

## 2916 MCKAY AVENUE / **ZONING BY-LAW AMENDMENT SUBMISSION ADDENDUM**

### **Purpose**

This letter and an updated concept plan are being submitted as a formal addendum to Siv-ik Planning and Design Inc.'s April 16, 2026 Zoning By-law Amendment Application submission for 2916 McKay Avenue. This addendum provides a summary of the revisions to the proposed development, an update to requested Zoning By-law and a rationale for the additional zoning exceptions requested. We respectfully request that staff receive this addendum package in order to facilitate deeming the Zoning By-law Amendment Application for 2916 McKay Avenue complete.

### **Updated Concept Plan**

The concept plan submitted to the City of Windsor on April 16, 2026 proposed a new medium-profile apartment building with 16 residential units and a total of 17 parking spaces. The revised concept plan submitted as part of this addendum maintains the same building and site layout contemplated in the original concept plan, but includes the following revisions:

1. An increase in the amount of proposed parking spaces from 17 to 19;
2. A minor reduction in Landscaped Open Space from 44% to 41%, as a result of the additional parking spaces;
3. A parking area encroachment of 1.3m into the front yard; and
4. A reduction of the distance from the proposed parking area to the McKay Avenue and Eglington Street intersection from 6.0m to 4.2m.

The figure and table on the following page illustrates the updated concept plan and provides a comparison between the previous concept and the revised plan submitted as part of this addendum.

### **Updated Zoning By-law Amendment**

To align with the updated concept plan, additional Zoning provisions are being requested as part of the addendum submission. An updated proposed Zoning By-law is provided in Appendix A, which includes a range of provisions which were included in the initial requested zone, as well as updated provisions for:

- An increase in the requested minimum parking requirements for multiple dwellings from 1.06 per unit to 1.18 per unit;
- Permissions for parking spaces to be located within the required front yard; and
- A reduction in the minimum distance of vehicle parking from an intersection from 6.0m to 4.2m.

A justification of additional requested provisions is provided on the following pages.

Figure 1 - Updated Concept Plan Excerpt

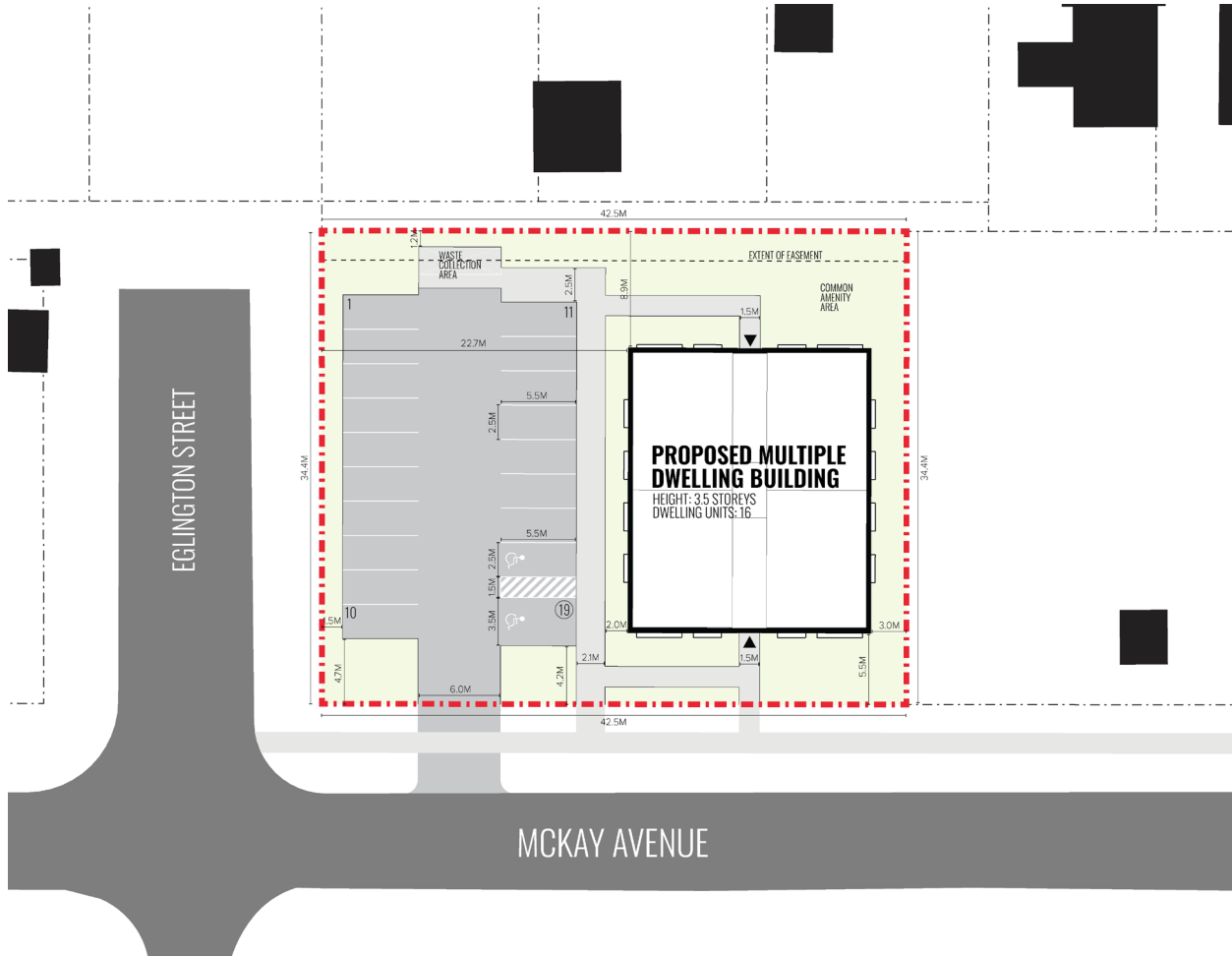


Table 1 - Concept Plan Comparison

	Original Concept Plan (Submitted April 2026)	Updated Concept Plan (Submitted May 2026)
<b>Units</b>	16	16
<b>Parking (Multiple Dwelling)</b>	1.06 per unit (17 spaces)	1.18 per unit (19 spaces)
<b>Parking Setback (from McKay Avenue)</b>	5.5m	4.2m
<b>Parking Area Setback (from Intersection)</b>	6.0m	4.2m

## **Justification**

### **Parking Location**

The proposed zoning by-law amendment includes two additional provisions related to parking location, as a result of the increase in the number of provided parking spaces. Exemption from Section 24.26.5 and Section 24.26.8 will allow for the inclusion of two (2) additional parking spaces on the concept plan, increasing the requested minimum parking provision from 1.06 per unit to 1.18 per unit. The proposed elimination of the front yard prohibition from McKay Avenue aligns with existing parking area locations on other properties in the area. Specifically, the multiple dwelling apartment building located at 2985 McKay Avenue has a 0.0m separation from the McKay Avenue right-of-way. Additionally, the parking area at 1310 Grand Marais Road W (Budimir Public Library) is located approximately only 2.0m from the McKay Avenue right-of-way. Despite this reduction, there is still substantial space along McKay Avenue on the project site to allow for enhanced landscaping to screen the proposed parking from the public street.

Through email correspondence received on April 23, 2026, City staff identified that there would be no concerns from a safety perspective if the parking area was located closer than 6.0m to the intersection of McKay Avenue and Eglington Street. This was due to the function of Eglington Avenue as a dead-end street, east of McKay Avenue, servicing only one property.

The proposed additional provisions to allow for two (2) additional parking spaces also addresses the concerns about parking deficiency, identified by community members at the applicant-led in-person open house held at the Budimir Public Library on February 4, 2026.

### **Parking Space Deficiency**

The proposed zoning by-law includes a change in the requested parking space reduction. As a result of the additional two spaces provided as part of this addendum, the requested parking ratio of 1.18 spaces per unit results in a minor deficiency of only one (1) parking space. In consideration of the requested reduction, the project site is located in close proximity to a mixed use area that is well served by active transportation options as well as transit.

From a land use perspective, the Grand Marais Road W. and Dominion Boulevard area is identified in the City of Windsor Official Plan as a Mixed Use Node Area. This area is intended to serve as a focal point for the surrounding neighbourhood with a mix of commercial, office, institutional and residential uses. From an accessibility perspective, the project site is located less than a 1-minute walk (85m) from the Grand Marais Road W. corridor, which is predominantly developed with commercial uses, including the Yorktown Square Shopping Centre, medical offices and personal service uses. This proximity to multiple uses within a walking distance can reduce the reliance on a personal vehicle for residents.

From a pedestrian perspective, sidewalks are provided on both sides of Dominion Boulevard and Grand Marais Road, and on the east side of McKay Avenue to the south of the subject site. Crosswalks and pedestrian activated push buttons are provided on all approaches at the nearby signalized intersections. Cycling infrastructure is also provided along Grand Marais Road and the proposed concept plan achieves the minimum bike parking provisions in the zoning by-law. From a transit perspective, the project site is located within 250m of two Transit Windsor routes (Route 115 and Route 305). The routes provide connections to prominent locations in the City including the

Hotel Dieu Grace Healthcare Terminal, the Capri Pizzeria Recreation Complex, St. Clair College, Downtown Windsor and the Windsor International Transit Terminal.

## **Conclusion**

This addendum outlines the updated concept plan that was developed for the Zoning By-law Amendment submission at 2916 McKay Avenue. The updated concept plan increases the total parking count to 19 spaces which results in the deficit of only one (1) parking space as required by the Zoning By-law. The additional requested special provisions to accommodate the additional parking spaces represent a minor reduction to parking area setback requirements and result in no negative impacts to the McKay Avenue right-of way.

## **Enclosed Documents**

- Revised Concept Plan, prepared by Siv-ik Planning & Design Inc. (May 2026) (PDF)

## **Appendix A**

Updated Proposed Zoning By-law Amendment  
(R3.1-XX Zone) for 2916 McKay Avenue

## Updated Proposed Zoning By-law R3.1-XX for 2916 McKay Avenue

Regulation	R3.1	R3.1-XX
Permitted Uses	See detailed list in Section 12.1.1	-
Lot Frontage (min.)	<b>Townhome Dwelling (as per 5.23.5):</b> Equal to the width of the dwelling unit + any exterior side yard <b>Multiple Dwelling:</b> 18.0m	-
Lot Area (min.)	<b>Townhome Dwelling (as per 11.2.5):</b> 200m <sup>2</sup> <b>Multiple Dwelling:</b> 540m <sup>2</sup> for the first 5 dwelling units and 67.0m <sup>2</sup> per unit for each additional dwelling unit	-
Lot Coverage (max.)	<b>Townhome Dwelling (as per 5.23.5):</b> 50% <b>Multiple Dwelling:</b> 35%	-
Main Building Height (max.)	<b>Townhome Dwelling (as per 11.2.5):</b> 9.0m <b>Multiple Dwelling:</b> 14.0m	-
Front Yard Depth (min.)	6.0m	<b>Multiple Dwelling:</b> 5.0m
Rear Yard Depth (min.)	7.5m	-
Side Yard Width (min.)	<b>Townhome Dwelling (as per 11.2.5):</b> 1.2m <b>Multiple Dwelling:</b> a) Where a habitable room window of any dwelling unit faces a side yard: 6.0m b) Any other side yard: 3.0m	<b>Multiple Dwelling:</b> 3.0m
Landscaped Open Space (min.)	35%	-
Parking (min.)	<b>Townhome Dwelling (with garage):</b> 1 per unit <b>Multiple Dwelling:</b> 1.25 per unit <b>Visitor Parking (Multiple Dwellings):</b> 15%	<b>Multiple Dwelling:</b> 1.18 per unit
Parking Location	<b>Multiple Dwelling:</b> Prohibited within a required front yard The parking of a vehicle within 6.0m of the intersection is prohibited.	<b>Multiple Dwelling:</b> Permitted within a required front yard provided that the parking is no closer than 3.0m from the lot line.  Notwithstanding 24.26.8, the parking of a vehicle shall be permitted within 4.2m of the intersection.
Parking Area Separation	<b>From a building wall containing a habitable room window facing the parking area:</b> 4.5m	4.0m
Additional Regulations		Notwithstanding any provisions of the by-law to the contrary, McKay Avenue shall be regarded as the front lot line.  -: No Change