

Notice of Public Hearing – Committee of Adjustment Application

File # A-040/26 - 8401 WYANDOTTE ST E

Date Mailed: May 27, 2026

Electronic hearing:

By videoconference on June 11, 2026 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on May 27, 2026. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 1627 LOT 74; PT LOTS 72 73 75 TO 78 106 107; PT PARKHILL GATE & PT LANE RP 12R13644; PT PART 3; RP 12R21179 PART 1

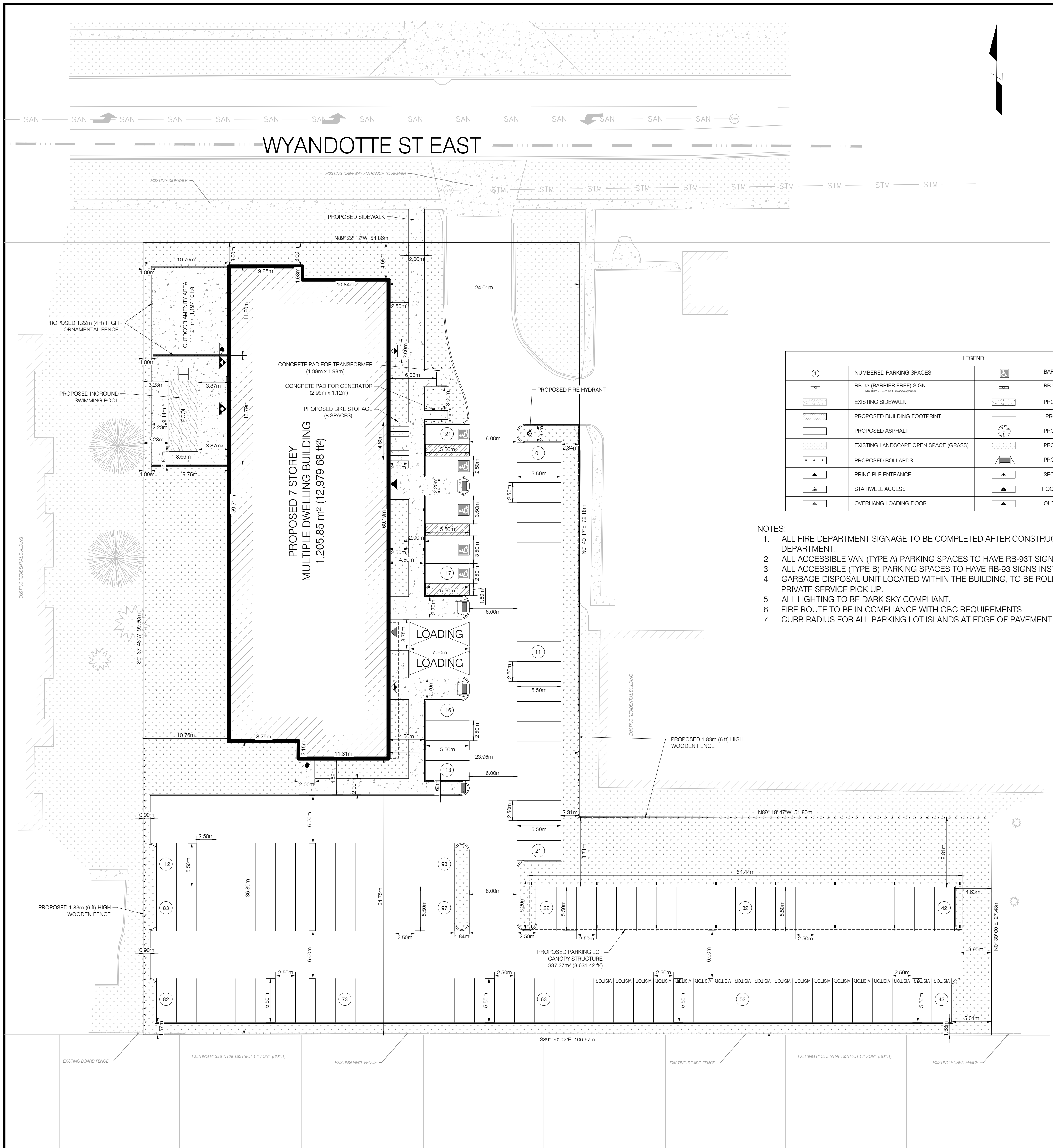
| | |
|----------------------------------|----------------------------------|
| OFFICIAL PLAN DESIGNATION | ZONING OF SUBJECT LAND(S) |
| Mixed Use | Residential District 3.2 (RD3.2) |

| Applicant/Owner(s) | Authorized Agent(s) | Subject Property |
|--|---------------------|---------------------|
| Owner Name: 1690035 ONTARIO INC Applicant Name: Baird AE Inc. | | 8401 WYANDOTTE ST E |

PURPOSE OF APPLICATION

Minor Variance - Requesting relief for reduced minimum landscaped open space yard and increased maximum accessory building height

| By-Law | Provision | Provision Description | Requirement | Proposed |
|--------------------|-----------|------------------------------------|-------------|----------|
| Zoning By-law 8600 | 12.2.5.8 | Minimum Landscaped Open Space Yard | 35 % | 32.5% |
| Zoning By-law 8600 | 5.10.9.1 | Maximum Accessory Building Height | 3.0 m | 3.9m |



LEGEND

| | | | |
|--|---|--|--|
| | NUMBERED PARKING SPACES | | BARRIER FREE SPACE SYMBOL |
| | RB-93 (BARRIER FREE) SIGN <small>(Min. 0.3m x 0.45m (1.0m above ground))</small> | | RB-9T (ACCESSIBLE VAN) SIGN <small>(Min. 0.3m x 0.3m)</small> |
| | EXISTING SIDEWALK | | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED BUILDING FOOTPRINT | | PROPERTY LINE |
| | PROPOSED ASPHALT | | PROPOSED TREE |
| | EXISTING LANDSCAPE OPEN SPACE (GRASS) | | PROPOSED LANDSCAPE OPEN SPACE |
| | PROPOSED BOLLARDS | | PROPOSED ACCESSIBLE CURB CUT RAMP |
| | PRINCIPLE ENTRANCE | | SECONDARY ENTRANCE |
| | STAIRWELL ACCESS | | POOL ROOM ENTRANCE |
| | OVERHANG LOADING DOOR | | OUTDOOR STORAGE ROOM ENTRANCE |

- NOTES:**
1. ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
 2. ALL ACCESSIBLE VAN (TYPE A) PARKING SPACES TO HAVE RB-9T SIGNS INSTALLED.
 3. ALL ACCESSIBLE (TYPE B) PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED.
 4. GARBAGE DISPOSAL UNIT LOCATED WITHIN THE BUILDING, TO BE ROLLED OUT TO LOADING AREAS FOR PRIVATE SERVICE PICK UP.
 5. ALL LIGHTING TO BE DARK SKY COMPLIANT.
 6. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.
 7. CURB RADIUS FOR ALL PARKING LOT ISLANDS AT EDGE OF PAVEMENT IS 1.0m UNLESS SPECIFIED.

| SITE DATA: | | | |
|---|--|--|--------------------|
| EXISTING SITE ZONING: | RESIDENTIAL DISTRICT 3.2 SITE SPECIFIC EXCEPTION S.20(1)444 ZONE | | |
| PERMITTED USE: | MULTIPLE DWELLING AMONGST OTHER USES PERMITTED WITHIN THE RD3.1 - S.20(1)444 ZONE | | |
| PROPOSED USE: | MULTIPLE DWELLING (APARTMENT BUILDING) | | |
| DESCRIPTION: | REQUIRED: | PROVIDED: | ZONING COMPLIANCE: |
| MIN. LOT AREA: | 5,830.00m ² (62,753.60 ft ²) | 6,883.72m ² (74,095.72 ft ²) 0.69 ha (1.70 ac) | COMPLIES |
| MIN. FRONTAGE: | 30.00m (98.42 ft) | 54.86m (179.99 ft) | COMPLIES |
| MAX. BUILDING HEIGHT: (S.20(1)444) | 21.50m (70.54 ft) | 21.50m (70.54 ft) | COMPLIES |
| MAX. ACCESSORY BUILDING HEIGHT: (S.5.10.9.1) | FOR AN ACCESSORY BUILDING WITH A FLAT ROOF HAVING SLOPE OF LESS THAN 20°, = 3 m (9.84 ft) FROM GRADE | 3.90 m (12.80 ft) | RELIEF REQUESTED |
| MIN. FRONT YARD SETBACK (NORTH): | N/A | 3.00 m (9.84 ft) | COMPLIES |
| MIN. INTERIOR YARD SETBACK (EAST) (S.20(1)444) | N/A | 23.96 m (78.61 ft) | COMPLIES |
| MIN. REAR YARD SETBACK (SOUTH) (S.20(1)444) | 12.00m (39.37 ft) | 34.75 m (114.00 ft) | COMPLIES |
| MIN. INTERIOR YARD SETBACK (WEST) (S.20(1)444) | N/A | 10.76 m (35.30 ft) | COMPLIES |
| LOT COVERAGE: (S.20(1)444) | 40% MAX. | 17.5 % (1,205.85m ² , 12,979.68 ft ²) | COMPLIES |
| LANDSCAPE OPEN SPACE: | 35% MIN. | 32.8 % (2,256.57 m ² , 24,289.49 ft ²) | RELIEF REQUESTED |
| RESIDENTIAL DENSITY: | 150 DWELLING UNITS PER Ha = 103 DWELLING UNITS MAX. | 92 DWELLING UNITS | COMPLIES |
| PARKING CALCULATED BASED ON DWELLING UNIT: | 1.25 SPACES PER UNIT OF TOTAL 92 UNITS = 115 SPACES | 1.32 SPACES PER UNIT OF TOTAL 92 UNITS = 121 SPACES | COMPLIES |
| ACCESSIBLE PARKING: | TYPE 'A' | 0.5 SPACE PLUS 1% OF TOTAL 121 PARKING SPACES = 2 SPACES | 2 SPACES |
| | TYPE 'B' | 1 SPACE PLUS 1% OF TOTAL 121 PARKING SPACES = 3 SPACES | 3 SPACES |
| | AODA | 1 SPACE PLUS 3% OF TOTAL 121 PARKING SPACES, WHERE THERE ARE BETWEEN 101 AND 200 PARKING SPACES = 5 SPACES | 5 SPACES |
| VISITOR PARKING SPACES: | MIN. 15% OF 121 PARKING SPACES SHALL BE MARKED FOR VISITOR PARKING = 18 SPACES | 18 SPACES | COMPLIES |
| BICYCLE PARKING: | 2 SPACES FOR THE FIRST 19 PARKING SPACES PLUS 1 FOR EACH ADDITIONAL 20 PARKING SPACES = 8 SPACES | 8 SPACES | COMPLIES |
| LOADING SPACES: | 2 SPACES (2 SPACES FOR GFA BETWEEN 7,500m ² - 15,000m ²) | 2 SPACES | COMPLIES |
| SWIMMING POOL: | ON A LOT WITHIN RESIDENTIAL DISTRICT, A SWIMMING POOL SHALL HAVE A MIN. SEPARATION OF 1.20m FROM SIDE LOT LINE. | 3.23 m (10.60 ft) (WEST) | COMPLIES |
| LOT/BUILDING INFO: | | | |
| TOTAL LOT AREA: | 6,883.72m ² (74,095.72 ft ²) 0.69 ha (1.70 ac) | | |
| PROPOSED BUILDING AREA: | 1,205.85m ² (12,979.68 ft ²) | | |
| PROPOSED BUILDING GFA: | 8,440.95m ² (90,857.63 ft ²) | | |
| TOTAL UNITS: | 92 DWELLING UNITS | | |
| HEIGHT OF BUILDING/NUMBER OF STOREYS: | 7 STOREY / 21.50m (70.54 ft) | | |
| CONCRETE CURBING LENGTH: | 460.79 m (1,511.77 ft) | | |
| TOTAL PARKING SPACES: | 121 PARKING SPACES AND 08 BICYCLE PARKING SPACES 98 STANDARD SURFACE PARKING SPACES 18 STANDARD SURFACE VISITOR PARKING SPACES 2 TYPE 'A' ACCESSIBLE PARKING SPACES 3 TYPE 'B' ACCESSIBLE PARKING SPACES | | |
| BUILDING USE, OCCUPANCY, & CLASSIFICATION: | 3.2.2.42. RESIDENTIAL GROUP C, SPRINKLERED, ANY HEIGHT | | |



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PIROLI GROUP
Developments

REVISIONS

| Date | Revision |
|--------------|-------------------------|
| MAY 04, 2026 | MINOR VARIANCE SUBMISS. |

DATE: MAY 04, 2026
SCALE: 1:250
DRAWN BY: KP PRELIMINARY
CHECKED BY: BP CONSTRUCTION
APPROVED BY: --- RECORD

PROJECT TITLE: THE GRAND REGENT AT RIVERSIDE
ADDRESS: 8401 WYANDOTTE ST EAST, CITY OF WINDSOR, ONTARIO
SHEET TITLE: SITE PLAN
SHEET NUMBER: 24-064

C102