

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

LBI DEVELOPMENTS INC.

PUBLIC INFORMATION CENTRE ENGAGEMENT SUMMARY

Walker Road at Cabana Road East Redevelopment

Official Plan and Zoning By-law Amendment

JULY 2025 – 24-9442

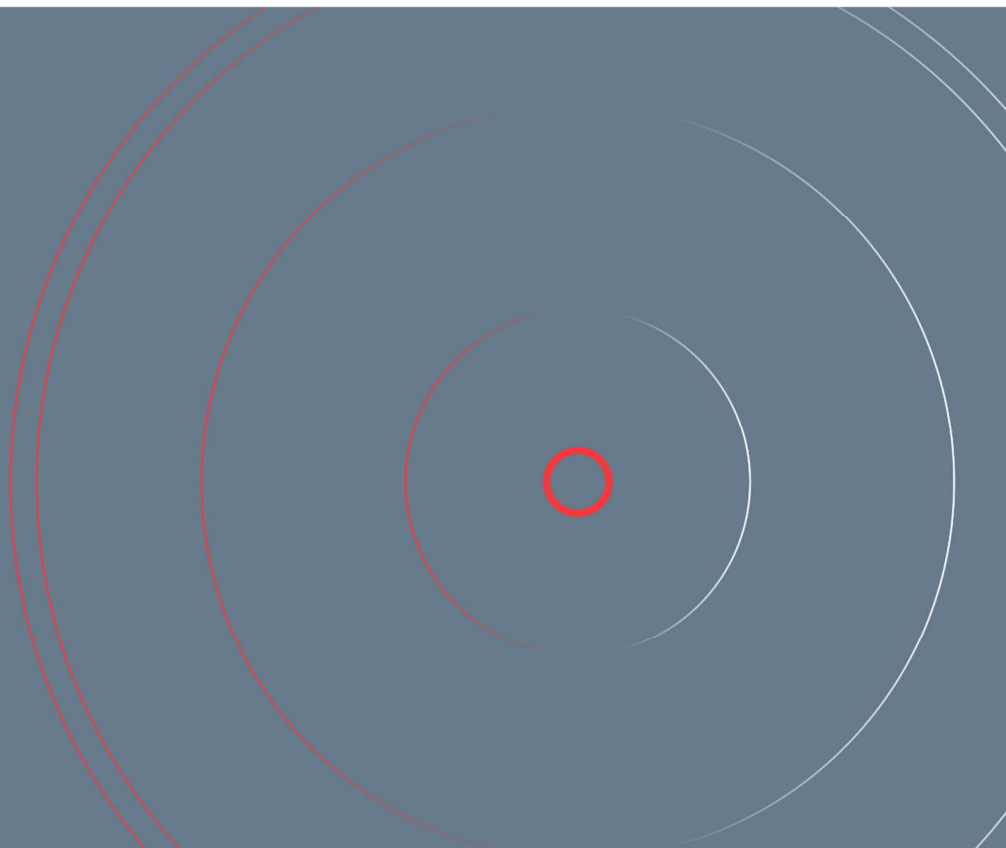


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1.0 THE PUBLIC INFORMATION CENTRE

A Public Information Centre (PIC) was held by Dillon Consulting Limited, on behalf of our client LBI Developments Inc., in support of a proposed mixed-use development located on the southeast corner of Walker Road and Cabana Road East in the City of Windsor, herein referred to as the Subject Site. The Subject Site consists of the following seven (7) parcels:

- 2375 Cabana Road East (Roll Number: 070-160-04600)
- 2385 Cabana Road East (Roll Number: 070-160-04700)
- 0 Cabana Road East (Roll Number: 070-160-04802)
- 0 Cabana Road East (Roll Number: 070-160-04809)
- 2415 Cabana Road East (Roll Number: 070-160-04808)
- 4040 Walker Road (Roll Number: 070-160-04500)
- Part of 4096-4128 Walker Road (Roll Number 070-160-04010)

The PIC was held in advance of the statutory public meeting to provide early engagement on the proposed Official Plan and Zoning By-law Amendments sought to support the proposed development.

The proposed development consists of seven (7) proposed buildings, summarized in [Table 1](#). Additional details of the proposed development are available in Section 1.2 of the Planning Justification Report, provided under separate cover, dated July 2025.

Table 1 - Proposed Development Details

BUILDING	BUILDING AREA	PROPOSED USE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
A	1049 m ²	Combined Use	1 space per 22.5 m ² commercial 1.25 spaces per dwelling unit	101	113
B	1010 m ²	Combined Use	1 space per 22.5 m ² commercial 1.25 spaces per dwelling unit	81	81
C	791 m ²	Commercial	1 space per 22.5 m ² commercial	35	40
D	5213 m ²	Commercial	1 space per 22.5 m ² commercial	231	232
E	4563 m ²	Commercial (Grocery Store)	1 space per 22.5 m ² commercial	202	223
F	1046 m ²	Commercial	1 space per 22.5 m ² commercial	46	87
G	3982 m ²	Commercial	1 space per 22.5 m ² commercial	176	180
Total	17654 m ²			872	956

The subject site is currently split-designated “Mixed Use Centre,” “Mixed Use Corridor” and “Industrial” under the City’s Official Plan. In addition, the site is split-zoned Commercial District 3.3 (CD3.3), Commercial District 2.1 (CD2.1) and Manufacturing District 1.2 (MD1.2) under Zoning By-law 8600. An Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) are being sought. The Official Plan Amendment seeks to uniformly designate the site as “Mixed Use Centre.” Likewise, the Zoning By-law Amendment seeks to uniformly zone the site Commercial District 3.6 (CD3.6) zone. The OPA and ZBA are required to permit a mix of uses on the site, which can support the proposed development with no site-specific exemptions.

The intensification of these lands for a mixed use 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.

1.1 NOTICE

In accordance with the Planning Act, notice of the public meeting was provided by mail, at least 20 days before the date of the public meeting. Notice was sent to every owner of land within 120 metres of the subject land, using the mailing list provided by the City of Windsor.

1.2 FORMAT

In Person PIC

An in-person Public Information Centre (PIC) was held on Tuesday, July 15th, 2025, at the Lexington Inn & Suites Windsor Conference Room 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 concurrently conducted on Tuesday, July 15th, 2025, between 5:30pm to 7:00pm. Participants were required to register in advance by submitting a request to WalkerCabana@dillon.ca by 5:00pm on July 14th, 2025. 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 July 22nd, 2025. All questions and concerns received during and after the sessions have been 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 Public Information Centre \(PIC\)](#) and [Appendix B – PIC Presentation Boards \(In Person and Virtual\)](#).

1.3 ATTENDANCE

In Person PIC

A total of four (4) landowners and/or residents attended the in-person Public Information Centre which has been documented in the official record of attendance. Refer to [Appendix C – In Person Record of Attendance](#), for a redacted version of the attendance sheet.

Virtual PIC

A total of three (3) individuals registered to attend the virtual PIC session, however none of the registered individuals joined the presentation.

2.0 FEEDBACK SUMMARY

Throughout the public consultation period, no formal written questions were received via the provided email address (Walkercabana@dillon.ca) or through in-person submission. However, during the in-person Public Information Centre, several attendees raised informal, verbal questions. These inquiries pertained to the positioning and orientation of buildings displayed on the proposed Concept Plan. The project team was able to provide clarification at the event. Several other questions pertaining to the planning process and timing of the approvals were received. Dillon indicated that this is only the first of three (3) opportunities for public engagement. Notices from the City will be sent for the both the Development and Heritage Standing Committee (DHSC) and the Council meeting.

3.0 NEXT STEPS

Following the Public Information Centre (PIC), a summary of all public feedback received is compiled and submitted to the City of Windsor for review and consideration as part of the final development application process.

Subsequently, in accordance with the Planning Act, the City of Windsor will schedule a statutory public meeting, which includes the Development and Heritage Standing Committee (DHSC) and the Council meeting. Formal notice of this meeting will be provided to all landowners within 120 metres of the subject property. At that time, all supporting documentation, including technical studies, plans, and summaries of public engagement, will be made available for public review in advance of both meetings and Council's deliberation on the proposed amendments.

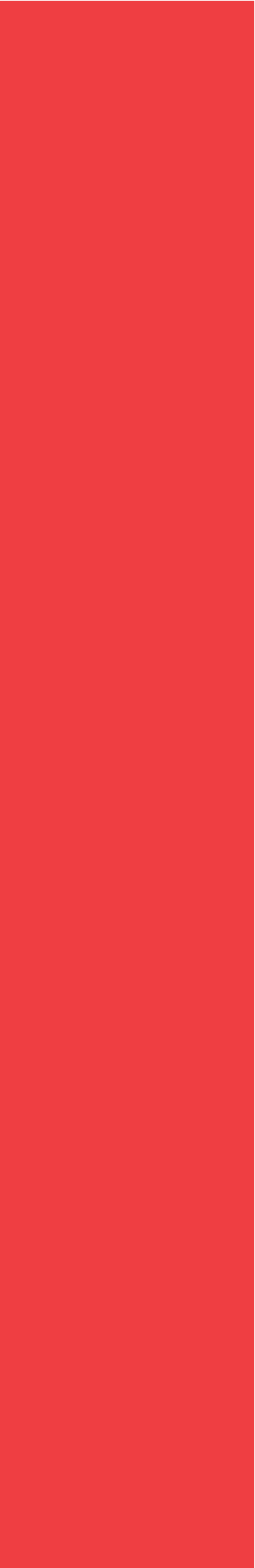
4.0 SUMMARY

A Public Information Centre (PIC), for the proposed mixed-use development on the southeast corner of Walker Road and Cabana Road East in the City of Windsor, was held on Tuesday July 15th, 2025, at Lexington Inn & Suites Windsor between 5.30pm to 7.00pm. The event was conducted in an open house, drop-in format, with display materials available for viewing and project representatives on hand for discussion and was also offered virtually. In accordance with the Planning Act, notice of the PIC was provided by mail to landowners within 120 metres of the subject site, 20 days in advance of the meeting.

The proposal seeks to redesignate the site from “Mixed Use Centre,” “Mixed Use Corridor” and “Industrial” to a uniform “Mixed Use Centre” designation and rezone the site from a split of Commercial District 3.3 (CD3.3), Commercial District 2.1 (CD2.1) and Manufacturing District 1.2 (MD1.2) zones to a consistent Commercial District 3.6 (CD3.6) zone. These amendments would permit the proposed mixed-use development without site-specific reliefs. The proposed Official Plan and Zoning By-law Amendments would support a compact, transit-oriented form of development within a Regional Commercial Centre identified by the City of Windsor.

Four (4) total attendees participated in the consultation process. No concerns were raised or submitted to the project email to be considered in the next planning application stage. Following submission of the remaining materials, a formal statutory public meeting will be scheduled by the City, where supporting studies and reports will be made available for public and the DHSC and Council review.

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 housing options available in the area, while providing commercial opportunities to support the intent of the Regional Commercial Centre.

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APPENDIX A

NOTICE OF PUBLIC INFORMATION CENTRE (PIC)

Public Information Centre

Walker Road at Cabana Road East

Proposed commercial and mixed-use developments at the Walker Road and Cabana Road East intersection.

On behalf of our client, LBI Developments Inc., Dillon Consulting Limited is hosting a hybrid Public Information Centre to inform neighbours on an Official Plan and Zoning By-law Amendment application that will be submitted for properties located on the southeast corner of Walker Road and Cabana Road East. 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.

The Subject Site is currently split-zoned as Commercial District 3.3 (CD3.3), Commercial District 2.1 (CD2.1) and Manufacturing District 1.2 (MD1.2). The site is split-designated Mixed Use Centre, Mixed Use Corridor and Industrial. This meeting is the next step in the planning process to unify these properties under the Mixed Use Centre designation and the Commercial District 3.6 (CD3.6) zone, while introducing a site-specific provision to include "Multiple Dwellings" as a permitted use. These amendments seek to facilitate the construction of seven buildings, including three commercial buildings, one drive-through restaurant, one grocery store, and two mixed-use buildings totalling 74 residential dwelling units.

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
Tuesday July 15th, 2025

Time
5:30 pm to 7:00 pm

Location
Lexington Inn & Suites Windsor
Conference Room
2130 Division Road, Windsor, ON, N8W 2A1

Virtual attendance options are available.

COUNTERPOINT | **DILLON**
LAND DEVELOPMENT BY CONSULTING

Application to the City of Windsor

**Public Information Centre
(We are here)**

Summary of Resident Comments

Application Review by City of Windsor

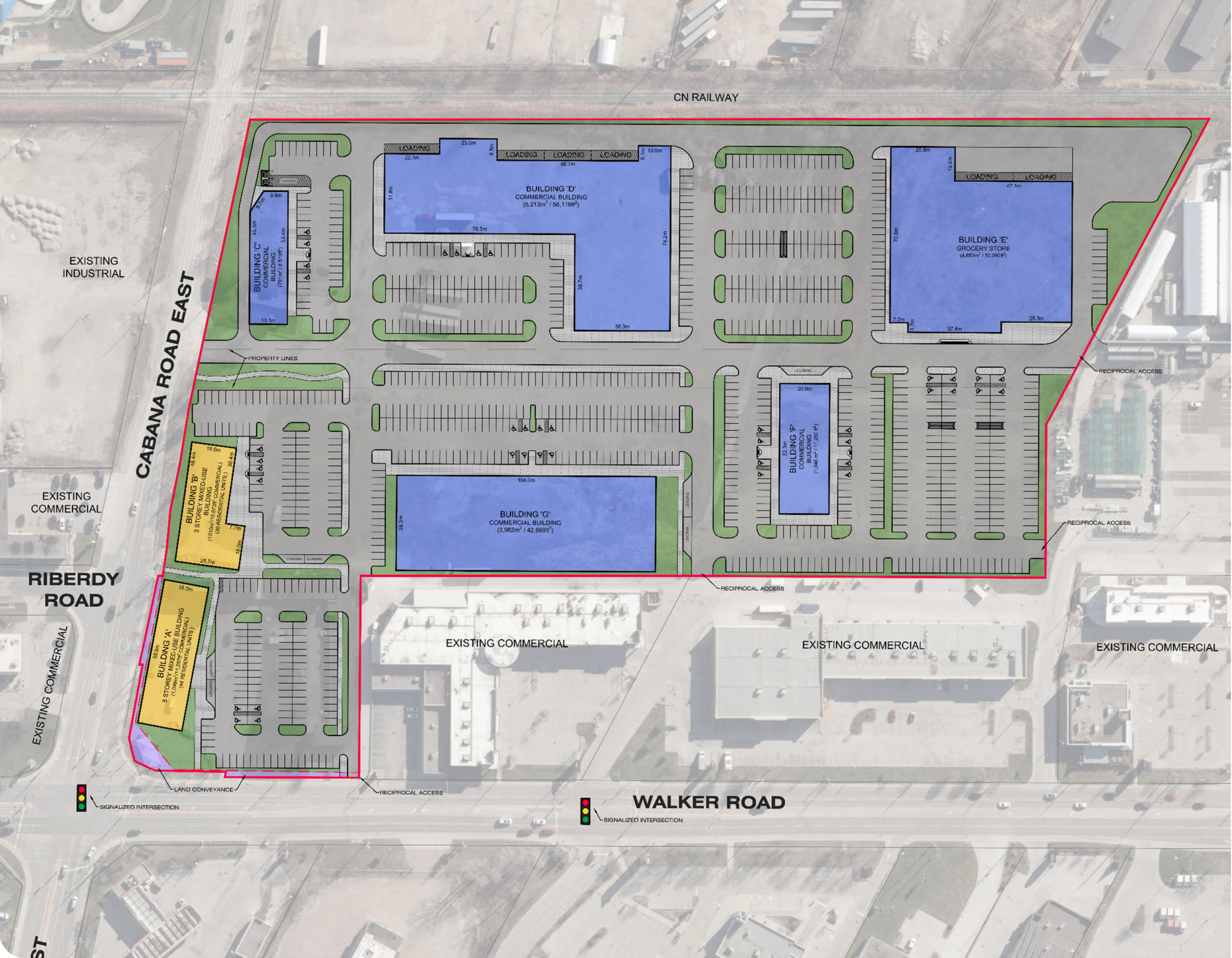
Development & Heritage Standing
Committee

Council Meeting

Contact:

Melanie Muir, MCIP RPP, Project Manager
Dillon Consulting Limited
1 Riverside Drive West, 12th Floor, Windsor ON,
N9A 5K3
T – (519) 791-2221

Email WalkerCabana@dillon.ca to sign up
virtually or provide a written comment by July
22nd, 2025. Virtual sign-ups will be received until
July 14th, 2025 at 5:00 pm.



LBI DEVELOPMENTS INC.
WALKER ROAD AT CABANA ROAD
REDEVELOPMENT

CONCEPTUAL DEVELOPMENT PLAN
FIGURE 1.0

SUBJECT AREA
(±7.30ha / 18.05ac)

LAND CONVEYANCE

PROPOSED COMMERCIAL BUILDINGS

PROPOSED MIXED-USE BUILDINGS

SITE DATA MATRIX		
	REQUIRED	PROVIDED
MAJOR USE	N/A	COMMERCIAL, MIXED-USE
LOT AREA	N/A	73,061.38m ²
AREA: BUILDING 'A'	N/A	1049m ² COMMERCIAL & 44 RESIDENTIAL UNITS
AREA: BUILDING 'B'	N/A	1010m ² COMMERCIAL & 30 RESIDENTIAL UNITS
AREA: BUILDING 'C'	N/A	791m ²
AREA: BUILDING 'D'	N/A	5,213m ²
AREA: BUILDING 'E'	N/A	4,653m ²
AREA: BUILDING 'F'	N/A	1,046m ²
AREA: BUILDING 'G'	N/A	3,982m ²
BUILDING AREA TOTAL	N/A	17,744m ²
BUILDING 'A' - MIXED USE	101 SPACES (1 space per 22.5m ² commercial & 1.25 spaces per unit)	113 SPACES
BUILDING 'B' - MIXED USE	81 SPACES (1 space per 22.5m ² commercial & 1.25 spaces per unit)	81 SPACES
BUILDING 'C' - COMMERCIAL USE	35 SPACES (1 space per 22.5m ² commercial)	40 SPACES
BUILDING 'D' - COMMERCIAL USE	231 SPACES (1 space per 22.5m ² commercial)	232 SPACES
BUILDING 'E' - GROCERY STORE	202 SPACES (1 space per 22.5m ² commercial)	223 SPACES
BUILDING 'F' - COMMERCIAL USE	46 SPACES (1 space per 22.5m ² commercial)	87 SPACES
BUILDING 'G' - COMMERCIAL USE	176 SPACES (1 space per 22.5m ² commercial)	180 SPACES
TOTAL PARKING	872 SPACES	956 SPACES

SCALE: 1:1500 (11x17)



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: ESB
CHECKED BY: MAM
DESIGNED BY: ESB

SOURCE: COUNTY OF ESSEX AERIAL PHOTOGRAPHY (2023)

File Location:
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PROJECT: 24-9442
STATUS: DRAFT
DATE: 06/23/2025

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APPENDIX B

PIC PRESENTATION BOARDS

(IN PERSON AND VIRTUAL)

COUNTERPOINT
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LBI DEVELOPMENTS INC.

WALKER ROAD AT CABANA ROAD EAST REDEVELOPMENT

CITY OF WINDSOR

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

JULY 2025

PUBLIC INFORMATION CENTRE

WALKER ROAD AT CABANA ROAD EAST

The Public Information Centre is being hosted to inform neighbours of the Official Plan and Zoning By-law Amendment applications to:

- Redesignate the property from Mixed Use Centre, Mixed Use Corridor and Industrial to a uniform Mixed Use Centre designation; and
- Rezone the above noted property from the split zones of Commercial District 3.3 (CD3.3), Commercial District 2.1 (CD2.1) and Manufacturing District 1.2 (MD1.2) to the Commercial District 3.6 (CD3.6) Zone.

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

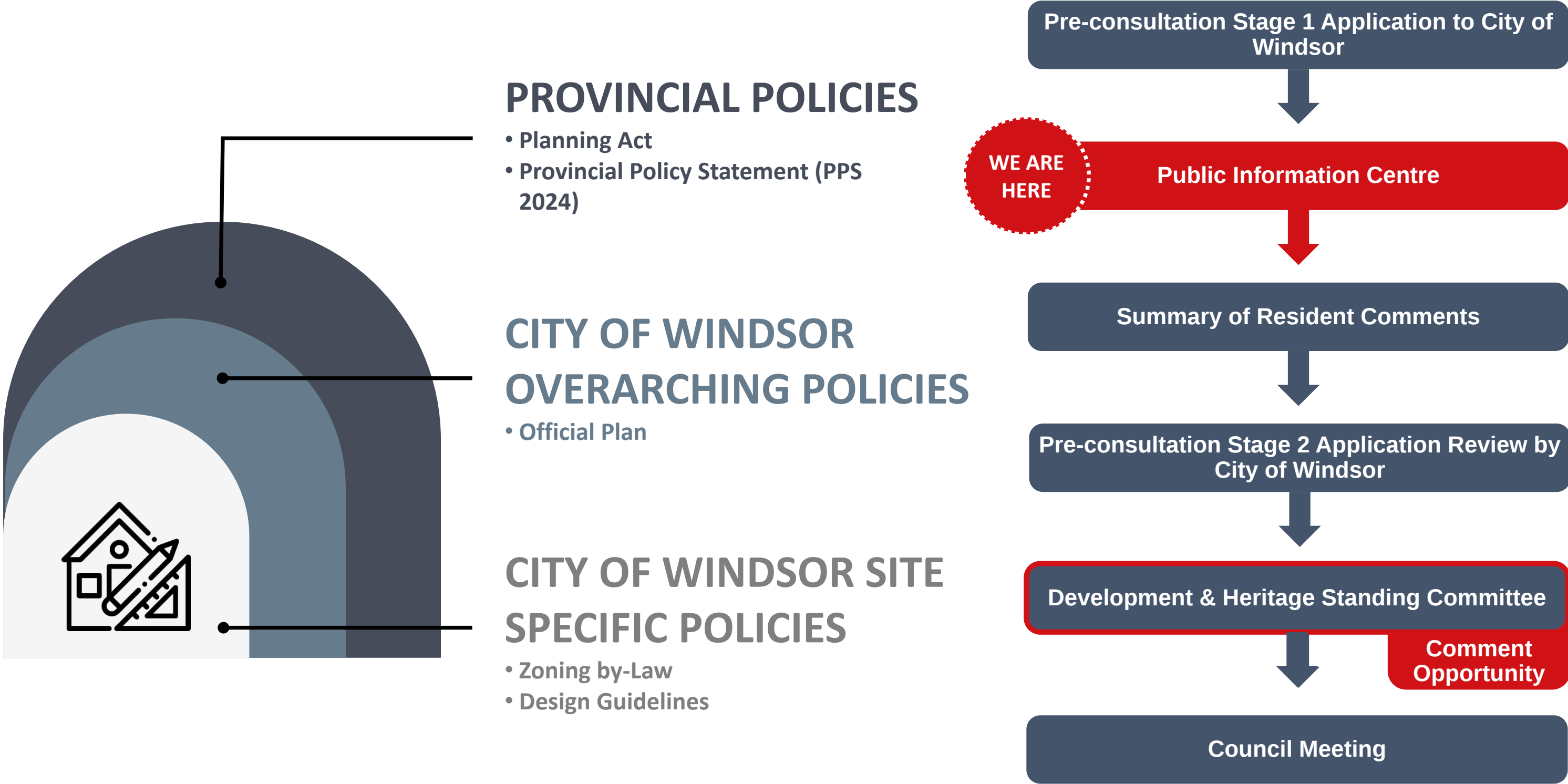
The goals of the Public Information Centre are as follows:

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.

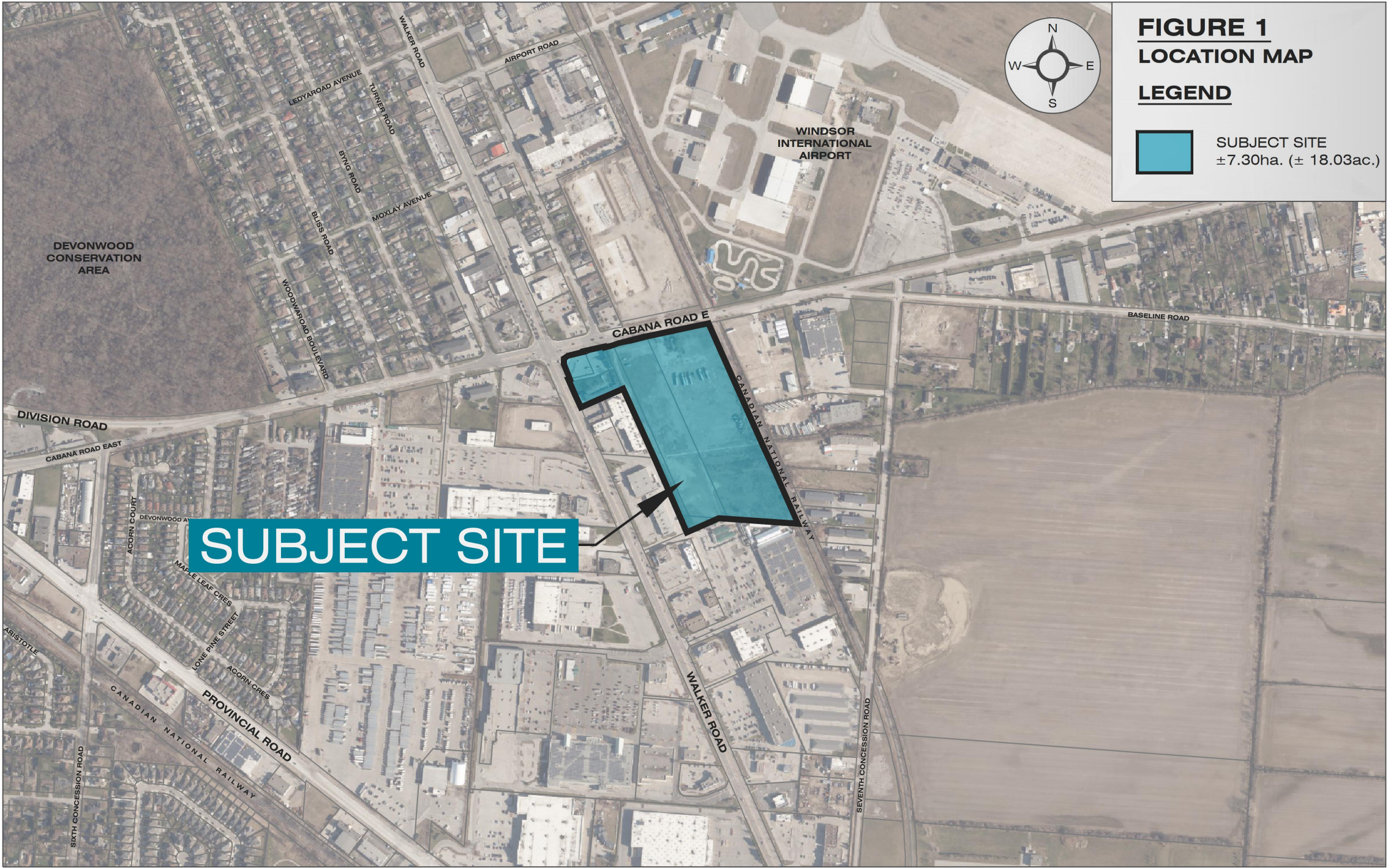
Collecting Feedback:

1. Comment forms are available for attendees to complete.
2. Comments may also be emailed to WalkerCabana@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 [July 22nd, 2025](#).

To Submit Comments: WalkerCabana@dillon.ca



PROJECT AREA



A total size of 7.30 hectares (18.05 acres).

Currently split-designated **Mixed Use Centre, Mixed Use Corridor** and **Industrial** in the City of Windsor Official Plan

Currently zoned Commercial District 3.3 (CD3.3), Commercial District 2.1 (CD2.1) and Manufacturing District 1.2 (MD1.2)

Mixed Use Centre

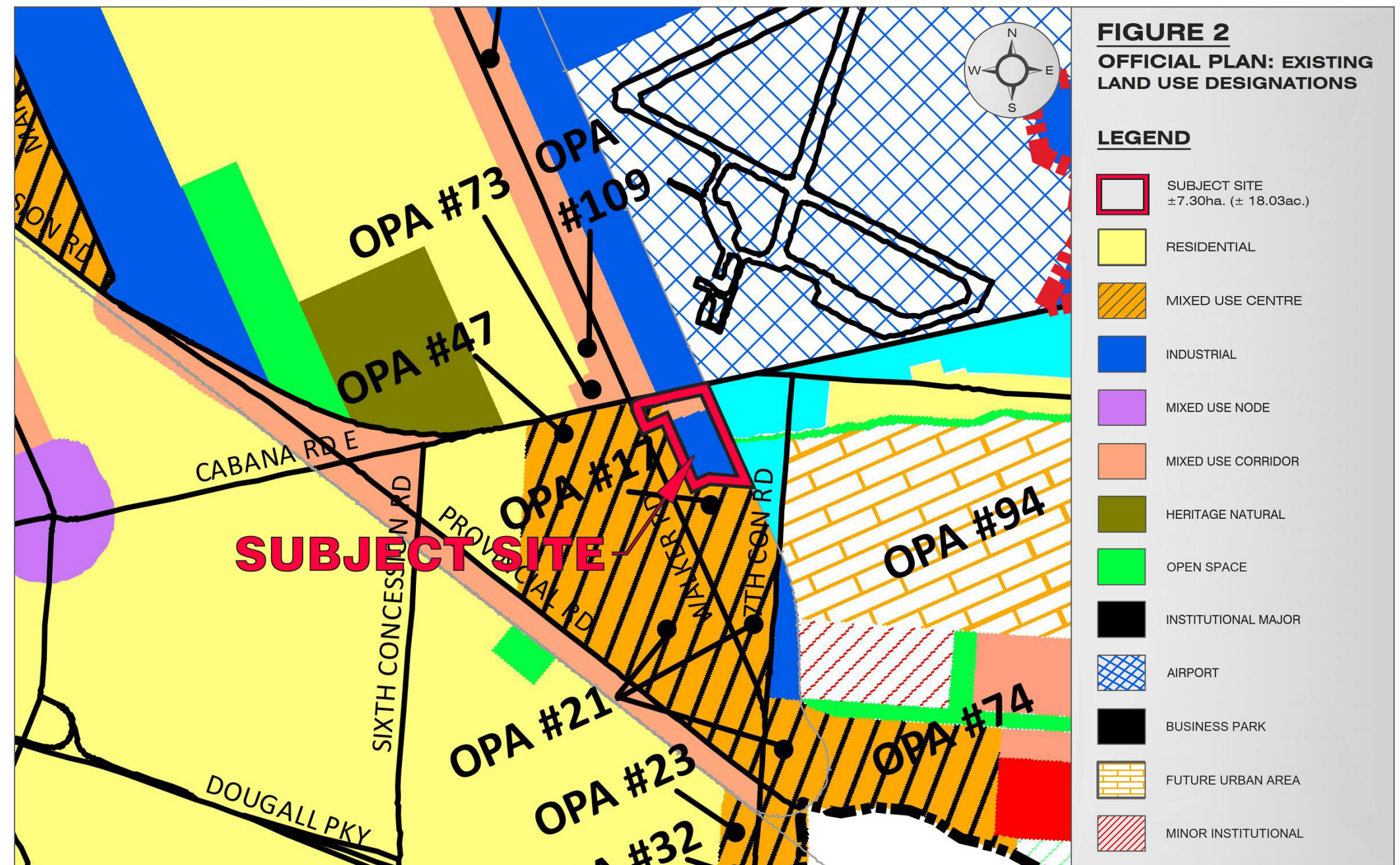
Permitted uses include retail, wholesale store, entertainment, service oriented, and office uses which are combined in an integrated form of development. High Profile Residential Buildings are directed to locate in Mixed Use Centres.

Mixed Use Corridor

Permitted uses include retail, wholesale stores, service-oriented uses and, to a lesser extent, office uses.

Industrial

Permitted uses include convenience stores, restaurants, and industrially-supportive retail.



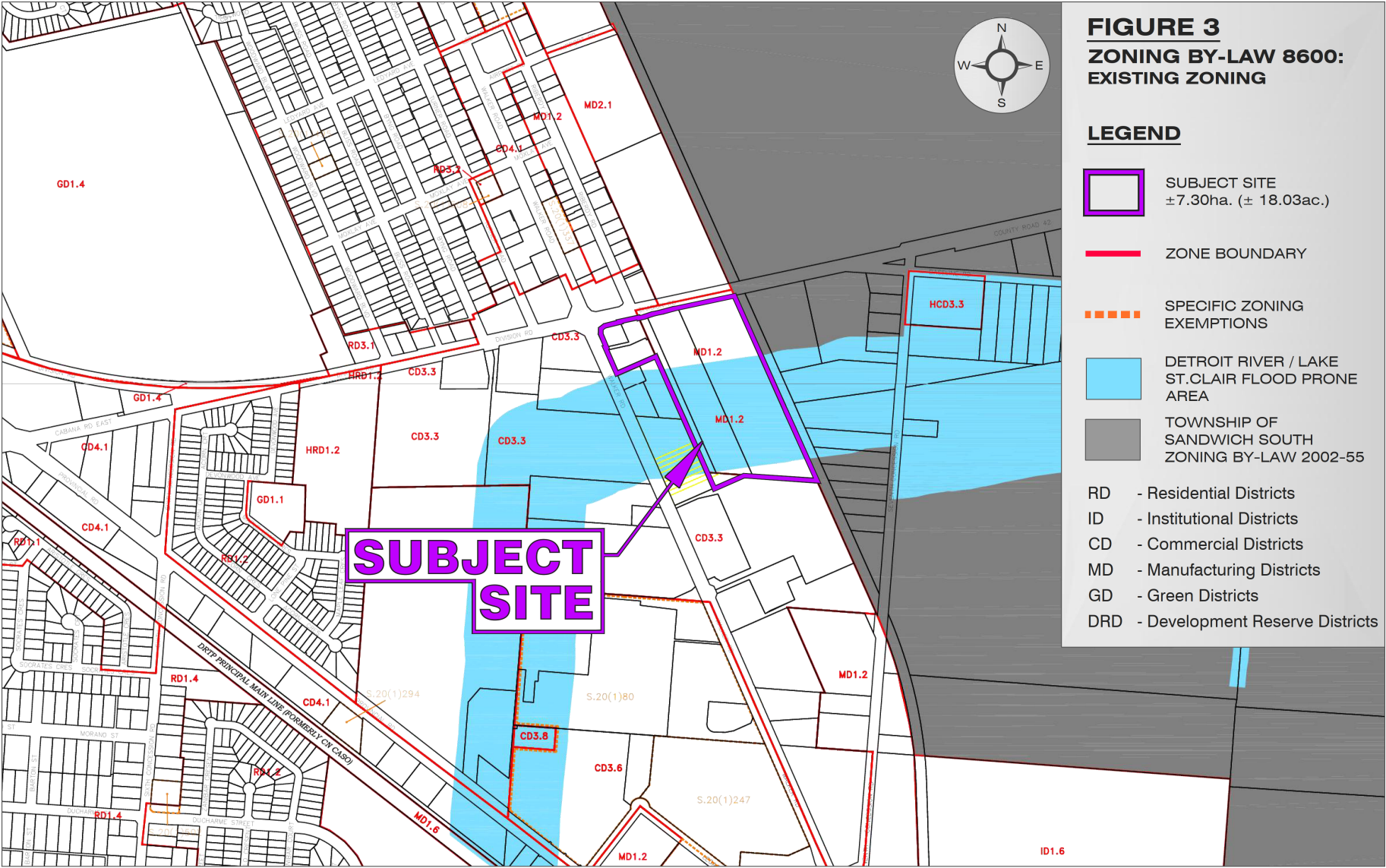
EXISTING ZONING:

Split between Commercial District 3.3, (CD3.3), Commercial District 2.1 (CD2.1), and Manufacturing District 1.2 (MD1.2)

PROPOSED ZONING:

Commercial District 3.6 (CD3.6)

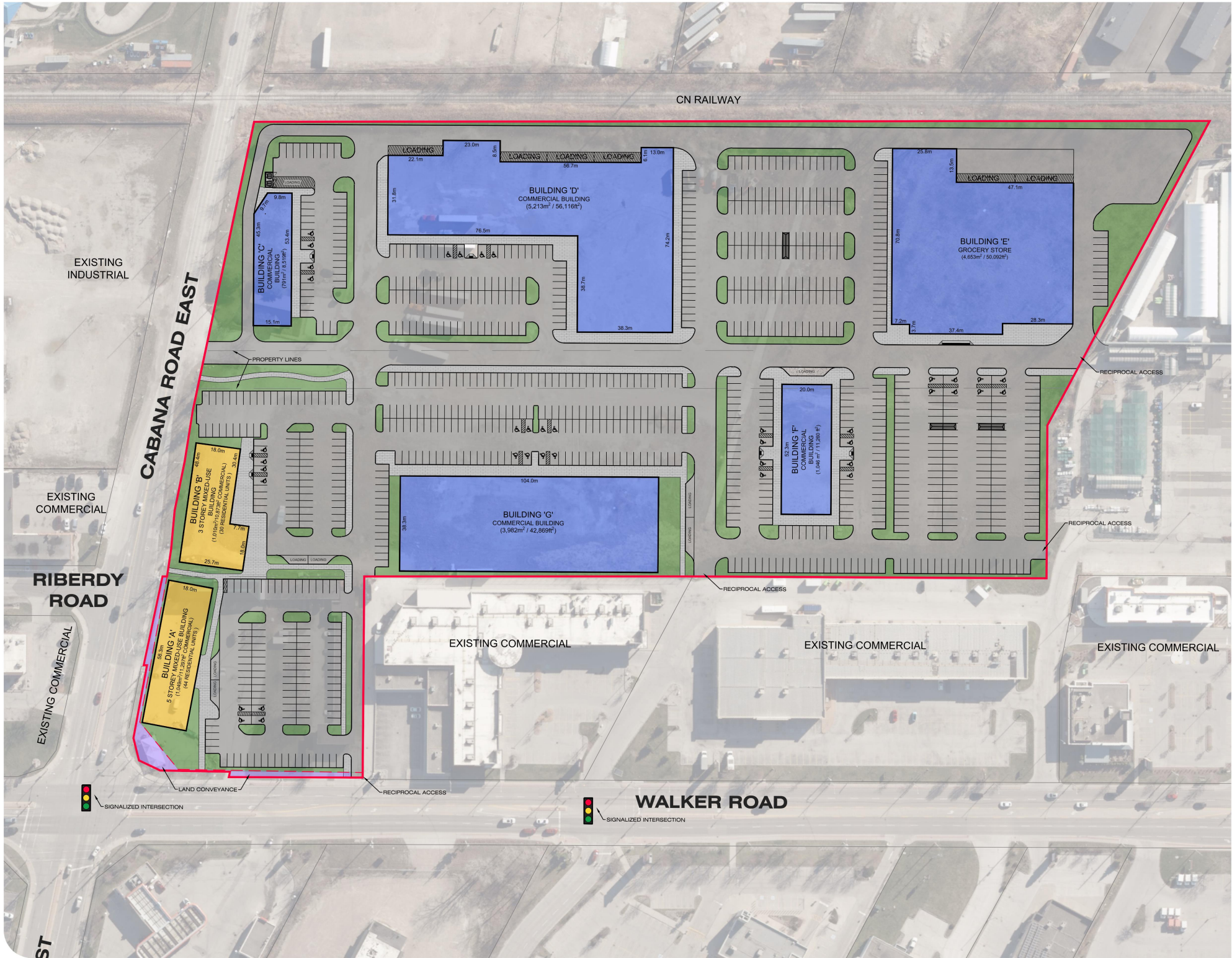
CD3.6 Overview	
Maximum Building Height	20.0 m
Minimum Amenity Area	888 m ²
Maximum Gross Floor Area Bakery or Confectionary	500.0 m ²
Maximum Gross Floor Area Workshop (Percent of the gross floor area of the Retail or Wholesale Store.)	200.0%



CONCEPTUAL DEVELOPMENT PLAN

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING



LBI DEVELOPMENTS INC.
WALKER ROAD AT CABANA ROAD
REDEVELOPMENT

CONCEPTUAL DEVELOPMENT PLAN
FIGURE 1.0

SUBJECT AREA
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CREATED BY: ESB
CHECKED BY: MAM
DESIGNED BY: ESB

SOURCE: COUNTY OF ESSEX AERIAL
PHOTOGRAPHY (2023)

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plan for sub.dwg
June, 23, 2025 1:16 PM

PROJECT: 24-9442
STATUS: DRAFT
DATE: 06/23/2025

Access from
Cabana Road
East and
Walker Road

Two
Mixed-use
Buildings

Five
Commercial
Buildings

One
Grocery
Store

956 total
parking
spaces



- Finalize background reports
- Submission to the City of Windsor (Stage 2)
- Statutory Public Meeting/
Development and Heritage
Standing Committee
- Council Meeting

Stay Involved



Ask questions today and
provide your feedback

Contact Us



Melanie Muir, MCIP RPP
Project Manager
Dillon Consulting Limited
WalkerCabana@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)
			N/A
			Yes.
			N/A
			N/A