

## OFFICIAL PLAN AMENDMENT APPLICATION

### INSTRUCTIONS

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**Verify that you are using the most current application form.**

- Section 1: Pre-Submission consultation with a staff Planner is mandatory per By-law 199-2007. If you do not have a valid Pre-Submission Letter, you must meet with a staff Planner who must sign and date this section.
- Section 2: During Pre-Submission consultation a staff Planner will indicate what supporting information must be submitted with the application.
- Section 3: Provide the full name, address, phone number, fax number and email address of the applicant, agent, and registered owner. If any of these are a corporation, provide the full corporate name. Include the full name of the contact person. If there is more than one person, corporation, or registered owner, use additional sheets.
- Section 4: Indicate if you are submitting companion applications with this application.
- Section 5: Provide information about the subject land. This information is used to determine or confirm supporting information requirements and to assist in the review of the application.
- Section 6: Describe the amendment and answer all questions. If some of this information is in a Planning Rationale Report, check the box beside "See Planning Rationale Report". If the question is not applicable, check the box beside "Not Applicable".
- Section 7: Provide details about any other Planning Act applications by the applicant for the subject land or any land within 120 metres of it.
- Section 8: Provide information about water service and sanitary sewage disposal.
- Section 9: Check the appropriate box based on the pre-submission consultation with the Planner.
- Section 10: Explain your proposed strategy for consulting with the public with respect to the application.
- Section 11: Complete and sign in the presence of a Commissioner of Taking Affidavits.
- Schedules: Read and complete Schedule A in full and sign.

Submit application form, supporting information, and application fee to the Senior Steno Clerk at Planning & Development Services, Suite 210, 350 City Hall Square West, Windsor ON N9A 6S1 or [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca).

Any timelines noted in this application form are subject to change.

The application is reviewed to ensure all prescribed information and the required fee have been submitted. Within 30 days of the receipt of the application, the applicant will be notified in writing that the application is deemed complete. If deemed incomplete, the application and fee will be returned. If deemed complete, the application fee is not refundable.

The applicant, agent and all other interested parties will be notified by Council Services of the date, time, and location of the Development & Heritage Standing Committee (DHSC) meeting and the Council meeting.

An application will be terminated without notice after 60 days of inactivity.

**DATE RECEIVED STAMP**

### CONTACT INFORMATION

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Planning & Development Services  
Suite 210  
350 City Hall Square West  
Windsor ON N9A 6S1

Telephone: 519-255-6543  
Fax: 519-255-6544  
Email: [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)  
Web Site: [www.citywindsor.ca](http://www.citywindsor.ca)

# OFFICIAL PLAN AMENDMENT APPLICATION

## 1. PRE-SUBMISSION CONSULTATION

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify fee payable, and to review the process. This application is incomplete unless you have a valid Pre-Submission Letter or a staff Planner signs below.

Valid Pre-Submission Letter? NO  YES  File Number: PS- 090/22

*Staff Use Only*

| Signature of Staff Planner             | Date of Consultation                     |
|--|--|
| <input type="checkbox"/> Jim Abbs      | <input type="checkbox"/> Kevin Alexander |
| <input type="checkbox"/> Brian Nagata  | <input type="checkbox"/> Justina Nwaesei |
| <input type="checkbox"/> Adam Szymczak | <input type="checkbox"/> _____           |
| <input type="checkbox"/> Greg Atkinson | <input type="checkbox"/> Frank Garardo   |
| <input type="checkbox"/> Simona Simion | <input type="checkbox"/> Laura Strahl    |

## 2. REQUIRED SUPPORTING INFORMATION *(To be completed by a staff Planner)*

Unless you have a valid Pre-Submission Letter, a staff Planner will indicate below what supporting information must be submitted with the application during pre-submission consultation. The City of Windsor reserves the right to require additional supporting information during the processing of the application. All supporting information submitted is made available for public review.

For each document, provide one paper copy, and where possible, one digital copy on a CD or USB flash drive. All drawings or plans shall be in letter size (8.5 x 11 inches) in JPG and PDF format. All other documents shall be provided in Word and PDF format. All PDF documents shall be flattened with no layers.

If you are submitting a companion application submit only one set of documents.

|   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Deed or Offer to Purchase             | <input type="checkbox"/> Corporation Profile Report  | <input checked="" type="checkbox"/> Site Plan Conceptual | <input checked="" type="checkbox"/> Sketch of Subject Land |
| <input type="checkbox"/> Archaeological Assessment – Stage 1              | <input type="checkbox"/> Built Heritage Impact Study | <input type="checkbox"/> Environmental Evaluation Report | <input type="checkbox"/> Environmental Site Assessment     |
| <input type="checkbox"/> Floor Plan and Elevations                        | <input type="checkbox"/> Geotechnical Study          | <input type="checkbox"/> Guideline Plan                  | <input type="checkbox"/> Lighting Study                    |
| <input type="checkbox"/> Market Impact Assessment                         | <input type="checkbox"/> Micro-Climate Study         | <input type="checkbox"/> Noise Study                     | <input type="checkbox"/> Planning Rationale Report         |
| <input type="checkbox"/> Record of Site Condition <i>(see Schedule E)</i> | <input type="checkbox"/> Sanitary Sewer Study        | <input type="checkbox"/> Species at Risk Screening       | <input type="checkbox"/> Storm Sewer Study                 |
| <input type="checkbox"/> Storm Water Retention Scheme                     | <input type="checkbox"/> Topographic Plan of Survey  | <input type="checkbox"/> Transportation Impact Statement | <input type="checkbox"/> Transportation Impact Study       |
| <input type="checkbox"/> Tree Preservation                                | <input type="checkbox"/> Tree Survey Study           | <input type="checkbox"/> Urban Design Study              | <input type="checkbox"/> Vibration Study                   |
| <input type="checkbox"/> Wetland Evaluation Study                         | Other Required Information: _____                    |  |  |

# OFFICIAL PLAN AMENDMENT APPLICATION

## 3. APPLICANT, REGISTERED OWNER AND AGENT INFORMATION

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Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, fax number and email address.

If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

All communication is with the Agent authorized by the Owner to file the application. If there is no Agent, all communication is with the Applicant.

### Applicant

Name: 1027458 Ontario Inc. Contact: Jenny Coco  
Name of Contact Person

Address: 271 Spadina Road

Address: Toronto, Ontario Postal Code: M5R 2V3

Phone: 416-891-5536 Fax: N/A

Email: JCoco@cocogroup.com

### Registered Owner Same as Applicant

Name: \_\_\_\_\_ Contact: \_\_\_\_\_  
Name of Contact Person

Address: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Agent Authorized by the Owner to File the Application (Also complete Section A1 of Schedule A)

Name: Dillon Consulting Limited Contact: Theresa O'Neill  
Name of Contact Person

Address: 3200 Deziel Drive, Suite 608

Address: Windsor, Ontario Postal Code: N8W 5K8

Phone: 519-671-5807 Fax: N/A

Email: toneill@dillon.ca

## 4. COMPANION APPLICATIONS

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Are you submitting a companion Rezoning application? NO  YES

Are you submitting a companion Plan of Subdivision/Condominium application? NO  YES

Are you submitting a companion Site Plan Control Application? NO  YES

# OFFICIAL PLAN AMENDMENT APPLICATION

## 5. SUBJECT LAND INFORMATION

Municipal Address 0 Banwell Road (North 'B' Site)

Legal Description Part of block 7 on Plan 12M-407 and Part of Lots 143 and 144, Concession 1 in the City of Windsor within the County of Essex

Assessment Roll Number 070-730-13375-0000

Frontage (m) 207.2m Depth (m) Irregular Area (sq m) 16,632.95 sq m (1.66 ha / 4.11 ac)

Current Official Plan Designation Mixed Use Node (Primary Plan) & Banwell Road Mixed Use Corridor (East Riverside Secondary Plan)

What land uses are permitted by the Official Plan Designation? Mixed Use Node - Retail and service commercial establishments, offices, cultural, recreation and entertainment uses, and institutional

open space and residential uses of up to four stories in height & Banwell Road Mixed Use Corridor - Retail and service establishments; commercial offices; restaurants, including outdoor cafes;

cultural, recreational and entertainment uses; theatres and cinemas; community, social and institutional uses; residential apartments, multi-plexes and stacked townhouses; and public transportation facilities. (Secondary Plan).

## 6. DESCRIPTION OF OFFICIAL PLAN AMENDMENT (OPA)

Name of Official Plan proposed to be amended: The City of Windsor Official Plan

Amendment to Official Plan from Mixed Use Node & Banwell Road Mixed Use Corridor to Site Specific Mixed Use Node & Banwell Road Mixed Use Corridor

Purpose of the proposed OPA: To facilitate the development of the subject site for High Profile residential buildings.

The proposed development includes two (2) multiple dwelling residential buildings that are six (6)-storeys in height, each with 78 units

and one (1) multiple dwelling residential building that is six (6)-storeys in height, with 24 units.

What land uses will the proposed official plan amendment (OPA) authorize? Mixed Use Node land use permitting High Profile residential dwelling units as a permitted use and an increased building height from four (4)-storeys to 10-storeys and

Banwell Road Mixed Use Corridor permitting use of Community Institutions (per 2.7.4.1) as a permitted use and an increased building height from four (4)-storeys to 10-storeys.

Does the proposed OPA change, replace or delete a policy in the Official Plan? No  Yes

If yes, the policy to be changed, replaced or deleted: N/A

Does the proposed OPA add a policy to the Official Plan? No  Yes

# OFFICIAL PLAN AMENDMENT APPLICATION

## 6. DESCRIPTION OF OFFICIAL PLAN AMENDMENT (OPA) - Continued

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Does the proposed OPA change or replace a designation in the Official Plan? No  Yes

If yes, the designation to be changed or replaced: \_\_\_\_\_

Site Specific Mixed Use Node (Official Plan) & Banwell Road Mixed Use Corridor (East Riverside Secondary Plan)

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If a policy is being changed, replaced or deleted or if a policy is being added, the text of the proposed OPA:

Not Applicable                       See Planning Rationale Report                       See Attached

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If the proposed OPA changes or replaces a schedule in the Official Plan, the requested schedule and the text that accompanies it:

Not Applicable                       See Planning Rationale Report                       See Attached

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If the proposed OPA alters all or any part of the boundary of an area of a settlement or establishes a new area of settlement, the current official policies, if any, dealing with the alteration or establishment of an area of settlement:

Not Applicable                       See Planning Rationale Report                       See Attached

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If the proposed OPA removes the subject land from an area of employment, the current Official Plan policies, if any, dealing with the removal of land from an area of employment:

Not Applicable                       See Planning Rationale Report                       See Attached

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Explain how the proposed OPA is consistent with the Provincial Policy Statement:

See Planning Rationale Report                       See Attached

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# OFFICIAL PLAN AMENDMENT APPLICATION

## 7. OTHER APPLICATION INFORMATION

Is the subject land or land within 120 metres the subject of an application by the applicant under the Planning Act for:

A Minor Variance or Consent? No  Yes

~~File number: \_\_\_\_\_ Status: \_\_\_\_\_~~

~~Approval authority: \_\_\_\_\_~~

~~Affected lands: \_\_\_\_\_~~

~~Purpose of Minor Variance or Consent: \_\_\_\_\_~~

~~Effect on the proposed OPA: \_\_\_\_\_~~

An amendment to an Official Plan, a Zoning By-law or a Minister's Zoning Order? No  Yes

File number: PS 090-22 Status: Submitted; under review.

Approval authority: City of Windsor

Affected lands: North 'A' Site and South Site of the Banwell and McHugh Mixed Use Developments

Purpose of OP or ZBL amendment or Zoning Order: \_\_\_\_\_

To permit the development of High Profile residential dwellings; a business office; and a residential care facility.

Effect on the proposed OPA: N/A (applications are related)

Approval of a plan of subdivision or a site plan? No  Yes

~~File number: \_\_\_\_\_ Status: \_\_\_\_\_~~

~~Approval authority: \_\_\_\_\_~~

~~Affected lands: \_\_\_\_\_~~

~~Purpose of plan of subdivision or site plan: \_\_\_\_\_~~

~~Effect on the proposed OPA: \_\_\_\_\_~~

# OFFICIAL PLAN AMENDMENT APPLICATION

## 8. WATER & SANITARY SEWAGE DISPOSAL

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**WATER** – Indicate whether water will be provided to the subject land by:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Publicly owned & operated piped water system<br><input type="checkbox"/> Privately owned & operated individual well<br><input type="checkbox"/> Privately owned & operated communal well | <input type="checkbox"/> A lake or other water body<br><input type="checkbox"/> Other means: _____ |
|--|--|

**SANITARY** - Indicate whether sanitary sewage disposal will be provided to the subject land by:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Publicly owned & operated sanitary sewage system<br><input type="checkbox"/> Privately owned & operated individual septic system<br><input type="checkbox"/> Privately owned & operated communal septic system | <input type="checkbox"/> A privy<br><input type="checkbox"/> Other means: _____ |
|--|---|

If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed submit a Servicing Options Report and a Hydrogeological Report.

## 9. TYPE OF AMENDMENT, APPLICATION FEE & OTHER FEES

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### TYPE OF OFFICIAL PLAN AMENDMENT (OPA)

The type of amendment is determined by the City Planner or their designate.

**Minor OPA:** A minor revision to the text of the Official Plan or a Site Specific Policy direction.

**Major OPA:** A change from one land use designation to another land use designation, a change to any Schedule in the City of Windsor Official Plan, or any other amendment not described above.

### APPLICATION FEE

Verify fees before submitting the application. Fees are subject to change and are not refundable when the application is deemed complete. Method of payment: Cash, Mastercard, Visa, or by Certified Cheque or Personal Cheque payable to The Corporation of the City of Windsor. If paying by Mastercard or Visa, contact the Senior Steno Clerk for further direction at [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca) or 519-255-6543.

|   | <i>Code</i> | <input type="checkbox"/> Minor OPA | <input checked="" type="checkbox"/> Major OPA |
|---|-------------|------------------------------------|---|
| Base Fee                                | 63003       | \$2,258.40                         | \$8,112.35                                    |
| GIS Fee                                 | 63024       | + \$50.00                          | + \$50.00                                     |
| Essex Region Conservation Authority Fee | 53023       | + <u>\$200.00</u>                  | + <u>\$300.00</u>                             |
| <b>Total Application Fee</b>            |             | <b>= \$2,508.40</b>                | <b>= \$8,462.35</b>                           |

### OTHER FEES

**Re-Notification/Deferral Fee** 53016 \$2,258.40

Required when an applicant requests a deferral after notice of a public meeting has been given.

**Ontario Land Tribunal (OLT) Appeal Fee** \$1,100.00

An appeal is made through Council Services (519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)). Fees, forms, and processes are subject to change. Visit <https://olt.gov.on.ca> for additional information.

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## 10. PROPOSED PUBLIC CONSULTATION STRATEGY

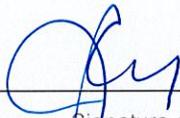
Select or describe your proposed strategy for consulting with the public with respect to the application:

- Required Public Consultation (Public Notice & Public Meeting as required per the Planning Act)
- Open House       Website       Other \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## 11. SWORN DECLARATION OF APPLICANT

Complete in the presence of a Commissioner for Taking Affidavits. If the declaration is to be administered remotely, you must be able to see, hear and communicate with the Commissioner and show documentation that confirms your identity.

I, 1027458 Ontario Inc. c/o Jenny Coco, solemnly declare that the information required under Schedule 1 to Ontario Regulation 543/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, that if this declaration was administered remotely that it was in accordance with Ontario Regulation 431/20, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.



Signature of Applicant

Sign in the presence of a Commissioner  
For Taking Affidavits

TORONTO, ONTARIO

Location of Applicant at time of declaration

This declaration was administered remotely in accordance with Ontario Regulation 431/20

Declared before me  at the TORONTO, ONTARIO

Signature of Commissioner

Location of Commissioner

this 6<sup>th</sup> day of APRIL, 2023

day month year

PLACE AN IMPRINT OF YOUR STAMP BELOW

**ROCK-ANTHONY COCO,**  
a Commissioner, etc., Province of Ontario,  
for Coco International Inc.,  
and its subsidiaries, associated companies,  
and affiliates.  
Expires May 18, 2025.

**READ & COMPLETE SCHEDULE A IN FULL & SIGN**

# OFFICIAL PLAN AMENDMENT APPLICATION

## SCHEDULE A – Authorizations & Acknowledgement

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### A1. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the agent is authorized to make the application must be included with this application form or the authorization below must be completed.

I, 1027458 Ontario Inc. c/o Jenny Coco, am the registered owner of the land that is  
*name of registered owner*

subject of this application for an amendment to the City of Windsor Official Plan and I authorize

Dillon Consulting Limited c/o Theresa O'Neill to make this application on my behalf.  
*name of agent*



Signature of Registered Owner

April 6, 2023

Date

If Corporation - I have authority to bind the corporation

### A2. Authorization to Enter Upon the Subject Lands and Premises

I, 1027458 Ontario Inc. c/o Jenny Coco, hereby authorize the Development and Heritage Standing Committee, City Council, and staff of The Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 5 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.



Signature of Registered Owner

April 6, 2023

Date

If Corporation – I have authority to bind the corporation

**SCHEDULE A CONTINUES ON NEXT PAGE**

# OFFICIAL PLAN AMENDMENT APPLICATION

## SCHEDULE A – Authorizations & Acknowledgements - Continued

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### A3. Acknowledgements

#### Receipt, Fees, Additional Information, Termination, and Freedom of Information

I acknowledge that receipt of this application by the City of Windsor does not guarantee it to be a complete application, that further review of the application will occur, and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further acknowledge that once the application is deemed complete, fees are not refundable, additional information may be requested, and that after 60 days of inactivity the City of Windsor may terminate the application without notice.

I further acknowledge that pursuant to the provisions of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

#### Species at Risk

Ontario's *Endangered Species Act* protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledge that it is my sole responsibility as the Applicant to comply with the provisions of the *Endangered Species Act, 2007, S. O. c.6*. This could require me to register an activity, get a permit or other authorization from the Ministry of the Environment, Conservation and Parks (MECP) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any *Planning Act, R.S.O. 1990, c.P.13* approval given by the City of Windsor does not constitute an approval under the *Endangered Species Act*, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MECP prior to conducting any activity that may affect endangered or threatened plant or animal or its habitat.

Additional information can be found at:

<https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species>

or by contacting MECP at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca)

#### Acknowledgement

I acknowledge that I have read and understand the above statements:



Signature of Applicant or Agent

April 6, 2023

Date

END OF SCHEDULE A

# OFFICIAL PLAN AMENDMENT APPLICATION

## DO NOT COMPLETE BELOW – STAFF USE ONLY

|   |   |
|---|---|
| <b>Receipt and Assignment of Application</b>  | Date Received Stamp                           |
| This application has been assigned to:        |   |
| <input type="checkbox"/> Adam Szymczak (AS)   | <input type="checkbox"/> Brian Nagata (BN)    |
| <input type="checkbox"/> Frank Garardo (FG)   | <input type="checkbox"/> Greg Atkinson (GA)   |
| <input type="checkbox"/> Jim Abbs (JA)        | <input type="checkbox"/> Justina Nwaesei (JN) |
| <input type="checkbox"/> Kevin Alexander (KA) | <input type="checkbox"/> Laura Strahl (LS)    |
| <input type="checkbox"/> Simona Simion (SS)   | <input type="checkbox"/> _____                |

|   |   |  |
|---|---|--|
| <b>Complete Application</b>   |   |  |
| This application is deemed complete on _____<br><div style="text-align: right;"><i>Date</i></div> |   |  |
| _____<br><i>Signature of Delegated Authority</i>  |   |  |
| <input type="checkbox"/> Neil Robertson, MCIP, RPP<br>Manager of Urban Design                     | <input type="checkbox"/> Michael Cooke, MCIP, RPP<br>Manager of Planning Policy | <input type="checkbox"/> Thom Hunt, MCIP, RPP<br>City Planner & Executive Director |

|   |   |                                      |  |
|---|---|--------------------------------------|--|
| <b>Internal Information</b>                 |   |                                      |  |
| Fee Paid: \$ _____                          | Receipt No: _____                         | Date: _____                          |  |
| Payment Type: <input type="checkbox"/> Cash | <input type="checkbox"/> Certified Cheque | <input type="checkbox"/> Credit Card | <input type="checkbox"/> Personal Cheque |
| NEW File No. OPA/ _____                     |   |                                      |  |
| Previous OPA File No. OPA/ _____            |   |                                      |  |
| Related Zoning File No. ZNG/ _____          |   |                                      |  |
| Other File Numbers: _____                   |   |                                      |  |
| Notes: _____                                |   |                                      |  |
| _____                                       |   |                                      |  |

**THIS IS THE LAST PAGE OF THE APPLICATION FORM**