

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

THE CORPORATION OF THE CITY OF WINDSOR

ENGAGEMENT SUMMARY

455 Kennedy Drive West
Windsor, ON

May 2026 – 26-3266

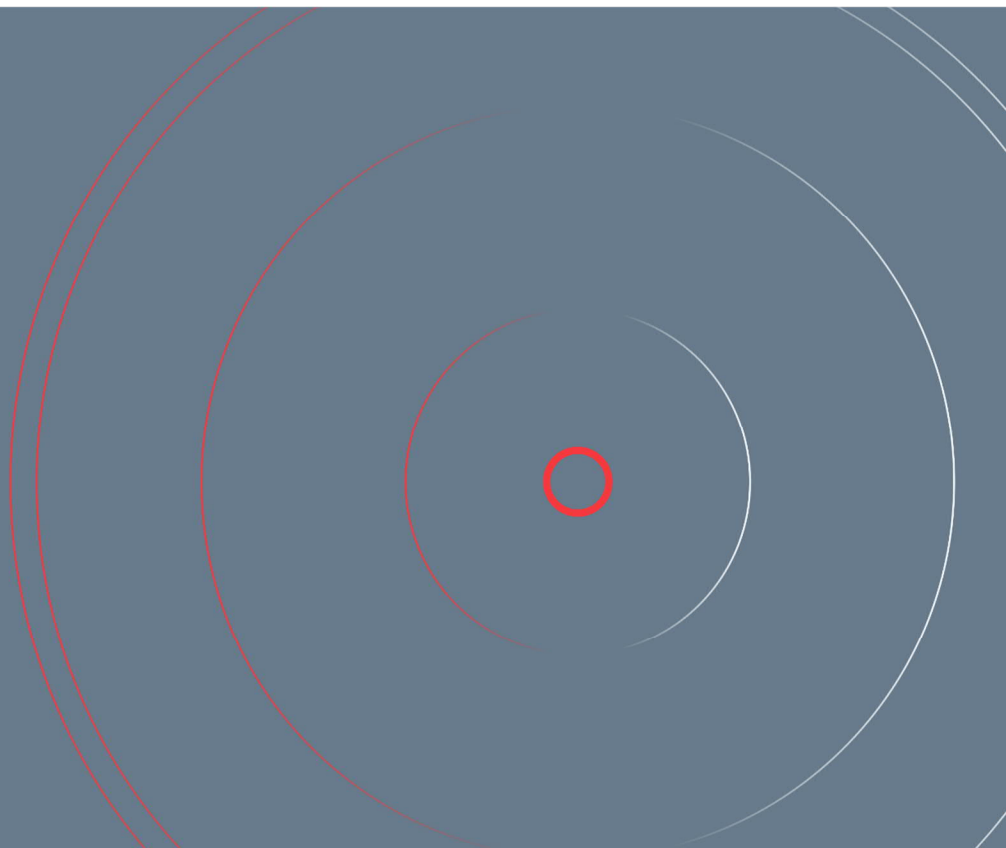


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1.0 THE PUBLIC OPEN HOUSE

A Public Open House was held by Dillon Consulting Limited, on behalf of our client the Corporation of the City of Windsor, to provide support for Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications related to a portion of the parking lot lands and former Roseland Clubhouse, to accommodate the development of 0.539 ha (1.33 ac) of municipally owned lands, located at 455 Kennedy Drive West, within the City of Windsor (subject site) (refer to **Figure 1 – Location Map**).

Figure 1 – Location Map



The Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications will permit the development of a four (4) storey, 17.0 metre high, forty-eight (48) unit multiple dwelling building with a total of 85 resident and visitor parking spaces provided through a combination of at-grade and underground spaces. The remaining portion of the existing Roseland Golf Club parking lot which includes approximately 210 parking spaces, will remain as surface parking and will continue to accommodate the operational need of the existing Roseland Golf Course.

The intensification of subject site for residential development is in keeping with pertinent local policies, provisions, and guidelines of the Provincial Planning Statement (2024), the City of Windsor Official Plan, and

the City of Windsor Zoning By-law 8600. All other building requirements for multiple residential dwellings will be in accordance with the requested site-specific Residential District 3.2 (RD3.2) Zone.

1.1 NOTICE

In accordance with the *Planning Act*, notices of the Public Open House were hand delivered and emailed to a list of approximately 1000 surrounding residents and interested parties at least 15 days before the date of the event (refer to [Appendix A – Mailing Notice of Public Open House](#)).

In addition, the display materials used at the Public Open House on April 30th, 2026, including the notice, Official Plan Amendment and Zoning By-law Amendment information, architectural renderings and concept plan, were posted online via the City's dedicated project webpage (www.letstalk.citywindsor.ca/455-kennedy-drive). This ensured that residents who could not attend the in-person or virtual events still had full access to the presentation materials. Written comments could be submitted via mail or email until May 8th, 2026.

1.2 FORMAT

In-Person Public Open House

An in-person Public Open House was held on Thursday, April 30th, 2026, between 6:00 pm and 7:30 pm at the Capri Pizzeria Recreation Complex – Black Oak room. It was conducted in an open house, drop-in format, with display materials available for viewing. Staff from the City of Windsor, representatives from Valente Developments, and Dillon project team were present to gather feedback and respond to questions regarding the residential development (refer to [Appendix B – In Person Public Open House Presentation Boards](#)).

Virtual Public Open House

A virtual Public Information Centre was conducted concurrently on Thursday April 30th, 2026, between 6:00 pm to 7:30 pm. Participants were required to register in advance by submitting an email request to roseland@dillon.ca by 12:00 pm on Wednesday April 29, 2026. A virtual meeting link was subsequently provided to registrants via email. The virtual Public Open House included project materials displayed on a loop, with project representative available to answer any questions or comments (refer to [Appendix C – Virtual Presentation Slides](#)).

Following both the in-person and virtual Public Open House sessions, written comments were accepted via mail, email, or phone until May 8th, 2026. All questions and concerns received during and after the sessions were considered as part of the public engagement process. Responses to the key themes raised are provided within this summary report.

1.3 COMMENT COLLECTION

Comment forms were available at the in-person Public Open House to collect feedback during the event. For virtual attendees, a live chat function was available to submit comments in real time. In addition, all attendees were also provided the opportunity to submit comments digitally through a QR code linking to an online form. Project representatives were present to respond to questions and document comments received during discussions. Written submissions were also accepted by mail or email until May 8th 2026:

- By mail: roseland@dillon.ca
- Mail: Kennedy Drive OPA/ZBA; Dillon Consulting Limited – 1 Riverside Drive, 12th Floor, Windsor ON, N9A 5K8

1.4 ATTENDANCE

In Person Public Open House

A total of sixty (60) residents attended the in-person Public Open House, as documented in the official Record of Attendance. Both paper sign-in sheets and a QR code registration option were available on-site. A QR code sign-in/registration option was made available to facilitate attendee check-in using mobile devices. Attendees who completed the registration on their phones were able to present the confirmation screen at the entrance and gain entry without the need to complete a paper sign-in form. Refer to [Appendix D – In Person Record of Attendance](#), for a redacted version of the in-person attendance sheet.

Virtual Public Open House

A total of seven (7) individuals registered to attend the virtual Public Open House session. One (1) registrant attended and remained present for a portion of the session. Refer to [Appendix E – Virtual Record of Attendance](#), for a redacted version of the virtual attendance sheet.

2.0 FEEDBACK SUMMARY

2.1 COMMENTS

A total of 16 comments were received including 3 by email, 1 through the live chat of the virtual session, 12 through the comments sheet and 1 through the virtual form submission. Several comments were recorded from conversations with attendees of both the in-person and the virtual Public Open House.

A summary of the comments includes concerns related to planning policy and the planning process, site access, traffic, parking, neighbourhood compatibility, site servicing, stormwater and flooding. Several comments expressed positivity regarding the project’s design and the completion of new housing as a welcome addition to the Roseland neighbourhood. Several comments also expressed optimism for the new Roseland clubhouse.

All respondent comments have been reviewed and considered in the preparation of this engagement summary. Below is a table presenting the comments received and corresponding responses. Additional information has been put forth, organized by key themes to support the responses (refer to [Appendix F – Correspondences](#)).

2.2 RESPONSES

COMMENTS	RESPONSES
2.2.1 Planning Policy & Process	
Comments related to Windsor’s housing needs and the change of land use to accommodate residential intensification.	<ul style="list-style-type: none"> • The development aligns with the key objectives of the Provincial Planning Statement (PPS, 2024) and the City of Windsor Official Plan, which prioritize compact, complete communities, intensification within built-up areas, and the efficient use of existing infrastructure. The development also supports Windsor’s ‘Housing Solutions Made for Windsor’ strategy, which encourages the development of a diverse range of housing types. The project contributes directly to Windsor’s pledge to deliver 13,000 new homes under Ontario’s More Homes Built Faster Act. • The City of Windsor’s Zoning By-law Amendment process includes formal notice to nearby property owners, a public meeting at the Development & Heritage Standing Committee (DHSC), and a final decision by City Council. Public input gathered through this process is considered alongside planning policies and technical studies in evaluating the application’s merits. This transparent and consultative process ensures that changes to the Zoning By-law are evaluated against local and provincial planning objectives and the interests of the surrounding community.

COMMENTS	RESPONSES
2.2.2 Access, Traffic & Parking	
Concerns about increasing traffic volumes and congestion within the Roseland neighbourhood because of the development.	<ul style="list-style-type: none"> As per the Traffic Impact Study, prepared by Dillon and provided under separate cover, the development will have a negligible impact on traffic volumes. Traffic will be accommodated within the existing road network without significant adverse impacts. The subject site benefits from direct access to Kennedy Drive West and proximity to major arterial roads, supporting efficient traffic movement. Overall, the Traffic Brief concludes that the surrounding transportation infrastructure has sufficient capacity to support the residential development.
Concerns about losing golf course parking.	<ul style="list-style-type: none"> The development includes an adequate number of underground parking spaces for residents and an adequate number of surface parking spaces for visitors, including one barrier free space. 223 surface parking spaces will be remaining for the golf course.
2.2.3 Neighbourhood Fit & Scale	
The land should remain community parkland rather than residential. This development will set a precedent for higher density development in the neighbourhood.	<ul style="list-style-type: none"> The proposal is for a 4-storey residential building with site-specific zoning provisions. Through the OPA/ZBA process, the City is ensuring that the development is appropriate, context-sensitive, and compatible with the surrounding community. Any future proposals would still require their own approvals and must meet the City's planning policies. The development is limited to a portion of the existing clubhouse and parking lot lands. The broader Roseland Golf Course lands will remain in recreational use, and the Donald Ross-designed golf course will continue to be protected.
Comments related size and scale of the development, and neighbourhood compatibility.	<ul style="list-style-type: none"> The development is intended provide a transition between the height, massing, and built form of the surrounding RD1.4-zoned residential properties and the nearby Commercial land uses along Dougall Avenue, and Mixed-Use land uses along Cabana Road and Howard Avenue. The development will maintain a front yard setback, and lot size, consistent with the former Roseland clubhouse to ensure visual and functional compatibility with the established neighbourhood character. This gentle density increase introduces new housing while respecting the scale and rhythm of the existing streetscape and the heritage designated Roseland golf course.
2.2.4 Overcrowding & Strain on Infrastructure	
Comments related to increasing the population	<ul style="list-style-type: none"> As per the Functional Servicing Report, prepared by Dillon and provided under separate cover, concludes that the development can

COMMENTS	RESPONSES
<p>putting strain on the existing infrastructure.</p>	<p>be effectively supported by existing municipal infrastructure, as the redistribution of occupancy from the former curling club results in a negligible net change in sanitary demand. Additionally, the implementation of on-site stormwater storage and a dedicated residential entrance ensures that the project will not adversely affect the capacity of the trunk sewer or the surrounding road network.</p> <ul style="list-style-type: none"> • The PPS 2024 requires municipalities to provide a diverse range and mix of housing types—specifically including higher density multiple residential developments. The development to allow people Roseland residents an opportunity to age in place of their neighbourhood, accommodate a growing population and alleviate the broader housing crisis.
<p>Concerns about historic basement flooding and the stormwater capacity of the Lennon Drain. Residents asked for guarantees development won't exacerbate rain events.</p>	<ul style="list-style-type: none"> • As per the Stormwater Management Report prepared by Dillon and provided under separate cover, the proposed stormwater management strategy will maintain the existing release rate into the Lennon Drain by utilizing on-site aboveground and underground storage. Consequently, the development is expected to have no adverse impact on the downstream capacity or the existing municipal infrastructure.
<p>Concerns about a loss of neighbourhood amenities.</p>	<ul style="list-style-type: none"> • The City of Windsor Parks constantly monitors neighbourhood needs and makes appropriate changes to programming and services at local and neighbourhood facilities.
<p>2.2.5 Architectural Excellence & Civic Legacy</p>	
<p>Comments advocating for prioritization of long-term aesthetic and environmental value, over basic down-sized utility</p>	<ul style="list-style-type: none"> • The City of Windsor remains committed to a process that balances housing needs with the preservation and enhancement of public recreation spaces.

3.0 NEXT STEPS

Following the Public Open House, a summary of all public feedback received has been compiled in this report and will be submitted to the City of Windsor for review and consideration as part of the final development application process.

Subsequently, in accordance with the *Planning Act*, the City of Windsor will schedule a statutory public meeting for the Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications. Formal notice of these meetings will be provided to all residents within 200m of the subject site and through the City’s webpage. At that time, all supporting documentation, including technical studies, plans, and

summaries of public engagement, will be made available for public review in advance of Council's deliberation on the Official Plan Amendment and Zoning By-law Amendment applications.

4.0 SUMMARY

Dillon Consulting Limited, on behalf of The Corporation of The City of Windsor, hosted a hybrid Public Open House with regards to the Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications to accommodate the development of a portion of the Roseland Golf Club parking lot, located at 455 Kennedy Drive West, within the City of Windsor (subject site). The lands are currently serviced with municipal sewer and water infrastructure and vacant.

The Public Open House was held on Thursday April 30th, 2026, at the Capri Pizzeria Recreation Complex between 6:00pm to 7:30pm. It was conducted in an open house, drop-in format, with display materials available for viewing and project representatives on hand for discussion. It was also offered virtually at the same time. In accordance with the *Planning Act*, notices of the Public Open House were hand delivered and emailed to a custom list of approximately 1000 surrounding residents by City staff, 15 days in advance of the meeting. The list of notified residents was compiled by the City of Windsor.

The Official Plan Amendment to change the land use designation from Open Space to Residential and Zoning By-law Amendment to rezone a portion of the subject site from Green District 1.2 (GD1.2) to Residential District 3.2 (RD3.2) is appropriate, justified, and represents good planning. The amendments will facilitate the development of a medium profile, multiple dwelling building within the established, well-serviced Roseland neighbourhood, delivering modest, gentle intensity housing that aligns with the City's goals for intensification, housing choice, and community reinvestment.

A total of 16 comments were received including 3 by email, 1 through the live chat of the virtual session, 12 through the comments sheet and 1 through the virtual form submission. Several comments were recorded from conversations with attendees of both the in-person and the virtual Public Open House. The primary concerns of attendees and respondents centered on the planning policy and the planning process, site access, traffic, parking, neighbourhood compatibility, site servicing, stormwater and flooding. Several comments expressed positivity regarding the project's design and the completion of new housing as a welcome addition to the Roseland neighbourhood. Several comments also expressed optimism for the new Roseland clubhouse.

In response, the project team emphasized policy alignment with the Provincial Planning Statement (2024), the City's Official Plan and intensification guidelines, and outlined mitigation strategies including building articulation, setbacks, privacy buffers, and servicing adequacy. Additionally, reference was made to the Stormwater Management and Functional Servicing Reports. A summary of resident concerns and corresponding responses has been provided in this report.

All feedback received will be submitted to the City of Windsor as part of the application package. A formal statutory public meeting will be scheduled by the City, at which point supporting documentation will be made available for public review in advance of Council's consideration.

Based on a review of the planning policy framework and supplementary technical reports, this development is consistent with good planning principles. The development has regard for the Provincial Planning

Statement as it encourages the use of underutilized lands with existing servicing by proposing gentle intensification that exists in harmony with the surrounding land uses. The development conforms with the general intent of the City of Windsor Official Plan, as it promotes compact form which will diversify the housing options currently available in the area.



Rukma Ramdenee
Planner



APPENDIX A
PUBLIC NOTICE

PUBLIC OPEN HOUSE

Proposed Official Plan and Zoning By-law Amendments (OPA/ZBA) – 455 Kennedy Drive West

Dillon Consulting Limited, on behalf of The Corporation of the City of Windsor, is hosting a Public Open House to present the proposed Official Plan and site-specific Zoning By-law Amendments (OPA/ZBA) to a portion of the parking lot lands and former Roseland Clubhouse.

PURPOSE OF THE OFFICIAL PLAN AMENDMENT (OPA):

- To redesignate a portion of the parking lot lands and former Roseland Clubhouse from “Open Space” to “Residential”.

PURPOSE OF THE ZONING BY-LAW AMENDMENT (ZBA):

- To rezone a portion of the parking lot lands and former Roseland Clubhouse from “Green District 1.2” (GD1.2) to a site-specific “Residential District 3.2” (RD3.2) zone.

WHAT TO EXPECT:

During this session, attendees will be able to review project information and discuss the proposed applications.

This engagement forms part of the ongoing Planning approvals process in advance of the statutory public meeting required under the Planning Act.

SESSION FORMATS (simultaneous):

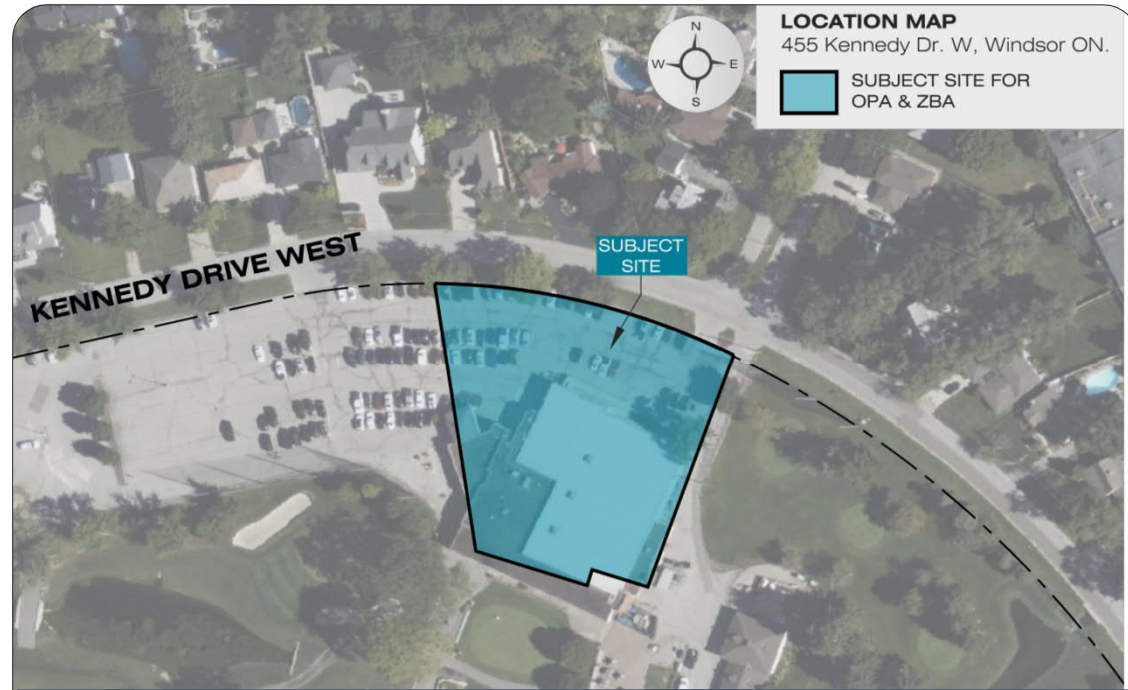
- In-person Open House: Drop-in format with displays and project team available to discuss the future residential development; and
- Virtual Open House: Online format with project materials available for review and comments.

We are looking forward to your input and comments.

Submit comments via mail or email by May 8th, 2026.

Project Email: roseland@dillon.ca

Mailing Address:
Kennedy Drive OPA/ZBA
Dillon Consulting Limited
1 Riverside Drive, 12th Floor, Windsor ON, N9A 5K8



Thursday April 30th, 2026



6:00pm to 7:30pm



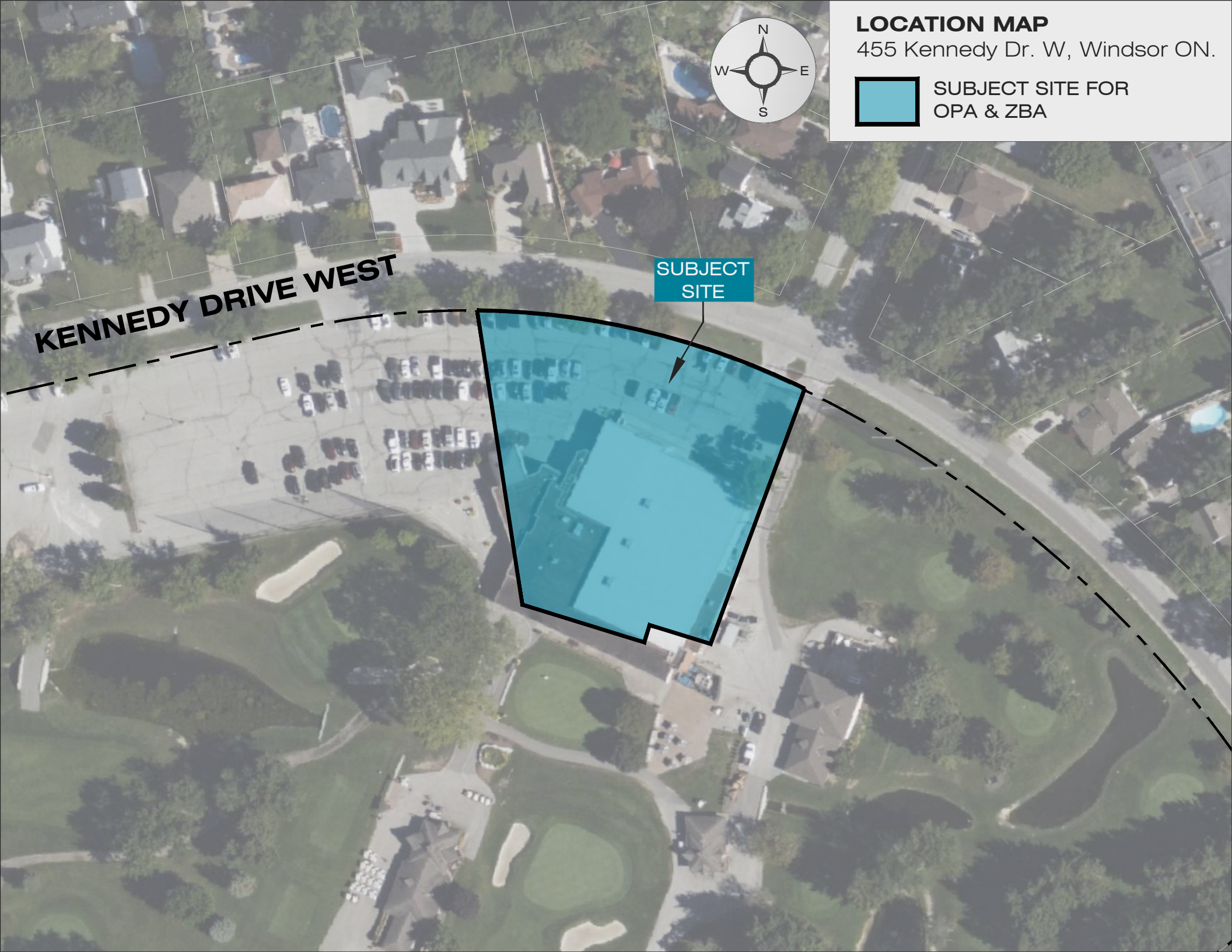
In Person Open House Venue:

Capri Pizzeria Recreation Complex – Hickory Room
(2555 Pulford St, Windsor, ON N9E 0A7)



Virtual Open House Registration

Please email your registration request to: roseland@dillon.ca by 12:00 PM on Wednesday April 29th, 2026. A meeting link will be sent to you via email upon registration.



LOCATION MAP

455 Kennedy Dr. W, Windsor ON.



**SUBJECT SITE FOR
OPA & ZBA**



KENNEDY DRIVE WEST

**SUBJECT
SITE**



APPENDIX B
IN PERSON PRESENTATION
BOARDS

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

Welcome!
Thank you for joining us.

455 Kennedy Drive West Public Open House

Official Plan Amendment & Zoning By-Law Amendment
(OPA/ZBA)

April 30th, 2026

6:00 pm – 7:30 pm

Capri Pizzeria Recreation Complex

PUBLIC OPEN HOUSE

455 KENNEDY DRIVE WEST

The Public Open House is being held to present the proposed Official Plan Amendment (OPA), which seeks to redesignate a portion of the parking lot lands and former Roseland Clubhouse (subject site) from “Open Space” to “Residential.”

A Zoning By-law Amendment (ZBA) is also proposed to rezone the subject site from “Green District 1.2” (GD1.2) to a site-specific “Residential District 3.2” (RD3.2) zone.

The Public Open House is being hosted as a “drop-in” format with displays and the project team available to discuss the future residential development, take comments and answer any questions.

The goals of the Public Open House are as follows:

1. Provide Information on the planning process and development approvals process;
2. Provide information on the development;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the development as it continues through the approvals process;
5. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting;

To Submit Comments



Comment Forms available for attendees to complete



Submit comments via mail or email by **May 8th, 2026.**



Project Email: **roseland@dillon.ca**



Mailing Address:

Kennedy Drive OPA/ZBA

Dillon Consulting Limited

1 Riverside Drive, 12th Floor, Windsor ON, N9A 5K8

PLANNING PROCESS & OVERVIEW

PROVINCIAL POLICIES

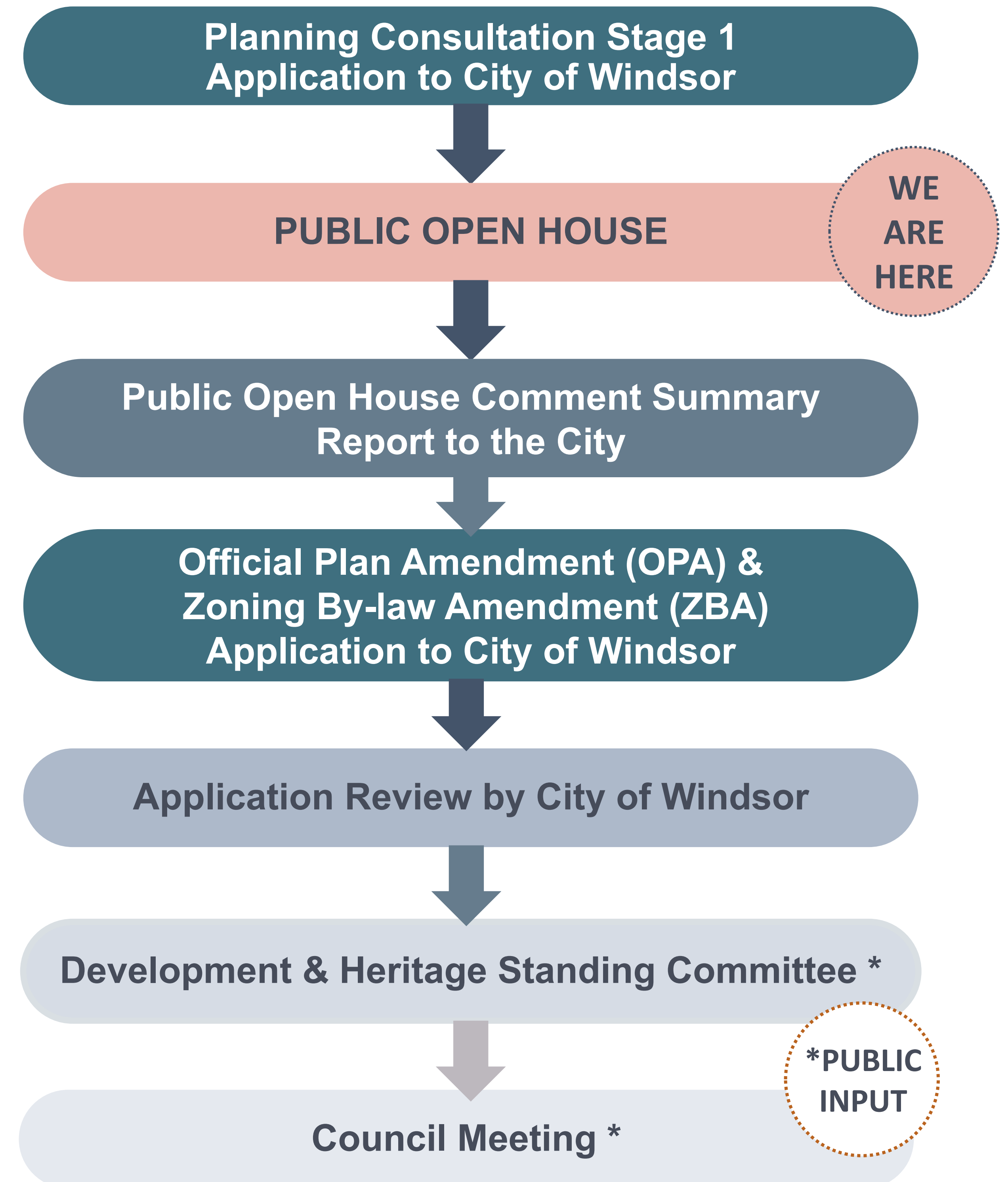
- Planning Act
- Provincial Planning Statement (PPS 2024)

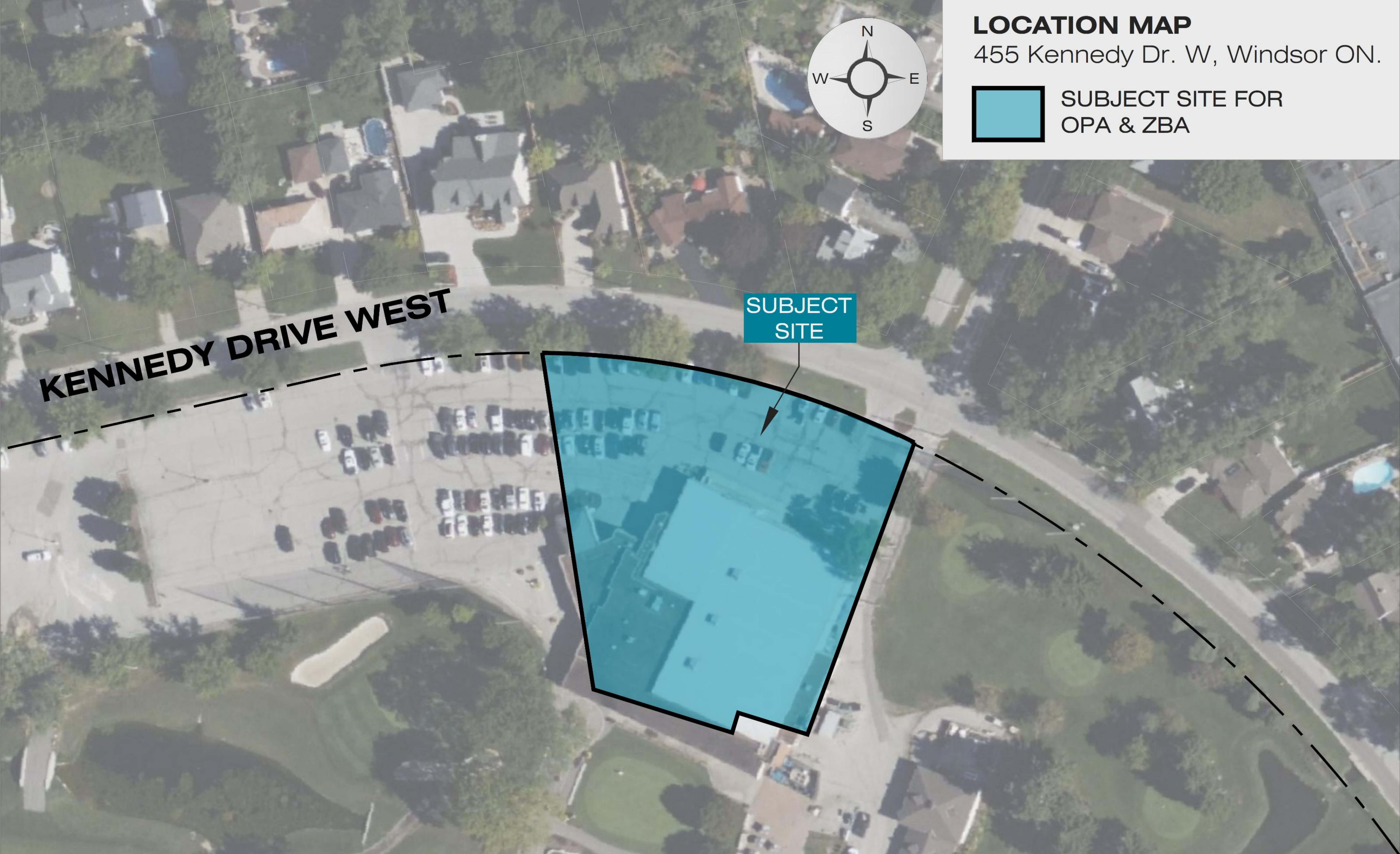
CITY OF WINDSOR OVERARCHING POLICIES

- Official Plan

CITY OF WINDSOR SITE SPECIFIC POLICIES

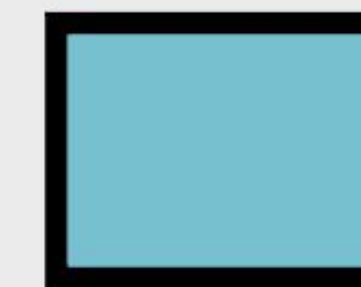
- Zoning By-law 8600
- Design Guidelines





LOCATION MAP

455 Kennedy Dr. W, Windsor ON.



SUBJECT SITE FOR
OPA & ZBA

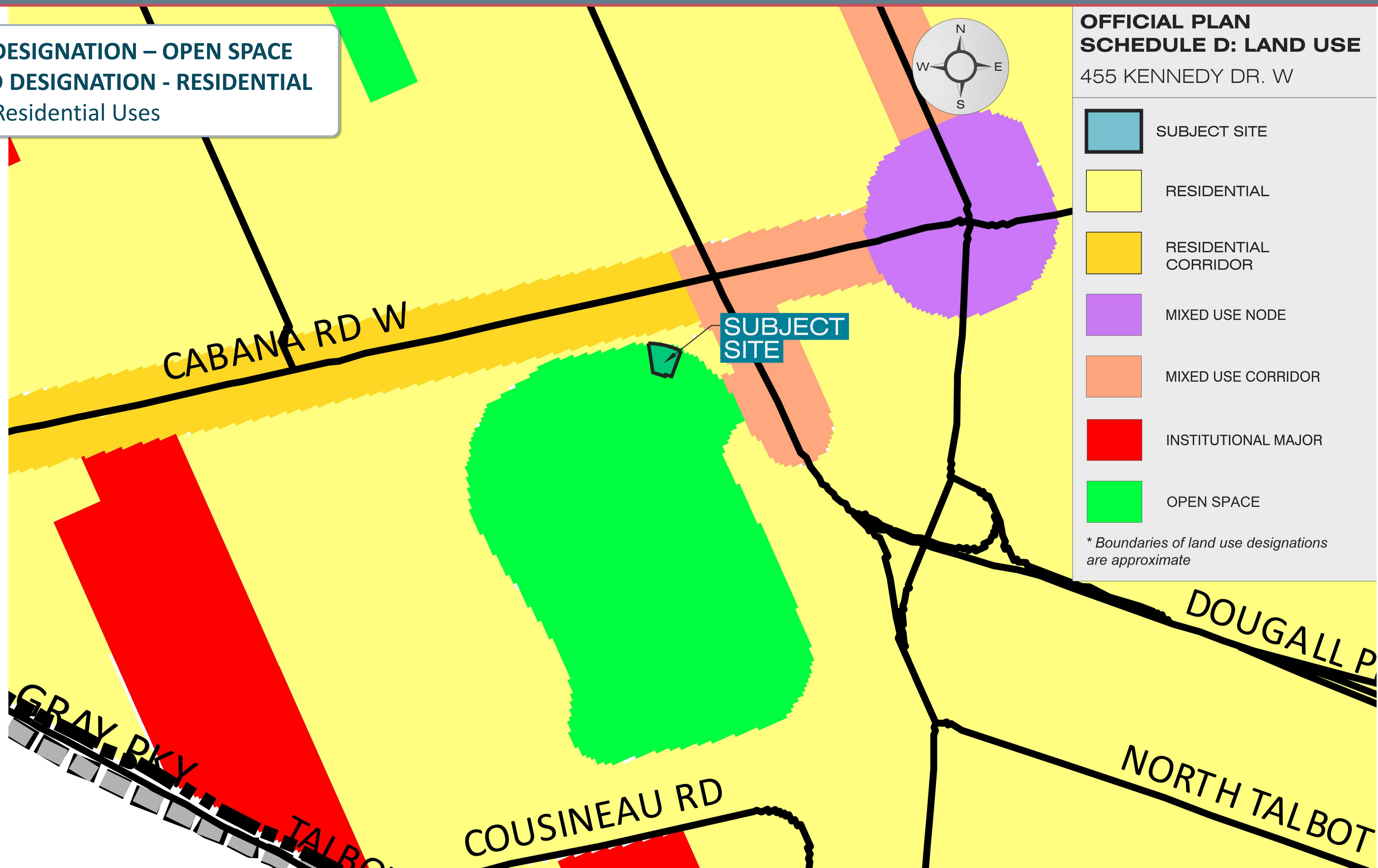


KENNEDY DRIVE WEST

SUBJECT
SITE

OFFICIAL PLAN DESIGNATION

EXISTING DESIGNATION – OPEN SPACE
PROPOSED DESIGNATION - RESIDENTIAL
 To permit Residential Uses



**OFFICIAL PLAN
 SCHEDULE D: LAND USE**
 455 KENNEDY DR. W

- SUBJECT SITE
 - RESIDENTIAL
 - RESIDENTIAL CORRIDOR
 - MIXED USE NODE
 - MIXED USE CORRIDOR
 - INSTITUTIONAL MAJOR
 - OPEN SPACE
- * Boundaries of land use designations are approximate*


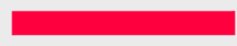

ZONING BY-LAW DESIGNATIONS

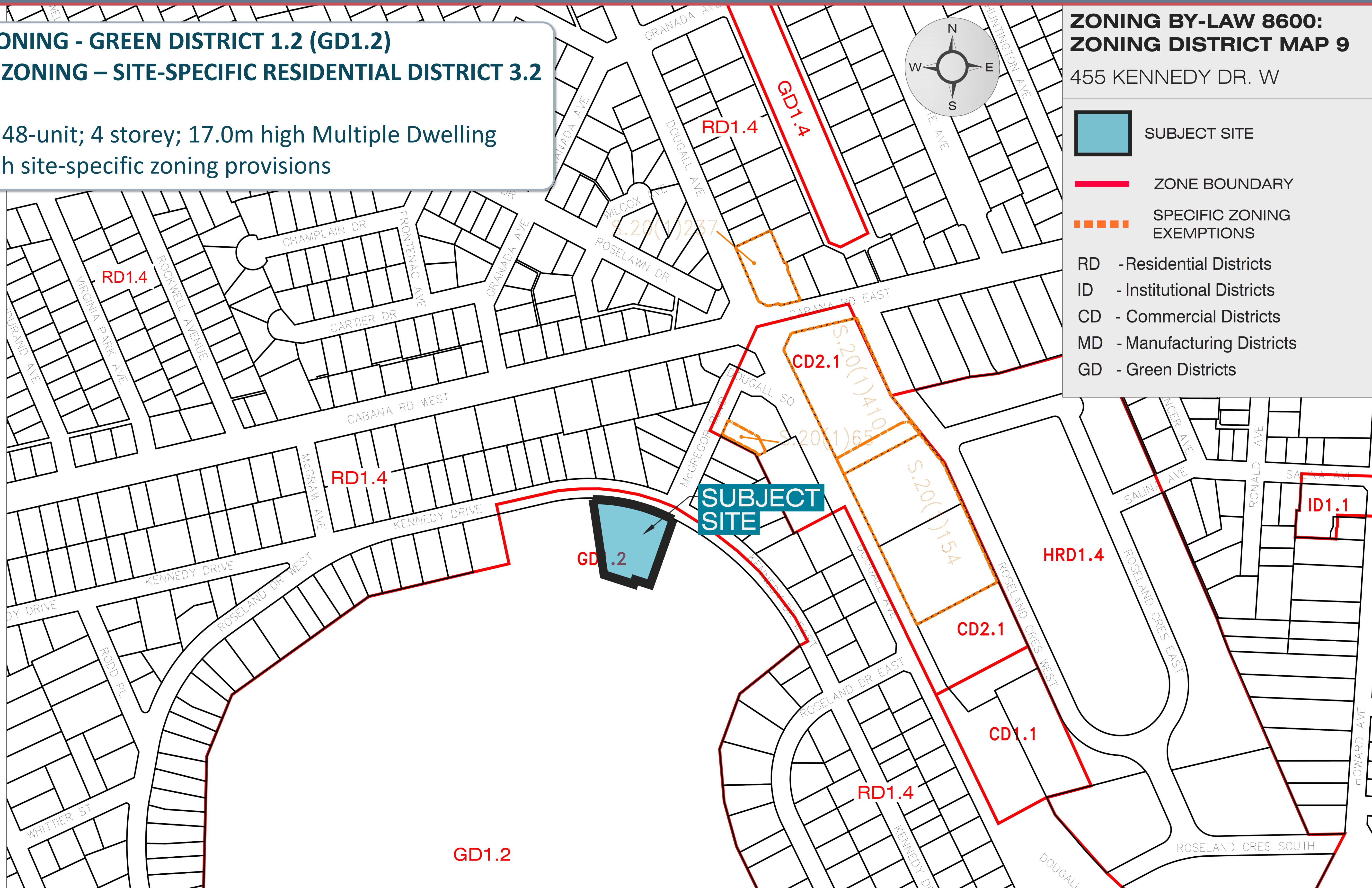
EXISTING ZONING - GREEN DISTRICT 1.2 (GD1.2)
PROPOSED ZONING – SITE-SPECIFIC RESIDENTIAL DISTRICT 3.2 (RD3.2)

To permit a 48-unit; 4 storey; 17.0m high Multiple Dwelling Building with site-specific zoning provisions

ZONING BY-LAW 8600: ZONING DISTRICT MAP 9

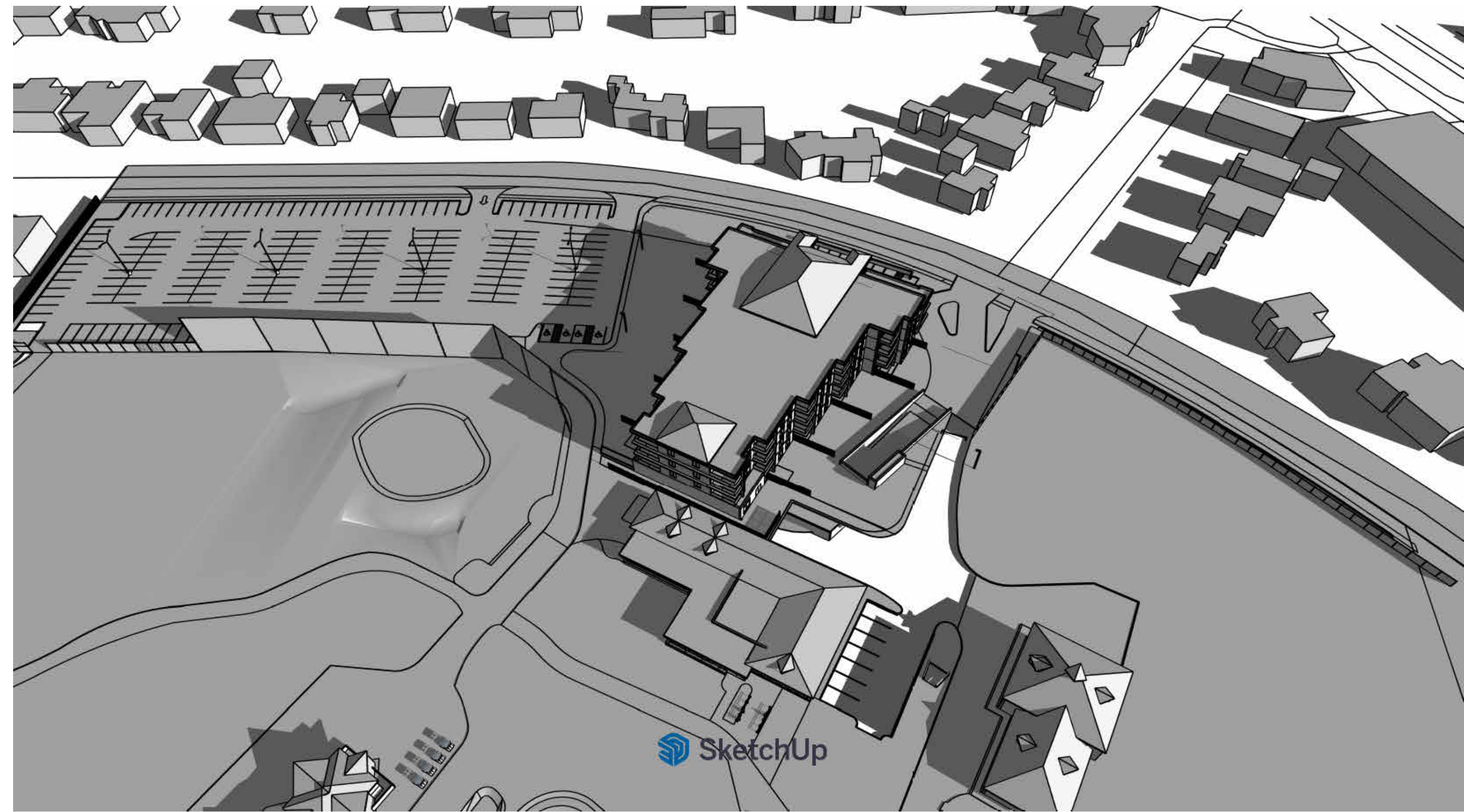
455 KENNEDY DR. W

-  SUBJECT SITE
-  ZONE BOUNDARY
-  SPECIFIC ZONING EXEMPTIONS
- RD - Residential Districts
- ID - Institutional Districts
- CD - Commercial Districts
- MD - Manufacturing Districts
- GD - Green Districts

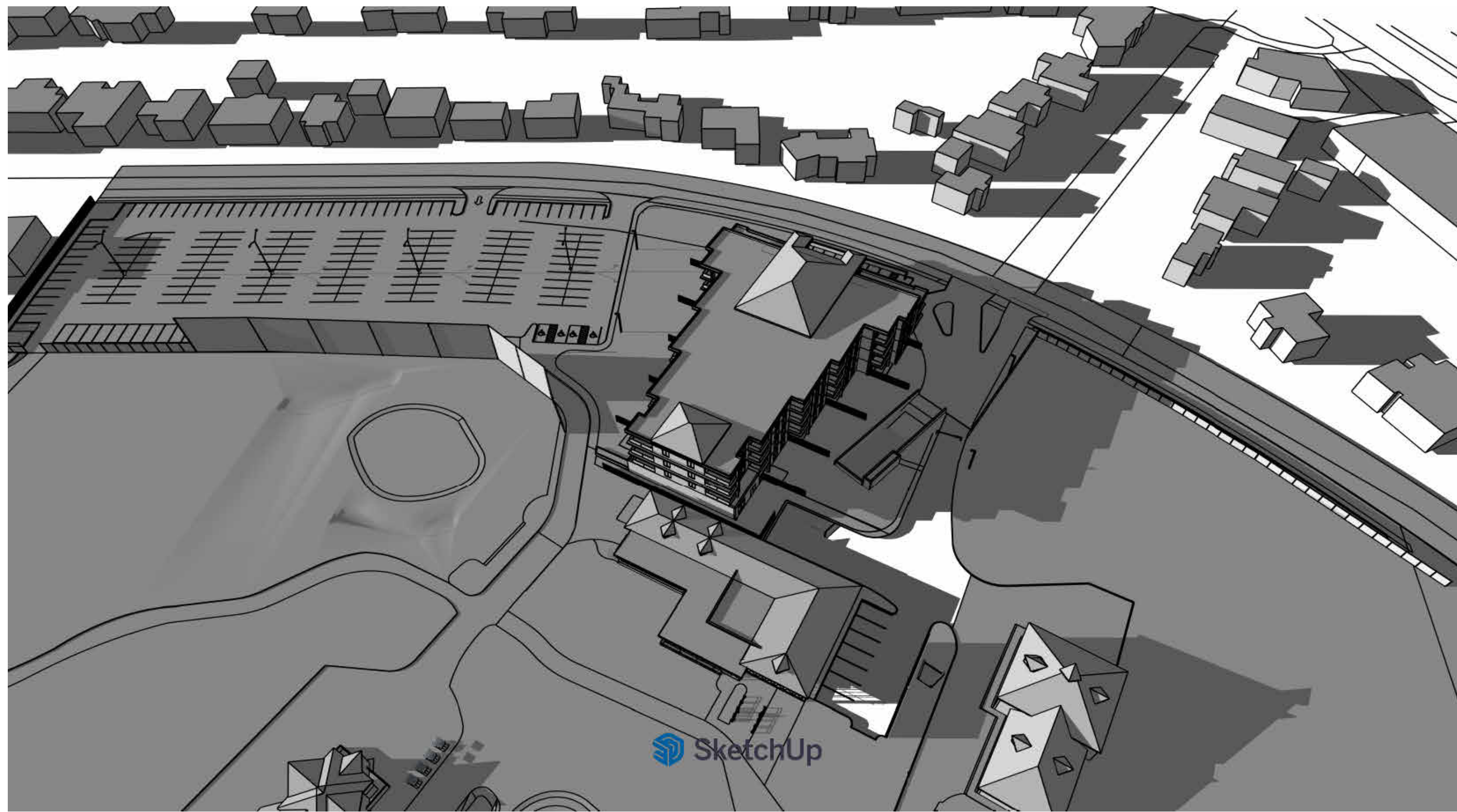


SURROUNDING LAND USE MAP

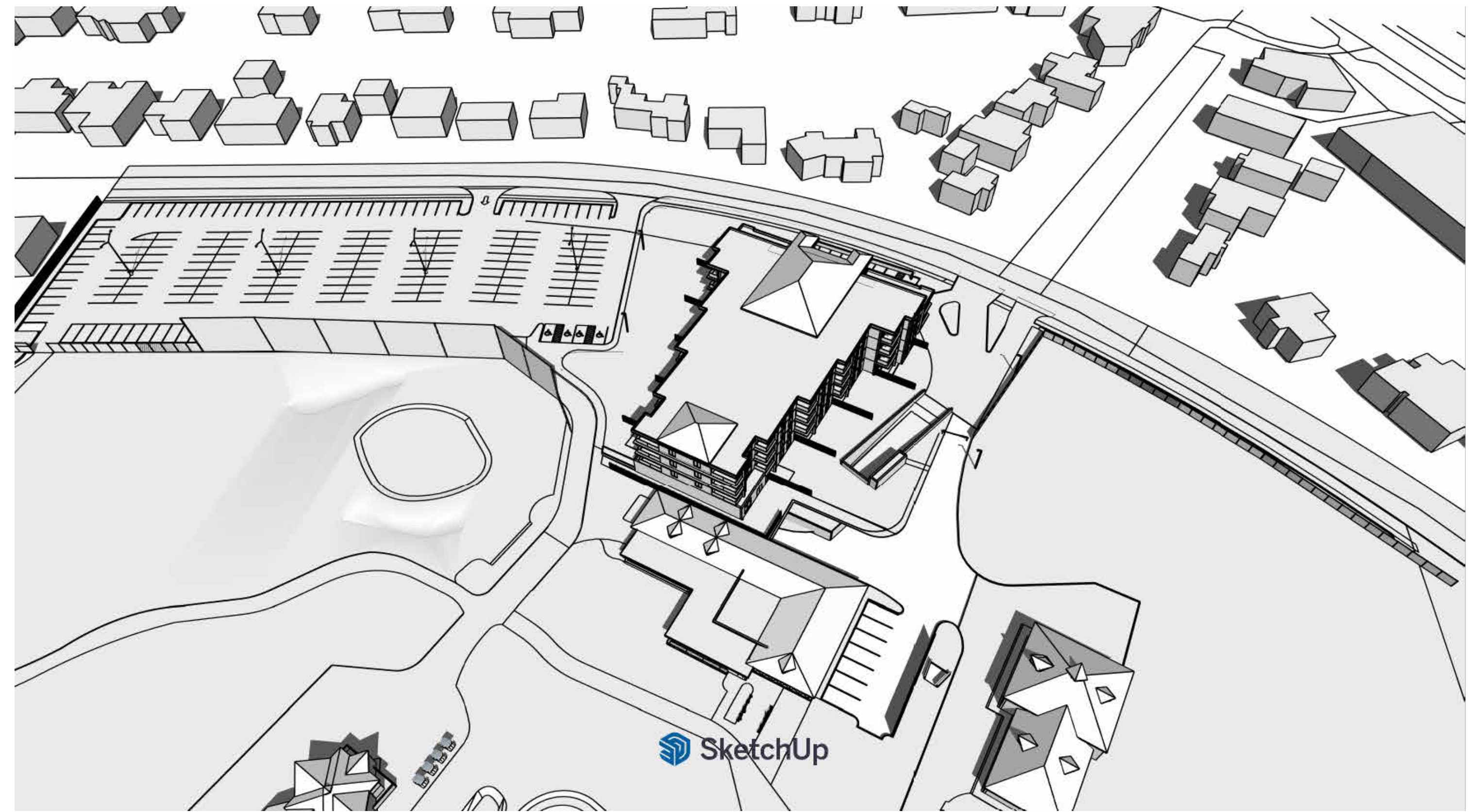




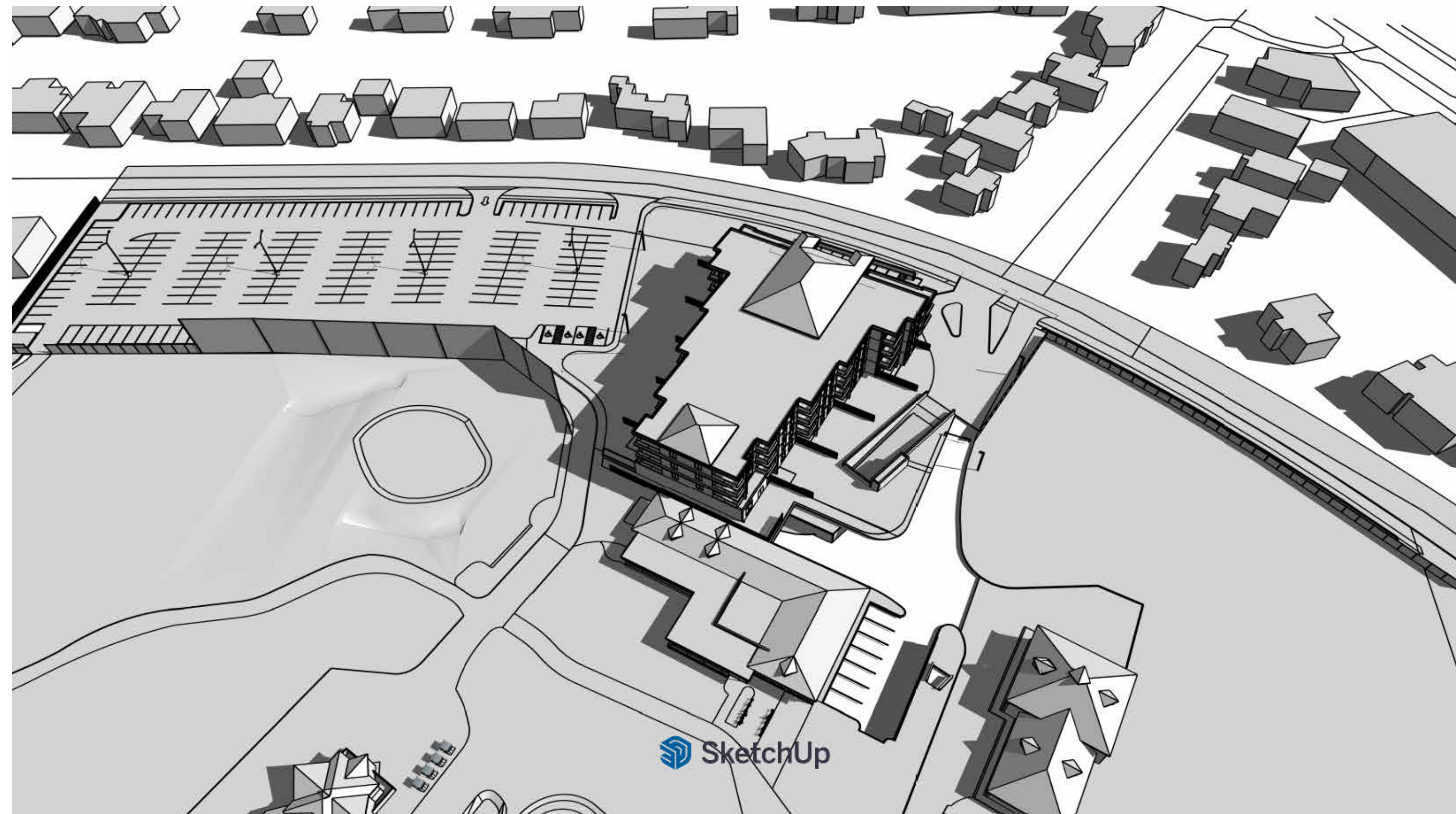
MARCH 21 - 9:00 AM



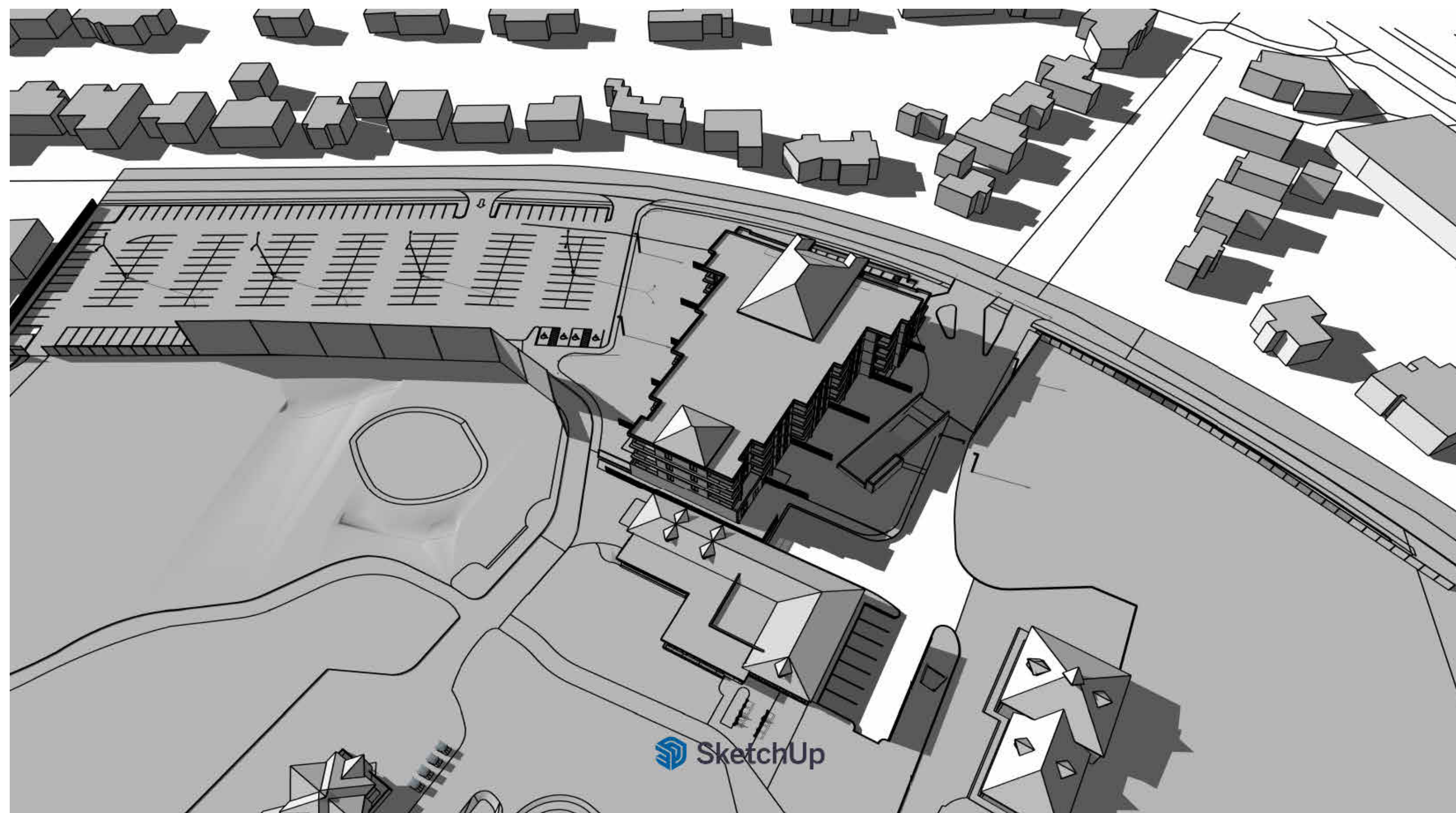
MARCH 21 - 6:00 PM



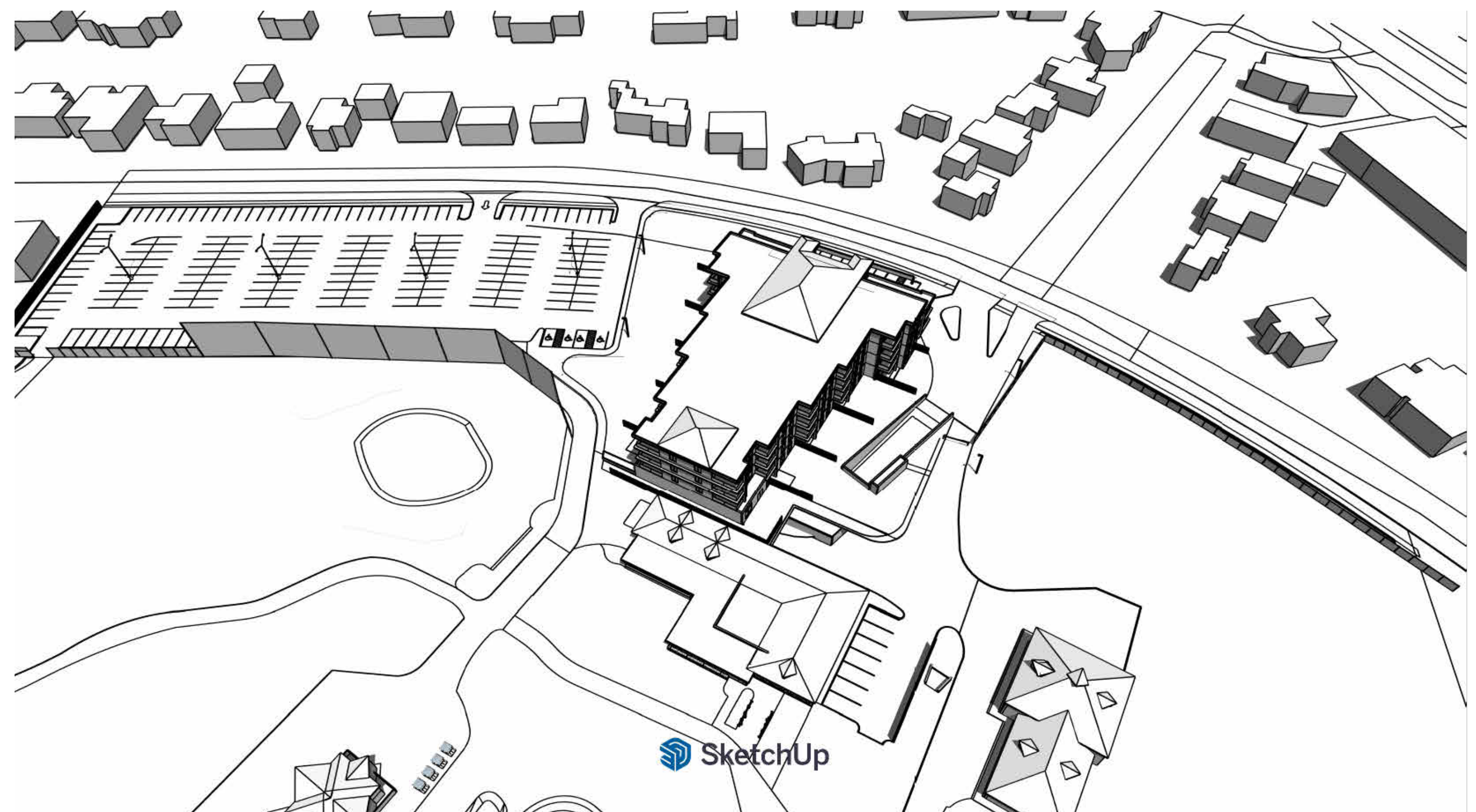
MARCH 21 - 12:00 PM



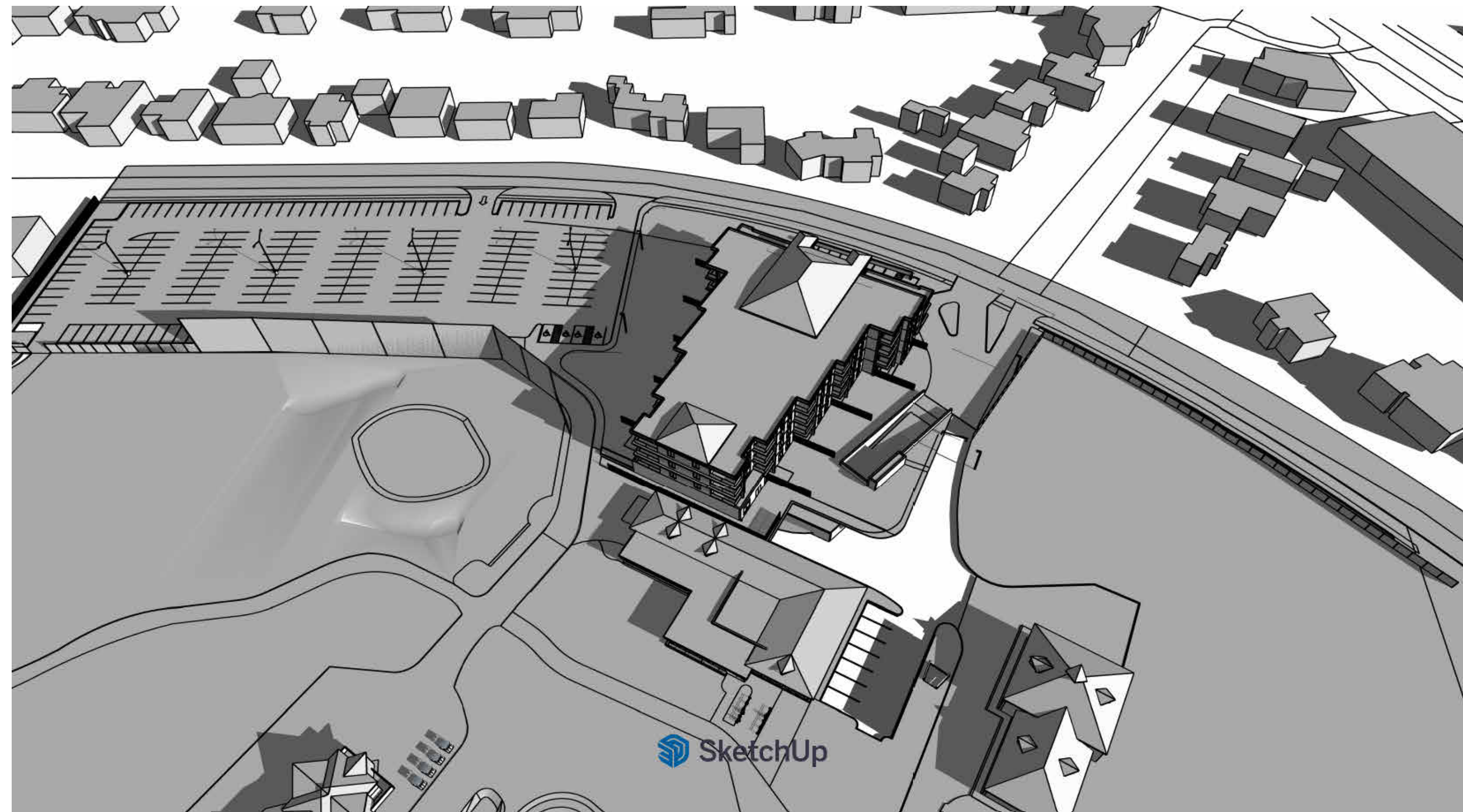
JUNE 21 - 9:00 AM



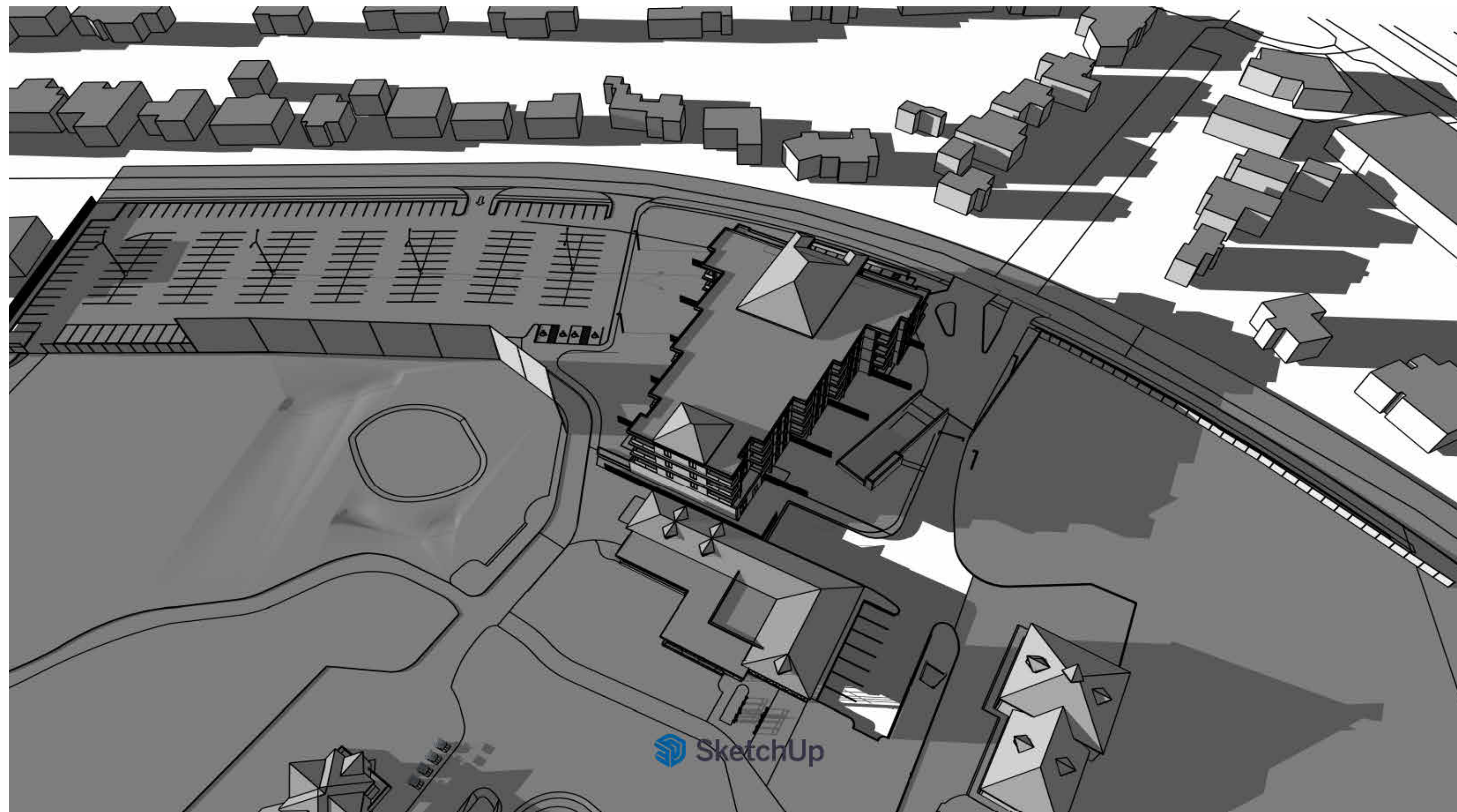
JUNE 21 - 6:00 PM



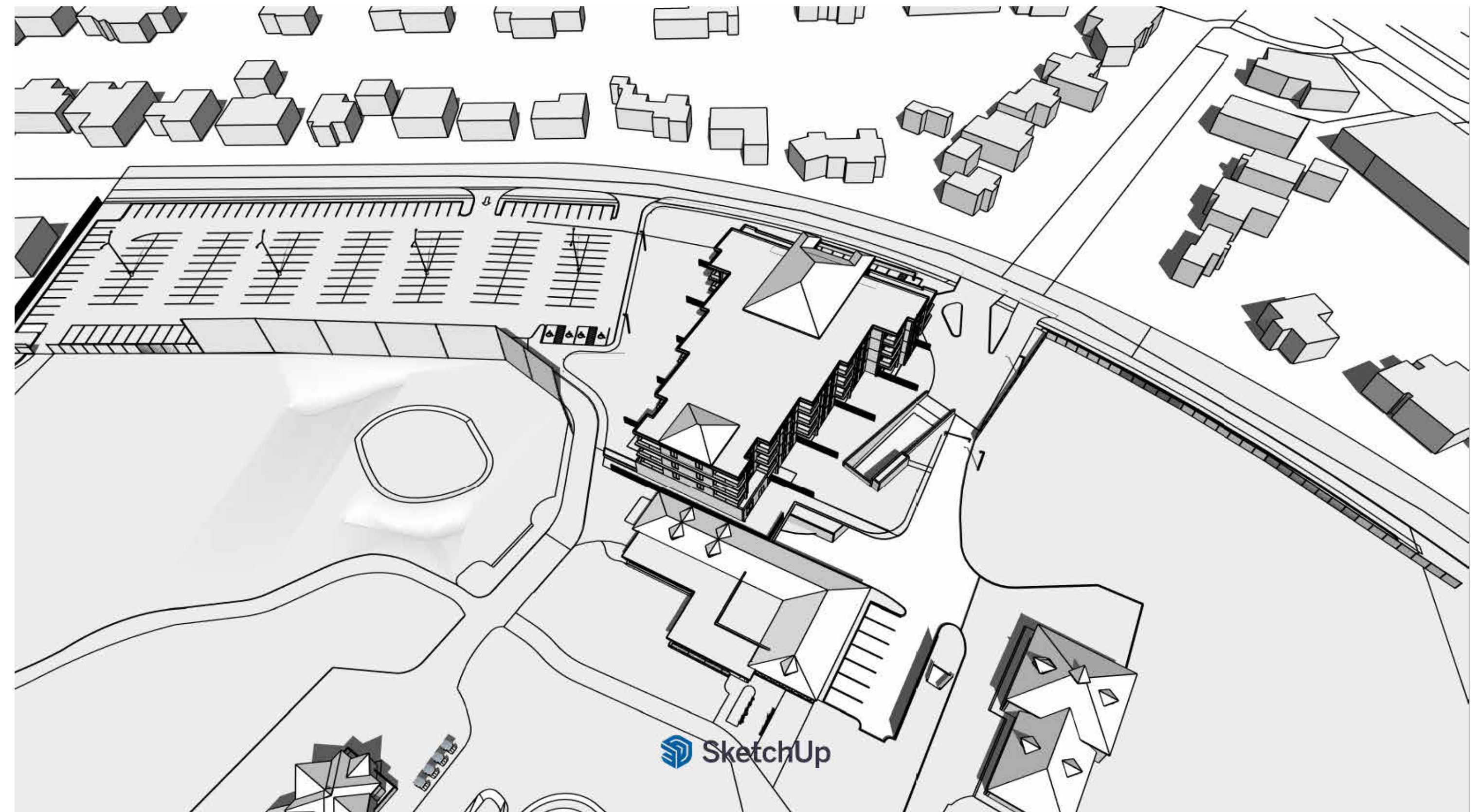
JUNE 21 - 12:00 PM



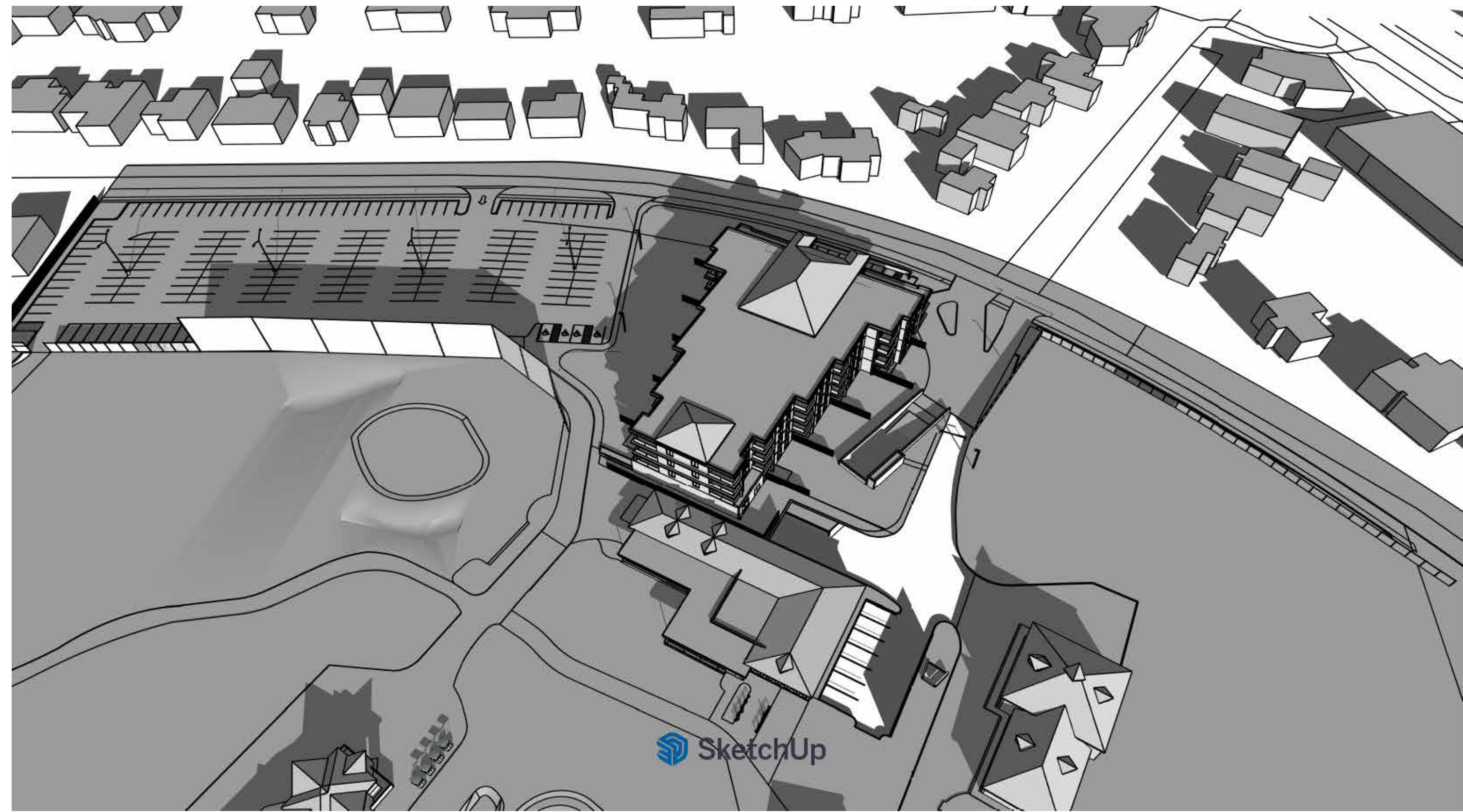
SEPTEMBER 21 - 9:00 AM



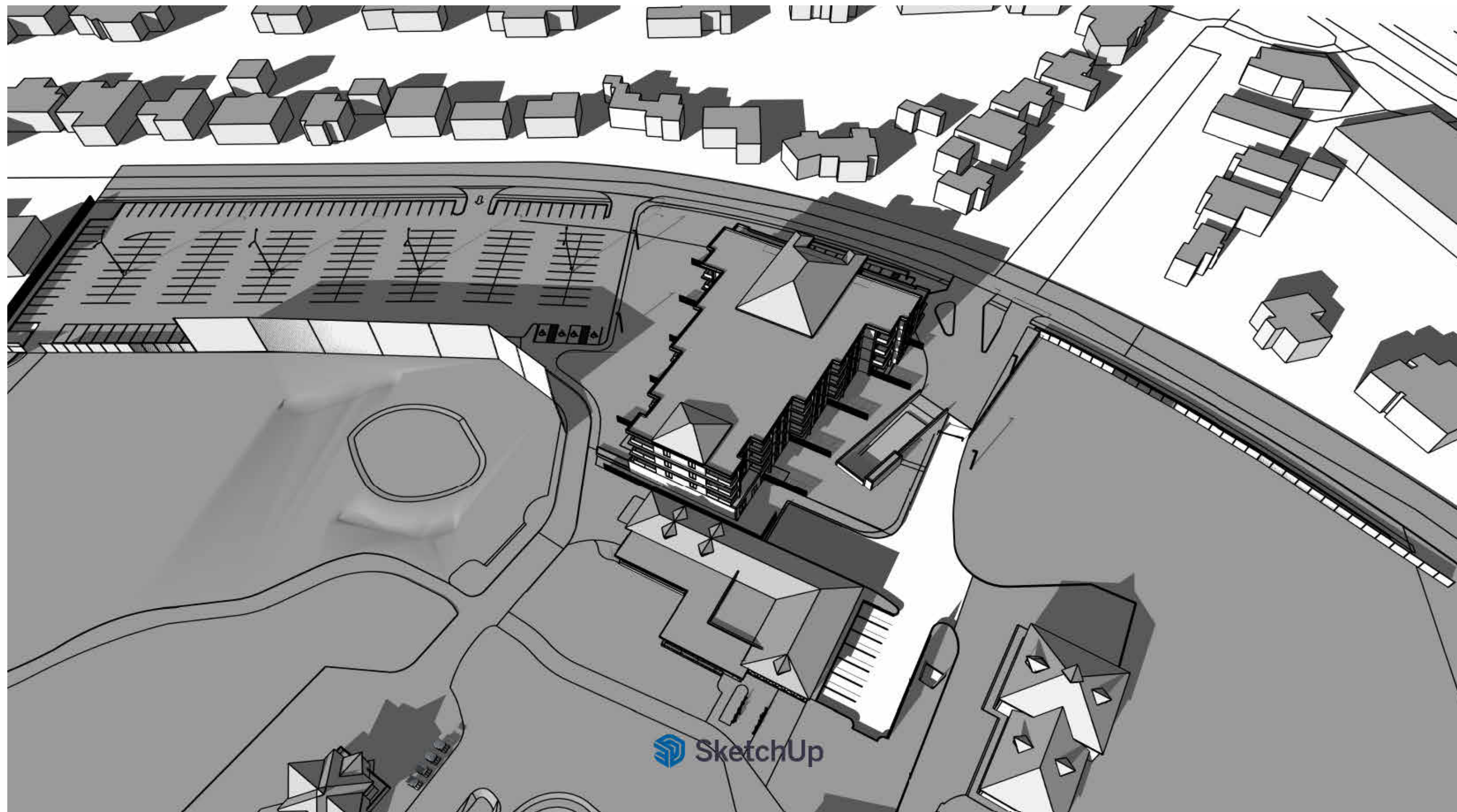
SEPTEMBER 21 - 6:00 PM



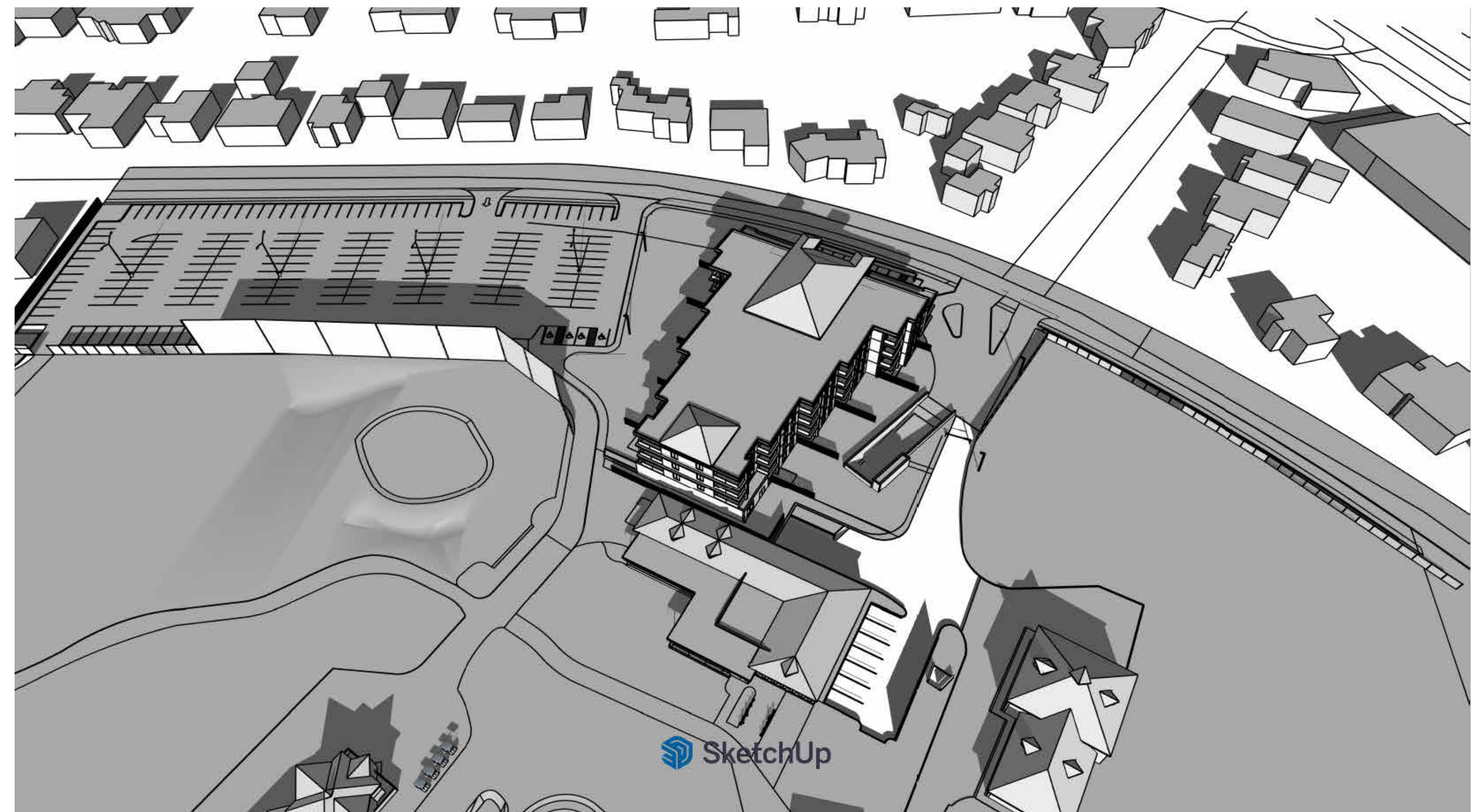
SEPTEMBER 21 - 12:00 PM



DECEMBER 21 - 11:00 AM



DECEMBER 21 - 3:00 PM



DECEMBER 21 - 12:00 PM





View looking Southeast from Kennedy Drive West





View looking Northeast from Roseland Golf Course at the 9th hole green

NEXT STEPS



1. Finalize background reports
2. Submission of Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) Applications to the City of Windsor
3. Statutory Public Meeting / Development and Heritage Standing Committee
4. Council Meeting

Stay Involved



Ask questions today and provide your feedback

Contact Us

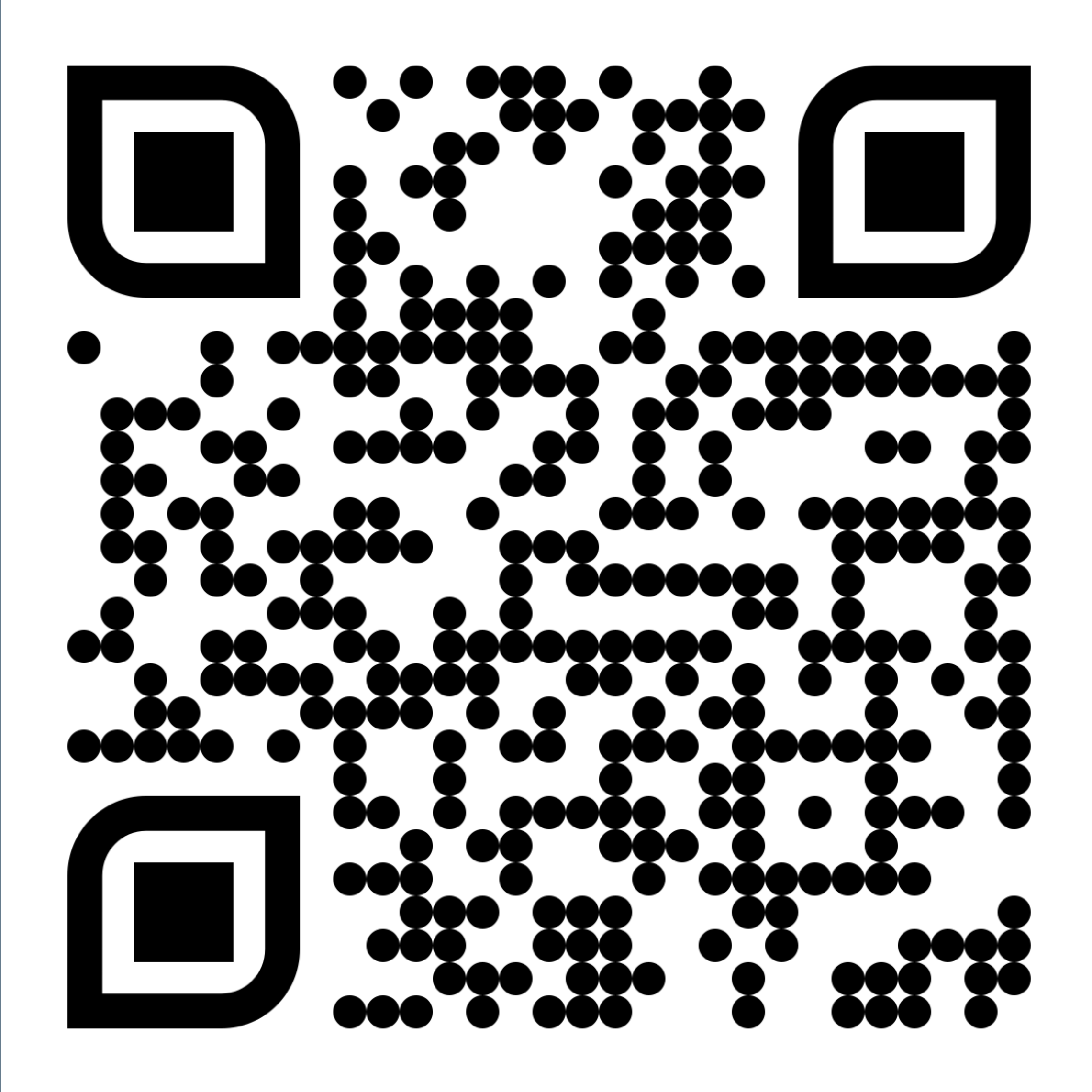


Kennedy Drive – OPA/ZBA
Dillon Consulting Limited
1 Riverside Drive, 12th Floor,
Windsor ON, N9A 5K8
roseland@dillon.ca

Scan the QR below to REGISTER:



Scan the QR below to provide COMMENTS





APPENDIX C

VIRTUAL PRESENTATION SLIDES

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

Welcome!
Thank you for joining us.

455 Kennedy Drive West Public Open House

Official Plan Amendment & Zoning By-Law Amendment
(OPA/ZBA)

April 30th, 2026

6:00 pm – 7:30 pm

Capri Pizzeria Recreation Complex

PUBLIC OPEN HOUSE

455 KENNEDY DRIVE WEST

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To Submit Comments



Comment Forms available for attendees to complete



Submit comments via mail or email by May 8th, 2026.



Project Email: roseland@dillon.ca



Mailing Address:

[Kennedy Drive OPA/ZBA](#)

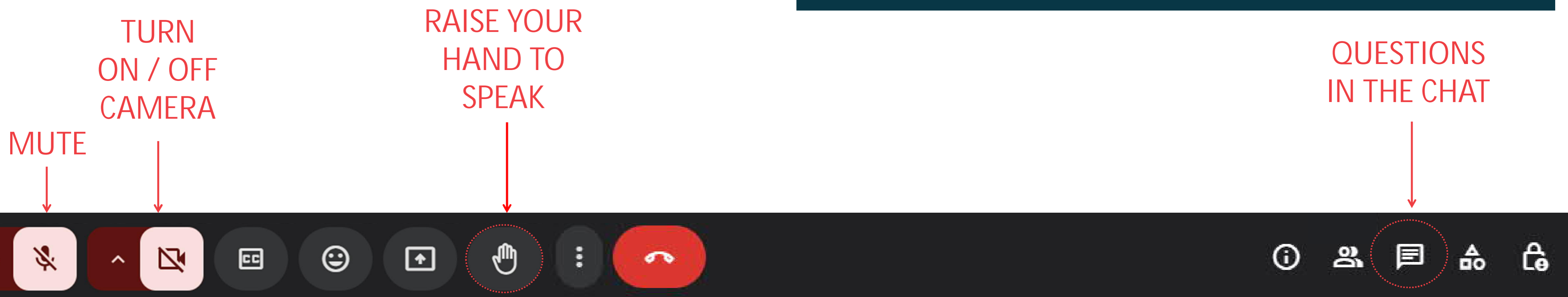
Dillon Consulting Limited

1 Riverside Drive, 12th Floor, Windsor ON, N9A 5K8

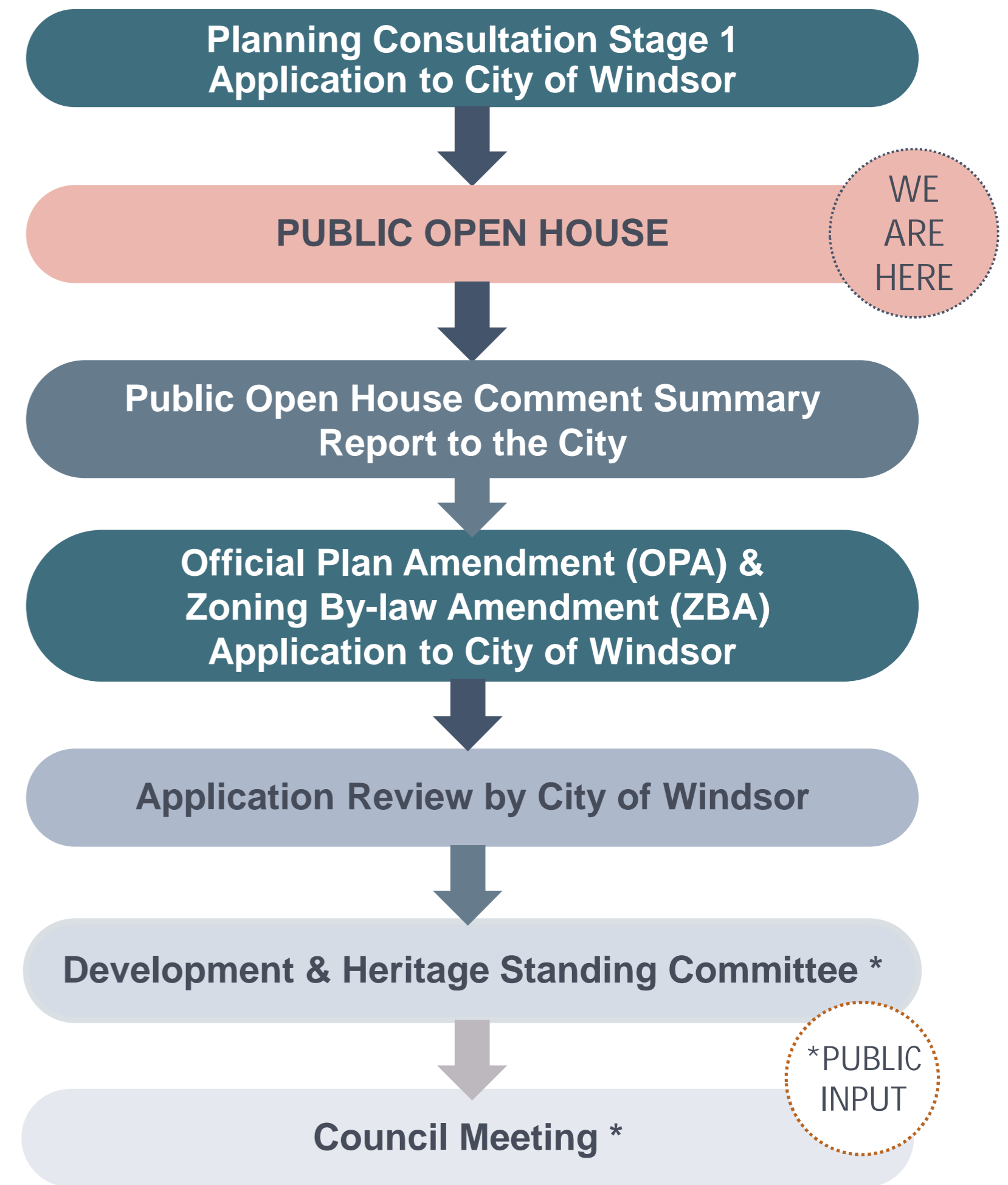
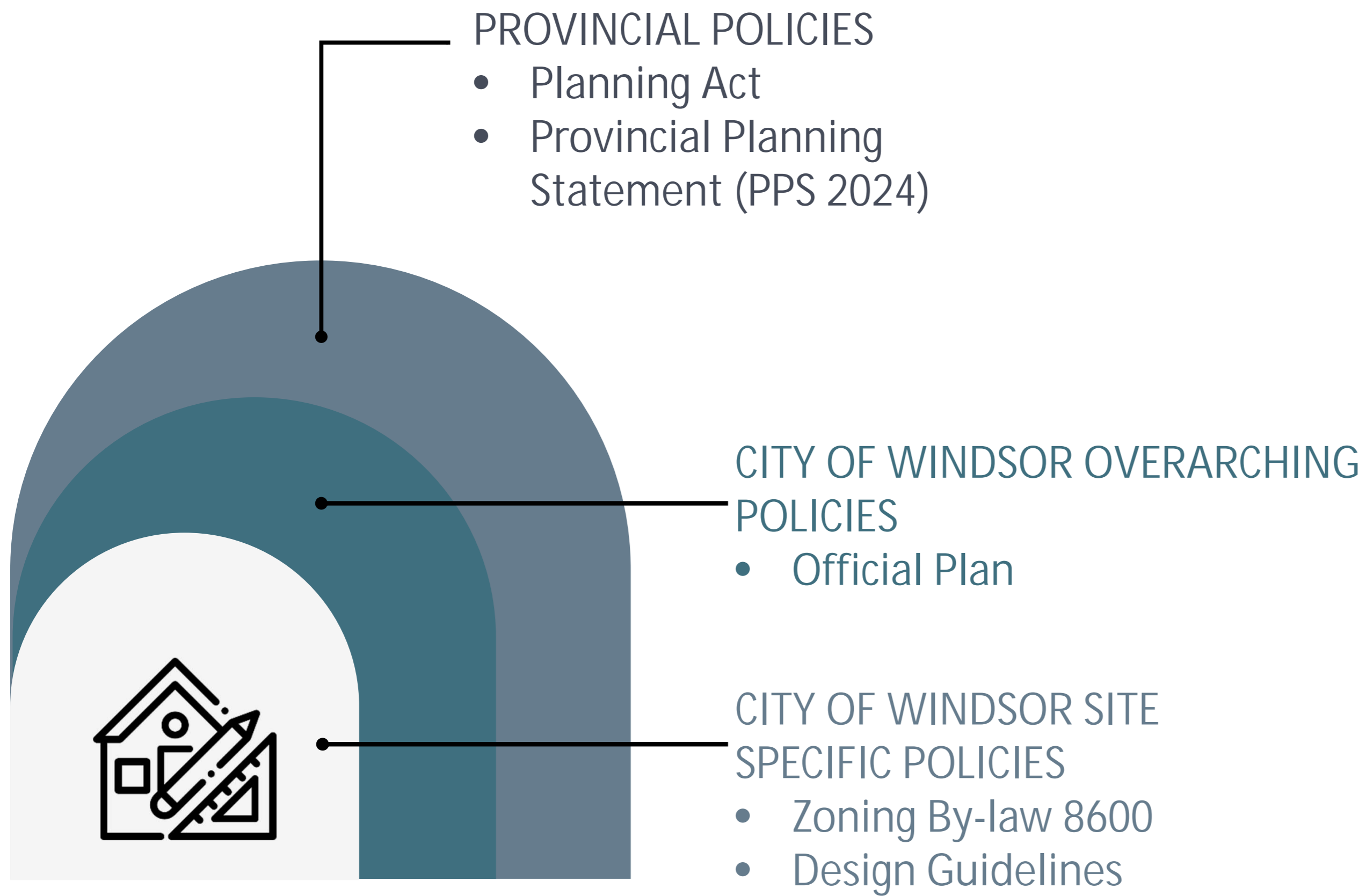
HOUSEKEEPING

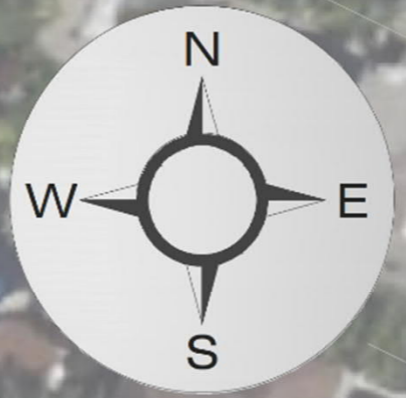
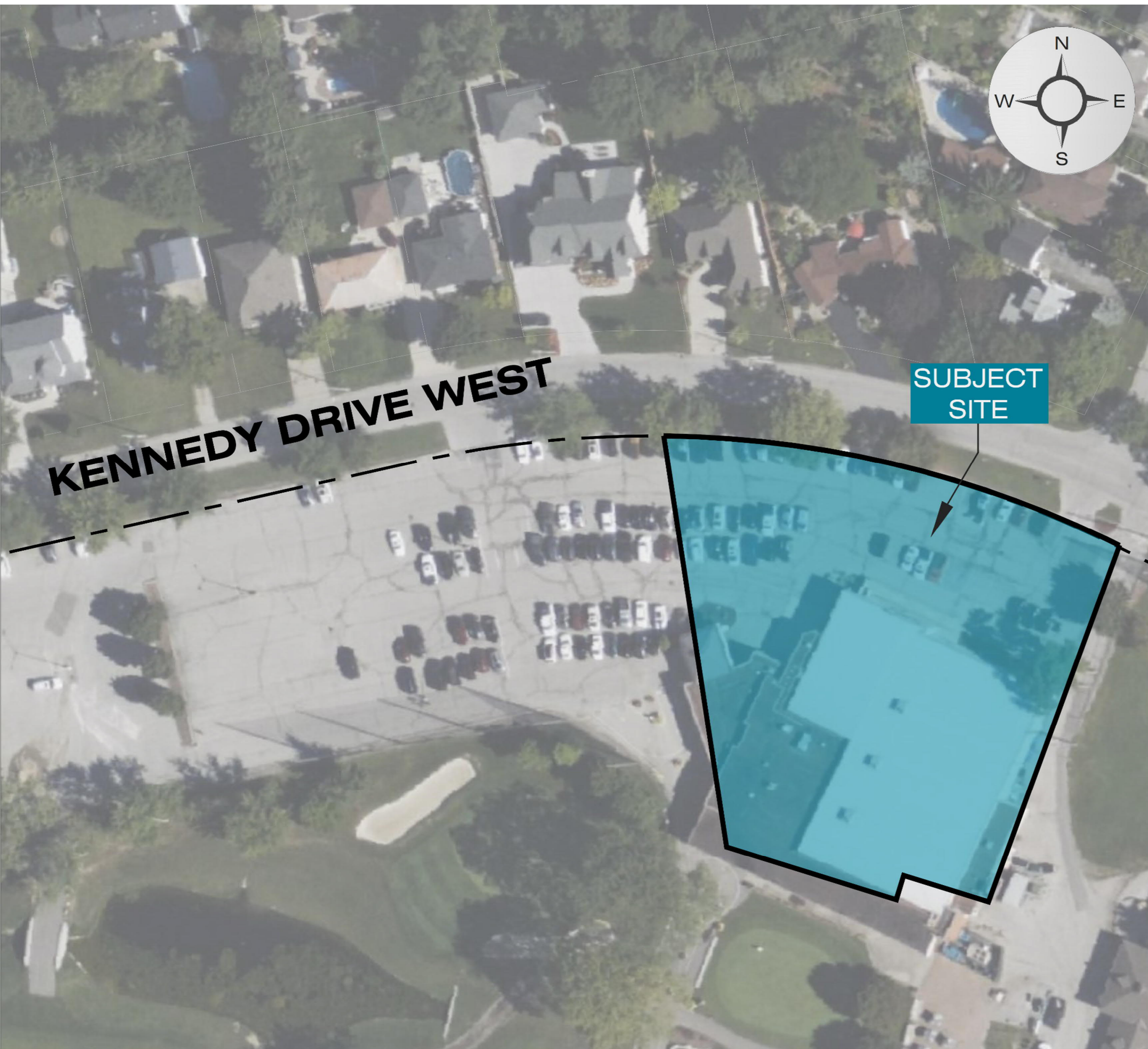
- This meeting is being recorded;
- The purpose of this meeting is:
 - To provide an overview of the proposed development and it's planning process;
 - To listen and to answer participant questions & collect feedback and input of the proposed development.
- Questions and comments will be addressed at the end of the presentation;

- Use the CHAT function for questions / comments;
- Use RAISE HAND to speak at the end.



PLANNING PROCESS & OVERVIEW





LOCATION MAP

455 Kennedy Dr. W, Windsor ON.



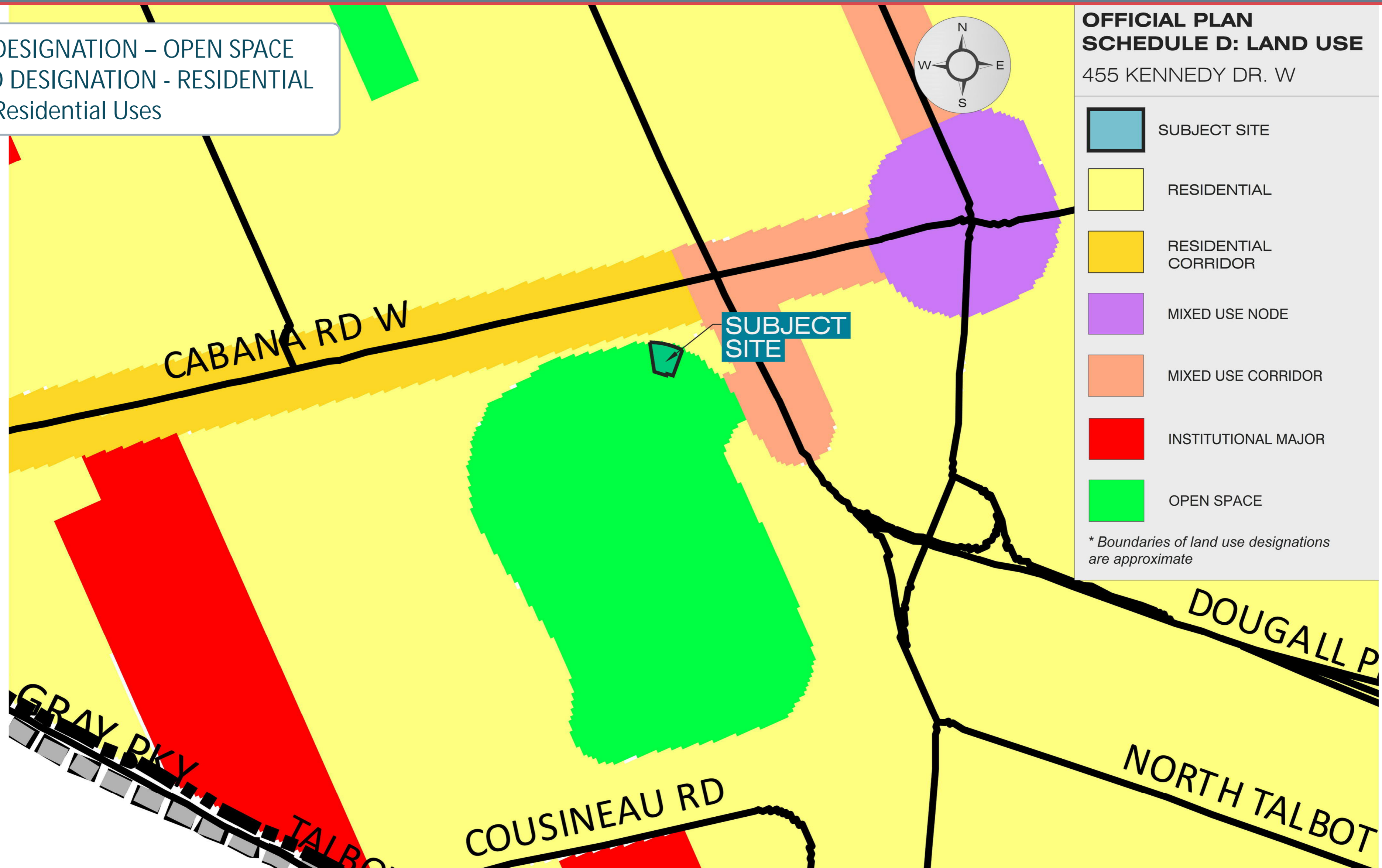
SUBJECT SITE FOR
OPA & ZBA

KENNEDY DRIVE WEST

**SUBJECT
SITE**

OFFICIAL PLAN DESIGNATION

EXISTING DESIGNATION – OPEN SPACE
 PROPOSED DESIGNATION - RESIDENTIAL
 To permit Residential Uses






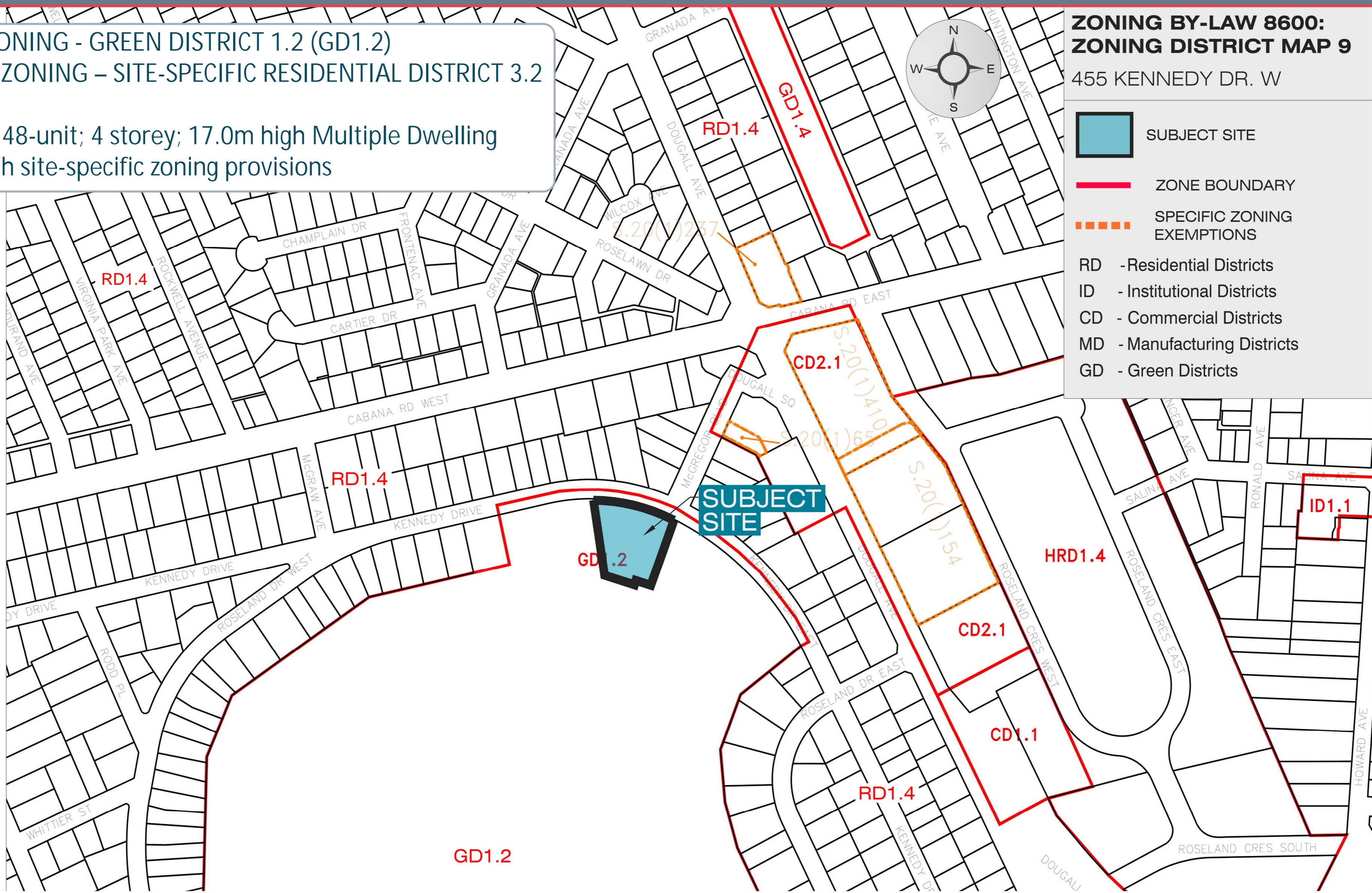
ZONING BY-LAW DESIGNATIONS

EXISTING ZONING - GREEN DISTRICT 1.2 (GD1.2)
 PROPOSED ZONING – SITE-SPECIFIC RESIDENTIAL DISTRICT 3.2 (RD3.2)
 To permit a 48-unit; 4 storey; 17.0m high Multiple Dwelling Building with site-specific zoning provisions

ZONING BY-LAW 8600: ZONING DISTRICT MAP 9

455 KENNEDY DR. W

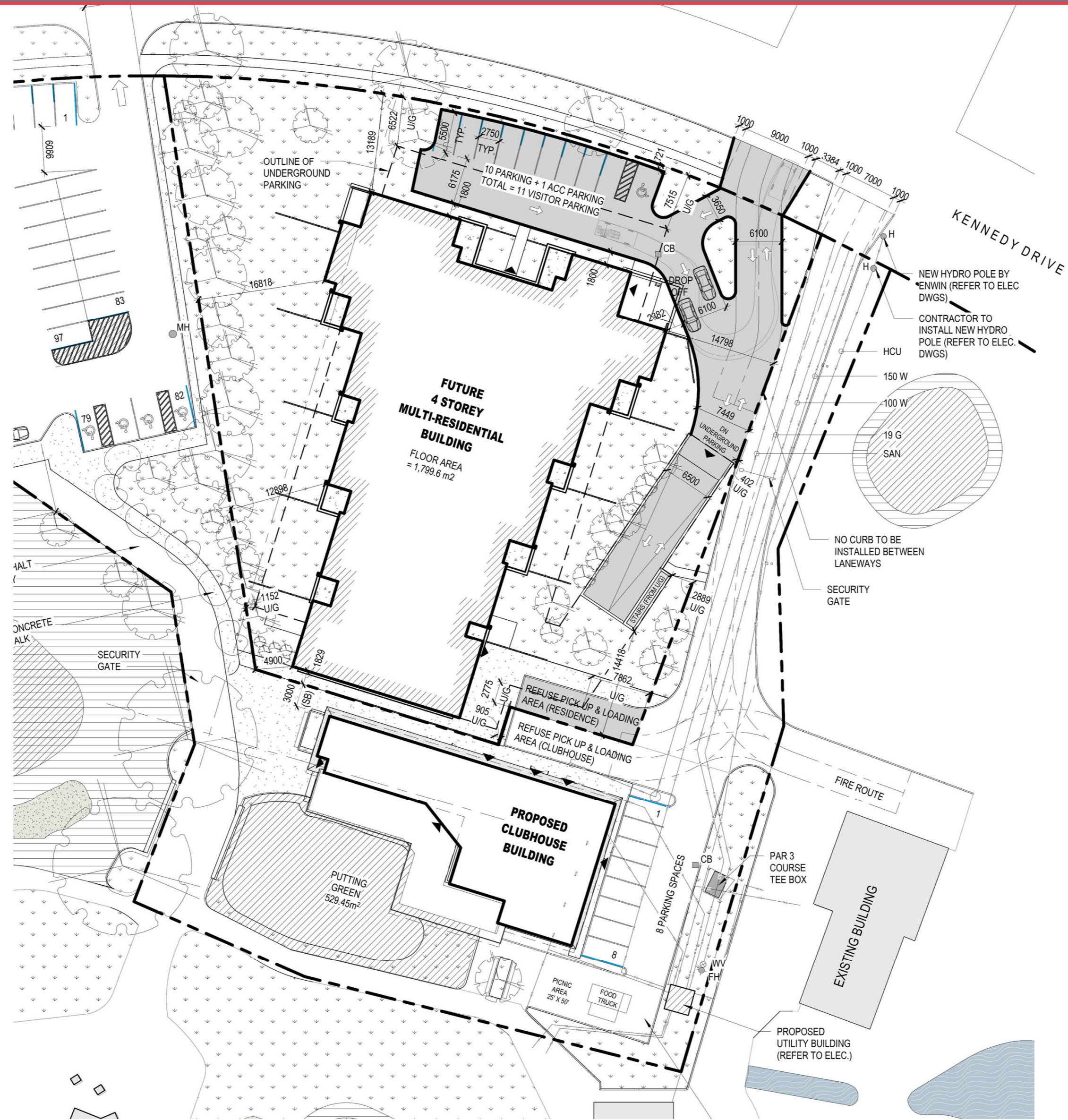
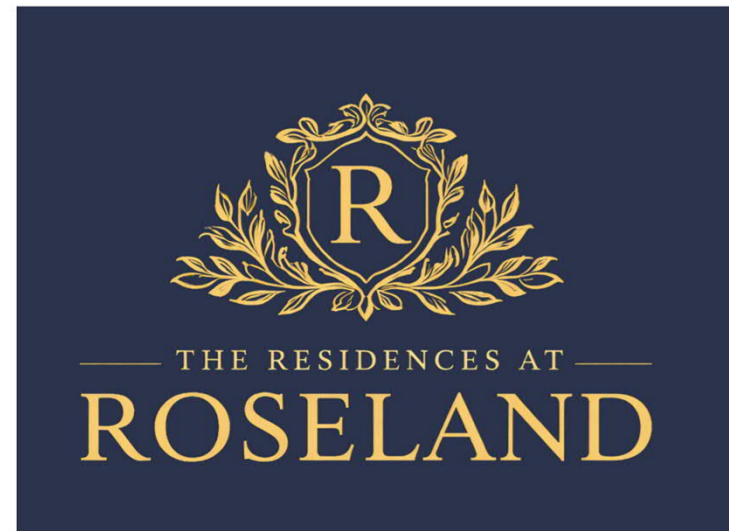
-  SUBJECT SITE
-  ZONE BOUNDARY
-  SPECIFIC ZONING EXEMPTIONS
- RD - Residential Districts
- ID - Institutional Districts
- CD - Commercial Districts
- MD - Manufacturing Districts
- GD - Green Districts



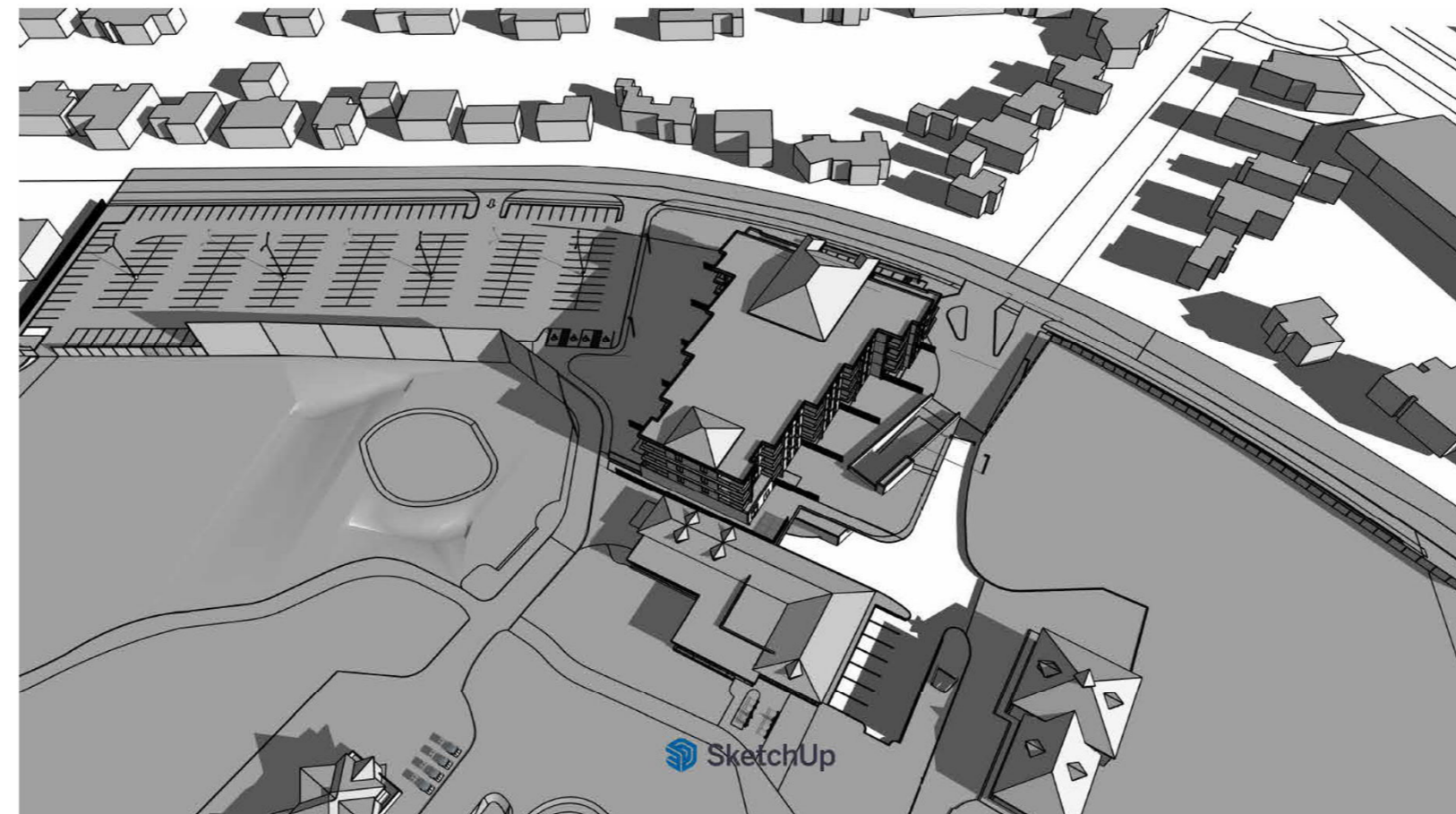
SURROUNDING LAND USE MAP



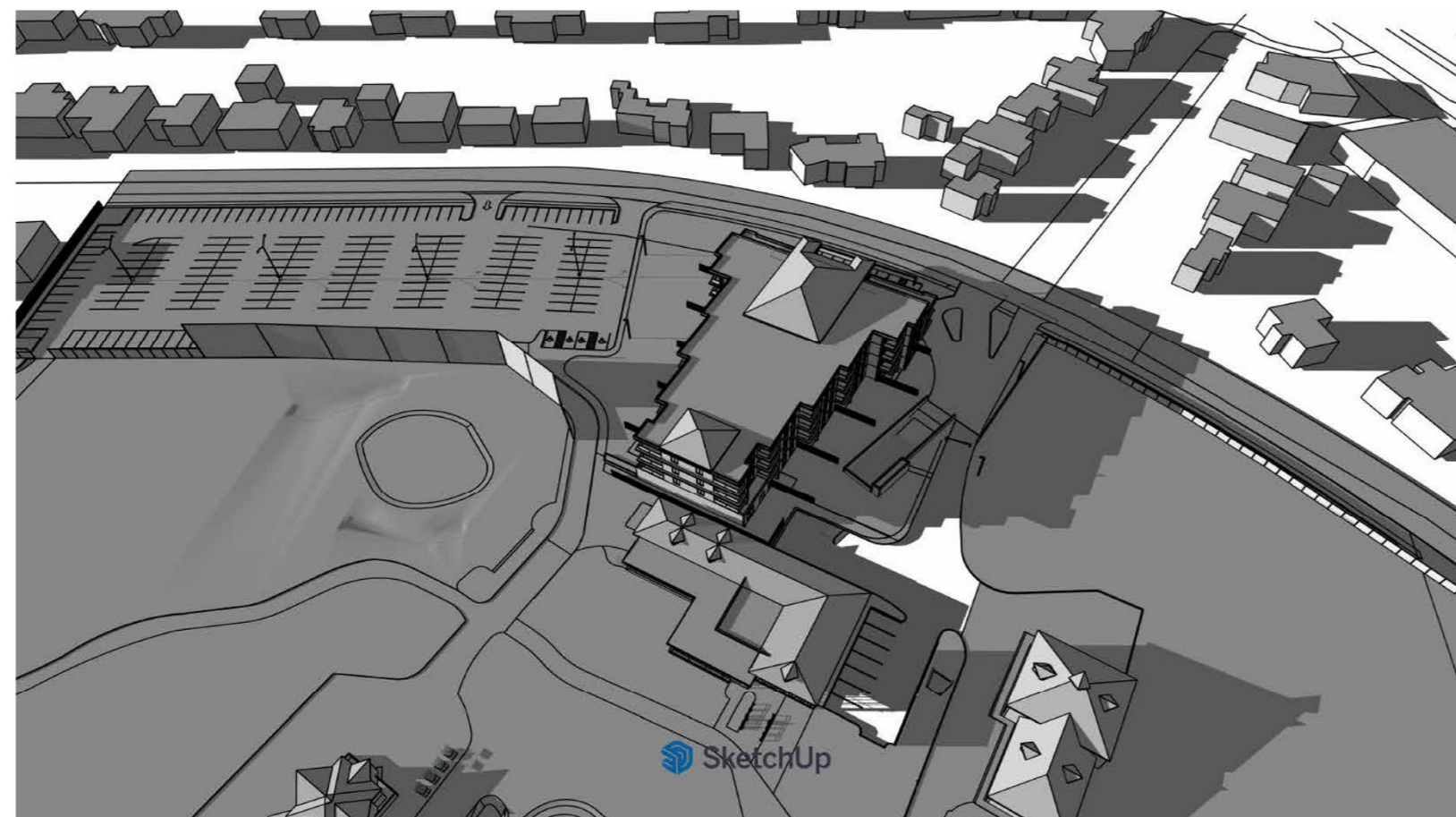
CONCEPTUAL PLAN



SHADOW STUDIES – MARCH 21



MARCH 21 - 9:00 AM

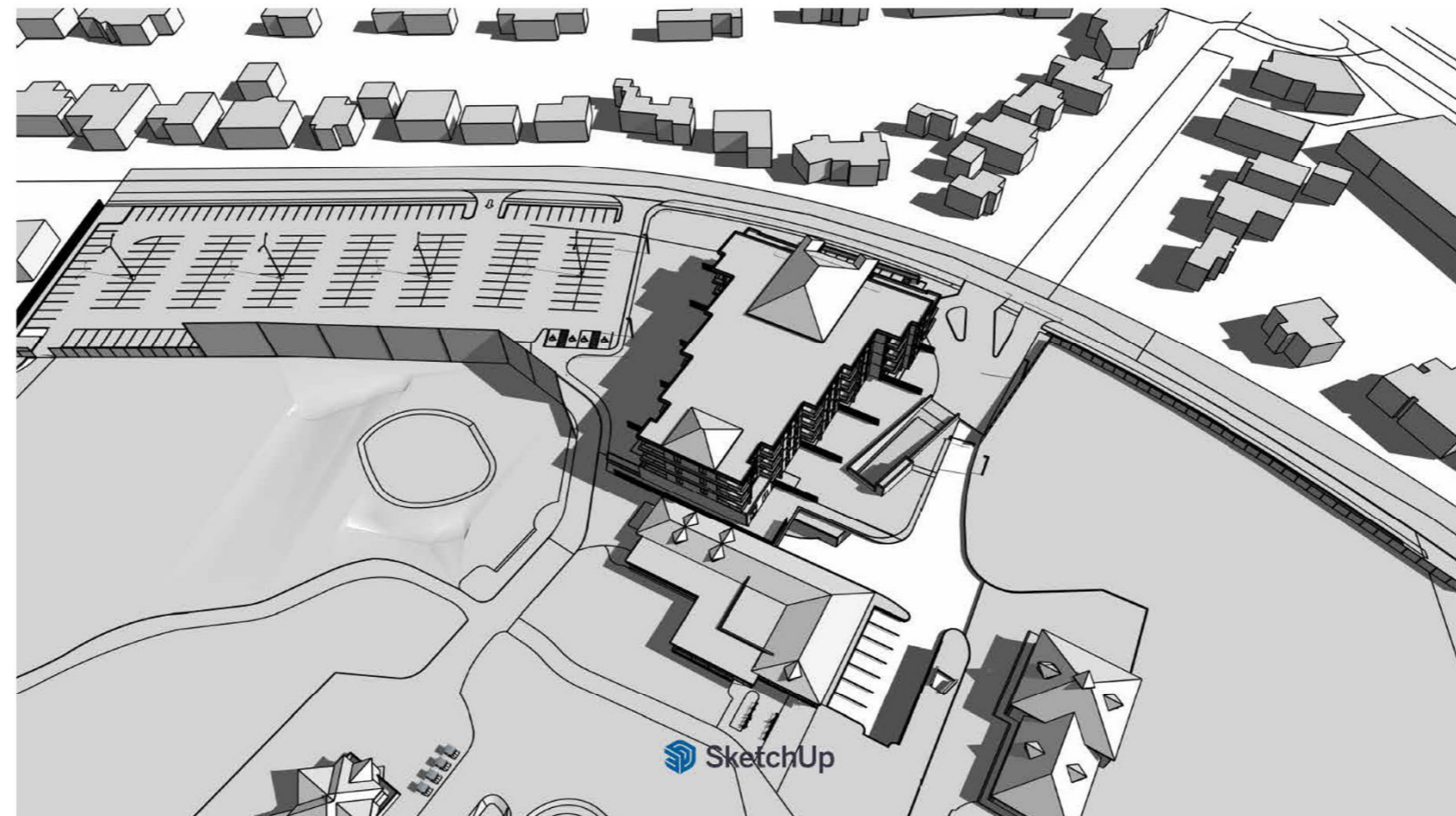


MARCH 21 - 6:00 PM

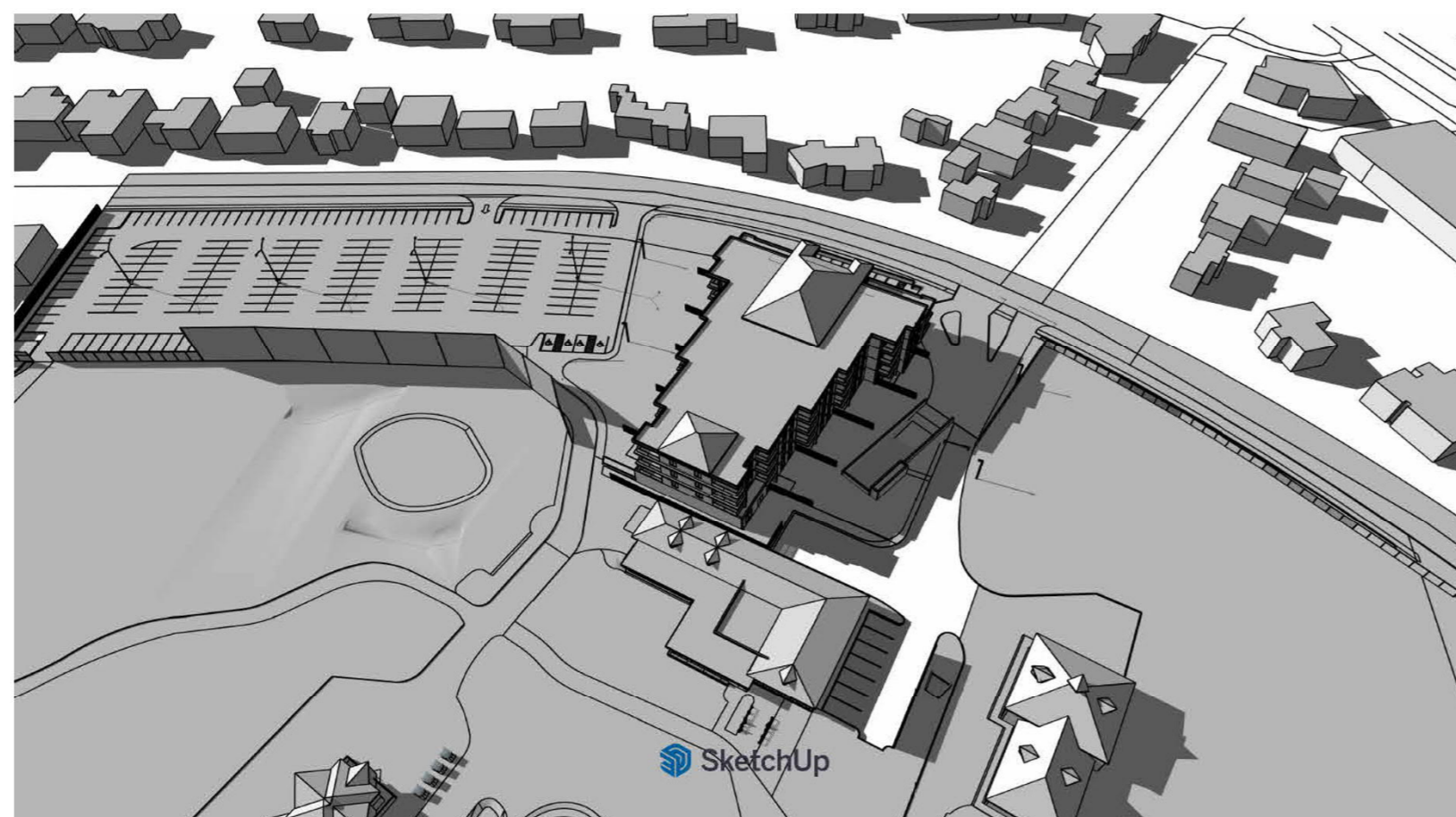


MARCH 21 - 12:00 PM

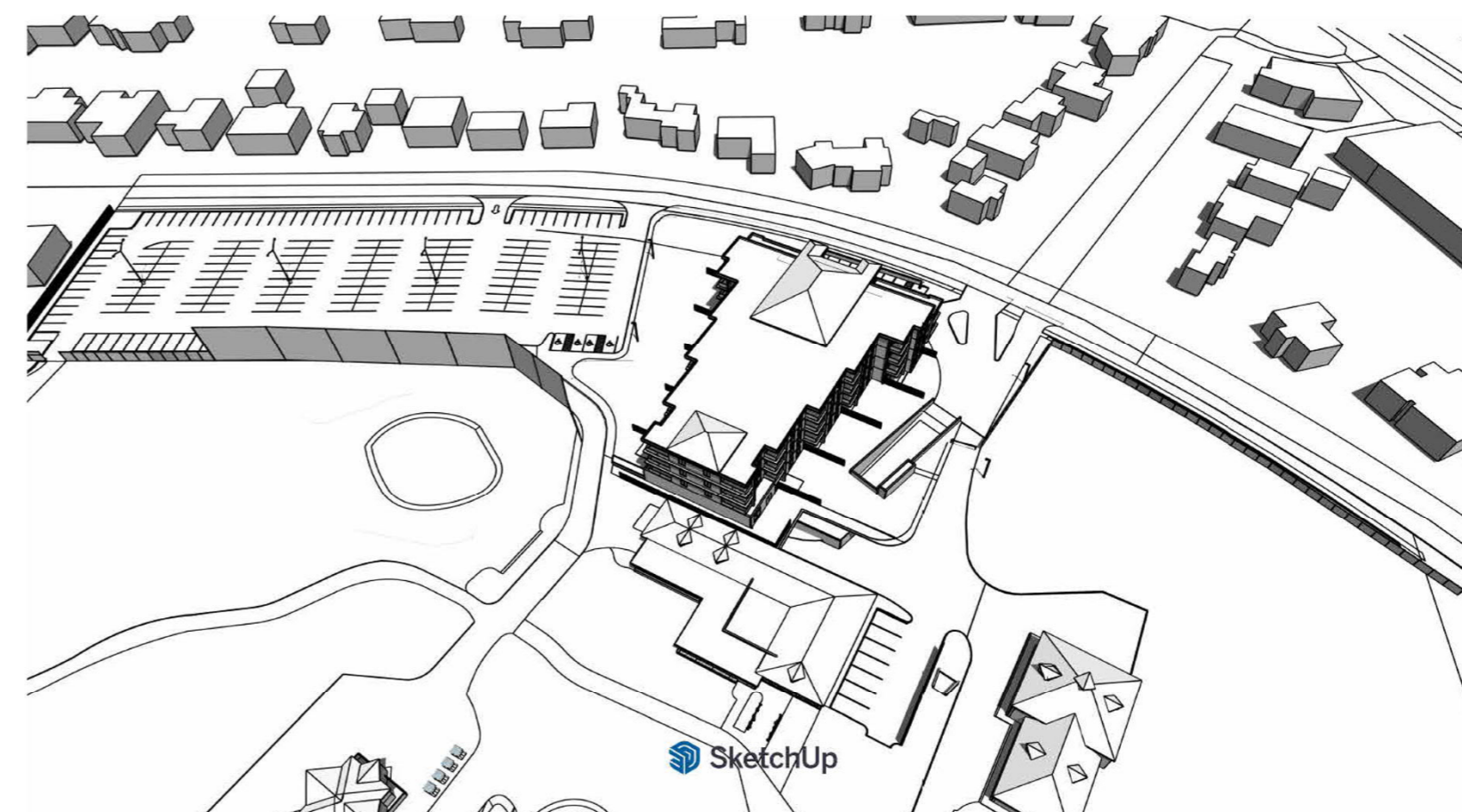
SHADOW STUDIES – JUNE 21



JUNE 21 - 9:00 AM

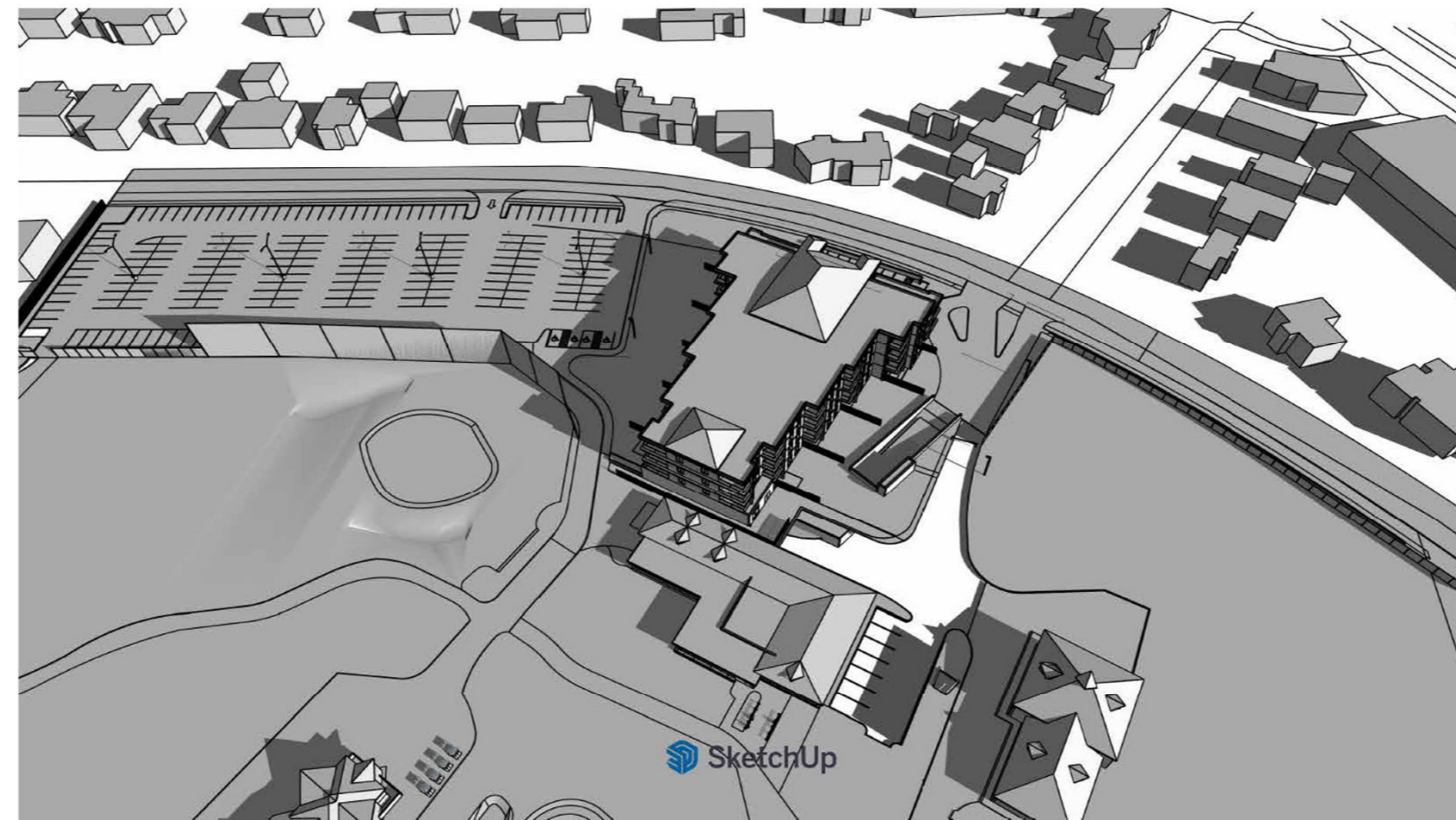


JUNE 21 - 6:00 PM

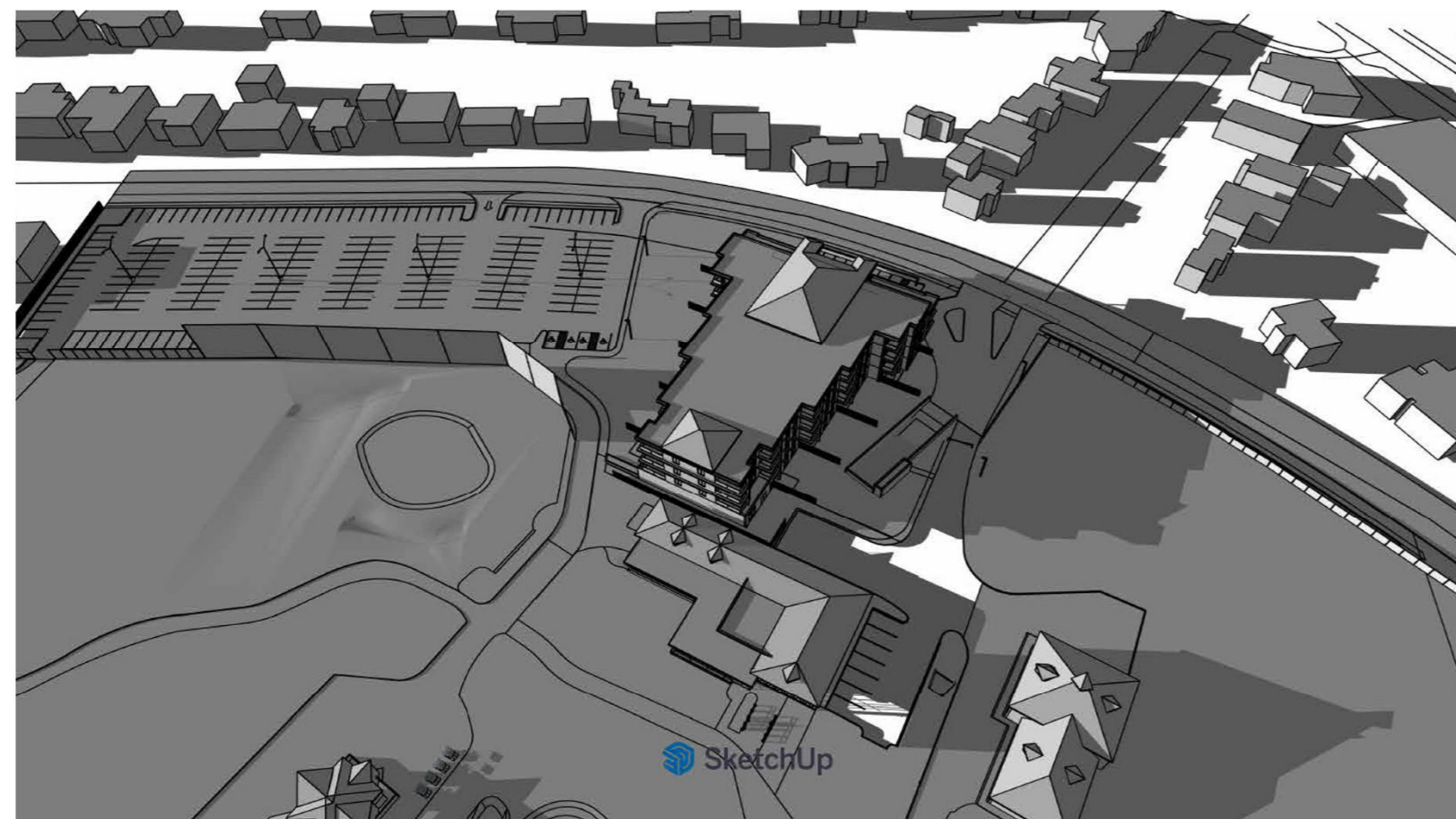


JUNE 21 - 12:00 PM

SHADOW STUDIES – SEPTEMBER 21



SEPTEMBER 21 - 9:00 AM

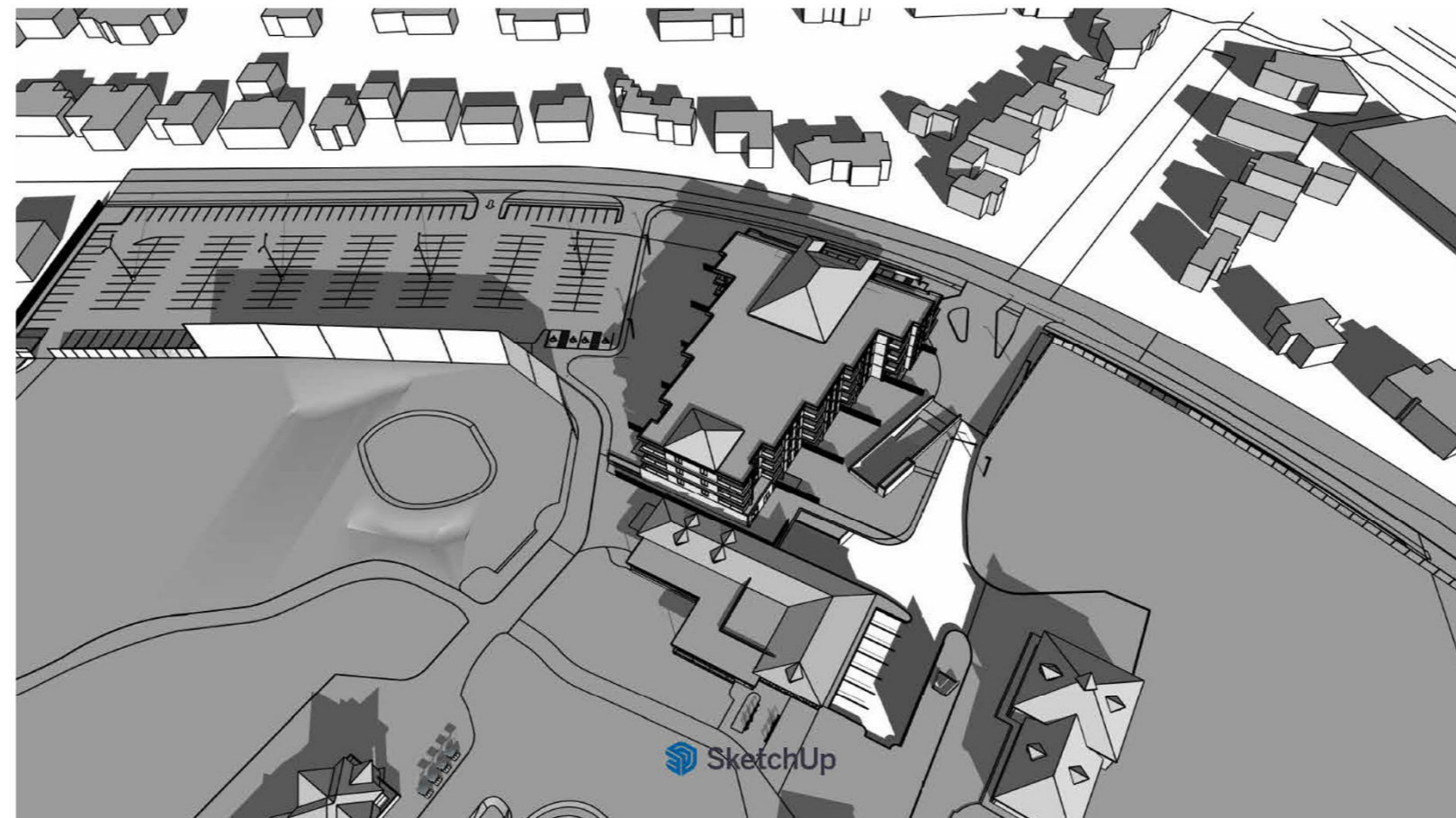


SEPTEMBER 21 - 6:00 PM



SEPTEMBER 21 - 12:00 PM

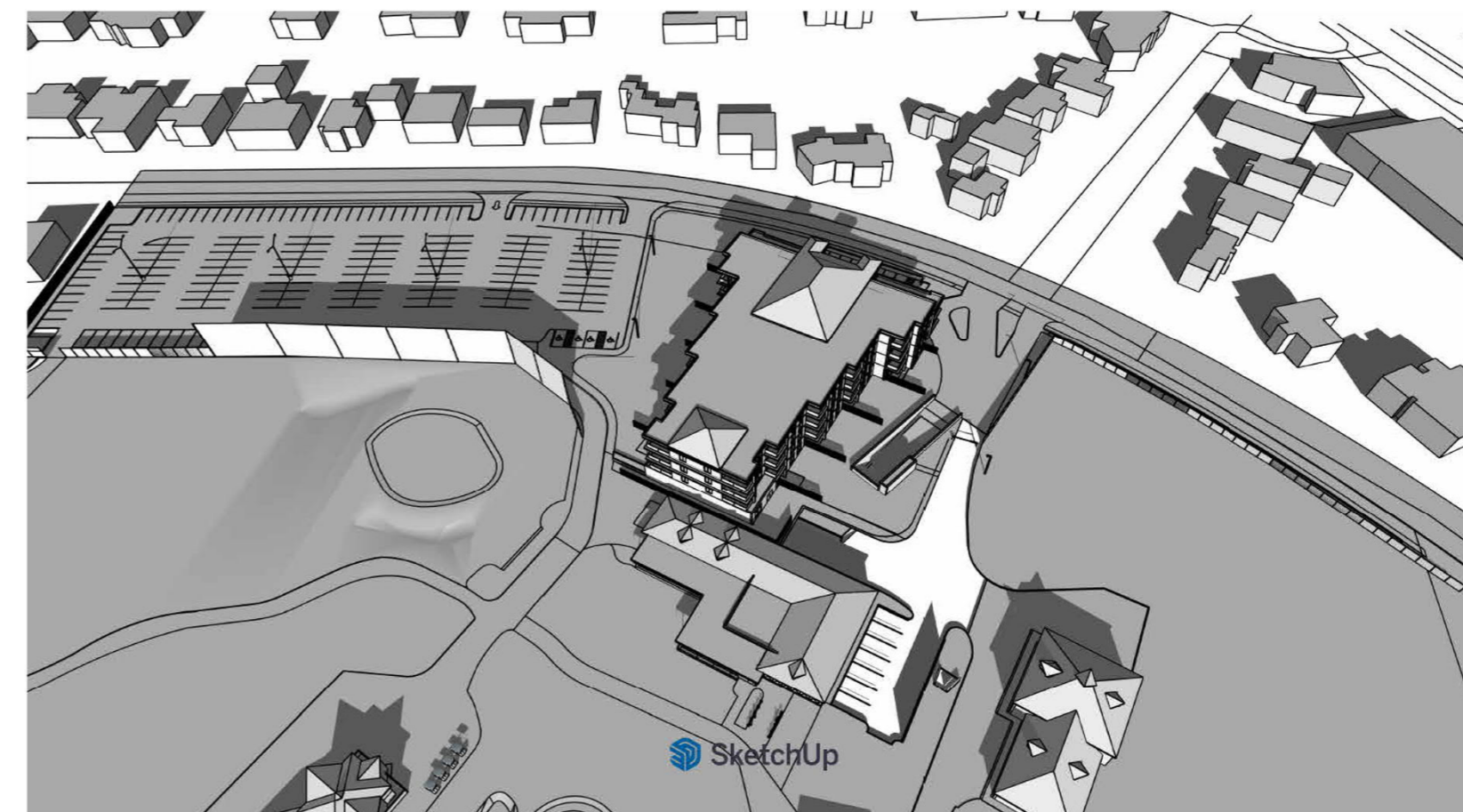
SHADOW STUDIES – DECEMBER 21



DECEMBER 21 - 11:00 AM



DECEMBER 21 - 3:00 PM



DECEMBER 21 - 12:00 PM

RENDERING #1


THE RESIDENCES AT
ROSELAND

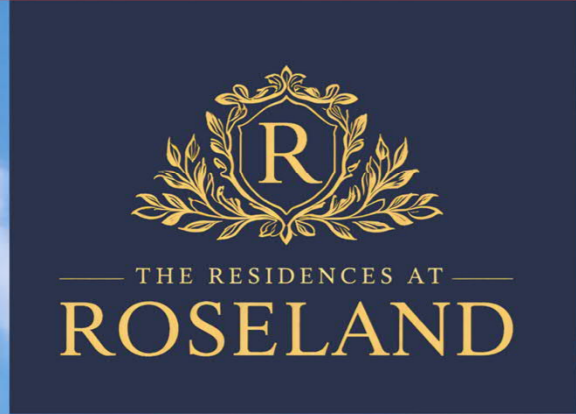

VALENTE
DEVELOPMENT




architectura
Architects & Engineers Building Intelligence

View looking Southwest from Kennedy Drive East at McGregor Blvd

RENDERING #2



View looking Southeast from Kennedy Drive West

RENDERING #3


THE RESIDENCES AT
ROSELAND


VALENTE
DEVELOPMENT



 **architecttura**

View looking Northeast from Roseland Golf Course

RENDERING #4


THE RESIDENCES AT
ROSELAND


VALENTE
DEVELOPMENT

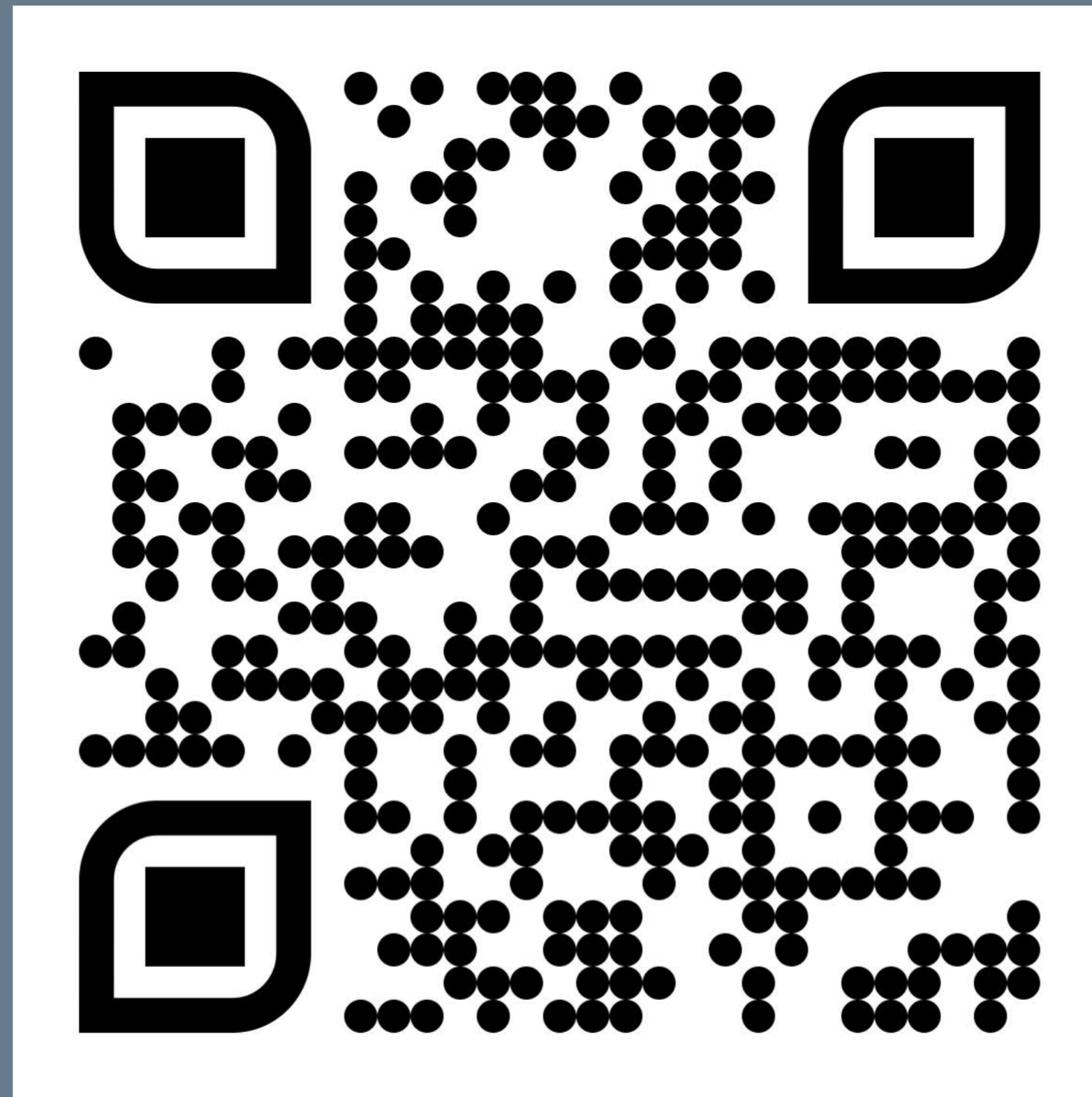


 **architecttura**

View looking Northeast from Roseland Golf Course at the 9th hole green

COMMENT FORM

Scan the QR below to provide COMMENTS



NEXT STEPS



1. Finalize background reports
2. Submission of Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) Applications to the City of Windsor
3. Statutory Public Meeting / Development and Heritage Standing Committee
4. Council Meeting

Stay Involved



Ask questions today and provide your feedback

Contact Us



Kennedy Drive – OPA/ZBA
Dillon Consulting Limited
1 Riverside Drive, 12th Floor,
Windsor ON, N9A 5K8
roseland@dillon.ca



APPENDIX D
IN PERSON RECORD OF
ATTENDANCE

RECORD OF ATTENDANCE

455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30th, 2026

By signing this form and attending this Public Open House, I hereby acknowledge that the information I’ve provided will become part of the record on file. Information provided might be used by the City of Windsor, it’s third party contractors and/or other levels of government and elected officials in accordance with the Ontario’s *Municipal Freedom of Information and Protection of Privacy Act*. Questions about the collection of personal information contained on this form should be directed to the Manager, Records and Elections City of Windsor, 350 City Hall Square West – Suite 530, Windsor, On N9A 6S1, Phone: 519-255-6100, ext. 6578.

Name	Mailing Address
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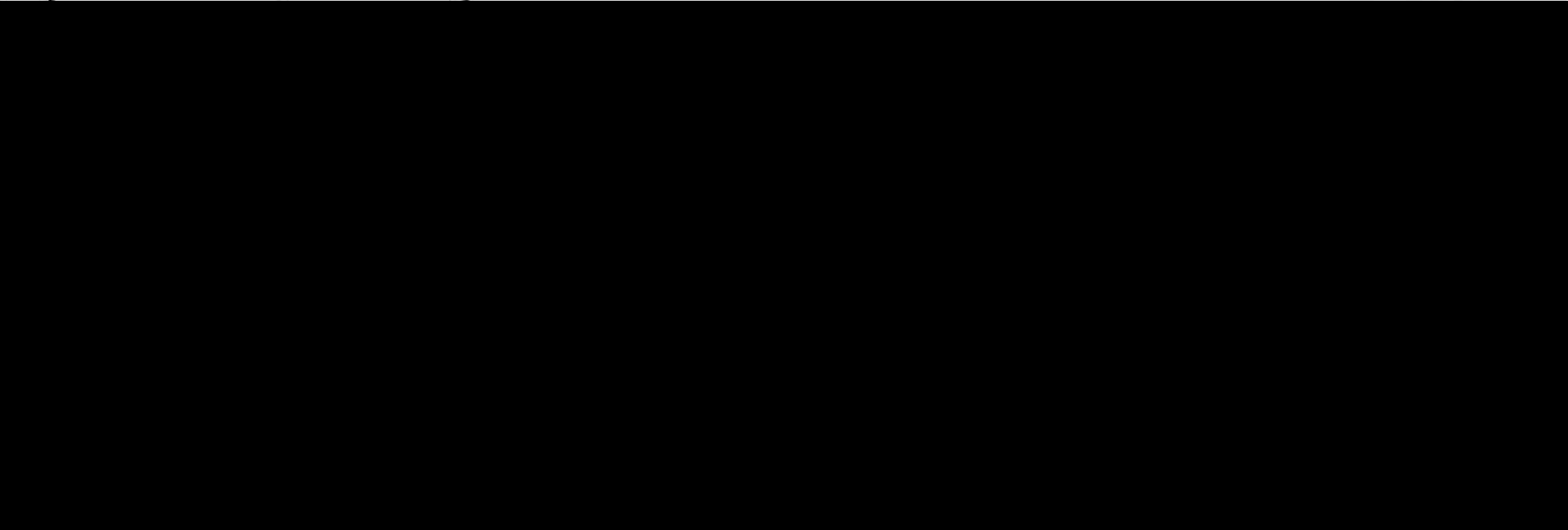
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Name	Mailing Address
[Redacted Content]	

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RECORD OF ATTENDANCE

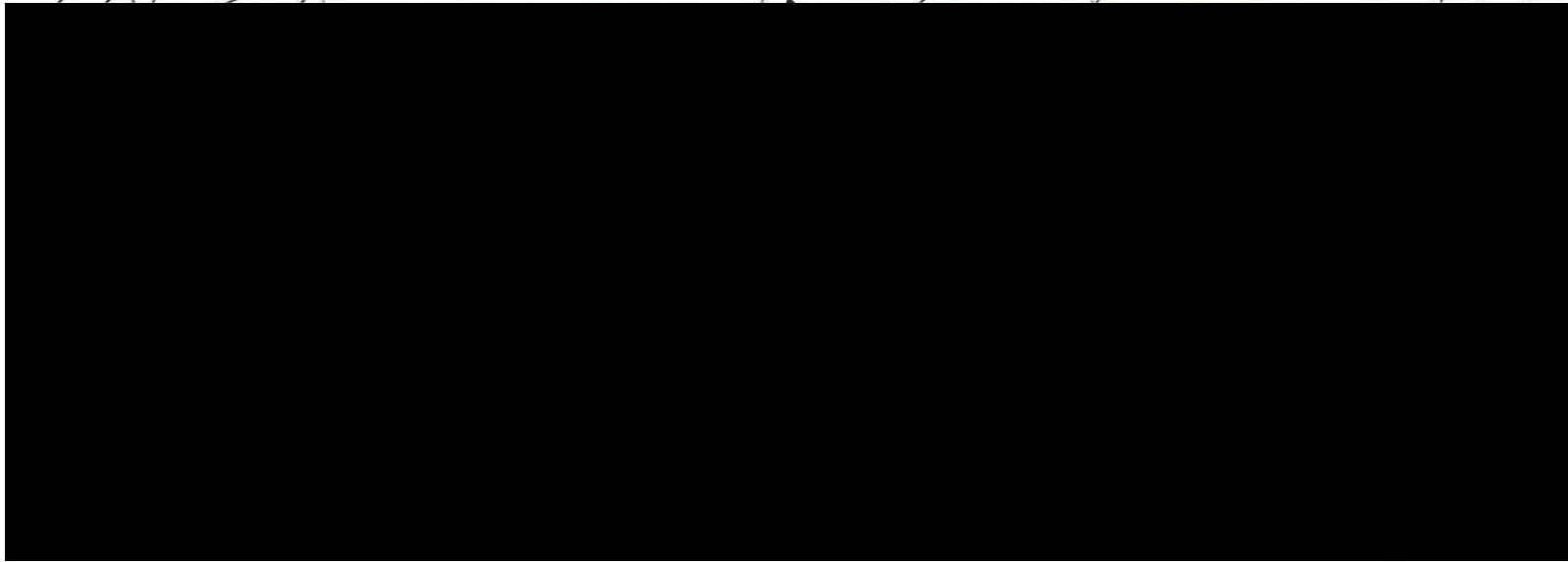
455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30th, 2026

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Name

Mailing Address





APPENDIX E
VIRTUAL RECORD OF
ATTENDANCE

First name	Last name	Email	Duration	Time joined	Time exited
Theresa	O'Neill	toneill@dillon.ca	1 hr 33 min	5:57 PM	7:30 PM
			14 min	6:23 PM	6:37 PM



APPENDIX F

CORRESPONDENCES

COMMENT FORM

455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30th, 2026

Please use this form to share your comments or feedback regarding the development and deposit it in the comment box. You may also mail it back to the address below. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

Name: _____

Mailing Address: _____

Email: _____

Comment(s)

4 storeys is not in keeping with the area

There is an excellent example of a ~~off~~ reuse of property for multiple dwelling units on Bartlet (Chandler Arms). It works because it kept the footprint of the building and the height

2 storeys would be more appropriate if you ~~keep multiple dwelli~~ rezone

Submit comments via mail or email by **May 8th, 2026.**

Mail to:
Attention: Kennedy Drive – OPA/ZBA
Dillon Consulting Limited
1 Riverside Drive West, 12th floor
Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

COMMENT FORM

455 Kennedy Drive West – OPA/ZBA

Public Open House – Thursday April 30th, 2026

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Name: [REDACTED]

Mailing Address: [REDACTED]

Email: [REDACTED]

Comment(s)

I THINK ITS A GREAT IDEA BUT I WOULD LIKE THEM LARGER.

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

Attention: Kennedy Drive – OPA/ZBA
Dillon Consulting Limited
1 Riverside Drive West, 12th floor
Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

1. Where are visitors of the Condo's going to park?
- take up Golf course parking or Park up and down the road?
2. Four floors don't fit the neighbourhood.
3. The Prices of condo will require a 2 income house hold.

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

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Dillon Consulting Limited
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Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

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455 Kennedy Drive West – OPA/ZBA

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

I don't think they should rezone this property as residential. There are already traffic issues & adding more residents will cause issues getting out of the area.

Also rezoning into high density will allow all the other developers to get approval to build on Cabana causing more traffic issues & I am not sure the infrastructure can handle it.

Submit comments via mail or email by **May 8th, 2026**.

Mail to:

Attention: Kennedy Drive – OPA/ZBA

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

I'm concerned about the impact of the additional vehicles travelling on Roseland Drive East as a result of the St. James Church development & the development at 455 Kennedy. That's almost 120 additional cars for a street w/ no traffic street lights & no sidewalks. The traffic light at Roseland & Dougall is frustrating for residents now - you're bound to see 455 Kennedy residents travel to Howard to by pass this.

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

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Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

I would like to see this project completed
I am in favour. also expand to Par three
land with more condos

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

Attention: Kennedy Drive – OPA/ZBA

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

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COMMENT FORM

455 Kennedy Drive West – OPA/ZBA

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

NOT AGAINST CLUBHOUSE
 AGAINST CONDO DEVELOPMENT & NOT TENDERS
 PUT OUT. SHAME.
 MORE THAN 2

Submit comments via mail or email by **May 8th, 2026.**

Mail to:
Attention: Kennedy Drive – OPA/ZBA
 Dillon Consulting Limited
 1 Riverside Drive West, 12th floor
 Windsor, ON, N9A 5K3
E-mail to: roseland@dillon.ca

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

We are disappointed with the Apr-30/26 meeting re development of condos on Paulson property - we thought it was a done deal & the shovel would be the ground very soon. We are very interested in the condo development & hope this will be a done deal.

 Submit comments via mail or email by **May 8th, 2026.**

Mail to:

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 Dillon Consulting Limited
 1 Riverside Drive West, 12th floor
 Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

WAS'NT THING TO HAPPEN
TO ROSE LAND.

 Submit comments via mail or email by **May 8th, 2026**.

Mail to:

Attention: Kennedy Drive – OPA/ZBA

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

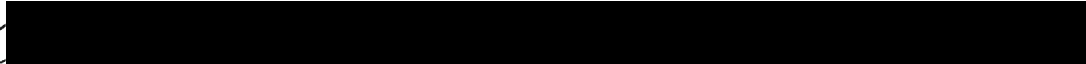
E-mail to: roseland@dillon.ca

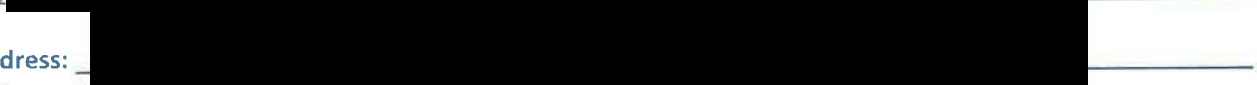
COMMENT FORM

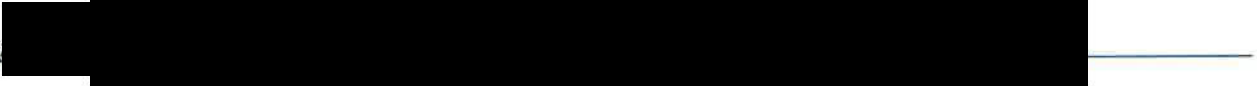
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Name: 

Mailing Address: 

Email: 

Comment(s)

THIS is NOT the proper use for 'formerly' Heritage Designated "City owned" Parkland. The community property should be reserved for community use.



Submit comments via mail or email by **May 8th, 2026**.

Mail to:

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 Windsor, ON, N9A 5K3

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Name:

[REDACTED]

Mailing Address:

[REDACTED]

Email:

[REDACTED]

Comment(s)

The original pitch to Windsorites, for a condo project at Roseland Golf Club, was that the condo footprint would be within that, of the existing clubhouse.

Although that may be true, the latest renderings show a significant percentage of the existing parking lot, turned to lawn.

This dramatically reduces the existing parking for GOLFERS USE. Further, there is no overflow and no on street parking.

Over the years, I have seen the current parking lot fully utilized (and that was during the years when the dining room was closed). The proposed 200 remaining parking spots (down from approx. 260 spaces) are insufficient and will jeopardize Roseland Golf Operations.

The lawn surrounding the proposed condo project must be returned to parking spaces for golf operations, to the west and north of the condo building.

As a test, I counted the number of parking spots at Seven Lakes Golf Club. The total there is 244. That is 44 more than the number proposed for the reconfigured Roseland Golf Course. I have also seen this parking lot at or near capacity.

This Condo project as currently proposed, is unacceptable since it will impact golf operations at what is, after all, a golf operation.

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

Attention: Kennedy Drive – OPA/ZBA

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

[REDACTED]

COMMENT FORM

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Name:

[REDACTED]

Mailing Address:

[REDACTED]

Email:

[REDACTED]

Comment(s)

I do not like the idea of these condos being built at the golf course. They do not fit with the concept of the neighbourhood. It was mentioned that seniors in the area could downsize & sell their homes - freeing up houses for others to buy. There are currently 3 homes for sale on Kennedy W between the club house and Casgrain. One has been for sale for a year. The one across the street from me has been for sale for a month, 3 open houses and a reduction in price. Where are all these so called people who want to buy in the area? Do you really think someone is going to sell their home for 550,000 only to buy a condo for over 700,000? Not real. Even the expert the city had said not a good idea to build condos on the golf course. This area is on a flood course.

Submit comments via mail or email by **May 8th, 2026.**

Mail to:

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1 Riverside Drive West, 12th floor
Windsor, ON, N9A 5K3

E-mail to: roseland@dillon.ca

God - down the street between Kennedy & Roseland - floods over every time there's a heavy sea and takes hours to drain.

Kennedy W. traffic has become heavier. People coming from south Howard, 401 etc have found that turning at Roseland/Dougall in front of shoppers gives a direct route to Cosgrain & then Cabana, avoiding the lights at Dougall/Cabana intersection. Along with the summer traffic from the golf course it's sometimes like a speedway. This will increase when the unwanted roads are also built at Cabana & Cosgrain.

These condos will no doubt be sold to investors & out of towners and to make a buck turning them ~~into~~ into rentals for golf packages.

I live in the house my father inherited in 1950 with his VLA land grant. He would be turning in his grave to see these built on his beloved golf course. As far as I'm concerned this is just a money grab for someone.

Can't even walk down to the club house for a meal with the grab & go food advertised, not to mention parties, weddings, banquets etc we used to attend at the old club house.

This is an exercise in futility. I know no one council member let slip it was a done deal before back tracking his comment, but I am stating I am very much against the building of these condos.

Zoning by-law amendments 455 Kennedy drive west



Apr 25, 2026, 5:17:16 PM

[REDACTED]
to roseland@dillon.ca

Good evening,

I am completely opposed to the re-zoning of this property from open space to residential. This open space should remain. It should be retained as a club house or as a curling rink. The loss of open spaces in cities reduces community and is a loss to all. Land that is lost today will never be regained. Our city should be investing in acquisitions for more open/public spaces not giving them up.

Please stop the proposal and retain open public/open space.

Sincerely,

[REDACTED]

Rezoning 455 Kennedy



[Redacted]

Apr 24, 2026, 9:39:40 AM

to Fred Francis, roseland@dillon.ca, Drew Dilkens, Jim Morrison, Agostino, Renaldo

Hello,

We oppose the rezoning of 455 Kennedy to residential

[Redacted]

[Redacted]



Hello

**RE: Proposed Official Plan & Zoning By-Law Amendments (OPA/ZBA) - 455 Kennedy Dr. West.
Attention: Kennedy Dr. - OPOA/ZBA.**

Dillon Consulting Ltd., [1 Riverside Dr. W.](#), 12th Floor, Windsor, Ontario, N9A5K3

It is well known that there is a general housing shortage across the Province. It appears that this proposed new Residential Development plan for [455 Kennedy Dr. West, Windsor, Ontario](#) (by its upper priced nature), **does little or nothing to address any solutions toward alleviating the widespread "Affordable Housing Crisis"**.

That said, it is still great to see new '*infill urban development*' occur in well established residential areas. *Urban Areas which already have existing City services.*

The proposed new residential building height appears reasonable, as does the overall scale of the building. The preferred adage of underground parking is a plus.

The proposed siting location does not appear to negatively affect existing neighbours, nor the Roseland Golf Course itself, but could hinder a better orientated new Roseland Club House.

The proposed initial architectural renderings for the proposed residential Development, indicating architectural style, direction, colour, material choice etc., - appear adequately handsome. Perhaps even casual given the ever-progressive nature of this Roseland Golf Course neighbourhood as it continues to evolve towards High end architectural residential style, large replacement houses.

This proposed residential building Development has such immediate site adjacency to the City of Windsor's only Municipally owned public Golf Course. A heritage, 'Donald Ross' Designed Golf course at that. It should be expected for the Developer to go the extra mile in building something attractive. Afterall, the Developer proposes the purchase of City owned, prime land at a seemingly rock bottom price. Also the proposed Residential Development additionally requiring amendment to the OP and ZBA in order to build on this land. The City appears to be significantly accommodating the Developer possibly with lower than true market value land purchase costs and such OP and ZBA change. This neighbourhood already an extraordinary popular residential area and adjacent to Windsor's only existing Municipal owned Golf Course. The City had to tear down the existing Roseland Golf Course Clubhouse and Curling Rink in order to accommodate the sale of this land to the Developer.

I understand the City's plan is to use monies acquired from the sale of the 455 Kennedy Dr. W. land to assist financing a new, much smaller 'replacement' Roseland Golf Course Club House. A new downsized Roseland Club House located *immediately adjacent* to and behind the proposed new Multi Storey Residential Development at 455 Kennedy Dr. W. The City apparently now required to add additional City monies (beyond the Roseland land sale monies) in order to have this new Roseland Golf Course Clubhouse constructed. A new Clubhouse, (unlike the former Roseland Golf Course Clubhouse) will have little amenity other than a snack bar, some storage and indoor & covered outdoor sitting lounge.

Since the Developer is getting such a good financial deal from the City, (land within this extraordinary popular South Windsor area) - it would behoove both the Developer and the City to contribute greater financing towards achieving a more outstanding design for the proposed new Roseland Golf Course Clubhouse. A more aesthetic and energy efficient design then has been presented so far. There is an opportunity here to do something architecturally unique and wonderful in the design of a new Roseland

Golf Course Club House. **If the City of Windsor Council be willing towards considering a more innovative design and direct City Administration to do so.** That and moving forward with perhaps only a slight increase in financing.

For example, the relatively new 'John Muir Library' in Sandwich Town became an outstanding, Ontario Heritage and OAA Award winning Building design. A unique architectural design respectful to its architectural heritage and the Sandwich neighbourhood. An architectural design which enhances local pride, while providing much greater service to Sandwich Town and the entire City as a whole. It was questionable at the time whether the City would '*rise to the occasion*' to supply additional funding upfront in order to complete the Beacon Tower of the John Muir Library. Fortunately the City of Windsor did so. The John Muir Library project was then completed as the original architectural design intended.

I would suggest that the '**City can and should also rise to the occasion**' at Roseland Golf course. By contributing more initial upfront funding towards achieving a more unique and eloquent Roseland Golf Course Clubhouse design. Keeping the long range City benefit picture upfront and in mind. The space allotted so far for the proposed new 'downsized' Roseland Clubhouse appears quite cramped. Perhaps considering enlarging that area of building site footprint and / or consolidating existing other outer Golf Course service buildings. A reinterpreted, differing architectural building design could still achieve this greater goal of contextual aesthetics and function within this tight space. **A City of Windsor goal to designing a new 'Earth Building' structure for the proposed new Roseland Golf Course Clubhouse.** A design allowing for more outdoor green space, providing a less cluttered view. Creating an additional rooftop observation viewing area. An 'Earth Building' would be more cost effective in terms of long term Energy and Maintenance cost savings. An Earth Building would become a well needed iconic landmark design feature. Architecture design subtly created within its own landscape architecture context. An exemplifier of environmentally sound building design. A building copesetic with our unique Windsor example of an existing Donald Ross designed Municipal Golf Course. An Earth Building respecting the landscape heritage of this original Donald Ross Roseland Golf course design in the best possible way. Integrating the proposed Club House right into the Roseland Golf Course landscape itself. An innovative new structure serving as a new regional attraction. It is well known that outstanding architecture and landscape architecture attracts more people. The potential to attract more Golf Tournaments and Golf enthusiasts to Roseland Golf Course can entice greater local economy benefits. To have enough City of Windsor foresight upfront, towards creating a more unique new Roseland Clubhouse design benefits everyone. - Including adage amenity to the proposed residential Developer. Serving now and well into the future.

Earth Structures have been built elsewhere around the World with proven great success. A very good comparative example is the '*St. Oswald Golf Course Club House*' in Freistadt, Austria. An Earth Building built into a small landscaped berm, with an open air, walkup green rooftop overlook to the golf course and a central sunken (open air) courtyard. Another Architectural firm in Australia actually specializes in variations of Earth Building Architectural Typology. A Putting Green could actually become incorporated into a new Roseland Golf Course Club House green roof. A Green Roof, easily pedestrian accessible by a Green walk up. A single storey Earth Building incorporating a natural second story open air, observation overlook. Energy efficient and Maintenance cost savings accruing over time and setting good example of Green Standards. Providing opportunity for a unique new City branding moniker. The current Architectural firm for the Roseland Project already has experience in creating Green Roof overlook with the new 'Legacy Beacon - Street Car 351'. A ramp walk up to a Green Roof observation deck overlooking the Detroit River below Riverside Dr. W. at Caron St.

The choice be that of Windsor City Council to direct City Administration. - To merely accommodate the Residential Developer or to "go the extra mile" and build something wonderful and lasting for the entire community and all the Citizens of Windsor. *Creating a more outstanding new 'Earth Building' - Roseland Golf Course Club House.* Something which will stand the test of time.

Timestamp	Full Name	Address	Email	Please provide your comment
5/1/2026 9:22:48	[REDACTED]	[REDACTED]	[REDACTED]	<p>We have backed onto the golf course for 24 years. We have had multiple floods (each time mitigating the problem by making adjustments to our property and incurring the cost). In August of 2020, we had the most damage with a foot and a half of water, and again made further adjustments. What guarantees are there that adding the number of units to this area, that we won't have a similar problem with a massive rain event. We know that although we pay premium prices to be insured, we are not confident that we would be covered again if such a substantial claim needed to be made again.</p>