

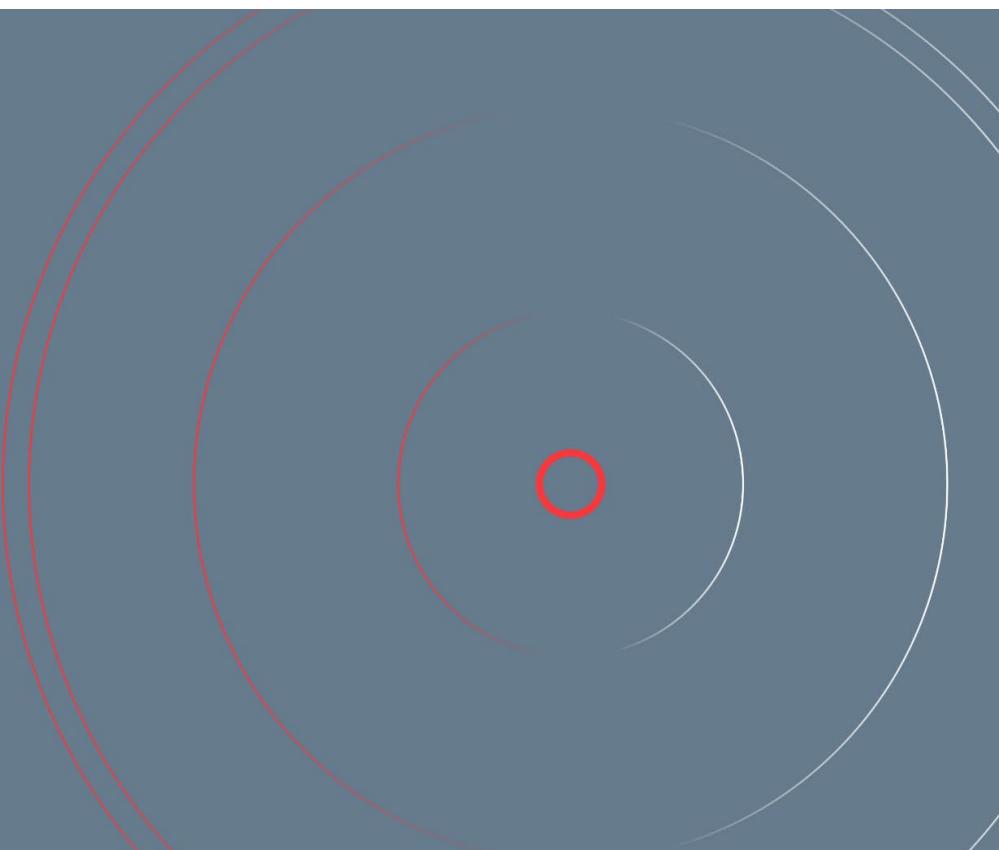
COUNTERPOINT | DILLON  
LAND DEVELOPMENT BY CONSULTING

J. RAUTI DEVELOPMENTS INC. AND 260817  
ONTARIO LIMITED

# PUBLIC INFORMATION CENTRE ENGAGEMENT SUMMARY

3694-3738 Howard Avenue

APRIL 2025 – 24-8813



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## APPENDICES

- Appendix A – Notice of Resident’s Meeting
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- Appendix C – Virtual PIC Presentation Slides
- Appendix D – In Person Record of Attendance
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# 1.0 THE PUBLIC INFORMATION CENTRE

A Public Information Centre (PIC)/Open House was held by Dillon Consulting Limited, on behalf of our client J. Rauti Developments Inc. and 260817 Ontario Limited, in support of a proposed residential development located at 3694-3738 Howard Avenue within the City of Windsor. The PIC was held in advance of the statutory public meeting to provide early engagement on the proposed zoning by-law amendment for the development.

The proposed development consists of a six (6) storey Multiple Dwelling with 92 units and 106 parking spaces located to the rear of the property. Vehicular is proposed via Holburn Street.

The subject site is currently zoned as Residential District 1.1 (RD1.1) in the City of Windsor Zoning By-law 8600 (Refer to [Planning Justification Report Figure 3 - Existing City of Windsor Zoning By-law 8600 Designation](#)). The current RD1.1 zone only allows for existing dwellings and does not permit the proposed residential development. As such, the applicant is requesting that Council approve a site-Specific Zoning By-law Amendment to the City of Windsor Zoning By-law 8600 to apply a site-Specific Residential District 3.2 (RD3.2) with the following reliefs:

- To reduce required parking spaces from 1.25 spaces/unit to 1.15 spaces/unit; and
- To reduce required number of loading spaces from 2 to 1 loading space.

The intensification of these lands for residential development is in keeping with pertinent local policies, provisions, and guidelines of the Provincial Planning Statement (2024), the City of Windsor Official Plan, and the City of Windsor Zoning By-law 8600. All other building requirements for a multiple dwelling is in accordance with the Residential District 3.2 (RD3.2) Zone.

## 1.1 NOTICE

In accordance with the Planning Act, notice of the public meeting was provided by mail, at least 20 days before the date of the public meeting, to every owner of land within 120 metres of the subject land, using the mailing list provided by the City of Windsor.

## 1.2 FORMAT

### In Person PIC

An in-person Public Information Centre (PIC) was held on Thursday March 27<sup>th</sup>, 2025, at the Roseland-Trinity United Church between 5.30pm to 7.00pm. It was conducted in an open house, drop-in format, with display materials available for viewing and project representatives on hand for discussion.

### Virtual PIC

A virtual Public Information Centre was conducted concurrently on Thursday March 27<sup>th</sup>, 2025, between 5:30pm to 7:00pm. Participants were required to register in advance by submitting a request to

[howardresidential@dillon.ca](mailto:howardresidential@dillon.ca) by 12:00pm on the day of the meeting. A meeting link was subsequently provided to registrants via email. The virtual PIC included a brief presentation of project materials followed by a live question-and-answer session.

Following both PIC sessions, written comments were accepted via mail, email, or phone until **April 11, 2025**. All questions and concerns received during and after the sessions were considered as part of the public engagement process. Responses to the key themes raised are provided within this summary report.

Refer to **Appendix A – Notice of Resident’s Meeting; Appendix B – In-Person PIC Presentation Boards; and Appendix C – Virtual PIC Presentation Slides**.

## 1.3 ATTENDANCE

### In Person PIC

A total of three (3) residents attended the in-person Public Information Centre, as documented in the official record of attendance. Refer to **Appendix D – In Person Record of Attendance**, for a redacted version of the attendance sheet.

### Virtual PIC

A total of two (2) individuals registered to attend the virtual PIC session. Of those, one (1) participant attended and remained present for a portion of the session. Refer to **Appendix E – Virtual Record of Attendance**.

## 2.0 FEEDBACK SUMMARY

### 2.1 COMMENTS

A total of seven (7) written submissions were received via the dedicated project email address as part of the public consultation process. These comments have been reviewed and considered in the preparation of this engagement summary. Below is a table presenting the comments received, organized by key themes, along with a summary of resident feedback and corresponding responses. Refer to [Appendix F – Email Correspondence](#).

### 2.2 RESPONSES

#### 2.2.1 Planning Policy & Compatibility

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>Negative impacts on both the community and the environment we have worked hard to foster over the years;</li> <li>A project of this scale is incompatible with the values and characteristics of this neighborhood;</li> <li>A 6-storey building, with its high density... would disrupt harmony and create an atmosphere of overcrowding;</li> <li><b>Violation of Existing Zoning By-laws:</b> The proposed six-story development directly contradicts the current zoning by-laws, which set a clear maximum of four stories. Zoning regulations exist to ensure orderly and consistent community development, and granting an exception in this case would set a dangerous precedent for further non-compliant developments. If one developer is allowed to bypass these regulations, it weakens the integrity of local zoning by-laws and invites further requests for height and density variances that may be detrimental to the neighborhood;</li> <li><b>Disruption of Neighborhood Character:</b> The area is predominantly composed of single-family homes, creating a cohesive and well-established residential character. Introducing a six-story building would drastically alter the streetscape, overshadow existing homes, and erode the</li> </ul>	<ul style="list-style-type: none"> <li>The proposed six-storey development aligns with Official Plan Amendment #159, of the City of Windsor's Official Plan. It designates Howard Avenue as a Mixed Use Corridor intended for mid-rise intensification (4–6 storeys) near Mixed Use Nodes and along a primary transportation corridor. This policy framework, shaped through public consultation, supports walkable, transit-oriented growth, housing diversity, and efficient land use.</li> <li>The proposal also aligns with the Provincial Planning Statement (PPS 2024) that supports intensification policies, intended to provide housing choices, and reduce urban sprawl.</li> <li>Design strategies including setbacks, façade articulation, landscaping buffers, and sensitive massing ensure compatibility with existing residential character. The building employs vertical articulation strategies, such as material variation, recessed balconies, and defined bays to break up the façade into smaller components. These techniques are consistent with Official Plan urban design policies which encourage massing breaks and façade articulation to reduce visual monotony and perceived scale. The end walls and central entrance projection offer further architectural framing, giving the building a more human-scaled appearance.</li> </ul>

RESIDENT COMMENTS	RESPONSES
<p>aesthetic and architectural harmony of the community. This could lead to a loss of the neighborhood's identity and appeal, which residents have invested in and chosen for its low-density atmosphere;</p> <ul style="list-style-type: none"> <li><b>Community Opposition and Precedent for Future Overdevelopment:</b> Local residents have a right to expect that zoning laws will be upheld. Allowing this development to exceed the current height restrictions could lead to increased community opposition and legal challenges. Furthermore, it could set a precedent for future developments that push beyond current zoning allowances, gradually transforming the area into a high-density zone inconsistent with its original intent;</li> <li>Primarily, the residents would like to commend the development group, for their recognition of the potential of the land to be developed and for bringing this opportunity to our neighbourhood. We fully understand and value the capital investment that it will take to make this vision a reality and furthermore would like to partner in good faith with the development group and the City in extraction the most value from this opportunity for current and future residents, the developer, and the City, and to ensure the most successful, sustainable, long-view of development for our neighbourhood;</li> <li>The proposed design does not seem to have taken any of the suggestions made in 'City of Windsor Intensification Guidelines 2022' Sec 3.4.1 into consideration;</li> <li><b>Neighbourhood Character, Historic and Social Context:</b> Some residents are concerned that the historic background of the property is disregarded in the proposed new development. The adjacent site has a history of being a functioning orchard. Could some recognition and celebration of the history and social context of the land be incorporated into the building, site design, or landscaping (e.g. building</li> </ul>	<ul style="list-style-type: none"> <li>While the massing remains uniform in height, the use of contrasting cladding materials (light brick, dark masonry), fenestration rhythm, and balcony recesses provide visual interest and mitigate the perception of a monolithic form.</li> <li>A large rear yard setback of 27.4 metres from existing single-family detached dwellings is provided for privacy.</li> <li>Zoning By-law amendment requests are justified by comprehensive technical studies and align with strategic municipal intensification objectives, avoiding undesirable precedents.</li> <li>Compatibility, as outlined in the City's Official Plan, is not synonymous with uniformity or replication of existing built form. Rather, it refers to the sensitive integration of new development that respects adjacent land uses, mitigates adverse impacts, and contributes to the overall function and character of the area. This interpretation is especially critical in the context of intensification.</li> <li>Through intensification, municipalities like Windsor can accommodate population growth, diversify housing supply, and optimize infrastructure without expanding outward into undeveloped land—thereby reducing sprawl and preserving agricultural and natural areas. The PPS (2024) and the City's OP recognize that intensification is not only appropriate but essential in addressing Southwestern Ontario's growing housing crisis.</li> <li>Designating corridors like Howard Avenue for mid-rise development is a deliberate policy decision. These areas are intended to evolve over time to support complete, walkable communities, close to services and transit. Change in built form is expected—and encouraged—in these locations, provided it is contextually responsive. The proposed development reflects this principle: while taller than adjacent homes, it is strategically sited, incorporates deep setbacks, privacy buffers, and architectural articulation to ensure a respectful transition.</li> </ul>

RESIDENT COMMENTS	RESPONSES
<p>aesthetics, public art, material references, visible information boards, plaques, etc.)?; and</p> <ul style="list-style-type: none"> <li>• In its current form, this proposal represents a significant overreach into an established residential area and poses real consequences for the privacy, safety, and quality of life for myself and many of my neighbours. Development should enhance communities, not diminish them.</li> </ul>	

## 2.2.2 Access, Traffic & Parking

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>• The addition of such a large-scale dwelling would undoubtedly increase vehicle congestion, which is already a concern in our area;</li> <li>• The narrow roads and limited infrastructure are simply not equipped to handle the influx of residents, visitors, and delivery vehicles that a development of this size would bring;</li> <li>• increased safety risks for pedestrians, particularly children;</li> <li>• <b>Increased Traffic and Parking Issues:</b> A six-story building will introduce a significantly higher number of residents and vehicles compared to what the area was designed to accommodate. Increased traffic congestion could pose safety concerns for pedestrians, cyclists, and school zones, particularly in a neighborhood that was developed with lower-density living in mind. Additionally, parking shortages may arise, leading to overcrowding on residential streets and negatively impacting current homeowners;</li> <li>• The visual and spatial dominance of parking infrastructure results in de-emphasizing and diminishing the neighbourhood's inherent walkability and we worry it could lead to unnecessarily increasing traffic on Holburn Street - which is home to many young families with active children, neighbours and people from</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular access via Holburn Street is designed to minimize traffic conflict points on Howard Avenue. The access does not conflict with existing driveways or sightlines.</li> <li>• A parking study confirms that the proposed 92-unit development will generate a manageable increase in vehicle trips of approximately 40–45 peak hour trips, which can be accommodated within the existing road network. The site is located on Howard Avenue, an arterial road designed to support higher volumes and corridor intensification.</li> <li>• No road upgrades are required to accommodate the anticipated traffic.</li> <li>• The proposed parking provision of 106 spaces (1.15/unit) is supported by a Parking Study indicating peak demand of 0.84 spaces/unit at comparable local developments. The subject site lies within a designated Mixed Use Corridor where transit-supportive and walkable development is encouraged. Excess parking can discourage walkability and conflict with intensification goals.</li> <li>• This development incorporates rear-located surface parking, minimizing visual impact and supporting pedestrian activity along Howard Avenue, and provides bicycle parking on site to support multimodal access. The layout supports the broader planning objective of transitioning toward reduced auto-dependence over time.</li> </ul>

RESIDENT COMMENTS	RESPONSES
<p>surrounding neighbourhoods walking and biking through to Howard Ave;</p> <ul style="list-style-type: none"> <li>The proposed plan shows a new curb cut on Holburn Street for access to surface grade parking spaces. This approach is inconsistent with the City's lack of desire to allow curb cuts of such scale for residents in order to maintain the character of new development neighbourhoods in the adjacent area. It is disappointing that the proposed development is not willing to consider and follow neighbourhood form on this topic, as there is no foreseeable reason why all the vehicular access to the development could not be done from Howard Ave;</li> <li><b>Parking:</b> The development plan includes approximately 1.15 parking spots per dwelling unit. This is approx. 10 spots less than the city's prescribed minimum of 1.25 spots per unit. Given that our city is not currently widely walkable or easily accessible via public transit, most homes do have at least one, and often multiple vehicles. Many homes in our neighbourhood include multi-unit houses. As a result, many existing households rely on street parking and there is some concern that increased density would put additional stress on the demand for street parking;</li> <li>The residents of The Orchards of South Windsor neighbourhood adjacent to the proposed development collectively acknowledge that parking is a complicated problem when we face both the desires for safe walkable neighbourhoods and also the realities of daily life. These conflicting objectives intersect with many other issues and concerns both directly related to this development and more broadly, including safety/lighting, stormwater management, increased traffic/road safety, and promotion of active and public transportation. We would like to have more discussion on this issue with the development group and the city and to find a resolution that feels more comfortable for all;</li> </ul>	<ul style="list-style-type: none"> <li>Pedestrian pathways are clearly delineated on-site, with dedicated landscaped buffers and lighting enhancing pedestrian safety.</li> <li>Access to collector and local streets for developments of this scale is permitted under the City's Site Plan Control process, which ensures functional and safe circulation. Final design will consider additional buffering and traffic calming to address neighbourhood concerns.</li> </ul>

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li><b>Holburn Street access to Howard Avenue:</b> One of the main draws for potential new residents will surely be immediate and walkable proximity to Howard Avenue. We all have many negative experiences with traffic in the area as it pertains to turning onto Howard Avenue. We see many pedestrians, cyclists, e-scooters, families, independent children, and seniors both residents of The Orchards of South Windsor and those from other neighbourhoods - passing through on their way to access Howard Avenue. With this new investment in the community, we feel that there is an opportunity and imminent need to improve safety and walkability in the area by introducing traffic calming measures on Holburn Street and Howard Avenue corridors as well as installing pedestrian and cycling crossing points; and</li> <li>Given these considerations, will the Development group and the City help to provide safer transportation in the area?</li> </ul>	

### 2.2.3 Scale & Building Height

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>6-storey multiple dwelling development in our mature and established residential area;</li> <li>A 6-storey building... would result in overlooking and a loss of personal space;</li> <li>A 6-storey building, with its high density and overwhelming presence, would disrupt this harmony;</li> <li>We are not opposed to development that enhances our area, but a project of this scale is simply incompatible with the values and characteristics that make this neighborhood unique;</li> <li>Some of the main concerns brought forward were height of the building and its monolithic</li> </ul>	<ul style="list-style-type: none"> <li>The proposed six-storey building reflects the planned evolution of the Howard Avenue Mixed Use Corridor, intended to accommodate mid-rise development (4–6 storeys) that supports compact, transit-oriented, and walkable urban form. While the development represents a departure from the surrounding low-rise character, it is contextually appropriate for its location and policy framework.</li> <li>The proposed building introduces new density while employing several building and urban design strategies to reduce perceived scale and ensure contextual integration.</li> <li>Although the surrounding area is largely composed of single-detached and duplex dwellings, the development site fronts a major arterial road and is within 100m of a Mixed Use Node. These locations are prioritized for intensification under the OP and</li> </ul>

RESIDENT COMMENTS	RESPONSES
<p>massing, the disassociation with the character and history of the neighbourhood;</p> <ul style="list-style-type: none"> <li>The overall height as proposed in the current building form appears to have not considered the neighbourhood architectural fabric. The current massing, in contrast with its adjacent, seemingly excessive expanse of concrete driveway/parking space, appears as an alien monolith placed, not integrated into the neighbourhood;</li> <li>Unmitigated height and the monolithic approach to the way that the building height is reached is more problematic, potentially, than the total proposed height for the development. A multi-unit development being inserted into a neighbourhood comprised exclusively of single family, duplex residential and low-profile apartments would benefit from an architectural effort to break down a single mass, in order to present itself as a contextually sensitive and responsive development while still potentially achieving the developer's desires for a taller building accommodating more units. We would suggest as well, that a less monolithic building, more appropriately scaled and integrated with the neighbourhood might be a more comfortable and desirable living situation for many potential residents;</li> <li>A six-storey structure introduces a jarring and inappropriate scale to this environment; and</li> <li>A reduction in the height and overall massing of the structure.</li> </ul>	<p>Provincial Planning Statement (2024). The proposed height and density are aligned with planned corridor evolution and do not represent arbitrary overdevelopment;</p> <ul style="list-style-type: none"> <li>The current proposal represents a balanced approach, accommodating growth objectives, minimizing impact, and using established design tools to ensure compatibility; and</li> <li>While the height and massing may differ from adjacent homes, the proposal conforms to the Official Plan's intensification framework and urban design policies. It provides a respectful and strategic transition, supports Windsor's housing targets, and contributes positively to corridor revitalization.</li> </ul>

#### 2.2.4 Privacy

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>The privacy and tranquility that we have come to appreciate in our homes would be severely compromised;</li> <li>The height and proximity of the proposed building would result in overlooking and a loss of</li> </ul>	<ul style="list-style-type: none"> <li>The proposal includes a generous rear yard setback of up to 27.4 metres from the nearest single-detached homes. This distance far exceeds minimum zoning requirements and is intentionally provided to preserve privacy and minimize overlook. The depth of this setback is comparable to the width of two</li> </ul>

RESIDENT COMMENTS	RESPONSES
<p>personal space for many of our current community residents;</p> <ul style="list-style-type: none"> <li>It would create a feeling of being boxed in, with direct views into our backyards and living spaces which we find unacceptable and invasive;</li> <li><b>Loss of Privacy and Increased Shadowing:</b> A six-story building in a single-family home neighborhood would create privacy concerns for adjacent homeowners. Residents in nearby homes may find their yards, windows, and living spaces overlooked by taller structures, diminishing their enjoyment of their property. Additionally, the height increase could lead to excessive shadowing, reducing natural light for neighboring homes and impacting their property values;</li> <li>Is there any recourse or way for the city to approve a smaller size building or have the developer pay for the cost of large trees for privacy?</li> <li>I specifically chose a premium lot that cost me between 30-50k extra that offered the benefit of no immediate backyard neighbours;</li> <li>Allowing residents from multiple levels to look directly into what is currently a private, family-oriented space. The sense of intrusion this creates cannot be overstated. The massing and height of the building are excessive and inconsiderate to surrounding homeowners, many of whom, like myself, purchased property here with the reasonable expectation of privacy and a consistent neighbourhood scale;</li> <li>Reconfiguration of the building to preserve residential privacy.</li> </ul>	<p>standard residential lots and supports meaningful spatial separation between buildings.</p> <ul style="list-style-type: none"> <li>The development includes landscaped buffers along the north and west property lines, incorporating mature tree planting and privacy fencing. These elements are designed to mitigate direct sightlines from upper floors and reduce perceived visual intrusion into rear yards and living spaces.</li> <li>Strategic window orientation and recessed balconies reduce the opportunity for direct overlook into adjacent properties. The building's primary orientation faces Howard Avenue and the rear parking area, with minimal direct window alignment toward existing rear yards.</li> <li>We acknowledge that some residents selected their properties with expectations of low-rise surroundings. However, the subject site is located within a designated Mixed Use Corridor, identified through the 2022 Official Plan update as an area suitable for mid-rise intensification. This policy framework was developed through public consultation and reflects the City's broader housing, affordability, and growth management objectives.</li> <li>Suggestions such as enhancing landscape screening or offering additional tree planting as part of buffering strategies are appreciated and will be explored through the Site Plan Control process. While the City does not require developers to compensate for property premiums or tree installation on private lots, the applicant remains open to collaborative design solutions that enhance neighbourhood privacy.</li> </ul>

## 2.2.5 Infrastructure

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>Limited infrastructure is simply not equipped to handle the influx of residents;</li> </ul>	<ul style="list-style-type: none"> <li>The proposed development has been supported by comprehensive Functional Servicing and Stormwater</li> </ul>

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>Significant strain on local infrastructure, such as water and sewage systems, which may not be equipped to accommodate the additional demand;</li> <li><b>Strain on Infrastructure and Public Services:</b> The existing infrastructure—such as roads, water supply, sewage, and emergency services—was designed to support a lower-density community. A development exceeding the designated height and density limits could put undue stress on these systems, leading to increased maintenance costs, potential service disruptions, and a reduced quality of life for current residents;</li> <li>The stormwater management plan has either not been created or has not been made available for review. a) Potential for flooding - There was considerable concern raised amongst the neighbourhood about how, in the event of significant storm events, would stormwater be managed, if the capacity of the stormwater system for the Site were to be exceeded. Where would excess stormwater be directed? b) Due to a significant proportion of the Site being proposed as covered by impermeable surfaces, there is concern that this could contribute to additional flooding in the neighbourhood. The proposed layout does not take into consideration there could be permeable surfaces used to reduce the reliance on the existing stormwater infrastructure in the neighbourhood because there is no space for such surfaces. c) The storm water management plan has either not been created or has not been made available for review so applicable Intensity Duration Frequency (IDF) curves have not been reviewed by public;</li> <li>Protection of existing mature trees and implementation of permeable landscaping to manage stormwater.</li> </ul>	<ul style="list-style-type: none"> <li>Management Reports, prepared by qualified civil engineers, which confirm that existing infrastructure can accommodate the proposed development without requiring significant off-site upgrades.</li> <li>There is no evidence that the proposed scale of development will cause service disruptions or overloading of municipal systems.</li> <li>Stormwater will be managed on-site using a combination of surface grading, catch basins, underground storage, and an oil-grit separator before discharging to the existing municipal storm pond located northeast of the site. This pond was designed as part of broader subdivision servicing to accommodate future infill development.</li> <li>Final Site Plan Control review will ensure grading and stormwater mitigation measures protect adjacent properties from adverse runoff or flooding.</li> <li>A Landscape Plan will also be submitted during Site Plan Approval, which encourages greening, water infiltration, and sustainable landscaping.</li> <li>The development will be fully serviced by fire, police, and emergency medical services, in accordance with City standards. Fire routes and hydrant placement will be reviewed and approved through the Site Plan Control process.</li> </ul>

## 2.2.6 Noise

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>• Create an atmosphere of overcrowding and excessive noise;</li> <li>• Professionals/business owners, moved to raise families in a quite neighbourhood;</li> <li>• The increase in noise, traffic, and overall activity during construction and once the building is completed will significantly reduce my privacy as well as the market value of my home.</li> </ul>	<ul style="list-style-type: none"> <li>• A Noise and Vibration Study has been completed by qualified professionals. The results confirm that noise levels from mechanical equipment, parking areas, and general residential activity will remain within City of Windsor and Ministry of Environment (MECP) thresholds. Rooftop mechanical systems will be acoustically screened, and landscape buffers help reduce sound transmission to adjacent properties.</li> <li>• The proposed use remains residential in nature and aligns with the surrounding land use context.</li> <li>• We recognize that many residents chose this area for its quiet character. The proposal includes setbacks, landscaped buffers, and parking placement that direct activity inward, away from adjacent lots. The design also limits outdoor gathering areas near property edges to reduce ambient noise.</li> </ul>

## 2.2.7 Shadowing & Solar Access

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>• The height of the building will undoubtedly violate City of Windsor 'Intensification Guidelines 2022' Sec 2.3.1.5 as the building will create a shadow that does not currently exist during sunset therefore taking away solar access to adjacent Orchards of South Windsor neighborhood;</li> <li>• Casting a long, daily shadow over my backyard.</li> </ul>	<ul style="list-style-type: none"> <li>• Preliminary Shadow Study confirms that while minor seasonal shadowing occurs, the impact on adjacent properties remains within acceptable municipal thresholds. Most shadowing occurs during early morning or late afternoon hours in winter and does not result in significant loss of sunlight to adjacent homes or rear yards during peak times.</li> <li>• The proposal has been designed to respect adjacent solar access while advancing the City's intensification goals. The technical analysis confirms that the level of shadowing is within City standards and does not result in undue loss of enjoyment or function for neighboring properties.</li> </ul>

## 2.2.8 Urban Design

- This proposal stands in stark contrast to the existing character and charm of our residential area;
- The architecture and scale of the development would fundamentally alter the aesthetic and feel of the neighborhood;
- The Urban Design Brief has either not been created or has not been made available for review - 'The Urban Design Brief shall outline how the design considerations of the guidelines have been met, how the development responds harmoniously to the specific context, and how it is complementary to the character of the surrounding neighbourhood in terms of building placement, building design, height, massing, materials, heritage considerations, etc.;
- **Lack of Connection to Street:** The current proposal does not attempt to create any connection to the street frontage of Howard Avenue. If one considers the proposal as-is, one could conclude that it is behaving more like a modernist tower-in-the-park development, rather than anything modelled after contemporary good urban planning principles (Notably influenced by the writings of Jane Jacobs etc.). The building simply put looks like a generic building model more focused on financial efficiency than trying to achieve a holistic integration to an already established neighborhood. It is important to note that the modernist tower-in-park typology of buildings are a demonstrably failed typology and have been torn down around the country, having generally become (always were?) understood as unpleasant places to live. This is generally due to the fact that places which don't establish connection with the surrounding context and furthermore, don't inspire a sense of ownership of the ground plane (stoops, porches, front doors, eyes on the street etc.) create a no-man's-land that inevitably falls into disrepair. Thereby,
- The proposed development has been designed in accordance with the City of Windsor Official Plan (Section 11.0 – Urban Design) and the City's Intensification Guidelines (2022), that is further detailed in the Urban Design Brief submitted as part of this application.
- An Urban Design Brief (UDB) has been prepared for the Stage 2 Planning Consultation submission. As per the UDB, the development will incorporate transitional massing and façade articulation to ensure compatibility with surrounding low-rise homes, preserving the established visual rhythm and character.
- Design guidelines will guide the built form to include contextual materials, setbacks, and architectural breaks that reduce visual massing and reflect local vernacular design.
- This proposal contributes to architectural diversity in Windsor's urban landscape, introducing a contemporary aesthetic that reflects current housing needs, materials, and construction techniques. A diversity of built form fosters resilience and visual interest within evolving urban corridors.
- The proposed development is an early entrant in the corridor's long-term transformation. As such, it sets a precedent for future projects by demonstrating how intensification can be achieved with quality design and thoughtful integration. The building's scale, articulation, and programming provide a design template that can be adapted and replicated as the corridor matures, accelerating a coordinated transition aligned with the City's Official Plan.

<p>there is a significant concern in the way that the site plan and the architecture of the proposed development is turning its back onto our neighbourhood;</p> <ul style="list-style-type: none"> <li>• Consider a more neighbourhood scaled approach along Holburn Street and Howard Avenue. Consider researching the history of the neighbourhood, the site, and use it to enhance design and beautification of the site plan;</li> <li>• Rather than integrating into the neighbourhood, the proposed building reads as a monolithic structure that dominates its surroundings, both visually and socially;</li> <li>• Improved street-level integration and urban design that reflects the neighbourhood context; and</li> <li>• Consider a more eco-friendly approach (less impermeable surfaces, more thoughtful landscaping.</li> </ul>	
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## 2.2.9 Property Values

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>• Negative Impact on Property Values: The introduction of an oversized development could negatively impact property values of existing single-family homes. Many homeowners purchased in the area with the expectation of a low-rise residential environment. A six-story structure may deter future homebuyers who seek a quieter, less congested neighborhood, leading to slower home appreciation or even depreciation; and</li> <li>• Will cost me severely with the lowering in my home value.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development is situated in an area identified by the City of Windsor for managed growth, leveraging existing infrastructure and services. While new development introduces change, it's not automatically linked to negative impacts on surrounding property values. Factors such as proximity to new residents who support local businesses, potential for improved public spaces or infrastructure funded partly by development charges, increased housing choice meeting city-wide demand, and improved neighborhood vibrancy can positively influence the desirability of an area.</li> </ul>

## 2.2.10 Development Transparency & Process

RESIDENT COMMENTS	RESPONSES
<ul style="list-style-type: none"> <li>Dissemination of information for re-zoning/zoning exemption applications - The “Notice of Public Meeting” has either not been created or has not been made available for review. Material is important to encourage discussion about changes in our community and to foster community engagement in this decision-making process. The Residents of The Orchards of South Windsor are only able to respond to the proposal we are given access to. Allowing access and additional time for residents to read and understand information about the development would be beneficial for all parties;</li> <li>Creating a robust neighbourhood engagement process to be initiated by the developer as would be expected of any project of this scale; Development to take a more neighbourly approach; and</li> <li>Lack of Transparency and Community Engagement: Response to Application for Zoning Amendment for 3694-3738 Howard Ave. As a resident directly impacted by this development, I am concerned that key documentation, such as an Urban Design Brief, Environmental Site Assessment, and Stormwater Management Plan, has not been made publicly available for review. Adequate notice and transparency are critical to informed community engagement and trust in this process. Many residents, including myself, feel that this proposal has been fast-tracked without proper consultation or consideration of the genuine concerns raised by those who live adjacent to and within view of the site.</li> </ul>	<ul style="list-style-type: none"> <li>The Public Information Centre/Open House held on Thursday March 27<sup>th</sup> was hosted by the landowner/developer. The purpose of the Open House is to provide opportunity for consultation by the applicant with the area residents/ property owners who may be impacted by the proposal before the application is deemed complete. Notice was circulated by mail and provided to all residents within 120 m of the proposed development. Both virtual and in-person options were provided to participants to accommodate those who could not attend in-person.</li> <li>A Statutory Public Meeting as per the <i>Planning Act</i> will be provided by the City of Windsor will be held in Council chambers. The City will circulate the public notice to area residents, at which time supporting materials (including background reports) will be made available for public review prior to Council consideration.</li> </ul>

## 3.0 NEXT STEPS

Following the Public Information Centre (PIC), a summary of all public feedback received will be compiled and submitted to the City of Windsor for review and consideration as part of the final development application process.

Subsequently, in accordance with the Planning Act, the City of Windsor will schedule a statutory public meeting. Formal notice of this meeting will be provided to all landowners within 120 metres of the subject property. At that time, all supporting documentation, including technical studies, plans, and summaries of public engagement, will be made available for public review in advance of Council's deliberation on the proposed zoning by-law amendment.

## 4.0 SUMMARY

Dillon Consulting Limited, on behalf of J. Rauti Developments Inc. & 260817 Ontario Limited, hosted a Public Information Centre (PIC), for the proposed residential development at 3694-3738 Howard Avenue in the City of Windsor, on Thursday March 27<sup>th</sup>, 2025, at the Roseland-Trinity United Church between 5.30pm to 7.00pm. The event was conducted in an open house, drop-in format, with display materials available for viewing and project representatives on hand for discussion and was also offered virtually. In accordance with the Planning Act, notice of the PIC was provided by mail to landowners within 120 metres of the subject site, 20 days in advance of the meeting.

The proposal seeks to rezone the site from Residential District 1.1 (RD1.1) to a site-specific Residential District 3.2 (RD3.2) zone to permit a multiple dwelling and modest reductions in parking and loading requirements. This zoning by-law amendment would support a compact, transit-oriented form of development along a Mixed Use Corridor identified for intensification.

Seven (7) written submissions and five (5) total attendees (three (3) in-person, two (2) virtual registrants) participated in the consultation process. Feedback focused on concerns related to scale and height, compatibility, traffic and parking impacts, infrastructure strain, privacy loss, and design integration. In response, the project team emphasized policy alignment with the Provincial Planning Statement (2024), the City's Official Plan and intensification guidelines, and outlined mitigation strategies including building articulation, setbacks, privacy buffers, and servicing adequacy. A summary of resident concerns and corresponding responses has been provided in this report.

All feedback received will be submitted to the City of Windsor as part of the application package. A formal statutory public meeting will be scheduled by the City, at which point supporting documentation will be made available for public review in advance of Council's consideration.

Based on a review of the planning policy framework and supplementary technical reports, this development is consistent with good planning principles. The proposed development has regard for the Provincial Planning Statement as it encourages the use of underutilized lands by proposing an intensification that exists in harmony with the surrounding land uses, while making efficient use of the existing municipal infrastructure. The proposed development conforms with the general intent of the City of Windsor Official Plan, as it promotes compact form which will diversify the housing options currently available in the area.

# APPENDIX A

## NOTICE OF RESIDENT'S MEETING

## PUBLIC INFORMATION CENTRE (PIC)

### Proposed Residential Development at 3694-3738 Howard Avenue

On behalf of our client, J Rauti Developments Inc. & 2601817 Ontario Limited, Dillon Consulting Limited is hosting an in-person and virtual Public Information Centre (PIC) to introduce a:

- **Six (6) storey Multiple Dwelling with 92 Units and 106 Surface parking spaces**

During these sessions, guests will be able to:

- Meet the project team (in-person or virtually); and
- Discuss comments and questions relating to the proposed developments.

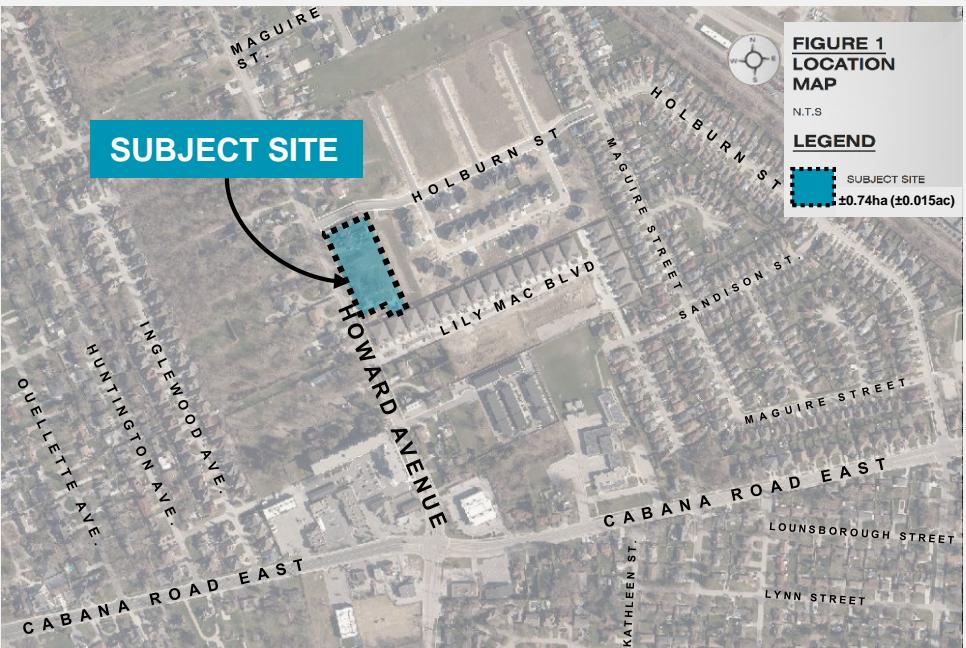
This meeting is the next step in the planning process to permit development of these lands for the proposed Zoning By-law Amendment to:

- Change the zone to Residential District 3.2 (RD3.2); and
- Allow site-specific exception to allow the proposed multiple dwelling.

This meeting is being held in advance of a statutory public meeting required under the Planning Act to obtain approvals. The City of Windsor will be inviting all residents and landowners within 120m of the property limits to additional meetings in the near future.

The In-Person Public Information Centre (PIC) will be a drop-in format with project materials available for viewing and representatives available to chat. The Virtual PIC will consist of a brief presentation of the project materials with a live Q&A session for the available period of time.

We are looking forward to your input and comment. Written comments, via mail or email, will be accepted until April 11<sup>th</sup>, 2025.



**In Person PIC**

**Virtual PIC**

**Thursday, March 27th, 2025**

**5:30 pm to 7:00pm**

**Roseland-Trinity United Church**  
3919 Howard Avenue, Windsor, ON, N9G 1N9

#### **Virtual PIC Registration:**

To register for the Virtual PIC, submit a registration request via email to [howardresidential@dillon.ca](mailto:howardresidential@dillon.ca) no later than 12:00 PM on March 27, 2025. A meeting link will be sent to you via email

**Contact:**

**Amy Farkas, MCIP RPP**  
**Associate & Project Manager**  
Dillon Consulting Limited  
1 Riverside Drive, Windsor, N8W 5K8  
T – 519.948.5000 ext. 3205  
[howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)

**Application to City of Windsor**

**Public Information Centre**

**Summary of Resident Comments**

**Application Review by City of Windsor**

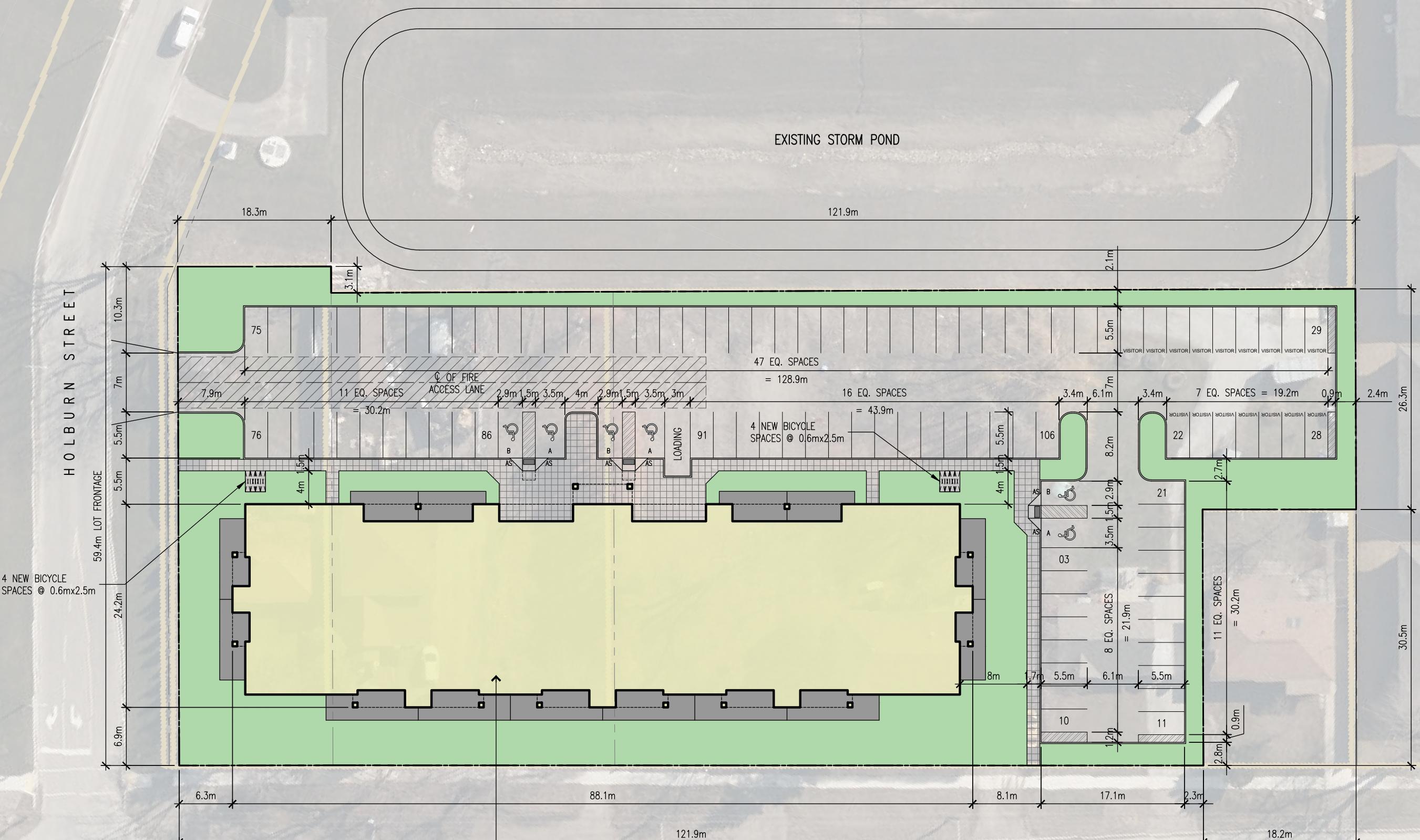
**Development & Heritage Standing Committee**

**Council Meeting**



**WE  
ARE  
HERE**

**DILLON  
CONSULTING**



92 UNIT, 6 STOREY  
MULTIPLE DWELLING  
19,500 S.F.

# APPENDIX B

## IN PERSON PIC PRESENTATION BOARDS

Welcome!  
Thank you for  
joining us.

March 27, 2025  
5:30 pm – 7:00 pm

Roseland Trinity  
United Church

**PUBLIC INFORMATION CENTRE  
FOR 3694-3738 HOWARD AVENUE  
PROPOSED RESIDENTIAL  
DEVELOPMENT**



# PUBLIC INFORMATION CENTRE

## 3694-3738 HOWARD AVENUE RESIDENTIAL DEVELOPMENT

The Public Information Centre is being hosted to introduce one (1) 6-storey multiple dwelling building with 92 dwelling units, and a total of 106 parking spaces.

The Public Information Centre is being hosted in a “drop-in” format with representatives available to take comments and answer questions.

**The goals of the Public Information Centre are as follows:**

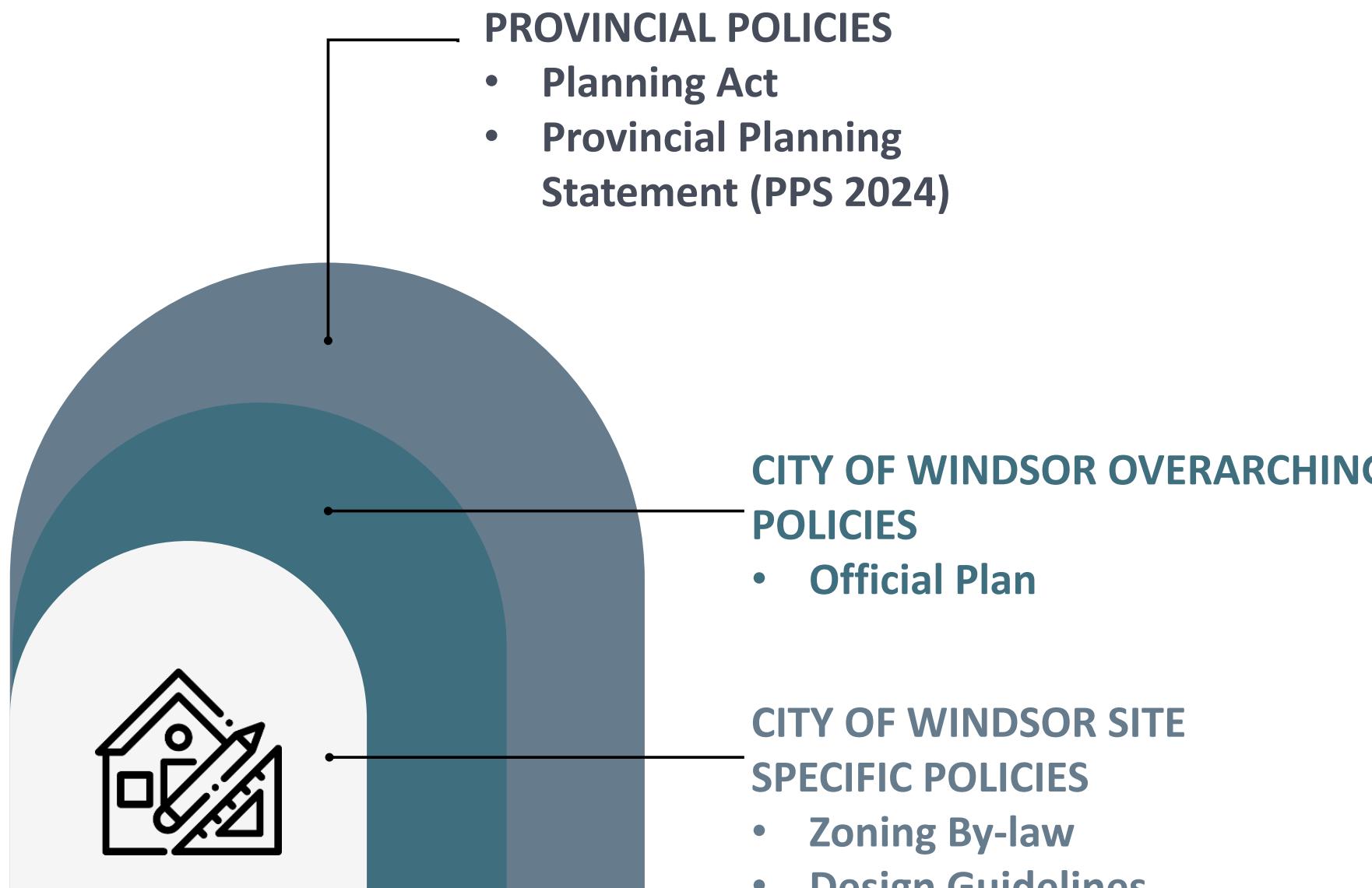
1. Provide Information on the planning process and development approvals process;
2. Provide information on the proposed residential development;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed developments as they continue through the development process.

### Collecting Feedback:

1. Comment forms are available for attendees to complete;
2. Comments may also be emailed to [howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)
3. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting;
4. All comments will be accepted until April 11<sup>th</sup>, 2025

To Submit Comments: [howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)

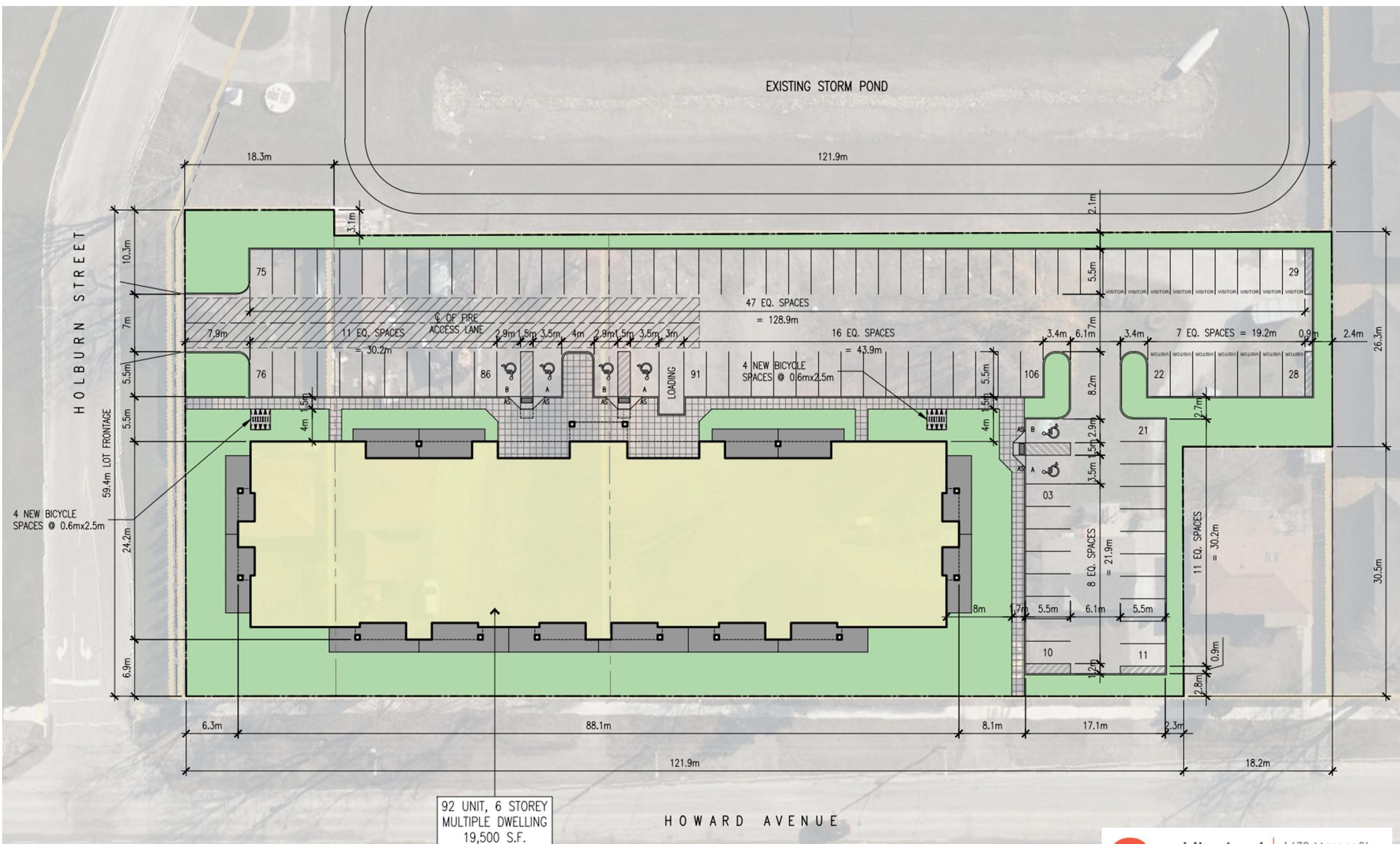
# PLANNING PROCESS & OVERVIEW



# PROJECT LOCATION



# CONCEPTUAL DEVELOPMENT PLAN

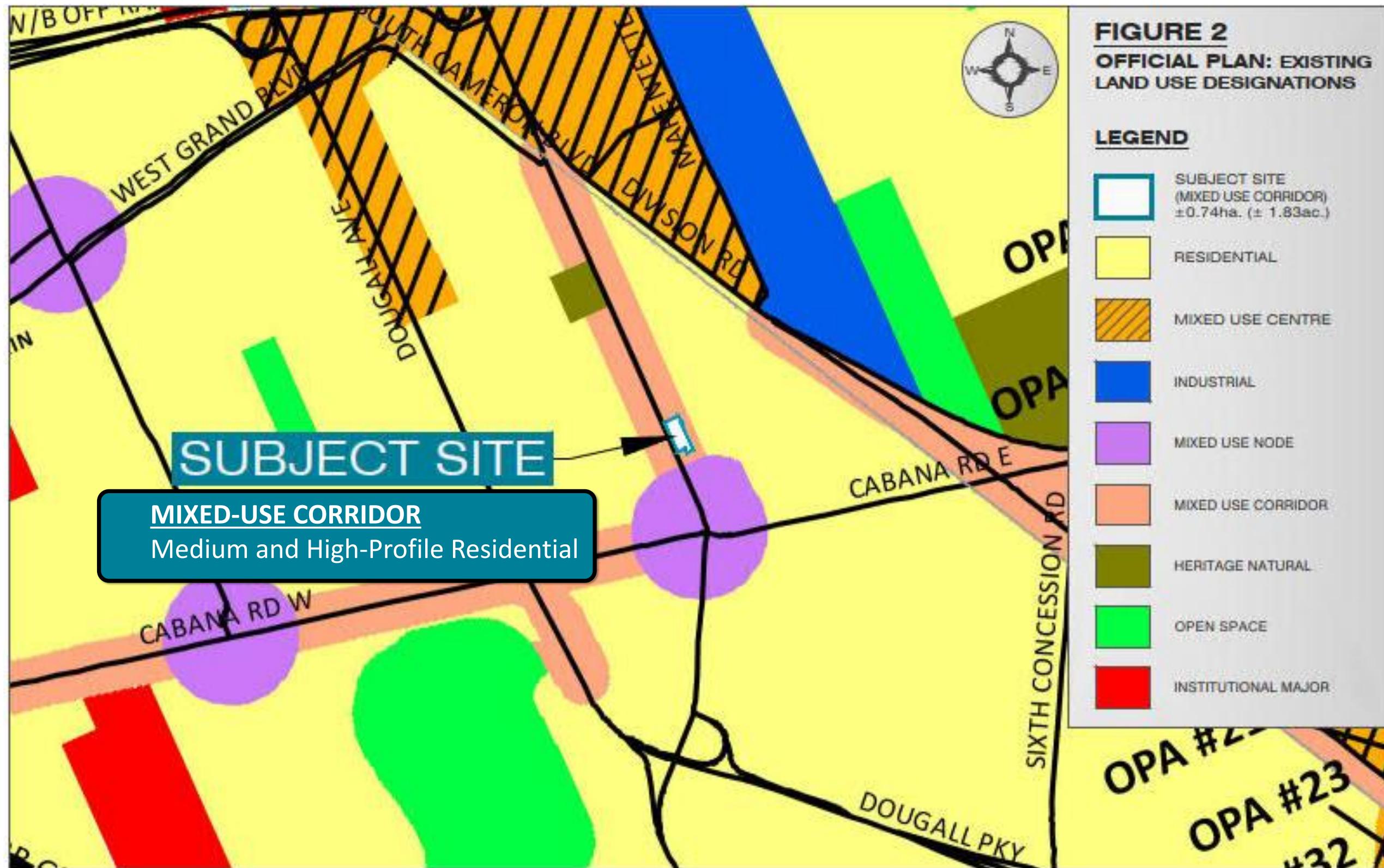


# PROPOSAL OVERVIEW



- Six (6) storey Multiple Dwelling with 92 units
- 106 surface parking spaces
- One (1) access onto Howard Avenue
- Zone Change from Residential District 1.1(RD1.1) to **Residential District 3.2 (RD3.2)**:
  - To permit Multiple Dwelling;
  - To reduce required parking spaces from 1.25 spaces/unit to 1.15 spaces/unit; and
  - To reduce required number of loading spaces from 2 to 1 loading space.

# OFFICIAL PLAN DESIGNATIONS



# ZONING BY-LAW DESIGNATIONS

## EXISTING ZONING:

### RESIDENTIAL DISTRICT 1.1 (RD1.1):

Permits Low Rise Residential Developments

## PROPOSED ZONING: RESIDENTIAL

### DISTRICT 3.2 (RD3.2): To permit Multiple Dwelling Developments

## SITE SPECIFIC REQUESTS:

- To reduce required parking spaces from 1.25 spaces/unit to 1.15 spaces/unit; and
- To reduce required number of loading spaces from 2 to 1 loading space.



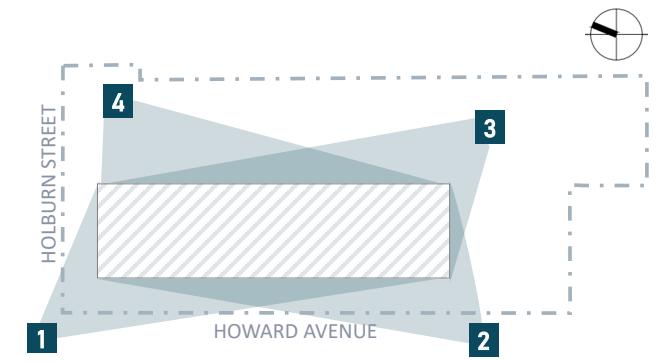
# CONCEPTUAL RENDERINGS



1 FRONT – NORTHWEST CORNER



2 FRONT – SOUTHWEST CORNER



3 REAR – SOUTHEAST CORNER



4 REAR – NORTHEAST CORNER



a architectural  
d design  
a associates  
inc. architect



a architectural  
d design  
a associates  
inc. architect

# NEXT STEPS



- Finalize background reports
- Submission to the City of Windsor
- Statutory Public Meeting/ Development and Heritage Standing Committee
- Council Meeting

## Stay Involved



Ask questions today and provide your feedback

## Contact Us



Amy Farkas, MCIP RPP, Associate  
Dillon Consulting Limited  
[howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)

# APPENDIX C

## VIRTUAL PIC PRESENTATION SLIDES

Welcome!  
Thank you for  
joining us.

March 27, 2025  
5:30 pm – 7:00 pm

Roseland Trinity  
United Church

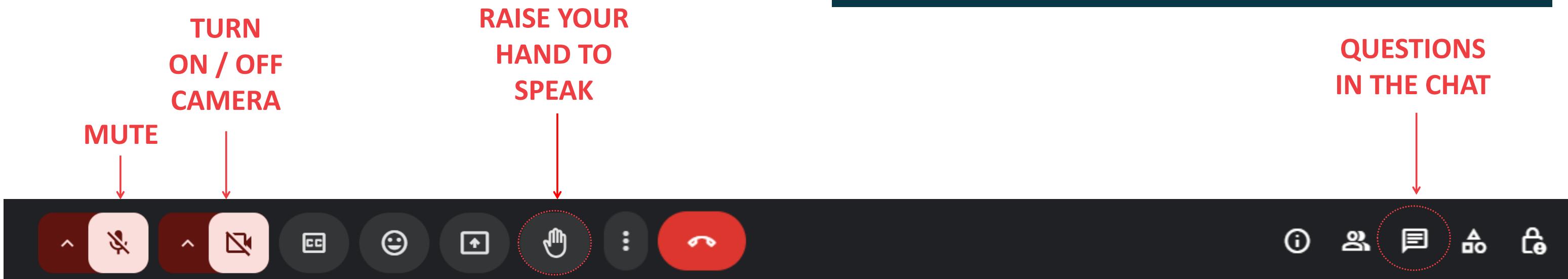
**PUBLIC INFORMATION CENTRE  
FOR 3694-3738 HOWARD AVENUE  
PROPOSED RESIDENTIAL  
DEVELOPMENT**



# HOUSEKEEPING

- This meeting is being recorded;
- The purpose of this meeting is:
  - To provide an overview of the proposed development and its planning process;
  - To listen and to answer audience questions & collect feedback and input of the proposed development.
- Questions and comments will be addressed at the end of the presentation;

- Use the **CHAT** function for questions / comments;
- Use **RAISE HAND** to speak at the end.



# PUBLIC INFORMATION CENTRE

## 3694-3738 HOWARD AVENUE RESIDENTIAL DEVELOPMENT

The Public Information Centre is being hosted to introduce one (1) 6-storey multiple dwelling building with 92 dwelling units, and a total of 106 parking spaces.

The Public Information Centre is being hosted in a “drop-in” format with representatives available to take comments and answer questions.

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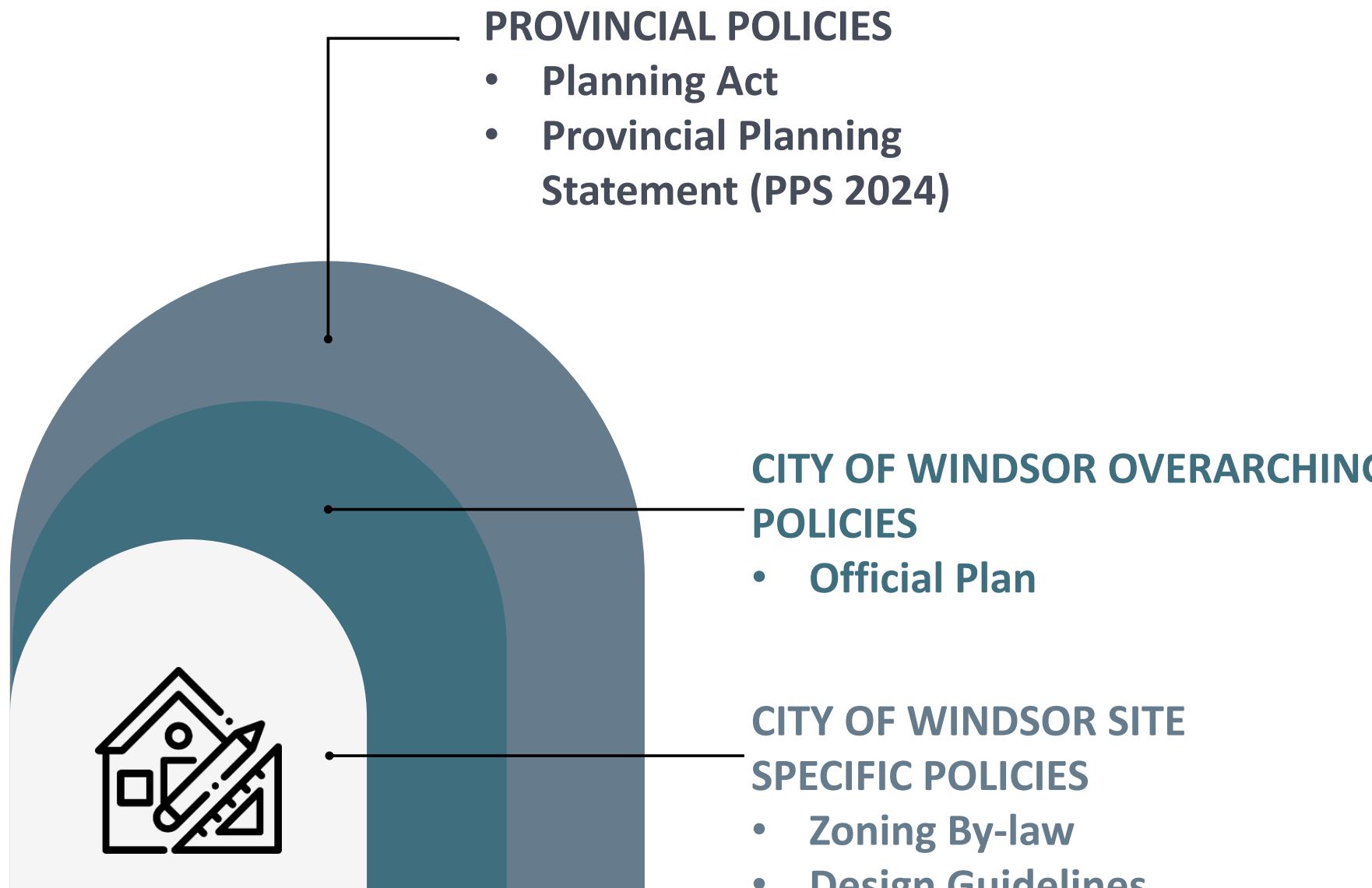
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4. Collect comments and feedback from attendees to help guide the proposed developments as they continue through the development process.

### Collecting Feedback:

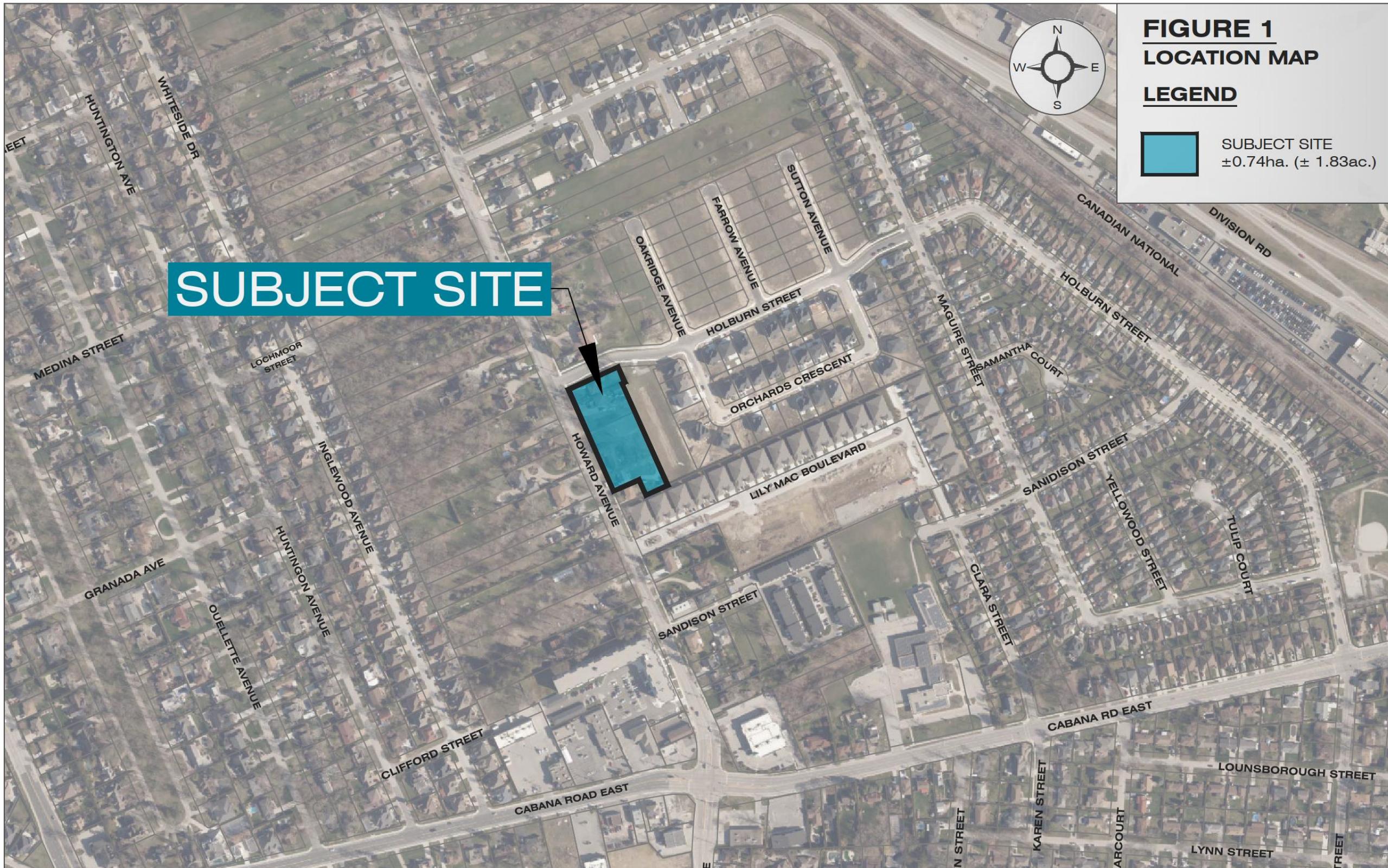
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To Submit Comments: [howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)

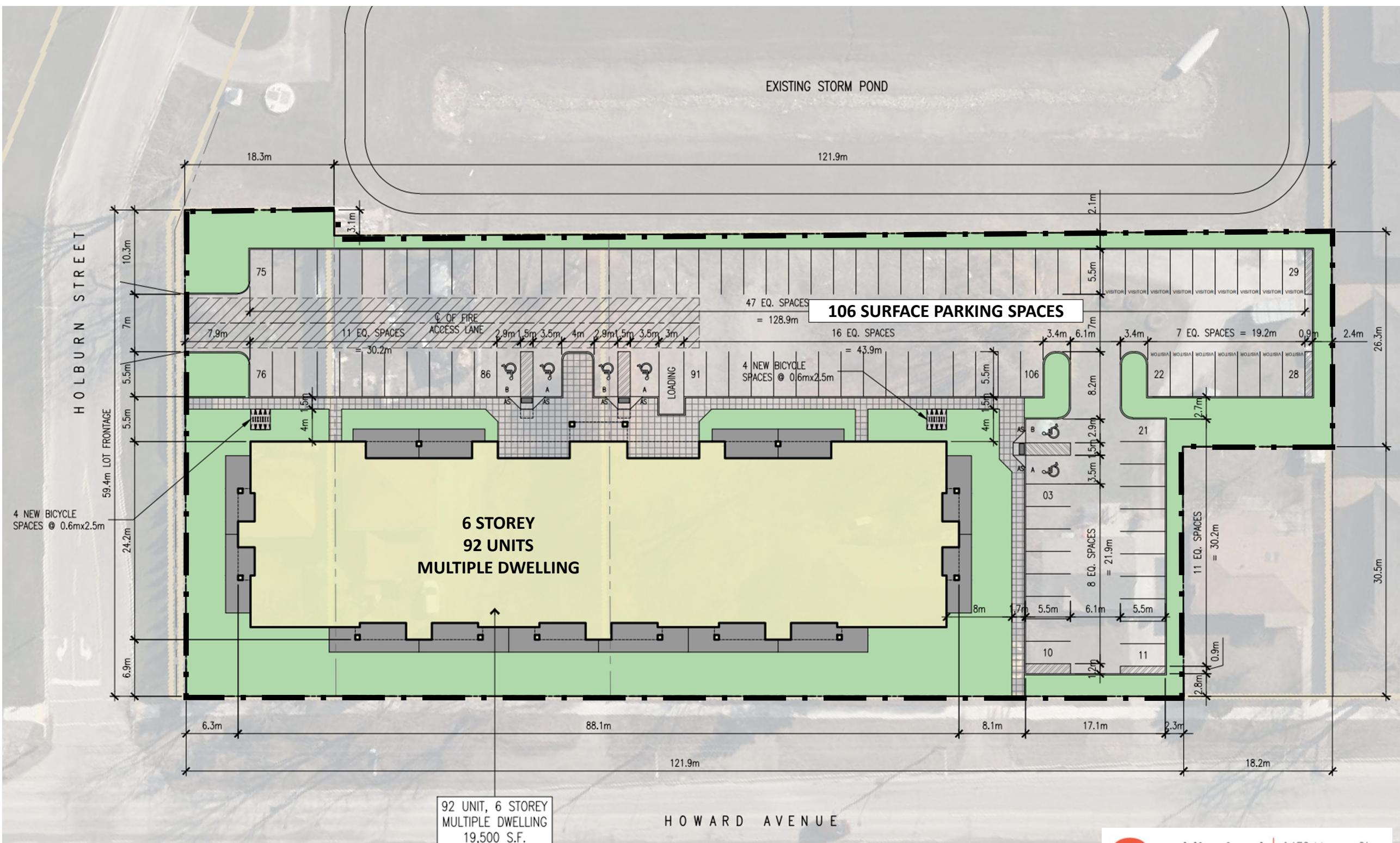
# PLANNING PROCESS & OVERVIEW



# PROJECT LOCATION



# CONCEPTUAL DEVELOPMENT PLAN

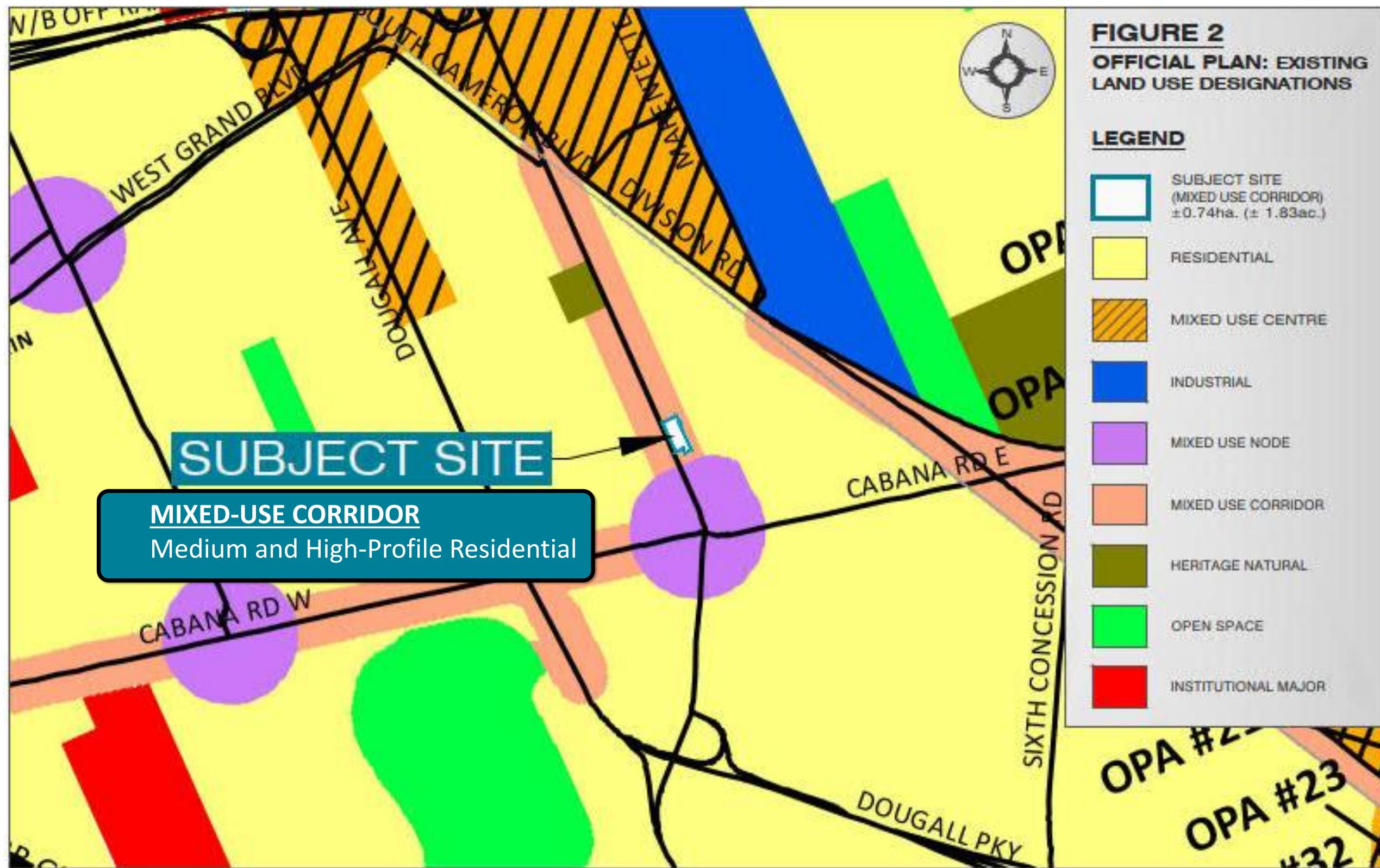


# PROPOSAL OVERVIEW



- Six (6) storey Multiple Dwelling with 92 units
- 106 surface parking spaces
- One (1) access onto Holburn Street
- Zone Change from Residential District 1.1(RD1.1) to **Residential District 3.2 (RD3.2)**:
  - To permit Multiple Dwelling;
  - To reduce required parking spaces from 1.25 spaces/unit to 1.15 spaces/unit; and
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# OFFICIAL PLAN DESIGNATION



# ZONING BY-LAW DESIGNATION

## EXISTING ZONING:

### RESIDENTIAL DISTRICT 1.1 (RD1.1):

Permits Low Rise Residential Developments

## PROPOSED ZONING: RESIDENTIAL

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## SITE SPECIFIC REQUESTS:

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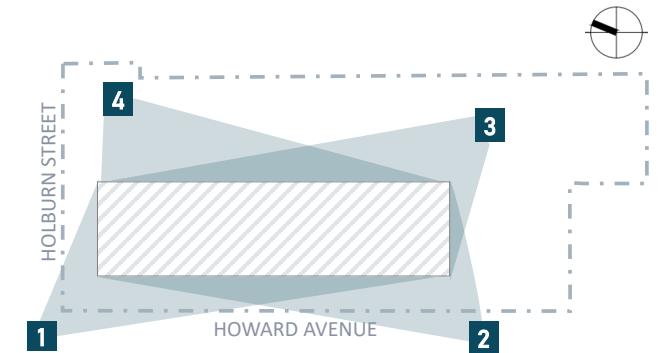
# CONCEPTUAL RENDERINGS



1 FRONT – NORTHWEST CORNER



2 FRONT – SOUTHWEST CORNER



3 REAR – SOUTHEAST CORNER



4 REAR – NORTHEAST CORNER

A architectural  
D design  
A associates  
inc. architect



a architectural  
d design  
a associates  
inc. architect



a architectural  
d design  
a associates  
inc. architect

COUNTERPOINT | DILLON  
LAND DEVELOPMENT BY | CONSULTING

# NEXT STEPS



- Finalize background reports
- Submission to the City of Windsor
- Statutory Public Meeting/ Development and Heritage Standing Committee
- Council Meeting

## Stay Involved



Ask questions today and provide your feedback

## Contact Us



Amy Farkas, MCIP RPP, Associate  
Dillon Consulting Limited  
[howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)

# APPENDIX D

## IN PERSON RECORD OF ATTENDANCE

## RECORD OF ATTENDANCE

3694 - 3738 HOWARD AVENUE – RESIDENTIAL DEVELOPMENT

Public Information Centre – Thursday, March 27<sup>th</sup>, 2025

Name	Mailing Address
[REDACTED]	[REDACTED]

## RECORD OF ATTENDANCE

3694 - 3738 HOWARD AVENUE – RESIDENTIAL DEVELOPMENT

Public Information Centre – Thursday, March 27<sup>th</sup>, 2025

# APPENDIX E

## VIRTUAL RECORD OF ATTENDANCE

First name	Last name	Email	Duration	Time joined	Time exited
		.com	5 min	6:12 PM	6:17 PM
Amy	Farkas	afarkas@dillon.ca	30 min	6:16 PM	6:46 PM
Rukma	Ramdenee	rramdenee@dillon.ca	1 hr 1 min	5:43 PM	6:44 PM
Sophia	Symons	ssymons@dillon.ca	1 hr 5 min	5:43 PM	6:48 PM

# APPENDIX F

## EMAIL CORRESPONDENCE

# 3694-3738 Howard ave



[REDACTED]  
to [howardresidential@dillon.ca](mailto:howardresidential@dillon.ca)

Apr 2, 2025, 2:06:06 PM

Dear Ms. Farkas,

I am writing to formally express my strong opposition to the proposed 6-storey multiple dwelling development in our mature and established residential area. As a long-time resident of this neighborhood, and as someone who has personally invested in building my family home from the ground up, I believe that this development would have significant negative impacts on both the community and the environment we have worked hard to foster over the years.

Firstly, this proposal stands in stark contrast to the existing character and charm of our residential area. The architecture and scale of the development would fundamentally alter the aesthetic and feel of the neighborhood, which has been carefully cultivated. Our area is defined by its low-rise homes, green spaces, and a sense of privacy, all of which contribute to its livability and quality of life. A 6-storey building, with its high density and overwhelming presence, would disrupt this harmony and create an atmosphere of overcrowding and excessive noise.

Secondly, the traffic and parking implications cannot be ignored. The addition of such a large-scale dwelling would undoubtedly increase vehicle congestion, which is already a concern in our area. The narrow roads and limited infrastructure are simply not equipped to handle the influx of residents, visitors, and delivery vehicles that a development of this size would bring. This could undoubtedly lead to increased safety risks for pedestrians, particularly children.

Furthermore, the privacy and tranquility that we have come to appreciate in our homes would be severely compromised. The height and proximity of the proposed building would result in overlooking and a loss of personal space for many of our current community residents. It would create a feeling of being boxed in, with direct views into our backyards and living spaces, which we find unacceptable and invasive.

Lastly, the environmental impact of the proposed development is another serious concern. The construction of such a large building would place significant strain on local infrastructure, such as water and sewage systems, which may not be equipped to accommodate the additional demand.

I urge you to reconsider this proposal in light of the concerns expressed by myself and other members of my community. We are not opposed to development that enhances our area, but a project of this scale is simply incompatible with the values and characteristics that make this neighborhood unique.

Thank you for taking the time to consider my views. I trust that the impact on the long-term wellbeing of our community will be carefully weighed before any final decisions are made.

Sincerely,

[REDACTED]

# Proposed Residential Development at 3694-3738 Howard Avenue



[REDACTED]  
to Amy Farkas, Clerks CityWindsor, kmckenzie@citywindsor.ca, [REDACTED]

Apr 3, 2025, 8:58:12 AM (12 days ago)

## **Argument Against the Six-Story Development**

### **1. Violation of Existing Zoning Bylaws**

The proposed six-story development directly contradicts the current zoning bylaws, which set a clear maximum of four stories. Zoning regulations exist to ensure orderly and consistent community development, and granting an exception in this case would set a dangerous precedent for further non-compliant developments. If one developer is allowed to bypass these regulations, it weakens the integrity of local zoning laws and invites further requests for height and density variances that may be detrimental to the neighborhood.

### **2. Disruption of Neighborhood Character**

The area is predominantly composed of single-family homes, creating a cohesive and well-established residential character. Introducing a six-story building would drastically alter the streetscape, overshadow existing homes, and erode the aesthetic and architectural harmony of the community. This could lead to a loss of the neighborhood's identity and appeal, which residents have invested in and chosen for its low-density atmosphere.

### **3. Increased Traffic and Parking Issues**

A six-story building will introduce a significantly higher number of residents and vehicles compared to what the area was designed to accommodate. Increased traffic congestion could pose safety concerns for pedestrians, cyclists, and school zones, particularly in a neighborhood that was developed with lower-density living in mind. Additionally, parking shortages may arise, leading to overcrowding on residential streets and negatively impacting current homeowners.

### **4. Strain on Infrastructure and Public Services**

The existing infrastructure—such as roads, water supply, sewage, and emergency services—was designed to support a lower-density community. A development exceeding the designated height and density limits could put undue stress on these systems, leading to increased maintenance costs, potential service disruptions, and a reduced quality of life for current residents.

### **5. Loss of Privacy and Increased Shadowing**

A six-story building in a single-family home neighborhood would create privacy concerns for adjacent homeowners. Residents in nearby homes may find their yards, windows, and living spaces overlooked by taller structures, diminishing their enjoyment of their property. Additionally, the height increase could lead to excessive shadowing, reducing natural light for neighboring homes and impacting their property values.

### **6. Negative Impact on Property Values**

The introduction of an oversized development could negatively impact property values of existing single-family homes. Many homeowners purchased in the area with the expectation of a low-rise residential environment. A six-story structure may deter future homebuyers who seek a quieter, less congested neighborhood, leading to slower home appreciation or even depreciation.

### **7. Community Opposition and Precedent for Future Overdevelopment**

Local residents have a right to expect that zoning laws will be upheld. Allowing this development to exceed the current height restrictions could lead to increased community opposition and legal challenges. Furthermore, it could set a precedent for future developments that push beyond current zoning allowances, gradually transforming the area into a high-density zone inconsistent with its original intent.

## **Conclusion**

The proposed six-story dwelling does not align with the existing zoning bylaws, the character of the neighborhood, or the needs of the current residents. It would lead to increased traffic, infrastructure strain, privacy concerns, and declines in property values. Upholding the four-story zoning maximum is essential to maintaining the integrity of the community, protecting residents' investments, and ensuring responsible and sustainable development.

[REDACTED]

---

## Feedback on Rauti Howard Development



[REDACTED]  
to howardresidential@dillon.ca

Apr 8, 2025, 1:08:04 PM

Hello,

I attended the March 27th meeting on the new development on Howard Ave. my house is within 100 meters of the new development. Here is my feedback:

Last year I bought a new house from J Rauti Custom Homes on Orchards Cres in south Windsor. At the time the developer told me they were planning for a small 3 story condo building that could be viewed from my back yard. Yesterday I got a notice in the mail about an info session for the reasoning request for a large 6 story complex overlooking my yard done by the same builder as my home. I will have a towering apartment building overlook my yard because the developer lied to me. I never would have purchased the home if they were honest.

Is there any recourse or way for the city to approve a smaller size building or have the developer pay for the cost of large trees for privacy? A development in that location is not unexpected but J Rauti lied to me to purchase a home I otherwise wouldn't have, this will cost me severely with the lowering in my home value.

# Orchards of south windsor Residents response to Zoning Amendment 3694-3738 Howard ave



[REDACTED]  
to kmckenzie@windsor.ca, howardresidential@dillon.ca, buildingdept@citywindsor.ca

Apr 8, 2025, 1:28:09 PM

Good afternoon.

This is [REDACTED] resident of [REDACTED] Orchards crescent

Last year I moved to my new home, developed, and constructed by JRauti, on a premium lot with (no immediate backyard neighbour,) I paid 100 k extra to have my dream home built.

Was surprised when received a letter in the mail, that same builder now is now starting a 6 story high rise building where there was only a single dwellings/bungalows.

This is quite frustrating, will affect the privacy, lower the value of my property and more traffic into the area.

I request to reconsider this zoning amendment and considering the concerns of the Orchards community

(Professionals/business owners, moved to raise families in a quite neighbourhood)

Builder should also be penalized for not telling the truth at the time he sold lots.

[REDACTED]  
[REDACTED]

# **The Orchards of South Windsor Residents**

## **Response to Application for Zoning Amendment**

### **for 3694-3738 Howard Ave**

In response to the Zoning Amendment Application before the City of Windsor's Development Committee (File No: ?-???/?? ???/????) proposed zoning amendment and re-development of the properties at 3694-3738 Howard Ave and the related documents made available to the public via City of Windsor website, the residents representing Holburn Street and Orchards Crescent whom are directly impacted by the proposed development have engaged in discussion and this letter is a product of that discussion. Some of the main concerns brought forward were height of the building and its monolithic massing, the disassociation with the character and history of the neighbourhood and parking.

#### **Introduction**

Primarily, the residents would like to commend the development group, for their recognition of the potential of the land to be developed and for bringing this opportunity to our neighbourhood. We fully understand and value the capital investment that it will take to make this vision a reality and furthermore would like to partner in good faith with the development group and the City in extracting the most value from this opportunity for current and future residents, the developer, and the City, and to ensure the most successful, sustainable, long-view of development for our neighbourhood.

We would like to point out to the development group, Development Committee and City Council that our neighbourhood is very inclusive and diverse; we, as a group, very much value our neighbours and what every individual brings to the table. This neighbourhood includes residents from all walks of life, from construction workers, small business owners, retirees, artists, professors, urban planners, architects, engineers and community organisers. To note, J Rauti Custom Homes (Orchards of South Windsor exclusive home builder) previously (at time of sale) identified the lots that are going to be most affected by the proposal as 'premium' and as such charged extra. We have organised ourselves around various issues via letter drops, in-person meetings, social media groups, and chats. With this being said, the development group should know that the concerns below have been assessed and articulated by a well-informed group of concerned neighbours, many with professional qualifications and accreditations to support their assertions. Perhaps the most valuable aspect of the conversation is that we also

have lived experience from all the residents of the neighbourhood regarding day-to-day conditions in the area.

### **Neighbourhood Concerns**

**PROPOSED HEIGHT OF THE NEW DEVELOPMENT** - The development team has proposed a 6-storey building (6 storey building average height - 10-22 meters). This height appears to be problematic for a few reasons

- a) The overall height as proposed in the current building form appears to have not considered the neighbourhood architectural fabric. The current massing, in contrast with its adjacent, seemingly excessive expanse of concrete driveway/parking space, appears as an alien monolith placed, not integrated into the neighbourhood.
- b) The Urban Design Brief has either not been created or has not been made available for review - 'The Urban Design Brief shall outline how the design considerations of the guidelines have been met, how the development responds harmoniously to the specific context, and how it is complementary to the character of the surrounding neighbourhood in terms of building placement, building design, height, massing, materials, heritage considerations, etc.'
- c) Unmitigated height and the monolithic approach to the way that the building height is reached is more problematic, potentially, than the total proposed height for the development. A multi-unit development being inserted into a neighbourhood comprised exclusively of single family, duplex residential and low-profile apartments would benefit from an architectural effort to break down a single mass, in order to present itself as a contextually sensitive and responsive development while still potentially achieving the developer's desires for a taller building accommodating more units. We would suggest as well, that a less monolithic building, more appropriately scaled and integrated with the neighbourhood might be a more comfortable and desirable living situation for many potential residents.
- d) The proposed design does not seem to have taken any of the suggestions made in 'City of Windsor Intensification Guidelines 2022' Sec 3.4.1 into consideration.

**SITE PLAN ARRANGEMENT** - The site plan proposal has been reviewed and there are significant concerns with the following elements:

- a) The visual and spatial dominance of parking infrastructure results in de-emphasizing and diminishing the neighbourhood's inherent walkability and we worry it could lead to unnecessarily increasing traffic on Holburn Street - which is home to many young families with active children, neighbours and people from surrounding neighbourhoods walking and biking through to Howard Ave.

b) The proposed plan shows a new curb cut on Holburn Street for access to surface grade parking spaces. This approach is inconsistent with the City's lack of desire to allow curb cuts of such scale for residents in order to maintain the character of new development neighbourhoods in the adjacent area. It is disappointing that the proposed development is not willing to consider and follow neighbourhood form on this topic, as there is no foreseeable reason why all the vehicular access to the development could not be done from Howard Ave.

**LACK OF CONNECTION TO STREET** - The current proposal does not attempt to create any connection to the street frontage of Howard Avenue. If one considers the proposal as-is, one could conclude that it is behaving more like a modernist tower-in-the-park development, rather than anything modelled after contemporary good urban planning principles (Notably influenced by the writings of Jane Jacobs etc.). The building simply put looks like a generic building model more focused on financial efficiency than trying to achieve a holistic integration to an already established neighborhood. It is important to note that the modernist tower-in-park typology of buildings are a demonstrably failed typology and have been torn down around the country, having generally become (always were?) understood as unpleasant places to live. This is generally due to the fact that places which don't establish connection with the surrounding context and furthermore, don't inspire a sense of ownership of the ground plane (stoops, porches, front doors, eyes on the street etc.) create a no-mans-land that inevitably falls into disrepair. Thereby, there is a significant concern in the way that the site plan and the architecture of the proposed development is turning its back onto our neighbourhood.

**PARKING** - The development plan includes approximately 1.15 parking spots per dwelling unit. This is approx. 10 spots less than the city's prescribed minimum of 1.25 spots per unit. Given that our city is not currently widely walkable or easily accessible via public transit, most homes do have at least one, and often multiple vehicles. Many homes in our neighbourhood include multi-unit houses. As a result, many existing households rely on street parking and there is some concern that increased density would put additional stress on the demand for street parking.

The residents of The Orchards of South Windsor neighbourhood adjacent to the proposed development collectively acknowledge that parking is a complicated problem when we face both the desires for safe walkable neighbourhoods and also the realities of daily life. These conflicting objectives intersect with many other issues and concerns both directly related to this development and more broadly, including safety/lighting, stormwater management, increased traffic/road safety, and promotion of active and public transportation. We would like to have

more discussion on this issue with the development group and the city and to find a resolution that feels more comfortable for all.

**HOLBURN STREET ACCESS TO HOWARD AVENUE** - One of the main draws for potential new residents will surely be immediate and walkable proximity to Howard Avenue. We all have many negative experiences with traffic in the area as it pertains to turning onto Howard Avenue. We see many pedestrians, cyclists, e-scooters, families, independent children, and seniors both residents of The Orchards of South Windsor and those from other neighbourhoods - passing through on their way to access Howard Avenue. With this new investment in the community, we feel that there is an opportunity and imminent need to improve safety and walkability in the area by introducing traffic calming measures on Holburn Street and Howard Avenue corridors as well as installing pedestrian and cycling crossing points.

Given these considerations, will the Development group and the City help to provide safer transportation in the area?

**STORMWATER MANAGEMENT** - The storm water management plan has either not been created or has not been made available for review.

- a) Potential for flooding - There was considerable concern raised amongst the neighbourhood about how, in the event of significant storm events, would stormwater be managed, if the capacity of the stormwater system for the Site were to be exceeded. Where would excess stormwater be directed?
- b) Due to a significant proportion of the Site being proposed as covered by impermeable surfaces, there is concern that this could contribute to additional flooding in the neighbourhood. The proposed layout does not take into consideration there could be permeable surfaces used to reduce the reliance on the existing stormwater infrastructure in the neighbourhood because there is no space for such surfaces.
- c) The storm water management plan has either not been created or has not been made available for review so applicable Intensity Duration Frequency (IDF) curves have not been reviewed by public.

**NEIGHBOURHOOD CHARACTER, HISTORIC AND SOCIAL CONTEXT** - Some residents are concerned that the historic background of the property is disregarded in the proposed new development. The adjacent site has a history of being a functioning orchard. Could some recognition and celebration of the history and social context of the land be incorporated into the building, site design, or landscaping (e.g. building aesthetics, public art, material references, visible information boards, plaques, etc.)?

## ENVIRONMENTAL CONCERNS

- a) The Environmental Site Assessment has either not been created or has not been made available for review.
- b) Construction Noise, Dust and Heavy Truck Traffic - Without information from an ESA there is a concern regarding soil quality and consequently dust arising from construction at the Site. There was a question raised by the neighbourhood regarding noise and dust during construction, especially of a large structure within a residential neighbourhood. How long is the anticipated duration of construction? How will concerns of dust, noise and heavy truck traffic through the residential area be addressed during construction?
- c) To our dismay, the proposed site plan appears to remove all existing mature trees. We insist that as long as these mature trees are healthy, the development group makes all possible accommodations to keep them in place. We also insist as well that the developer plants more trees on the property according to a landscaping plan that prioritises shade and greenery around the site and contributes to the canopy that keeps our neighbourhood shady, comfortable, and beautiful. New trees should be planted to replace old, and to increase the canopy, but healthy mature trees are invaluable and irreplaceable.
- d) The height of the building will undoubtedly violate City of Windsor 'Intensification Guidelines 2022' Sec 2.3.1.5 as the building will create a shadow that does not currently exist during sunset therefore taking away solar access to adjacent Orchards of South Windsor neighborhood.

DISSEMINATION OF INFORMATION FOR RE-ZONING/ZONING EXEMPTION APPLICATIONS - The "Notice of Public Meeting" has either not been created or has not been made available for review. Material is important to encourage discussion about changes in our community and to foster community engagement in this decision-making process. The Residents of The Orchards of South Windsor are only able to respond to the proposal we are given access to. Allowing access and additional time for residents to read and understand information about the development would be beneficial for all parties.

## CLOSING

In light of the above-mentioned concerns presented by our neighbours, it would be beneficial for both sides to come to workable solutions directed at the mutual benefits present with this development opportunity. In order to find theses mutually beneficial solutions, we would recommend that the development team consider the following:

- Creating a robust neighbourhood engagement process to be initiated by the developer as would be expected of any project of this scale
- Development to take a more neighbourly approach:

- Contextual design
- Breaking down of scale and height (“human-scale” design)
- Revising access strategy to be more in line with the neighbourhood
- Consider a more eco-friendly approach (less impermeable surfaces, more thoughtful landscaping)
- Consider a more neighbourhood scaled approach along Holburn Street and Howard Avenue.
- Consider researching the history of the neighbourhood, the site, and use it to enhance design and beautification of the site plan.

We, the residents of The Orchards of South Windsor neighbourhood, submit these concerns for your consideration and at this time, given the proposed plans made publicly available for review, we do not support the re-zoning or zoning exemptions proposed for 3694-3738 Howard Ave. We would like to see a more considered, and nuanced approach from the development team and a revised design for the site and building. We believe that for a piece of urban architecture to truly be successful, it is imperative to take into consideration the concerns of residents, the sustainability of the program, and to take a more thoughtful and sensitive design approach. We hope that we can come to an agreement on a design which will truly enrich our neighbourhood, our city and our new neighbours at 3694-3738 Howard Ave.

Warmest regards,  
The Orchards of South Windsor Residents

# Orchards of South Windsor Residents response to Proposed Residential Development at 3694-3738 Howard ave



Apr 9, 2025, 7:39:00 PM

to howardresidential@dillon.ca, buildingdept@citywindsor.ca, kmckenzie@citywindsor.ca

Hello Amy Farkas,

I am writing to express my concerns about the proposed construction of a high-rise building behind my property at [REDACTED] Orchards Crescent Windsor Ontario. I am deeply concerned about the negative impact this project will have on my quality of life, property value, and the overall atmosphere of the neighbourhood.

The construction of a high-rise so close to my home will undoubtedly disrupt the peaceful environment that I have enjoyed since purchasing my home in 2022. When I built my home, I specifically chose a premium lot that cost me between 30-50k extra that offered the benefit of no immediate backyard neighbours. At the time of buying the lot, the builder never disclosed any future plans of this disruptive construction. It is therefore particularly frustrating to now face the prospect of a six-story building being constructed right behind my property.

The increase in noise, traffic, and overall activity during construction and once the building is completed will significantly reduce my privacy as well as the market value of my home.

I kindly ask that you consider the consequences this project could have on the quality of life for existing residents. I would be grateful for any information on the project and any steps that may be taken to address these issues.

Thank you for your time and consideration. I look forward to hearing from you soon.

Regards,

[REDACTED]

# Response to Application for Zoning Amendment for 3694-3738 Howard Ave

Apr 11, 2025, 9:50:15 AM

to [howardresidential@dillon.ca](mailto:howardresidential@dillon.ca), Building, [kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)

Resident, The Orchards of South Windsor

To:

City of Windsor Development Committee  
c/o Planning & Building Department  
City Hall, 350 City Hall Square West  
Windsor, ON N9A 6S1

Subject: Formal Objection to Proposed Zoning Amendment for 3694-3738 Howard Avenue

Dear Members of the Development Committee,

I am writing as a resident of The Orchards of South Windsor to express my formal opposition to the proposed zoning amendment and development for the properties located at 3694-3738 Howard Avenue.

While I recognize and appreciate the importance of thoughtful urban development and investment in our city, I must voice my deep concerns about this specific proposal. The scale and form of the proposed six-storey structure are wholly incompatible with the established character of our neighbourhood and, in my case, will directly compromise the privacy and comfort of my home.

## **Impact on the privacy and Enjoyment of the property**

This proposed six-storey building would rise directly behind my home, casting a long, daily shadow over my backyard and allowing residents from multiple levels to look directly into what is currently a private, family-oriented space. The sense of intrusion this creates cannot be overstated. The massing and height of the building are excessive and inconsiderate to surrounding homeowners, many of whom, like myself, purchased property here with the reasonable expectation of privacy and a consistent neighbourhood scale.

## **Disruption of Neighbourhood Character**

The Orchards of South Windsor is a low-rise, residential community consisting predominantly of single-family homes and duplexes. A six-storey structure introduces a jarring and inappropriate scale to this environment. Rather than integrating into the neighbourhood, the proposed building reads as a monolithic structure that dominates its surroundings, both visually and socially.

Additionally, the proposed design makes no apparent effort to connect to the street frontage along Howard Avenue or to harmonize with the established architectural language of the neighbourhood. The lack of human-scale elements such as stoops, porches, or green buffers only reinforces its visual and social disconnect.

## **Lack of Transparency and Community Engagement**

As a resident directly impacted by this development, I am concerned that key documentation, such as an Urban Design Brief, Environmental Site Assessment, and Stormwater Management Plan, has not been made publicly available for review. Adequate notice and transparency are critical to informed community engagement and trust in this process.

Many residents, including myself, feel that this proposal has been fast-tracked without proper consultation or consideration of the genuine concerns raised by those who live adjacent to and within view of the site.

## **Recommendation**

I respectfully urge the City and the developer to reconsider this zoning amendment and to pursue a more appropriate, community-sensitive design. This should include:

- A reduction in the height and overall massing of the structure;
- Reconfiguration of the building to preserve residential privacy;
- Improved street-level integration and urban design that reflects the neighbourhood context;
- Protection of existing mature trees and implementation of permeable landscaping to manage stormwater;
- A robust and transparent public engagement process before final approvals.

## **Conclusion**

In its current form, this proposal represents a significant overreach into an established residential area and poses real consequences for the privacy, safety, and quality of life for myself and many of my neighbours. Development should enhance communities, not diminish them.

I ask that you consider these concerns seriously and work with the community and the development team to arrive at a plan that respects both the fabric of the neighbourhood and the rights of existing residents.

Thank you for your time and consideration.

Sincerely,

[REDACTED]  
Resident, The Orchards of South Windsor