

City Council Meeting Agenda

Date: Monday, March 9, 2026

Time: 10:00 o'clock a.m.

Location: via Electronic Participation (Zoom)

All members will be participating electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly.

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Frazier Fathers

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

ORDER OF BUSINESS

Item # Item Description
1. ORDER OF BUSINESS

2. CALL TO ORDER

READING OF LAND ACKNOWLEDGEMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

4. ADOPTION OF THE MINUTES

5. NOTICE OF PROCLAMATIONS

Proclamations

Nutrition Month – March, 2026
International Women’s Day – March 8, 2026
Hats On For Healthcare – March 11, 2026

6. COMMITTEE OF THE WHOLE

7. COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports)

8. CONSENT AGENDA

CONSENT COMMITTEE REPORTS

- 8.1. Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6 (**SCM 47/2026**) (**S 144/2026**)

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

12. CONSIDERATION OF COMMITTEE REPORTS

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)

13. BY-LAWS (First and Second Reading)

- 13.1. **By-law 38-2026** - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3965 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.
- 13.2. **By-law 39-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS RAY ROAD IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.
- 13.3. **By-law 40-2026** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS JOY ROAD IN THE CITY OF WINDSOR, authorized by CR76/2011, dated February 28, 2011.
- 13.4. **By-law 41-2026** - A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES, authorized by CAO 20/2026, dated February 11, 2026, and B3/2026, dated January 26, 2026.

13.5. **By-law 42-2026** - A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3225 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT, authorized by CR329/2023, dated August 8, 2023.

13.6. **By-law 43-2026** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 9TH DAY OF MARCH, 2026

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

16. **THIRD AND FINAL READING OF THE BY-LAWS**

By-law 38-2026 through 43-2026 inclusive

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Development & Heritage Standing Committee
Monday, March 2, 2026
4:30 p.m., Council Chambers

Community Services Standing Committee - **CANCELLED**
Wednesday, March 4, 2026
9:00 a.m., Council Chambers
Transit Windsor Working Group
Wednesday, March, 4, 2026
2:00 p.m., Room 203, 350 City Hall Square West

Age Friendly Windsor Working Group
Friday, March 6, 2026
9:30 a.m., Room 522a, 350 City Hall Square West

Committee of Management for Huron Lodge
Friday, March 13, 2026
9:30 a.m., Room 140, 350 City Hall Square West

Windsor Accessibility Advisory Committee
Thursday, March 19, 2026
10:00 a.m., via Zoom video conference

21. ADJOURNMENT



Subject: Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6

Moved by: Councillor Kieran McKenzie
Seconded by: Member Anthony Arbour

Decision Number: **DHSC 797**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

18. NORTHWEST CORNER OF CLAIRVIEW AVENUE AND WATSON AVENUE

For the lands comprising of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT), the following additional provisions shall apply:

- a) *Lot Area: minimum* 827.2 m²
- b) *Building Height: Main Building: maximum* 9.0 m
- c) *Side Yard Width: minimum:*
 1. From the north *side lot line*: 2.20 m
 2. From the south *side lot line*: 1.22 m
- d) Notwithstanding Table 24.20.5.1, the *minimum* number of required *parking spaces* for a *Multiple Dwelling* shall be 9.
- e) Notwithstanding clause .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.00 m and the *parking area* separation shall be maintained with *soft landscaping*, save and except any area occupied by a public walkway providing access to a main pedestrian entrance.

[ZDM 10; ZNG/7344]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT) situated at the northwest corner of Clairview Avenue and Watson Avenue from RD1.2 to RD3.1x(18).

Carried.

Councillor Angelo Marignani voting nay.

Report Number: S 144/2025

Clerk's File: Z/15073

Clerk's Note:

1. The recommendation of the Development & Heritage Standing Committee and Administration are the same.
2. Please refer to Item 7.1 from the Development & Heritage Standing Committee held on February 2, 2026.
3. To view the stream of this Standing Committee meeting, please refer to:
<https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20260203-1/10608>

Subject: Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6

Reference:

Date to Council: February 2, 2026
Author: Brian Nagata, MCIP, RPP
Planner III - Development (A)
(519) 255-6543 ext. 6181

Planning & Building Services
Report Date: December 19, 2025
Clerk's File #: Z/15073

To: Mayor and Members of City Council

Recommendation:

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:
18. **NORTHWEST CORNER OF CLAIRVIEW AVENUE AND WATSON AVENUE**
- For the lands comprising of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT), the following additional provisions shall apply:
- a) *Lot Area: minimum 827.2 m²*
 - b) *Building Height: Main Building: maximum 9.0 m*
 - c) *Side Yard Width: minimum:*
 1. From the north *side lot line*: 2.20 m
 2. From the south *side lot line*: 1.22 m
 - d) Notwithstanding Table 24.20.5.1, the *minimum* number of required *parking spaces* for a *Multiple Dwelling* shall be 9.
 - e) Notwithstanding clause .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building wall* containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.00 m and the *parking area* separation shall be maintained with *soft landscaping*, save and except any area occupied by a public walkway providing access to a main pedestrian entrance.

[ZDM 10; ZNG/7344]

- II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT) situated at the northwest corner of Clairview Avenue and Watson Avenue from RD1.2 to RD3.1x(18).

Executive Summary:

N/A

Background:

Application Information:

Location: 291 Watson Avenue
(Lots 1 & 2, Plan 829; Roll No. 060-360-04900; PIN 01055-0107 LT)

Ward: 6

Planning District: Riverside

Zoning District Map: 10

Owner: Hausology Inc. (Daniel Grenier)

Applicant: Same as Owner

Authorized Agent: Pillon Abbs Inc. (Tracey Pillon-Abbs)

Proposal:

The applicant is requesting an amendment to Zoning By-law 8600 to change the zoning for the lands located on the northwest corner of the intersection of Clairview Avenue and Watson Avenue, known municipally as 291 Watson Avenue (the "Subject Property"), from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1) with a zoning exception to allow the construction of an eight-unit Multiple Dwelling with a rear nine-space parking area, with access off Clairview Avenue.

The zoning exception is requested to reduce the minimum lot area and side yard width, the required number of parking spaces, and the minimum parking area separation from a building wall containing a habitable room window facing the parking.

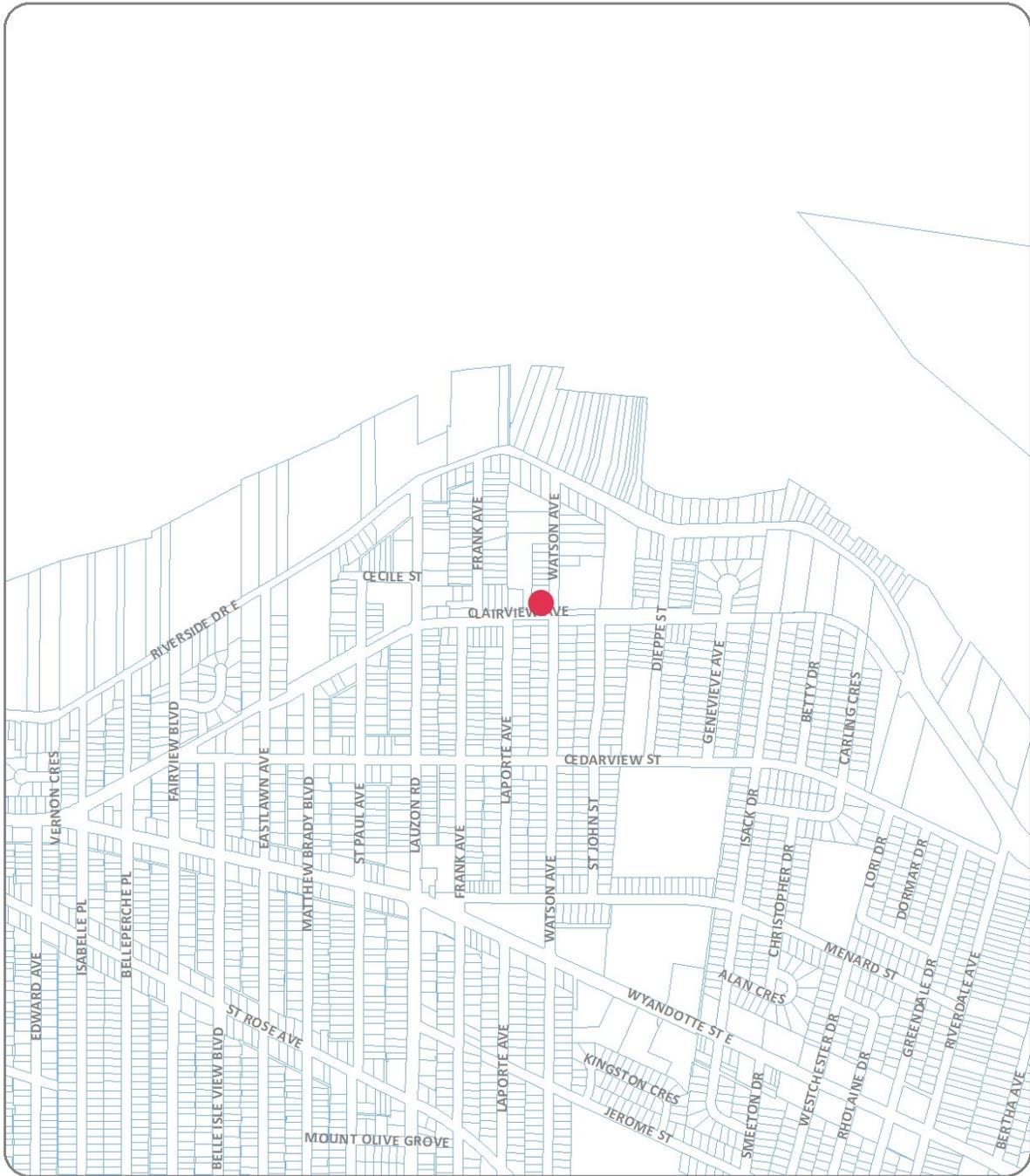
Submitted Information: Conceptual Plans (See Appendix A), Deed, Parking Study, Planning Rationale Report, Renderings, Stage 1-2 Archaeological Assessment with Ministry of Citizenship and Multiculturalism (MCM) Letter, Stormwater Management Report and Zoning By-law Amendment Application Form

All submitted information (except the Deed) can be found on the City's [Current Development Applications webpage](#), referencing the file number and municipal address.

Site Information:

Official Plan	Zoning	Current Use	Previous Use
Residential	Residential District (RD1.2) 1.2	Single-Unit Dwelling	Agricultural
Lot Width	Lot Depth	Lot Area	Lot Shape
24.4 m	33.9 m	827.2 m ²	Rectangular
<i>All measurements are based on the Registered Plan of Subdivision 829</i>			

The Subject Property contains a one-storey single-unit dwelling with a detached garage and a driveway off Watson Avenue. The remainder of the Subject Property is maintained as landscaped open space, including a manicured lawn, mature trees, and shrubs.



KEY MAP - Z-035/25, ZNG/7344



● SUBJECT LANDS



PART OF ZONING DISTRICT MAP 10

N.T.S.

REQUESTED ZONING AMENDMENT

Applicant: Hausology Inc.



SUBJECT LANDS

PLANNING & BUILDING DEPARTMENT



DATE : DECEMBER, 2025
FILE NO. : Z-035/25, ZNG/7344



NEIGHBOURHOOD MAP - Z-035/25, ZNG/7344



SUBJECT LANDS

Neighbourhood Characteristics:

The Subject Property sits on the north side of the Riverside neighbourhood. The Riverside neighbourhood constitutes the area north of the Via Rail corridor, east of Raymo Road, south of the Detroit River and west of Little River.

Surrounding Land Uses:

North	<ul style="list-style-type: none">• Small-scale and large-scale forms of low-profile dwellings
East	<ul style="list-style-type: none">• Brumpton Park• Small-scale and large-scale forms of low-profile dwellings and one high-profile dwelling
South	<ul style="list-style-type: none">• Clairview Bikeway• Riverside Secondary School• M.S. Hetherington Public School• St. John Vianney Catholic Elementary School• St. John Vianney Roman Catholic Church• Small-scale forms of low-profile dwellings• WFCU Centre
West	<ul style="list-style-type: none">• Business Offices• Contractor's Offices• Kiwanis Park• Library Riverside Branch• Medical Offices• Personal Service Shop• Retail Stores• Riverview Plaza• St. Paul Pumping Station Park• Small-scale and large-scale forms of low-profile dwellings, one medium-profile dwelling and one high-profile dwelling

Municipal Infrastructure:

	Rural Cross Section	Curbs & Gutters	Lanes	Sidewalks (One Side)	Sidewalks (Both Sides)	Streetslights (One Side)	Streetslights (Both Sides)	On street Parking	Sanitary Sewer	Storm Sewer	Watermain	Hydro
Clairview Avenue	x		2	x		x			x	x	x	x
Watson Avenue		x	2			x		x	x	x	x	x

Discussion:

The defined role of the Provincial Planning Statement, 2024 (the "PPS") is to provide *"policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians."*

Appendix C lists policies of the PPS that are considered relevant in discussing provincial interests related to this amendment.

The Planning Department found this amendment to be consistent with the above policies.

Official Plan

Appendix D identifies the Official Plan policies relevant to assessing this amendment's conformity with the Plan.

Table 1 - Volume I Schedules

Schedule	Designation
Schedule A - Planning Districts & Policy Areas	Riverside
Schedule A-1 - Special Policy Areas	N/A
Schedule B - Greenway System	Recreationway (Clairview Avenue)
Schedule C - Development Constraints	Floodplain Areas Shoreline and Floodprone Areas

	<p>500 metres of a Known Waste Disposal Site</p> <ul style="list-style-type: none"> • Site No. 6062 - Dieppe Avenue (Closed 1952), Class NP (No Potential for Impact on Humans or the Environment) • Waste Disposal Site Inventory (June 1991) - Ministry of the Environment
Schedule C-1 - Archaeological Potential	Archaeological Potential Zone
Schedule D - Land Use	Residential
Schedule E - City Centre Planning District	N/A
Schedule F - Roads & Bikeways	N/A
Schedule F-1 - Railways	N/A
Schedule G - Civic Image	N/A
Schedule H - Baseplan Development Phasing	N/A
Schedule J - Urban Structure Plan	N/A
Schedule K - Source Water Protection Areas	Intake Protection Zone 2

Volume I

Chapter 3 - Development Strategy

This amendment complies with the following applicable key policy direction for managing growth consistent with the Vision of the City of Windsor Community Strategic Plan.

3.2 - Growth Concept

3.2.1 - Safe, Caring and Diverse Community (Policy 3.2.1.2)

Encouraging a range of housing types allows residents to remain in their neighbourhoods throughout all life stages and helps ensure that new housing aligns with the community's vision. Providing more housing options as the city grows also reduces pressure to sprawl onto agricultural and natural lands.

Chapter 6 - Land Use:

6.1 Goals

Appendix D identifies the Goals with which this amendment conforms.

6.3 Residential

6.3.1 Objectives

Appendix D identifies the Objectives with which this amendment conforms.

6.3.2 Policies

Permitted Uses (Policy 6.3.2.1)

Low- and medium-profile dwelling units, including an eight-unit multiple dwelling, are permitted uses.

Types of Low-Profile Housing (Policy 6.3.2.3)

There are small- and large-scale forms of low-profile housing. Small-scale forms include multiple dwellings with a maximum of eight dwelling units.

Locational Criteria

Residential intensification shall be directed to the Mixed-Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas.

New residential development and intensification shall be located where: (Policy 6.3.2.4)

- *(a) There is access to a collector or arterial road;*
 - The Subject Property sits within 225 metres of Lauzon Road, a Class II Arterial Road.
- *(b) Full municipal physical services can be provided;*
 - Municipal electrical, sanitary, storm, and water services, as well as nearby public service facilities, are available to the Subject Property.
- *(c) Adequate community services and open spaces are available or are planned;*
and
 - Refer to the response provided to the Surrounding Land Uses section herein.
- *(d) Public transportation service can be provided.*
 - This amendment will allow for transit-supportive development through residential intensification within walking distance of transit stops along the Crosstown 2 bus route.
 - Transit Windsor's 2019 Transit Master Plan and the City of Windsor's Active Transportation Master Plan identify a walking distance of up to 400 metres as acceptable.

Evaluation Criteria for a Neighbourhood Development Pattern

At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is: (Policy 6.3.2.5)

- (a) *feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:*
 - (i) *within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;*
 - The Subject Property is within Floodplain Areas and Shoreline and Floodprone Areas.
 - Issuance of a permit from the Essex Region Conservation Authority (ERCA) is a prerequisite to the issuance of a building permit.
 - The ERCA permit will ensure that the proposed development complies with the applicable Floodplain Areas and Shoreline and Floodprone Areas policies of the Official Plan (Official Plan Policies 5.4.6.3 and 5.4.7.2, respectively)
 - The Subject Property is within 500 metres of a Known Waste Disposal Site, Site No. 6062 - Dieppe Avenue (Closed 1952).
 - The Ministry of the Environment *Waste Disposal Site Inventory (June 1991)* classifies Site No. 6062 as Class NP, having no potential for impact on humans or the environment.
 - (iv) *where traffic generation and distribution is a provincial or municipal concern; and*
 - The Transportation Planning Department did not identify any concerns with traffic generation and distribution.
- (c) *In existing neighbourhoods, compatible with the surrounding area in terms of Scale, massing, height, siting, orientation, setbacks, parking and amenity areas.*

Criteria	Comments
Scale	- The surrounding area includes a diverse mix of small-scale and large-scale forms of low-profile dwellings, medium-profile dwellings and high-profile dwellings.
Massing	- Same response as to Scale above.
Height	- The RD1.2 zoning permits a maximum main building height of 9.0 metres. - The applicant proposes a maximum main building height of 9.0

	metres, as outlined in the Planning Rationale Report (PRR). - The Planning Department is recommending that the zoning exception include a provision limiting the maximum main building height to 9.0 metres (RD3.1 typically permits a maximum building height of 14 metres on a corner lot).
Siting	- Similar front yard depth, rear yard depth and side yard width provisions maintain siting consistent with the surrounding area.
Orientation	- The Multiple Dwelling is proposed to be oriented towards Watson Avenue, similar to the small-scale forms of low-profile dwellings in the surrounding area.
Setbacks	- Minimum front yard and rear yard depths remain the same - The applicant is requesting a reduction in minimum side yard width from 6.0 metres where a habitable room window of any dwelling unit faces a side lot line and from 3.0 metres for any other side yard to 2.20 metres and 1.22 metres from the north and south lot lines, respectively, which is greater than the RD1.2 zoning. <ul style="list-style-type: none"> • The larger minimum side yard width provision applies to medium- and high-profile dwelling units.
Parking	- Parking is proposed to be located to the rear of the Multiple Dwelling. <ul style="list-style-type: none"> • Placement of parking to the rear of a lot is encouraged under the <i>City of Windsor Intensification Guidelines</i>. - The applicant is requesting a reduction in minimum parking area separation from a building wall containing a habitable room window where the building is located on the same lot from 4.50 metres to 2.00 metres to accommodate the parking area. - The Planning Department is recommending that the zoning exception include a provision requiring the parking area separation to contain soft landscaping, providing buffering for the ground floor habitable room windows facing the parking area. - It should be noted that there is an existing nine-space parking area immediately west of the Subject Property.
Amenity Areas	- Similar front yard depth, rear yard depth and side yard width provisions will ensure that the arrangement of amenity areas remains consistent with the surrounding area.

- In summary, this amendment will allow for development compatible with the surrounding area.
- (d) provided with adequate off street parking;

- The applicant submitted a Parking Study prepared by R.C. Spencer Associates Inc., dated November 2024, in support of their request to reduce the required parking spaces from 7 to 6.
- The Transportation Planning Department, via a Memo dated February 26, 2025, confirmed that it does not object to the requested reduction.
- *(e) capable of being provided with full municipal physical services and emergency services; and*
 - Refer to the response provided to Official Plan Policy 6.3.2.4.b) herein for details on the municipal physical services available to the Subject Property.
 - Essex-Windsor EMS, Windsor Fire & Rescue Services (Fire Hall No. 7) & Windsor Police Service serve the Subject Property.

Chapter 9 - Heritage Conservation

9.3 Policies

9.3.7 Heritage Resources and Planning Initiatives

9.3.7.1 Archaeological Assessment

The Subject Property is within an Archaeological Potential Zone.

- The applicant submitted a Stage 1 & 2 Archaeological Assessment prepared by AMICK Consultants Limited, dated December 17, 2024.
- The Heritage Planner, via an email dated December 18, 2025, accepted the Stage 1 & 2 Archaeological Assessment.

Chapter 11 - Tools:

The City aims to achieve land use compatibility throughout Windsor when administering any planning tool under this Chapter. Compatibility between land uses is also an objective of the Zoning By-law Amendment planning tool (Policy 11.6.1.2).

Council considers applicable policies, evaluation criteria, supporting studies, staff and agency comments, relevant provincial legislation and guidelines, and potential impacts on adjacent or similar lands when reviewing Zoning By-law amendment applications (Policy 11.6.3.3).

Zoning By-Law

Appendix E includes relevant excerpts from Zoning By-law 8600.

The subject property is within an RD1.2 zone of Zoning By-law 8600, which does not permit a multiple dwelling use.

The applicant is requesting an amendment to Zoning By-law 8600 to change the zoning to RD3.1, with a zoning exception to allow the construction of an eight-unit Multiple Dwelling with a rear nine-space parking area, with access off Clairview Avenue.

The zoning exception is requested to reduce the minimum lot area from 880.0 m² to 827.2 m², minimum side yard width from 6.0 metres to 2.20 metres and 1.22 metres from the north and south side lot lines respectively, minimum number of required parking spaces from ten to nine, and minimum separation of a parking area from a building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is on the same lot as the parking area from 4.50 metres 2.00 metres.

The applicant has submitted a Planning Rationale Report (PRR) in support of the requested amendment. The PRR has been considered and supported in this report in conjunction with the provision recommended by the Planning Department herein.

No other zoning deficiencies have been identified or supported.

Appendix G includes a Draft Amending By-law. Subsection 24 (1) of the *Planning Act*, R.S.O. 1990, c. P.13, prohibits a by-law from being passed that does not conform to the Official Plan. As discussed through the Official Plan section herein, the proposed amendment conforms to the applicable policies of the Official Plan.

Risk Analysis:

N/A

Climate Change Risks

Climate Change Mitigation:

Residential intensification minimizes the community's greenhouse gas emissions. Development within existing communities and neighbourhoods, while using existing infrastructure such as sewers, sidewalks, and public transit, helps mitigate development impacts.

Situating development in areas with access to active transportation and transit increases the likelihood of residents utilizing various non-vehicular means of utilitarian transportation, which collectively reduces the amount of greenhouse gas emissions within the City of Windsor.

Climate Change Adaptation:

Climate change may affect the new building, particularly through extreme precipitation and an increased number of days with temperatures above 30 °C. Although this report does not address these issues in detail, any new construction must comply with the current provisions of the Building Code, which the building permit process will enforce. The project must also incorporate best practices for stormwater management.

Financial Matters:

N/A

Consultations:

Comments received from City Departments, external agencies and members of the public on this application were taken into consideration when preparing this report. Appendix F includes a record of comments received.

There are no objections to the proposed amendment.

On October 12, 2024, the applicant hosted an in-person public open house at St. John Vianney Catholic Elementary School and notified owners of properties within 200 metres of the Subject Property. 11 residents attended in person, and two virtually.

Section 3.2 of the [Planning Rationale Report](#) summarizes the comments and questions, along with their corresponding responses.

Comments received were taken into consideration when preparing this report.

The City published a statutory notice in the Windsor Star, a local daily newspaper, and mailed a courtesy notice to property owners and residents within 200 metres of the subject property.

Conclusion:

The *Planning Act* requires that a decision of Council in respect of the exercise of any authority that affects a planning matter, "shall be consistent with the *Provincial Planning Statement 2024*. The Planning Department evaluated the recommended zoning amendment to ensure it is consistent with the Provincial Planning Statement 2024 and conforms to the policies of the City of Windsor Official Plan.

The recommended Zoning By-law amendment is consistent with the PPS, conforms with the policy direction of the City of Windsor Official Plan, is compatible with existing and permitted uses in the surrounding neighbourhood and constitutes good planning.

Planning Act Matters:

Brian Nagata, MCIP, RPP
Planner III - Development (A)

I concur with the above comments and opinion of the Registered Professional Planner.

Greg Atkinson, MCIP, RPP
Deputy City Planner - Development

Neil Robertson, MCIP, RPP
City Planner

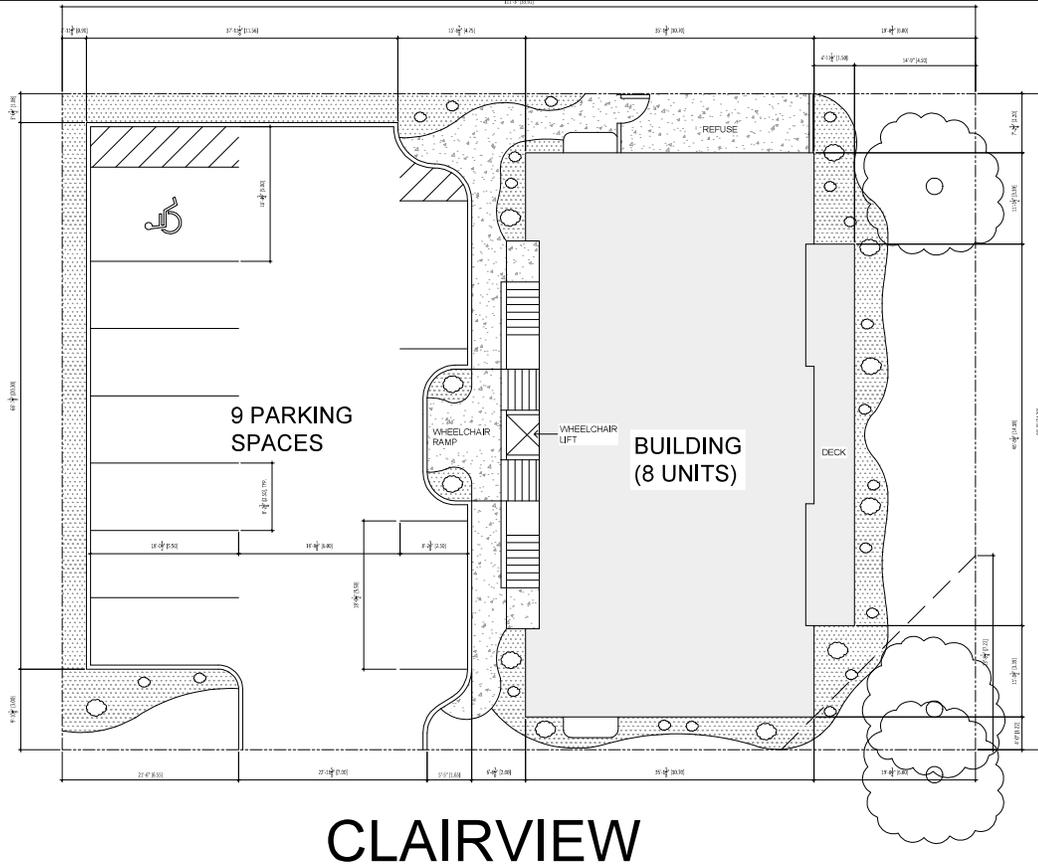
I am not a Registered Professional Planner and have reviewed as a Corporate Team Leader.

Approvals:

Name	Title
Brian Nagata	Planner III - Development (A)
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

Appendices:

- 1 Appendix A - Conceptual Plans
- 2 Appendix B - Site Photos
- 3 Appendix C - Excerpts from PPS 2024
- 4 Appendix D - Excerpts from Official Plan
- 5 Appendix E - Excerpts Zoning By-law 8600
- 6 Appendix F - Consultations
- 7 Appendix G - Draft Amending By-law



LOT DETAILS	
EXISTING ZONING	RD1.2
PROPERTY TYPE	PROPOSED 8-UNITS
LOT AREA	626.8 m ²
MAX HEIGHT	PROPOSED
REQUIRED (RD1.2)	9.0m
FRONT YARD SETBACK	REQUIRED (RD1.2) MAX 6.0 m
PROPOSED	6.0 m
SIDE YARD SETBACK	REQUIRED (RD1.2) 6.0 m
PROPOSED	6.0 m
REAR YARD SETBACK	REQUIRED (RD1.2) 1.20 m
PROPOSED	MIN 1.20 m
REAR YARD SETBACK	REQUIRED (RD1.2) 7.5 m
PROPOSED	17.2 m
MAX LOT COVERAGE	REQUIRED (RD1.2) 45% (372 m ²)
PROPOSED	26% (161 m ²)
MIN LANDSCAPE OPEN SPACE	REQUIRED (RD1.2) NOT DEFINED
PROPOSED	36% (228 m ²)
MIN PAVING	REQUIRED 10
ACTUAL	9
MAX BUILDING SIZE	REQUIRED (RD1.2) 800 m ² (400 m ² PER LOT)
PROPOSED	610 m ²

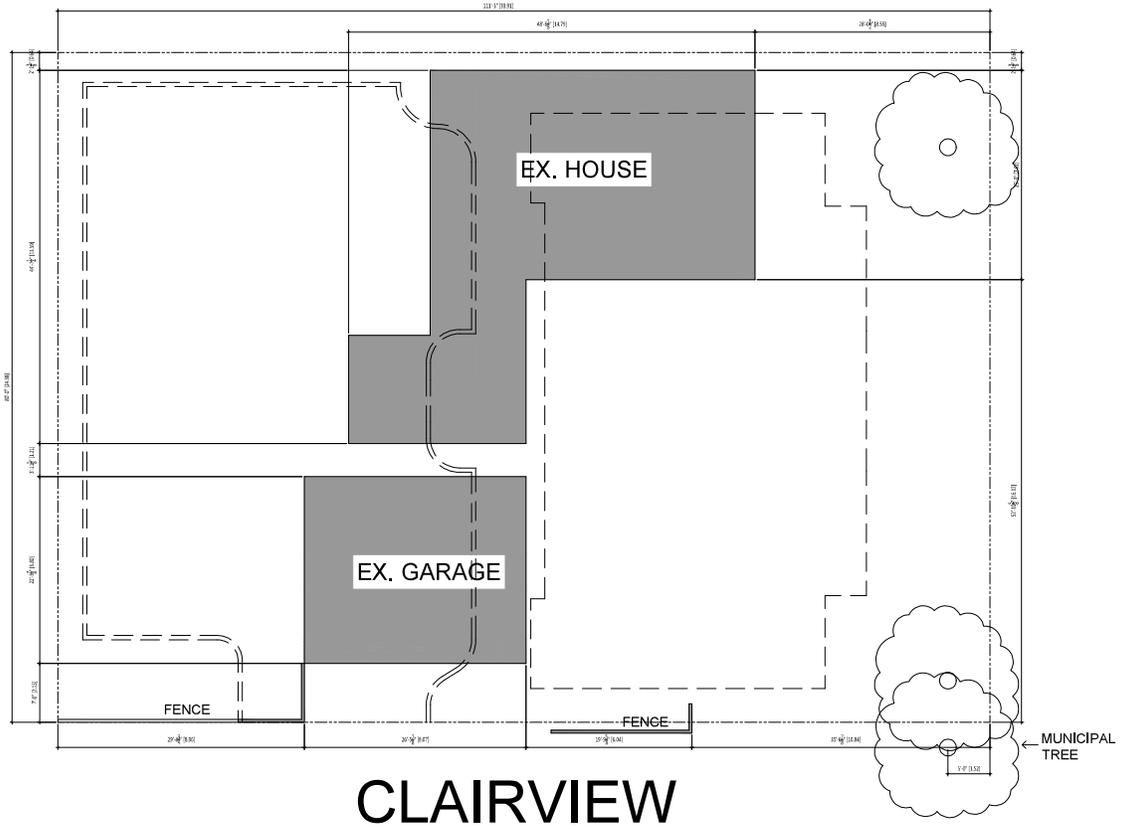
WATSON

CLAIRVIEW

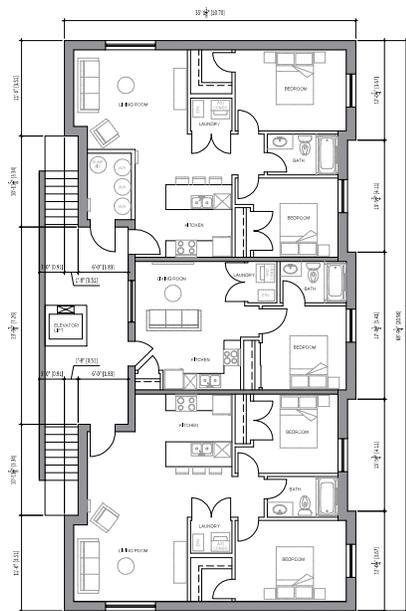


PROPOSED 8-UNITS
 291 WATSON AVE.
 WINDSOR, ON
SITE PLAN

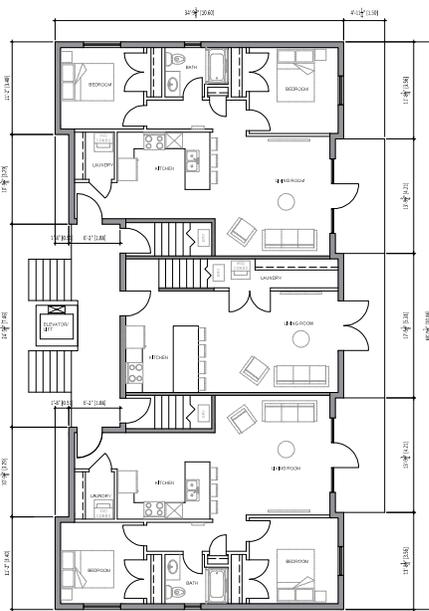
Date: NOV 15, 2025
 Scale: NTS
 Project No.: 24-005
 Drawing No.: **A-0.1**



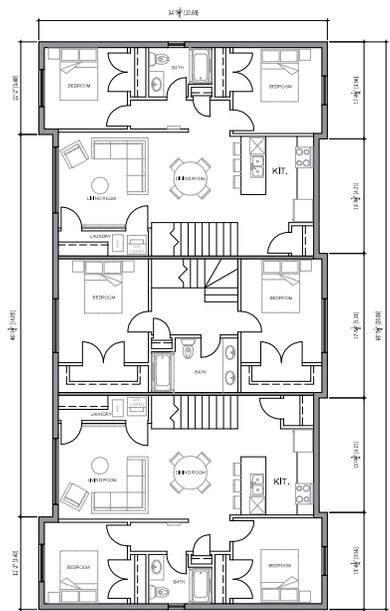
PROPOSED 8-UNITS 291 WATSON AVE. WINDSOR, ON SITE PLAN	Date: NOV 15, 2025
	Scale: NTS
	Project No.: 24-005
	Drawing No.: A-0.2



BASEMENT LVL
2169 SQFT



1st LVL
2125 SQFT

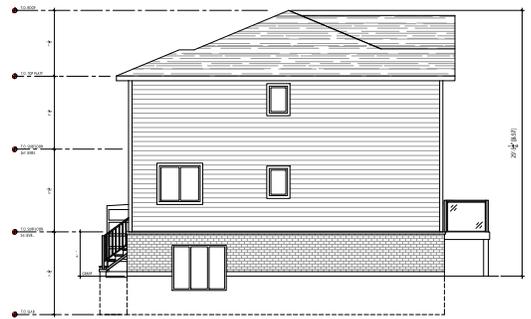


2nd LVL
2276 SQFT

PROPOSED 8-UNITS 291 WATSON WINDSOR, ON FLOOR PLANS	Date: NOV 15, 2025
	Scale: NTS
	Project No.: 24-005
Drawing No.: A-1.0	



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

PROPOSED 8-UNITS
 291 WATSON
 WINDSOR, ON
 ELEVATIONS

Date: NOV 15, 2025
 Scale: NTS
 Project No.: 24-005
 Drawing No.: A-2.0

APPENDIX "B"
Site Photos (Google Street View - June 2025)



Figure 1 - Looking west towards the subject property from the intersection of Clairview Ave & Watson Ave



Figure 2 - Looking southwest towards the subject property from Watson Ave



Figure 3 - Looking northeast towards the subject property from Clairview Ave



Figure 4 - Looking northwest towards the subject property from Clairview Ave

APPENDIX “C”

Excerpts from Provincial Planning Statement 2024 (PPS)

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:
 - a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - a. permitting and facilitating:
 1. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - b. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
 - c. requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a. efficiently use land and resources;
 - b. optimize existing and planned infrastructure and public service facilities;
 - c. support active transportation;
 - d. are transit-supportive, as appropriate; and
 - e. are freight-supportive.
3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - a. support the achievement of compact, transit-supportive, and complete communities;

Chapter 3: Infrastructure and Facilities

3.6 Sewage, Water and Stormwater

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

APPENDIX “D”

Excerpts from the Official Plan

3 Development Strategy

3.2 Growth Concept

3.2.1 Safe, Caring and Diverse Community

<i>NEIGHBOURHOOD HOUSING VARIETY</i>	3.2.1.2	Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives. Residents will have a voice in how this new housing fits within their neighbourhood. As the City grows, more housing opportunities will mean less sprawl onto agricultural and natural lands.
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5. Environment

5.4 Environmental Management

5.4.6 Floodplain Areas Policies

<i>DEVELOPMENT CRITERIA</i>	5.4.6.4	<p>Council may permit development in a floodplain in recognized flood fringe areas outside of the floodway, including behind flood control dykes (so as to address the matter of the potential failure of protective works) provided:</p> <ul style="list-style-type: none"> (a) sufficient information accompanies the application to show that the proposed development and its occupants will be protected from the effects of a Regulatory Flood; (b) the potential upstream and downstream impacts of the development proposal will not significantly affect the hydrology or hydraulics of the floodplain; and (c) that adequate floodproofing measures, determined in consultation with the Essex Region Conservation Authority, are incorporated in the development.
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5.4.7 Shoreline and Floodprone Areas Policies

<i>DEVELOPMENT REQUIREMENTS</i>	5.4.7.2	<p>Council may permit development in a floodprone area provided:</p> <ul style="list-style-type: none"> (a) the effects of the proposal on wave and current patterns, water flows and levels, and water quality are considered by the Municipality, in consultation with the Essex Region Conservation Authority and/or federal or provincial governments, to be acceptable;
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- (b) that adequate floodproofing measures, determined in consultation with the Essex Region Conservation Authority, are incorporated in the development;
- (c) that the development be set back an appropriate distance from the shoreline. The setbacks for development will be determined in consultation with the Essex Region Conservation Authority on a site specific basis and may be incorporated into secondary plans and/or the zoning by-law as appropriate. When determining such setbacks, consideration will be given to:
 - (i) the type of shoreline;
 - (ii) bank stability;
 - (iii) angle of bank slope;
 - (iv) degree of erosion protection, and
 - (v) other relevant aspects.

5.4.9 Waste Disposal Sites Policies

<i>KNOWN SITES</i>	5.4.9.1	Schedule C: Development Constraint Areas identifies the location of all Known or Suspected Waste Disposal Sites within Windsor and adjacent municipalities within approximately 500 metres of the municipal boundary.
<i>DISPOSAL SITE REPORT</i>	5.4.9.2	Council shall require proponents of development within 500 metres of a Known or Suspected Waste Disposal Site to prepare a report in accordance with provincial legislation, policy and appropriate guidelines to demonstrate the site is suitable for development.
<i>RESTRICT DEVELOPMENT</i>	5.4.9.3	Council shall prohibit residential, commercial, employment, mixed use and institutional development within 30 metres of a known waste disposal site and restrict development within 500 metres of a known or suspected waste disposal site if the site has any adverse environmental effects or poses a risk to public health and safety.
<i>DEVELOPMENT APPROVALS</i>	5.4.9.4	Where development is proposed on a waste disposal site, an official plan amendment, zoning by-law amendment, or building permit will not be adopted or granted until applicable approvals from the province are obtained.

6. Land Use

6.1 Goals

In keeping with the Strategic Directions, Council's land use goals are to achieve:

<i>NEIGHBOURHOODS</i>	6.1.1	Safe, caring and diverse neighbourhoods.
<i>RESIDENTIAL</i>	6.1.3	Housing suited to the needs of Windsor's residents.
<i>RESIDENTIAL INTENSIFICATION</i>	6.1.14	To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available. (added by OPA #159 – APPROVED July 11, 2022, B/L# 100-2022)

6.3 Residential

The lands designated as “Residential” on Schedule D: Land Use provide the main locations for housing in Windsor outside of the City Centre Planning District. In order to develop safe, caring and diverse neighbourhoods, opportunities for a broad range of housing types and complementary services and amenities are provided.

The following objectives and policies establish the framework for development decisions in Residential areas.

6.3.1 Objectives

<i>RANGE OF FORMS & TENURES</i>	6.3.1.1	To support a complementary range of housing forms and tenures in all neighbourhoods.
<i>NEIGHBOURHOODS</i>	6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.
<i>INTENSIFICATION, INFILL & REDEVELOPMENT</i>	6.3.1.2	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this Plan. (Added by OPA#159 - APPROVED July 11, 2022, B/L#100-2022)

6.3.2 Policies

In order to facilitate the orderly development and integration of housing in Windsor, the following policies shall apply.

<i>PERMITTED USES</i>	6.3.2.1	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile, and Medium Profile dwelling units.
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*TYPES OF LOW
PROFILE
HOUSING* 6.3.2.3

For the purposes of this Plan, Low Profile housing development is further classified as follows:

- (a) small scale forms: single detached, semi-detached, duplex and row and multiplexes with up to 8 units; and
- (b) large scale forms: buildings with more than 8 units.

*LOCATIONAL
CRITERIA* 6.3.2.4

Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas.

New residential development and intensification shall be located where:

- (a) There is access to a collector or arterial road;
- (b) Full municipal physical services can be provided;
- (c) Adequate community services and open spaces are available or are planned; and
- (d) Public transportation service can be provided.

**(Added by OPA #159 – APPROVED July 11, 2022,
B/L# 100-2022)**

*EVALUATION
CRITERIA FOR A
NEIGHBOURHOOD
DEVELOPMENT
PATTERN* 6.3.2.5

At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is:

- (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:
 - (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;
 - (iv) where traffic generation and distribution is a provincial or municipal concern; and
- (c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas.
- (d) provided with adequate off street parking;

- (e) capable of being provided with full municipal physical services and emergency services; and

9 Heritage Conservation

Parts of this chapter were amended as part of Official Plan Amendment #76 as part of a 5-year review of the Official Plan. Official Plan Amendment #76 was approved by the Ministry of Municipal Affairs and Housing on 01/06/2012.

9.3 Policies

9.3.7 Heritage Resources and Planning Initiatives

ARCHAEOLOGICAL ASSESSMENT

9.3.7.1 Council will integrate heritage conservation into the development and infrastructure approval process by:

- (a) An archaeological assessment is required as part of a complete application for all development or site alteration application, including municipal projects, if it is determined using the archaeological management plan potential mapping that any part of a potential development area possesses archaeological potential or known archaeological resources as set out in Schedule C-1 Archaeological Potential. Projects involving in-water works may require a marine archaeological assessment if so determined using the Criteria for Evaluating Marine Archaeological Potential checklist published by the Archaeology Program Unit, MCM.

Archaeological assessments shall be undertaken to the appropriate stage of assessment by a consultant archaeologist in compliance with provincial requirements and standards.

All archaeological assessments reports shall be provided to the Archaeology Program Unit, Ministry of Citizenship and Multiculturalism in accordance with the Ontario Heritage Act. The assessment report shall be provided to the City of Windsor for comment to ensure that the scope is adequate and consistent with the conservation objectives of the WAMP. A copy of the Ministry review letter will be provided to the City by the licensed archaeologist who completed the assessment or the proponent. The City will maintain copies of all reports and review letters for information purposes.

Where archaeological resources are documented and found to be Indigenous in origin, a copy of the assessment report shall be provided by the consultant to the appropriate Indigenous communities.

Where Stage 3 or Stage 4 archaeological assessments are undertaken on Indigenous archaeological resources, the consultant archaeologist shall engage with appropriate Indigenous communities in accordance with Ministry Standards and Guidelines for Consultant Archaeologists; (Added by OPA #181– September 09, 2024– By law 139-2024)

11 Tools

This chapter was amended as part of Official Plan Amendments #84 as part of a 5-year review of the Official Plan. Official Plan Amendment #84 was approved by the Ministry of Municipal Affairs and Housing on 07/09/2012.

	11.6	Zoning A municipality can regulate the use and development of lands, buildings and other structures under the zoning provisions of the <i>Planning Act</i> .
	11.6.1	Objectives
<i>COMPATIBLE USES</i>	11.6.1.2	To ensure compatibility between land uses.
	11.6.3	Zoning By-law Amendment Policies
<i>AMENDMENTS MUST CONFORM</i>	11.6.3.1	All amendments to the Zoning By-law(s) shall conform with this Plan. The Municipality will, on each occasion of approval of a change to the zoning by-law(s), specify that conformity with the Official Plan is maintained or that the change will be in conformity upon the coming into effect of an amendment to the Official Plan.
<i>REVIEW PROCEDURE</i>	11.6.3.2	All applications for Zoning By-law amendments shall be processed in accordance with the provisions of the <i>Planning Act</i> , and regulations pursuant thereto, and the procedural requirements of this Plan. In general, after an applicant's pre-application consultation meeting with municipal staff and submission of an application that is determined to be complete, all applications shall: Added by OPA 65 – 10/22/2007– By-law 192-2007
		(a) Be circulated to appropriate agencies and those agencies be provided with sufficient time to respond; Added by OPA 65 – 10/22/2007– By-law 192-2007
		(b) Be advertised and be presented to the public and the views of the public ascertained at a public meeting to be held in accordance with the Planning Act; and Added by OPA 65 – 10/22/2007– By-law 192-2007
		(c) Be given due and thorough consideration by Council. Added by OPA 65 – 10/22/2007– By-law 192-2007
<i>EVALUATION CRITERIA</i>	11.6.3.3	When considering applications for Zoning By-law amendments, Council shall consider the policies of this Plan and will, without limiting the generality of the foregoing, consider such matters as the following:
		(a) The relevant evaluation criteria contained in the Land Use Chapter of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines;
		(b) Relevant support studies;
		(c) The comments and recommendations from municipal staff and circularized agencies;
		(d) Relevant provincial legislation, policies and appropriate guidelines; and

- (e) The ramifications of the decision on the use of adjacent or similar lands.

<i>USE OF HOLDING ZONES</i>	<p>11.6.5 Holding Zone Policies</p> <p>11.6.5.1</p>	<p>Council may use an “H” or “h” symbol in conjunction with any zoning designation in accordance with the provisions of the <i>Planning Act</i>. The holding provisions shall apply to lands to be zoned for specific uses but held or delayed from development or redevelopment for an interim period until such time as specified development conditions have been satisfied. Holding provisions will be applied in order to meet any one or more of the following:</p> <ul style="list-style-type: none"> (a) To achieve orderly staging of development or redevelopment, in accordance with municipal and provincial policies; (b) To ensure that the adequate infrastructure and community services and facilities are or will be available in accordance with municipal standards; (c) To adopt measures to mitigate negative impacts resulting from the proximity of lands to transportation and utility corridors, incompatible land uses or any other source of nuisance or hazard to public health and welfare; (d) To satisfy policies of the Official Plan related to heritage conservation, site plan control, potentially contaminated sites, protection of the natural environment, community improvement and any other matters which are deemed by Council or the province to be relevant to development or redevelopment of the lands; (e) To achieve the exchange of facilities, services or other matters set out in the bonusing policies of this Plan; and (f) To ensure the execution of legal agreement(s), approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy the criteria set out in (a), (b), (c), (d) and (e) above.
<i>IMPLEMENTATION OF HOLDING ZONES</i>	11.6.5.2	Lands subject to holding provisions shall be identified within the implementing zoning by-law by the placement of an “H” or “h” immediately preceding the relevant zoning symbol.
<i>PERMITTED USES IN HOLDING ZONES</i>	11.6.5.3	Permitted uses within an area subject to holding provisions shall be limited to lawfully existing uses and additions or alterations thereto and any use of municipality, public authority or public utility. Amended by OPA 84 – 09/07/2012
<i>REMOVAL OF A HOLDING SYMBOL</i>	11.6.5.4	The holding symbol shall be removed by by-law amendment once Council is satisfied that all conditions, which were the reason for application of the holding provision, have been met. The conditions for removal shall be set out in a resolution of Council. Council shall give notice of its intention to

*DEVELOPMENT
RESERVE DISTRICT*

11.6.5.5

pass a by-law to remove an “H” or “h” symbol in accordance with the provisions of the *Planning Act*.

Where no secondary plan is in place and/or specific uses of large relatively vacant areas are not yet determined, or, where specific development constraints identified in this Plan apply, the lands may be placed into a development reserve zone, on an interim basis. Development reserve zones will permit only lawfully existing land uses, additions thereto and accessory uses and any use of the City of Windsor or other public authority, as defined by the zoning by-law. Subsequent to the adoption of a secondary plan and/or the identification of specific land uses for the subject lands, or, approval of measures to mitigate the development constraint, the lands may be rezoned to an appropriate zone category, in accordance with the provisions and policies of this Plan. **(amended by OPA #22 – 07/16/02)**

APPENDIX “E”
Excerpts from Zoning By-law 8600

City of Windsor Zoning By-law 8600

SECTION 10 - RESIDENTIAL DISTRICTS 1. (RD1.)

10.2 RESIDENTIAL DISTRICT 1.2 (RD1.2)

10.2.1 PERMITTED USES

- Existing Duplex Dwelling*
- Existing Semi-Detached Dwelling*
- One Single Unit Dwelling*
- Any use accessory to the preceding uses

10.2.5 PROVISIONS

	Duplex Dwelling	Semi-Detached Dwelling	Single Unit Dwelling
.1 Lot Width – minimum	9.0 m	15.0 m	12.0 m
.2 Lot Area – minimum	360.0 m ²	450.0 m ²	360.0 m ²
.3 Lot Coverage – maximum	45.0%	45.0%	45.0%
.4 Main Building Height – maximum	9.0 m	9.0 m	9.0 m
.5 Front Yard Depth – minimum	6.0 m	6.0 m	6.0 m
.6 Rear Yard Depth – minimum	7.50 m	7.50 m	7.50 m
.7 Side Yard Width – minimum	1.20 m	1.20 m	1.20 m
.10 Gross Floor Area – main building – maximum	400 m ²	400 m ²	400 m ²

SECTION 12 - RESIDENTIAL DISTRICTS 3. (RD3.)

12.1 RESIDENTIAL DISTRICT 3.1 (RD3.1)

12.1.1 PERMITTED USES

- Double Duplex Dwelling*
- Duplex Dwelling*
- Lodging House*
- Multiple Dwelling*
- Religious Residence*
- Residential Care Facility*

Semi-Detached Dwelling
Single Unit Dwelling (Existing)
Townhome Dwelling
 Any use accessory to any of the preceding uses

12.1.5 PROVISIONS

- .1 Lot Frontage – minimum 18.0 m
- .2 Lot Area – minimum
 - For a *corner lot* having a minimum frontage of 30.0 m on each of the *exterior lot lines*:
 - a) For the first 5 *dwelling units* 540.0 m²
 - b) For each additional *dwelling unit* 67.0 m² per unit
 - For any other *lot*:
 - c) For the first 4 *dwelling units* 540.0 m²
 - d) For each additional *dwelling unit* 85.0 m² per unit
- .3 Lot Coverage – maximum 35.0%
- .4 Main Building Height – maximum
 - Corner Lot* 14.0 m
 - Interior Lot* 10.0 m
- .5 Front Yard Depth – minimum 6.0 m
- .6 Rear Yard Depth – minimum 7.50 m
- .7 Side Yard Width – minimum
 - a) Where a *habitable room window* of any *dwelling unit* faces a *side lot line* 6.0 m
 - b) Any other side yard 3.0 m
- .8 Landscaped Open Space Yard – minimum 35.0% of *lot area*
- .50 A *Lodging House* for the accommodation of 10 persons or less, and any use accessory thereto, shall comply with the *Single Unit Dwelling* provisions of Section 10.1.5 and further, the whole of the *building* shall be used for a *Lodging House*, including any *accessory use*. [ZNG/5630]
- .55 A *Double Duplex Dwelling, Duplex Dwelling, Multiple Dwelling* having a maximum of 4 *dwelling units, Semi-Detached Dwelling or Townhome Dwelling*, or an addition to an *existing Single Unit Dwelling*, and any use accessory thereto, shall comply with the provisions of Section 11.2.5.

SECTION 24 – PARKING, LOADING AND STACKING PROVISIONS

24.20 PARKING SPACE PROVISIONS

24.20.5 REQUIRED PARKING SPACES – ALL OTHER AREAS AND USES NOT LISTED IN TABLES 24.20.1.1 AND 24.20.3.1

.1 The required minimum number of parking spaces shall be as shown opposite the respective use as shown in Table 24.20.5.1:

TABLE 24.20.5.1 – REQUIRED PARKING SPACES	
USE	PARKING RATE - MINIMUM
Multiple Dwelling containing a minimum of 5 Dwelling units	1.25 for each dwelling unit

SECTION 25 – PARKING AREA PROVISIONS

25.5.20 PARKING AREA SEPARATION

.1 A parking area separation shall be provided as shown in Table 25.5.20.1:

TABLE 25.5.20.1 – PARKING AREA SEPARATION		
PARKING AREA FROM		MINIMUM SEPARATION
.6	A building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is located on the same lot as the parking area	4.50 m

.5 The area forming the parking area separation shall be maintained exclusively as a landscaped open space yard.

APPENDIX “F”

Consultations

CALDWELL FIRST NATION COMMUNITY

No comments provided

ENGINEERING - DEVELOPMENT

We have reviewed the subject Rezoning application and have the following comments:

Site Servicing - The site may be serviced by a 250mm sanitary sewer and a 525mm storm sewer located within the Watson Avenue right-of-way. If possible existing connections should be utilized. Any redundant connections shall be abandoned in accordance with the City of Windsor Engineering Best Practice B.P 1.3.3.

Stormwater Management - The applicant has submitted a Functional Stormwater Management report and it has been deemed acceptable by the City’s Engineering department. A detailed Stormwater management report will still be required at the detailed site design stage and prior to building permits.

In summary we have no objection to the proposed development, subject to the following requirement:

The applicant will be required to submit, prior to the issuance of permits, a detailed Stormwater management plan in accordance with Windsor Essex Region Stormwater Management Standards Manual, restricting Stormwater runoff to pre development levels. This has included, at a minimum:

- Submission of stormwater management review fee,
- Stormwater management report stamped by a professional engineer
- Site servicing drawings stamped by a professional engineer

For more information of SWM requirements, visit: link

<https://essexregionconservation.ca/wp-content/uploads/2018/12/WE-Region-SWM-Standards-Manual.pdf>.

<https://www.citywindsor.ca/business/buildersanddevelopers/Documents/Checklist-Rational-Method.pdf>

If you have any further questions or concerns, please contact Jaegar King, of this department at jking@citywindsor.ca

[Juan Paramo - Development Engineer]

ENGINEERING - R.O.W.**Comments to Stage 2 Planning Consultation Application****Required Drawing Revisions:**

1. **Sewer Connections** - All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
 - Modify drawings to include all sewer connections and water services.
 - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

Right-of-Way Permit Requirements:

CCTV Sewer Inspection - The Owner further agrees to provide at its entire expense CCTV inspection satisfying City of Windsor Standard Specification S-32, for all existing and newly constructed sanitary and storm sewer infrastructure. The inspection shall include both mainline sewers and private drain connections, and shall be required to be submitted prior to the issuance of construction permits;

Driveway Approaches - The Owner further agrees that driveway approaches shall be constructed in such width and location as shall be approved by the City Engineer, with straight flare driveway approaches and no raised curbs within the right-of-way. The Owner shall have the option of constructing said driveway approaches as follows:

1. Commercial/Industrial Property
 - a. Unless otherwise noted, to construct all non-residential driveway approaches of concrete in accordance with City of Windsor Standard Drawing AS-204.

ERCA Requirements - The owner(s) further agrees to follow all drainage and flood proofing recommendations of the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, based on final approval by the City Engineer. If applicable, the Owner will obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

Sewer Connections - The site is serviced by a 250mm sanitary sewer and a 525mm sewer located within the Watson Avenue Street right-of-way. All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.

- Modify drawings to include all sewer connections and water services.
- Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

If you have any further questions or concerns, please contact Karen Kong, of this department at kkong@citywindsor.ca

[Mark Schaffhauser - Technologist II]

ENWIN UTILITIES LTD. - HYDRO ENGINEERING

Comments to Stage 1 Planning Consultation Application

No Objection, provided adequate clearances are achieved and maintained.

Please note the following.

1. ENWIN has 27.6kV overhead primary conductors on the east side of the Watson Ave.
2. ENWIN has 120/240V overhead secondary conductors on the east side of the Watson Ave.
3. ENWIN has a pole near the north east corner of the property.

Prior to working in these areas, we would suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction.

Also, we suggest referring to the Ontario Building Code for permanent required clearances for New Building Construction.

[Keegan Morency Kendall - Hydro Engineering Technologist]

ENWIN UTILITIES LTD. - WATER ENGINEERING

Comments to Stage 1 Planning Consultation Application

ENWIN Water has no objections.

[Bruce Ogg - Water Project Review Officer]

ESSEX REGION CONSERVATION AREA (ERCA)

The City of Windsor has received Application for Zoning By-law Amendment Z-035/25 [ZNG/7344] for the above noted subject property. The Applicant is requesting an amendment to Zoning By-law 8600 to change the zoning for the lands located on the northwest corner of the intersection of Clairview Avenue and Watson Avenue, known municipally as 291 Watson Avenue, from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1) with a zoning exception to allow the construction of a eight-unit Multiple Dwelling with a rear nine-space parking area, with access of Clairview Avenue. The zoning exception is requested to reduce the minimum lot area and side yard width,

the required number of parking spaces, and the minimum parking area separation from a building wall containing a habitable room window facing the parking area.

We request the City of Windsor to collect the appropriate fee of \$400.00 per line item 30 of the 2025 Board Approved ERCA Fee Schedule for this application.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the Conservation Authorities Act.

The above noted lands are subject to our Regulation under the Conservation Authorities Act (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the Detroit River. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

We note that the low-lying nature of the roadway may result in water, approximately 0.8 metres to 1.0 metres deep over the road during a 1:100 year flood event. The Municipality should confirm through applicable emergency services (i.e. fire, police, etc.) or other means as appropriate, that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the Municipality's responsibilities under Section 5.2.8 of the Provincial Planning Statement (2024). The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

FINAL RECOMMENDATION

As noted above, the low-lying nature of the roadway may result in water, approximately 0.8 metres to 1.0 metres deep over the road during a 1:100 year flood event. The Municipality should confirm through applicable emergency services (i.e. fire, police, etc.) or other means as appropriate, that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the Municipality's responsibilities under Section 5.2.8 of the Provincial Planning Statement (2024). The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

[Alicia Good - Watershed Planner]

PARKS DESIGN & DEVELOPMENT**Comments to Stage 1 Planning Consultation Application**

There was only one city tree identified on this new development. Please request a Tree Root Protection zone be set up around this Silver maple. If any damage is done during construction the developer will be responsible for the replacement cost under the Tree Canopy Recovery Policy.

[Yemi Adeyeye - City Forester Manager Forestry]

Natural Areas has no concerns.

Only ask that if any trees or shrubs are removed, that they are first checked for active bird nests and if present, no nests are disturbed (Migratory Bird Act). the property is in Source Water Protection zone and Regulated Area, an ERCA permit will likely be required.

[Karen Alexander - City Naturalist & Supervisor, Natural Areas]**PLANNING DEPARTMENT - HERITAGE**

December 18, 2025

This email is to confirm that I have received all three items necessary to clear the archaeology condition on the above zoning by-law amendment application. I have no further Heritage Planning comments or concerns.

Comments to Stage 1 Planning Consultation Application**Heritage**

There is no apparent built heritage concern with this property.

Archaeology

The City of Windsor is in receipt of the Stage 1 & 2 Archaeological Assessment called "Stage 1-2 Archaeological Assessment, 291 Watson Avenue, Lot 128, Concession 1 Petite Cote, (Geographical Township of Sandwich), City of Windsor, County of Essex (AMICK Corporate Project #2024-765/MCM File #P038-1553-2024)," dated December 17, 2024, with a recommendation of "No Further Work" for the Study Area. However, we require a copy of the letter from the Ministry confirming acceptance of the report in the Ontario Public Register of Archaeological Reports, as well as GIS Shapefiles of the Study Area.

[Tracy Tang - Heritage Planner]

PLANNING DEPARTMENT - LANDSCAPE ARCHITECT**Comments to Stage 1 Planning Consultation Application**

As the proposed residential development falls below the threshold for Site Plan Control, there are limited required studies from an urban design perspective. Any studies required by ERCA or Parks are to be shared with the St Urban Designer. The application identifies existing vegetation and therefore a Tree Inventory & Preservation Study is required to assess the loss to the urban tree canopy for replacement or compensation.

[Stefan Fediuk - Landscape Architect]

TRANSPORTATION PLANNING**Comments to Stage 2 Planning Consultation Application****Land Conveyance**

Not Applicable

Corner Cut-Off

Not Applicable

Sidewalk

Not Applicable

Parking

All parking must comply with ZBL 8600.

- The current site plan is 1 bicycle parking space deficient.

Transportation Planning received and reviewed Parking Study conducted by PC Spencer Associated Inc., file No. 24-1694, dated November 2024. We reject the aforementioned study for bellow main reasons:

- The study calculated the parking requirement using ITE manual while phrasing ZBL 8600 to round down the calculated number. This is contradictory.
- As it is mentioned on the scope of the parking study, the City of Windsor measures parking rate based on the number of units. We do not consider the number of the bedrooms. **Therefore, we reject the analysis contained in the parking study as it is based on number of the bedrooms.**

However, considering site specific, the magnitude reduction of the 1 parking space is acceptable for this development.

Transportation Impact Study

Not Applicable

Access

All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

Exterior Path

All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Other Comments

Not Applicable

Should you have any further questions or concerns, please contact Ellie MehriLou, of this department at EMehrilou@citywindsor.ca.

[Elara Mehrilou - Transportation Planner I]

WALPOLE ISLAND FIRST NATION

No comments provided

WINDSOR POLICE SERVICE**Comments to Stage 1 Planning Consultation Application**

The only thing I can add to this issue from what I previously sent you is that the revised (increased) flood water levels referenced in the letter from ERCA are now of a magnitude whereby the vast majority of our fleet vehicles could not traverse any such sections of flooded roadway until the flood waters were to subside. I confirmed this after discussing the matter with one of our lead automotive technicians. We measured the ERCA-referenced potential high water levels (specifically the worst case level of 1.0m) in terms of our Patrol response vehicles and this level would not permit our vehicles to safely traverse the flooded roadway without causing engine damage and/or shutdown – in the opinion of the lead automotive technician. We could certainly do so once flood waters receded or, I presume, possibly attempt to obtain a small watercraft (boat, dinghy, raft, etc.) to respond if urgency required such.

[Barry Horrobin - Director of Planning & Physical Resources]

APPENDIX "G"
Draft Amending By-law

BY-LAW NUMBER -2026

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER
8600 CITED AS THE "CITY OF WINDSOR ZONING BY-
LAW"

Passed the day of , 2026.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March 1986, as heretofore amended:

THEREFORE, the Council of The Corporation of the City of Windsor enacts as follows:

1. That Section 91.10 of said by-law is amended by adding the following clause:

18. NORTHWEST CORNER OF CLAIRVIEW AVENUE AND WATSON AVENUE

For the lands comprising of Lots 1 & 2, Plan 829 (PIN 01055-0107 LT), the following additional provisions shall apply:

- a) *Lot Area: minimum 827.2 m²*
- b) *Building Height: Main Building: maximum 9.0 m*
- c) *Side Yard Width: minimum:*
 - 1. From the north *side lot line*: 2.20 m
 - 2. From the south *side lot line*: 1.22 m
- d) Notwithstanding Table 24.20.5.1, the *minimum* number of required *parking spaces* for a *Multiple Dwelling* shall be 9.
- e) Notwithstanding clause .6 of Table 25.5.20.1, the *minimum* separation of a *parking area* from a *building* wall containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.00 m and the *parking area* separation shall be maintained with *soft landscaping*, save and except any area occupied by a public walkway providing access to a main pedestrian entrance.

[ZDM 10; ZNG/7344]

2. That said by-law is further amended by amending the Zoning District Maps shown in Column 2 by changing the zoning symbol of the lands described in Column 3 from that shown in Column 4 to that shown in Column 5:

1. Item Number	2. Zoning District Map	3. Lands Affected	4. Current Zoning Symbol	5. New Zoning Symbol
1	10	Lots 1 & 2, Plan 829; PIN 01055-0107 LT (located on the northwest corner of Clairview Avenue and Watson Avenue; Roll No 060-360-04900)	RD1.2	RD3.1x(18)

DREW DILKENS, MAYOR

CLERK

First Reading , 2026
 Second Reading , 2026
 Third Reading , 2026

SCHEDULE 2

1. By-law _____ has the following purpose and effect:

To amend the zoning of the lands located on the northwest corner of Clairview Avenue and Watson Avenue, described as Lots 1 & 2, Plan 829, PIN 01055-0107 LT, to permit the development of a multiple dwelling on the subject land.

The amending by-law changes the zoning on the subject land from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1). It adds a zoning exception reducing the minimum lot area to 827.2 m², maximum main building height to 9.0 metres, minimum side yard width to 2.20 metres and 1.22 metres from the north and south side lot lines respectively, minimum number of required parking spaces to nine, and minimum separation of a parking area from a building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is on the same lot as the parking area to 2.00 metres with *soft landscaping* in any area not occupied by a public walkway providing access to a main pedestrian entrance.

2. Key map showing the location of the lands to which the By-law _____ applies.



PART OF ZONING DISTRICT MAP 10 N.T.S.

SCHEDULE 2

Applicant: Hausology Inc.

 SUBJECT LANDS

PLANNING & BUILDING DEPARTMENT



DATE : DECEMBER, 2025
 FILE NO. : Z-035/25, ZNG/7344

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission



380 MANNING RD, TECUMSEH, ON N8N 4W5 | 226-777-5551

RE: Item 7.1 – Zoning By-law Amendment – 291 Watson Ave
DHSC Meeting – February 2, 2026

I am writing to provide a brief background on the planning considerations and community input associated with the proposed development at 291 Watson Ave.

The site sits within a neighbourhood that already includes a mix of multi-unit residential buildings. Early in the design process, and prior to the Open House, we contemplated a 9-unit configuration. Listening to the feedback received at Open House and with Planning staff, we made the decision to reduce the proposal to 8 units.

At the Open House, residents raised additional comments around the refuse location, building size, parking, and visibility at the corner. Below is how each of those items has been addressed:

- **Refuse Management:** Garbage storage has been intentionally located along the side of the building in a screened area, away from adjacent rear yards and out of view from the street, to minimize visual impacts and respect nearby properties.
- **Building Scale:** The building size has been kept well within dimensions consistent with what is permitted under the existing zoning.
- **Parking:** A parking study has been completed to confirm adequate on-site parking and reduce the likelihood of spillover onto the street.
- **Corner Visibility:** The limited sightlines at the corner appear to be primarily the result of overgrown landscaping. We are committed to improving front-yard landscaping to enhance visibility and safety.

We have also recently reached out again to the neighbours on Watson Avenue to offer an opportunity to speak with us directly. The letter distributed to residents is attached for the Committee's reference. While no one requested a meeting, we remain focused on delivering a building that we can stand behind and that will contribute positively to the neighbourhood.

Respectfully,

Dan Grenier

President

PE Construction and Hausology Inc.

Dear Neighbour,

My name is Dan Grenier. I am the owner and developer of a proposed **8-unit residential project at 291 Watson Ave.**

You may or may not have already received notice that this project is scheduled to be reviewed by the City of Windsor's **Development & Heritage Standing Committee on February 2**. Before that occurs, I wanted to personally reach out to the immediately adjacent neighbours and invite you to meet with me directly.

I have included a **preliminary rendering** of the project to provide a visual sense of what is being considered. The design is not final. My intent in sharing it now is to hear whether there are elements you feel could be improved to better fit the street and surrounding homes.

This letter is not a request for your approval. You were respectful with me at the Open House, and I want to return that respect by hearing your perspective directly. Should the City permit the 8-unit project to proceed, I do not want you to feel that your voice was not heard. I would like to consider any reasonable input that could help the project better fit the neighbourhood.

If you are open to a brief **in-person meeting** before February 2, I would welcome the opportunity to sit down and listen.

You can reach me directly on my cell at 226-787-7842 or email me at daniel@perealestatesolutions.com to coordinate a time.

Respectfully,

Dan Grenier

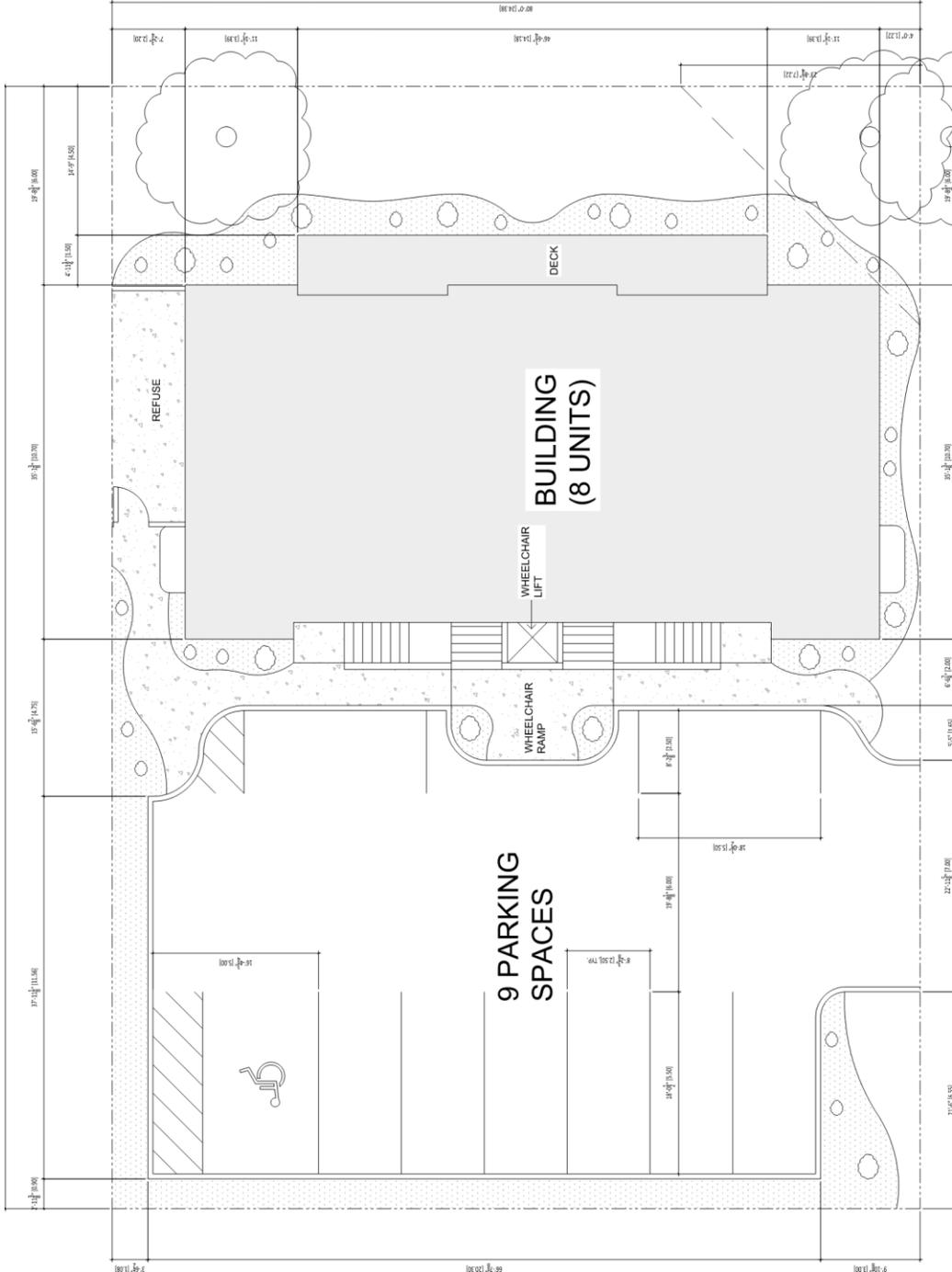
President PE Construction and Hausology Inc.



The design focuses on familiar residential proportions and soft detailing to align with the character of the street, while using modern materials in a restrained way. The goal is a building that feels settled and respectful of its surroundings, not dominant or visually disruptive.

LOT DETAILS	
EXISTING ZONING	RD1.2
PROPOSED ZONING	PROPOSED 8-UNITS
PROPERTY TYPE	828.8 m ²
LOT AREA	828.8 m ²
MAX HEIGHT	9.0m
MAX LOT COVER	MAX 9.0 m
FRONT YARD SETBACK	PROPOSED (RD1.2)
REQUIRED (RD1.2)	6.0 m
SIDE YARD SETBACK	PROPOSED (RD1.2)
REQUIRED (RD1.2)	6.0 m
REAR YARD SETBACK	PROPOSED (RD1.2)
REQUIRED (RD1.2)	1.20 m
MIN LOT COVER	MIN. 1.20 m
MAX LOT COVER	PROPOSED (RD1.2)
REQUIRED (RD1.2)	7.5 m
MIN LANDSCAPE OPEN SPACE	PROPOSED (RD1.2)
REQUIRED (RD1.2)	45% (372 m ²)
MIN LANDSCAPE OPEN SPACE	PROPOSED (RD1.2)
REQUIRED (RD1.2)	36% (308 m ²)
MIN PARKING	PROPOSED
REQUIRED	10
ACTUAL	9
MAX BUILDING SIZE	PROPOSED (RD1.2)
REQUIRED (RD1.2)	800 m ² (400 m ² PER LOT)
PROPOSED	610 m ²

WATSON



CLAIRVIEW

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

From: Gladys Chiasson < >

Sent: Monday, January 26, 2026 4:05 PM

To: Clerks <clerks@citywindsor.ca>

Subject: Re: Delegation Confirmation - Item 7.1 – Zoning By-law Amendment Application for 291 Watson Avenue, Z-035/25 [ZNG-7344], Ward 6

I will be attending the meeting. My name is Gladys Chiasson

On this Street alone we have Windsor house, two large apartment buildings, and large condo's units. that makes parking hard on this street.

Making the right turn Clairveiw street, is dangerous as it is because it was a streetcar route. We don't have this eight-unit Multiple Dwelling.

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

January 27, 2026

To the City of Windsor Mayor and Council Members,

Re: Proposed Zoning By-law Amendment
Subject Property: 291 Watson Avenue

File #Z-035/25 (ZNG/7344)

Application: Rezoning from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1)

This letter is to formally advise that we, Enzo and Sylvia Maola, owners and long-time residents of Watson Avenue, oppose the proposed zoning by-law amendment to change the subject property from Residential District 1.2 (RD1.2) to Residential District 3.1 (RD3.1) to permit the development of an eight (8) unit Multiple Dwelling (apartment building) with a rear nine (9) space parking area.

We also oppose the requested reduction to the established minimum side yard setback along the north property line, which represents a departure from the performance standards intended to protect adjacent residential properties.

Our opposition is based on planning, zoning, and land-use compatibility grounds. The portion of Watson Avenue between Riverside Drive East and Clairview Avenue already contains a concentration of multiple dwelling developments. The introduction of an eight-unit apartment building on an undersized lot measuring approximately 80 feet by 111 feet constitutes an over-intensification of the site that is not consistent with the prevailing built form or the intent of the RD1.2 zoning designation.

The proposed rezoning does not meet the standard planning tests of compatibility, appropriateness, and minimal adverse impact as required under the City of Windsor Official Plan and Zoning By-law 8600. In particular, the scale and density of the proposed development are not appropriate for this specific site, as evidenced by the need to reduce required setbacks and compress building massing and site functions. This variance-driven design approach suggests that the site cannot comfortably or appropriately accommodate an eight-unit apartment building without adverse impacts on adjacent properties.

Specifically, the proposed development would result in:

- Increased on-street parking demand beyond the capacity of Watson Avenue, leading to congestion, reduced sightlines, and compromised traffic and pedestrian safety
- Increased noise and activity levels inconsistent with the existing low-density residential character
- Adverse impacts on neighbouring property values
- Erosion of the remaining single-family residential character of the block

As the immediately adjacent neighbours to the north, we would experience direct and disproportionate impacts, including loss of privacy, loss of sunlight to our backyard and garden,

and reduced enjoyment of our property due to the scale and proximity of the proposed building. These impacts are neither minor nor adequately mitigated and therefore do not meet the Official Plan objective of minimizing adverse effects on surrounding residential uses.

We are also concerned with the proposed garbage storage location along the shared north property line. The storage of refuse generated by eight residential units in such close proximity to our property raises legitimate concerns related to odour, sanitation, and pest attraction, which would negatively affect our property and quality of life.

As residents of this neighbourhood for approximately sixty (60) years, we are not opposed to responsible residential intensification. However, we strongly believe that the proposed RD3.1 zoning and eight-unit apartment building represent an inappropriate level of density for this site. A lower-density alternative, such as a duplex or four-unit multiple dwelling that respects existing zoning performance standards, would better align with the City's intensification objectives while minimizing adverse impacts on surrounding homeowners.

For the reasons outlined above, we respectfully request that this zoning by-law amendment application be denied.

Thank you for your consideration.

Respectfully submitted,

Enzo Maola
Sylvia Maola

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

January 28, 2026

Re: File #Z-035/25 (ZNG/7344) – Proposed Rezoning of 291 Watson Avenue

City of Windsor Mayor and Members of City Council,

As a Watson Avenue property owner, I am writing to share my concerns and opposition to the proposed rezoning of 291 Watson Avenue from RD1.2 to RD3.1, which would permit the redevelopment of a site currently intended for a single-family home into an eight-unit apartment building.

I understand and appreciate the City's efforts to address the broader housing shortage, and I whole-heartedly support thoughtful residential intensification where it makes sense. However, in this case, I believe the scale and density being proposed for this particular property are not appropriate given the size of the lot and the existing character of the surrounding neighbourhood.

The proposal relies on several requested variances, including reduced side-yard setbacks, increased lot coverage, and reduced on-site parking. To me, this raises a concern that the development is being pushed beyond what the site can reasonably accommodate. These variances suggest that the proposal does not align with the intent of the City of Windsor Official Plan or Zoning By-Law 8600, which are meant to ensure that new development fits its context and minimizes impacts on nearby residents.

Parking and traffic are also major concerns. On-street parking is already heavily used, particularly during evenings, overnight, and on weekends. Additional parking demand from an eight-unit building would likely worsen congestion and make it more difficult and less safe for residents to see oncoming traffic when entering or exiting their driveways. Reduced on-site parking only adds to this concern and increases the risk of conflicts between vehicles and pedestrians.

Because this is a corner lot, the scale and lot coverage of the proposed development also affect visibility and traffic flow at nearby intersections. It is already challenging to see oncoming traffic when approaching Clairview from Watson, and increased density on this site would likely intensify those safety issues.

While some level of intensification is inevitable and necessary, I respectfully ask Council to consider denying this high-density proposal in favour of a lower-density option that better fits the size of the lot and the existing neighbourhood. A more modest form of development could still contribute to housing goals while respecting established planning standards and maintaining the safety and livability of the area.

Thank you for your time and for considering my comments.

Sincerely,
Stephanie Maola

Development & Heritage Standing Committee
Monday, February 2, 2026
Item 7.1 - Written Submission

From: Sandra Hines < >
Sent: January 30, 2026 11:03
To: clerks <clerks@citywindsor.ca>
Subject: zoning amendment 291 Watson

This letter is to register our opposition to the zoning by-law amendment that allows an 8 unit apartment building for 291 Watson. WE live at [REDACTED] Watson and enjoy seeing a daily concourse of walkers, joggers, runners, cyclists, dog walkers, grade school students, motor wheel chair patients who SAFELY use the 300 block of Broadview. This is a juncture with the Riverside trail that connects our neighbourhood with the many other parks on the Trail. An apartment at this juncture will kill the enjoyment and safety of those many Windsorites who now use this route. The main threat will be the demands of this new development to seek an open flow for traffic through the dead end of Watson. We oppose this change to the zoning in our community.

Roger & Sandy Hines

BY-LAW NUMBER 38-2026

A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3965 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT

Passed the 9th day of March, 2026.

WHEREAS it is deemed desirable to undertake the decommissioning of a septic system and construction of a sanitary private connection located at 3965 Baseline Road, Windsor, more particularly described in Schedule “A” attached hereto (the “Subject Lands”), in the City of Windsor, as a local improvement, pursuant to Part III of the *Ontario Regulation 586/06*, made under the *Municipal Act, 2001* (the “Regulation”), at a cost of Fourteen Thousand Eight Hundred Seventy Five Dollars (\$14,875.00), HST excluded;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That the decommissioning of the septic system and construction of a sanitary private connection located at the Subject Property (the “Work”), at a cost of Fourteen Thousand Eight Hundred Seventy Five Dollars (\$14,875.00), being the estimate of Rudak Excavating Inc. as set out in Schedule “B” attached hereto, plus HST, applicable interest and reasonable administration costs (collectively, the “Cost”), for the purpose of raising all or any part of the Cost of the Work by imposing special charges on the Subject Property, is hereby authorized as a local improvement under the provisions of Part III of the Regulation.
2. That the Work shall be carried out and executed under the provisions and according to the directions and orders of the City Engineer.
3. That the Cost of the said Work shall be placed on the tax roll for the Subject Lands in the City of Windsor.
4. That the estimated lifetime of the completed work shall not be less than twenty (20) years.
5. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on March 9, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – March 9, 2026

Second Reading – March 9, 2026

Third Reading – March 9, 2026

**SCHEDULE A
TO BY-LAW 38-2026**

LT 3 PL 1523 SANDWICH SOUTH; WINDSOR

Being PIN #75235-0081 (LT)

Municipally known as 3965 Baseline Road, Windsor

The Subject Lands to be assessed are registered under Assessment Roll Numbers:

3965 Baseline Road, Windsor

090-010-09800-0000

SCHEDULE 'B'
TO BY LAW 38-2026



Estimate
January 12, 2026

Subject: Quotation for Sanitary Changeover at 3965 Baseline Road – Rev 1

We are pleased to submit our quotation for **Sanitary Changeover at 3965 Baseline Road** in Windsor. The scope of work includes the following:

- Decommissioning of the private sewage system to comply with Section 5.25.25 of the Property Standards By-Law and connection to sanitary sewer at lot line;
- Pumping and legally disposing the contents of two existing tanks (Septic & Eco-Flow);
- Decommissioning existing tanks by filling with sand;
- Supply and install approximately 65 feet of sanitary sewer via open cut methods to within 5 feet of the proposed building, including connecting to existing sanitary; and,
- Removing excavated material from site.

General Notes on the Scope:

- All excavated material is assumed to be clean and inert.
- This quotation assumes unobstructed access to work area and regular working hours.
- This quotation is based on current material pricing. Delays caused by others resulting in stone and material cost increases will be additional to quoted price.
- This quotation is based on Rudak Excavating completing entire site package and separating items may result in additional charges.

Our quotation expressly excludes the following:

- Provision of an Excess Soil Destination Assessment Report (ESDAR) and any fees associated with contaminated materials.
- Removal of any additional existing storm, sanitary, and water services not specified above.
- Any Permits, testing, 3rd party inspections, and indemnity fees.
- Private locates, if required.
- Demolition of hard surfaces and buried infrastructure.
- Testing of backfill material (including physical, gradation, and compaction testing).
- Excavation and backfill beyond the dimensions specified above (within reason) including over-excavation due to poor ground conditions.
- Relocating of existing infrastructure.
- Bonding (extra cost if required).

Rudak Excavating Inc. • P.O. Box 10, South Woodslee, Ontario N0R 1V0 • Tel: 519-946-0297

www.rudaks.com

Price:

- The total Lump Sum price is **\$14,875.00** (HST excluded) which can be broken up into the following:
 - **\$8,101.00** to decommission the existing septic tank and reconnect to the sanitary sewer
 - **\$6,774.00** to decommission the Eco-Flo and restore site-wide landscaping

This quotation is valid for 60 days.

We thank you for the opportunity to provide this quotation, should you require anything further please do not hesitate to contact our office.

Yours truly,

Anthony Prail
General Manager
Rudak Excavating Inc.

Acceptance of this quotation:
Signature
Name and Title
Date

TERMS AND CONDITIONS:

Prior to execution of contract, the undersigned Owner shall furnish evidence satisfactory to Rudak Excavating Inc. that financing has been firmly committed to cover the entire cost of the project.

Payment to be made net 30 days from date on invoice. Overdue accounts will be charged interest at the rate of 2% per month (26.8% per annum).

The undersigned accepts this proposal. Any changes in the work and the price to be charged for same shall be made in writing. This proposal is made on the basis of current material and labour costs.

Rudak Excavating Inc. • P.O. Box 10, South Woodslee, Ontario N0R 1V0 • Tel:
519-946-0297

www.rudaks.com

BY-LAW NUMBER 39-2026

A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS RAY ROAD IN THE CITY OF WINDSOR

Passed the 9th day of March, 2026.

WHEREAS the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

AND WHEREAS it is deemed expedient to establish the said lands hereinafter described as a public highway.

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That the lands described in said Schedule "A" annexed hereto are established as a public highway known as **RAY ROAD**.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on March 9, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – March 9, 2026
Second Reading – March 9, 2026
Third Reading – March 9, 2026

SCHEDULE "A"
TO BY-LAW 39-2026

PT LT 15 CON 8 SANDWICH EAST AS IN SS6626 BEING RAY RD E OF 8TH
CONCESSION RD; TECUMSEH
PIN 75236-0118 (LT)
Ray Road, Windsor

BY-LAW NUMBER 40-2026

A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS JOY ROAD IN THE CITY OF WINDSOR

Passed the 9th day of March, 2026.

WHEREAS the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

AND WHEREAS it is deemed expedient to establish the said lands hereinafter described as a public highway.

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That the lands described in said Schedule "A" annexed hereto are established as a public highway known as **JOY ROAD**.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on March 9, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – March 9, 2026
Second Reading – March 9, 2026
Third Reading – March 9, 2026

SCHEDULE "A"
TO BY-LAW 40-2026

PT LT 15 CON 8 SANDWICH EAST (FORCED RD); PT 4 12R12504, PT 5, 6, 7, 8
12R9762, PT 1 12R11380, PT 1 12R12140, PT 3 12R11623, PT 1 12R11792, PT 15
12R10850 BEING JOY RD E OF 8TH CONCESSION RD; TECUMSEH
PIN 75236-0158 (LT)
Joy Road, Windsor

BY-LAW NUMBER 41-2026

A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES

Passed the 9th day of March, 2026.

WHEREAS By-law Number 9023, being a by-law to regulate vehicular parking within the limits of the City of Windsor on municipal streets, municipal parking lots and private properties, was passed on the 8th day of June, 1987.

WHEREAS it is deemed expedient to amend By-law 9023.

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That **BY-LAW NUMBER 9023** be and the same is hereby amended as follows:

APPENDIX “A”

ITEM	REGULATION	STREET	SIDE	FROM	TO	ADDITIONAL RESTRICTIONS	ADDITIONAL INFO (1)	ADDITIONAL INFO (2)
1	Schedule “C” No Parking ADD	Holly Crescent	Outside Perimeter	Wildwood Dr	East End of Holly Crescent			

ITEM	REGULATION	STREET	SIDE	FROM	TO	ADDITIONAL RESTRICTIONS	ADDITIONAL INFO (1)	ADDITIONAL INFO (2)
2	Schedule “BB” School Bus Loading Zones DELETE	Parent Ave	West	From a point 98 metres north of Giles Boulevard	To a point 223 metres north of Giles Boulevard	7:30 am to 5 pm School Days		

2. That “Schedule W” of By-law Number 9023 be deleted in its entirety and that the attached “Schedule W” be substituted therefore.

3. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on March 9, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – March 9, 2026

Second Reading – March 9, 2026

Third Reading – March 9, 2026

Budget Attachment - 2026-0244 - Increased Parking Ticket Fines

PARKING VIOLATION	Violation #	2026 Fines
At Expired, Failed, Blank Meter (17.00 as of Oct)	1	\$ 31.50
3 Meters Of A Fire Hydrant	10	\$ 91.00
In A Taxi Cab Stand	11	\$ 51.00
Outside Designated Parking Space	12	\$ 43.50
On A Boulevard/Sidewalk	13	\$ 43.50
Facing The Wrong Way	14	\$ 43.50
Double Parked	15	\$ 43.50
Blocking A Driveway	16	\$ 43.50
Park,Stop Or Stand In A School Bus Zone	17	\$ 91.00
In a State of Abandonment	18	\$ 43.50
In A Bus Stop	19	\$ 51.00
With Fee Payment In Default	2	\$ 31.50
In A No Stopping Zone	20	\$ 91.00
In A Handicapped Space	21	\$ 488.50
In A Fire Route	22	\$ 170.00
Without A Residential Permit	23	\$ 51.00
On A Highway With Weight Over 3000 kgs	24	\$ 73.75
Obstructing Another Vehicle	25	\$ 34.00
At Wrong Angle To The Curb	29	\$ 43.50
Over The Time Limit - Lots	3	\$ 34.00
More Than 30 cm From The Curb	31	\$ 43.50
Obstructing Traffic	32	\$ 136.00
Same Spot Longer Than 3 Consecutive Days	34	\$ 43.50
15 Meters Of Main Church Entrance	36	\$ 43.50
In A No Parking Zone	4	\$ 43.50
Park along curb adjacent to a school between 8AM-5PM	40	\$ 43.50
30 Meters Of Pedestrian Crossing	41	\$ 43.50
On Public Property Without Consent	43	\$ 34.00
Parking Permit Not Clearly Displayed	44	\$ 34.00
Park at a meter that is out	45	\$ 31.50
Park at a meter that has no	46	\$ 31.50
Trailer Parked Unattached	47	\$ 42.50
Park,Stand Or Stop On A	48	\$ 34.00
Park or Stop in a Bicycle Lane	49	\$ 56.75
In A Loading Zone	5	\$ 51.00
Park or Stop in an Electrical Charging Space	50	\$ 56.75
Park a Vehicle within 3 Metres of a Community Mailbox	51	\$ 43.50
Beyond Permitted Time	6	\$ 34.00
Prohibited Side Of The Road	7	\$ 43.50
On Private Property Without Consent	8	\$ 34.00
In An Alley	9	\$ 43.50

BY-LAW NUMBER 42-2026

A BY-LAW TO AUTHORIZE THE DECOMMISSIONING OF A SEPTIC SYSTEM AND CONSTRUCTION OF A SANITARY PRIVATE CONNECTION LOCATED AT 3225 BASELINE ROAD, IN THE CITY OF WINDSOR, AS A LOCAL IMPROVEMENT

Passed the 9th day of March, 2026.

WHEREAS it is deemed desirable to undertake the decommissioning of a septic system and construction of a sanitary private connection located at 3225 Baseline Road, Windsor, more particularly described in Schedule “A” attached hereto (the “Subject Lands”), in the City of Windsor, as a local improvement, pursuant to Part III of the *Ontario Regulation 586/06*, made under the *Municipal Act, 2001* (the “Regulation”), at a cost of Thirteen Thousand Two Hundred Dollars (\$13,200.00), HST excluded;

THEREFORE the Council of the Corporation of the City of Windsor (the “Corporation”) enacts as follows:

1. That the decommissioning of the septic system and construction of a sanitary private connection located at the Subject Property (the “Work”), at a cost of Thirteen Thousand Two Hundred Dollars (\$13,200.00), being the estimate of Pannunzio Drainage Inc. as set out in Schedule “B” attached hereto, plus HST, applicable interest and reasonable administration costs (collectively, the “Cost”), for the purpose of raising all or any part of the Cost of the Work by imposing special charges on the Subject Property, is hereby authorized as a local improvement under the provisions of Part III of the Regulation.
2. That the Work shall be carried out and executed under the provisions and according to the directions and orders of the City Engineer.
3. That the Cost of the said Work shall be placed on the tax roll for the Subject Lands in the City of Windsor.
4. That the estimated lifetime of the completed work shall not be less than twenty (20) years.

5. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on March 9, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – March 9, 2026

Second Reading – March 9, 2026

Third Reading – March 9, 2026

SCHEDULE "A"
TO BY-LAW 42-2026

LT 4 PL 1519 SANDWICH SOUTH; WINDSOR

Being PIN #75235-0059 (LT)

Municipally known as 3225 Baseline Road, Windsor

The Subject Lands to be assessed are registered under Assessment Roll Numbers:

3225 Baseline Road, Windsor

090-010-07800-0000

**SCHEDULE "B"
TO BY-LAW 42-2026
Estimate**



Pannunzio Drainage Inc.

6245 Howard Ave., R.R. #1
Oldcastle, Ontario NOR 1L0
Phone and Fax: 519-966-6738

FIRM CONTRACT

Paolo Pannunzio
519-796-6736

DETAILS: To supply all labour, equipment materials
and permits to install a new sanitary sewer
line from rear of the house to the
sanitary connection at letline

All work will be done according to city of
Windsor standards.

NOTE: Owner is responsible for the restoration
of sod and pumping out the septic tank

JOB COST \$13,200 + Hst.

A handwritten signature in cursive script, appearing to read 'Paolo Pannunzio'.

PANNUNZIO DRAINAGE INC.

ACCEPTED: _____

BY-LAW NUMBER 43-2026

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 9TH DAY OF MARCH, 2026

Passed the 9th day of March, 2026.

WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Windsor at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. The action of the Council of The Corporation of the City of Windsor in respect to each recommendation contained in the Report/Reports of the Committees and the local Boards and Commissions and each motion and resolution passed and other action taken by the Council of The Corporation of The City of Windsor at this meeting is hereby adopted and confirmed as if all such proceedings were expressly in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Windsor are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Windsor referred to in the preceding section hereof.
3. The Mayor and the City Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the City of Windsor.

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

By signing this by-law on March 9, 2026, Mayor Drew Dilkens will not exercise the power to veto this by-law, and this by-law is deemed passed as of this date.

First Reading – March 9, 2026

Second Reading – March 9, 2026

Third Reading – March 9, 2026