

Notice of Public Hearing – Committee of Adjustment Application

File # A-002/26 - 277 CURRY AVE Date Mailed: January 28, 2026

Electronic hearing:

By videoconference on February 12, 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 January 28, 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 245 N PT LOT 33;N PT LOT 32;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use	Residential District 3.4 (RD3.4)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 1000771900 ONTARIO INC. Applicant Name: VIJAY VASANTGADKAR ARCHITECT INC.		277 CURRY AVE

PURPOSE OF APPLICATION

Minor Variance - Request for Relief from the Maximum Permitted Number of Dwelling Units and from the Minimum Parking Area Separation from a Wall Containing a Habitable Room Window for an Existing Multiple Dwelling.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	12.4.5.14	Maximum Dwelling Units	15 Units [Existing]	16 Units
Zoning By-law 8600	25.5.20.16	Minimum Parking Area Separation from a Building Wall Containing A Habitable Room Window	4.50 m	1.40 m

Type of Consent Application Transaction:

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

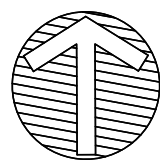
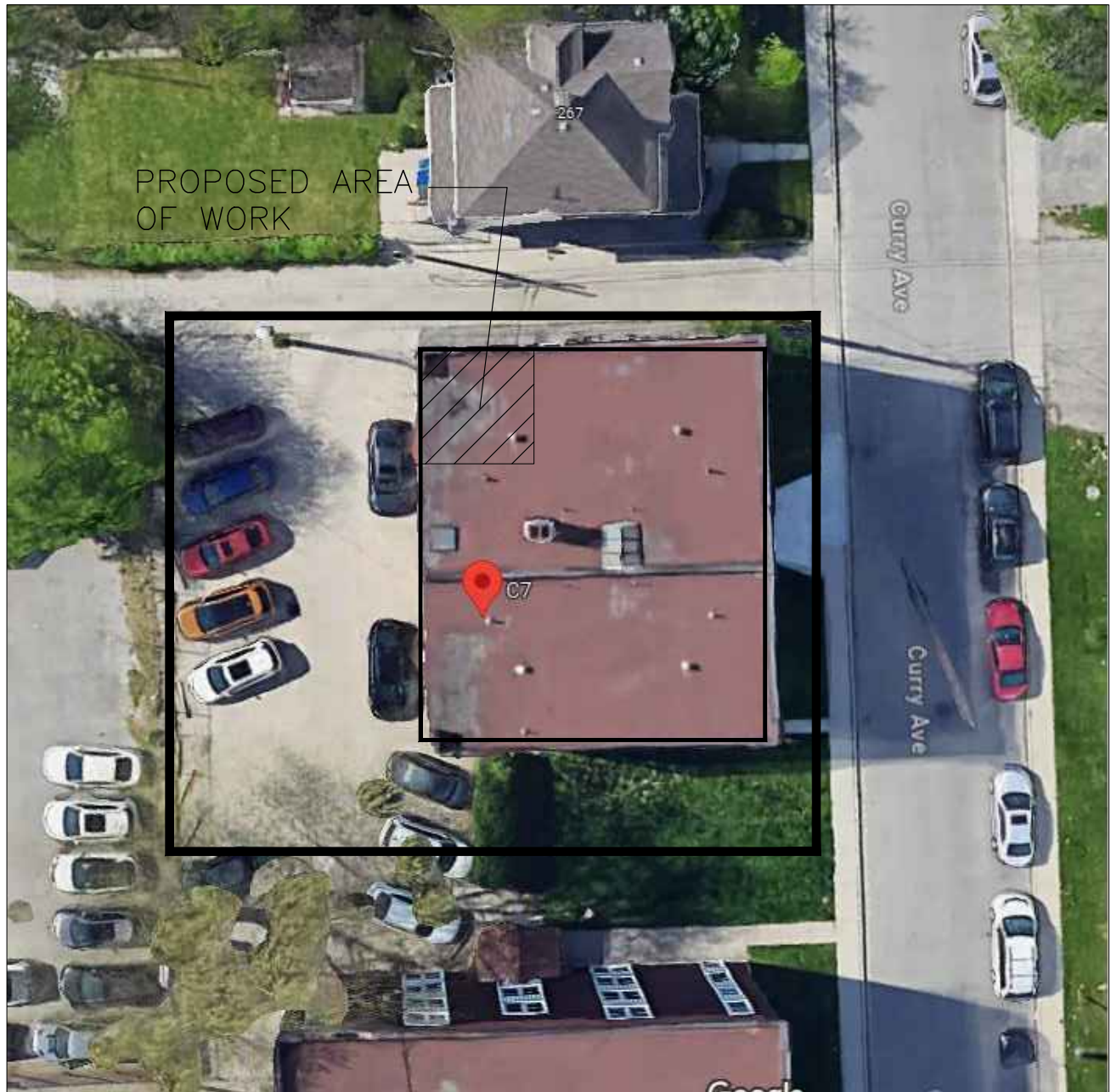
Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:

Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca



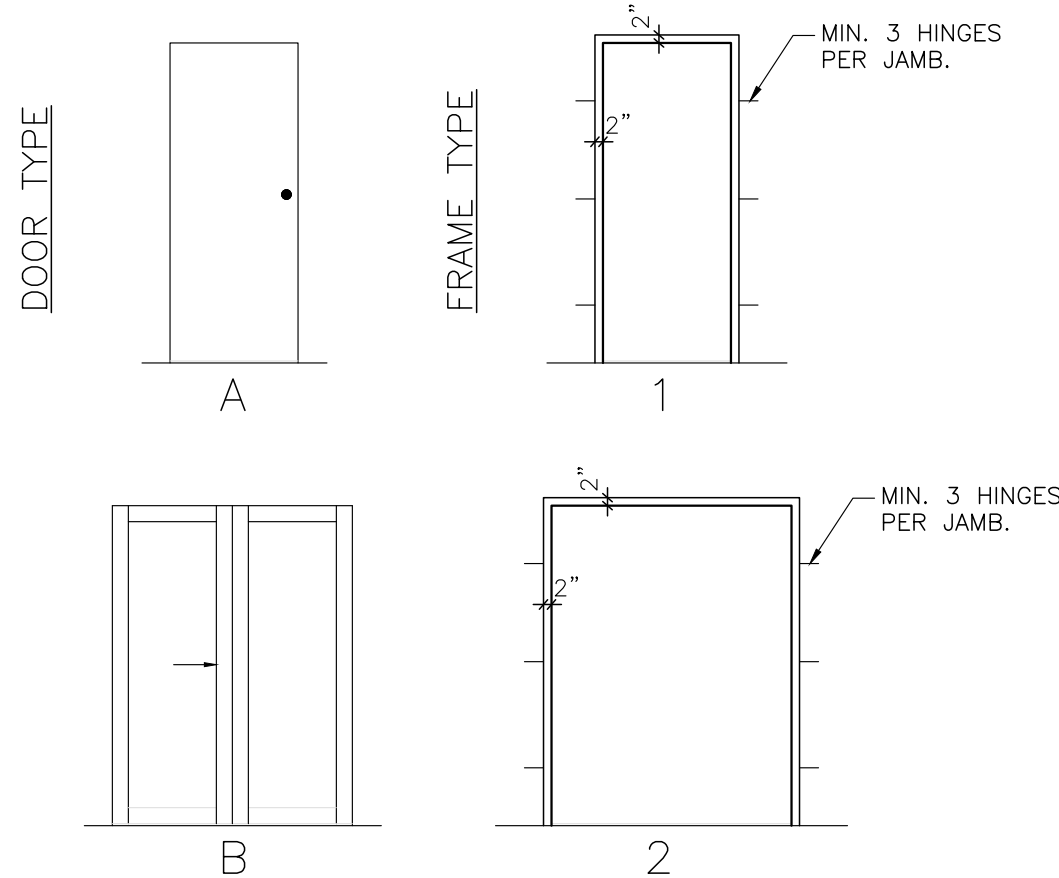
KEY PLAN

SITE STATS:

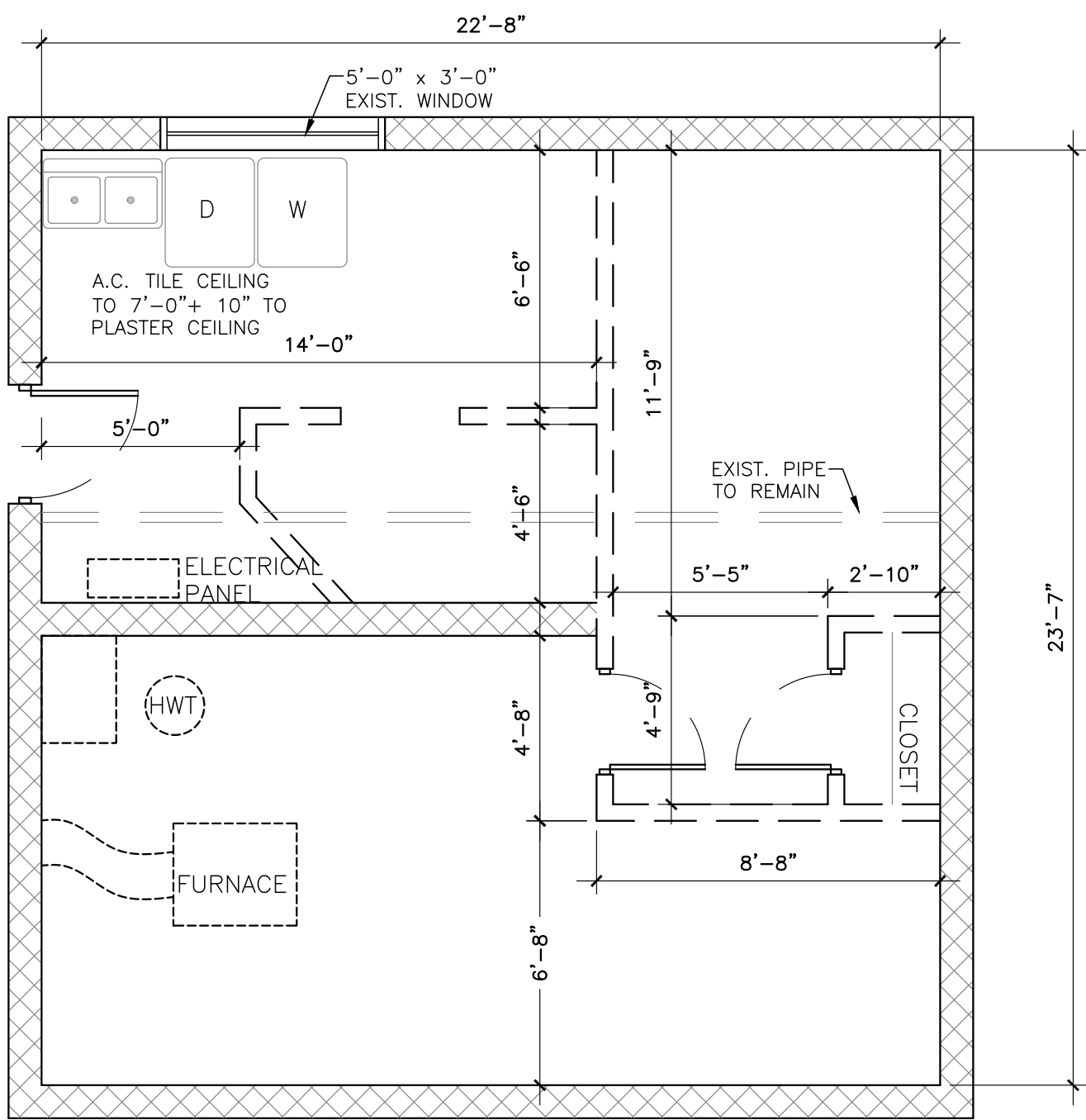
EXISTING PARKING - 9 SPACES
EXISTING UNITS - 15 UNITS
PROPOSED UNIT - 01 UNIT

DOOR SCHEDULE							
DOOR NO.	SIZE (w. x h. x l.)	DOOR			FRAME		REMARKS
		TYPE	MATERIAL	FINISH	TYPE	FINISH	
1	3'-0"x6'-8"x1 3/4"	A	H.M.	PAINT	1	H.M.	3/4 HR FIRE-RATED WITH CLOSER.
2	3'-0"x6'-8"x1 3/4"	A	S.C.W.	PAINT	1	WOOD	3/4 HR FIRE-RATED WITH CLOSER. PRIVACY SET.
3	2'-8"x6'-8"x1 3/4"	A	H.C.W.	PAINT	1	WOOD	PRIVACY SET
4	2'-2'-6"x6'-8"x1 3/4"	B	H.C.W.	PAINT	2	WOOD	5'-0" WIDE SLIDING DOOR
5	-	-	-	-	-	-	EXISTING DOOR TO REMAIN.

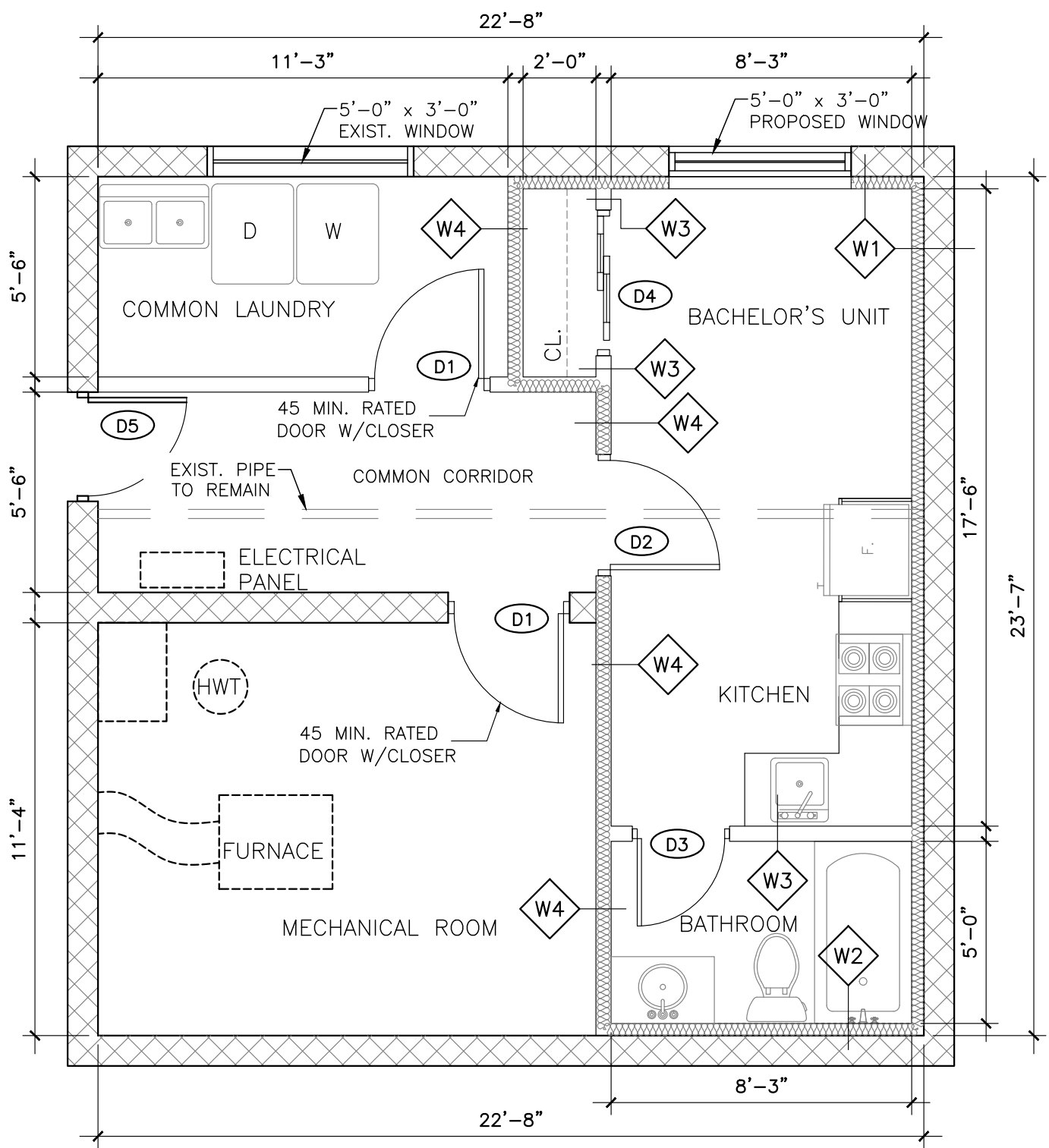
LEGEND	
H.M.	HOLLOW METAL
S.C.W.	SOLID CORE WOOD
H.C.W.	HOLLOW CORE WOOD



WALL TYPES		
W1 EXTERIOR WALL 1/2" GYPSUM BOARD ON 6 MIL. POLY-VAPOUR BARRIER R-22 BATT INSULATION ON 2"x4" WOOD STUDS AT 16" O.C. ON EXISTING WALL	W2 EXTERIOR WALL 1/2" GYPSUM BOARD ON 6 MIL. POLY-VAPOUR BARRIER R-22 BATT INSULATION ON 2"x6" WOOD STUDS AT 16" O.C. ON EXISTING WALL	W3 INTERIOR PARTITION 1/2" GYPSUM BOARD ON 2"x4" WOOD STUDS AT 16" O.C. 1/2" GYPSUM BOARD
W4 INTERIOR PARTITION 2"x4" WOOD STUDS AT 16" O.C. BATT INSULATION RESISTENT METAL CHANNEL ON ONE SIDE 2 LAYER OF 5/8" GYPSUM BOARD TYPE-X ON RESISTENT CHANNEL SIDE 5/8" GYPSUM BOARD TYPE-X ON OTHER SIDE 1.HR. RATED STC 51	W5 EXISTING WALL EXISTING CONCRETE BLOCK WALL	

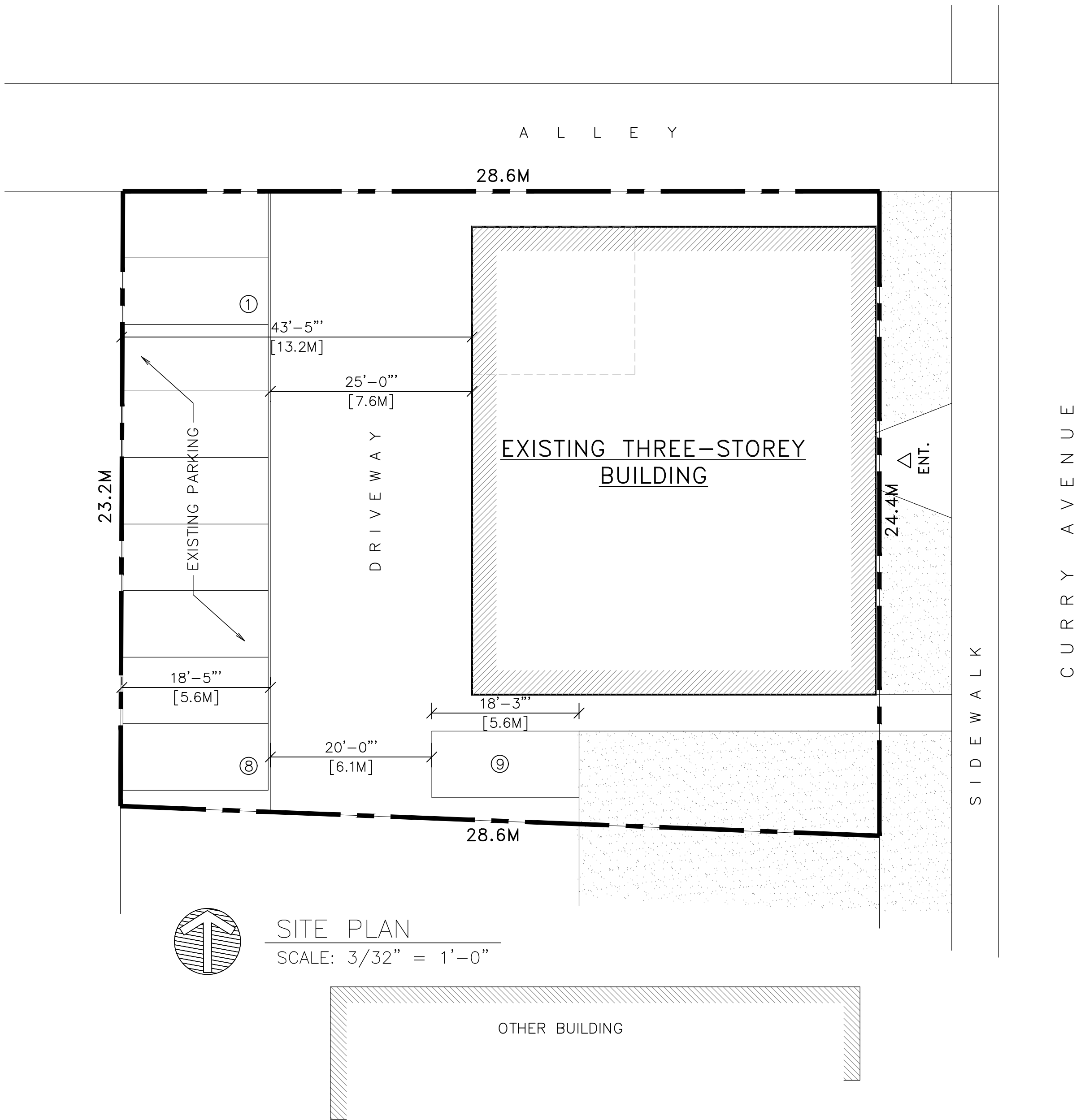


PART BASMENT PLAN
SCALE: 1/4" = 1'-0"



PART PROPOSED BASMENT PLAN
SCALE: 1/4" = 1'-0"

*UNIT AREA: 226.5 SQ. FT

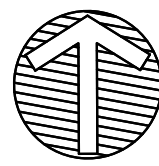


SITE PLAN
SCALE: 3/32" = 1'-0"

4	REVISED	NOV 19 2025
3	REVIEW	APR 05 2025
2	REVIEW	FEB 27 2025
1	PRELIMINARY DRAWING	FEB 24 2025

- ALL DIMENSIONS TO BE CHECKED
AND VERIFIED ON THE JOB SITE.
- ANY AND ALL DISCREPANCIES TO BE
REPORTED TO THE ARCH. / ENGINEER.
- ALL DRAWINGS REMAIN THE
PROPERTY
OF THE ARCHITECT.
- DO NOT SCALE DRAWINGS.

NORTH DIRECTION:



PROJECT NAME AND LOCATION:

277 CURRY ST
WINDSOR, ON.

DRAWING

SITE PLAN,
PART FLOOR PLANS
KEY PLAN
DOOR SCH./WALL TYPE

PROJECT NUMBER	2513
SCALE:	1/2"=1'-0"
DATE:	FEB 27 2025
DRAWN BY	P.G
CHECKED BY	V. V.

DRAWING NO.

A-0