

## **ADDITIONAL INFORMATION**

- Item 7.1 Official Plan Amendment and Zoning By-law Amendment for 11646 Tecumseh Rd. E.; Applicant: Maple Leaf Homes Ltd.; File Nos. OPA 143 [OPA/6324]; Z-005/21 [ZNG/6323]; Ward 7
- a) Tracey Pillon-Abbs, Planning Consultant representing Applicant submitting the **attached** written submission as additional information.
- Item 7.4 Rezoning - 2156567 Ontario Ltd. – 1092-1096 Dougall Avenue - Z-041/21 ZNG/6624 - Ward 3
- a) Barbara Gebara, area resident submitting the email dated January 24, 2022 as a written submission (previously distributed).
  - b) Cheryl Colborne, area resident submitting the email dated February 2, 2022 as a written submission (previously distributed).

## **DELEGATIONS:**

### ***Planning Act Matters***

- Item 7.1 Official Plan Amendment and Zoning By-law Amendment for 11646 Tecumseh Rd. E.; Applicant: Maple Leaf Homes Ltd.; File Nos. OPA 143 [OPA/6324]; Z-005/21 [ZNG/6323]; Ward 7
- a) Justina Nwaesei, Sr. Planner (powerpoint)
  - b) Tony Chau, Senior Project Manager, ADA-Architect
  - c) Tracey Pillon-Abbs, Planning Consultant representing Applicant
- Item 7.2 RICBL Exemption 2021-4 - Dillon Consulting Limited - 0 Tecumseh Road East - Ward 7
- a) Adam Szymczak, Sr. Planner (powerpoint)
  - b) Zoe Sotirakos, Dillon Consulting (available for questions)
- Item 7.3 Rezoning - 2776557 Ontario Ltd - 1153-1159 Riverside Drive East - Z-037/21 ZNG/6588 - Ward 4
- a) Adam Szymczak, Sr. Planner (powerpoint)
  - b) Tracey Pillon-Abbs, Planning Consultant representing Applicant
  - c) David Impens, area resident
- Item 7.4 Rezoning - 2156567 Ontario Ltd. – 1092-1096 Dougall Avenue - Z-041/21 ZNG/6624 - Ward 3
- a) Adam Szymczak, Sr. Planner (powerpoint)
  - b) Tracey Pillon-Abbs, Planning Consultant representing Applicant

- c) Mary Ellen Zalev, area resident
- d) Cheryl Colborne, area resident
- e) Sharon and Neil Valmassoi, area residents

**Administrative Items**

- Item 11.1 Pilette Village BIA Streetscape Improvements - Funding Proposal
- a) Bridget Scheuerman, Pilette Village BIA (available for questions)

# PLANNING RATIONALE REPORT

## ADDENDUM

### OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

11646 Tecumseh Road East  
City of Windsor, Ontario

February 6, 2022

Prepared by:



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# 1.0 Introduction

I have been retained by the owner/applicant, Maple Leaf Homes Ltd. to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development located at 11646 Tecumseh Road East (herein the “Site”) in the City of Windsor, Ontario.

This report is an addendum to the PRR dated October 24, 2021.

The purpose of this report is to respond to the Staff Report dated S 2/2022, which is being presented to the Development and Heritage Standing Committee at a public meeting dated February 7, 2022.

The Site is made up of one parcel located on the north side of Tecumseh Road East, located east of Banwell Road and west of the Town of Tecumseh municipal limits. The Site consists of a total area of approximately 6,258 m<sup>2</sup>, with 44.5 m of frontage along Tecumseh Road East and an irregularly shaped depth. The Site is currently vacant and is in an area of transition whereby fewer commercial and industrial activities are occurring, which is creating an attractive area for residential uses.

It is proposed to construct a 7 storey building with 90 residential units in the tenure form of a condominium. A 1.5 m high wood privacy fence is proposed at the property line on the east and west sides. A 2.5 m retaining wall is proposed along the north side of the Site. Parking will be provided on-site in addition to loading spaces and bicycle parking. Amenity spaces include private balconies, landscaping, open space, seating area, and common space. The property has access to municipal water, storm, and sanitary services.

A site-specific Official Plan Amendment (OPA) and site-specific Zoning By-law Amendment (ZBA) are required in support of the proposed development. Exemption from the provisions of Interim Control By-law 103/2020 is also requested if required.

Once the OPA and ZBA have been approved, the applicant will proceed with a Site Plan Control (SPC) Application and a Draft Plan of Condominium Application prior to the issuance of a building permit.

The proposed development is suitable intensification of residential, is consistent with the PPS, conforms to the intent and purpose of the City of Windsor OP, and represents good planning.

## 2.0 Official Plan Amendment

A site specific Official Plan Amendment (OPA) is required in support of the proposed residential development.

Staff have recommended that the OP be changed the land use designation from “Industrial” to “Mixed Use” which is located on Schedule D: Land Use.

There are no concerns with the proposed land use designation change. It is our understanding that a stand-alone residential use is permitted.

## 3.0 Zoning By-Law Amendment

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

Staff has recommended that the ZBL be changed from Manufacturing District 1.2 (1.2) category as shown on Map 15 to a new Commercial District 3.10 (CD3.10) category.

There are concerns with the proposed CD3.10 as it pertains to the proposed regulations.

Every effort has been made to comply with the proposed CD3.10 zone.

A revised concept plan has been prepared (see attached).

The revised concept plan includes a parking deck, adjusted setbacks, reduction in parking islands, reduction in parking space size, a decrease in building height, and an increase in proposed parking.

It is requested that a site-specific Commercial District 3.10 (CD3.10 - S.20(1)(XXX)) be approved in order to accommodate the revised concept plan.

Relief is required for the minimum lot area, minimum landscaped open space yard, permit a stand-alone residential building with no commercial use in the front, and defer the requirements of the berm at the time of site plan control approval.

A review of the proposed CD3.10 zone provisions is as follows:

<b>Zone Regulations</b>	<b>Proposed CD3.10 Zone</b>	<b>Proposed Site specific (CD3.10 - S.20(1)(XXX)) Zone</b>	<b>Response</b>
Permitted Uses	Commercial Uses	Multiple Dwelling with 90 units	Complies

Zone Regulations	Proposed CD3.10 Zone	Proposed Site specific (CD3.10 - S.20(1)(XXX)) Zone	Response
	9 or more dwellings units in a combined use building  <b>Multiple Dwelling with 9 or more dwelling units</b>		The ZBA list of permitted uses will allow the proposed Multiple Dwelling.
Minimum Lot Frontage	18 m	44.5 m	Complies
Min Lot Area	For a building containing only non-residential uses 400.0 m <sup>2</sup>  <b>For each dwelling unit 85.0 m<sup>2</sup></b>  <b>90 x 85.0 m<sup>2</sup> = 7,650 m<sup>2</sup></b>	<b>6,258.8 m<sup>2</sup></b>	Relief of 1,391.2 m <sup>2</sup> is required based on the proposed 90 units.  The Site is physically suitable for the proposed development and provides for on-site parking, open space, landscaping and the required setback from the railway.
Max Building Height	20 m	20.0 m	Complies
Minimum Landscaped Open Space Yard	30 % of the lot area  <b>6,258.8 m<sup>2</sup> @ 30% = 1,877.64 m<sup>2</sup></b>	<b>29.4%</b>  <b>= 1,842.6 m<sup>2</sup></b>	Relief of 0.6% (35.04 m <sup>2</sup> ) is required.  The request is minor.  Private balconies, seating areas, landscaping, open space and a common room of 59 m <sup>2</sup> will be provided for appropriate amenity spaces to the residents.
For a Combined Use Building	all dwelling units, not including entrances thereto, shall be located above the non-residential uses.	N/A	Does not apply as no commercial proposed.
For a Multiple Dwelling	shall be located <b>above grade</b> , at the	<b>No commercial proposed</b>	The proposed building can be built above grade.

Zone Regulations	Proposed CD3.10 Zone	Proposed Site specific (CD3.10 - S.20(1)(XXX)) Zone	Response
	rear of non-residential use.		<p>Relief is required as no commercial is proposed.</p> <p>The proposed development is not suitable for commercial.</p> <p>The minimum required parking is provided for residential use. There is no parking relief.</p> <p>No additional parking can be provided on the Site for commercial use.</p> <p>It does not appear practical to require commercial use in a residential multiple building.</p>
Prohibited Walls	Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited.	No exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited.	Complies
Building Setback – minimum	a) From an exterior lot line abutting Tecumseh Road East, for that part of the building having a building height of 10.0 m or <b>less</b> 0.0 m	N/A	N/A – proposed height is 20 m
	b) From an exterior lot line abutting Tecumseh Road East, for that part of the building having a	6 m (south side)	Complies

Zone Regulations	Proposed CD3.10 Zone	Proposed Site specific (CD3.10 - S.20(1)(XXX)) Zone	Response
	building height of <b>more</b> than 10.0 m: 6.0 m		
	c) From an interior lot line where a habitable room window faces the interior lot line 6.0 m	15.67 m west side 6.0 m east side	West side complies. East side complies.
	d) From an interior lot line where a habitable room window does not face the interior lot line 3.0 m	54.9 m (north side)	Complies
Parking Spaces	Parking space is prohibited in the front yard and in any side yard within 6m of the <b>exterior</b> lot line.	6.0 m	Complies  Parking is proposed at the rear and interior side yard and will be located 6.0 m from Tecumseh Road.
438	A minimum separation of <b>30.0 m</b> shall be maintained between the railway right-of-way and a residential, commercial, institutional or recreational use.	TBD	Shall be complied to.
	An earth berm having a minimum height of 2.50 m and slopes of 2.5 to 1 or greater, shall be constructed continuously adjacent to the common boundary line between the lot and the railway right of way and	TBD	Request that this requirement be removed and dealt with at the time of SPC approval.

Zone Regulations	Proposed CD3.10 Zone	Proposed Site specific (CD3.10 - S.20(1)(XXX)) Zone	Response
	maintained in good practice.		
	A chainlink fence having a minimum height of 1.830 m shall be erected continuously along the common boundary line between the lot and the railway right-of-way	TBD	Request that this requirement be removed and dealt with at the time of SPC approval.
	A minimum separation of 30.0 m shall be maintained between the railway right-of-way and a residential, commercial, institutional or recreational use.	TBD	Shall be complied to.
Parking Spaces Required (Table 24.20.20.5.1)	Multiple Dwelling containing a minimum of 5 Dwelling units:  1.25 parking spaces required for each dwelling unit  <b>90 x 1.25 = 112.5 space (112 spaces, rounded down)</b>	115 spaces  (94 surface parking and 21 paces on a parking deck)	Complies.
Visitor Parking (24.22.1)	15 percent of parking spaces marked	15 percent of parking spaces marked  (21 parking spaces will be provided on the parking deck)	Complies

Zone Regulations	Proposed CD3.10 Zone	Proposed Site specific (CD3.10 - S.20(1)(XXX)) Zone	Response
Bicycle Parking (24.30.1)	2 for the first 19 spaces plus 1 for each additional 20 parking spaces:  <b>2 + 4.8 = 6.8 spaces required</b> (6 rounded down)	14 spaces	Complies.  Extra bicycle parking is provided.
Accessible Parking Spaces Required (Table 24.24.1)	For 26-100 total number of Parking Spaces  Type A – 2 % parking spaces  Total B - 2 % parking spaces  <b>2.3 + 2.3 = 4.6 parking spaces</b> (4 rounded down)	4 spaces total	Complies
Loading (Table 24.50.1.5)	Over 1,000 m <sup>2</sup> to 7,500 m <sup>2</sup>  <b>1 required (based on proposed building size 1,603.0 m<sup>2</sup>)</b>	2 proposed	Complies

## 4.0 Site Plan Control

Site Plan Control (SPC) is required in support of the proposed residential development.

Staff has recommended SPC conditions.

There are no concerns with the proposed conditions.

A review of the proposed conditions is as follows:

Proposed Condition	Response
Noise mitigation measures as recommended in the Noise Study, including warning clauses for rail and road traffic impacts;	Mitigation measures will be implemented.
Safety measures per section 7.2.8.8 (d), OP Vol. 1;	All proponents of new development abutting a rail corridor shall incorporate appropriate safety measures such as setbacks, berms and security fencing to the satisfaction of the Municipality, in consultation with the relevant public agency and the appropriate railway company.
Redundant Curb Cuts, Video inspections, and Existing sewers and connections;	Shall be complied to.
Preservation of some existing trees per Landscape Architect's comment in Appendix D of this report;	Shall be complied to.
Easements and/or agreements required for the provision of gas services for this project, in a form satisfactory to Enbridge;	Shall be complied to.
Enbridge Gas minimum separation requirements;	Shall be complied to.
Adequate clearance from existing ENWIN's pole lines and power lines; and	Shall be complied to.
Canada Post multi-unit policy;	Shall be complied to.
SAR Snake mitigation measures as in the attached Appendix F to this report.	Mitigation measures will be implemented, per MECP Clearance.

## 5.0 Conclusion

The Site is ideally suited for residential development and the above-noted relief be included in the final approval.

Every effort has been made to comply with the proposed OPA and ZBA.

It is requested that a site-specific Commercial District 3.10 (CD3.10 - S.20(1)(XXX)) be approved in order to accommodate the revised concept plan.

Relief is required for the minimum lot area, minimum landscaped open space yard, permit a stand-alone residential building with no commercial use in the front, and defer the requirements of the berm at the time of site plan control approval.

The proposed development will be strategically located to provide efficient ease of the proposed new access into the parking areas.

The proposed development will be limited to a 7 storey, high-profile neighbourhood development, which is a compatible density with the surrounding area.

Noise and Vibration Studies have been completed with recommended mitigation measures such as ventilation requirements, special building components, and noise warning clauses for each unit.

The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting. Parking, fire route, and landscaping will be provided.

The proposal represents good planning as it addresses the need for the City to provide infilling, which contributes to affordability and intensification requirements set out in the PPS and the OP.

The Site is not appropriate for industrial or commercial uses and should be converted to residential. An Employment Lands Review was prepared and concluded the proposed redevelopment will not impact the supply of employment lands and that the Site is no longer appropriate and desirable for industrial uses.

Residential use on the Site represents an efficient development pattern that optimizes the use of land. The Site currently has a vacant building and is underutilized. Further, the proposed redevelopment will enhance the area.

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

The topography, soil and environmental characteristics of the Site are able to accommodate an appropriate development that will minimize adverse environmental impacts.

In summary, for the above reasons, it would be appropriate for the City of Windsor to approve the OPA and ZBA to permit the proposed development on the Site as it is appropriate for infilling and will offer residential in an area of transition.

**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**



## REVISED CONCEPT PLAN

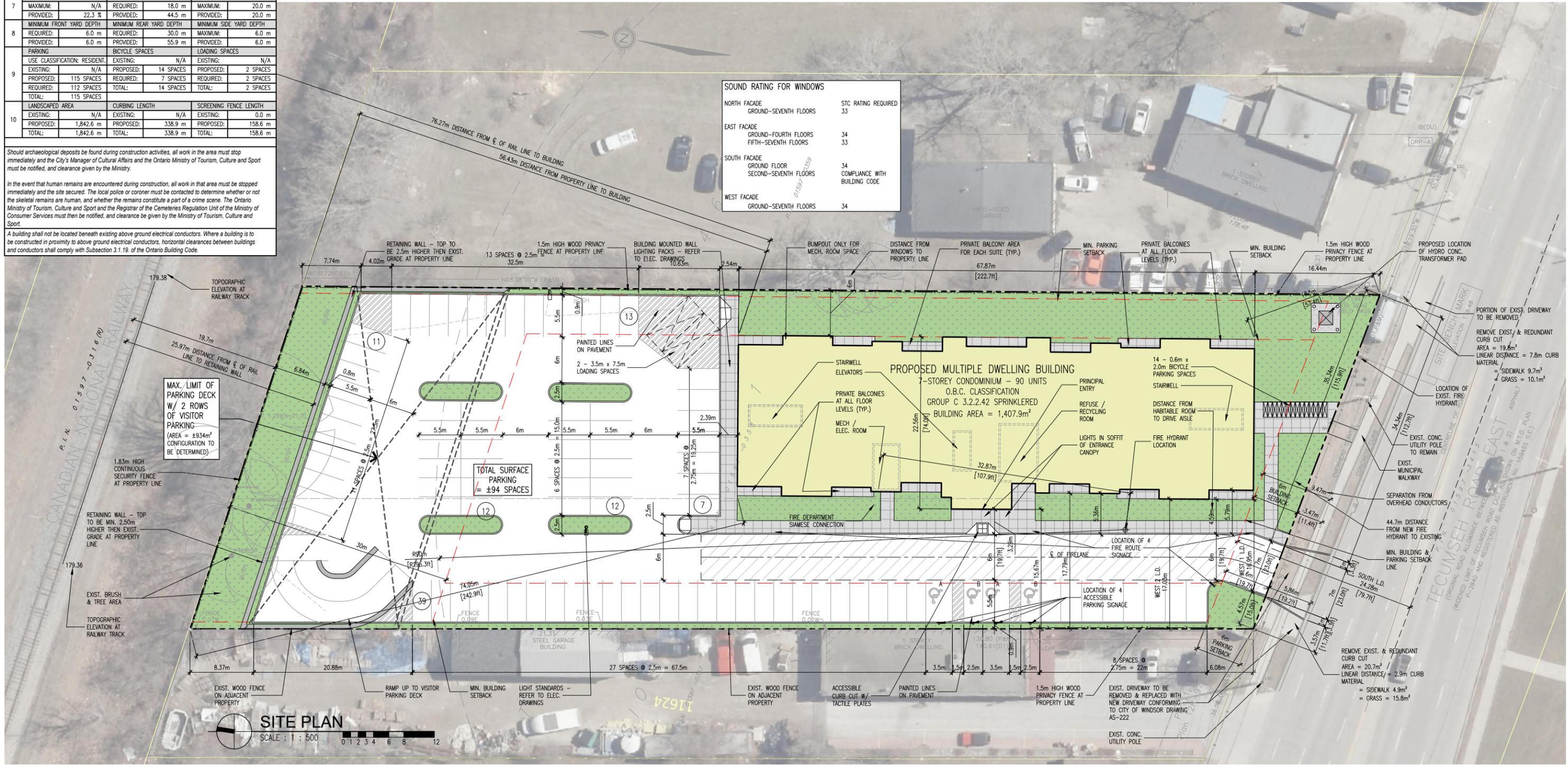
ITEM	SITE DATA MATRIX		OBC REFERENCE	
1	PROJECT DESCRIPTION PROPOSED 7 STOREY MULTI DWELLING BUILDING - CONDO WITH 90 UNITS	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> PART 11	
2	ZONING DESIGNATION:	MD1.1 - TO BE REZONED		
3	EXISTING LAND USE:	NONE - CURRENTLY VACANT		
4	MAJOR OCCUPANCY(S):	PROPOSED MULTI-DWELLING		
5	BUILDING CLASSIFICATION:	GROUP C, DIVISION N/A 3.2.2.42		
6	SITE AREA	BUILDING AREA	GROSS AREA	
	EXISTING: 6,258.8 m <sup>2</sup>	EXISTING: N/A	EXISTING: N/A	
	PROPOSED: 6,258.8 m <sup>2</sup>	PROPOSED: 1,407.9 m <sup>2</sup>	PROPOSED: 11,026.5 m <sup>2</sup>	
	TOTAL: 6,258.8 m <sup>2</sup>	TOTAL: 1,407.9 m <sup>2</sup>	TOTAL: 11,026.5 m <sup>2</sup>	
7	LOT COVERAGE	MINIMUM LOT WIDTH	BUILDING HEIGHT	
	MAXIMUM: N/A	REQUIRED: 18.0 m	MAXIMUM: 20.0 m	
	PROVIDED: 22.3 %	PROVIDED: 44.5 m	PROVIDED: 20.0 m	
8	MINIMUM FRONT YARD DEPTH	MINIMUM REAR YARD DEPTH	MINIMUM SIDE YARD DEPTH	
	REQUIRED: 6.0 m	REQUIRED: 30.0 m	MAXIMUM: 6.0 m	
	PROVIDED: 6.0 m	PROVIDED: 55.9 m	PROVIDED: 6.0 m	
9	PARKING	BICYCLE SPACES	LOADING SPACES	
	USE CLASSIFICATION: RESIDENT	EXISTING: N/A	EXISTING: N/A	
	EXISTING: N/A	PROPOSED: 14 SPACES	PROPOSED: 2 SPACES	
	REQUIRED: 115 SPACES	REQUIRED: 7 SPACES	REQUIRED: 2 SPACES	
	TOTAL: 115 SPACES	TOTAL: 14 SPACES	TOTAL: 2 SPACES	
10	LANDSCAPED AREA	CURBING LENGTH	SCREENING FENCE LENGTH	
	EXISTING: N/A	EXISTING: N/A	EXISTING: 0.0 m	
	PROPOSED: 1,842.6 m	PROPOSED: 338.9 m	PROPOSED: 158.6 m	
TOTAL: 1,842.6 m	TOTAL: 338.9 m	TOTAL: 158.6 m		

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

In the event that human remains are encountered during construction, 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 Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.

NORTH FACADE GROUND-SEVENTH FLOORS	STC RATING REQUIRED 33
EAST FACADE GROUND-FOURTH FLOORS FIFTH-SEVENTH FLOORS	34 33
SOUTH FACADE GROUND FLOOR SECOND-SEVENTH FLOORS	34 COMPLIANCE WITH BUILDING CODE
WEST FACADE GROUND-SEVENTH FLOORS	34



**SITE PLAN**  
SCALE: 1 : 500



1670 mercer street  
windsor ontario canada n8x 3p7  
ph 519.254.3430 fax 519.254.3642  
email - info@ada-architect.ca www.ada-architect.ca

project:  
**PROPOSED MULTIPLE DWELLING 7-STOREY CONDOMINIUM BUILDING, WINDSOR, ONT.**

client:  
**MAPLE LEAF HOMES LTD.**

title:  
**SITE PLAN**

drawn by: TC

checked by: SMB / TC

date: OCT. 2020

comm. no.: 2020-091

dwg. no.: **A0.1a**

ITEM	SITE DATA MATRIX		OBC REFERENCE
1	PROJECT DESCRIPTION PROPOSED 7 STOREY MULTI DWELLING BUILDING - CONDO WITH 90 UNITS	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> PART 11
2	ZONING DESIGNATION:	MD1.1 - TO BE REZONED	
3	EXISTING LAND USE:	NONE - CURRENTLY VACANT	
4	MAJOR OCCUPANCY(S):	PROPOSED MULTI-DWELLING	
5	BUILDING CLASSIFICATION:	GROUP C, DIVISION N/A 3.2.2.42	
6	SITE AREA		GROSS AREA
	EXISTING: 6,258.8 m <sup>2</sup>	EXISTING: N/A	EXISTING: N/A
	PROPOSED: 6,258.8 m <sup>2</sup>	PROPOSED: 1,407.9 m <sup>2</sup>	PROPOSED: 11,026.5 m <sup>2</sup>
	TOTAL: 6,258.8 m <sup>2</sup>	TOTAL: 1,407.9 m <sup>2</sup>	TOTAL: 11,026.5 m <sup>2</sup>
7	LOT COVERAGE		BUILDING HEIGHT
	MAXIMUM: N/A	REQUIRED: 18.0 m	MAXIMUM: 20.0 m
	PROVIDED: 22.3 %	PROVIDED: 44.5 m	PROVIDED: 20.0 m
8	MINIMUM FRONT YARD DEPTH	MINIMUM REAR YARD DEPTH	MINIMUM SIDE YARD DEPTH
	REQUIRED: 6.0 m	REQUIRED: 30.0 m	MAXIMUM: 6.0 m
	PROVIDED: 6.0 m	PROVIDED: 55.9 m	PROVIDED: 6.0 m
9	PARKING		LOADING SPACES
	USE CLASSIFICATION: RESIDENT:	EXISTING: N/A	EXISTING: N/A
	EXISTING: N/A	PROPOSED: 14 SPACES	PROPOSED: 2 SPACES
	PROPOSED: 115 SPACES	REQUIRED: 7 SPACES	REQUIRED: 2 SPACES
	REQUIRED: 112 SPACES	TOTAL: 14 SPACES	TOTAL: 2 SPACES
	TOTAL: 115 SPACES		
10	LANDSCAPED AREA		SCREENING FENCE LENGTH
	EXISTING: N/A	EXISTING: N/A	EXISTING: 0.0 m
	PROPOSED: 1,842.6 m	PROPOSED: 338.9 m	PROPOSED: 158.6 m
	TOTAL: 1,842.6 m	TOTAL: 338.9 m	TOTAL: 158.6 m

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

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**SITE PLAN  
PARKING DECK**

SCALE : 1 : 500  
0 1 2 3 4 6 8 12



1670 mercer street  
windsor ontario canada n8x 3p7  
ph 519.254.3430 fax 519.254.3642  
email - info@ada-architect.ca www.ada-architect.ca

project:  
PROPOSED MULTIPLE DWELLING 7-STOREY CONDOMINIUM  
BUILDING, WINDSOR, ONT.  
client:  
MAPLE LEAF HOMES LTD.

title:  
PARKING DECK SITE PLAN  
drawn by: TC  
checked by: SMB / TC

date: OCT. 2020  
comm. no.: 2020-091  
dwg. no.: A0.1b