

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

687 Bridge Avenue
Windsor, Ontario

March 25, 2026

Prepared by:



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Table of Contents

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING LAND USES	5
2.1	Legal Description and Ownership	5
2.2	Physical Features of the Site	6
2.2.1	Size and Site Dimension	6
2.2.2	Existing Structures and Previous Use	7
2.2.3	Vegetation and Soil	7
2.2.4	Topography and Drainage	7
2.2.5	Other Physical Features	7
2.2.6	Municipal Services	7
2.2.7	Nearby Amenities	7
2.3	Surrounding Land Uses	8
3.0	PROPOSAL AND CONSULTATION	12
3.1	Development Proposal	12
3.2	Public Consultation Strategy	14
4.0	APPLICATION AND STUDIES	17
4.1	Zoning By-law Amendment	17
4.2	Other Applications	17
4.3	Supporting Studies	17
4.3.1	Archaeology	17
5.0	PLANNING ANALYSIS	19
5.1	Policy and Regulatory Overview	19
5.1.1	Provincial Planning Statement	19
5.1.2	Official Plan	25
5.1.3	Intensification Guidelines	33
5.1.4	Zoning By-law	40
6.0	SUMMARY AND CONCLUSION	49
6.1	Context and Site Suitability Summary	49

6.1.1 Site Suitability	49
6.1.2 Compatibility of Design	49
6.1.3 Good Planning	49
6.1.4 Environment Impacts	49
6.1.5 Municipal Services Impacts	50
6.1.6 Social, Cultural, and Economic Conditions	50
6.2 Conclusion	51

1.0 INTRODUCTION

I have been retained by 1001225233 Ontario Inc. (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 687 Bridge Avenue (herein the "Site") in the City of Windsor, Province of Ontario.

The Site, in Ward 2 (Riverwest Planning District), is made up of one interior parcel of land, which currently has a single detached dwelling and an accessory structure (to be demolished).

The Site is located on the west side of Bridge Avenue, north of Rooney Street and south of Wyandotte Street West.

It is proposed that the Site be redeveloped. Residential use is proposed to continue.

A new 2-storey semi-detached dwelling (with a basement) will be constructed with 3 additional dwelling units (1 on one side and 2 on the other side of the semi-detached dwelling) for a total of 5 residential dwelling units.

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

A total of 2 parking spaces located in private driveways within the front yard, with access from Bridge Avenue, are proposed. There are no garages proposed.

The tenure of each unit will be individually owned. The ADUs will be rented.

The Site has access to full municipality infrastructure, including water, sewer and storm services.

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-059/25). Comments dated July 21, 2025, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-19/25). Comments dated January 22, 2026, have been received and included in this PRR.

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

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

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

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

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

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

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

Address	Legal Description	PIN	ARN	Owner	Purchased Date
687 Bridge Avenue, City of Windsor, Province of Ontario	LOT 245 PLAN 369 SANWICH WEST; PT LOT 244 PLAN 369 SANDWICH WEST; PT ALLEY PLAN 369 SANDWICH WEST; PT ALLEY PLAN 933 SANDWICH WEST CLOSED BY BYLAW R12861 AS IN R1376659 S/T R1286118; S/T R1324135E; CITY OF WINDSOR	01224- 0471 LT	050-280- 11300	1001225233 Ontario Inc.	2025

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, is a rectangular-shaped lot and consists of a total area of 429.60 m² (0.043 ha), with 13.1 m along Bridge Avenue and an irregular depth of 32 m and 33.5 m (see Figure 1b – Street View).



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

2.2.2 Existing Structures and Previous Use

The Site currently has a single detached dwelling and an accessory structure (to be demolished).

The previous use was residential.

2.2.3 Vegetation and Soil

The property currently has a mown lawn.

There are some trees located on the Site.

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

2.2.4 Topography and Drainage

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

The Site is part of the Windsor Area drainage.

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

2.2.5 Other Physical Features

Fencing is located along a portion of the Site, owned by others.

2.2.6 Municipal Services

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

Bridge Avenue is considered a local roadway.

There are streetlights and sidewalks along Bridge Avenue.

The Site has access to major roadways, including Wyandotte Street West, Huron Church Road and Tecumseh Road West.

On-street parking is permitted along Bridge Avenue, and the Site is close to nearby active transportation facilities.

The closest bus stop is located 160 m from the Site at the corner of Wyandotte Street West and Bridge Avenue (Stop ID 1233, Bus #2).

2.2.7 Nearby Amenities

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

The closest schools are Canada Benson Academy, University of Windsor, Assumption College Catholic Middle School and West Gate Public School.

The closest parks are Wilson Park and North Merritt Park.

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

2.3 Surrounding Land Uses

Overall, the Site is located in an established area with residential uses.

There are several different lot frontages and lot areas of neighbouring properties.

A site visit was conducted on October 20, 2025, by Pillon Abbs Inc.

North – The lands directly to the north of the Site are used for residential use (see Photo 1 - North).



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

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



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

South – The lands directly to the south of the Site are used for residential use (see Photos 3 - South).



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

West – The lands directly to the west of the Site (rear yards) with frontage along Partington Avenue are used for residential use (see Photos 4 – West).



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

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site, in Ward 2 (Riverwest Planning District), is made up of one interior parcel of land, which currently has a single detached dwelling and an accessory structure (to be demolished).

The Site is located on the west side of Bridge Avenue, north of Rooney Street and south of Wyandotte Street West.

It is proposed to redevelop the Site. Residential use will continue.

A new 2-storey semi-detached dwelling (with a basement) will be constructed with 3 additional dwelling units (1 on one side and 2 on the other side of the semi-detached dwelling) for a total of 5 residential dwelling units.

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

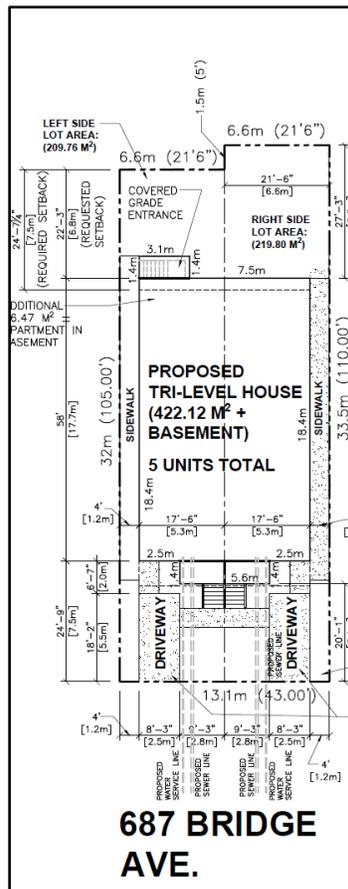


Figure 2a –Concept Plan

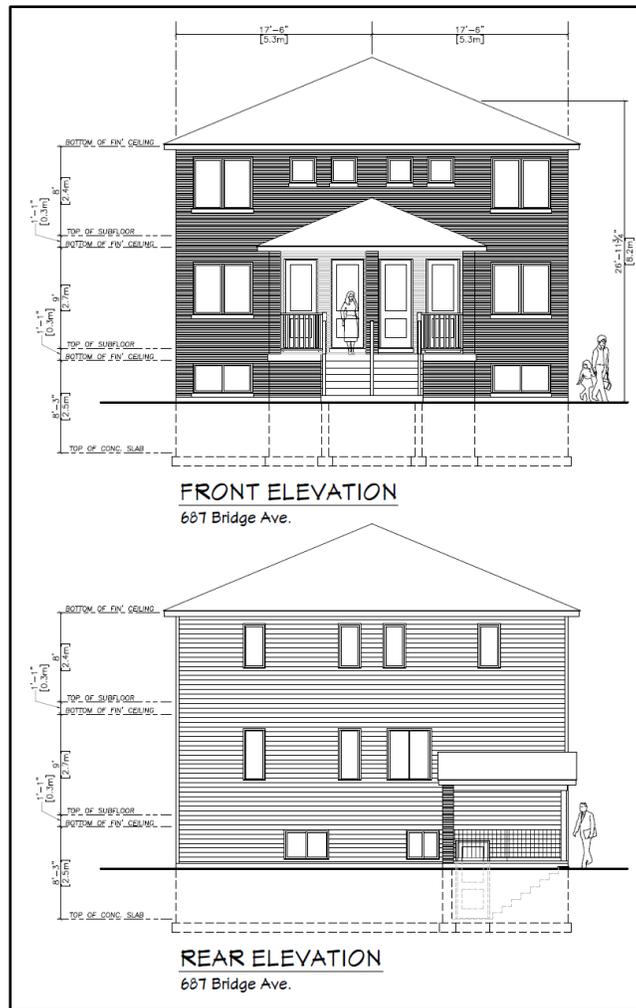
The Concept Plan is preliminary.

The building will occupy a total of 200.96 m² of the Site (46.78 % lot coverage).

Based on the lot size (0.043 ha) and the number of units (5), the proposed development will result in a gross residential density of 116.28 units per hectare (uph).

The proposed dwelling will face Bridge Avenue.

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



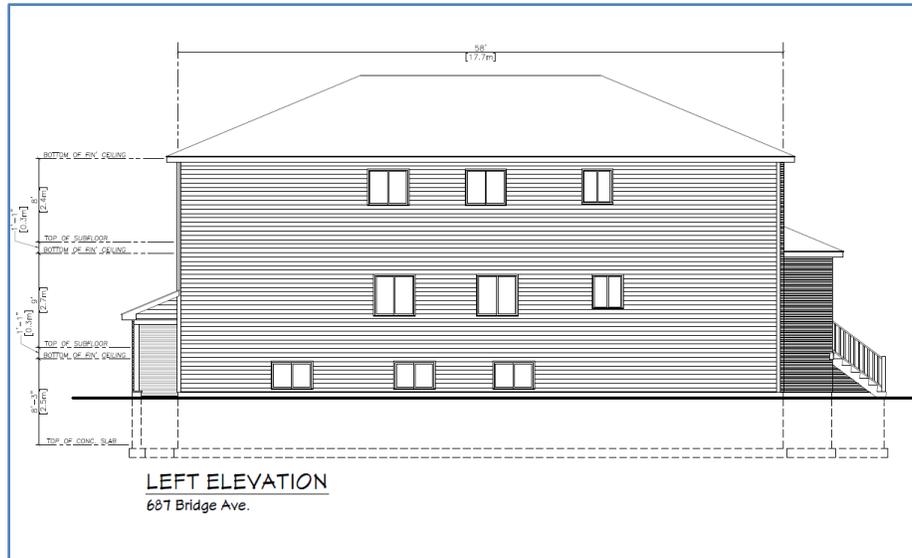


Figure 2b – Elevations

The elevations are preliminary.

Floor plans have also been provided.

A total of 2 parking spaces located in private driveways within the front yard, with access from Bridge Avenue, are proposed.

There are no garages proposed.

The proposed driveways will be paved.

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

The tenure of each unit will be individually owned. The ADUs will be rented.

Each unit will have a total of 1-3 bedrooms. Floor plans have been provided.

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

The Site has access to full municipality services, including water, sewer and storm.

3.2 Public Consultation Strategy

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

As part of a public consultation strategy, in addition to the statutory public meeting, an informal hybrid (electronic and in-person) public open house was held with area residents and property owners on October 20, 2025, from 6:00 pm to 7:00 pm at the University Community Centre (Hall) located at 2320 Wyandotte Street West, Windsor and via Zoom.

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

A total of **544** owners and tenants were notified, which represents a **200 m** radius from the Site.

In addition to the applicant representatives and City Staff, 2 residents attended the open house in person and 0 attended electronically.

Emails and phone calls were also received and documented.

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

Topic Item	Comments and Questions	Response
Design	Overall, a very nice design and style.	Noted. The design is only conceptual at this time.
Parking	There is currently a parking issue along the Bridge. There is a lack of parking. There is no longer a back alley.	Private driveways are provided for residents to park.
Density	How many people? Too many people will live here. There are too many bedrooms. This will just be for students. There are too many students who live in the area now.	The floor plan is conceptual at this time. Anyone can live in the units (students, families, etc).
Sewers	Sewers are an issue now.	Prior to a building permit, the Applicant will need to provide the required support studies/plans regarding sewers.
Lot coverage	Can you reduce the lot coverage?	The Applicant will review prior to submitting the formal application to the City.

Topic Item	Comments and Questions	Response
Building Exits/Entrances	<p>Does each unit need 2 ways to exit and enter?</p> <p>What would happen if there were a fire?</p> <p>Are the windows above grade?</p>	<p>The final design of the building is subject to a Building Permit.</p> <p>The building will comply with the Ontario Building Code (OBC).</p>

4.0 APPLICATION AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-059/25). Comments dated July 21, 2025, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-19/25). Comments dated January 22, 2026, have been received and included in this PRR.

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

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

4.1 Zoning By-law Amendment

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

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

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

Relief from certain regulations is also being requested.

The ZBA is detailed, and its justification is outlined in Section 5.1.4 of this PRR.

4.2 Other Applications

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

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

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

4.3 Supporting Studies

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

4.3.1 Archaeology

A Stage 1 Archaeological Assessment was prepared by AMICK Consultants Limited, dated November 6, 2025.

The purpose of the study was to determine any archaeological potential of the Site.

The study concluded that a Stage 2 assessment would be required.

A Stage 2 Archaeological Assessment was prepared by AMICK Consultants Limited, dated December 12, 2025.

The study concluded that no archaeological resources were encountered and that no further assessment is warranted.

The stage 1 and stage 2 reports have been filed with the Ministry.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

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

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024.

Decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The following provides a summary of the key policy considerations of the PPS as 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:	The proposed development will help provide for a new housing option and density to meet the needs of the City. Full municipal services are available.

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

PPS Policy #	Policy	Response
	<p>future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 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; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities,</p>	<p>The proposed development supports the City's housing targets.</p> <p>The needs of the residents can be accommodated as the Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The proposed density is appropriate for the Site.</p> <p>A total of 6 units would be permitted in the form of an existing semi-detached dwelling with additional dwelling units (ADUs) as of right.</p> <p>Only 5 units are proposed.</p> <p>Residents will have access to nearby transit.</p>

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

PPS Policy #	Policy	Response
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	<p>The proposed development provides an infill opportunity for an existing parcel of land.</p> <p>The Site was always intended for residential use.</p> <p>The design of the proposed development will provide a compact form.</p>
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.	<p>The proposed development has access to full municipal services.</p> <p>There are nearby public service facilities.</p>
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	<p>The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.</p> <p>A traffic study was not warranted.</p>

PPS Policy #	Policy	Response
	purpose(s) for which it was identified.	
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. A servicing report was not required.
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. A tree inventory was not required.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The Site is outside of the ERCA regulated area.
4.6.1 – Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	The required support studies have been completed and summarized in Section 4.3.1 of this PRR.
4.6.5 - Engagement	Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and	Engagement was included as part of the Archaeology assessment.

PPS Policy #	Policy	Response
	managing archaeological resources, built heritage resources and cultural heritage landscapes.	
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public. The Site is outside of the ERCA regulated area.

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

5.1.2 Official Plan

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

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

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

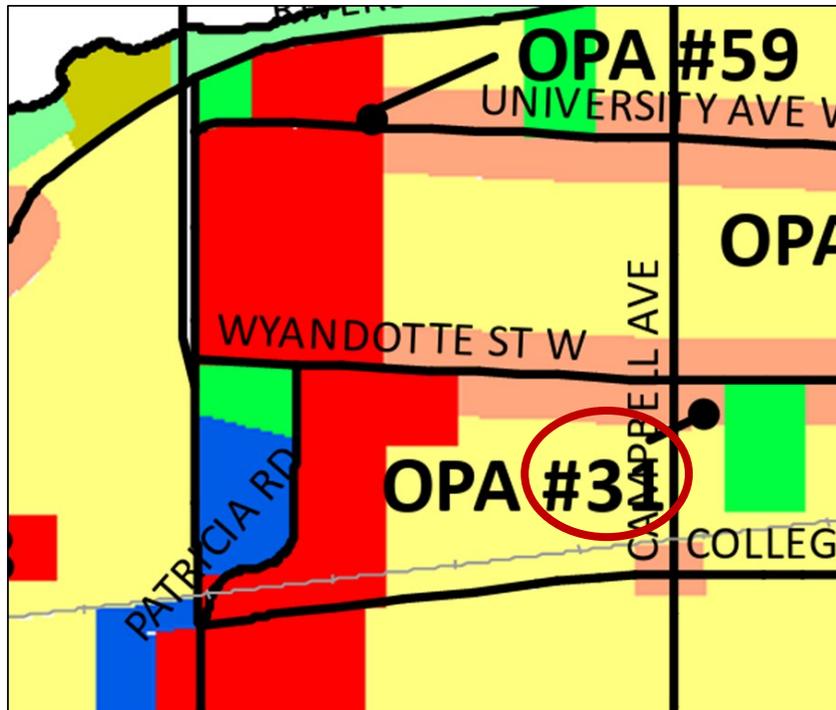


Figure 3 – OP

The Site is also subject to the following:

- Schedule A: Planning Districts & Policy Areas – Riverwest Planning District
- Schedule C-1: Archaeological Potential – Located within an "Archaeological Potential Zone"
- Schedule F: Roads & Bikeways – located on a Local Residential road (Bridge Ave)
- Schedule F-1: Railways – located within 300 m of a railway

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

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

OP Policy #	Policy	Response
3.2.1.2	Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types.

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.	<p>The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play.</p> <p>The proposed development is close to nearby transit, employment, shopping, libraries, local amenities, and parks.</p>
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach which balances environmental, social and economic considerations.	<p>The proposed development supports the policy set out in the OP as it is suited for addressing the residential needs of the City.</p> <p>The Site is also located in an existing built up area where people can live, work and play.</p>
6.1 - Goals	<p>In keeping with the Strategic Directions, Council's land use goals are to achieve:</p> <p>6.1.1 Safe, caring and diverse neighbourhoods.</p> <p>6.1.3 Housing suited to the needs of Windsor's residents.</p> <p>6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.</p> <p>6.1.14 To direct residential intensification to those areas of the City where transportation, municipal services, community facilities</p>	<p>The proposed development supports these goals set out in the OP.</p> <p>The proposed residential use will provide a new housing choice in an existing neighbourhood.</p> <p>The Site is pedestrian friendly and close to nearby amenities.</p> <p>Municipal services, transportation and community facilities are available.</p>

OP Policy #	Policy	Response
	and goods and services are readily available.	
6.2.1.2 - General Policies, Type of Development Profile	For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) 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 development is considered low profile. A new 2-storey semi-detached dwelling is proposed.
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed semi-detached will complement the existing neighbour. The height will be similar to a single detached dwelling.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development is close to major roadways.
6.3.1.3	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The proposed development will provide for infilling and intensification.
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. High	The proposed development is considered low profile. As of right, a total of 6 residential dwelling units are permitted in an existing semi-

OP Policy #	Policy	Response
	Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	<p>detached dwelling on any urban parcel of land.</p> <p>Only 5 units are proposed.</p> <p>A 2 storey semi-detached dwelling will maintain the same maximum height as a single detached dwelling, which makes it very compatible with the neighbourhood.</p>
6.3.2.3 – Types of Low Profile Housing	<p>For the purposes of this Plan, Low Profile housing development is further classified as follows:</p> <p>(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.</p>	Semi-detached dwellings, which are considered small-scale, are permitted.
6.3.2.4 – Locational Criteria	<p>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</p>	The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit.

OP Policy #	Policy	Response
	transportation service can be provided.	
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	<p>At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:</p> <p>(i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust; (iii) within a site of potential or known contamination; (iv) where traffic generation and distribution is a provincial or municipal concern; and (v) adjacent to heritage resources. (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; (c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. In Mature Neighbourhoods as shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the streetscape, architectural style</p>	<p>This PRR has evaluated the PPS in Section 5.1.1.</p> <p>There are no constraint areas that impact the Site.</p> <p>Support studies have been completed and summarized in Section 4.3 of this PRR.</p> <p>There are no adjacent nuisances.</p> <p>There is no known contamination.</p> <p>Traffic generation is not expected to have any significant impact.</p> <p>There are no heritage resource concerns on or near the Site.</p> <p>There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p>Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.</p> <p>Minor relief from the RD1.3 is being requested.</p> <p>The Site is a large lot enough to accommodate the proposed development.</p>

OP Policy #	Policy	Response
	<p>and materials, landscape character and setback between the buildings and streets; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical services and emergency services; and (f) Facilitation a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.</p>	<p>The proposed building height will be similar to a single detached dwelling in height, massing and scale.</p> <p>The massing of the development has been carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>The building will be oriented to face the roadway, similar to the existing built environment.</p> <p>Lot area and lot frontages in the area vary in size.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.</p> <p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p> <p>Off-street parking is provided in private driveways.</p> <p>On-street parking is also available, if required.</p> <p>Amenity areas and landscaping will be provided (front and rear yards).</p> <p>Full municipal and emergency services are available in the area.</p> <p>No transition between uses is required as part of the building design.</p>

OP Policy #	Policy	Response
7.0 - Infrastructure	The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.
7.2.8.8 - Rail	Council shall evaluate a proposed development adjacent to a Rail Corridor, in accordance with the following: (a) All proponents of a new development within 300 metres of a rail corridor, may be required to complete a noise study to support the proposal, and if the need for mitigation measures is determined by such study, shall identify and recommend appropriate mitigation measures, in accordance with the Procedures chapter of this Plan; (b) All proponents of new development, located within 75 metres of a rail corridor, shall complete a vibration study to support the proposal, and if the need for mitigation measures is determined by such study, shall identify and recommend appropriate mitigation measures, in accordance with the Procedures chapter of this Plan; (c) All proponents of new development adjacent to a rail corridor will consult with the appropriate railway company prior to the finalization of any noise or vibration study	The Site is located within 300 m of a railway. There were no noise or vibration study requirements. There are other dwellings that create a buffer.

OP Policy #	Policy	Response
	required by this Plan; (d) 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.	
9.3.4.1 – Heritage Resources	Council will protect heritage resources by: (a) Requiring that development or infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alteration of these resources in Schedule C-1 Archaeological Potential; or where this is not possible, requiring the proponent to mitigate the impact to archaeological resources through documentation and removal in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Management Plan.	The required support studies have been completed and summarized in Section 4.3.1 of this PRR. Engagement was also included.

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

5.1.3 Intensification Guidelines

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

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

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

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

Policy #	Policy	Response
2.2 – General Guidelines for All Development	The intent for development within Windsor's Stable and Mature Neighbourhoods is to maintain the Low Profile built 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, semi-detached , duplex, townhouses, and apartments that are generally no greater than three (3) storeys in height.	<p>The proposed development will fulfill the need for additional residential units in the area, while infilling an existing parcel of land in a built up area.</p> <p>The proposed development is considered a low profile development as it is proposed to have 2 storey (with basement) semi-detached dwelling constructed on the Site.</p> <p>The Site is suitable for the proposed development as it is large enough.</p>
2.2.1 – Site Development	The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel' and to define and frame the street while imparting the sense of openness and enclosure.	<p>The proposed development is consistent with the character of the neighbourhood.</p> <p>The existing zoning will be maintained to ensure a consistent building envelope.</p>
2.2.2 – Development within Heritage Contexts	1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources. 2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites. 3. New buildings located adjacent to built cultural	<p>The proposed design will provide complementary scale, character, and local context.</p> <p>The conceptual building design has taken inspiration from the existing neighbourhood.</p> <p>High-quality materials and simplistic, timeless detail will be used.</p>

Policy #	Policy	Response
	heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern building designs, techniques, and materials.	The proposed design will be inspired by the palette of the neighbourhood, with attention to complementary material and colour tone selections. The final design will be subject to the building permit.
2.2.3 – Access & Parking	Garages and driveways should be located and sized based on the established pattern of the neighbourhood.	Access and parking will be located in the private driveways, located in front of the proposed semi-detached dwelling units. The location of driveways is similar in the existing area.
2.2.4 - Landscaping	The objectives of the Urban Design Guidelines with respect to landscape are to: • Maintain the green landscape character of the neighbourhood; • Plan for the urban canopy; • Screen views to rear yard parking; and, • Preserve mature trees.	Professional landscaping will be provided. A tree inventory was not required.
2.2.5 - Materials	The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.	The detail of treatment and materiality will be based on the inspiration of neighbouring aesthetics and style found in the immediate proximity of the Site.
2.3 – Modest Infill Development	The intent for development of single lot infill is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. It is important that infill development integrates with the existing context and co-	The proposed development is compatible with the land uses in the surrounding area. The proposed development will help build on the existing character of the neighbourhood as a critically needed urban infill project. The proposed development is a modest infill.

Policy #	Policy	Response
	exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.	
2.3.1 – General Guidelines	<p>1. Infill development in the form of architecture for renovations and new construction shall:</p> <ul style="list-style-type: none"> a. Ensure development is sensitively integrated with the existing context and character of the neighbourhoods identity. b. Preserve the variety of design, colour and construction materials within a range that enhances the character of the neighbourhood; and, c. Maintain compatible architectural character in the design of roofs, windows, doors, porches and signs. 	<p>The approach to this infill project was to provide new residential units for the community, within an existing parcel of land, while maintaining the urban fabric of the neighbourhood.</p> <p>The lot is large enough to accommodate the proposed development and is always intended for residential use.</p> <p>Infill housing projects offer numerous benefits, including reducing urban sprawl and revitalizing existing neighbourhoods.</p> <p>It is better to 'build up' than 'build out'.</p>
	2. Ensure the architecture of a new dwelling is consistent with the architectural style and era in which its neighbourhood was built.	This proposed development achieves compatibility in height, massing, scale and setback, as well as architectural style, contributing positively to the maintenance and enhancement of the existing built up area.
	3. Design the architecture of an addition to be consistent with the original architecture of the existing dwelling.	<p>Existing dwellings in the neighbourhood have been taken into consideration in the conceptual design of the proposed building.</p> <p>There will be appropriate building setbacks proposed.</p>

Policy #	Policy	Response
		The final design of the semi-detached dwelling will be assessed as part of the building permit.
	4. On second-story additions and new two-story dwellings, maintain architectural continuity of materials and detailing around all sides of the dwelling, especially where the dwelling backs onto and is visible from adjacent streets or other public areas.	The proposed height has been considered as part of the overall design of the dwelling. The proposed building will be less than 9.0 m in height (2 storeys tall).
	5. Ensure solar access by designing a new dwelling or addition to not adversely affect the availability of daylight falling on neighbouring properties. Design the location, scale, and massing of an addition or new dwelling to have regard for the amount of shadow upon neighbours' rear yard areas.	The proposed development promotes compact form and low profile housing, increased density and enables the use of transportation options for residents. The building construction will follow best practices for Energy Efficiency, complying with the latest version of the OBC and SB-12.
2.3.2.1 – Building Design (Massing & Elevation Articulation)	The objectives of the Urban Design Guidelines in directing the relationship of the building elevation and entrance to the street are to: • Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character. • Promote "eyes on the street" and a strong presence of the main elevation on the street; • Ensure that the prominence of the front entrance is maintained and consistent with the surrounding neighbourhood; and, • Ensure the entrance remains the main	The massing is proposed to be appropriate for the Site and for the neighbourhood. There is visible pedestrian access from the street to the proposed development. There is a strong street presence as the proposed building will face the roadway.

Policy #	Policy	Response
	feature of the house and is oriented to and clearly visible from the street.	
	1. Design dwellings to have articulated elevations, especially those exposed to streets and open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.	<p>Conceptual elevations have been provided in order to illustrate how the proposed development will look at a pedestrian level.</p> <p>Every effort has been made to ensure the proposed development will blend well with the existing neighbourhood.</p> <p>The final design will be subject to the building permit.</p>
	2. Design the building envelope, and individual architectural elements within the building, to reference the architectural treatment of buildings in the neighbourhood. The goal is not to replicate buildings of the neighbourhood, but to ensure new development relates to them by incorporating similarities in design language to promote compatibility. Massing and architectural elements to be considered include a. Similar building shape (square, rectangular, L-shaped, etc.); b. Roof lines with similar massing, pitches and articulation (gable, hipped, shed, flat, use of dormers, etc.); c. Similar principal building massing elements (bays, projections, first floor height, building height, entry features, etc.);	<p>The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.).</p> <p>The proposed height complies with the proposed RD1.3 zone requirement.</p> <p>Minor relief is being requested.</p> <p>There is also a variety of different lot frontages and lot areas in the neighbourhood.</p>

Policy #	Policy	Response
	<p>d. Similar architectural features (porches, stoops, chimneys, columns, frieze boards, etc.); e. Important datum lines (cornice, base courses, string courses, window alignment, bays, etc.); and, f. Similar proportions (bays, windows, garage, etc.).</p>	
	<p>3. Ensure the new building is generally consistent in height and massing with adjacent buildings along the streetscape.</p>	<p>Height and massing have been taken into consideration in the conceptual design of the proposed semi-detached dwelling.</p>
	<p>4. In Mature Neighbourhoods provide appropriate transitions in height to existing adjacent buildings and ensure no new building is more than 0.5 metres higher than the adjacent dwelling(s).</p>	<p>A front yard landscaped area will provide the character and charm of a contiguous pedestrian and green experience as a transition and buffer.</p>
	<p>5. Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.</p>	<p>The proposed semi-detached dwelling will have entrances on the main façade facing the roadway.</p>
	<p>6. Avoid mixing historic architectural elements with other architectural style elements.</p>	<p>The proposed design provides complementary scale, character, and local context, while being consistent in offering a unique solution.</p>
	<p>7. Contemporary designs may be considered provided they exhibit consistency with the massing and articulation guidelines in this section and are not located within a heritage context or adjacent to a heritage dwelling.</p>	<p>There are no heritage concerns on or surrounding the Site.</p> <p>The required support studies have been provided and summarized in Section 4.3 of this PRR.</p>
<p>2.3.2.2 Porches and Entry Features</p>	<p>1. Ensure the main entrance faces the street, with the door in a prominent position. The</p>	<p>There will be entrances facing Bridge Avenue, giving the</p>

Policy #	Policy	Response
	<p>front door should be clearly visible and approachable from the street. 2. Front porches are encouraged as features that increase the prominence of the front entrance. 3. To ensure porches and verandahs are useable they should be a minimum of 1.5 metres in depth. 4. Porches, stairs, canopies, and other entrance features may encroach into the required setbacks, a maximum of 1.5 metres. 5. Consider wrap around windows, porches and other architectural treatments for corner lot dwelling units. 6. Ensure steps from a front porch are not located closer than 1 metre from a property line. 7. Encourage weather protection elements at the main entrance and design to complement the overall design of the dwelling.</p>	<p>proposed development a strong street presence.</p> <p>Scale windows and entry provide an intended additional layering and porosity.</p>

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

5.1.4 Zoning By-law

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

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

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



Figure 4 – ZBL

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

The proposed ADUs are as of right.

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

An *ADDITIONAL DWELLING UNIT* is a separate residential dwelling unit consisting of a separate access, kitchen, washroom, and living space that is located within a single detached, semi-detached, duplex dwelling, or rowhouse dwelling (i.e. the primary dwelling unit) or a building accessory to the primary dwelling unit located on the same lot.

A review of the RD1.3 zone provisions, as set out in Section 10.3 of the ZBL, is as follows:

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single Unit Dwelling Any use accessory to the preceding uses	New semi-detached dwelling (total 2 residential dwelling units)	Subject to the ZBA. The Site is large enough to accommodate the proposed development. The RD1.3 zone is being obtained to ensure the proposed development is compatible with the neighbourhood, as the building envelopes will be similar to the current area zoning.
Additional Dwelling Units (Section 5.99.80.1)	For any zoning district that permits a single unit dwelling, semi-detached dwelling , duplex dwelling, or townhome dwelling, the following additional provisions shall apply: .1 Additional Permitted Uses a) Two additional dwelling units shall be permitted on a parcel of urban residential land. This may be either: i. Two additional dwelling units within the primary dwelling unit located in the main building, or ii. One additional dwelling unit in the	3 additional dwelling units (1 on one side and 2 on the other side of the semi-detached dwelling) total of 5 residential dwelling units	Complies Permitted as of right. The semi-detached dwelling will be severed along the common wall and divided into two separate lots.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	primary dwelling unit located in the main building and one additional dwelling unit in a building accessory to said dwelling.		
Second Units / Additional Dwelling Units 5.99.80.5 c) 4	A maximum of one additional pedestrian entrance for each single detached dwelling, semi-detached dwelling unit, duplex dwelling, or townhouse dwelling unit may be permitted on each street line façade.	2 entrances per semi-detached dwelling are proposed.	Complies
Lot Width – minimum	15.0 m	13.1 m	Relief required. A difference of 1.9 m is requested. Appropriate setbacks will be provided.
Lot Area – minimum	450.0 m ²	429.60 m ²	Relief required. A difference of 20.4 m ² is requested. Relief is considered minor. Appropriate setbacks will be provided.
Lot Coverage – maximum	45.0%	46.78% (say 47%)	Relief required. A difference of 2 % is requested.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			Relief is considered minor. Appropriate setbacks will be provided.
Main Building Height - maximum	9.0 m	8.2 m 2-storey (measured to the mid point of the roof)	Complies
Front Yard Depth – minimum	6.0 m	7.5 m	Complies Decks are permitted to encroach into the front yard.
Reduction in Required Front Yard Depth 5.65.1.1	Where a vacant interior lot abuts lots on which dwellings have setbacks from the front lot line of a lesser depth than that required by this by-law, the setback from the front lot line for any dwelling to be erected on the said vacant interior lot is equal to the average of the setbacks from the front lot line of the dwellings on the abutting lots 3.38 m (survey on record)	7.5 m	Relief requested. Relief will allow for the on-site parking.
Rear Yard Depth – minimum	7.50 m	6.8 m / 8.3 m	Relief required. The request is due to the irregular shape of the lot.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			Relief is required for only half of the rear yard.
Side Yard Width – minimum	1.20 m	North side – 1.2 m South side – 1.2 m	Complies
Gross Floor Area – Main Building – maximum	400 m ²	421.74 m ²	<p>Relief is required.</p> <p>Relief is considered minor and will allow the basement to be used.</p> <p>Relief will allow each unit to have 2 bedrooms.</p> <p><i>GROSS FLOOR AREA – MAIN BUILDING means the total combined floor area in square metres of the main building on a lot, excluding the cellar of any building, measured from the outside face of the exterior walls of the main building.</i></p>
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.1)	For a dwelling unit in a semi-detached dwelling or in a townhome dwelling, a door that opens to the rear yard shall be located a minimum of 1.20 m from the centreline of the common wall between the dwelling units.	N/A – no door that opens to the rear yard.	Complies

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.5)	<p>When a lot on which a semi-detached dwelling or townhome dwelling has been erected and is subsequently severed by a common interior lot line that separates the dwelling units, for each dwelling unit the following additional provisions shall apply:</p> <p>1 Lot Width – minimum – equal to the width of the dwelling unit plus any exterior side yard as existing at the time of the lot severance</p> <p>2 Lot Area – minimum – as existing at the time of the lot severance</p> <p>3 Lot Coverage – Total – maximum – 50% of lot area</p> <p>7 An interior side yard shall not be required along the common interior lot line for that part of</p>	TBD	Complies

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	the dwelling unit lawfully existing at the time of the lot severance		
Parking Requirements Table 24.20.5.1 - minimum	Semi-detached - 1 for each dwelling unit = 2 ADU – exempt TOTAL = 2	2 (1 each lot)	Complies
Front Yard Paving and Surfacing Residential Districts (Section 24.28.1.3)	For a single unit dwelling, semi-detached dwelling, duplex dwelling or townhome dwelling unit, the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof cannot exceed: .1 .2 for a lot having a width of 9 m or greater: 50% of the required front yard area; or for a lot having a width of less than 9 m: 50% of the required front yard area plus 5% for each 1 metre decrease in lot width below 9 m to a	50.48%	Complies Front Yard Paving is calculated in the required front yard only (first 6.0m).

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	maximum of 70% of the required front yard area.		

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

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

1. *Decrease the minimum lot width from 15.0 m to 13.1 m,*
2. *Decrease the minimum lot area from 450.0 m² to 429.60 m²,*
3. *Increase the maximum lot coverage from 45.0 % to 47 %,*
4. *Increase the minimum front yard depth (average) from 3.38 m to 7.5 m,*
5. *Decrease the minimum rear yard depth from 7.50 m to 6.8 m, and*
6. *Increase the maximum gross floor area of the main building from 400 m² to 421.74 m².*

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

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

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

6.1.2 Compatibility of Design

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

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

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

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

Only 5 units are proposed.

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

6.1.3 Good Planning

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

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

The existing zoning will be maintained to ensure a consistent building envelope.

6.1.4 Environment Impacts

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

6.1.5 Municipal Services Impacts

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

6.1.6 Social, Cultural, and Economic Conditions

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

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

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

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

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

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

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

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

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

Planner's Certificate:

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


Tracey Pillon-Abbs, RPP
Principal Planner

