

Notice of Public Hearing – Committee of Adjustment Application

File # A-061/26 - 2121 RIVERSIDE DR W

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 1163; N PT LOT 1; CORNER

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District RD2.2

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: AGBABA HOLDINGS CORPORATION Applicant Name: AGBABA HOLDINGS CORPORATION		2121 RIVERSIDE DR W

PURPOSE OF APPLICATION

Minor Variance - Requesting reduced minimum required side yard and reduced minimum parking area separation from a habitable room window.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	S.91.10.9(g)	Minimum Required Side Yard	1.8 m	1.5 m
Zoning By-law 8600	S.91.10.9(o)	Minimum Separation of a Parking Area from a Habitable Room Window	1.5 m	1.35 m

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



2	C OF A MINOR VARIANCES	2026-06-04
1	SITE PLAN CONTROL COMMENTS	2026-04-16
	SITE PLAN CONTROL CONSULTATION	2025-12-10
ISSUED FOR:		DATE:

A	A. DETAIL NO.
B	B. DETAILED ON

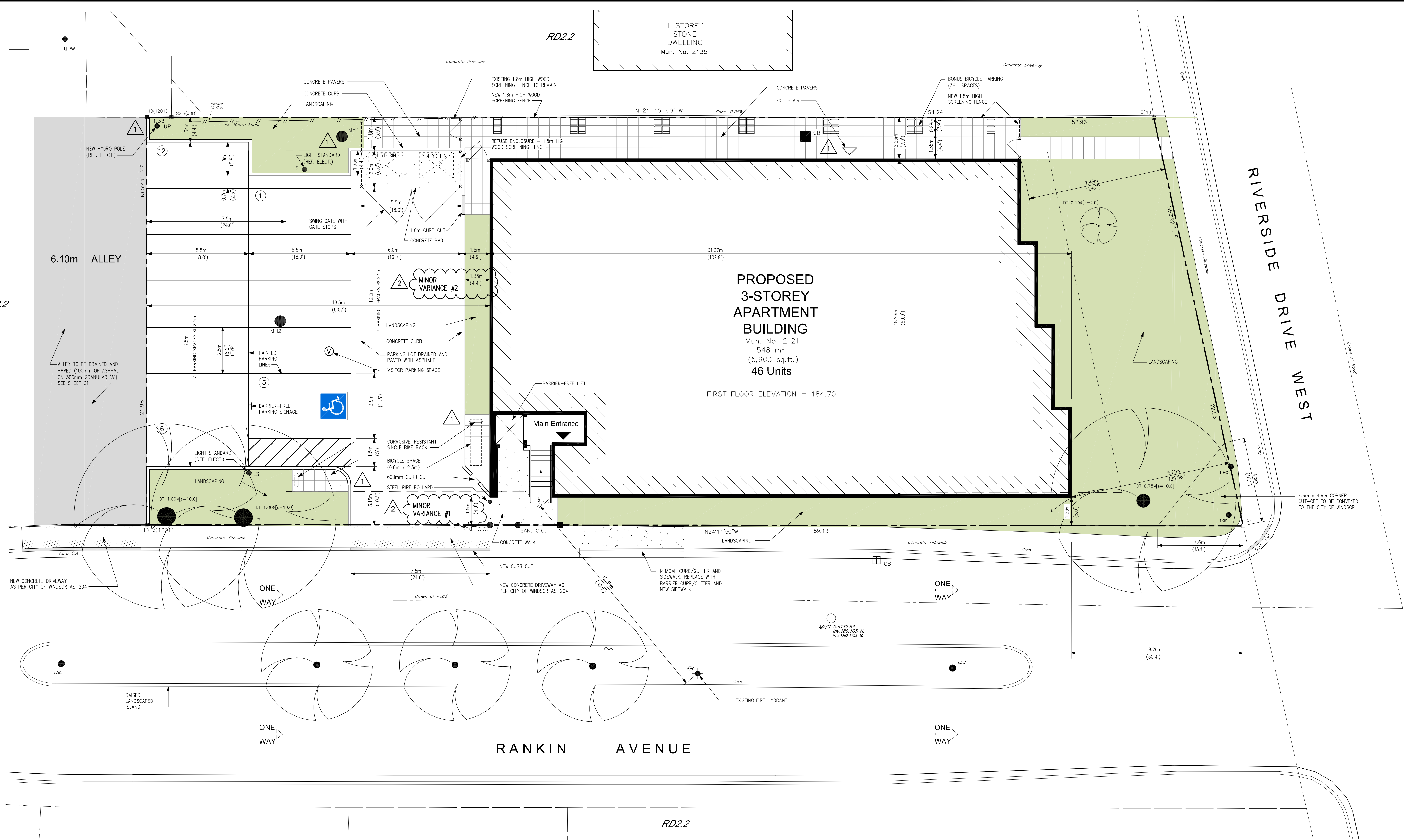
CLIENT:
AGBABA
UNIVERSITY COLLECTION

PROJECT:
**2121 RIVERSIDE DRIVE W.
APARTMENTS**

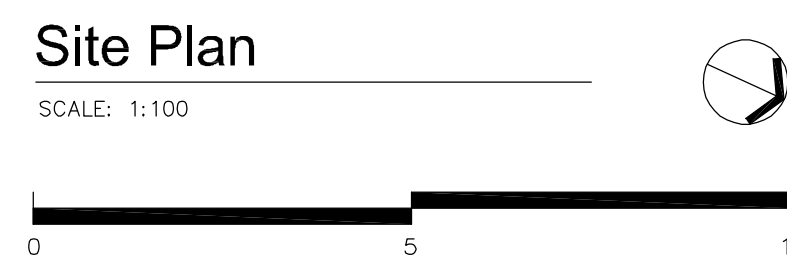
WINDSOR ONTARIO

DRAWING TITLE:
SITE PLAN

DESIGNED BY:	MJP	DRAWN BY:	LAZ.
CHECKED BY:	MJP	SCALE:	1:100
ACAD REFERENCE:	4758 -A1-1- Site Plan Rev2	DATE:	April 16, 2026
PROJECT NUMBER:	4758	SHEET NUMBER:	A1.1
			OF



DETAILS OF DEVELOPMENT - RD2.2(9)				DETAILS OF DEVELOPMENT - RD2.2(9)			
ZONING BYLAW: 163-2025	REQUIRED	PROVIDED	COMMENTS	ZONING BYLAW: 163-2025	REQUIRED	PROVIDED	COMMENTS
LOT WIDTH (MINIMUM)	20.0m	21.98m		NORTH WALL GLAZING (MINIMUM)	50%	55%	
LOT AREA (MINIMUM)	1,200m ²	1,247.8m ²		NORTH WALL MASONRY (MINIMUM)	30%	32%	
LOT COVERAGE (MAXIMUM)	45%	44%		EAST WALL GLAZING (MINIMUM)	35%	40%	
BUILDING HEIGHT (MAXIMUM)	11.8m	11.8m	12.28m AT AVERAGE GRADE CROWN OF ROAD	EAST WALL MASONRY (MINIMUM)	5%	10%	
FRONT YARD (MINIMUM)	7.4m	7.48m		SOUTH WALL GLAZING (MINIMUM)	40%	48%	
REAR YARD (MINIMUM)	7.5m	18.5m		SOUTH WALL MASONRY (MINIMUM)	5%	9%	
SIDE YARD (MINIMUM)	1.8m	1.5m	* MINOR VARIANCE REQUIRED	BUILDING AREA	-	548m ² (5,899 sq.ft.)	
DWELLING UNITS (MAXIMUM)	46	46		GROSS BUILDING AREA	-	1,639m ² (17,639 sq.ft.)	
PARKING SPACES	12	12	1 TYPE 'A' PARKING SPACE AND 1 VISITOR SPACE PROVIDED				
LOADING SPACE	0	0					
BICYCLE SPACES	2	2	36± BONUS BICYCLE SPACES PROVIDED				
PARKING SEPARATION (MINIMUM) - STREET	3.0m	3.0m					
INTERIOR LOT/ALLEY (MINIMUM)	0.9m	1.19m					
HABITABLE WINDOW	1.5m	1.35m	* MINOR VARIANCE REQUIRED				
MINOR VARIANCE #1							
MINOR VARIANCE #2							



LEGAL DESCRIPTION:
PART OF LOT 1,
REGISTERED PLAN 1163,
IN THE
CITY OF WINDSOR,
COUNTY OF ESSEX, ONTARIO



Location Map
SCALE: Not to scale

4758 -A1-1- Site Plan Rev2.dwg (2026-04-16) 1:100 (1/16/2026) 1:100