



FEEDBACK RECORD

Developer

Masotti Construction Inc.

Project Site

2916 McKay Avenue /
Windsor / ON

03.20.2026

Contact

Lauren Sooley
lsooley@siv-ik.ca | 226.273.0907 | siv-ik.ca

S1: VERBATIM FEEDBACK

The following is an inventory of all written verbatim feedback collected by the project team through various channels during the applicant-led engagement process. The project team has applied best practice privacy rules to this record and therefore names, addresses and contact information have been redacted in all instances to protect the anonymity of those who provided feedback.

/ Project Website (Online Feedback Form)

Date	Respondent	Verbatim Feedback
2026-01-22	#1	<ul style="list-style-type: none"> Absolutely opposed. Too high, too much traffic. Find another property.
2026-01-25		<ul style="list-style-type: none"> There is fierce opposition to putting an apartment building on that lot. The people of the neighbourhood will be providing a petition to stop this. This is an established neighbourhood. The idea of putting a building of that size in this area is invasive and will be fought.
2026-01-31	#2	<ul style="list-style-type: none"> Thank you for your invitation to the open house. I am planning on being there and meet you in person.
2026-02-03	#3	<ul style="list-style-type: none"> Has anyone sat on McKay Ave when the library has an event going on? It is chaotic. You have no idea how many times I have to chase people who have parked in the Yorktown Apartments lot (and we have no parking signs posted) telling them they can't park here and go to the library. McKay Ave is full of cars halfway down the street and up to Grand Marais. And you are proposing 16 more cars of traffic!!!!!! Sometimes we have great difficulty getting out of our lot because of the traffic. Why don't you just talk to the owner of this Yorktown Apartments. She has been talking about selling this building sooner rather than later. And this spot might just be a better fit.
2026-02-04	#4	<ul style="list-style-type: none"> I did not receive a notice for the meeting today. I live directly across from this property and I am against the planned development. Parking and traffic are already a problem on this end of the street. The library parking lot is not sufficient and this unit will add to that problem. I also feel the this unit is going to be too high and will negatively impact our enjoyment of our property.
2026-02-05	#5	<ul style="list-style-type: none"> I have a few concerns about your project. My number 1 concerns parking on McKay, this is a residential street that has above average traffic due to the library, Yorktown plaza and drivers bypassing the lights on Dominion. Parking is also a main problem between the existing apartments overflow, and again the library parking lot is not sufficient so this causes street parking at peak times and events. My 2nd concern is the storm and sanitary capacity, its only been a few years since after a heavy rain we had back up in our basements. I do not believe the systems can take on any extra capacity. These are my 2 main concerns, I do have others including the height of the building, Eglinton, is a very narrow street and will become overly used, etc.

Date	Respondent	Verbatim Feedback
2026-02-06	#6	<ul style="list-style-type: none"> I have some concerns about your proposed design apartment complex at 2916 McKay Ave. 1. Traffic flow at the corner of McKay and Grand Marais is already a concern for residents due to a narrow street, parking on one side of the road and current heavy traffic flow. This is a safety concern especially for young children walking to school. 2. Parking on the street is a problem for traffic flow and for current residents. Since our street is narrow and has no curbs, almost all vehicles will park their vehicles with two wheels on residents lawns thus leaving damaged lawns especially in wet conditions. Your proposal will make this worse. 3. Apartment Parking. Your design team has told me that your target market is young people especially young professionals and assumes only one resident per unit. Your plan calls for 0.8 parking spots per unit and therefore, you would need 13 parking spots for residents. This idea is not realistic as rent is expensive and young people will most assuredly double up in each unit to save on costs. You do not have enough parking and this will effect parking on our road. We will push the city to put up No Parking signs and ask the city to remove the two hour limit signs. 4. Our current infrastructure for water and sewage is very old and occasionally breaks down. We will ask the city to asses this infrastructure to see if it can handle the increased demand on the systems.

/ Written Letter

Date	Respondent	Verbatim Feedback
Dated 2026-01-29	#7	Subject: Concerns Regarding Proposed 3.5 Story Apartment Development at 2916 McKay Ave Windsor Ontario (Masotti Construction Inc. Siv-ik Planning and Design Inc)
Received 2026-02-04		<ul style="list-style-type: none"> I am writing to express my views regarding the proposed 3.5-storey apartment complex planned for our residential street. I would like to begin by stating that I fully understand and support the need for multi-residential housing in our community. The residences of McKay Ave currently embrace a 24-unit 2-story apartment building as well as a 4-unit townhouse complex as evidence of our support. Thoughtful densification is important, and I recognize the role it plays in meeting housing demands. My concerns are not with multi-residential development itself, but with the scale and specific impacts of this proposal within an established residential area that raises several serious concerns for our residential community that should be carefully considered before approval.

Date	Respondent	Verbatim Feedback
		<ul style="list-style-type: none"> 1. Height and Scale of the Building - As previously mentioned, our street already supports a four-unit townhouse complex as well as a 24-unit, two-storey apartment building. These existing developments are more compatible with the surrounding single-family homes, and their height and footprint fit within the character and scale of the neighbourhood. However, the proposed 3.5-story structure significantly exceeds the height and scale of our current neighborhood developments and belongs in a commercial zoned area not residential. My primary concern is that such a height could adversely impact the privacy of existing residents, as the increased building elevation would overlook neighboring properties and outdoor spaces. 2. Increased Street Parking and Traffic Congestion - Our neighborhood streets are already experiencing limited parking availability and increased congestion as we regularly support Budimir Library parking overflow. By adding a multi-unit 3.5-story building with limited on-site parking (16 parking spots) overflow parking from residents and their guests is another serious issue that will inevitably increase the number of cars permanently parked on our street. Additionally, McKay and Eglington are unique in which they are narrow streets that allow for parking on both sides and unfortunately do not have curbs. Presently with any library activity there is significant congestion and routinely cars park on front yards, damaging landscape and underground sprinkler systems. Eglington Ave is a side street with a width of approximately 17ft (minimum of 10ft required per car lane) which is unpassable when cars currently attempt to park on this road. The proposed 3.5 story complex will add to these issues. Furthermore, the increase in traffic flow resulting from the new development could pose challenges. Our street is already a shortcut for traffic seeking to avoid the busier Dominion roadway, and the presence of a library along with this proposed new development amplifies this issue. Increased traffic flow on a street not designed for higher volumes raises safety concerns for residents, pedestrians, and children. While I recognize the importance of expanding housing options, I urge the City Council to carefully evaluate the scale and potential impacts of this proposed development. I recommend exploring design alternatives that better align with the existing neighborhood's scale and consider implementing measures to mitigate traffic and parking issues. Thank you for your time and consideration. I trust that the council will take these concerns into account to ensure that any new development remains compatible with the character and safety of our community.
Dated 2026-02-07	#8	Subject: My Concerns Over the Proposed 3.5 Story Apartment Development on Site 2916 McKay Avenue by Masotti Construction Inc.
Received 2026-02-09		<ul style="list-style-type: none"> It is my understanding that the design team, 2916/Siv-ik, for Masotti Construction is preparing a Zoning By-law-Amendment application for the proposed construction of a 3.5 storey Apartment Development at 2916 McKay Avenue, Windsor. I wish to express my concerns over the approval and construction of this proposed apartment development. I will be clear at the beginning of my expression of concerns that I am not in favour of this development in its current proposed design.

Continued on following page.

Date	Respondent	Verbatim Feedback
Dated 2026-02-07	#8	<ul style="list-style-type: none"> The corner of McKay Avenue and Grand Marias Street is already a busy intersection due to the existing 24-unit apartment building, the Budimir Library, a four-unit townhouse complex and the Yorktown Plaza across the street. I understand that the City of Windsor is seeking more housing development, but it must be done in a way that will not negatively impact the existing residents in our neighbourhood. All my concerns that I will express relate primarily to the size of the proposed development and its consequences on our neighbourhood.
Received 2026-02-09		<ul style="list-style-type: none"> Concern #1 – Traffic Flow and Parking - As I mentioned above, the corner of McKay Ave. and Grand Marias Street is already a very busy intersection with traffic from current apartment residents, McKay private house residents and users of Budimir Library which does not have enough parking during peak times. All these users will at sometime park on the street during the day. McKay Avenue is not a very wide street, so traffic flow is limited to one direction when two vehicles approach each other from opposite directions. Since our portion of McKay Avenue has no curbs, the vehicles that park on the street will in almost all cases park with at least two wheels on residents' lawns. This is not how street parking should be allowed. The addition of a 16-unit apartment complex will make this condition even worse. McKay Avenue has, no parking signs from Grand Marias up to Eglington Street on one side of the road and on the other side of the road, McKay has two-hour parking limit signs. This parking limit restriction is never enforced by the City of Windsor to the point that some apartment residents park on the road all day and overnight. In addition to resident and library users of our street, we also have numerous cars using our street as a short cut for a red light on Dominion Street and these cars usually speed down our street because these people are usually in a hurry. An increase in traffic on our street can only lead to increased safety concerns for residents, pedestrians and children walking to schools in our neighbourhood. Concern #2 – New Apartment Complex Parking - In a public meeting arranged by the design team for Masotti Construction, I was told that the design called for 16 one-bedroom units geared towards young professionals with an expected 0.8 parking spots per unit which would suggest that tenants only required 13 parking spots. The design calls for 17 parking spaces. The design team also suggested that they feel only one person will occupy each apartment unit. In my mind this is not logical thinking, as housing costs is a big factor in most people's minds. If the target occupant is young professionals, then you can most surely expect two people in an apartment with two cars going in different directions to work locations. This design thinking on tenant parking is out of touch with reality. Seventeen parking spots are not enough for tenants and guests, and the overflow will park on the street further hindering McKay traffic flow. I believe that the City of Windsor needs to do a new traffic flow and parking study to ensure that our neighbourhood will not be negatively impacted by this new development if it is allowed to proceed. The two-hour parking limit needs to be reviewed by either policing this policy more firmly or replacing these signs with No Parking signs.

Continued on following page.

Date	Respondent	Verbatim Feedback
		<ul style="list-style-type: none"> Concern #3 – Water and Sewage Infrastructure - Will the City of Windsor do an analysis of our current water and sewage infrastructure to ensure that these infrastructures can handle the increased demand to our water and sewage systems if the apartment project is allowed to proceed? Our current water and sewage systems are very old and may be more susceptible to failure with higher demand. Concern #4 – Our Neighbourhood - Currently we live in a reasonably quiet peaceful neighbourhood, and I worry that a 3.5 storey apartment building complex will make our neighbourhood less desirable because of increased traffic and activity in our surroundings. This increased activity may lead to our neighbourhood being less attractive to future home buyers and thus, lead to a decrease in our property values. In today’s world I understand the much-publicized need for more housing, but I expect our city council to carefully examine the impact on our current neighbourhood and reflect on what is best for our current residents and the needs of the developer. I believe that the current development proposal is too large to incorporate into our neighbourhood and I encourage the city and the developer to look at alternative smaller designs that better align with our existing neighbourhood safety, road, parking and infrastructure situations. Thank you for your considerations to my expressed concerns. If the City of Windsor approves this or an alternative development, I expect the City to notify residents by letter, explaining the reasons for its decision and addressing all concerns raised with City Council.

/ Open House

The project team hosted an in-person drop-in style community open house on February 4, 2026 from 5:00pm to 7:00pm at the Nikola Budimir Memorial Library. This open house provided a live forum to share information directly with residents/participants and to facilitate a Q&A session with lead members of the project team. The Open House was attended by approximately 20 individuals. The following is a summary of the verbal feedback heard by the project team:

- Concerns were raised about the number of units proposed for the development, identifying that the development was too dense.
- Attendees expressed concerns about the proposed height of the building, specifically noting that the building was too tall for the neighbourhood.
- Attendees also identified existing congestion issues with the Library parking and expressed concerns that this development could make the on-street parking congestion worse.
- Concerns were raised about the number of proposed parking spaces being too little.
- Concerns were also raised about the location of the proposed access point off of McKay Avenue.

