

ZONING BY-LAW AMENDMENT APPLICATION

INSTRUCTIONS

Revised 2026 March 1

Refer to your Planning Consultation Stage 2 Letter for application type, fees, and required supporting information. Complete this application in full. Be as detailed as possible. The City of Windsor ("City") will return an incomplete application. Direct questions to a Planner in the Development section.

Do not make payment until given instructions to do so. The City will refund or return any payment made before the City is ready to deem the application complete. Do not email any documents to a staff Planner. After 60 days of inactivity, the City will terminate the application without notice.

Submit all materials to the Senior Steno Clerk, Planning & Development Services by email at planningdept@citywindsor.ca, by mail to the address at the bottom of this page, or in person at City Hall, Second Floor, 350 City Hall Square West.

FEES

Fees subject to change. The City will provide payment options when the application is ready to be deemed complete. If the Applicant does not complete Stage 1 and Stage 2 of the Planning Consultation process, the City will double the Base Fee. ZBA = Zoning By-law Amendment

City of Windsor Fees	Minor ZBA	Major ZBA
Base Fee	\$2,455.00	\$3,300.00
GIS Fee	+ \$50.00	+ \$50.00
E-Permitting Fee	+ \$40.00	+ \$40.00
Total City of Windsor Fee	= \$2,545.00	= \$3,390.00

Essex Region Conservation Authority (ERCA) Fee

If the subject land is in the Limit of Regulated Area, the City will add an ERCA fee based on type of application to the Total City of Windsor Fee above. The ERCA fee is separate from any fees for a permit or clearance required by ERCA. The ERCA Fee Schedule is available on the ERCA [website](#).

Other Fees: The City may charge the following fees in the future:

Renotification Fee \$2,795.00

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

Legal Fee for Servicing Agreement \$730.00 plus \$50 per unit, lot, or block

Required when the preparation of a servicing agreement is a condition of approval.

CONTACT INFORMATION

Planning & Development Services
City of Windsor
350 City Hall Square West, Suite 320
Windsor ON N9A 6S1

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

ZONING BY-LAW AMENDMENT APPLICATION

1. PLANNING CONSULTATION & SUPPORTING INFORMATION

Valid Planning Consultation Stage 1 and Stage 2 letters will list what supporting information you must submit with this application.

Planning Consultation
Stage 1 File Number:

PC-073/24

Planning Consultation
Stage 2 File Number:

PC-91/25

☐

No Valid Planning Consultation Letter

If the Planning Consultation Letter expired or you did not proceed with the Planning Consultation process, the review to determine if the application is complete will take longer and the City may deem the application incomplete, which will delay processing.

See pages 3 and 4 for file naming conventions. All drawings and plans shall be in JPG and PDF format. All other documents shall be in Word and PDF format. Flatten all PDF files with no layers and 'Printing' and 'Content Copying' allowed. If you are submitting companion applications, provide only one set of documents.

In addition to the requirements in the Planning Consultation letter, you must submit the following documents with this application:

- a) Property Deed, Transfer, Offer to Purchase, or Agreement of Purchase and Sale
- b) Corporation Profile Report if the Applicant or Registered Owner is a corporation.
- c) Plan, Sketch, or Survey of Subject Land showing existing conditions, buildings, & structures.
- d) Conceptual Site Plan – See Section 7 for drawing requirements.

The City makes all supporting information submitted with the application available for public review.

2. COMPANION APPLICATIONS & FUTURE APPLICATIONS

Indicate any companion application you are submitting with this application:

☒

Official Plan Amendment

☐

Plan of Condominium

☐

Plan of Subdivision

Indicate which applications you may submit in the future for the subject land:

☐

Part Lot Control

☐

Plan of Condominium

☐

Plan of Subdivision

☐

Consent to Sever

☐

Site Plan Control – see Note 1 below

Note 1: If a development proposal is subject to Site Plan Control, you may submit the Planning Consultation application for Site Plan Control after the Development and Heritage Standing Committee considers the zoning amendment. Final approval of a site plan is conditional on an amending by-law coming into effect.

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3. APPLICANT, REGISTERED OWNER, AND AUTHORIZED AGENT

If the applicant is a numbered company, provide the name of the principals of the company in a separate document. If there is more than one Applicant or Registered Owner copy this page, complete in full and submit with this application. All communication is with the Agent authorized by the Registered Owner. If there is no Agent, all communication is with the Applicant.

Applicant

Name	Radical Capital Management Inc.	Contact	Steve Hengsperger
Address			
Phone			
Email			

Registered Owner ☒ Same as Applicant

Name		Contact	
Address			
Phone		Fax	
Email			

Authorized Agent ☐ Same as Applicant

Name	Pillon Abbs Inc.	Contact	Tracey Pillon-Abbs, RPP
Address			
Phone			
Email			

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4. SUBJECT LAND INFORMATION

Street address, roll number, legal description, and zoning may be available at the following links: [Public Property Inquiry](#) and [Property and Parcels Data Viewer](#). Copy and paste the information into the appropriate boxes below.

Street Address

880 Assumption Street, Windsor, ON, N8Y 1C4

Include
Postal Code

Roll Number

020-010-04700

**Legal
Description**

PT BLK A PL 211 SANDWICH EAST AS IN R656925; WINDSOR;
S/T EASEMENT OVER PT 2 PL 12R-20841 AS IN CE54946

**Mortgages,
Charges or
Other
Encumbrances**

☒ None

Name/Address

**Easement or
Restrictive
Covenant**

☒ None

**Date Acquired
by Registered
Owner**

☐ Unknown

2023

Dimensions

	Frontage / Width (m)	Depth (m)	Area (m ²)
Metric Units	60.96 m	60.96 m	3,723.08 m ²

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Official Plan Designation

"Mixed Use Corridor" Schedule D – "Land Use"

Zoning

"Manufacturing District 1.4 (RD2.2)" Map 6

Current Uses

Indicate how long uses have continued

There currently is a 1,500 m2 existing commercial building, a 120 m2 accessory structure and an asphalt parking area on the Site.

Former Uses

Check all that apply

AGRICULTURAL

☐

COMMERCIAL

☐

INDUSTRIAL

☒

INSTITUTIONAL

☐

PARKLAND

☐

RESIDENTIAL

☐

VACANT LAND

☐

OTHER

☐

Contamination Is there reason to believe that current or former uses on the subject land may have contaminated the subject or adjacent land?

NO ☐

YES ☒

UNKNOWN ☐

If available, submit any Phase 1 or Phase 2 Environmental Site Assessment or any Record of Site Condition with this application.

5. PREVIOUS APPLICATIONS

Indicate the file numbers of previous applications. If unknown, leave blank.

Plan of Subdivision or Consent

NO ☐

YES ☐

File: _____

Plan of Condominium

NO ☐

YES ☐

File: _____

Official Plan Amendment

NO ☐

YES ☐

File: _____

Zoning By-law Amendment

NO ☐

YES ☒

File: concurrent application

Site Plan Control

NO ☐

YES ☐

File: _____

Minister's Zoning Order

NO ☐

YES ☐

OR#: _____

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6. DESCRIPTION OF ZONING BY-LAW AMENDMENT (ZBA)

Be as descriptive as possible. Incorrect or incomplete information will delay processing.

6A. Which Zoning By-law are you amending? 8600 ☒ 85-18 ☐

6B. Describe the zoning amendment you are requesting:

It is proposed to change the zoning of the Site to "Commercial District 2.2 (CD2.2)".

6C. Describe the nature and scope of the proposed development:

The purpose of the ZBA is to permit a proposed combined use building, having 19 storeys + penthouse, consisting of 204 dwelling units, 477.71 m² of commercial/retail space and 285 parking spaces (3 level parking garage).

6D. If the proposed development consists of multiple buildings, provide an overall total for Gross Floor Area, Landscaped Area, Parking Spaces (including Accessible & Bicycle) & Loading Spaces below and attach a document that provides this information for each building.

Total Dwelling Units:	204	Parking Spaces:	285
Number of Buildings:	1	Accessible Parking Spaces:	8
Gross Floor Area (m ²):	TBD	Bicycle Parking Spaces:	15
Landscaped Area (m ²):	TBD	Loading Spaces:	1
Building Height (m):	67 m	Building Height (storeys):	67 m

6E. Explain how the amendment is consistent with the [Provincial Planning Statement 2024](#):

See attached PRR.

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6F. Explain how the amendment conforms to the City of Windsor Official Plan:

See attached PRR.

6G. If the application will remove land from an area of employment, provide details of the applicable Official Plan policy or Official Plan Amendment that deals with this matter:

See attached PRR.

7. CONCEPTUAL SITE PLAN

Dimensions shall be in metric. Include a conceptual site plan of the proposed development showing:

- a) The boundary and dimension, in metres, of the subject land.
- b) The location, size, and type of any existing and proposed building and structure (including any berm, fence, noise barrier, refuse bin) on the subject land, including their distance / setback from all lot lines and their height in metres, the number and dimensions of parking spaces, accessible parking spaces, visitor parking spaces, bicycle spaces, loading spaces, and the dimensions of parking aisles, collector aisles, and access areas.
- c) The approximate location of natural and artificial features (building / structure, railway, driveway, access area, watercourse, drain, ditch, swale, banks of river or stream, wetland, wooded area, well, septic tank, etc.) that is located on the subject land and on land adjacent to it.
- d) The current uses of all land that is adjacent to the subject land.
- e) The location and name of any road and alley within or abutting the subject land, indicating if it is a municipal road, a provincial highway, other public road, a private road, a right-of-way, or an unopened road or alley allowance.
- f) If access to the subject land will be water only, the location of the parking and docking facilities and their distance from the subject land in metres or kilometres.
- g) The location and nature of any easement affecting the subject land.

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8. INFRASTRUCTURE

WATER: How will you be providing water to the subject land?



Public piped water system



Private individual well



Private communal well

SANITARY SEWAGE: How will you be disposing of sanitary sewage from subject land?



Public sanitary sewage system



Private individual septic system - see Note 2



Private communal septic system - see Note 2

Note 2: If the application would permit development on private individual or communal septic system and will produce more than 4,500 litres of effluent per day because of completion of the development, you must submit a Servicing Options Report and a Hydrogeological Report with this application.

STORM DRAINAGE: How will you be providing storm drainage? Check all that apply.



Sewers



Ditches



Swales



Other

ACCESS: How will you access the subject land? Check all that apply.



Municipal Road



Provincial Highway



Other Right-of-way



Water See Note 3 below

Note 3: If access to the subject land is by water only, describe the parking and docking facilities used or that you will use and provide the distance (metres or kilometres) of these facilities from the subject land and the nearest public road:



See attached drawing or Conceptual Site Plan

9. PROPOSED PUBLIC CONSULTATION STRATEGY

What is your strategy for consulting with the public? Check all that apply.



Public Notice & Public Meeting as required by the *Planning Act*



Open House. If known, date, time & location:

February 6, 2025, 6:00 pm to 7:00 pm 1880 Assumption Street and Zoom



Website. Enter URL:



Other. Describe: