

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

Welcome!  
Thank you for joining us.

# 455 Kennedy Drive West Public Open House

Official Plan Amendment & Zoning By-Law Amendment  
(OPA/ZBA)

April 30<sup>th</sup>, 2026

6:00 pm – 7:30 pm

Capri Pizzeria Recreation Complex

# PUBLIC OPEN HOUSE

## 455 KENNEDY DRIVE WEST

The Public Open House is being held to present the proposed Official Plan Amendment (OPA), which seeks to redesignate a portion of the parking lot lands and former Roseland Clubhouse (subject site) from “Open Space” to “Residential.”

A Zoning By-law Amendment (ZBA) is also proposed to rezone the subject site from “Green District 1.2” (GD1.2) to a site-specific “Residential District 3.2” (RD3.2) zone.

The Public Open House is being hosted as a “drop-in” format with displays and the project team available to discuss the future residential development, take comments and answer any questions.

### The goals of the Public Open House are as follows:

1. Provide Information on the planning process and development approvals process;
2. Provide information on the development;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the development as it continues through the approvals process;
5. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting;

### To Submit Comments



Comment Forms available for attendees to complete



Submit comments via mail or email by **May 8<sup>th</sup>, 2026.**



Project Email: **roseland@dillon.ca**



Mailing Address:

**Kennedy Drive OPA/ZBA**  
**Dillon Consulting Limited**

1 Riverside Drive, 12<sup>th</sup> Floor, Windsor ON, N9A 5K8

# PLANNING PROCESS & OVERVIEW

## PROVINCIAL POLICIES

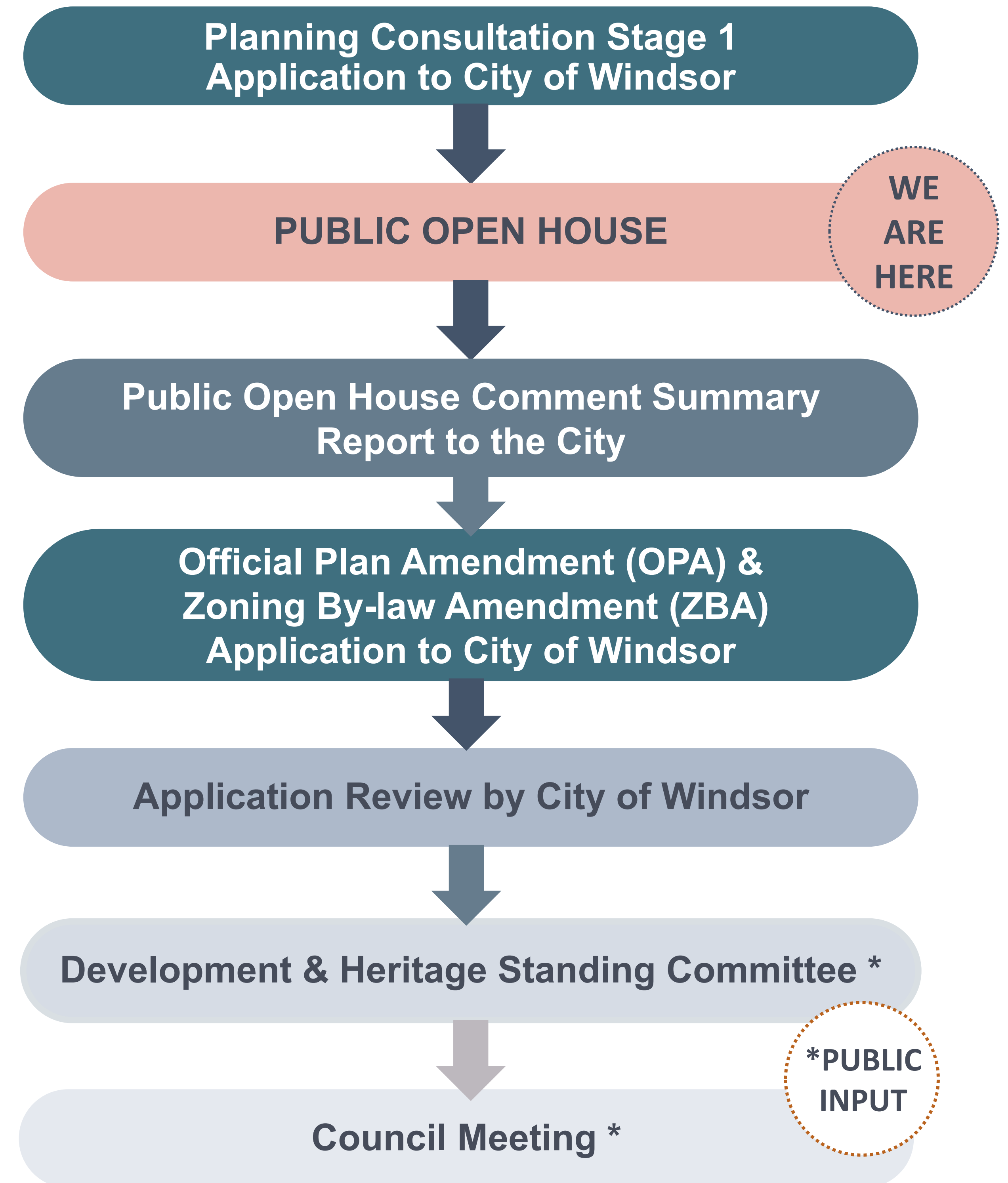
- Planning Act
- Provincial Planning Statement (PPS 2024)

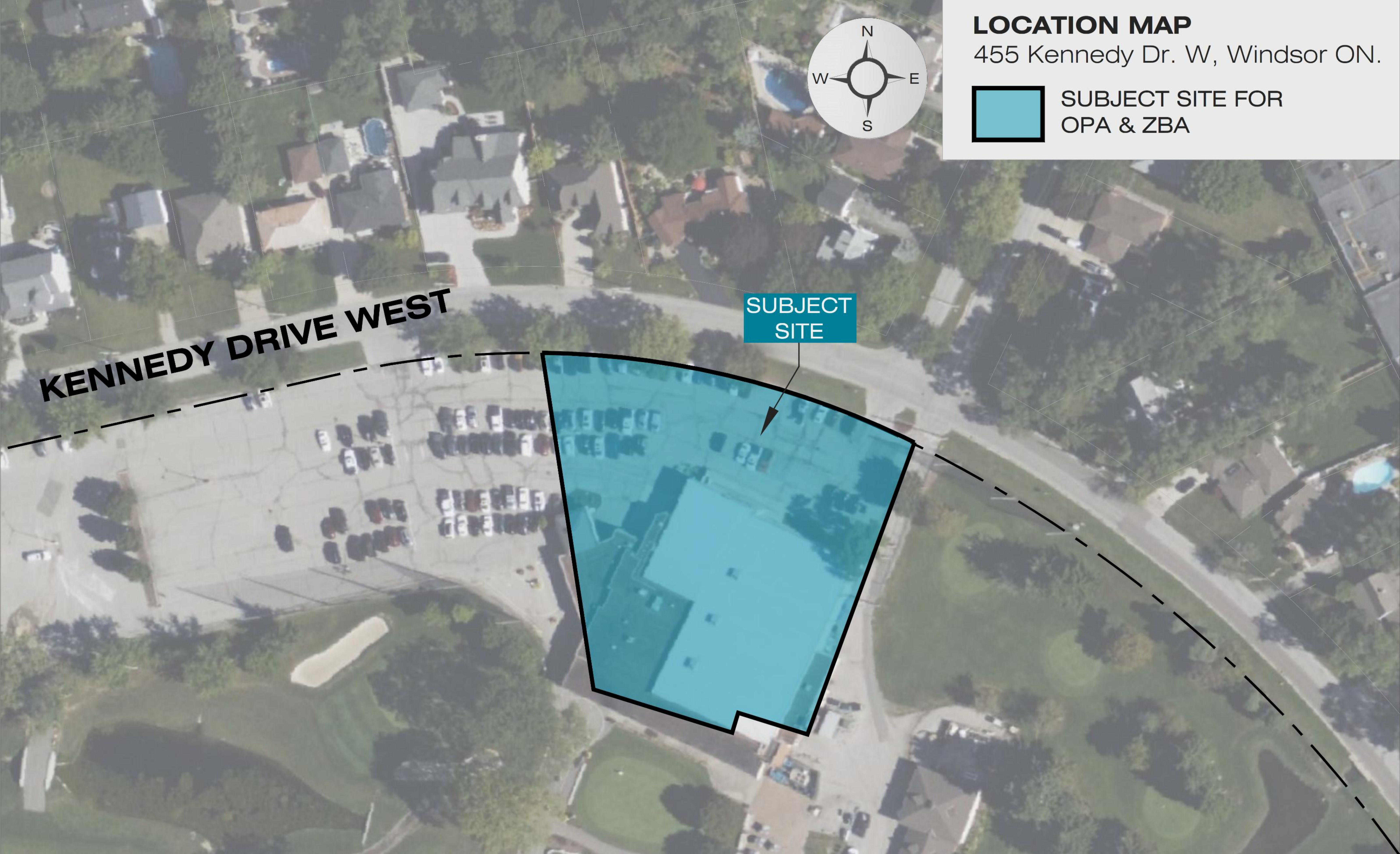
## CITY OF WINDSOR OVERARCHING POLICIES

- Official Plan

## CITY OF WINDSOR SITE SPECIFIC POLICIES

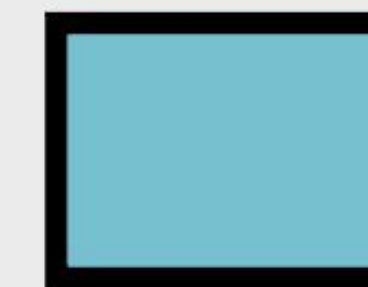
- Zoning By-law 8600
- Design Guidelines





**LOCATION MAP**

455 Kennedy Dr. W, Windsor ON.



SUBJECT SITE FOR  
OPA & ZBA

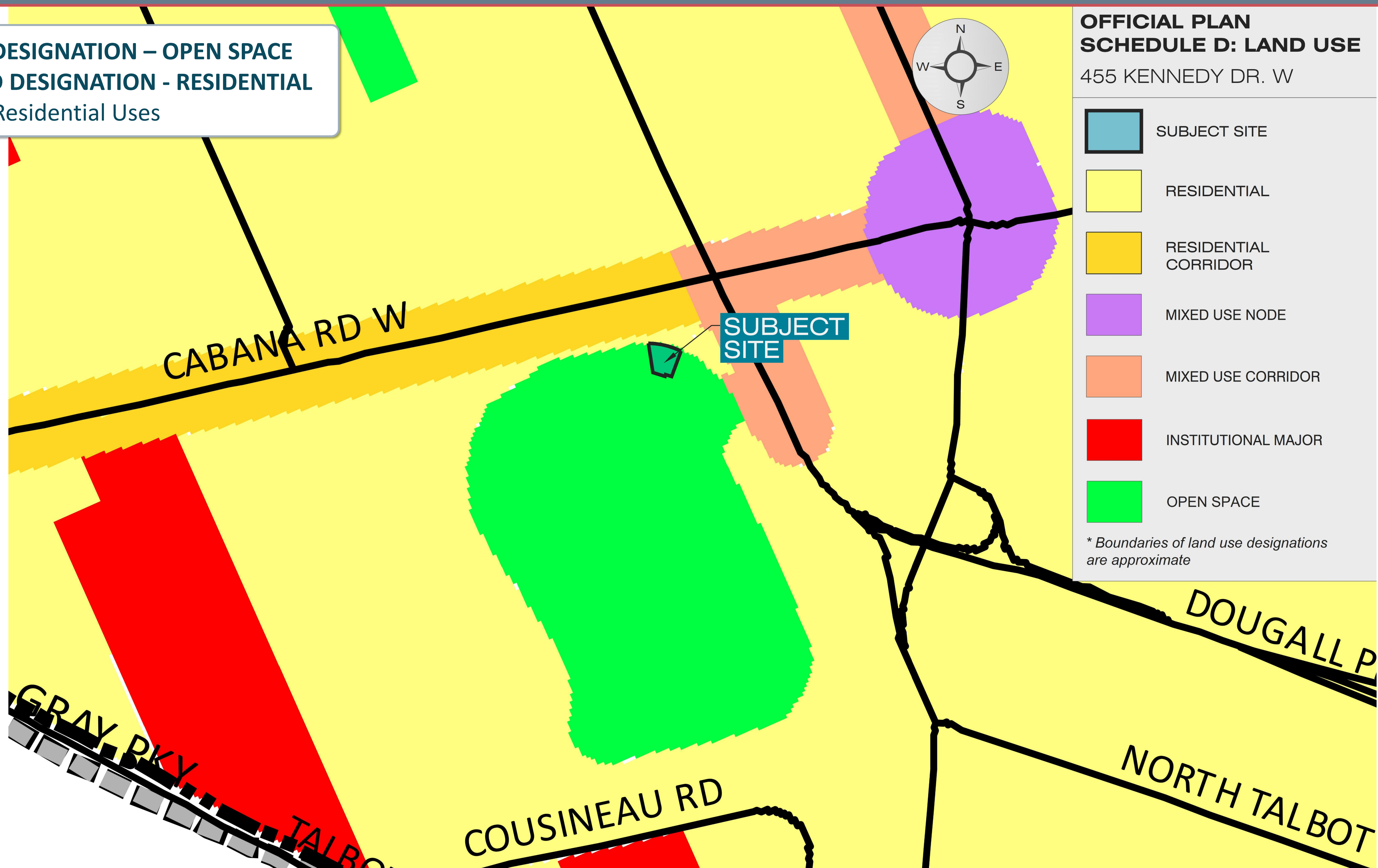


**KENNEDY DRIVE WEST**

SUBJECT  
SITE

# OFFICIAL PLAN DESIGNATION

**EXISTING DESIGNATION – OPEN SPACE**  
**PROPOSED DESIGNATION - RESIDENTIAL**  
 To permit Residential Uses




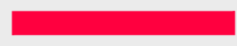

# ZONING BY-LAW DESIGNATIONS

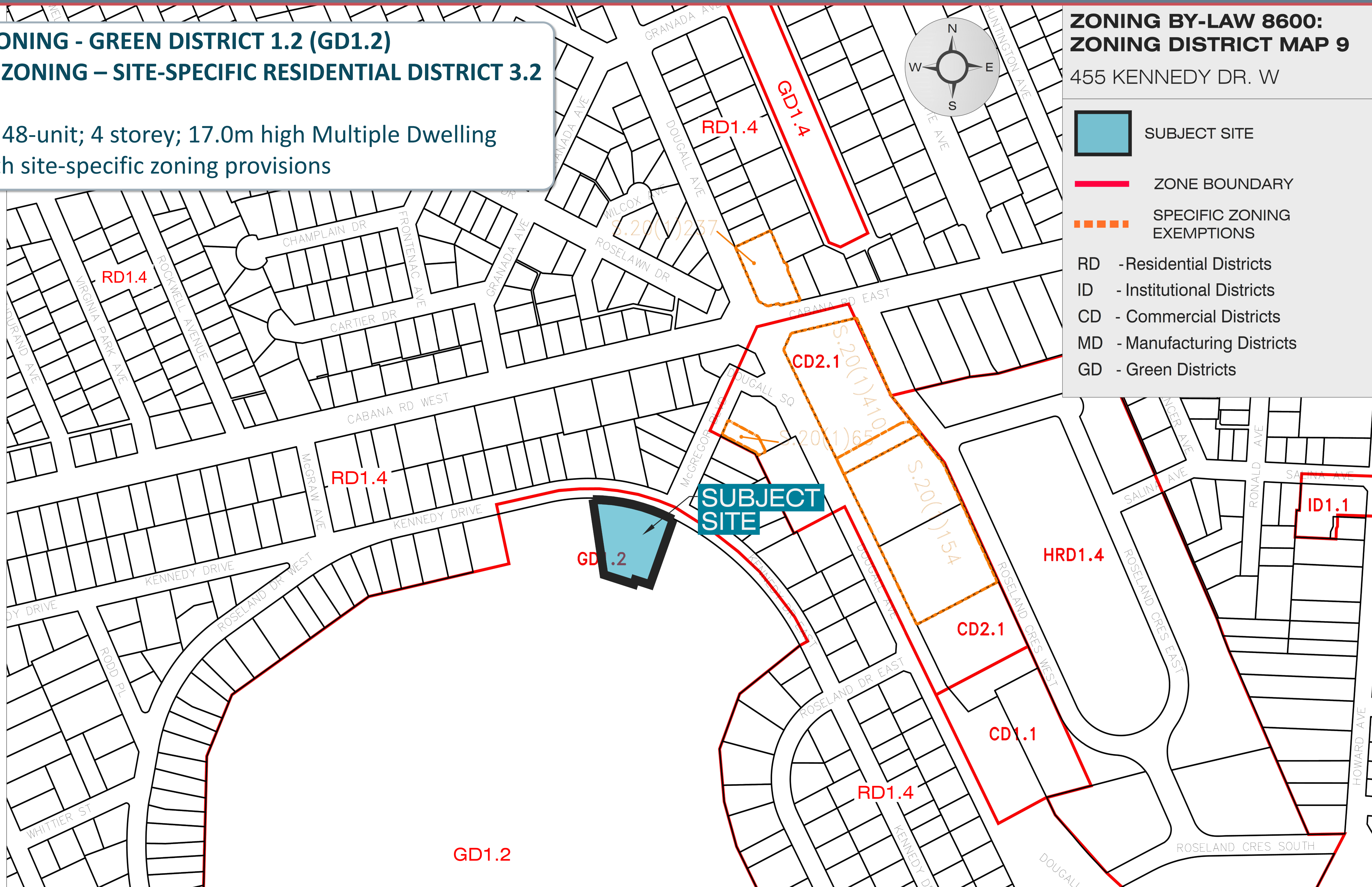
**EXISTING ZONING - GREEN DISTRICT 1.2 (GD1.2)**  
**PROPOSED ZONING – SITE-SPECIFIC RESIDENTIAL DISTRICT 3.2 (RD3.2)**

To permit a 48-unit; 4 storey; 17.0m high Multiple Dwelling Building with site-specific zoning provisions

## ZONING BY-LAW 8600: ZONING DISTRICT MAP 9

455 KENNEDY DR. W

-  SUBJECT SITE
-  ZONE BOUNDARY
-  SPECIFIC ZONING EXEMPTIONS
- RD - Residential Districts
- ID - Institutional Districts
- CD - Commercial Districts
- MD - Manufacturing Districts
- GD - Green Districts



# SURROUNDING LAND USE MAP



# NEXT STEPS



1. Finalize background reports
2. Submission of Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) Applications to the City of Windsor
3. Statutory Public Meeting / Development and Heritage Standing Committee
4. Council Meeting

## Stay Involved



Ask questions today and provide your feedback

## Contact Us



Kennedy Drive – OPA/ZBA  
**Dillon Consulting Limited**  
1 Riverside Drive, 12<sup>th</sup> Floor,  
Windsor ON, N9A 5K8  
[roseland@dillon.ca](mailto:roseland@dillon.ca)

Scan the QR below to REGISTER:



Scan the QR below to provide COMMENTS

