



LASSALINE

PLANNING CONSULTANTS INC.

REPORT: PLANNING RATIONALE REPORT (PRR)
MUNICIPALITY: CITY OF WINDSOR
MUNICIPAL ADDRESS: 1140 GOYEAU and 0 WINDSOR AVE
DEVELOPMENT: ZBA
DATE: JULY 28, 2024 (REV.)

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1.0 INTRODUCTION

Lassaline Planning Consultants (LPC) has been retained to undertake a Planning Rationale Report (PRR) regarding the feasibility of a site-specific Zoning By-law Amendment (ZBA) to support the development of a medium profile, 6 storey (22.9 m height) residential building. The redevelopment consists of a 6 storey building containing 54 residential units and 80 parking spaces. The development sites consist of a conjoined parcel comprising **Lot B** (1140 Goyeau Street) and **Lot A** (0 Windsor Ave) with the building to be located on **Lot B**.

The subject property is presently designated 'Residential' on Schedule D of the in the Official Plan for the City of Windsor and is zoned 'Commercial District (CD1.5)' and S. 20(1) in the Comprehensive Zoning Bylaw (CZB) 8600 for the City of Windsor.

A site-specific ZBA has been requested to rezone the lands from 'Commercial District (CD1.5)' to a site specific 'Residential District (RD3.3 #)' to allow for a proposed residential building. The proposed building is considered a medium profile height at 23 m and with 54 residential dwelling units in the 6 storey multi-unit building. The proposal includes 80 car parking spaces and 4 bicycle parking spaces.

A pre-consultation was held with the City of Windsor, Planning Department with a response letter under file PS 032-22 to Anthony Pipilo, Nufusion. Lassaline Planning Consultants has prepared this planning rationale report to support, explain and justify the Zoning Bylaw Amendment (ZBA) application.

1.1 PURPOSE OF THE REPORT

With the request to develop the site for a residential rental multi-unit building in a mixed use neighbourhood, a Zoning Bylaw Amendment (ZBA) is required to recognize the proposed land use and the site characteristics.

The proposed residential medium density development, in my professional opinion and as discussed and examined in this PRR, conforms with relevant policies of the Official Plan for the City of Windsor. Policies in place supports the proposal in the 'Residential' designation and it is my professional opinion an Official Plan Amendment is not required.

This planning rationale report will demonstrate the consistency of the proposal with the Provincial Policy Statement (PPS) 2020 and how the development is consistent with provincial housing policies, provides for healthy community initiatives, provides for healthy, walkable community policies of the province. Examining the proposed new building within the policy framework of the City of Windsor's Official Plan. Analysing the site and development characteristics in context of the Comprehensive Zoning Bylaw (CZB) 8600 for the city and determining compliance of the ZBA with the CZB regulatory framework.

The subject lands are zoned 'Commercial District (CD1.5)' and Section 20(1)52 in the CZB 8600 for the City of Windsor. A residential multi-unit building is not a permitted use in the present Bylaw 8600.

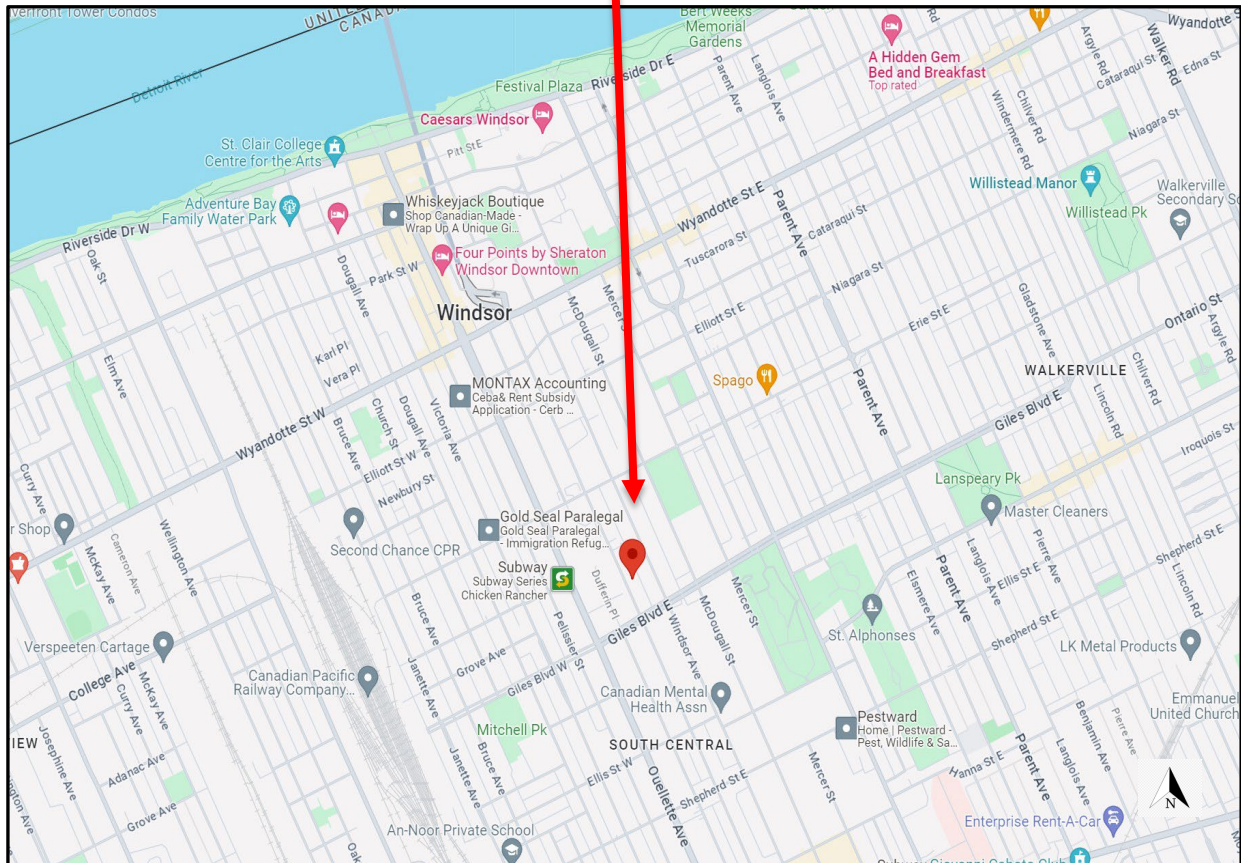
A site-specific Zoning By-law Amendment (ZBA) is requested with the application of a 'Residential District (RD3.3 #)' regulatory framework and a site specific provision to address landscaped open space and a provision to recognize the residential building on **Lot B** and the majority of the parking on **Lot A**. The ZBA will establish a consistent regulatory framework for the site to support the proposed development of a 6 storey (23 m height) building with 54 residential rental apartment units, 80 residential parking spaces, and 4 bike parking spaces.

This report provides the rationale and support for the requested site specific Zoning Bylaw Amendment (ZBA) that will rezone the lands from 'Commercial District 1.5 (CD 1.5)' to a site specific 'Residential District (RD3.3 #)' regulatory framework.

2.0 SITE LAND USES

The applicant proposes to develop the subject property municipally known as 1140 Goyeau Street with a multi-unit residential building consisting of 54 residential units in a 6 storey, medium profile building in a mix used neighbourhood.

FIGURE 1 – LOCATIONAL MAP: 1140 GOYEAU ST and O WINDSOR AVE



The site is in the South Central neighbourhood of Windsor in Ward 3. The site is not within a Secondary Plan or Special Policy Area. The subject site is not in the defined City Centre but is located on the periphery of the City Center.

As noted on **FIGURE 2 – SCHEDULE ‘A’ PLANNING DISTRICTS & POLICY AREA** the subject property is designated ‘Residential’ on Schedule D of the Official Plan for the City.

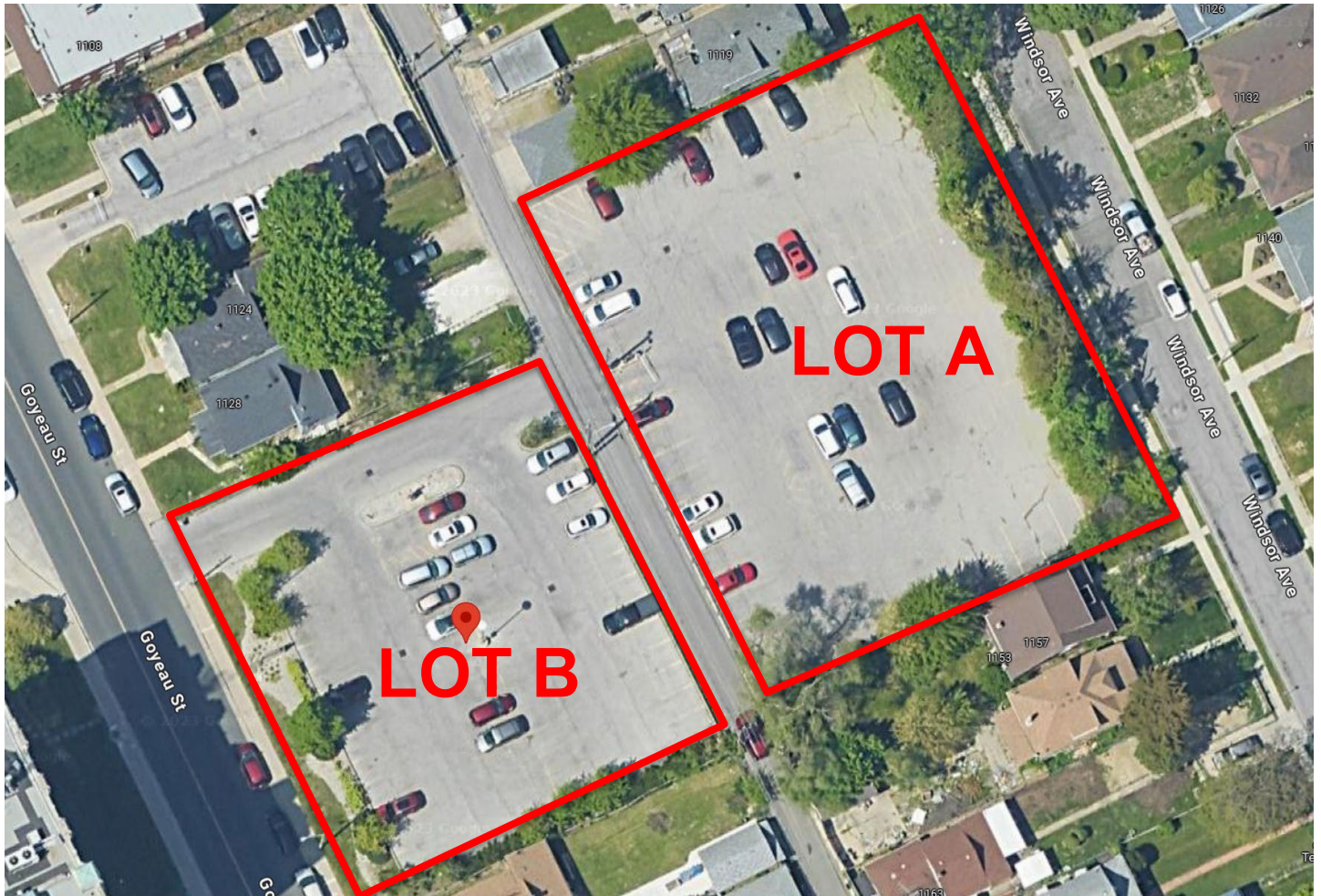
A ZBA to recognize the site for a medium profile, residential multi-unit building within the mixed use neighbourhood with a ‘Residential District (RD3.3 #)’ is proposed to establish a regulatory framework that is consistent with the neighbourhood and the City of Windsor Official Plan.

2.1 SIZE AND SITE DIMENSION

Lot A (0 Windsor Ave) – has a lot frontage of 55 m along the alleyway and a lot area of 2,159 m². Lot A is to remain vacant and will be used for 80 parking spaces.

Lot B (1140 Goyeau Street) – has a lot frontage of 46 m on Goyeau and a lot area of 1,656 m².

FIGURE 4 – EXISTING VACANT LOTS



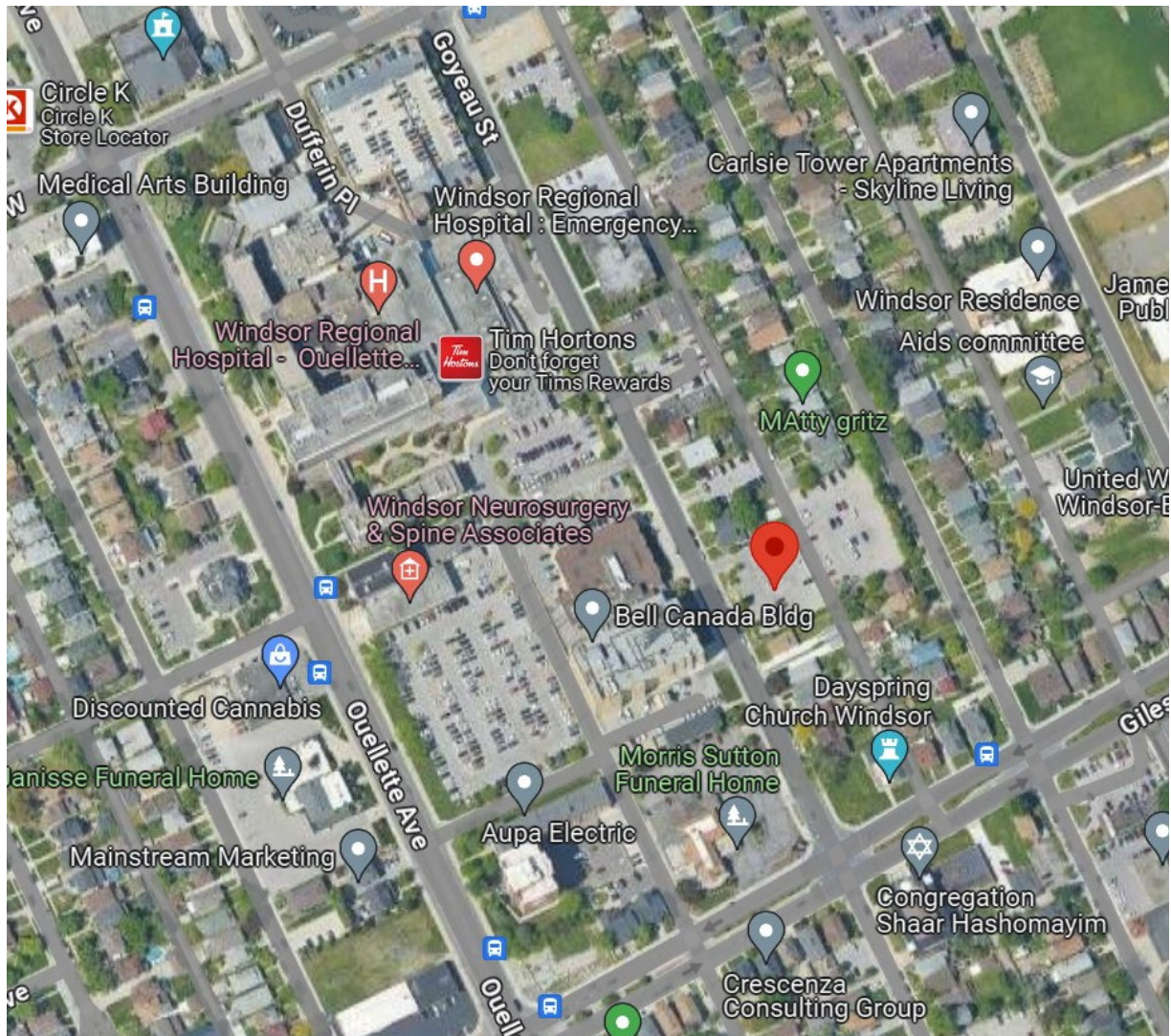
2.2 SURROUNDING LAND USES

The neighbourhood is a mix of uses including residential, commercial and major instructional with Windsor Regional Hospital, Ouellette campus across the street from the subject lands. The proposed

Ouellette Street is a major arterial road 1 block to the west of the subject lands. Ouellette Street is a major bus route for the City,

The new development is proposed within a mixed-use neighbourhood that is supported by municipal transit, by active transportation (paved sidewalks and separated bike lanes) and is within close walking distance to many commercial and institutional uses.

FIGURE 5 – NEIGHBOURHOOD USES



- a) **North** – residential homes, community services (Windsor Residence Aids Committee),
- b) **East** – United Way offices, residential homes.
- c) **South** – Dayspring Church, Morris Sutton Funeral Home, Jewish Temple.
- d) **West** – Bell Canada Building, Windsor Neurosurgery, Windsor Regional Hospital, Ouellette campus.

FIGURE 6 – NEIGHBOURHOOD AERIAL



3.0 DEVELOPMENT PROPOSAL

The applicant is proposing to develop the subject lands with a 6 storey, medium profile, residential multi-unit building containing 54 rental apartment units. The proposed development is a residential intensification and an infill development on an underutilized site. The use of the vacant lot for the new multi-unit building and the use of the adjacent vacant lands for parking is a coordinated, sound planning approach to the infill development.

The site is located in the immediate periphery to the CBD of the city with all amenities within close proximity. The site is located in close proximity to the main transit line for the city. The residential use is compatible with the residential uses and the mixed use profile of the neighbourhood. The residential building is well suited for the mixed use neighbourhood and will provide needed rental accommodation for staff associated with the hospital and other community agencies and office uses within proximity. The multi-unit building will provide for older neighbours in the adjacent residences to 'age in place'.

The proposed residential rental apartment units will provide an alternative housing form and tenure from the single detached houses more commonly available in Windsor. These units will address the historically low vacancy rate of 1.8% for rental units in the City by providing additional renting housing stock.

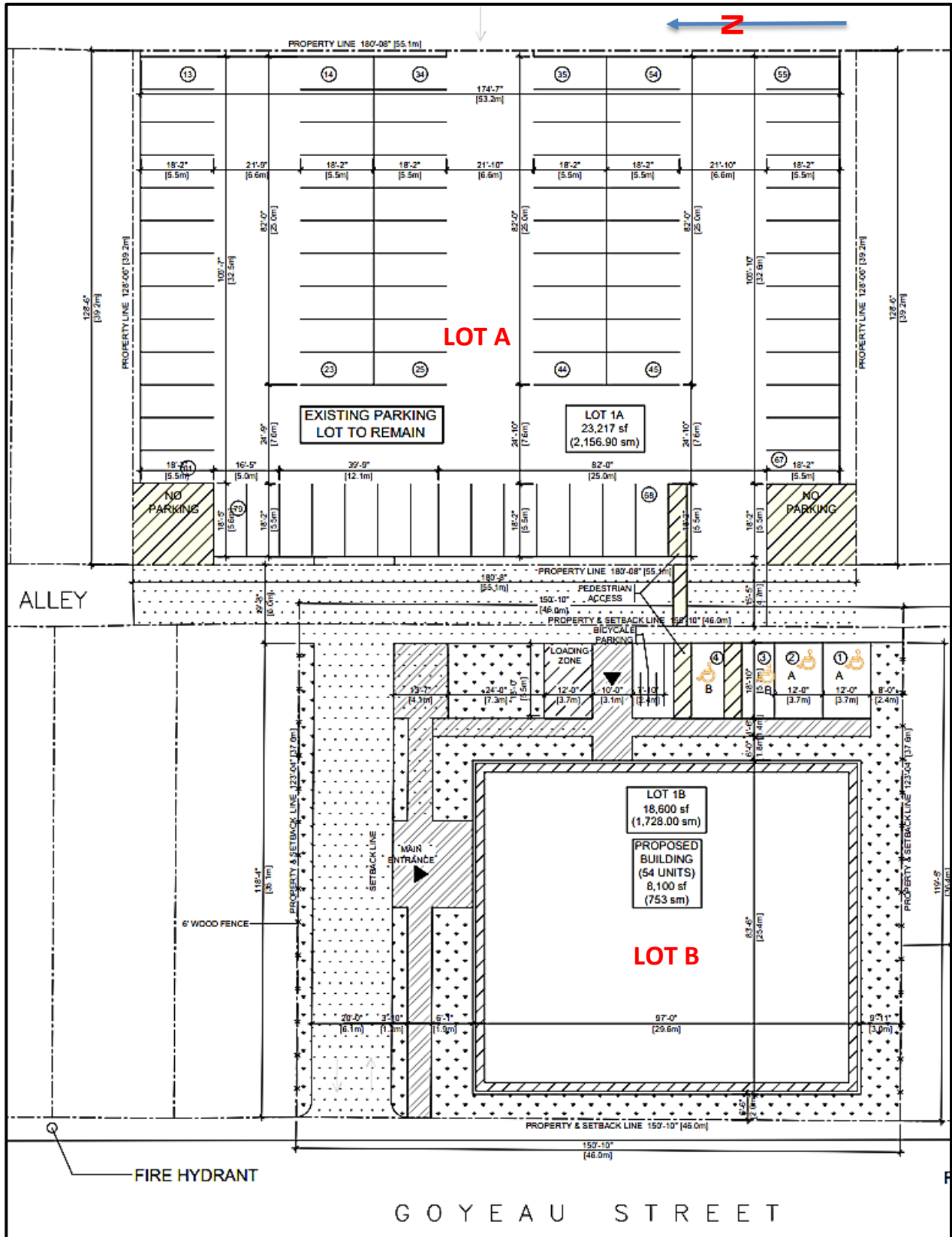
There are like and similar buildings with multiple storeys and other medium profile residential buildings within the immediate neighbourhood making the proposed building comparable and compatible with the neighbourhood.

The applicant is **requesting a ZBA** that will change the zoning from 'Commercial District 1.5 (CD1.5)' to '**Residential District (RD3.3 #)**' to support the construction of the proposed medium profile, 6 storey building with 54 residential units in a multi-unit building, One site specific provision is being requested to recognize landscaped open space at 28%. A second site specific provision has been requested to conjoin 1140 Goyeau Street (Lot B) and 0 Windsor Avenue (Lot A) with the building on Lot B and the parking lot on Lot A.

There will be 80 total parking spaces; 4 bike parking spaces, and 4 barrier free proposed to be located on site to be associated with the multi-unit building and the residential units.

3.1 SITE PLAN

FIGURE 7 – SITE PLAN LOTS A AND B



3.2 OPEN HOUSE:

240 Notices were mailed out to neighbours of the site. An Open House was held October 26, 2023 from 5:30-7:30. No one attended.

FIGURE 8 – NEIGHBOURHOOD USES

OPEN HOUSE

OCTOBER 26, 2023 | 5:30 P.M. – 7:30 P.M.

850 OUELLETTE AVE., WINDSOR



We are excited to introduce the community to our new development at 1140 Goyeau Street. This project is conveniently centrally located near local amenities and features a multi- residential building with a total of 59 units and 80 parking spaces.

We invite you to come and meet us and attend the Public Open House to learn more about the development. Our project team will be there to welcome guests and discuss comments and questions.

**FOR MORE INFORMATION
REGARDING THE OPEN HOUSE**

PHONE:
519-818-1633

EMAIL:
altanota@live.com
OR
Jackie Lassaline:
jackie@lassalineplan.ca



3.3 SEWER CAPACITY

Sewer Capacity Study was completed by Dillon Consulting in Windsor ON with the following conclusions:

“Dillon was retained by Valdez Engineering to complete a sewer capacity assessment for the combined sewers on Goyeau Street for the proposed multi-storied residential development on 1140 Goyeau Street. The City has confirmed through correspondence with the client that stormwater flows from the proposed development will outlet to the existing storm sewer along Goyeau Street, flowing south towards Giles Boulevard. The existing combined sewer on Goyeau Street, flowing north towards Erie Street East, will be the outlet for only sanitary flows from the proposed development.

The proposed development at 1140 Goyeau Street is proposed to consist of a total of 59 residential units and estimated to result in a peak sanitary flow rate of approximately 4.79 L/s from the drainage area containing the development area. The additional flow can be accommodated within the existing sanitary sewer along Goyeau Street without a significant increase in risk of basement flooding due to sanitary sewer surcharging.

The existing conditions combined sewer HGL along Goyeau St is at a minimum depth of 0.12 m below the existing ground surface for the 25 year boundary conditions and 0.51 m above the existing ground surface for the 100 year boundary conditions. There is no increase in HGL in the combined sewers along Goyeau St within the study area during the 25 year and 100 year event simulations due to the relatively minor flows contributed by the proposed development.

Accordingly, we are of the opinion that the increased sanitary sewer flows from the proposed development can be accommodated with negligible impacts to the existing sanitary sewer system and risk of basement flooding. The sanitary flows from the site are recommended to be monitored so as to not exceed design flows during wet-weather events.”

3.4 STORM WATER MANAGEMENT REPORT

Ambashi Engineering, 1080 Tapscott Road, Unit 24, Scarborough ON M1X 1E7 prepared the attached SWM Report and Plan.

“7.0 CONCLUSION

Concerning the development of the property (1140 Goyeau Street) within the Town of Windsor, the proposed Stormwater drainage system will address the Stormwater management requirements of the city of Windsor in that:

- The proposed storm sewer system is adequate for the peak discharge rate from the site directly discharging to the Walker Road storm sewer.
- Maximum site allowable stormwater release rate: 25.18 L/s (based on a 0.078 Ha site).
- For a one-in-five-year storm, the maximum runoff rate increases from 18.10 L/s (pre-development) to 25.18 L/s (post-development), a 39.2% increase.
- For a one-in-100-year storm, the maximum runoff rate increases from 29.01 L/s (pre-development) to 40.37 L/s (post-development), a 39.1% increase.
- A maximum volume of 6.63 cubic meters is required during the governing 1:5-year event.
- Employing an Oil-Grit Separator will provide the removal of 91.3% Total Suspended Solids (TSS) and >90% Volume Treatment for the site which will discharge to the Calderwood Avenue storm sewer.
- The total capacity of ponding at the parking lot is 41.75 cum, which is significantly more than the required storage of 6.63 cum for a 1:5 Year Storm Event as well as a Required 17.51 cum for a 1:100 Year Storm Event. The proposed Ponding has adequate capacity for the required storage during the governing 1:5-year as well as 1:100-year storm events.
- The report also covers erosion and sediment control measures to be taken by sections B and C of Guidelines on Erosion and Sedimentation Control for Urban Construction Sites, published by the Government of Ontario.”

3.5 RENDERINGS

FIGURE 9 – RENDERING LOOKING NORTH EAST



FIGURE 10 – RENDERING LOOKING NORTH



3.6 ELEVATIONS

FIGURE 11 – ELEVATIONS



2 REAR AND SIDE ELEVATIONS
NTS



1 FRONT AND SIDE ELEVATIONS
NTS

3.7 FLOOR PLANS

FIGURE 12 – MAIN FLOOR PLANS

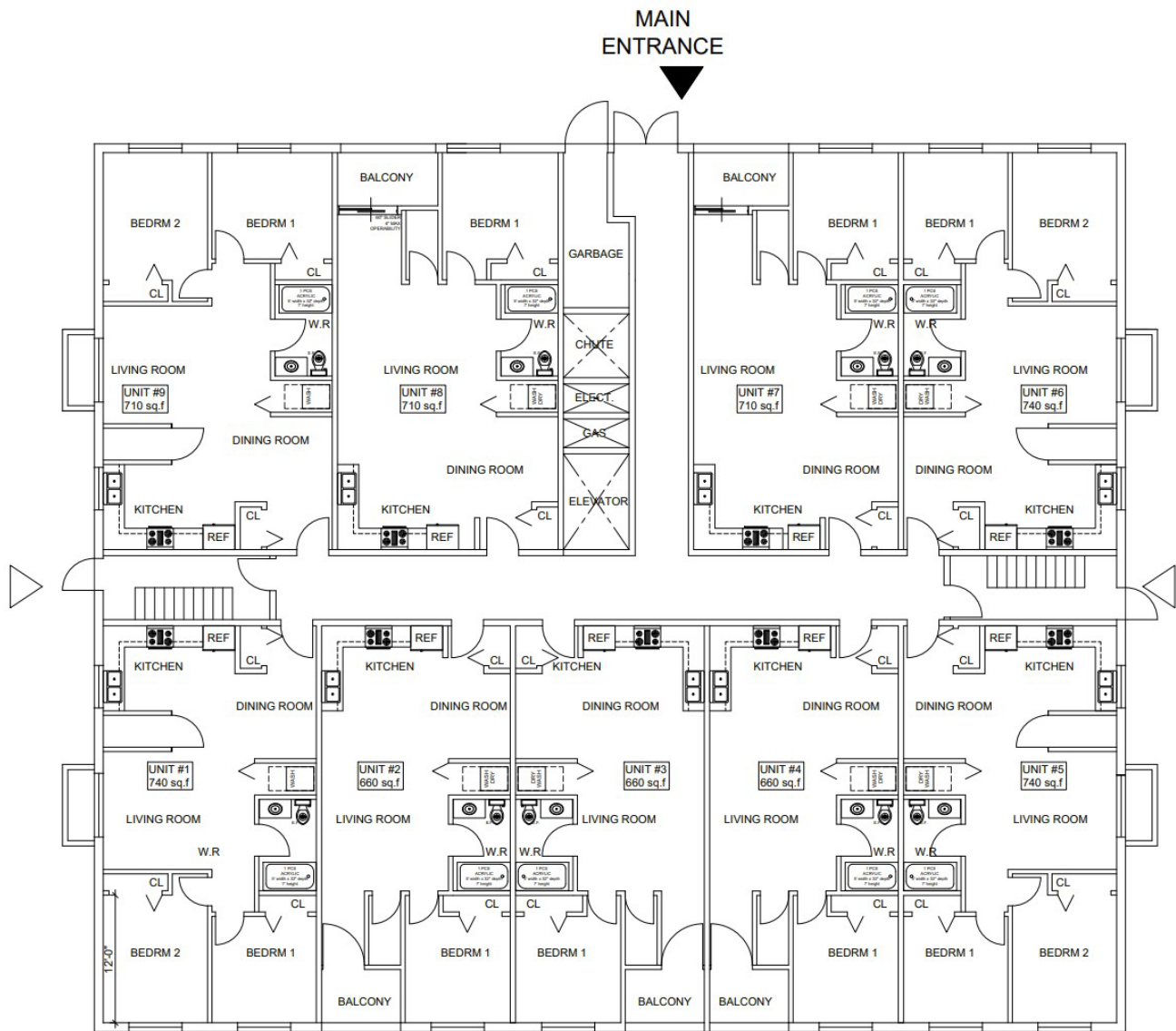
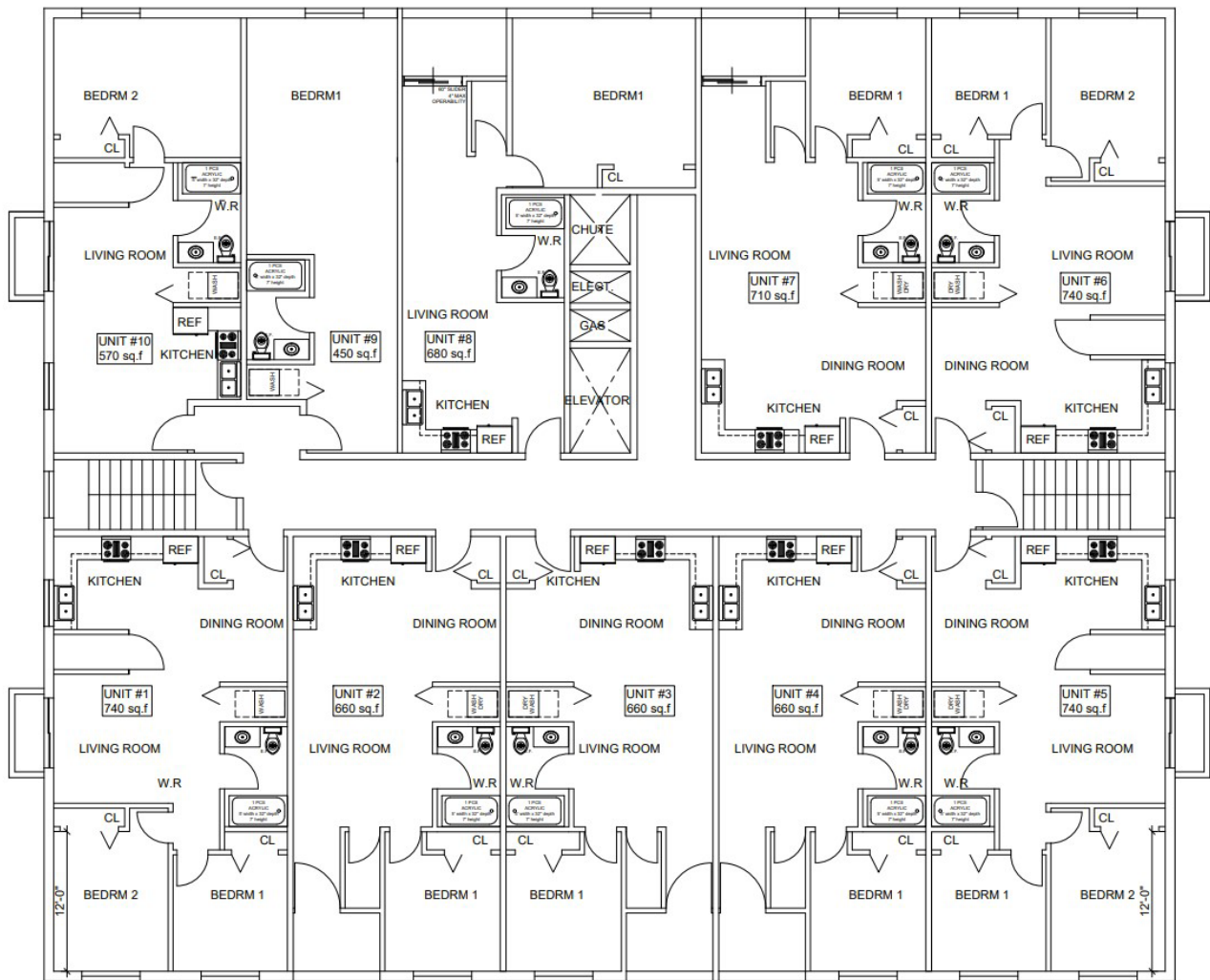


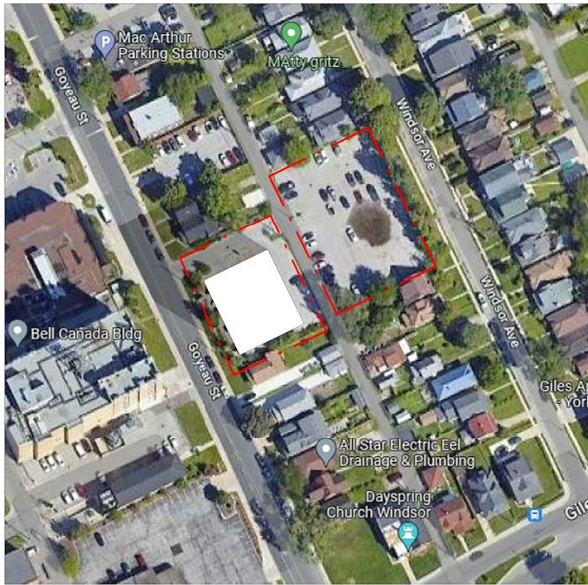
FIGURE 13 – UPPER FLOOR PLANS



3.8 SHADOW STUDY

The shadow study shows the 5 storey residential building and the shadow cast at the four seasons: March 21 (Spring Equinox); October 21 (Autumnal Equinox); June 21 (Summer Solstice); and December 21 (Winter Solstice).

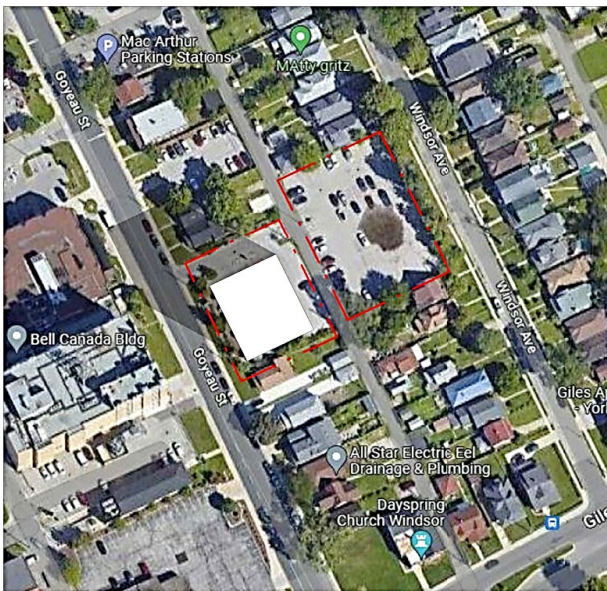
FIGURE 14 – SHADOW STUDY SAMPLES



1 SEPTEMBER 21 09 18 AM
1 : 1000

Spring Equinox :

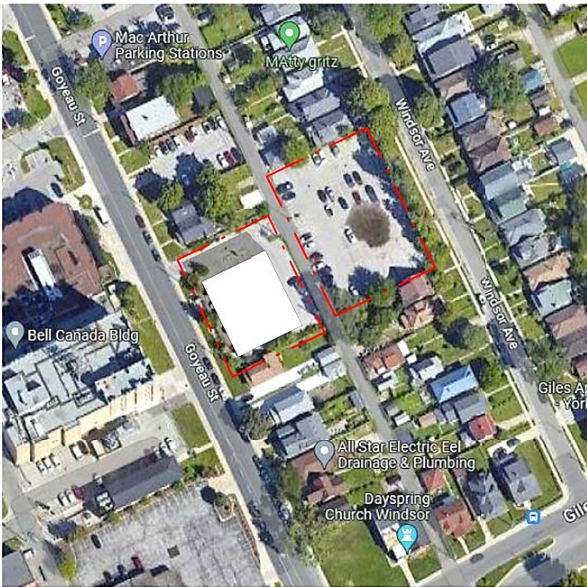
The morning starts with a minor shade on the residence to the north at 9:00 am however this quickly moves and can be considered, in my professional opinion, as negligible as the shadow dissipates by noon..



1 MARCH 21 09 18 AM
1 : 1000

Fall Equinox:

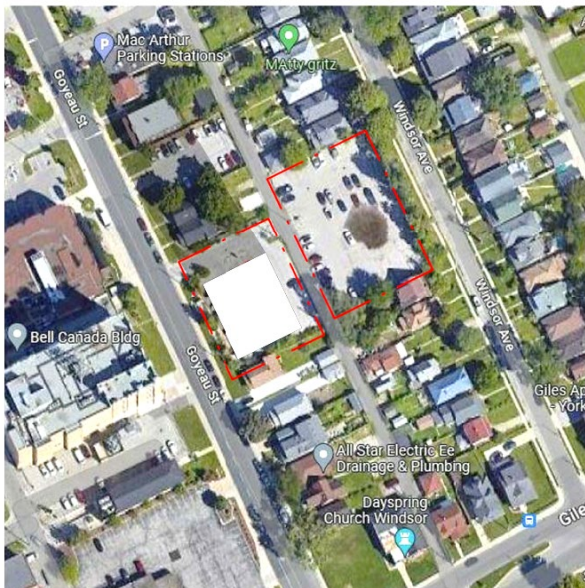
The morning starts with a minor shade on the residence to the north at 9:00 am however this quickly moves and can be considered, in my professional opinion, as negligible as the shadow dissipates by noon.



Summer Solistic:

During the summer period, the sun is directly overhead of the building and does not result in a shadow on the neighbourhood of the 6 storey building.

3 JUNE 21 11 18 AM
1 : 1000



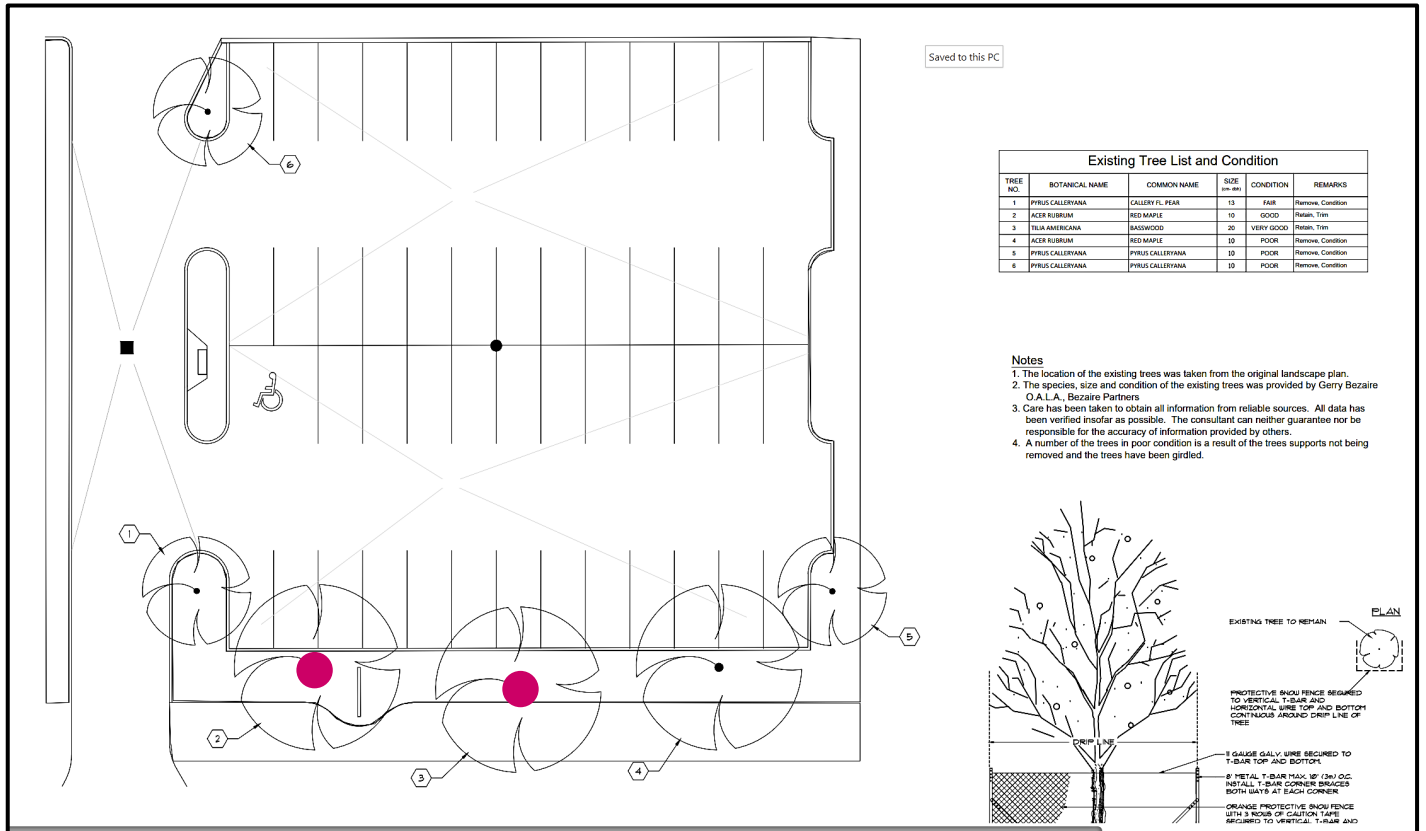
Winter Solistic: There is shadow on the northern lots to the north during the winter months however, similar to the spring and fall equinox, the shadow dissipates by noon and, in my professional opinion, does not have a significant impact on the neighbourhood.

2 DECEMBER 21 10 18 AM
1 : 1000

3.9 TREE SURVEY

The tree survey was completed and shows that the **trees 1, 4, 5 and 6** are to be removed due to their poor condition while efforts will be made to retain trees **2 and 3**.

FIGURE 15 – TREE SURVEY



4.0 PROVINCIAL POLICY STATEMENT (PPS)

The *Planning Act, R.S.O. 1990, c.P. 13*, as amended, requires that the Council of a local Municipality shall make decisions on development applications which are consistent with the Provincial Policy Statement (PPS), 2020.

The PPS was issued by the Ministry of Municipal Affairs and Housing under the *Planning Act* and provides direction on matters of provincial interest primarily related to land use planning and development. The policies within the PPS apply province-wide and are an integral part of the Ontario's policy led planning system.

The PPS generally aims to encourage the wise use and management of land and other resources, promote the development of healthy and prosperous communities, protect public health and safety, and protect the natural environment. Specifically, the primary directives of the PPS include:

“Section 1.1.1 Healthy, liveable and safe communities are sustained by:

(a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;”

COMMENT:

In my professional opinion, the proposed ZBA to support the development of the site with the new 6 storey, 54 unit residential building will create an efficient and effective use suited and compatible with the existing neighbourhood.

(b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;”

COMMENT:

The medium profile residential building with 54 apartments will, in my professional opinion, provide for an alternative style and tenure of housing to the standard single detached residential housing. The site-specific ZBA will facilitate the provision of a variety and diversity of housing Windsor needs to support a healthy community.

The building is located in a neighbourhood of a mix of uses including Windsor Regional Hospital across Goyeau Street from the site. The new apartment building will provide for housing for staff within the hospital and other supportive community offices within the neighbourhood.

In my professional opinion, the proposed ZBA conforms with the relevant policy of the OP.

“(c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;”

COMMENT:

There are no public health, environmental or safety concerns associated with the development of the property.

“(d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;”

COMMENT:

The subject lands are located within the urban settlement area of the City of Windsor. The new building creates an infilling development on an underdeveloped lot within an established mixed-use neighbourhood. The medium profile building provides a housing tenure and style diversification that is compatible with the neighbourhood. In my professional opinion, the development will support the efficient and effective establishment of an appropriate alternative residential housing in an appropriate mixed-use area.

“(e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;”

COMMENT:

The site is adjacent to Ouellette, a major bus route in the Windsor Transit. The property is located adjacent to the city centre and within a short walking distance to all the institutional and commercial amenities available within the downtown of Windsor. Bike racks will be provided to support the utilization of municipal trails.

Municipal sanitary and piped water services are available to the site. The location will allow for an efficient and effective development while providing for a cost-effective utilization of existing municipal infrastructure. As noted in the Engineering report, there is municipal capacity to accommodate the proposed land use and the development will not result in an expansion of municipal infrastructure.

The proposed development of a medium profile building mixed-use building is an appropriate infill within the mixed use neighbourhood.

In my professional opinion, the proposal is consistent with and supports the establishment of alternative housing tenure and style; supports the cost-effective use of the property while minimizing land consumption; and supports the efficient and effective utilization of municipal infrastructure while being neighbourhood compatible.

“(f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;”

COMMENT:

Interior elevators will enhance the accessibility of the building for older persons and persons with disabilities. Four Barrier Free parking spaces will be provided. Building accessibility will be established in compliance with the OBC for all residential units.

“(g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;”

COMMENT:

As noted in the Civil Works report there is sufficient capacity available in the municipal infrastructure to accommodate the proposed 54 residential dwelling units. The proposed development, in my professional opinion, is considered an efficient and effective utilization of municipal infrastructure and is consistent with these PPS policies.

“(h) promoting development and land use patterns that conserve biodiversity; and”

COMMENT:

The proposed mixed-use building with 54 multi-unit building will further intensify the use of an existing built-up area.

The infill development and residential intensification on an underused lot minimizes the consumption of land resources by maximizing the efficient use of a small footprint of land.

The proposed building relieves development pressure on areas of high-quality habitat by infilling and intensifying an underused lot which holds no habitat suitable for Species At Risk, thereby conserving biodiversity.

“j) preparing for the regional and local impacts of a changing climate.”

COMMENT:

In my professional opinion, the proposed development is consistent with the PPS in preparing for impacts of a changing climate.

The development will reduce carbon emissions through providing residents with:

- opportunities for a live-work community in a mixed-use neighbourhood, reducing the need to commute long distances to work
- paved sidewalks
- bike racks
- nearby supportive commercial amenities, reducing the need to travel outside of the neighbourhood
- access to nearby bus routes.

The proposed development will feature appropriate stormwater mitigation strategies to address a 1 in 100 year storm.

It is my professional opinion that the multiple dwelling design of the building will conserve energy used for heating and cooling.

“Section 1.1.3.2 Settlement Areas

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- (a) efficiently use land and resources;*
- (b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- (c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- (d) prepare for the impacts of a changing climate;*
- (e) support active transportation;*
- (f) are transit-supportive, where transit is planned, exists or may be developed; and*
- (g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”

COMMENT:

The proposed development is an efficient use of the existing municipal services and can be considered an appropriate use of the subject lands. There is no need to expand municipal services to accommodate the proposed development.

The proposal supports active transportation and municipal transit.

In my professional opinion, the proposed residential development is an efficient, effective development for the site and supportive of the PPS policies ensuring compatible new development within the existing neighbourhood.

“Section 1.1.3.3 Settlement Areas

Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

COMMENT:

The subject lands are within a short walking distance to supportive commercial amenities, including a grocery store, pharmacies, and an Urgent Care centre. A public transit line and a separated bike path are within a short walk.

The ZBA will support the evolution of an underused property for the establishment of a new medium profile, mixed use building with retail space on the ground floor and 54 residential rental units that will provide needed residential accommodation as alternative tenure and style of housing.

The proposed building will be within a couple lots of a similarly zoned ‘Commercial District (CD3.10)’ property that is under construction for a 6 storey, mixed use building considered a medium profile mixed-use building.

It is my professional opinion that the proposed is consistent with this policy of the PPS.

COMMENT:

In my professional opinion, the proposed residential development is an efficient, effective development that provides for an alternative housing tenure and style needed within the neighbourhood. The location will support the 'live work' concept that will allow residents to reside in the same neighbourhood as many employment opportunities in the nearby retail shops, restaurants, and commercial businesses. As well, the rental multi-unit building will support existing residents to age in place and remain in their neighbourhood.

“Section 1.1.3.4 Settlement Areas

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

COMMENT:

In my professional opinion, the proposed development creates an appropriate residential intensification and infill on an existing parcel that does not pose any health and safety concerns consistent with the PPS policies.

“Section 1.4.1 Housing

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 residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

- (b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”*

COMMENT:

In my professional opinion the proposed 6 storey, medium profile rental housing will effectively respond to the demand for rental housing in the City of Windsor, consistent with the PPS policies. Windsor presently has a historically low rental vacancy rate of 1.8%, and the population of the City is expected to grow. The proposed development will contribute much needed stock of high quality, purpose built rental housing.

“Section 1.4.3 Housing

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- (a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- (b) *permitting and facilitating:*
1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- (c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

- (d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- (e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- (f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

COMMENT:

In my professional opinion, the proposed development of a six-storey mixed-use building with 54 units of rental apartments will provide for an alternative range and tenure of housing within the city, consistent with PPS policies.

The increased density of the proposed development will benefit existing public transit and active transportation networks while utilizing existing municipal infrastructure in a cost-effective manner.

The development of the site for a 6 storey medium density building will provide for a more efficient and effective use of the property than the present existing vacant use.

“Section 1.8.1 Energy Conservation, Air Quality and Climate Change

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- (a) *promote compact form and a structure of nodes and corridors;*
- (b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- (c) *focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*

- (d) *focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*
- (e) *encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- (f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- (g) *maximize vegetation within settlement areas, where feasible.”*

COMMENT:

In my professional opinion, the proposed development is consistent with PPS policies by:

- Creating an efficient and compact building structure on a small footprint of land that is underutilized;
- supporting a pedestrian friendly mixed-use neighbourhood;
- promotes active transportation and its proximity to supportive commercial and institutional amenities;
- Supports existing public transit;
- Demonstrates a pedestrian friendly streetscape with visually attractive building design and landscaping.

COMMENT:

In my professional opinion, the requested ZBA is consistent with the 2020 PPS by supporting the sound and efficient managed intensification and growth associated with the mixed use development of the land use for the subject site. The proposed ZBA regulatory framework supports the development of these lands as a medium profile, mixed-use building as a compatible infilling development for the community. The proposed development, in my professional opinion, is consistent with the Provincial Policy Statement (PPS).

5.0 CITY OF WINDSOR OFFICIAL PLAN

The Official Plan for the City of Windsor is applicable to planning matters for the City. The subject property is located within the mixed use neighbourhood in the periphery to the city center. The lands are designated as 'Residential' in the City's Official Plan under OPA No. 159. The following sections review City policies as they relate to the proposed development:

“Section 1.8.1 Energy Conservation, Air Quality and Climate Change

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- (a) promote compact form and a structure of nodes and corridors;*

COMMENT:

The new building will be designed in compliance with the OBC and energy efficiencies where possible. The nature of the medium profile building supports energy conservation by providing for moderate density on site. EV charging stations will be included in the design. In my professional opinion the requested ZBA will support an environmentally sound development and conforms with OP policies.

“3.2.1.2 Neighbourhood Housing Variety

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. Residents will have a voice in how this new housing fits within their neighbourhood. As the city grows, more housing opportunities will mean less sprawl onto agricultural and natural lands.”

COMMENT:

The proposed 54 unit residential multi-unit building will be located within a mix of uses neighbourhood. The physical location of the building is an infill development and residential intensification on an under utilized lot and within a neighbourhood of compatible and comparable development.

In my professional opinion, the proposed development will reduce urban sprawl by providing for simultaneous retail and residential uses in a medium profile building of 6 storeys on a relatively small footprint of land.

In my professional opinion, the proposed apartment accommodation will support the live work scenario with the ability for tenants to be located within walking distance or located on a major bus route to work.

The proposed development conforms with the relevant policies of the OP.

“3.2.1.4 Community Design

The design of buildings and spaces will respect and enhance the character of their surroundings, incorporating natural features and creating interesting and comfortable places. Streets, open spaces and the greenway system will serve as public amenities connecting and defining neighbourhoods and contributing to Windsor’s image. New development in Windsor will accommodate the needs of pedestrians, cyclists and other recreational activities.”

COMMENT:

The building has been designed to emphasize the pedestrian. There is a minimal setback from Goyeau Street, with pedestrian entrances fronting on Goyeau and both the east and west sides of the building. The orientation of the building at the front of the lot, with parking behind the building, provides for an aesthetically appealing building. Bike racks will be located at the side of the building to promote cycling. There will be extensive landscaping. In my professional opinion, the proposed development conforms with the OP policy.

“3.2.3.5 Energy Efficiency

Windsor will encourage the design and construction of energy efficient buildings and landscapes to reduce air, water and land pollution and environmental impacts of energy production and consumption.”

COMMENT:

The new building will be designed in compliance with the OBC and energy efficiencies where possible. The nature of the medium profile building supports energy conservation by providing for moderate density on the site. In my professional opinion the requested ZBA will support an environmentally sound development that conforms with OP policies.

“3.3.2 Corridors

Corridors represent the backbones of the urban network structure. Neighbourhoods gravitate towards these corridors to serve their everyday needs or to connect with larger nodes, commercial centres and employment centres to access a wider range of services and opportunities. Corridors have opportunities for intensification that would provide a wider range of services and opportunities for adjacent neighbourhoods but also more opportunities to live and work in the area.”

COMMENT:

The ZBA will allow for the inclusion of a mixed-use development in the peripheral area of the City Center. The building will front on Goyeau, a local road and is connected to Ouellette Ave, a major arterial road. The residential apartment will provide for alternative housing tenure and style while accommodating live/work initiative and aging in place.

In my professional opinion, the ZBA supports an appropriate development that conforms with this policy of the OP.

“4.2.1 Healthy and Liveable City – Planning & Design

4.2.1.1 To consider community health in the planning and design of Windsor and its neighbourhoods.

4.2.1.2 To provide for activities and facilities which will foster an active lifestyle to improve community health.

4.2.1.4 To protect against climate change and its possible adverse effects on human health, the physical environment, economy and quality of life.

4.2.1.5 To encourage a mix of housing types and services to allow people to remain in their neighbourhoods as they age.

4.2.1.6 To provide for pedestrian scale neighbourhood centres that serve the day-to-day needs of the local residents.”

COMMENT:

The requested ZBA will support a healthy lifestyle for residents by encouraging walking and cycling with its proximity to goods and services that residents will need on a regular basis (grocery store, bank, pharmacies, restaurants); its proximity to a major institutional (health unit offices, hospital); and its inclusion of 6 spaces of bike parking on site. A live-work lifestyle is supported by the nature of the mixed-use neighbourhood which has many commercial businesses in the same area as residential dwellings, reducing the need for residents to travel to work by car.

The 54 residential apartment units offers a housing style and tenure that addresses the current housing crisis occurring in Windsor, evidenced by the historically low rental vacancy rate of 1.8% in 2022. The proposed development will provide needed stock of alternative housing.

In my professional opinion, the proposed development conforms with the healthy community initiative of the City of Windsor Official Plan policies.

“4.2.3 Quality of Life

4.2.3.1 To encourage a mix of uses.

4.2.3.2 To encourage the location of basic goods and services close to where people live and work.

4.2.3.3 To recognize the needs of the community in terms of shelter, support services, accessibility and mobility.

4.2.3.4 To accommodate the appropriate range and mix of housing.”

COMMENT:

The proposed development is located in short distance to a municipal transit route and will support the use of the municipal bike trail system. The residential apartment will provide for alternative housing style and tenure in a medium rise, 6 storey building that is compatible in height and massing with the neighbourhood. The multi-unit building will provide the existing residents access to health facilities, institutional and commercial uses including retail stores, restaurants, and commercial businesses.

In my professional opinion the requested site-specific ZBA will conform with the ability to provide the neighbourhood and City alternative residential tenure and style of housing.

“5.3.7.2 Atmospheric Air Quality Policies

Council will contribute to the reduction of air pollution by using the following land use planning approaches:

- (a) increasing opportunities for non-automotive transportation modes including walking, cycling and public transportation in accordance with the Infrastructure chapter of this Plan;*
- (b) regulating development which has the potential to increase atmospheric pollution in accordance with the Land Use chapter of this Plan;*
- (c) improving energy conservation in accordance with the Urban Design chapter of this Plan;*
- (d) locating compatible residential, commercial and employment uses in a manner that reduces distance and vehicle trips as outlined in the Land Use chapter of this Plan.”*

COMMENT:

The location of the proposed residential building within a mixed use neighbourhood, located in close proximity to a municipal bus route and in close proximity to alternative trails supports alternative methods of transportation. Bike racks supporting alternative transportation will be provided.

The design of the medium profile, mixed-use building supports live-work initiative by establishing in a mixed-use community with many employment opportunities. In my professional opinion, the location and design of the proposed development will reduce carbon emissions by reducing the need for trips by private vehicle and supports the OP policies.

“6.1.14 Residential Intensification

To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available.”

COMMENT:

The proposed medium profile building with 54 residential units provides for alternative housing style and tenure in close proximity to municipal transit and will be on full municipal services. The site has excellent access to transit and active transportation routes and many commercial amenities are available in the neighbourhood. In my professional opinion, the proposed development is an appropriate addition of residential intensification to this mixed-use neighbourhood and conforms with relevant policies of the OP for Windsor.

“6.2.1.2 Types of Development Profile

For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan:

- (a) Low Profile developments are buildings or structures generally no greater than three (3) storeys in height;*
- (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height, and;*
- (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.”*

COMMENT:

In my professional opinion, the proposed six-storey development has a Medium Profile.

“6.3.1 Residential: Range of Forms & Tenures

6.3.1.1 To support a complementary range of housing forms and tenures in all neighbourhoods.

6.3.1.2 To promote compact neighbourhoods which encourage a balanced transportation system.

6.3.1.3 To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.

6.3.1.5 To provide for complementary services and amenities which enhance the quality of residential areas.”

COMMENT:

The proposal is a residential intensification and infill on a lot that is presently underdeveloped. The construction of 54 high quality residential apartment units provides for an alternative style and tenure of housing that is needed within the City. The is a compact and efficient use of a small footprint of land.

The mixed-use neighbourhood provides residents with a variety of employment opportunities and supportive goods and services.

Across Goyeau is the Regional Hospital and within the neighbourhood are supportive institutional offices and facilities.

In my professional opinion, the proposed ZBA provides for a compact and efficient development that is well suited to the existing mixed-use neighbourhood, in conformity with the OP.

“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 Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed-Use Corridors.”

COMMENT:

A medium profile residential building is a permitted land use in ‘Residential’ designation. The proposed medium profile, mixed-use building provides for an alternative housing style and tenure needed in the City. The proposed building is compatible with the neighbourhood in design, scale and massing and will provide an appropriate increase of density without overburdening the existing neighbourhood and infrastructure. Municipal transit services are available within a 5 minute walk of the site. Municipal water and sanitary services are available to the site without need for extension. The proposed development in my opinion conforms with the relevant policy of the Official Plan.

“6.3.2.4 Locational Criteria

Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to 4 storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. New residential development and intensification shall be located where:

- a) there is access to a collector or arterial road;*
- b) full municipal physical services can be provided;*
- c) adequate community services and open spaces are available or are planned; and*
- d) public transportation service can be provided.”*

COMMENT:

The subject lands front on Goyeau Street, in close proximity to a major arterial road, and has full access to municipal sanitary sewers and piped water. The subject site is situated in a neighbourhood with a variety of goods and services including a grocery store, a regional hospital, pharmacies, etc. Multiple outdoor recreational areas are located within a 15-minute walk. Transit bus stops are within a 5-minute walk. In my professional opinion, the proposed residential intensification is appropriately located and is compatible with the surrounding neighbourhood and conforms with these policies of the OP.

“6.3.2.5 Evaluation Criteria for a Neighbourhood Development Pattern

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) 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) facilitating 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.”*

COMMENT:

The subject site, as discussed above, is an appropriate location for the inclusion of a new medium profile residential building:

- The subject lands are not within a development constraint area or within a natural heritage area;
- The 54 residential rental apartments will provide for needed alternative housing with access to nearby institutional, stores, restaurants, and businesses;
- The proposed development is compatible in size, scale and massing with the existing buildings in the neighbourhood.
- There are 80 parking spaces, more than sufficient parking on the adjacent site to accommodate the proposed 54 residential units;
- The site is serviced by municipal water and sewer and there is existing capacity available for the proposed development.

The development, in my professional opinion, conforms with the policy of the OP.

“6.5.1.8 Objectives: Residential Intensification

To promote residential intensification with Medium and High-Profile buildings to meet the housing needs of the City in appropriate areas in proximity to municipal services, transit and employment areas.”

COMMENT:

In my professional opinion the proposed 6-storey, mixed-use building satisfies the OP objective of residential intensification in an appropriate area with proximity to municipal services, transit, and employment opportunities.

“6.5.3.1 Permitted Uses

Uses permitted in the Mixed-Use Corridor land use designation are primarily retail, wholesale store (added by OPA 58, 24 07 2006) and service oriented uses and, to a lesser extent, office uses. Medium and High Profile residential uses either as stand-alone buildings or part of a commercial-residential mixed use buildings shall be throughout the Corridors.”

COMMENT:

In my professional opinion, the proposed 6 storey medium profile residential multiple unit building conforms to the permitted uses of the OP.

6.5.3.3 Street Presence

Council will encourage Mixed-Use Corridor development to provide a continuous street frontage and presence. Accordingly, development along a Mixed-Use Corridor shall be:

- (a) no more than four storeys in height, except on lands at an intersection of any combination of the following roads: Class I Arterial Road, Class II Arterial Road, Class I Collector, or Class II Collector Road. The height of buildings shall generally not exceed the width of the road right-of-way abutting the development site; and*
- (b) Notwithstanding the identified maximum building height, the Council may consider additional height, where the Council is satisfied that the proposed height achieves compatible development, and where appropriate transitions to abutting lower scale development are established. Appropriate transitions may be achieved through the implementation of regulatory techniques including, but not limited to new height limitations, enhanced building setbacks and step backs, enhanced*

landscape buffers and planting requirements and/or the implementation of an angular plane. Permissions for taller buildings may be established through a site-specific Zoning By-law Amendment.

- (c) *encouraged to locate the buildings at the street frontage lot line with parking accommodated at the rear of the site.”*

COMMENT:

The proposed building will be located at 6 m setback from Goyeau Street and with a 6 m setback from each side yard and rear yard providing for landscaping. There are existing buildings in the neighbourhood of a similar size, scale, and massing to the proposed development. The site will be extensively landscaped.

In my professional opinion, the new building will be an attractive and appropriate addition to a pedestrian oriented, mixed-use neighbourhood.

“6.5.3.8 Design Guidelines

The following guidelines shall be considered when evaluating the proposed design of a Mixed-Use Corridor development:

- (a) *the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan;*
- (b) *the provision of appropriate landscaping or other buffers to enhance:*
- (i) *all parking lots, and outdoor loading and service areas; and*
 - (ii) *the separation between the use and adjacent sensitive uses, where appropriate;*
- (c) *as a general rule, the height of buildings are consistent with the height of buildings which characterize the Mixed-Use Corridor. Where Council deems it desirable that higher profile development be permitted in an existing Mixed-Use Corridor, the development should be built at a human scale by utilizing one or both of the following measures:*
- (i) *treatment of the lower floors of building(s) to provide continuity; and/or*
 - (ii) *setting back the upper floors of building(s) from the street to avoid overpowering effects at-grade;*
- (d) *where possible, parking is located in the rear of the property to encourage continuous building facades adjacent to the street; and*

- (e) measures are taken in site design which provide for ease of access for pedestrians between the public sidewalk and building main entrances in a manner which is distinguishable from access provided for vehicles.*
- (f) Council will adopt Design Guidelines that will assist in the design and review of development applications in a manner that will ensure implementation of these policies.”*

COMMENT:

The medium profile, 6-storey building will be of a similar size and massing to buildings already existing within the neighbourhood. The building will be extensively landscaped to create an attractive street presence. Pedestrian entrances will be located at both the east and west sides of the building with access to the public sidewalk along Goyeau. In my professional opinion, the proposed development will be an attractive, pedestrian oriented building that will be an asset to the neighbourhood while providing for needed alternative housing. The proposed ZBA and development, in my professional opinion, conforms with the OP.

“10.2.20 Design Briefs

A Design Brief identifies the character of a street or neighbourhood over a smaller area than an Urban Design Study. Where this Plan requires the preparation of a Design Brief the following steps shall be taken:

“10.2.20.1 The Urban Design Brief should provide a description and analysis of the site and surrounding context. Photographs and a context map showing the subject site in relation to the existing neighbourhood should be included.”

COMMENT:

The proposed design and build is compatible with the neighbourhood and will be a positive aspect of the neighbourhood. In my professional opinion the building is high level design and will be an asset to the neighbourhood and conforms with the OP policies.

“10.2.20.2 The Urban Design Brief should provide an analysis of the design rationale for the building, landscape, and site design elements of the proposed development and explain why the proposed development represents the optimum design solution. Discussion should consider the following:

- i) *How the design of the proposed development meets the intent of the City’s applicable urban design guidelines and policies;*
- ii) *How the design addresses existing site conditions and constraints such as lot size, grading, or natural heritage features;*
- iii) *How the design of the proposed development integrates with the existing neighbourhood and enhances its function and aesthetics; and,*
- iv) *How the design of the proposed development will influence and integrate with future development in the neighbourhood.”*

COMMENT:

The design of the proposed building is pedestrian oriented, with 3 pedestrian entrances on either side of the building and at the front as well as well landscaped. The proposed development will encourage future development with a pedestrian orientation by increasing the density of the neighbourhood in a manner that is supported and sustainable.

“10.2.20.3 The Urban Design Brief should include a written description, plans, elevations, diagrams, and/or photographs to illustrate the design choices of the proposed development and site design. Depending on the scale of the development proposal explain how the applicable design considerations have been addressed:

- i) *Street and block pattern (e.g., connectivity, pedestrian access);*
- ii) *Lot sizes;*
- iii) *Building orientation and site layout;*
- iv) *Built form, height, scale, and massing;*
- v) *Building articulation and detailing;*
- vi) *Building materials;*
- vii) *Setbacks from adjacent properties and the street;*
- viii) *Building step back (if applicable);*
- ix) *Building transition to adjacent neighbourhoods;*
- x) *Heritage considerations (if applicable);*
- xi) *Location of parking (surface or underground), driveways, ramps, drop-off areas;*
- xii) *Access to transit;*
- xiii) *Bicycle parking/storage;*
- xiv) *Location of servicing, garbage, organics, and recycling storage and collection, and loading areas;*

- xv) *Streetscape elements (e.g., boulevard design, landscaping, street furniture, public art, signage, lighting, etc.); and,*
- xvi) *On-site landscaping and buffering.”*

COMMENT:

The proposed 6 storey building has a 6 m setback from Goyeau Ave. There are pedestrian entrances on the north side on both the west and east sides of the building, which will connect with the paved sidewalks along Goyeau Ave. A bike rack with 6 spaces in front of the building will promote cycling. The building is in close walking distance to municipal bus stops and to a major north/south arterial road.

The building will be compatible in size, scale, and massing with the existing neighbourhood.

Private balconies will add to the attractiveness of the building. The lot will be extensively landscaped.

The building will have indoor amenity areas with balconies on each of the six residential floors. The accessibility of the building will be enhanced by placement of elevators on both the north and south sides of the building. There will also be two staircases.

In my professional opinion, the proposed multi-unit building is an attractive and environmentally responsible design that is compatible with its neighbourhood.

COMMENT:

In my professional opinion, the requested site-specific ZBA conforms with the relevant policies of the Official Plan for the City of Windsor based on the evaluation noted above. The proposed development is consistent with the intent of the OP.

PROVISIONS	RESIDENTIAL DISTRICT (DC3.3)	PROPOSED DEVELOPMENT
PERMITTED USES	MUTLI-UNIT BUILDING	MULTI-UNIT BUILDING
LOT AREA	3,400m ²	<p>LOT A (0 Windsor Ave) –lot area of 2,156 m². Lot A to remain vacant and will be used for 79 parking spaces.</p> <p>LOT B (1140 Goyeau Street) – lot area of 1,728 m². Lot B is site of new building.</p> <p>Total area of 3,885 m2</p>
BUILDNG HEIGHT	24 m max	23 m
DWELLING UNIT DENSITY	180 units/hectare	54 units/.3885 ha = 151 units/ha
LANDSCAPED OPEN SPACE	35% minimum	<p>LOT A (PARKING LOT) = 9 %</p> <p>LOT B (RESIDENTIAL LOT) = 28%</p>
PARKING	1.25 X 54 units = 67 spaces	80 spaces
BARRIER FREE PARKING	<p>Type A 2% of parking spaces = 1 spaces</p> <p>Type B 2% of parking spaces = 1 spaces</p>	<p>2 spaces Type A</p> <p>2 spaces Type B</p>
LOADING SPACES	1 space	1 space
BIKE PARKING	20 or more parking spaces: 2 for first 19 spaces plus 1 for each additional 20 spaces = 5 spaces	5 spaces

There is a site specific provision that presently applies to the subject parking area to the west of Giles. This site specific provision can continue to remain applicable to the property without ramifications to the proposed land use.

“Section 20(1)(52) Site Specific Provisions:

For any lands located on the west side of Windsor Avenue between Giles Boulevard East and Erie Street East, which are zoned CD1.5 on Zoning District Map 7, an access area to Windsor Avenue is prohibited.”

COMMENT:

After review and evaluation of the CZB for the City of Windsor, it is my professional opinion that the proposed site development complies with the intent of the ‘Residential District 3.3 (RD3.3) regulations with modification to recognize a site specific provision.

A site specific provision to allow for 28% landscaped open space maintains the intent of the CZB to support a mixed use development and provides for a compatible building within a mixed use neighbourhood.

A site specific provision that identifies Lot A as the parking associated with Lot B the 54 unit building.

It is therefore my professional opinion that a ZBA to establish the (CD 3.10) zone regulatory framework for the subject lands meets the intent of the CZB for the City of Windsor.

7.0 SUMMARY AND CONCLUSIONS

Given the foregoing assessment and my evaluation of the proposal in relation to the PPS 2020, the City of Windsor Official Plan and the Comprehensive Zoning By-law 8600, in my professional opinion the proposed site-specific By-law Amendment (ZBA) is consistent with polices of the PPS, OP, and the regulations found in the Zoning By-law.

The requested site specific ZBA to provide a site specific regulatory framework that will support the development of the site for 54 residential apartment rental units and 80 parking spaces makes sound planning.

In addition, it is my professional opinion that the proposed site-specific Zoning By-law Amendment (ZBA) is appropriate and desirable within this policy framework as it will facilitate development of site while also implementing the proposals included in this Planning Justification Report dated December 14, 2023.

In summation, the proposal complies with the Zoning Bylaw Amendment (ZBA) that will appropriately establish a site-specific regulatory framework under the 'Residential District 3.3 (RD33.)' zone. The ZBA provides a good solution for the provision of needed alternative residential accommodation and compatible development within an existing neighbourhood, while supporting a diversity of housing tenures and styles within the municipality on major municipal route.

In my professional opinion the requested ZBA:

- 1) is consistent with the policies of the 2020 Provincial Policy Statements;
- 2) maintains the intent of the relevant policies of the City of Windsor Official Plan;
- 3) maintains the intent of City of Windsor CZB 8600 and when the ZBA is passed, it will establish the regulatory framework required for the development to comply with the CZB;
- 4) makes sound planning.

I hereby certify that this report was prepared by Jackie Lassaline RPP MCIP, a Registered Professional Planner within the meaning of the Ontario Professional Planners Institute Act, 1994.

Lassaline Planning Consultants Inc.

Jacqueline Lassaline

Jackie Lassaline BA MCIP RPP

Principal Planner

APPENDIX A – ‘RESIDENTIAL DISTRICT (RD3.3)’

12.3 RESIDENTIAL DISTRICT 3.3 (RD3.3)

12.3.1 PERMITTED USES

Lodging House

Multiple Dwelling

Religious Residence

Residential Care Facility

Any of the following *existing* dwellings:

Double Duplex Dwelling

Duplex Dwelling

Semi-Detached Dwelling

Single Unit Dwelling

Any use accessory to any of the preceding uses

12.3.5 PROVISIONS

- | | | |
|-----|--|------------------------------|
| .1 | Lot Frontage – minimum | 45.0 m |
| .2 | Lot Area – minimum | |
| | For a <i>corner lot</i> having a minimum <i>lot frontage</i> of 45.0 m on each of the <i>exterior lot lines</i> : | |
| | a) For the first 23 <i>dwelling units</i> | 1,825.0 m ² |
| | b) For each additional <i>dwelling unit</i> | 37.0 m ² per unit |
| | For any other <i>lot</i> : | |
| | c) For the first 19 <i>dwelling units</i> | 1,825.0 m ² |
| | d) For each additional <i>dwelling unit</i> | 45.0 m ² per unit |
| .3 | Lot Coverage – maximum | 35.0% |
| .4 | Main Building Height – maximum | |
| | <i>Corner Lot</i> | 30.0 m |
| | <i>Interior Lot</i> | 24.0 m |
| .8 | Landscaped Open Space Yard – minimum | 35.0% of <i>lot area</i> |
| .13 | Dwelling Unit Density – <i>dwelling units</i> per hectare – maximum | |
| | For a <i>corner lot</i> having a minimum <i>lot frontage</i> of 45.0 m on each of the <i>exterior lot lines</i> | 225 units per ha |
| | For any other <i>lot</i> | 180 units per ha |
| .50 | A <i>Lodging House</i> for the accommodation of 10 persons or less, and any use accessory thereto, shall comply with the <i>Single Unit Dwelling</i> provisions of Section 10.1.5 and further, the whole of the <i>building</i> shall be used for a <i>Lodging House</i> , including any <i>accessory use</i> . [ZNG/5630] | |

APPENDIX B – SHADOW STUDY