

November 19, 2025

The Corporation of the City of Windsor  
Planning Division  
350 City Hall Square West, Suite 210  
Windsor, ON  
N9A 6S1

Attention: Jim Abbs  
Manager, Land Info & Special Projects (A)

**Zoning By-law Amendment Application (ZBA)  
3771, 3783, 3793 Howard Avenue – Astoria Development  
City of Windsor**

Dillon Consulting Limited (Dillon) is pleased to provide the following materials on behalf of Astoria Inc. (Client), for the Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) applications with regards to the development of the property located at 3771, 3783, 3793 Howard Avenue in the City of Windsor.

The site is approximately 1.57 hectares (3.88 acres) in size, with 76.2 metres (250.0 feet) of frontage along Howard Avenue. The proposed development consists of:

- Four (4) two-storey townhomes with four (4) units in each for a total of 16 Townhome Units;
- Two (2) six-storey multiple dwelling buildings with 81 units in each, for a total of 162 multiple dwelling units; and
- In total, 178 dwelling units are proposed on the site with 204 parking spaces.

The subject site is currently designated 'Mixed Use Corridor' and 'Residential' in the City of Windsor's Official Plan. Low and Medium Profile developments are permitted in the Residential designation, while only Medium to High Profile development is permitted in the Mixed Use Corridor. An Official Plan Amendment (OPA) is required to allow for Low Profile Development in the Mixed Use Corridor, which includes the development of the four 94) Townhome Dwellings.

The City of Windsor Zoning By-law 8600 zones the subject site as Residential District 1.1 (RD1.1) and Holding Residential District 1.1 (HRD1.1). The current zoning does not permit the proposed residential development. As such, a Zoning By-law Amendment (ZBA) is required to rezone the subject site to a site-specific Residential District 3.2 (RD3.2) zone. The following site-specific provisions are required:

- Addition of "Townhome Dwelling" as a permitted uses;
- Increase in maximum building height from 18.0m to 20.0m;
- Reduction in minimum landscaped open space from 35.0% to 31.0%; and
- Reduction in required loading spaces from 3 spaces to 2 spaces.

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As per the required supporting studies listed in the Stage 1 Planning Consultation Letter (PC-005/24), dated February 20, 2024, and the Stage 2 Planning Consultation Letter (PC-038/25), dated June 3, 2025, we have included the following documents in support of the OPA and ZBA applications:

- Official Plan Amendment Application Form;
- Zoning By-law Amendment Application Form;
- Stage 2 Response Matrix, dated November 2025;
- Conceptual Site Plan prepared by ADA Architects, dated October 2025;
- Planning Justification Report, dated November 2025;
- Engagement Summary Report, dated March 2025;
- Guideline Plan, dated November 2025;
- Storm Water Management Memo, dated October 2025;
- Functional Servicing Report, dated March 2025;
- Natural Site Features Inventory & Preservation Study, dated November 2025;
- Traffic Impact Study, dated March 2025;
- Traffic Memo, dated November 2025; and
- Synchro Analysis, dated October 2025.

A Stage 1 Archeological Assessment report is currently underway and will be submitted at the Site Plan Control (SPC) stage.

The application fee is to be paid upon request.

We look forward to your update on the progress of this application as well as staff and agency comments when available. Should you have any questions or require additional information please do not hesitate to contact the undersigned at (519) 791-2168 or [ktanner@dillon.ca](mailto:ktanner@dillon.ca).

Sincerely,

**DILLON CONSULTING LIMITED**



Karl Tanner, MCIP RPP  
Partner  
RR:jb

**Our File: 24-8888**

cc: Josh Burns – Astoria Inc.  
Rukma Ramdennee – Dillon Consulting Limited