

# Memo

To: Adam Szymczak, MCIP RPP, Senior Planner – Development, City of Windsor  
From: Karl Tanner, MCIP RPP, Partner, Dillon Consulting Limited  
Date: May 20, 2026  
Subject: Official Plan and Zoning By-law Amendment – 455 Kennedy Drive West Addendum  
Our File: 26-3266

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This Addendum supplements the Planning Justification Report (PJR) prepared by Dillon Consulting Limited (dated May 2026) and background documents associated with the Official Plan and Zoning By-law Amendment applications (OPA/ZBA), for the proposed four (4) storey, 17.0 m high, forty-eight (48) unit multiple dwelling on a portion of the parking lot lands and former Roseland Clubhouse, located at 455 Kennedy Drive West in the City of Windsor. It incorporates the findings of the Heritage Impact Assessment (HIA) prepared by a+LiNK Architecture Inc., dated May 2026, into the overall planning analysis.

The HIA concluded that the proposed residential development will not result in direct adverse impacts to the identified cultural heritage attributes of the Roseland Golf Course. Potential impacts are primarily limited to minor visual changes from the #9 and #18 greens and limited seasonal shadowing, both of which can be appropriately mitigated through building design, material selection, façade treatment, and the proposed new clubhouse, which will provide a visual buffer from the #18 green. Overall, the HIA concludes that the proposed development is compatible with the with the adjacent heritage landscape and will not adversely impact the cultural heritage value or interest of the Roseland Golf Course.

Overall, the findings of the HIA support the planning opinion that the proposed development represents 'good planning'. It demonstrates that the proposed residential development appropriately balances residential intensification with the conservation of the Roseland Golf Course's cultural heritage value, while implementing the policy direction of the Provincial Planning Statement (2024), City of Windsor Official Plan, its Zoning By-law 8600 and the 'Housing Solutions Made for Windsor' strategy.

The findings of the HIA does not impact the recommendations contained in the supporting studies. For the above reasons, it would be appropriate for the City of Windsor Council to provide support for the Official Plan Amendment and Zoning By-law Amendment applications (OPA/ZBA) of the subject site to allow for the proposed residential development.



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Karl Tanner, MCIP RPP  
Partner