

August 8, 2025

EMAIL ONLY

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

Attention: Greg Atkinson
Manager, Development/ Deputy City Planner

**Zoning By-law Amendment Application
0 Spitfire Way – Southeast corner of Lauzon Road and Spitfire Way (PC-024/15)
City of Windsor**

We are pleased to provide the following materials on behalf of our client, Farhi Holdings Corporation, regarding the proposed development located southeast of the Lauzon Road and Spitfire Way intersection, in the City of Windsor. The property is municipally known as 0 Spitfire Way. We have prepared the following package for the proposed Zoning By-law Amendment application.

The development includes two (2) 6-storey mixed use buildings. These include 61 residential dwelling units and 90 m² of ground floor commercial space each, totalling 122 residential dwelling units and 180 m² of ground floor commercial space. In total, 373 parking spaces are proposed on-site, with a mix of surface parking and an enclosed berm parking garage.

Access to the development will be provided through two driveways located along Spitfire Way. A reciprocal access and parking agreement will be established for the 181 parking spaces provided in the satellite parking for the multiple residential buildings located at 1530 and 1624 Lauzon Road (Buildings E and F of the Rosewater Estates subdivision).

The planning approvals include a Zoning By-law Amendment to rezone the property from Commercial District 2.2 (CD2.2) to a site-specific Commercial District 2.2 (CD2.2) zone with the following:

- An increase in the maximum height from 14 m to 28 m;
- Notwithstanding Section 15.2.5.15 of Zoning By-law 8600, dwelling units on a ground floor in a combined use building shall be an additional permitted use;
- A multiple dwelling as an additional permitted use; and

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- Public parking as an additional permitted use.

Site Plan Control applications will also be submitted concurrently with the Zoning By-law Amendment approvals.

We have included the following documents in the application package:

- Zoning By-law Amendment Application Form;
- Planning Justification Report prepared by Dillon Consulting Limited, dated July 2025, including the Engagement summary;
- Servicing Strategy prepared by Dillon Consulting Limited, dated July 2025;
- Transportation Impact Study prepared by Dillon Consulting Limited, dated August 2025; and
- A Conceptual Site Plan prepared by Baird AE, dated July 2025.

The application fee is to be paid upon request.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (519) 991-2942 or afarkas@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED



Amy Farkas, MCIP RPP
Associate

SS:dt

cc+Encl.: Jim Bujouves – Farhi Holdings Corporation
Paolo Collavino – PCR Constructors

Our file: 23-6213

