

January 15, 2026

The Corporation of the City of Windsor  
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***Zoning By Law Amendment Application  
3694 - 3738 Howard Avenue  
City of Windsor***

Dillon Consulting Limited (Dillon) is pleased to provide the following materials on behalf of our clients, J. Rauti Developments Inc. and 2601817 Ontario Limited, for the Zoning By-law Amendment (ZBA) regarding the proposed development located at 3694 - 3738 Howard Avenue ("subject site"), in the City of Windsor.

The proposed development includes a six (6) storey multiple dwelling, with 90 residential units, 112 surface parking spaces and two (2) loading spaces, on a total site area of 7,413.7 m<sup>2</sup> (79,800.4 ft<sup>2</sup>). The building is located at the northwest corner of the site, with parking to the rear and vehicular access from Holburn Street. The site currently contains four (4) single detached dwellings between 1 -2 storeys, with ancillary uses.

Multiple Dwelling is not a permitted use as per the current zoning designations of Residential District (RD1.1; HRD1.1) of the subject site. As such, a Zoning By-law Amendment application would be required to rezone the property to Residential District 3.2 (RD3.2), where Multiple Dwelling is a permitted use.

In response to the comments received through the following documents:

- Stage 1 Planning Consultation Letter (PC-112/24), dated December 19, 2024
- Stage 2 Planning Consultation Letter (PC-054/25), dated August 18, 2025
- Revised Planning Consultation Stage 2 Letter dated November 26, 2025, and
- Engineering Letter dated December 18, 2025

Through consultation with the City and the public, the proposed development has been refined to address comments related to the appropriate unit count, functional site layout, and the provision of adequate parking and loading spaces.

As per the required supporting studies listed in the above documents, we have included the following materials in support of the ZBA application:

- Zoning By-law Amendment Application form
- Conceptual Site Plan prepared by Architectural Design Associates Inc., dated January 2026
- Rendering Package prepared by Architectural Design Associates Inc., dated April 2025
- Planning Justification Report, dated January 2026
- Urban Design Brief, dated January 2026
- Engagement Summary Report, dated April 2025
- Functional Servicing Report, dated January 2026
- Storm Water Management Technical Brief, dated October 2025
- SEM Checklist Modeling Method
- Noise Study, dated January 2026
- Species at Risk (SAR) for the Howard Sandison Development, dated December 2018
- Stage 1 & 2 Archeological Assessment prepared by TMHC Inc. dated July 2025
- The Ministry's letter confirming entry of the Archeological Assessments dated November 2025.

The application fee is to be paid upon request.

We look forward to your update on the progress of this application as well as staff and agency comments when available. Should you have any questions or require additional information please do not hesitate to contact the undersigned at [afarkas@dillon.ca](mailto:afarkas@dillon.ca).

Sincerely,

**DILLON CONSULTING LIMITED**



Amy Farkas, MCIP RPP  
Associate

AMF:lld

cc: John Rauti – J. Rauti Custom Homes Ltd.  
Marco Bello – 2601817 Ontario Limited  
Rukma Ramdennee – Dillon Consulting Limited  
Jason Thibert – Architectural Design Associates (ADA)

Our File: 24-8813