

## Development & Heritage Standing Committee Meeting Agenda

**Date:** Tuesday, April 7, 2026

**Time:** 4:30 o'clock p.m.

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

**MEMBERS:**

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie (Vice Chairperson)

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

## ORDER OF BUSINESS

**Item #      Item Description**  
**1.            CALL TO ORDER**

**READING OF LAND ACKNOWLEDGMENT**

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

**2.            DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**3.            REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

**4.            COMMUNICATIONS**

**5.            ADOPTION OF THE *PLANNING ACT* MINUTES**

5.1.        Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held March 2, 2026 (**SCM 83/2026**)

**6.            PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)**

**7.            *PLANNING ACT* MATTERS**

7.1.        Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.; Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1 (**S 27/2026**) *Author: Justina Nwaesei, Planner III - Development*

7.2.        Zoning By-Law Amendment - Z 004/26 (ZNG-7356) 654 Capitol Street - Ward 10 (**S 21/2026**) *Author: Averil Parent, Planner II - Development Review*

**8. ADOPTION OF THE MINUTES**

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 2, 2026 **(SCM 82/2026)**

**9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**

**10. HERITAGE ACT MATTERS**

- 10.1. Notice of Intent to Demolish a Heritage Listed Property – 8150 Riverside Drive East, House - Ward 6 **(S 25/2026)** *Author: Tracy Tang, Planner III - Heritage (Acting)*

**11. ADMINISTRATIVE ITEMS**

- 11.1. Demolition Control – 672 Langlois Ave - Ward 4 **(S 20/2026)** *Author: Simona Simion, Economic Development Planner (Acting)*

**12. COMMITTEE MATTERS**

- 12.1. Minutes of the International Relations Committee of its meeting held February 24, 2026 **(SCM 86/2026)**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**

**Item No. 5.1**



**Committee Matters: SCM 83/2026**

**Subject: Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held March 2, 2026**

**Development & Heritage Standing Committee Meeting  
(*Planning Act Matters*)**

**Date: Monday, March 02, 2026**

**Time: 4:30 o'clock p.m.**

**Members Present:**

**Councillors**

Ward 1 - Councillor Fred Francis  
Ward 4 - Councillor Mark McKenzie  
Ward 7 - Councillor Angelo Marignani  
Ward 9 - Councillor Kieran McKenzie  
Ward 10 - Councillor Jim Morrison (Chairperson)

**Members**

Member Anthony Arbour  
Member Joseph Fratangeli - Participated via video conference  
Member William Tape- Participated via video conference

**Member Regrets**

Member John Miller  
Member Charles Pidgeon  
Member Robert Polewski  
Member Khassan Saka

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Neil Robertson, City Planner  
Greg Atkinson, Deputy City Planner – Development  
Jason Campigotto, Deputy City Planner – Growth  
Aaron Farough, Senior Legal Counsel  
Ian Day, Senior Manager, Transportation  
James Abbs, Manager-Planning

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 2 of 6

---

Patrick Winters, Manager, Development  
Laura Diotte, Manager, Planning  
Elara Mehrilou, Supervisor, Coordinator Maintenance  
Brian Nagata, Planner III – Development  
Kevin Alexander, Planner III - Special Projects  
Simona Simion, Planner III – Economic Development  
Tracy Tang, Planner III – Heritage  
Natasha McMullin, Clerk Steno Senior  
Anna Ciacelli, Deputy City Clerk

### **Delegations—participating via video conference**

Item 7.1 Douglas Bierer, Agent for the Applicant & Alan Kivisto, Agent for the Applicant, LRU Leasing Inc.

Item 11.2 Christiaan & Jay Meyer, MB Land and Building Corp

### **Delegations—participating in person**

Item 7.1 Rukma Ramdenee, Dillon Consulting Ltd

Item 7.1 Jerzy Niec, Area Resident

## **1. CALL TO ORDER**

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

## **2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

Councillor Kieran McKenzie discloses an interest and abstains from voting on Item 7.1 being “Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3,” as there is a possibility that the proposed use could impact his employer.

## **3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None requested.

## **4. COMMUNICATIONS**

None presented.

## **5. ADOPTION OF THE *PLANNING ACT* MINUTES**

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 3 of 6

### 5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held February 2, 2026

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 2, 2026, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 67/2026

## 7. **PLANNING ACT MATTERS**

Brian Nagata (author) presents the application.

Rukma Ramdenee (agent), Douglas Bierer (agent), and Alan Kivisto (agent) are available for questions.

Jerzy Niec (area resident) is available for questions.

Councillor Kieran McKenzie inquires about the process for site contamination. Brian Nagata states that an environmental evaluation of the site is required to determine if there is any contamination and if remediation is required. Greg Atkinson continues that the land should meet the provincially prescribed standards for land use prior to a building permit being issued.

Councillor Kieran McKenzie inquires if the Ministry will evaluate samples to determine compliance. Mr. Atkinson states that the consultant is responsible for doing the analysis of a Record Site of Condition for audit or registration by the Ministry. Mr. Atkinson confirms that a letter from the Ministry confirming the filing of the Record of Site Condition is a prerequisite to the issuance of a building permit.

Councillor Angelo Marignani inquires about the noise mitigation for the development. Mr. Nagata defines a Class 4 area under the Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300). Mr. Nagata states that the applicant has requested a Class 4 area designation for the subject property, and administration supports the request. Neil Robertson states that the designation is for the surrounding area and not specific to the subject property. This designation helps the existing businesses to continue to operate and meet requirements.

Councillor Marignani inquires about mandatory mitigation measures required by the property due to noise, or if there is something on the site plan to alleviate noise. Mr. Nagata states that a central air conditioning system will be a requirement of the group home and multiple dwelling. Mr. Nagata notes that the Noise Impact Study recommends the use of building materials to mitigate noise levels to comply with the minimum Ministry standards. Mr. Nagata indicates that through the Site Plan Control process building materials will be evaluated to ensure compliance.

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 4 of 6

Councillor Marignani inquires about the legal requirement for the developer to inform residents of noise concerns in this facility before moving in. Mr. Nagata states that NPC 300 requires the registration of warning clauses on title; however, the land registry office does not permit the registration. Mr. Nagata stated that alternatively, the Site Plan Agreement can incorporate the warning clauses. The Site Plan Agreement will appear when a title search is completed for the subject property.

Chair Jim Morrison inquires about the intent of the home. Rukma Ramdenee states that there is no set intent, rather that this is to put the zoning in place. Douglas Bierer states that the proposed group home will provide structured housing support for individuals with autism and related diagnoses. Still, nothing specific has been written down and is open to possibilities of development.

Chair Morrison inquires if the building could possibly become something other than a group home. Mr. Bierer states that it is correct, and it could evolve into solely residential based on site plan control and building permits.

Councillor Marigani inquires with Jerzy Niec if he supports the development. Mr. Niec has concerns about what type of residents will reside in the home. Chair Morrison states that the agent does not know the purpose at this time. Mr. Niec states that he would like to know when they will find out who their new neighbours will be.

Councillor Marignani inquires where the resident resides. Mr. Niec states that he lives on Highland Avenue.

Councillor Marignani states that the home will act as a sound barrier for the companies in the neighbourhood and improve the quality of life. Mr. Niec states that he agrees but has concerns about the lack of sunlight and view, and the neighbourhood is quiet to begin with.

Mr. Niec states he has concerns about sewer and power lines. Councillor Marignani states that the risks will not be a concern for the development. Chair Morrison states it may not become a group home and reads the definition of a group home.

Councillor Kieran McKenzie states that he declares a conflict of interest and will determine with Council Services if he can vote on the development.

Moved by: Councillor Mark McKenzie  
Seconded by: Councillor Fred Francis

### Decision Number: **DHSC 805**

- I. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street; situated on the southeast corner of Hanna Street East and Mercer Street as a Special Policy Area.
- II. THAT the City of Windsor Official Plan, Volume II, Chapter 1 - Special Policy Areas, **BE AMENDED** by adding site-specific policies as follows:

# Minutes

## Development & Heritage Standing Committee

Monday, March 2, 2026

Page 5 of 6

### 1.xx. Southeast Corner of Hanna Street East and Mercer Street

- 1.xx.1 The property described as Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street, situated on the southeast corner of Hanna Street East and Mercer Street, is designated on Schedule A: Planning Districts & Policy Areas in Volume I - The Primary Plan.
- 1.xx.2 Notwithstanding Policy 6.5.3.1 of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
  - a) A Group Home shall be an additional permitted use.
- 1.xx.3 Notwithstanding Policy 6.5.3.3(a) of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
  - a) A Mixed-Use Corridor development shall have a building height of no more than five storeys (18.0 metres).

III. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

### 22. SOUTHEAST CORNER OF HANNA STREET EAST AND MERCER STREET

For the lands comprising Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), the following additional provisions shall apply:

- a) *Main Building Height: maximum* 18.0 m
- b) *Rear Yard Depth: minimum:* 23.8 m
- c) *Side Yard Width: minimum:*
  - 1. From the east *side lot line:* 20.8 m
- d) Notwithstanding Sections 5.99.30 and 10.1.5.10, the *maximum gross floor area* for a *Group Home* shall be 760.0 m<sup>2</sup>
- e) For a *Group Home* and any *Dwelling Unit*, a central air conditioning system shall be provided.

[ZDM 7; ZNG/7353]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), situated at the southeast corner of Hanna Street East and Mercer Street from MD1.2 to RD3.2x(22).

V. THAT Lots 17 to 30, Plan 649, (PIN 01180-0194 LT), **BE CLASSIFIED** as a Class 4 area pursuant to the "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)".

VI. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:

- a. Functional Servicing Report, prepared by Dillon Consulting, dated October 2025 (Reference File No. 24-8715).
- b. Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).

# Minutes

## Development & Heritage Standing Committee

Monday, March 2, 2026

Page 6 of 6

- 
- c. Planning Justification Report, prepared by Dillon Consulting, dated December 2025.
  - d. Stage 1-2 Archaeological Assessment, prepared by HarutaArchaeology, dated April 8, 2025 (Reference File No. PIF P1131-0111-2025), with letter from the Ministry of Citizenship and Multiculturalism, dated May 14, 2025 (Reference File No. 0023357).
- VII. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
- a. Noise Mitigation Measures identified in the Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- VIII. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- a. General and Special Provisions identified in the Engineering Department's comments included under Appendix "F".
  - b. Record of Site Condition.
  - c. Required Drawing Revisions identified in the Engineering Department's comments included under Appendix "F".

Carried.

Councillor Kieran McKenzie discloses an interest and abstains from voting on this matter.

Member Anthony Arbour voting nay.

Report Number: S 13/2026

Clerk's File: Z/15097

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned 5:01 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:02 o'clock p.m.

## 8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:01 o'clock p.m.

---

Ward 10 – Councillor Jim Morrison  
(Chairperson)

---

Deputy City Clerk / Supervisor of Council  
Services

**Subject: Zoning By-law Amendment for 1141 and 1175 Cabana Rd W.;**  
**Applicant: Homes by Artisan; File No. Z-033/25 [ZNG/7338] - Ward 1**

**Reference:**

Date to Council: April 7, 2026  
Author: Justina Nwaesei, MCIP, RPP  
Planner III - Development  
519-255-6543, ext. 6165  
jnwaesei@citywindsor.ca

Planning & Building Services  
Report Date: 3/12/2026  
Clerk's File #: Z/15098

To: Mayor and Members of City Council

**Recommendation:**

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning district to Section 11:

**11.7 RESIDENTIAL DISTRICT 2.7 (RD2.7)**

**11.7.1 PERMITTED USES**

*Existing Duplex Dwelling*  
*Existing Semi-Detached Dwelling*  
*One Single Unit Dwelling*  
*Multiple Dwelling, and*  
Any use accessory to the preceding uses.

**11.7.5 PROVISIONS**

- |    |   |                      |
|----|---|----------------------|
| .1 | <i>Lot Frontage: minimum</i>  | 20.0 m               |
| .2 | <i>Lot Area: per dwelling unit: minimum</i>   |                      |
|    | a) For a corner lot having a <i>minimum frontage</i> of 30.0 m on each of the <i>exterior lot lines</i> | 128.0 m <sup>2</sup> |
|    | b) For any other lot  | 180.0 m <sup>2</sup> |
| .3 | <i>Lot Coverage: maximum</i>  | 35.0%                |
| .4 | <i>Building Height: Main Building:</i>  |                      |
|    | a) For a <i>corner lot: maximum</i>   | 10.50 m              |
|    | b) For an <i>interior lot: maximum</i>  | 9.0 m                |

- .8 *Landscaped Area: minimum* 35% of lot area
- .20 Building Setback:
- a) Where an *exterior lot line* has vehicular access/egress, the *minimum building setback* from the *exterior lot line* shall be 6.0 m
  - b) Where an *exterior lot line* has no vehicular access/egress, the *minimum building setback* from the *exterior lot line* shall be 4.50 m
  - c) Where a *habitable room window* faces an *interior lot line*, the *minimum building setback* from the *interior lot line* shall be 6.0 m
  - d) Where a *habitable room window* does not face an *interior lot line*, the *minimum building setback* from the *interior lot line* shall be 3.0 m
  - e) Notwithstanding paragraphs (c) and (d) above, where an *interior lot line* abuts a *lot* fronting on a *street* other than Cabana Road West and on which is located a *dwelling* or residential use, the *minimum building setback* from that *interior lot line* shall be 22.0 m
- .50 A *minimum* of 50.0% of all exterior wall elevations shall have an exterior finish consisting of brick, stone, or a combination thereof
- .53 A *Single Unit Dwelling* and any use accessory thereto shall comply with the provisions of Section 10.4.5
- .55 Any additions to an *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling* and any use accessory to the preceding uses shall comply with the appropriate provisions of Section 10.4.5
- .90 The following are prohibited:
- a) A *parking space* within 6.0 m of an *exterior lot line*
  - b) A *parking space* within 2.60 m of an *interior lot line* abutting a *lot* containing a *Single Unit Dwelling*, *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling*
  - c) A flat roof or a roof having a slope of less than 20.0 degrees

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following clause to Section 91.10:

25 **SOUTHEAST CORNER OF CABANA ROAD WEST AND CASGRAIN DRIVE**

For the land comprising Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT, AND PIN 01576 – 0194 LT, the following additional provisions shall apply:

1. Notwithstanding Section 25.5.20.1.6, the *minimum* parking area separation from the south *building wall* shall be 2.13 m.
2. Vehicular access along Cabana Road is prohibited.
3. A *screening fence* having a height of 1.80 m shall be installed along the south *lot line* and east *lot line*, in a manner that complies with the city of Windsor fence by-law.
4. A *landscaped area* with a *minimum* width of 2.60 m shall be provided abutting the south *lot line*.

5. Facade Articulation: A *building* wall fronting an *exterior lot line*, and any wall visible from a *street*, shall be designed as follows:
  - a) Continuous length: *minimum / maximum*      8.0 m / 12.0 m
  - b) Recess/projection depth: *minimum*
    - 1) Major Articulation                                      2.0 m
    - 2) Minor Articulation                                      0.6 m

[ZDM 9; ZNG/7338]

- III. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Part of Lot 19 Plan 1478, PIN 01576 - 0193 LT AND PIN 01576 – 0194 LT, situated on the southeast corner of Casgrain Dr. and Cabana Rd W (municipally known as 1141 & 1175 Cabana Rd W.; Roll Numbers 080-100-09300 & 080-100-09400) from RD1.4 to RD2.7x(25).
  
- IV. THAT the Site Plan Approval Officer **BE DIRECTED** to consider, in the Site Plan Approval process, the comments and requirements found in Appendix C of this Report; and **BE FURTHER DIRECTED** to incorporate the following in the Site Plan Agreement for the proposed development:
  - a) Essex Region Conservation Authority (ERCA) Requirements:
    - i. Completion of engineering analysis and implementation of measures to prevent increased flows to the downstream watercourse.
    - ii. Obtaining ERCA authorization prior to any site alteration or construction activity.
  - b) Development Engineering Requirements:
    - i. Implementation of drainage and flood-proofing recommendations provided by ERCA.
    - ii. A contribution of \$2,796.00 toward future sidewalk construction along the Casgrain Drive frontage.
    - iii. Gratuitous conveyance of a 4.6 m × 4.6 m corner cut-off at Cabana Rd West and Casgrain Drive, in accordance with City of Windsor Standard Drawing AS 230

**Executive Summary:**

N/A

**ANTICIPATED CHANGE BASED ON RECOMMENDATIONS:**

EXISTING CONDITIONS/ PERMISSIONS	PROPOSED	RECOMMENDED	CHANGE	STUDY / REPORT / INFORMATION SUBMITTED
<b>LAND USE</b>				
Single Dwelling permitted)	Unit (ADUs) Multiple Dwelling	Multiple Dwelling	Intensification	<b>YES</b> [Planning Report Rationale (PRR)]
<b>DWELLING UNITS</b>				
6 Units (with ADUs) 2 Units (Existing)	29 UNITS	29 UNITS	23 UNITS INCREASE; (WITHOUT ADUs: 27 UNITS INCREASE)	<b>YES</b> [PRR]
<b>DENSITY</b>				
18.52 UNITS/HA	-55.55 77.57 UNITS/HA	56 -78 UNITS/HA	Increase in residential density	<b>YES</b> [PRR]
<b>MAXIMUM MAIN BUILDING HEIGHT</b>				
9.0 m	10.50 m (12.24 m to the peak)	10.50 m (Corner lot) 9.0 m - other lots	1.50 m increase in building height on prescribed corner lots, or no change for interior lots	<b>YES</b> [PRR, Concept Plan & Elevations]
<b>MINIMUM MAIN BUILDING SETBACK FROM CABANA RD (AS A FRONT LOT LINE)</b>				
6.0 m (RD1.4 zone) 15.76 m (existing)	4.57 m	4.50 m	1.50 m decrease in required setback.	<b>YES</b> [Survey and Concept Plan]
<b>MINIMUM MAIN BUILDING SETBACK FROM SOUTH LOT LINE (AS A REAR LOT LINE)</b>				
7.50 m (RD1.4 zone) 18.26 m (existing)	22.25 m	22.00 m	14.50 m increase in required setback	<b>YES</b> [Topo Survey, and Concept Plan]
<b>REQUIRED PARKING</b>				
4 spaces (with ADUs) 2 spaces without ADUs	37 spaces	37 spaces	33 spaces increase (35 spaces increase without ADUs)	<b>YES</b> [PRR and Concept Plan]
<b>TRANSPORTATION</b>				
Existing Single Unit Dwellings	29-unit multiple dwelling	29-unit multiple dwelling Traffic Impact Study (TIS) is not required	A negligible impact on traffic operations and transportation network.	<b>NO</b> [29-unit multiple dwelling does not require TIS]; <b>YES</b> [for a proposed 4-sty mixed-use building]
<b>VEHICULAR ACCESS</b>				
2 driveways (one on Cabana and a second on Casgrain)	One driveway (via Casgrain)	One driveway (via Casgrain Dr.)	No access/ egress on Cabana Rd W.	<b>YES</b> [Topo Survey & Concept Plan]

EXISTING CONDITIONS/ PERMISSIONS	PROPOSED	RECOMMENDED	CHANGE	STUDY / REPORT / INFORMATION SUBMITTED
<b>SANITARY SEWER</b>				
Available capacity can accommodate additional flow associated with the proposed development		Improvements to existing system are not required for the development	Increase in sanitary use on-site and no significant impact on the existing system	<b>YES</b> [Functional Serving Study (FSR)]
<b>STORMWATER MANAGEMENT</b>				
Required storage for minor and major storm events can be accommodated on-site without adverse downstream impacts		Post development runoff can be controlled to pre-development release rates with on-site stormwater detention	Changes to site drainage patterns; no negative impact to the existing storm sewer system or adjacent lands	<b>YES</b> [FSR]

**Background:**

1. APPLICATION INFORMATION

**LOCATION:** 1175 & 1141 Cabana Road W. (southeast corner of Cabana & Casgrain)

**APPLICANT:** HOMES BY ARTISAN, c/o Mamun Chowdury

**AGENT:** PILLON ABBS INC., c/o Tracey Pillon-Abbs

**REGISTERED OWNERS:** 1001034403 ONTARIO INC. AND IDRIS OLATUNJI YEKINNI

**PROPOSAL:** Construct one 3-storey Multiple Dwelling containing twenty-nine (29) dwelling units, and thirty-seven (37) on-site surface parking spaces with one all-directional vehicular access and egress along Casgrain Drive. The proposed building will be a total maximum of 10.50 m in height (12.24 m to the peak of the roof). The applicant proposes to provide three (3) barrier free spaces, one (1) loading space, visitor parking, and outdoor storage for at least six (6) bicycles. A 1.2 m high berm is proposed along the south and east lot lines of the subject site.

**REQUESTED AMENDMENT:** Change the existing RD1.4 to RD3.1 with the following site-specific provisions:

- reduce required minimum north side yard width (along Cabana Rd W.) from 6.0 m to 4.57 m; and
- reduce required minimum parking area separation from the south building wall from 4.50 m to 2.13 m

**SUBMISSIONS:** Available online on the city’s website, except ownership documents.

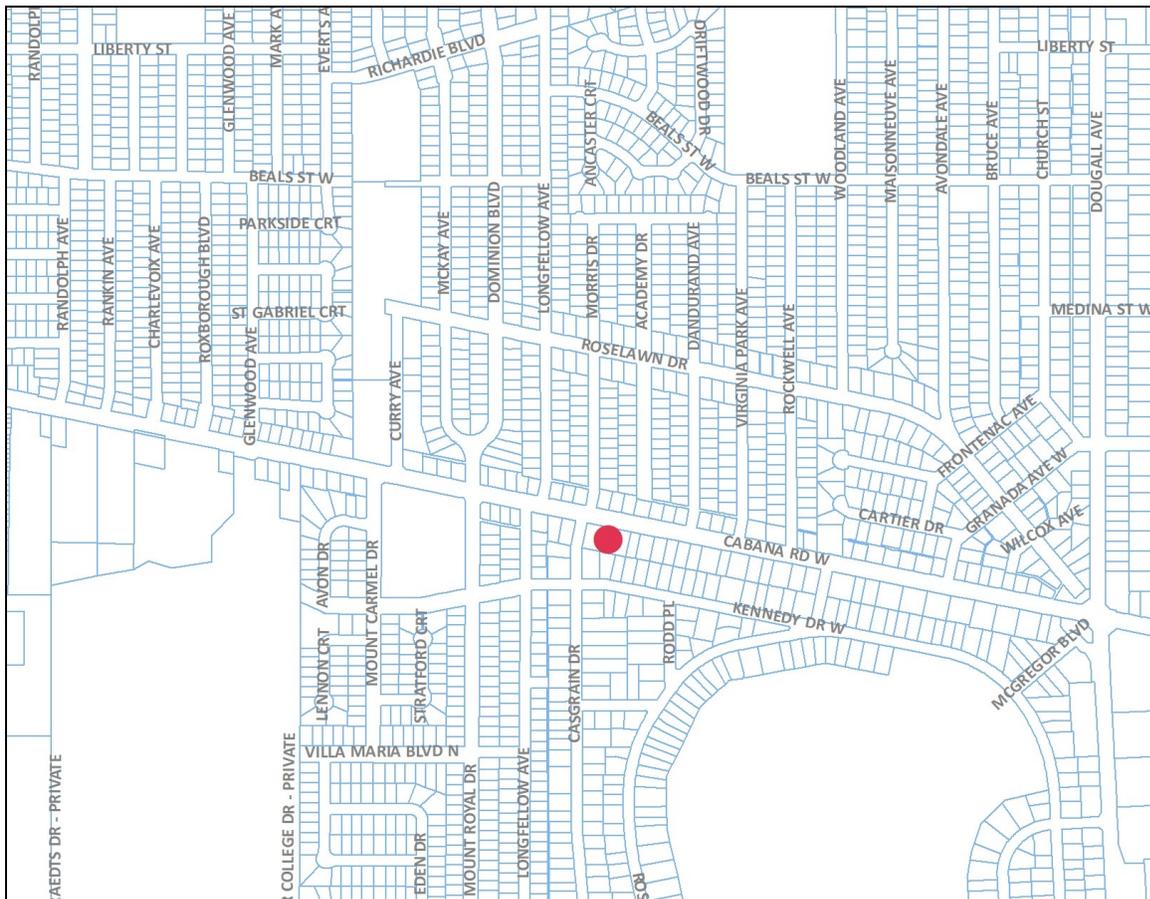
- Zoning By-law Amendment Application Form
- Conceptual Site Plan, Floor Plans, Roof Plan and Elevations
- Planning Rationale Report dated Dec. 30, 2025, prepared by Pillon-Abbs Inc.

- Functional Servicing Report dated Dec. 20, 2025, prepared by ZIAD EL-BABA Engineering
- Drainage – Pre Condition Plan and Drainage Utilities Plan dated December 20, 2025, prepared by ZIAD EL-BABA Engineering
- Traffic Impact Brief dated Dec. 20, 2024, by RC Spencer Associates Inc.
- Topographic Plan of Survey
- Ownership documents

2. SITE INFORMATION:

OFFICIAL PLAN	ZONING & ZDM	CURRENT USE(S)	PREVIOUS USE(S)
RESIDENTIAL CORRIDOR	RD1.4; ZDM 9	Single Unit Dwelling on each lot	unknown
FRONTAGE	DEPTHS	AREA	SHAPE
46.63 m - Casgrain	80.21 m - Cabana	3737.75 m <sup>2</sup> [0.374 ha]	rectangular
Note: All measurements are taken from the topographic survey on file and the City's Executive Information System (EIS)			

3. KEY MAP:



#### 4. REZONING MAP



#### NEIGHBOURHOOD

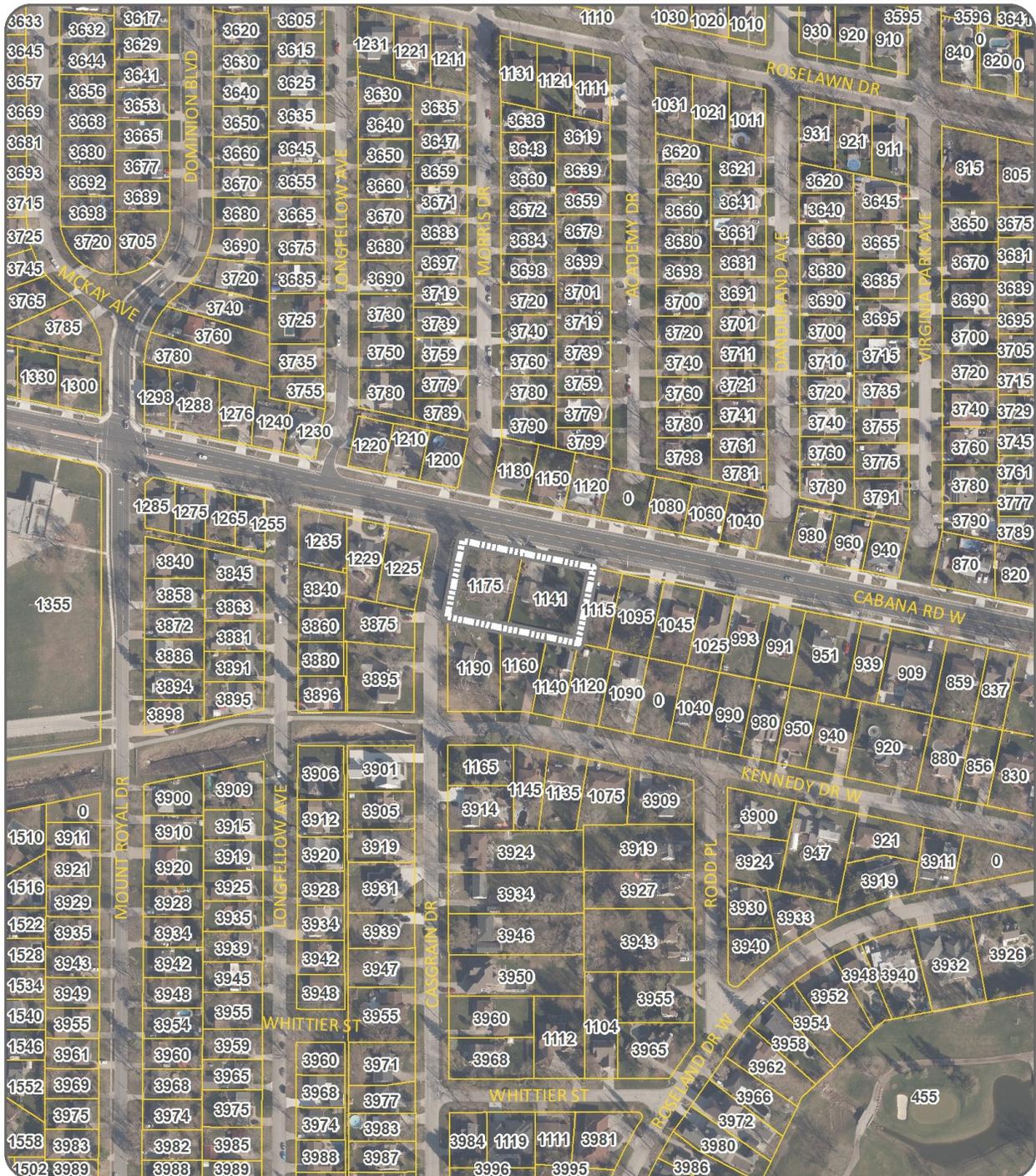
The subject neighbourhood is an established residential neighbourhood characterized by small-scale low-profile residential developments, predominantly single detached dwellings. Further west of the subject land, there are Institutional uses (Southwood Public School, Corpus Christi Church, St. Clair College of the Arts, Gethsemane Lutheran Church) and some open space uses (e.g. Roseland Golf Course).

#### SURROUNDING LAND USE

- WEST SIDE: Casgrain Drive ROW, followed by a single detached dwelling at 1225 Cabana Rd W.
- SOUTH SIDE: Single detached dwellings at 1190, 1160 and 1140 Kennedy Dr. Further south is the Lennon Drain Trail (an existing multi-use trail) from Avon Court to Kennedy by Casgrain.
- EAST SIDE: Single detached dwelling at 1115 Cabana Rd W.
- NORTH SIDE: Cabana Road ROW, and single detached dwellings at north side of Cabana Rd ROW at 1180, 1150, and 1120 Cabana Rd W.

Attached to this report as **Appendix A** are site photos and imagery from google street view.

## 5. NEIGHBOURHOOD MAP



NEIGHBOURHOOD MAP - Z-033-25 [ZNG-7338]



SUBJECT LANDS

## **MUNICIPAL INFRASTRUCTURE**

- There are municipal sanitary sewers and storm sewers available to service the proposed development. The site can be serviced by a 250 mm diameter PVC sanitary sewer within the Cabana Road ROW and another 250 mm diameter PVC sanitary sewer within Casgrain Dr. ROW. There is a 1200 mm RCP storm sewer located within the Cabana Road Right-of-Way available to service the proposed development on the subject site.
- There are LED streetlights and fire hydrants along the north limit of Cabana Rd W.
- There are hydro poles and municipal watermain within Cabana and Casgrain rights-of-way.
- There are concrete sidewalks, curbs & gutters along both sides of Cabana Rd ROW
- There are concrete curbs and gutters on Casgrain Drive.
- The closest existing transit route to this property is with Route 240. The closest existing bus stop is directly adjacent to this property on Cabana at Casgrain southeast corner providing direct transit access to this development.
- Casgrain Drive is classified as local road. It is a 2-way, 2-lane ROW.
- Cabana Rd West is classified as Class II Arterial Road. It is a 2-way, 4-lane ROW.

## **Consultations:**

### **1. PUBLIC OPEN HOUSE [Developer-led Public Information Centre (PIC)]**

As outlined in Section 3.2 of the applicant's Planning Rationale Report, an electronic Public Open House was held on July 6, 2023, from 6:00 p.m. to 7:00 p.m. A total of 132 residents and property owners registered and were given the opportunity to review and comment on the proposed three-storey mixed-use building at 1175 Cabana Road West and 1190 Kennedy Drive West. Feedback received led to the removal of 1190 Kennedy from the application, and the inclusion of 1141 Cabana Road West in the revised proposal.

A second electronic Public Open House was held on July 16, 2024, from 6:00 p.m. to 7:00 p.m., to present the updated proposal for a four-storey mixed-use building at 1141 and 1175 Cabana Road West. A total of 48 people registered for this session.

Area residents' concerns include Traffic, Access, OPA 159 – Mixed Use Corridor designation, Transition & Buffering, Building face & location, Safety, Privacy & Crime, Ditch & Floodplain Area, Character & Compatibility, Commercial & Residential Needs Assessment, Parking, Building Height, Affordability, Density, and Loss of Mature Trees.

A summary of issues raised during the Open House sessions, along with responses from the applicant's planner, is available on pages 15–27 of the Planning Rationale Report. Both land-use and non-land-use matters are addressed in s.3.2 of the PRR.

In response to feedback from area residents and municipal staff, the proposal was further modified to remove the commercial use, reduce the building height, and remove vehicular access along Cabana Road. Also, this report addresses the following issues:

- **Access and Safety:** Access is restricted and no vehicular access is allowed on Cabana Road. This planning report contains recommendations that use zoning provisions to address safety concerns.

- Traffic: Appendix C attached to this report confirms that Traffic Impact Study (TIS) is not required for this development. However, Traffic Impact Brief was submitted for a previous concept (4-storey 24-unit apartment with first floor commercial space, a mixed-use development) on the subject lands and the consulting engineer's conclusion is that the proposed development will not adversely impact area traffic operations and that traffic control improvements are not required to support the proposed mixed-use development.
- Transition and Buffering: This is addressed through zoning provision and will be implemented at SPC.
- Building face and location: This is controlled by the recommended zoning provisions, the Urban Design policies of the OP, and the Windsor Intensification Guidelines.
- Floodplain Area: ERCA requirements address this concern.
- Character and Compatibility: These are discussed extensively in this report.
- Parking, Building Height, Density, and Lot Area: Addressed in detail in this report
- Loss of mature trees: This will be addressed through Site Plan Control process.

## 2. DEPARTMENT AND AGENCIES

Municipal Departments and external agencies were consulted. Their comments are included in Appendix C of this report. No objections were identified in the comments.

### **Discussion:**

#### **PLANNING ANALYSIS:**

This section reviews the proposal's consistency with the Provincial Planning Statement (PPS) 2024, conformity with the City of Windsor Official Plan, and compliance with Zoning By-law 8600.

### 1. PROVINCIAL PLANNING STATEMENT (PPS) 2024

Provincial Planning Statement 2024, issued under Section 3 of the *Planning Act*, came into effect on October 20, 2024, and requires that all land use planning decisions be consistent with policy statements issued under the Act. The PPS emphasizes increasing the supply and mix of housing options and meeting a full range of affordability needs.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS wants zoning by-laws to be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians.

**Applicant's Planning Rationale Report (PRR)** - The applicant submitted a revised Planning Rationale Report (PRR) dated December 30, 2025, analyzing key policy considerations of the PPS 2024 as they relate to the proposed development. The PRR and all supporting studies are available on the City's website at [Z-033/25, ZNG-7338](#).

## *Building Homes, Sustaining Strong and Competitive Communities*

### **2.1 Planning for People and Homes [2.1.4]**

*Does the amendment provide for an appropriate range and mix of housing options and densities?*

Yes. The recommended amendment will introduce *multiple dwelling*, which is a new housing option in an area predominantly occupied by single unit dwellings on large lots. The proposed multiple dwelling and the existing single unit dwellings fall within the Official Plan's definition of "low-profile housing development". Further OP classification of low-profile housing shows that the proposed multiple dwelling (with more than 8 dwelling units) is a large-scale low-profile housing development. Discussions under Official Plan and Zoning sections of this report indicate that the proposed large-scale low-profile multiple dwelling is appropriate housing mix, scale and density in the subject area, along a four-lane arterial road designed to carry a high volume of traffic.

### **2.2 Housing**

*Does the amendment support the PPS 2024 policy direction to provide a range and mix of housing options and densities for current and future residents?*

Yes. The amendment increases the number of dwelling units from 2 to 29, providing an efficient use of land, resources, infrastructure, and public service facilities. It also supports active transportation and meets PPS policy 2.2.1.

### **2.3 Settlement Areas and Settlement Area Boundary Expansions**

*2.3.1.1. Settlement areas shall be the focus of growth and development...*

The proposed development would add to the range of housing options in an existing settlement area (the City of Windsor)

*2.3.1.3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options...*

The subject site is a larger site than the minimum lot size of 540m<sup>2</sup> anticipated in an RD1.4 zone. Therefore, there is an opportunity for intensification of the subject lands. The recommended amendment is for an appropriate level of intensification on the site.

### **2.4 Strategic Growth Areas**

*2.4.1 General Policies for Strategic Growth Areas - As demonstrated below, 2.4.1 provides general policies for Strategic Growth Areas including corridors.*

*2.4.1.1 Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.*

*2.4.1.3 Planning authorities should: a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas; b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas; c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;*

The proposed multiple dwelling represents a housing option that will meet the various requirements of current and future residents, is a type of residential intensification, and promotes the efficient use of land, resources, and infrastructure, and supports active

transportation. The recommended amendment will provide for intensification in a strategic growth area while acknowledging appropriate type and scale of built form.

## **2.9 Energy Conservation, Air Quality and Climate Change**

*2.9.1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

*a) Support the achievement of compact, transit-supportive, and complete communities.*

The applicant's PRR states that *"The building construction will follow best practices for Energy Efficiency, complying with the latest version of the OBC..."* The recommended amendment will achieve a compact, low profile residential development that will efficiently use land, resources, and existing infrastructure, including existing and planned active transportation options.

### *Infrastructure and Facilities*

## **3.6 Sewage, Water and Stormwater**

*3.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.*

The site can be serviced by a 250 mm municipal sanitary sewer and a 1200 mm municipal storm sewer located within Cabana Road West Right-of-Way. A 250mm municipal sanitary sewer is also available along Casgrain Drive and can be used to service the subject lands.

**In summary**, the recommended zoning by-law amendment will:

- Promote a mix of housing types, a higher density than currently exists on the subject lands and facilitate a net increase in residential units or accommodation;
- Create opportunity for a more compact development in the subject area;
- Provide a form of housing that is appropriate in terms of density, range and mix, and meet the social, health and well-being of current and future residents;
- Facilitate the city's ability to accommodate residential growth through intensification;
- Efficiently use land and resources and optimize existing and planned infrastructure and public service facilities in the subject neighbourhood;
- Be transit-supportive and support existing and planned active transportation;
- Bring about an efficient development with no adverse impact on the financial well-being of the City of Windsor, land consumption, and servicing costs; and
- Mitigate any environmental or public health and safety concerns.

Therefore, the recommended amendment is consistent with PPS 2024.

## **2. OFFICIAL PLAN (OP):**

The subject site is designated **Residential Corridor** under Schedule D – Land Use of the City of Windsor Official Plan (OP). Ctrl Click [OP Link](#) to access the OP and [Chapter 6 - Land Use](#) to access the Residential Corridor policies of the City of Windsor Official Plan Volume 1. The following analysis evaluates conformity with the OP.

### SECTION 3.3.2 OF OP VOL. 1 – CORRIDORS

Corridors provide opportunities for residential intensification and provide a wider range of services and opportunities to surrounding neighbourhoods.

### SECTION 6.1 OF OP VOL. 1 – LAND USE GOALS

6.1.1 – Neighbourhoods: Safe, caring and diverse neighbourhoods.

6.1.3 – Residential: Housing suited to the needs of Windsor’s residents.

6.1.14 – Residential Intensification: To direct residential intensification to those areas of the city where transportation, municipal services, community facilities and goods and services are readily available.

Approval of the recommendations contained in this report would create the opportunity to introduce new housing type (multiple dwelling) in an area that is predominantly occupied by one housing type (single detached dwellings); thereby, supporting neighbourhood diversity and meeting the goal in Section 6.1.1. This ideology is further reinforced in section 6.3, OP. Vol. 1. *“In order to develop safe, caring and diverse neighbourhoods, opportunities for a broad range of housing types and complementary services and amenities are provided.”*

The introduction of a multiple dwelling supports neighbourhood diversity and aligns with the Residential land use goal in Section 6.1.3 (housing suited to the needs of Windsor’s residents).

As noted already in this report, public transportation is available via transit Windsor buses and there is a bus stop at Cabana by Casgrain. The subject area has bicycle lanes, concrete sidewalk, and multi-use trail for active transportation purposes. There are municipal parks nearby, such as Avon Court Park, Curry Park, and Central Park. The Roseland golf course is also located in the neighbourhood. There are schools and places of worship nearby. Goods and services are located on Dougall by Cabana, east of the subject lands. These amenities (transit, active transportation, parks, schools, recreation facilities, and commercial services) accessible in the subject area support the residential intensification in the subject area, particularly, in the subject residential corridor. Consequently, the recommended amendment which facilitates residential intensification in the subject area satisfies the goal in Section 6.1.14.

### SECTION 6.3.3 OF OP VOL. 1 – RESIDENTIAL CORRIDOR POLICIES

The Residential Corridor designation encourages housing options that optimize the use of existing infrastructure and transit. This new land use designation (Residential Corridor) resulted from neighbourhood input in the planning consultation process for proposed new residential developments along Cabana Road West Corridor.

#### SECTION 6.3.3.1 OF OP VOL. 1 – PERMITTED USES in the Residential Corridor

The Residential Corridor designation permits a range of low-profile residential uses (as defined in policy 6.3.2.3) that are generally no more than three storeys in height. Townhomes, low profile apartments, and multiple dwelling structures are encouraged.

#### SECTION 6.3.2.3 OF OP VOL. 1 - TYPES OF LOW-PROFILE HOUSING

As noted in s.6.3.2.3 of the Official Plan: *Low Profile housing development is further classified as follows:*

- (a) *small scale forms: single detached, semi-detached, duplexes and row and multiplexes with up to 8 units; and*
- (b) *large scale forms: buildings with more than 8 units*

While large-scale low-profile developments are not subject to a prescribed upper unit limit, the absence of a numerical cap does not imply that all forms of large-scale low-profile proposals are appropriate in all circumstances. Planning staff have reviewed the subject proposal along with the supporting studies and reports, the applicable policies of the OP and PPS, the comments from municipal departments and external agencies, and the concerns/comments from area residents. Based on their review, staff are of the opinion that the proposed large-scale form of low-profile housing can be appropriately managed through lot area or density requirements, and other site-specific zoning provisions that mitigate the potential impacts and concerns raised by the neighbourhood residents.

The following recent changes along Cabana Road support larger-scale low-profile housing:

- Cabana Road widening from two lanes with gravel shoulders to four lanes;
- New sidewalks on some sections of Cabana Road from Huron Church Road to Dougall Avenue resulting in sidewalks on both sides of Cabana Rd West ROW; and
- Land use redesignations from *Residential* to *Mixed Use Corridor*, and presently, *Residential Corridor*, from Rankin Avenue to Dougall Avenue.

In addition to the above, the existing Class II Arterial Road classification of Cabana Road is designed to carry high volume of traffic, and s.7.2.6.5(b)(vii) of OP Vol. 1 states that “*Direct property access will be discouraged where other alternatives exist*”. The recommended access is from Casgrain, which conforms with s.7.2.6. 5(b)(vii).

The above conditions support an opportunity for redevelopment that makes efficient use of the subject lands and existing infrastructure. In this context, a large-scale low-profile multiple dwelling is an appropriate form of residential intensification on the subject lands and can be guided through lot area or density requirements, together with site-specific zoning provisions.

**SECTION 6.3.3.3 OF OP VOL. 1 – LOCATIONAL CRITERIA** is satisfied as shown below:

The proposal meets locational criteria because:

- The site has direct access to Cabana Road West (Class II Arterial).
- Full municipal services are available.
- The site connects logically to nearby Mixed Use Corridor, Mixed Use Node, and Mixed Use Centre designations.
- Transit and active transportation options are accessible.

**SECTION 6.3.3.4 of OP vol. 1 – EVALUATION CRITERIA** (*Ctrl Click*)

The applicant’s Planning Rationale Report (PRR) demonstrates conformity with this section of the Official Plan. Key considerations include:

- Availability of full municipal servicing, and adequate off-street parking, satisfying requirements in s.6.3.3.4(c) & (d).

- Characterization of the neighbourhood as existing “stable” residential neighbourhood per schedule A-1 of OP Vol. 1.

With respect to s.6.3.3.4 (e) & (f), the evaluation of the subject development focuses on compatibility with adjacent land uses and surrounding areas. Compatibility does not infer similarity but rather ability to co-exist without undue adverse impacts.

- Compatibility considerations – s.6.3.3.4.(e) - *compatible with adjacent land uses including matters such as shadowing, noise, lighting, traffic, and other nuisance effects*: The location and layout of the proposed parking area could potentially impact the enjoyment of adjacent southerly properties, if not designed appropriately. This report recommends landscape buffers, screening fence, and setbacks to mitigate such impacts. Furthermore, appropriate design elements will be identified, refined, and implemented at the time of Site Plan Control (SPC) to address any lighting concerns and other nuisance effects.
- Compatibility Considerations – s.6.3.3.4(f) - *compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas*: Compatible means the proposed development needs to be able to coexist with existing land uses; it does not mean the proposed development needs to be identical to or similar to existing development in an area.

Site specific zone regulations are useful in guiding a development towards achieving compatibility. In this report, a new zoning category (RD2.7) with site-specific provisions are recommended to guide the proposed development towards achieving and maintaining compatibility with the surrounding area.

Compatibility does not mean the scale, massing, height, siting, orientation, setbacks, parking and landscaped areas have to be the same for the new and existing buildings in the subject area. The development simply has to be able to co-exist. Massing and scale of a development are influenced mostly by the lot size, lot coverage, building height and setback requirements of the applicable zoning by-law.

This report takes into consideration existing RD1.4 property zoning provisions on the subject lands and adjacent lands before arriving at the recommended lot size, lot coverage and building height provisions in the RD2.7 zoning district.

It is also important to note that the corner lot location of the subject lands is a prominent location. As discussed later in this report, this corner lot is appropriate for a large-scale low-profile housing development. Buildings on a corner lot are permitted to be of a different massing, form, and scale from any existing developments in the surrounding area, per s. 8.7.2.11 of OP Vol. 1. Being of a different form, scale and massing does not necessarily create incompatibility, but achieves diverse neighbourhood in conformity with land use goal, s.6.1.1.

This planning report recommends a large-scale low-profile housing form, which can be designed to be compatible with adjacent land uses and surrounding area per section 6.3.3.4 (e) and (f).

This report considers compatibility with the surrounding area and recommends a new zoning category and site-specific provisions to support compatibility with the subject area. Compatibility of the development will be further reviewed through the Site Plan Control process.

- Relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood s.6.3.3.4(g): Consolidation of two parcels (1141 and 1175 Cabana Rd W.) would result in a much larger lot than other residential lots along Cabana Road West but remains rectangular in shape like most of the other lots. However, the OP encourages varied development pattern and complementary design in s.8.7.1 below.
- Transition between low-profile forms can be achieved by siting the building closer to Cabana Road and providing landscape buffers and screening fences along the east and south lot lines. These measures satisfy Section 6.3.3.4(h).

In summary, section 8.7.2.11 of the OP states, “Council will encourage the height, form, massing and articulation of new buildings at prominent locations to reflect their street position within the context of the overall block. For example, buildings located on corners, at “T” intersections, within open spaces, adjacent to “S” curves or on an elevated point should capitalize on their location by providing a focal point for the surrounding neighbourhood”. Section 8.7.2.11 encourages prominent corner sites to reflect their visibility and act as focal points.

Therefore, the height, massing, and form of the proposed development at the corner lot of the “T” intersection of Cabana and Casgrain can be expected to differ from what is proposed within the interior lots on the block, provided the proposed development maintains conformity with other relevant policies of the OP.

Furthermore, section 8.7.2.11, is consistent with the built form objectives sections 8.7.1.1 and 8.7.1.3 discussed below in the **Urban Design Chapter and Windsor Intensification Guidelines** section of this report.

*SECTION 6.3.3.5 of OP vol. 1 – DESIGN GUIDELINES (Ctrl Click)*

Planning staff have had several discussions regarding this development proposal in the subject area. Key considerations include the following:

- Cabana Road is a Class II Arterial.
- No vehicular access is proposed from Cabana Road.
- Vehicular access is directed to Casgrain Drive, a local road.
- Minimum 50% brick or stone facing (or combination) on all exterior wall elevations.
- No flat roofs; minimum roof slope of 20 degrees.
- Required articulation on walls facing exterior lot lines / visible from a street (with specified wall lengths and recess/projection depths).
- 1.80 m screening fence along south and east lot lines, plus a 2.6 m wide landscaped area abutting the south lot line, in a manner that complies with the city of Windsor fence by-law.

**URBAN DESIGN CHAPTER OF OP VOL. 1 AND WINDSOR INTENSIFICATION GUIDELINES**

*SECTION 8.7.1 of OP vol. 1 – **Built Form Objectives***

The following objectives are relevant in discussing the proposed development on the subject land within the subject neighbourhood:

VARIED DEVELOPMENT PATTERN - 8.7.1.1 - To achieve a varied development pattern which supports and enhances the urban experience.

COMPLEMENTARY DESIGN - 8.7.1.2 - To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles. The Urban Design comment in Appendix C hereto attached, indicates *“The building shall be constructed using durable, high - quality exterior materials appropriate to a residential context selected to support long - term maintenance and neighbourhood compatibility.”* Consequently, this report includes recommendations that would enhance the building façade and streetscape. There are zoning provisions to guide building design, such as building setback, lot coverage, building height, and exterior wall finish requirements, to complement the existing developments in the subject area, particularly, along the Residential Corridor.

Furthermore, the introduction of a residential-style roof form and improved façade articulation in the concept plans/elevations, contributes positively to neighbourhood compatibility and aligns with the intent of Official Plan Section 8.7.1.3 and the City of Windsor Intensification Guidelines

VISUAL INTEREST- 8.7.1.3 - To maximize the variety and visual appeal of building architecture: The proposed three storeys building height, the introduction of a residential-style roof form and improved façade articulation all contribute positively to neighbourhood compatibility and aligns with the above built form objectives and the City of Windsor Intensification Guidelines. This report includes site-specific provisions that would guide the implementation of the proposed facade articulation and roof style at the SPC stage.

#### **SECTION 8.7.1 of OP vol. 1 – Built Form Policies**

Most applicable built form policies are more appropriately addressed at the time of Site Plan Control review and approval; however, a number of the built form policies have been appropriately addressed by the zoning provisions recommended in this report. With that in mind, the following Urban Design comment found in Appendix C attached to this report would be further addressed through the SPC process. *“Given its visibility from Cabana Road West, further articulation, fenestration, or architectural detailing should be incorporated ..., consistent with OP Section 8.7.2.6.”* Also, this report recommends requirement for exterior finish to achieve visual appeal.

#### **ZONING BY-LAW AMENDMENT POLICIES - SECTION 11.6.3 OF OP VOL. 1**

Based on the above discussions in this report, the recommended zoning amendment conforms with the Official Plan and satisfies the criteria in Sections 11.6.3.1 and 11.6.3.3 of the OP.

### **3. ZONING**

The subject lands are zoned Residential District 1.4 (RD1.4) under Zoning By-law 8600. Permitted uses include an existing duplex, existing semi-detached dwelling, one single-unit dwelling, and accessory uses. Ctrl click [Zoning By-law 8600](#) for RD1.4 provisions.

**PROPOSED ZONING DISTRICT:** The applicant proposes rezoning from RD1.4 to RD3.1, which permits a broader range of housing types, including double duplex, duplex, lodging house, multiple dwelling, religious residence, residential care facility, semi-detached, existing single-unit dwelling, townhome, and accessory uses.

**EVALUATION OF RD3.1 REQUEST:** Although RD3.1 permits multiple dwellings, it also permits several low-profile housing forms not associated with the current application.

Furthermore, RD3.1 permits **existing** single unit dwellings. The intent of the Residential Corridor is to broaden housing choice, not exclude new single unit dwellings.

Due to the subject site's corner-lot configuration, size, and the corridor's transitional character, a new zoning category is recommended to better align with the intended outcome in the subject Residential Corridor.

## **PROPOSED NEW ZONING CATEGORY: RESIDENTIAL DISTRICT 2.7 (RD2.7)**

### **11.7 RESIDENTIAL DISTRICT 2.7 (RD2.7)**

#### **11.7.1 PERMITTED USES**

*Existing Duplex Dwelling*  
*Existing Semi-Detached Dwelling*  
*One Single Unit Dwelling*  
*Multiple Dwelling, and*  
Any use accessory to the preceding uses.

#### **11.7.5 PROVISIONS**

- |     |  |                      |
|-----|--|----------------------|
| .1  | <i>Lot Frontage: minimum</i>   | 20.0 m               |
| .2  | <i>Lot Area: per dwelling unit: minimum</i>  |                      |
|     | a) For a corner lot having a <i>minimum frontage</i> of 30.0 m on each of the <i>exterior lot lines</i>  | 128.0 m <sup>2</sup> |
|     | b) For any other lot   | 180.0 m <sup>2</sup> |
| .3  | <i>Lot Coverage: maximum</i>   | 35.0%                |
| .4  | <i>Building Height: Main Building:</i>   |                      |
|     | a) For a corner lot: <i>maximum</i>  | 10.50 m              |
|     | b) For an interior lot: <i>maximum</i>   | 9.0 m                |
| .8  | <i>Landscaped Area: minimum</i>  | 35% of lot area      |
| .20 | <i>Building Setback:</i>   |                      |
|     | a) Where an <i>exterior lot line</i> has vehicular access/egress, the <i>minimum building setback</i> from the <i>exterior lot line</i> shall be 6.0 m   |                      |
|     | b) Where an <i>exterior lot line</i> has no vehicular access/egress, the <i>minimum building setback</i> from the <i>exterior lot line</i> shall be 4.50 m   |                      |
|     | c) Where a <i>habitable room window</i> faces an <i>interior lot line</i> , the <i>minimum building setback</i> from the <i>interior lot line</i> shall be 6.0 m   |                      |
|     | d) Where a <i>habitable room window</i> does not face an <i>interior lot line</i> , the <i>minimum building setback</i> from the <i>interior lot line</i> shall be 3.0 m   |                      |
|     | e) Notwithstanding paragraphs (c) and (d) above, where an <i>interior lot line</i> abuts a lot fronting on a street other than Cabana Road West and on which is located a <i>dwelling</i> or residential use, the <i>minimum building setback</i> from that <i>interior lot line</i> shall be 22.0 m |                      |
| .50 | A <i>minimum</i> of 50.0% of all exterior wall elevations shall have an exterior finish consisting of brick, stone, or a combination thereof   |                      |

- .53 A *Single Unit Dwelling* and any use accessory thereto shall comply with the provisions of Section 10.4.5
- .55 Any additions to an *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling* and any use accessory to the preceding uses shall comply with the appropriate provisions of Section 10.4.5
- .90 The following are prohibited:
  - a) A *parking space* within 6.0 m of an *exterior lot line*
  - b) A *parking space* within 2.60 m of an *interior lot line* abutting a lot containing a *Single Unit Dwelling*, *existing Duplex Dwelling*, or *existing Semi-Detached Dwelling*
  - c) A flat roof or a roof having a slope of less than 20.0 degrees

**REQUESTED RELIEF FROM ZONING BY-LAW 8600:**

- Side Yard Width: The applicant requested a reduction from 6.0 m to 4.57 m for the north side yard. As this relief was based on RD3.1 standards and does not apply to RD2.7, it is no longer required. Nonetheless, a 4.5 m north side yard is recommended to support street presence along Cabana Road, consistent with Residential Corridor policy on *street presence*.
- Parking Area Separation: A reduction from 4.50 m to 2.13 m for parking area from the south building wall is recommended for approval due to physical constraints shown on the concept plan.

**RECOMMENDED SITE-SPECIFIC ZONING PROVISIONS:**

1. Notwithstanding Section 25.5.20.1.6, the *minimum* parking area separation from the south *building* wall shall be 2.13 m.
2. Vehicular access along Cabana Road is prohibited.
3. A *screening fence* having a height of 1.80 m shall be installed along the south *lot line* and east *lot line*, in a manner that complies with the city of Windsor fence by-law.
4. A *landscaped area* with a *minimum* width of 2.60 m shall be provided abutting the south *lot line*.
5. Facade Articulation: A *building* wall fronting an *exterior lot line*, and any wall visible from a *street*, shall be designed as follows:
 

a) Continuous length: <i>minimum / maximum</i>	8.0 m / 12.0 m
b) Recess/projection depth: <i>minimum</i>	
1) Major Articulation	2.0 m
2) Minor Articulation	0.6 m

**DENSITY ANALYSIS:** RD1 zones of By-law 8600 permit low densities from 18.5 to 54.05 units/ha for single-unit dwellings and do not permit multiple dwellings. But the RD2 and RD3 zones permit multiple dwellings and higher densities. The proposed RD2.7 category permits multiple dwellings in addition to the uses permitted in RD1.4 zone, and supports corridor intensification. Therefore, RD2.7 is recommended for the subject lands.

Section 5.99.80 of zoning by-law 8600 permits up to two Additional Dwelling Units (ADUs) on parcels that permit single-unit, semi-detached, duplex, or townhome

dwelling, for a total of three units on a parcel of urban residential land. Tables 1 & 2 below show the density range permitted within the RD1.4 & RD2.7 zones:

TABLE 1: Density Range Permitted in the RD1.4 Zone

DWELLING TYPE	DENSITY (units/hectare)	RANGE	PERMITTED
	No ADU	1 ADU	2 ADUs
Single Unit	18.52	37.04	55.55
Existing Duplex dwelling	55.55	83.33	n/a
Existing Semi-detached dwelling unit	44.44	88.88	133.33
<b>Note:</b> A parcel containing a duplex dwelling can only have 1 ADU; a parcel containing a semi-detached dwelling can have up to 4 ADUs at the rate of 2 ADUs per semi-detached dwelling unit.			

TABLE 2: Density Range Permitted in the RD2.7 Zone (proposed new zoning category)

DWELLING TYPE	DENSITY (units/hectare)	RANGE	PERMITTED
	No ADU	1 ADU	2 ADUs
Single Unit	18.52	37.04	55.55
Existing Duplex dwelling	55.55	83.33	n/a
Existing Semi-detached dwelling unit	44.44	88.88	133.33
	DENSITY (units/hectare)	RANGE	PROPOSED
	No ADU	1 ADU	2 ADUs
Multiple dwelling (corner lot, frontage of 30.0 m on each exterior lot line)	78.00	n/a	n/a
Multiple dwelling (any other lot)	56.00	n/a	n/a
<b>Note:</b> A parcel containing a duplex dwelling can only have 1 ADU; a parcel containing a semi-detached dwelling can have up to 4 ADUs at the rate of 2 ADUs per semi-detached dwelling unit. Multiple dwellings cannot have ADUs.			

The proposed 29-unit multiple dwelling results in 77.58 units/ha, which falls below densities achievable through existing duplex or semi-detached dwellings with ADUs in this area. The proposed/recommended lot area in the RD2.7 zone results in residential density of 78 units/ha, which is appropriate density for developing a large-scale, low-profile form of housing on the subject corner lot in the subject neighbourhood.

**LOT AREA ANALYSIS:** In the RD1.4 zoning category, minimum required lot area is 540 m<sup>2</sup> for a single unit dwelling. As previously mentioned in this report, a single unit dwelling can have 2 ADUs by right. Therefore, a single unit dwelling with 2 ADUs on a parcel with a minimum lot area of 540m<sup>2</sup> will result in a minimum lot area of 180 m<sup>2</sup> per dwelling unit. This report is recommending a lot area of 180 m<sup>2</sup> per dwelling unit in a multiple dwelling on an interior lot or on a corner lot with less than 30.0 m lot length for any of the exterior lot lines. The report further recognizes the prominent nature of corner lots and recommends a minimum lot area of 128 m<sup>2</sup> per dwelling units on corner lots with exterior lot lines being 30.0 m or more in length.

**PARKING:** A 29-unit multiple dwelling requires 36 parking spaces (1.25 spaces per unit). The concept plan proposes 37 spaces, meeting the minimum requirement.

**LANDSCAPED OPEN SPACE YARD:** A minimum of 35% landscaped open space is recommended to support environmental sustainability, buffering and vegetation retention.

**PARKING SPACE AND LOADING SPACE LOCATION REQUIREMENTS:**

SECTION 24.26: PARKING SPACE LOCATION

Parking is prohibited within a required front or landscaped open space yard, except for lots with single-unit, semi-detached, duplex, or townhome dwellings (s.24.26.5).

SECTION 24.40.20: LOADING SPACE LOCATION

Loading spaces are prohibited in front yards and landscaped open space yards (s.24.40.20.3).

The concept plan must be revised to comply with these provisions (s.24.26.5 and s.24.40.20.3).

**REFUSE BIN PLACEMENT - SECTION 25.2.1: PROHIBITIONS**

Refuse bins are prohibited within the parking area if located within 6.0 m of an intersection, within any required parking space, or if they impede vehicle movement. The refuse bin must be relocated during Site Plan Control process to achieve compliance with section 25.5.1.5 of zoning by-law 8600 and address Zoning and Environmental Services comments in Appendix C.

#### 4. SITE PLAN CONTROL (SPC)

The proposed development is subject to Site Plan Control. Refinements to the façade facing Casgrain Drive are recommended, per Urban Design comments in Appendix C. The following Environmental Sustainability comment and other requirements noted in Appendix C should be addressed through the Site Plan review and approval process:

- a) Promote energy efficient development, per s.8.6.1.4, OP Vol. 1, as recommended in Appendix C
- b) Provide options for stormwater management
- c) Reintroduce native shade trees to the development as applicable, to mitigate the impacts of urban heat island.

If the zoning amendment is approved by Council, the following conditions contained in the attached Appendix C must be incorporated into the Site Plan Control Agreement:

Essex Region Conservation Authority (ERCA) Requirements:

- Completion of engineering analysis and implementation of measures to prevent increased flows to the downstream watercourse.
- Obtaining ERCA authorization prior to any site alteration or construction activity.

Development Engineering Requirements:

- Implementation of drainage and flood-proofing recommendations provided by ERCA.

- A contribution of \$2,796.00 toward future sidewalk construction along the Casgrain Drive frontage.
- Gratuitous conveyance of a 4.6 m × 4.6 m corner cut-off at Cabana Rd West and Casgrain Drive, in accordance with City of Windsor Standard Drawing AS 230.

## **Risk Analysis: Climate Change Risks**

### **Climate Change Mitigation:**

The proposed development supports Environmental Master Plan Objective C1 by encouraging residential intensification within the existing built area. Higher-density development in established neighbourhoods reduces community greenhouse gas emissions by utilizing existing infrastructure, including sewers, sidewalks, and public transit. Implementation of an approved lot-grading plan will further mitigate potential climate-related impacts.

### **Climate Change Adaptation:**

The development may be affected by climate-related risks, including extreme precipitation and increased days with temperatures above 30°C. While outside the scope of this report, any new construction will be required to comply with the current Ontario Building Code through the building permit process. The site will also be required to incorporate stormwater management best practices. Landscaping and tree planting will contribute to improved site conditions and support climate adaptation.

### **Financial Matters:**

N/A

### **Conclusion and Planner's Opinion:**

The requested zoning by-law amendment to permit a *multiple dwelling* on the subject lands has been assessed in relation to the *Planning Act*, the Provincial Planning Statement (2024), City of Windsor Official Plan, Applicant's Planning Rationale Report, and comments received from municipal departments, external agencies, and area residents. The planning analysis supports approval of the application, with a modification to the requested zoning category.

In my professional opinion, the recommended amendment is consistent with the Provincial Planning Statement (2024) and maintains conformity with the Official Plan. It is therefore recommended that Zoning By-law 8600 be amended to introduce zoning District RD2.7, a new zoning category in By-law 8600, and that the application be approved as outlined in Recommendations 1, 2, 3, and 4 of this report. The recommended amendment represents good planning.

### **Planning Act Matters:**

I concur with the above comments and opinion of the Registered Professional Planner.

Greg Atkinson, MCIP, RPP  
Deputy City Planner - Development

Neil Robertson, MCIP, RPP  
City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP                      RM

**Approvals:**

<b>Name</b>	<b>Title</b>
Justina Nwaesei	Planner III - Development
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal Services & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

**Notifications:**

<b>Name</b>	<b>Address</b>	<b>Email</b>

**Appendices:**

- 1 Appendix A - Site Photos
- 2 Appendix B - Concept Site Plan
- 3 Appendix C - Consultation (Comments from municipal departments and external agencies)
- 4 Appendix D – Urban Design Concepts

## APPENDIX A - Site Photos and Imagery from Google Photos



June 2025 Google Photo of existing single unit dwellings on the subject properties at 1141 & 1175 Cabana Rd W and the bench at the existing bus stop



June 2025 Google Photo of the existing single unit dwelling on 1175 Cabana Rd W.



June 2025 Google Photo of the existing single unit dwelling on 1141 Cabana Rd W.



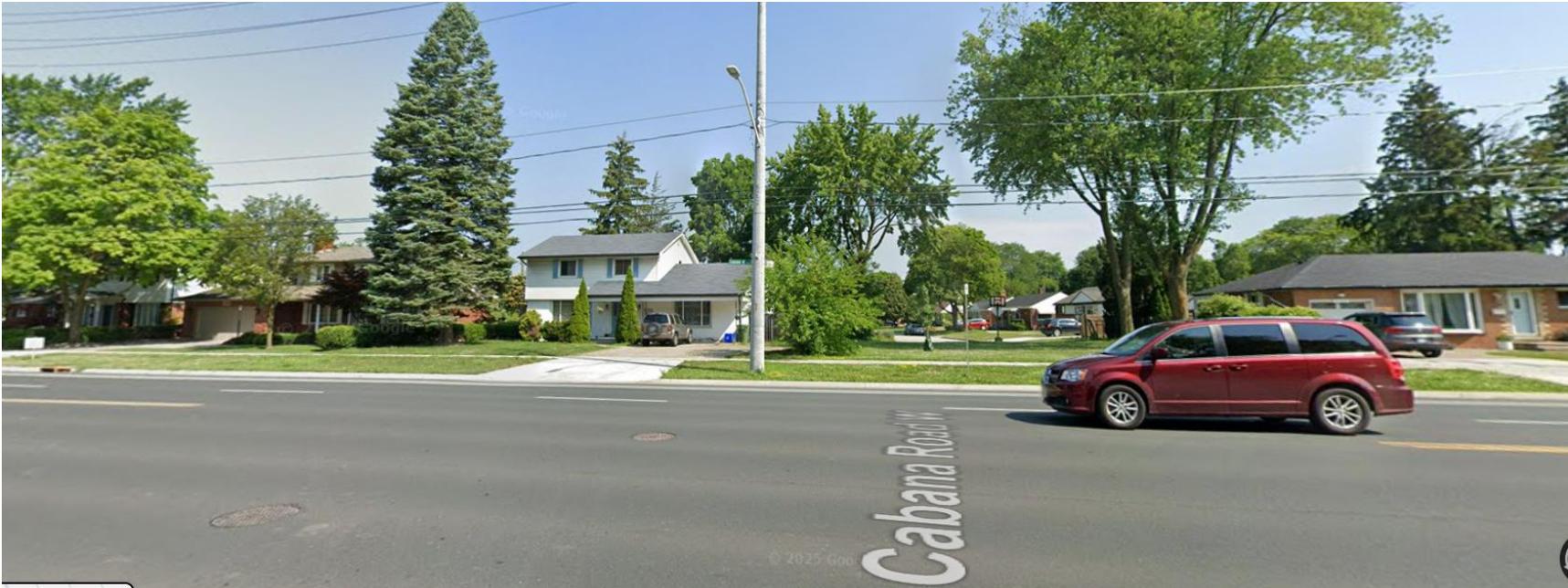
June 2025 Google Photo: Street view of Cabana Rd West, looking east from Casgrain intersection



June 2025 Google Photo: Street view of Cabana Rd West, looking west from Casgrain intersection

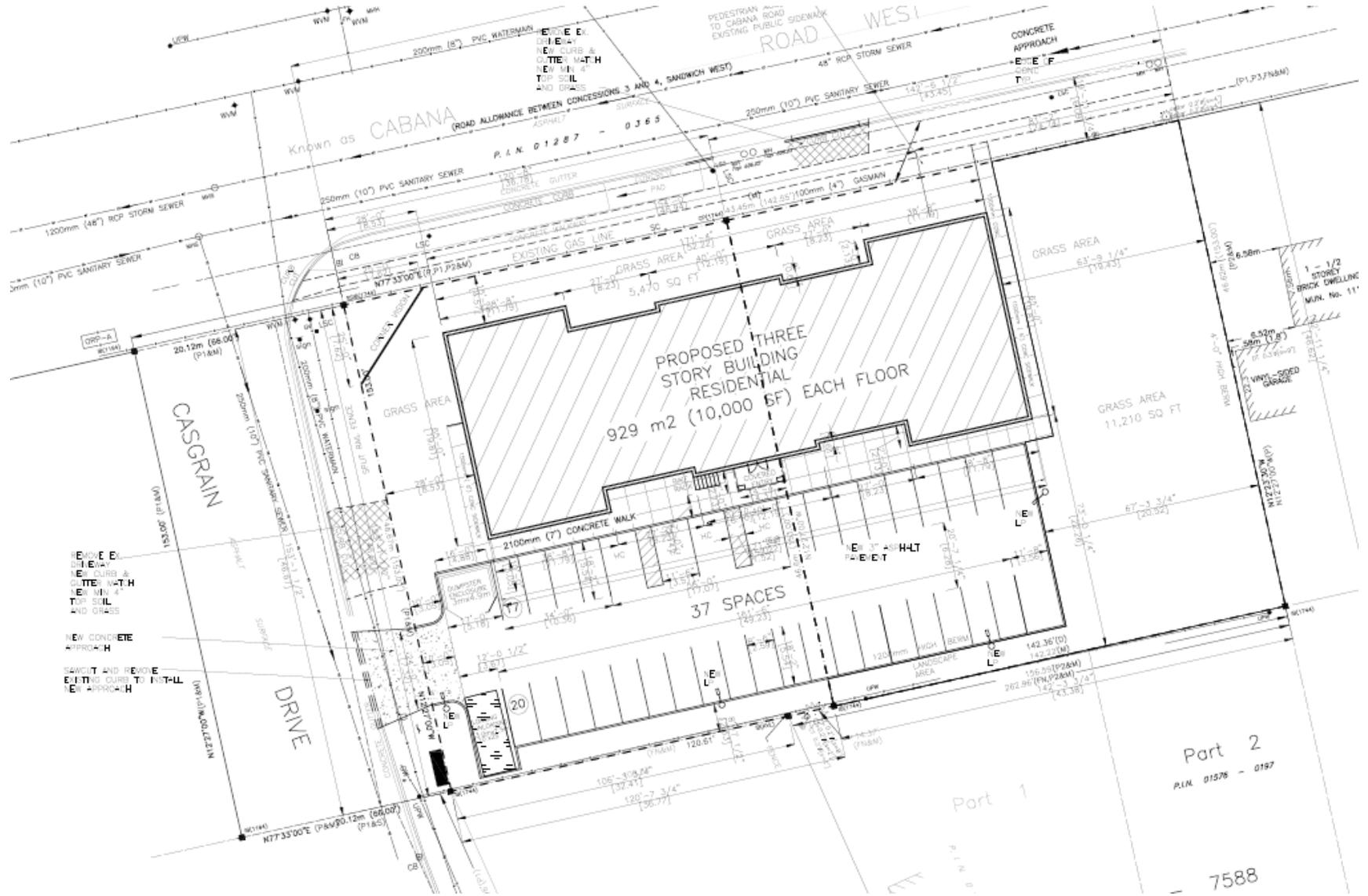


June 2025 Google Photo: Street view of Casgrain Drive, looking south from Cabana Rd intersection



June 2025 Google Photo: View of northside of Cabana Road West, facing Casgrain Drive intersection

# APPENDIX B: CONCEPT SITE PLAN



SITE AREA "A" = 18,464 SQ FT = .424 AC ( 1,715 m2 = .17 ha )

SITE AREA "B" = 21,788 SQ FT = .5 AC ( 2,024 m2 = .203 ha )

---

TOTAL SITE AREA = 40,252 SQ FT = .924 AC ( 3,739 m2 = .374 ha )

FIRST(GROUND) FLOOR AREA 10,000 S.F. 927 m2

SECOND FLOOR AREA 1,000 S.F. 927 m2

THIRD FLOOR AREA 10,000 S.F. 927 m2

---

TOTAL BUILDING AREA 30,000 S.F. 2,781 m2

### **PARKING REQUIRED**

DWELLING/RETIREMENT 5 OR MORE 1.25x29 = 36 SPACES

---

REQUIRED PARKING = 36 SPACES

PROVIDED PARKING = 37 SPACES

+ 6 BIKE RACKS

PROPOSED GREEN SPACE = 16,680 SQ FT / 40,252 = 41.4%

LANDSCAPING REQUIRED MIN 35% = 40,252x.35 = 14,088 SQ FT < 16,680 SQ FT

## APPENDIX C – CONSULTATION

### ENVIRONMENTAL SERVICES – JIM LEETHER

The dumpster enclosure is in such a position that no front end refuse truck will be able to make that clearance, the building could employ roll out bins on castors but any truck collecting will impede both pedestrian traffic (this is actually a very dangerous set up from a collection point of view) and also impede the traffic on Casgrain. If they elect to use carts as part of the residential system for waste management (which would be surprising for a build this large) they would have set out on Casgrain and follow the City's bi-weekly waste schedule.

The dumpster enclosure itself is not very big and would only hold one bin by the looks of it, this will result in a heavy truck accessing the property multiple times a week, I could see this being an issue to the neighbours on the Casgrain side but nothing in our By-Law 2-2006 prohibits this.

### ERCA – ALICIA GOOD

For Z 033-25 [ZNG-7338], ERCA continues to uphold our previous comments provided for Stage 2 planning circulation PC 086-25, dated 2025-09-05 and attached for ease of reference. Please note our official comments are the PDF version and the Word version is for ease of preparing planning reports only.

The City of Windsor has received a request for Stage 2 Pre-consultation comments for the above noted subject lands. The Applicant is proposing to change the zoning from 'Residential District 1.4 (RD1.4)' category to a site-specific 'Residential District 3.1 (RD3.1)' category to permit the proposed multiple dwelling. Relief is requested from certain regulations of zoning by-law 8600, as noted in the Planning Rationale Report.

The proposed amendment is intended to facilitate the proposed construction of one 4 storey multiple dwelling containing 39 residential dwelling units. The existing lot area is 3,739 m<sup>2</sup> (0.374 ha), and a density of 104.28 dwelling units per hectare is proposed. The proposed building area is 929 m<sup>2</sup> resulting in a lot coverage of 24.8 %. The proposed building height is 12.75 m.

We request for the City of Windsor to collect the fee of \$400 per line item 30 of the Board Approved ERCA fee schedule 2025 for this circulation.

### **NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the Conservation Authorities Act.

The above noted lands are subject to our Regulation under the Conservation Authorities Act (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the Lennon Drain. If any new construction is proposed, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

ERCA has concerns with the potential impact to the quantity and quality of runoff in the downstream watercourse due to the proposed development on this site. ERCA recommends

that both the quantity and quality of excess runoff be adequately controlled to avoid any adverse impacts to the downstream watercourse. We therefore anticipate requesting inclusion of the following conditions in the Development Agreement at the time of Application for Site Plan Control:

1. That the developer undertakes an engineering analysis and implement the necessary measures to control any increases in flows to the downstream watercourse, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer obtains authorizations from the Essex Region Conservation Authority prior to undertaking site alteration and/or construction activities.

In addition, the subject property may lie wholly or partially within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. Should your proposal require the installation of fuel storage on the site, please contact the RMO to ensure the handling and storage of fuel will not pose a significant risk to local sources of municipal drinking water. The Essex Region's Risk Management Official can be reached by email at [riskmanagement@erca.org](mailto:riskmanagement@erca.org). If a Risk Management Plan has previously been negotiated on this property, it will be the responsibility of the new owner to contact the Essex Region Risk Management Official to establish an updated Risk Management Plan. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

### **FINAL RECOMMENDATION**

Our office has no objection to the proposed rezoning of the subject lands. As noted above, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act. Further, our office anticipates requesting that a stormwater management plan be designed and implemented to the satisfaction of ERCA and the Municipality at time of Application for Site Plan Control. Please continue to circulate our office with future Planning Act applications for this site, such as Application for Site Plan Control, as we may have further comments to provide regarding stormwater management or other natural hazard matters.

### **ZONING COORDINATOR – STEFAN PAVLICA**

Below is the zoning review summary for the *above-mentioned property*; circulated on January 27, 2026:

- **Current Zoning Designation:** Residential District 1.4 (RD1.4)
- **Proposed Zoning Designation:** Residential District 3.1x(X) [RD3.1x(X)]
- **Existing Use [as per historical Building Permit(s) / Planning Act Applications(s)]:**
  - o *Single Unit Dwelling(s)*
- **Proposed Use:**
  - o *Multiple Dwelling*

- **Section 5 – General Provisions:**
  - COMPLIES
  - **Note:** Subject properties are within the ERCA regulated zone
  
- **Section 12.1.5 – Residential District 3.1 (RD3.1):**
  - Minimum Lot Frontage [12.1.5.1]:
    - 18.0m (Required)
    - 46.7m (Provided)
  - Minimum Lot Area [12.1.5.2]:
    - 2,148.0m<sup>2</sup> (Required)
    - 3,739.9m<sup>2</sup> (Provided)
  - Maximum Lot Coverage [12.1.5.3]:
    - 35.0% (Required)
    - 25.1% (Provided)
  - Maximum Main Building Height – Corner Lot [12.1.5.4]:
    - 14.0m (Required)
    - 12.3m (Provided)
  - Minimum Front Yard Depth [12.1.5.5]:
    - 6.0m (Required)
    - 8.5m (Provided)
  - Minimum Rear Yard Depth [12.1.5.6]:
    - 7.50m (Required)
    - 19.43m (Provided)
  - Minimum Side Yard Depth – where a habitable room window of any dwelling units faces a side lot line [12.1.5.7.a]:
    - 6.0m (Required)
      - *Requested in **RD3.1x(X)** at 4.57m*
    - **4.57m (Provided)**
  - Minimum Side Yard Depth – any other side yard [12.1.5.7.b]:
    - 3.0m (Required)
    - 22.3m (Provided)
  - Minimum Landscaped Open Space Yard [12.1.5.8]:
    - 35.0% of *lot area* (Required)
    - 47.3% (Provided)
  
- **Section 20 – Site Specific Zoning Exemptions:**
  - NOT APPLICABLE
  
- **Section 24 – Parking, Loading, and Stacking Provisions:**
  - Required Number of Visitor Parking Spaces [24.22.1.1]:
    - 5 (Required)
    - 0 (Provided)
  - Curb Cut or Ramp for Accessible Parking Space [24.24.20.1]:

- Where a parking area is bounded by perimeter curbing which separates the principal pedestrian entrance of a building from the parking area, **there shall be provided and maintained at least one curb cut or ramp**
  - Size of Bicycle Parking Space [24.30.10.1]:
    - 0.6m x 2.5m (Required)
    - **0.4m x 1.2m (Provided)**
- **Section 25 – Parking Area Regulations:**
  - **Note: Applicant needs to provide the details of the refuse bin enclosure [25.5.10.17]**
  - Parking Area Separation from an interior lot line [25.5.20.1.3]:
    - 0.90m (Required)
    - **0.59m (Provided)**
  - Parking Area Separation from a building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is located on the same lot as the parking area [25.5.20.1.6]:
    - 4.50m (Required)
      - **Requested in RD3.1x(X) at 2.13m**
    - **2.13m (Provided)**

## SITE PLAN CONTROL

The development, as proposed, is subject to Site Plan Control pursuant to the Planning Act and City of Windsor By-law 1-2004. Where preceding development applications are required, inclusive of Official Plan and Zoning By-law Amendments, request for Site Plan Control Pre-Consultation Stage 1 may be made following completion of the requisite Development and Heritage Standing Committee meeting at <https://ca.cloudpermit.com/login>

## ENVIRONMENTAL POLICY – KAREN ALEXANDER & CONNOR WILSON

Environmental Policy staff have no objection to the proposal, and nothing further is required at this time. To maintain high regard for Natural Heritage in the City during development, the following applies:

1. Should Species at Risk or their habitat be found at any time on or adjacent to the site, cease activity immediately and contact MECP at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) for recommendations on next steps to prevent contravention of the Endangered Species Act (2007). The City of Windsor SAR hotline (519-816-5352) can also be used for relevant questions and concerns.
2. For a list of Species at Risk and other provincially tracked species with potential to be around the site, use the Natural Heritage Information Centre (NHIC) Make A Map tool, found at <https://www.ontario.ca/page/make-natural-heritage-area-map>
3. Active nests of most bird species are protected under the Migratory Birds Convention Act (1994), the Fish and Wildlife Conservation Act (1997), and/or the Endangered Species Act (2007). If trees, shrubs or ground area on/adjacent to the site are to be removed, damaged, or disturbed during the breeding bird season (April 1 – August 31), then sweeps for nesting birds should be conducted to prevent contravention of these regulations. Protect any trees, shrub or ground area where an active nest is found, and

leave the nest unharmed until the young have permanently left the vicinity of the nest. Visit <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/reduce-risk-migratory-birds.html> for more information.

4. Beaver dams and dens of fur-bearing mammals are protected under section 8 of the Fish and Wildlife Conservation Act (1997) and are not to be damaged or destroyed without the proper authorization and/or license.
5. The City of Windsor is a Bird Friendly City. Bird Friendly Design is encouraged, particularly window collision mitigation. Options for integrating bird friendly design can be found here: [www.birdsafe.ca](http://www.birdsafe.ca) and bird friendly guidelines can be found here: [Bird-Friendly Guidelines – City of Toronto](#).
6. Ontario has a list of Regulated Species in the Ontario Invasive Species Act (ISA) (2015). If any species on this list are identified on site, it is recommended that Best Management Practices be followed to remove the invasive species from the site prior to starting development activities. If guidance is required, report the occurrence to the City Naturalist. For a list of ISA Regulated species: [Ontario Invasive Species Act – Invasive Species Centre](#).

Contacts:

Karen Alexander

City of Windsor Naturalist and Supervisor of Natural Areas

[kaalexander@citywindsor.ca](mailto:kaalexander@citywindsor.ca)

Connor Wilson

Planner II – Revitalization & Policy Initiatives

[conwilson@citywindsor.ca](mailto:conwilson@citywindsor.ca)

### **TRANSIT WINDSOR – JASON SCOTT**

Transit Windsor has no objections to this development. The closest existing transit route to this property is with Route 240. Route 240 has an existing weekday peak frequency of 30 minutes. The closest existing bus stop is directly adjacent to this property on Cabana at Casgrain southeast corner providing direct transit access to this development. This will be maintained with Transit Windsor's City Council approved Transit Master Plan. Transit Windsor has no plans to relocate this bus stop. If this bus stop needs to temporarily be closed due to construction, Transit Windsor requires a minimum of one week notice.

### **CANADA POST – BRUNO DESANDO**

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

- a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

### Lock-Box Assembly Requirements

The complete Canada Post Standards Manual for Builders & Developers can be downloaded at: [https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

#### Compartment Size

- Horizontal lock-box models used in mailrooms must have the following minimums:
  - o Residential compartments must be at least 12.5 x 13.5 cm
  - o Commercial compartments at least 13.5 x 30.5 cm
  - o Parcel compartments at least 30.5 x 30.5 cm
- Vertical lock-box models must have min comp size of 25 x 12.5 cm. (Most models are 40 x 12.7 cm)

#### Heights

- All lock-box assemblies must be installed in a manner that will not require the delivery employee to reach higher than 170cm or lower than 45cm when delivering to the equipment. With respect to horizontal lock-boxes, the limits above will likely mean that maximum number of compartments that can be included in each column of residential compartments would be eight

#### Rear-loading Lock-boxes

- Projects with more than 100 units are required to be serviced via a rear-loading lock-box assembly.
- There must be a width of at least 100cm of working space from the back of the boxes to the wall.
- A ledge under the bottom row of boxes is also recommended in rear-loading designs. This ledge is to be directly under the bottom row of boxes (no space between ledge and bottom of boxes) and must stick out at least 20cm from the back of the boxes.
- Mailroom door is required to provide a minimum 81cm opening
- Lighting should be at least 100 lux (measured 75 cm from floor)

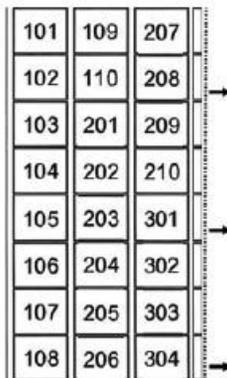
#### Access

- All buildings where the lock-boxes are required to be serviced from inside the building are required to install a Canada Post Crown lock in the building intercom. The intercom is pre-fabricated with an internal housing for the lock. The lock can be obtained from the local deliver supervisor.
- If the building has more than 100 units, a rear-loading lock-box assembly will be installed. The door to the Canada Post delivery area must be fitted with a specific model of deadbolt. This is because Canada Post will supply a key cylinder made specifically for the Canada Post key that will fit inside the deadbolt purchased by the developer.

#### Numbering

- Compartments should be numbered vertically and left to right on the delivery side of the boxes

101	109	207
102	110	208
103	201	209
104	202	210
105	203	301
106	204	302
107	205	303
108	206	304



### **Grade-level Components**

- If the development includes grade level retail or residential units, please take note that door-to-door delivery will not be provided to these units. Canada Post is happy to install a Community Mailbox to provide service to these units. Please coordinate a location with the Canada Post Delivery Planner for the area. If there is no room on the property for the Community Mailbox, service can be provided via another Community Mailbox in the area. Options to service the units from the tower (lobby) lock-boxes or via a front-loading lock box erected on the outside of the building can also be discussed with the Delivery Planner.

### **ENVIRONMENTAL SUSTAINABILITY – MICHELLE MOXLEY-PELTIER**

1. The proposed building proposed meets the threshold for an Energy Strategy.  
Considerations to include:
  - Increasing building energy efficiency
  - Exploring opportunities for low-carbon building solutions, and integration of rooftop solar
  - Incorporating “EV Ready” Electrical vehicle charging infrastructure to ensure parking is accessible for residents/customers who are owners of electric vehicles.
2. Recommend providing options for stormwater management (i.e. raingardens, green roofs, permeable pavement, etc.)
3. Recommend considerations to reintroduce native shade trees to the development as applicable, to mitigate the impacts of urban heat island.

### **ENWIN**

#### **HYDRO ENGINEERING: Zachary Mancini**

No Objection no rezoning.

ENWIN has existing overhead 120/240 volt secondary hydro services to 1141 & 1175 Cabana Rd W from a concrete pole on the North side of the property. For disconnection and removal of existing services for planned demolition, please contact our Technical Services for arrangement.

ENWIN has a concrete pole with 120/240 volt secondary hydro distribution and down guys near the South-West corner of the property.

Prior to working in these areas, we would suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction.

Also, we suggest referring to the Ontario Building Code for permanent required clearances for New Building Construction.

#### **WATER ENGINEERING: Bruce Ogg**

ENWIN Water has no objections. The existing water services are to be abandoned at the watermain.

### **DEVELOPMENT ENGINEERING – SHANNON MILLS**

**Site Servicing** - The site may be serviced by a 250mm sanitary sewer and a 1200mm storm sewer located within Cabana Rd West right-of-way. Similarly, the site may be serviced by a 250mm sanitary sewer located within Casgrain Drive right-of-way.

If possible existing connections should be utilized. All existing and proposed storm, sanitary and water services must be identified on the servicing plan, as well as the associated mainline sewers/water mains and redundant connections. Any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.

**Stormwater Management** - Required prior to the issuance of building permits, in accordance with Windsor Essex Region Stormwater Management Standards Manual, restricting stormwater runoff to pre development levels.

The submission for a Storm Detention Scheme will include, at a minimum:

- a. Submission of stormwater management review fee,
- b. Stormwater management report stamped by a professional engineer
- c. Stormwater management check list (see link below)
- d. Site servicing drawings stamped by a professional engineer

Submission of a stormwater management report alone **will be deemed incomplete**, unless accompanied by the additional requirements specified above. Please visit the [City of Windsor Website](#) and the [ERCA Website](#) for additional information on stormwater management requirements.

**Special Provisions (to be included in Site Plan Control Agreement):**

**ERCA Requirements** – The owner(s) further agrees to follow all drainage and flood proofing recommendations of the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, based on final approval by the City Engineer. If applicable, the Owner will obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

**Sidewalks** – The owner(s) agrees to pay to the Corporation, prior to the issuance of a Building Permit, the sum of \$2,796.00 being the Owner's contribution towards the future construction of a concrete sidewalk on the Casgrain Dr frontage of the subject lands.

**Corner Cut-Off** – The owner(s) agrees, prior to the issuance of a construction permit, to gratuitously convey a 4.6 m x 4.6 m (15' x 15') corner cut-off at the intersection of Cabana Rd West and Casgrain Dr. in accordance with City of Windsor Standard Drawing AS-230.

If you have any further questions or concerns, please contact Shannon Mills, of this department at [smills@citywindsor.ca](mailto:smills@citywindsor.ca)

**TRANSPORTATION PLANNING – ELARA MEHRILLOU**

- Land Conveyance  
Not Applicable

- Corner Cut-Off  
A 4.6 m x 4.6 m corner cut-of is required at Cabana Road West and Casgrin Drive un-signalised intersection.

- Sidewalk  
A sidewalk contribution/construction along the frontage of Casgrin Drive is required as per Engineering Right-of-Way's comments.

- Parking  
All parking must comply with ZBL 8600.

- Transportation Impact Study  
Not Applicable.
  - Based on the anticipated trip generation, the additional density is expected to have a negligible impact on traffic operations and the surrounding transportation network. Accordingly, a TIS is not required.

- Access

All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

- Exterior Path

All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Should you have any further questions or concerns, please contact Ellie MehriLou, of this department at [tda@citywindsor.ca](mailto:tda@citywindsor.ca).

## HERITAGE PLANNING – TRACY TANG

There is no apparent built heritage concern with this property, and it is not located within an Archaeological Potential Zone (APZ). Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Building Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.
2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

### Contacts:

Windsor Planning & Development Services Department:

519-255-6543 x6179, [ttang@citywindsor.ca](mailto:ttang@citywindsor.ca), [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)

Windsor Manager of Culture and Events (A):

Michelle Staaedegaard, (O) 519-253-2300x2726, (C) 519-816-0711,  
[mstaaedegaard@citywindsor.ca](mailto:mstaaedegaard@citywindsor.ca)

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, [Archaeology@ontario.ca](mailto:Archaeology@ontario.ca)

Windsor Police: 911

Ontario Ministry of Public and Business Service Delivery and Procurement

Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:

Ian Hember, 1-437-244-9840, [ian.hember@ontario.ca](mailto:ian.hember@ontario.ca)

## **LANDSCAPE ARCHITECT – HODA KAMELI**

No comments from a landscape architecture perspective at this time. Further input regarding landscape elements and required tree plantings will be provided during the Site Plan Control (SPC) stage.

## **URBAN DESIGN – SOPHIA DI BLASI**

The revised proposal demonstrates a clear improvement in its response to the surrounding low-rise residential context along Cabana Road West and Casgrain Drive. The reduction in height to three storeys is supported. The introduction of a residential-style roof form and improved façade articulation contributes positively to neighbourhood compatibility and aligns with the intent of Official Plan Section 8.7.1.3 and the City of Windsor Intensification Guidelines.

Additional refinement is recommended for the façade facing Casgrain Drive. Given its visibility from Cabana Road West, further articulation, fenestration, or architectural detailing should be incorporated to avoid the appearance of a blank or inactive frontage and to better support a pedestrian-oriented public realm, consistent with Official Plan Section 8.7.2.6.

The use of high-quality, durable exterior materials is encouraged to support long-term architectural quality and neighbourhood character. Official Plan Section 8.7.2.6 and Intensification Guidelines Section 2.2.5 promote durable, context-appropriate materials, with masonry typically preferred and material transitions occurring at logical points in the building design.

Subject to the above refinements, the revised proposal represents a significantly improved urban design response and is generally supportable from an urban design perspective.

## **RIGHT-OF-WAY – MARK SCHAFFHAUSER**

### **Required Drawing Revisions:**

1. **Sewer Connections** – All existing and proposed storm, sanitary and water services must be identified on the drawings, as well as the associated mainline sewers/water mains.
  - Modify drawings to include all sewer connections and water services.
  - Identify any redundant connections to be abandoned in accordance with Engineering Best Practice BP1.3.3.
2. **Corner Cut-off** – A 4.6 m x 4.6 m (15' x 15'), corner cut-off at the intersection of Cabana Rd W and Casgrain Dr is not shown in the current submission.
  - Modify drawings to include corner cut-off as per Standard Engineering Drawing AS-230.
3. **Proper Agreement for Access and/or Services** – If any portion of the driveway or sewer connections will be shared with the adjacent property, said items must be identified on the drawing.
  - Modify drawings to identify shared accesses/services with adjacent property.

### **Special Provisions (to be included in Site Plan Control Agreement)**

The following special provisions will be required prior to submitting a building permit application:

**Site Plan Control Agreement** – The applicant enter into an agreement with the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement for the Engineering Department.

**Corner Cut-Off** – The owner(s) agrees, prior to the issuance of a construction permit, to gratuitously convey a 4.6 m x 4.6 m (15' x 15'), corner cut-off at the intersection of Cabana Rd W and Casgrain Dr in accordance with City of Windsor Standard Drawing AS-230.

**ERCA Requirements** – The owner(s) further agrees to follow all drainage and flood proofing recommendations of the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, based on final approval by the City Engineer. If applicable, the Owner will obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

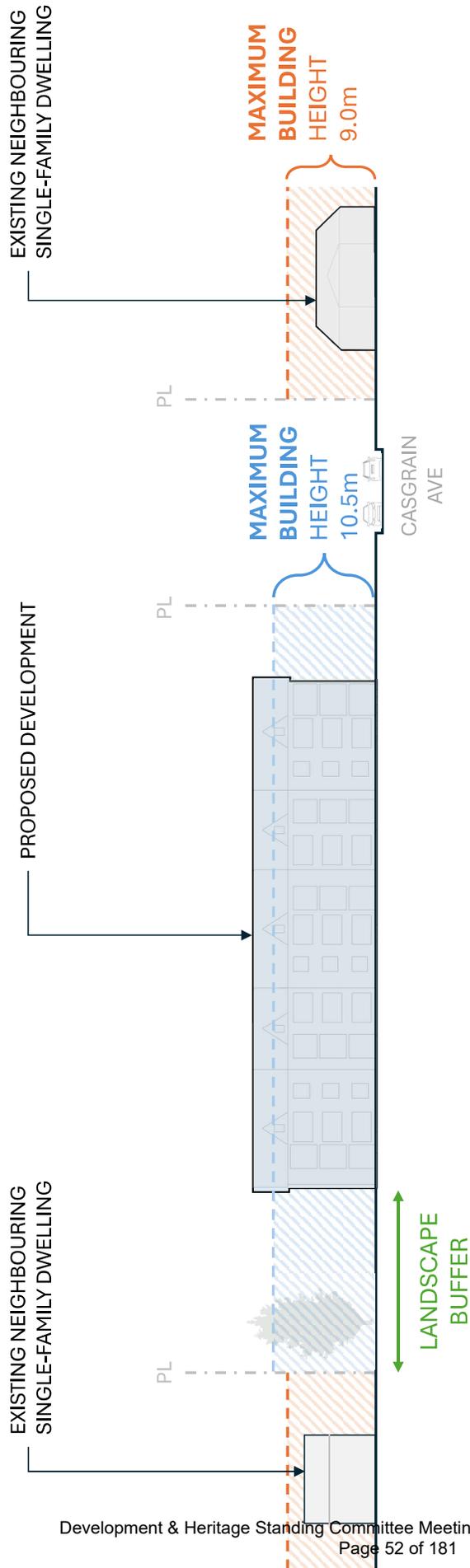
**Sidewalks** -The owner(s) agrees, to pay to the Corporation, prior to the issuance of a Building Permit, the Owner's contribution towards the future construction of a concrete sidewalk on the Casgrain Dr frontage of the subject lands. The amount of the contribution will be based on the User Fee Schedule at time of payment.

**Proper Agreement for Access &/or Services** – The owner agrees to enter into a reciprocal agreement with the abutting property owners for access and services.

If you have any further questions or concerns, please contact Andrew Boroski, of this department at [aboroski@citywindsor.ca](mailto:aboroski@citywindsor.ca)

## **PARKS DEVELOPMENT – HODA KAMELI**

There is no comments from Parks development.



**COMPARISON OF BUILDING HEIGHT SECTION ALONG CABANA RD W**

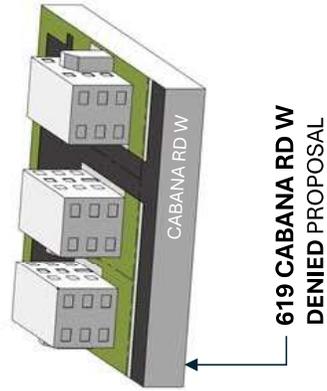
## COMPARING RECENT BUILDING PERMITS

	LOT AREA	BUILDING AREA	LOT COVERAGE
1	13,305 SF	5,260 SF	39%
2	22,153 SF	5,738 SF	26%
3	20,982 SF	6,328 SF	31%
4	21,817 SF	4,994 SF	23%
Proposed	40,252 SF	10,000 SF	25%

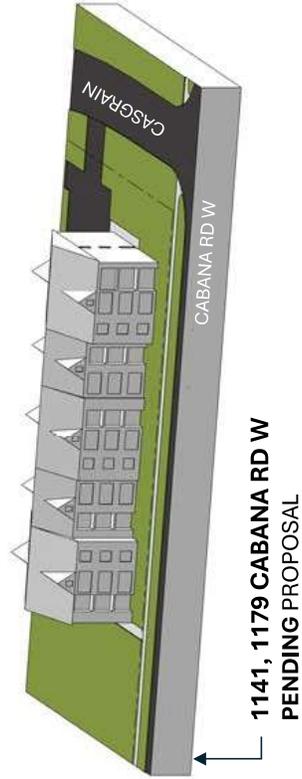




**475,479 CABANA RD W**  
**APPROVED PROPOSAL**

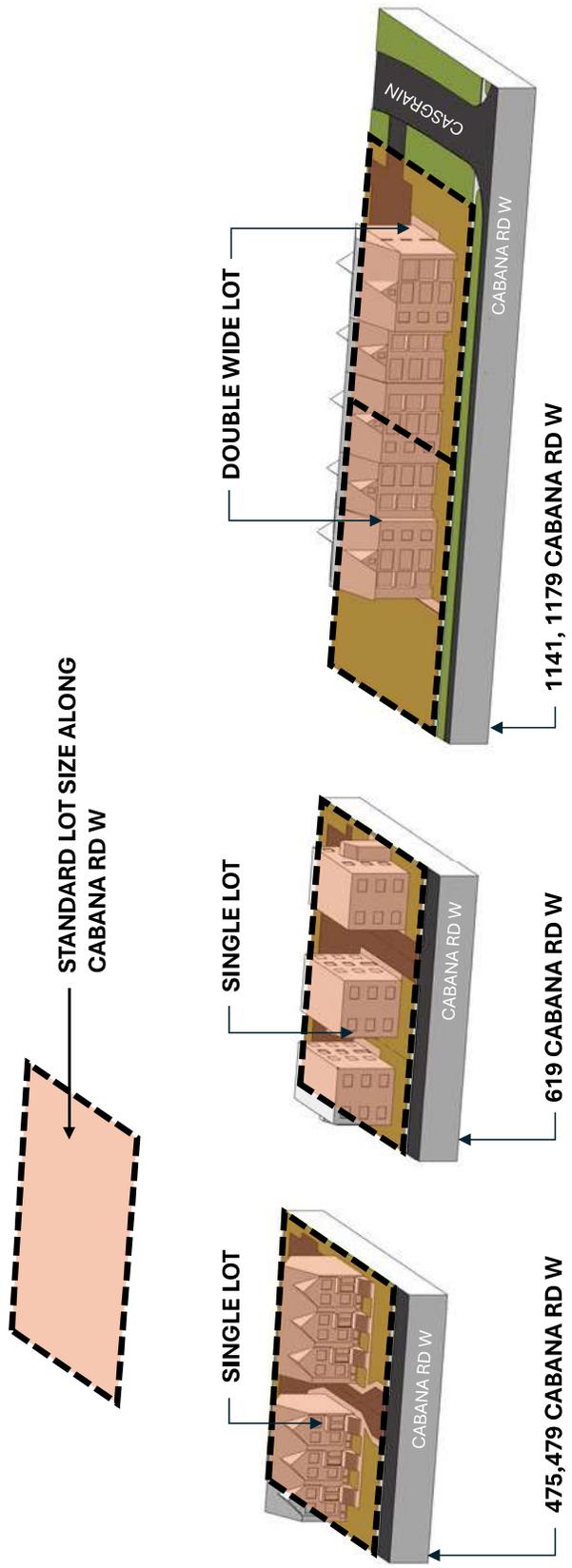


**619 CABANA RD W**  
**DENIED PROPOSAL**

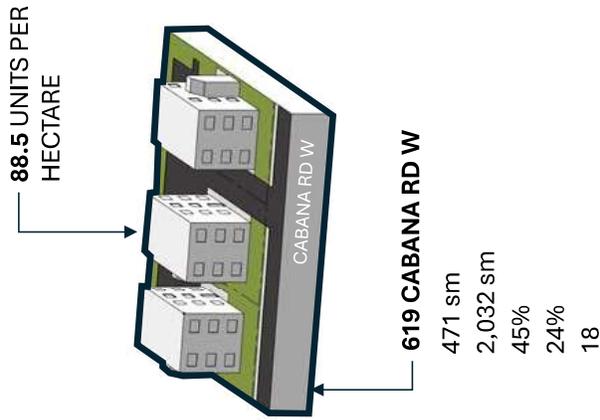
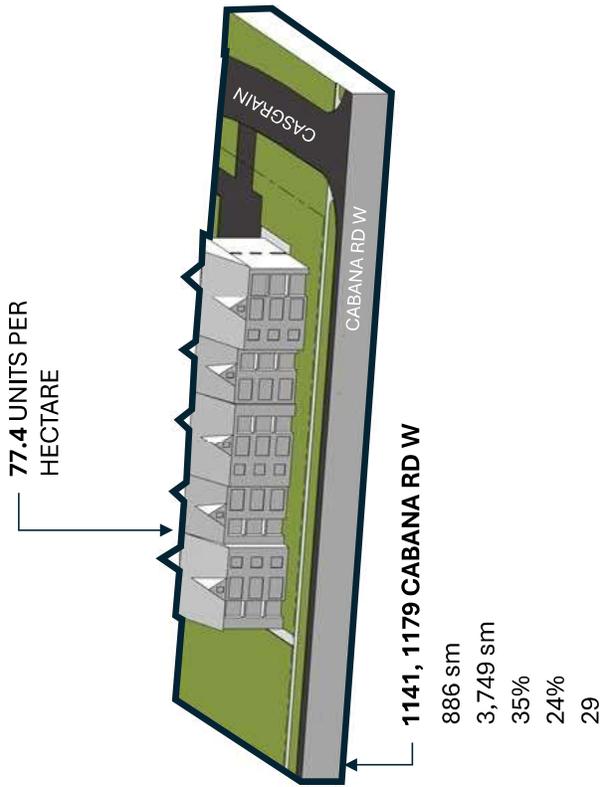


**1141, 1179 CABANA RD W**  
**PENDING PROPOSAL**

**COMPARISON OF APPROVALS  
PROPOSAL STATUS**

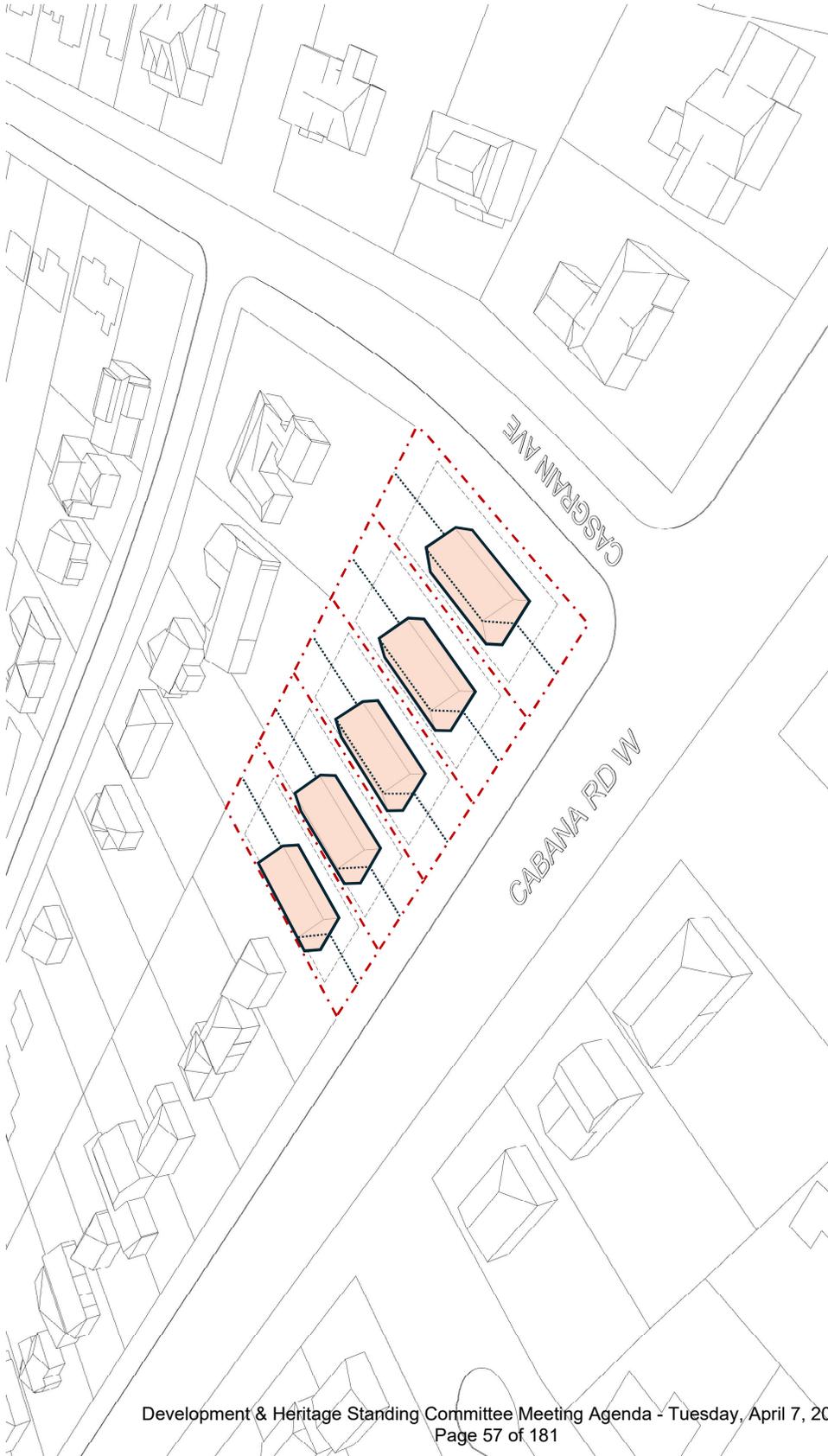


**COMPARISON OF APPROVALS  
LOT SIZE**



**COMPARISON OF APPROVALS  
DENSITY PER HECTARE**

**DENSITY SCENARIOS**



**ZONING [RD1.4]** [ 1 Semi (1 unit) + 2 ADUs ] x 10 LOTS = 30 UNITS



**Subject: Zoning By-Law Amendment - Z 004/26 (ZNG-7356) 654 Capitol Street - Ward 10**

**Reference:**

Date to Council: April 7, 2026  
Author: Averil Parent  
Planner II - Development Review  
519-255-6543 x6397  
aparent@citywindsor.ca

Planning & Building Services  
Report Date: 2/27/2026  
Clerk's File #: Z/15120

**To:** Mayor and Members of City Council

**Recommendation:**

I. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

24. **NORTH SIDE OF CAPITOL STREET, BETWEEN LILLIAN AVENUE AND REMINGTON AVENUE**

For the lands comprising of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, a *Semi-Detached Dwelling* shall be an additional permitted *main use*, and the following additional provisions shall apply to a *Semi-Detached Dwelling*:

a) *Gross Floor Area: maximum 477.25 m<sup>2</sup>*

[ZDM 8; ZNG/7356]

II. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lot 149, Part Lot 148 and Part closed alley, Registered Plan 1106, known municipally as 654 Capitol Street (Roll No. 070-050-12808), situated on the north side of Capitol Street between Lillian Avenue and Remington Avenue from RD1.3 to RD1.3x(24).

**Executive Summary:**

N/A

**Background:**

**Application Information:**

**Municipal Address:** 654 Capitol Street

**Roll Number:** 070-050-12802

**Ward:** 10                      **Planning District:** Remington Park                      **Zoning District Map:** 8

**Applicant/Agent:** Pillon Abbs Inc. (Tracey Pillon-Abbs)

**Owner:** 16873804 Canada Inc.

**Proposal:**

The applicant has requested a site-specific amendment to the existing Residential District 1.3 (RD1.3) zoning to permit one new semi-detached dwelling as an additional permitted use. Additional relief from the Zoning By-law being requested includes increased maximum gross floor area (477.25m<sup>2</sup>). Two units are proposed in total (1 on each side of the semi-detached building). Four parking spaces are proposed from Capitol St. The proposed building height is 8.8m. The subject land is currently vacant. The parcel has a lot area of 671.6m<sup>2</sup>, a lot frontage of 15.9m along Capitol Street and a depth of 42.0m.

**Requested Amendment:** A site-specific amendment to the existing Residential District 1.3 (RD1.3) zoning to permit one new semi-detached dwelling as an additional permitted use with additional provisions.

**Submission Documents:** Application for Zoning By-law Amendment, Conceptual site plan/elevation drawings/floor plans (Appendix A), Planning Rationale Report (PRR, see Appendix B) Tree Inventory Plan as well as ownership information. All documents with the exception of ownership information are available on the City’s [website](#).

The development as proposed is not subject to Site Plan Control. All plans, elevations and renderings are conceptual and subject to change.

**Site Information:**

OFFICIAL PLAN	ZONING	CURRENT USE	PREVIOUS USE
Residential	Residential District 1.3 (RD1.3)	Vacant	N/A
LOT WIDTH	LOT DEPTH	LOT AREA	LOT SHAPE
15.9 m	42.0 m	671.6 m <sup>2</sup>	Rectangular

*All measurements are provided by the agent and are approximate.*

**Neighbourhood:**

The subject parcel is located within the Remington Park Planning District, in a residential area consisting of low profile dwellings with some commercial, institutional and open space uses nearby. Within 200m of the property, the surrounding area consists exclusively of low profile residential dwellings, namely single detached homes. See the PRR (Appendix B) for site images.

Low profile single unit residential dwellings continue north of the property. To the east of the subject property is Remington Booster Park and Our Lady of Perpetual Help Catholic Elementary School. South of the subject property is a mix of low to medium profile residential dwellings, along with the Grand Marais Drain. To the west, the area transitions to commercial and light industrial uses along Howard Avenue.

Capitol Street is classified as a Local Road as per Official Plan *Schedule F: Roads and Bikeways*. Capitol Street lacks curb, gutter, and sidewalk infrastructure. Hydro poles with street lights are present on the north side of the street. Sanitary and storm sewers as well as a watermain are available within the Capitol Street right-of-way.

The closest existing transit route to this property is the Transway 1A. The Transway 1A has an existing weekday peak frequency of 20 minutes. The closest existing bus stop to this property is located on Howard at Capitol (southeast corner). This bus stop is approximately 300 metres from the subject property falling within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

**Public Open House:**

An Open House was held on October 9<sup>th</sup>, 2025 at the Fogolar Furlan Club where members of the public could attend either in person or online. Notification of this meeting was distributed to residents and property owners within 200m of the subject site. In addition to the Applicant and City Staff, 5 residents attended the open house.

Concerns raised at the open house included how the proposed development will impact existing lack of on street parking availability and traffic. Residents also expressed concern regarding the lack of curbs, gutters and sidewalks on Capitol Street. In addition, residents as well as administration were concerned about the large gross floor area of the building originally proposed. Since the open house, the applicant has reduced the gross floor area as well as re-designed the building to step-back the second storey from the street, which helps reduced the massing of the building at street level. Details of the Open House are summarized in Section 3.2 of the PRR.

**Anticipated Change Based on Recommendations:**

<b>EXISTING CONDITIONS / PERMISSIONS</b>	<b>PROPOSED / RECOMMENDED</b>	<b>CHANGE</b>	<b>STUDY / REPORT SUBMITTED</b>
<b>Land Use</b>			
<ul style="list-style-type: none"> <li>• Vacant land</li> <li>• Single unit dwelling permitted containing a max of 2 ADUs</li> </ul>	<ul style="list-style-type: none"> <li>• Semi-Detached dwelling</li> <li>• 2 units proposed</li> <li>• Potential for a max of 4 ADUs (note: basement ADUs would require further approvals for additional gross floor area)</li> </ul>	Single Unit Dwelling to Semi-Detached Dwelling	<b>YES</b> (Planning Rationale Report)
<b>Maximum Building Height</b>			
9 m (2.5 storeys)	9 m (2.5 storeys)	No change.	<b>NO</b>
<b>Gross Floor Area (Main Building)</b>			
400m <sup>2</sup>	477.25m <sup>2</sup>	16% increase	<b>YES</b> (Planning Rationale Report)
<b>Transportation</b>			
Residential	Residential	No significant change in vehicle trips	<b>NO</b> (Transportation Impact Study not required)
<b>Parking</b>			
1 space per dwelling unit	1 space per dwelling unit	Parking requirement is satisfied.	<b>NO</b>
<b>Sanitary Sewer</b>			
Residential	Residential	No significant change in sanitary use.	<b>NO</b>
<b>Stormwater Management</b>			
Residential	Residential	Drainage requirements fulfilled at building permit.	<b>NO</b>

Figure 1: Key Map



KEY MAP - Z-004/26, ZNG/7356



● SUBJECT LANDS

Figure 2: Neighbourhood Map



NEIGHBOURHOOD MAP - Z-004/26, ZNG/7356



SUBJECT LANDS



## **Discussion:**

### **Planning Rationale Report (Pillon Abbs Inc. – December 15<sup>th</sup>, 2025)**

Planning and Development Services concurs with the overall analysis completed in the Planning Rationale Report (PRR) submitted by the applicant and attached as Appendix B. The PRR concludes that *“the proposed development is consistent with the Provincial Planning Statement, conforms with the intent and purpose of the Official Plan and Zoning By-law and represents good planning.”*

### **Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land in Ontario.

Section 5.1.1 of the PRR provides a summary of the key policy considerations of the PPS as it relates to the proposed development. The PRR states that *“the proposed development is consistent with the policy to achieve a complete community, as the site is located in an existing built-up area and close to amenities”* and is a *“new housing option for the area”*. The agent concludes their analysis by stating *“that the proposed development is consistent with the PPS and the Province’s vision for long-term prosperity and social well-being”*. Planning and Development Services concurs with the PPS 2024 analysis in the PRR.

### **City of Windsor Official Plan**

The subject parcel has a Residential land use designation in *Schedule D – Land Use Plan*. Section 5.1.2 of the PRR provides a summary of the key policy considerations of the Official Plan (OP) as it relates to the proposed development. The PRR states that *“the proposed development is compatible with the existing neighbourhood”* and *“is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit”*. The Locational Criteria, Evaluation Criteria for a proposed residential development within an existing neighbourhood, as well as Infill Development criteria are satisfied. The agent concludes their analysis by stating *“that the proposed development will conform to the purpose and intent of the City of Windsor Official Plan”*. Planning and Development Services concurs with the analysis in the PRR and that the recommended amendment to Zoning By-law 8600 conforms to the overall policy direction of the OP.

### **Intensification Guidelines**

Section 5.1.3 of the PRR provides a summary of the key policy considerations of the Guidelines as they relate to the proposed development. An analysis of the existing and potential densities, building footprints, lot areas and lot frontages within a 150m radius of the Site was conducted. As part of a block face analysis, existing conditions were assessed to ensure the proposed development would fit within the planned context and meet specific urban design goals, such as human scale and connectivity. The agent concludes their analysis by stating *“that the proposed development will conform to the purpose and intent of the City of Windsor Guidelines”*. Although the proposed

development will be largest building on the block, its scale is appropriate within the policy framework that encourages intensification and more efficient land use. The proposed semi-detached dwelling maintains compatibility through appropriate setbacks, facade articulation, building height, and lot coverage. Planning and Development Services concurs with the analysis in the PRR.

### **Zoning By-Law 8600**

The subject land is zoned Residential District 1.3 (RD1.3) which only permits an existing semi-detached dwelling (along with other permitted main uses). The applicant is requesting a rezoning to permit a semi-detached dwelling as an additional permitted use. Additional relief from the Zoning By-law being requested includes increased maximum gross floor area (477.25m<sup>2</sup>). The development must comply with all other applicable zoning provisions.

The proposed development has a building footprint of 273.8m<sup>2</sup>. Of the 136 properties analyzed within an area 150m in all directions of the property, there are 8 main dwellings with a building footprint over 200m<sup>2</sup>. Although the proposed dwelling will be largest building on the block, its scale is appropriate within the policy framework that encourages intensification and more efficient land use. Planning Staff agree with the analysis in the PRR that the increase in maximum gross floor area will have no adverse impact on the proposed development or on surrounding uses. The RD1.3 building envelope will be maintained as it pertains to lot coverage, height and setbacks. The second storey facade is also set back an additional 5 metres from the street, reducing the perceived massing at street level.

As per the Zoning By-law, one parking space is required for each dwelling unit located in a semi-detached dwelling. This proposal exceeds the parking requirement as two (2) parking spaces are required however four (4) are provided.

The Applicant's request for a change in zoning with site-specific provisions is supported in principle. Planning and Development Services is of the opinion that there are no adverse impacts as a result of the proposed development.

### **Site Plan Control**

The proposed semi-detached dwelling is not subject to Site Plan Control.

### **Risk Analysis:**

N/A

### **Climate Change Risks**

#### **Climate Change Mitigation:**

The subject land is located within an existing neighbourhood containing existing municipal services, therefore reducing the impacts of climate change by locating within the existing built-up area. In general, residential intensification minimizes the impact on community greenhouse gas emissions as these developments create complete

communities and neighbourhoods while using available infrastructure such as sewers, sidewalks, and public transit.

**Climate Change Adaptation:**

The new building may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The proposed development of a low-profile semi-detached dwelling provides an opportunity to increase resiliency for the development and surrounding area through supporting a complementary and compact form of housing, redevelopment, and intensification that is near existing and future transit and active transportation options.

**Financial Matters:**

N/A

**Consultations:**

Comments received from municipal departments and external agencies are attached as Appendix C. Statutory notice was advertised in the Windsor Star. A courtesy notice was mailed to property owners within 200m of the subject lands. Submitted documents were posted on the City of Windsor [website](#).

**Conclusion:**

The *Planning Act* requires that a decision of Council in respect of the exercise of any authority that affects a planning matter, “*shall be consistent with*” Provincial Planning Statement 2024. Based on the supporting documents submitted by the Applicant and the analysis in this report, it is my opinion that the requested amendment to Zoning By-law 8600 is consistent with the PPS 2024 and is in conformity with the City of Windsor Official Plan.

The proposed amendment would permit a semi-detached dwelling on an urban parcel of land units which is compatible with existing uses in the surrounding neighbourhood. The proposed development represents a modest increase in density and provides an opportunity for residential intensification, while also supporting a complementary form of housing located near multimodal transportation options.

The recommendation to amend Zoning By-law 8600 constitutes good planning. Staff recommend approval.

**Planning Act Matters:**

*Averil Parent*

Planner II – Development Review

I concur with the above comments and opinion of the Professional Planner.

*Greg Atkinson, MCIP, RPP*

*Neil Robertson, MCIP, RPP*

Deputy City Planner - Development

City Planner

I am not a registered Planner and have reviewed as a Corporate Team Leader

JP RM

**Approvals:**

<b>Name</b>	<b>Title</b>
Averil Parent	Planner II – Development Review (A)
Greg Atkinson	Deputy City Planner - Development
Aaron Farough	Senior Legal Counsel, Legal and Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Ray Mensour	Chief Administrative Officer

**Notifications:**

<b>Name</b>	<b>Address</b>	<b>Email</b>

**Appendices:**

Appendix A – Conceptual Site and Floor Plans

Appendix B – Planning Rationale Report

Appendix C - Consultations

**PROJECT DETAILS**

PROPOSED SEMI DETACHED SFH.

**LOCATION**

654 CAPITOL ST , WINDSOR, ON

**DRAWING SITE PLAN**

**CLIENT**

REIGN 740 INC.

<b>SCALE</b>	<b>DRAWING NO.</b>
N.T.S.	A 1.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

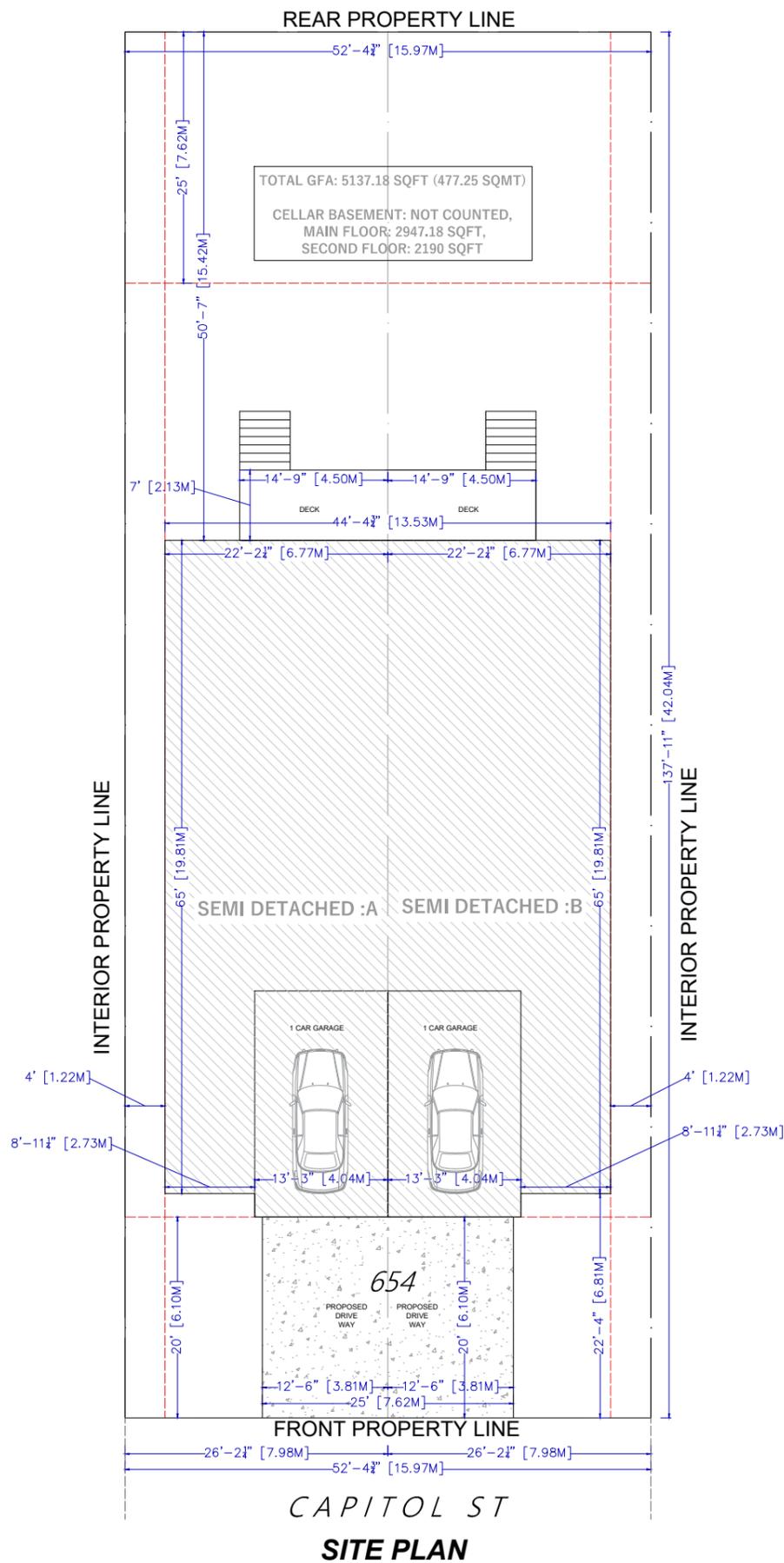
**DATE :**

**COMMENTS**

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK  
 THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.  
 THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.  
 CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.  
 ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.



RD 1.3  
 LOT AREA: 7226 SQ FT ( 671.31 SQ.M)  
 ALLOWABLE FOOTPRINT (45%) : 3251.7 SQFT ( 302.09 SQ.M.)  
 PROPOSED FOOTPRINT : 2947.18 SQ FT ( 273.80 SQ.M)  
 PROPOSED GROSS FLOOR AREA: **5137.18 SQ FT ( 477.25 SQ.M.)** [WITHIN 20% VARIANCE]  
 PROPOSED BUILDING HEIGHT: 8.88 M < 9 M



+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

**PROJECT DETAILS**  
**PROPOSED SEMI DETACHED**  
**SFH.**

**LOCATION**  
 654 CAPITOL ST ,  
 WINDSOR, ON

**DRAWING**  
**FLOOR PLAN**

**CLIENT**  
 REIGN 740 INC.

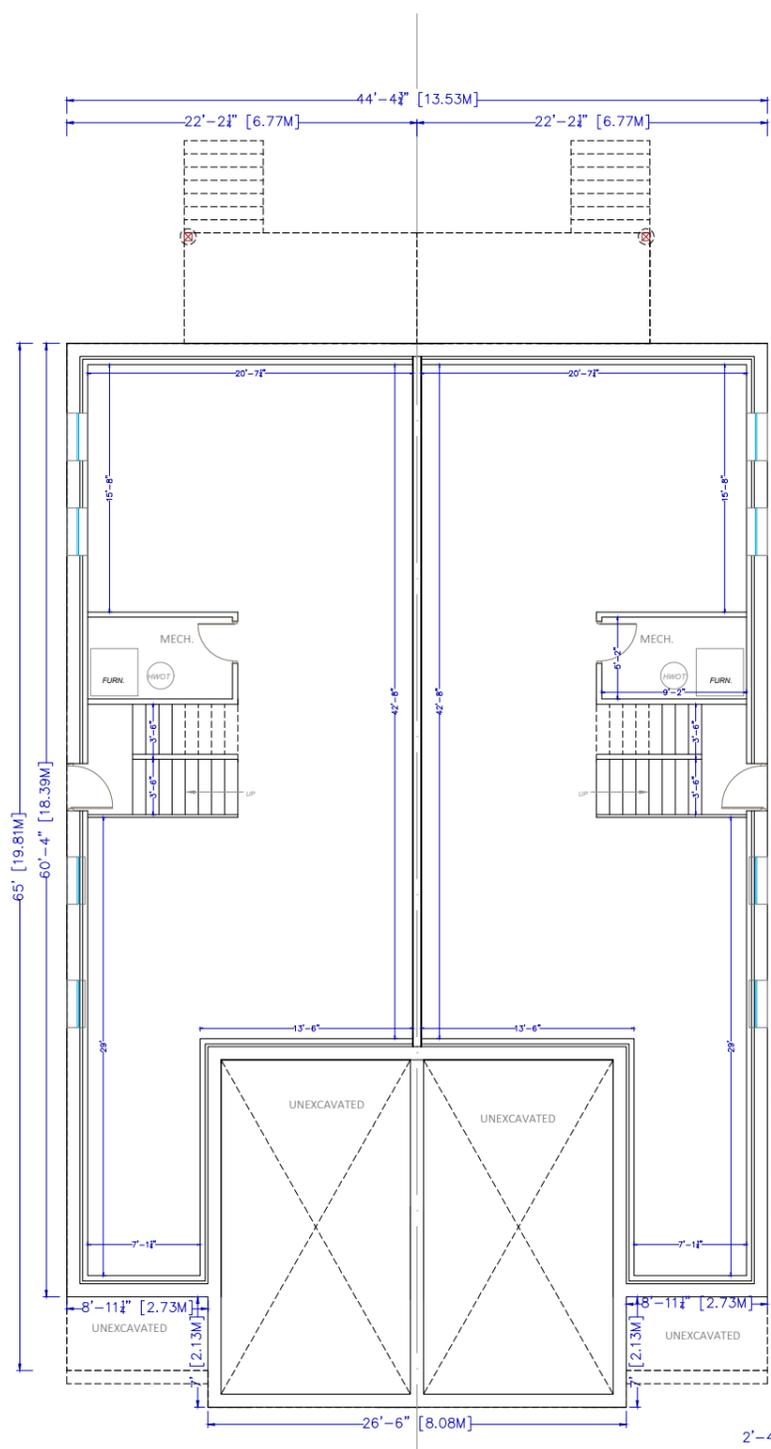
**SCALE** N.T.S. **DRAWING NO.** A-2.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

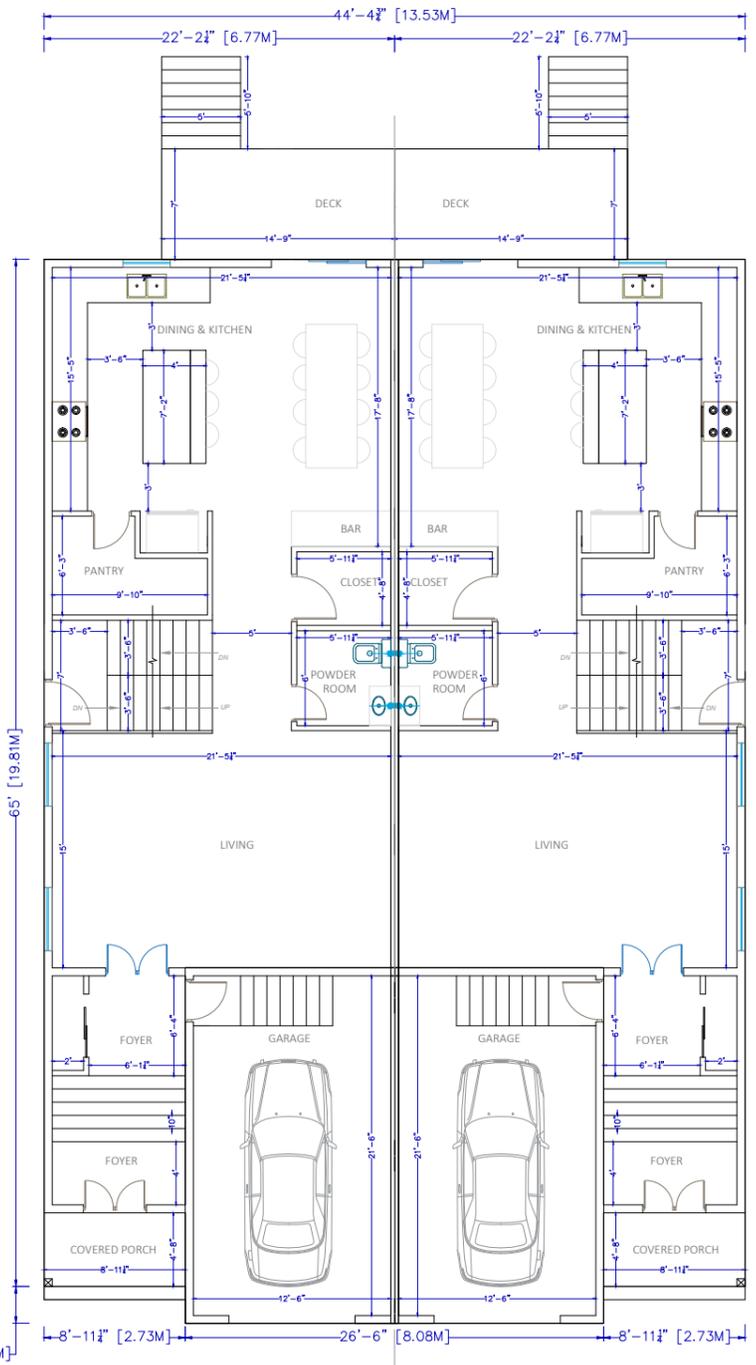
**DATE :**

**COMMENTS**

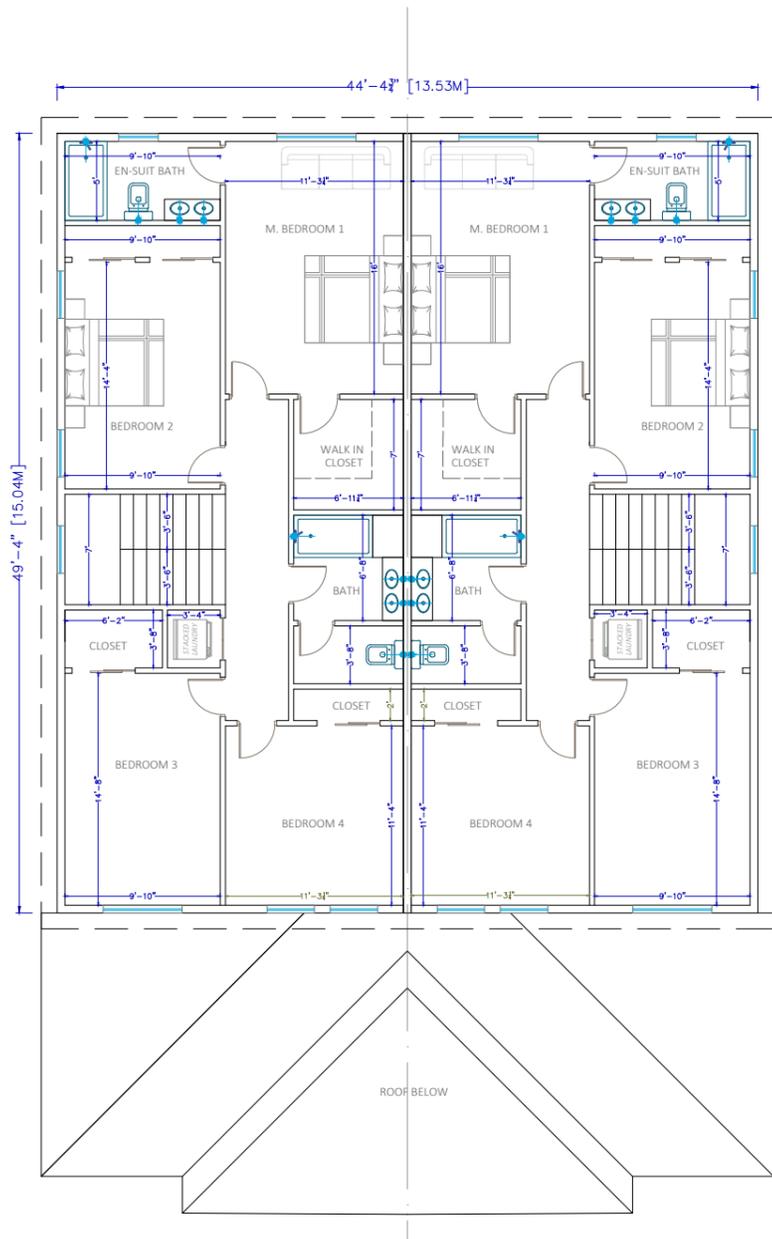
HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK. THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.  
 THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.  
 CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.  
 ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPY RIGHT.



**CELLAR BASEMENT**



**MAIN FLOOR**  
 FLOOR AREA=2947.18SQFT



**SECOND FLOOR**  
 FLOOR AREA=2190 SQFT

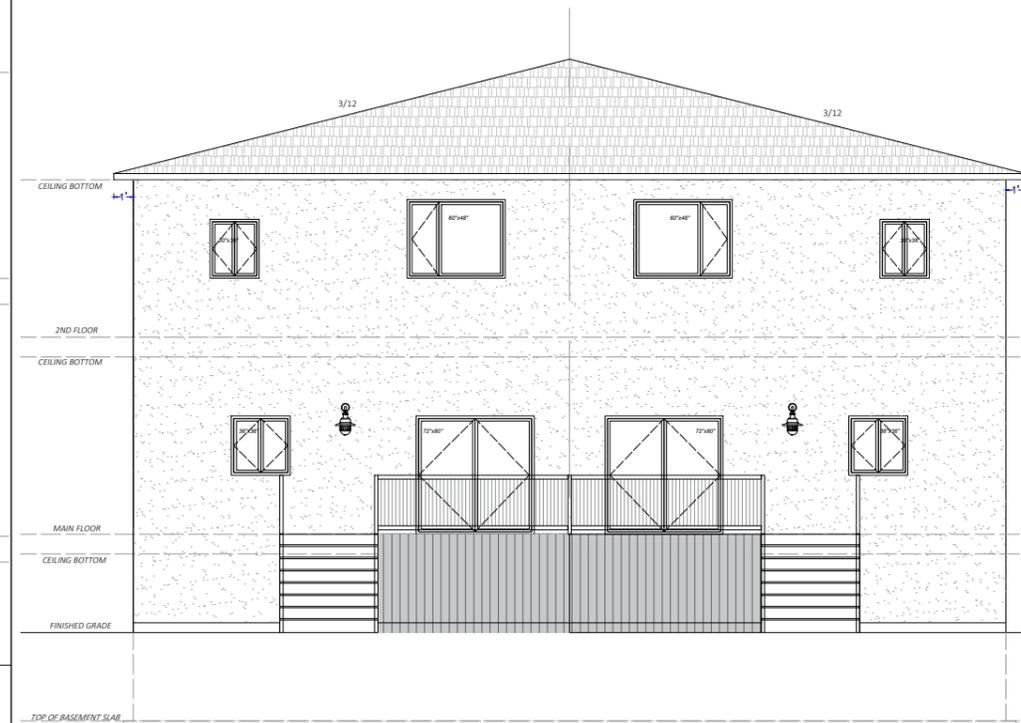
+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits

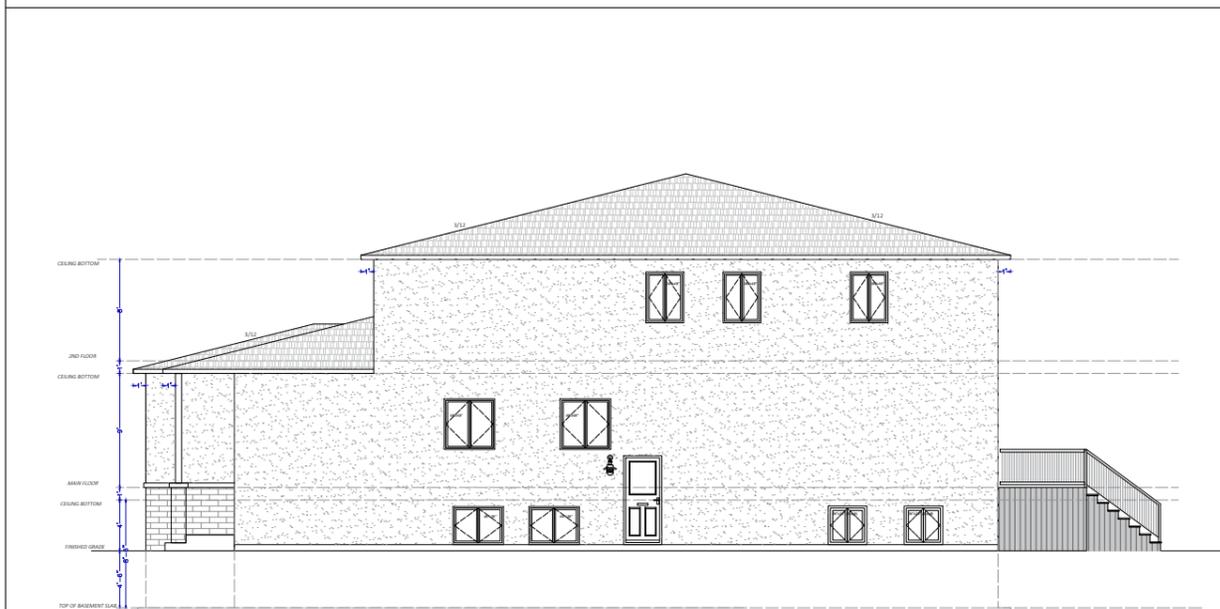




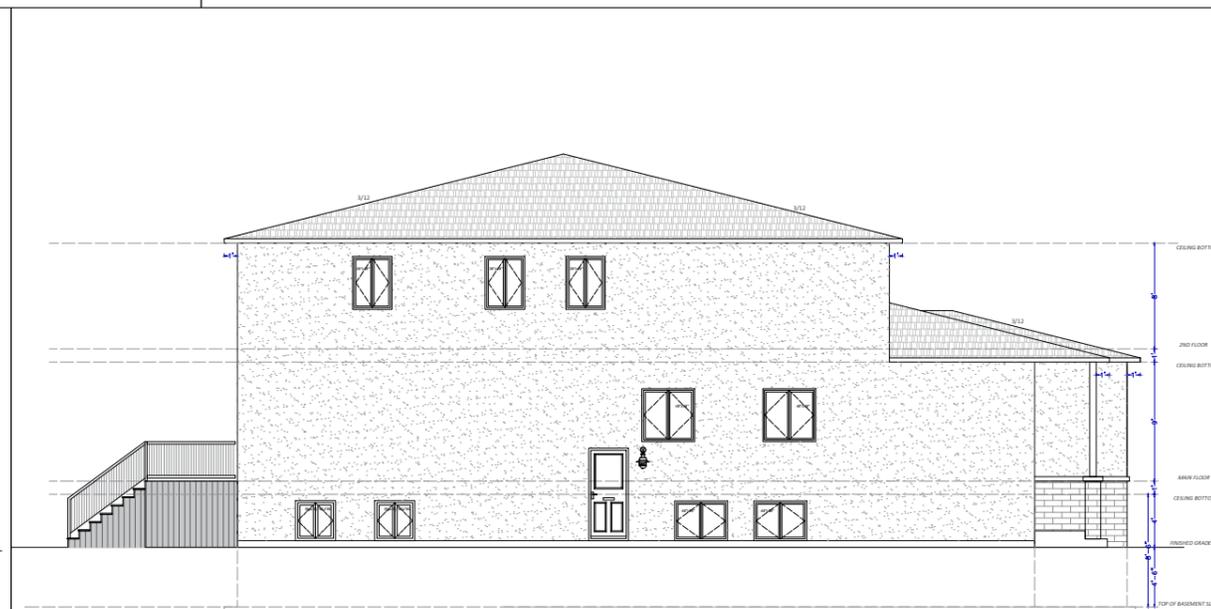
**FRONT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION- TYP.**



**SIDE ELEVATION- TYP.**

**PROJECT DETAILS**  
PROPOSED SEMI DETACHED  
SFH.

**LOCATION**

654 CAPITOL ST ,  
WINDSOR, ON

**DRAWING  
ELEVATIONS**

**CLIENT**

REIGN 740 INC.

**SCALE**

N.T.S.

**DRAWING NO.**

A-2.0

08.		
07.		
06.		
05.		
04.		
03.		
02.		
01.	A	
NO.	LETTER	ISSUE FOR :-

**DATE :**

**COMMENTS**

HVAC, PLUMBING, MECHANICAL DESIGNED BY OTHERS.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DESIGNER BEFORE PROCEEDING WITH WORK THIS DESIGNER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ERRORS OR OMISSIONS NOT REPORTED BY THE CONTRACTOR OR HIS SUBTRADES.  
THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR OR HIS SUBTRADES FAILURE TO CARRY OUT THE WORK ACCORDING TO THESE PLANS, SPECIFICATIONS AND RELATED DOCUMENTS.  
CONSTRUCTION MUST COMPLY WITH THE LATEST STANDARDS OF THE ONTARIO BUILDING CODE AND ANY OTHER APPLICABLE LAWS.  
ALL DRAWINGS AND SPECIFICATION ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.

+1 226.961.3302 contact@p-cubedesign.com www.p-cubedesign.com

Structural | Architectural | Legal basement & ADUs | Building permits



# PLANNING RATIONALE REPORT

## ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

**654 Capitol Street,  
Windsor, Ontario**

**December 15, 2025**

**Prepared by:**



Tracey Pillon-Abbs, RPP  
Principal Planner  
Chatham, ON  
226-340-1232  
tracey@pillonabbs.ca  
www.pillonabbs.ca

# Table of Contents

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING LAND USES	5
2.1	Legal Description and Ownership	5
2.2	Physical Features of the Site	6
2.2.1	Size and Site Dimension	6
2.2.2	Existing Structures and Previous Use	7
2.2.3	Vegetation and Soil	7
2.2.4	Topography and Drainage	7
2.2.5	Other Physical Features	7
2.2.6	Municipal Services	7
2.2.7	Nearby Amenities	7
2.3	Surrounding Land Uses	8
3.0	PROPOSAL AND CONSULTATION	18
3.1	Development Proposal	18
3.2	Public Consultation Strategy	20
4.0	APPLICATION AND STUDIES	23
4.1	Zoning By-law Amendment	23
4.2	Other Applications	23
4.3	Supporting Studies	23
4.3.1	Trees	24
5.0	PLANNING ANALYSIS	25
5.1	Policy and Regulatory Overview	25
5.1.1	Provincial Planning Statement	25
5.1.2	Official Plan	31
5.1.3	Intensification Guidelines	39
5.1.4	Zoning By-law	49
6.0	SUMMARY AND CONCLUSION	56
6.1	Context and Site Suitability Summary	56
	654 Capitol St, Windsor, Ontario	1

6.1.1 Site Suitability	56
6.1.2 Compatibility of Design	56
6.1.3 Good Planning	56
6.1.4 Environment Impacts	56
6.1.5 Municipal Services Impacts	57
6.1.6 Social, Cultural, and Economic Conditions	57
6.2 Conclusion	58

# 1.0 INTRODUCTION

I have been retained by Reigns 750 Inc. on behalf of Neroda Properties Inc. (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 654 Capitol Street (herein the "Site") in the City of Windsor, Province of Ontario.

The Site, in Ward 10 (Remington Park Planning District), is made up of one interior parcel of land, which is currently vacant.

The Site is located on the north side of Capitol Street between Remington Avenue to the west and Lillian Avenue to the east.

It is proposed to develop the Site for residential purposes.

One new 2 storey (with unfinished basement) semi-detached dwelling.

No Additional Dwelling Units (ADUs) are proposed to be constructed.

Two units are proposed in total (1 on each side of the semi-detached dwelling).

The Applicant intends to sever along the common wall in the future.

The tenure of each residential dwelling unit will be individually owned.

A total of 4 parking spaces are proposed. There are two cars in the garage and two in the driveway.

Vehicle access is from Capitol Street.

The Site has access to full municipality services (water, storm and sewers).

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-061/25). Comments dated August 5, 2025, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-098/25). Comments dated November 18, 2025, have been received and included in this PRR.

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development in addition to the required support studies.

The purpose of the ZBA is to provide more housing through infill and intensification.

Once the ZBA application has been approved, the Applicant will proceed with a building permit.

The proposed development is not subject to Site Plan Control (SPC) approval.

Once the common wall is located, the Applicant will then proceed with an application for Consent (CON) to create the lots.

The purpose of this report is to review the relevant land use documents, including the Provincial Planning Statement 2024 (PPS), the City of Windsor Official Plan (OP), and the City of Windsor Zoning By-law (ZBL), as they pertain to the ZBA.

This PRR will show that the proposed development is a suitable development, is consistent with the PPS, conforms to the intent and purpose of the OP and ZBL, and represents good planning.

## 2.0 SITE AND SURROUNDING LAND USES

### 2.1 Legal Description and Ownership

The Site, in Ward 10 (Remington Park Planning District), is made up of one interior parcel of land, which is currently vacant.

The parcel of land subject to the proposed development was created by consent from 646 Capitol Street in 2021 (B-034/21).

The Site is located on the north side of Capitol Street between Remington Avenue to the west and Lillian Avenue to the east (see the area in **yellow** on Figure 1a – Site Location).

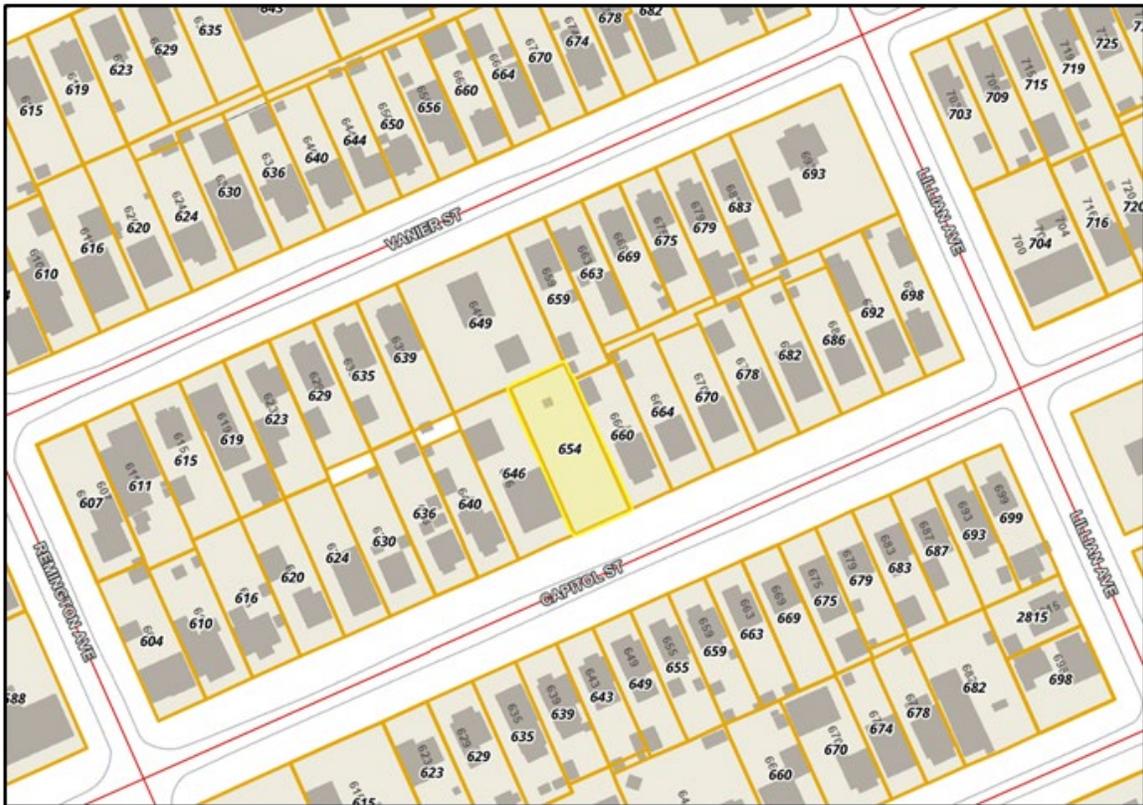


Figure 1a – Site Location (Source: Windsor GIS)

The Site is owned, locally known as and legally described as follows:

Address	Legal Description	PIN	ARN	Owner	Purchased Date
654 Capitol Street, City of Windsor, Province of Ontario	PT LT 148 PL 1106; LT 149 PL 1106; PT ALLEY PL 1106 (CLOSED BY R1440288) PL 1106; DESIGNATED AS PARTS 3 AND 4 ON 12R28958; SUBJECT TO AN EASEMENT OVER PART 4 ON 12R28958 AS IN R1455861E; CITY OF WINDSOR	01341-0689 (LT)	070-050-12802	NERODA PROPERTIES INC.	2022

The Site will remain in the ownership of Neroda Properties Inc.

## 2.2 Physical Features of the Site

### 2.2.1 Size and Site Dimension

The Site, subject to the proposed development, is a rectangular-shaped interior lot and consists of a total area of 671.31 m<sup>2</sup> (0.067 ha), with 15.97 m along Capitol Street and a depth of 42.04 m (see Figure 1b – Street View).



Figure 1b – Street View (Source: Pillon Abbs Inc.)

### **2.2.2 Existing Structures and Previous Use**

The Site is currently vacant.

The previous use was the side yard of a residential parcel of land.

### **2.2.3 Vegetation and Soil**

The property currently has a mown lawn.

There are no trees located on the Site.

The soil of the Site is made up of Brookston Clay Loam (Bcl).

### **2.2.4 Topography and Drainage**

The Site is generally level, and it is outside of the Essex Region Conservation Authority (ERCA) regulated area.

The Site is part of the Turkey Creek Area drainage.

The Site is not part of any Source Water Protection Zones.

### **2.2.5 Other Physical Features**

Fencing is located along a portion of the Site.

### **2.2.6 Municipal Services**

The property has access to municipal water, storm, and sanitary services.

Capitol Street is considered a local roadway.

There are streetlights in the area of the Site.

There are no sidewalks along Capitol Street.

The Site has access to major roadways, including Howard Avenue and E.C. Row Expressway.

The closest bus stop is located 550 m from the Site at the corner of Howard Avenue and Charles Street (Stop ID 1044, Bus 1A).

### **2.2.7 Nearby Amenities**

There are many schools, parks and libraries in close proximity to the Site.

The closest schools are Our Lady of Perpetual Help Catholic Elementary School and Catholic Central High School.

The closest parks are Remington Booster Park, Howard Park, Brookview Park, Jennifer Park and Langlois Court Park.

There is nearby shopping in the form of plazas and malls, medical facilities, as well as employment, places of worship, and local amenities.

## 2.3 Surrounding Land Uses

Overall, the Site is located in an established area with the majority of low profile residential dwellings.

A site visit was conducted on October 9, 2025, by Pillon Abbs Inc.

**North** – The lands directly to the north of the Site (rear yard) are used for residential use with frontage along Vanier Street (see Photo 1 - North).



Photo 1 – North (Source: Pillon Abbs Inc.)

**East** – The lands directly to the east of the Site are used for residential use (see Photos 2 – East).



Photos 2 – East (Source: Pillon Abbs Inc.)

**South** – The lands directly to the south of the Site, across Capitol Street are used for residential use (see Photo 3 - South).



Photo 3 – South (Source: Pillon Abbs Inc.)

**West** – The lands directly to the west of the Site are used for residential use (see Photos 4 – West).





Photos 4 – West (Source: Pillon Abbs Inc.)

There are a variety of existing and potential densities, building footprints, lot areas and lot frontages within a 150 m radius of the Site (see the surrounding area of the Site in Figure 1c).



Figure 1c – Surrounding Area (Source: ERCA GIS Mapping)

A total of 136 properties were analyzed. The **approximate** average lot frontage was 14.01 m, the average main dwelling building footprint was 153.0 m<sup>2</sup>, the average density was 23.7 uph and the average lot area was 523.37 m<sup>2</sup>.

The assessment showed that the proposed development is very comparable to its surroundings (see Figure 1d – Property Analysis).

Municipal Address	Main Dwelling Building Footprint (m <sup>2</sup> ) (Approx)	Lot Frontage (m) (Approx)	Lot Area (m <sup>2</sup> ) (Approx)	Density (Approx) (uph)
663 VANIER ST	89.07	11.10	374.56	26.7
605 CHARLES ST	86.74	13.70	501.85	19.9
611 CHARLES ST	149.56	13.72	499.90	20.0
615 CHARLES ST	85.43	13.72	504.19	19.8
619 CHARLES ST	180.24	22.05	795.69	12.6
604 CHARLES ST	193.87	13.72	499.13	20.0
590 CHARLES ST	92.82	11.98	414.43	24.1
610 CHARLES ST	123.97	13.30	490.66	20.4
616 CHARLES ST	89.03	13.83	525.43	19.0
603 CAPITOL ST	111.26	27.89	1009.53	9.9
591 CAPITOL ST	78.61	24.40	854.60	11.7
620 CHARLES ST	94.78	13.16	494.25	20.2
635 CHARLES ST	63.3	11.95	394.36	25.4
624 CHARLES ST	90.87	12.81	487.96	20.5
649 CHARLES ST	77.44	10.59	405.93	24.6
643 CHARLES ST	63.71	10.91	384.95	26.0
639 CHARLES ST	69.49	11.20	400.26	25.0
630 CHARLES ST	81.27	12.90	464.49	21.5
615 CAPITOL ST	209.73	26.65	940.15	10.6
604 CAPITOL ST	116.38	13.55	543.42	18.4
693 EDINBOROUGH ST	258.71	21.40	853.60	11.7
636 CHARLES ST	93.66	24.44	893.29	11.2
623 CAPITOL ST	98.62	12.81	447.87	22.3
610 CAPITOL ST	159.94	13.64	511.15	19.6
591 VANIER ST	100.15	24.53	966.56	10.3
574 CAPITOL ST	110.03	14.63	535.85	18.7
699 CHARLES ST	115.13	21.33	776.80	12.9
675 CHARLES ST	207.31	16.00	581.99	17.2

667 CHARLES ST	0	13.06	461.03	21.7
659 CHARLES ST	160.48	10.06	92.35	108.3
629 CAPITOL ST	99.02	13.16	492.92	20.3
605, 607 VANIER ST	119.48	13.91	534.25	18.7
611 VANIER ST	232.69	13.44	563.31	17.8
616 CAPITOL ST	110.54	13.72	546.38	18.3
575 VANIER ST	103.84	15.82	635.12	15.7
696 VANIER ST	219.09	11.79	488.37	20.5
687 EDINBOROUGH ST	96.48	10.93	414.95	24.1
706 VANIER ST	186.65	16.13	595.00	16.8
687 CHARLES ST	102.67	10.75	383.09	26.1
710, 712 CHARLES ST	56.31	10.69	351.09	28.5
692 VANIER ST	67.34	19.74	782.73	12.8
683 EDINBOROUGH ST	111.02	10.87	416.91	24.0
716 VANIER ST	170.83	16.03	595.37	16.8
615 VANIER ST	63.13	13.78	540.22	18.5
624 CAPITOL ST	140.64	12.80	507.19	19.7
698 CHARLES ST	94.81	21.50	458.18	21.8
681 EDINBOROUGH ST	169.59	10.75	401.53	24.9
703 VANIER ST	76.06	10.83	423.14	23.6
588 CAPITOL ST	305.63	24.38	976.31	10.2
663 CHARLES ST	98.77	9.14	328.84	30.4
655 CHARLES ST	80.89	10.67	383.18	26.1
683 CHARLES ST	77.77	16.09	572.52	17.5
644 CHARLES ST	207.44	32.29	1150.02	8.7
635 CAPITOL ST	129.24	11.88	457.46	21.9
620 CAPITOL ST	67.55	12.61	508.47	19.7
582 VANIER ST	108.19	12.19	466.53	21.4
639 CAPITOL ST	126.51	11.79	419.61	23.8
630 CAPITOL ST	65.3	13.19	486.44	20.6
2815 LILLIAN AVE	90.52	14.63	309.35	32.3
2806 LILLIAN AVE	202.66	34.56	1477.48	6.8
693 VANIER ST	107.69	31.64	1191.16	8.4
671 EDINBOROUGH ST	0	10.67	396.69	25.2
709 VANIER ST	88.58	10.23	447.05	22.4
590 VANIER ST	121.53	12.69	510.33	19.6
660 CHARLES ST	145.22	16.00	576.27	17.4

649 CAPITOL ST	112.78	10.00	406.29	24.6
643 CAPITOL ST	93.89	10.68	378.66	26.4
619 VANIER ST	153.778	12.55	498.92	20.0
636 CAPITOL ST	63.13	12.24	510.34	19.6
682 CHARLES ST	150.88	21.46	768.82	13.0
698 CAPITOL ST	79.08	10.03	443.64	22.5
682 VANIER ST	65.7	11.85	421.17	23.7
678 VANIER ST	148.88	9.30	399.07	25.1
700, 702, 704 CAPITOL ST	185.76	21.42	839.40	11.9
715 VANIER ST	82.28	10.67	469.55	21.3
655 CAPITOL ST	85.18	10.57	393.64	25.4
623 VANIER ST	78.12	12.64	504.43	19.8
640 CAPITOL ST	101.43	11.73	434.33	23.0
699 CAPITOL ST	67.78	10.24	407.79	24.5
719 VANIER ST	96.93	10.70	450.75	22.2
604 VANIER ST	130.35	13.80	545.57	18.3
670 CHARLES ST	85.43	16.00	576.85	17.3
659 CAPITOL ST	79.46	10.49	396.98	25.2
629 VANIER ST	99.5	12.78	478.94	20.9
646 CAPITOL ST	157.18	16.07	674.20	14.8
693 CAPITOL ST	131.3	10.72	402.70	24.8
687 CAPITOL ST	128.73	10.96	400.59	25.0
678 CHARLES ST	109.74	11.00	394.50	25.3
683 VANIER ST	76.89	10.67	402.02	24.9
674 VANIER ST	89.15	10.79	389.75	25.7
610 VANIER ST	163.47	13.47	541.42	18.5
683 CAPITOL ST	96.11	10.67	403.41	24.8
716 CAPITOL ST	89.36	10.83	398.44	25.1
679 VANIER ST	90.9	10.50	415.85	24.0
670 VANIER ST	64.63	10.62	397.09	25.2
649 EDINBOROUGH ST	128.57	26.88	1052.75	9.5
720 CAPITOL ST	106.98	10.50	389.37	25.7
616 VANIER ST	155.76	13.72	576.87	17.3
605 EDINBOROUGH ST	87.24	13.72	542.40	18.4
674 CHARLES ST	125.24	10.39	366.91	27.3
663 CAPITOL ST	68.84	10.67	405.47	24.7
639 VANIER ST	120.26	11.50	439.01	22.8

649 VANIER ST	110.53	31.74	1190.66	8.4
686 CAPITOL ST	65.61	11.70	460.05	43.5
675 VANIER ST	153.52	10.71	393.21	50.9
664 VANIER ST	116.71	10.67	396.59	25.2
620 VANIER ST	92.44	12.80	538.39	18.6
611 EDINBOROUGH ST	111.13	13.71	527.47	19.0
669 CAPITOL ST	67.82	10.49	404.02	24.8
660 CAPITOL ST	95.72	12.55	452.21	22.1
675 CAPITOL ST	117.13	10.61	403.86	24.8
679 CAPITOL ST	57.74	10.30	369.36	27.1
669 VANIER ST	77.89	10.96	396.27	25.2
682 CAPITOL ST	106.27	12.06	486.35	20.6
660 VANIER ST	5975	10.67	404.50	24.7
624 VANIER ST	86.09	12.45	472.34	21.2
659 VANIER ST	72.68	10.67	436.06	22.9
678 CAPITOL ST	122.24	12.19	477.82	20.9
656 VANIER ST	164.96	10.70	408.79	24.5
643 EDINBOROUGH ST	0	21.66	875.29	11.4
630 VANIER ST	190.76	12.66	515.02	19.4
619 EDINBOROUGH ST	70.72	12.50	478.56	20.9
615 EDINBOROUGH ST	106.39	13.72	508.70	19.7
664 CAPITOL ST	88.96	12.19	487.15	102.6
650 VANIER ST	79.98	10.67	396.59	25.2
636 VANIER ST	119.47	12.19	488.92	20.5
670 CAPITOL ST	69.98	12.05	43.20	231.5
644 VANIER ST	76.29	10.32	398.76	25.1
692 CAPITOL ST	96.85	12.19	513.11	19.5
663 EDINBOROUGH ST	200.88	15.75	594.68	16.8
640 VANIER ST	87	11.58	433.04	23.1
629 EDINBOROUGH ST	85.74	12.70	494.50	20.2
629 CHARLES ST	0	15.70	596.63	16.8
623 EDINBOROUGH ST	79.72	12.50	469.06	21.3
635 VANIER ST	88.52	11.77	452.69	22.1
675 EDINBOROUGH ST	121.24	11.11	402.36	24.9
<b>Average (136 Properties)</b>	153.0	14.01	523.37	23.7

<b>654 Capitol St (Proposed)</b>	273.8	15.97	671.31	119.2
--------------------------------------	-------	-------	--------	-------

Figure 1d – Property Analysis (Source: Windsor GIS Mapping)

As part of a block face analysis, existing conditions were assessed to ensure the proposed development would fit within the planned context and meet specific urban design goals, such as human scale and connectivity.

Overall, the area is made up of small scale / low profile residential dwellings.

The existing dwelling to the west is located approximately 5.41 m from the front lot line, and the existing dwelling to the east is located approximately 5.22 m from the front lot line.

The proposed semi-detached dwelling will be located 6.10 m from the front lot line.

The zoning for the RD1.3 requires a 6.0 m minimum front yard setback (see Figure 1e – Front Yards).



Figure 1e – Front Yards (Source: Windsor GIS Mapping)

A review of the average GFA of dwellings (35 properties) along both sides of the Capitol Street block, between Remington Ave and Lilian Ave, using the approximate building footprints and the existing number of storeys, the block is made up of an average of 1.5 storey dwellings with an average GFA of 149.7 m<sup>2</sup> (see Figure 1f – Block Area).

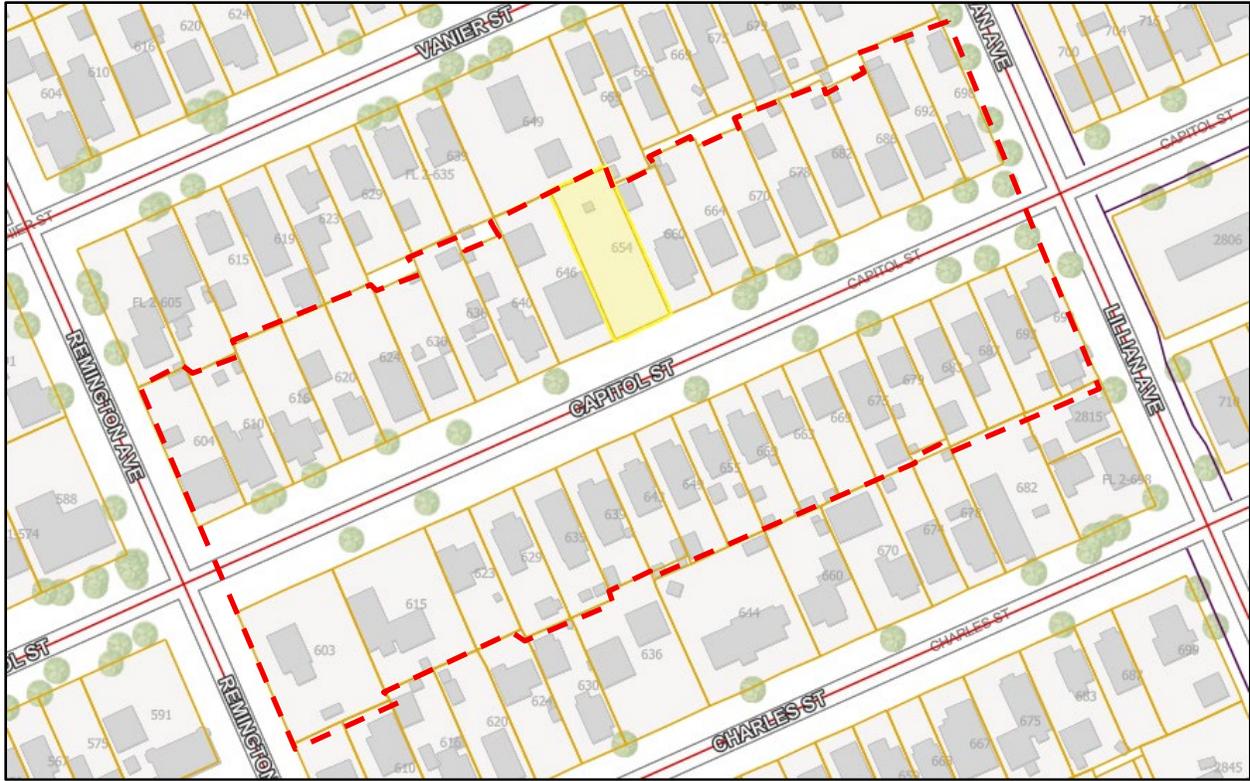


Figure 1f – Block Area (Source: Windsor GIS Mapping)

# 3.0 PROPOSAL AND CONSULTATION

## 3.1 Development Proposal

The Site, in Ward 10 (Remington Park Planning District), is made up of one interior parcel of land, which is currently vacant.

The Site is located on the north side of Capitol Street between Remington Avenue to the west and Lillian Avenue to the east.

It is proposed to develop the Site for residential purposes.

One new semi-detached dwelling is proposed to be constructed.

**No** Additional Dwelling Units (ADUs) are proposed.

A concept plan has been prepared (see Figure 2a –Concept Plan).

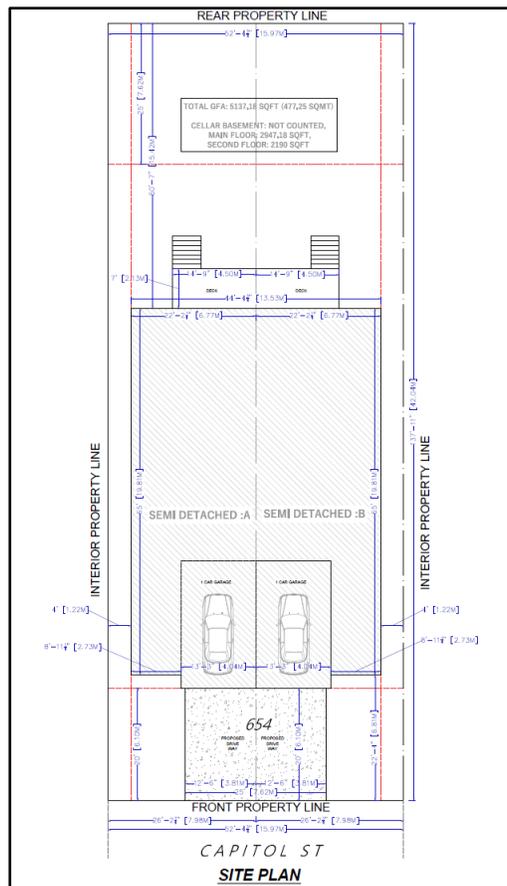


Figure 2a –Concept Plan

The Concept Plan is preliminary only.

Two units are proposed in total (1 on each side of the semi-detached dwelling).

The Applicant intends to sever along the common wall in the future.

The tenure of each residential dwelling unit will be individually owned.

Based on the lot size (0.067 ha) and the number of units (2), the proposed development will result in a gross residential density of 29.85 units per hectare (uph).

The building will occupy a total of 273.80 m<sup>2</sup> of the Site with a gross floor area (GFA) of 477.25 m<sup>2</sup>.

The semi-detached dwelling will include a main floor, second floor and unfinished basement.

The proposed height of the semi-detached will be less than 9.0 m (8.88 m) or 2 storeys.

Each unit will have a total of 4 bedrooms.

The proposed dwelling will face Capitol Street.

Elevations of the proposed building have been prepared (see Figure 2b – Elevations).



Figure 2b – Elevations

The elevations are preliminary only.

A garage is proposed for each semi-detached dwelling unit. A total of 2.

A total of 4 parking spaces are proposed. There are two cars in the garage and two in the driveway.

Vehicle access is from Capitol Street.

The proposed driveways will be paved.

The semi-detached dwelling will be severed along the common wall and divided into two separate lots.

Amenity areas, seating areas, paved sidewalks, and landscaping will be provided (front and rear yards).

The Site has access to full municipality services (water, storm and sewers)

## 3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, in addition to the statutory public meeting, an informal hybrid (electronic and in person) public open house was held with area residents and property owners on October 9, 2025, from 6:00 pm to 7:00 pm at the Fogolar Furlan Club, in the Fogolar Room, located at 1800 North Service Road, Windsor, and via Zoom electronic meeting.

The open house provided members of the public with opportunities to review and comment on the proposed development.

A total of **260** owners and tenants were notified (by mail and hand delivery), which represents a **200 m** radius from the Site.

The notice stated the following:

*The Applicant is requesting a rezoning from RD1.3 to RD2.2 to permit one new semi-detached dwelling with Additional Dwelling Units (ADUs). Six units are proposed in total (3 on each side of the semi-detached dwelling). Two parking spaces are proposed with access from Capitol St. The Applicant intends to sever along the common wall in the future.*

In addition to the applicant representatives and City Staff, 5 residents attended the open house in person, and 0 attended electronically.

No emails or phone calls received.

The following is a summary of the comments and questions received, along with the responses provided.

Topic Item	Comment / Question	Response
Notice	The notices that were sent out.	It was explained that since the notices were sent out, the Applicant has scaled down the proposal to only 2 units.  No ADUs are proposed.
Proposal	Overall support for the scaled-down proposal is only for 2 units.  Feel much better now.  Parking will be better.  There is a duplex in the area, and it is very nice.	Noted.
Parking	Overall, it is hard to park in the area.  There are no curbs.  You will need more than 2 parking spaces for the unit.  You will need 4 parking spaces if there are 4 bedrooms.	On-site parking is provided in the garage and in the driveway.  Street parking is permitted.  The City zoning bylaw regulates the minimum parking requirements, which are based on the number of units rather than the number of bedrooms.
Traffic	There are buses that use this street.	A TIS was not warranted for this type of development.
Tenure	Rent or own?  People take pride when they own their own property/	It was confirmed that the semi-detached dwelling will be severed along the common wall and sold as individually owned units.
Safety	Kids have to walk on the road.  They steal flags.  There are no sidewalks.	This is something the City would have to address.
Property Value	Feel that property values will go up because of the proposed development.	Noted.
Property Maintenance	There have been issues in the past with grass cutting.	Noted.  Applicants want to be a good neighbour.

Topic Item	Comment / Question	Response
	We see that the new owner is doing a better job.	

## **4.0 APPLICATION AND STUDIES**

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-061/25). Comments dated August 5, 2025, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-098/25). Comments dated November 18, 2025, have been received and included in this PRR.

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development in addition to the required support studies.

The following explains the purpose of the application as well as a summary of the required support studies.

### **4.1 Zoning By-law Amendment**

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development.

The purpose of the ZBA is to provide more housing through infill and intensification.

The current zoning of the Site, subject to development, is Residential District 1.3 (RD1.3) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600.

It is proposed to further amend the existing zoning to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category to permit the proposed development of a new semi-detached dwelling.

Relief from specific regulations is also being requested as it pertains to Gross Floor Area (GFA).

The ZBA is detailed, and the justification is set out in Section 5.1.4 of this PRR.

### **4.2 Other Applications**

Once the ZBA application has been approved, the Applicant will proceed with a building permit.

The proposed development is not subject to Site Plan Control (SPC) approval.

Once the common wall is located, the Applicant will then proceed with an application for Consent (CON) to create the lots.

### **4.3 Supporting Studies**

The following supporting studies have been identified as required as part of the application.

### **4.3.1 Trees**

A Tree Inventory was prepared by Davey Resource Group on 9/18/2025.

The purpose of the study was to assess the existing trees located on the Site and surrounding the Site.

There are no trees located on the Site.

Trees located on abutting lands will be protected.

## 5.0 PLANNING ANALYSIS

### 5.1 Policy and Regulatory Overview

#### 5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. Decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The following provides a summary of the key policy considerations of the PPS as it relates to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a	The proposed development will help provide for a new housing option and density to meet the needs of the City.  Full municipal services are available.

PPS Policy #	Policy	Response
	<p>minimum of 15 years through lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</p>	
2.1.6	<p>Planning authorities should support the achievement of complete communities by:</p> <p>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;</p>	<p>The proposed development is consistent with the policy to achieve a complete community, as the Site is located in an existing built up area and close to amenities.</p> <p>The proposed development will provide for more housing.</p> <p>The Site has access to transportation options, public service facilities, other institutional uses, and parks.</p> <p>Accessibility will be addressed at the time of the building permit.</p>
2.2.1 - Housing	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum</p>	<p>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the City's housing targets.</p>

PPS Policy #	Policy	Response
	<p>targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> <li>1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and</li> <li>2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</li> </ol> <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing</p>	<p>The needs of the residents can be accommodated as the Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The proposed density is appropriate for the Site.</p> <p>A total of 6 units would be permitted in the form of an <b>existing</b> semi-detached dwelling with additional dwelling units (ADUs) as of right. Only 2 units are proposed.</p> <p>Residents will have access to nearby transit.</p>

PPS Policy #	Policy	Response
	intensification, including potential air rights development, in proximity to transit, including corridors and stations.	
2.3.1.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the City of Windsor.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate.	<p>The Site offers an opportunity for intensification.</p> <p>The total density of the proposed development is considered appropriate.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p> <p>The proposed development is an efficient use of the Site.</p> <p>Residents will have immediate access to local amenities.</p> <p>Transit is available in the area.</p> <p>The Site is located close to major roadways.</p>
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of	The proposed development provides an infill and intensification opportunity for an existing vacant parcel of land.

PPS Policy #	Policy	Response
	housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The Site was always intended for residential use.  The design of the proposed development will provide a compact form.
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The City has established targets. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area and will add new residential housing.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Site has access to existing infrastructure and nearby public service facilities.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposed development has access to full municipal services.  There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.
3.6.2	Municipal sewage services and municipal water services are the preferred form of	The proposed development will be serviced by municipal sewer, water and storm,

PPS Policy #	Policy	Response
	servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	which is the preferred form of servicing for settlement areas.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The required reports will be provided as part of the building permit.
4.6.1 – Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	There are no heritage resources that impact the Site.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site.  There is no risk to the public.  The Site is outside of the ERCA regulated area.

Therefore, the proposed development is consistent with the PPS and the Province's vision for long-term prosperity and social well-being.

### 5.1.2 Official Plan

The City of Windsor Official Plan (OP) was adopted by Council on October 25, 1999, approved in part by the Ministry of Municipal Affairs and Housing (MMAH) on March 28, 2000, and the remainder approved by the Ontario Municipal Board (OMB) on November 1, 2002. The office consolidation version is dated September 7, 2012.

The OP implements the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the City.

The current land use designation of the Site, subject to development, is 'Residential', as shown on Schedule D: Land Use of the City of Windsor Official Plan (see Figure 3 –OP).

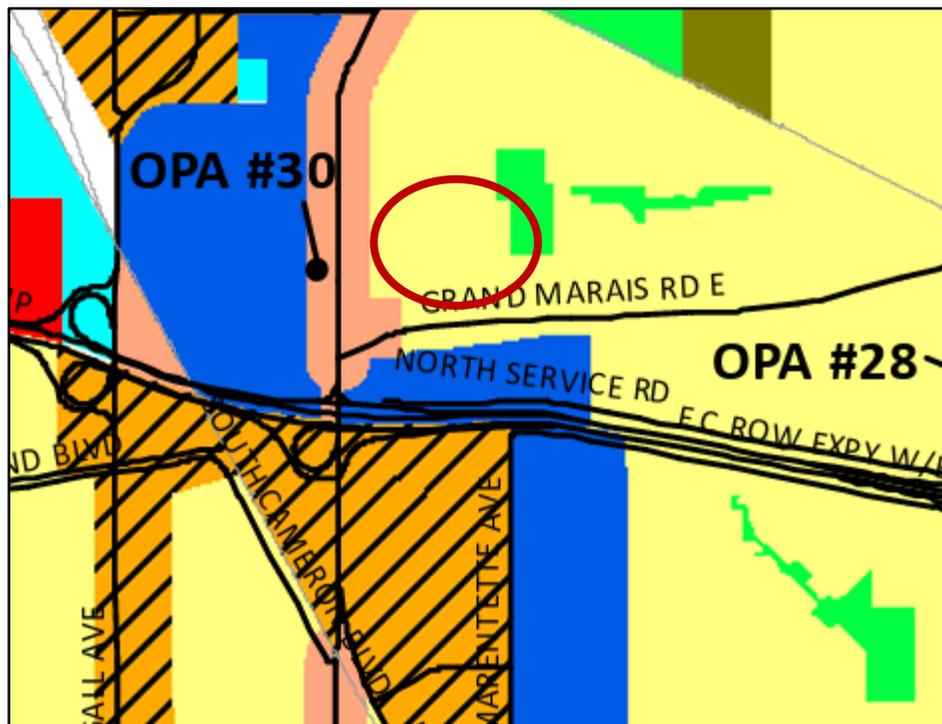


Figure 3 – OP

The Site is also subject to the following:

- Schedule A: Planning Districts & Policy Areas – Remington Park Planning District
- Schedule F: Roads & Bikeways – located on a Local Residential Road (Capitol St)

It is proposed that the Site be maintained under the same 'Residential' land use designation.

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

<b>OP Policy #</b>	<b>Policy</b>	<b>Response</b>
3.2.1.2	Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types.
4.0 – Healthy Community	The implementing healthy community policies are interwoven throughout the remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	<p>The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play.</p> <p>The proposed development is close to nearby transit, employment, shopping, libraries, local amenities, and parks.</p>
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach which balances environmental, social and economic considerations.	<p>The proposed development supports the policy set out in the OP as it is suited for addressing the residential needs of the City.</p> <p>The Site is also located in an existing built up area where people can live, work and play.</p>
6.1 - Goals	<p>In keeping with the Strategic Directions, Council's land use goals are to achieve:</p> <p>6.1.1 Safe, caring and diverse neighbourhoods.</p> <p>6.1.3 Housing suited to the needs of Windsor's residents.</p> <p>6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.</p>	<p>The proposed development supports the goals set out in the OP.</p> <p>The proposed residential use will provide a new housing choice in an existing neighbourhood.</p> <p>The Site is pedestrian friendly and close to nearby amenities.</p> <p>Municipal services, transportation options and</p>

OP Policy #	Policy	Response
	6.1.14 To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available.	community facilities are available.
6.2.1.2 - General Policies, Type of Development Profile	For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) <b>Low Profile developments are buildings or structures generally no greater than three (3) storeys in height;</b> (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.	The proposed development is considered low profile.
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed semi-detached will complement the existing neighbourhood.  The height will be similar to a single detached dwelling.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development is close to major roadways.
6.3.1.3	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The proposed development will provide for infilling and intensification.

OP Policy #	Policy	Response
6.3.2.1 – Permitted Uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include <b>Low Profile</b> , and Medium Profile dwelling units. High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	<p>The proposed development is considered low profile.</p> <p>As of right, a total of 6 residential dwelling units are permitted in an <b>existing</b> semi-detached dwelling on any urban parcel of land.</p> <p>A 2 storey semi-detached dwelling will maintain the same maximum height as a single detached dwelling, which makes it very compatible with the neighbourhood.</p>
6.3.2.3 – Types of Low Profile Housing	For the purposes of this Plan, Low Profile housing development is further classified as follows: (a) small scale forms: single detached, <b>semi-detached</b> , duplex and row and multiplexes with up to 8 units; and (b) large scale forms: buildings with more than 8 units.	Semi-detached dwellings, which are considered small-scale, are permitted.
6.3.2.4 – Locational Criteria	Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. <b>New residential development and intensification shall be located where:</b> (a) There is access to a collector or arterial road; (b) Full municipal physical services can be	The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit.

OP Policy #	Policy	Response
	provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	<p>At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:</p> <p>(i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust; (iii) within a site of potential or known contamination; (iv) where traffic generation and distribution is a provincial or municipal concern; and (v) adjacent to heritage resources. (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; <b>(c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. In Mature Neighbourhoods as</b></p>	<p>This PRR has evaluated the PPS in Section 5.1.1.</p> <p>There are no constraint areas that impact the Site.</p> <p>Support studies have been completed and summarized in Section 4 of this PRR.</p> <p>There are no adjacent nuisances.</p> <p>There is no known contamination.</p> <p>Traffic generation is not expected to have any significant impact. A traffic report was not warranted.</p> <p>There are no heritage resource concerns on or near the Site.</p> <p>There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p><b>Existing</b> semi-detached dwellings are a permitted use. A <b>new</b> semi-detached dwelling is proposed.</p> <p>Minor relief from the RD1.3 is being requested for GFA only.</p>

OP Policy #	Policy	Response
	<p>shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the streetscape, architectural style and materials, landscape character and setback between the buildings and streets; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical services and emergency services; and (f) Facilitation a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.</p>	<p>The Site is a vacant lot.</p> <p>The proposed building height will be similar to a single detached dwelling in height, massing and scale.</p> <p>The massing of the development will be carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p> <p>The final design of the semi-detached will be addressed at the time of the building permit.</p> <p>Development is not subject to SPC.</p> <p>The building will be oriented to face the roadway, similar to the existing built environment and neighbourhood lot pattern.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.</p> <p>The Site is currently vacant.</p>

OP Policy #	Policy	Response
		<p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p> <p>Off-street parking is provided. On-street parking is also available, if required.</p> <p>Amenity areas and landscaping will be provided (front and rear of the Site).</p> <p>Full municipal and emergency services are available.</p> <p>The Site provides for an infilling and intensification opportunity, allowing a transition between existing uses.</p>
7.0 - Infrastructure	The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.
8.7.2.3 – Infill Development	Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:	The proposed development fits well into this Site, as it pertains to massing.  No adverse impact is anticipated.
	(a) massing; (b) building height;	The Site provides for an infilling and intensification opportunity, allowing a

OP Policy #	Policy	Response
		<p>transition between existing uses.</p> <p>The proposed building's height will be limited to 2 storeys.</p>
	(c) architectural proportion;	The proposed development uses the existing shape of the Site in a creative way.
	(d) volumes of defined space;	The proposed design of the development aims to replicate a continuous linear pattern of the area.
	(e) lot size;	<p>The existing parcel is appropriate and large enough to accommodate the proposed development.</p> <p>The Site allows for on-site parking, fire routes, sidewalks and landscaping.</p>
	(f) position relative to the road; and	The front of the proposed building will face the roadways.
	(g) building area to site area ratios.	<p>Appropriate lot coverage is proposed.</p> <p>The proposed buildings will not negatively impact the private use and enjoyment of area residents.</p>
	(h) the pattern, scale and character of existing development; and,	The proposed development will not change lotting or street patterns in the area.
	(i) exterior building appearance	The proposed development will be carefully designed and oriented to harmonize with the existing area.
	(j) Council adopted Design Guidelines that will assist in the design and review of applications for development	The guidelines have been considered.

OP Policy #	Policy	Response
	in accordance with the policies noted above	
9.3.4.1 – Heritage Resources	Council will protect heritage resources by: (a) Requiring that development or infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alteration of these resources in Schedule C-1 Archaeological Potential; or where this is not possible, requiring the proponent to mitigate the impact to archaeological resources through documentation and removal in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Management Plan.	There is no apparent built heritage concern with this property, and it is not located within an Archaeological Potential Zone (APZ).

Therefore, the proposed development will conform to the purpose and intent of the City of Windsor OP.

### 5.1.3 Intensification Guidelines

The City of Windsor Intensification Guidelines were approved by Council in June 2022.

The objective of the guidelines is to provide direction for the design of future uses that respect the character of Windsor's neighbourhoods.

The Site is subject to the 'Residential' land use policies.

The following provides a summary of the key policy considerations of the Guidelines as they relate to the proposed development.

Policy #	Policy	Response
2.2 – General Guidelines for All Development	The intent for development within Windsor's Stable and Mature Neighbourhoods is to maintain the Low Profile built	The proposed development will fulfill the need for additional residential units in the area,

Policy #	Policy	Response
	<p>form character of the area and ensure a sensitive integration of new development, additions, or renovations to adjacent properties. Low Profile development in the Stable and Mature Neighbourhoods includes single-detached, <b>semi-detached</b>, duplex, townhouses, and apartments that are generally no greater than three (3) storeys in height.</p>	<p>while infilling a vacant parcel of land in a built up area.</p> <p>The proposed development is considered a low profile development as it is proposed to have 2 storey (with unfinished basement) semi-detached dwelling constructed on the Site.</p> <p>The Site is suitable for the proposed development as it is large enough and vacant.</p>
<p>2.2.1 – Site Orientation</p>	<p>The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel' and to define and frame the street while imparting the sense of openness and enclosure.</p>	<p>The proposed development is consistent with the character of the neighbourhood.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p>
	<p>The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Urban Design Guidelines in directing the relationship of the building to lot lines are to:</p> <ul style="list-style-type: none"> <li>• Maintain consistent spacing between dwellings; and,</li> <li>• Allow a measure of privacy between neighbours by providing space for light and landscaping.</li> </ul>	<p>It is proposed to further amend the existing zoning to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category to permit the proposed development of a new semi-detached dwelling.</p> <p>Relief from specific regulations is also being requested as it pertains to Gross Floor Area (GFA).</p> <p>The relationship of the proposed semi-detached dwelling to the lot lines is appropriate. The same building envelope is used for an <b>existing</b> semi-detached dwelling in the R1.3 zone.</p>

Policy #	Policy	Response
		<p>Setbacks are maintained.</p> <p>The building height complies with the zone provisions and will not impact the privacy or enjoyment of abutting properties.</p> <p>The height of a proposed single detached dwelling is the same as the proposed semi-detached dwelling.</p>
	<p>1 Consider building placement and siting on a property in relation to the street and the property's neighbours to reinforce the positive characteristics of the existing streetscape.</p>	<p>The proposed building will be front-facing and will comply with the front yard setback required in the RD1.3 zone.</p> <p>The existing dwelling to the west is located approximately 5.41 m from the front lot line, and the existing dwelling to the east is located approximately 5.22 m from the front lot line. The proposed semi-detached dwelling will be located 6.10 m from the front lot line. The zoning for the RD1.3 requires 6.0 m minimum front yard setback.</p>
	<p>2 Ensure the scale of Low Profile buildings is compatible and sensitively integrated with residential buildings in the immediate vicinity in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility, and visual impact.</p>	<p>The proposed semi-detached dwelling is considered low profile. This is comparable to the surrounding area, which are also made up of low profile residential dwellings.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p>

Policy #	Policy	Response
		The building height complies with the zone provisions and will not impact the privacy or enjoyment of abutting properties.
	3 Locate dwellings close to the street edge to frame the streetscapes, however, this will depend on the setbacks to houses on either side of the site.	The building will be located 6.10 m from the front lot line and will comply to the RD1.3 required minimum setback.
	4 Maintain consistent front yard setbacks along the street. New development should have a set back equal to the predominant setback (70%+) on the street (+/- 1.0m), or a distance that is the average of those on either side of the development site (+/- 1.0m).	The proposed front yard setback is appropriate. It will allow access into the proposed garages and parking on the proposed driveways.
	5 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.2 metres.	The proposed front yard setback is similar to the two abutting lots, on the east and west sides of the Site.
	6. Consider rear yard privacy issues when extending a home towards the rear property line or building a new dwelling by: a. Minimizing extensions beyond the adjacent dwellings rear wall; b. Limit direct conflict with new windows on the side elevations with existing windows on the abutting building; c. Minimizing the location of second floor balconies on rear and	<p>Rear yard amenity space and privacy are provided.</p> <p>15.42 m rear yard setback is proposed.</p> <p>The proposed height of the semi-detached will be less than 9.0 m, which is the same maximum height as a single detached dwelling.</p> <p>There are no balconies proposed.</p>

Policy #	Policy	Response
	side elevations or providing privacy screening on the side of the balcony; and, d. Providing fencing that effectively screens the rear amenity and minimizes its exposure to/ from adjacent properties, where appropriate.	Fencing and landscaping can be provided.
	7. Limit blocks of street townhouses to a maximum of 8 units, with 6 units preferred. The length of the townhouse blocks should not exceed 50 metres, unless it is essential to the architectural style of the townhouse block.	This guideline does not apply.
	8. Orient blocks of attached townhouse units to the street with integrated front garages accessed from the street. For rear lane townhouses an attached or detached garage will be located at the rear of the block and accessed from a lane.	This guideline does not apply.
2.2.2 – Development within Heritage Contexts	1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources. 2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites. 3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern	<p>The proposed design will provide complementary scale, character, and local context.</p> <p>The conceptual building design has taken inspiration from the existing neighbourhood.</p> <p>High quality materials and simplistic, timeless detail will be used.</p> <p>The proposed design will be inspired by the palette of the neighbourhood, with attention to complementary material and colour tone selections.</p>

Policy #	Policy	Response
	building designs, techniques, and materials.	The final design will be subject to the building permit.
2.2.3 – Access & Parking	Garages and driveways should be located and sized based on the established pattern of the neighbourhood.	<p>Access and parking will be located in the driveway and in the garages, located in front of the proposed semi-detached dwelling units.</p> <p>The location of garages and driveways is similar in the existing area.</p>
2.2.4 - Landscaping	The objectives of the Urban Design Guidelines with respect to landscape are to: • Maintain the green landscape character of the neighbourhood; • Plan for the urban canopy; • Screen views to rear yard parking; and, • Preserve mature trees.	<p>Professional landscaping will be provided.</p> <p>A tree inventory was prepared and summarized in Section 4.3.1 of this PRR.</p>
2.2.5 - Materials	The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.	The detail of treatment and materiality will be based on the inspiration of neighbouring aesthetics and style found in the immediate proximity of the Site.
2.3 – Modest Infill Development	The intent for development of single lot infill is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. It is important that infill development integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.	<p>The proposed development is compatible with the land uses in the surrounding area.</p> <p>The Site offers an opportunity for modest infill development.</p> <p>The proposed development will help build on the existing character of the neighbourhood as a critically needed urban infill project.</p> <p>Appropriate setbacks are proposed.</p>

Policy #	Policy	Response
2.3.1 – General Guidelines	1. Infill development in the form of architecture for renovations and new construction shall: a. Ensure development is sensitively integrated with the existing context and character of the neighbourhoods identity. b. Preserve the variety of design, colour and construction materials within a range that enhances the character of the neighbourhood; and, c. Maintain compatible architectural character in the design of roofs, windows, doors, porches and signs.	<p>The approach to this infill project was to provide new residential units for the community, within a vacant parcel of land, while maintaining the urban fabric of the neighbourhood.</p> <p>The lot is vacant and always intended for residential use.</p> <p>Infill housing projects offer numerous benefits, including reducing urban sprawl and revitalizing existing neighbourhoods.</p> <p>It is better to 'build up' than 'build out'.</p>
	2. Ensure the architecture of a new dwelling is consistent with the architectural style and era in which its neighbourhood was built.	This proposed development achieves compatibility in height, massing, scale and setback, as well as architectural style, contributing positively to the maintenance and enhancement of the existing built up area.
	3. Design the architecture of an addition to be consistent with the original architecture of the existing dwelling.	<p>Existing dwellings in the neighbourhood have been taken into consideration in the conceptual design of the proposed building.</p> <p>There will be appropriate building setbacks proposed.</p> <p>The final design of the semi-detached dwelling will be assessed as part of the building permit.</p>
	4. On second-story additions and new two-story dwellings, maintain architectural continuity of materials and	The proposed height has been considered as part of the overall design of the dwelling.

Policy #	Policy	Response
	detailing around all sides of the dwelling, especially where the dwelling backs onto and is visible from adjacent streets or other public areas.	The proposed building will be less than 9.0 m (8.88 m) in height (2 storeys tall).
	5. Ensure solar access by designing a new dwelling or addition to not adversely affect the availability of daylight falling on neighbouring properties. Design the location, scale, and massing of an addition or new dwelling to have regard for the amount of shadow upon neighbours' rear yard areas.	<p>The proposed development promotes compact form and low profile housing, increased density and enables the use of transportation options for residents.</p> <p>The building construction will follow best practices for Energy Efficiency, complying with the latest version of the OBC and SB-12.</p>
2.3.2.1 – Building Design (Massing & Elevation Articulation)	<p>The objectives of the Urban Design Guidelines in directing the relationship of the building elevation and entrance to the street are to:</p> <ul style="list-style-type: none"> <li>• Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.</li> <li>• Promote "eyes on the street" and a strong presence of the main elevation on the street;</li> <li>• Ensure that the prominence of the front entrance is maintained and consistent with the surrounding neighbourhood; and,</li> <li>• Ensure the entrance remains the main feature of the house and is oriented to and clearly visible from the street.</li> </ul>	<p>The massing is proposed to be appropriate for the Site and for the neighbourhood.</p> <p>There is visible pedestrian access from the street to the proposed development.</p> <p>There is a strong street presence as the proposed building will face the roadway.</p>
	1. Design dwellings to have articulated elevations, especially those exposed to streets and open spaces. Articulated elevations might	Conceptual elevations have been provided in order to illustrate how the proposed development will look at a pedestrian level.

Policy #	Policy	Response
	include changes in plane, projections, enhanced fenestration, highlighted entrances, and complementary materials, among other architectural elements.	<p>Every effort has been made to ensure the proposed development will blend well with the existing neighbourhood.</p> <p>The final design will be subject to the building permit.</p>
	<p>2. Design the building envelope, and individual architectural elements within the building, to reference the architectural treatment of buildings in the neighbourhood. The goal is not to replicate buildings of the neighbourhood, but to ensure new development relates to them by incorporating similarities in design language to promote compatibility. Massing and architectural elements to be considered include a. Similar building shape (square, rectangular, L-shaped, etc.); b. Roof lines with similar massing, pitches and articulation (gable, hipped, shed, flat, use of dormers, etc.); c. Similar principal building massing elements (bays, projections, first floor height, building height, entry features, etc.); d. Similar architectural features (porches, stoops, chimneys, columns, frieze boards, etc.); e. Important datum lines (cornice, base courses, string courses, window</p>	<p>The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.).</p> <p>The proposed height complies with the proposed RD1.3 zone requirement.</p> <p>Minor relief is being requested as it pertains to GFA only. Further analysis is provided in Section 5.1.4 of this PRR.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p>

Policy #	Policy	Response
	alignment, bays, etc.); and, f. Similar proportions (bays, windows, garage, etc.).	
	3. Ensure the new building is generally consistent in height and massing with adjacent buildings along the streetscape.	Height and massing have been taken into consideration in the conceptual design of the proposed semi-detached dwelling.
	4. In Mature Neighbourhoods provide appropriate transitions in height to existing adjacent buildings and ensure no new building is more than 0.5 metres higher than the adjacent dwelling(s).	A front yard landscaped area will provide the character and charm of a contiguous pedestrian and green experience as a transition and buffer.
	5. Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.	The proposed semi-detached dwelling will have entrances on the main façade facing the roadway.
	6. Avoid mixing historic architectural elements with other architectural style elements.	The proposed design provides complementary scale, character, and local context, while being consistent in offering a unique solution.
	7. Contemporary designs may be considered provided they exhibit consistency with the massing and articulation guidelines in this section and are not located within a heritage context or adjacent to a heritage dwelling.	There are no heritage concerns on or surrounding the Site.
2.3.2.2 Porches and Entry Features	1. Ensure the main entrance faces the street, with the door in a prominent position. The front door should be clearly visible and approachable from the street. 2. Front porches are encouraged as features that increase the prominence of the front entrance. 3. To ensure porches and	There will be entrances facing Capitol Street, giving the proposed development a strong street presence.  Scale windows and entry provide an intended additional layering and porosity.

Policy #	Policy	Response
	<p>verandahs are useable they should be a minimum of 1.5 metres in depth. 4. Porches, stairs, canopies, and other entrance features may encroach into the required setbacks, a maximum of 1.5 metres. 5. Consider wrap around windows, porches and other architectural treatments for corner lot dwelling units. 6. Ensure steps from a front porch are not located closer than 1 metre from a property line. 7. Encourage weather protection elements at the main entrance and design to complement the overall design of the dwelling.</p>	

Therefore, the proposed development will conform to the purpose and intent of the City of Windsor Guidelines.

#### 5.1.4 Zoning By-law

The City of Windsor Zoning By-law (ZBL) #8600 was passed by Council on July 8, 2002, and then a further Ontario Municipal Board (OMB) decision was issued on January 14, 2003.

A ZBL implements the PPS and the City OP by regulating the specific use of property and providing for its day-to-day administration.

The current zoning of the Site, subject to development, is Residential District 1.3 (RD1.3) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600 (see Figures 4 – ZBL).

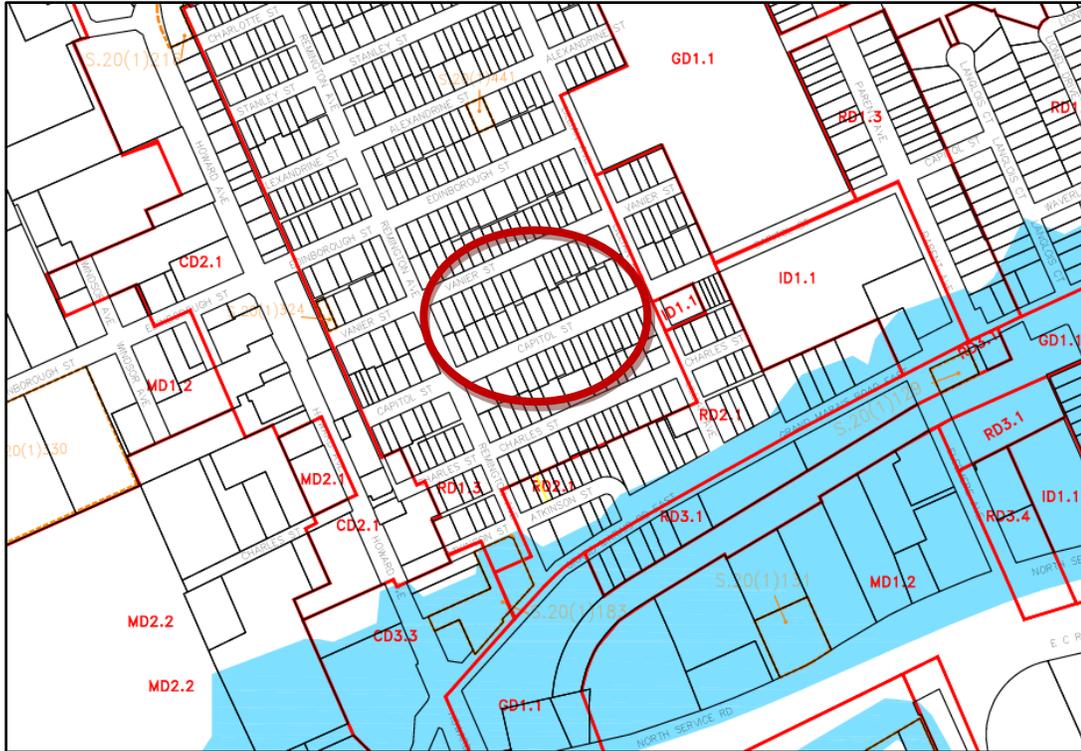


Figure 4 – ZBL

It is proposed to further amend the existing zoning to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category to permit the proposed development of a **new** semi-detached dwelling.

According to the ZBL, *SEMI-DETACHED DWELLING* means one dwelling divided vertically into two dwelling units by a common interior wall having a minimum area above grade of 10.0 sq. m., and may include, where permitted by Section 5.99.80, up to two additional dwelling units.

A review of the RD1.3 zone provisions, as set out in Section 11.2 of the ZBL, is as follows:

Zone Regulations	Required RD1.3 Zone  (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling <b>Existing Semi-Detached Dwelling</b> One Single Unit Dwelling Any	<b>New semi-detached dwelling</b>  <b>(total 2 residential dwelling units)</b>	Subject to the ZBA.  The Site is large enough to accommodate the proposed development.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	use accessory to the preceding uses		A total of 6 units would be permitted in the current RD1.3 in the form of an <b>existing</b> semi-detached dwelling with additional dwelling units (ADUs) as of right. Only 2 units are proposed.  No ADUs are proposed.
Lot Width – minimum	15.0 m	15.97 m	Complies
Lot Area – minimum	450.0 m <sup>2</sup>	671.31 m <sup>2</sup>	Complies
Lot Coverage – maximum	45.0%  of 671.31 m <sup>2</sup> = <b>302.09 m<sup>2</sup></b>	Lot – 671.31 m <sup>2</sup>  Building – 273.80 m <sup>2</sup>  <b>Proposed lot coverage - 40.78 %</b>	Complies
Main Building Height - maximum	9.0 m	Less than 9.0 m (8.8 m)  (2-storey)	Complies
Front Yard Depth – minimum	6.0 m	6.10 m / 6.81 m	Complies
Rear Yard Depth – minimum	7.50 m	15.42 m	Complies
Side Yard Width – minimum	1.20 m	East side – 1.22 m  West side – 1.22 m	Complies
Gross Floor Area – Main Building – <b>maximum</b>	400 m <sup>2</sup>	<b>477.25 m<sup>2</sup></b>  <b>(238.62 m<sup>2</sup> each semi-detached dwelling)</b>	Relief is required.  A difference of 77.25 m <sup>2</sup> is requested.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			<p>Relief is considered minor and is less than a 20 % reduction.</p> <p>Relief will allow each unit to have 4 bedrooms.</p> <p>The intent of a maximum gross floor area is to act as a regulatory tool to control the scale, density, and physical massing of development. This helps ensure new construction is compatible with existing neighborhood character and that urban growth aligns with community needs and infrastructure capacity.</p> <p>In this case, the proposed development will blend well with the scale, height and massing of the area.</p> <p>The RD1.3 building envelope will be maintained as it pertains to lot coverage and setbacks.</p> <p>Increasing the GFA does not impact the character of the proposed semi-detached dwelling.</p> <p>The increase in GFA will result in new construction that will maximize property value, meet market</p>

Zone Regulations	Required RD1.3 Zone  (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			<p>demands, and adhere to zoning provisions.</p> <p><i>GROSS FLOOR AREA – MAIN BUILDING means the <b>total combined floor area</b> in square metres of the main building on a lot, <b>excluding the cellar</b> of any building, measured from the outside face of the exterior walls of the main building.</i></p>
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.1)	For a dwelling unit in a semi-detached dwelling or in a townhome dwelling, a <b>door that opens to the rear yard</b> shall be located a minimum of 1.20 m from the centreline of the common wall between the dwelling units.	>1.20 m	<p>Shall comply</p> <p>The final design is subject to a building permit.</p>
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.5)	When a lot on which a semi-detached dwelling or townhome dwelling has been erected and is subsequently severed by a common interior lot line that separates the dwelling units, for each dwelling unit the following additional provisions shall apply:	TBD	Shall Comply

Zone Regulations	Required RD1.3 Zone  (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	<p>1 Lot Width – minimum – equal to the width of the dwelling unit plus any exterior side yard <b>as existing at the time of the lot severance</b></p> <p>2 Lot Area – minimum – <b>as existing at the time of the lot severance</b></p> <p>3 Lot Coverage – Total – maximum – 50% of lot area</p> <p>7 An interior side yard shall not be required along the common interior lot line for that part of the dwelling unit lawfully existing at the time of the lot severance</p>		
<p>Parking Requirements Table 24.20.5.1 - minimum</p>	<p>Semi-detached - 1 for each dwelling unit = 2</p> <p><b>TOTAL = 2</b></p>	<p>4  (2 each lot)</p>	<p>Complies</p> <p>A total of 4 parking spaces are proposed. There are two cars in the garage and two in the driveway.</p> <p>Vehicle access is from Capitol Street.</p>

Zone Regulations	Required RD1.3 Zone  (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
Parking, Loading and Stacking Provisions S 24.28.1.3.1	Front Yard Paving and Surfacing in RD – 50 %	47.7 %	Complies

Therefore, the proposed development will comply with the purpose and intent of the ZBL.

Further, the proposed development will comply with all zone provisions set out in the RD1.3 Zone except for the following, which require site-specific relief:

1. *Increase the maximum gross floor area of the main building from 400 m2 to 477.25 m2.*

## 6.0 SUMMARY AND CONCLUSION

### 6.1 Context and Site Suitability Summary

#### 6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level,
- The Site will be able to accommodate municipal water, storm and sewer,
- There are no anticipated traffic or parking concerns, and
- The location of the proposed development is appropriate.

#### 6.1.2 Compatibility of Design

The proposed development will be limited to a 2 storey, low profile building, which is a compatible density for the Site and with the surrounding area.

The proposed residential use will provide a new housing choice in an existing built-up area.

The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.

The proposed height of the semi-detached will be less than 9.0 m, which is the same maximum height as a single detached dwelling.

A total of 6 units would be permitted in the form of an **existing** semi-detached dwelling with additional dwelling units (ADUs) as of right in the current zoning. Only 2 units are proposed.

Parking (on site), amenity areas, and landscaping will be provided.

#### 6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the development of a parcel of land, which contributes to affordability and intensification requirements.

Residential use on the Site represents an efficient development pattern that optimizes the use of land.

#### 6.1.4 Environment Impacts

The proposal does not have any negative impact on the natural environment.

### **6.1.5 Municipal Services Impacts**

There will be no negative impacts on the municipal system as the proposed use will not add to the capacity in a significant way.

### **6.1.6 Social, Cultural, and Economic Conditions**

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors and nearby amenities.

Infilling in an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

The proposed development promotes efficient development and land use patterns which sustains the financial well-being of the Municipality.

The proposal does not cause any public health and safety concerns.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.

There are no cultural heritage resources that impact the Site.

## 6.2 Conclusion

In summary, it would be appropriate for the City of Windsor to approve the ZBA application to permit the proposed residential development on the Site.

This PRR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the OP and ZBL and represents good planning.

### Planner's Certificate:

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.



**Tracey Pillon-Abbs, RPP**  
**Principal Planner**



## APPENDIX C – CONSULTATION

### CANADA POST – BRUNO DESANDO

Canada Post has no comments for the attached application.

### TRANSIT WINDSOR – JASON SCOTT

Transit Windsor has no objections to this development. The closest existing transit route to this property is with the Transway 1A. The Transway 1A has an existing weekday peak frequency of 20 minutes. The closest existing bus stop to this property is located on Howard at Capitol southeast corner. This bus stop is approximately 300 metres from this property falling within Transit Windsor's walking distance guidelines of 400 metres to a bus stop. This will be maintained with Transit Windsor's City Council approved Transit Master Plan.

### ZONING COORDINATOR – SAMUEL PERRY

The proposed development and rezoning of 654 Capitol street complies with all of the zoning provisions of the subject site.

- Gross Floor Area 400m<sup>2</sup> (Required) 477.25m<sup>2</sup> (Proposed) Does Not Comply

### TRANSPORTATION PLANNING – ELARA MEHRILLOU

- Land Conveyance  
Not Applicable

- Corner Cut-Off  
Not Applicable

- Sidewalk  
Not applicable.

- Parking  
All parking must comply with ZBL 8600.

- Transportation Impact Study (TIS)  
Not Applicable.

- Based on the anticipated trip generation, the additional density is expected to have a negligible impact on traffic operations and the surrounding transportation network. Accordingly, a TIS is not required.

- Access  
All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.

- Exterior Path  
All new exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).  
Should you have any further questions or concerns, please contact Ellie MehriLou, of this department at [tda@citywindsor.ca](mailto:tda@citywindsor.ca).

## **DEVELOPMENT ENGINEERING – SHANNON MILLS**

Development Engineering has no objection to the proposed application.

## **ENWIN**

### **Hydro Engineering: Nillavon Balachandran**

No objection. Please be advised of the overhead 120/240V secondary conductor along the northern limit of the property.

Prior to working in these areas, we suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction and demolition. Also, we suggest referring to the Ontario Building Code for required clearances for New Building Construction.

### **Water Engineering: Bruce Ogg**

ENWIN Water has no objections.

## **LANDSCAPE ARCHITECT – HODA KAMELI**

There are no objections and comments from a Landscape Architecture perspective

## **HERITAGE PLANNING – TRACY TANG**

There is no apparent built heritage concern with this property, and it is not located within an Archaeological Potential Zone (APZ). Nevertheless, the Applicant should be notified of the following archaeological precaution.

1. Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Development Services Department, the City's Manager of Culture and Events, and the Ontario Ministry of Citizenship and Multiculturalism must be notified and confirm satisfaction of any archaeological requirements before work can recommence.

2. In the event that human remains are encountered during grading, construction or soil removal activities, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Local police or coroner will then notify the Ontario Ministry of Citizenship and Multiculturalism and the Registrar at the Ministry of Government and Consumer Services if needed, and notification and satisfactory confirmation be given by the Ministry of Citizenship and Multiculturalism.

### **Contacts:**

Windsor Planning & Development Services Department:

519-255-6543 x6179, ttang@citywindsor.ca, planningdept@citywindsor.ca

Windsor Manager of Culture and Events (A):

Michelle Staaedegaard, (O) 519-253-2300x2726, (C) 519-816-0711,

mstaadegaard@citywindsor.ca

Ontario Ministry of Citizenship and Multiculturalism

Archaeology Programs Unit, 1-416-212-8886, Archaeology@ontario.ca

Windsor Police: 911

Ontario Ministry of Public and Business Service Delivery and Procurement

Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures:

Ian Hember, 1-437-244-9840, ian.hember@ontario.ca



**Committee Matters: SCM 82/2026**

**Subject: Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 2, 2026**

**Development & Heritage Standing Committee Meeting**

Date: Monday, March 02, 2026

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

**Members Present:**

**Councillors**

Ward 1 - Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

**Members**

Member Anthony Arbour

Member Joseph Fratangeli - Participated via video conference

Member William Tape- Participated via video conference

**Member Regrets**

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Counsel

Ian Day, Senior Manager, Transportation

James Abbs, Manager-Planning

Patrick Winters, Manager, Development

Laura Diotte, Manager, Planning

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 2 of 10

---

Elara Mehrilou, Supervisor, Coordinator Maintenance  
Brian Nagata, Planner III – Development  
Kevin Alexander, Planner III - Special Projects  
Simona Simion, Planner III – Economic Development  
Tracy Tang, Planner III – Heritage  
Natasha McMullin, Clerk Steno Senior  
Anna Ciacelli, Deputy City Clerk

### Delegations—participating via video conference

Item 7.1 Douglas Bierer, Agent for the Applicant & Alan Kivisto, Agent for the Applicant, LRU Leasing Inc.  
Item 11.2 Christiaan & Jay Meyer, MB Land and Building Corp

### Delegations—participating in person

Item 7.1 Rukma Ramdenee, Dillon Consulting Ltd  
Item 7.1 Jerzy Niec, Area Resident

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

## 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Kieran McKenzie discloses an interest and abstains from voting on Item 7.1 being “Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3,” as there is a possibility that the proposed use could impact his employer.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 4. COMMUNICATIONS

None presented.

## 10. HERITAGE ACT MATTERS

## 8. ADOPTION OF THE MINUTES

### 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held February 2, 2026

Moved by: Member William Tape

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 3 of 10

Seconded by: Member Joseph Fratangeli

THAT the minutes of the Development & Heritage Standing Committee meeting held February 2, 2026, **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 66/2026

### 10.1. Request for Community Heritage Fund – 3056 Alexander Avenue (Sandwich HCD) (Ward 2)

Councillor Kieran McKenzie inquires, given the recommendation to exceed the minimum grant allocation threshold, should they consider revising the policy to raise the threshold. Neil Robertson, City Planner appears before the Development & Heritage Standing Committee regarding the administrative report dated February 5, 2026, entitled “Request for Community Heritage Fund – 3056 Alexander Avenue (Sandwich HCD) (Ward 2)” and responds that the threshold for the program is 15% and for this particular application, the recommendation is to cover 30% of the cost associated with the improvements. Mr. Robertson adds that since covid, there has been a new standard of about 30% simply because of the increased cost of building materials and the limited number of qualified professionals to complete the works. It may be worthwhile to adjust the program to reflect the current reality.

Moved by: Councillor Fred Francis

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 806**

- I. THAT the request for a Heritage Permit under Section 42 (1) 1. of the *Ontario Heritage Act* for the repair and restoration of the single detached dwelling at 3056 Alexander Avenue **BE GRANTED** as per plans in Appendix ‘A’ of this report;
- II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the repair and restoration of the single detached dwelling;
- III. THAT a total grant of 30% of the cost of the repair and restoration works, to an upset amount of \$12,374 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owner of 3056 Alexander Avenue, subject to:
  - a. Submission of conservation details, technical details, and samples (including material and colour selections) to the satisfaction of the City Planner or designate prior to work start;
  - b. Determination by the City Planner that the work is completed to heritage conservation standards and adheres to the details and plans as outlined in the Heritage Permit application;
  - c. Owner’s submission of paid receipts for work completed; and

# Minutes

## Development & Heritage Standing Committee

Monday, March 2, 2026

Page 4 of 10

- d. That the Community Heritage Fund (Reserve Fund 157) grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

- IV. That Administration **BE DIRECTED** to report back on funding thresholds for the Community Heritage Fund Grant program that will allow Council to consider augmentations to the program given recent administrative recommendations.

Carried.

Report Number: S 17/2026

Clerk's File: MBA/15108

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:33 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:35 o'clock p.m.

## 7. PLANNING ACT MATTERS

### 5. ADOPTION OF THE *PLANNING ACT* MINUTES

#### 5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held February 2, 2026

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 2, 2026, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 67/2026

#### 7.1. Official Plan Amendment and Zoning By-law Amendment Applications for 0 Mercer Street, Z-002/26 [ZNG-7353] & OPA 200 [OPA-7354], Ward 3

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 805**

- I. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street; situated on the southeast corner of Hanna Street East and Mercer Street as a Special Policy Area.
- II. THAT the City of Windsor Official Plan, Volume II, Chapter 1 - Special Policy Areas, **BE AMENDED** by adding site-specific policies as follows:

# Minutes

## Development & Heritage Standing Committee

Monday, March 2, 2026

Page 5 of 10

### 1.xx. Southeast Corner of Hanna Street East and Mercer Street

- 1.xx.1 The property described as Lots 17 to 30, Plan 649, known municipally as 0 Mercer Street, situated on the southeast corner of Hanna Street East and Mercer Street, is designated on Schedule A: Planning Districts & Policy Areas in Volume I - The Primary Plan.
- 1.xx.2 Notwithstanding Policy 6.5.3.1 of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
- a) A Group Home shall be an additional permitted use.
- 1.xx.3 Notwithstanding Policy 6.5.3.3(a) of the City of Windsor Official Plan, Volume I, Chapter 6 - Land Use:
- a) A Mixed-Use Corridor development shall have a building height of no more than five storeys (18.0 metres).

III. THAT Zoning By-law 8600 **BE AMENDED** by adding the following zoning exception to Section 91.10:

### 22. SOUTHEAST CORNER OF HANNA STREET EAST AND MERCER STREET

For the lands comprising Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), the following additional provisions shall apply:

- a) *Main Building Height: maximum* 18.0 m
- b) *Rear Yard Depth: minimum:* 23.8 m
- c) *Side Yard Width: minimum:*
  - 1. From the east *side lot line:* 20.8 m
- d) Notwithstanding Sections 5.99.30 and 10.1.5.10, the *maximum gross floor area* for a *Group Home* shall be 760.0 m<sup>2</sup>
- e) For a *Group Home* and any *Dwelling Unit*, a central air conditioning system shall be provided.

[ZDM 7; ZNG/7353]

IV. THAT Zoning By-law 8600 **BE FURTHER AMENDED** by changing the zoning of Lots 17 to 30, Plan 649 (PIN 01180-0194 LT), situated at the southeast corner of Hanna Street East and Mercer Street from MD1.2 to RD3.2x(22).

V. THAT Lots 17 to 30, Plan 649, (PIN 01180-0194 LT), **BE CLASSIFIED** as a Class 4 area pursuant to the "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)".

VI. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** with an application for Site Plan Approval:

- a. Functional Servicing Report, prepared by Dillon Consulting, dated October 2025 (Reference File No. 24-8715).
- b. Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- c. Planning Justification Report, prepared by Dillon Consulting, dated December 2025.
- d. Stage 1-2 Archaeological Assessment, prepared by HarutaArchaeology, dated April 8, 2025 (Reference File No. PIF P1131-0111-2025), with letter from the

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 6 of 10

Ministry of Citizenship and Multiculturalism, dated May 14, 2025 (Reference File No. 0023357).

- VII. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
- a. Noise Mitigation Measures identified in the Noise Impact Study, prepared by Dillon Consulting, dated June 2025 (Reference File No. 24-8715).
- VIII. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- a. General and Special Provisions identified in the Engineering Department's comments included under Appendix "F".
  - b. Record of Site Condition.
  - c. Required Drawing Revisions identified in the Engineering Department's comments included under Appendix "F".

Carried.

Councillor Kieran McKenzie discloses an interest and abstains from voting on this matter.  
Member Anthony Arbour voting nay.

Report Number: S 13/2026  
Clerk's File: Z/15097

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned 5:01 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:02 o'clock p.m.

## 9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

### 11. ADMINISTRATIVE ITEMS

#### 11.2. Ford City CIP/ Main Street CIP Application, 1037-1039 Drouillard Road, Owner: MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), Ward 5

##### **Christiaan & Jay Meyer, MB Land and Building Corp**

Christiann & Jay Meyer, MB Land and Building Corp., appear before the Development & Heritage Standing Committee regarding the administrative report dated February 3, 2026, entitled "Ford City CIP/ Main Street CIP Application, 1037-1039 Drouillard Road, Owner: MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), Ward 5" and thank administration for their support of this application.

Moved by: Councillor Fred Francis

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 7 of 10

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 808**

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), owner of the property located at 1037-1039 Drouillard Road **BE APPROVED**, for the following incentive programs:
  - i. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit;
  - ii. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs*. The estimated annual amount of the grant is +/- \$4,145;
  - iii. *Municipal Development Fees Grant Program* to a maximum amount of \$20,000; and
  - iv. *New Residential Development Grant Program* for two (2) new residential units (\$2,500 each) to the maximum amount of \$5,000.
- II. THAT subject to completion and review satisfactory to the City Planner, the request made by MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer), owner of the property located at 1037-1039 Drouillard Road **BE APPROVED** for the Main Streets CIP -*Building Facade Improvement Program* for grants totalling a maximum amount of \$30,000 in principle;
- III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
- IV. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- V. THAT funds in the maximum amount of \$15,000 under the *Retail Investment Grant* Program, funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$5,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project (Project #7181046) once the work is completed;
- VI. THAT funds in the maximum amount of \$30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Main Streets CIP project (Project #7219018) once the work is completed;
- VII. THAT grants **BE PAID** to MB Land and Building Corp. (c/o: Christiaan Meyer and Jay Meyer) upon completion of improvements to the interior/exterior of the property located at

# Minutes

## Development & Heritage Standing Committee

Monday, March 2, 2026

Page 8 of 10

1037-1039 Drouillard Road, through the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and

- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 14/2026  
Clerk's File: Z/13251 & Z/13002

### 11.1. University Wyandotte CIP - 591 Wellington Ave - Ward 3

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 807**

- I. THAT the request made by 2674404 Ontario Inc. (Owner) for the proposed creation of one (1) residential unit within the existing building at 591 Wellington Ave to participate in the Building/Property Improvement Tax Increment Grant Program under the University Ave and Wyandotte Street Community Improvement Plan **BE APPROVED** at the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for up to five (5) years or the eligible project costs in accordance with the University Avenue and Wyandotte Street Community Improvement Plan; and
- II. THAT Administration **BE DIRECTED** to prepare an agreement between the City and 2674404 Ontario Inc. (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 591 Wellington Ave in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Program to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and
- IV. THAT approval of the tax increment grant **BE RESCINDED** if the applicant has not completed the work and fulfilled the conditions within two (2) years of the approval date.

Carried.

Report Number: S 12/2026  
Clerk's File: Z/14007

# Minutes

## Development & Heritage Standing Committee Monday, March 2, 2026

Page 9 of 10

### 11.3. Main Streets CIP Application: 1519 Wyandotte Street East; Owners: ADHOC Development Inc. (C/O: Philip Duym), Ward 4

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 809**

- I. THAT the request for incentives under the *Main Streets Community Improvement Plan* made by ADHOC Development Inc. (C/O: Philip Duym), the owner of the property located at 1519 Wyandotte Street East **BE APPROVED IN PRINCIPLE** for the following programs:
  - i. *Building Facade Improvement Program* totaling a maximum of \$60,000;
  - ii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to ten (10) years of +/- \$8,377 per year or the total eligible costs;
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Main Street CIP for the *Building/Property Improvement Tax Increment Grant Program* agreement in accordance with all applicable policies, requirements, and provisions contained within the *Main Streets Community Improvement Plan* to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implication;
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- IV. THAT funds in the maximum amount of \$60,000 (*Building Facade Improvement grants*) under the *Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Main Streets CIP* Project Fund (Project #7219018) when the grant funds are ready to be paid out;
- V. THAT grants **BE PAID** to ADHOC Development Inc. (C/O: Philip Duym) upon completion of improvements to the exterior of the property located at 1519 Wyandotte Street East from the *Building Facade Improvement Program – Main Streets CIP* Project Fund (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 15/2026  
Clerk's File: Z/13002

# Minutes

Development & Heritage Standing Committee  
Monday, March 2, 2026

Page 10 of 10

---

## 12. COMMITTEE MATTERS

### 12.1. International Relations Committee Annual Reports 2024/2025

Moved by: Councillor Fred Francis  
Seconded by: Councillor Angelo Marignani

Decision Number: DHSC 810  
THAT the International Relations Committee Annual Reports 2024/2025 **BE APPROVED**.  
Carried.

Report Number: SCM 29/2026

## 13. QUESTION PERIOD

None registered.

## 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items) is adjourned at 5:04 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on April 7, 2026.  
Carried.

---

Ward 10 – Councillor Jim Morrison  
(Chairperson)

---

Deputy City Clerk / Supervisor of  
Council Services

**Subject: Notice of Intent to Demolish a Heritage Listed Property – 8150 Riverside Drive East, House - Ward 6**

**Reference:**

Date to Council: April 7, 2026  
Author: Tracy Tang, MCIP, RPP  
Planner III - Heritage (A)  
Email: ttang@citywindsor.ca  
Phone: 519-255-6543 X 6179

Erin Jeong  
Community Development Planning Assistant  
Email: sjeong@citywindsor.ca  
Phone: 519-255-6543 X 6438

Planning & Building Services  
Report Date: 3/6/2026  
Clerk's File #: MBA/14987

**To:** Mayor and Members of City Council

**Recommendation:**

- I. **THAT** the Notice of Intent to Demolish the heritage listed property at 8150 Riverside Drive East to remove the deteriorated buildings and structures and replace them with a new dwelling **BE RECEIVED**.
- II. **THAT** the property at 8150 Riverside Drive East, **BE REMOVED** from the Windsor Municipal Heritage Register due to a lack of cultural heritage value or interest under Ontario Regulation 9/06 of the *Ontario Heritage Act* in combination with the proposed complete demolition.

**Executive Summary:**

N/A

**Background:**

The property at 8150 Riverside Drive East was listed on the Windsor Municipal Heritage Register on June 9, 2008. It is identified on the Heritage Register as a house designed by architect D.J. Cameron and constructed in 1938.



Front facade of 8150 Riverside Drive East (photo provided by Property Owner).

On October 3, 2024, the Property Owner reached out to Heritage Planning Staff to inquire about heritage processes as they explored various options to alter their property, including potential renovations, additions, new construction, and later in September 2025, full demolition. Heritage Planning staff worked with them throughout to advise of the required heritage processes for the demolition/removal of buildings or structures on a heritage listed property. The ongoing engagement culminated in the formal submission of a complete Notice of Intent to Demolish package (Appendix 'A') on March 6, 2026.

### **Discussion:**

### **Legal Provisions:**

The subject property is listed (not designated) on the Windsor Municipal Heritage Register. Section 27 of Part IV of the *Ontario Heritage Act (OHA)* states that “the register may include property ... that the council of the municipality believes to be of cultural heritage value or interest”, without being designated. Also, “[T]he owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner’s intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.” The 60 days only begins after notice is received accompanying plans and information as Council may require. City of Windsor Council approved “Requirements and Procedures, Application for Demolition of Heritage-Listed Properties” (Council Decision # M163-2015) which outlines the required information for demolition, and notes that Administration has 30 days to evaluate if the information submitted is sufficient. Only after determination has been made that the required information has been submitted, does the 60-day count begin.

For heritage-listed (non-designated) properties, the *OHA* does not provide explicit provisions for Council to approve or consent to the demolition and no provision to apply conditions. Should Committee or Council wish to comment on alterations to a heritage-listed (non-designated) property, the only course of action available is to initiate designation.

Through the *Ontario Heritage Act*, City Council (with Committee consultation) may either initiate designation during the 60 days after notice of intent to demolish, or decide

to take no action. If a property is proposed for designation, a notice of intent to designate must include a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, which are those features that are considered important to retain if any alterations to the property are proposed after designation. "Cultural heritage value or interest" is to be considered according to Ontario Regulation 9/06.

### **Property Background:**

The subject property is located directly on the waterfront on the north side of Riverside Drive East between Lauzon Road and Watson Avenue. The property contains a two-storey wood-frame single detached residence as well as a single storey detached garage accessory structure. Building permit records indicate extensive alterations including complete window replacements in 1980. According to the Owner, the house has undergone undocumented alterations such as stucco cladding prior to them obtaining ownership.

At the time of its listing on the Windsor Municipal Heritage Register in 2008, the property was noted due to its historic association with locally prominent architect D. J. Cameron. D.J. Cameron designed utility buildings, churches, mausoleums, and residences in the early- to mid-20<sup>th</sup> century, many of which are also recognized on the Heritage Register.

Information within the property's Heritage File is minimal, with only one photograph of the dwelling (undated but presumably from 2006) and a one-page form (also undated but presumably from 2006) with written notes stating architect David Cameron and date constructed of 1938. However, the architect who designed the dwelling and the 1938 date of construction could not be substantiated through heritage research evidence. Heritage Planning staff conducted preliminary heritage research on the subject property and found that the dwelling and garage were constructed sometime between 1948 and 1950 based on historic aerial photography and Land Registry Office historical books.

The Property Owner acquired the property in April 2022 with plans to renovate, restore, and redevelop the property. The Owner applied for a Minor Variance application (A-027/25) seeking relief for the location of an accessory building (detached garage) in the front yard. The application was granted by the Committee of Adjustment on April 10, 2025. However, due to the discovery of the extent of damage to the building, the Owner has determined that it is unfeasible to pursue their plans for the property's redevelopment and instead plans to entirely demolish the buildings and structures on the property and build anew.

### **Proposal:**

The Owner intends to completely demolish the single detached dwelling and detached garage accessory structure on the property and replace them with a new single detached dwelling. A site plan and architectural drawing set have not been submitted at this time, but it is the Owner's intention that the elevation and square footage remain similar to the existing dwelling. A building permit application would be required for construction of a new dwelling. The Owner is committed to obtaining an architect to design a new dwelling that is compatible with the neighbourhood should the Notice of Intent to Demolish application be received by City Council. The complete Notice of

Intent to Demolish package for 8150 Riverside Drive East was submitted with photographs of the property's current condition and a Building Condition Assessment report prepared by a licensed engineer (Appendix 'A').



Interior view of the deteriorated dwelling proposed for complete demolition (photos provided by Property Owner).

The dwelling is currently vacant and unoccupied. The Owner has described how the dwelling is not suitable for occupation due to extreme water damage, termite damage, gutting, and deterioration. The Building Condition Assessment report prepared by Donato Di Giovanni, P.Eng., found extensive termite damage on nearly all structural members of the wood framing. The report concludes that the only way to repair all of the damage is to replace the entire structure, including the foundation, and that it should be torn down and rebuilt. Detailed internal photos provided by the Owner illustrate the severe wood decay which has been caused by prolonged water infiltration and termite damage. Floor decking is visibly exposed, with compromised subfloor areas and framing members. Interior walls and finishes show signs of moisture staining and material degradation. The Owner has estimated costs for the repair of the dwelling at over \$2,000,000 and a time schedule of over a year.



Detailed interior photos of the deteriorated ceiling, floor, and walls of the dwelling proposed for demolition. (photos provided by Property Owner).

Based on these factors, it is the Owner's position that restoration of the structure is not structurally nor financially feasible. The proposed demolition is intended to enable the construction of a structurally sound and functional residence through the removal of the deteriorated, decaying building and its associated safety hazards.

### Heritage Considerations:

Through the property's Heritage File, the house at 8150 Riverside Drive East was assumed to be associated with a locally significant architect, D.J. Cameron, in its design and construction. However, this association could not be verified through historical evidence. Further, the property has undergone significant alterations in recent years which have substantially compromised any potential physical heritage value of the property. Along with the proposed complete demolition of the dwelling due to its late-stage deterioration and rotting, Administration and the current Owner concur that this property is a candidate for removal from the Windsor Municipal Heritage Register. It is Administration's opinion that this property would have been a candidate for removal from the Municipal Heritage Register through the Bill 23 listed properties review exercise, should an application for demolition not have come through.

### Official Plan Policy:

Chapter 9 of the City of Windsor Official Plan, Heritage Conservation, includes the following objectives related to the recognition, conservation, and enhancement of heritage resources:

<i>CONSERVATION MANAGEMENT</i>	9.2.1	To conserve Windsor's heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical, and contextual significance and ensures their future viability as functional components of Windsor's urban environment.
<i>IDENTIFY HERITAGE RESOURCES HERITAGE REGISTER</i>	9.3.3.4	Council will identify heritage resources by:  (ii). Maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and

The property in its current state already demonstrates potential for removal from the Windsor Municipal Heritage Register for reasons stated above. Together with the proposed complete demolition that is the subject of this report, the property will be entirely removed of what little physical heritage value or attributes it currently has. Therefore, Heritage Planning staff recommend the removal of this property from the Windsor Municipal Heritage Register to keep it up to date.

### Risk Analysis:

The proposed demolition would allow the Owner to address the ongoing structural deterioration of the existing dwelling and remove the unsafe building from the property. The Notice of Intent to Demolish under the *Ontario Heritage Act* provides an opportunity for Council to consider whether designation is warranted in circumstances where cultural heritage value may be at risk. Should designation be initiated, all relevant permits would be held pending Council review, which would suspend the Owner's ability to proceed with any work. Designation is typically considered only where the preservation of identified heritage attributes is necessary to prevent inappropriate or irreversible impacts.

In this case, initiation of a Part IV individual heritage designation in response to this Notice of Intent to Demolish is not recommended by Administration for the following reasons: 1.) The property does not meet the minimum two out of nine criteria required for individual heritage designation under O.Reg. 9/06 of the *Ontario Heritage Act*. 2.) There is no substantial cultural heritage value or interest in the property aside from its speculated attribution to architect D. J. Cameron, which was not able to be substantiated. 3.) The designation of this property would delay any remediation actions required to resolve the structural and safety issues currently affecting the building. It may result in the dwelling remaining vacant and being subject to further deterioration.

## **Climate Change Risks**

### **Climate Change Mitigation:**

N/A

### **Climate Change Adaptation:**

N/A

### **Financial Matters:**

There is no cost to the City; the Property Owner will be paying the full cost of the proposed demolition of the buildings and structures on the property.

### **Consultations:**

Heritage Planning staff discussed the details of the proposal with the Property Owner and their Engineer through email correspondence. Heritage Planning staff consulted with Sophia Di Blasi, Senior Urban Designer, regarding the Building Condition Assessment Report findings; the Building Department regarding Building Permit application requirements; and Aaron Farough, Senior Legal Councils, Legal & Real Estate Department, regarding the legal provisions within the *Ontario Heritage Act*.

### **Conclusion:**

Administration recommends that City Council receive the proposed demolition of the heritage listed property at 8150 Riverside Drive East, House. The Owner is requesting the demolition to address extensive deterioration and building failure caused by water damage and termite infestation. The proposal will remove all buildings and structures from the subject property to facilitate the new construction of a residential dwelling. The demolition and new construction will irreversibly remove any little remaining heritage value or interest of the listed heritage property. However, the property in its current state is already a candidate for removal from the Windsor Municipal Heritage Register. Administration recommends that the property be removed from the Heritage Register.

### **Planning Act Matters:**

N/A

**Approvals:**

<b>Name</b>	<b>Title</b>
Tracy Tang	Planner III – Heritage (A)
Jason Campigotto	Deputy City Planner – Growth (A)
Aaron Farough	Senior Legal Counsel, Legal & Real Estate
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner of Economic Development
Ray Mensour	Chief Administrative Officer

**Notifications:**

<b>Name</b>	<b>Address</b>	<b>Email</b>

**Appendices:**

- 1 Appendix A - Heritage Permit Application for 8150 Riverside Drive East



## 2. SUBJECT PROPERTY

Municipal Address: 8150 RIVERSIDE DRIVE EAST

Legal Description (if known): CONC. 1; PT LOT 129; PLAN 470; LOT 4 & PT LOTS 3 & 5 & PT OF WATER LOT

Building/Structure Type:

- Residential       Commercial       Industrial       Institutional

Heritage Designation:

- Part IV (Individual)       Part V (Heritage Conservation District)

By-law #: \_\_\_\_\_ District: \_\_\_\_\_

Is the property subject to a Heritage Easement or Agreement?

- Yes       No

## 3. TYPE OF APPLICATION

Check all that apply:

- Demolition/Removal of heritage attributes       Addition       Erection       Alteration\*  
 Demolition/Removal of building or structure       Signage       Lighting

\*The *Ontario Heritage Act's* definition of "alter" means to change in any manner and includes to restore, renovate, repair or disturb.

## 4. HERITAGE DESCRIPTION OF BUILDING

Describe the existing design or appearance of buildings, structures, and heritage attributes where work is requested. Include site layout, history, architectural description, number of storeys, style, features, etc..

---

### DEMOLITION OF ALL STRUCTURES ON THE PROPERTY

---

- Structures include single detached home, 2 stories. & Single detached garage.

---

- All structures have steel roof with stucco exterior. Interior of garage is unfinished

---

Interior of the detached home was going to be renovated, until extensive water and termite damage was exposed during the exploratory demolition. As well previous home owner concealed

---

the water damage and termite damage. Rotted out floor joist on the 2nd story was covered up by placing plywood and recarpeted.

---

## 5. PROPOSED WORK

Provide a detailed written description of work to be done, including any conservation methods you plan to use. Provide details, drawings, and written specifications such as building materials, measurements, window sizes and configurations, decorative details, etc.. Attach site plans, elevations, product spec sheets, etc. to illustrate, if necessary.

### DEMOLITION FOR REBUILD OF RESIDENTIAL HOME

Complete demolition of all buildings and structures on the property.

Once I get approved for the demolition, I will immediately hire an architect to begin drawings of the new home. Since I am not sure if I can get approved for the demolition I do not want to spend money on hiring an architect currently. I do plan on building a home, elevations I would try and keep the same height, square foot wise I would like to keep the same or go a little larger. But I do not plan on drastically changing the site plan. I am building the home as my forever home, not building to sell.

## 6. HERITAGE PERMIT RATIONALE

Explain the reasons for undertaking the proposed work and why it is necessary.

### WATER DAMAGE AND TERMITE DAMAGE CAUSING EXTENSIVE DAMAGE TO THE PROPERTY. REBUILDING TO FORTIFY THE HOME FOR FUTURE

Since previous owners have updated the exterior of the house changing it to stucco, there is no cultural heritage interest or value on the property. Especially with the damages from the water and termite, the house has no significant heritage value.

Describe the potential impacts to the heritage attributes of the property.

Demolition will eliminate the heritage attributes

As per the engineer's report, foundation will need to be repaired and strengthened, as well as majority of the structural framing. Temporary walls and temporary foundation will need to be done in order to try and repair these damages. All this needs to be done before the remediation of the non-structural framing that has been damaged via water and termites. As per the engineer's report, due to the extensive repairs they are concerned about the longevity and structural strength of the repairs. With all this considered the approximate repair cost is over \$2,000,000 CAD, with an estimated repair schedule of over a year.

## 7. CHECKLIST OF MATERIALS SUBMITTED Check all that apply:

Required:

- Photographs (showing the current condition and context of existing buildings, structures, and heritage attributes that are affected by the application)
- Site plan/ Sketch (showing buildings on the property and location of proposed work(s))
- Architectural drawings of proposed work(s) (e.g. existing and proposed elevations, floor plans, roof plans, etc., as determined by Heritage Planning staff)
- Specifications of proposed work(s) (e.g. construction specification details)

Potentially required (to be determined by Heritage Planning staff):

- Registered survey
- Material samples, brochures, product data sheets etc.
- Cultural Heritage Evaluation Report
- Heritage Impact Assessment (HIA)
- Heritage Conservation Plan
- Building Condition Assessment

## 8. NOTES FOR DECLARATION

*The applicant hereby declares that the statements made herein and information provided are, to the best of their belief and knowledge, a true and complete representation of the purpose and intent of this application.*

*The applicant agrees that the proposed work shall be done in accordance with this application, including attachments, and understands that the issuance of the Heritage Alteration Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any By-Law of the Corporation of the City of Windsor, or the requirements of the Building Code Act, RSO 1980, c51.*

*The applicant acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of Windsor, or plans and specifications approved is prohibited and could result in the permit being revoked. The applicant further agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-conformance with the said agreements, By-Laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.*



2026-03-05

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

## SCHEDULE A

### A. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the applicant is authorized to make the application must be included with this application form or the authorization below must be completed.

I, \_\_\_\_\_, am the registered owner of the land that is  
*name of registered owner*

subject of this application for a Heritage Alteration Permit and I authorize

\_\_\_\_\_ to make this application on my behalf.  
*name of agent*

\_\_\_\_\_  
Signature of Registered Owner

\_\_\_\_\_  
Date

If Corporation – I have authority to bind the corporation.

### B. Consent to Enter Upon the Subject Lands and Premises

I, \_\_\_\_\_, hereby authorize the members of the Windsor Heritage Committee and City Council and staff of the Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 3 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.

  
\_\_\_\_\_  
Signature of Registered Owner

2026-03-05  
\_\_\_\_\_  
Date

If Corporation – I have authority to bind the corporation.

### C. Acknowledgement of Applicant

I understand that receipt of this application by the City of Windsor Planning Department does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further understand that pursuant to the provisions of the *Ontario Heritage Act* and the *Municipal Freedom of Information and Protection of Privacy Act*, this application and all material and information provided with this application are made available to the public.

  
\_\_\_\_\_  
Signature of Applicant

2026-03-05  
\_\_\_\_\_  
Date

# *DVD Engineering*

2217 Walker Road  
McGregor ONT. NOR 1J0

Office (519) 726-5263  
Fax No(519) 726-5717

City of Windsor  
Building Department  
Windsor, ON

4 February 2026

Re:8150 Riverside Drive East  
Building Condition Assessment Report

---

I attended the home located at 8150 Riverside Drive East to complete a Building Condition Report. The home is framed with platform framing, this dates the house to the 1940-1950 range at the oldest it could be as prior to 1940 nearly all homes were framed using balloon framing method. The exterior of the home is covered in stucco finish.

In my review I found extensive damage to the majority of structural framing throughout the home. There are many areas that just fall apart in your hands. See pictures below.





There has been attempts to repair the home but with nearly every structural member needing to be replaced it would be better structurally and financially that all of wood structure to be torn down and replaced. In review of the foundation there are many areas that require repair and likely during repair of the wood structure the foundation will be further damaged and need to be replaced.

It is of my opinion that the home should be torn down and rebuilt. The termite damage is extensive and only way to repair all the damage is replace the entire structure including the foundation. Along with the construction of the home being platform framed and the exterior of the home now being stucco, there does not seem to be historical significance.

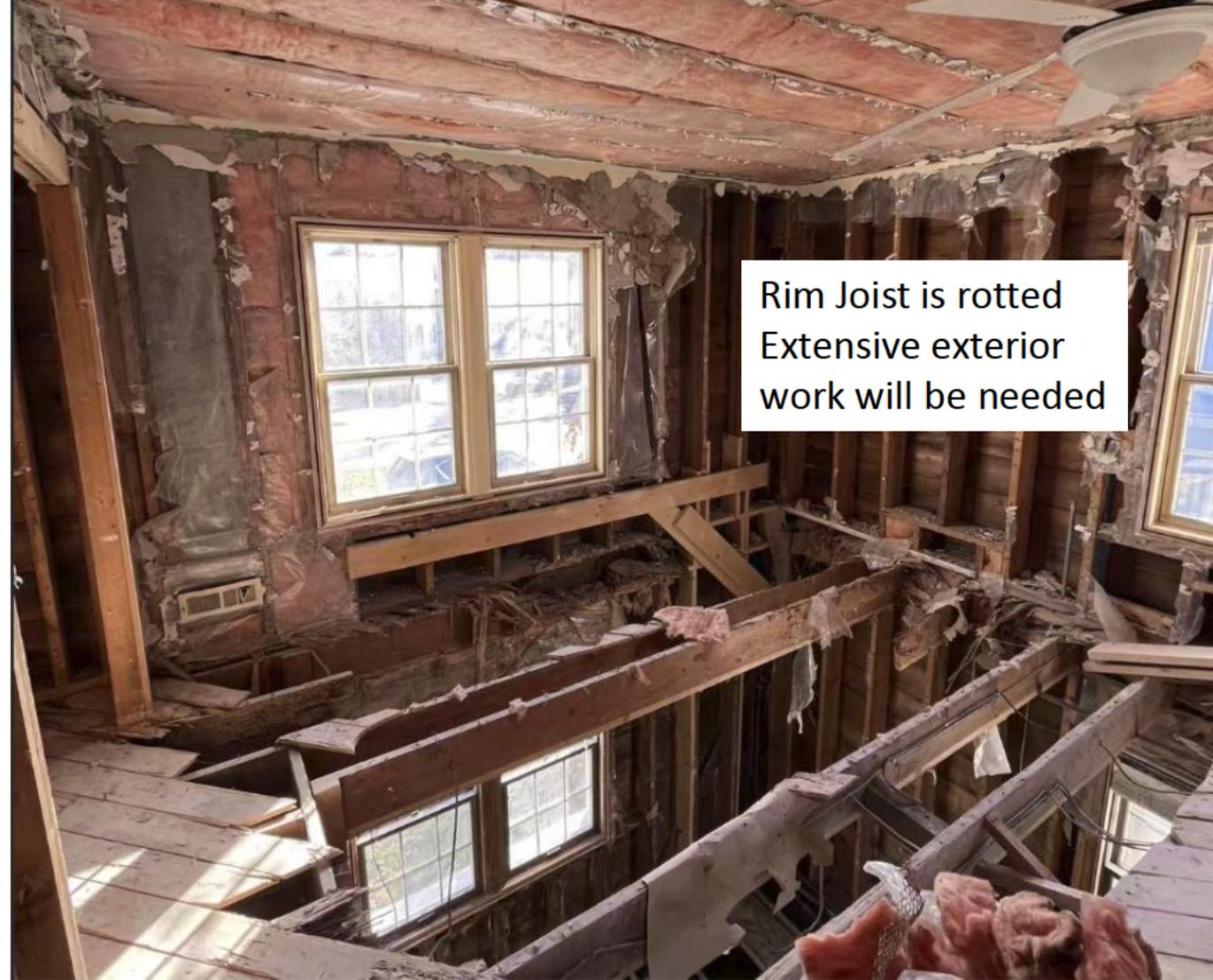
Please contact me with any questions or concerns.



Donato Di Giovanni P.Eng  
Bart DiGiovanni Construction







Rim Joist is rotted  
Extensive exterior  
work will be needed



**Subject: Demolition Control – 672 Langlois Ave - Ward 4**

**Reference:**

Date to Council: April 7, 2026

Author: Simona Simion, Economic Development Planner (A)

Phone: 519-255-6543 ext. 6449

Planning & Building Services

Report Date: 2/19/2026

Clerk's File #: SB2026

**To:** Mayor and Members of City Council

**Recommendation:**

- I. THAT the Chief Building Official **BE AUTHORIZED** to issue a demolition permit for the residential dwelling located at 672 Langlois Ave to facilitate redevelopment of the property as described in this report; and,
- II. THAT the Chief Building Official **BE DIRECTED** to require, as a condition of the demolition permit, that:
  - a. Redevelopment be substantially complete within two years of demolition permit issuance; and,
  - b. If redevelopment, including construction of a new building, is not substantially complete within two years of the commencement of demolition, the maximum fee (\$20,000) shall be entered on the collectors roll of the property; and,
- III. THAT if instructed by the City Planner, the City Solicitor **BE DIRECTED** to register a notice of Condition II of this report in the land registry office against the property.

**Executive Summary:**

N/A

**Background:**

A set of policies and regulations were approved by Council in August of 2017, which aims to prevent demolition of buildings along the City's traditional commercial streets for use as surface parking.

The Official Plan policies and Zoning By-law regulations apply within the City's Business Improvement Areas and other mainstreet areas such as Wyandotte St E from McDougall St to Gladstone Ave.

By-law 131-2017 was approved by Council to encourage orderly development and prevent speculative demolition of residential dwellings in the vicinity of traditional commercial streets. The subject property falls within the area covered by By-law 131-2017.

By-law 131-2017 applies to properties containing a residential dwelling unit located within 100 m (328') of traditional commercial streets, which includes properties north and south of Wyandotte St E (See Appendix C Demolition Control By-Law Map). The By-law prohibits demolition of any residential property in the demolition control area unless a permit is issued by City Council.

The property is designated for Residential use in the City's Official Plan and zoned Residential District 2.2 (RD2.2), which permits a range of low-density dwelling types. The applicant plans to develop a multiple unit dwelling with four (4) dwelling units which is a permitted use. The applicant was approved by the Committee of Adjustment for a minor variance for reduced minimum lot width.

### **Discussion:**

The City has received plans to redevelop the property located at 672 Langlois Ave (Appendix A Location Map). The owner Reigns 740 Bloom Inc. proposes to demolish the existing single unit dwelling and replace it with a multiple unit dwelling with four (4) dwelling units (Appendix B Redevelopment Plan).

By-law 131-2017 allows Council to attach a condition to a demolition permit requiring redevelopment to be substantially completed within a specified timeframe (i.e. must be at least two years from demolition permit issuance). As authorized by Section 33 (7) of the Planning Act, R.S.O, 1990, c. P.13, paragraph 7 (b) of the By-law states "that, on failure to complete the new building within the time specified in the permit issued, the Clerk shall be entitled to enter on the collectors roll, to be collected in like manner as municipal taxes, such sum of money as may be determined by Council but not in any case to exceed the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued, and such sum shall, until payment thereof, of a line or charge upon the land in respect of which the permit to demolish the residential property is issued."

The subject property contains a one-storey 118.3 m<sup>2</sup> (1274 ft<sup>2</sup>) detached dwelling constructed in approximately 1907. The property also contains a detached accessory building (See Appendix D Site and Neighbourhood Photos).

The property is 678.38 m<sup>2</sup> in size (i.e. 44.83m x 15.13m). The property is not listed on the Municipal Heritage Register. The drawings for the proposed development show a 4-unit multiple dwelling (refer to Appendix B Redevelopment Plan for design details) that conforms to the Official Plan and Zoning By-law (Committee of Adjustment minor variance application A-098/25 approved Jan 8, 2026).

## **Risk Analysis:**

There is little risk associated with approval of the requested demolition. The owner has demonstrated there is a redevelopment plan for the property and is expected to construct new dwellings within the two-year time frame set out in the recommendations section.

If the new dwellings are not substantially complete within two (2) years of demolition permit issuance, a fee of up to \$20,000 will be added to the tax roll of the property in accordance with paragraph 7(b) the By-law and Section 33(7) of the Planning Act and be recorded as revenue with the Development Applications (Dept ID 0153510) department.

## **Climate Change Risks**

### **Climate Change Mitigation:**

The proposed multiple dwelling implements Environmental Master Plan Objective C1: Encourage in-fill and higher density in existing built areas.

### **Climate Change Adaptation:**

The proposed new dwelling units may be affected by climate change, in particular with respect to extreme precipitation and an increase in days above 30 degrees. While not the subject of this report, any new construction would be required to meet the current provisions of the Building Code, which would be implemented through the building permit process. The site would also be required to incorporate storm water management best practices.

## **Financial Matters:**

The current assessed value of the property is \$96,000 and annual municipal tax levy is \$2,011 (municipal only \$1,865). The assessment is anticipated to increase once the new dwelling is constructed; however, no estimate is currently available to quantify the impact on property tax.

## **Consultations:**

Staff from the Financial Planning Department (Michael Okanlawon), Treasury and Financial Accounting Department (Carolyn Nelson and Jose Mejalli), and Legal Department (Aaron Farough) have been consulted in the preparation of this report.

## **Conclusion:**

Demolition of the existing residential dwelling located at 672 Langlois Ave will facilitate the construction of a 4-unit multiple dwelling, which is a more efficient use of the property. The proposed redevelopment conforms to the Zoning By-law, constitutes orderly development, and the requested demolition is not considered speculative.

It is recommended that Council authorize the Chief Building Official to issue a

demolition permit and that a condition be imposed requiring the redevelopment to be substantially complete within two years of demolition permit issuance.

**Approvals:**

<b>Name</b>	<b>Title</b>
Simona Simion	Economic Development Planner (A)
James Abbs	Manager, Planning – Growth (A)
Jason Campigotto	Deputy City Planner – Growth (A)
John Revell	Chief Building Official
Emilie Dunnigan	Manager Development Revenue & Financial Administration
Lorie Gregg	Executive Director, Financial Planning/Deputy Treasurer
Kate Tracey	Senior Legal Counsel, Legal & Real Estate Services
Neil Robertson	City Planner
Jelena Payne	Deputy CAO/Commissioner, Economic Development
Janice Guthrie	Commissioner of Finance, City Treasurer
Ray Mensour	Chief Administrative Officer

**Notifications:**

<b>Name</b>	<b>Address</b>	<b>Email</b>

**Appendices:**

- Appendix A Location Map
- Appendix B Redevelopment Plan
- Appendix C Demolition Control By-law Map
- Appendix D Site and Neighbourhood Photos

# Appendix A Location Map



## LOCATION MAP : 672 LANGLOIS AVENUE

APPLICANT: REIGNS 740 BLOOM INC



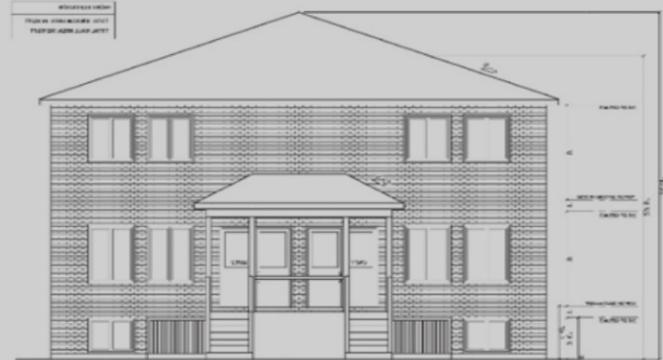
SUBJECT PROPERTY







SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

<p>0.2-A</p>	<p>NEW 4 UNIT RESIDENTIAL BUILDING          1571 LAUREL CIRCLE          WASHINGTON, DC 20004          ELEVATIONS</p>		<p>DATE: 04/07/2026          DRAWN BY: J. J. JONES          CHECKED BY: J. J. JONES          PROJECT NO: 2026-001          SHEET NO: 0.2-A</p>
--------------	--	--	--





# Appendix C Demolition Control By-law Map



1:7,500  
AUGUST 2017

DEMOLITION CONTROL BY-LAW BOUNDARY AREA  
PROPERTIES INCLUDED IN DEMOLITION CONTROL BY-LAW

**SCHEDULE H : DEMOLITION CONTROL BY-LAW**  
**WYANDOTTE STREET EAST**

Appendix D Site and Neighbourhood Photos

Subject Property



Neighbourhood Photos







**Committee Matters: SCM 86/2026**

**Subject: Minutes of the International Relations Committee of its meeting held  
February 24, 2026**

**INTERNATIONAL RELATIONS COMMITTEE**  
**Meeting held February 24, 2026**

A meeting of the International Relations Committee is held this day commencing at 3:30 o'clock p.m. in Room 522a, 350 City Hall Square West, there being present the following members:

Councillor Angelo Marignani, Chair  
Councillor Renaldo Agostino (arrives at 3:55 p.m.)  
Councillor Ed Sleiman  
Lubna Barakat (via Zoom video conference)  
Saiful Bhuiyan  
Ronnie Haidar  
L.T. Zhao (via Zoom video conference)  
William Ma (via Zoom video conference)

***Regrets received from:***

Councillor Fred Francis  
Jerry Barycki

***Guests in attendance:***

Uran Kuci, President, Albanian Association of Windsor  
Dr. Entela Bilali  
Professor Arti Tamburi  
Professor Jonia Tamburi  
Dr. Mirabela Hali, Medical Researcher

***Also present are the following resource personnel:***

Sandra Gebauer, Council Assistant  
Karen Kadour, Committee Coordinator

**1. Call to Order**

The Chair calls the meeting to order at 3:30 o'clock p.m. and the Committee considers the Agenda being Schedule A, attached hereto matters which are dealt with as follows:

**2. Declaration of Conflict**

None disclosed.

### 3. Minutes

Moved by Councillor Sleiman, seconded by Ronnie Haidar,  
That the minutes of the International Relations Committee of its meeting held  
December 17, 2025, **BE ADOPTED** as presented.  
Carried.

### 4. Business Items

#### 4.1 Shkodra Twin Proposal – Presentation from Uran Kuci, President of the Albanian Windsor Association and members

The following representatives are present:

- Uran Kuci, President of the Albanian Association of Windsor
- Dr. Entela Bilali
- Professor Arti Tamburi
- Professor Jonia Tamburi
- Dr. Mirabela Hali, Medical Researcher

Mr. Uran Kuci along with the representatives of the Albanian Windsor Association introduce themselves. Mr. Kuci thanks the members of the International Relations Committee for the opportunity to meet and discuss the twinning initiative between the City of Windsor and Shkodra, a City in Albania. This potential partnership represents more than a formal agreement between two cities; it is a bridge of friendship, culture, education, and economy collaboration. Videos of beautiful Shkodra are provided.

A Presentation entitled “The Gateway to Northern Albania” is provided and includes the following topics:

- Historic Foundations, Cultural Preservation & Trade, Global Recognition, Beacon of Religious Harmony, Geography: Where the Alps meet the Adriatic, Economic Pillars and Development, Culture Insights and New Horizons: Canada-Albania Link Direct Flights.
- The similarities between Shkodra and Windsor are defined.

In response to a question from Ronnie Haidar regarding if Shkodra has any other twin cities, it is noted that Windsor would be the first Twin City in the Western Hemisphere.

Councillor Ed Sleiman asks for examples of what Shkodra is known for - tourism, fishing, textiles and trade is expressed.

Sandra Gebauer provides the following next steps as outlined in the Twin City/Friendship City policy:

- Discussion and recommendation from the IRC Committee
- Proposal for a twinning
- Take direction from the Mayor's Office.

Once the IRC Committee makes a recommendation, it will proceed to the Development & Heritage Standing Committee and City Council for approval.

Upon approval by the Mayor and City Council, the Mayor's Office will prepare a Letter of Intent to be sent to the Mayor of Shkodra.

In response to a question asked by Lubna Barakat regarding if the Shkodra Embassy and Consulate in Canada would be involved with this partnership, the response is affirmative.

The delegation representing Shkodra leave the meeting at 4:28 o'clock p.m.

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman, That the Presentation provided by the City of Shkodra regarding the potential twinning relationship between the City of Shkodra and the City of Windsor **BE RECEIVED**.

Carried.

#### **4.2 Invitation from Lublin, Poland for the International Exhibition of Inventions and Technology – INNOWINGS 2026 to be held on June 18 & 19, 2026 in Lublin, Poland**

The Chair suggests directing this invitation to Invest WindsorEssex to determine if there is interest in this endeavour.

Moved by Ronnie Haidar, seconded by Saiful Bhuiyan, That Jerry Barycki **BE CONTACTED** regarding the invitation from Lublin, Poland for the International Exhibition of Inventions and Technology, and further, that Invest Windsor Essex **BE APPRISED** of this opportunity.

Carried.

#### **4.3 Gunsan Brews & Blues Festival – 2026**

It is noted that the importing of the beer to Gunsan will be paid for, and the Chair suggests this may be worthwhile event for a Windsor brewery.

Councillor Renaldo Agostino proposes that this information be provided to Tourism Windsor Essex Pelee Island (TWEPI). Sandra Gebauer notes that only one brewery is being invited to attend the Festival.

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,  
That **APPROVAL BE GIVEN** to direct the matter relating to the 2026 Gunsan  
Brews & Blues Festival to Tourism Windsor Essex Pelee Island (TWEPI) to decide which  
brewery will attend the event in Gunsan.

Carried.

#### **4.4 Verbal Report regarding the June 14-16, 2025, Visit to Arlington, Texas**

Highlights of the visit to Arlington, Texas by some members of the IRC and  
Administration are as follows:

- The Chair remarks that the city is very “sports centric”, very much like downtown Detroit.
- They met the Mayor of Arlington along with other delegates of Arlington.
- Also met the Provost of Arlington, Texas University along with representatives from the social work, nursing, and education faculty. The Provost advised that this is a university not of Arlington, Texas but for Arlington, Texas which is the spirit of the University of Windsor.
- The University of Arlington Texas has a multi-cultural campus with diverse events.
- A walking tour of the downtown area was conducted.

Moved by Councillor Renaldo Agostino, seconded by Councillor Sleiman,  
That the verbal update regarding the January 14–16, 2026 visit to Arlington, Texas  
**BE RECEIVED.**

Carried.

#### **4.5 Arlington, Texas Visit to the City of Windsor**

Sandra Gebauer advises that the delegation from Arlington, Texas has asked that  
their visit to Windsor be deferred until after their municipal election, scheduled for May 2,  
2026.

The Committee members provide the following suggestions in terms of possible  
dates for the Arlington delegation’s visit to Windsor:

- During the Multicultural Carrousel of Nations (June 12-14, 2026, and June 19-21, 2026).
- Canada Day Weekend.
- During the Windsor/Detroit Fireworks to be held on June 22, 2026.

The Committee agrees that the invitation will consist of a 2-3 day visit to Windsor and  
will include a tour of the Windsor/Detroit Tunnel.

Councillor Agostino indicates that the final dates for this visit should be coordinated through the Mayor's office so the Mayor's availability can be confirmed.

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,  
That a suggestion by the International Relations Committee to invite a delegation from Arlington, Texas for a two-to-three-day visit to the City of Windsor, during the month of June 2026 **BE FORWARDED** to the Mayor's Office for approval.  
Carried.

#### **4.6 Children's Art Exhibit 2026**

The Chair remarks that the Children's Art Exhibit traditionally has been held at Devonshire Mall and asks if there is a suggestion for another venue. Councillor Renaldo Agostino proposes that City Hall Square Park be considered as an additional location.

Lubna Barakat suggests that a "theme" for the Children's Art Exhibit be determined.

Sandra Gebauer proposes that the Twin Cities be invited along with local children to participate in the 10<sup>th</sup> Anniversary of the Children's Art Exhibit and that details including dates and venues be finalized at a later date.

Councillor Renaldo Agostino recommends that the event be incorporated into the esplanade in the summer months.

Discussion ensues regarding the date of the 2026 Children's Art Exhibit.

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,  
That it is generally agreed that the 10<sup>th</sup> Anniversary of the 2026 Children's Art Exhibit **BE HELD** in the summer at City Hall Square Park with a Theme entitled: "10 Year Anniversary".  
Carried.

#### **4.7 Best Western Plus Waterfront Hotel and the Holiday Inn Express Windsor Waterfront Hotel**

Sandra Gebauer states that while making hotel reservations for the delegates from Lublin, Poland and Gunsan, South Korea during October and November 2025, management from the Holiday Inn Express Windsor Waterfront offered contracts with preferred rates for the Holiday Inn Express Windsor Waterfront Hotel and the Best Western Plus Waterfront Hotel for future booking. A CAO report is currently being prepared for approval by the City Clerk and Chief Administrative Officer.

## 5. Communications

Moved by Councillor Renaldo Agostino, seconded by Councillor Ed Sleiman,  
That the Pictorial Report from the 30<sup>Th</sup> Polish Canadian business Professional  
Association **BE RECEIVED**.  
Carried.

## 6. New Business

Sandra Gebauer advises that her contact from our twin city of Changchun, China has requested information regarding conferences to be held in the Fall 2026 in Windsor. Invest Windsor Essex, has confirmed that they are hosting an “Emerging Technologies and Automation and Mobility Transformation Conference and Trade Show at Caesars Windsor on November 19, 2026. This information has been shared with the contact in Changchun, who has indicated that a delegation would be very interested in attending. Further information will be provided to them once registration for the event opens.

## 7. Date of Next Meeting

The next meeting will be held on May 20, 2026, at 3:30 p.m. in a room to be determined.

## 8. Adjournment

There being no further business, the meeting is adjourned at 5:15 o'clock p.m.