

PLANNING RATIONALE REPORT

DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

Proposed Residential Development

**0 RICHMOND STREET, 0 ST. LUKE ROAD,
AND 0 ST. LUKE ROAD
WINDSOR, ON**

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Table of Contents

1.0	INTRODUCTION.....	3
2.0	SITE AND SURROUNDING LAND USES	5
2.1	Legal Description, Ownership and Previous Use	5
2.2	Physical Features of the Site	6
2.2.1	Size and Site Dimension.....	6
2.2.2	Vegetation and Soils.....	7
2.2.3	Topography and Drainage	7
2.2.4	Other Physical Features	7
2.2.5	Municipal Services.....	7
2.2.6	Nearby Amenities	8
2.3	Surrounding Land Uses.....	8
3.0	PROPOSAL AND CONSULTATION.....	11
3.1	Development Proposal	11
3.3	Public Consultation Strategy	16
4.0	APPLICATIONS AND STUDIES	20
4.1	Official Plan Amendment	20
4.2	Zoning By-Law Amendment	20
4.3	Draft Plan of Subdivision	20
4.4	Other Applications	21
4.5	Support Studies	21
4.5.1	Traffic.....	21
4.5.2	Servicing	21
4.5.3	Soil.....	21
4.5.4	Archaeology.....	22
4.5.5	Urban Design.....	22
4.5.6	Parking.....	23
4.5.7	Biology	23
4.5.8	Noise.....	23
4.5.9	Trees.....	23

5.0	PLANNING ANALYSIS	25
5.1	Policy and Regulatory Overview.....	25
5.1.1	Provincial Planning Statement.....	25
5.1.2	Official Plan.....	34
5.1.3	Intensification Guidelines	46
5.1.4	Zoning By-law	50
6.0	SUMMARY AND CONCLUSION	54
6.1	Context and Site Suitability Summary	54
6.1.1	Site Suitability	54
6.1.2	Compatibility of Design	54
6.1.3	Good Planning	54
6.1.4	Natural Environment Impacts	55
6.1.5	Municipal Services Impacts	55
6.1.6	Social, Cultural and/or Economic Conditions.....	55
6.2	Conclusion.....	56

1.0 INTRODUCTION

I have been retained by Avani Homes Inc. (the “Applicant”), to provide a land use Planning Rationale Report (PRR) in support of a proposed development for property located at 0 Richmond Street, 0 St. Luke Road and 0 St. Luke Road (herein the “Site”) in the City of Windsor, Province of Ontario.

The Site is made up of three (3) parcels of land (which will be merged) and is in the City of Windsor, Ward 5 (adjacent to Ward 4).

The Site is currently vacant.

It is proposed to develop the Site for residential use.

The development will include 12 semi-detached dwelling units, 12 townhome dwellings with 4 units, 1 townhome dwelling with 3 units, a stormwater facility, and 1 new internal roadway.

A total of 75 residential dwelling units are proposed.

The Site subject to the proposed development will be developed in 2 phases. First, the 12 semi-detached dwellings and then the remaining development, which includes the stormwater facility and the townhomes.

Lots will front onto the new internal roadway with vehicular access from Richmond Street. Lots will also front onto St. Luke Road.

Full municipal services are provided, including storm, water and sanitary.

The Site provides for unique housing opportunities in the existing built-up area of the Walkerville Planning District (Ford City).

The Site is no longer suitable for industrial uses.

Pre-consultation (stage 1) was completed (City Files #PS 057/22, #PC-032-23 and #PC-117-24). Comments were reviewed and have been incorporated into the proposed applications.

Pre-submission (stage 2) was completed (City Files #PC 085/25). Comments were reviewed and have been incorporated into the proposed applications.

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

A Draft Plan of Subdivision (SUBD) is also being proposed in order to create the blocks.

Prior to any construction or site alterations, building permits will be obtained for the construction of the dwellings.

Part Lot Control (PLC) will be applied to create the individual units.

The purpose of this report is to review the relevant land use documents, including 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 SUB, OPA and ZBA applications.

This PRR will demonstrate that the proposed development is suitable for residential use, is consistent with the PPS, and conforms to the intent and purpose of the OP and ZBL, thereby representing good planning.

The Site is described, locally known and owned as follows;

Address	Owner	Purchased Date	PINS	Legal	Roll Number
0 Richmond St	14493559 Canada Inc.	2022	01093- 0029 LT	PT LT 97 CON 1 SANDWICH EAST AS IN R1130897; WINDSOR	3739010140 0890400000
0 St Luke Rd	14493559 Canada Inc.	2022	01093- 0058 LT	PT LT 97 CON 1 SANDWICH EAST DESIGNATED AS PT 2 PL 12R27091; CITY OF WINDSOR	3739010140 0890500000
0 St Luke Rd	14493559 Canada Inc.	2025	01093- 0068 LT	PART LOT 97 CONCESSION 1 SANDWICH EAST PART 1, 12R30300 CITY OF WINDSOR	3739010140 0900100000

There was a past Committee of Adjustment (B 037/22) approval from 1235 St. Luke Rd.

A recent Committee of Adjustment approval (B 054/24), which has now been fulfilled, severed a portion of 1235 St Luke Rd and merged with 0 St Luke Rd.

A future Committee of Adjustment approval will be applied for to sever a portion of 0 Richmond St, 0 St Luke and 0 St Luke to be merged with the future development lands (Parts 3, 4 & 8 on Plan 12R-30480).

The Applicant intends to consolidate all parcels into a single parcel to accommodate the proposed development.

The Site was most recently used as a vacant lot and for industrial storage purposes.

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site subject to the proposed development consists of a total area of approximately 21,594.56 m² (2.16 ha) in the City of Windsor Ward 5 (adjacent to Ward 4).

The Site has approximately 125.02 m of frontage along Richmond Street and 181.76 m of depth along St. Luke Road.

2.2.2 Vegetation and Soils

There are existing mature trees around the perimeter of the proposed development. These are both privately owned and city-owned trees.

There are portions of the Site that are mowed.

There are no natural heritage features located on the Site.

The Soil is made up of Brookston Clay Loam (Bcl).

2.2.3 Topography and Drainage

The Site is flat and is outside the regulated area of the Essex Region Conservation Authority (ERCA).

The Site drains into the Windsor Area Drainage subwatershed.

The east portion of the Site is subject to a Source Water Protection Event Based Area (EBA).

2.2.4 Other Physical Features

There are existing entrances onto the Site.

There are no other physical features to note.

2.2.5 Municipal Services

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

Richmond Street and St Luke Road are two-way streets. St Luke Road and Richmond Street are local roadways.

There is existing on-street parking on the west side of St Luke Road.

There are streetlights and sidewalks along St Luke Road.

There are fire hydrants located nearby.

There are nearby transit stops in the area. The closest existing transit route to this property is the Central 3. The Central 3 route has a peak weekday frequency of 30 minutes. The closest existing bus stop to this property is directly adjacent to this property on Richmond at St. Luke, located at the southwest corner.

The subject property is in close proximity to major transportation corridors, including Walker Road, EC Row and Hwy 401.

2.2.6 Nearby Amenities

There are several schools located near the Site, including St. Anne French Immersion Catholic School, Walkerville Secondary School, and King Edward Public School.

There are parks and recreation opportunities in close proximity to the Site, including Willistead Park, Garry Dugal Park and Alexander Park.

The closest library is the Windsor Public Library (Seminole Branch), located 2.7 km from the Site (4285 Seminole Street).

There are nearby commercial nodes, such as food service, medical facilities, personal service shops, and retail. There are also nearby employment lands, places of worship, and local/regional amenities.

2.3 Surrounding Land Uses

Overall, the Site is located within an area of transition with new development with a mix of uses such as residential, commercial and industrial (a site visit and photos taken by Pillon Abbs Inc on June 10, 2023).

There are many different lot areas and lot frontages in the area.

The Site is part of the Ford City area of the City of Windsor, with many revitalization efforts aiming to restore its character while encouraging new development.

The Site is also close to the Walkerville area.

North – The lands to the north of the Site are used for commercial and vacant (see Photo 1 – North).



Photo 1 – North

East – The lands east of the Site are used for residential (see Photo 2 - East).



Photo 2 – East

South – the lands to the south of the Site used for light industrial and commercial (see Photo 3 - South).



Photo 3 – South

West – The lands to the west of the Site used for commercial and industrial (see Photo 4 – West).



Photo 4 – West

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is made up of three (3) parcels of land (which will be merged) and is in the City of Windsor, Ward 5 (adjacent to Ward 4).

The Site is currently vacant.

It is proposed to develop the Site for residential use.

The development will include 12 semi-detached dwelling units, 12 townhome dwellings with 4 units, 1 townhome dwelling with 3 units, a stormwater facility, and 1 new internal roadway.

A total of 75 residential dwelling units are proposed.

The Site subject to the proposed development will be developed in 2 phases. First, the 12 semi-detached dwellings and then the remaining development, which includes the stormwater facility and the townhomes.

There is a future phase which will include a mixed use development along Walker Road, to be developed at a later date.

The Site provides for unique housing opportunities in the existing built-up area of the Walkerville Planning District (Ford City).

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

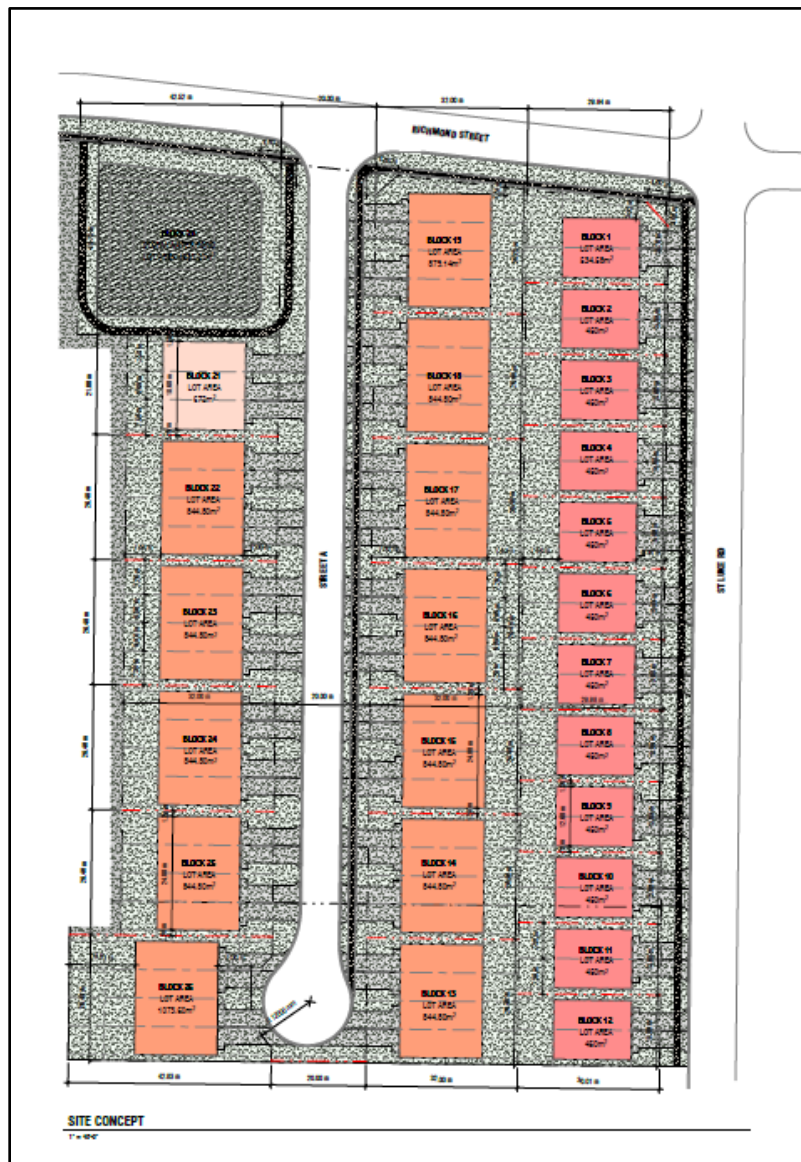


Figure 2a – Concept Plan

The concept plan is conceptual in order to show how the Site can be developed.

A draft reference plan has been prepared (see Figure 2b – Draft Reference Plan).

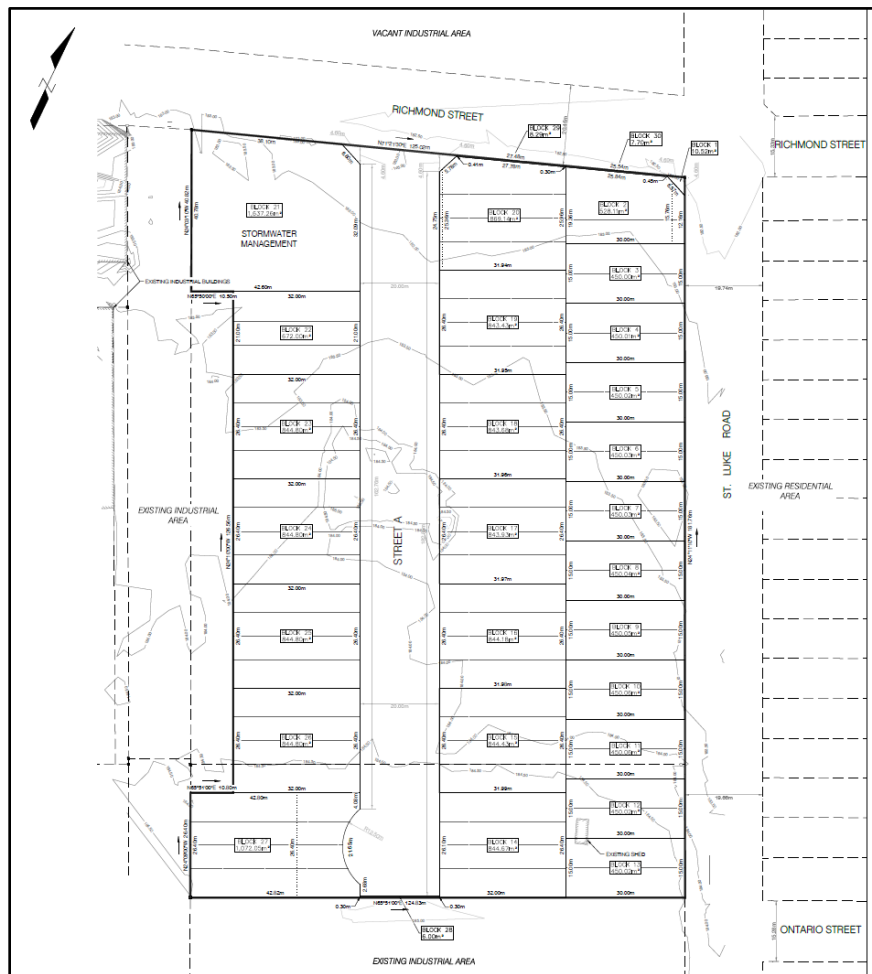


Figure 2b – Draft Reference Plan

The draft reference plans show how the blocks are to be developed.

The proposal includes the following blocks:

SCHEDULE OF LAND USE				
BLOCKS	LAND USE	UNITS	AREA (m ²)	PERCENTAGE AREA
1	CORNER CUT-OFF	0	10.52	0.21%
2 - 13	SEMI-DETACHED RESIDENTIAL	24	5,024.29	23.27
14 - 20, 23 -27	TOWNHOUSE (4-UNIT) RESIDENTIAL	48	10,383.99	48.09
22	TOWNHOUSE (3-UNIT) RESIDENTIAL	3	672.00	3.11
21	STORMWATER MANAGEMENT	0	1,637.26	7.58
28, 29, 30	ROAD RESERVES	0	22.00	0.10%
	STREET A	0	3,855.02	17.85%
TOTAL		75	21,594.56	100.00

Based on the lot area (2.16 ha) and the proposed number of dwelling units (75), the total residential density of the Site will result in 34.72 units per hectare (uph).

The proposed lot frontages and lot areas range in size.

Units will have 3 bedrooms.

Lots will front onto the new internal roadway and onto St. Luke Road.

Elevations are provided (see Figure 2c – Elevations).





Figure 2c – Elevations

The elevations are conceptual in order to show how the Site can be developed.

The proposed dwellings will be 2 storeys in height with basements.

The proposed dwellings will include parking on private driveways and garages.

Access to the development will be from Richmond Street and will be at a “T” intersection with a “Stop” control on the access road.

Street A will be built to municipal standards as an open public roadway.

There will be a road reserve provided (Blocks 28, 29, 30).

Full municipal services are provided, including storm, water and sanitary.

The stormwater pond will be located at the corner of Richmond Street and Street A and will be 1.637.23 m² in size.

The proposed development will include sidewalks, street lights, etc.

The development is anticipated to be completed in 2027.

3.3 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, three (3) open houses were held with surrounding property owners.

The open houses provided neighbours with opportunities to review and comment on the proposed development.

The first was a virtual public open house held on December 8, 2022, and included the preliminary concept plan. The notice stated the following:

It is proposed to construct a mixed-use development (commercial and residential). A preliminary concept plan has been prepared, which illustrates one 7 storey combined use building (commercial space on the main floor and 96 residential units above), three 5 storey multiple dwellings (132 residential units), and eight townhouse dwellings (48 residential units). A total of 276 residential units are proposed. The tenure will be freehold (condominium and ownership). Parking for 261 spaces is proposed to be located on-site, including barrier-free and visitor parking spaces. Access will be from Walker Road, Richmond Street, and St. Luke Road.

A total of 250 notices were sent, which represents all properties within a 120 m radius of the Site. In addition to City of Windsor Staff and the Applicants Team, a total of 1 person attended.

A second virtual public open house was held on December 13, 2023, and included a revised concept plan. The notice stated the following:

It is proposed to construct a mixed use development consisting of commercial and residential uses. Three multiple dwellings / combined-use buildings containing 7 storeys with a total of 285 dwelling units (95 units per building) and 1,200 m2 of commercial gross floor area with a total of 412 parking spaces (including 12 accessible parking spaces) and 3 loading spaces and 30 semi-detached dwellings containing two storeys (60 dwelling units total). Vehicular access for the multiple dwellings is via one access area to Walker Road and one access area to Richmond Street. A new road for 20 semi-detached dwellings is shown on the conceptual plan. The remaining 10 semi-detached dwellings front on St. Luke Road.

A total of 256 notices were sent, which represents all properties within a 120 m radius of the Site. In addition to City of Windsor Staff and the Applicants Team, a total of 1 person registered, but no one attended.

A third open house was held on February 4, 2025, and provided the current concept plan. This open house was a hybrid meeting via Zoom and at the Willistead Manor (Dining Room), 1899 Niagara St, Windsor, ON. The notice stated the following:

The Applicant intends to develop the subject lands for residential. The development will include 52 semi-detached dwelling units, 18 townhome dwelling units, a stormwater facility, and 1 new internal roadway. A total of 70 residential dwelling units are proposed.

A total of 509 notices were sent, which represent all properties within a 200 m radius of the Site. In addition to City of Windsor Staff, Ward Councillors and the Applicants Team, a total of 5 people attended in person and 3 online.

The following is a summary of the comments and responses provided at the time of all the open houses.

Topic	Comments Dec 8/22	Comments Dec 13/23	Comments Feb 4/25	Responses
Design	Maybe higher density should be located in the middle of the proposed development			Noted.
Driveways	Make sure driveways line up.			Noted.
Traffic			Concern with the entrance at St Luke. More stop signs are needed. There are kids in the area. There is a bus stop close by. How will the Walker Rd project impact this Site?	A TIS will be prepared. The Walker Rd project will offer improvements.
Infrastructure			Are services big enough? How will this development be serviced?	An FSR will be prepared.
Tenure			Condo vs rental?	Units will be individually owned.
Road			What is the width?	TBD
Construction			There will be disruptions. How to complain?	Residents can call City 311.

Topic	Comments Dec 8/22	Comments Dec 13/23	Comments Feb 4/25	Responses
Vision			There is overall support with the vision of the proposed development.	Noted.
Heritage			We need to respect the heritage of the area.	A UDS will be prepared.
Safety			There is a homelessness issue in this area. There is theft now. People steal recycling bins.	The proposed development will not impact safety in any negative way.

4.0 APPLICATIONS AND STUDIES

Pre-consultation (stage 1) was completed (City Files #PS 057/22, #PC-032-23 and #PC-117-24). Comments were reviewed and have been incorporated into the proposed application.

Pre-submission (stage 2) was completed (City Files #PC 085/25). Comments were reviewed and have been incorporated into the proposed applications.

The following is a brief summary of the purpose of applications required in order for the proposed development to proceed, as well as the required support studies.

4.1 Official Plan Amendment

A site specific Official Plan Amendment (OPA) is required in order to permit the proposed residential development.

The Site is currently designated “Business Park” and “Industrial” on Schedule D: Land Use of the City of Windsor Official Plan.

It is proposed to change the designation of the Site from the existing designation to “Residential” to permit the proposed residential uses.

Further analysis is provided in Section 5.1.2 of this PRR.

4.2 Zoning By-Law Amendment

A site specific Zoning By-law Amendment (ZBA) is required in order to permit the proposed residential development.

The Site is currently zoned “(Holding) Manufacturing District 1.4 (HMD1.4)” category and “Manufacturing District 2.1 (MD2.1)” category on Map 6 of the City of Windsor Zoning By-Law #8600.

It is proposed to change the zoning of the Site to a site specific “Residential District 2.2 (RD2.2 –(20)(1) (XXX)” to permit the proposed residential use.

There is no requested relief from the RD2.2 provisions.

Further analysis is provided in Section 5.1.4 of this PRR.

4.3 Draft Plan of Subdivision

A Draft Plan of Subdivision (SUBD) is also being proposed in order to create the blocks. Development is proposed in 2 phases.

A draft reference plan has been submitted with the application.

4.4 Other Applications

Prior to any construction or site alterations, building permits will be obtained for the construction of the dwellings.

Part Lot Control (PLC) will be applied to create the individual units.

The Applicant does not intend to take advantage of the area Community Improvement Plan (CIP).

4.5 Support Studies

4.5.1 Traffic

A Traffic Impact Study (TIS) was prepared by BairdAE Architecture and Engineering, dated July 11, 2025, and further amended on May 12, 2026.

A transportation analysis was completed to determine the existing and future operating conditions of intersections and individual turning movements.

The study concluded that the proposed development is expected to have minimal impact on the conditions at the intersections; improvements are required at the intersection of Walker Road with Wyandotte Street E in pre-development condition.

4.5.2 Servicing

A Functional Servicing Report (FSR) was prepared by BairdAE Architecture and Engineering, dated July 11, 2025 and further amended on May 12, 2026.

The report addressed stormwater management quantity and quality control, including storm, sanitary, and water connection requirements for the proposed townhomes, green spaces, and asphalt areas, and outlined the sediment and erosion control measures.

No concerns were noted.

4.5.3 Soil

A Phase 1 Environmental Site Assessment (ESA) for 0 St. Luke Road, 1235 St. Luke Road and 2425 Richmond Street, was prepared by G2S Consulting Inc., dated June 2025.

The report concluded that a Phase 2 should be conducted.

A Phase 2 Environmental Site Assessment (ESA) for 0 St. Luke Road, 1235 St. Luke Road and 2425 Richmond Street, was prepared by G2S Consulting Inc., dated June 2025.

A Phase 2 Environmental Site Assessment (ESA) for 1076 Walker Road, was prepared by G2S Consulting Inc., dated December 2022.

The report concluded that clean-up is required.

A Record of Site Condition (RSC) is required. It is requested that the RSC be made a condition of SUBD.

4.5.4 Archaeology

A Stage 1 and 2 Archaeological Assessment was prepared by Archaeological Consultants Canada, dated January 21, 2025.

The assessed area included 1106, 1076 Walker Road and 2425 Richmond Street.

The assessment was prepared to determine if there were any heritage resources on the Site.

Engagement with First Nations was also undertaken as part of the assessment.

It was concluded that no artifacts or other archaeological resources were identified during the Stage 1 & 2 archaeological assessment.

No further archaeological assessment of the property is required.

The report was entered into the Ministry Register (P066-0478-2025, MCM File Number 0023112).

4.5.5 Urban Design

An Urban Design Study (UDS) was prepared by BairdAE Architecture and Engineering, dated April 2025 and further amended on May 4, 2026.

The report was provided to assess how the design of the proposed development would blend with the vision of the neighbourhood.

The UDS provided an assessment of site design, orientation, site circulation, architectural design, public realm, landscape, parking and servicing.

It was concluded that the proposed development adheres to the design direction set out by the City.

It further concluded that the proposed development is compatible with the surrounding area in terms of scale, massing, height and siting.

The vision of the East Windsor Planning District (Ford City) will be maintained and will expand the existing neighbourhood.

The proposed development is compact in form and offers a transition from Walker Road to the existing residential neighbourhood.

4.5.6 Parking

A Parking Justification Report was determined not to be required, as parking can be complied with.

Parking is provided on-site (driveway and garages).

4.5.7 Biology

A Species at Risk (SAR) Preliminary Screening was prepared by Goodban Ecological Consulting Inc., dated March 3, 2025.

The report was conducted to assess the natural heritage resources of the Site.

The entire Site has a long history of disturbance due to past human activities.

It was concluded that no further study is required.

4.5.8 Noise

An Acoustical Report was prepared by BairdAE Architecture and Engineering, dated July 11, 2025 and further amended on May 12, 2026.

The report was conducted to examine the impacts of noise created by transportation sources on the proposed residential development in the City of Windsor.

It was concluded that noise is significant and will require the following mitigation:

- Noise Warning Clause
- Building Components

4.5.9 Trees

A Tree Inventory and Preservation Plan (TIPP) Report was prepared by Jackson Arboriculture Inc., dated February 14, 2025.

The purpose of the report was to conduct a tree inventory and complete an impact assessment in the context of the proposed development.

The tree inventory documented a total of 52 trees situated on subject property, in the road allowances and on neighbouring property within 6 m. The results of the impact assessment indicate that all of the trees included in the tree inventory will require removal.

A tree replacement plan will be provided. It is requested that the plan be made a condition of SUBD.

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, providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments.

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 they relate 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 more housing and density to help meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	minimum of 15 years through lands which are designated and available for residential development; and 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.	
2.1.6	Planning authorities should support the achievement of complete communities by: 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; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;	The proposed development is consistent with the policy to achieve complete communities, as there are nearby amenities available. The proposed development will provide for more housing in an existing built up area. The Site has access to transportation, public service facilities, other institutional uses, and parks. Accessibility of the residential units will be addressed at the time of a building permit.
2.2.1 - Housing	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: a) establishing and implementing minimum	The proposed development is new housing for the area. The proposed development supports the City's targets to provide for more housing. The needs of the residents can be accommodated as the

PPS Policy #	Policy	Response
	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; b) permitting and facilitating: 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 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; c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and d) requiring transit-supportive development and prioritizing	Site is located near local amenities. Affordable housing is not proposed. More housing opportunities are being provided. The Site offers an opportunity for intensification and infilling. Industrial uses in the area are no longer a good fit. The Site is a large parcel of land. The proposed density is appropriate for the Site. Residents will have access to nearby transit and active transportation.

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.	The Site offers an opportunity for intensification infilling on a corner parcel of land. The proposed concept plan will blend well with the future development area. The design and style of the proposed buildings will be designed to blend well with the scale and massing of the existing surrounding area. It takes into consideration the transition between land uses. Residents will have immediate access to local amenities. Transit and active transportation are available in the area. The Site is located close to major roadways.
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by	The Site offers an opportunity for intensification.

PPS Policy #	Policy	Response
	planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The proposed development provides an infill opportunity for a large parcel of land. The design of the proposed development has provided 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. An FSR has been completed and summarized in Section 4.3.1 of this PRR. There are nearby public service facilities.
2.8.2.5 – Employment Areas, Removal of Land	Planning authorities may remove lands from employment areas only where it has been demonstrated that:	The PPS gives the planning authorities the power to remove lands from employment areas, subject to tests. The proposed conversion meets these tests because Windsor maintains a significant surplus of

PPS Policy #	Policy	Response
		designated employment lands, the subject site is not competitive for industrial users, the proposed residential use is compatible with the surrounding context, and the development contributes 75 new housing units, supporting provincial housing objectives.
	a) there is an identified need for the removal and the land is not required for employment area uses over the long term;	There is an identified need for more housing. The lands are not viable for future industrial/employment use (due to size, access, fragmentation, adjacency, servicing, market conditions, etc.). Based on the City's OP (Section 1.1.4 – Land Supply), it is noted that <i>in 2006, employment projections identify employment land needs between 400 to 500 hectares over the twenty-year planning period. The addition of 1036 hectares of Future Employment Area lands transferred from the Town of Tecumseh should be sufficient to accommodate growth through the 20-year planning period.</i> The removal of the subject parcel will not affect the City's ability to accommodate forecasted employment growth.

PPS Policy #	Policy	Response
		In 2018, MHBC prepared a report entitled County Road 42 Secondary Plan Background Report. A component of this report included an analysis of the supply and demand for employment lands in Windsor and identified 310.5 ha of gross development land.
	b) the proposed uses would not negatively impact the overall viability of the employment area by: 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5; 2. maintaining access to major goods movement facilities and corridors;	The proposed development will not have any negative impact on the area. The proposed residential use represents a more efficient, context-appropriate, and compatible utilization of the land, aligning with the planned function of the area and advancing the City's objectives for compact, low-profile residential growth.
	c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and	The Site is located within Windsor's built-up urban area, where full municipal water, sanitary sewer, stormwater, and transportation infrastructure are already in place.
	d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.	There are sufficient employment lands elsewhere in the City. The City of Windsor has advanced several key projects under the Airport Employment Land Plan (AELP) and the Windsor Works Economic Development Strategy to prepare shovel ready employment lands. These

PPS Policy #	Policy	Response
		initiatives strategically support employment areas near the Sandwich South lands, Windsor airport, and the battery plant. Further, the 2020 Development Charges Background Study provides a forecast for future employment. As per the report, it includes an estimate of potential industrial-related employment growth. In total, the City will grow with 2,370 new jobs anticipated by 2029.
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. A TIS has been completed and summarized in Section 4.5.1 of this PRR.
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. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas. An FSR has been provided and summarized in Section 4.5.2 of this PRR.
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.

PPS Policy #	Policy	Response
		An SAR assessment has been provided and summarized in Section 4.5.7 of this PRR.
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;	No water issues are anticipated. The Site is outside the ERCA regulated area. An FSR has been provided and summarized in Section 4.5.2 of this PRR.
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 concerns. An archaeological assessment has been provided and summarized in Section 4.5.4 of this PRR. Engagement was also included during the assessment.
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. ERCA permits will be obtained.
5.3.2 – Human-Made Hazards	1. Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	Contaminants have been identified and will be remediated.

PPS Policy #	Policy	Response
	2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	

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. 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 lands are designated “Business Park” and “Industrial” according to Schedule “D – “Land Use” attached to the OP for the City of Windsor (see Figure 3 – City of Windsor OP, Schedule “D”).

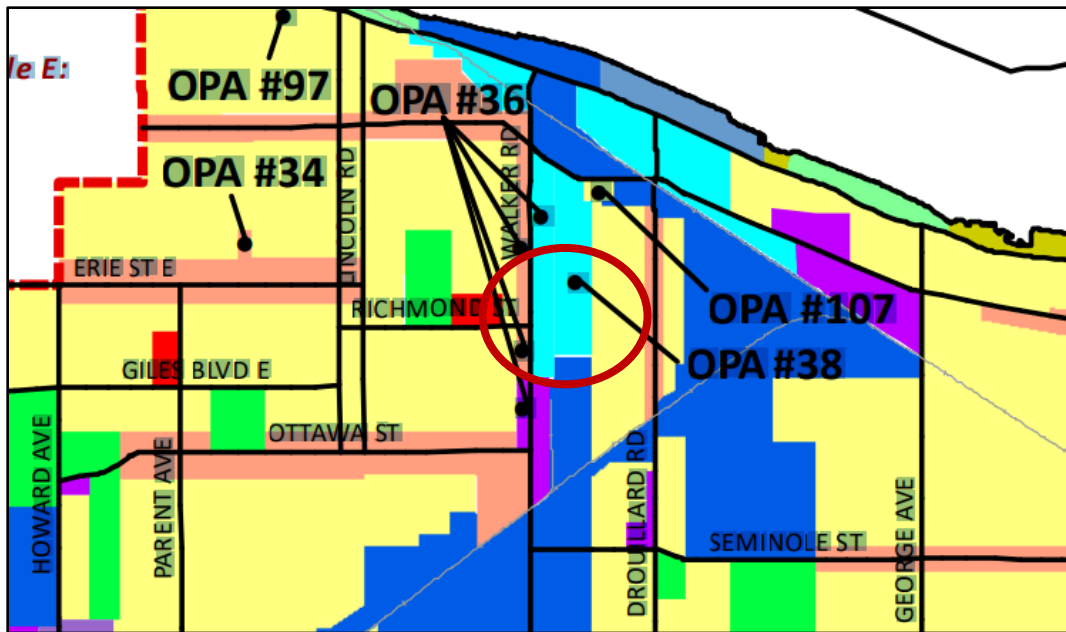


Figure 3 – City of Windsor OP, Schedule “D”

The Site is also subject to the following:

- Schedule ‘A’ - Planning Districts & Policy Areas - “East Windsor”
- Schedule ‘B’ – Greenway System – Richmond St is designated as “proposed recreationway”
- Schedule ‘C-1’ – Development Constraint Areas: Archaeological Potential – The subject property is located within an Archaeological Potential Zone (APZ)
- Schedule ‘F’ - Roads & Bikeways – Richmond St is designated as a Class I Collector
- Schedule ‘F-1’ – Railways/Rail Corridors and Railyards – located to the South (+/- 375m)

It is proposed to change the designation of the Site from the existing designation to “Residential” to permit the proposed residential uses.

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

OP Policy #	Policy	Response
3.2.1.2 – Housing Variety	Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as	The proposed residential development supports the City’s overall development strategies of providing for a range of housing types.

OP Policy #	Policy	Response
	they pass through the various stages of their lives.	
3.3.3 - Neighbourhoods	Neighbourhoods are the most basic component of Windsor's urban structure and occupy the greatest proportion of the City. Neighbourhoods are stable, low-to-medium-density residential areas and are comprised of local streets, parks, open spaces, schools, minor institutions and neighbourhood and convenience scale retail services. The three dominant types of dwellings in Windsor's neighbourhoods are single detached, semi-detached and townhouses. The density range for Windsor's neighbourhoods is between 20 to 35 units per net hectare. This density range provides for low and some medium-density intensification to occur in existing neighbourhoods. Multiple dwelling buildings with medium and high-densities are encouraged at nodes identified in the Urban Structure Plan.	The proposed residential development is in an existing built-up area which is undergoing transition. The Site will expand an existing neighbourhood. The Site provides a unique housing opportunity in the existing built-up area of East Windsor Planning District (Ford City). The proposed development offers a complete community approach to addressing the need to provide for housing. The proposed development will blend with the surrounding area, including pedestrian and vehicle connections. The land area is sufficient to accommodate the proposed development. The area is pedestrian friendly, allowing people to access nearby amenities, such as public spaces, commercial nodes, and recreational activities. The proposed density offers an opportunity to efficiently use municipal infrastructure. The Site will provide for more housing opportunities.

OP Policy #	Policy	Response
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.	The proposed development will support the City's goal of promoting a healthy community (live, work and play). The proposed development is close to nearby transit, employment, shopping, local/regional amenities and parks/trails.
5.0 - Environment	A healthy and sustainable environment represents a balance between human activities and natural features and functions. In order to attain this balance, Council will enhance the quality of Windsor's natural environment and manage development in a manner that recognizes the environment as the basis of a safe, caring and diverse community and a vibrant economy.	The proposed development will support the City's goal of a healthy and sustainable environment. The Site is pedestrian friendly as there are sidewalks along the roadway, which link to the surrounding amenities. There are no anticipated traffic concerns, environmental concerns can be addressed (ie noise), and no expected hazards. A TIS and FSR have been completed and have been summarized in Section 4.5 of this PRR.
5.4.5 – Noise and Vibration	Council shall require the proponent of development in proximity to existing or proposed sources of noise and vibration, or the proponent of development that may be a source of noise or vibration, to evaluate the potential negative impacts of such noise and vibration on the proposed future land use.	A noise study has been completed and has been summarized in Section 4.5.8 of this PRR. The noise study identifies feasible mitigation measures that ensure compliance with provincial criteria and prevent negative impacts on future residents. As a result, the proposal meets the intent of the OP

OP Policy #	Policy	Response
		policy requiring proponents to evaluate and address noise and vibration effects.
6.0 – Land Use (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.	The proposed development supports the policy set out in the OP as it is suited for the residential needs of the City. The proposed residential development contributes positively to Windsor's vision of a healthy and livable city. It introduces new housing within an existing serviced urban area, supporting efficient land use, reinvestment, and long-term economic vitality. By locating growth where municipal infrastructure, transit, and community services already exist, the proposal reinforces fiscally responsible development patterns and aligns with the City's economic objectives.
6.1 - Goals	In keeping with the Strategic Directions, Council's land use goals are to achieve: 6.1.1 Safe, caring and diverse neighbourhoods. 6.1.3 Housing suited to the needs of Windsor's residents. 6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses. 6.1.14 To direct residential intensification to those areas of the City where transportation, municipal	The proposed development supports the goals set out in the OP as it provides for housing that is suited to residents in this area of Windsor and is close to employment and schooling opportunities. The Site is pedestrian friendly. Full municipal services are available to support infilling and intensification of the Site.

OP Policy #	Policy	Response
	services, community facilities and goods and services are readily available.	
6.2.1.2 – Types 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) Low Profile developments are buildings or structures generally no greater than three (3) storeys in height; (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 dwellings are considered a low profile development.
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed development provides for a new housing choice in an existing built-up area. The proposed development will blend with the built form of the neighbourhood.
6.3.2.1 – Permitted uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile , and Medium Profile dwelling units.	Residential is a permitted use. The proposed development is considered low profile. The residential use is an extension of the existing

OP Policy #	Policy	Response
	High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	neighbourhood located on the east side of St Luke Road.
6.3.2.3 – Type 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, semi-detached, duplex and row and multiplexes with up to 8 units ; and (b) large scale forms: buildings with more than 8 units.	The proposed development is considered small scale.
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. New residential development and intensification shall be located where: (a) There is access to a collector or arterial road; (b) Full municipal physical services can be provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	The proposed residential development will have access from existing roadways and new roadways. Parking is provided on-site (driveway and garages). Off-street parking could also be made available on the existing and the new roadway. Richmond Street and St Luke Road are two-way streets. St Luke Road and Richmond Street are local roadways. Full municipal services are available. Amenity and open space are included in the concept plan. The Site has access to transit, as noted in Section 2.2.5 of this PRR.
6.3.2.5 - Evaluation	At the time of submission, the proponent shall demonstrate to the satisfaction of the	This PRR has addressed these requirements pertaining

OP Policy #	Policy	Response
	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: (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; (c) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical services and emergency services; and (f) facilitating a gradual transition from Low Profile residential development to Medium and/or High profile	to PPS and is included in Section 5.1.1. The required support studies have been provided and summarized in Section 4.5 of this PRR. Mitigation measures have been recommended, including warning clauses on the title of the land, central air-conditioners, and intersection improvements. Site clean-up is required. The Site provides for unique housing opportunity in the existing built-up area of East Windsor Planning District (Ford City). The proposed development maintains a low-profile, ground-oriented residential form that is consistent with the established neighbourhood development pattern. The unit mix comprising 12 semi-detached dwellings, 12 townhome dwellings (4-unit blocks), 1 townhome dwelling (3-unit block), and a stormwater management facility reflects a compact, modest-scale built form that aligns with the surrounding residential context. The scale, massing, height, siting, orientation, setbacks, parking, and amenity areas all reflect typical Windsor

OP Policy #	Policy	Response
	development and vice versa, where appropriate.	residential conditions of a low profile dwelling, ensuring the development integrates seamlessly with adjacent homes and maintains neighbourhood character. The Site is compatible as noted in the UDB submitted and summarized in Section 4.5.5 of this PRR. The proposed residential use represents a more efficient, context-appropriate, and compatible utilization of the land, aligning with the planned function of the area and advancing the City's objectives for compact, low-profile residential growth. The proposed residential will expand the existing area neighbourhood. Buildings will face existing and proposed roadways. A site specific zoning amendment is being requested. Setbacks will be addressed as part of the proposed site-specific zoning amendment. Off-street parking is proposed to be provided (driveways and garages). On-street parking could be available on existing and new roadways to provide visitor-oriented parking

OP Policy #	Policy	Response
		consistent with Windsor's neighbourhood patterns. The proposed development includes amenity areas, open space, sidewalks and garbage and recycling collection. Landscaping and tree plantings can be provided.
6.4.2.7 – Areas in Transition (Employment)	Council may support the redevelopment of older and/or abandoned Industrial or Business Park areas to other land uses provided: (a) the proponent can demonstrate that: (i) the redevelopment of the area would not be detrimental to other Industrial or Business Park uses still operating in the area; (ii) and the redevelopment of the area is in keeping with the long term transition of the entire area to similar uses; b) the environmental conditions of the Site do not preclude development (see Environment chapter); and subject to an amendment to this Plan that is consistent with the appropriate policies for the desired land use.	The Site is no longer feasible for industrial uses. There is a need for more housing. Environmental conditions will be addressed. An RSC will be required to be obtained. The redevelopment supports the ongoing transition of this older industrial area toward non-industrial, neighbourhood-scale uses. The proposed residential form is consistent with the evolving land-use pattern and represents an appropriate and logical continuation of this transition. The development introduces compatible built form, improves site utilization, and supports the City's broader objectives for reinvestment and neighbourhood-oriented growth in areas where industrial functions have declined. The proposed low-profile residential redevelopment will

OP Policy #	Policy	Response
		not negatively impact any remaining industrial or business park uses, aligns with the long-term transition of the area away from industrial functions, and is supported by environmental studies confirming the site is suitable for development. The proposed redevelopment satisfies all criteria of the policy: it does not negatively impact remaining industrial/business uses, it aligns with the long-term transition of the area, environmental conditions support development, and an OPA is being advanced to establish the appropriate land-use framework.
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 Site is close to nearby transit, off major transportation corridors and has access to full municipal services. There will be no negative impacts on the municipal system, and it will not add to the capacity in a significant way, as confirmed by the FSR.
8 – Urban Design	A memorable, attractive and liveable city is one where people feel comfortable and are inspired by their surroundings. The physical systems and built form of the city are also designed to protect, maintain and improve the quality of life for present and future generations by integrating the principles of sustainability and place	A UDS has been prepared and addresses each policy set out in the City OP. The UDS has been summarized in Section 4.5.5 of this PRR. The proposed design of the dwellings will blend with the surrounding area and the goals of the East Windsor Planning District (Ford City).

OP Policy #	Policy	Response
	making. In order for Windsor to be such a city, Council is committed to urban design principles that enhance the enjoyment and image of Windsor and its people.	The land area is sufficient to accommodate the proposed development. The proposed semi-detached dwellings will be limited to a maximum height as set out in the ZBL. The Site is pedestrian friendly and will be a safe place for people to live. Parking is provided on-site (driveway and garages). The Site will provide for more housing opportunities. The Site is compatible with the surrounding area in terms of scale, massing, height and siting, and the proposed dwellings will integrate well with the area, as set out in the UDB. The scale is ground-oriented and low profile. The massing is broken into small blocks. The height is low-profile. Buildings are oriented toward the new internal public roadway, replicating the traditional neighbourhood pattern of homes fronting a public street. Based on these facts, the proposed dwellings are compatible with the

OP Policy #	Policy	Response
		surrounding area in terms of scale, massing, height, and siting, and will integrate well into the neighbourhood context in accordance with the OP policy.
9.1.1 – Heritage Conservation	The identification, recognition, protection, conservation, enhancement and proper management of heritage resources.	The Site is considered to have potential. An archaeological assessment has been provided and summarized in Section 4.5.4 of this PRR. As part of the archaeological assessment, engagement was attempted.

Therefore, the proposed development conforms to the City of Windsor OP with the approval of the OPA.

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 unique character of Windsor's neighbourhoods.

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

Policy #	Policy	Response
1.7 – Compatible Development	“Compatible Development” is an overarching principle of good planning, applicable throughout the City of Windsor, and its definition needs to be clearly understood, and applied in different ways, in different contexts throughout the City.	The proposed development is compatible with its surroundings. There are many different lot areas and lot frontages in the neighbourhood. The Site is a corner lot, which makes infilling and intensification appropriate.

Policy #	Policy	Response
		The OP encourages a mix of densities and types of housing in an existing neighbourhood. There is no safety, privacy or shadowing impacts on abutting properties.
2.1 – Stable Neighbourhood	Achieving compatibility in Stable Neighbourhoods is not about replicating the existing form or reproducing architectural styles or details of nearby buildings. Rather, the focus is to direct how new development can be designed to maintain and preserve neighbourhood character. New development in Stable Neighbourhoods should be designed to respond to the basic neighbourhood patterns and reoccurring characteristics, such as lot patterns; placement and orientation; scale, height, and massing of dwellings; existing vegetation; topography; and other common or distinctive elements.	The proposed development can be designed to maintain and preserve the abutting neighborhood's character. The integration will be seamless. Privacy, livability and transition will be protected.
	Architecture - Architectural styles, in some cases vary dramatically, while in other neighbourhoods, convey consistency. While a rigorous adherence to a particular form or style is neither desirable nor realistic there are key elements of all building designs that can be used to ensure that different forms and styles can coexist alongside one another in a	The design vision for the proposed development is to create a high quality built form character. The inspiration is from the area's existing architectural design. The final design of the proposed dwellings will be completed as part of the required building permit.

Policy #	Policy	Response
	compatible and complementary manner;	Similar rooflines and building materials found in the area will be used.
	Lot Size/Frontage - Streets that display the most diversity in terms of lot size and street frontage are not necessarily negative in terms of community character. Varying lot sizes and frontages can accommodate a diversity of housing types and built forms. To support this variety and diversity as a positive attribute, it is important to ensure that the development is appropriate for the Site and within the context of the surrounding built form;	The lot size and frontage are appropriate for the proposed development.
	Setbacks - Front and side yard setbacks are character giving elements within these neighbourhoods that establish both the building's relationship with the street, and the visual separation between buildings. Consistency in building setbacks, regardless of built form, is a key character giving element of any street;	All setbacks will be subject to the RD2.2 zoning.
	Parking - Dealing with the issue of parking is often a flashpoint in the conversation about residential intensification. Parking must be appropriately accommodated on the Site of any specific residential development, and that parking supply may be augmented by onstreet parking, or in parking spaces provided in communal facilities. A lack of parking	Parking is provided on-site (driveway and garages).

Policy #	Policy	Response
	supply, with too much reliance on on-street parking has a significant negative impact on community character and may impact the functional operation of the street network.	
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 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, semidetached, duplex, townhouses, and apartments that are generally no greater than three (3) storeys in height.	A UDS has evaluated these guidelines, which include assessments such as site orientation, access and parking.
2.4 – Townhouse Development	Townhouses in Windsor's Stable and Mature Neighbourhoods are considered a popular choice for their ability to provide housing at greater densities than traditional single detached dwellings. In these neighbourhoods, the general appearance and placement of townhouses is characteristically different from the existing forms of development. Of special concern for townhouse development is the dominance of front facing garages.	A UDS has evaluated these guidelines for townhouses, which include such assessments as building design (ie massing, elevations, porches and entry features).

Therefore, the proposed development will conform with 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 issued on January 14, 2003.

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

According to Map 6 attached to the ZBL the Site is currently zoned “(Holding) Manufacturing District 1.4 (HMD1.4)” category and “Manufacturing District 2.1 (MD2.1)” category (see Figures 4 – City of Windsor Zoning Map 6).

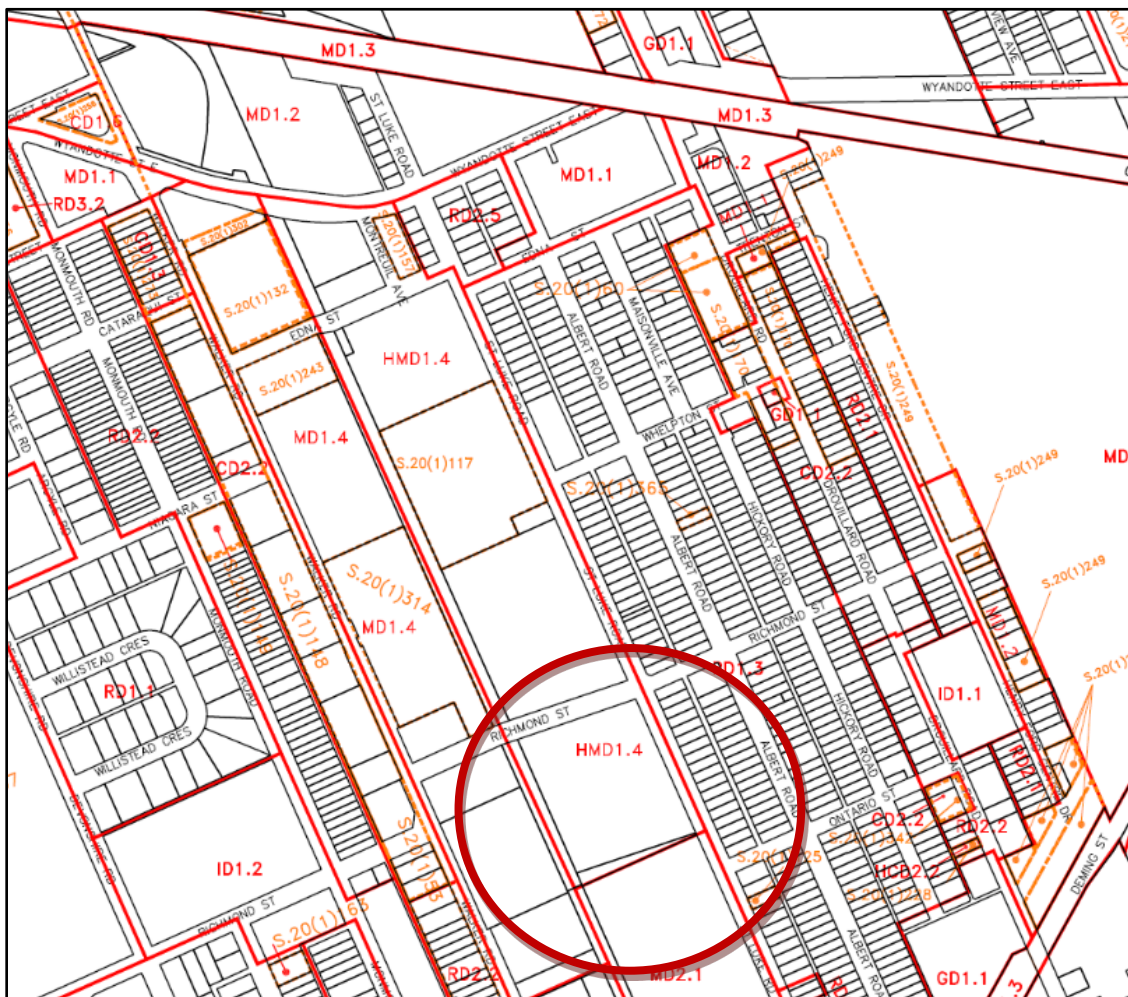


Figure 4 – City of Windsor Zoning Map 6

It is proposed to change the zoning of the Site to a site-specific “Residential District 2.2 (RD2.2 – (20)(1) (XXX)” to permit the proposed residential use.

The proposed residential development will include semi-detached dwellings and townhome dwellings.

The following are defined in the City of Windsor ZBL as:

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.

TOWNHOME DWELLING means one dwelling vertically divided into a row of three or more dwelling units attached by common interior walls, each wall having a minimum area above grade of 10.0 sq. m., and may include, where permitted by Section 5.99.80, additional dwelling units. A semi-detached dwelling is not a townhome dwelling.

A review of the RD2.2 zone provisions, as set out in Section 11.2 of the ZBL is as follows:

Zone Regulations RD2.2	Required Semi-detached	Proposed Semi-detached	Required Townhome	Proposed Townhome	Compliance and/or Requested Relief with Justification
Permitted Uses	One Double Duplex Dwelling One Duplex Dwelling One Multiple Dwelling containing a maximum of four dwelling units One Semi-Detached Dwelling One Single Unit Dwelling	One Semi-Detached Dwelling (per lot)	One Double Duplex Dwelling One Duplex Dwelling One Multiple Dwelling containing a maximum of four dwelling units One Semi-Detached Dwelling One Single Unit Dwelling Townhome Dwelling Any use	Townhome Dwelling (per lot)	Complies, subject to the ZBA to change the Site to RD2.2 zone.

Zone Regulations RD2.2	Required Semi-detached	Proposed Semi-detached	Required Townhome	Proposed Townhome	Compliance and/or Requested Relief with Justification
	Townhome Dwelling Any use accessory to any of the preceding uses		accessory to any of the preceding uses		
Minimum Lot Width	15.0 m	15 m to 15.76 m	20.0 m	21.0 m – 26.40 m	Complies
Minimum Lot Area	450.0 m ²	450.00 m ² to 528.11 m ²	200.0 m ² (per dwelling unit) 200.0 m ² x 4 = 800 m ² 200.0 m ² x 3 = 600m ²	672.00 m ² to 1,072.05 m ² (per dwelling unit)	Complies (per dwelling unit)
Maximum Lot Coverage	45.0 %	TBD	45.0 %	TBD	Shall Comply
Maximum Main Building Height	9.0 m	<9.0 m	9.0 m	<9.0 m	Complies
Minimum Front Yard Depth	6.0 m	6.0 m	6.0 m	6.0 m	Complies
Minimum Rear Yard Depth	7.50 m	7.5 m	7.50 m	7.50 m	Complies
Minimum Side Yard Width	1.20 m	1.20 m	1.20 m	1.20 m	Complies

Zone Regulations RD2.2	Required Semi-detached	Proposed Semi-detached	Required Townhome	Proposed Townhome	Compliance and/or Requested Relief with Justification
Maximum Gross Floor Area – Main Building –	400 m2	<400 m2	N/A	N/A	Complies

Therefore, the proposed development of semi-detached dwellings and townhome dwellings will comply with the purpose and intent of the ZBL.

There is no requested relief from the RD2.2 provisions.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

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

- The land area is sufficient to accommodate the proposed development,
- The Site is flat, making it conducive to vehicle maneuvering,
- The Site has access to full municipal water, storm and sewer systems,
- There are no anticipated noise, traffic or parking concerns,
- There are no environmental concerns,
- There are no natural or man-made hazards, and
- The location of the proposed development is appropriate in that it will blend well with the built-up area.

6.1.2 Compatibility of Design

The Site is compatible with the surrounding area in terms of scale, massing, height and siting.

The vision of the East Windsor Planning District (Ford City) will be maintained and will expand the existing neighbourhood.

The proposed development is compact in form and offers a transition from Walker Road to the existing residential neighbourhood.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the City of Windsor to provide residential development.

The proposed development will contribute toward infill and intensification requirements.

The expansion of residential use in this area of transition represents an efficient development pattern that optimizes the use of land in an existing built-up area.

The Site is no longer appropriate for industrial development.

The Site provides for unique housing opportunities in the existing built-up area of East Windsor Planning District (Ford City).

The proposed development offers a complete community approach addressing the need to provide for more housing.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environment impacts, as there are no natural heritage features on the Site.

6.1.5 Municipal Services Impacts

The Site has access to full municipal services. The proposed development will not put any additional stress on municipal infrastructure.

6.1.6 Social, Cultural and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors, transit, open space and community amenities.

Adding the proposed residential use in an existing built-up area 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 sustain the financial well-being of the City.

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 development opportunity.

There are no cultural heritage or archeological concerns.

6.2 Conclusion

The proposal development on the Site for residential use is appropriate and should be approved by the City of Windsor.

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

