

# **PLANNING RATIONALE REPORT ADDENDUM**

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

**1913, 1925 and 1949 Devonshire Court  
City of Windsor, Ontario**

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**Prepared by:**



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## **1.0 INTRODUCTION**

A new residential development is proposed for property located at 1913, 1925 and 1949 Devonshire Court (herein the "Site") in the City of Windsor, Province of Ontario.

The Site is made up of 3 parcels of land (4 legal descriptions), presently vacant and is within the Walkerville Planning District (Ward 4).

The Applicant is proposing to develop the Site with townhomes.

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

The purpose of the application is to change the type of dwelling to support the provision of more housing.

As part of the formal ZBA application (stage 3) submission, comments were received by the City administration and proposed changes to the concept plan have been made.

This PRR Addendum provides a summary of the proposed changes.

## **2.0 PROPOSAL**

The Applicant is proposing to develop the Site for residential use.

Previously, one new townhome with 8 dwelling units was proposed with Additional Dwelling Units (ADUs) in the main dwelling and ADUs in accessory structures. A total of 24 units were proposed to be created.

Based on comments received by the City of Windsor administration, a revised concept plan has been prepared (see Figure 2a – Revised Concept Plan).

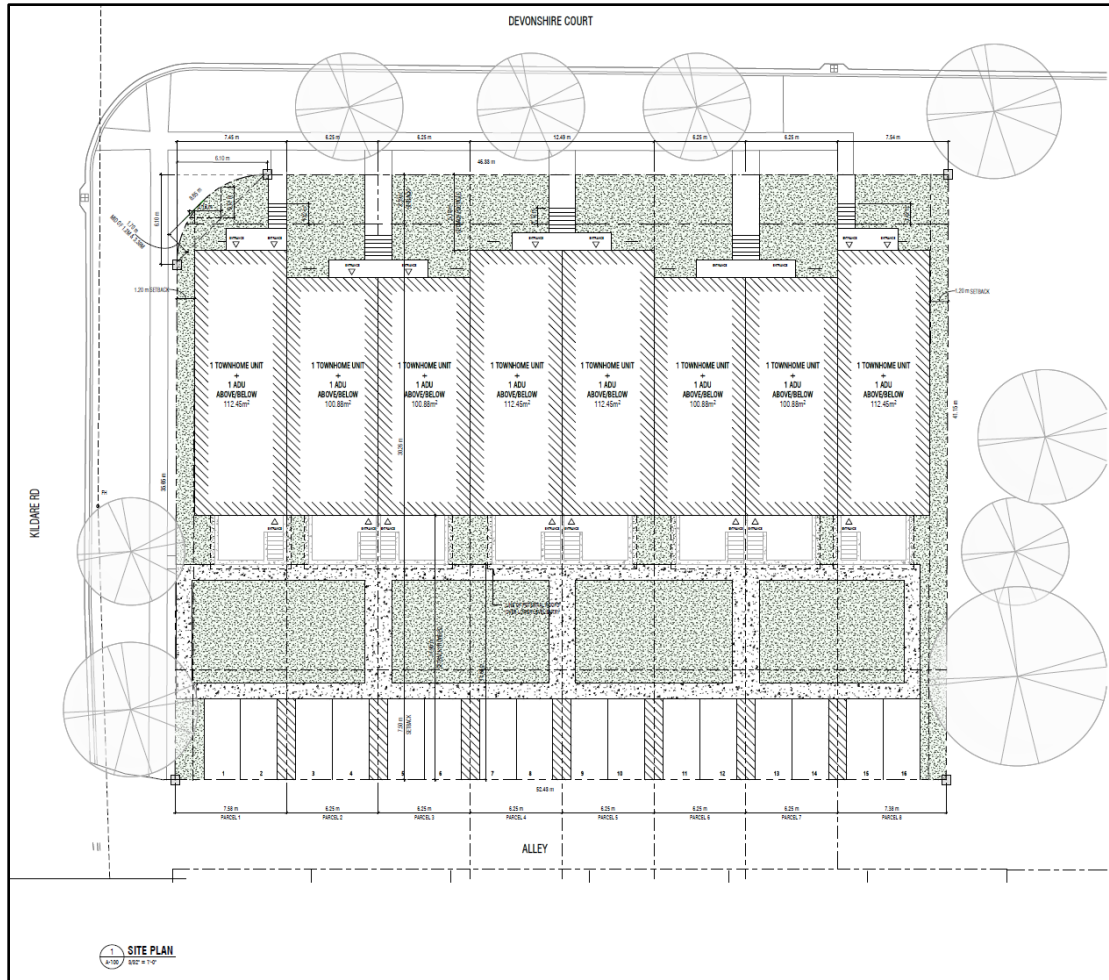


Figure 2a – Revised Concept Plan

As revised, one new townhome with 8 dwelling units is proposed with 2 ADUs in each of the main dwelling units only. No accessory structures are proposed. A total of 24 units are proposed to be created.

The proposed height of the townhome and the detached structure is **10.57 m** and will be 2-storeys (with basement).

Tenure of the units will be rental (ADUs) and individually owned (main dwelling). Each dwelling unit will be severed along the common wall.

Revised elevations have been prepared (see Figure 2b – Revised Elevations).

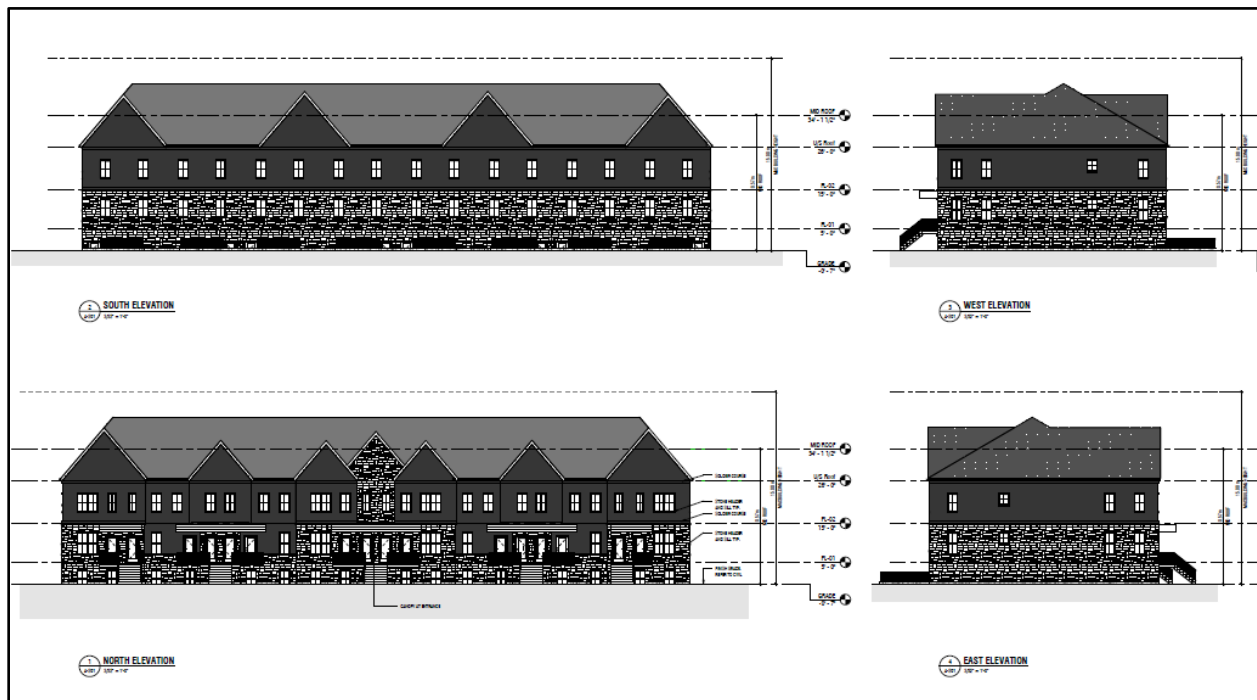


Figure 2b – Revised Elevations

The elevations are conceptual.

Vehicle access will remain directly from the existing alley.

A total of 16 parking spaces are provided on paved driveways (2 per townhome unit).

Private amenity space provided, including a courtyard with benches, landscaping, etc.

The proposed development will be serviced by full municipal infrastructure, including water, storm and sanitary sewer.

### 3.0 ZONING BY-LAW AMENDMENT

A site specific application for Zoning By-law Amendment (ZBA) is required in order to permit the proposed development.

The Site is currently zoned "Residential District 1.1 (RD1.1)" on Map 7 of the City of Windsor Zoning By-law 8600.

The Site is also subject to S.20(1)267 and S.20(1)340, which restricts front yard parking space in any existing front yard and permits a multiple dwelling with relief.

It is proposed to **further** amend the "Residential District 1.1 (RD1.1- S.20(1)XXX)" zone category and permit the proposed townhome dwellings as an additional permitted use (with requested relief).

A review of the RD1.1 zone provisions, as set out in Section 10.1 of the ZBL, is as follows:

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	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	<b>Townhome, as an additional permitted use</b>  <b>Total 8 townhome dwelling units (to be severed along the common wall)</b>	Complies, subject to the approved ZBA.  The Site is large enough to accommodate the proposed development.  The proposed townhomes will be front-facing.
Additional Dwelling Units (Section 5.99.80.1)	For any zoning district that permits a single unit dwelling, semi-detached dwelling, duplex dwelling, or <b>townhome dwelling</b> , the following additional provisions shall apply:  .1 Additional Permitted Uses a) Two additional dwelling units shall be permitted on a parcel of urban residential land. This may be either: i. Two additional dwelling units within the primary dwelling unit located in the	2 ADU in each townhome dwelling unit  (2 in the main dwelling)  Total of 16 ADUs	Complies.  ADUs are considered 'as-of-right'.  It is the intent to sever each townhouse dwelling unit along the common wall.  There will be 3 units total per urban parcel of land.

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	main building, or ii. One additional dwelling unit in the primary dwelling unit located in the main building and one additional dwelling unit in a building accessory to said dwelling.		
Minimum Lot Width	None	35.05 m  along the east side of Kildare Road  (as existing)	Complies  The zoning acknowledges the frontage as Kildare; however, the building will face Devonshire Court.  Once the townhouse dwellings are severed, the lot width will then be Devonshire Court.  Lot width ranges from 6.25 m to 7.58 m.
Minimum Lot Area	None	2,149.67 m <sup>2</sup>  (as existing)	Complies  Once the townhouse dwellings are severed, the new lot areas will range in size. 8 parcels total.
Maximum Lot Coverage	None	<b>52 % lot coverage</b> is requested in order to provide flexibility for the grade entries and patios in front of the proposed building  (entire Site)	Complies

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
Maximum Main Building Height	None	<b>10.57 m</b> – 2-storey Main Building	Complies  The proposed height provides for a roof pitch that is unique to the surrounding neighbourhood.  The zoning for a multiple dwelling is 15.0 m.
Minimum Front Yard Depth	None	1.20 m  (from Kildare Rd, to the west)  <i>Kildare is the shortest exterior lot line</i>	Complies  Once the townhouse dwellings are severed, the front yard depth will then be Devonshire Court.  <b>5.18 m front yard depth is proposed (from the main dwelling).</b>  Steps/porch will be allowed to encroach.
Minimum Rear Yard Depth	None	1.20 m (from the main dwelling)  (Devonshire Park, to the east)	Complies  Once the townhouse dwellings are severed, the rear yard depth will be along the alley.  <b>17.96 m is proposed (from the main dwelling).</b>  Steps/porch will be allowed to encroach.  The rear yard is where the back yard/green space will be located.

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
			Parking will also be located in the rear yard, with access from the alley.
Minimum Side Yard Width	None	5.18 m  (Devonshire Court, north side)  17.96 m (from the main dwelling)  (Alley, south side)	Complies  <b>Once the townhouse dwellings are severed, the side yard width will be along Kildare Road (1.20 m proposed) and along the park (1.20 m proposed) for the main building.</b>
Minimum Parking Requirements 24.20.5.1	Townhome with an attached garage or carport - 1 for each dwelling unit  Townhome <b>without an attached garage or carport</b> - 1.25 for each dwelling unit  1 <sup>st</sup> ADU – 0 each (exempt)  2 <sup>nd</sup> ADU – 0 each (exempt)  <b>Total = 10 parking spaces</b>	16 parking spaces (total Site)  (2 per lot)	Complies  A total of 16 additional parking spaces will be provided for the entire Site.  A total of 6 extra parking spaces are proposed.  Once units are severed, there will be 2 parking spaces per townhome dwelling unit.  Access from the existing alley.
Dwelling – Semi-Detached & Townhomes - Additional	For a dwelling unit in a semi-detached dwelling or in a townhome	To be confirmed at the time of the final building design.	Shall comply.

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
Provisions (Section 5.23.1)	dwelling, a <b>door that opens to the rear yard</b> shall be located a minimum of 1.20 m from the centreline of the common wall between the dwelling units.		
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.5)	<p>When a lot on which a semi-detached dwelling or <b>townhome</b> dwelling has been erected and is subsequently <b>severed</b> by a common interior lot line that separates the dwelling units, for each dwelling unit the following additional provisions shall apply:</p> <p>1 Lot Width – minimum – <b>equal</b> to the width of the dwelling unit plus any exterior side yard as existing at the time of the lot severance</p> <p>2 Lot Area – minimum – as existing at the</p>	<p>To be confirmed at the time of the final building design.</p> <p>Total lot coverage proposed (entire site) is 52 %.</p>	<p>Shall comply.</p> <p>Relief required.</p>

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	<p>time of the lot severance</p> <p>3 Lot Coverage – Total – maximum – <b>50% of lot area</b></p> <p>7 An interior side yard shall <b>not be required</b> along the common interior lot line for that part of the dwelling unit lawfully existing at the time of the lot severance</p>		
<p>Additional Dwelling Units (5.99.80.5) <b>Main Building</b></p>	<p>a) For an additional dwelling unit located within a basement or cellar in a dwelling not located in a floodplain, 1. Downspouts shall be disconnected from the municipal sewer system and splash to grade; 2. A sump pump is required. Foundation drains shall be disconnected from the municipal sewer and shall be connected to the sump pump; 3. A</p>	<p>To be confirmed at the time of the final building design.</p> <p>The Site is not within a floodplain.</p>	<p>Shall comply</p>

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	sanitary backflow valve shall be installed in the dwelling unit located within the basement or cellar; all to the satisfaction of the City Engineer or Chief Building Official.		
Section 21(1)340	e)minimum building setback of <b>2.62 m from the lot line abutting Kildare Road</b> and <b>1.89 m from the midpoint of the 20ft radius</b> of Lot 87 RP 684	<b>Kildare – 1.20 m</b> <b>Midpoint – 1.70 m</b>	Relief requested.  Relief is considered minor.  Sightlines are appropriate.  The specific zoning requirement was intended for a multiple dwelling.

Therefore, the proposed development will comply with the purpose and intent of the RD1.1 zone.

Further, site specific requirements for the proposed townhome and ADUs in the RD1.1 zone provisions are requested, as set out in the above-noted chart and include the following:

- *A maximum lot coverage of 52 % for the entire lot,*
- *A maximum building height of 10.57 m, and*
- *Decreasing the minimum building setback from 2.62 m to 1.20 m from the lot line abutting Kildare and 1.70 from the midpoint of the 20 ft radius.*

## 4.0 CONCLUSION

The Site is compatible with the surrounding area in terms of heritage, scale, massing, height and siting.

The proposed height is similar to a single detached dwelling located in the neighbourhood.

The development pattern is proposed to be an efficient use of the Site. The proposed building will be front-facing.

The development will also act as a buffer between the existing residential uses and the commercial uses.

The proposal represents good planning as it addresses the need for the City to provide housing.

The proposed residential dwelling units will contribute toward infilling requirements.

The additional residential dwelling units will not put any additional stress on municipal infrastructure.

There are examples of this type of development in the area

The proposed development on the Site is appropriate and should be approved by the City of Windsor.

The proposed development is consistent with the PPS, conforms with the intent and purpose of the City of Windsor OP and ZBL, and represents good planning.

#### **Planner's Certificate:**

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



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**Principal Planner**

