

**Consolidated Development & Heritage Standing Committee Meeting Agenda**

**Date:** Monday, June 1, 2026

**Time:** 4:30 o'clock p.m.

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or 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. Any delegations have the option to participate in person or electronically.

**MEMBERS:**

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie (Vice Chairperson)

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

## ORDER OF BUSINESS

Item #	Item Description
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1.	<b>CALL TO ORDER</b>
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READING OF LAND ACKNOWLEDGMENT

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.

2.	<b>DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF</b>
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3.	<b>REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS</b>
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4.	<b>COMMUNICATIONS</b>
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5.	<b>ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)</b>
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5.1.	Adoption of the Development & Heritage Standing Committee ( <i>Planning Act</i> ) minutes of its meeting held May 4, 2026 ( <b>SCM 160/2026</b> )
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6.	<b>DELEGATIONS (5 MINUTES) (<i>PLANNING ACT</i> MATTERS)</b>
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7.1.	Zoning By-law Amendment Application for 1044 & 1054 Howard Avenue, Z-006/26 [ZNG-7364], Ward 4 ( <b>S 46/2026</b> ) <i>Author: Brian Nagata, Planner III - Development (Acting)</i>
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a)	Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
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7.2.	Zoning By-Law Amendment - Z 007-26 (ZNG-7366) 687 Bridge Avenue - Ward 2 ( <b>S 33/2026</b> ) <i>Author: Averil Parent, Planner II - Development Review</i>
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a)	Averil Parent, Planner II - Development Review (in person)
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b)	Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
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c)	John Bondy, Area Resident (in person)
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d)	Aman Khan Burki, Area Resident (in person)
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e)	Julie Sutherland, Area Resident (in person)
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f) Jesse Stropkovich & Chantelle Palmer, Area Residents (in person)

7.3. Zoning By-Law Amendment Z 008-26 (ZNG-7368) 825 Cabana Rd East - Ward 9  
**(S 34/2026)** *Author: Averil Parent, Planner II - Development Review*

a) Averil Parent, Planner II - Development Review (in person)

b) Mohammad Alhammoud, Applicant, 1000593576 Ontario Inc., available for questions  
(via Zoom)

c) Joey Wright, Area Resident (in person)

**Clerk's Note:** the following written submission is **attached:**

a) Joey Wright, Area Resident

7.4. OPA & Rezoning – 3771, 3783, 3793 Howard Avenue – OPA/7343 OPA 198 ZNG/7342 Z-  
034/25 – Ward 9 **(S 30/2026)** *Author: Adam Szymczak, Senior Planner – Development*

a) Adam Szymczak, Senior Planner – Development (in person)

b) David Mady, Agent for the applicant, Vice President of Real Estate Development, Fortis  
Construction Group Inc., available for questions (in person)

c) Josh Burns, Agent for the applicant, Development Manager, Fortis Construction Group  
Inc., available for questions (in person)

d) Antoine & Joelle Saad, Area Residents (in person)

7.5. OPA & Rezoning – 455 Kennedy Drive West – OPA 201 OPA/736 Z-005/26 ZNG/7361 –  
Ward 1 **(S 31/2026)** *Author: Adam Szymczak, Senior Planner – Development*

a) Adam Szymczak, Senior Planner – Development (in person)

b) Peter Valente, President, Valente Development Corporation, available for questions (in  
person)

c) Daniel Soleski, Design Principal, Architectura, available for questions (in person)

d) Albert Schepers Area Resident (in person)

e) James Demers, Area Resident (in person)

**Clerk's Note:** the following written submission are **attached:**

a) Tim Averill, Area Resident

b) Peter Marra, Area Resident

c) Donna Mayne, Area Resident

d) David Hanna, Area Resident

e) Catherine & Gary Archer, Area Residents

## 7. **PLANNING ACT MATTERS**

**8. ADOPTION OF THE MINUTES (previously distributed)**

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held April 7, 2026 (**SCM 117/2026**)
- 8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 4, 2026 (**SCM 159/2026**)

**9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**

**10. HERITAGE ACT MATTERS (previously distributed)**

**DELEGATIONS: (5 MINUTES)**

- 10.1. 825 Riverside Drive West, CBC/CKLW Building – Heritage Designation Report (Ward 4) (**S 50/2026**) *Author: Kristina Tang, Planner III – Heritage*

**Clerk’s Note:** Appendices B & C available at [www.citywindsor.ca](http://www.citywindsor.ca) due to size

- a) Kristina Tang, Planner III – Heritage (via Zoom)

**Clerk’s Note:** The following written submission is **attached**:

- a) Rachel Bossie, GSP Group

**11. ADMINISTRATIVE ITEMS (previously distributed)**

**DELEGATIONS: (5 MINUTES)**

- 11.2. Closure of two north-south alleys and Part Closure of intersecting east-west alley, all located north of Cecile Street and west of Lauzon Road, Ward 6, SAA-7346 (**S 39/2026**) *Author: Brian Nagata, Planner III - Development (Acting)*

- a) Denise Qaqish, Abutting Property Owner (in person)
- b) Pauline Leblanc, Abutting Property Owner (in person)

**ADMINISTRATIVE ITEMS:**

- 11.1. Economic Revitalization CIP 2862 Kew Dr - Biwell Holdings Inc. - Ward 8 (**S 38/2026**) *Author: Simona Simion, Planner III - Economic Development (Acting)*
- 11.3. Economic Revitalization CIP - 9455 Anchor Dr -Ward 9 (**S 41/2026**) *Author: Simona Simion, Planner III (Acting)*
- 11.4. Memorandum of Understanding Between the Electrical Safety Authority and the City of Windsor - City Wide (**C 58/2026**) *Author: Tea De Angelis, Supervisor, Research & Policy*
- 11.5. Part Closure of north/south alley located between Highland Avenue and Howard Avenue, south of Shepherd Street East, SAA-7270 - Ward 3 (**S 52/2026**) *Author: Denise Wright, Manager Real Estate Services*

**12. COMMITTEE MATTERS**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**

**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 7.3 - Written Submission**

Development & Heritage Standing Committee (DHSC)  
File No. Z-008/26 [ZNG/7368]

I am writing as the owner of [REDACTED] Holburn Street, a property immediately adjacent to the proposed build, to formally and strenuously oppose the application for lot severance at 825 Cabana Road East. This application seeks to sever an existing residential lot and construct a new multi-unit dwelling under a series of site-specific zoning exceptions that collectively represent a dangerous departure from RD1.4 standards. I request that this letter be entered into public record for the June 1, 2026 hearing. I intend to make oral comments at the June 1 hearing and I wish to be notified of the decisions to any of the proposed amendments.

The scope of this application is not a minor amendment - it is a fundamental rezoning. While the application characterizes the proposed new construction as an "additional dwelling unit", the conceptual site plan and building elevations make clear the proposed structure is designed to function as a triplex, featuring three separate entry points and independent fenestration on each unit consistent with full residential occupancy. Labelling this an additional dwelling unit does not change what it plainly is - a multi-unit residential development being introduced into a single-family zone. This application should not be permitted to sidestep the established standards of the RD1.4 Residential District under Zoning By-Law 8600 by misrepresenting its true nature and density at the application stage.

**THERE ARE FIVE SIMULTANEOUS VARIANCES - NONE OF THEM MINOR**

The applicant is requesting relief from five established zoning standards at once:

- Minimum lot width: reduction from 18m to 9.48m (a 47% reduction)
- Minimum lot area: reduction from 540m<sup>2</sup> to 297m<sup>2</sup> (a 45% reduction)
- Minimum rear yard depth: reduction from 7.5m to 6.3m
- Maximum hardscape area: increased from 50% to 53%
- Reduced minimum lot width of the retained lot (18m to 17m)

These are not marginal deviations; the proposed severed lot would be nearly half the minimum area required by the By-law. Each variance on its own warrants serious scrutiny. Taken together, this represents a wholesale departure from the intent and purpose of RD1.4 zoning, not a modest accommodation for a unique circumstance. The cumulative effect of all five must be weighed as a package, not each in isolation.

**THE PRECEDENT THIS SETS IS DANGEROUS FOR THE ENTIRE NEIGHBOURHOOD**

Approving this application would signal to other property owners that the RD1.4 standards are effectively optional. Others may rightfully question why they should remain bound by existing zoning rules, triggering a cascade of similar requests that erodes the comprehensive planning framework these standards were designed to uphold. The practical result would be an influx of

opportunistic severance applications from property owners looking to capitalize on their lot size by adding secondary dwellings for rental income — not out of genuine housing need, but motivated purely by financial gain.

This is how the conversion begins. A single approval quietly transforms what has long been an established single-family neighbourhood into a higher-density corridor — without the infrastructure, municipal services, or community input that such a transition demands. The cumulative strain on waste collection, stormwater drainage, street parking, and emergency access would be real and lasting. Most importantly, the neighbourhood character that residents have spent years and significant personal investment building would be fundamentally and irreversibly altered.

### THIS WILL CAUSE DIRECT AND MEASURABLE HARM TO MY PROPERTY

My property directly borders the proposed severed lot. I am not a distant or abstract stakeholder - I am an immediate neighbour who will live with the repercussions of this decision every day.

This two story dwelling constructed under reduced coverage standard would:

- Sit a mere 6m from my property line, completely eliminating privacy in my outdoor space and creating overlook from the upper floor windows into my home and backyard
- Increase stormwater runoff pressure onto mine and surrounding properties due to reduced yard depth and lot coverage permitted by the requested variances
- Negatively and materially impact the property values of my home and surrounding properties, harm that would also be felt by the broader neighbourhood, not just myself
- Permanently and irreversibly alter my property's surrounding environment in a way no future remedy can undo, hindering the enjoyment and quiet use of my home that i am entitled to as a property owner in this zone

The new structure would sit in uncomfortably close proximity to adjacent neighbours in a way that fully compliant development would never permit. This is not a theoretical concern. It is a certainty.

### IN CONCLUSION

The requested variances do not serve the public interest, individually or collectively. They are inconsistent with the established character of the surrounding neighbourhood, they conflict with the intent and purpose of Zoning By-law 8600, and they impose direct and measurable harm on adjacent property owners and the broader community. The applicant's desire to maximize their financial return on this parcel does not outweigh the rights of established residents to the neighbourhood protections enshrined in the By-law — protections that exist precisely for situations like this one.

I respectfully yet firmly urge the Committee to recommend denial of this application, and I urge Council to reject it in full.

Joey Wright

**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 7.5 - Written Submission**

May 22, 2026

To: Development & Heritage Standing Committee

I am opposed to the proposed zoning change based on the following:

Proposed zoning change is inconsistent with:

Adjacent zoning of RD1.4 (single family, 60' lots, \$4,000,000.00 mansions).

Earlier Sandwich West zoning and V.L.A. lots of ½ acre.

Original 1920's creation of a park like setting (Originally called "Roseland Park").

Site is on an **ERCA flood plain.**

Site is **not** on a major thoroughfare.

The Roseland neighborhood (Roseland W, S, and E, Kennedy E and W., Casgrain , Bartlet and Neale) has 520 houses – population of 1040 to 2080 possibly.

The Roseland area does **not** have any parkland; Roseland Golf Course is our only parkland – Vet's Memorial is a baseball center with 2 tennis courts and is not directly accessible by vehicle.

The "Schedule A" explanation of zoning change notes "with a zoning exception for maximum building height, setbacks from lot lines, landscaped area and parking area separations." As the City of Windsor is the proponent, these requirements will be conveniently overlooked. The visitor parking will be accessed directly from Kennedy West!

Since at least 1940, the Roseland Clubhouse has been a neighborhood community center. With the recent demolition of the clubhouse the neighborhood is left with no community center.



Tim Averill

██████ Roseland Drive West  
Windsor, Ontario ██████



**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 7.5 - Written Submission**

May 27, 2026

**Attn: City of Windsor Clerks Office**  
**Fred Francis – Ward 1 Councillor City of Windsor**

**Re: Item 7.5 on City of Windsor, Development & Heritage Standing Committee meeting agenda for June 1, 2026, that being a matter of an OPA and ZBA for 455 Kennedy Drive**

*Note to City Clerk, I am submitting this as a written correspondence/delegation for the above referenced item to be heard at the June 1, 2026, City of Windsor Development & Heritage Standing Committee meeting.*

**Purpose**

This written submission is in relation to a proposed OPA and ZBA for 455 Kennedy Drive, best known as the Roseland Golf Course site. This summarizes other recent Official Plan Amendment (OPA) policy changes affecting the local area and to present concerns about a proposed 4-storey multi-residential development on a local street.

**Background: OPA 159 (2022)**

- In 2022, Council adopted OPA 159, designating Cabana Road (a Class 2 arterial road) as a **Mixed-Use Corridor**.
- OPA 159 indicates Mixed Use Corridors are intended to accommodate medium to higher-profile development (generally **7 to 14 storeys**) (OP Policy **6.3.2.1**).

**Update: OPA 194 (2025)**

- In 2025, City recognized their error with OPA 159, and staff brought forward OPA 194 to correct OPA 159 by redesignating Cabana Road (Rankin Avenue to Dougall Avenue) from a **Mixed-Use Corridor** to a **Residential Corridor**.
- OPA 194, Council approved, indicates Residential Corridors are intended to accommodate low-profile development of **no more than 3 storeys** (OP Policy **6.3.3.1**).

**Cabana Road: Transportation and Strategic Context**

- Cabana Road is a **Class 2 arterial road** with an important regional transportation function.
- The west end directly connects to the **provincial highway system** and further supports access to **two international border crossings**.

- The east end is being modified to connect to the provincial highway system via the **Lauzon Parkway extension**, as well as providing a more direct connection to the **E.C. Row Expressway** via Lauzon Pkwy.
- The corridor includes sections improved to **four lanes** and is anticipated to undergo further **renewal and widening** in other segments, primarily east of Provincial Road.
- Cabana Road also serves major regional infrastructure, including the **Windsor International Airport, St Clair College** and the planned multi billion-dollar **regional hospital**.

### **Subject Site (Roseland)**

- A **4-storey** multi-residential building is proposed on the Roseland site, on a **local street** approximately **68 m south of Cabana Road Residential Corridor** (that's less than a football field in length and/or equivalent to 85 paces for the average person).
- This location is within a predominantly **stable, low-rise, single family residential area**, rather than on an important arterial corridor itself.

### **Key Concern: Consistency with Council's Policy Direction**

- Through OPA 194, Council identified a need to **limit development intensity** along Cabana Road by redesignating the corridor to **Residential Corridor**, generally limiting built form to **3 storeys**.
- In that context, a **4-storey** building proposed **off the corridor**—within a mature neighbourhood—appears inconsistent with the intent of previous council actions through completing and Council approving updated OPA 194 policies.
- Because the Roseland site is on a **two-lane local road, and surrounded by single family homes**, additional consideration is required regarding **neighbourhood compatibility**.

### **Anticipated Planning Rationale (as presented by the applicant/staff)**

- The Committee may hear tonight from your consultant and/or City staff about rationale or justification to support 4 storeys on Roseland site.
- It was suggested to me at the May 30<sup>th</sup> public planning meeting and may be suggested tonight that the proposed 4-storey building on the Roseland site is compatible because the site is comparatively large and there are adequate space and separation from existing dwellings.

- This leads to concerns about how each site specific OPA and ZBA incrementally has the ability to erode neighbourhoods over time.

### **Concern About Precedent and Incremental Intensification (“Erosion”) Future Looking**

- Let’s look forward a few years.
- When Cabana Road is developed with 3-storey built form buildings, ***of which some have been approved already***, as contemplated by OPA 194, and with this proposed 4-storey building built on Roseland, the intervening properties (approximately **68 to 85m** between these designations, including lots fronting **Kennedy Dr**) may become vulnerable to future applications.
- A future applicant could argue they are **“sandwiched between”** 3- and 4-storey buildings and justify redesignation of those lands to allow higher density and seek similar intensification on Kennedy, thus eroding the established low-rise character over time.
- Precedent will be set with any approval for an OPA or ZBA for the Roseland site going forward and thus puts the housing fronting Kennedy at risk of future development encroachment.
- **The figure on the following page** has been provided to illustrate the above noted points.

Figure 4: Neighborhood Map



Figure (courtesy of report City of Windsor report S 31/2026)

There is recognized housing crisis, however **the housing crisis is a national and provincial problem, not a municipal problem.** Therefore, solutions to this problem should not come at the expense of losing recreational amenities that Windsorites have enjoyed for decades. There are other proposed solutions in the Housing Solutions Made for Windsor plan, which converts *parking lots* (Caron and Pelissier) and *potentially WD Lowe*. **None of these ever-served Windsorites in any capacity relative to recreational services nor have they ever served as a recreational asset owned by Windsorites.**

**This Committee has the ability and the last chance to protect a primarily recreational land asset** for the betterment of City of Windsor residents. There is great potential to implement so many recreational aspects here that would contribute to quality of life for the neighbourhood and for the City as a whole. The provincial government even has a Community Sport and Recreation Infrastructure Fund to support up to \$10 million for a proposed City recreational development that fits this site. Yet to the best of our knowledge Windsor City Council has not explored this as an option and **have been lasered focused on introducing residential at Roseland.**

It should be further noted that City Council was made aware of the need to rezone this property, in February 2025, during discussions regarding the previous heritage designation amendment. It was suggested at that time, that a rezoning and other various planning approval should occur before any EOI was released for this site. This would have given potential development submissions certainty of success of development, yet City Council and Administration ignored this and here we are tonight, that developers' proposal is conditional on planning approvals. I could imagine that excessive amounts of money have been spent by the City and the prospective developer to date to get to this point.

Now with respect to presupposing planning approvals, as noted above, City Administration stated, that *"they did not have detailed info to do a site-specific planning changes, because they did not know what a prospective developer wanted to build"*. Yet, the City implemented OPA 159 and 194, as noted above, City wide, without knowing details of what developers want to build.

While there may, individualist, site specific justification that a planner may support an OPA and ZBA for 455 Kennedy, I urge this Committee to look beyond this site-specific planning change. I trust this Committee does the right thing and denies the OPA and ZBA proposed for the land located at 455 Kennedy Drive.

Regards,  
Peter Marra

**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 7.5 - Written Submission**

**From:** Donna Mayne <>  
**Sent:** May 27, 2026 3:10 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Roseland clubhouse redevelopment

Please include this letter in the next council and/or subcommittee meeting on the topic of redeveloping Roseland's Clubhouse for public record.

Thank you,  
Donna Mayne  
[REDACTED] Scofield Ave  
Windsor ON [REDACTED]

Mayor Dilkens, Members of Council

There is a growing and long-standing gap in South Windsor: **significant population growth without a corresponding investment in community-centred facilities.**

The former Roseland Golf & Curling Clubclubhouse is the most logical and responsible place to correct this imbalance.

Over the past two decades, South Windsor has experienced some of the fastest residential growth in the city. Large subdivisions, aging residents remaining in their homes longer, and young families moving in have all contributed to a higher population increase and a greater demand for services. Plans to rezone single family dwellings to high density will contribute to this imbalance.

Yet despite this growth, South Windsor residents still lack a central, year-round community hub. **There is no modern, multi-purpose facility where seniors can socialize, families can gather, or residents can participate in indoor recreation without leaving their own ward.** As a result, people must travel across the city for basic community programming — a barrier for seniors, people with mobility challenges, and families with limited transportation.

This is not a question of demand. The demand already exists. What's missing is the infrastructure.

The former Roseland clubhouse presents a rare opportunity to address this responsibly. The site is city-owned, centrally located, well-known to residents, and already serviced with parking and access roads. Most importantly, it allows the City to **repurpose an existing public asset** rather than consume additional green space.

A properly designed community facility in this location could include flexible meeting and event rooms, seniors' programming space, indoor wellness or pickleball courts, fitness and rehabilitation rooms, and community dining or café space. These are not luxury amenities — they are practical, high-use spaces that directly support health, social connection, and quality of life.

The benefits would be immediate and measurable. Reduced social isolation among seniors. Increased opportunities for preventative wellness. Stronger neighbourhood connections. A safe, accessible gathering place for residents of all ages — right where they live. Importantly, this can be achieved **without placing a significant burden on taxpayers.**

Development can be phased, starting with core multi-purpose spaces and expanding over time. Programming partnerships, modest user fees, and rental income can offset operating costs. Provincial and federal grants targeted at active aging, accessibility, and energy-efficient retrofits can further reduce the City's financial exposure.

This is not about creating something extravagant. It is about **catching up** — aligning community infrastructure with the reality of South Windsor today.

Council has an opportunity here to demonstrate equity, fiscal responsibility, and long-term planning by transforming a city-owned asset into a community anchor that serves thousands of residents for decades to come.

South Windsor has grown. Its community facilities must grow with it. Please do not sell out the potential to realize the benefits of a community centred hub in our ward.

Regards,  
Donna Mayne  
Windsor

**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 7.5 - Written Submission**

**From:** david hanna <>  
**Sent:** May 29, 2026 11:54 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Item 7.5 OPA & Rezoning - 455 Kennedy Dr. W. OPA 201, OPA /736, Z-005/26, ZNG/7361- Ward 1

***Request written Delegation to the Standing Committee, City of Windsor for June 1, 2026 Meeting.  
Conditional support "For" the proposed Rezoning - IF the Developer's proposed plan becomes premised with considering necessary community benefit, financial contributions. Designed towards creating a more outstanding architectural 'Earth Design' building for the proposed new Roseland Golf Course Clubhouse. As directed by Windsor City Council and City Administration to benefit of all Citizens of Windsor.***

As I stated in previous correspondence, new residential infill Development efficiently placed on already serviced, City urban land is much more welcome than building additional, expensive and environmentally damaging urban sprawl.

It is patently clear that the City of Windsor has given a tremendous deal to this Developer by both offering: 1. City owned prime land, seemingly at extraordinary below market price. 2. The City of Windsor (and Windsor Taxpayer) has paid for the expensive demolition of the former Roseland Golf course Clubhouse and Curling Rink to accommodate the Developer. 3. The City of Windsor has gone out of its way to propose both OPA and Zoning Bylaw changes to accommodate the Developer. 4. While the Developer is providing new Residential accommodation, the proposed High End Residential accommodation is not considered of the more needed, 'Affordable Housing' category. Nor does the proposed Development appear to have any propionate Affordable Housing component to it. Most other progressive Cities in Ontario (for example Toronto) ensure that when a Developer obtains such a sweetheart deal from the City, that the Developer is asked or required to give something back to Community. Either on site or off site Community Benefits. The City of Detroit has a City Ordinance designed to achieve Community Benefits within certain categories. The Ontario Planning Act has existing sections which could apply to achieving this greater community end in Windsor. Community Benefits are not yet apparent in any form or manner in this rushed deal between the City of Windsor and the Developer. It would behoove the Developer to consider such additional Community Benefits as to make their proposed Project more attractive to their Buyers as well as to the citizens of Windsor who appear to be so accommodating via our present City Council and Administration.

I would suggest that Windsor City Council and City Administration encourage and consider requiring the Developer of 455 Kennedy Dr. W. to financially contribute some form of proven community benefits to the City of Windsor to achieve this rezoning change at 455 Kennedy Dr. W. Otherwise let the City wait and consider achieving a better deal with a Developer who will provide such minimal additional Community Benefits. There is no extraordinary need to rush and sell off such valuable City land without achieving something better for all the Citizens of Windsor. This is not Windsor City Council's prerogative, but their Civic duty to achieve the best deal for the Taxpayers of Windsor. The City of Windsor should also consider offering greater short term funding for a better long term proposal for the new City of Windsor Roseland Golf Course Clubhouse as well. Considering a new 'Earth Shelter' design for the new Roseland Clubhouse, which will: 1. Be more long run cost effective, by achieving greater energy efficiency savings and lessening maintenance costs. A new 'Earth Shelter' Clubhouse design which by its very iconic architectural design will attract more Tourists and customers, making it more financially sound. Something new to compete with other local private Golf Course and also attract new Golf Tournaments and more revenue.

David Hanna  
Ward 3 Resident, Former Ward 1 Resident



**“St. Oswald Golf Course Club House” in Friestadh, Austria”. This environmentally sound, ‘Earth Building’. A popular low energy, low maintenance structure with a natural green roof, open exterior courtyard feature and natural raised overlook. The architecture is integrated into the existing landscape. Respecting the heritage of the site and nature.**



The St. Oswald Golf Club is chiseled into the surrounding landscape



St. Oswald Golf Club, Friestadh, Austria



Living Green Roof, with an open air Courtyard & ccessible raised Overlook to view the entire Golf Course



*SubNote Insert (by David Hanna): Could not the ‘City of Windsor Ontario’, see fit to create a more iconic architectural design, energy efficient, new Clubhouse for the Municipally owned, “Ross and Golf Course”. Something which respects the natural landscape, the heritage of an original Donald Ross Design Golf Course and offer greater Culinary & friendly meeting space attributes. Could not the City of Windsor create some thing wonderful that will stand the test of time and entice Local and Regional Tourism. To “Go the Extra Mile” for the community, - like was done with the ‘John Muir Library’ in Sandwich Town?*

**THE GOLF COURSE**  
**The square**

The course has been seamlessly integrated into the landscape surrounding St. Oswald and is irrigated using water from its own reservoirs rather than the municipal drinking water supply. From nearly every fairway, you have a wonderful view of the entire golf course and the town center, which has been voted Austria’s most beautiful town on multiple occasions.

Fast, well-defended greens, water hazards of every shape and size, varied fairways, and well-positioned tees are what make this course so appealing. The 18 holes are manageable for beginners, yet are also perfectly suited for competitive players and major tournaments. At 612 meters, the fifth hole is one of the longest par 5s in Europe.



Photo Credits on this page: Courtesy of ‘St. Oswald Golf Course’

**THE GOLF COURSE**  
**The Clubhouse**

The project was realized through an architectural competition in collaboration with EnergieAG and the University of Art and Design Linz, and was completed in April 2004. “A house shaped like a habitable divot; that’s the idea behind this building!” says Max Nirnberger, a member of X-Architekten. A design with no beginning and no end—open on all sides. A structure made of concrete, wood, and glass where a clear view is needed, and featuring a green roof. Due to its elaborate architecture, it is unique in the golfing world.

The house is designed as a passive house. Its energy comes from the sun and the kitchen. Waste heat warms the building via a complex ventilation system with heat exchangers, based on the pre-Christian Roman hypocaust principle. “A house of the future—and a bold project with no ties to the past”



**DELICIOUS FOOD**  
Enjoy delicious food and refreshing drinks, and let our friendly staff take good care of you

**REGIONAL QUALITY**  
The St. Oswald Golf Club is committed to regional quality and takes you to first-class, locally sourced food from the surrounding area.

**COSY DINING ROOM**  
Our cosy dining room offers a relaxed atmosphere where you can enjoy delicious food and drink.

**EVERYONE IS WELCOME**  
Our restaurant also welcomes non-golfers who would like to enjoy delicious food and drinks in a cosy atmosphere.

**MODERN ARCHITECTURE**  
Discover the fascinating blend of modern architecture and a cosy atmosphere.

**MOBILITY READY**  
Ample parking and four 11-kW electric charging stations are available free of charge.

**“St. Oswald Golf Course ClubHouse”  
- Friestadh, Austria**

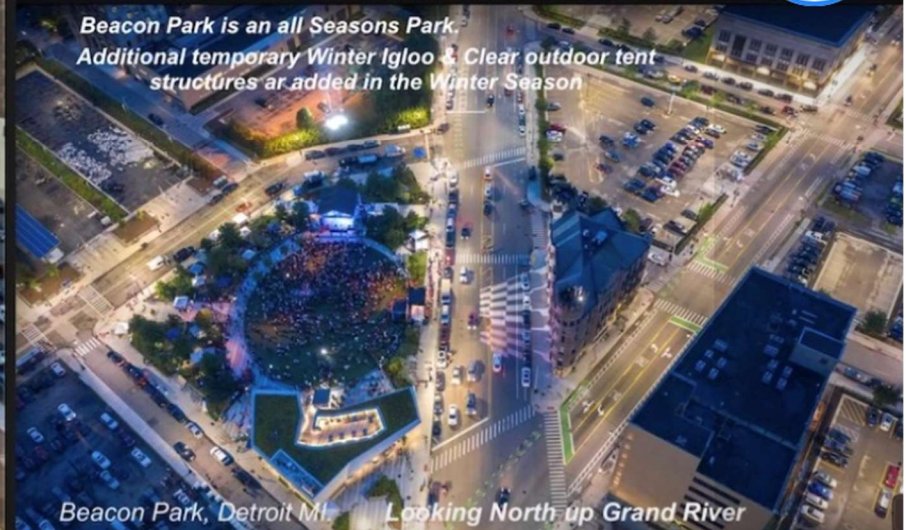
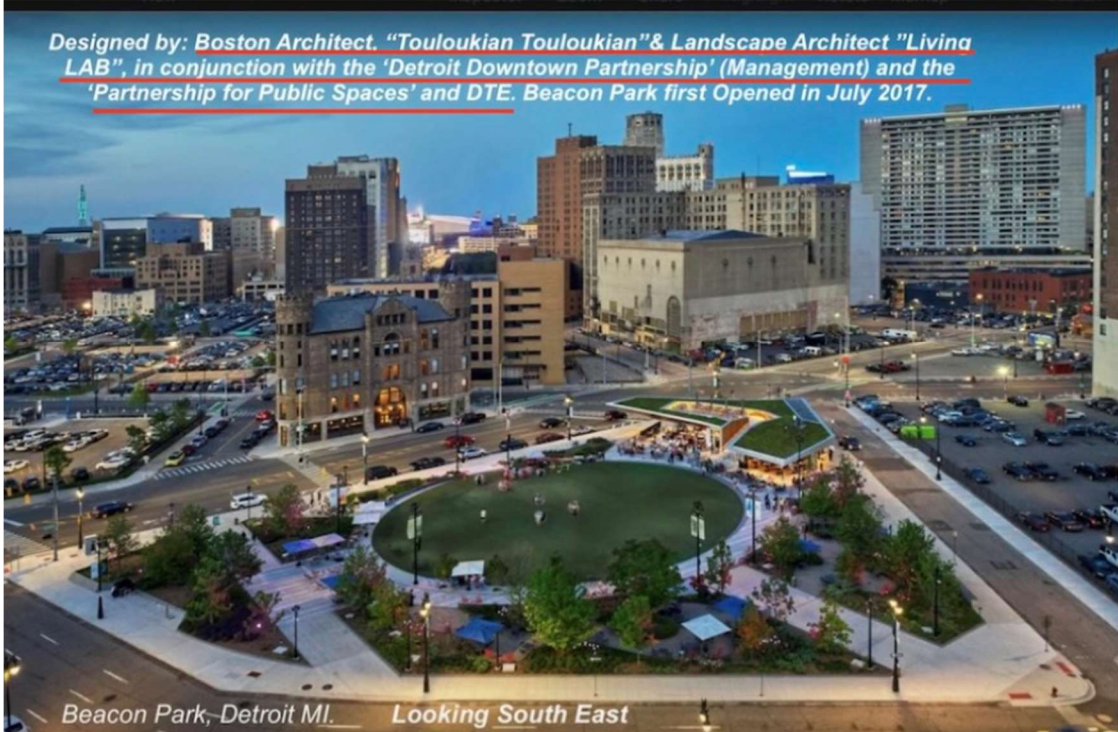
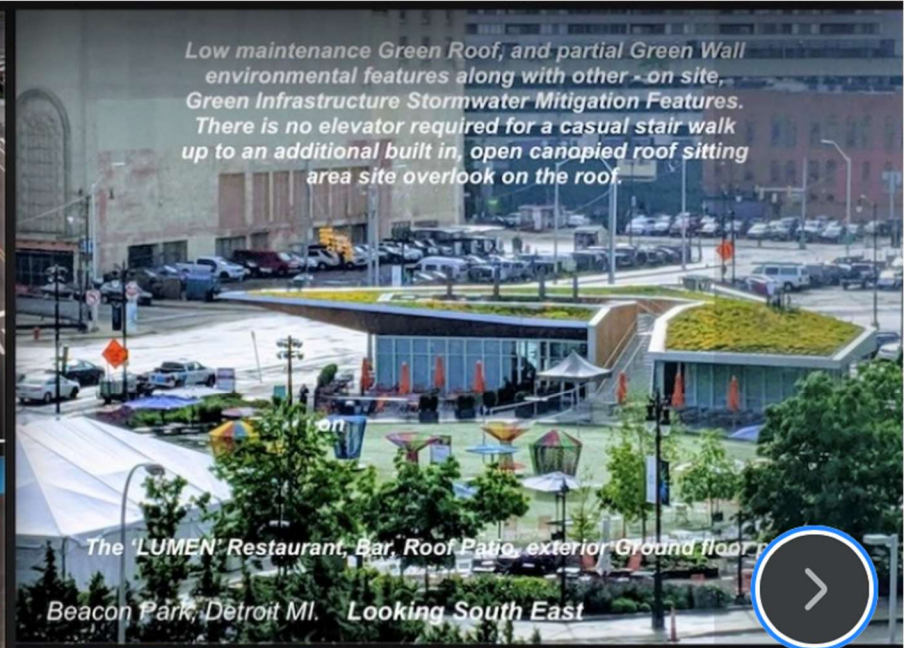
**Our restaurant is more than just a place to eat. It is a place where people come together to enjoy culinary delights.**

Hannes Zehethofer

**THE GOLF COURSE**  
**The operator**

Following a period of instability in the management of the golf course in St. Oswald near Friestadt, Holzhaider, a construction company based in St. Oswald near Friestadt, took over the existing St. Oswald Golf Course Operating GmbH in 2016.

It was not out of economic calculation, but rather out of a sense of connection to the community of St. Oswald, the Friestadt region, and, of course, the sport of golf, that the Holzhaider family graciously decided to professionalize the management of the golf course and lay the necessary economic foundation for it. As a result, the golf course in St. Oswald is now in exemplary condition, prompting not only the club members themselves but also guests from near and far to repeatedly express their praise.



**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 7.5 - Written Submission**

May 29, 2026

Attn: City of Windsor Clerks Office

Fred Francis – Ward 1 Councillor City of Windsor

Re: Item 7.5 on City of Windsor, Development & Heritage Standing Committee meeting agenda for June 1, 2026, that being a matter of an OPA and ZBA for 455 Kennedy Drive  
Note to City Clerk, I am submitting this as a written correspondence/delegation for the above referenced item to be heard at the June 1, 2026, City of Windsor Development & Heritage Standing Committee meeting.

**General Review Comments:**

To be totally honest with you, since the February 10<sup>th</sup> Council Meeting, when this Council voted 8-3 to Amend Heritage Designation By-law 281-2003 at Roseland Golf Course, I do not have any faith in this process. I believe there has been a preconceived plan to benefit the few at the expense of many, with much money to be made in the process. But I strongly believe, the moment we accept something as unchangeable... we make it so. So here I am.

We the Taxpayer paid 2.5 million to demolish this neglected building. It was explained to me that the City of Windsor was not just demolishing the neglected Clubhouse, but also doing what is referred to as a “site servicing redistribution” which means they are redoing and moving the services in the grounds and redistributing them to allow for and in preparation of the proposed new Luxury Condominiums set forth by the Housing Solution Made For Windsor Plan. So now we get to know why we have spent this money, so a local developer can pay the bargain basement price of only 1.5 million for this premium piece of property. Curious as to why we the Taxpayer should foot that bill, we are not even broaching the amount of money we spent to have an London Consulting firm to come to Windsor to prepare a Report that allowed the City (Stewards of this Property – not owners) to move forward with this High Density Residential Building to even be considered for this piece of Land. So much is being done at the Taxpayers expense to allow this little project to proceed.

The Public Consultation in July 2025 was for a stand-alone Golf Clubhouse. I remember during the February 10<sup>th</sup> Heritage Designation Council Meeting our Ward 10 Councilor saying he just wanted to get the Clubhouse done, that was his reasoning for removing the Heritage Designation, so it could be built faster. So build a new Clubhouse so paying Golfers don't have to tailgate in the parking lot after their rounds it is a bad look for this City resource. Even your own Golf Consultant said it is not a good idea to build Residential on or next to a Municipal PUBLIC Golf Course. On the flip side, I don't think a Private Developer should have any say or influence on a City owned and operated business, especially a profitable one. Also the twinning of these two projects could delay the entire process, we definitely don't want to wait another 5 years to get this done. The **100<sup>th</sup> Anniversary** of this City Gem is 2028, would be nice to have it done by then.

It is noted in this Administrative Report that this Property was ear marked in the “Housing Solution Made for Windsor (HSMFW) plan” which was developed and approved by Council in 2023. [That review **identified several properties with significant and immediate potential for development covering all types of housing needs**, including affordable housing and missing middle housing (I would say these Condominiums represent neither of those categories). On March 1, 2024, Windsor Mayor Drew Dilkens announced that members of City Council had identified a list of municipal lands owned by the City of Windsor that are available for Development] \*City of Windsor Website\* ~ 7 properties were identified **Roseland Golf and Curling Club** managed to top that list. I feel it must have been quite significant decision, because when we sat before City Council on February 10<sup>th</sup> and the Vote was being called, I remember our Mayor firmly stating “You all agreed to this”.

Although there has been much said about allowing for public input, much of this plan was prepared in a vacuum relative to public participation as it was all debated in a closed session. We only came to see what was proposed March 8, 2024. In the process of canvassing our neighborhood, I have met with and spoken to a large number of people of various expertise and backgrounds, but we all have a common goal. To ensure those of you, who represent us, make a decision that supports traffic and pedestrian safety, ecological protection with the intention to keep flooding under control.

As our City Leaders, you should build a new Roseland Golf & Country Club building – YES – it probably should have been done 5 years ago. But we do not need 48 Luxury Condominiums to go with it. Build the new Golf Clubhouse and let it be a Community Hub with Tennis Courts, Pickle Ball, even an option of a Stand-alone Curling Rink (like they have in Leamington) since the Capri isn’t really working out so well or just leave it as green space. This piece of property is meant to be enjoyed by the Community, not just a few people that can afford it. How dare you sell our future generations Heritage.

Sincerely,

Catherine and Gary Archer

Local Resident, [REDACTED] Cabana Rd W, Windsor, Ontario

**Development & Heritage Standing Committee**  
**Monday, June 1, 2026**  
**Item 10.1 - Written Submission**



SHAPING GREAT COMMUNITIES

May 29<sup>th</sup>, 2026

File No: 15002

Attn: Development & Heritage Standing Committee  
City of Windsor  
350 City Hall Square West, Suite 530  
Windsor, ON N9A 6S1

**Re: 825 Riverside Drive West - CBC/CKLW Building - Heritage Designation Report  
(Council Report S 50/2026 – Agenda Item 10.1)**

Dear Chair and Members of the Development & Heritage Standing Committee,

On behalf of Clayland Developments Inc. (“Ownership”), GSP Group (the planning consultant for the proposed Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) is writing to request that the Development & Heritage Standing Committee (“Committee”) not approve the staff recommendation in Council Report S 50/2026. Staff recommend that Council authorize the City Clerk to publish a Notice of Intention to Designate the property, municipally known as 825 Riverside Drive West (“Subject Property”), under Part IV of the Ontario Heritage Act, direct the City Solicitor to prepare the designation by-law, and delegate authority to the City Planner or designate to approve any further proposed changes associated with the integration of key heritage attributes into the future redevelopment.

For background, OPA and ZBA applications were submitted for the Subject Property in May 2020. Following a public open house, updated OPA and ZBA applications were formally resubmitted in December 2025 and were deemed complete on February 17, 2026. The OPA/ZBA applications are proposed to facilitate the comprehensive redevelopment of the Subject Property with high-density residential uses. The proposal includes a total of 1,602 residential units, accommodated within five (5) towers ranging in height from 17 to 25 storeys, as well as a three (3)-storey stacked/back-to-back townhouse block containing 24 units (“Proposed Development”).

No statutory public meeting has been held to date, and neither Council nor the public have had a formal opportunity to review the proposed applications. Comprehensive comments on the application from staff and agencies are yet to be received. A neighbourhood meeting was held in September 2025 by GSP Group and Ownership, where heritage matters and the proposed heritage approach were presented. Advancing the designation before Council considers the OPA/ ZBA applications would place limitations on the Subject Property without the benefit of a coordinated review of the proposed planning applications, redevelopment concept, and heritage mitigation strategy.

The heritage findings and mitigation measures referenced in this letter are drawn from the May 2023 Heritage Impact Assessment (“HIA”) and October 2025 Documentation and

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gspgroup.ca

Commemoration Report (“DCR”) prepared by Stantec Consulting Ltd., the project’s retained cultural heritage consultant.

The Subject Property is currently listed on the Windsor Municipal Heritage Register as the CBC Radio-Canada TV/Radio building. The HIA identified that the Subject Property contains cultural heritage value or interest as a rare example of a mid-20th century broadcast facility, a representative modernist structure with international design elements, and for its historical associations with CKLW and CBET-TV. The DCR recommended mitigation measures including documentation, commemoration, and salvage, with specific reference to the potential incorporation of salvaged materials into new building façades, interior lobbies, parkettes, landscape walls/garden beds, or site furniture. Materials recommended for salvage included the L-shaped breezeway, glazed green bricks, and buff brick exterior.

The DCR recommends that a holding provision be established through the ZBA process to incorporate the recommendations of the HIA and DCR into the future development approval process. Consistent with that recommendation, the draft ZBA included in the December 2025 resubmission proposes a site-specific holding provision to “prevent demolition until the appropriate mitigation measures including salvage, documentation, and commemoration are finalized and integrated within the approved site plan to the satisfaction of the City Planner.”

Ownership recognizes that the former CBC/CKLW building has been identified as having cultural heritage value or interest. Their concern with the staff recommendation is not whether the property has heritage value, but whether designation is the appropriate mechanism at this stage of the development review process, given the heritage mitigation strategy already proposed through the submitted applications.

Council Report S 50/2026 acknowledges that immediate demolition is not proposed at this time and that further detailed work would be required at the Site Plan Approval stage to determine which elements can be feasibly salvaged and incorporated. The report also recognizes support for the commemoration ideas identified in the DCR. However, the report states that the City Legal department “does not view a Holding Provision in alternative to a heritage designation as an appropriate mechanism to prevent demolition prior to finalizing details related to the conservation, integration, or commemoration of heritage resources.”

Ownership has advised that, in their view, designation is not required, particularly given that the proposed holding provision is intended to prevent demolition until appropriate mitigation measures, including salvage, documentation, and commemoration, are finalized and integrated within the approved site plan to the satisfaction of the City Planner.

Ownership objects to the designation of the Subject Property and is concerned that if the OPA/ ZBA and designation are considered in isolation, the designation would likely substantively affect the feasibility of the Proposed Development. Ownership is also concerned that, despite the application having been under review for several months, limited feedback has been provided by City staff regarding the overall development application, with comments received to date being limited to traffic-related matters. Consistent with the recommendations of the DCR, the holding provision provides a mechanism to preclude premature demolition under the Ontario Building Code until appropriate mitigation, documentation, commemoration, and salvage measures are integrated into the Site Plan Approval process.

For these reasons, Ownership respectfully requests that the Development & Heritage Standing Committee not approve the staff recommendation in Council Report S 50/2026 to

issue a Notice of Intention to Designate 825 Riverside Drive West. Instead, Ownership requests that Committee direct staff to continue working with Ownership and the project's heritage consultant through the ongoing OPA, ZBA, and future Site Plan Approval processes to secure appropriate heritage mitigation measures, including documentation, salvage, commemoration, and the integration of key heritage attributes where feasible.

Ownership remains committed to working with the City through the ongoing OPA and ZBA processes, and through the future redevelopment of the Subject Property, to recognize the cultural heritage value of the property through an appropriate mitigation strategy that implements, where feasible, the recommendations of the DCR and can be meaningfully incorporated into the development.

We have no objection to this letter becoming part of the public record.

Yours truly,

**GSP Group Inc.**



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cc. Alex Vandersluis, Development Manager – Clayland Developments Inc.  
Lashia Jones, Cultural Heritage Specialist – Stantec Consulting Ltd.