

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

Little-D Holdings Limited

PUBLIC INFORMATION CENTRE ENGAGEMENT SUMMARY

0 Mulberry Drive
Windsor, ON

May 2025 – 19-9073

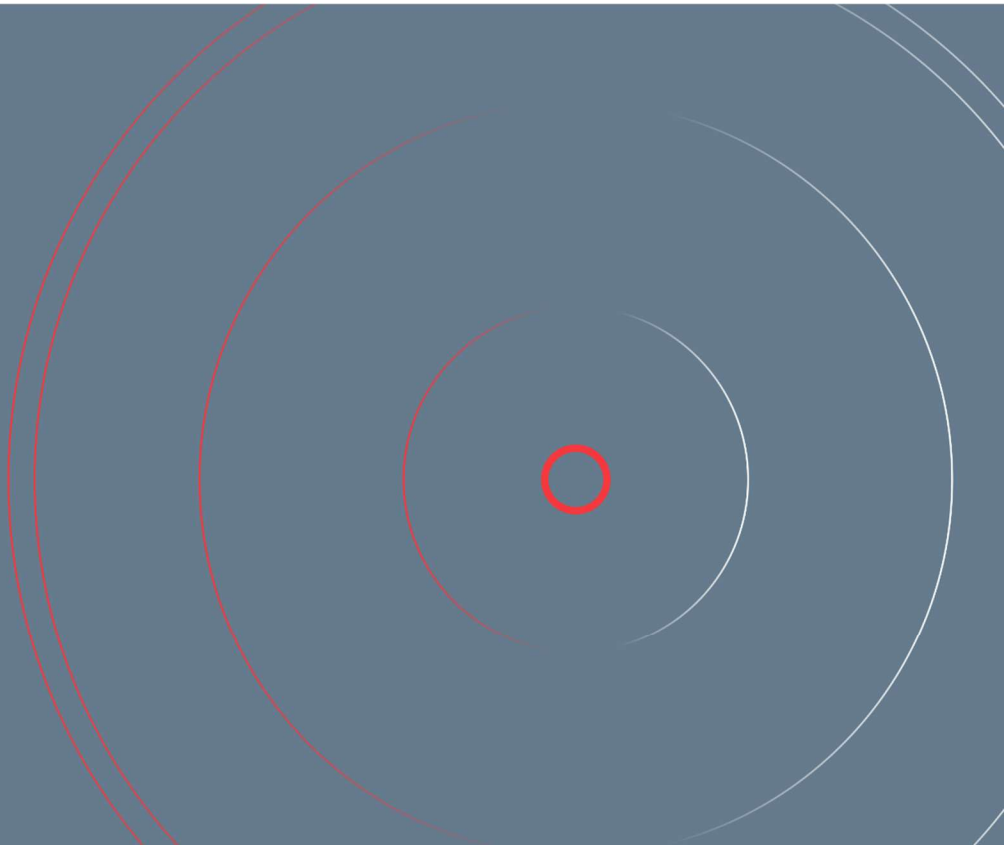


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1.0 THE PUBLIC INFORMATION CENTRE

A Public Information Centre (PIC) was held by Dillon Consulting Limited, on behalf of our client Little-D Holdings Limited, in support of a proposed residential development located at 0 Mulberry Drive within the City of Windsor.

The proposal includes rezoning the property from Agricultural (A) in Zoning By-law 85-18 to a zone consistent with RD3.3 through Zoning By-law 8600 (**Refer to Figure 3 - Existing Zoning By-law 85-18 Designation**). The current zone was adopted from the Town of Tecumseh in 2002 after an amalgamation of lands to account for growth. It presently permits agricultural and agriculturally related uses. The proposed rezoning intends to facilitate the future development of lands, while bringing the zoning into conformity with the existing Residential Official Plan Designation.

The intensification of these lands for residential development is in keeping with pertinent local policies, provisions, and guidelines of the Provincial Planning Statement (2024), the City of Windsor Official Plan, and the City of Windsor Zoning By-law 8600. All other building requirements for a multiple dwelling is in accordance with the Residential District 3.2 (RD3.2) Zone.

1.1 NOTICE

Notice was sent to property owners within a 120 m radius on April 1st, 2025, through Canada Post. The mailing list was received from the City of Windsor on Friday, March 28th, 2025.

1.2 FORMAT

In Person PIC

An in-person Public Information Centre (PIC) was held on Tuesday April 15th, 2025, at the Banwell Community Church Outreach Centre between 5:30pm to 7:00pm. It was conducted in an open house, drop-in format, with display materials available for viewing and project representatives on hand for discussion.

Virtual PIC

A virtual Public Information Centre was conducted concurrently on Tuesday April 15th, 2025, between 5.30pm to 7.00pm. Participants were required to register in advance by submitting a request to banwellatmulberry@dillon.ca by 11:59 AM on the day of the meeting. A meeting link was subsequently provided to registrants via email. The virtual PIC included a brief presentation of project materials followed by a live question-and-answer session.

Following both PIC sessions, written comments were accepted via mail, email, or phone until **April 29th, 2025**. All questions and concerns received during and after the sessions were considered as part of the public engagement process. Responses to the key themes raised are provided within this summary report.

Refer to **Appendix A – Notice of Resident Meeting; Appendix B – In-Person PIC Display Boards; and Appendix C – Virtual PIC Presentation Slides**.

1.3 ATTENDANCE

In Person PIC

A total of seven (7) residents attended the in-person Public Information Centre, as documented in the official record of attendance. Refer to [Appendix D – In Person Record of Attendance](#), for a redacted version of the attendance sheet.

Virtual PIC

A total of two (2) individuals registered to attend the virtual PIC session. Of those, one (1) participant attended and remained present for a portion of the session. Refer to [Appendix E – Virtual Record of Attendance](#).

2.0 FEEDBACK SUMMARY

2.1 COMMENTS

A total of two (2) written submissions were received via the dedicated project email address as part of the public consultation process. These comments have been reviewed and considered in the preparation of this engagement summary. Below is a table presenting the comments received, organized by key themes, along with a summary of resident feedback and corresponding responses. Refer to [Appendix F – Email Correspondents](#).

2.2 EMAIL RESPONSES

COMMENTS AND CONCERNS	RESPONSES
TRAFFIC	
- Increased traffic on Mulberry Drive and Seville Avenue is a major concern, leading to potential congestion and safety issues, especially around the roundabout and school bus stops. - Mulberry Drive is already heavily used as a cut-through route. - Increased traffic from the proposed development, compounded by the Stellantis Plant reaching full production, will exacerbate existing traffic problems.	- After considering comments from surrounding neighbours, the applicant will be looking to rezone the property to RD2.5. This will limit development to approximately 87 new dwelling units, with a building height maximum of 18.0 m (5 storeys). - The Project Team has received feedback on local traffic concerns, and resident comments on how the existing road network is being used. At the time of the PIC, the applicant was considering rezoning the property to RD3.3.

COMMENTS AND CONCERNS	RESPONSES
FUTURE DEVELOPMENT	
Potential future building by the Town of Tecumseh just East of the proposed site is expected to create further congestion.	The Team has considered known development potential in the Town of Tecumseh, including the recently adopted Tecumseh Hamlet Secondary Plan. The modified application, changing from RD3.3 to RD3.1, is complimentary to development anticipated as a result of the Plan.

2.3 IN-PERSON FEEDBACK

In addition to the comments received through the project email, comments were acknowledged in-person. In general, most attendees were receptive to the residential use of the site, in keeping with the existing Official Plan designation. Most comments were concerned with the existing traffic in the area, and the use of Southfield Drive as a cut-through street from Banwell Road to Tecumseh Road East. Additional comments suggested the parcel to be used as potential parkland or introduce a mix of uses. In-person discussions with area residents have been considered when revising the proposed conceptual development plan.

3.0 SUMMARY

The Public Information Centre for the proposed residential development at 0 Mulberry Drive was held April 15th, 2025. The presented development included the construction of two (2) 4-storey multiple dwelling buildings with a potential to house one hundred sixty five (165) units, and two hundred and seven (207) parking spaces for a parking ratio of 1.25 parking spaces per dwelling unit under the RD3.3 Zone.

Public feedback was generally receptive to the residential use of the site, but in-person comments ranged from introducing an additional use on the site, to concerns about traffic. Recognizing the history of this application, the Team originally proposed to introduce a mix of residential and commercial on the site. However a mix of uses was not supported by the City, and the exclusively residential use was recommended. Following the City's recommendation, the Team has revised the proposal to be exclusively residential to the proposed development presented at the PIC.

The Team understands the area is currently in a transition from the existing network to planned improvements with the completed roundabout project at Banwell and Mulberry and the planned improvements to Banwell at E.C Row Expressway. By the time of construction, these projects are anticipated to be complete. The completion of these projects will support the anticipated traffic of the site. Recognizing the internal street network at Southfield Drive, the Applicant has decided to reduce the scale of development; seeking a RD3.1 zone. This zone would have the potential to house 102 units as opposed to the original potential of 165 units – approximately 61% of what was proposed. A transition in density is still appropriate given the improvements to the surrounding road network, but the scale has been reduced out of respect to existing traffic concerns.

Based on a review of the planning policy framework and supplementary technical reports, this development is consistent with good planning principles. The proposed development has regard for the Provincial Planning Statement as it encourages the use of underutilized lands by proposing an intensification that exists in harmony with the surrounding land uses, while making efficient use of the existing municipal infrastructure. The proposed development conforms with the general intent of the City of Windsor Official Plan, as it promotes compact form which will diversify the housing options currently available in the area.

Connor Wilks, CPT
Project Planner

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APPENDIX A

NOTICE OF RESIDENT'S MEETING

Public Information Centre

Banwell Road at Mulberry Drive

Proposed Rezoning
Banwell Road and Mulberry Drive (0 Mulberry Drive)

On behalf of our client, Little-D Holdings Limited, Dillon Consulting Limited is hosting a hybrid Public Information Centre to inform neighbours on a Zoning By-law Amendment application that will be submitted for a property municipally known as 0 Mulberry Drive, located at the southeast intersection of Banwell Road at Mulberry Drive. 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 rezoning application.

This meeting is the next step in the planning process to rezone the property from Agricultural (A) in the Township of Sandwich South Zoning By-law 85-18, to a zone consistent with the Residential (RD3.3) zone in the City of Windsor Zoning By-law 8600.

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. A virtual attendance option is available.

Subject Site



Date

April 15th, 2025

Time

5:30 pm to 7:30 pm

Location

Banwell Community Church
Outreach Centre - Gymnasium
2400 Banwell Rd, Windsor, ON N8P 1X9

Virtual attendance options are available.

COUNTERPOINT LAND DEVELOPMENT BY DILLON CONSULTING

Application to the City of Windsor

Public Information Centre

Summary of Resident Comments

Application Review by City of Windsor

Development & Heritage Standing Committee

Council Meeting

Contact:

Connor Wilks, Associate
Dillon Consulting Limited
130 Dufferin Avenue, Suite 1210, London,
N6A 5R2
T – 519.438.1249 ext. 1249

Email BanwellatMulberry@dillon.ca to sign up virtually or provide a written comment by March 28th, 2025. Virtual sign-ups will be received until April 15th, 2025 at 11:59 am.

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APPENDIX B

PRESENTATION BOARDS

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LITTLE-D HOLDINGS LIMITED

0 MULBERRY DRIVE, CITY OF WINDSOR
ZONING BY-LAW AMENDMENT

APRIL 2025

HOUSEKEEPING

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- This meeting is being recorded;
- The purpose of this meeting is:
 - To provide an overview of the proposed development and it's planning process;
 - To listen, address participant questions and collect feedback on the proposed development.
- Questions and comments will be addressed at the end of the presentation.

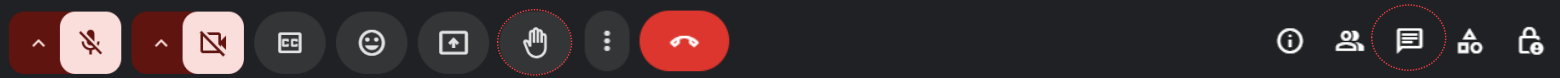
- Use the CHAT function for questions / comments;
- Use RAISE HAND to speak at the end.

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CAMERA

RAISE YOUR
HAND TO
SPEAK

QUESTIONS
IN THE CHAT



PUBLIC INFORMATION CENTRE

0 MULBERRY DRIVE REZONING

The Public Information Centre is being hosted to inform neighbours of the Zoning By-law Amendment application to rezone the above noted property from Agricultural (A) in the Township of Sandwich South Zoning By-law 85-18, to a zone consistent with the Residential (RD3.3) zone in the City of Windsor Zoning By-law 8600.

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 and development approvals process;
2. Provide information on the proposed residential development;
3. Provide details on anticipated timelines; and
4. Collect comments and feedback from attendees to help guide the proposed developments as the applicant continues through the development process.

Collecting Feedback:

1. Comment forms are available for attendees to complete.
2. Comments may also be emailed to BanwellatMulberry@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 [April 29th 2025](#).

To Submit Comments: BanwellatMulberry@dillon.ca

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PROJECT AREA

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A total size of
1.45 hectares (3.6
acres).

Currently
designated
Residential in the
City of Windsor
Official Plan

Currently zoned
Agricultural under
Zoning By-law
85-18.

ZONING BY-LAW 85-18

COUNTERPOINT LAND DEVELOPMENT BY **DILLON CONSULTING**

EXISTING ZONING:
ZONING BY-LAW 85-18: Agricultural

PROPOSED ZONING:
ZONING BY-LAW 8600 COMPLIANT
RESIDENTIAL DISTRICT 3.3 (RD3.3)
Permitted Uses would include a
Lodging House, Multiple Dwelling,
Religious Residence, and a Residential
Care Facility.

RD3.3 Overview*

Minimum Lot Frontage	45.0 m
Minimum Lot Area	
-For First 23 Dwelling Units	1,825.0m ²
-For Each Additional Dwelling Unit	45.0m ² per unit
Maximum Lot Coverage	35%
Maximum Building Height	30.0 m
Minimum Landscaped Open Space Yard	35.0%
Maximum Dwelling Unit Density	225 units per hectare

*Additional provisions can be found through Zoning By-law 8600.



CITY OF WINDSOR OFFICIAL PLAN

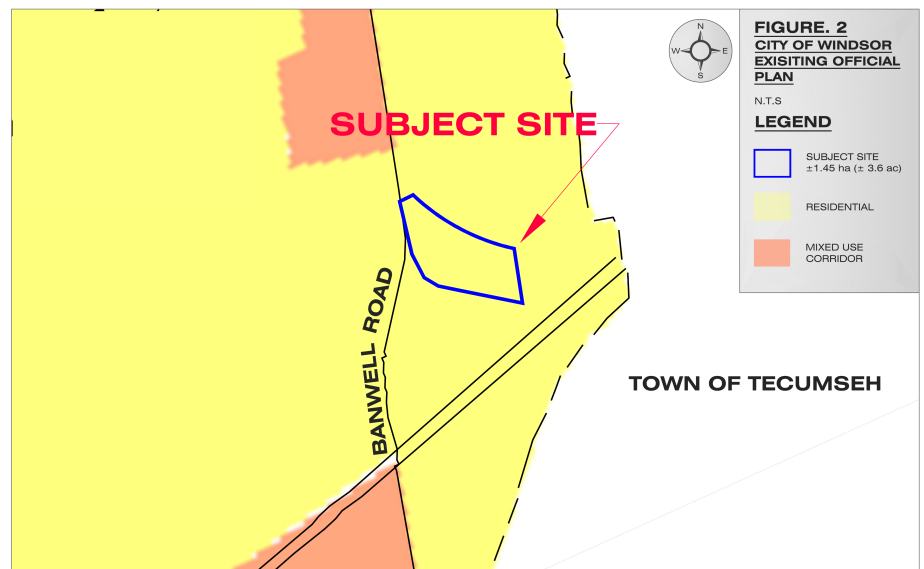
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OFFICIAL PLAN DESIGNATION

The Subject Site is designated as **Residential** on Schedule D of the Official Plan. The Residential designation aims to provide the main location for housing in the City of Windsor. Objectives of the Residential designation include:

- Support a complementary range of housing forms and tenures in all neighbourhoods
- Promote compact neighbourhoods which encourage a balanced transportation system
- Promote selective residential redevelopment, infill, and intensification initiatives
- Ensure that housing stock is maintained and rehabilitated



EXAMPLE CONCEPTUAL DEVELOPMENT PLAN



PLANNING OVERVIEW IN ONTARIO

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PROVINCIAL POLICIES

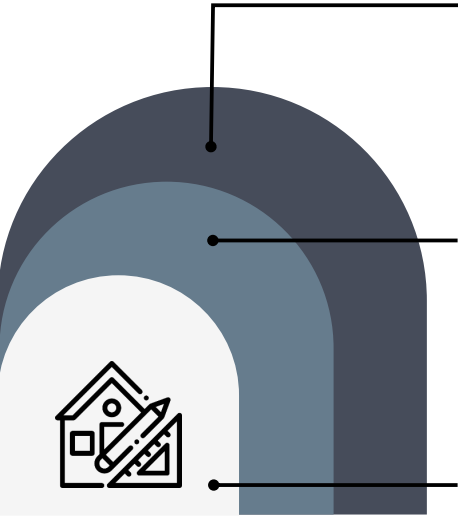
- Planning Act
- Provincial Policy Statement (PPS 2024)

CITY OF WINDSOR OVERARCHING POLICIES

- Official Plan

CITY OF WINDSOR SITE SPECIFIC POLICIES

- Zoning by-Law
- Design Guidelines



NEXT STEPS

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- Finalize background reports
- Submission to the City of Windsor
- Statutory Public Meeting/
Development and Heritage
Standing Committee
- Council Meeting

Stay Involved



Ask questions today and
provide your feedback

Contact Us



Connor Wilks, CPT, Associate
Dillon Consulting Limited
BanwellatMulberry@dillon.ca

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APPENDIX C

RECORD OF ATTENDANCE

Name	Postal Code	Email	I would like to receive updates about this project. (Yes/No)
BLAGORA SPASOSKI	N8N 0A5		
ROSA NALMOSKI	N8N 4T9		
MARIA G. MOSCA	3249 ARPAIND AVE		
	3225 VIOLE		
Marylee Dufour	N8N 0A5		
Barb Landgraf	N8N 0A5		
			