

Memo

To: Jim Abbs, Manager, Land Info & Special Projects (A) – City of Windsor
From: Mike Walters – Dillon Consulting Limited
Date: November 19, 2025
Subject: Zoning By-law Amendment – Traffic Memo
Our File: 24-8888

This memorandum has been prepared as a supplement to the existing traffic impact study (TIS) prepared by Dillon Consulting Limited, dated March 2025, associated with the Zoning By-law Amendment (ZBA) application for the proposed residential development at 3771, 3783, 3793 Howard Avenue, in the city of Windsor. The purpose of this memorandum is to confirm that the conclusions and recommendations of the original TIS remain when considering the revised concept plan prepared by ADA Architects, dated November 2025.

Revised Concept Plan

The site is approximately 1.57 hectares (3.88 acres) in size, with 76.2 metres (250.0 feet) of frontage along Howard Avenue. The revised concept plan prepared by ADA Architects dated November 2025, includes:

- Four (4) two-storey townhouses with four (4) units in each, for a total of 16 townhouse units;
- Two (2) six-storey multiple-dwelling buildings with 81 units each, for a total of 162 multiple dwelling units;
- A total of 178 dwelling units are proposed on the site; and
- A total of 220 parking spaces, with 16 garages for the townhouses and 204 surface parking spaces for the units within the multiple-dwelling buildings, along with two (2) loading spaces.

The townhouses are located along Howard Avenue, while the two (2) multiple-dwelling (apartment) buildings are positioned centrally on the site and oriented north to south. Parking areas are located primarily to the west of the apartment buildings, while each townhouse has direct access to a garage.

The original concept plan included a total of 179 dwelling units (16 townhouse units and 163 apartment units) and 205 parking spaces. Through careful refinement to the building layouts, siting, and parking configuration, the proposed unit count has decreased by one (1), while the surface parking supply has increased from 189 to 204 spaces. The revised site design now provides a parking ratio of 1.25 spaces/unit, meeting the minimum parking requirement contained within the City's Zoning By-law 8600.

TIS Findings & Conclusions

The methodology, findings, and conclusions of the traffic impact study prepared by Dillon Consulting Limited, dated March 2025, remain valid and applicable to the revised concept plan. The reduction of one dwelling unit will not materially change the traffic analysis completed in the March 2025 TIS.

As summarized in Section 7.0 of the TIS:

- The development was projected to generate 51 weekday AM peak hour trips, 70 weekday PM peak hour trips, and 81 Saturday mid-day peak hour trips.
- All study area intersections, including Howard Avenue at Lily Mac Boulevard, Howard Avenue at Cabana Road East, and the Howard Avenue site access, were found to operate at acceptable levels of service (LOS D or better) under total future traffic conditions.
- Queue lengths and delays are expected to remain minimal, and the addition of site-generated traffic has no material impact on intersection performance.

Given that the revised concept plan results in a marginally lower number of dwelling units and maintains the same access configuration, the traffic generation and operational characteristics are expected to remain within the same range compared to the analyzed scenario.

Therefore, we can confirm that no additional traffic analysis is warranted, and the findings of the March 2025 TIS remain valid.

Should you have any questions or require additional information please do not hesitate to contact the undersigned at mwalters@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED

A handwritten signature in dark ink, appearing to read 'Mike Walters', is positioned above the printed name and title.

Mike Walters, P.Eng.
Transportation Engineer