

COUNTERPOINT  
LAND DEVELOPMENT BY

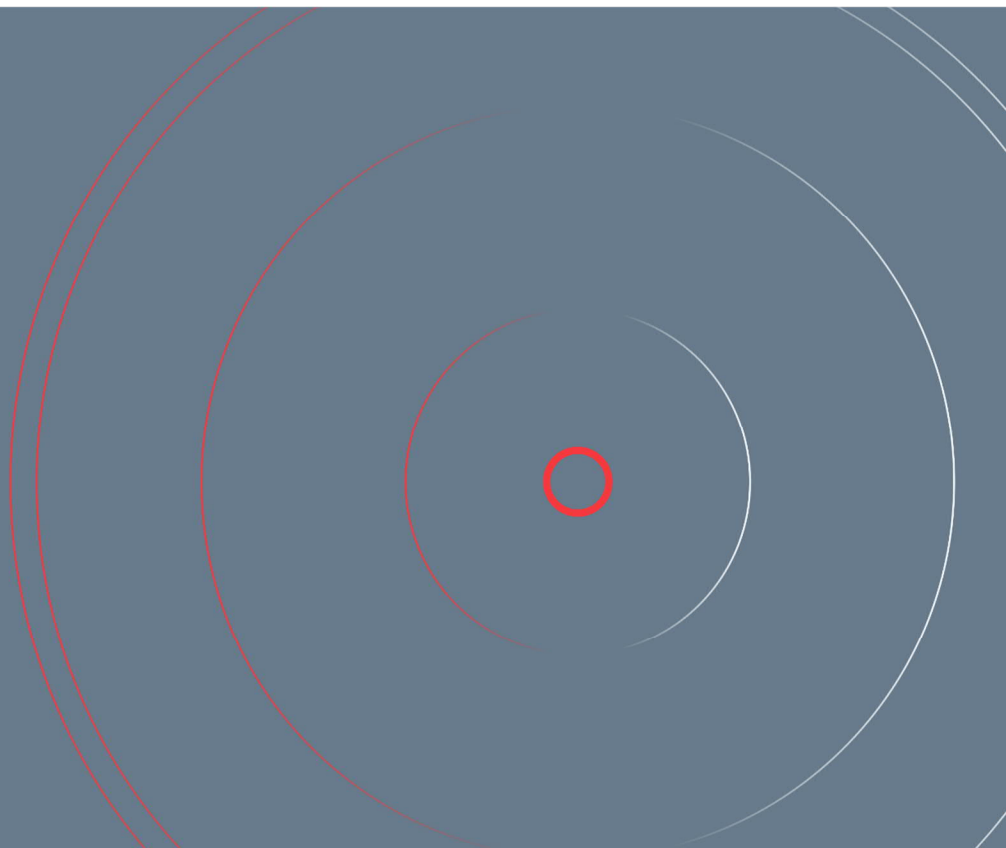
DILLON  
CONSULTING

THE CORPORATION OF THE CITY OF WINDSOR

# ENGAGEMENT SUMMARY

455 Kennedy Drive West  
Windsor, ON

May 2026 – 26-3266



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## 1.0 THE PUBLIC OPEN HOUSE

A Public Open House was held by Dillon Consulting Limited, on behalf of our client the Corporation of the City of Windsor, to provide support for Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications related to a portion of the parking lot lands and former Roseland Clubhouse, to accommodate the development of 0.539 ha (1.33 ac) of municipally owned lands, located at 455 Kennedy Drive West, within the City of Windsor (subject site) (refer to [Error! Reference source not found.](#)).

The Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications will permit the development of a four (4) storey, 17.0 metre high, forty-eight (48) unit multiple dwelling building with a total of 85 resident and visitor parking spaces provided through a combination of at-grade and underground spaces. The remaining portion of the existing Roseland Golf Club parking lot which includes approximately 210 parking spaces, will remain as surface parking and will continue to accommodate the operational need of the existing Roseland Golf Course.

The intensification of subject site for residential development is in keeping with pertinent local policies, provisions, and guidelines of the Provincial Planning Statement (2024), the City of Windsor Official Plan, and the City of Windsor Zoning By-law 8600. All other building requirements for multiple residential dwellings will be in accordance with the requested site-specific Residential District 3.2 (RD3.2) Zone.

### 1.1 NOTICE

In accordance with the *Planning Act*, notices of the Public Open House were hand delivered and emailed to a list of approximately 1000 surrounding residents and interested parties at least 15 days before the date of the event (refer to [Appendix A – Mailing Notice of Public Open House](#)).

In addition, the display materials used at the Public Open House on April 30<sup>th</sup>, 2026, including the notice, Official Plan Amendment and Zoning By-law Amendment information, architectural renderings and concept plan, were posted online via the City's dedicated project webpage. This ensured that residents who could not attend the in-person or virtual events still had full access to the presentation materials. Written comments could be submitted via mail or email until May 8<sup>th</sup>, 2026.

### 1.2 FORMAT

#### In-Person Public Open House

An in-person Public Open House was held on Thursday, April 30<sup>th</sup>, 2026, between 6:00 pm and 7:30 pm at the Capri Pizzeria Recreation Complex – Black Oak room. It was conducted in an open house, drop-in format, with display materials available for viewing. Staff from the City of Windsor, representatives from Valente Developments, and Dillon project team were present to gather feedback and respond to questions

regarding the residential development (refer to Appendix B – In Person Public Open House Presentation Boards).

## Virtual Public Open House

A virtual Public Information Centre was conducted concurrently on Thursday April 30<sup>th</sup>, 2026, between 6:00 pm to 7:30 pm. Participants were required to register in advance by submitting an email request to [roseland@dillon.ca](mailto:roseland@dillon.ca) by 12:00 pm on Wednesday April 29, 2026. A virtual meeting link was subsequently provided to registrants via email. The virtual Public Open House included project materials displayed on a loop, with project representative available to answer any questions or comments.

Following both the in-person and virtual Public Open House sessions, written comments were accepted via mail, email, or phone until May 8<sup>th</sup>, 2026. All questions and concerns received during and after the sessions were considered as part of the public engagement process. Responses to the key themes raised are provided within this summary report.

## 1.3 COMMENT COLLECTION

Comment forms were available at the in-person Public Open House to collect feedback during the event. For virtual attendees, a live chat function was available to submit comments in real time. In addition, all attendees were also provided the opportunity to submit comments digitally through a QR code linking to an online form. Project representatives were present to respond to questions and document comments received during discussions. Written submissions were also accepted by mail or email until May 8<sup>th</sup> 2026:

- By mail: [roseland@dillon.ca](mailto:roseland@dillon.ca)
- Mail: Kennedy Drive OPA/ZBA; Dillon Consulting Limited – 1 Riverside Drive, 12th Floor, Windsor ON, N9A 5K8

## 1.4 ATTENDANCE

### In Person Public Open House

A total of sixty (60) residents attended the in-person Public Open House, as documented in the official Record of Attendance. Both paper sign-in sheets and a QR code registration option were available on-site. A QR code sign-in/registration option was made available to facilitate attendee check-in using mobile devices. Attendees who completed the registration on their phones were able to present the confirmation screen at the entrance and gain entry without the need to complete a paper sign-in form. Refer to Appendix C – In Person & Virtual Record of Attendance, for a redacted version of the in-person attendance sheet.

### Virtual Public Open House

A total of seven (7) individuals registered to attend the virtual Public Open House session. One (1) registrant attended and remained present for a portion of the session. Refer to Appendix C – In Person & Virtual Record of Attendance, for a redacted version of the virtual attendance sheet.

## 2.0 FEEDBACK SUMMARY

### 2.1 COMMENTS

A total of 13 comments were received including 2 by email, 1 through the live chat of the virtual session, 9 through the comments sheet and 1 through the virtual form submission. Several comments were recorded from conversations with attendees of both the in-person and the virtual Public Open House.

A summary of the comments include concerns related to building height, residential land use, parking , traffic, site servicing, stormwater and flooding. Several comments praised the project's design as a welcome addition and expressed optimism for the completion of new housing and the new Golf Club

All respondent comments have been reviewed and considered in the preparation of this engagement summary. Below is a table presenting the comments received and corresponding responses. Additional information has been put forth, organized by key themes to support the responses (refer to [Appendix D – Email Correspondence](#)).

### 2.2 RESPONSES

COMMENTS	RESPONSES
<b>2.2.1 Planning Policy &amp; Process</b>	
Comments related to Windsor's housing needs and the change of land use to accommodate residential intensification.	<ul style="list-style-type: none"> <li>The development aligns with the key objectives of the Provincial Planning Statement (PPS, 2024) and the City of Windsor Official Plan, which prioritize compact, complete communities, intensification within built-up areas, and the efficient use of existing infrastructure. The development also supports Windsor's 'Housing Solutions Made for Windsor' strategy, which encourages the development of a diverse range of housing types. The project contributes directly to Windsor's pledge to deliver 13,000 new homes under Ontario's More Homes Built Faster Act.</li> <li>The City of Windsor's Zoning By-law Amendment process includes formal notice to nearby property owners, a public meeting at the Development &amp; Heritage Standing Committee (DHSC), and a final decision by City Council. Public input gathered through this process is considered alongside planning policies and technical studies in evaluating the application's merits. This transparent and consultative process ensures that changes to the Zoning By-law are evaluated against local and provincial planning objectives and the interests of the surrounding community.</li> </ul>
Frustration over a perceived lack of real consultation. Claims that the land sale	<ul style="list-style-type: none"> <li>Notices of the Public Open House were hand delivered and emailed to a custom list of approximately 1000 surrounding residents.</li> </ul>

COMMENTS	RESPONSES
<p>price was far below market value.</p>	<ul style="list-style-type: none"> <li>• This is a City-led initiative. The redevelopment of the subject lands is intended to add to Windsor’s housing needs.</li> <li>• The sale of the subject site was agreed to following a lengthy request for proposal process. The successful developer bid on the purchase price of the land.</li> </ul>
<p><b>2.2.2 Access, Traffic &amp; Parking</b></p>	
<p>Concerns about increasing traffic volumes and congestion within the Roseland neighbourhood because of the development.</p>	<ul style="list-style-type: none"> <li>• As per the Traffic Impact Study, prepared by Dillon and provided under separate cover, the development will have a negligible impact on traffic volumes. Traffic will be accommodated within the existing road network without significant adverse impacts. The subject site benefits from direct access to Kennedy Drive West and proximity to major arterial roads, supporting efficient traffic movement. Overall, the Traffic Brief concludes that the surrounding transportation infrastructure has sufficient capacity to support the residential development.</li> </ul>
<p>Concerns about losing golf course parking.</p>	<ul style="list-style-type: none"> <li>• The development includes an adequate number of underground parking spaces for residents and an adequate number of surface parking spaces for visitors, including one barrier free space. There are 210 surface parking spaces for the existing golf course use.</li> </ul>
<p><b>2.2.3 Neighbourhood Fit and Scale</b></p>	
<p>The land should remain community parkland rather than residential. This development will set a precedent for higher density development in the neighbourhood.</p>	<ul style="list-style-type: none"> <li>• The proposal is for a 4-storey residential building with site-specific zoning provisions. Through the OPA/ZBA process, the City is ensuring that the development is appropriate, context-sensitive, and compatible with the surrounding community. Any future proposals would still require their own approvals and must meet the City’s planning policies.</li> <li>• The development is limited to a portion of the existing clubhouse and parking lot lands. The broader Roseland Golf Course lands will remain in recreational use, and the Donald Ross-designed golf course will continue to be protected.</li> </ul>
<p>Comments related size and scale of the development, and neighbourhood compatibility.</p>	<ul style="list-style-type: none"> <li>• The development is intended provide a transition between the height, massing, and built form of the surrounding RD1.4-zoned residential properties and the nearby Commercial land uses along Dougall Avenue, and Mixed-Use land uses along Cabana Road and Howard Avenue. The development will maintain a front yard setback, and lot size, consistent with the former Roseland clubhouse to ensure visual and functional compatibility with the established neighbourhood character. This gentle density increase introduces new housing while</li> </ul>

COMMENTS	RESPONSES
	respecting the scale and rhythm of the existing streetscape and the heritage designated Roseland golf course.
Concerns about a possible reduction of property values and decline in neighbourhood character.	<ul style="list-style-type: none"> <li>Market data consistently shows that property values are driven by macro-economic factors – interest rates, employment centers, and school quality – rather than a single nearby development.</li> </ul>
<b>2.2.4 Overcrowding &amp; Strain on Infrastructure</b>	
Comments related to increasing the population putting strain on the existing infrastructure.	<ul style="list-style-type: none"> <li>As per the Functional Servicing Report, prepared by Dillon and provided under separate cover, concludes that the development can be effectively supported by existing municipal infrastructure, as the redistribution of occupancy from the former curling club results in a negligible net change in sanitary demand. Additionally, the implementation of on-site stormwater storage and a dedicated residential entrance ensures that the project will not adversely affect the capacity of the trunk sewer or the surrounding road network.</li> <li>The PPS 2024 requires municipalities to provide a diverse range and mix of housing types—specifically including higher density multiple residential developments. The development to allow people Roseland residents an opportunity to age in place of their neighbourhood, accommodate a growing population and alleviate the broader housing crisis.</li> </ul>
Concerns about historic basement flooding and the stormwater capacity of the Lennon Drain. Residents asked for guarantees development won't exacerbate rain events.	<ul style="list-style-type: none"> <li>As per the Stormwater Management Report prepared by Dillon and provided under separate cover, the proposed stormwater management strategy will maintain the existing release rate into the Lennon Drain by utilizing on-site aboveground and underground storage. Consequently, the development is expected to have no adverse impact on the downstream capacity or the existing municipal infrastructure.</li> </ul>
Concerns about a loss of neighbourhood amenities.	<ul style="list-style-type: none"> <li>The City of Windsor Parks constantly monitors neighbourhood needs and makes appropriate changes to programming and services at local and neighbourhood facilities.</li> </ul>

### 3.0 NEXT STEPS

Following the Public Open House, a summary of all public feedback received has been compiled in this report and will be submitted to the City of Windsor for review and consideration as part of the final development application process.

Subsequently, in accordance with the *Planning Act*, the City of Windsor will schedule a statutory public meeting for the Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications. Formal

notice of these meetings will be provided to all residents within 200m of the subject site and through the City's webpage. At that time, all supporting documentation, including technical studies, plans, and summaries of public engagement, will be made available for public review in advance of Council's deliberation on the Official Plan Amendment and Zoning By-law Amendment applications.

## 4.0 SUMMARY

Dillon Consulting Limited, on behalf of The Corporation of The City of Windsor, hosted a hybrid Public Open House with regards to the Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications to accommodate the development of a portion of the Roseland Golf Club parking lot, located at 455 Kennedy Drive West, within the City of Windsor (subject site). The lands are currently serviced with municipal sewer and water infrastructure and vacant.

The Public Open House was held on Thursday April 30<sup>th</sup>, 2026, at the Capri Pizzeria Recreation Complex between 6:00pm to 7:30pm. It was conducted in an open house, drop-in format, with display materials available for viewing and project representatives on hand for discussion. It was also offered virtually at the same time. In accordance with the *Planning Act*, notices of the Public Open House were hand delivered and emailed to a custom list of approximately 1000 surrounding residents, 15 days in advance of the meeting. The list of notified residents was compiled by the City of Windsor.

The Official Plan Amendment to change the land use designation from Open Space to Residential and Zoning By-law Amendment to rezone a portion of the subject site from Green District 1.2 (GD1.2) to Residential District 3.2 (RD3.2) is appropriate, justified, and represents good planning. The amendments will facilitate the development of a medium profile, multiple dwelling building within the established, well-serviced Roseland neighbourhood, delivering modest, gentle intensity housing that aligns with the City's goals for intensification, housing choice, and community reinvestment.

A total of 13 comments were received including 2 by email, 1 through the live chat of the virtual session, 9 through the comments sheet and 1 through the virtual form submission. Several comments were recorded from conversations with attendees of both the in-person and the virtual Public Open House. The primary concerns of attendees and respondents centered on increased traffic congestion, parking shortages, neighbourhood compatibility, infrastructure capacity, and the governance and planning process. In response, the project team emphasized policy alignment with the Provincial Planning Statement (2024), the City's Official Plan and intensification guidelines, and outlined mitigation strategies including building articulation, setbacks, privacy buffers, and servicing adequacy. A summary of resident concerns and corresponding responses has been provided in this report.

All feedback received will be submitted to the City of Windsor as part of the application package. A formal statutory public meeting will be scheduled by the City, at which point supporting documentation will be made available for public review in advance of Council's consideration.

Based on a review of the planning policy framework and supplementary technical reports, this development is consistent with good planning principles. The development has regard for the Provincial Planning Statement as it encourages the use of underutilized lands with existing servicing by proposing gentle intensification that exists in harmony with the surrounding land uses. The development conforms with the general intent of the City of Windsor Official Plan, as it promotes compact form which will diversify the housing options currently available in the area.



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Rukma Ramdenee  
Planner



APPENDIX A  
PUBLIC NOTICE

# PUBLIC OPEN HOUSE

## Proposed Official Plan and Zoning By-law Amendments (OPA/ZBA) – 455 Kennedy Drive West

Dillon Consulting Limited, on behalf of The Corporation of the City of Windsor, is hosting a Public Open House to present the proposed Official Plan and site-specific Zoning By-law Amendments (OPA/ZBA) to a portion of the parking lot lands and former Roseland Clubhouse.

### PURPOSE OF THE OFFICIAL PLAN AMENDMENT (OPA):

- To redesignate a portion of the parking lot lands and former Roseland Clubhouse from “Open Space” to “Residential”.

### PURPOSE OF THE ZONING BY-LAW AMENDMENT (ZBA):

- To rezone a portion of the parking lot lands and former Roseland Clubhouse from “Green District 1.2” (GD1.2) to a site-specific “Residential District 3.2” (RD3.2) zone.

### WHAT TO EXPECT:

During this session, attendees will be able to review project information and discuss the proposed applications.

This engagement forms part of the ongoing Planning approvals process in advance of the statutory public meeting required under the Planning Act.

### SESSION FORMATS (simultaneous):

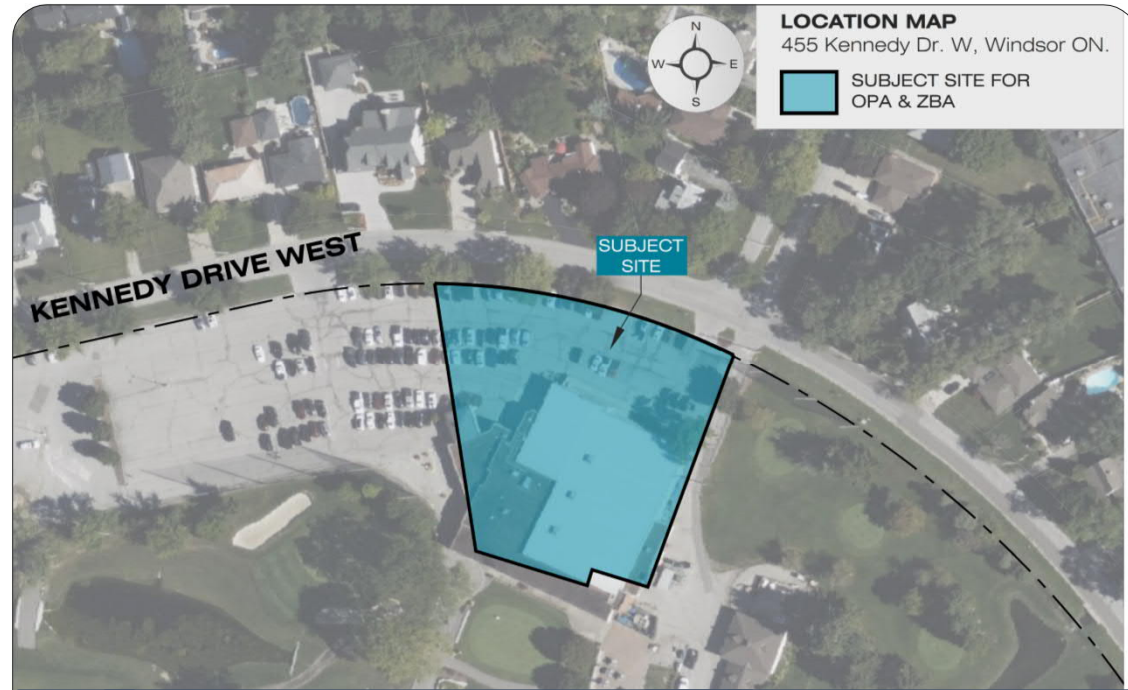
- In-person Open House: Drop-in format with displays and project team available to discuss the future residential development; and
- Virtual Open House: Online format with project materials available for review and comments.

We are looking forward to your input and comments.

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

Project Email: [roseland@dillon.ca](mailto:roseland@dillon.ca)

Mailing Address:  
Kennedy Drive OPA/ZBA  
Dillon Consulting Limited  
1 Riverside Drive, 12<sup>th</sup> Floor, Windsor ON, N9A 5K8



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



6:00pm to 7:30pm



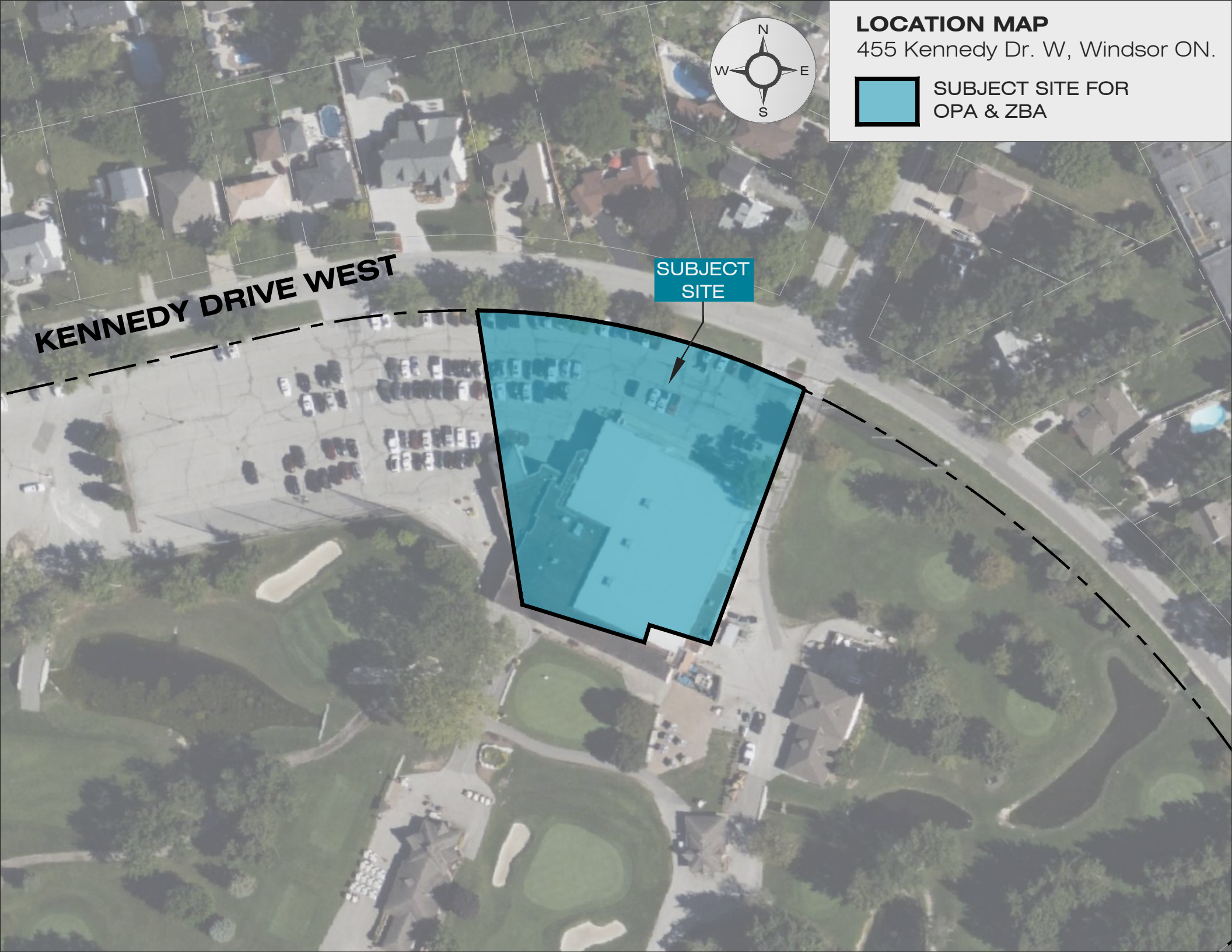
In Person Open House Venue:

Capri Pizzeria Recreation Complex – Hickory Room  
(2555 Pulford St, Windsor, ON N9E 0A7)



Virtual Open House Registration

Please email your registration request to: [roseland@dillon.ca](mailto:roseland@dillon.ca) by 12:00 PM on Wednesday April 29<sup>th</sup>, 2026. A meeting link will be sent to you via email upon registration.



**LOCATION MAP**

455 Kennedy Dr. W, Windsor ON.



SUBJECT SITE FOR  
OPA & ZBA



**KENNEDY DRIVE WEST**

**SUBJECT  
SITE**



APPENDIX B  
IN PERSON PRESENTATION  
BOARDS

**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

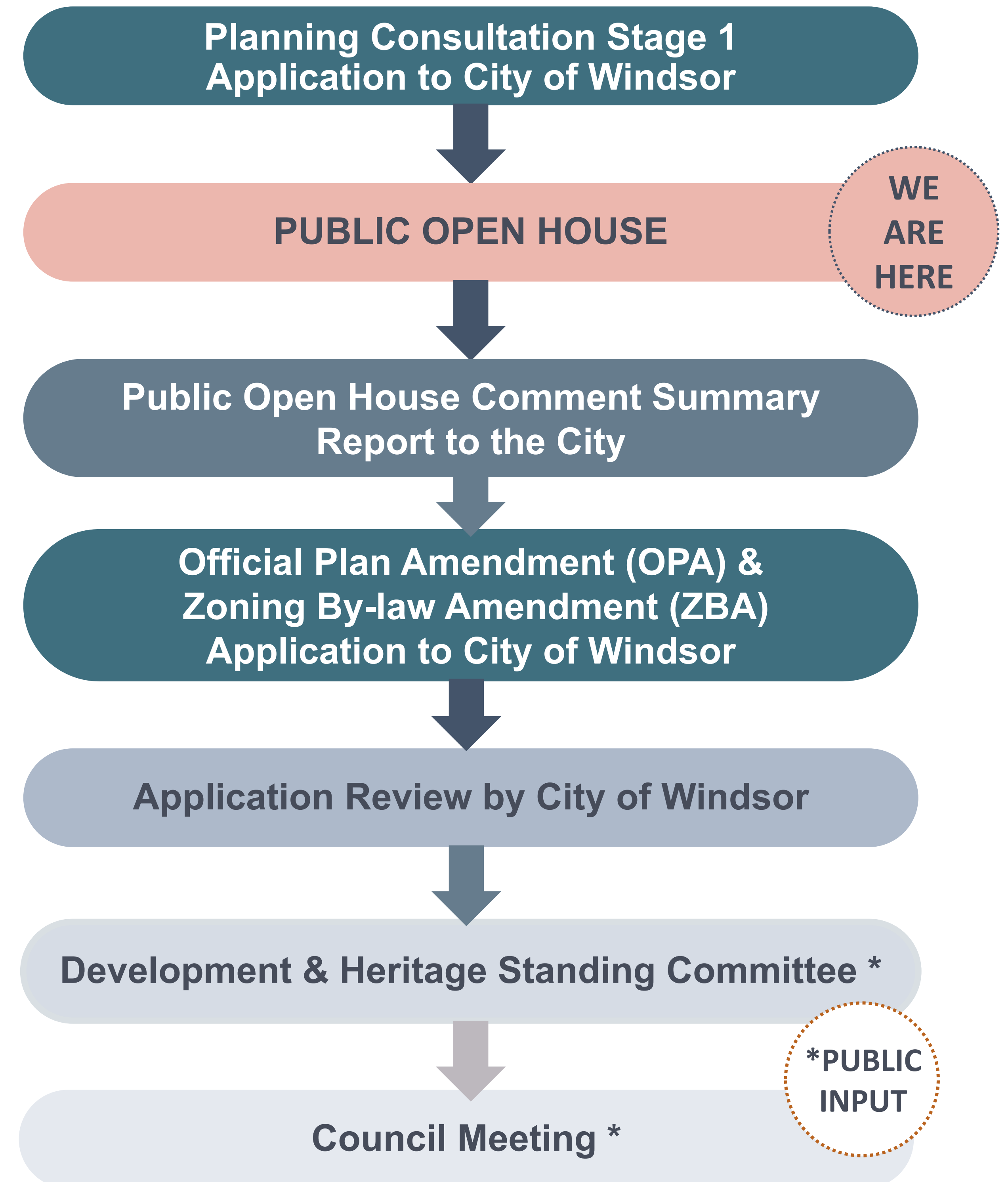
- Planning Act
- Provincial Planning Statement (PPS 2024)

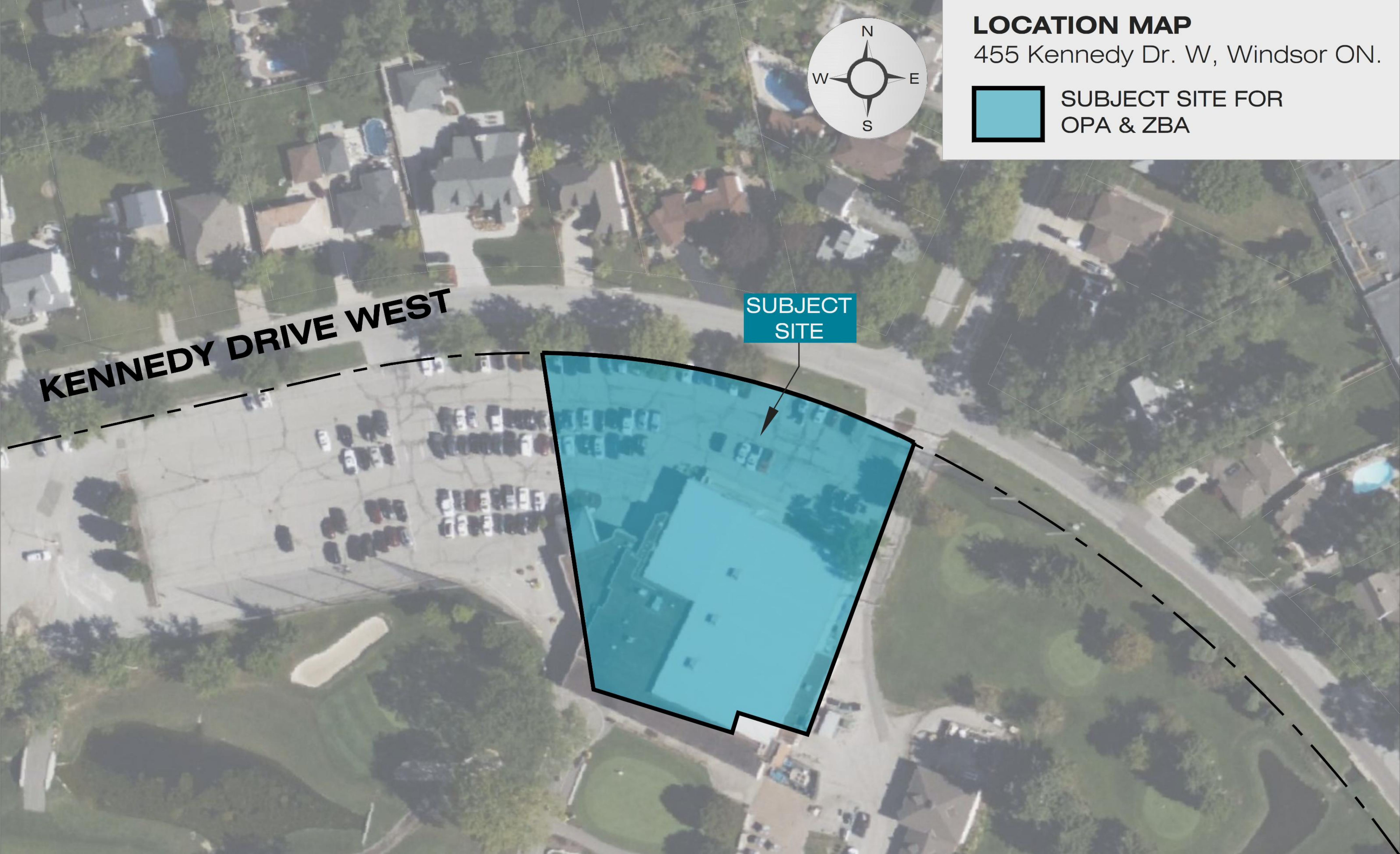
## CITY OF WINDSOR OVERARCHING POLICIES

- Official Plan

## CITY OF WINDSOR SITE SPECIFIC POLICIES

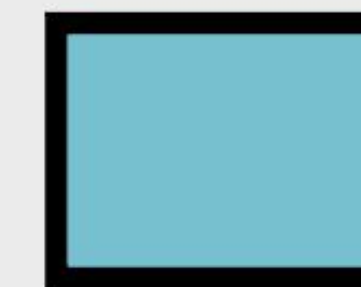
- Zoning By-law 8600
- Design Guidelines





**LOCATION MAP**

455 Kennedy Dr. W, Windsor ON.



SUBJECT SITE FOR  
OPA & ZBA

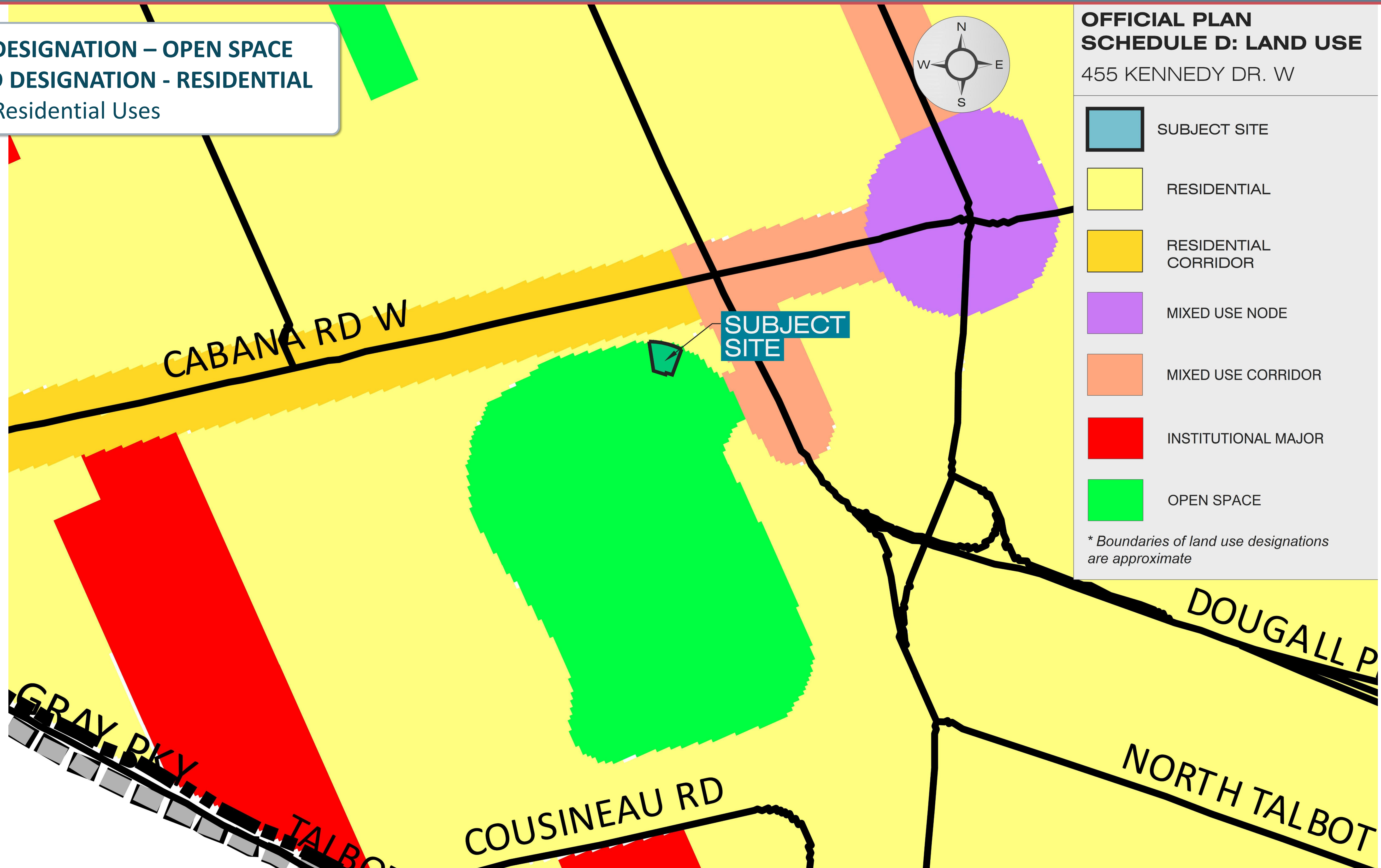


**KENNEDY DRIVE WEST**

SUBJECT  
SITE

# OFFICIAL PLAN DESIGNATION

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




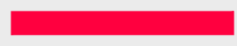

# ZONING BY-LAW DESIGNATIONS

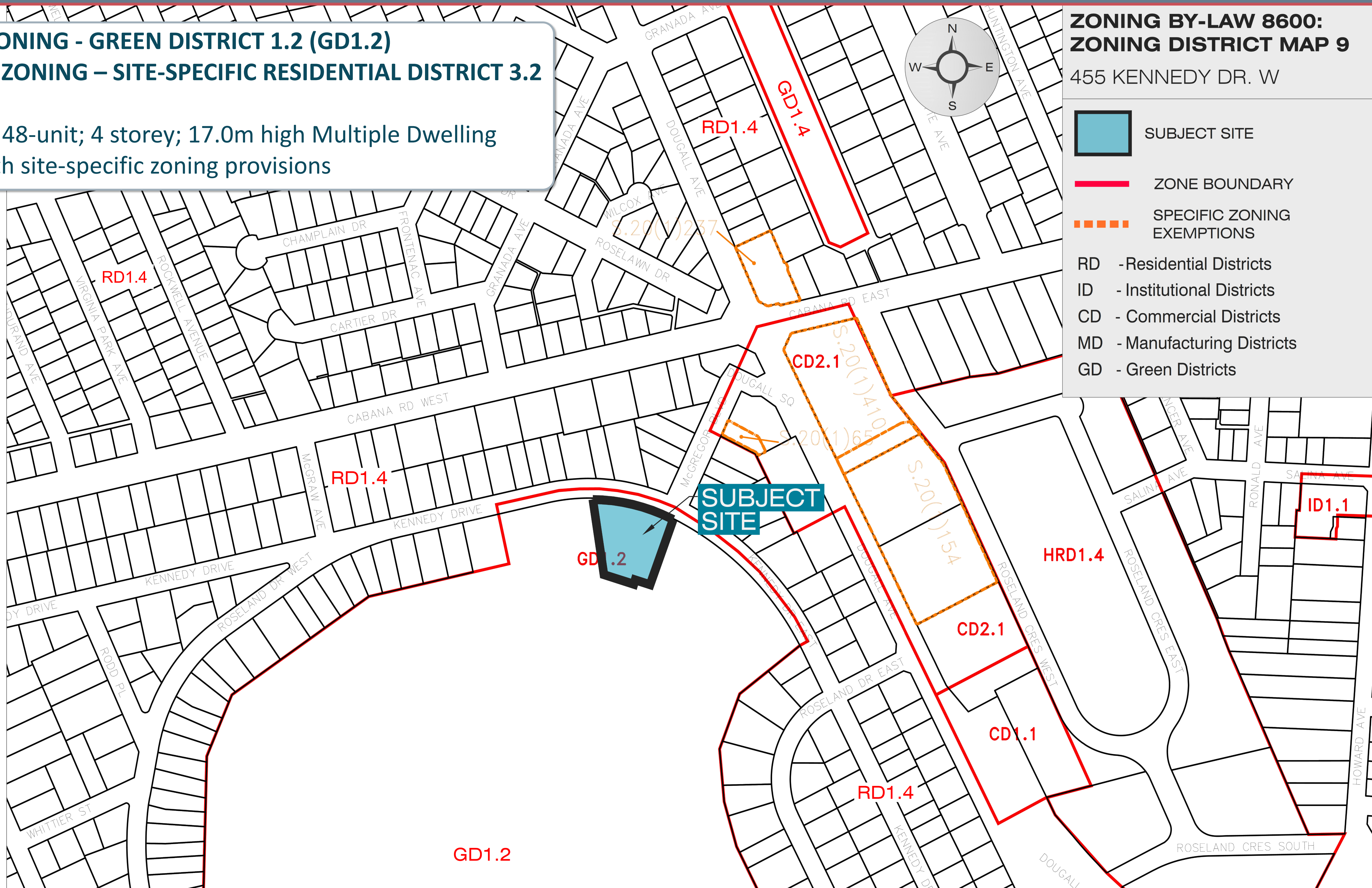
**EXISTING ZONING - GREEN DISTRICT 1.2 (GD1.2)**  
**PROPOSED ZONING – SITE-SPECIFIC RESIDENTIAL DISTRICT 3.2 (RD3.2)**

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

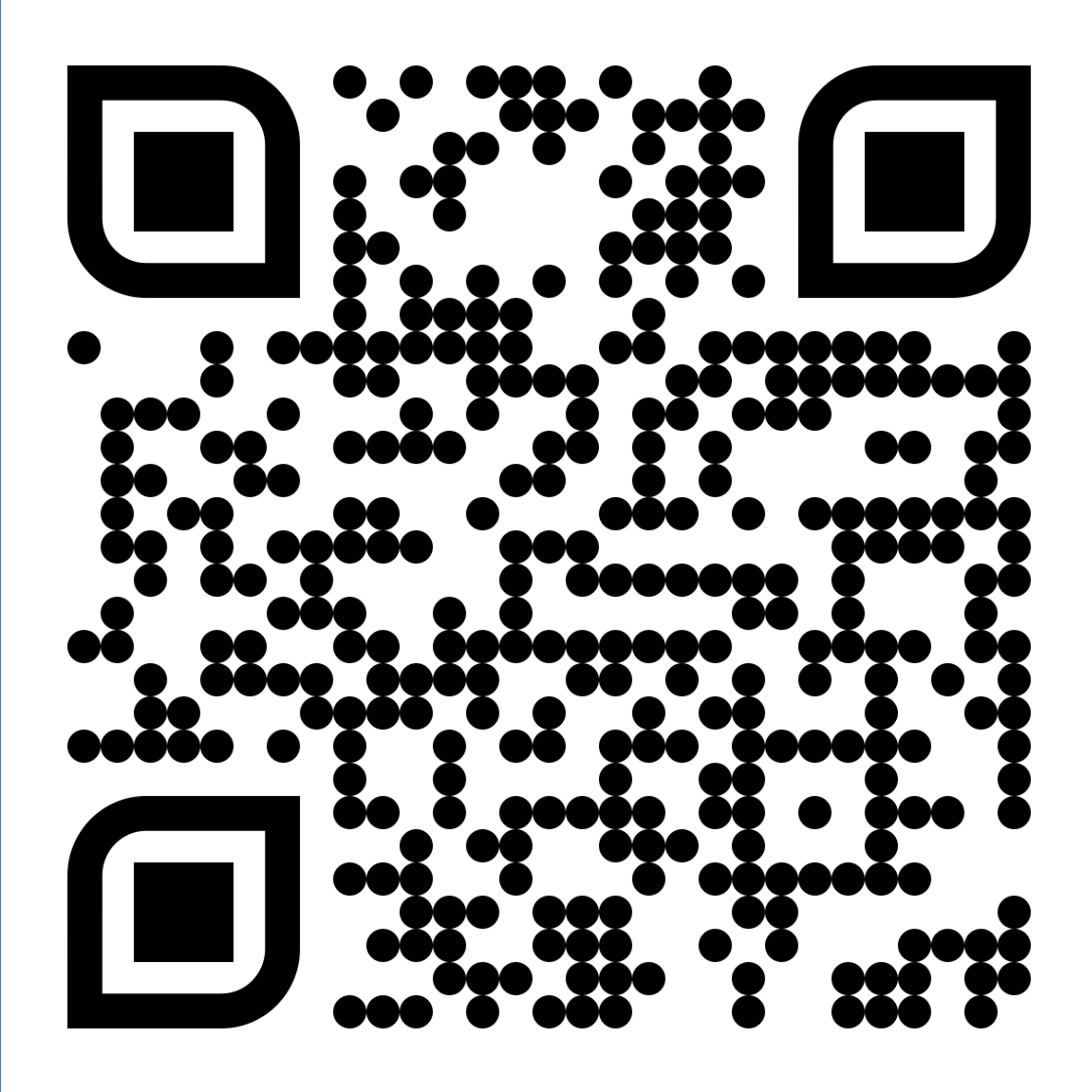


Kennedy Drive – OPA/ZBA  
**Dillon Consulting Limited**  
1 Riverside Drive, 12<sup>th</sup> Floor,  
Windsor ON, N9A 5K8  
[roseland@dillon.ca](mailto:roseland@dillon.ca)

Scan the QR below to REGISTER:



Scan the QR below to provide COMMENTS





# APPENDIX C

## VIRTUAL PRESENTATION SLIDES

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

Welcome!  
Thank you for joining us.

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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

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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;
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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](mailto:roseland@dillon.ca)



Mailing Address:

[Kennedy Drive OPA/ZBA](#)

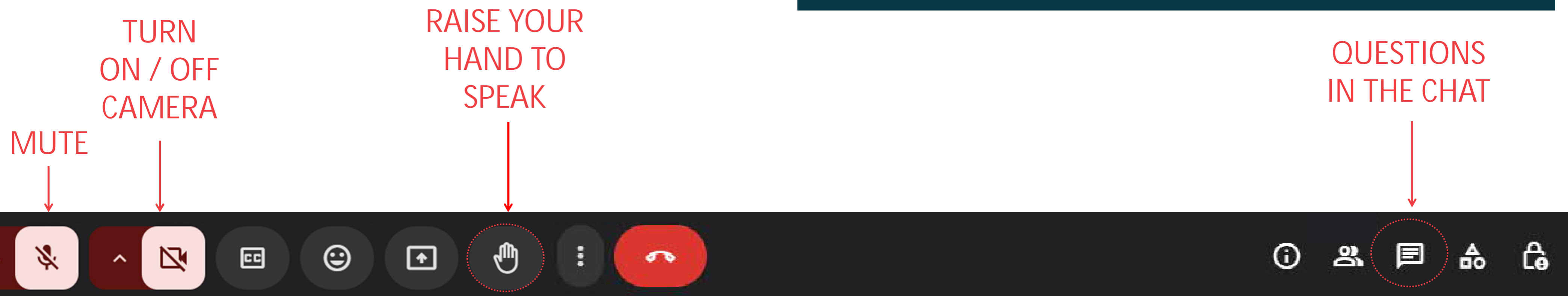
Dillon Consulting Limited

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

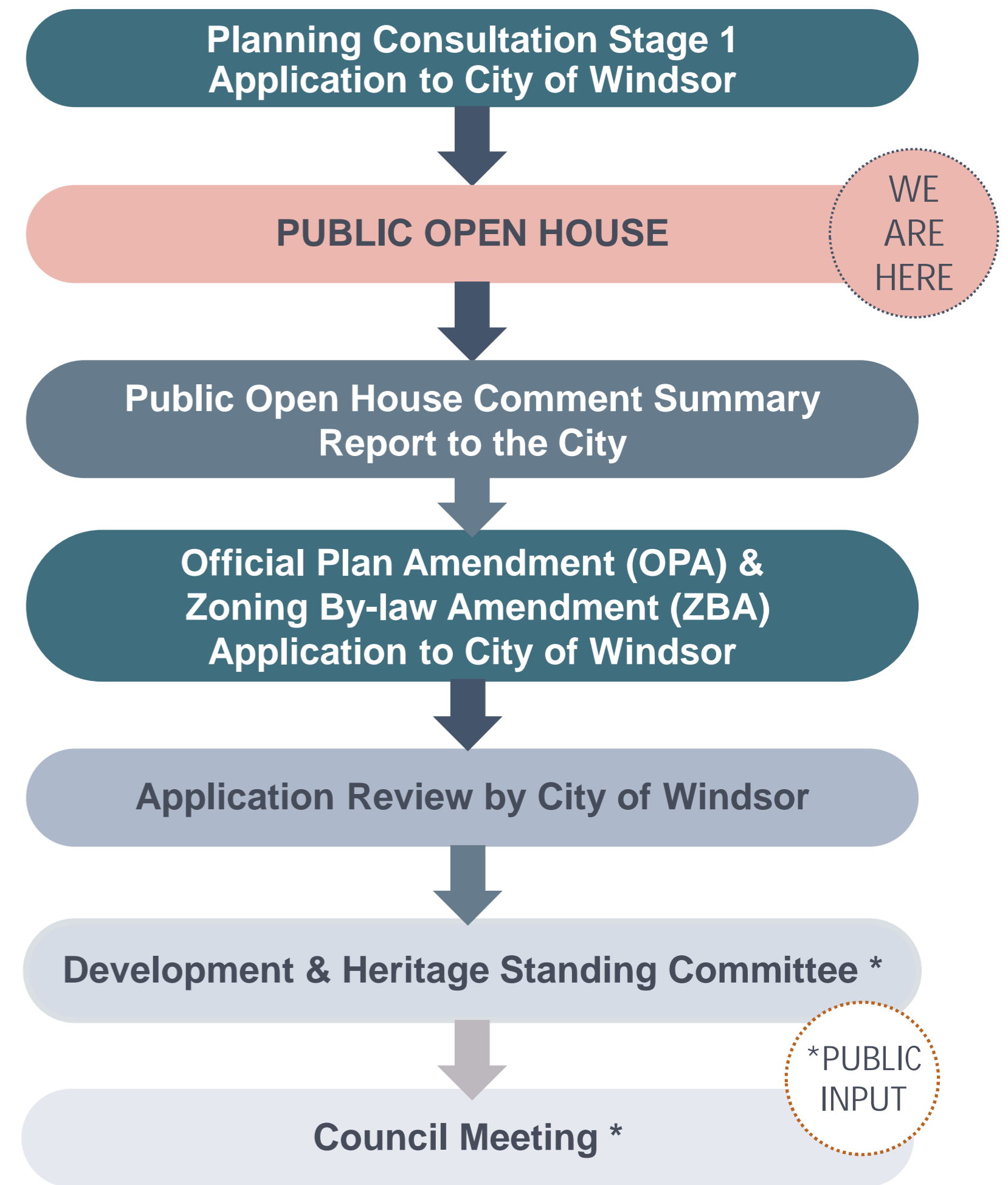
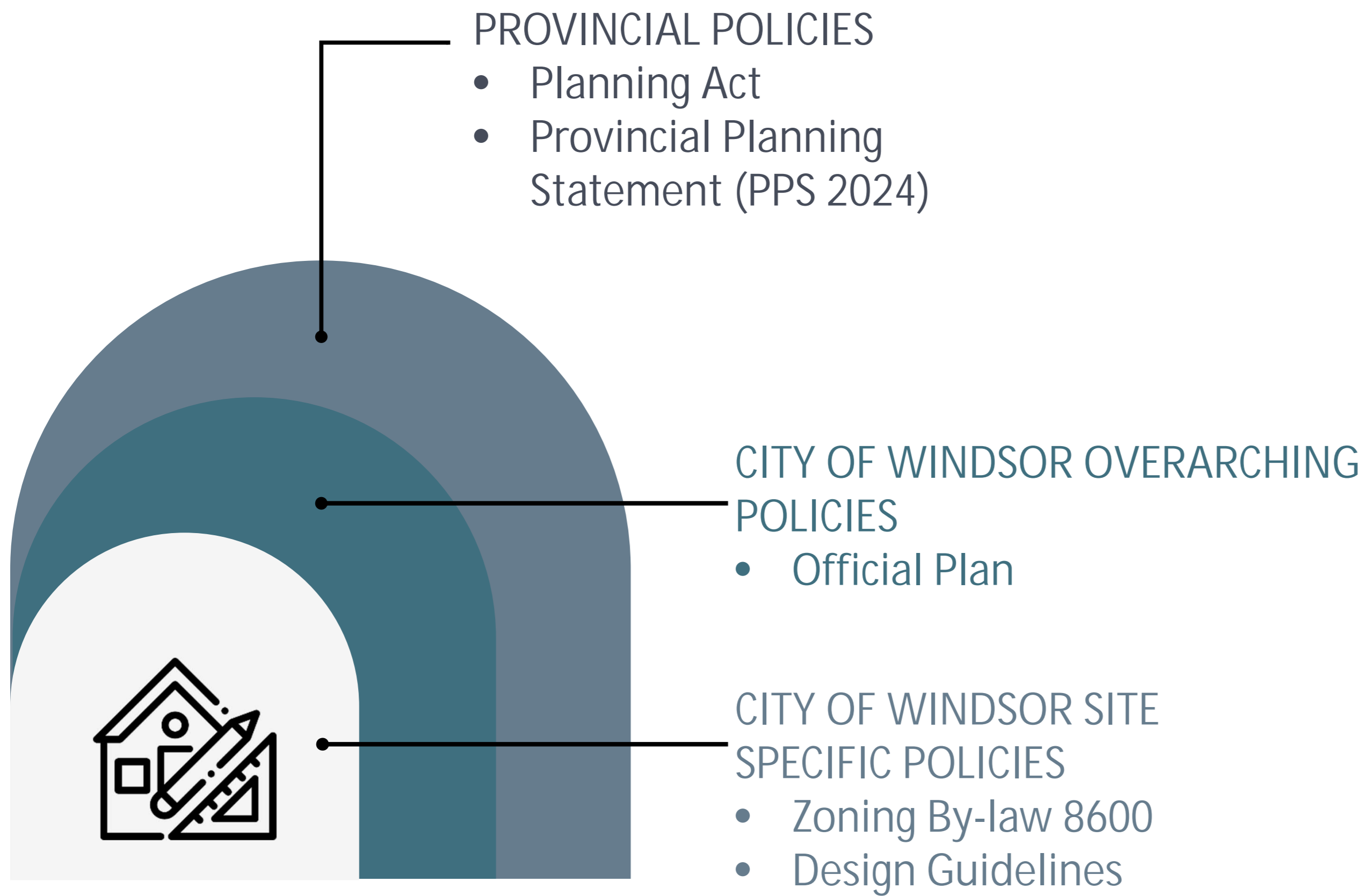
# HOUSEKEEPING

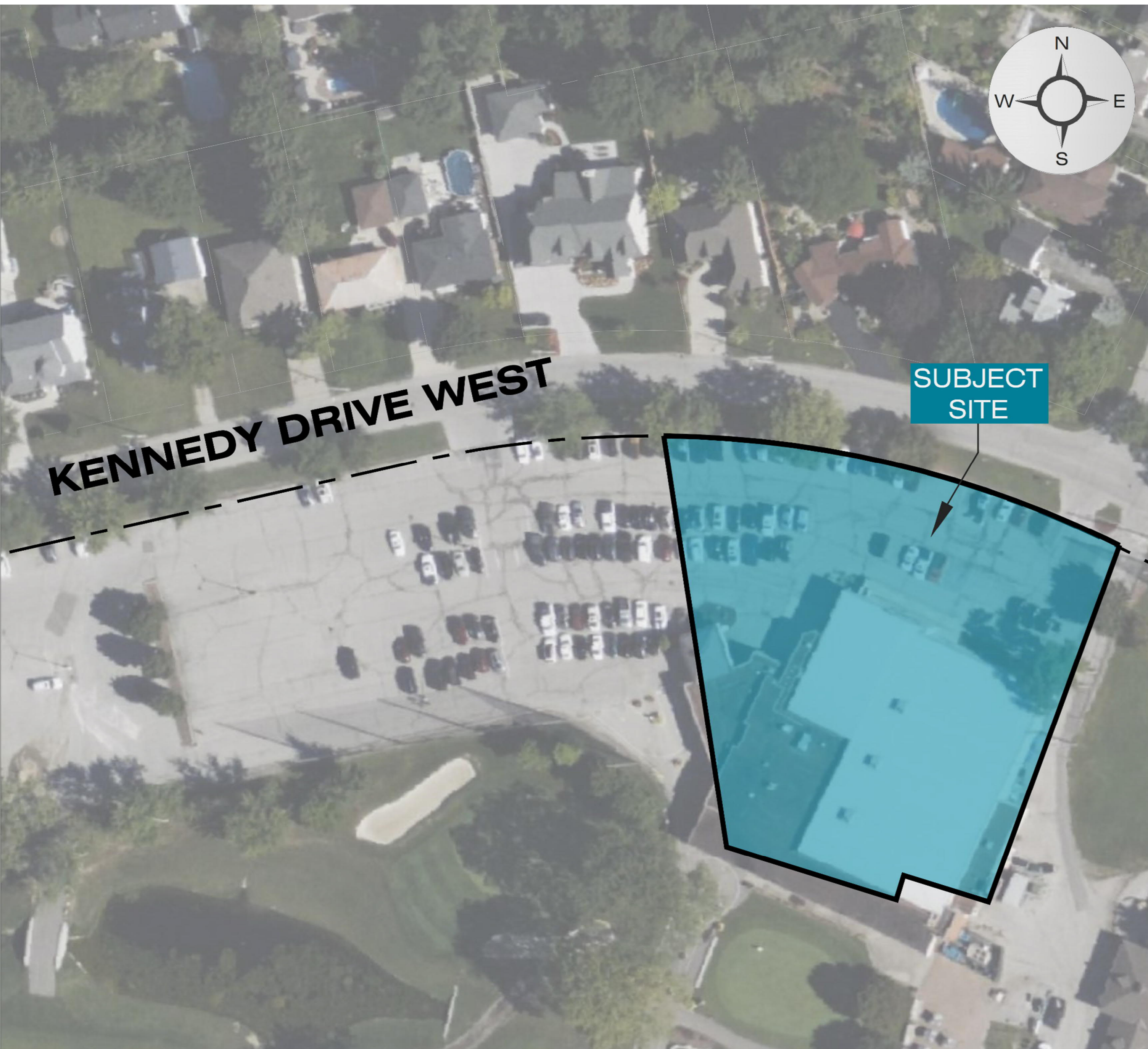
- This meeting is being recorded;
- The purpose of this meeting is:
  - To provide an overview of the proposed development and it's planning process;
  - To listen and to answer participant questions & collect feedback and input of the proposed development.
- Questions and comments will be addressed at the end of the presentation;

- Use the CHAT function for questions / comments;
- Use RAISE HAND to speak at the end.



# PLANNING PROCESS & OVERVIEW





### LOCATION MAP

455 Kennedy Dr. W, Windsor ON.



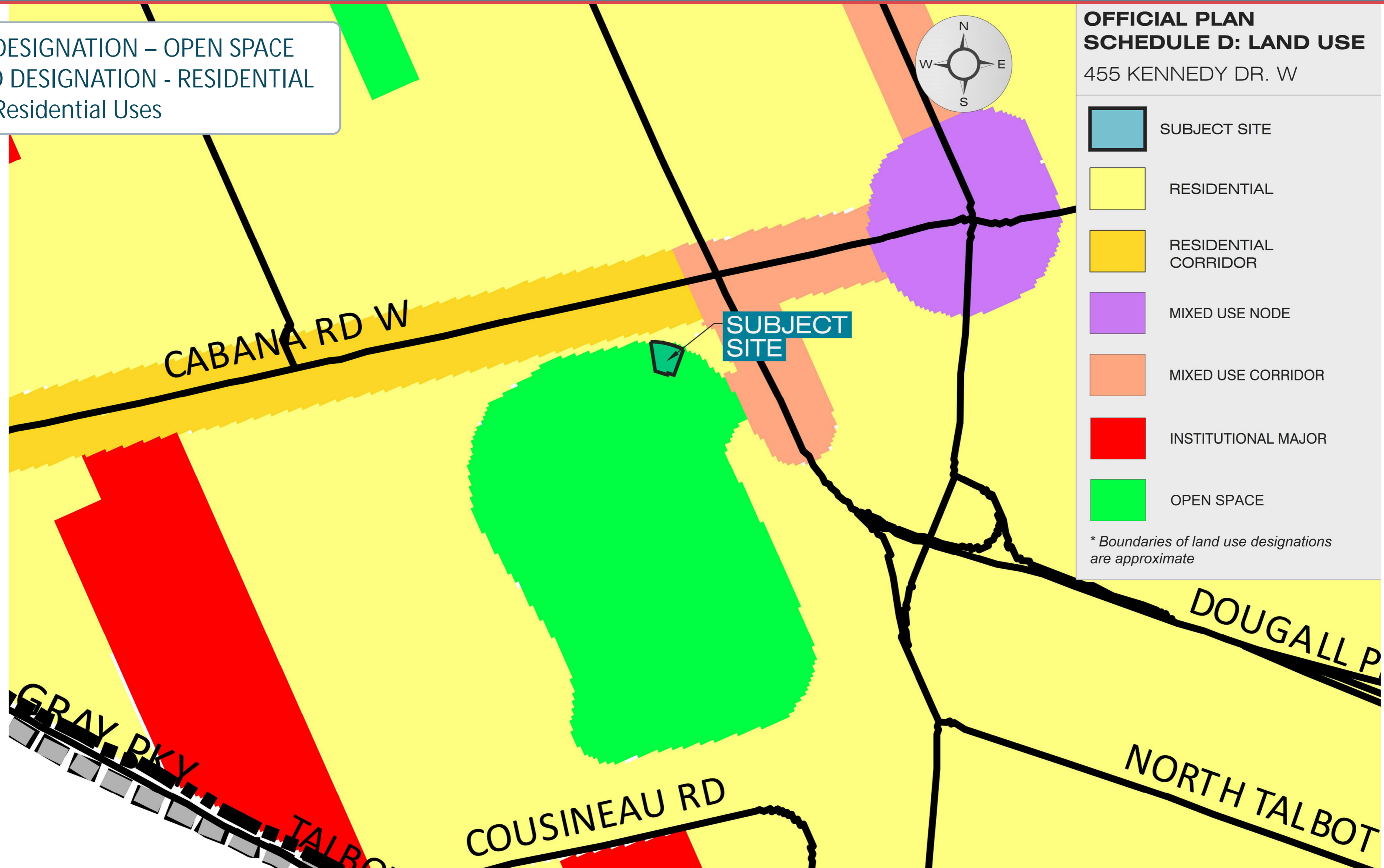
SUBJECT SITE FOR  
OPA & ZBA

**KENNEDY DRIVE WEST**

**SUBJECT  
SITE**

# OFFICIAL PLAN DESIGNATION

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






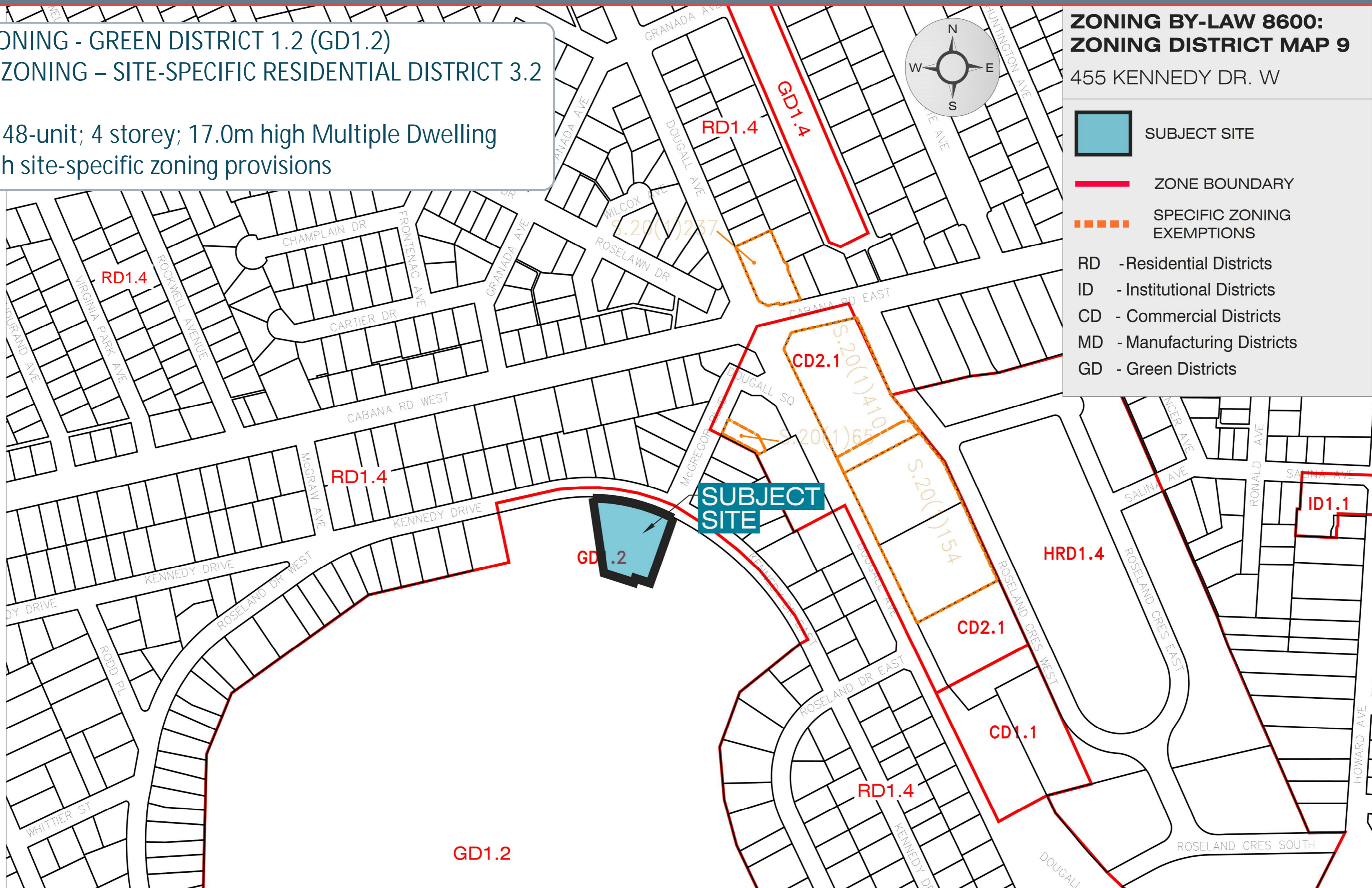
# ZONING BY-LAW DESIGNATIONS

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

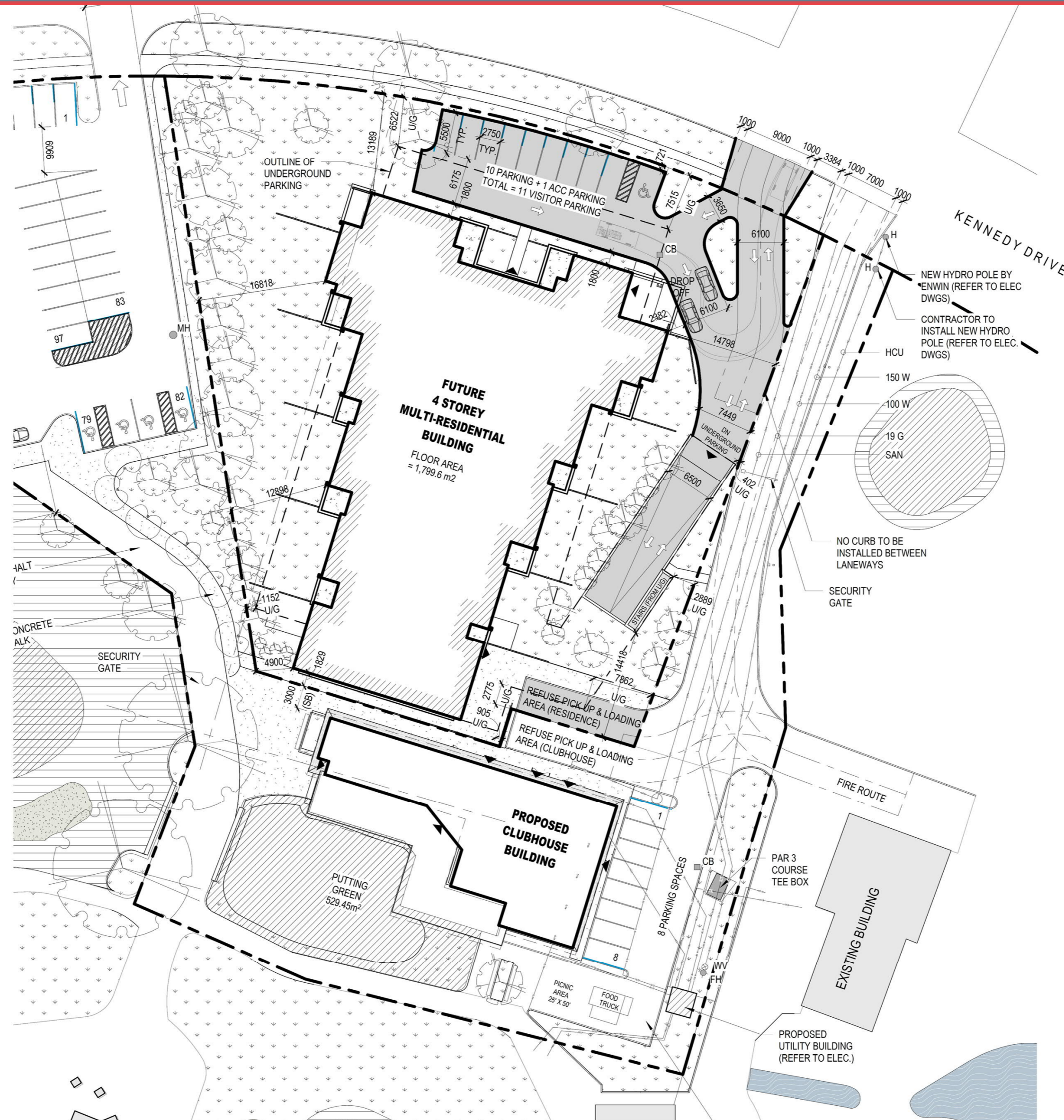
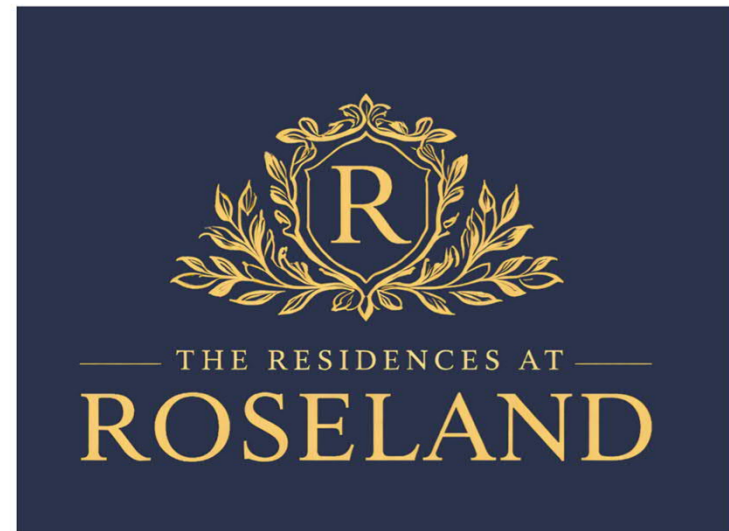
-  SUBJECT SITE
-  ZONE BOUNDARY
-  SPECIFIC ZONING EXEMPTIONS
- RD - Residential Districts
- ID - Institutional Districts
- CD - Commercial Districts
- MD - Manufacturing Districts
- GD - Green Districts



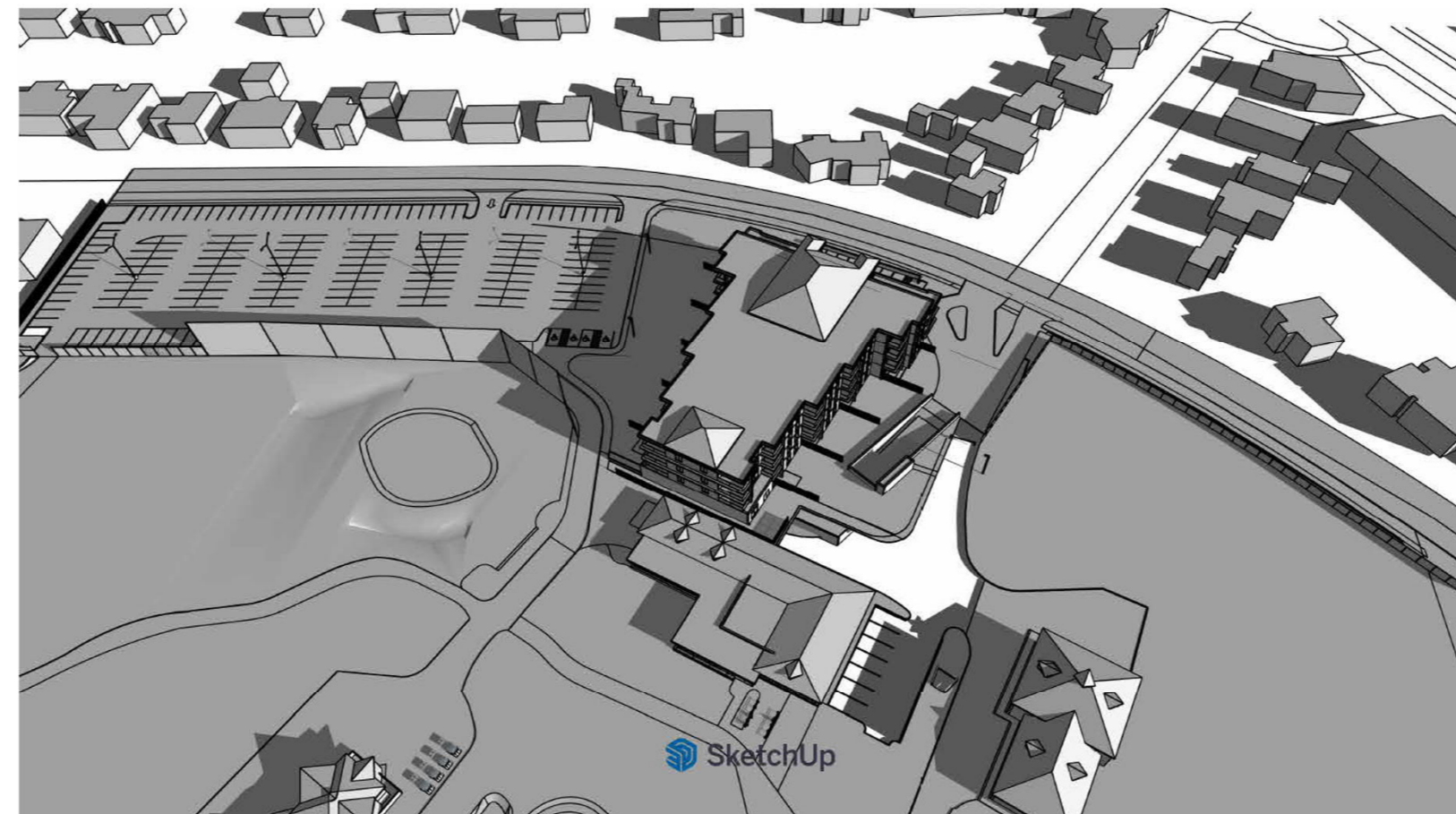
# SURROUNDING LAND USE MAP



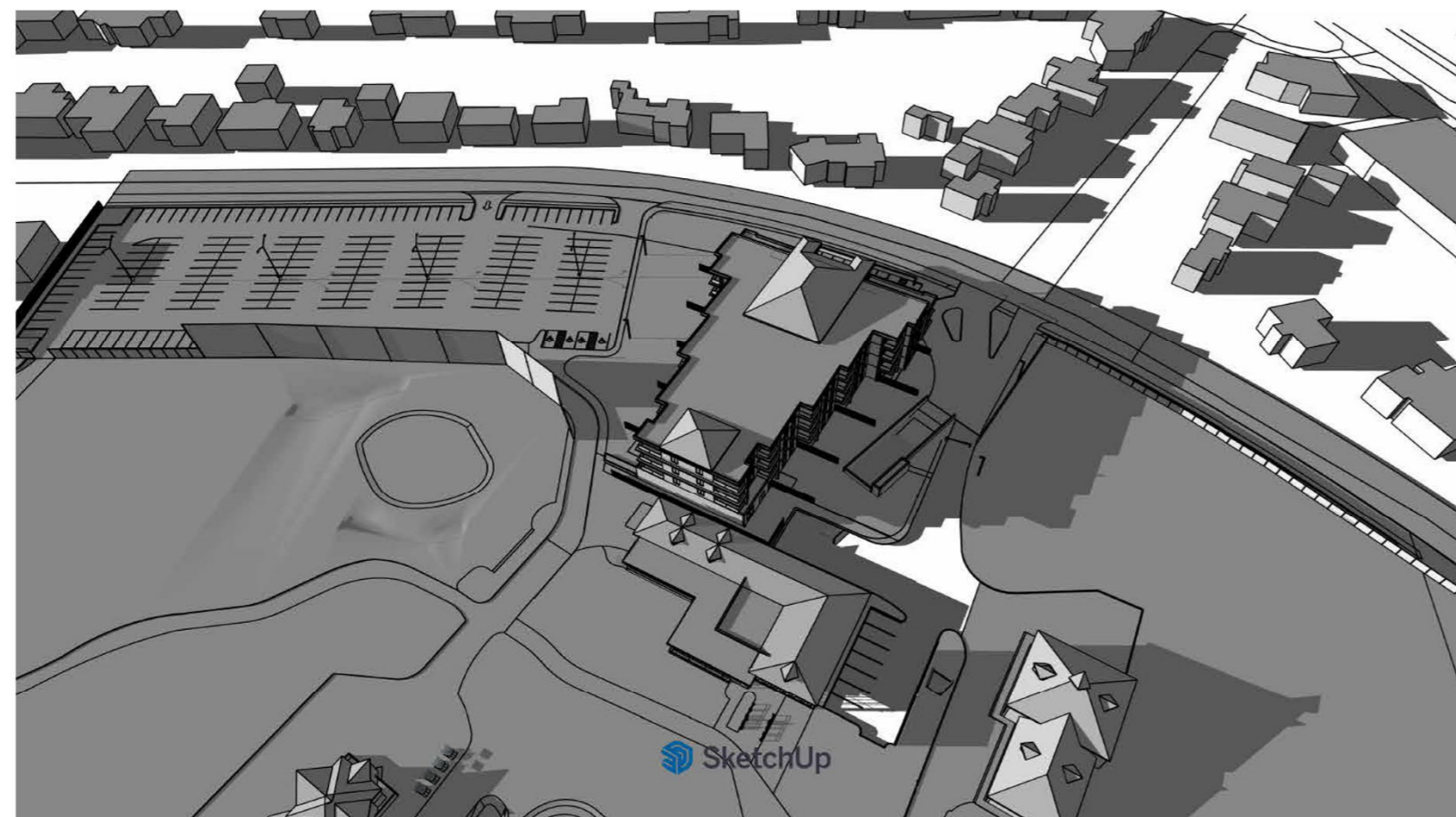
# CONCEPTUAL PLAN



# SHADOW STUDIES – MARCH 21



MARCH 21 - 9:00 AM

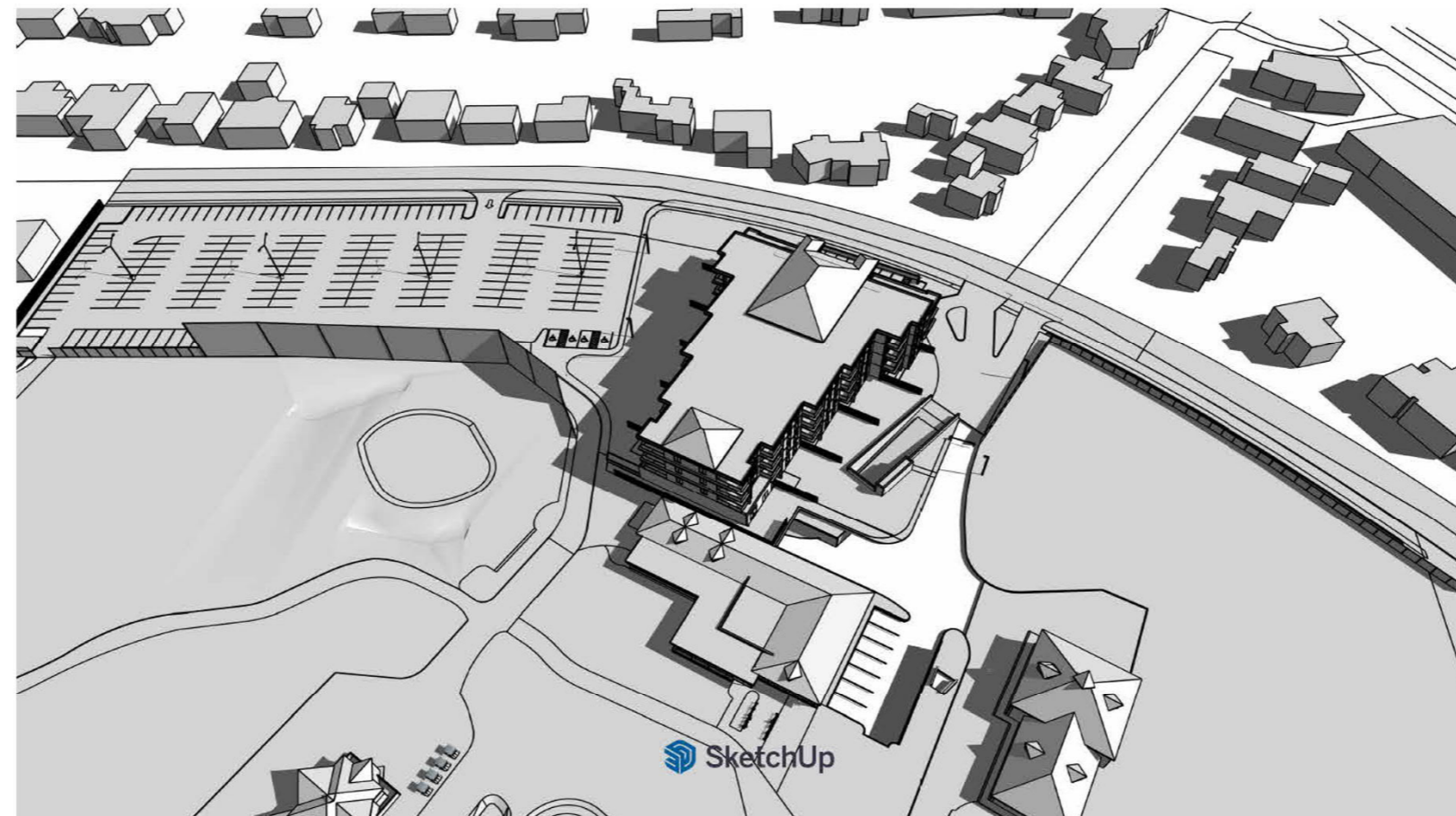


MARCH 21 - 6:00 PM

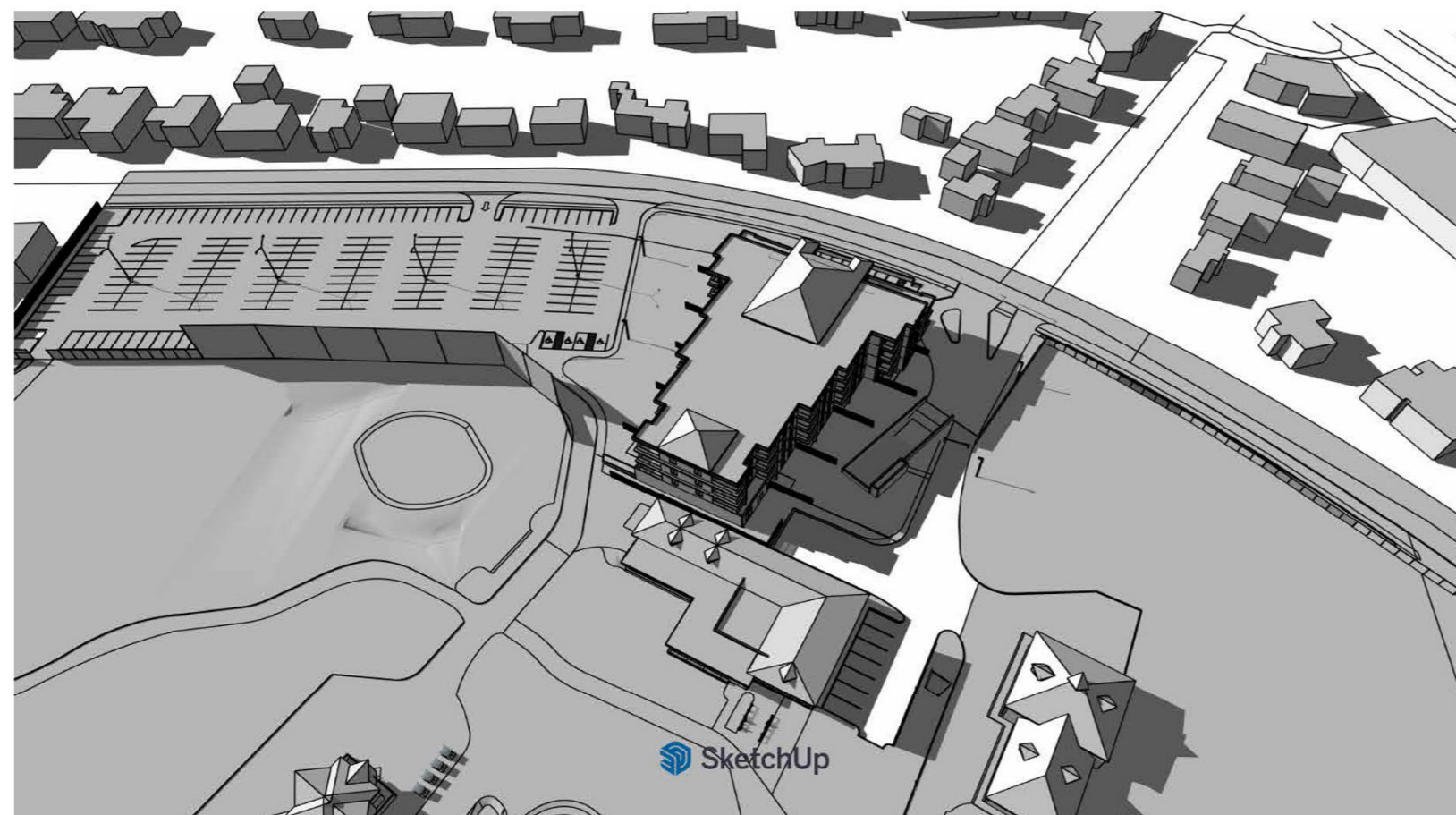


MARCH 21 - 12:00 PM

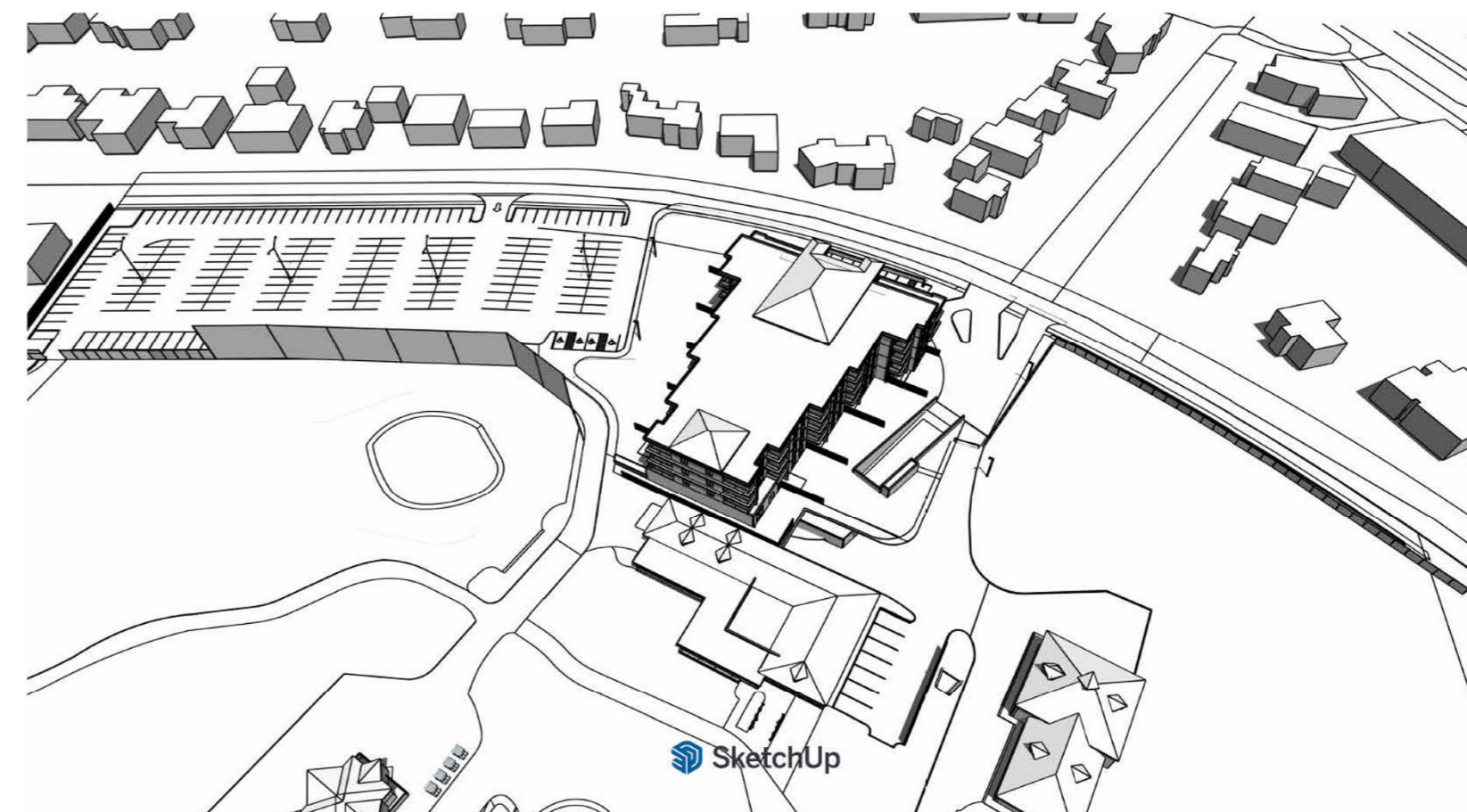
# SHADOW STUDIES – JUNE 21



JUNE 21 - 9:00 AM

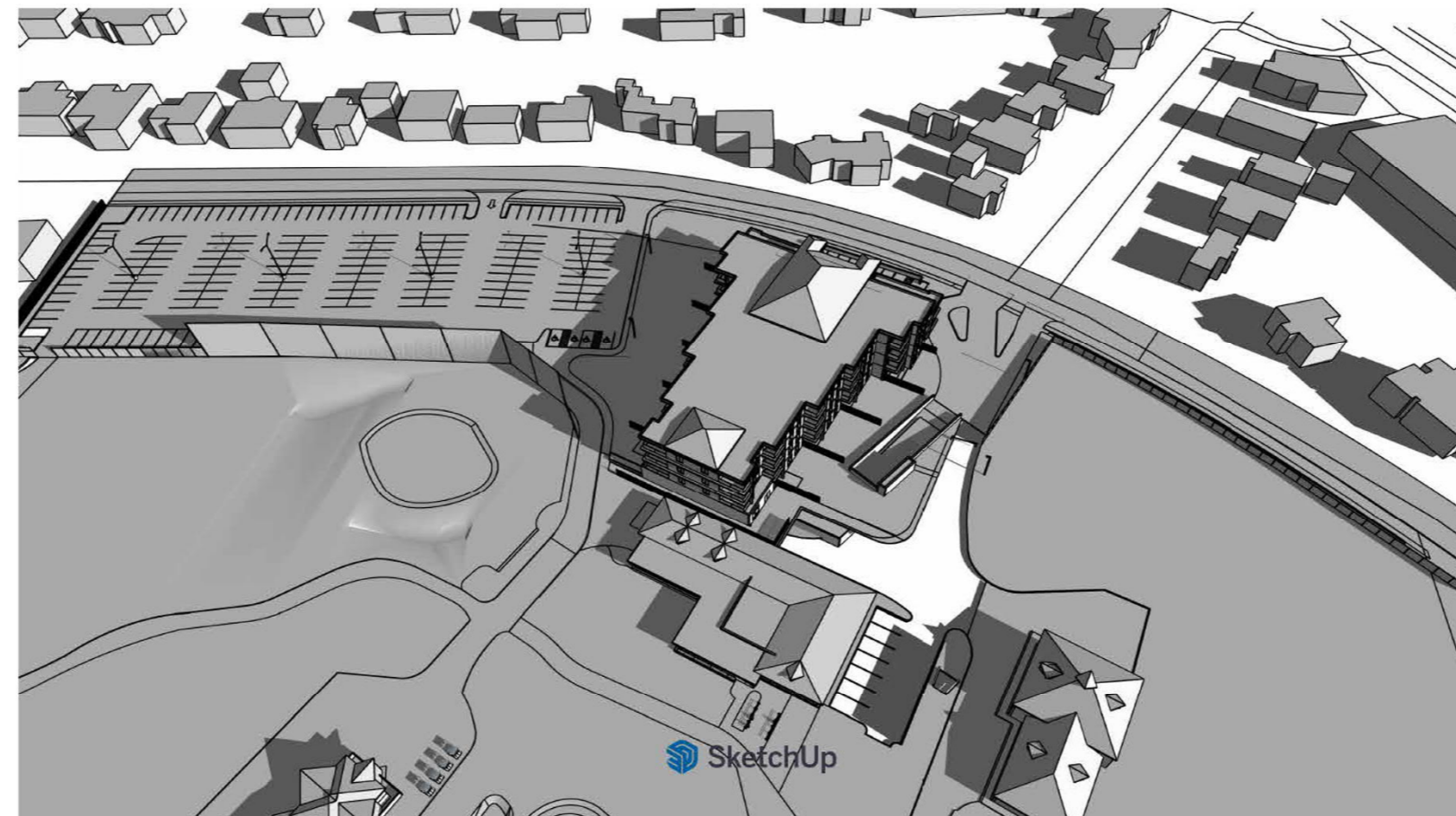


JUNE 21 - 6:00 PM

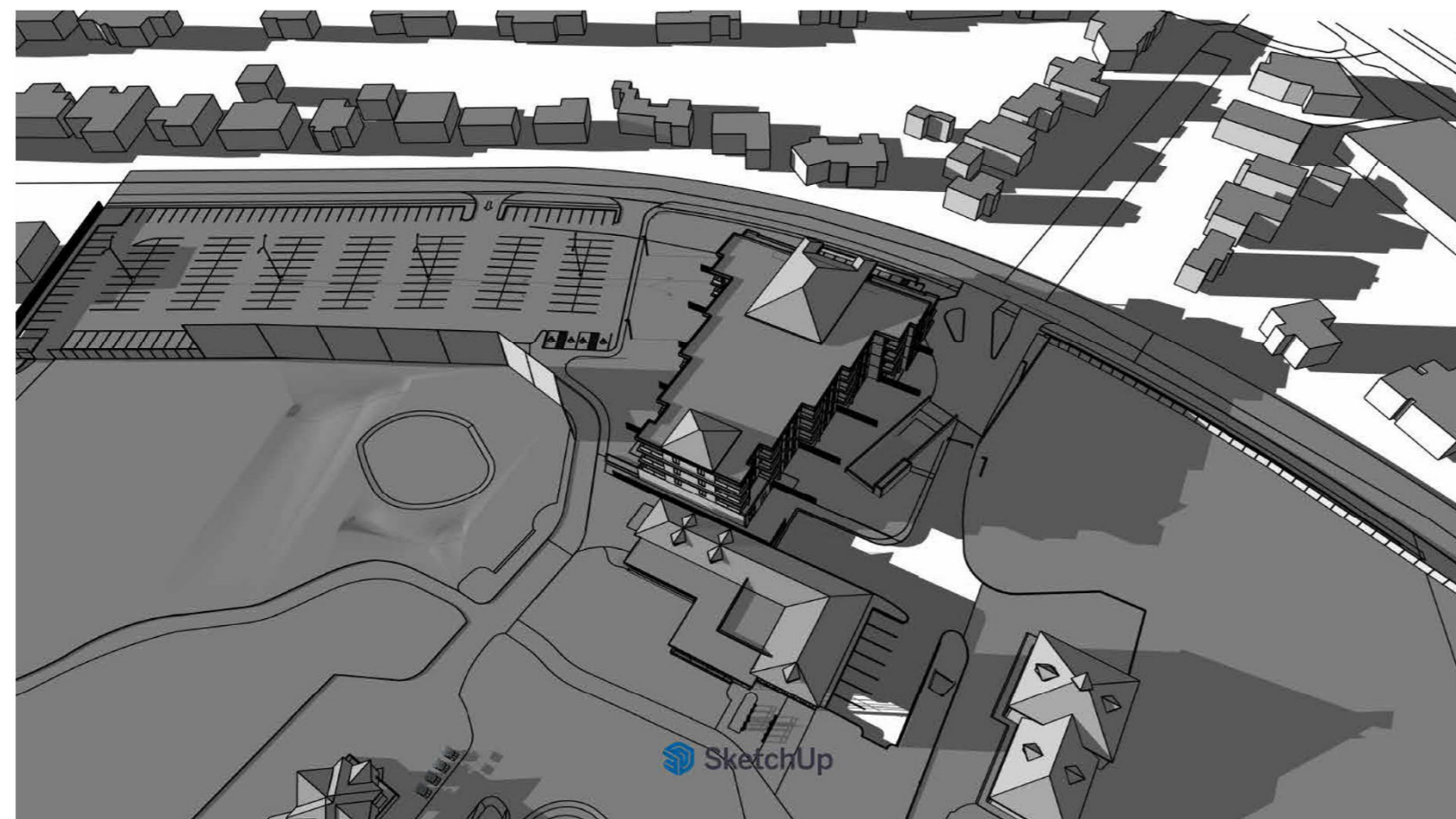


JUNE 21 - 12:00 PM

# SHADOW STUDIES – SEPTEMBER 21



SEPTEMBER 21 - 9:00 AM

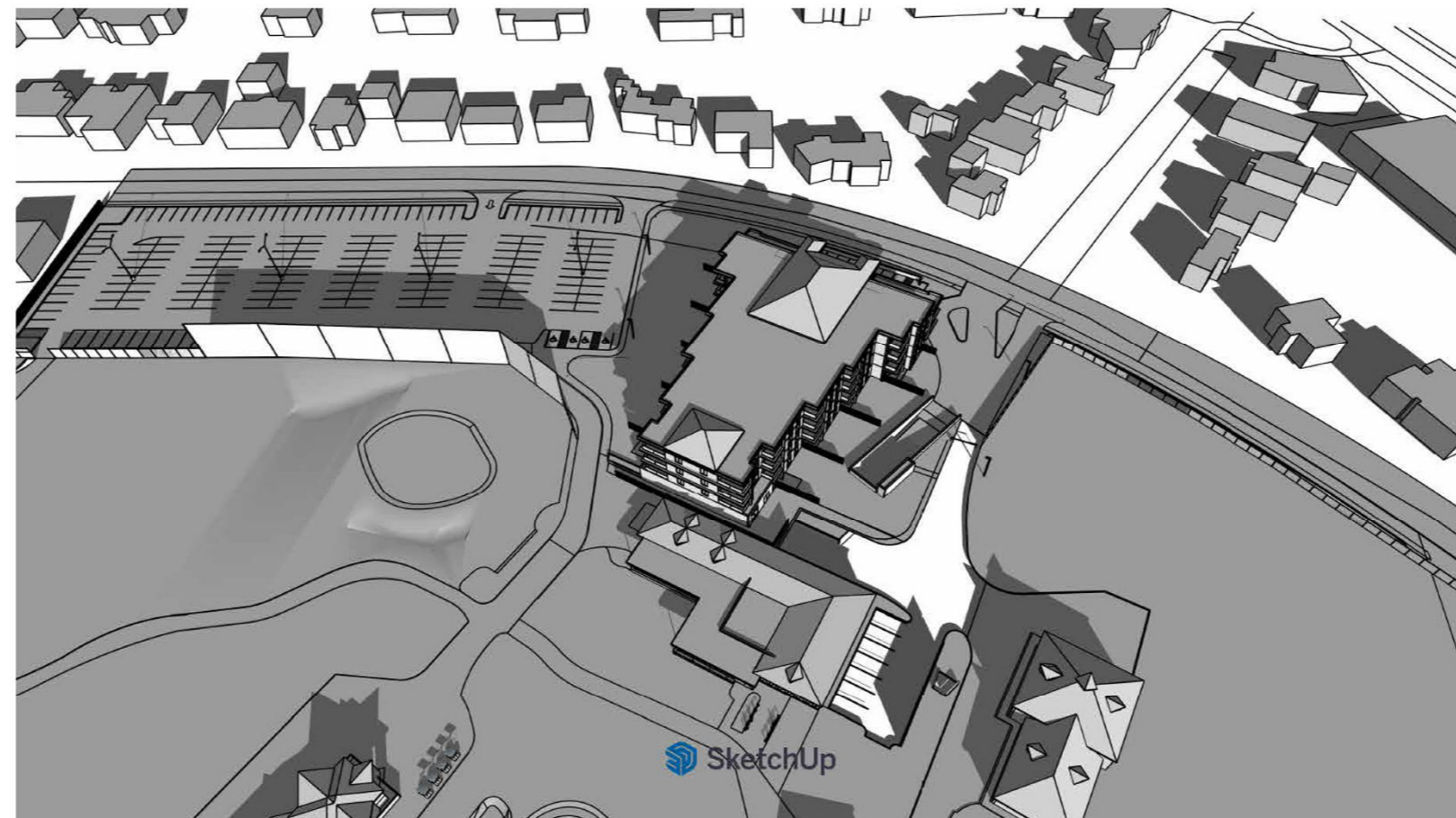


SEPTEMBER 21 - 6:00 PM



SEPTEMBER 21 - 12:00 PM

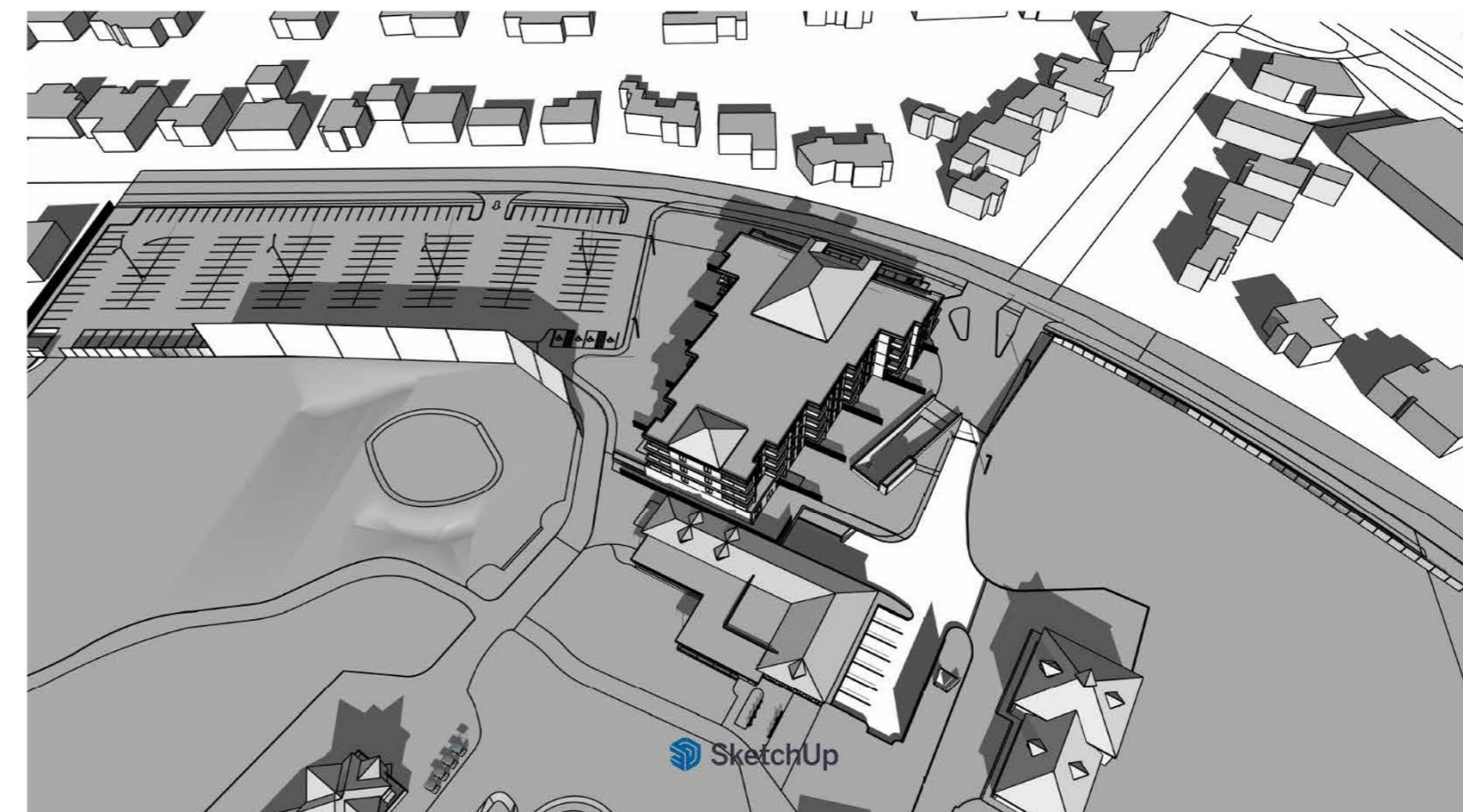
# SHADOW STUDIES – DECEMBER 21



DECEMBER 21 - 11:00 AM



DECEMBER 21 - 3:00 PM



DECEMBER 21 - 12:00 PM

# RENDERING #1

  
THE RESIDENCES AT  
**ROSELAND**

  
VALENTE  
DEVELOPMENT



  
architectura  
architects & engineers building intelligence

View looking Southwest from Kennedy Drive East at McGregor Blvd

# RENDERING #2



View looking Southeast from Kennedy Drive West

# RENDERING #3

  
THE RESIDENCES AT  
**ROSELAND**

  
VALENTE  
DEVELOPMENT



 **architecttura**

View looking Northeast from Roseland Golf Course

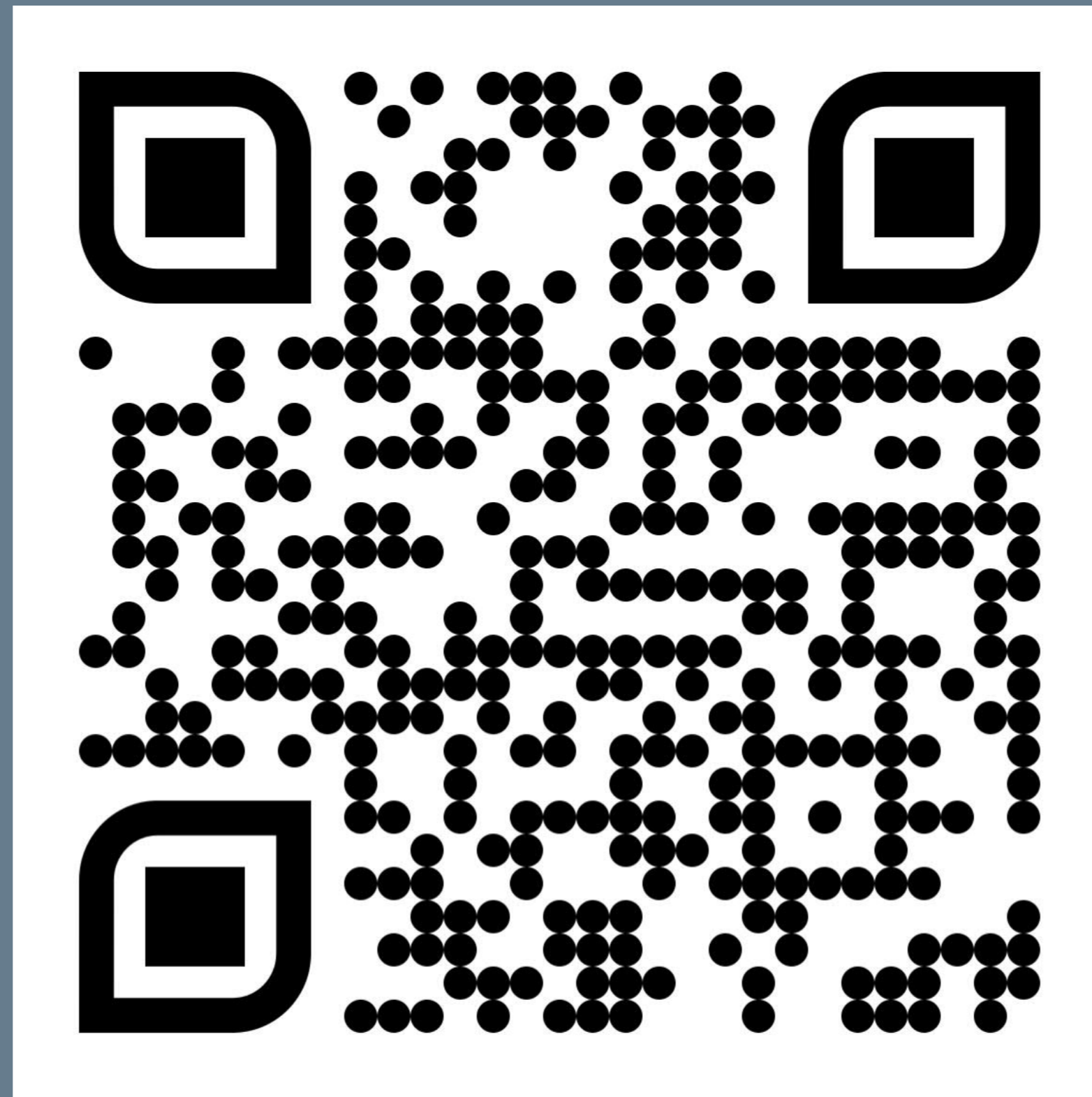
# RENDERING #3



View looking Northeast from Roseland Golf Course at the 9th hole green

# COMMENT FORM

Scan the QR below to provide COMMENTS



# 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)



APPENDIX D  
IN PERSON RECORD OF  
ATTENDANCE

# RECORD OF ATTENDANCE

455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30<sup>th</sup>, 2026

By signing this form and attending this Public Open House, I hereby acknowledge that the information I’ve provided will become part of the record on file. Information provided might be used by the City of Windsor, it’s third party contractors and/or other levels of government and elected officials in accordance with the Ontario’s *Municipal Freedom of Information and Protection of Privacy Act*. Questions about the collection of personal information contained on this form should be directed to the Manager, Records and Elections City of Windsor, 350 City Hall Square West – Suite 530, Windsor, On N9A 6S1, Phone: 519-255-6100, ext. 6578.

Name	Mailing Address
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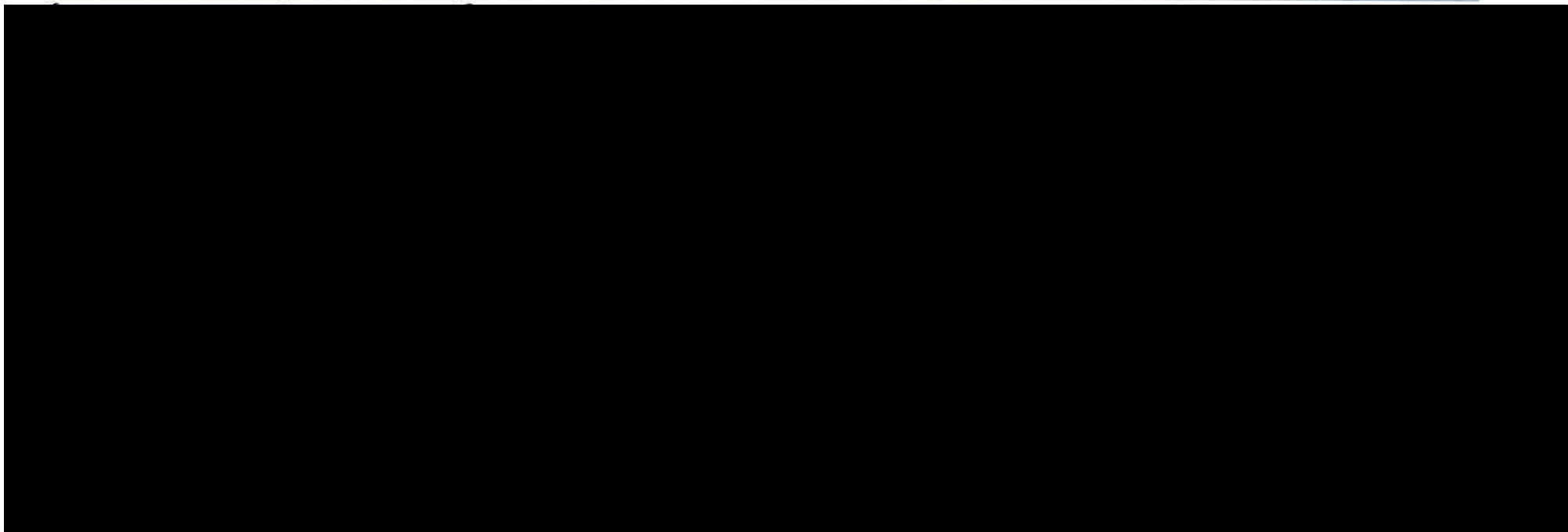
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Name	Mailing Address
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Name	Mailing Address
[Redacted Content]	

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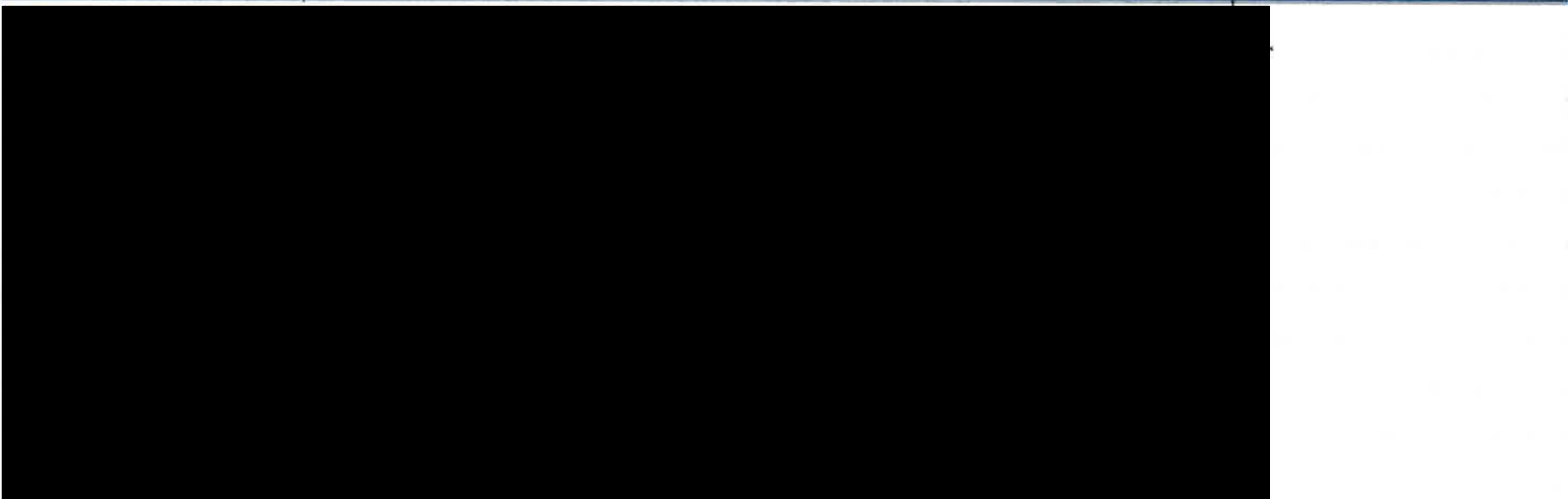
Name	Mailing Address
	

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Name

Mailing Address





APPENDIX E  
VIRTUAL RECORD OF  
ATTENDANCE

<b>First name</b>	<b>Last name</b>	<b>Email</b>	<b>Duration</b>	<b>Time joined</b>	<b>Time exited</b>
Theresa	O'Neill	toneill@dillon.ca	1 hr 33 min	5:57 PM	7:30 PM
			14 min	6:23 PM	6:37 PM



# APPENDIX F

## CORRESPONDENCES

# COMMENT FORM

455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30<sup>th</sup>, 2026

Please use this form to share your comments or feedback regarding the development and deposit it in the comment box. You may also mail it back to the address below. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

### Comment(s)

4 storeys is not in keeping with the area

There is an excellent example of a ~~off~~ reuse of property for multiple dwelling units on Bartlet (Chandler Arms). It works because it kept the footprint of the building and the height

2 storeys would be more appropriate if you ~~keep multiple dwelli~~ rezone

Submit comments via mail or email by **May 8th, 2026.**

**Mail to:**  
Attention: Kennedy Drive – OPA/ZBA  
Dillon Consulting Limited  
1 Riverside Drive West, 12th floor  
Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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455 Kennedy Drive West – OPA/ZBA

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Name: [Redacted]

Mailing Address: [Redacted]

Email: [Redacted]

### Comment(s)

I THINK ITS A GREAT IDEA BUT I WOULD LIKE THEM LARGER.

Submit comments via mail or email by **May 8th, 2026.**

#### Mail to:

**Attention: Kennedy Drive – OPA/ZBA**  
Dillon Consulting Limited  
1 Riverside Drive West, 12th floor  
Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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455 Kennedy Drive West – OPA/ZBA

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

### Comment(s)

1. Where are visitors of the Condo's going to park?  
- take up Golf course parking or Park up and down the road?
2. Four floors don't fit the neighbourhood.
3. The Prices of condo will require a 2 income house hold.

Submit comments via mail or email by **May 8th, 2026.**

**Mail to:**  
**Attention: Kennedy Drive – OPA/ZBA**  
 Dillon Consulting Limited  
 1 Riverside Drive West, 12th floor  
 Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30<sup>th</sup>, 2026

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Comment(s)

I don't think they should rezone this property as residential. There are already traffic issues & adding more residents will cause issues getting out of the area.

Also rezoning into high density will allow all the other developers to get approval to build on Cabana causing more traffic issues & I am not sure the infrastructure can handle it.

Submit comments via mail or email by **May 8th, 2026**.

Mail to:

**Attention: Kennedy Drive – OPA/ZBA**

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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455 Kennedy Drive West – OPA/ZBA

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Comment(s)

I'm concerned about the impact of the additional vehicles travelling on Roseland Drive East as a result of the St. James Church development & the development at 455 Kennedy. That's almost 120 additional cars for a street w/ no traffic street lights & no sidewalks. The traffic light at Roseland & Dougall is frustrating for residents now - you're bound to see 455 Kennedy residents travel to Howard to by pass this.

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

**Attention: Kennedy Drive – OPA/ZBA**

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30<sup>th</sup>, 2026

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Comment(s)

I would like to see this project completed  
I am in favour. also expand to Par three  
land with more condos

M. Saumi

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

**Attention: Kennedy Drive – OPA/ZBA**

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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455 Kennedy Drive West – OPA/ZBA

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

### Comment(s)

NOT AGAINST CLUBHOUSE  
 AGAINST CONDO DEVELOPMENT & NOT TENDERS  
 PUT OUT. SHAME.  
 MORE THAN 2

Submit comments via mail or email by **May 8th, 2026.**

**Mail to:**  
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 Dillon Consulting Limited  
 1 Riverside Drive West, 12th floor  
 Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

### Comment(s)

*We are disappointed with the Apr-30/26 meeting re development of condos on Paulson property - we thought it was a done deal & the shovel would be the ground very soon. We are very interested in the condo development & hope this will be a done deal.*

 Submit comments via mail or email by **May 8th, 2026.**

**Mail to:**  
**Attention: Kennedy Drive – OPA/ZBA**  
 Dillon Consulting Limited  
 1 Riverside Drive West, 12th floor  
 Windsor, ON, N9A 5K3  
**E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)**

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Public Open House – Thursday April 30<sup>th</sup>, 2026

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Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

Comment(s)

WAS'NT THING TO HAPPEN  
TO ROSE LAND.

 Submit comments via mail or email by **May 8th, 2026.**

**Mail to:**

**Attention: Kennedy Drive – OPA/ZBA**

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

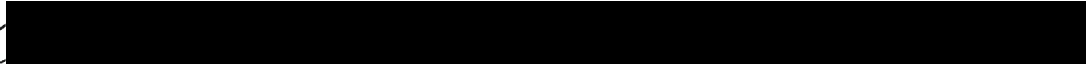
**E-mail to:** [roseland@dillon.ca](mailto:roseland@dillon.ca)

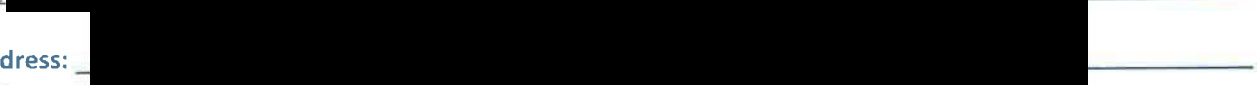
# COMMENT FORM

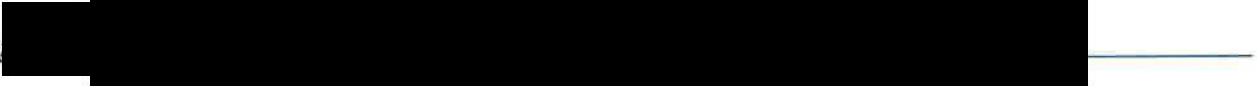
455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30<sup>th</sup>, 2026

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Name: 

Mailing Address: 

Email: 

## Comment(s)

THIS is NOT the proper use for 'formerly' Heritage Designated "City owned" Parkland. The community property should be reserved for community use.



Submit comments via mail or email by **May 8th, 2026**.

### Mail to:

Attention: Kennedy Drive – OPA/ZBA  
 Dillon Consulting Limited  
 1 Riverside Drive West, 12th floor  
 Windsor, ON, N9A 5K3

E-mail to: [roseland@dillon.ca](mailto:roseland@dillon.ca)

# Zoning by-law amendments 455 Kennedy drive west



Apr 25, 2026, 5:17:16 PM

[REDACTED]  
to roseland@dillon.ca

Good evening,

I am completely opposed to the re-zoning of this property from open space to residential. This open space should remain. It should be retained as a club house or as a curling rink. The loss of open spaces in cities reduces community and is a loss to all. Land that is lost today will never be regained. Our city should be investing in acquisitions for more open/public spaces not giving them up.

Please stop the proposal and retain open public/open space.

Sincerely,

[REDACTED]

# Rezoning 455 Kennedy



[Redacted]

Apr 24, 2026, 9:39:40 AM

to Fred Francis, roseland@dillon.ca, Drew Dilkens, Jim Morrison, Agostino, Renaldo

Hello,

We oppose the rezoning of 455 Kennedy to residential

[Redacted]

[Redacted]

Timestamp	Full Name	Address	Email	Please provide your comment
5/1/2026 9:22:48	[REDACTED]	[REDACTED]	[REDACTED]	<p>We have backed onto the golf course for 24 years. We have had multiple floods ( each time mitigating the problem by making adjustments to our property and incurring the cost). In August of 2020, we had the most damage with a foot and a half of water, and again made further adjustments. What guarantees are there that adding the number of units to this area, that we won't have a similar problem with a massive rain event. We know that although we pay premium prices to be insured, we are not confident that we would be covered again if such a substantial claim needed to be made again.</p>