

Clifton Avenue, Windsor Rezoning

Council First Reading

February 24, 2026

something inspiring awaits



Application

- A completed application was received from Dave LeRiche on November 28, 2025.
- The application was to rezone a portion of the subject lot from Low Density Residential (R-1) to Medium Density Residential (R-2) to allow for subdivision and a six-unit residential development on the subject lot.





Orthophoto

- Converted eight-unit residential building (previous DA)
- Abuts a variety of residential uses, including high density units to the north and is located across Clifton Avenue from the Clifton Museum Park



GFLUM

Residential Designation



something inspiring awaits

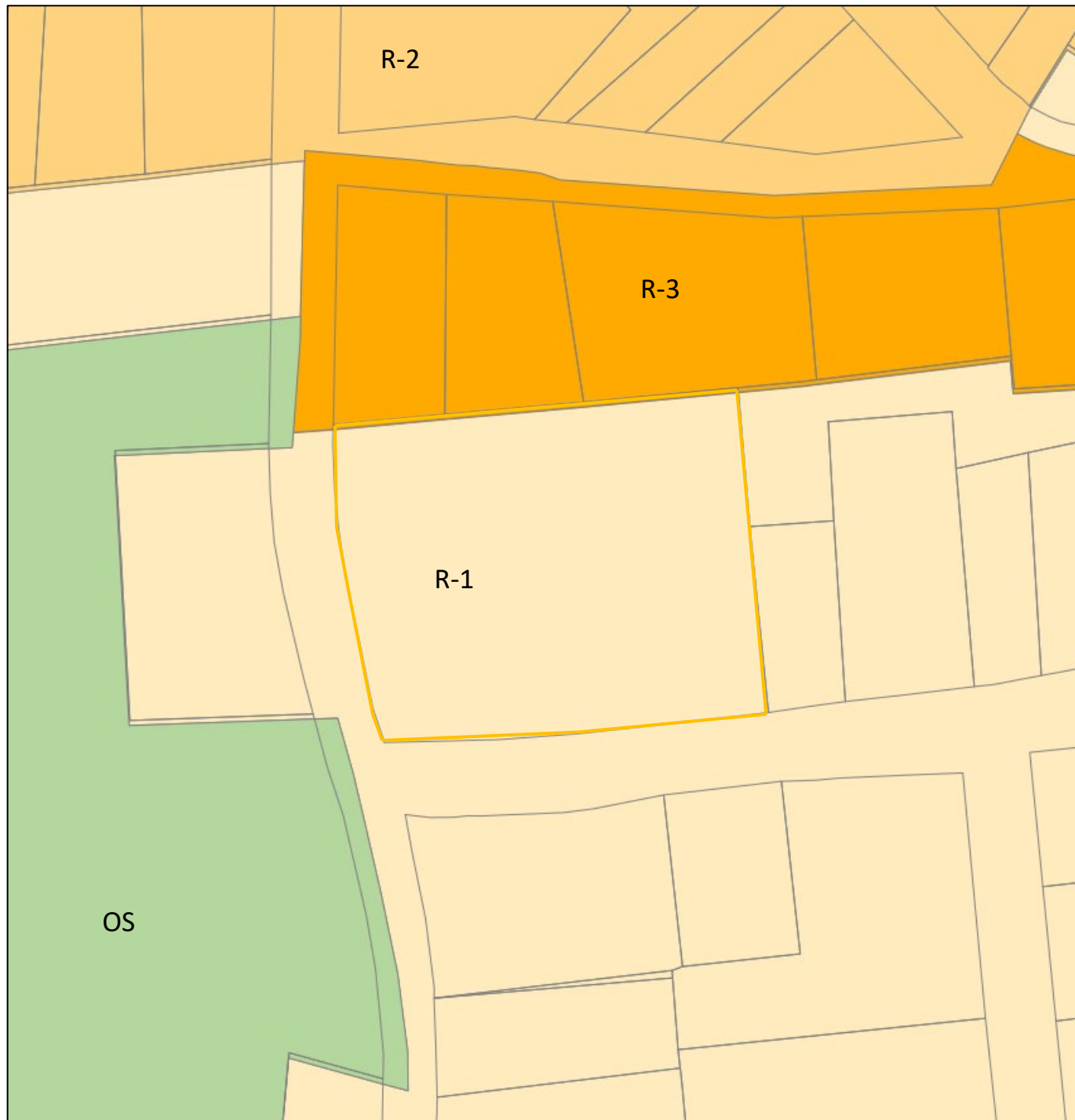


Current Zoning

Low Density Residential (R-1)

Permitted uses include:

- Dwellings containing up to 4 units; and
- Converted dwellings containing up to 4 units.



Proposed Zoning

Medium Density Residential (R-2)

Permitted uses include:

- Dwellings containing 5 or 6 units; and
- Uses permitted in the R-1 zone, subject to R-1 requirements.

The application requests that only the subdivided portion will be rezoned. This is a representation of the new lot.





View of Subject Lot from Alexander Street





View of Surrounding Area on Alexander Street



Windsor MPS Policies

Policy 5.1.3 enables Council to consider rezoning a Low Density Residential lot to Medium Density Residential, within the Residential Designation. In summary, the proposal meets the criteria as:

- the proposal is considered compatible with the residential character of the area;
- adequate on-site parking can be provided;
- the proposal provides safe access to the site; and
- adequate landscaping and recreational or open space can be provided.



Windsor MPS Policies

Policy 16.3.1 states general criteria for amendments to the Land Use By-law. In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Development Officer, Manager of Building and Fire Inspection Services, Public Works Engineering Division, and Municipal Traffic Authority have no concerns which have not been addressed in this report.

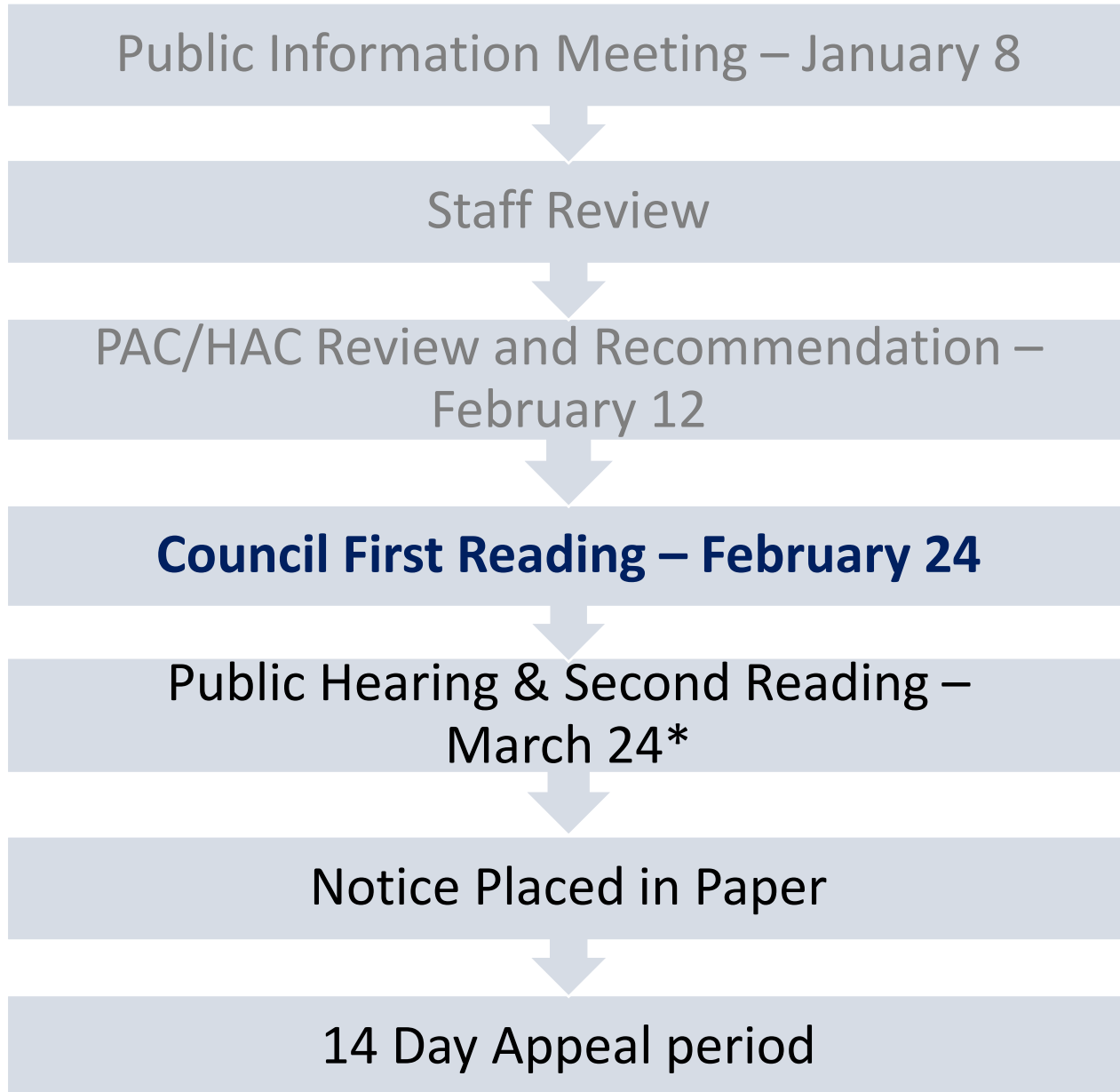


Public Information Meeting Notes

- The Public Information Meeting was held on January 8. The meeting was broadcast live on the Municipal YouTube account.
- 8 members of the public were in attendance for the meeting.
- The deadline for comments was January 22.
- Staff received no correspondence from the public during the comment period. One individual spoke during the PIM, asking about on-site parking requirements and if there was an affordable housing component.



Process



* Anticipated dates



Recommendation

... that Council gives First Reading and will hold a Public Hearing to consider amending Schedule A of the Windsor Land Use By-law to rezone a portion of PID 45049921 on Clifton Avenue in Windsor from the Low Density Residential (R-1) zone to the Medium Density Residential (R-2) zone as shown in the report #25-26 to the Planning and Heritage Advisory Committee dated February 12, 2026.





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