



SHAPING GREAT COMMUNITIES

December 18, 2025

File No. 15002

Planning & Building Services Department- Planning Division  
350 City Hall Square West, 2<sup>nd</sup> Floor  
Windsor, Ontario  
N9A 6S1

Attn: Greg Atkinson  
Manager of Development Planning/ Deputy City Planner

**Re: 825 Riverside Drive West Updated Official Plan Amendment and Zoning By-law  
Amendment Application Submission**

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Dear Mr. Atkinson,

On behalf of Clayland Developments Inc. ("Ownership"), GSP Group is pleased to submit the enclosed updated Official Plan Amendment, and Zoning By-law Amendment applications for 825 Riverside Drive West in the City of Windsor (the "Subject Property"/ "Site"). The applications are required to facilitate the redevelopment of the Site.

### **Application History**

This submission is an update to a May 2020 Official Plan Amendment and Zoning By-law Amendment submitted for the Subject Property.

The **original** Official Plan Amendment proposed to:

- redesignate the northwestern portion of the Site from "Commercial Corridor" to "Residential"; and
- redesignate the portion of the Site within the City Centre Planning District boundary from "High Profile Area" to "Very High Profile Area".

The **original** Zoning By-law Amendment proposed to:

- rezone the Site from Commercial District 1 (CD1.4 - Office) and Commercial District 3 (CD3.6 - General Commercial) to Residential District 3 (RD3.9 - Multiple Dwelling) with a Site-Specific Label S.20(1) to permit a maximum Gross Floor Area ratio of 5:1 whereas 4:1 is currently permitted in the RD3.9 zone; and

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- rezone the eastern portion of the Site from Commercial District 3 (CD3.6 - General Commercial) to Green District 1 (GD1.4 - Natural Heritage Area) to reflect the proposed natural habitat linkage.

The applications were not circulated and no public meeting or decision took place. The development concept has been updated, and the applications are being resubmitted to reflect the updated development concept.

### **Planning Applications**

The **revised** Official Plan Amendment (“OPA”) is proposed to:

- redesignate the northwestern portion of the Site from “Residential” to “Mixed Use Corridor” and
- redesignate the portion of the Site within the City Centre Planning District boundary from “High Profile Area” to “Very High Profile Area”.

The **revised** Zoning By-law Amendment is proposing to:

- rezone the eastern portion of the Site from Commercial District 3 (CD3.6 - General Commercial) to Green District 1 (GD1.4 - Natural Heritage Area) to reflect the proposed natural habitat linkage;
- rezone the Site from a Commercial District 1 (CD1.4 - Office) and Commercial District 3 (CD3.6 - General Commercial) to a new Commercial District 3.1 (CD.3.1)(H.1) zone that:
  - permits: a Bake Shop, Bakery, Business Office, Child Care Centre, Convenience Store, Food Outlet- Take-Out, Hotel, Medical Office, Multiple Dwellings, Restaurant, Retail Store, and Stacked Townhouses and Townhouse Dwellings;
  - permits a maximum lot coverage of 45%;
  - requires a minimum landscaped open space of 40%;
  - permits a maximum height from 85 metres;
  - permits a minimum underground parking setback of 0.5 metres;
  - requires a minimum setback of 3.70 metres from Crawford Avenue, 4.55 metres from Riverside Drive West, 5.70 metres from Salter Avenue and University Avenue West and 5.75 metres from any interior or rear lot line;
  - applies a parking rate of 1.03 parking space per dwelling unit;
  - maximum gross floor area of a Bake Shop, Bakery, or Restaurant of 500 square metres;

- the commercial uses shall have a combined maximum gross floor area of 1,000 square metres; and
- apply a holding provision H( ) to prevent demolition until the appropriate mitigation measures including salvage, documentation, and commemoration are finalized and integrated within the approved site plan to the satisfaction of the City Planner.

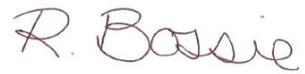
### **Resubmission Materials**

In support of the updated applications we have enclosed the following and provided the same digitally:

1. Completed Official Plan Amendment form , dated December 2025;
2. Completed Zoning By-law Amendment form, dated December 2025;
3. Planning Justification Report Addendum, including a public consultation strategy, public open house notice and presentation, draft Official Plan Amendment and draft Zoning By-law Amendment, prepared by GSP Group, dated December 2025;
4. Urban Design Brief (includes a shadow analysis), prepared by GSP Group, dated December 2025;
5. Architectural Drawings, prepared by Turner Fleischer, dated August 2025;
  - Statistics (A002A, A002B, A002C)
  - Roof Plan (A004)
  - Floor Plans (A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111)
  - Building Sections (A401)
6. Shadow Drawings, prepared by Turner Fleischer, dated August 2025;
7. Perspective Views, prepared by Turner Fleischer, dated June 2024;
8. Environmental Impact Assessment Update, prepared by MTE Consultants, dated September 2025;
9. Updated Functional Servicing and Stormwater Management Report, prepared by WalterFedy, dated September 2025;
10. Updated Civil Drawings, prepared by WalterFedy, dated September 2025;
  - Functional Grading Plan (C201)
  - Functional Servicing Plan (C301)
11. Documentation and Commemoration Report, prepared by Stantec, dated October 2025; and
12. Traffic Impact Study Update and Parking Study, prepared by Paradigm, dated December 2025.

We trust that the enclosed information is sufficient to deem the updated applications complete at your earliest convenience. Should you have any questions or require further information, please feel free to reach out to the undersigned.

Sincerely,  
**GSP Group Inc.**

A handwritten signature in cursive script that reads "R. Bossie".

Rachel Bossie, MCIP, RPP  
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cc. Alex Vandersluis – Clayland Developments Inc.  
Chris Pidgeon – GSP Group