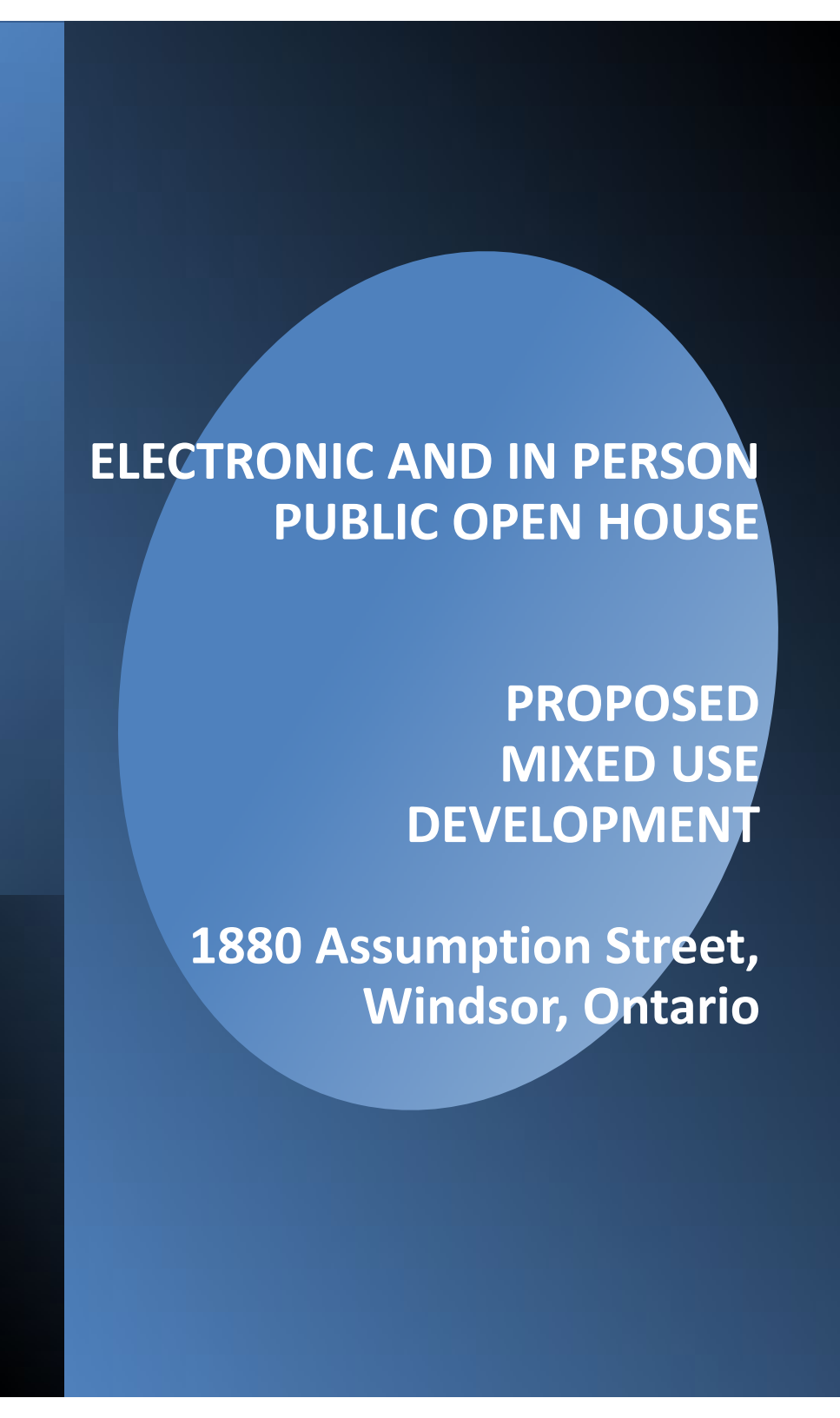




**ELECTRONIC AND IN PERSON
PUBLIC OPEN HOUSE**

**PROPOSED
MIXED USE
DEVELOPMENT**

**1880 Assumption Street,
Windsor, Ontario**

Thursday,
February 6, 2025
6:00 p.m. to 7:00 p.m.

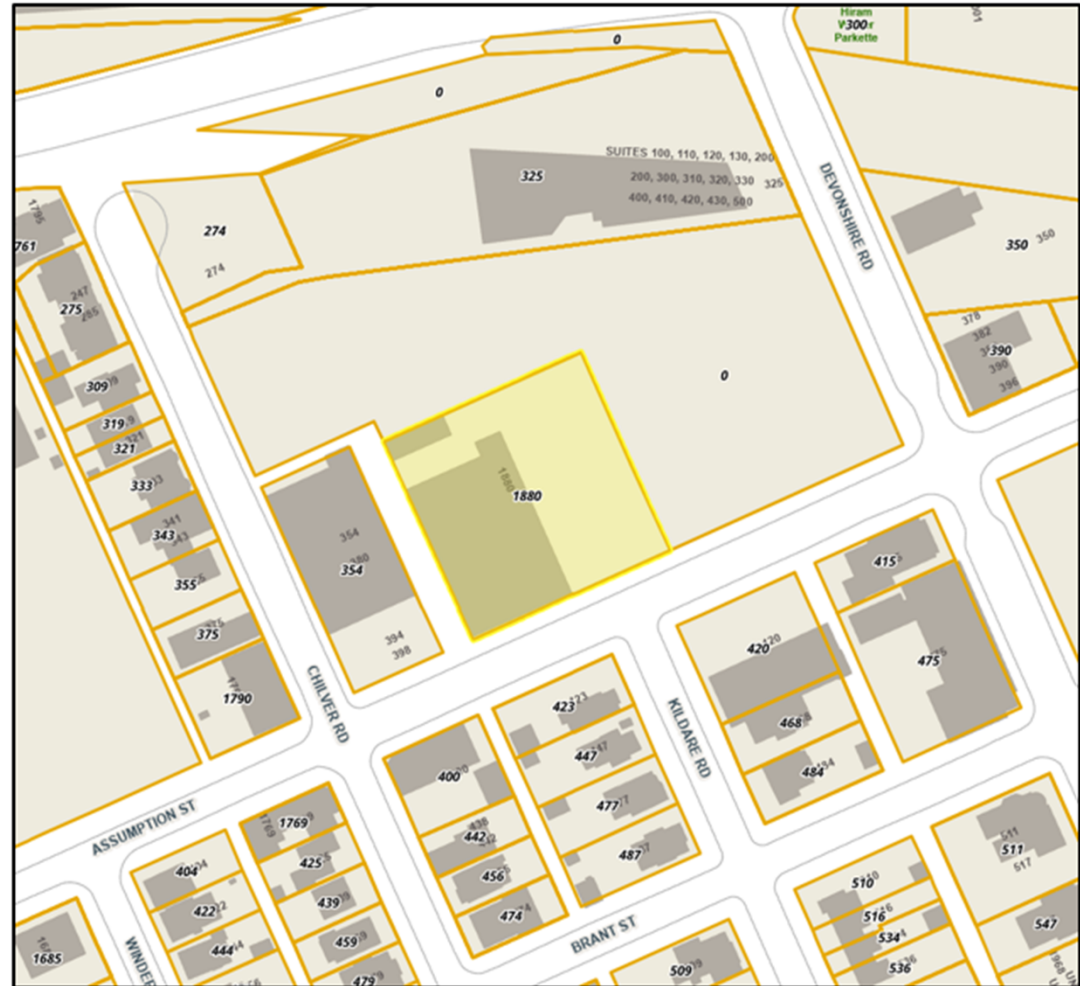
Hosted by:
Pillon Abbs Inc.
Land Use Planning Consultant

Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- The open house is scheduled for 1 hour.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Representatives are also online but **only** to observe.
- Change is not always easy, but we want to **hear your ideas** on what you would like to see in your neighbourhood based on **planning matters**.

The Site

- The project is called the “Peabody Lofts”
- located in the City of Windsor Ward 4
- made up of 1 parcel of land
- 3,723.09 m2 (40,075 ft2) in size
- north side of Assumption St, between Chilver Rd and Devonshire Rd
- currently has an existing building and parking area
- part of the Walkerville Planning District
- located in a Mature Neighborhood
- in a Heritage Area





Chilver Rd

Chilver Rd

Chilver Rd

Assumption St

Assumption St

Assumption St

Kildare Rd

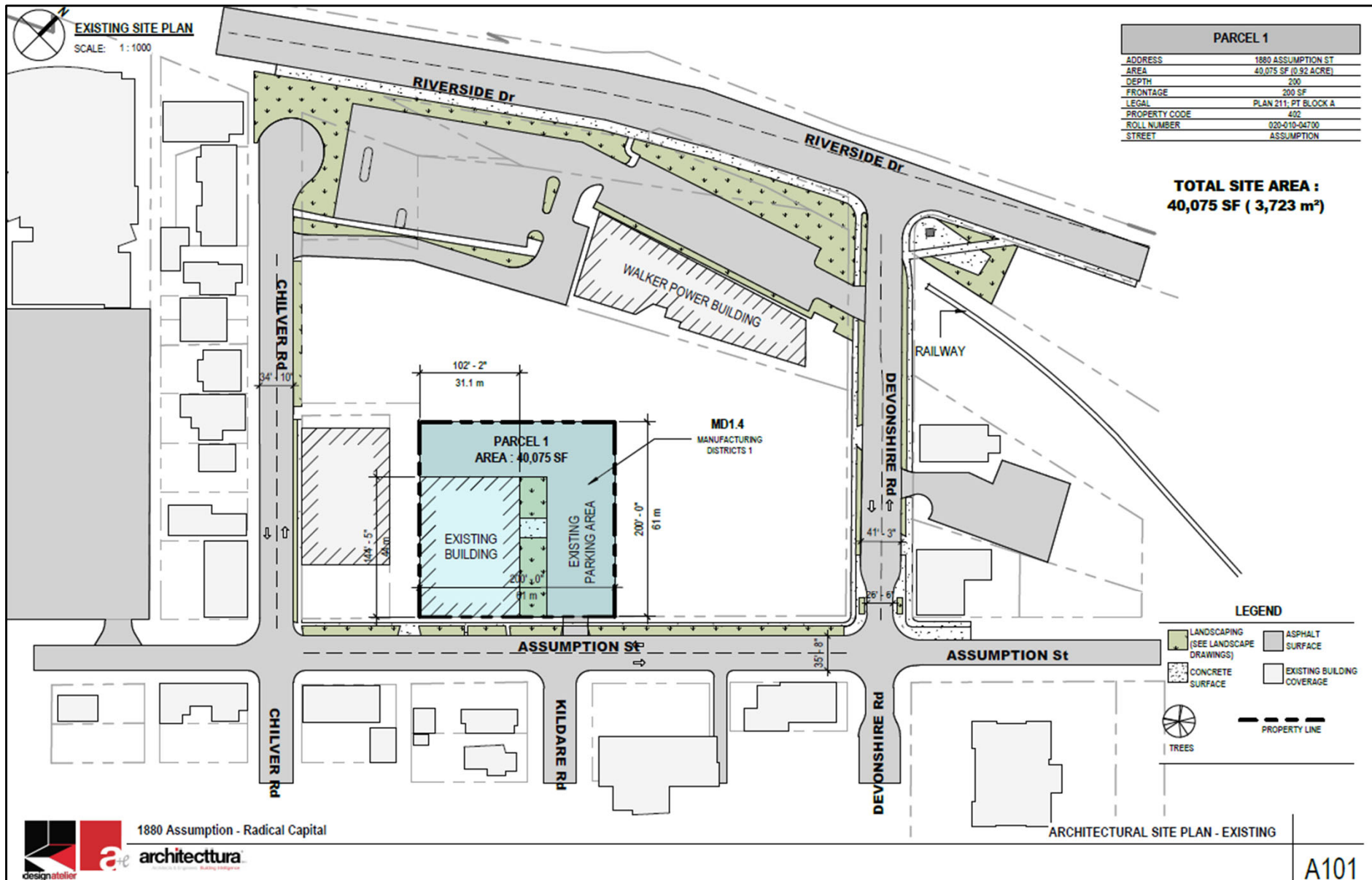
POWERED BY SCelta

TANGO

Tandem Engineering Group (formerly SNP...)

Breathe Pila and Yoga St

Gray Carolyn A





1880 Assumption

TANDEM
ENGINEERING GROUP

1880 ASSUMPTION
TANDEM ENGINEERING GROUP
www.ghd.com
TANGO
INTERNATIONAL CAR BROKERS

What is Proposed

- proposed to develop the Site for mixed use (residential and commercial)
- a new combined use building is proposed to be constructed
- 15-storeys in height
- 138 dwelling units
- 1,288.54 m² of commercial
- 222 parking spaces
- three-level parking garage
- access to the parking garage is from a two-way access area to Assumption St
- tenure (ownership) TBD



Proposed Conceptual Elevations



1 **SOUTH Elevation**
SCALE: 1 : 400



2 **WEST Elevation**
SCALE: 1 : 400



NORTH Elevation

SCALE: 1:400



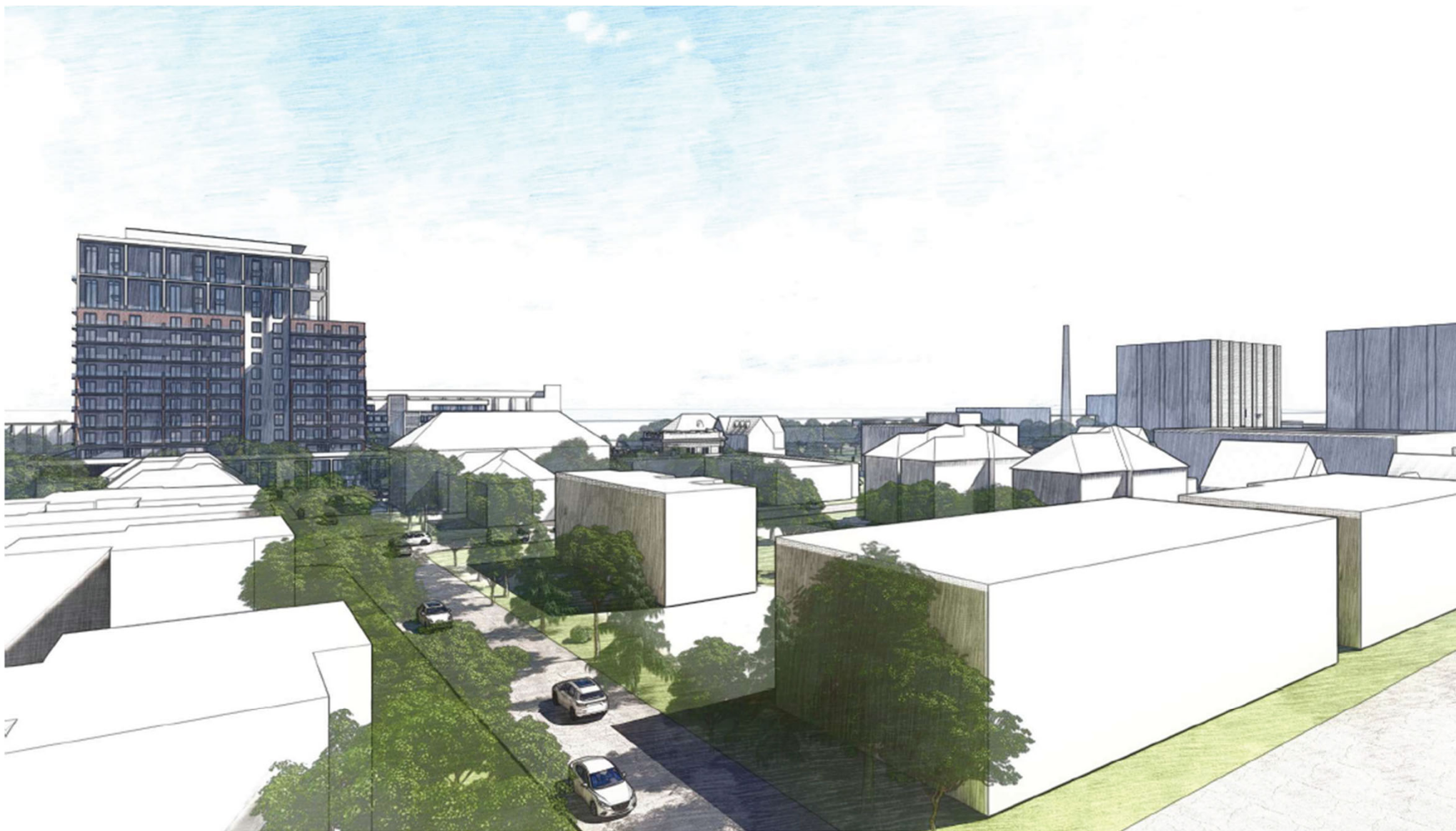
EAST Elevation

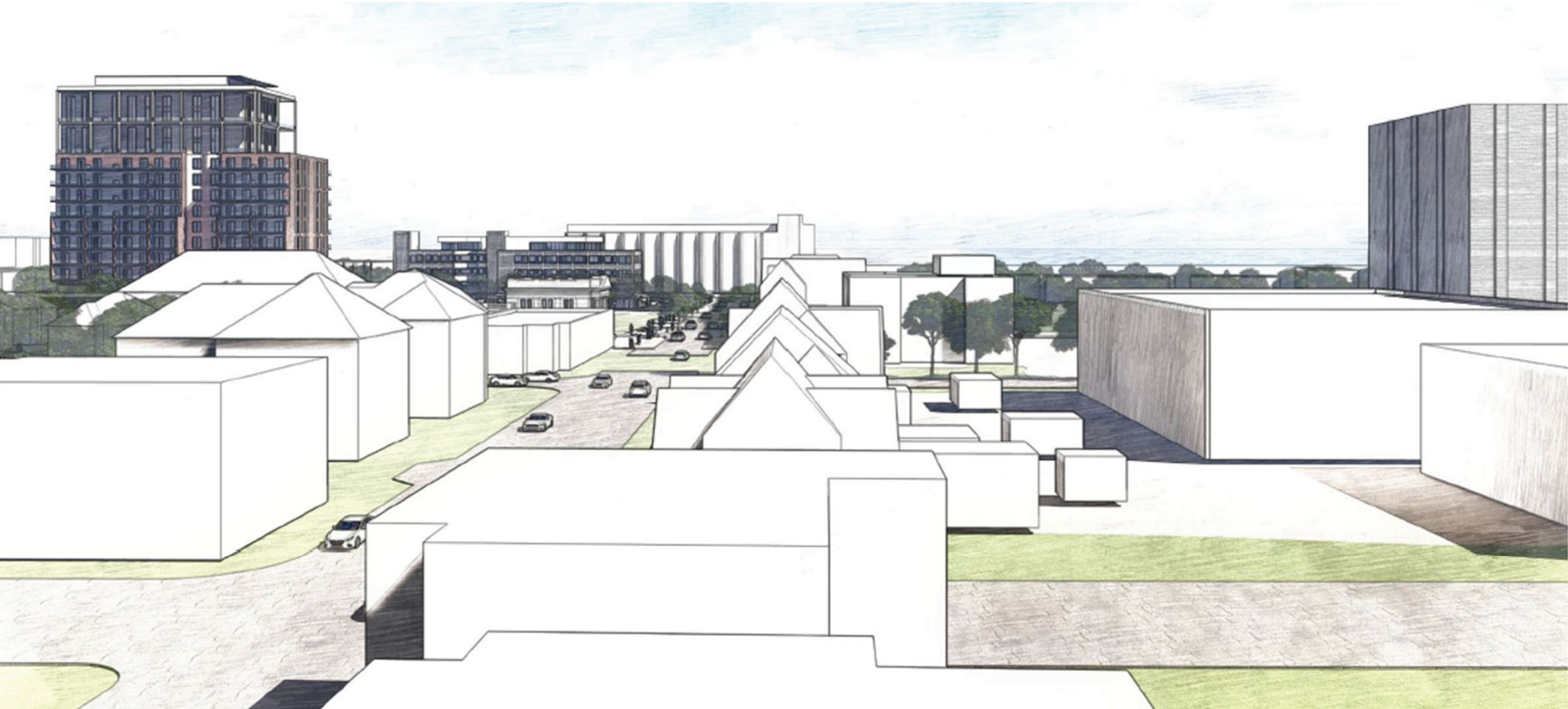
SCALE: 1:400



Proposed Conceptual Renderings





















Proposed Floor Plans



1880 Assumption - Radical Capital



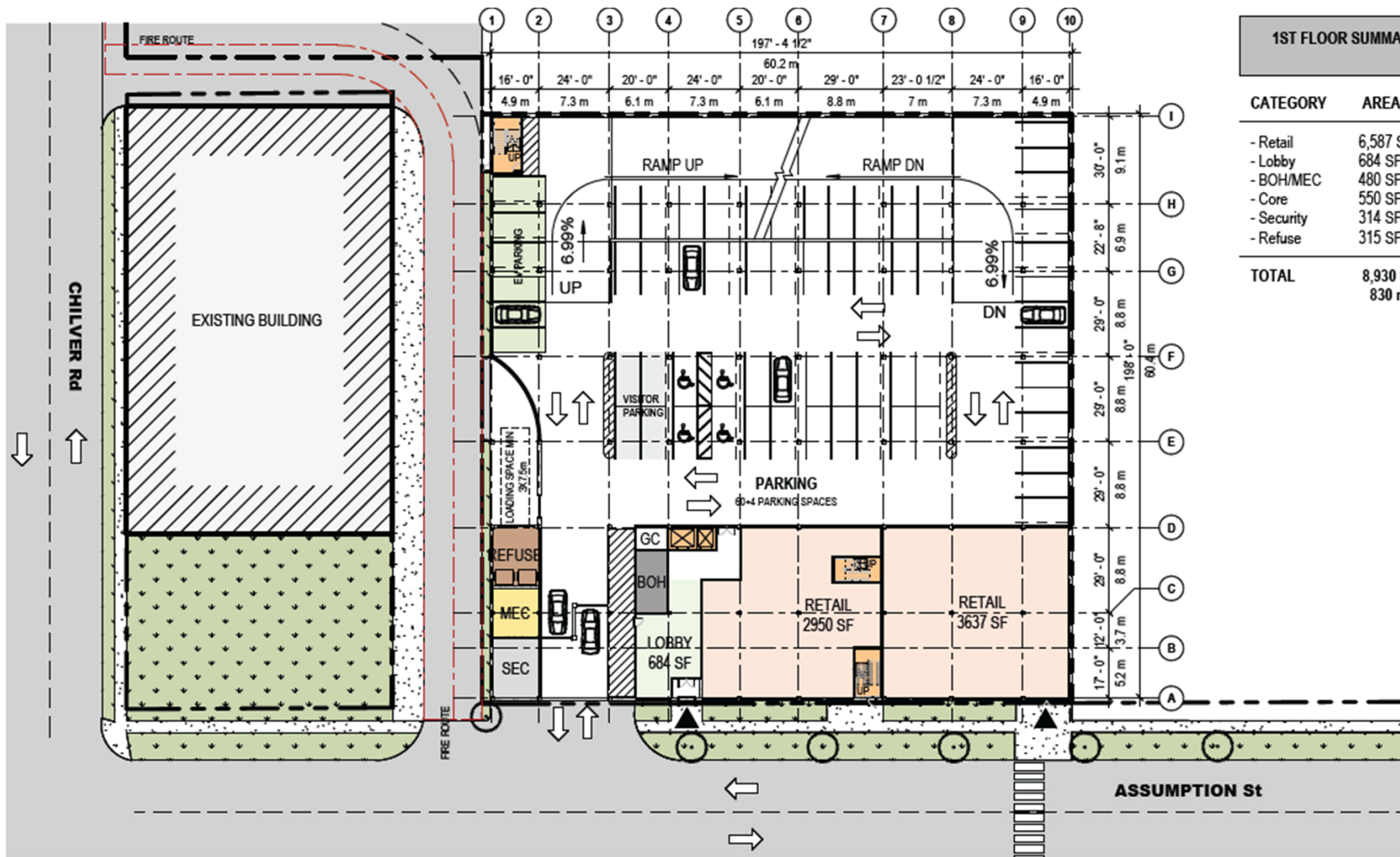
architectura
Building & Engineering Intelligence

PARKING SUMMARY		
CATEGORY	PARKING AREA (SF)	PARKING COUNT
PROVIDED PARKING		
- Level 01	27,900 SF	60 + 4 BF
- Level 02	27,000 SF	64 BF
- Level -1 (Underground Garage)	37,500 SF	88
TOTAL PROVIDED PARKING	92,400 SF 8,584.2 m²	222
REQUIRED PARKING		
- Residential Units (130 x 1.25)		162
- Retail Area (612 m ² + 22.5 m ²)		27
- Office Area (1,323 m ² + 45 m ²)		29
- Visitor Parking		4
TOTAL REQUIRED PARKING		222

FLOOR PLAN - U/G PARKING PLAN

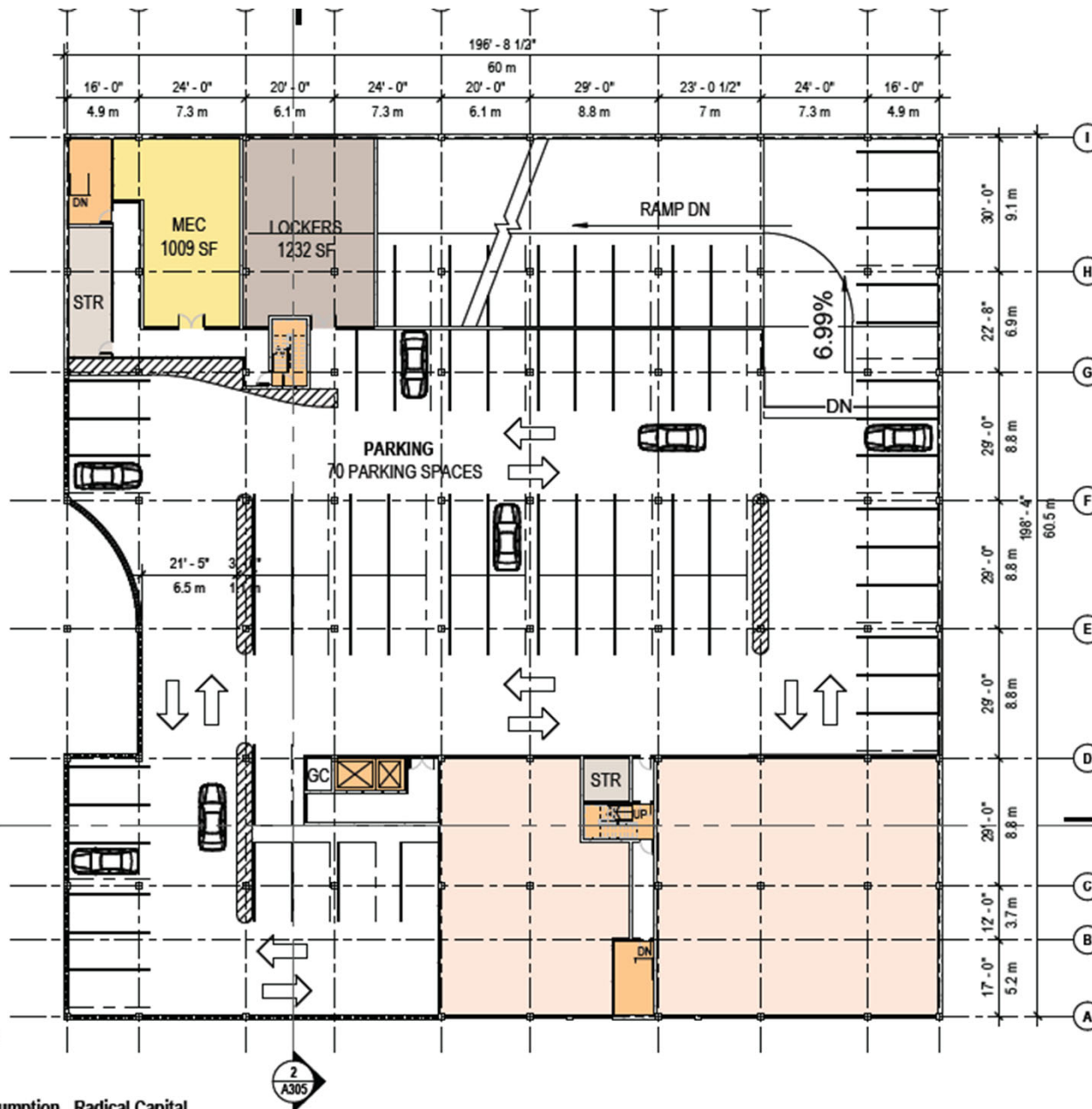
2025 01 07

A201



1ST FLOOR SUMMARY MATRIX

CATEGORY	AREA (SF)	UNIT COUNT
- Retail	6,587 SF	
- Lobby	684 SF	
- BOH/MEC	480 SF	
- Core	550 SF	
- Security	314 SF	
- Refuse	315 SF	
TOTAL	8,930 SF 830 m²	



2ND FLOOR SUMMARY MATRIX

CATEGORY	AREA (SF)	UNIT COUNT
- Retail	6,587 SF	
- BOH/MEC	1009 SF	
- Core	550 SF	
- Storage	276 SF	
- Lockers	1,232 SF	
TOTAL	9,654 SF 898 m ²	

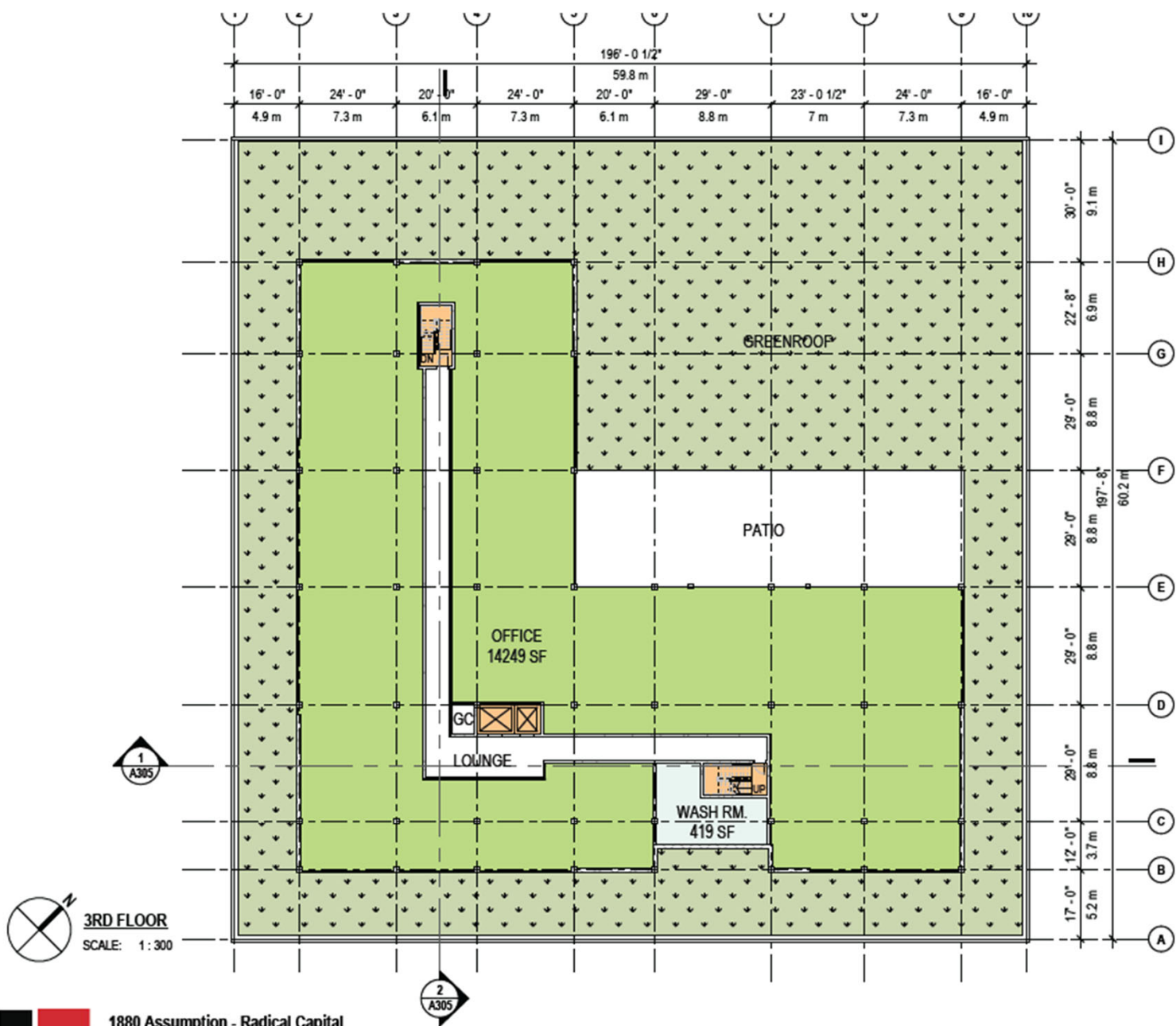
1880 Assumption - Radical Capital

architectura

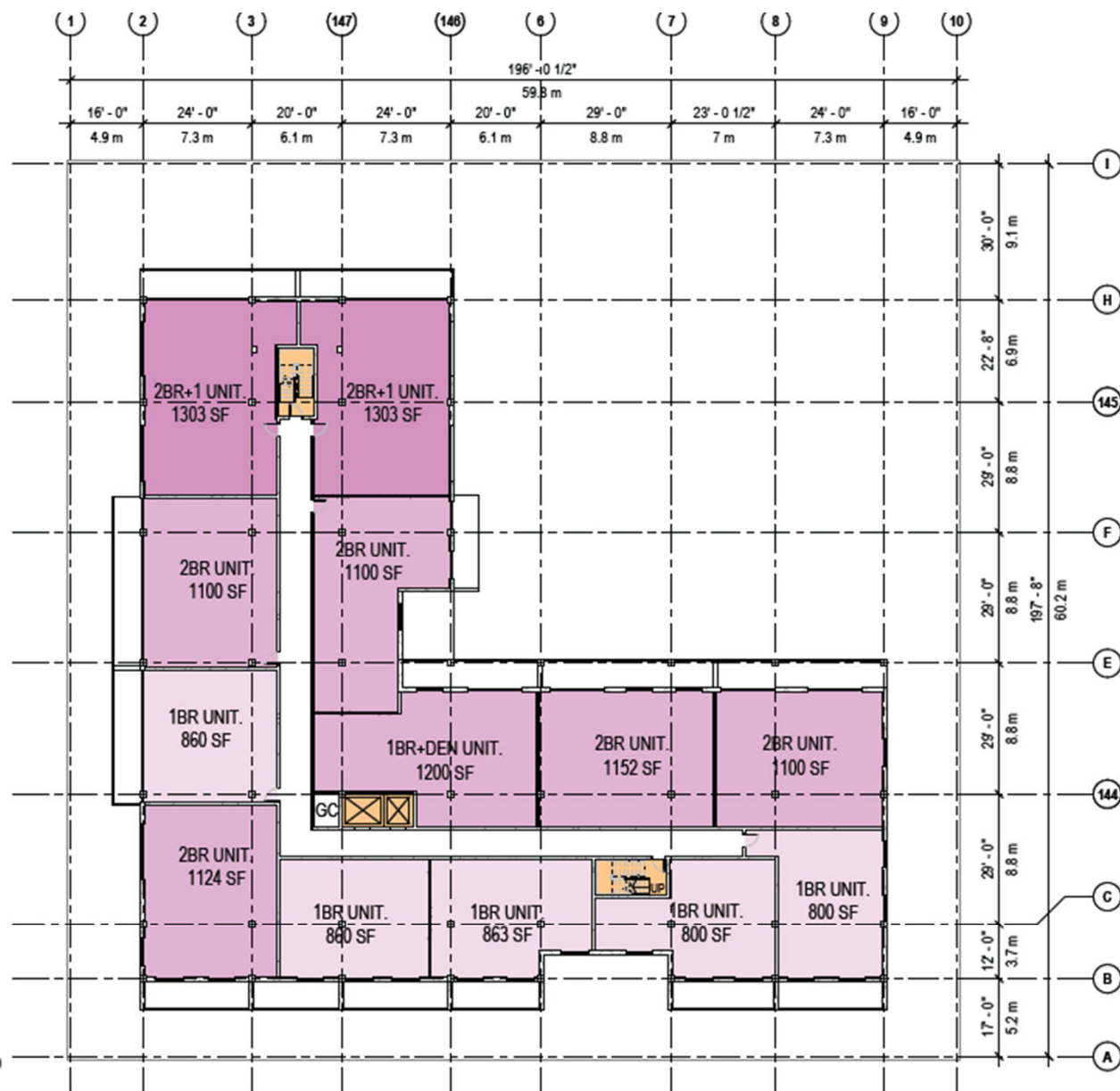
FLOOR PLAN - SECOND FLOOR PLAN

2025 01 07

A203



3RD FLOOR SUMMARY MATRIX		
CATEGORY	AREA (SF)	UNIT COUNT
- Office	14,249 SF	
- Wash Room	419 SF	
- Core	372 SF	
TOTAL	15,040 SF	-
	1,398 m²	



TOTAL UNITS SUMMARY MATRIX

CATEGORY	UNITS AREA (SF)	UNITS COUNT
REGULAR UNITS		
- 1 BEDROOM UNITS	860 SF	48
- 1 BR + DEN UNITS	1200 SF	8
- 2 BEDROOM UNITS	1100 SF	40
- 2+1 BEDROOM UNITS	1250 SF	16
LOFT UNITS		
- 1 BEDROOM LOFT	800 SF	6
- 2 BEDROOM LOFT	1,300 SF	4
- 2+1 BEDROOM LOFT	1,600 SF	8
TOTAL UNITS		130

4TH - 11TH FLOORS SUMMARY MATRIX

CATEGORY	AREA (SF)	UNIT COUNT
- 1 BEDROOM UNITS	860 SF	5
- 1 BR + DEN UNITS	1200 SF	1
- 2 BEDROOM UNITS	1100 SF	5
- 2+1 BEDROOM UNITS	1250 SF	2
TOTAL	13,500 SF 1,254 m²	13



TOTAL UNITS SUMMARY MATRIX

CATEGORY	UNITS AREA (SF)	UNITS COUNT
REGULAR UNITS		
- 1 BEDROOM UNITS	860 SF	48
- 1 BR + DEN UNITS	1200 SF	8
- 2 BEDROOM UNITS	1100 SF	40
- 2+1 BEDROOM UNITS	1250 SF	16
LOFT UNITS		
- 1 BEDROOM LOFT	800 SF	6
- 2 BEDROOM LOFT	1,300 SF	4
- 2+1 BEDROOM LOFT	1,600 SF	8
TOTAL UNITS		130

12TH - 15TH FLOORS SUMMARY MATRIX

CATEGORY	AREA (SF)	UNIT COUNT
- 1 BEDROOM UNITS	860 SF	2
- 1 BEDROOM LOFT	800 SF	3
- 2 BEDROOM LOFT	1,300 SF	2
- 2+1 BEDROOM LOFT	1,600 SF	4
TOTAL	13,120 SF 1,219 m²	11

12TH FLOOR

SCALE: 1:300

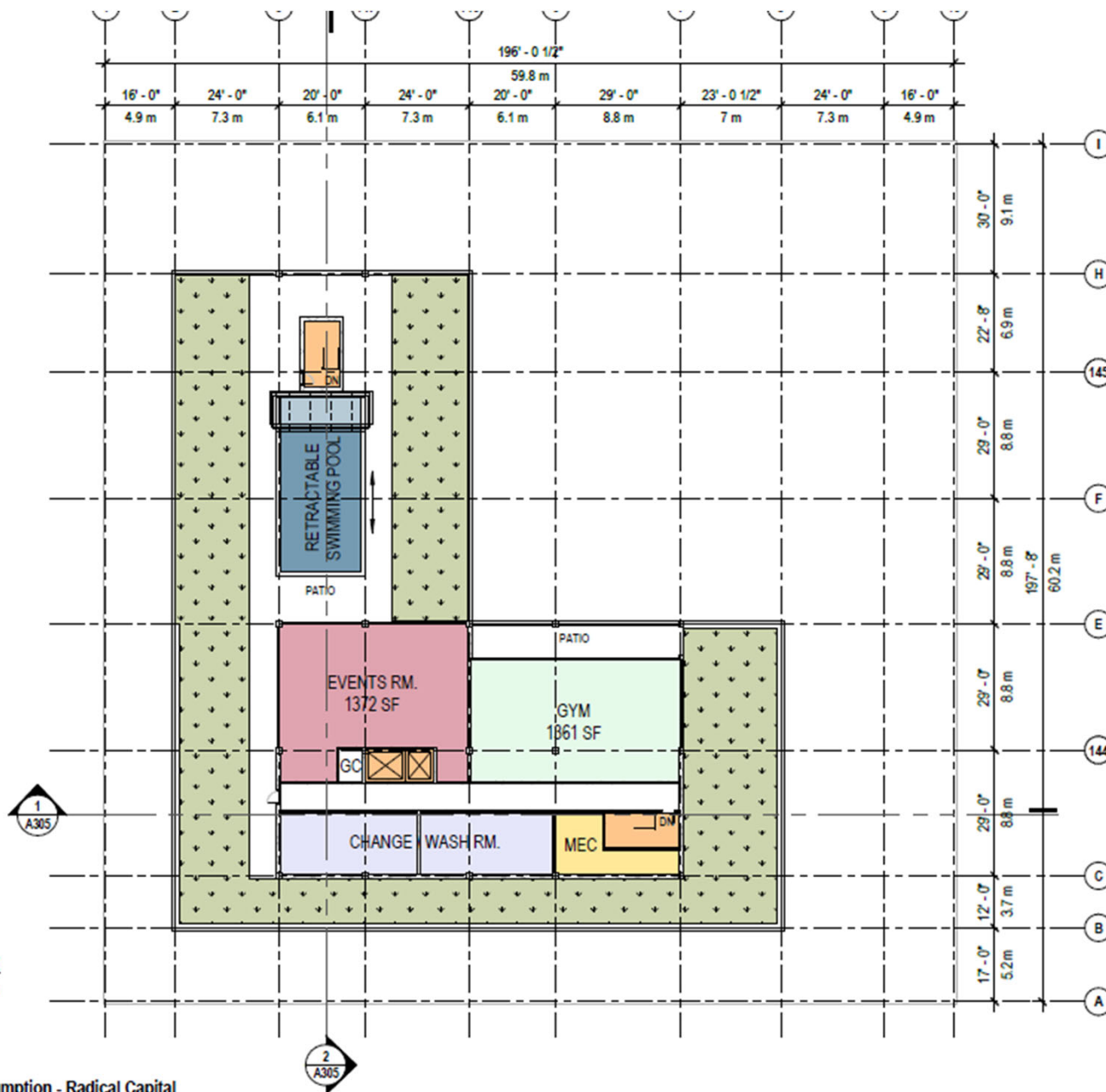
1880 Assumption - Radical Capital

FLOOR PLAN - LEVEL 12 - 15

architectura

2025 01 07

A206



PENTHOUSE SUMMARY MATRIX

CATEGORY	AREA (SF)	UNIT COUNT
- Change/ Wash Room	890 SF	
- Events Room	1,372 SF	
- GYM	1,361 SF	
- Core	372 SF	
- MEC.	254 SF	
TOTAL	4,249 SF 395 m ²	-

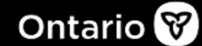
Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping and paved sidewalks throughout the Site
- Refuse (garbage and recycling) to be located on-site
- Private amenity space provided
- Parking for barrier free, EV, visitors and bicycles provided



Land Use Planning in Ontario – Provincial Planning Statement (PPS)

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING



PROVINCIAL PLANNING STATEMENT, 2024

Under the Planning Act

Four Main Provincial Policies:

- BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES
- INFRASTRUCTURE AND FACILITIES
- WISE USE AND MANAGEMENT OF RESOURCES
- PROTECTING PUBLIC HEALTH AND SAFETY

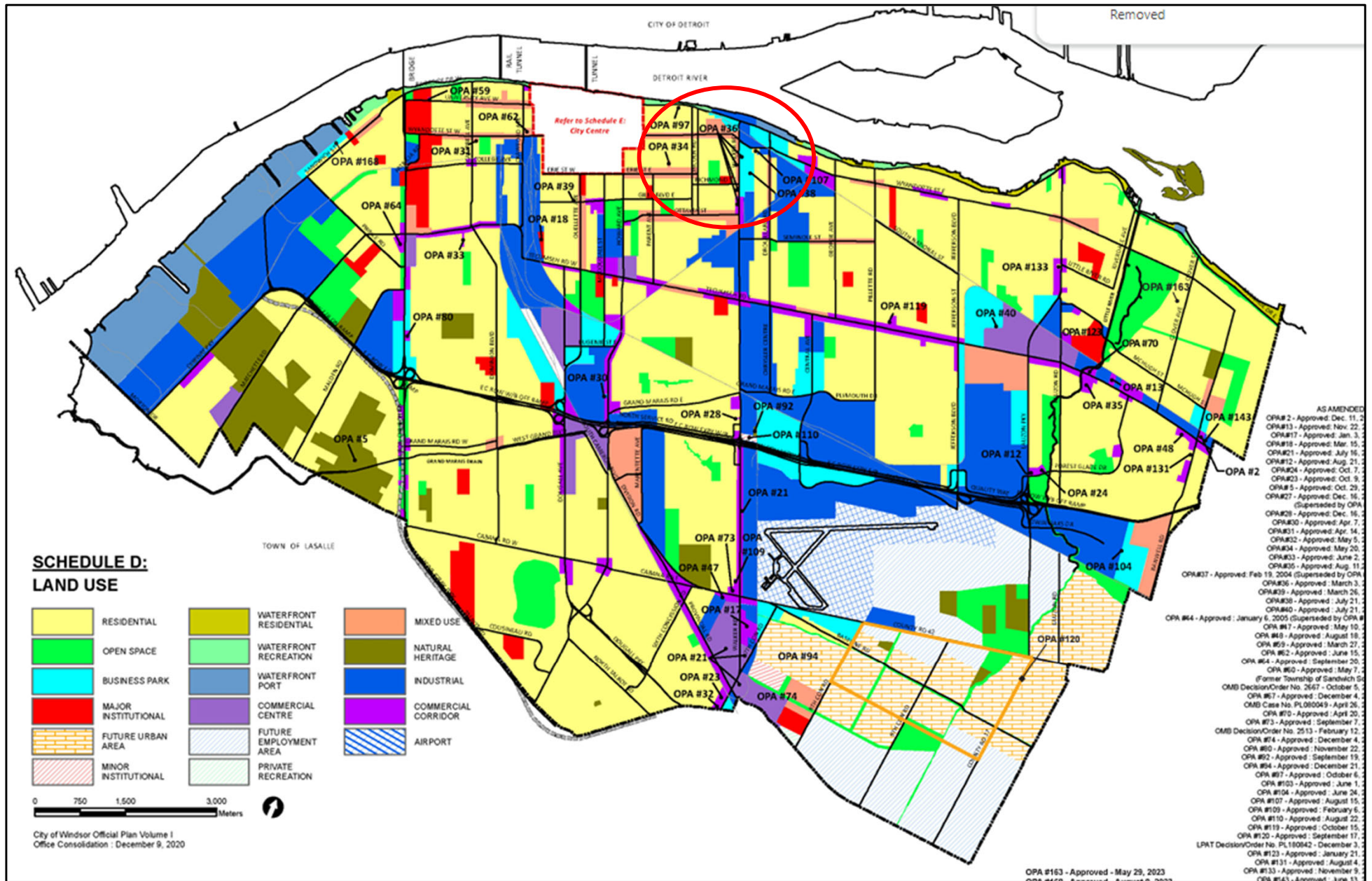
Windsor Official Plan (OP)



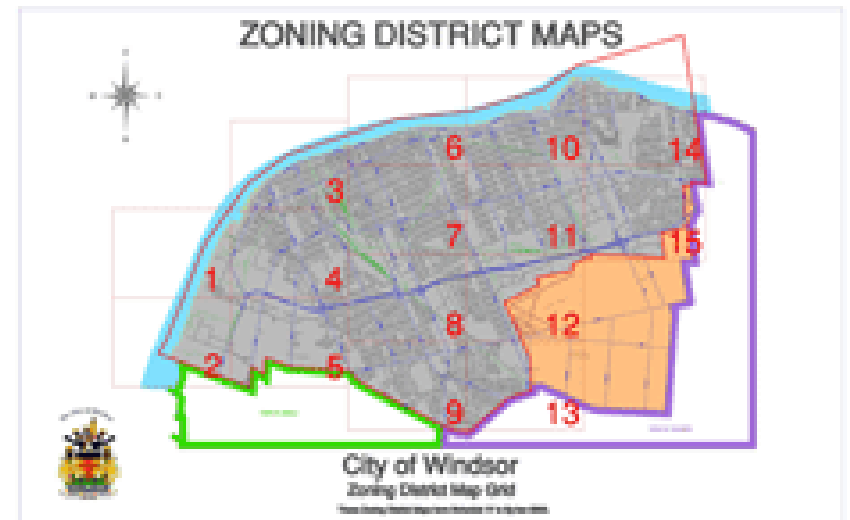
Key OP Policies

- Designated “Mixed Use Corridor” in the City OP (Schedule D)
- Mixed Use Corridors are intended for areas that are designed for vehicle oriented uses
- Accommodates for high density/intensity development, while maintaining a broad mix of land uses
- Permitted uses include commercial (retail, wholesale and service oriented uses) AND medium and high profile residential uses either as a stand alone building or part of a commercial and residential mixed use building
- Must provide a street frontage and presence
- Can be up to 4 storeys in height (but some exceptions are allowed)
- Encourage to locate the building at the street frontage lot line with parking accommodated at the rear of the Site

OP - Schedule 'D'



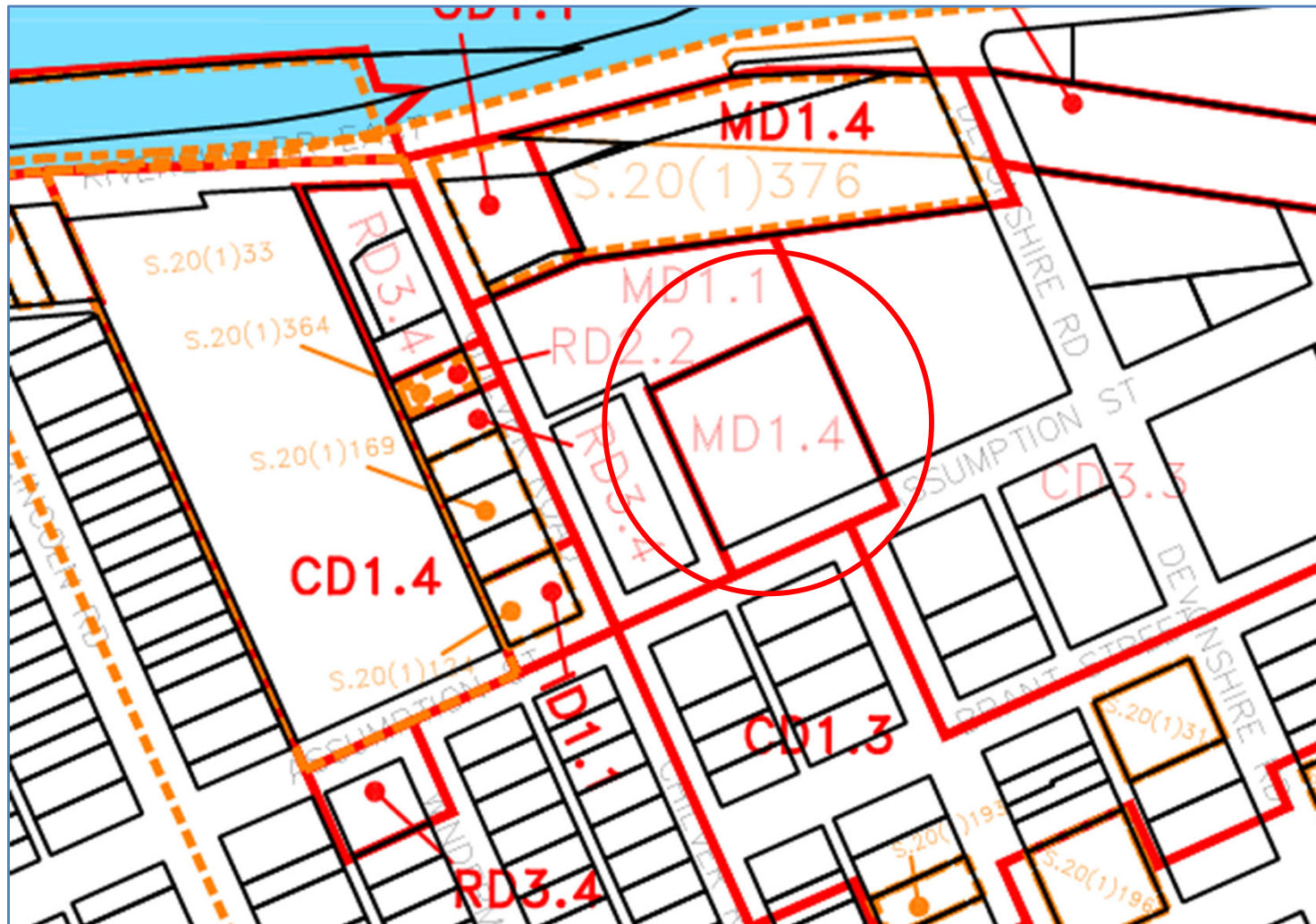
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Manufacturing District 1.4 (MD1.4) category
- Map 6 of the City ZBL
- Also subject to Section 267
 - No front yard parking
- Current permitted uses include (examples):
 - *Ambulance Service*
 - *Bakery*
 - *Business Office*
 - *Manufacturing Facility*
 - *Club*
 - *Gas Bar*
 - *Restaurant*
 - *Warehouse*
 - *Transport Terminal*
 - *Any use accessory to any of the preceding uses, including Retail Store*

ZBL– Map '6'



Required Planning Applications

- Zoning By-law Amendment (ZBA)

ZBA

- The ZBA for the Site proposes to change the existing zoning
- to "Commercial District 2.2 (CD2.2)" in order to permit the combined use building
- permit commercial on the main floor and residential above
- Parking to comply with the zoning
- Other relief - TBD



Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit the **ZBA** application, we are required to also provide the following:

- Application and Fees
- Informal Open House
- Planning Rationale Report
- Archaeology
- Functional Servicing Report
- Heritage Impact Assessment
- Noise Study
- Record of Site Condition
- Traffic Study
- Urban Design Brief

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the Planning Rationale Report



Once the **ZBA** application is submitted, the City will be processing the application in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website (and maybe a sign)



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, please contact:

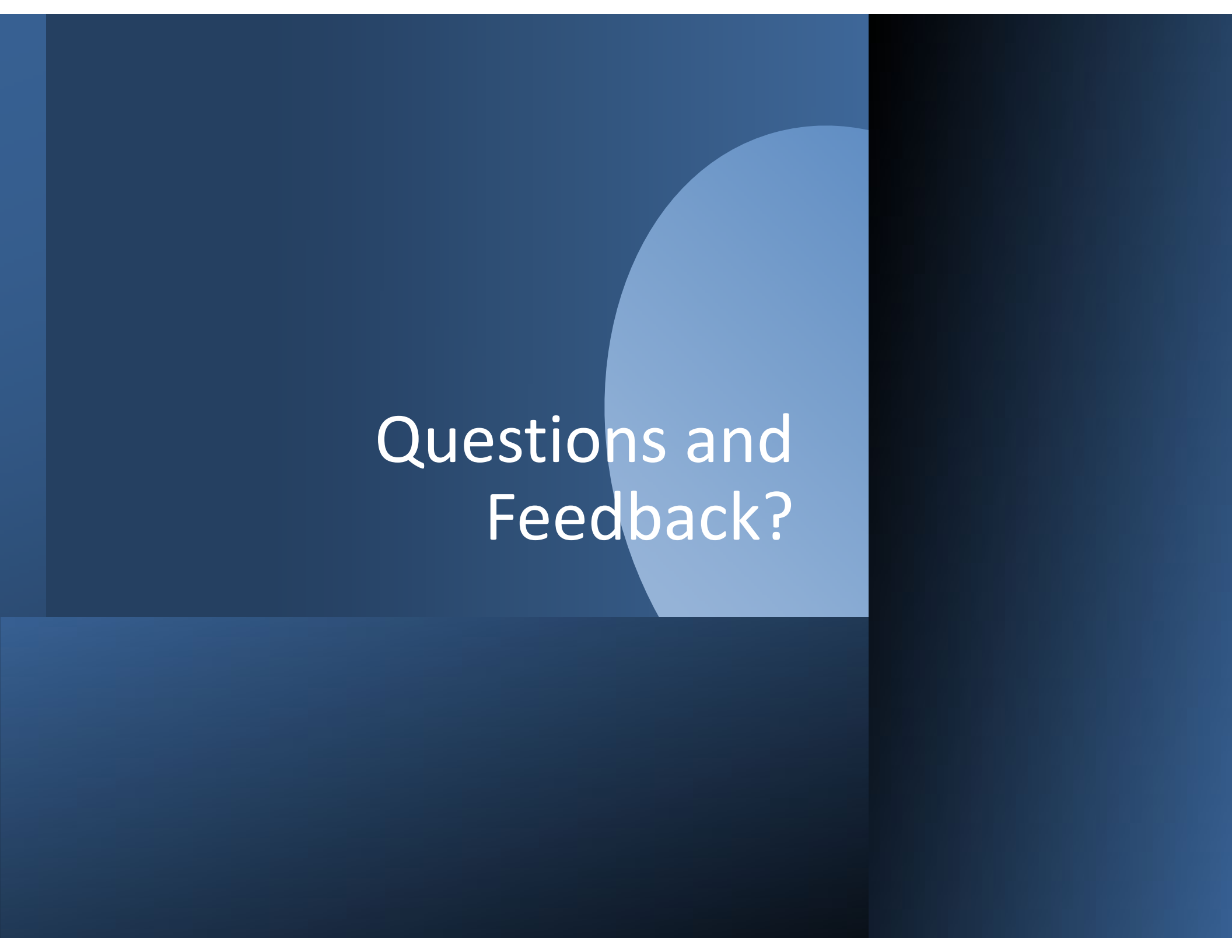
Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc.

23669 Prince Albert Road, Chatham, ON N7M 5J7

226-340-1232

tracey@pillonabbs.ca

- Phone, email, or mail written comments
- Please note that 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
- Presentation material is available upon request



Questions and
Feedback?