

Notice of Public Hearing – Committee of Adjustment Application

File # A-050/26 - 1140 GOYEAU ST

Date Mailed: July 1, 2026

Electronic hearing:

By videoconference on July 16, 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 July 1, 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 1303; LOT 183 & PT LOT 182

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential RD3.3

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2312205 ONTARIO LTD Applicant Name: Lassaline Planning Consultants		1140 GOYEAU ST

PURPOSE OF APPLICATION

Minor Variance -Relief for the site-specific condition of reduced minimum lot area for the subject property.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	S.20(1)52.b.1	Minimum Lot Area	1,728m ²	1,711.8m ²

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.

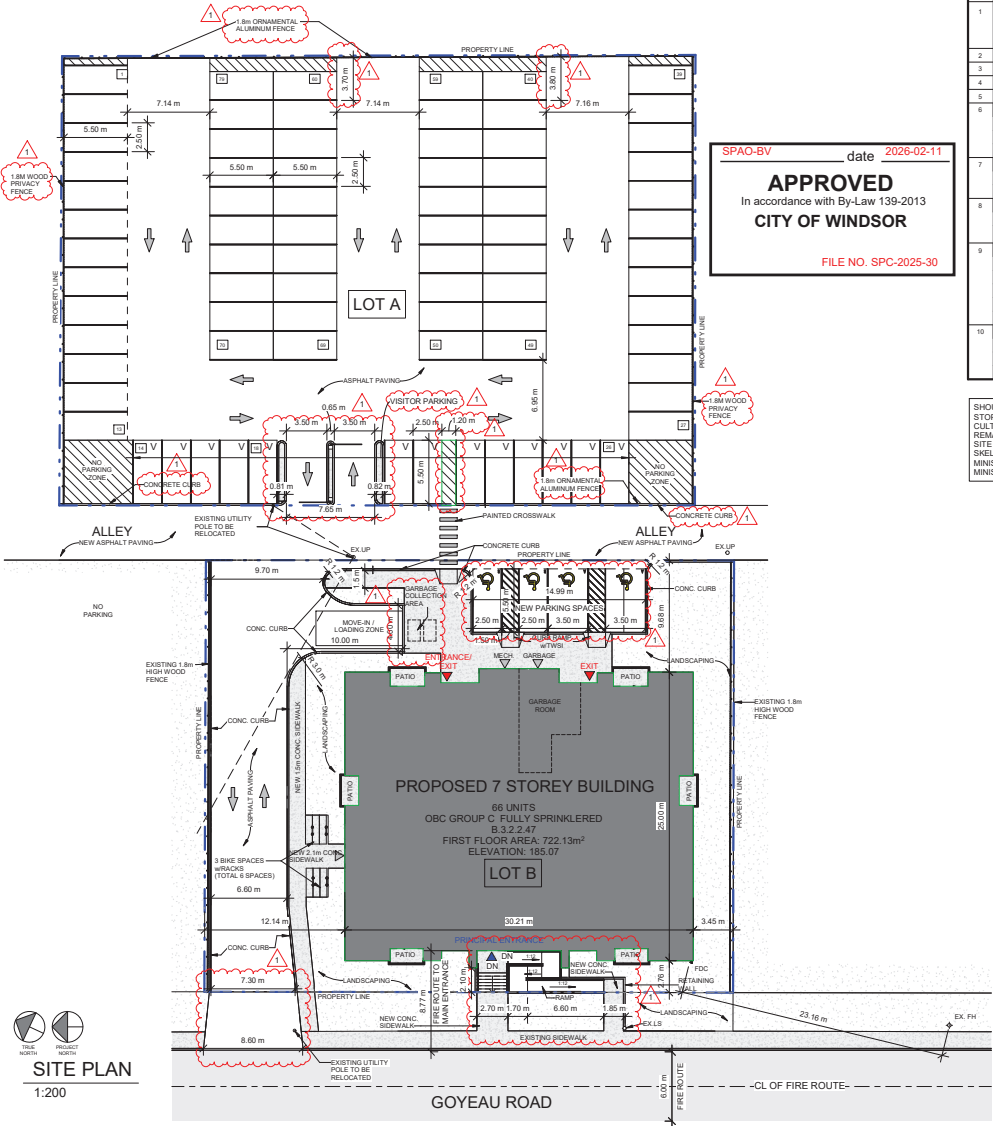
Notice of Decision

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

WINDSOR AVE



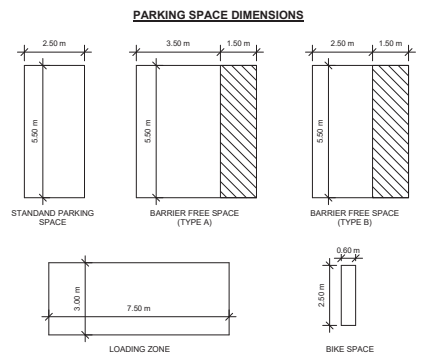
SPAO-BV date 2026-02-11
APPROVED
 In accordance with By-Law 139-2013
CITY OF WINDSOR
 FILE NO. SPC-2025-30

BUILDING AREA SUMMARY

1st FLOOR	722.13m²
2nd FLOOR	722.13m²
3rd FLOOR	722.13m²
4th FLOOR	722.13m²
5th FLOOR	722.13m²
6th FLOOR	722.13m²
7th FLOOR	722.13m²
GROSS BUILDING AREA	5,054.91m²

RESIDENTIAL UNIT COUNT

	1 BEDROOM	2 BEDROOM	TOTAL
1st FLOOR	2	4	6
2nd FLOOR	6	4	10
3rd FLOOR	6	4	10
4th FLOOR	6	4	10
5th FLOOR	6	4	10
6th FLOOR	6	4	10
7th FLOOR	6	4	10
TOTAL	38	28	66



LOT A

ITEM	SITE MATRIX DATA	OBC REFERENCE	
1	PROJECT DESCRIPTION: 1140 Goyeau St. & 9 Windsor Ave. Windsor, ON	NEW ALTERATION CHANGE OF USE EXISTING TO REMAIN	
2	ZONING PROPOSED: Commercial District CD 1.7 (Amended with by-law 167-2024)	PART 3 PART 9 PART 11	
3	EXISTING LAND USE: Parking Lot		
4	MAJOR OCCUPANCY(S): Parking Lot		
5	BUILDING CLASSIFICATION: N/A		
6	SITE AREA	BUILDING AREA	GROSS AREA
	EXISTING: 2,126.6m²	EXISTING: N/A	EXISTING: N/A
	PROPOSED: 0	PROPOSED: N/A	PROPOSED: N/A
	TOTAL: 2,126.6m²	TOTAL: N/A	TOTAL: N/A
7	LOT COVERAGE	MINIMUM LOT WIDTH	BUILDING HEIGHT
	MAXIMUM: 32.0% (742.4m²)	REQUIRED: 45.0m	MAXIMUM: N/A
	PROVIDED: 0%	PROVIDED: 55.1m	PROVIDED: N/A
8	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD
	REQUIRED: N/A	REQUIRED: N/A	REQUIRED: N/A
	PROVIDED: N/A	PROVIDED: N/A	PROVIDED: N/A
9	PARKING	BICYCLE SPACES	LOADING SPACES
	USE CLASSIFICATION: Parking	EXISTING: N/A	EXISTING: N/A
	EXISTING: 79 spaces	PROPOSED: N/A	PROPOSED: N/A
	PROPOSED: N/A	REQUIRED: N/A	REQUIRED: N/A
	REQUIRED: N/A	TOTAL: N/A	TOTAL: N/A
	TOTAL: 79 spaces		
10	LANDSCAPE AREA	CURBING LENGTH	SCREENING FENCE LENGTH
	EXISTING: 0	EXISTING: existing	EXISTING: existing
	PROPOSED: 0	PROPOSED: 79.45 m	PROPOSED: 176.95 m
	TOTAL: 0	TOTAL: 79.45 m	TOTAL: 176.95 m

SHOULD ARCHAEOLOGICAL DEPOSITS BE FOUND DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE AREA MUST STOP IMMEDIATELY AND THE CITY'S MANAGER OF CULTURAL AFFAIRS AND THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT MUST BE NOTIFIED, AND CLEARANCE GIVEN BY THE MINISTRY. IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IN THAT AREA MUST STOP IMMEDIATELY AND THE SITE SECURED. THE LOCAL POLICE OR CORPNER MUST BE CONTACTED TO DETERMINE WHETHER OR NOT THE SKELETAL REMAINS ARE HUMAN AND WHETHER THE REMAINS CONSTITUTE A PART OF A CRIME SCENE. THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT AND THE REGISTRAR OR THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER SERVICES MUST THEN BE NOTIFIED, AND CLEARANCE BE GIVEN BY THE MINISTRY OF TOURISM.

LOT B

ITEM	SITE MATRIX DATA	OBC REFERENCE	
1	PROJECT DESCRIPTION: 1140 Goyeau St. & 9 Windsor Ave. Windsor, ON	NEW ALTERATION CHANGE OF USE EXISTING TO REMAIN	
2	ZONING PROPOSED: Residential District RD 3.3 (Amended with by-law 167-2024)	PART 3 PART 9 PART 11 OBC B.3.2.2.47	
3	EXISTING LAND USE: Parking Lot		
4	MAJOR OCCUPANCY(S): Residential		
5	BUILDING CLASSIFICATION: Group C - Any Height, Any Area, Sprinklered (3.2.2.47)		
6	SITE AREA	BUILDING AREA	GROSS AREA
	EXISTING: 1,711.8m²	EXISTING: 0	EXISTING: 0
	PROPOSED: 0	PROPOSED: 741.9m²	PROPOSED: 5,054.9m²
	TOTAL: 1,711.8m²	TOTAL: 741.9m²	TOTAL: 5,054.9m²
7	LOT COVERAGE	MINIMUM LOT WIDTH	BUILDING HEIGHT
	MAXIMUM: 43.3% (741.9 m²)	REQUIRED: 45.0m	MAXIMUM: 24.0m
	PROVIDED: 43.3% (741.9 m²)	PROVIDED: 45.0m	PROVIDED: 21.7m
8	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD
	REQUIRED: N/A	REQUIRED: N/A	REQUIRED: N/A
	PROVIDED: 2.1 m	PROVIDED: 9.86 m	PROVIDED: 3.45m (South), 3.54m (North)
9	PARKING	BICYCLE SPACES	LOADING SPACES
	USE CLASSIFICATION: 1.25 unit	EXISTING: 0	EXISTING: 0
	EXISTING: 0	PROPOSED: 6	PROPOSED: 1
	PROPOSED: 4 spaces	REQUIRED: 5.2	REQUIRED: 1
	REQUIRED: 83.5 spaces	TOTAL: 6	TOTAL: 1
	TOTAL: 4 spaces		
10	LANDSCAPE AREA	CURBING LENGTH	SCREENING FENCE LENGTH
	EXISTING: 0	EXISTING: 0	EXISTING: existing
	PROPOSED: 563.0m² (32.9%)	PROPOSED: 127.3 m	PROPOSED: 0
	TOTAL: 563.0m² (32.9%)	TOTAL: 127.3 m	TOTAL: 0

LOT A + B

ITEM	SITE MATRIX DATA	OBC REFERENCE	
1	PROJECT DESCRIPTION: 1140 Goyeau St. & 9 Windsor Ave. Windsor, ON	NEW ALTERATION CHANGE OF USE EXISTING TO REMAIN	
2	ZONING PROPOSED: Commercial District CD 1.7 & Residential District RD 3.3 (Amended with by-law 167-2024)	PART 3 PART 9 PART 11	
3	EXISTING LAND USE: Parking Lot		
4	MAJOR OCCUPANCY(S): Residential		
5	BUILDING CLASSIFICATION: Group C - Up to 12 Storeys, Sprinklered (3.2.2.48)		
6	SITE AREA	BUILDING AREA	GROSS AREA
	EXISTING: 3,841.4m²	EXISTING: 0	EXISTING: 0
	PROPOSED: 0	PROPOSED: 741.9m²	PROPOSED: 5,054.9m²
	TOTAL: 3,841.4m²	TOTAL: 741.9m²	TOTAL: 5,054.9m²
7	LOT COVERAGE	MINIMUM LOT WIDTH	BUILDING HEIGHT
	MAXIMUM: 1,693.3m²	REQUIRED: 45.0m	MAXIMUM: 24.0m
	PROPOSED: 741.9m²	PROVIDED: 45.0	PROVIDED: 21.7m
8	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD
	REQUIRED: N/A	REQUIRED: N/A	REQUIRED: N/A
	PROVIDED: 2.1 m	PROVIDED: 9.86m	PROVIDED: 3.45m (South), 3.54m (North)
9	PARKING	BICYCLE SPACES	LOADING SPACES
	USE CLASSIFICATION: 1.25 unit	EXISTING: 0	EXISTING: 0
	EXISTING: 79 spaces	PROPOSED: 6	PROPOSED: 1
	PROPOSED: 4 spaces	REQUIRED: 5.2	REQUIRED: 1
	REQUIRED: 83.5 spaces	TOTAL: 6	TOTAL: 1
	TOTAL: 83 spaces		
10	LANDSCAPE AREA	CURBING LENGTH	SCREENING FENCE LENGTH
	EXISTING: 0	EXISTING: existing	EXISTING: existing
	PROPOSED: 563.0m²	PROPOSED: 206.75m	PROPOSED: 176.95 m
	TOTAL: 563.0m²	TOTAL: 206.75m	TOTAL: 176.95 m



KEY MAP
N.T.S.

PROGRESSIVE ARCHITECTS, LTD.
 5255 COUNTY RD. 42, UNIT C, WINDSOR ON, N8N2M1 TEL: 519-256-1807

ALL DRAWINGS, SPECIFICATIONS AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST. REPRODUCTION OR DISSEMINATION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT IS PROHIBITED.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS COUNTERSIGNED BY THE CONSULTANT.

THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY.

ONARIO ASSOCIATION OF ARCHITECTS
 BARRA A. KHANFAR ARCHITECT
 1977

8		16	
7		15	
6		14	
5		13	
4	OCT. 21, 25	STAGE 3-PLANNING	12
3	MAY. 16, 25	STAGE 2-PLANNING	11
2	MAY. 13, 25	OWNER REVIEW	10
1	APR. 11, 25	STAGE 1-PLANNING	9
rev.	date	issued for	rev. date issued for

project: **GOYEAU APARTMENTS**
 address: 1140 GOYEAU STREET, WINDSOR, ON.
 sheet name: **SITE PLAN**

project no.: **25-0107**
 sheet no.: **A-001**