Government of Canada / Gouvernement du Canada

AERONAUTICAL ASSESSMENT FORM (AAF) FOR OBSTACLE NOTIFICATION

Step 4 of 4

1 APPLICANT - OWNER

2 PROJECT DESCRIPTION

3 LOCATION, HEIGHT AND ELEVATION

4 REVIEW

Review your request

Please verify that the following information is correct. When ready, press the **Submit** button.

Request Details

Digital request ID	1140673
Status	Draft

Applicant - Owner

Edit

Applicant contact information

Company name, if applicable (optional)	Dillon Consulting Limited
Business number (BN) (optional)	-
First name	Theresa
Last name	O'Neill
Phone number	519-671-5807

Email address	toneill@dillon.ca
Address	401-12 James St N
City	Hamilton
Province/State	Ontario
Postal/Zip Code	L8R 2J9
Country	Canada

Structure owner contact information

Are you the structure owner?	No, I need to add the owner contact details
Company name, if applicable (optional)	Farhi Holdings Corporation
Business number BN (optional)	-
First name	Shmuel
Last name	Farhi
Phone number	519-645-6666
Email address	Farhi@farhi.ca
Address	201-620 Richmond St
City	London
Province/State	Ontario
Postal/Zip Code	N6A 5J9
Country	Canada

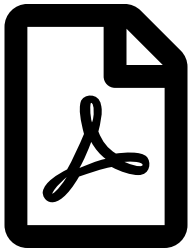
Project description

Edit

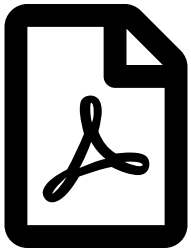
Project name	5855 Cabana Road East

Have you submitted your proposal to the NAV CANADA Land Use Program?	Yes
NAV CANADA file number (optional)	25-4282
Notice type	New construction
Duration	Permanent
Construction start date	2030-06-01
Construction end date	2032-06-01
Type of structure	Building
Marking	N/A
Lighting	CL-810 low-intensity red aviation obstruction lights
Monitoring	No monitoring
Project description	The proposed mixed use development site is approximately 2 ha (4.94 acres) in total. The subject site is located adjacent to the future Windsor-Essex Acute Care Hospital at the southwest corner of the County Road 42 and 9th Concession Road intersection in the City of Windsor. A Zoning By-law Amendment is proposed to facilitate the development of an 8-storey hotel (Hotel A adjoined with Hotel B) with a maximum building height of 34m and a total of 200 rooms, and a one-storey 5,000 square foot commercial building on the subject site.

Supporting files



Concept Site Plan 2026-07-31 23-6242.pdf



Elevations Proposed Lighting - Cabana Road East 9th Concession Road Windsor.pdf

Location, height and elevation

Edit

Structure location, height and elevation

Structure location	Ontario
Structure coordinates	Single Coordinates
Degrees	42
Minutes	16
Seconds	7.78
Degrees	82
Minutes	55
Seconds	45.18
A: Ground elevation above mean sea level (AMSL) (m)	185.10
B: Height of an addition to a structure (m)	0
C: Total height including any B above ground level (AGL) (m)	34.0
D: Overall height (A + C) AMSL (m)	219.1

Is the project on lands affected by Airport Zoning Regulations (AZRs)?	Yes
Legal land survey supporting files	
(No file uploaded)	
Nearest aerodrome (runway type, water aerodrome or heliport)	YQG (Windsor Airport)
Have you contacted the aerodrome?	Yes

You are ready to submit 'Aeronautical assessment form (AAF) for obstacle notification'. Once you submit, you will not be able to make any changes to the request.

Submit Previous Cancel

AERONAUTICAL ASSESSMENT FORM (AAF) FOR OBSTACLE NOTIFICATION

Request submitted

Your request reference number is **1140673**.

We've sent you an email confirmation with your request information.



FARHI HOLDINGS CORPORATION

CABANA ROAD EAST AT 9TH CONCESSION

CONCEPTUAL DEVELOPMENT

PHASE 1

- SUBJECT AREA (±2.09 ha/5.17 ac)
- PROPOSED HOTEL - PHASE1 (±985m²/10,600ft²) (100 ROOMS)
- PROPOSED HOTEL - PHASE 2 (±600m²/6,450ft²) (100 ROOMS)
- PROPOSED COMMERCIAL (±410m²/416ft²)
- PROPOSED LANDSCAPE
- 8.00m ROAD WIDENING & LAND CONVEYANCE
- PROPOSED SIDEWALK
- PROPOSED BICYCLE PARKING (18 spaces)

SITE DATA MATRIX

COMMERCIAL DISTRICT 4.1 (CD 4.1) ZONE

	ZONING BY-LAW	PROVIDED
SITE AREA	N/A	20,939.9m²
BUILDING AREA	N/A	1,700.3m²
LOT COVERAGE	N/A	8.1%
LOT FRONTAGE	N/A	104.9m
SETBACKS	N/A	FRONT: 11.5m INT. SIDE: 36.5m EXT. SIDE: 33.8m REAR: 29.2m
BUILDING HEIGHT (MAX)	20.0m	**34.0m***
LANDSCAPED OPEN SPACE	N/A	30.0%
PARKING SPACES	COMMERCIAL: 55 HOTEL: 245** **TOTAL: 300**	COMMERCIAL: 55 HOTEL: 245 **TOTAL: 300**
ACCESSIBLE PARKING SPACES	TYPE A: 4 TYPE B: 5	TYPE A: 4 TYPE B: 5
STACKING SPACES	12	23
LOADING SPACES	COMMMERCIAL: 1 HOTEL: 3	COMMMERCIAL: 2 HOTEL: 3

*NOT IN CONFORMITY WITH PROPOSED ZONING BYLAW

**1,000m² CONSIDERED FOR RESTAURANT, CONVENTION HALL, MEETING ROOMS AND OTHER PLACES OF ASSEMBLY

SCALE: 1:1000 (11x17)

N W E S

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: JSC
CHECKED BY: KDT
DESIGNED BY: JSC

SOURCES:
COUNTY OF ESSEX AERIAL PHOTOGRAPHY (2025)

File Location:
p:\2023\236242 5855 cty rd 42 at 9th concession\2. work\drawings\08-planning\23-6242-08-cabana road e at 9th concession - conceptual plan.dwg
June, 15, 2026 10:50 AM

DILLON CONSULTING

PROJECT: 23-6242
STATUS: DRAFT
DATE: 01/29/2025









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cristina@podariuarchitects.ca

PROFESSIONAL CERTIFICATION

PROFESSIONAL CERTIFICATION

PROJECT

Cabana Road East & 9th Concession Road, Windsor, On.

CLIENT

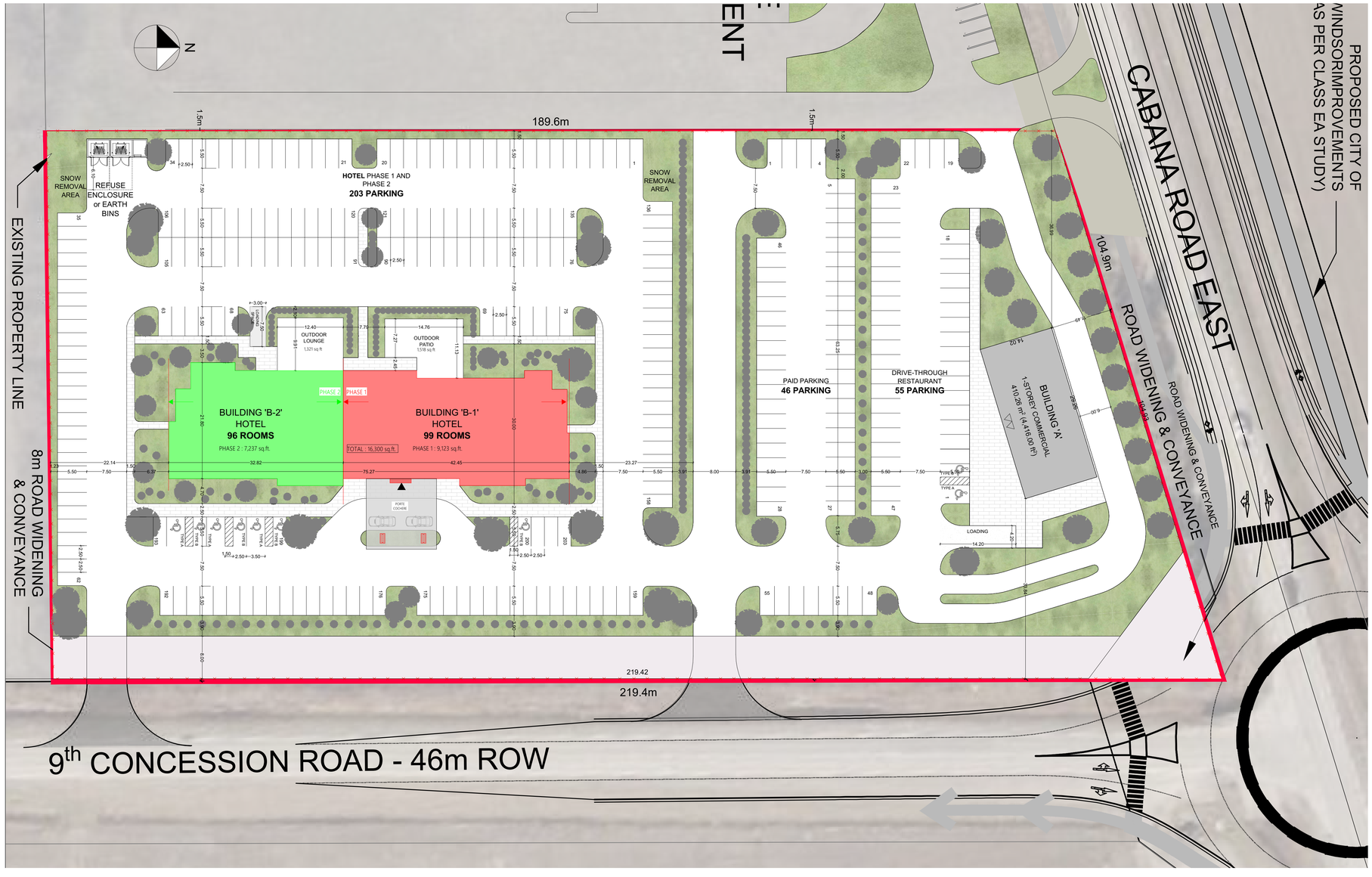
FARHI HOLDINGS CORPORATION

201 - 620 Richmond St, London
Muky Pundaky
Email: muky@fhc.ca
Phone: 519-645-6666

DRAWING TITLE

RENDERINGS

SCALE	Revision:	Issue:
DRAWN BY: MIHAELA TATU, RAZVAN EUGEN DUMITRU	DRAWING NO.	A0
REVIEWED BY: CRISTINA PODARIU		



PROPOSED SITE PLAN

Issued for review

SCALE 1:400

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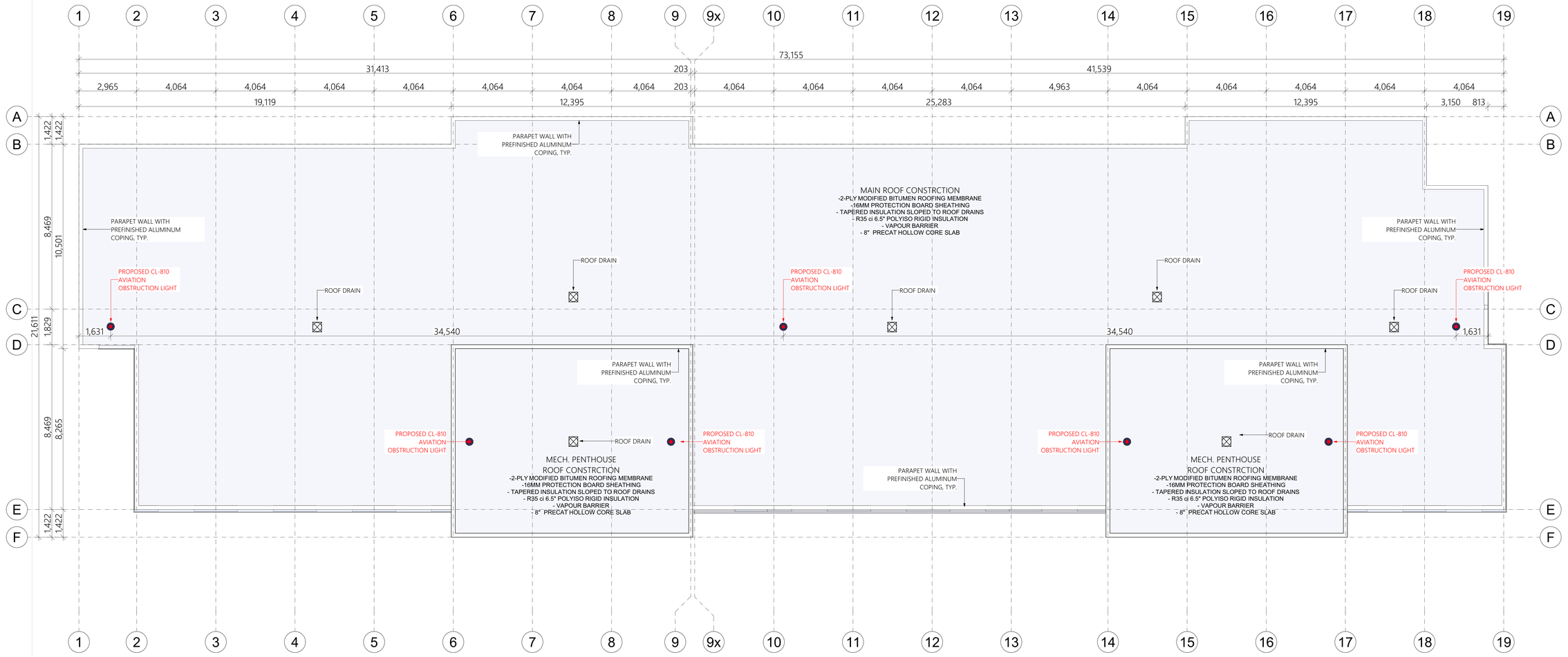
DRAWING TITLE

SITE PLAN

SCALE	Revision:	Issue:
DRAWN BY: MIHAELA TATU, RAZVAN EUGEN DUMITRU	DRAWING NO.	A100
REVIEWED BY: CRISTINA PODARIU		



ROOF PLAN 1:75

3, 012 sq. ft.

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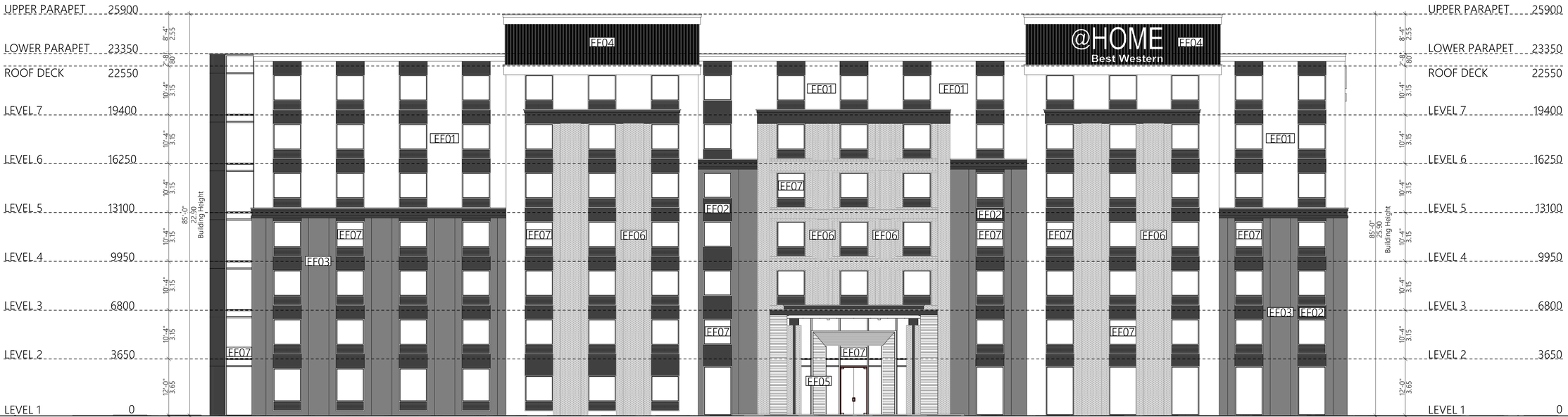
DRAWING TITLE

ROOF PLAN

SCALE	Revision:	Issue:
DRAWN BY: MIHAELA TATU, RAZVAN EUGEN DUMITRU	DRAWING NO.	A104
REVIEWED BY: CRISTINA PODARIU		



EAST ELEVATION

1 3/32" = 1'-0"

EF01 EFIS FINISH SYSTEM
- FINISH: SANDBLAST (FINE)
- COLOR: WHITE

EF02 EFIS FINISH SYSTEM
- FINISH: SANDBLAST (FINE)
- COLOR: DARK GREY

EF03 EFIS FINISH SYSTEM
- FINISH: SANDBLAST (FINE)
- COLOR: LIGHT GREY

EF04 CORRUGATED METAL WALL PANEL SYSTEM
- FINISH: SANDBLAST (FINE)
- COLOR: DARK GREY

EF05 LONGBOARD ALUMINIUM CLADDING
- FINISH: SANDBLAST (FINE)
- COLOR: CEDAR

EF06 BRICK
- COLOR: GREY

EF07 GLAZING SYSTEM

@HOME Best Western

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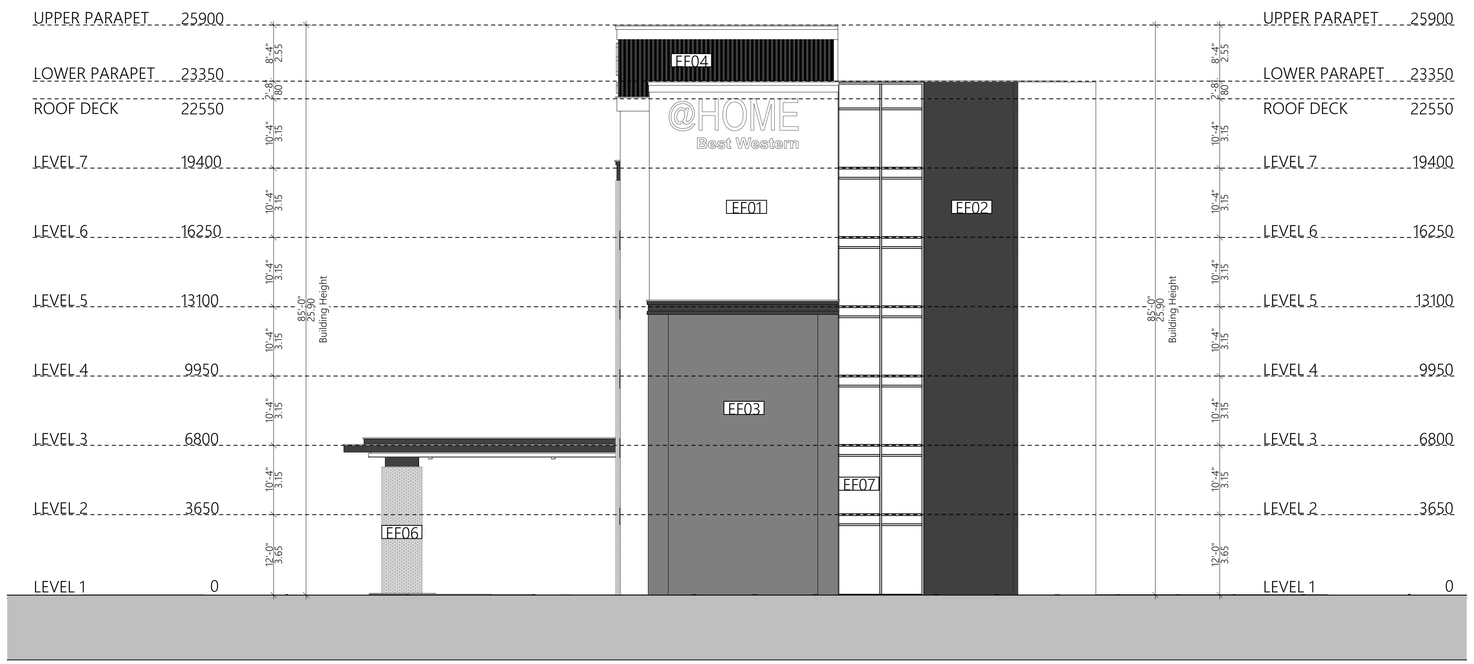
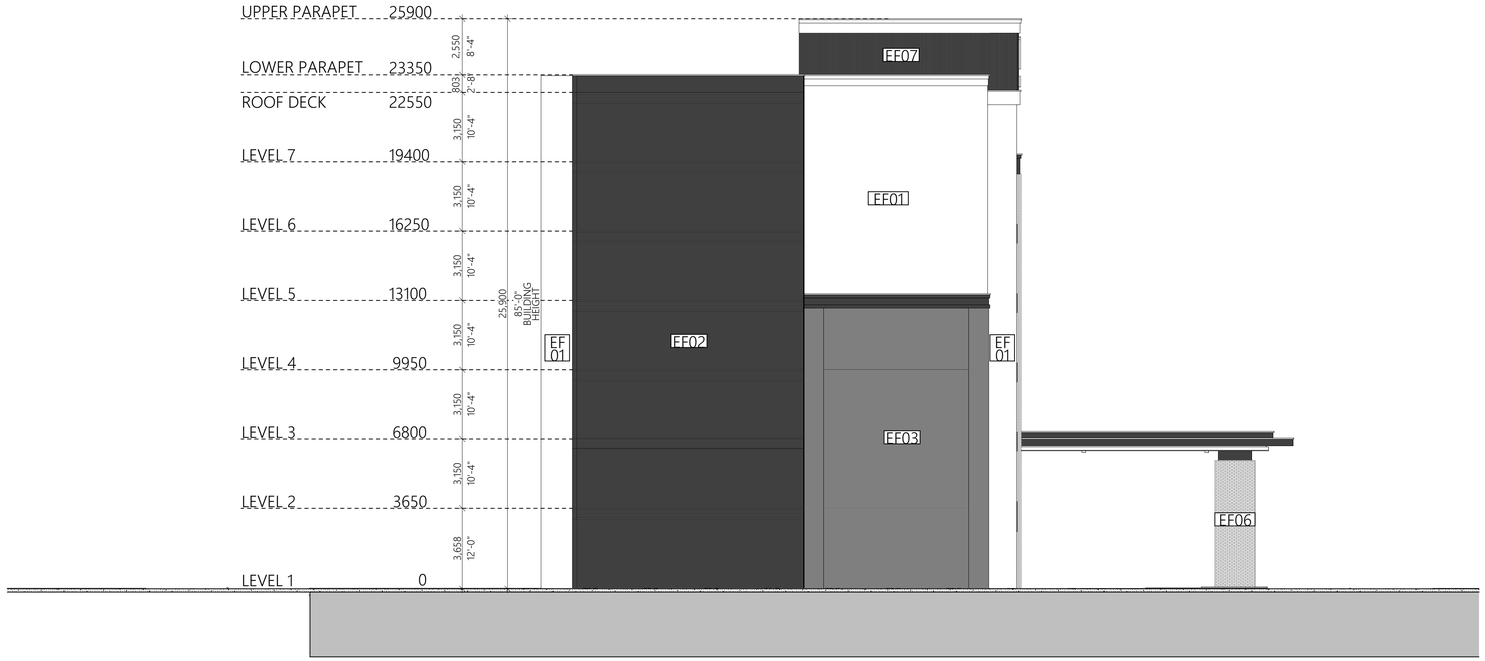
DRAWING TITLE

EAST ELEVATION

SCALE	Revision:	Issue:
DRAWN BY: MIHAELA TATU, RAZVAN EUGEN DUMITRU	DRAWING NO.	
REVIEWED BY: CRISTINA PODARIU	A200	



1 NORTH ELEVATION 3/32" = 1'-0"



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- FINISH: SANDBLAST (FINE)
- COLOR: DARK GREY

EF05 LONGBOARD ALUMINIUM CLADDING
- FINISH: SANDBLAST (FINE)
- COLOR: CEDAR

EF06 BRICK
- COLOR: GREY

EF07 GLAZING SYSTEM

2 SOUTH ELEVATION 3/32" = 1'-0"

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DRAWING TITLE

NORTH and SOUTH ELEVATION

SCALE	Revision:	Issue:
DRAWN BY: MIHAELA TATU, RAZVAN EUGEN DUMITRU	DRAWING NO.	A201
REVIEWED BY: CRISTINA PODARIU		