

Notice of Public Hearing – Committee of Adjustment Application

File # A-099/25 - 716 BRIDGE AVE

Date Mailed: December 24, 2025

Electronic hearing:

By videoconference on January 8, 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 December 24, 2025. 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 369 LOT 95

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.3 (RD1.3)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: SJSS REALTY HOLDINGS INC Applicant Name: SIYOU WU		716 BRIDGE AVE

PURPOSE OF APPLICATION

Both Minor Variance and Consent - Requesting relief for decreased minimum lot width, decreased minimum lot area, decreased minimum rear yard depth and increased maximum lot coverage.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-Law 8600				
	10.3.5.1	Minimum Lot Width	9.0 m	7.5 m
	10.3.5.2	Minimum Lot area	270.0 m ²	228.3 m ²
	10.3.5.3	Maximum Lot Coverage	45.0 %	45.5 %
	10.3.5.6	Minimum Rear Yard Dept	7.5 m	4.6 m

Type of Consent Application Transaction: N/A

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.

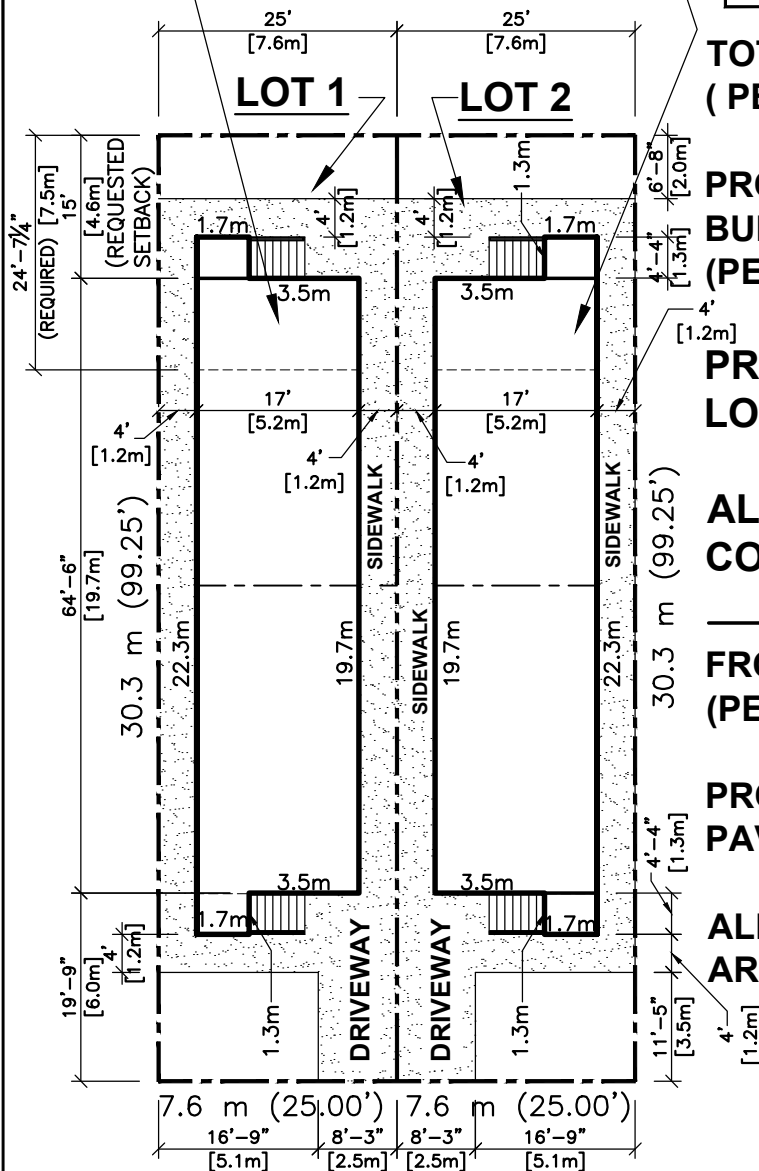


Contact Information:

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

**PROPOSED
TWO STOREY HOUSE
WITH A.D.U.
(203.81 M² + BASEMENT)**

SITE PLAN 716 BRIDGE AVE. CITY OF WINDSOR



TOTAL LOT AREA: 264.05 M² ± / 2481.25 Sq. Ft.
(PER LOT)

**PROPOSED
BUILDING AREA:** 106.34 M² / 1144.17 Sq. Ft.
(PER LOT)

**PROPOSED
LOT COVERAGE:** 46.11 % (PER LOT)

**ALLOWABLE LOT
COVERAGE** 45.00 %

FRONT YARD AREA: 45.73 M² ± / 492.00 Sq. Ft.
(PER LOT)

**PROPOSED
PAVED AREA** 61.13 %
(27.75 M² / 300.77 SQ. FT.)

**ALLOWABLE PAVED
AREA:** 50%

NOTE:
LOT SIZES ARE APPROXIMATE

BUILDING AREA INCLUDES
COVERED PORCHES AND
GRADE ENTRANCE

716 BRIDGE AVE.

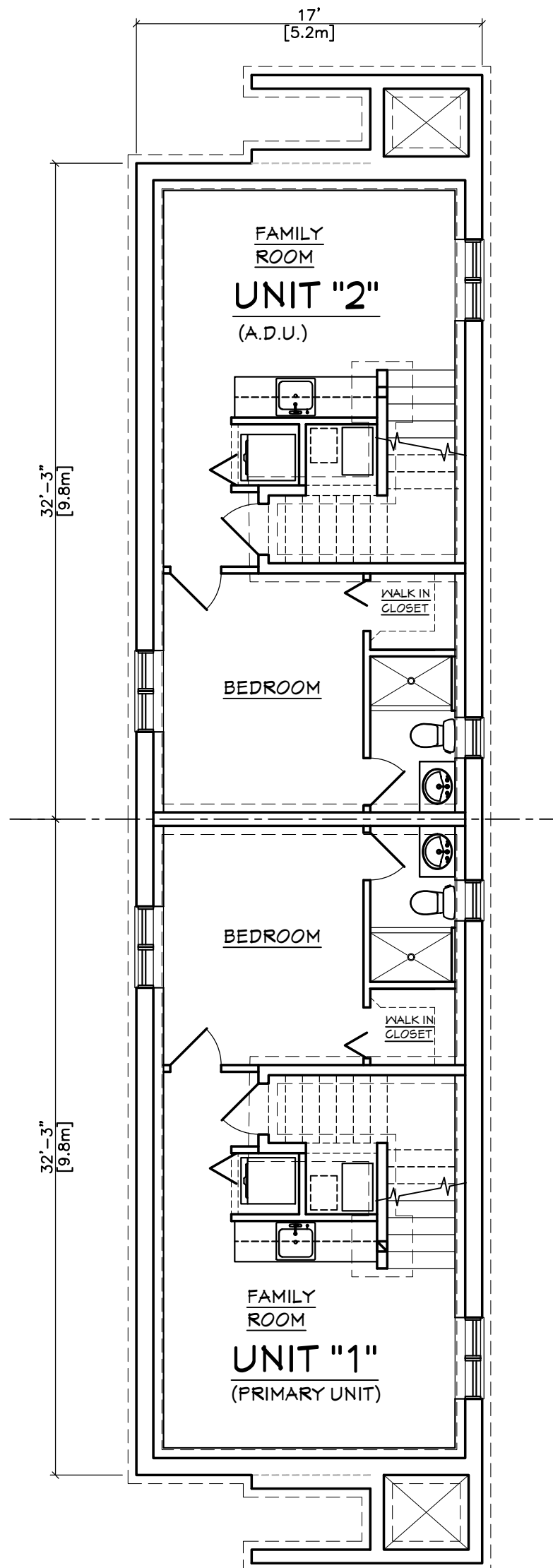
LOT WIDTH 7.6 m
(REQUIRED WIDTH 9 m
FOR SINGLE UNITS)

**✪ MATTHEWS
design**
6 - 2557 Dougall Ave, Suite 1600
WINDSOR ONTARIO, CANADA
N9X 1T5
(519) 915 - 3275
E-MAIL: cmatthewsdesignwindsor@gmail.com

BCIN
38359
DESIGNS C.C.MATTHEWS DESIGN 2025

SITE PLAN-2

FOR: Q. BIA
DATE: NOV. 26, 2025



FOUNDATION PLAN

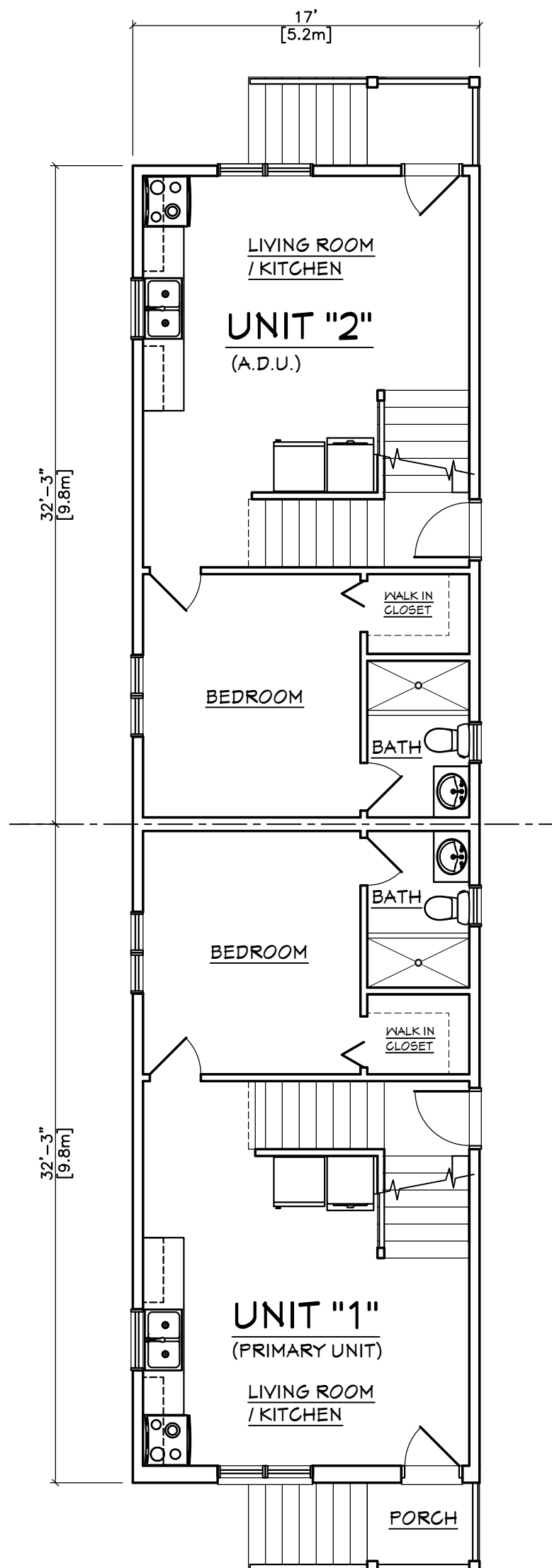
716 Bridge Ave. - DRAFT 2

TOTAL AREA: 101.90 M²/ 1096.50 Sq. Ft.

APPROXIMATE 50.95 M² / 548.25 Sq. FT.

PER UNIT

DATE: NOV. 26/ 2025



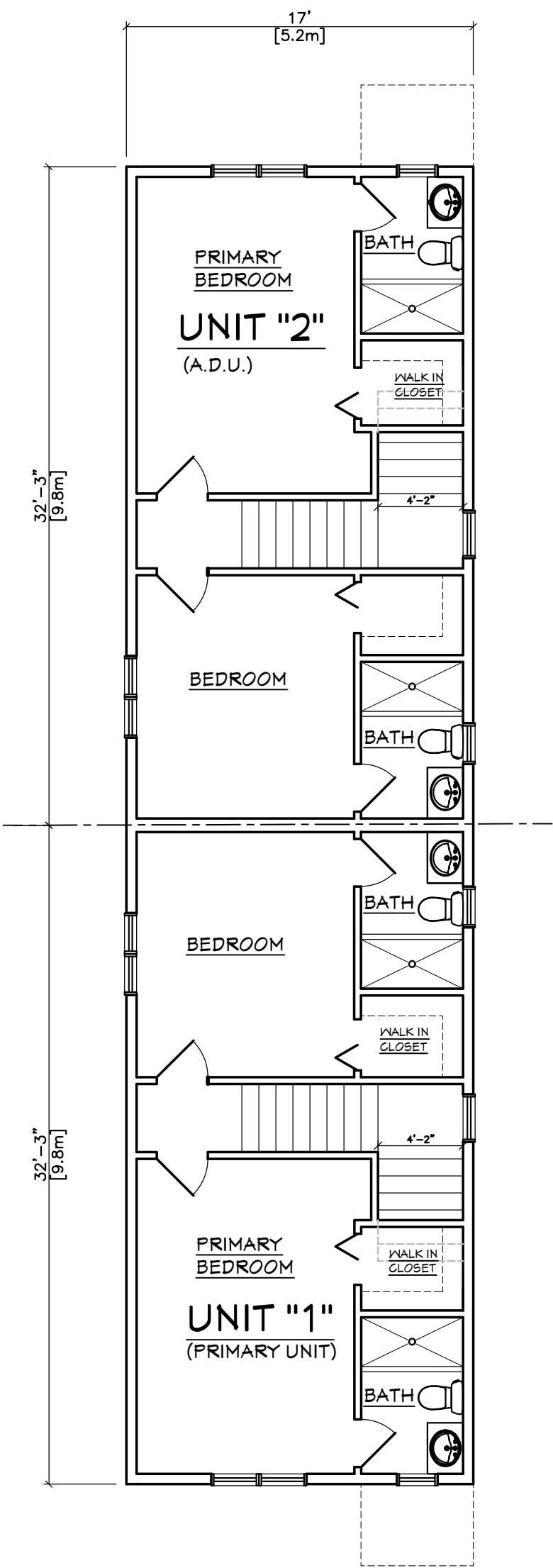
FIRST FLOOR PLAN

716 Bridge Ave. - DRAFT 2

TOTAL AREA: 101.90 M²/ 1096.50 Sq. Ft.

APPROXIMATE 50.95 M² / 548.25 Sq. FT.
PER UNIT

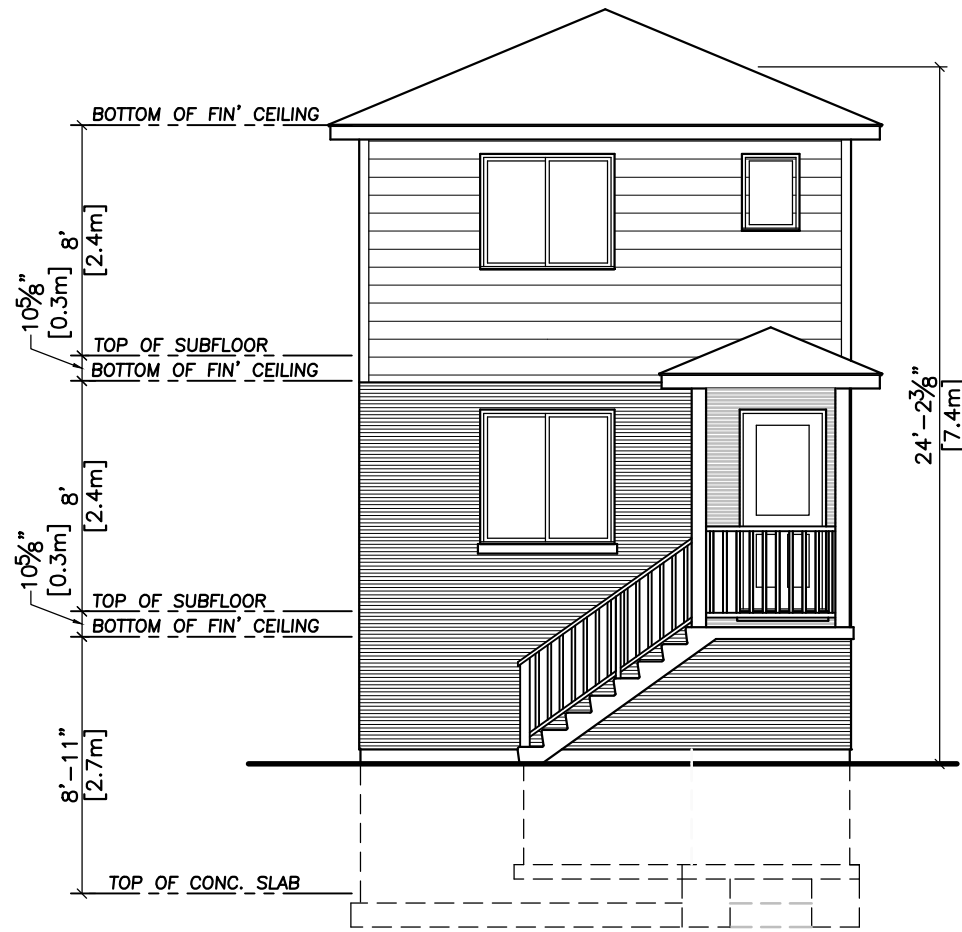
DATE: NOV. 26/ 2025



SECOND FLOOR PLAN

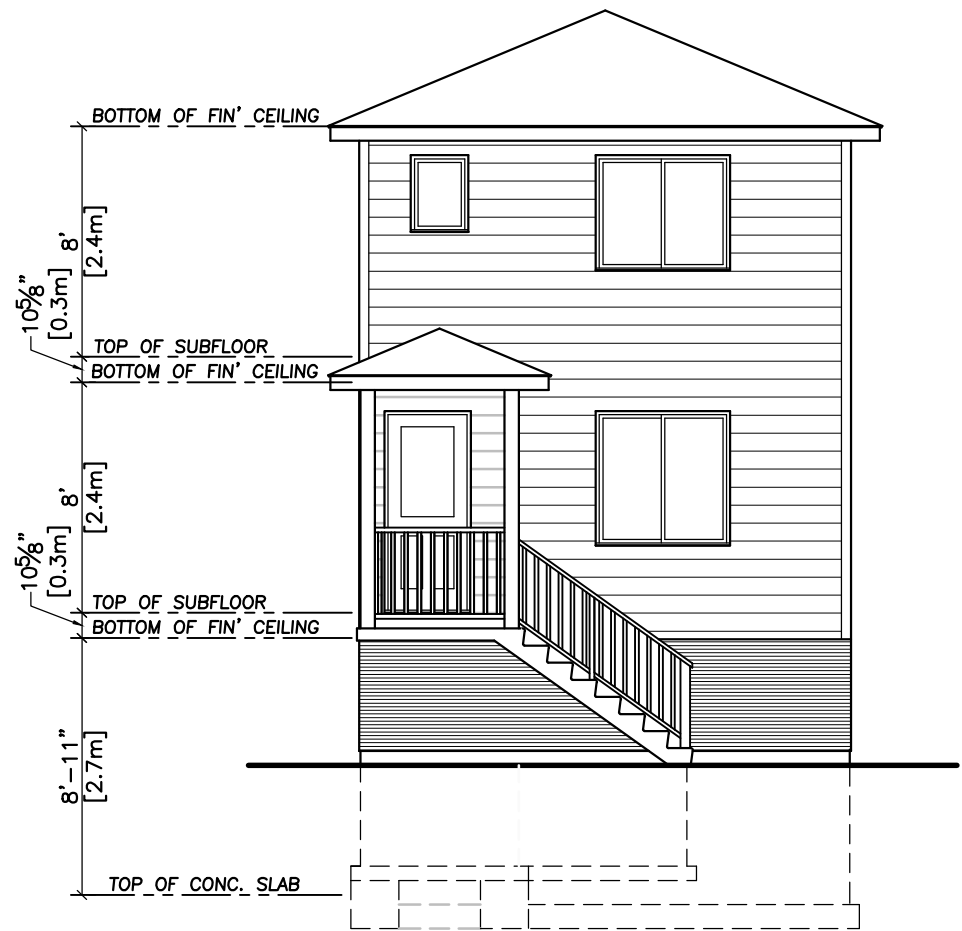
716 Bridge Ave. - DRAFT 2
TOTAL AREA: 101.90 M²/ 1096.50 Sq. Ft.
APPROXIMATE 50.95 M² / 548.25 Sq. FT.
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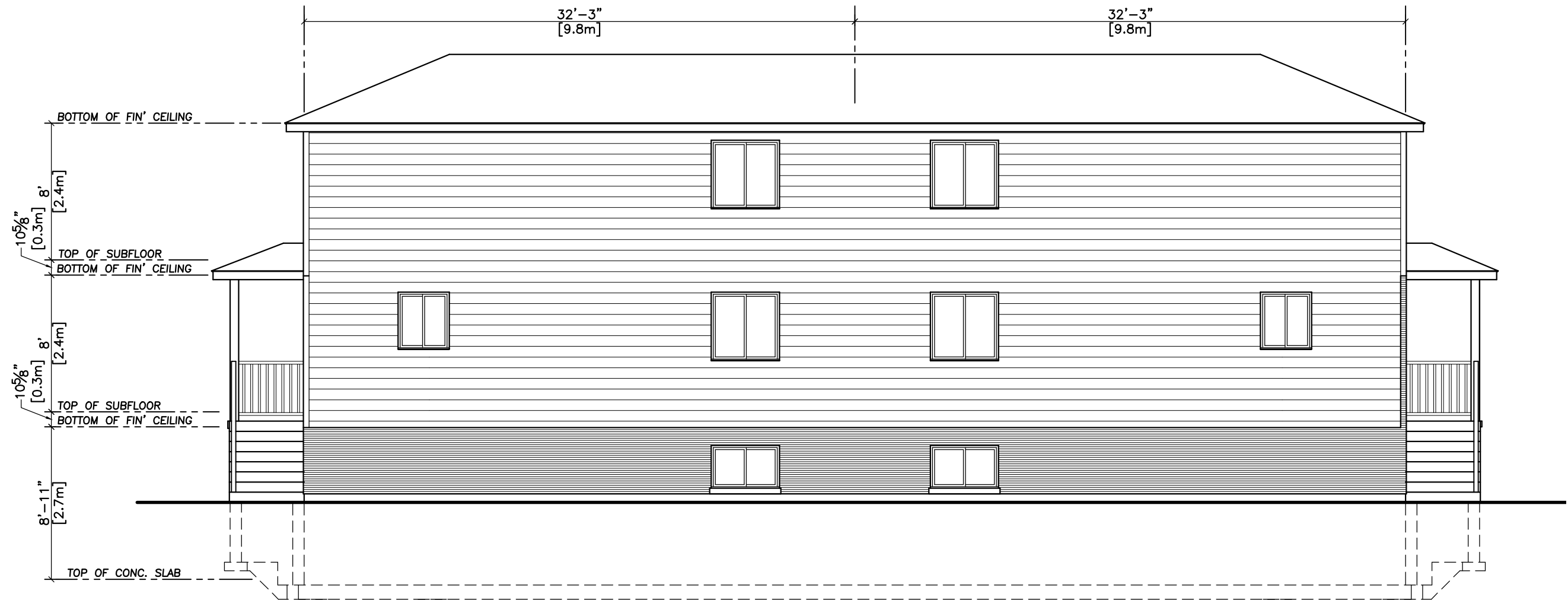
FRONT ELEVATION

716 BRIDGE AVE.- DRAFT 2
NOV. 26 / 2025



REAR ELEVATION

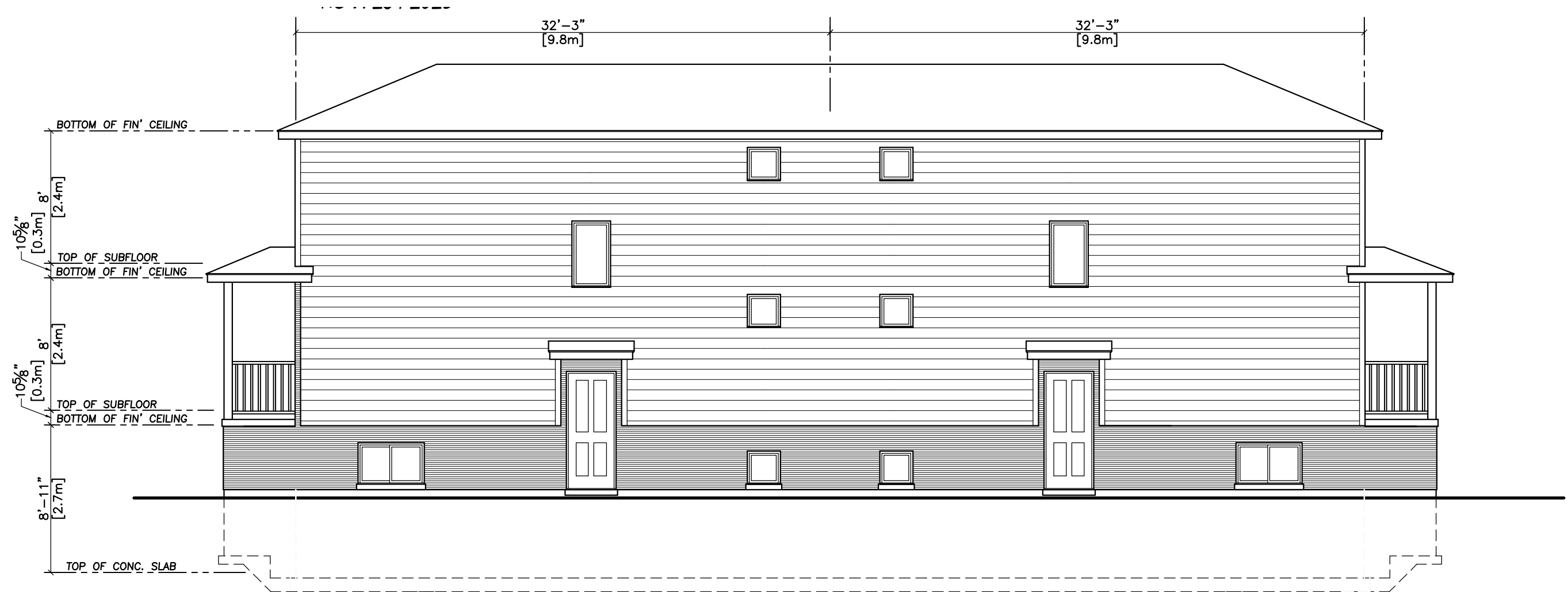
716 BRIDGE AVE.- DRAFT 2
NOV. 26 / 2025



LEFT ELEVATION

716 BRIDGE AVE.- DRAFT 2

NOV. 26 / 2025



RIGHT ELEVATION

716 BRIDGE AVE.- DRAFT 1

NOV. 26 / 2025

SIYOU(Allen) Wu

716 Bridge Ave

Windsor,



12/11/2025

Explanation Letter – Minor Variance Request for Rear Yard Setback Reduction

Property: 712 & 716 Bridge Ave

Dear Committee Members,

I am writing to provide clarification and rationale in support of my Minor Variance application requesting a reduction of the rear yard setback requirement from 7.5 metres to 4.6 metres for the proposed development at 716 Bridge Ave.

The City's zoning by-law currently requires a minimum rear yard setback of 7.5 metres. I understand that Minor Variances typically fall within an approximate 20% adjustment threshold, which would ordinarily allow a reduction to about 6.0 metres. Under normal circumstances, I would not be seeking a variance of the magnitude currently proposed.

However, this request is necessary due to an unexpected change in circumstances related to the rear alley located behind the property. At the outset of the project, I had initiated the process to purchase the 3-metre-wide alley behind the lot. With the acquisition of the alley, the effective lot depth would have increased, and the proposed building would have fully complied with the required rear yard setback—meaning no variance would have been needed.

I proceeded with project planning and design based on the understanding that the alley purchase would be completed in a reasonable timeframe. However, I was later informed that the alley closure and purchase process may require up to two years for completion. This timeline would significantly delay the entire construction project.

Furthermore, it is my understanding that all of the existing houses along Bridge Avenue have previously completed their alley acquisitions. This provides strong precedent and assures us that the alley purchase for this property should also be proceed smoothly.

Lastly, The proposed reduction will not negatively impact neighbouring properties. The rear alley provides an additional buffer, and the planned building design will continue to meet all safety, drainage, and building code requirements. The variance is strictly a result of procedural timing rather than an attempt to circumvent zoning intent.

Because the alley purchase process is lengthy and outside of my control, I am requesting the City's support in granting temporary relief through a rear yard variance to 4.6 metres. This relief will allow us to:

- Begin construction in a timely manner, avoiding years of delay.
- Continue pursuing the alley purchase concurrently, with full intention to complete it as soon as the

City finalizes the process.

I commit to keeping the City informed throughout the alley purchase process and will provide updates as required. I will also update the committee once the acquisition of the alley is completed.

Thank you for your consideration. I am available to provide any additional information or clarification the Committee may require.

Sincerely,

SIYOU(Allen) Wu