

# **PLANNING RATIONALE REPORT**

## **ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT**

**3880 Matchett Road  
City of Windsor, Ontario**

**June 2, 2025**

**Prepared by:**



Tracey Pillon-Abbs, RPP  
Principal Planner  
Chatham, ON  
226-340-1232  
[tracey@pillonabbs.ca](mailto:tracey@pillonabbs.ca)  
[www.pillonabbs.ca](http://www.pillonabbs.ca)

# Table of Content

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING LAND USES	4
2.1	Legal Description and Ownership	4
2.2	Physical Features of the Site	5
2.2.1	Size and Site Dimension	5
2.2.2	Existing Structures and Previous Use	5
2.2.3	Vegetation and Soil	5
2.2.4	Topography and Drainage	6
2.2.5	Other Physical Features	6
2.2.6	Municipal Services	6
2.2.7	Nearby Amenities	6
2.3	Surrounding Land Uses	6
3.0	PROPOSAL AND CONSULTATION	10
3.1	Development Proposal	10
3.2	Public Consultation Strategy	12
4.0	APPLICATION AND STUDIES	14
4.1	Zoning By-law Amendment	14
4.2	Other Application	14
4.3	Supporting Studies	14
4.3.1	Archaeology	14
5.0	PLANNING ANALYSIS	16
5.1	Policy and Regulatory Overview	16
5.1.1	Provincial Planning Statement	16
5.1.2	Official Plan	22
5.1.3	Zoning By-law	29
6.0	SUMMARY AND CONCLUSION	35
6.1	Context and Site Suitability Summary	35
6.1.1	Site Suitability	35

6.1.2 Compatibility of Design	35
6.1.3 Good Planning	35
6.1.4 Environment Impacts	35
6.1.5 Municipal Services Impacts	35
6.1.6 Social, Cultural, and Economic Conditions	36
6.2 Conclusion	36

# 1.0 INTRODUCTION

I have been retained by Boulder Group Inc. on behalf of Luigi Vozza (herein the “Applicant”) to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 3880 Matchett Road (herein the “Site”) in the City of Windsor, Province of Ontario.

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

The Site is located on the west side of Matchette Road, north of Chappell Avenue and south of Prince Road.

It is proposed to re-develop the Site for residential use.

It is proposed to construct one new 1-storey (with unfinished basement) semi-detached dwelling containing a total of 2 residential dwelling units.

No additional dwelling units (ADU) are proposed.

A total of 2 parking spaces located on private driveways within the front yard with access from Matchett Road are proposed.

The tenure of each unit will be individually owned.

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

The Site has access to full municipality services.

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-086/24). Comments dated September 12, 2024, 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.

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 suitable development, is consistent with the PPS, conforms to the intent and purpose of the OP and ZBL, and represents good planning.

## 2.0 SITE AND SURROUNDING LAND USES

### 2.1 Legal Description and Ownership

The Site, in Ward 2 (Sandwich Planning District), is made up of one interior parcel of land.

The Site is located on the west side of Matchette Road, north of Chappell Avenue and south of Prince Road (see the area in **yellow** on Figure 1a – Site Location).

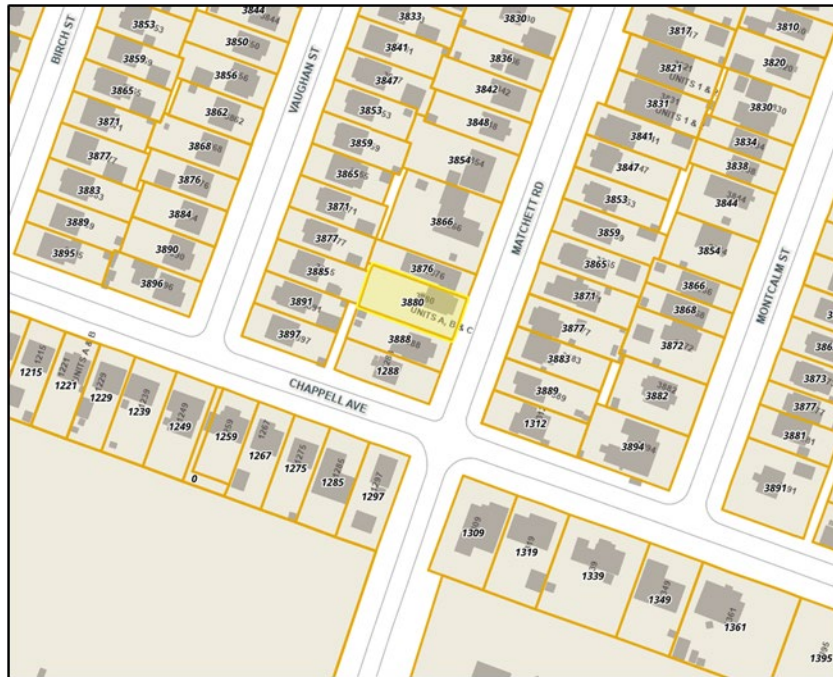


Figure 1a – Site Location (Source: Windsor GIS)

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

Address	Legal Description	PIN	ARN	Owner	Purchased Date
3880 Matchett Road, City of Windsor, Province of Ontario	LT 53 PL 656 TOWN OF SANDWICH; PT LT 54 PL 656 TOWN OF SANDWICH AS IN R162794; WINDSOR	01259-0411 (LT)	050-480-04200	Luigi Vozza	2021

## 2.2 Physical Features of the Site

### 2.2.1 Size and Site Dimension

The Site, subject to the proposed development, is a rectangular-shared lot and consists of a total area of 574.8 m<sup>2</sup> (0.057 ha), with 15.8 m along Matchett Road and a depth of 36.3 m (see Figure 1b – Street View).



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

### 2.2.2 Existing Structures and Previous Use

The Site currently has a single detached dwelling (to be demolished).

The previous use was residential.

### 2.2.3 Vegetation and Soil

The property currently has a mown lawn.

The soil is made up of Berrien Sand (Bes).

#### **2.2.4 Topography and Drainage**

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

The Site is part of the Windsor drainage area.

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

#### **2.2.5 Other Physical Features**

Fencing is located along a portion of the Site.

#### **2.2.6 Municipal Services**

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

There are streetlights and sidewalks (both sides) located in the area.

The Site has access to major roadways, including Hwy 401, Huron Church Road and Ojibway Pkwy.

On-street parking is permitted on Matchett Road, and the Site is close to existing active transportation facilities and trails.

The closest bus stop is located 56 m from the Site at the corner of Matchette Road and Chappell Avenue (Stop ID 1824, Bus #7).

#### **2.2.7 Nearby Amenities**

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

The closest schools are Marlborough Public School and St James Catholic Elementary School.

The closest parks are Mic Mac Park, Malden Park and Matchett Park.

There is nearby shopping in the form of plazas and malls, 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 February 6, 2025, by Pilon Abbs Inc.



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



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



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



Photo 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 are used for residential use (see Photo 4 – West).



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

## 3.0 PROPOSAL AND CONSULTATION

### 3.1 Development Proposal

The Site, in Ward 2 (Sandwich Planning District), is made up of one interior parcel of land.

The Site currently has a single detached dwelling (to be demolished).

The Site is located on the west side of Matchette Road, north of Chappell Avenue and south of Prince Road.

It is proposed to re-develop the Site for residential use.

It is proposed to construct one new 1-storey (with unfinished basement) semi-detached dwelling containing a total of 2 residential dwelling units.

No additional dwelling units (ADU) are proposed.

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

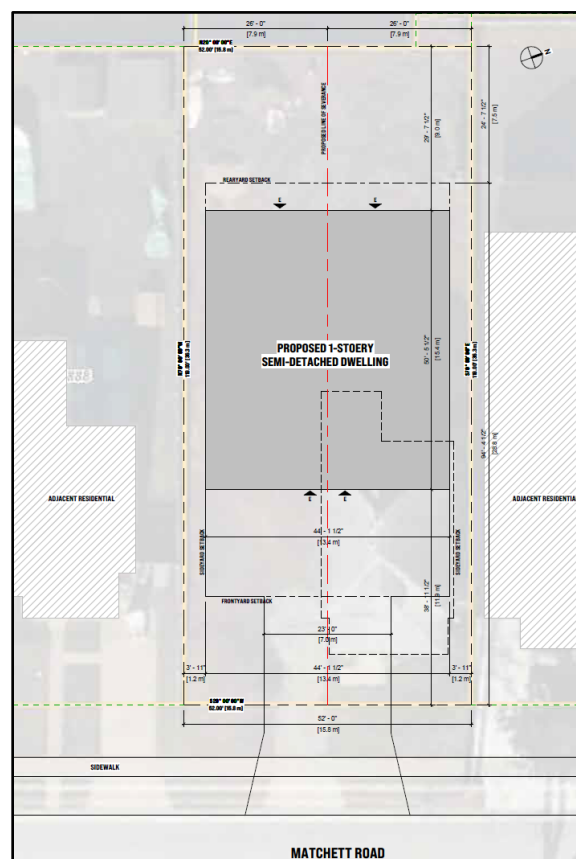


Figure 2a –Concept Plan



The Concept Plan is preliminary in order to illustrate how the Site can be developed.

The building will occupy a total of 239.9 m<sup>2</sup> (footprint) of the Site.

The proposed height is 6.0 m.

Based on the lot size (0.057 ha) and the number of units (2), the proposed development will result in a gross residential density of 35.09 units per hectare (uph).

The semi-detached dwelling units will have 2 bedrooms each.

The proposed dwelling will face Matchett Road.

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

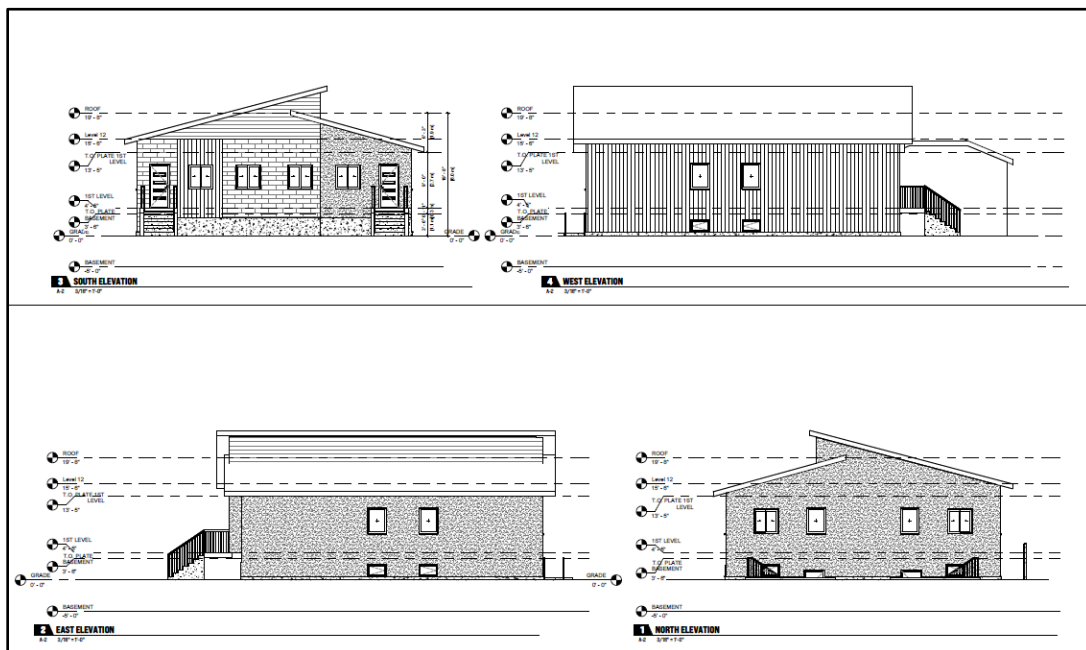


Figure 2b – Elevations

The elevations are preliminary in order to illustrate how the Site can be developed.

A total of 2 parking spaces located on private driveways within the front yard with access from Matchett Road are proposed.

No garages are proposed.

The tenure of each unit will be individually owned.

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

Amenity space will be provided in the front and rear of the proposed semi-detached dwelling.

The Site will be professionally landscaped.

Sidewalks and driveways will be paved.

Refuse (garbage and recycling) will be located instead and taken to the curb for City pick up.

The Site has access to full municipality services.

## 3.2 Public Consultation Strategy

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

As part of a public consultation strategy, in addition to the statutory public meeting, an informal electronic public open house was held with area residents and property owners on Wednesday, February 12, 2025, from 6:00 pm to 7:00 pm via Zoom.

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

A total of **92** owners and tenants were notified, which represents a **200 m** radius from the Site.

Notices include the following information:

*It is proposed to construct one new semi-detached dwelling with a building height of 8.5 m over two floors and a basement and containing a total of 6 dwelling units (2 main semi-detached dwelling units and 4 additional dwelling units). A total of four parking spaces located within the front yard with access from Matchett Road are proposed. The semi-detached dwelling will be severed along the common wall of the dwelling into two separate lots.*

At the open house, it was explained that the proposed concept plan had been changed.

In addition to the applicant representatives and City Staff, 4 residents attended the open house electronically.

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

Topic Item	Comments and Questions	Response
Tenure	Concern about the type of tenants.  Owned or rented?	The units will be individually owned.
Height	The reduction is much better.	Noted.
Density	The total number of units is much better.	Noted.

Topic Item	Comments and Questions	Response
Rear Yard Fencing	How will the neighbour maintain the existing fence and access for repairs?  It is important to maintain privacy.	Access to the property would be permitted.  The fence is proposed to remain.
Balconies	Will there be balconies?	No balconies are proposed.
Stormwater	How will run off and eaves be regulated?	The City will regulate as part of the building permit.
Setbacks	What are the setbacks?	Setbacks were provided.
ADUs	Will there be any?  Would there be any in the future?  There is room in the basement.	No plans for ADUs at this time.  ADUs are as of right and could be added in the future.
Concept Plan	Could it change?	Yes, the concept plan is preliminary only.  At this time, the application is to change the zoning.  The zoning will regulate setbacks and building envelopes.
Timing	What is the anticipated timing of approvals and construction start?	It is possible that construction could start in the fall of 2025.



## **4.0 APPLICATION AND STUDIES**

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-086/24). Comments dated September 12, 2024, have been received and included in this PRR.

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 1.2 (RD1.2) category, as shown on Map 4 of the City of Windsor Zoning By-law #8600.

It is proposed to change the zoning to a site specific Residential District 2.2 (RD2.2 - S.20(1)(XXX)) category to permit the proposed development of a new semi-detached dwelling.

Relief from certain regulations is also being requested for the proposed gross floor area.

The ZBA is detailed, and the justification is set out in Section 5.1.3 of this PRR.

### **4.2 Other Application**

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 1-2 Archaeological Assessment was prepared by AMICK Consultants Limited, dated February 6, 2025.

The purpose of the study was to assess if there was any archaeological potential.

Engagement with Indigenous communities was also included.

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

The report has 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.

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

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through	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>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 future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of</p>	<p>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the City's housing targets.</p> <p>The needs of the residents can be accommodated as the</p>

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

PPS Policy #	Policy	Response
	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>
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	<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>



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

PPS Policy #	Policy	Response
	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.	servicing for settlement areas.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The 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 managing archaeological resources, built heritage resources and cultural heritage landscapes.	Engagement with Indigenous communities was included as part of the Archaeology 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	There are no natural or human-made hazards that apply to this Site.  There is no risk to the public.

PPS Policy #	Policy	Response
	create new or aggravate existing hazards.	

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).

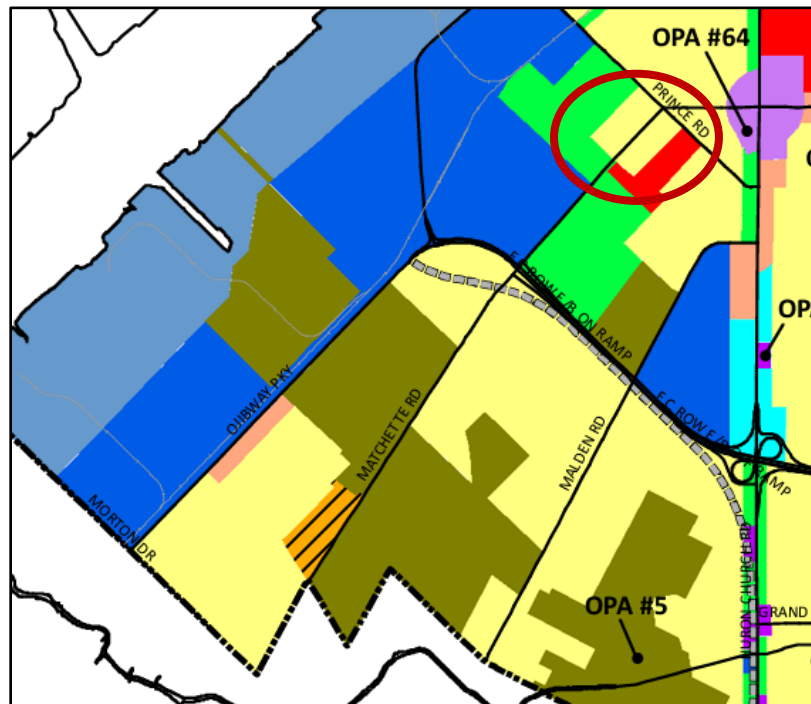


Figure 3 – OP

The Site is also subject to the following:

- Schedule B: Greenway System – Matchett Road is designated a “Proposed Recreationway”
- Schedule C-1: Development Constraint Areas: Archaeological Potential – Designated within “High Archaeological Potential”
- Schedule F: Roads & Bikeways – Matchett Road is designated a Class I Collector Road

It is proposed to keep the Site is the same 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.
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>

OP Policy #	Policy	Response
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 and goods and services are readily available</p>	<p>The proposed development supports the goals set out in the OP.</p> <p>The proposed residential use will provide a new housing choice in an existing neighbourhood.</p> <p>The Site is pedestrian friendly and close to nearby amenities.</p> <p>Municipal services, transportation and community facilities are available.</p>
6.2.1.2 - General Policies, Type of Development Profile	<p>For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) <b>Low Profile developments are buildings or structures generally no greater than three (3) storeys in height;</b> (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.</p>	<p>The proposed development is considered low profile.</p>

OP Policy #	Policy	Response
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 proposed height (1 storey) 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 <b>Low Profile</b> , and Medium Profile dwelling units. High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	The proposed development is considered low profile.  As of right, a total of 6 residential dwelling units are permitted in an <b>existing</b> semi-detached dwelling on any urban parcel of land.  A 1 storey (with unfinished basement) semi-detached dwelling will maintain the same height as a single detached dwelling, which makes it very compatible with the neighbourhood.
6.3.2.3 – Types of Low Profile Housing	For the purposes of this Plan, Low Profile housing development is further classified as follows: (a) small scale forms: single detached, <b>semi-detached</b> , duplex and row and multiplexes with up to 8 units; and (b) large scale forms: buildings with more than 8 units.	Semi-detached dwellings, which are considered small-scale, are permitted.
6.3.2.4 – Locational Criteria	Residential intensification shall be directed to the Mixed	The Site is close to major roadways, has access to full



OP Policy #	Policy	Response
	<p>Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. <b>New residential development and intensification shall be located where:</b> (a) There is access to a collector or arterial road; (b) Full municipal physical services can be provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.</p>	<p>municipal services, is close to nearby amenities and is close to transit.</p>
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: (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)</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>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 resources that impact the Site, according to the required support study.</p> <p>There are no secondary plans that impact the Site.</p>

OP Policy #	Policy	Response
	<p>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 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 development is compatible with the existing neighbourhood.</p> <p><b>Existing</b> semi-detached dwellings are a permitted use. A <b>new</b> semi-detached dwelling is proposed.</p> <p>No relief from the RD2.2 is being requested other than for an increase in gross floor area.</p> <p>The Site is a large lot, and the lot coverage proposed is low.</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 Matchett Rd, 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>

OP Policy #	Policy	Response
		<p>Off-street parking is provided. On-street parking is also available, if required.</p> <p>Amenity areas and landscaping will be provided (front and rear of the Site).</p> <p>Full municipal and emergency services are available.</p> <p>No transition between uses is required as part of the building design.</p>
7.0 - Infrastructure	The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.
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	<p>The required support studies have been completed and summarized in Section 4.3.1 of this PRR.</p> <p>Engagement with Indigenous communities was also included.</p>

OP Policy #	Policy	Response
	and the policies contained within the Windsor Archaeological Management Plan.	

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

### 5.1.3 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 provide for its day-to-day administration.

The current zoning of the Site, subject to development, is Residential District 1.2 (RD1.2) category, as shown on Map 4 of the City of Windsor Zoning By-law #8600 (see Figures 4 – ZBL).

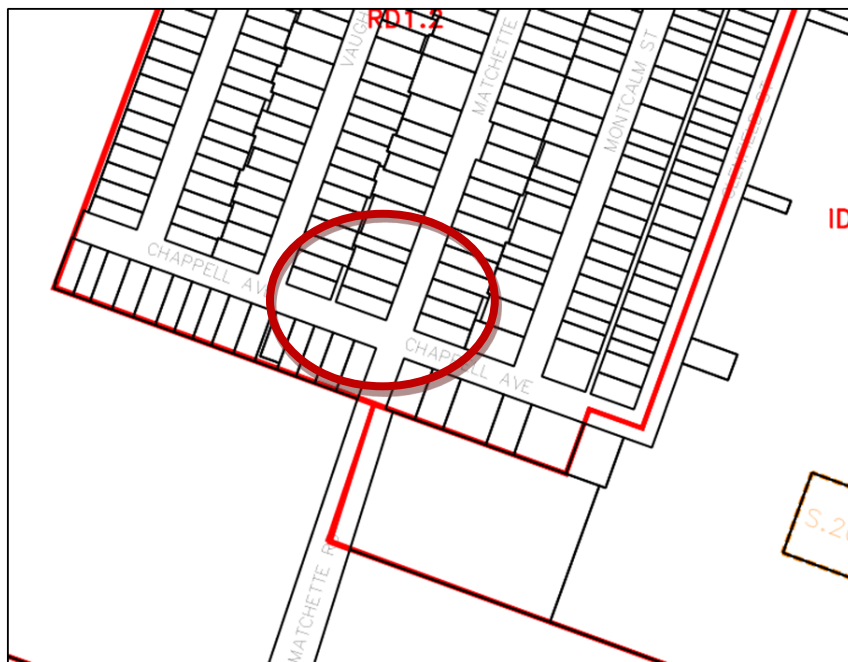


Figure 4 – ZBL

It is proposed to change the zoning to a site specific Residential District 2.2 (RD2.2 - S.20(1)(XXX)) category to permit the proposed development of a new semi-detached dwelling.

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

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

Zone Regulations	Required RD2.2 Zone (Semi Detached Dwelling)	Proposed RD2.2	Compliance and/or Relief Requested with Justification
Permitted Uses	One Double Duplex Dwelling One Duplex Dwelling One Multiple Dwelling containing a maximum of four dwelling units <b>One Semi-Detached Dwelling</b> One Single Unit Dwelling Townhome Dwelling Any use accessory to any of the preceding uses	<b>Semi-detached dwelling</b>  <b>(total 2 units)</b>	Subject to the ZBA.  The Site is large enough to accommodate the proposed development.  The RD2.2 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.
Lot Width – minimum	15.0 m	15.8 m  (7.9 m each lot)	Complies
Lot Area – minimum	450.0 m <sup>2</sup>	574.8 m <sup>2</sup>  (287.4 m <sup>2</sup> each lot)	Complies
Lot Coverage – maximum	45.0%	Lot – 574.8 m <sup>2</sup>  Building footprint – 239.9 m <sup>2</sup>  41.7 % lot coverage	Complies
Main Building Height - maximum	9.0 m	6.0 m  (8.5 m if a 2 <sup>nd</sup> storey is added)	Complies
Front Yard Depth – minimum	6.0 m	11.9 m	Complies

Zone Regulations	Required RD2.2 Zone (Semi Detached Dwelling)	Proposed RD2.2	Compliance and/or Relief Requested Justification with
Rear Yard Depth – minimum	7.50 m	9.0 m	Complies
Side Yard Width – minimum	1.20 m	North side – 1.2 m South side – 1.2 m	Complies
Gross Floor Area (GFA) – Main Building – maximum	400 m <sup>2</sup>	479.8 m <sup>2</sup> (say 480.00 m <sup>2</sup> )	<p>Relief required.</p> <p>An increase of 80 m<sup>2</sup> is requested.</p> <p>Relief is considered minor and is only a 20 % increase in the zoning requirements.</p> <p>Relief will allow flexibility in the final design and layout of the proposed dwelling.</p> <p>An increase in GFA will support the design of 3-bedroom units in each semi-detached dwelling.</p> <p>The requested relief will also allow the option of adding a 2<sup>nd</sup> storey to the proposed building.</p> <p>The final design will be provided at the time of a building permit.</p> <p>The proposed lot coverage is less than the maximum allowed.</p> <p>All other zoning provisions can be complied with.</p>

Zone Regulations	Required RD2.2 Zone (Semi Detached Dwelling)	Proposed RD2.2	Compliance and/or Relief Requested with Justification
			<p>Increasing GFA in a residential dwelling can be justified by several factors, including accommodating evolving family needs, providing space for additional living or work areas, or supporting the development of multiple dwelling units, like a semi-detached dwelling.</p> <p>Increased GFA can also be seen as a way to improve the functionality and value of a property.</p>
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.1)	For a dwelling unit in a semi-detached dwelling or in a townhome dwelling, a <b>door that opens to the rear yard</b> shall be located a minimum of 1.20 m from the centreline of the common wall between the dwelling units.	N/A – no door that opens to the rear yard	Complies
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.5)	When a lot on which a semi-detached dwelling or townhome dwelling has been erected and is subsequently severed by a common interior lot line that separates the dwelling units, for each dwelling unit the following	TBD	Complies

Zone Regulations	Required RD2.2 Zone (Semi Detached Dwelling)	Proposed RD2.2	Compliance and/or Relief Requested with Justification
	<p>additional provisions shall apply:</p> <p>1 Lot Width – minimum – equal to the width of the dwelling unit plus any exterior side yard <b>as existing at the time of the lot severance</b></p> <p>2 Lot Area – minimum – <b>as existing at the time of the lot severance</b></p> <p>3 Lot Coverage – Total – maximum – 50% of lot area</p> <p>7 An interior side yard shall not be required along the common interior lot line for that part of the dwelling unit lawfully existing at the time of the lot severance</p>		
Parking Requirements Table 24.20.5.1 - minimum	<p>Semi-detached - 1 for each dwelling unit = 2</p> <p><b>TOTAL = 2</b></p>	2	Complies

Therefore, the proposed development will comply with all zone provisions set out in the RD2.2 Zone except for the following, which requires site-specific relief:



1. *Increase the maximum gross floor area (main building) from 400 m<sup>2</sup> to 480 m<sup>2</sup>.*

## 6.0 SUMMARY AND CONCLUSION

### 6.1 Context and Site Suitability Summary

#### 6.1.1 Site Suitability

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

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

#### 6.1.2 Compatibility of Design

The proposed development will be limited to a 1 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 a 2 unit is proposed.

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

#### 6.1.3 Good Planning

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

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

#### 6.1.4 Environment Impacts

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

#### 6.1.5 Municipal Services Impacts

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

### 6.1.6 Social, Cultural, and Economic Conditions

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

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

The proposed development promotes efficient development and land use patterns which 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 within the existing settlement area and is an ideal infilling opportunity.

There are no cultural heritage resources that impact the Site.

## 6.2 Conclusion

In summary, it would be appropriate for the City of Windsor to approve the ZBA application to permit the proposed 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**

