Notice of Public Hearing – Committee of Adjustment Application

File # A-097/26 - 1460 LAUZON RD Date Mailed: November 25, 2026

Electronic hearing:

By videoconference on December 10, 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 November 25, 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: CON 1 PT LOTS 128 & 129 N;RP 12R16993 PART 1; 5.26AC 380.77FR

Official Plan Designation	Zoning of Subject Land(s)
Residential	RD3.2 S.20(1)499

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: 2830065 ONTARIO LTD **Applicant Name:** Lassaline Planning Consultants		1460 LAUZON RD

PURPOSE OF APPLICATION

Minor Variance - Applicant is requesting relief for an increase access aisle width.

The proposal is seeking the following reliefs from Zoning By-law 8600:

	Provision	Provision Description	Required	Proposed
1	25.5.30.4	Maximum Width of Access Aisle	4.5m	6m

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)

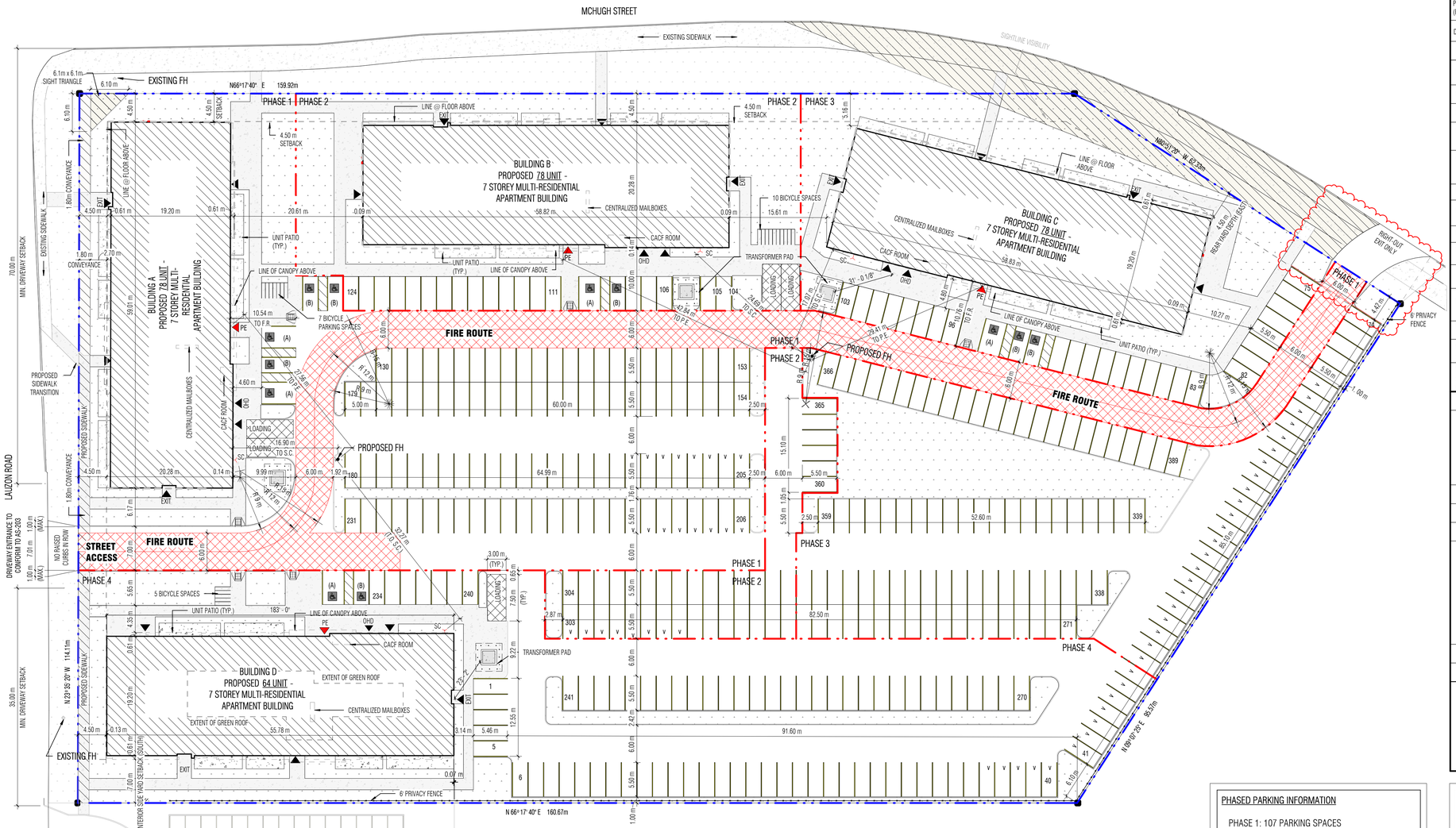
Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration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



ARCHITECTURAL SITE PLAN

1" = 30'-0"

TRUE NORTH

SITE DATA:			
EXISTING SITE ZONING: RESIDENTIAL DISTRICT 3.2 (RD3.2) - S.20(1)499 ZONE			
PERMITTED USE: MULTIPLE DWELING USES, AMONGST OTHER USES PERMITTED IN RESIDENTIAL DISTRICT 3.2 (RD3.2) - S.20(1)499 ZONE			
PROPOSED USE: MULTIPLE UNIT DWELLING (APARTMENT BUILDING), AMONGST OTHER USES PERMITTED IN THE RESIDENTIAL DISTRICT 3.2 (RD3.2) - S.20(1)449 ZONE			
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MINIMUM LOT FRONTAGE	30.0m (98.4 ft)	159. 9m (524. 7 ft)	COMPLIES
MINIMUM LOT AREA (12.2.5.2(a-c) ZBA 8600):	14,485 m² (155,915 sf)	21,265. 3m² (228,897. 6 sf)	COMPLIES
MAXIMUM LOT COVERAGE (12.2.5.3 ZBA 8600):	35.0%	4,492.0 m² (48,351.4sf)= 21.1%	COMPLIES
MAXIMUM BUILDING HEIGHT (12.2.5.4. CORNER LOT 24.0 m ZBA 8600):	24. 0m (78. 7 ft)	23. 0m (76'-10" ft) FFL = GRADE	COMPLIES
MINIMUM LANDSCAPE OPEN SPACE YARD	35.0% OF LOT AREA	SURFACE: 6,713.5 m² (72,263.5 sf) + GREEN ROOF: 729.38m² (7,851sf) = (7,442.85m²) 35% OF LOT AREA	COMPLIES
MAXIMUM DWELLING UNIT DENSITY (12.2.5.13 ZBA 8600):	188 UNITS PER HA X 2.1265 HA = 399 UNITS	298 TOTAL UNITS BUILDING A,B,C: 78 UNITS BUILDING D: 64 UNIT	COMPLIES
MINIMUM FRONT YARD DEPTH (WEST)	N/A	4.50m (14. 7 ft)	
MINIMUM INTERIOR SIDE YARD SETBACK (SOUTH)	N/A	7.00m (23. 0 ft)	
MINIMUM SIDE YARD SETBACK EXTERIOR (NORTH)	N/A	4.50m (14. 7 ft)	
MINIMUM REAR YARD DEPTH (EAST)	N/A	4.50m (14. 7 ft)	
TOTAL PARKING (24.20.1 ZBL 8600)	1.25 SPACES/ UNIT	1.31 SPACES/ UNIT = 389 (12 B.F.)(59 VIS.) SPACES PROV.	COMPLIES
MINIMUM BARRIER FREE PARKING (24.24.1 ZBL 8600)	10 SPACES REQ. TYPE A – 0.5 SPACE = 5% OF TOTAL SPACES = 5 TYPE B – 1 SPACE = 1 % OF TOTAL SPACES = 5	12 SPACES PROV. TYPE A = 5 SPACES TYPE B = 7 SPACES	COMPLIES
MINIMUM VISITOR PARKING (24.22.1 ZBL 8600)	15% OF PARKING SPACES = 58 SPACES REQ.	58 SPACES PROV.	COMPLIES
MINIMUM LOADING SPACES (24.40.1.5 ZBL 8600 - OVER 22,000 m² = 4 SPACES)	4 SPACES REQ.	5 SPACES PROV.	COMPLIES
MINIMUM BICYCLE SPACES (24.30.1 ZBL 8600)- 2 FOR FIRST 19 SPACES + 1 PER EACH ADDITIONAL PARKING SPACE) TYPICAL BIKE SPACE 2.5 m X 0.6 m	21 SPACES REQ.	21 SPACES PROV.	COMPLIES

LOT / BUILDING INFO:		OBC REFERENCE
PROJECT DESCRIPTION: 3 - 7 STOREY - 78 UNIT APARTMENT 1 - 7 STOREY - 64 UNIT APARTMENT BUILDINGS (298 UNITS TOTAL)	☒ NEW ☐ 2ND STORY ADDITION ☐ ALTERATION ☐ CHANGE OF USE	☒ PART 3 ☐ PART 9 ☐ PART 11
BUILDING USE AND OCCUPANCY:	RESIDENTIAL	BUILDING CLASSIFICATION: A2 (OBC) GROUP C RESIDENTIAL OCCUPANCIES (SUBSECT. 3.1.2.1.(1) OBC (2024)
EXISTING TOTAL LOT AREA:	21,265. 3m² (228,897 sf)	
PROPOSED TOTAL LOT AREA:	21,265. 3m² (228,897 sf)	
TOTAL BUILDING AREA:	4,492.0 m² (48,351.48 sf)	
TOTAL BUILDING GROSS FLOOR AREA BUILDING A,B,C :	7,791.2m² (83,863.7 sf)	
GROUND FLOOR:	1,137.2m² (12,240.71 sf)	
SECOND TO SEVENTH FLOOR (PER FLOOR):	1,109.0m² (11,937.1sf)	
TOTAL BUILDING GROSS FLOOR AREA BUILDING D:	7,421.8m² (79,887.59 sf)	
GROUND FLOOR:	1,080. 4m² (11,629.3 sf)	
SECOND TO SEVENTH FLOOR (PER FLOOR):	1,056.9m² (11,376.3 sf)	
NO. OF STOREYS / BUILDING HEIGHT:	7 STOREYS / 23.0m (76'-10" ft) FFL = GRADE	
TOTAL PARKING SPACES INCLUDING BARRIER FREE:	389 TOTAL SPACES (10 B.F.)	

NOTE:
1. ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE.
2. ALL CURB RAMPS SHALL BE CONSTRUCTURED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DSIHABILITIES ACT AND SECTION 3.8.3.18 OF THE ONTARIO BUILDING CODE.
3. ALL FIRE DEPARTMENT SINAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
4. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93I AND RB-93 SIGNS INSTALLED.
5. GARBAGE DISPOSAL UNIT LOCATED ON SITE IN REFUSE BUILDING FOR PRIVATE SERVICE PICK UP.
6. ALL LIGHTING TO BE DARK SKY COMPLIANT.
7. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.

PHASED PARKING INFORMATION

PHASE 1: 107 PARKING SPACES
PHASE 1+2: 213 PARKING SPACES
PHASE 1+2+3: 310 PARKING SPACES
PHASE 1+2+3+4: 389 PARKING SPACES

TOTAL PARKING= 389 (10 BF) PARKING SPACES

SITE ANALYSIS

TOTAL BUILDING UNIT COUNT= 298 UNITS
APARTMENT BUILDING A = 78 UNITS
APARTMENT BUILDING B= 78 UNITS
APARTMENT BUILDING C= 78 UNITS
APARTMENT BUILDING D= 64 UNITS

TOTAL PARKING= 389 (10 BF) PARKING SPACES
PARKING RATIO= 1.30 SPACES/ UNIT

LANDSCAPE PERCENTAGE= 31.5% PROV. 35% REQ.

LEGEND

- LANDSCAPE VEGETATION
- CONCRETE SURFACE
- PROPOSED BUILDING
- PRIMARY ENTRANCES
- EXITS/ ENTRANCES
- FIRE ROUTE

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PARTNER / CONSULTANTS

SUBMISSION RECORD

NO.	DESCRIPTION	DATE
1	SPA STAGE 1 SUBMISSION	01.24.2025
2	SPA STAGE 2 SUBMISSION	02.07.2025
3	SPA STAGE 2 REVISION	06.27.2025
4	SPA STAGE 3 SUBMISSION	09.05.2025
5	SPA REVISION	07.29.2026
6	SPA REVISION	08.12.2026

4	Revision 4	26 10 08
3	REVISION	26 08 12
2	REVISION	26 07 29
NO.	DESCRIPTION	DATE

REVISIONS

SEAL

Drawn by: BS ☐ PRELIMINARY
Checked by: BM ☐ CONSTRUCTION
Approved by: PW ■ RECORD

PROJECT TITLE: **1460 LAUZON RD RESIDENTIAL DEVELOPMENT**
1460 LAUZON RD, WINDSOR, ON

SHEET TITLE: **ARCHITECTURAL SITE PLAN**

JOB NUMBER: 24-062

SHEET NUMBER: **SPA 1**

B:\Projects\ - 2024 Projects\24-062 - 1460 Lauzon Rd\ARCHITECTURE\2.3_Planning_Design\2.2 Planning Submission\2_Site Design\REVIT\24062 - 1460 Lauzon Rd Residential Development - Site Plan - Outline.rvt