

NOTICE OF ELECTRONIC PUBLIC OPEN HOUSE

PROPOSED MIXED USE DEVELOPMENT

1076 Walker Road and Vacant Land on the Southwest Corner of
Richmond Street and St. Luke Road, Windsor, Ontario

Avani Homes Inc., the applicant for this proposed development to be located at the above-noted property, invites you to an informal electronic public open house.

DATE: Thursday, December 8, 2022

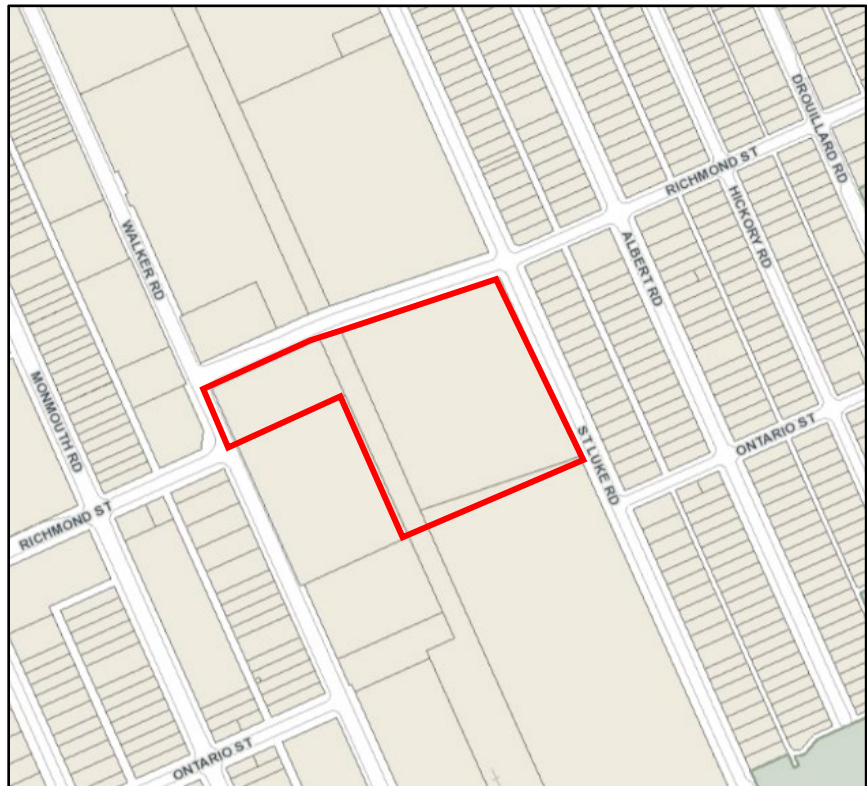
TIME: 6:00 p.m. to 7:00 p.m.

LOCATION: ZOOM Electronic Meeting (please email tracey@pillonabbs.ca by noon on December 8, 2022, to obtain the registration link)

The purpose of the open house is to obtain feedback from area residents and property owners regarding the proposed development.

The subject property is identified in red on the key map in Wards 4 and 5.

It is proposed to construct a mixed-use development (commercial and residential).

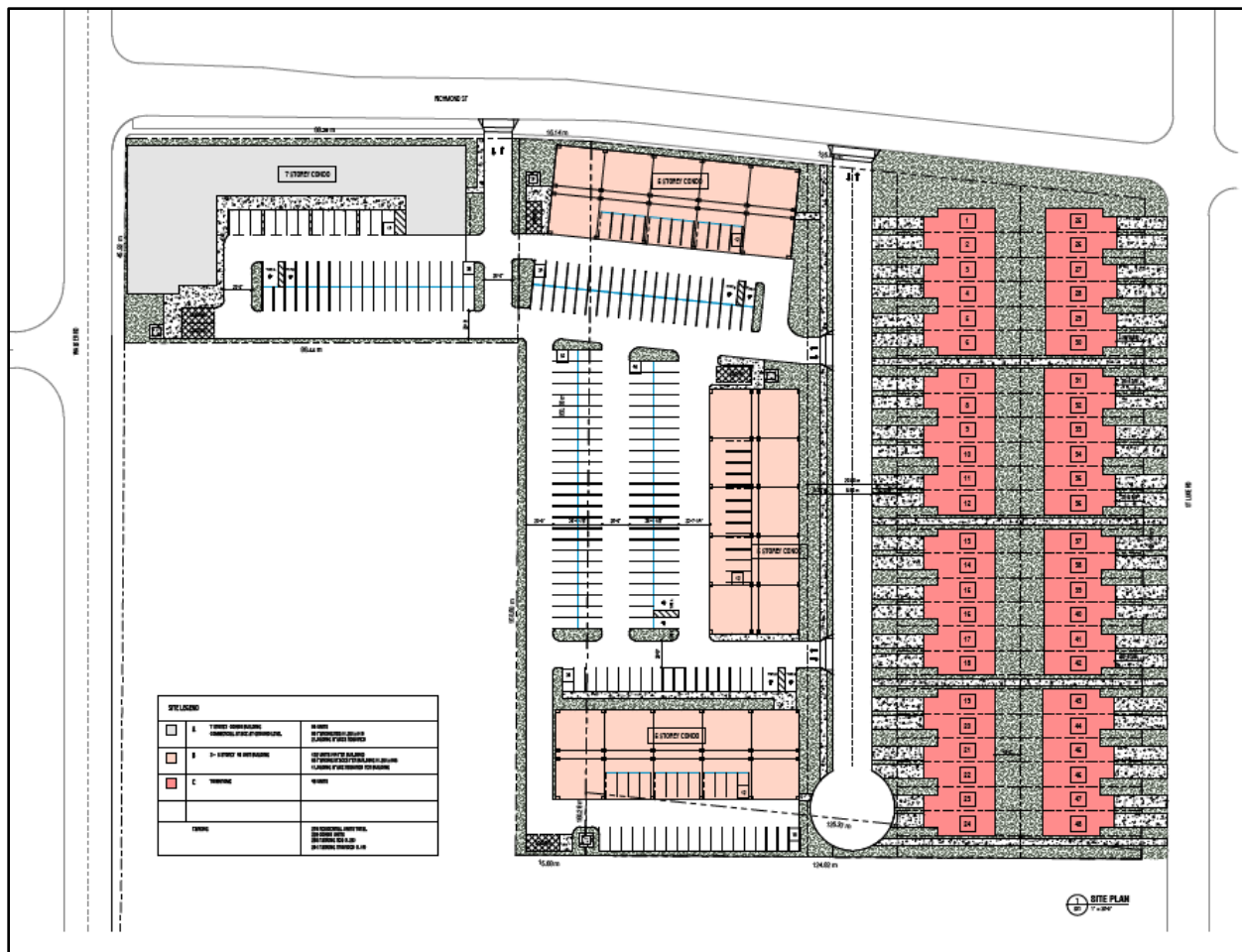


A preliminary concept plan has been prepared, which illustrates one 7 storey combined use building (commercial space on the main floor and 96 residential units above), three 5 storey multiple dwellings (132 residential units), and eight townhouse dwellings (48 residential units).

A total of 276 residential units are proposed. The tenure will be freehold (condominium and ownership).

Parking for 261 spaces is proposed to be located on-site, including barrier-free and visitor parking spaces.

Access will be from Walker Road, Richmond Street, and St. Luke Road.



The applicant will be in attendance at the open house to answer questions with respect to the proposed development. City of Windsor Staff will also be in attendance as observers.

If you wish to attend the open house or submit comments, please contact Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc., 23669 Prince Albert Road, Chatham, ON, N7M 5J7, 226-340-1232, tracey@pillonabbs.ca.

Comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports.

The City of Windsor will be processing applications in accordance with the requirements of the *Planning Act*. The City will send further notices and hold a statutory public meeting at the Development & Heritage Standing Committee and, later, with City Council in order to make the final decision.