

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

1098 Albert Road
Windsor, Ontario

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Prepared by:



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1.0 INTRODUCTION

I have been retained by BLOCS GROUP LTD. (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed development located at 1098 Albert Road (herein the "Site") in the City of Windsor, Province of Ontario.

The Site is made up of one (1) parcel of land in Ward 5 in the East Windsor Planning District.

The Site is also within the Ford City Community Improvement Plan (CIP) area.

The Site currently has a two (2) storey building with a partial basement.

It is proposed to renovate the existing building and create a multiple dwelling with four (4) residential units with on-site parking.

The Site has access to full municipal services.

An application for a Zoning By-law Amendment (ZBA) is required in order to permit the proposed multiple dwelling.

Once the ZBA has been approved, the Applicant will proceed with a building permit prior to any construction or site alterations.

Pre-consultation (stage 1) was completed by the Applicant. Comments dated January 8, 2023, and February 13, 2024 (City File #PC-061/23) were received and have been incorporated into this PRR.

The purpose of this report is to review the relevant land use documents, including the Provincial Policy Statement (PPS) 2020, 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, 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 Description of Site and Ownership

The Site has been owned by BLOCS GROUP LTG. since June 2023. It is made up of one (1) rectangular-shaped corner parcel of land located on the east side of Albert Road and the north side of Richmond Street (see the area in red on Figure 1a – Site Location).

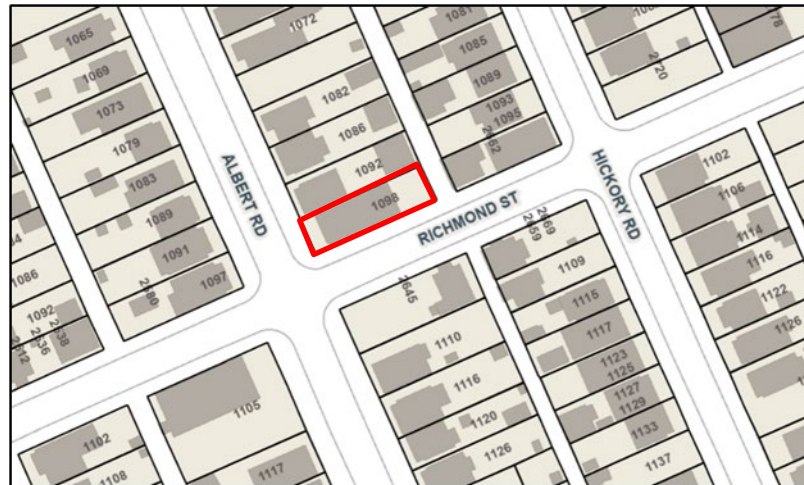


Figure 1a – Site Location (Source: City of Windsor GIS)

The Site is locally known as 1098 Albert Road and is legally described as Lot 106, Plan 865 Ford City; Windsor, PIN 01095-0011 LT (ARN 3739-010-090-02000).

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, consists of a total area of 327 m² (0.033 ha), with a lot width of 9.78 m along Albert Road and a lot depth of 33.53 m along Richmond Street.

2.2.2 Existing Structures and Previous Use

The Site currently has a two (2) storey building with a partial basement. The building is currently vacant (see Figure 1b – Site Street View).



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

The previous use of the Site was for commercial purposes on the main floor and residential areas above.

The property is currently deemed as legal non-conforming with a combined use building which had a grocery store and 3 residential dwelling units (permitted in 1997).

2.2.3 Vegetation

The Site has an existing grassed area. There are no trees located on the Site.

2.2.4 Topography, Drainage and Soil

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

The Site is part of the Windsor Area Drainage.

The Site is impacted by Source Water Protection and is within an Event Based Area (EBA) 2.

The soil is made up of Brookstone Clay Loan (Bcl).

2.2.5 Other Physical Features

There is an existing vehicle driveway along Richmond Street.

There is fencing along the portions of the Site boundary.

There is an existing gravel alley along the east side of the Site.

2.2.6 Municipal Services

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

Albert Road is a north/south local residential road, and Richmond Street is an east/west local residential road.

There is on-street parking in the area of the Site.

There are streetlights or sidewalks along Albert Road and Richmond Street.

The closest fire hydrant is located directly in front of the Site on the northeast corner of Albert Road and Richmond Street.

The Site has access to transit with the closest bus stop located at the corner of Richmond Street and Hickory Road (89 m), Stop ID: 1456 (Bus #3).

The Site is in close proximity to major transportation corridors, including Wyandotte Street East and Walker Road.

2.2.7 Nearby Amenities

There are several schools nearby, including King Edward Public School, St. Anne French Immersion and Walkerville Secondary School.

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

The nearest library is Windsor Public Library – Seminole Branch.

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 a mixed use area within an existing built up area in Ward 5, in the East Windsor Planning District.

The Site is also within the Ford City Community Improvement Plan (CIP) area.

A site visit was undertaken on January 30, 2024. Photos were taken by Pillon Abbs Inc..

North – The lands directly north of the Site are used for residential use, with access from Albert Road (see Photo 1 - North).



Photo 1 – North

South – The lands directly south of the Site are used for residential use, with access from Richmond Street and Albert Street (see Photo 2 - South).



Photo 2 – South

East – The lands east of the Site (beyond the alley) are used for residential use, with access from the alley (see Photo 3 - East).



Photo 3 – East

West – The lands west of the Site are used for residential and commercial use, with access from Albert Road (see Photo 4 - West).



Photo 4 – West

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The property is currently deemed as legal non-conforming with a combined use building which had a grocery store and 3 residential dwelling units (permitted in 1997).

It is proposed that the Site will be developed for residential purposes.

The Site currently has a two (2) storey building with a partial basement.

It is proposed to renovate the existing building and create a multiple dwelling with four (4) residential units with on-site parking.

The commercial use will be removed.

A Concept Plan has been prepared by Architectura, Architects and Engineers (see Figure 2a – Concept Plan).

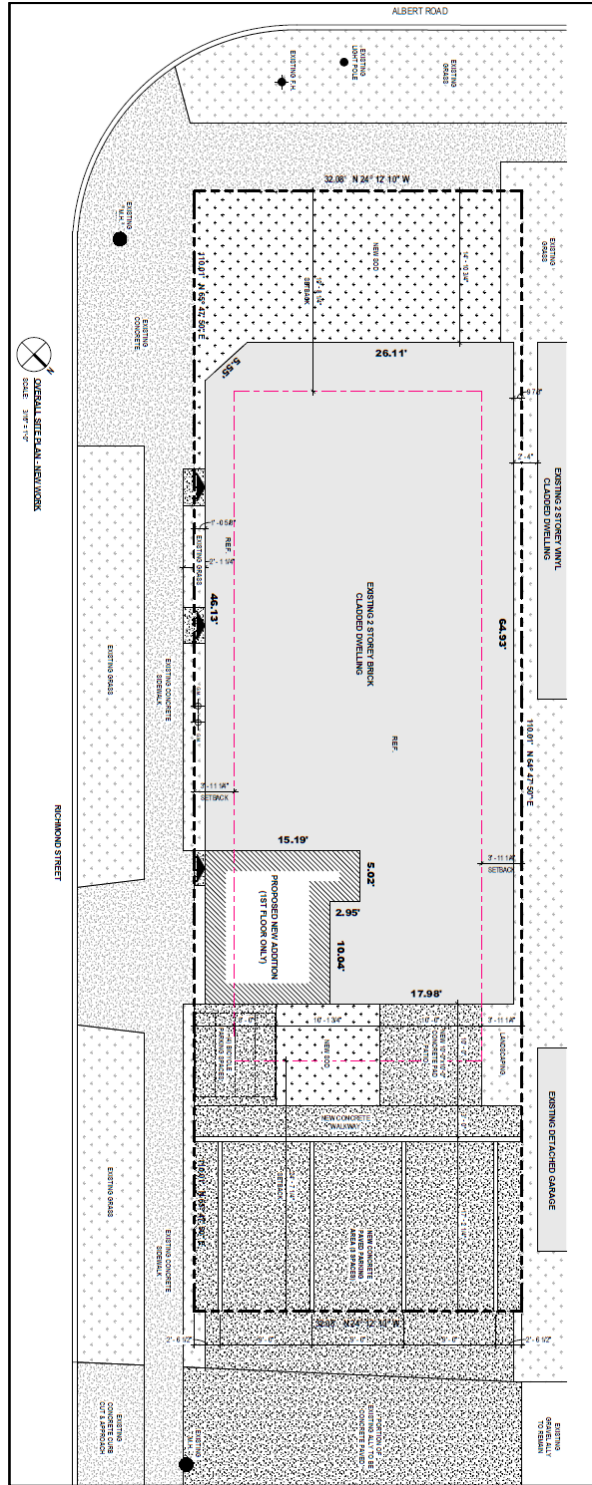


Figure 2a – Concept Plan

The concept plan illustrates a preliminary proposal.

Renovations will include the interior of the existing building.

Based on the size of the Site (0.033 ha), and the number of proposed residential units (4) the proposed gross density will be 121.21 units per hectare (uph).

The tenure of the units is proposed to be rental.

The existing building is 7.52 m in height (2-storeys).

The new building footprint will be maintained within the existing building's overall parameters and massing.

A proposed first floor addition is planned for the rear of the building.

The gross floor areas are proposed as follows;

- Main floor area = 181.53 m²
- Second floor plan = 181.53 m²
- Basement storage floor = 65 m²

The total building area will result in a total lot coverage of 55%.

The partial basement area will be maintained for services and storage.

Exterior renovations are proposed (see Figure 2b – Elevations).

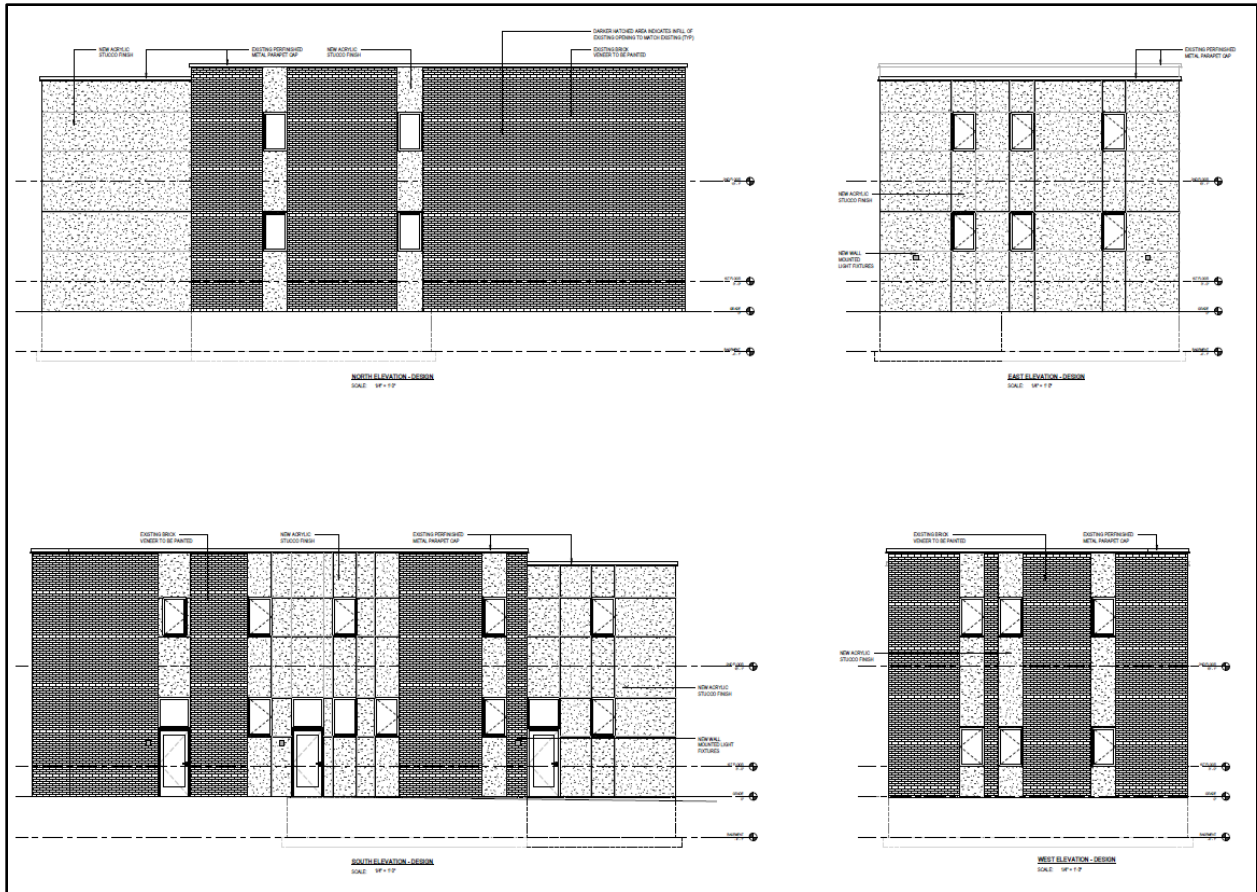


Figure 2b – Elevations

The elevations illustrate a preliminary design of the building.

The deteriorating vinyl siding is proposed to be replaced with an off-white acrylic stucco to emulate the tone of the limestone accents found in similar buildings in the area.

Windows will be black framed aluminum clad units.

Currently, the existing building possesses 3 entry points, which will be maintained.

Units range in size, with 3 bedrooms in each dwelling unit.

A new paved parking area with access from the alley is proposed. A total of 3 parking spaces are provided.

A total of 4 bicycle parking spaces will be provided.

Professional landscaping will be provided.

The concrete area in the front of the building will be removed and grass planted.

An outdoor amenity patio area will be provided in the rear yard.

Waste management (garbage and recycling) is handled indoors and will be brought to the curb.

The Site will be serviced with full municipal services, including water, storm and sewers.

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 (120 m radius) and property owners on Thursday, March 7, 2024, from 6:00 pm to 7:00 pm.

A total of 134 notices were mailed out.

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

In addition to City of Windsor Staff and the Applicant Team, a total of 2 people attended.

Emails were also received.

The following is a summary of the comments and responses from the public open houses:

Topic Item	Comments and Questions	Response
Existing Sign	Can I have the old sign?	Request sent to the property owner.
Concrete	Will the concrete at the front the building remain?	The concrete will be removed, and the area will be grassed.
North Wall	What does the north wall look like?	Elevation was provided. The north wall will have 4 windows.
Abutting Lands	We have plants and flowers. Will they be protected during construction?	The building will be informed to ensure there is no damage to the plants and flowers.
Overall Support	This is a good development for the area.	Noted.

4.0 APPLICATIONS AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant. Comments dated January 8, 2023, and February 13, 2024 (City File #PC-061/23) were received and have been incorporated into this PRR.

The proposed development requires an application for a Zoning By-law Amendment (ZBA) along with required support studies.

The following explains the purpose of the application and other required approvals 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 to permit the proposed development.

The zoning for the Site is proposed to be changed from Residential District 1.3 (RD1.3) category to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category, as shown on Map 6 of the City of Windsor Zoning By-Law (ZBL).

In addition to the change in zoning for the permitted use of a multiple dwelling with 4 dwelling units as an additional permitted use, the proposed development will comply with all zone provisions set out in the RD1.3 Zone, except relief is required from certain provisions.

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 has been approved, the Applicant will proceed with a building permit prior to any construction or site alterations.

4.3 Supporting Studies

The following studies have been prepared to support the application.

4.3.1 Parking

A Parking Study was prepared by RC Spencer Associates Inc., Consulting Engineers, dated January 2024.

The purpose of the report was to assess the impact of the proposed reduction of parking spaces in the area of the Site.

The report concluded that the proposed parking supply is in keeping with the current sustainable policies intended to encourage non-auto modes of travel and adequately accommodate parking demand.

4.3.2 Urban Design

An Urban Design Brief (UDB) was prepared by Architectura, Architects and Engineers, dated February 1, 2024.

The purpose of the report was to assess the design of the building in order to be compatible with the area of the Site.

The Windsor Intensification Guidelines were taken into account in the design of the building.

The report concluded that the proposed residential development is appropriate for the area and consistent with good planning and urban design principles.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments.

The PPS is issued under Section 3 of the Planning Act and came into effect on May 1, 2020. It applies to all land use planning matters considered after this date.

The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The Site is within a "Settlement Area", as defined by the PPS.

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

PPS Policy #	Policy	Response
1.0Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns.....	Windsor has directed growth where the Site is located, which will contribute positively to promoting efficient land use and development patterns. Residential use on the Site represents an efficient development pattern that optimizes the use of land. The Site will provide for a new housing choice in an existing built-up area.
1.1.1	Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the	The proposed development is consistent with the policy to build strong, healthy, and livable communities as it provides for a development

PPS Policy #	Policy	Response
	<p>financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>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;</p> <p>e) promoting.....cost-effective development patterns and standards to minimize land consumption and servicing costs;</p> <p>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</p> <p>h) promoting development and land use patterns that conserve biodiversity.</p>	<p>where people can live, work and play.</p> <p>The proposed development offers a new housing choice.</p> <p>There are no anticipated environmental or public health and safety concerns as the area is established.</p> <p>The development pattern does not require expansion of the settlement area as it is considered infilling and intensification.</p> <p>The proposed development will not change lotting or street patterns in the area.</p> <p>The Site has access to full municipal services and is close to existing local parks, places of worship, and schools.</p> <p>Accessibility of units will be addressed at the time of the building permit.</p> <p>Public service facilities are available, such as local schools.</p> <p>The development pattern is proposed to be an efficient use of the Site.</p>
1.1.2	Sufficient land shall be made available to accommodate an	The proposed development will help the City of Windsor

PPS Policy #	Policy	Response
	<p>appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p>	<p>meet the full range of current and future residential needs through intensification.</p> <p>The Site will provide for residential infilling within an existing settlement area.</p>
1.1.3.1	Settlement areas shall be the focus of growth and development.	<p>The proposal enhances the vitality of the Municipality, as the proposal is within an existing settlement area.</p> <p>There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.</p>
1.1.3.2	<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>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;</p> <p>c) minimize negative impacts to air quality and climate</p>	<p>The Site will provide for a new housing choice in an existing built-up area.</p> <p>The total density of the proposed development is considered appropriate.</p> <p>The Site provides for an infilling opportunity using an existing building.</p> <p>The existing building was underutilized and offers a new housing choice.</p> <p>The design and style of the building will blend well with the scale and massing of the</p>

PPS Policy #	Policy	Response
	<p>change, and promote energy efficiency;</p> <p>d) prepare for the impacts of a changing climate;</p> <p>e) support active transportation;</p> <p>f) are transit-supportive, where transit is planned, exists or may be developed; and</p> <p>g) are freight-supportive.</p>	<p>existing surrounding neighbourhood.</p> <p>Residents will have immediate access to local amenities, shopping, employment, recreational areas, and institutional uses.</p> <p>Transit is available for the area.</p> <p>The Site is located close to major transportation corridors.</p>
1.1.3.3	<p>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.</p>	<p>The proposed development is located on a Site that is physically suitable.</p> <p>The Site is flat, which is conducive to easy vehicular movements.</p> <p>The intensification can be accommodated for the proposed development as it is an appropriate use of the Site.</p> <p>Parking will be provided on-site. Off-site parking is also available.</p>
1.1.3.4	<p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<p>The proposed renovations will be built with a high standard of construction, allowing seamless integration with the existing area.</p>

PPS Policy #	Policy	Response
		<p>There will be no risks to the public as identified in the support studies.</p> <p>The Site is outside of the ERCA regulated area.</p>
1.1.3.5	<p>Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.</p>	<p>The City has established targets for intensification and redevelopment. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area.</p>
1.1.3.6	<p>New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The proposed development does have a built form that is compact.</p> <p>The existing building size will allow for the efficient use of land, existing building, vehicle access, and infrastructure.</p>
1.4.1 - Housing	<p>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:</p> <p>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</p>	<p>The proposed development will provide for an infill and intensification opportunity in the existing built-up area.</p> <p>The Site offers an opportunity for intensification in an area with a mix of uses.</p> <p>Municipal services are available.</p>

PPS Policy #	Policy	Response
	<p>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 to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	
1.4.3	<p>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.</p>	<p>The proposed density is compatible with the surrounding area.</p> <p>The Site is close to local amenities.</p> <p>There is suitable infrastructure, including transit.</p>
1.6.1 - Infrastructure	<p>Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.</p>	<p>The development can proceed on full municipal services.</p> <p>Electrical distribution will be determined through detailed design.</p> <p>Access to public transit is available.</p>
1.6.6.2 - Sewage, Water and Stormwater	<p>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize</p>	<p>The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of</p>

PPS Policy #	Policy	Response
	potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	servicing for settlement areas.
1.6.6.7 - Stormwater	<p>Planning for stormwater management shall:</p> <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater 	<p>There will be no anticipated impacts on the municipal system, and it will not add to the capacity in a significant way.</p> <p>There will be no risk to health and safety.</p> <p>There are streetlights in the area of the Site.</p>

PPS Policy #	Policy	Response
	attenuation and re-use, water conservation and efficiency, and low impact development.	
1.6.7.1 - Transportation	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	The Site is in close proximity to major transportation corridors and has access to transit. There are sidewalks in the area of the Site.
1.6.7.2	Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	The proposed development contributes to the City's requirements for development within an existing built-up area.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	The proposed development contributes to the City's requirement for infilling and intensification within an existing settlement area. The proposed density, scale, and building height will blend with the existing land use pattern. The existing height of the proposed development is keeping in context with the surrounding area.
2.1.1 - Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural features that apply to this Site.
2.2.1 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water.	The Site is outside the regulated area of ERCA.

PPS Policy #	Policy	Response
2.6.1 - Heritage	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	There are no cultural heritage features that apply to this Site.
3.0 - Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards.

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

5.1.2 Official Plan

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

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

The lands are designated "Residential" according to Schedule "D" Land Use attached to the OP for the City of Windsor (see Figure 3 –OP).

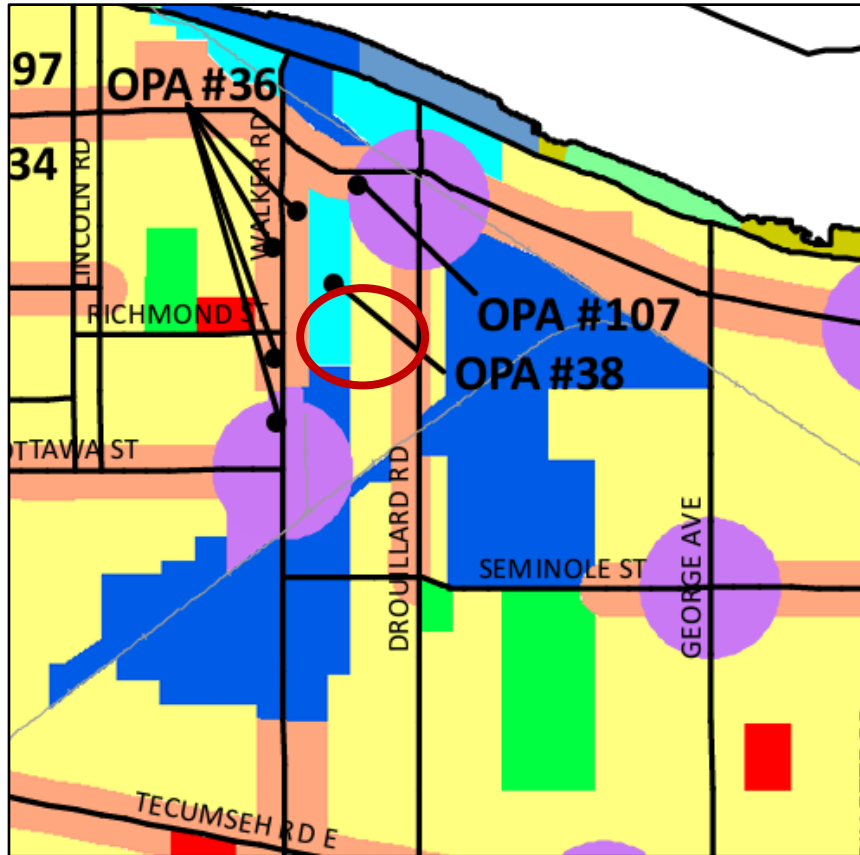


Figure 3 –OP

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

OP Policy #	Policy	Response
3.1	The planning of Windsor's future is guided by the following vision taken from Dream Dare Do – The City of Windsor Community Strategic Plan.	<p>The proposed development will support the City's vision by providing residential in an existing built-up area where citizens can live, work and play.</p> <p>The proposed development will incorporate design features to protect, maintain and improve the quality of life for present and future generations by integrating the</p>

OP Policy #	Policy	Response
		principles of sustainability and place making.
3.2.1.2 – Growth Concept, 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.	<p>The proposed development supports one of the City's overall development strategies of providing for a range of housing types in an existing neighbourhood.</p> <p>The Site will provide for a new housing choice in an existing built-up area.</p>
3.2.1.3 – Growth Concept, Distinctive Neighbourhood Character	Windsor will keep much of what gives its existing neighbourhoods their character – trees and greenery, heritage structures and spaces, distinctive area identities, parks, and generally low profile development outside the City Centre. Around the neighbourhood centres, the existing character of the neighbourhood will be retained and enhanced.	The Site will provide for a new housing choice in an existing built-up area.
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.</p> <p>The proposed development is close to nearby transit, employment, shopping, local/regional 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	The proposed development supports the policy set out in the OP as it is suited for the residential needs of the City.

OP Policy #	Policy	Response
	through an approach, which balances environmental, social and economic considerations.	
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>The proposed development supports the goals set out in the OP as it provides for the intensification of residential offering a new housing choice.</p> <p>Care in the design of the multiple dwelling has taken into consideration the built form in the area.</p> <p>The development uses an existing building.</p>
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.	The Site has access to transportation, full municipal services and local amenities.
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:</p> <p>(a) Low Profile developments are buildings or structures generally no greater than three (3) storeys in height;</p> <p>(b) Medium Profile developments are buildings or</p>	<p>The proposed development is considered a low profile development as it is a 2 storeys existing building.</p> <p>The proposed development is in keeping with the neighbouring heights and densities found in the area.</p> <p>Renovations will include interior and exterior of the existing building.</p>

OP Policy #	Policy	Response
	<p>structures generally no greater than six (6) storeys in height; and</p> <p>(c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.</p>	
6.3.1.1 – Range of Forms & Tenures (Residential)	To support a complementary range of housing forms and tenures in all neighbourhoods	<p>It is proposed to use the existing 2 storey building to create the additional unit.</p> <p>The proposed development will offer a new housing choice which will complement the existing neighbourhood.</p> <p>The Site is a corner lot, and the existing building has a street presence with parking behind the building.</p>
6.3.1.2 - Neighbourhoods	To promote compact neighbourhoods which encourage a balanced transportation system.	<p>The proposed development takes advantage of the entire Site and access from the alley.</p> <p>The Site has access to transit and is in close proximity to major transportation corridors.</p>
6.3.1.3 – Intensification, Infill & Redevelopment	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	<p>The proposed development is considered infill and intensification.</p> <p>The use of the existing building is appropriate for development.</p> <p>The Site is large enough to accommodate the additional parking.</p>
6.3.2.1 – Permitted Uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include	The proposed development is a permitted use in the OP as it is considered a low profile development.

OP Policy #	Policy	Response
	<p>Low Profile, and Medium Profile dwelling units.</p> <p>High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.</p>	
6.3.2.4 – Location Criteria	<p>Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up 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.</p> <p>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.</p>	<p>The Site is located near major transportation corridors.</p> <p>Full services are available.</p> <p>Local amenities are close by.</p> <p>The proposed development is located close to nearby transit stops.</p>
6.3.2.5 – Evaluation of a 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:</p> <p>(a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate</p>	<p>This PRR has undertaken the required evaluation of provincial legislation.</p> <p>There are no development constraint areas that impact this Site.</p> <p>The Site will provide for a new housing choice in an existing built-up area.</p>

OP Policy #	Policy	Response
	<p>guidelines and support studies for uses:</p> <p>(i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;</p> <p>(ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust;</p> <p>(iii) within a site of potential or known contamination;</p> <p>(iv) where traffic generation and distribution is a provincial or municipal concern; and</p> <p>(v) adjacent to heritage resources.</p> <p>(b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area;</p> <p>(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;</p> <p>(e) capable of being provided with full municipal physical services and emergency services; and</p>	<p>No anticipated traffic or parking concerns.</p> <p>A parking study has been completed.</p> <p>The proposed development will be strategically located to provide efficient ease of access to the proposed parking area from the alley.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height and siting.</p> <p>Interior and exterior renovations are proposed (no new building).</p> <p>Full municipal services can be provided.</p> <p>An outdoor amenity patio area will be provided and new grassed area.</p> <p>The existing setbacks and the design features incorporated into the proposed development provide for a transition between uses in the area.</p> <p>City of Windsor Intensification Guidelines, dated June 2022, can be followed.</p> <p>The Ford City CIP policies will be respected.</p> <p>An UDB has been completed.</p>

OP Policy #	Policy	Response
	(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.	
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 transportation corridor and has access to full municipal services.
8.7.2.3 – Built Form, Infill Development	<p>Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:</p> <ul style="list-style-type: none"> (a) massing; (b) building height; (c) architectural proportion; (d) volumes of defined space; (e) lot size; (f) position relative to the road; (g) building area to site area ratios; (h) the pattern, scale and character of existing development; (i) exterior building appearance; and (j) Council adopted Design Guidelines that will assist in the design and review of 	<p>The Site provides for an infilling opportunity using an existing building.</p> <p>The proposed renovations will adhere to the Ford City IP policies.</p> <p>Massing – The proposed development fits well into this Site, contributing to the overall architectural diversity in the area.</p> <p>The development is in keeping with the footprint extent of the existing second storey.</p> <p>Building height – the height of the existing building is appropriate as it is located on a corner lot and provides for a transition between uses.</p>

OP Policy #	Policy	Response
	<p>applications for development in accordance with the policies noted above. (h) the pattern, scale and character of existing development; and</p> <p>(i) exterior building appearance,</p> <p>(j) Council adopted Design Guidelines that will assist in the design and review of applications for development in accordance with the policies noted above</p>	<p>The building's height and roofline will remain as it currently exists without change.</p> <p>Architectural proportion – The proposed development will keep in character with the area through the proposed exterior renovations.</p> <p>The proposed development maintains a consistent street and block pattern.</p> <p>Volume of defined space – The existing building maintains an active street frontage.</p> <p>The proposed development maintains a consistent and dominant percentage of original facebrick.</p> <p>Lot size – This design approach strengthens the continuity and cohesive identity of the existing building on a corner lot.</p> <p>Building area – The design considerations of the proposed development demonstrate a balance between fitting into the existing context and adding a unique architectural contribution to the area.</p> <p>Pattern, scale and character – The Site is capable of accommodating the proposed development in terms of scale, massing,</p>

OP Policy #	Policy	Response
		<p>height and siting. The existing building will be used (no new building is proposed).</p> <p>Exterior building appearance – The existing 2 storey residential development takes inspiration from the surrounding area for the design aesthetic.</p> <p>The proposed development maintains colour tones that reflect the existing red clay facebrick.</p>
<p>City of Windsor Intensification Guidelines, dated June 2022 – Section 1.2 – Purpose of the Design Guidelines</p>	<p>The objective of the Urban Design Guidelines is to provide direction for the design of future uses that respect the unique character of Windsor's neighbourhoods.</p>	<p>An UDB has been completed.</p> <p>The proposed development is consistent with the applicant guidelines set forth in the document.</p> <p>A low profile residential development is proposed, which is compatible with the area.</p> <p>The Site provides for an infilling opportunity, allowing a transition between uses within an existing established neighbourhood.</p> <p>The existing building height is in keeping with the zoning requirements.</p> <p>The design and style of the existing building, along with the proposed renovations, will blend well with the scale and massing of the existing surrounding neighbourhood.</p>

Therefore, the proposed development will conform to the City of Windsor OP, and an amendment is not required.

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 providing for its day-to-day administration.

According to Map 6 attached to the ZBL the Site is currently zoned Residential District 1.3 (RD1.3) category (see Figure 4 – Zoning).

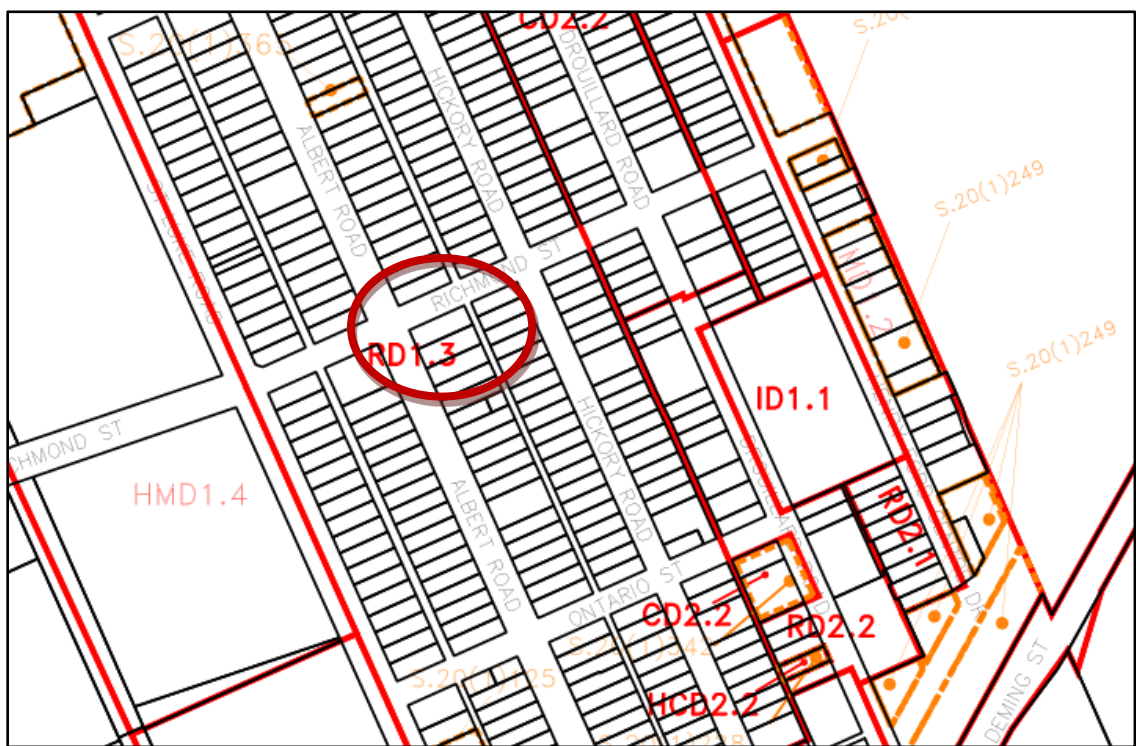


Figure 4 –Zoning

The property is currently deemed as legal non-conforming with a combined use building which had a grocery store and 3 residential dwelling units (permitted in 1997).

The zoning for the Site is proposed to be changed to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category as shown on Map 6 of the City of Windsor Zoning By-Law (ZBL) in order to permit a multiple dwelling with 4 dwelling units as an additional permitted use.

MULTIPLE DWELLING means one dwelling containing a minimum of three dwelling units. A double duplex dwelling, semi-detached dwelling, stacked dwelling, or townhome dwelling is not a multiple dwelling.

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

Zone Regulations (Section 10.3)	Required RD 1.3 Zone (using duplex dwelling)	Proposed	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single Unit Dwelling Any use accessory to the preceding uses	Multiple dwelling with 4 dwelling units	A zoning amendment is required to permit the proposed development as an additional permitted use. Similar to a double duplex.
Min. Lot Width	9.0 m	9.78 m along Albert Road - existing	Complies
Min. Lot Area	360.0 m ²	327.0 m ²	Relief required. Relief is considered minor. The lot is existing.
Max. Lot Coverage	45.0%	55.0 %	Relief required. The building is existing. A small addition is proposed. Interior and exterior renovation proposed. The commercial use will be removed. An outdoor amenity patio area will be provided.
Max. Building Height	9.0 m	7.52 m - existing	Complies
Min. Front Yard Depth	6.0 m	4.52 m	Relief required. Relief is considered minor.

Zone Regulations (Section 10.3)	Required RD 1.3 Zone (using duplex dwelling)	Proposed	Compliance and/or Relief Requested with Justification
			The building is existing.
Min. Rear Yard Depth	7.50 m	9.19 m	Complies
Min. Side Yard	1.20 m	0.25 m – interior 0.30 m - exterior	Relief is required for both interior and exterior. Relief is considered minor. The building is existing.
Max. Gross Floor Area – main building	400 m2	363.06 m2 - total building	Complies
Min. Parking Spaces Required (Table 24.20.20.5.1)	Multiple Dwelling containing a maximum of 4 Dwelling units = 1.25 for each dwelling units = 5 Total	3 parking spaces	Relief required. Relief is considered minor. A parking study has been completed. A total of 4 bicycle parking spaces will be provided.
Min. Daylight Corner - 5.15.5	On a corner lot, any part of any building or structure shall have a minimum separation of 6.0 metres from the point of intersection of any two streets unless: .1 that part of the building or structure is elevated a minimum of 2.20 metres above grade; .2 that part of the building or structure consists exclusively of not more than one	Existing	Complies

Zone Regulations (Section 10.3)	Required RD 1.3 Zone (using duplex dwelling)	Proposed	Compliance and/or Relief Requested with Justification
	structural support column having a maximum outside diameter of 1.0 metre and a minimum height of 2.20 metres above grade.		

Therefore, in addition to the change in zoning for the permitted use of a multiple dwelling with 4 dwelling units, the proposed development will comply with all zone provisions set out in the RD1.3 Zone except for the following, which requires site specific relief:

1. *decrease minimum lot area from 360.0 m² to 327.0 m²,*
2. *increase the maximum lot coverage from the required 45.0 % to the proposed 55.0%,*
3. *decrease the minimum front yard depth from 6.0 m to 4.52 m,*
4. *decrease the minimum side yard from 1.20 m to 0.30 m for the exterior and 0.25 m for the interior, and*
5. *decrease the minimum parking spaces from 5 to 3.*

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, which is conducive to easy vehicular movements,
- The Site will be able to accommodate municipal water, storm and sewer systems,
- There are no anticipated traffic or parking concerns,
- There are no natural heritage concerns,
- There are no cultural heritage concerns,
- There are no hazards, and
- The location of the proposed development is appropriate.

6.1.2 Compatibility of Design

The proposed development has been designed to be compatible with the existing built-up area.

The proposed development is a low profile form of development which incorporates sufficient setbacks to allow for appropriate landscaping and buffering.

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

The existing building will be designed to address compatibility within uses in the area.

The proposed development will help diversify housing options in the surrounding neighbourhood and will help supply the housing units that are needed in the area.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the City to provide infilling, which contributes to a new housing choice and intensification requirements set out in the PPS and the OP.

The existing building is underutilized and provides an infilling opportunity.

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

The previous commercial space is no longer needed.

The proposed development will not change lotting or street patterns in the area.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts.

6.1.5 Municipal Services Impacts

Full municipal services are available, which is the preferred form for development.

There are no parking or traffic concerns.

6.1.6 Social, Heritage and/or Economic Conditions

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

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 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.

Based on the Site area, the proposed development will result in a total gross density, which is appropriate for the area.

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 Council for the City of Windsor to approve the ZBA 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.

The report components for this PRR have set out the following, as required under the City of Windsor OP:

10.2.13.2 Where a Planning Rationale Report is required, such a study should:

- (a) Include a description of the proposal and the approvals required;*
- (b) Describe the site's previous development approval history;*

- (c) Describe major physical features or attributes of the site including current land uses(s) and surrounding land uses, built form and contextual considerations;*
- (d) Describe whether the proposal is consistent with the provincial policy statements issued under the Planning Act;*
- (e) Describe the way in which relevant Official Plan policies will be addressed, including both general policies and site-specific land use designations and policies;*
- (f) Describe whether the proposal addresses the Community Strategic Plan;*
- (g) Describe the suitability of the site and indicate reasons why the proposal is appropriate for this site and will function well to meet the needs of the intended future users;*
- (h) Provide an analysis of the compatibility of the design and massing of the proposed developments and land use designations;*
- (i) Provide an analysis and opinion as to why the proposal represents good planning, including the details of any methods that are used to mitigate potential negative impacts;*
- (j) Describe the impact on the natural environment;*
- (k) Describe the impact on municipal services;*
- (l) Describe how the proposal will affect the social and/or economic conditions using demographic information and current trends; and,*
- (m) Describe areas of compliance and non-compliance with the Zoning By-law.*

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**

