, South <southneighbourhood@dillon.ca>

Attn:Theresa O'Neill, Planner

2 messages

Wed, Apr 26, 2023 at 9:57 AM

To: southneighbourhood@dillon.ca

Project # 225-5144 and 22-5266

Hello,

I am writing to express my deep concern about the proposed development of 744 new residential units, consisting of 11 buildings that will occupy the west side of Banwell Rd from the tracks all the way to Firgrove.

I believe that the three apartment buildings already on that side of the road by Firgrove as well as adding so many more will cause way too much congestion in the area. Where else in the city has there ever been so many buildings as such proposed been built together? What about normal city services- playgrounds for all the kids that will live there, transportation services, schools, etc.

It sounds like a poor plan at this point in time. What is the plan to make it a safe, vibrant community rather than a haphazard plan for a high density residence?

A concerned resident,
[Redacted]

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 6:35 PM

[Redacted]

We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the proposed multi-unit residential buildings. Our team will be taking into consideration the thoughts shared during the Public Information Centre as well as the comments received through email and telephone.

The concerns relating to density, transportation, and provision of adequate City services have been noted. These concerns will be taken into account during the City's review of the application.

As per City requirements, a Traffic Impact Study (TIS) and other supporting studies have been completed for the sites. The supporting materials associated with this proposal will be available on the City's website (*For Residents > Planning > Land Development > Development Applications > Current Development Applications*), at the time the City determines the application submission to be complete.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

BANWELL / MCHUGH PROJECT

2 messages

Mon, Apr 24, 2023 at 12:28 PM

To: southneighbourhood@dillon.ca

Hello, We were told at the first meeting that the builder would put up a privacy white vinyl fence (up to 12 feet high) in the back for the people that live on Questa Drive

As you can see on the drawing our house would be the blue box on the right hand side of the drawing on Questa

From the back of our house, approximately how far back would the fence be built? As you can see the greenery is at it's thinnest just behind our house?

regards,



BANWELL : MCHUGH 2.bmp
198K

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 1:16 PM

We would like to thank you for taking the time to reach out to us with your concerns.

The drawings that were at the Public Information Centre show the proposed fence behind the existing dwellings to be a board-on-board privacy fence that is 1.8m (5.9 ft) in height. I am unsure how this miscommunication happened; however, I wanted to provide you with the accurate information for your consideration.

The fence is proposed to be built along the existing rear property line. I am unable to provide you with the distance between the back of your house and your rear property line as I do not have access to this information about your property at this time.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

Information request

2 messages

[Redacted]

Mon, Apr 24, 2023 at 9:14 PM

To: southneighbourhood@dillon.ca

Hi Theresa,

I attended your Banwell Development meeting.

Can you please send me a copy of the notice you sent to residents? I am mostly interested in the colour image of the development.

Thanks, and let me know if you have any questions or concerns that would prevent you from sending the information.

Regards,

[Redacted]

Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, May 1, 2023 at 2:49 PM

[Redacted]

[Redacted]

Thank you for attending the Public Information Centre!

Please find attached to this email a PDF copy of the Notice sent to residents in early April.

Future public meetings and information about this proposed development will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]

 **Banwell & McHugh Mixed Use Development - PIC Notice - April 2023.pdf**
1967K



Neighbourhood, South <southneighbourhood@dillon.ca>

North B site Banwell and McHugh

4 messages

Wed, Apr 12, 2023 at 8:24 AM

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>

Hello,

Your plans have arrived in my mailbox.

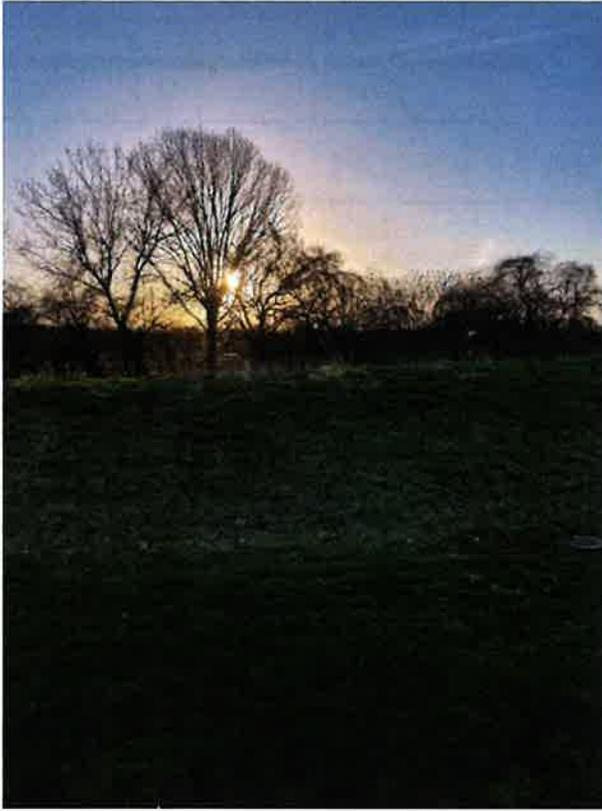
As the planner, I need more details on the area affecting my property line. The back end of the single car garage proposal will be along my backyard. Your orange line is obscuring the amount of green space separating my property from the actual building. This green space poses some questions:

- Will there be a fence along the backside of these garages?
 - What type – open or privacy, how high? What material?
 - Will you have a Shadow Study and Environmental Study for 3 blocks of tree line and the wildlife (birds, turkeys, deer) associated with it that will be disappearing with this entire project available for the Apr 19 meeting? Where can I get access to these online before the meeting.
- I noticed narrow green space between the garages, will people be able to walk between them into my yard?
- How will power be delivered to these garages – underground or overhead with power lines stretching over my property line? With the push for EV, what are the plans for EV charging options in the parking lot and garages?
- There is also a word to small to see under the "RA" in GARAGES, what is this word?
- Where and what type of lighting is planned for the parking lots? These will now be shining into my back windows.

We have seen many overflow people parking on our road (Questa) down by a similar development on Firgrove and Banwell. If there is no fence along this back line, I foresee people cutting through across my property to park on my street or even let pets wander on my property.

Its sad with all the new talk about climate change and Carbon emissions, you elect to decimate 3 blocks of trees that actually recycle Carbon in favour of a concrete parking lot jungle full of carbon emitting vehicles.

Just so you can see the view I won't have anymore.



Neighbourhood, South <southneighbourhood@dillon.ca>

Mon, Apr 17, 2023 at 4:51 PM

We would like to thank you for having taken the time to contribute your thoughts to the discussion.

Due to the scale of the concept plan that was shared with you, some of the details are difficult to see clearly. A larger scale copy of the concept plan, with all details being legible, will be available at the Public Information Centre (PIC) on Wednesday from 6:00pm - 8:00pm at the WFCU Centre.

Ahead of the meeting, we wanted to provide you with information about the amount of green space proposed between your backyard property line and the rear of the proposed single car garages. The width of this space is 2.8 meters (9.2 ft). Further, the small word under the "RA" in GARAGES is '204.8m', which is the length of the rear property line.

To answer your initial question, yes, there will be a fence along the backside of the proposed single car garages. The fence is proposed to be board-on-board (providing privacy) and be 1.8 meters in height. The space between the rear of the proposed single car garages and the rear of your property line/proposed fence is not designed to be used as leisure space by future residents. The proposed 1.8 meter high board-on-board fence will further preclude people being able to walk into your yard.

The graphics from the Shadow Impact Study will be available for viewing at the PIC on April 19. The supporting materials for this proposed development application, including the full Shadow Impact Study and the Natural Site Features Inventory & Preservation Study, will be available on the City's website once the application is submitted and deemed complete by the City. The application is not yet deemed complete.

We've noted your other concerns regarding hydro, EV charging stations, and the type of lighting in the parking lots. Along with holding a PIC, we are working on preparing an engagement summary of all of the comments and concerns raised about the proposed development and at the meeting. The engagement summary will be available as part of the public record.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you!

Kindly,

Theresa

[Quoted text hidden]

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>

Please check this website that shows the sun position/azimuth.

<https://sun-direction.com/city/13531,windsor/>

For On: 21 Jun, 2023

Canada

Solar data for Windsor

- 05:21 – Dawn time in Windsor
- 05:56 – Sunrise time in Windsor
- 05:59–21:09 – Daylight time in Windsor
- 13:34 – Solar noon in Windsor
- 21:13 – Sunset time in Windsor
- 21:47 – Dusk time in Windsor

Time: 07:01

Position: 42.31714267,-82.90237599

Timezone: America/Toronto

Daylight duration: 15h9m

Shadow length (1m): 5.74 m

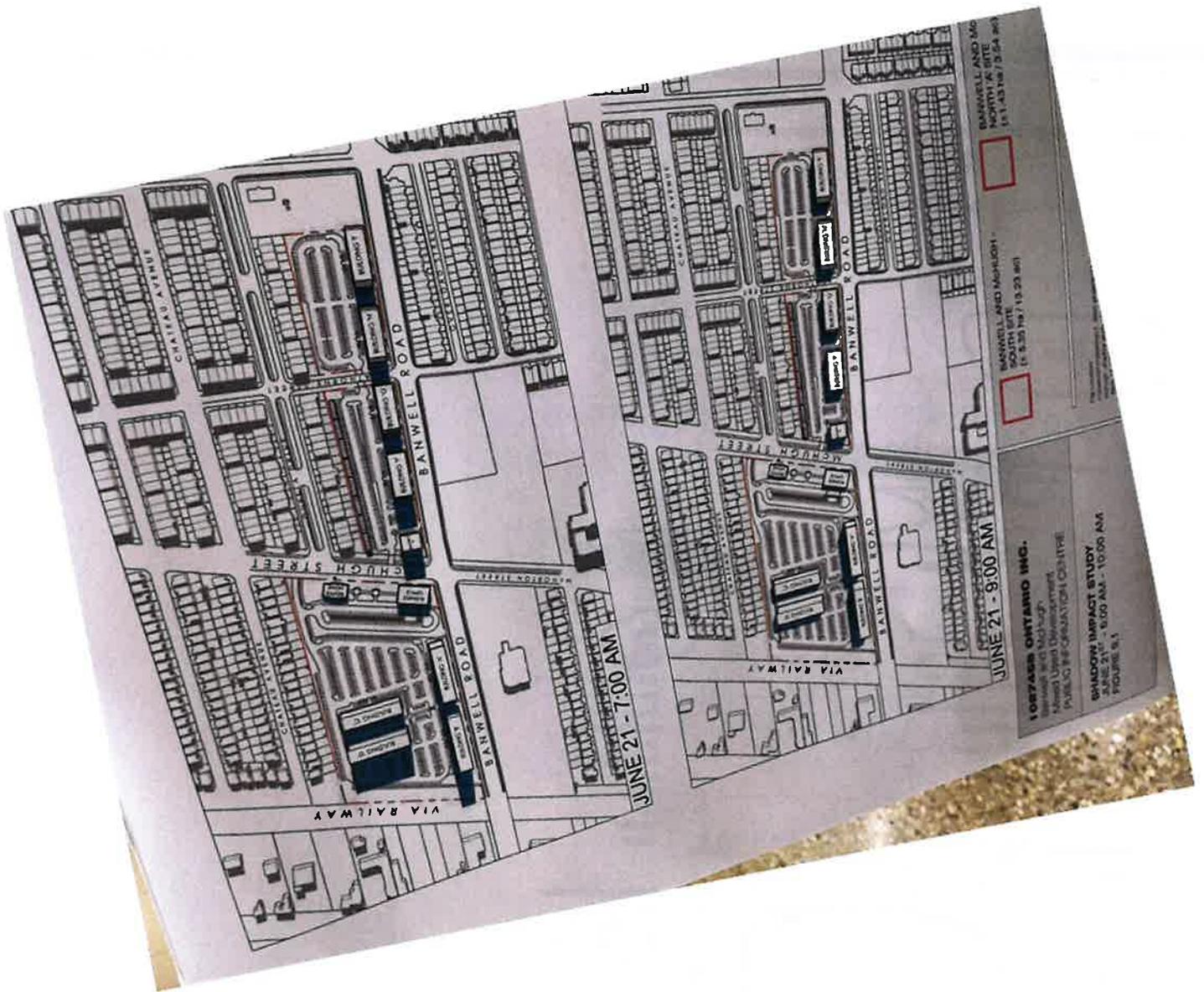
Altitude: 9.98°

Azimuth: -112.81°

Detailed sun information

- 00:00–03:41 – Night
- 03:41–04:36 – Astronomical twilight
- 04:36–05:21 – Nautical twilight
- 05:21–05:56 – Civil twilight
- 05:21 – Dawn
- 05:56 – Sunrise
- 13:34 – Solar noon
- 21:13 – Sunset
- 21:47 – Dusk
- 21:13–21:47 – Civil twilight
- 21:47–22:32 – Nautical twilight
- 22:32–23:27 – Astronomical twilight
- 23:27–00:00 – Night

In particular, when you insert Jun 21, 2023 @ 0700, the suns position (dark orange line) is absolutely no where near where your shadow charts depict it to be. Your charts show the sun to be well to the North, almost parallel to Banwell road according to the Shadow picture. (I've rotated your chart to a similar orientation to compare maps.



[Quoted text hidden]



01014CD3DB4E41669E5D47B94C1B4369.jpg
1202K

To: "southneighbourhood@dillon.ca" <southneighbourhood@dillon.ca>

Thu, Apr 27, 2023 at 2:23 PM

In addition to the email below. We have additional questions on to the location of Garbage site location for this project.

As we are requesting a minimum 10 ft high privacy vinyl fence along the Questa and Chateau homes, we do not want a garbage storage bin right behind our homes either.

This concern is based on the location of garbage storage bins on the existing 3 buildings on Banwell and FirGrove. They are at the back of the parking lot, but no ones lives there, it is just a forested area. (see below)



[Quoted text hidden]



Neighbourhood, South <southneighbourhood@dillon.ca>

East Riverside - South Neighbourhood - Mixed use development

1 message

Wed, May 3, 2023 at 9:27 PM

To: southneighbourhood@dillon.ca

Attention Theresa O'Neill (Planner),

I am emailing my concerns to express my disagreement with this project. We attended the residents meeting on April 19, 2023 and spoke with multiple employees from Dillon Consulting Ltd. We received information regarding the East Riverside - South Neighbourhood - Mixed use development, and we would like to share our concerns.

We believe that the 2 buildings at the back of the property positioned closer to the houses are too high. We think the 2 buildings along Banwell are fine however, the 2 taller buildings are too much. We feel as though 4 apartment buildings will create way too much traffic and that there will not be enough parking for the residents. We would not appreciate these residents parking on our streets and having access to walk through paths along the tracks. If this project is to move forward we would like a fence that extends the entire perimeter of the property with zero access other than the parking entrance. Our side streets are already over crowded with cars and very busy with the amount of residents living in the area already. More residents in the area would also increase the traffic volume on McHugh which is a school bus route. Vehicles are already going through the school bus lights daily when activated while boarding and deboarding students.

We would like a fence in order to block access and maintain privacy. We would appreciate a nice vinyl fence in order for our house to keep its value and the neighborhood looking nice.

We would like to minimize the parking lot lighting and the lights shining into our back yards and homes. We often have our windows open and excess lighting would not be good for sleeping.

The field in which you are considering building on is constantly flooded. There is no way our properties will not flood due to this project. The land will definitely have to be built up and flooding problems will more than likely occur. The City of Windsor has more than enough flooding issues in the Riverside area. This field is also home to wildlife. Animals like deer, coyote, rabbits, turkey, pheasants and hawks are frequently seen in the area.

We have a pool and the shadow images shown at the meeting were far from accurate. The shade will cause some heat issues for our pool which will in turn will decrease our use of our pool.

Garbage and recycle will be an issue as well. All those buildings means more residents and more garbage. Enclosed garbage areas would be a necessity, preferably inside the building, to prevent rodents and to keep the neighborhood clean. If there are dumpsters in the plan for outside they will be positioned at the rear of the apartment, which means close to our yards and this is not acceptable.

Thank you for listening to our concerns. Please feel free to contact us if you have any questions or would like to address any of these issues with us.

Sincerely,

Appendix F

Record of Attendance and Location Map



1/10

Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	2325 Luxumy	N8P 1S9
[REDACTED]	2500 Chateau	N8P 1W2
[REDACTED]	1772 Chateau	
[REDACTED]	11325 FIR GROVE DR.	N8P 1L4
[REDACTED]	2612 Chateau	N8P 1W3
[REDACTED]	City 350 city hall	
[REDACTED]	2548 Chateau ave	N8P 1N2
[REDACTED]	2152 QUESTA DR	N8P 1N8.
[REDACTED]	2337 Chateau	
[REDACTED]	2189 Questa Dr.	N8P 1N8

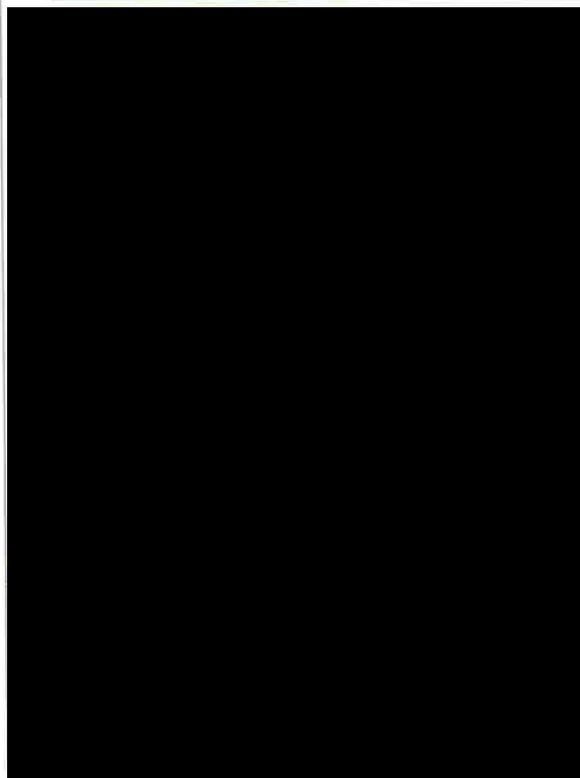


2110

Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
	2079 Questa DR.	N8P 1N8
	1812 Questa Dr.	N8P 1M5
	1952 Questa Dr.	N8P 1M5
	2104 QUESTA DR	N8P 1N8
	2153. QUESTA DR.	
	1732 BANWELL RD.	N8P 1P4
	1732 BANWELL RD	N8P 1P4
	2596 Chateau Ave	N8P 1N2
	2164 QUESTA DR	N8P 1N8
	2144 QUESTA DR	N8P 1N8



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Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	2564 Chateau, Ave	N8P 1N2
	11273 Firgrove Dr.	N8P 1M5
	2501 CHATEAU AVE	N8P 1N2
	1860 QUESTA DR	N8P 1M5
	2388 chateau Ave.	N8P 1M2
	1338 Blue Heron Crt	N8P 1M8
	2644 CHATEAU AVE	N8P 1N3
	" "	" "
	2401 chateau	N8P 1N2
	1109 Thunderbay	N8P 0C8
	2212 Quseta	



4/10

Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
	2072 Chateau	N8P 1N6
	1800 Questa	N8P 1M5
	1836 QUESTA.	N8P 1M5,
	2468 CHATEAU	N8P 1N2
	2188 Questa	N8P 1N8
	2188 Questa	N8P 1N8
	1976 QUESTA	N8P 1M5
	2259 QUESTA DR.	N8P 1N8
	1988 QUESTA DR.	N8P 1M5
	1829 KIRKLAND AVE	N8P 1L9
11229 LEATHORNE ST.	N8P 1N6	



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Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
	7-92 Questa Dr. 1824 QUESTA DR	N8P 1N8 N8P 1N8
	2068 QUESTA DR	N8P 1N8
	2128 Questa DR	N8P 1N8
	2248 Questa DR.	N8P 1N8
	2223 QUESTA	" "
	2576 TRAPPERS	N8P 1N5
	11261 FIRGROVE	N8P 1M5
	11256 LEATHORNE	N8P 1N8
	1805 Kirkland	N8P 1L9
	1805 Kirkland	N8P 1L9



6/10

Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
	2085 Chateau Ave, Windsor	N8P 1N2
	2532 CHATEAU AVE WINDSOR	N8P 1N2
	2067 Chateau WIN ON	N8P 1N6
	" "	" "
	11949 Boulder	N8P 1Z4
	2212 QUESTA	N8P 1N8
	2420 CHATEAU AVE	N8P 1N2
	2628 Chateau Ave	N8P N3
	2512 TRAPPERS	N8P 1N4
	2512 TRAPPERS	" "
	2032 QUESTA	N8P 1N8



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Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	2272 Questa Dr	②
[REDACTED]	2008 Questa Dr	
[REDACTED]	2008 Questa Dr	
[REDACTED]	11250 Wandaotte St East	N8P 1J9
[REDACTED]	1105 Banwell	N8P 1J3
[REDACTED]	2260 QUESTA DR.	N8P 1N6
[REDACTED]	1928 Questa DR	
[REDACTED]	1872 QUESTA DR	N8P 1M5
[REDACTED]	2545 Chateau Ave.	N8P 1N2



8/10

Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	2080 Questa	N8P 1N8
[REDACTED]	2080 Questa	N8P 1N8
[REDACTED]	2090 CHATEAU	N8P 1N6
[REDACTED]	2044 QUESTA	N8P 1N8
[REDACTED]	e 1964 Questa	N8P 1H5
[REDACTED]	11596 Arvilla St	N8P 1L5
[REDACTED]	2036 CHATEAU AVE.	N8P 1N6
[REDACTED]	2020 QUESTA DR.	N8P 1N8.
[REDACTED]	2020 QUESTA DR.	N8P 1N8
[REDACTED]		



9/10

Record of Attendance

East Riverside – South Neighbourhood – Mixed Use Development

Residents Meeting – April 19, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	2525 Trappers Ave	N8P 1N4
[REDACTED]	2525 Trappers Ave	N8P 1N4
[REDACTED]	2270 Chateau	N8P 1N4





1027458 ONTARIO INC.
BANWELL AND McHUGH -
MIXED USE DEVELOPMENTS
PUBLIC INFORMATION CENTRE

LOCATION MAP
FIGURE 1.0

BANWELL AND McHUGH -
 NORTH 'A' SITE
 (±1.43ha / 3.54ac)

BANWELL AND McHUGH -
 NORTH 'B' SITE
 (±1.66ha / 4.1 ac)

BANWELL AND McHUGH -
 SOUTH SITE
 (± 5.35ha / 13.23ac)

PROJECT:
 STATUS: DRAFT
 DATE: 12/04/2023

File Location:
 c:\users\31r\Desktop\1_dillon_projects\22-5144_pic_figures\addresses\22-5144 &
 22-5366 - banwell sites - addresses.dwg
 April, 12, 2023 10:00 AM

SOURCE: MAPPIYCITY WINDSOR AERIAL (2021)

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.

CHECKED BY: RR
 DESIGNED BY: TJ

SCALE: N.T.S.

