

Notice of Public Hearing – Committee of Adjustment Application

File # A-054/25 and B-047/25

Date Mailed: June 25, 2025

Electronic hearing:

By videoconference on July 10, 2025 at 3:30 pm

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on June 25, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 1099; LOT 72 & S PT LOT 7

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	RD 2.1

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
PORTNOV PROPERTIES INC	Jackie Lassaline	1968 GEORGE AVE

PURPOSE OF APPLICATION (s) - Consent and Minor Variance

(Zoning By-law 8600)

MINOR VARIANCE REQUEST - New lot with minimum lot area for the severed and retained lot, thereby seeking the following reliefs:

1.

Minimum Lot Area: [11.1.5.2] – retained

270.0m2 (Required)

253.6m2 (Provided)
2.

Minimum Lot Area: [11.1.5.2] – severed

270.0m2 (Required)

253.6m2 (Provided)

APPLCATION FOR CONSENT: Create a new Lot

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:

Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAAdjustment@citywindsor.ca



SHEET TITLE:

SHEET TITLE

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

DATE:

2025-05-12

SCALE:

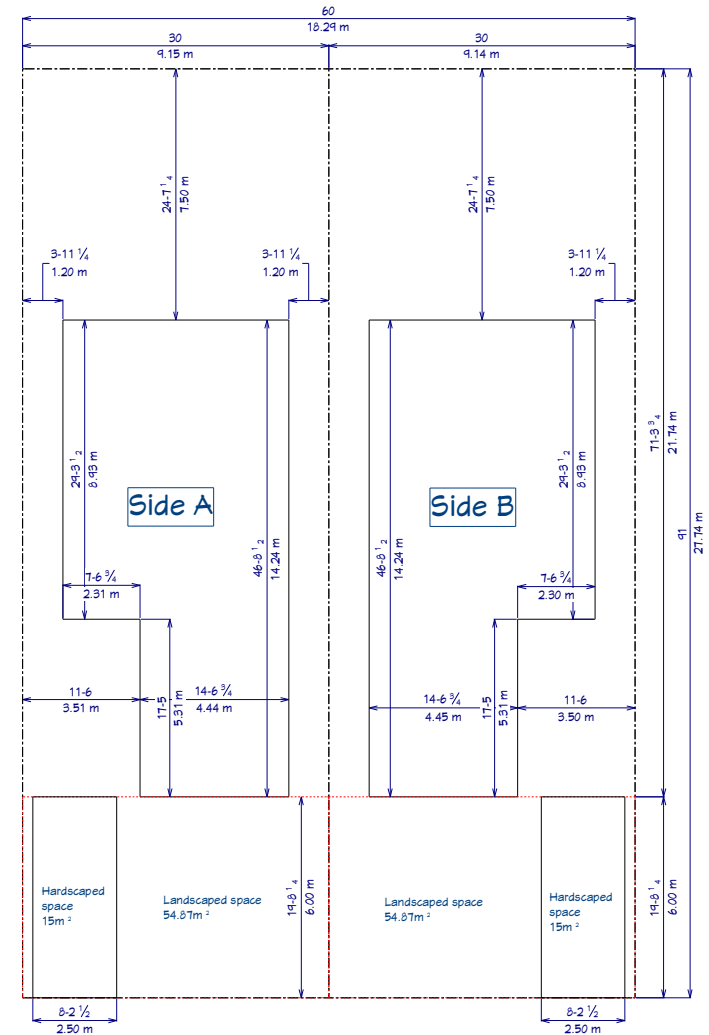
SHEET:

P-1



(E1) EXTERIOR ELEVATION FRONT
1 M = 50 M

DETAILS OF DEVELOPMENT		1968 George (Single Family with 2 ADU's)		
Zoning - RD2.1	Required	Provided	Comments	Variance required
Lot Width (Min)	9.0m	9.17m		No
Lot Area (Min)	270m ²	254.38m ²		Yes
Lot Coverage (Max)	45.00%	33.00%		No
Building Height (Max)	10.0m	8m		No
Front Yard (Min)	6.0m	6m		No
Rear Yard (Min)	7.5m	7.5m		No
Side Yard (Min)	1.2m	1.2m		No
Dwelling Units Side A	1+2ADU	3		No
Dwelling Units Side B	1+2ADU	3		No
Gross Floor Area Side A	400m ²	251.43m ²		No
Gross Floor Area Side B	400m ²	251.43m ²		No
Parking Spaces Side A	2	2		No
Parking Spaces Side B	2	2		No
Landscaped front yard Space Side A		54.87m ²		No
Landscaped front yard Space Side B		54.87m ²		No
Hardscaped front yard Side A (Max)	50%	27%		No
Hardscaped front yard Side B (Max)	50%	27%		No
Building Area Side A (Total Footprint Max)	121.5m ²	83.81m ²		No
Building Area Side B (Total Footprint Max)	121.5m ²	83.81m ²		No



REVISION TABLE	
NUMBER	DATE

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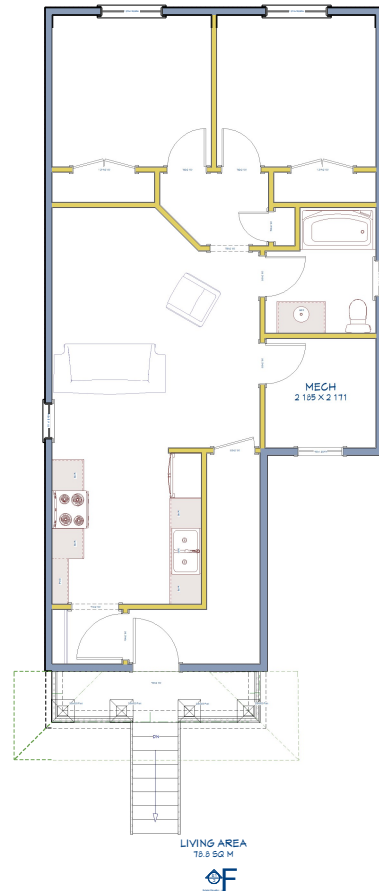
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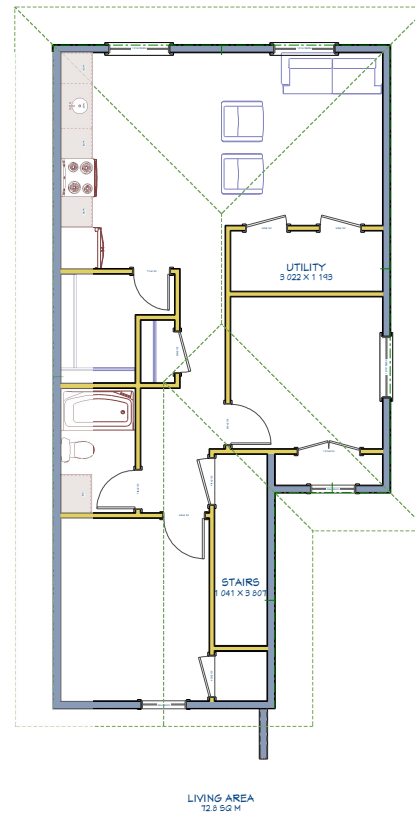
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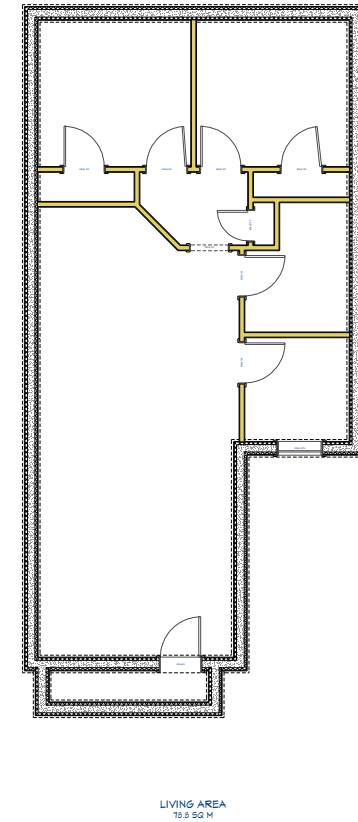
Typical main floor layout



Typical second floor layout



Typical lower floor layout



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

DATE:

2025-05-12

SCALE:

SHEET:

June 15, 2025

Simona Simion
Planner III
City of Windsor

SUBJECT: Consent and Minor Variance
1968 George Street, Windsor

BACKGROUND:

This Memo has been prepared by Lassaline Planning Consultants Inc. in support of a requested consent and minor variance for lands located at 1968 George Street.

The following memo is comprised of three parts: **HERITAGE REVIEW** associated with the neighbourhood, **REDEVELOPMENT PROPOSAL** on site, and a brief **PLANNING REVIEW**.

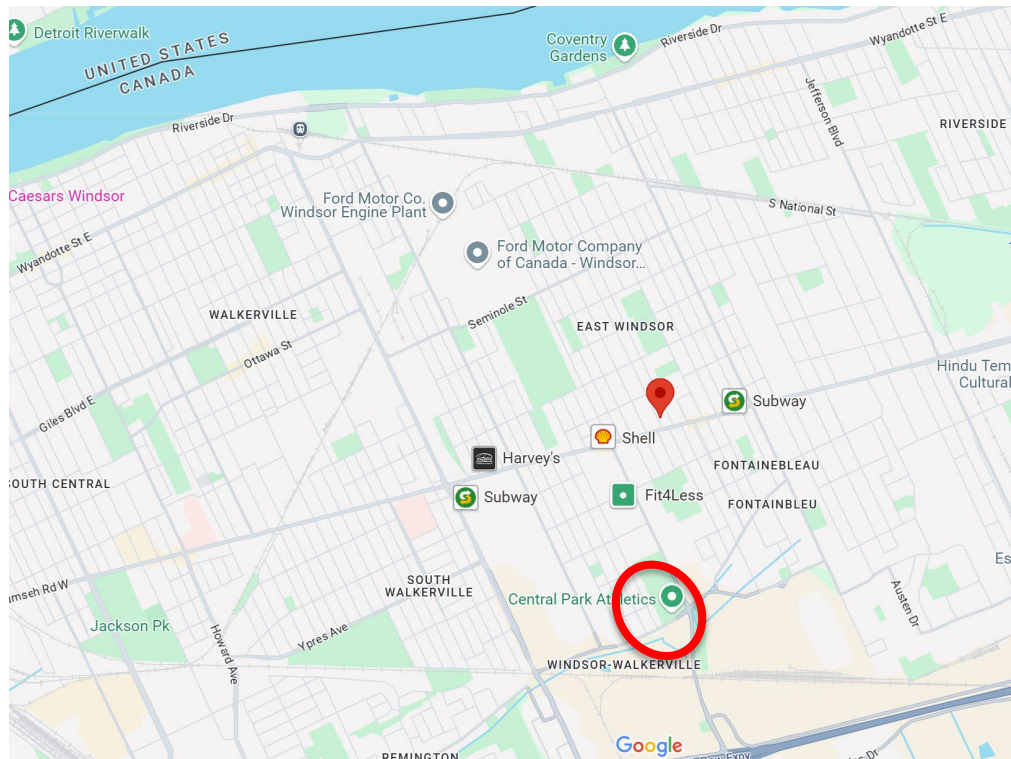


Figure 1 - Location Map

HERITAGE REVIEW:

The residence at 1968 George Avenue was built as a Victory Home, a post war bungalow on a street with a mix of housing styles and other small Victory Homes. The street was part of the Veterans Act homes designed as small residential lots to accommodate small, affordable bungalows for veterans returning from the war. George Avenue was named after King George, the King of England that reigned during World War II.

“VICTORY HOUSING: During [World War II](#), homes built in the style known as Victory Housing emerged in suburbs in several Canadian cities and towns. This small house type was abundant thanks to the Veterans' Land Act of 1942, which was initiated by the Canadian Government to provide housing for returning veterans and their families. The act was designed to avoid the disaster of an earlier act in 1919, the Soldier Settlement Act, which failed to meet the needs of returning soldiers. The newer act put into place measures to build or finance housing for those returning from war. By 1947 nearly 38,000 houses had been constructed by Wartime Housing Limited.

Due to the large demand for new housing to accommodate workers and later veterans, the houses were designed to be sturdy but economical. Victory Housing employed a cheap and simple design. Much of the small building was prefabricated and then shipped to the sites to be constructed. This resulted in very homogenous and uniform developments that sprung up in almost every major city in Canada during the war and post war periods. The houses were often one and a half stories tall with gabled roofs and clapboard siding.” Victory Housing 1939-1955: A Retrospective Vaughn ON, <https://www.retrospectivevaughan.ca/victory-housing-1>

“VICTORY 1940-1960: Prior to the second World War, many Canadians lived in large 19th century homes either as the owners or as one of a variety of servants, gardeners, maids, cooks and nannies. All of this changed during the 1940s when the Canadian government made a concerted effort to supply housing for the men and women who worked in defense-oriented industries and later for veterans returning from the war. The working classes began to get homes of their own. Much legislation, including The Veteran's Land Act, provided funding for such projects, and small subdivisions sprang up in virtually every major town or city in Canada. This was the first step towards the suburban movement of the 1950s and thereafter.

Victory housing was designed to be permanent and comfortable, large enough for a single family. Most of this housing was prefabricated - walls and roofs constructed at a central factory then shipped to the final location for assembly. Once a street was constructed, it was neat, tidy, and uniform. The houses were generally one-and-a-half storey with a steep roof, shallow eaves and no dormers. Multi-paned sash windows supplied light to the first floor and through the gable ends. The finish is different in every center, but clapboard was the most common. If you find yourself on a street that might appear to be Victory housing, the street name - Victory, Churchill, Montgomery might confirm it.” (www.ontarioarchitecture.com: <http://www.ontarioarchitecture.com/Victory.htm>)

The residence is quickly identified as a Victory Home with a center front door, a covered front verandah intended to give the modest residence character, a 12:12 pitch roof with shingles and approximately 92 m² (1,000 ft²) GFA. The residence is within a heritage neighbourhood, Olde Sandwich Towne Neighbourhood and reviewed for compliance below.

1968 GEORGE AVE:



Figure 2 – google street map

1962 GEORGE AVE

1968 GEORGE

1972 GEORGE



Figure 3 – Neighbourhood residential

172 GEORGE AVE

1976 GEORGE

1982 GEORGE



Figure 4 – Neighbourhood residential

1973 GEORGE

1975 GEORGE

1985 GOERGE



Figure 5 – NEIGHBOURHOOD RESIDENCES – ACROSS THE STREET

1975 GEORGE AVENUE



Figure 6 – NEIGHBOURHOOD RESIDENCES – ACROSS THE STREET

The neighbourhood housing consists of single, single and half, and two storey residences dating from 1910's through 1940's. The majority of the residences were constructed pre-WWII and post WWII as Victory Homes. The one and one and half storey houses are typically the victory homes: small, economical, basic housing. The Victory Homes were not intended to be long lasting and were built quite in-expensively. These residences are being replaced with more reasonably sized and improved construction residences.

As shown below on the Fire and Insurance map, the house was noted in 1953 as a 1.5 storey residence. The lot is a double wide parcel.

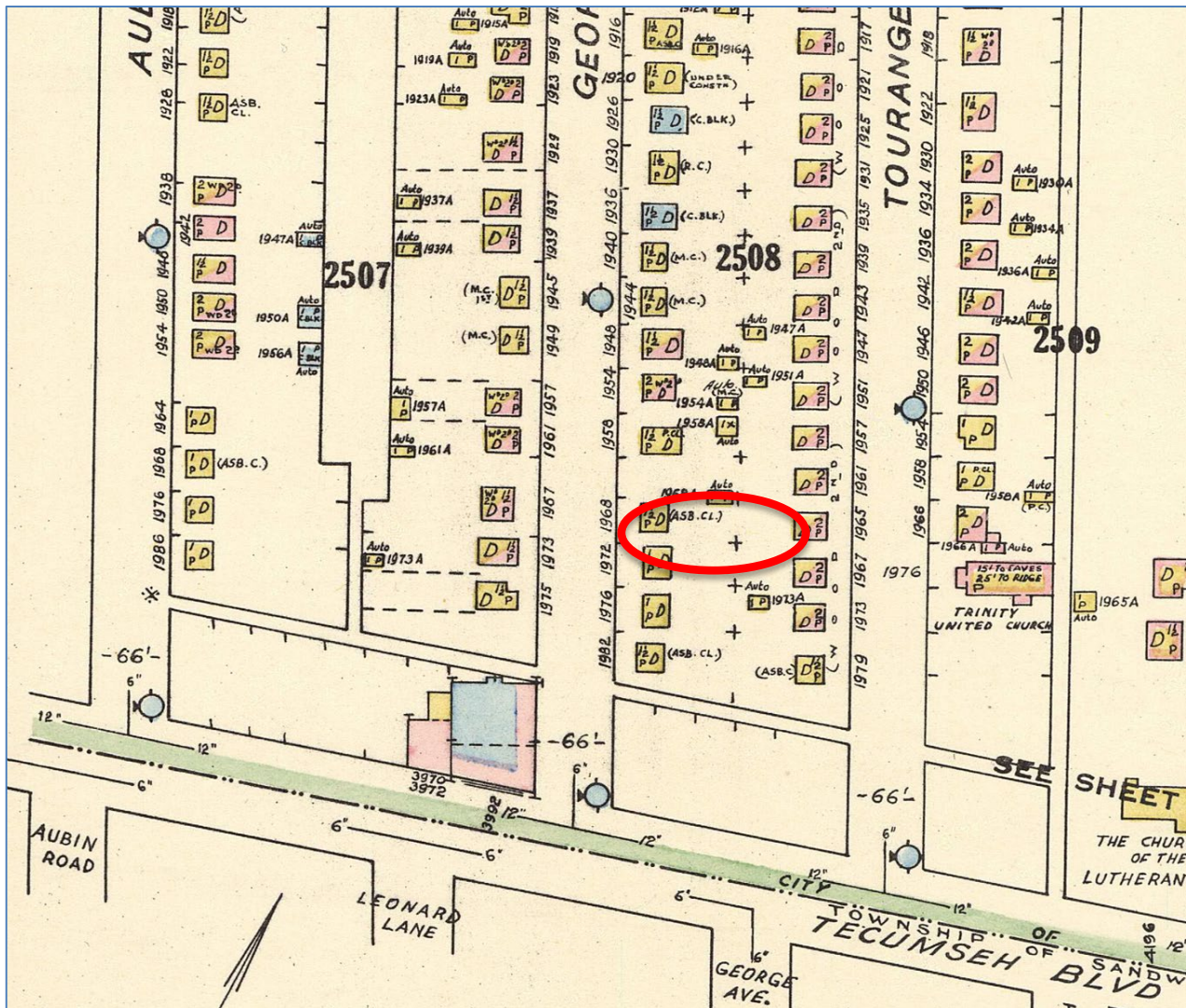


Figure 7 – FIRE INSURANCE MAP 1963 (City of Windsor Reference Library)

REDEVELOPMENT PROPOSAL:

Proposed on site is a division of the property to allow for 2 new, 2 storey single detached residential buildings on the wide lot known as 1968 George Street. In addition to the principal unit of the single detached residence will be one ADU in each residence for a total of 2 units within the two single detached buildings. The single detached residence will be replaced with two single detached residences.

As noted on the site plan above, there will be two parking spaces for each single detached residence and will be located in the front of the single detached residence.

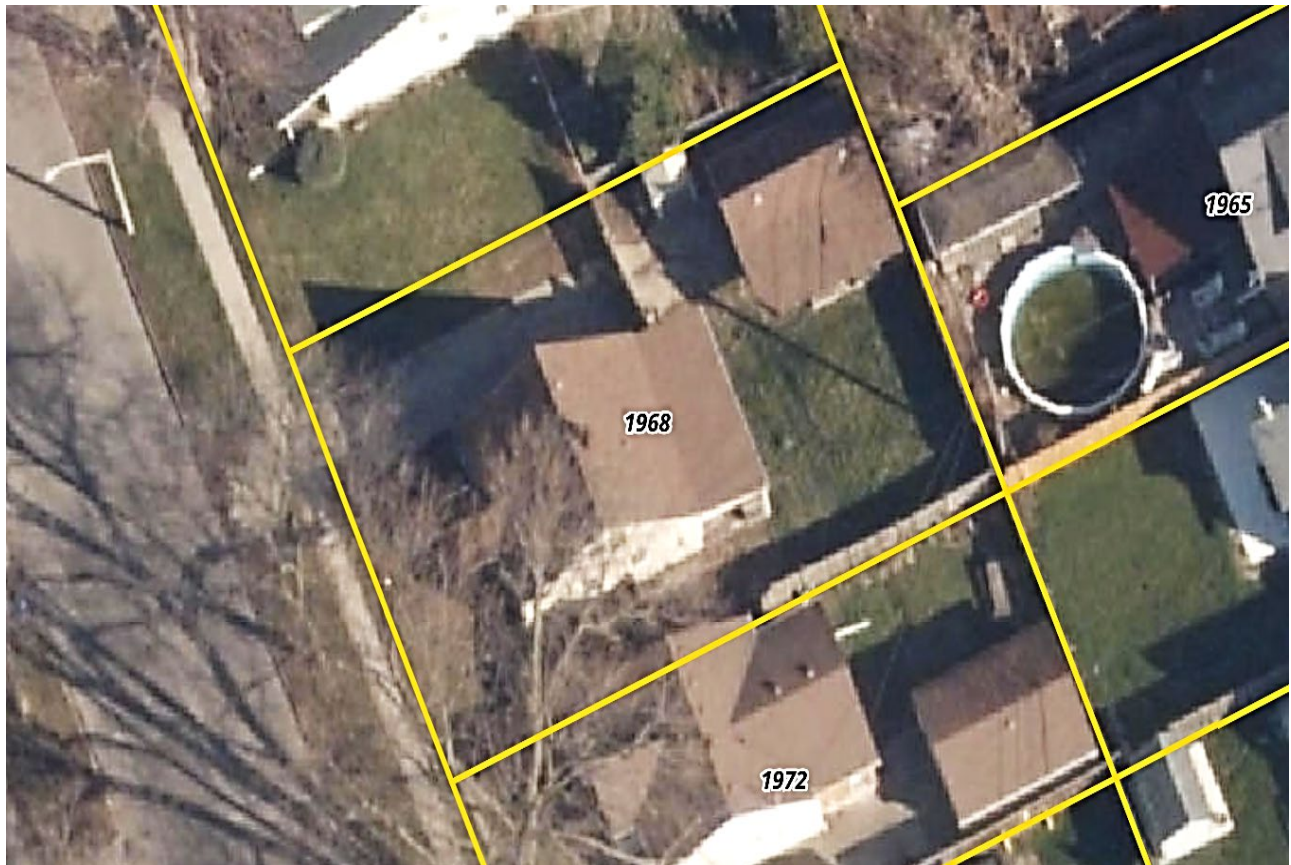


Figure 8 AERIAL 1968 GEORGE AV

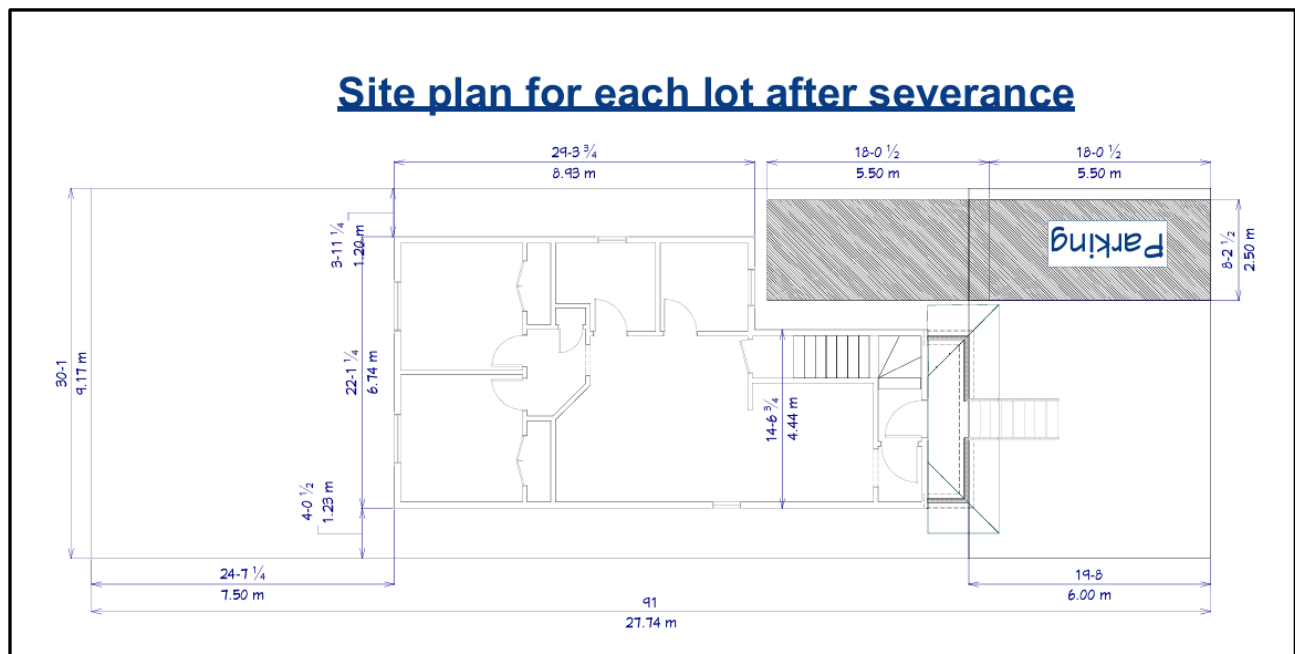


Figure 9 SITE PLAN

OFFICIAL PLAN REVIEW

In accordance with Section 11.11 Redevelopment Plans of Volume I in the City's Official Plan, a Redevelopment Plan that conforms with the Official Plan policies and complies with the CZB is required as a condition of approval for a demolition permit. The Olde Sandwich Character Review will be utilized in this report to examine the proposed demolition and redevelopment of the site.

The building is proposed as an Arts and Crafts Four Square with 2.5 storeys height.

“The Arts and Crafts style refers to a set of design principles that applies to art, design and architecture, and attempts to re-establish the artistic skills of craftsmanship that were threatened by the rapid industrialization of the 19th century. Arts and Crafts architecture emphasizes vernacular traditions, the act of construction, handcraft, rational design, comfort, simplicity, large planes, strong textures, earthy hues and simple local materials.” (Ontario Heritage Trust).

The single detached residence proposed, that once severed in half, will allow for individual units that reflect an Arts and Craft sympathetic design:



Figure 10: Coloured Renderings



Figure 12: SAMPLES OF SIMILAR DESIGNED, EXISTING ARTS & CRAFTS FOUR SQUARE IN WINDSOR

i) **Siting:** Dwelling setback, Dwelling side yards, Garage:

The new building has been designed and is proposed with a building that is heritage sympathetic. The building is proposed as an infilling between existing residences.

The lot is large enough to accommodate the single detached residence each with 1 unit a side, and 1 ADU's per unit for a 2 unit residence on each lot.

The building is proposed with a welcoming front porch that will be at a setback comparable to the existing residences, supporting the established building line of the older neighbourhood.

Parking is proposed with 2 parking spaces for each residence on each lot in compliance with the bylaw.

ii) **Massing:** Dwelling

The proposed building, massing and height is consistent and compatible with the neighbourhood and will make a positive infilling building.

iii) **Proportion and Scale:** Dwelling

The height is comparable to the 2 storey building directly across the street and other 2 storey residences within the neighbourhood, especially along Tourango, backing onto the lot at the rear.

The proposed residence is a simple shape with proportions and scale comparable to other buildings in the neighbourhood.

iv) **Elements:** windows, entrances, dormer

The entrances are prominent with a welcoming design and colour.

The windows are proposed with a significant 'front room' window and upstairs bedroom windows that comprise over 30% of the front face of the building in a balanced and symmetrical position. Each window will be double hung and will replicate the look of heritage residences.

v) **Landscaping**

Landscaping will support the visual buffering of the infilling single detached residences from the existing neighbours. There is proposed a 6ft board fence to the rear and side of the property; bushes and plants in the front of the residence and a couple of trees in the rear to be consistent with the neighbourhood.

vi) **Precedents:** Roof profile, entrances, porches

The positive aspects of the proposed building includes the use of heritage features such as a wide porch running the entire frontage of the building. The porch will be constructed with wood and will have pillars, railings, standard pickets, wood lattice underneath and wood stairs leading to the porch.

The pitch of the roof will be comparable to the existing roofs within the neighbourhood.

vii) **Materials:** Roof, Trim, Front Door, Porch, Fencing

Proposed is an infilling residential building with materials to be used for the new building that will include red brick and a wood look product such as a grey Hardy Board. Materials existing on residences within the neighbourhood and colours for the residence will be chosen from the heritage neighbourhood to allow for the building to blend in with other existing residences.

Residential policies of the Official Plan, Section 6.3.2 Residential Land Use provides policy direction for appropriate residential land use. It is my professional opinion that the proposed demolition permit, severance and minor variance conforms with relevant policies of the Official Plan for the City of Windsor.

ZONING REVIEW:

The Zoning Bylaw 8600 zones the lands 'Residential District 2 (RD2.1)', In my professional opinion, the only provision requiring attention is the minimum lot area.

DETAILS OF DEVELOPMENT		1968 George (Single Family with 2 ADU's)			
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Gross Floor Area Side A		400m ²	251.43m ²		No
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Parking Spaces Side A		2	2		No
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Landscaped front yard Space Side A			54.87m ²		No
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Hardscaped front yard Side A (Max)		50%	27%		No
Hardscaped front yard Side B (Max)		50%	27%		No
Building Area Side A (Total Footprint Max)		121.5m ²	83.81m ²		No
Building Area Side B (Total Footprint Max)		121.5m ²	83.81m ²		No

The minor reduction in the lot area of each lot will allow for a gentle increase of density from one single detached residence to two single detached residences, each on separate lots. There are no other provisions for variance.

In my professional opinion and based on the above evaluation, the requested demolition can be supported to allow for a heritage-sensitive replacement of two single, detached residences that will provide for an efficient and effective gentle intensification as an infilling residential building.

MINOR VARIANCE REVIEW:

When addressing a Minor Variance, the Planning Act requires a review the application through Four Tests:

1) Does the variance maintain the general intent and purpose with Official Plan policies?

In my professional opinion, the requested consent and variance will allow for the continuation of the residential use of the property while supporting alternative housing in conformity with Official Plan policies.

2) Does the variance maintain the general intent with the Comprehensive Zoning Bylaw 890-09?

In my professional opinion, the minor variance maintains the intent of the bylaw by allowing for the continuation of residential use on the subject lands. All other aspects of the lot and proposal comply with the CZB and in particular the (RD2.1) provisions.

3) Is the application desirable for the appropriate development of the lands in question?

In my professional opinion, the minor variance is desirable to allow for the gentle density increase of the property with appropriate residential use.

4) Is the requested variance considered minor?

The minor variance will not be authorizing new land use or expansion of existing land use on the subject property.

The variance is needed to provide for the continuation of residential use of the property. The minor variance, in my professional opinion can be considered minor as the recognition of the lot area providing for appropriate residential use and buildings.

It is my professional opinion that the proposed consent and minor variance is consistent with Provincial Planning Policies (PPS 2024); conforms with relevant policies of the Official Plan; and maintains the intent of the CZB 8600 and will comply with the passing of the minor variance.

Lassaline Planning Consultants

Jacqueline Lassaline

Jackie Lassaline BA MCIP RPP

Owner, Principal Planner