



File No.: 21-1186

July 19, 2022

The Corporation of the City of Windsor
Planning Division
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**Official Plan and Zoning By-law Amendment, Removal of Holding, Draft Plan of Subdivision Application
North Neighbourhood – Phase 3
City of Windsor**

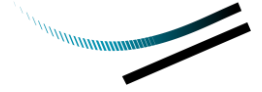
Dillon Consulting Limited (Dillon) is pleased to provide the following materials on behalf of our client, 1027458 Ontario Inc., regarding the proposed development located on the northeast corner of Beverly Glen Street and the proposed future extension of Florence Avenue, to the west of the proposed future extension of Clover Avenue.

We have prepared the following submission package for an Official Plan Amendment, Zoning By-law Amendment, Removal of Holding and Draft Plan of Subdivision Application for Phase 3 of the North Neighbourhood development.

This proposed development is known as Phase 3 of the North Neighbourhood and is part of a larger 7 phase residential development. Phase 3 of the development includes 117 townhome dwellings of appropriate character for the neighbourhood. Two (2) new rights-of-way are being proposed: the extension of Thunderbay Avenue and the extension of Ivanhill Avenue. The site is also proposed to have access to the proposed future extensions Clover Avenue and from the existing Beverly Glen Street. The proposed development will also include a Greenway, which is over an existing easement containing a trunk sewer that bisects the site east to west.

We have included the following documents in the application package:

- Official Plan Amendment Application form;
- Zoning By-law Amendment Application form;
- Removal of Holding Application form;
- Draft Plan of Subdivision Application form;
- Conceptual Development Master Phasing Plan prepared by Dillon Consulting Ltd;



- Conceptual Site Plan prepared by Dillon Consulting Ltd;
- Draft Plan of Subdivision prepared by Dillon Consulting and signed by Roy Simone at Verhaegen Land Surveyors;
- Topographic Plan of Survey prepared by Verhaegen Land Surveyors;
- Storm Water Management Report prepared by Dillon Consulting Ltd, dated June 2022;
- Functional Serving Report prepared by Dillon Consulting Ltd, dated June 2022;
- Species at Risk Considerations Memorandum prepared by Dillon Consulting Ltd, dated November 2020; and
- Public Information Centre Summary prepared by prepared by Dillon Consulting Ltd, dated July 2022.

The following documents will be provided under separate cover at a future date:

- Traffic Impact Study (TIS) prepared by Dillon Consulting Ltd;
- Energy Strategy Report prepared by Dillon Consulting Ltd; and

All application fees are to be paid upon request. We trust that the applications can be processed at your earliest convenience. Should you have any questions, please contact the undersigned at (613) 217-4923 or zsotirakos@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED

Zoe Sotirakos, MES LEED GA
Planner
TJO:XX

cc+Encl.: Jenny Coco, Coco Group
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Karl Tanner, Partner, Dillon Consulting Limited

