



LASSALINE

PLANNING CONSULTANTS INC.

REPORT: PLANNING RATIONALE REPORT (PRR)
MUNICIPALITY: CITY OF WINDSOR
MUNICIPAL ADDRESS: 4088-4096 SIXTH CONCESSION RD
DEVELOPMENT: OPA/ZBA
DATE: SEPTEMBER 10, 2024 (REV)

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1.0 INTRODUCTION

Lassaline Planning Consultants (LPC) has been retained to undertake a planning rationale report regarding the feasibility of a site-specific Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to support the development of the site with one new three storey residential multi-unit building with 21 residential units and 24 car parking spaces comprised of 21 parking spaces (1sp per 1 unit) and comprised of 4 visitor parking and 2 barrier free spaces. There will be 3 bike parking spaces on site.

The subject lands are designated 'Residential' on Schedule D of the Official Plan and more specifically designated 'Low Profile Residential' on Schedule NR2.-2 of the North Roseland Secondary Planning Area of the Official Plan for the City of Windsor. An OPA is required to recognize the proposed three storey, multi-dwelling unit form of building rather than the permitted townhouse, semi-detached, or single detached residences.

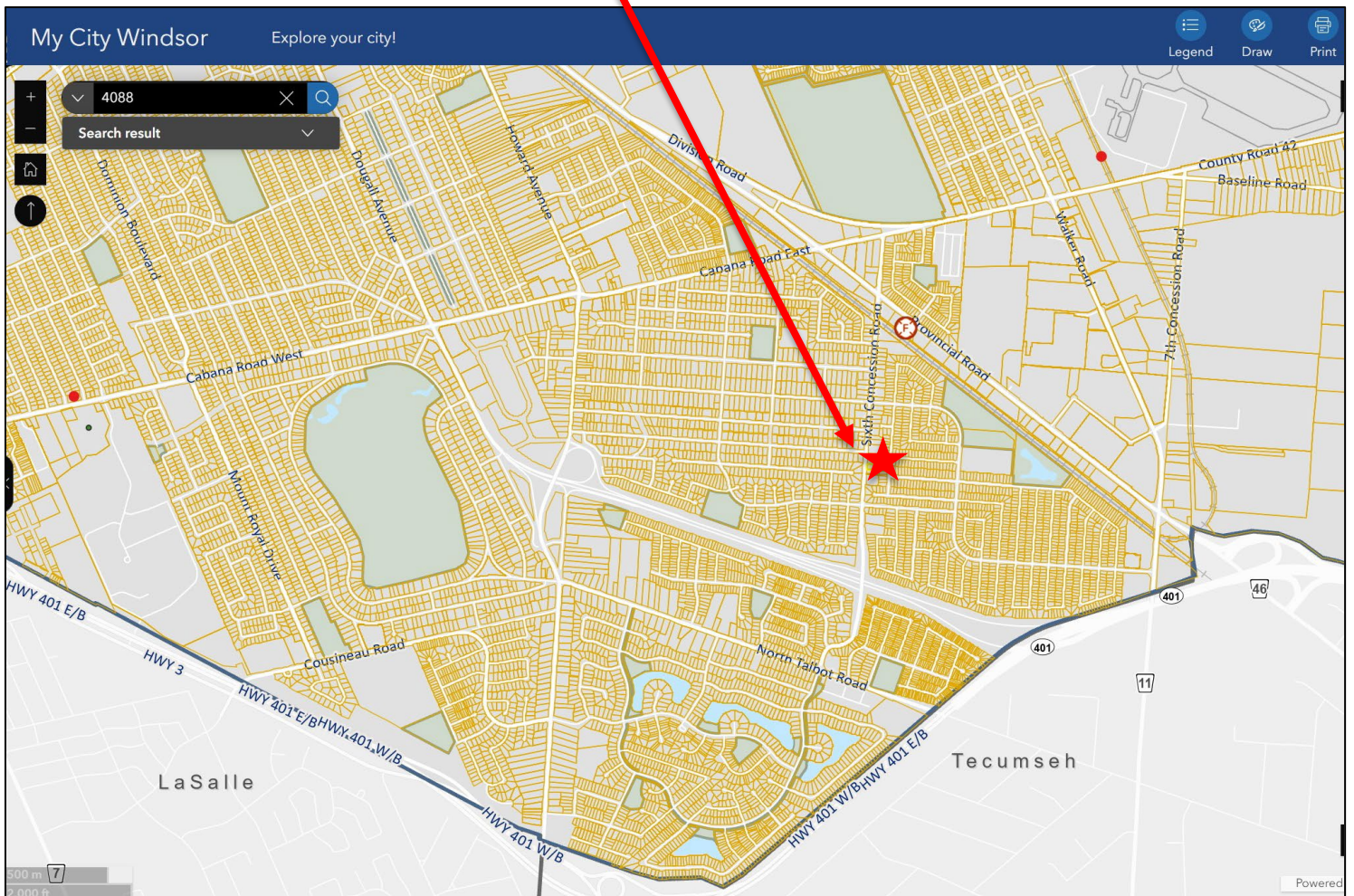
The subject lands are zoned 'Residential District 1.2 (RD1.2)' zone that also permits townhouse, semi-detached, or single detached residences. The ZBA will rezone the lands to 'Residential District 3.2 (RD3.2)' to facilitate the proposed 3 storey, 21 unit multi-unit building on the site. There are two site specific provisions being requested to support the proposed development: landscaped open space of 30% and parking to be provided at 1.14 spaces/unit.

A pre-consultation was held with the City of Windsor and Jackie Lassaline, BA MCIP RPP, Lassaline Planning Consultants with letter outlining requirements under PC-053//23 revised May 14, 2024. This Planning Rational Report (PRR) was prepared to support, explain and justify the site specific Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) applications.

2.0 SITE LOCATION

The subject site is located in the southern area of the municipality in an area known as the Roseland Neighbourhood.

FIGURE 1: LOCATIONAL MAP – 4088-4096 6th CONCESSION



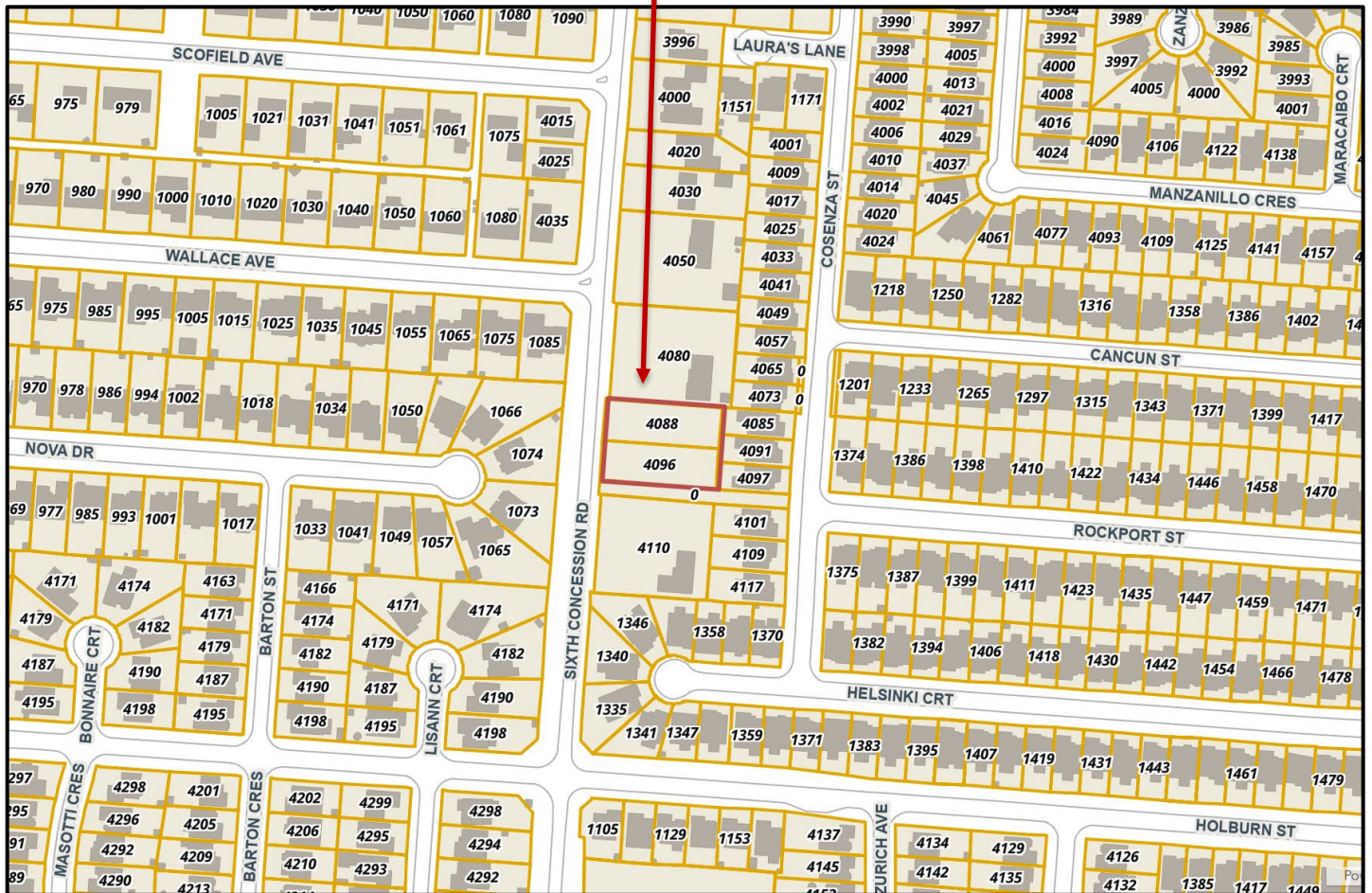
The property is owned by 1722912 Ontario Ltd. – HD Development Group. The subject site is comprised of two lots that is in the process of being consolidated: 4088 Sixth Concession and 4096 Sixth Concession.

4088 - Pin number (01560-2839) Lot 1, Plan 12M 665; City of Windsor.

4096 – Pin number (01560-2640) Lot 2, Plan 12M 665; City of Windsor.

2.1 SURROUNDING LAND USES

FIGURE 2: NEIGHBOURHOOD MAP – 4088-4096 6th CONCESSION



The neighbourhood is comprised mainly of single or two unit residences on a multiple of different sizes and shapes of residential lots. The subject proposed development can be considered a residential development between existing residential uses.

- NORTH:** triple wide lot with a single detached residence;
- SOUTH:** 20 ft wide pathway/connector
- EAST:** **single detached residence;**
- WEST:** triple wide lot with a single detached residence;

The site is in close proximity to Holbourn St where the multi-use trail runs and the bus line runs.

FIGURE 3: NEIGHBOURHOOD AERIAL – 4088-4096 6th CONCESSION FIGURE 2:

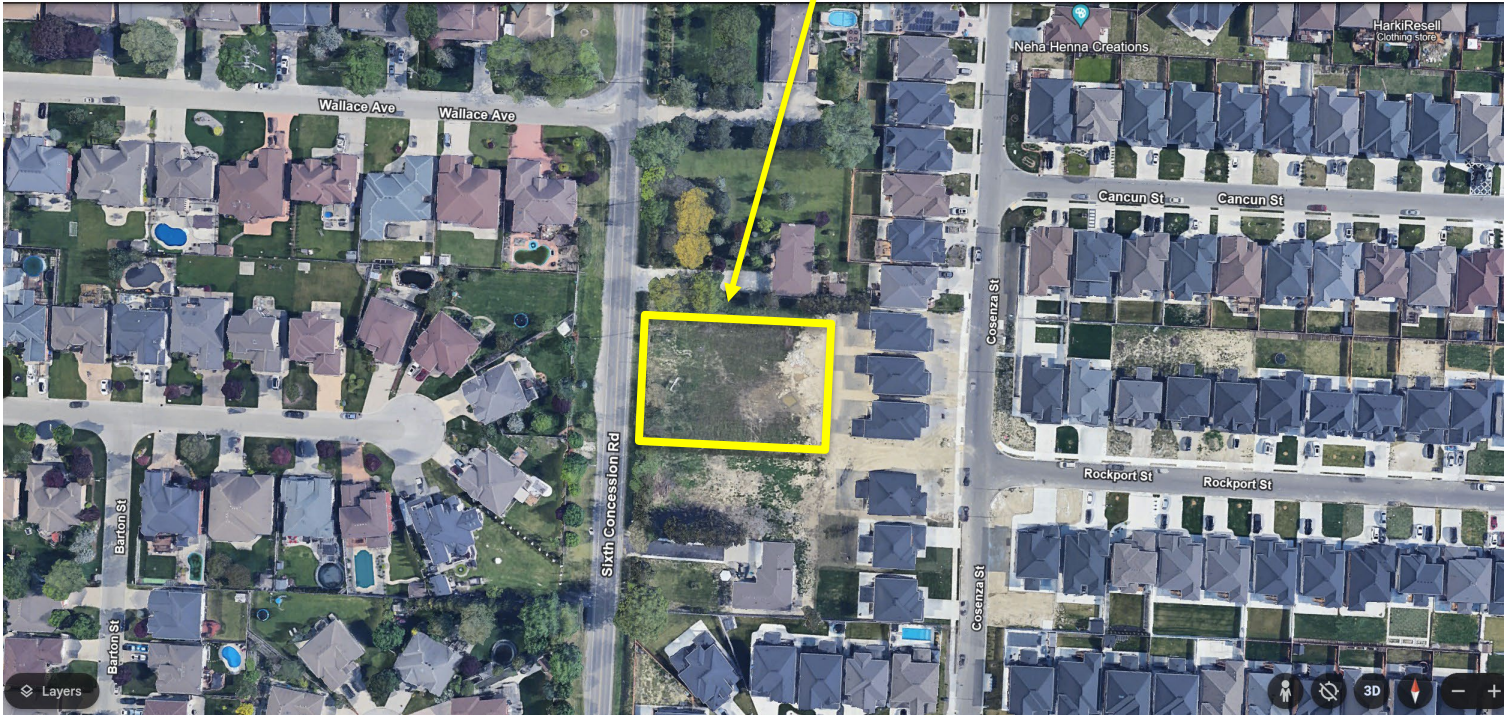


FIGURE 4: NEIGHBOURHOOD BIKE TRAIL– 4088-4096 6th CONCESSION

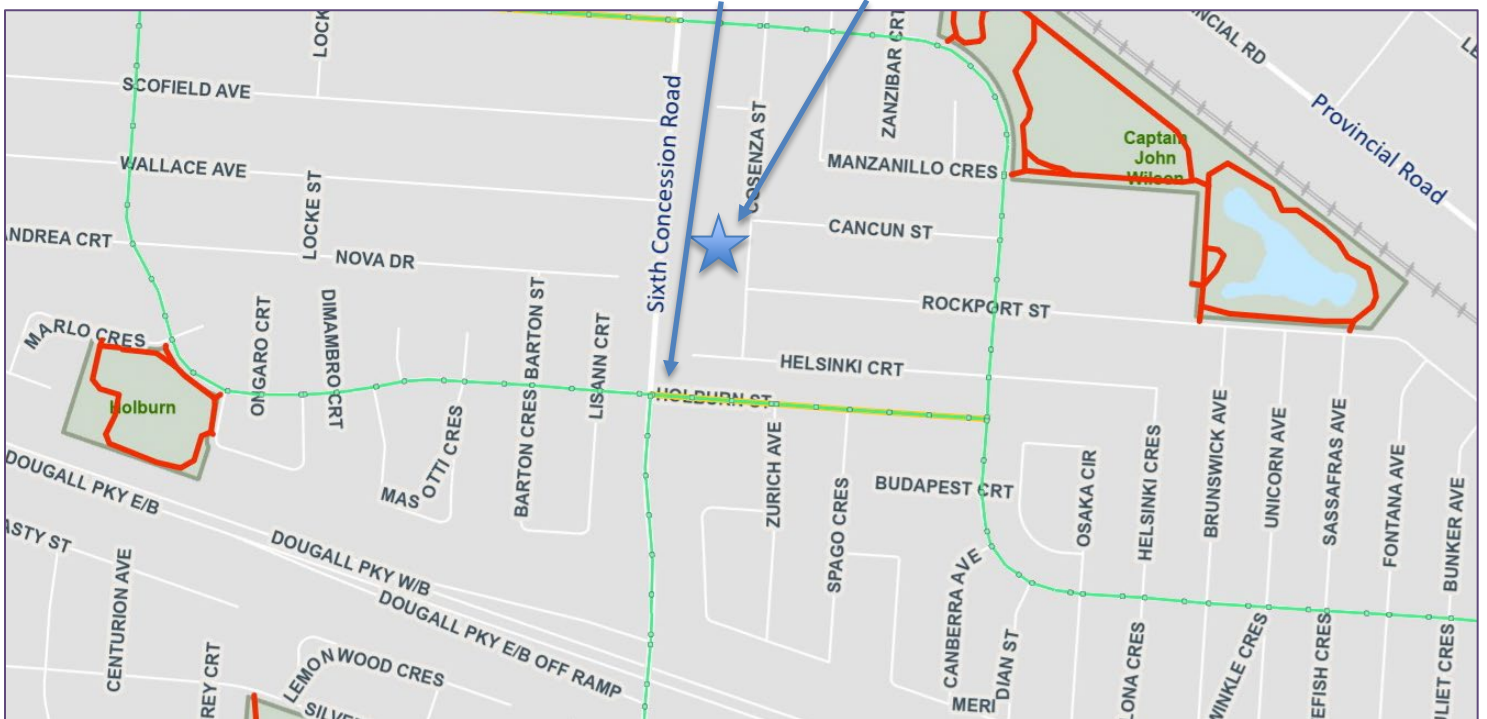
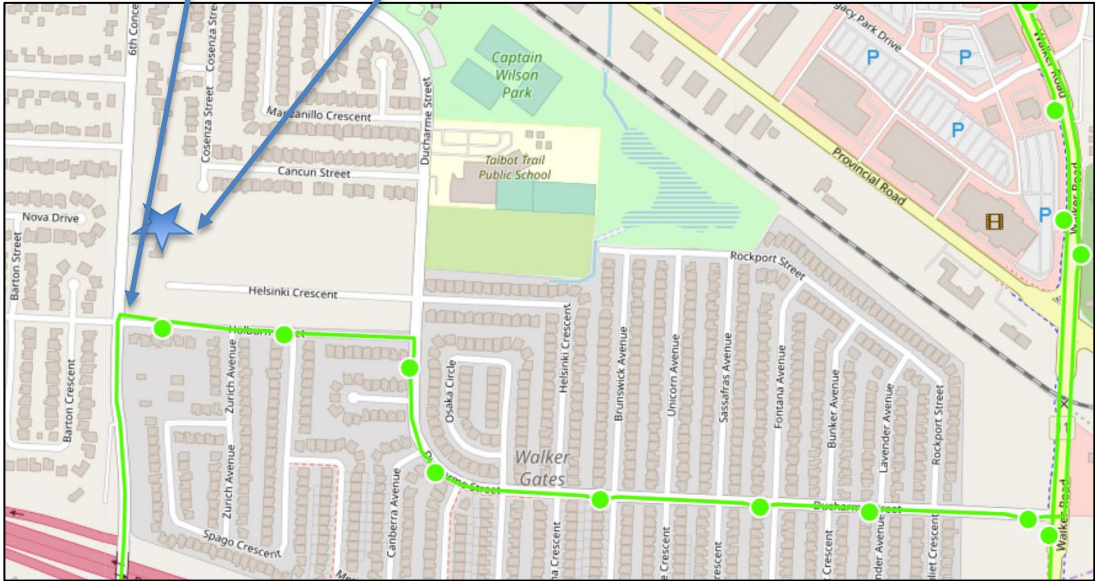


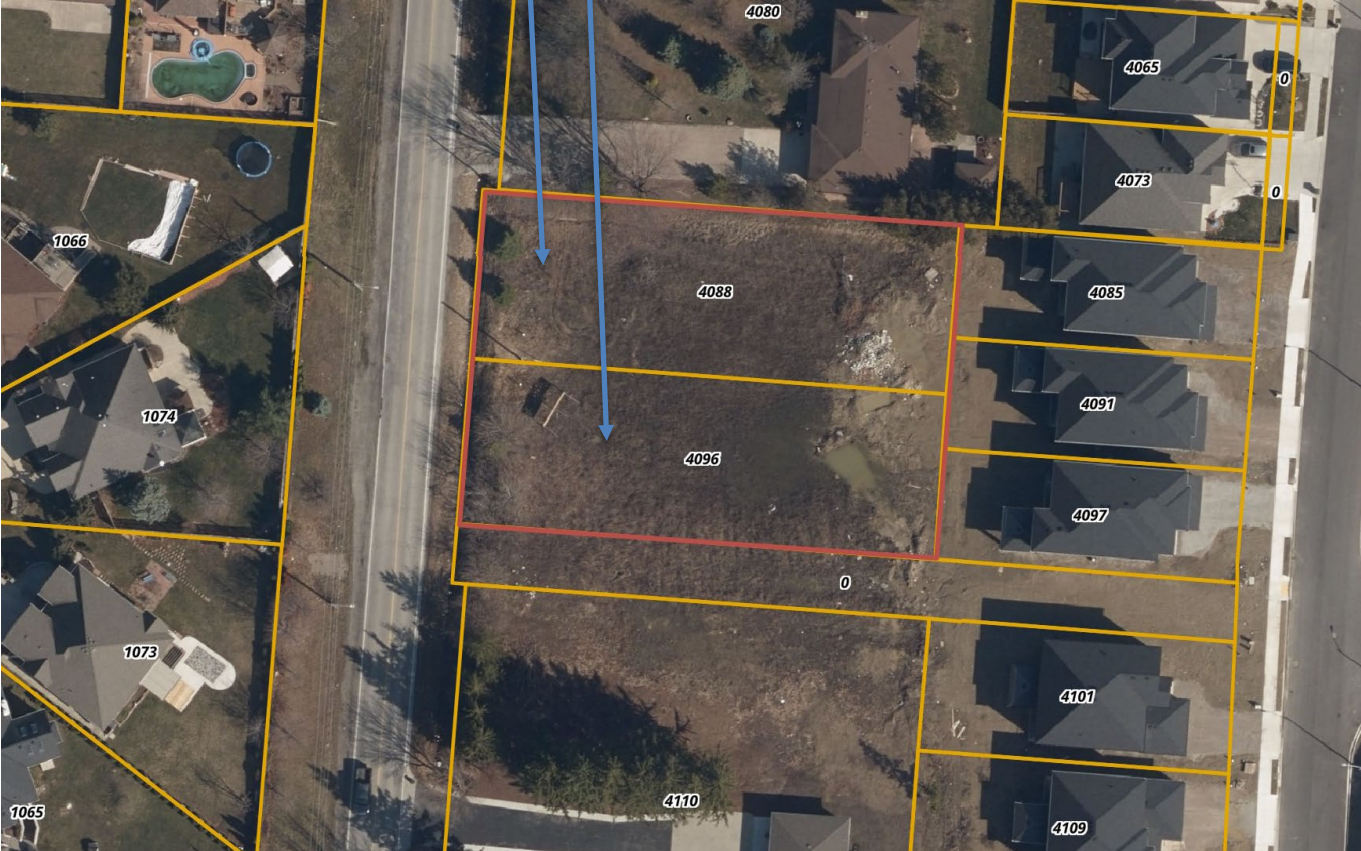
FIGURE 5: BUS LINE – 4088-4096 6TH CONCESSION



2.2 SIZE AND SITE DETAILS

The property is comprised of two lots with a total frontage of 40.5 m and an area of 2,355.5 m² area.

FIGURE 6: SITE AERIAL – 4088-4096 6TH CONCESSION



The subject lands consist of a flat, grassy parcel without trees. There are no natural or human made hazards present on the site. There are no water courses, natural features, or cultural heritage features on the subject site.

2.3 MUNICIPAL SERVICES

The subject site has access to sanitary sewers, storm sewer line and waterlines fronting on Sixth Concession Rd. The subject site is only half a block north of bike trail system and the bus line supporting the walkable, healthy community.

FIGURE 7: LOOKING WEST FROM 6TH CONCESSION ROAD



FIGURE 8: LOOKING WEST FROM 6TH CONCESSION ROAD

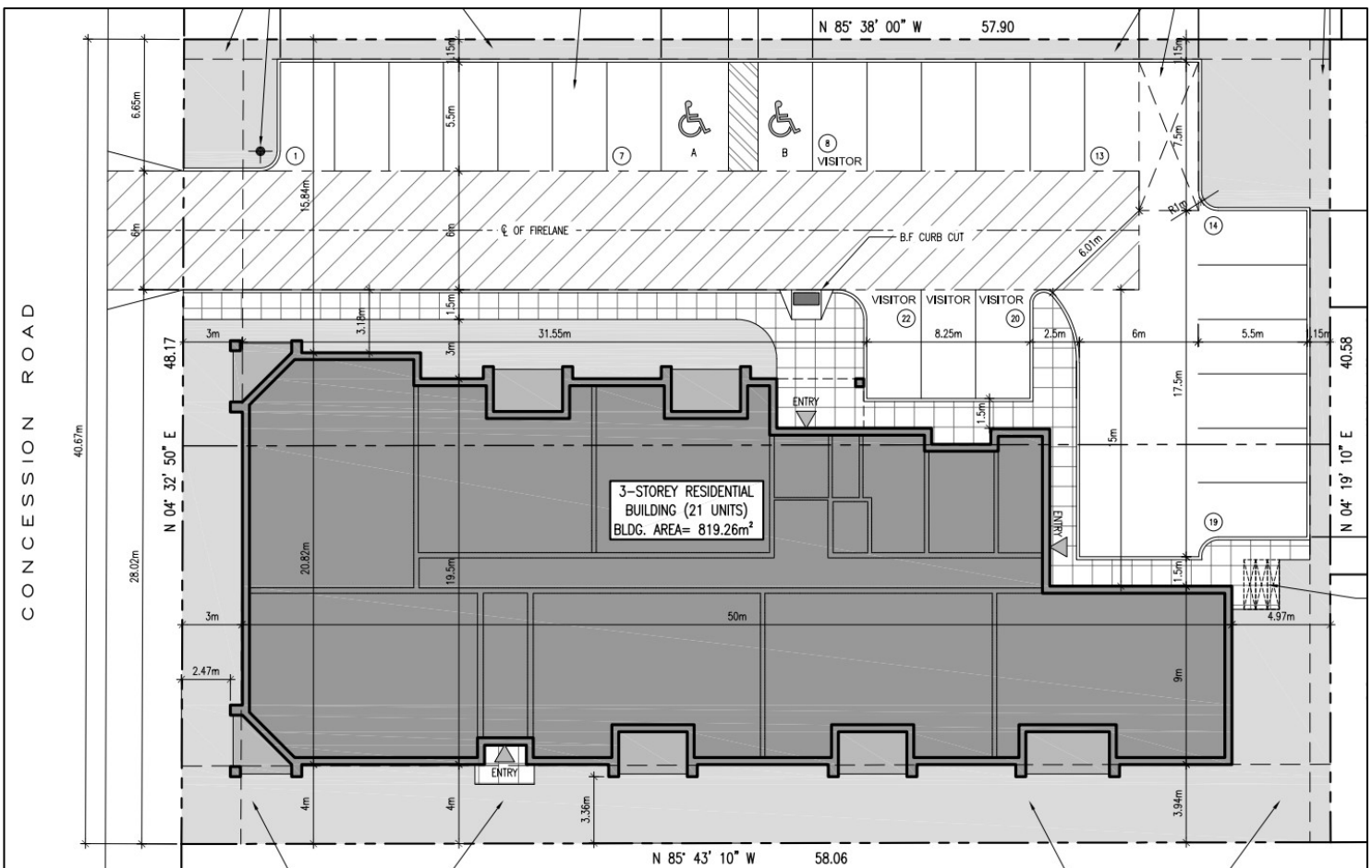


3.0 DEVELOPMENT PROPOSAL

The subject lands are designated 'Residential' on Schedule D of the Official Plan and more specifically designated 'Low Profile Residential' on Schedule NR2.-2 of the North Roseland Secondary Planning Area of the Official Plan for the City of Windsor. An OPA is required to recognize the proposed three storey, multi-dwelling unit form of building rather than the permitted townhouse, semi-detached, or single detached residences.

The subject lands are zoned 'Residential District 1.3 (RD1.2)' zone that also permits townhouse, semi-detached, or single detached residences. The ZBA will rezone the lands to 'Residential District 3.2 (RD3.2)' to facilitate the proposed 3 storey, 21 unit multi-unit building on the site. There are two site specific provisions being requested to support the proposed development: landscaped open space of 30% and parking to be provided at 1.14 spaces/unit.

FIGURE 9: SITE PLAN



The applicant is requesting a site-specific ZBA to change the zoning from (RD1.2) to **'Residential District 3.2 (RD 3.2)'** with site specific provisions to support the construction of a proposed 21 unit rental multi-unit buildings with a total of 24 car parking spaces: including 22 regular spaces and 2 barrier free spaces. In addition, there will be 3 bike parking spaces on site. The development proposal will result in only 34% lot coverage in compliance with the Bylaw.

The building consists of a medium profile 3 storey residential building consistent and compatible with existing residences within the neighbourhood. The building has been designed with only 21 units in order to maintain a 3 storey height (11.2 m), comparable to other residences within the neighbourhood. The design of the building has soft colours and a pitched roof to duplicate the image of residences within the neighbourhood to make sure the building is visually compatible with the residential neighbourhood it is infilling.

There will be a fence on the north, east and south side of the property to provide for visual buffering with the existing residences. Parking has been placed at the north/top of the parcel to assist with the land use buffering from the existing residence to the north and east. To the south, there is a significant distance separation with the 6 m walkway between the lot and the residence to the south and there will be extensive landscaping to provide for a visual buffer. Design efforts such as orientation of the building have been made to minimize the impact of the infilling nature of the development proposal.

The 21 residential units will be apartment residential units to assist in the provision of alternative housing to satisfy the need for 'missing middle' accommodation and provide for neighbours to age in place.

The requested site specific ZBA will support the development of the site as much needed rental housing to add to the limited rental stock currently available in the City of Windsor. This proposed development will provide important alternative housing options to the more common single detached residences in the neighbourhood and City. The proposed development will be beneficial in assisting the City in addressing the current housing crisis by providing alternative residential housing tenure and style.

The subject site is well serviced by existing municipal infrastructure and is located in close proximity to a bus stop and bike trail. The site is well placed for active transportation by foot and bicycle.

The proposal is a gentle intensification of an alternative residential development that provides for a positive infilling development.

FIGURE 10: BUILDING RENDERINGS – NORTHWEST CORNER



FIGURE 11: BUILDING RENDERINGS – SOUTHWEST CORNER



FIGURE 12: MAIN ENTRANCE



FIGURE 13: BUILDING RENDERINGS - NORTHEAST CORNER



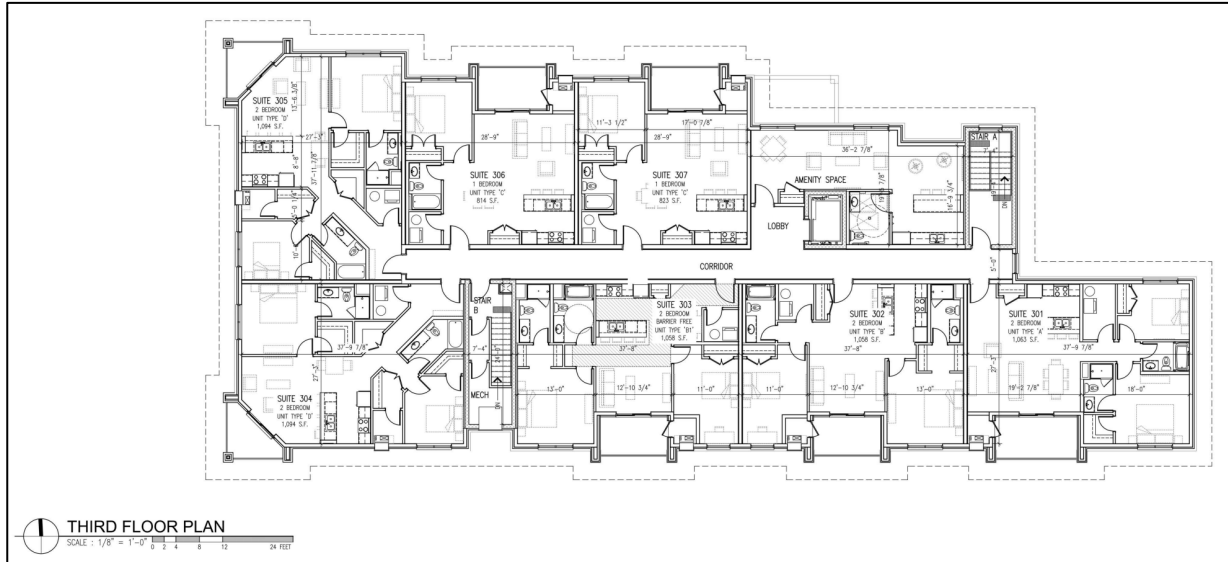
FIGURE 14: BUILDING ELEVATIONS - SOUTH AND EAST



FIGURE 16: ELEVATIONS- NORTH AND WEST



FIGURE 15: 3RD FLOOR PLANS



3.1 PARKING STUDY

As part of the site specific ZBA a request to accommodate parking ratio at 1.14 sp/unit provides for 1 parking space for each of the total 21 apartment units for a total of 24 parking spaces. This is a difference of 2 parking spaces from the 26 spaces calculated from the 1.25 spaces for 21 units.

With the bus stop half a block away and the bike trail also half a block away, it is my professional opinion that the requested exception being sought for the site specific bylaw amendment makes sound planning and confirmed with RC Spencer's traffic engineers opinion:

SUMMARY AND CONCLUSIONS

A low-rise residential apartment building is proposed for vacant lands located at 4088 and 4096 Sixth Concession Road, in Windsor, Ontario. The developer is proposing a three-storey residential building comprised of 21 dwelling units. A total of 24 parking spaces are proposed for the residential building (which includes two accessible spaces and three visitor spaces); the parking spaces are to be accessed from the proposed Sixth Concession Road site access. The City's zoning bylaw requires 26 spaces for the 21 units; accordingly, a variance is required for the parking shortfall.

The ITE Parking Generation Manual (6th Edition) suggests that a minimum parking supply of 25 spaces could accommodate the site's peak parking demand; the proposed development is close to existing active transportation facilities and transit routes, so the proposed development's modal split could further reduce the peak parking demand.

Upon review of industry references and existing conditions around the subject site, it is the engineers' opinion that the proposed on-site parking supply of 24 parking spaces may sufficiently accommodate the peak parking demand for the 21-unit apartment building.

3.2 SEWER STUDY

JP Aleo, Aleo Associates Engineering, 325 Devonshire Road, Suite 500, Windsor ON, a local engineering firm completed a Sanitary Sewer Study for 4088-4096 6th Con. In Windsor:

"As indicated, the existing municipal sanitary sewer has a capacity of 37 L/s and will therefore only have 7% of its capacity utilized. Please refer to the sanitary sewer capacity assessment enclosed. The assessed municipal sanitary sewer has substantial capacity available to support the proposed development."

3.3 OPEN HOUSE

We held an Open House at the Royal Canadian Legion, at 5830 Howard Avenue, Oldcastle from 5:00 pm until 7:00 pm. We had display boards showcasing the site plan, renderings and elevations of all 4 sides of the building, and floor plans of all 3 storeys.

Staff attendees:

Jackie Lassaline, Lassaline Planning Consultants,
Steve Berrill, ADA Architects;
Olivia Byrne, ADA Architects;
Adam Szymcraak, Senior Planner, City of Windsor

Neighbours that attended the Open House:

Marilyn Villalta: 4080 6th Concession Rd

Teter Villalta: 4080 6th Concession Rd

Ljupka Stefanouska: 4050 6th Concession Rd

George Stefanouska: 4050 6th Concession Rd

Comments received (see **Appendix B**) – 3 emails and 1 voicemail:

- 1) **Qamar Asif: 4101 Cosenza St, Windsor** – building is significantly larger in scale than the surrounding buildings and will obstruct the views from my property and disrupt the aesthetic harmony of the neighbourhood of the towering structure on the tranquil residential neighbourhood, adverse impact on environment and removal of greenspace for the neighbourhood, lack of community engagement.
- 2) **Muhammad Siddiqui: 4091 Cosenza St, Windsor** - building is significantly larger in scale than the surrounding buildings and will obstruct the views from my property and disrupt the aesthetic harmony of the neighbourhood of the towering structure on the tranquil residential neighbourhood, adverse impact on environment and removal of greenspace for the neighbourhood, lack of community engagement.
- 3) **Priyesh Pandya: 4097 Cosenza St, Windsor** – inquiry requesting information.
- 4) Voicemail received by one neighbour on May 9th indicating that they do not want more people in their neighbourhood.

OPEN HOUSE

OPEN HOUSE WHEN: TUESDAY MAY 7TH, 2024 5:00 – 7:00 pm

OPEN HOUSE TO DISCUSS: 4088-4096 6TH CONCESSION, WINDSOR

OPEN HOUSE WHERE: ROYAL CANADIAN LEGION, BRANCH 594
5030 HOWARD AVENUE, OLDCASTLE

We are hosting a community information meeting to discuss the proposal for a new 3 storey, 21 unit residential apartment building. There are 24 parking spaces and 3 bike parking proposed for the site.

You are invited to join our neighbourhood discussion about the proposed development with the owner, the architect and the planner available to answer questions.



FOR MORE INFORMATION ABOUT THE OPEN HOUSE:

JACKIE LASSALINE,
Lassaline Planning Consultants
jackie@lassalineplan.ca
519-563-8814

HAIDER HABIB
HD Developments
haider@hddevelopmentgroup.com
519-818-1380

3.4 PROPOSED OPA/ZBA

The subject lands are designated 'Residential' on Schedule D of the Official Plan and more specifically designated 'Low Profile Residential' on Schedule NR2.-2 of the North Roseland Secondary Planning Area of the Official Plan for the City of Windsor. An OPA is required to recognize the proposed three storey, multi-dwelling unit form of building rather than the permitted townhouse, semi-detached, or single detached residences.

The subject lands are zoned 'Residential District 1.3 (RD1.2)' zone that permits townhouses, semi-detached, or single detached residences.

The ZBA will rezone the lands to 'Residential District 3.2 (RD3.2)' to facilitate the development of the proposed 3 storey, 21 unit multi-unit building on the site. There are two site specific provisions being requested to support the proposed development: i) landscaped open space of 30% and ii) parking to be provided at 1.14 spaces/unit.

Official Plan policies define lands designated 'Residential' for needed housing with an intent to create a broad range of housing tenures and styles for residents of Windsor. The intent is to develop the site with a three storey, 21 unit residential multi-unit dwelling. The Roseland Secondary Plan for the area only allows for low profile, two storey residential buildings. An OPA is required to allow for the additional storey being requested for a gentle intensification from two to three storey height, multi-unit dwelling.

With the rezoning of the lands from (RD1.2), a zone designed for single detached and two unit residences, to (RD3.2) a zone designed for multi-unit dwelling, two provisions have to be amended for the site. The first provision is landscaped open space at 30% coverage. Buildings on adjacent property are distance separated from the subject parcel and with the minor adjustment of landscaping from 35% down to 30% is negligible and relief will not be recognizable.

The site is proposed with a minor adjustment for parking ratio at 1.14 spaces/unit. The parking ratio provides for 1 space for each 21 unit and 3 visitor parking spaces with an addition of 2 barrier free spaces for a total of 24 spaces for 21 units. The bike trail and the bus route is within a block of the residence therefore the ratio is supportive of the walkable, healthy community. There will be 3 bike parking spaces on site.

By keeping the building low at 3 storeys 11.2 m, the site will have a minor site specific provision to allow for 30% landscaped open space. The height of 11.2 m is within the 18 m allowable height therefore the new building is in compliance and does not require recognition in the site specific bylaw.

Additional site-specific zoning provisions requested are:

- 1) **Landscaped Open Space:** 35% to 30% (5% variance);
- 2) **Parking ratio:** 1.25 spaces/unit to 1.14 spaces/unit

4.0 PROVINCIAL POLICY STATEMENT (PPS)

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

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

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

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

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

COMMENT:

In my professional opinion, the proposed site-specific OPA/ZBA to support the development of the site with the 21 multi-unit building will create an efficient and effective use suited and compatible with the existing neighbourhood.

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

COMMENT:

The multi-unit residential building, in my professional opinion, will provide for an alternative style and tenure of housing than the standard single detached residential housing. The site-specific OPA/ZBA will facilitate the provision of a variety and diversity of housing Windsor needs to support a healthy community. The residential building will be developed for rental apartment units providing for an alternative housing style and tenure while supporting a diversification of housing styles and tenures.

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

COMMENT:

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

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

COMMENT:

The subject lands are located within the urban settlement area of the City of Windsor. The new residential building creates an infilling development within an established residential neighbourhood. The building has been oriented on site to the south for separation distance from the north residence while the 6 m wide pathway assists with the separation from the south. The building on site has been brought forward to 6th Concession to provide a greater rear yard separating the adjacent residential rear yards to the east. the development will support the efficient and effective establishment of an appropriate alternative residential housing in an appropriate area.

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

COMMENT:

The subject site is located near municipal transit and bike trail connecting the site throughout the municipality. The site has been designed with minimal parking to promote the use of municipal transit. Bike racks will be provided to support the utilization of municipal trails.

Site services are available to the building. The location will allow for an efficient and effective development while providing for a cost-effective utilization of existing municipal infrastructure. There is municipal capacity to accommodate the proposed land use and the development will not result in an expansion of municipal infrastructure.

The proposed development of 21 residential apartment units, in my professional opinion, can be considered a positive, unobtrusive infill in the existing mixed density neighbourhood.

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

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

COMMENT:

Two Barrier Free parking space will be provided. Building accessibility will be established in compliance with the OBC for all residential units.

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

COMMENT:

The municipal infrastructure can accommodate the proposed 21 unit residential building. The proposed development, in my professional opinion, is considered an efficient and effective utilization of municipal infrastructure.

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

COMMENT:

The proposed development is an infill development on an existing residential lot which holds no habitat suitable for Species at Risk, thereby conserving biodiversity, consistent with the PPS.

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

COMMENT:

The residents have access to sidewalks, municipal transit systems, and bike trails. Bike racks for 5 bikes will be provided. In my professional opinion the proposed development is consistent with the PPS by supporting the utilization of municipal transit and bike trails that are available within the block.

“Section 1.1.3.2 Settlement Areas

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

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

- (f) are transit-supportive, where transit is planned, exists or may be developed; and*
- (g) are freight-supportive.*

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

COMMENT:

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

The proposal supports active transportation and municipal transit while supporting a healthy community. .

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

“Section 1.1.3.3 Settlement Areas

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

COMMENT:

The subject lands located in an existing, older community of Roseland Neighbourhood. Being an older neighbourhood, there are very little commercial uses to support the existing and proposed residences however the municipality has added mixed use provisions to allow for the introduction of commercial uses to the neighbourhood. There is access to bike trail and bus route within the neighbourhood therefore there is also access for the tenants to use municipal transit to attend commercial areas.

The ZBA will support the establishment of a new 21 multi-unit residential building will provide needed residential accommodation as alternative tenure and style than the typical single detached residences found within the neighbourhood.

The location will support the ‘aging in place’ by providing affordable rental accomodation for the older established neighbourhood residents who want to continue living in the neighbourhood.

In my professional opinion, the proposed residential building is consistent with the PPS as an efficient, effective development that provides for a low rise alternative housing tenure and style needed within the neighbourhood and provides accomodation for neighbourhood residents to age in place.

“1.1.3.4 Settlement Areas

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

COMMENT:

The development of the subject lands supports, promotes and facilities an appropriate land use that is compatible with the neighbourhood while allowing for a gentle intensification of land use and providing needed residential alternative tenure and style of housing. In my professional opinion, there are no public health issues or risks associated with the proposed development.

“Section 1.4.1 Housing

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- (a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- (b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”*

COMMENT:

In my professional opinion the proposed 21 unit, 3 storey building will provide for gentle intensification, an alternative housing style and tenure on serviced lands as an infilling within a residential neighbourhood and is consistent with the PPS policies.

“Section 1.4.3 Housing

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

- (a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

- (b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- (c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- (d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- (e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- (f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

COMMENT:

In my professional opinion, the proposed OPA/ZBA is consistent with the PPS by providing for alternative housing style and tenure and by accommodating a gentle intensification with only 3 storeys (11.2 m) in height, compatible and comparable with the existing neighbourhood.

The new units will benefit the expected population increase in the City of Windsor and provide housing options for shorter tenure residents including students and temporary workers, and provides options for local neighbourhood residents to ‘age-in-place’ who downsize from the single detached houses. The 3 storey residential building is a gentle increase of density for the mixed density neighbourhood.

The increased density will benefit existing public transit and active transportation networks while utilizing existing municipal infrastructure in a cost-effective manner, consistent in my opinion with the PPS policies.

“Section 1.6.6.2 Sewage, Water and Stormwater

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.”

COMMENT:

The proposed development has access to existing municipal stormwater and sewage systems with sufficient capacity to accommodate the new development and is therefore consistent with the PPS in my professional opinion.

“Section 1.7 Long-Term Economic Prosperity

Long-term economic prosperity should be supported by:”

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;”*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;”*

COMMENT:

The proposed development will establish a new, 3 storey building with 21 residential units that will provide an alternative tenure and style of housing giving the local residents an opportunity to age in place and stay within their neighbourhood through the alternative housing.

“Section 1.8.1 Energy Conservation, Air Quality and Climate Change

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

- (a) promote compact form and a structure of nodes and corridors;*
- (b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

- (c) *focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*
- (d) *focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*
- (e) *encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- (f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- (g) *maximize vegetation within settlement areas, where feasible.”*

COMMENT:

In my professional opinion, the proposed development will:

- Promotes a compact structure and a compact neighbourhood;
- Provides for accommodation for residents to age in place;
- Promotes walking, biking, and the use of public transit;
- Demonstrate a pedestrian friendly orientation;
- Provides for visually attractive, high quality of building design;
- Provides for a low rise residential building compatible with the mixed density residential neighbourhood.

In my professional opinion the OPA/ZBA is consistent with the PPS and will provide for appropriate development.

COMMENT:

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

5.0 CITY OF WINDSOR OFFICIAL PLAN

The Official Plan for the City of Windsor is applicable to planning matters for the City. The subject property is designated 'Residential'. The following sections review City policies as they relate to the proposed development:

“Section 1.8.1 Energy Conservation, Air Quality and Climate Change

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which: (a) promote compact form and a structure of nodes and corridors;

COMMENT:

The new building will be designed in compliance with the OBC and energy efficiencies where possible. The nature of the three storeys building supports energy conservation by providing for moderate density on site. As well, 5 bike parking spaces will be provided on site to encourage alternative transportation. In my professional opinion the requested OPA/ZBA will support an environmentally sound development.

“3.2.1.2 Neighbourhood Housing Variety

Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives. Residents will have a voice in how this new housing fits within their neighbourhood. As the city grows, more housing opportunities will mean less sprawl onto agricultural and natural lands.”

COMMENT:

In my professional opinion, the architect has designed a building that provides for new residential apartment units while providing for only a 11.2 m high building, a relatively low building within the neighbourhood of a mix of heights.

The multi-unit building provides the neighbourhood residents with an alternative lifestyle and ownership that is more accommodating than the single detached residence. The multi-unit option allows the neighbourhood residents to remain in the neighbourhood in the alternative housing style and tenure: age in place.

It is my professional opinion that the OPA/ZBA will provide for a well suited and compatible development for the neighbourhood and conforms with the existing OP policy.

“3.2.1.4 Community Design

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

COMMENT:

The site been designed with sufficient parking for the residents and has been designed in the center of the property to minimize visibility and impact on the neighbourhood. The building has been designed to minimize impacts on the neighbourhood. The building has been located to the south of the lot to provide 16 m separation from the north lot line. The building has a south lot separation of 4 m and an additional 6 m walkway between the building and the neighbour to the south. The building has been located close to 6th Concession to allow for distance separation from the residences to the west. The building is proposed with 11.2 m or 3 storeys in a neighbourhood of multi-storey single detached residences. There will be extensive landscaping and a wood board fence for visual buffering.

Bike racks will be provided to encourage use of alternative transportation. Tenants will be encouraged to take the municipal transit. In my professional opinion, the proposed development and OPA/ZBA conforms with this OP policy.

“3.2.3.5 Energy Efficiency

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

COMMENT:

The new building will have been designed in compliance with the OBC and energy efficiencies where possible. The nature of the 3 storey building supports energy conservation by providing for gentle density on site. In my professional opinion the requested OPA/ZBA will support an environmentally sound development and conforms with the relevant policies of the OP.

“4.2.1 Healthy and Liveable City – Planning & Design

- 4.2.1.1 *To consider community health in the planning and design of Windsor and its neighbourhoods.*
- 4.2.1.2 *To provide for activities and facilities which will foster an active lifestyle to improve community health.*
- 4.2.1.4 *To protect against climate change and its possible adverse effects on human health, the physical environment, economy and quality of life.*
- 4.2.1.5 *To encourage a mix of housing types and services to allow people to remain in their neighbourhoods as they age.*
- 4.2.1.6 *To provide for pedestrian scale neighbourhood centres that serve the day-to-day needs of the local residents.”*

COMMENT:

As discussed above, the requested OPA/ZBA will allow for the new residential multi-unit building as an infilling development. The new building with 21 residential rental units are considered a positive alternative housing as an infill development in an existing residential neighbourhood that will provide for a mix of housing tenure and style. In my professional opinion, the proposed OPA/ZBA and 21 unit residential development conforms with the healthy communities initiative of the City of Windsor policies.

“4.2.3 Quality of Life

- 4.2.3.1 *To encourage a mix of uses.*
- 4.2.3.2 *To encourage the location of basic goods and services close to where people live and work.*
- 4.2.3.3 *To recognize the needs of the community in terms of shelter, support services, accessibility and mobility.*
- 4.2.3.4 *To accommodate the appropriate range and mix of housing.”*

COMMENT:

The residential multi-unit development will provide for alternative housing style and tenure in a 3 storey building that is compatible with the neighbourhood. The new residential multi-unit buildings will provide the existing residents an opportunity for aging in place in their own neighbourhood. In my professional opinion the requested site-specific OPA/ZBA conforms with the ability to provide the neighbourhood and city with alternative residential tenure and style of housing.

“6.1.14 Residential Intensification

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

COMMENT:

The proposed OPA/ZBA and development consisting of a 21 unit, 3 storey residential apartment building can be considered a gentle intensification in my professional opinion. Some neighbourhood services are available in the area. With a recent Mixed Use policy applied to the neighbourhood, there will likely be more commercial uses introduced within the neighbourhood to support the long established residential neighbourhood.

“6.3.1. Residential: Range of Forms & Tenures

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

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

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

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

COMMENT:

The proposal is an infill development on a residential lot in a neighbourhood of a mix of densities. The provision of rental units will provide for alternative tenure and style to some of the single detached residence in the neighbourhood. The alternative housing will assist residents within the neighbourhood to age in place. The 3 storey building has been designed with a pitch roof and soft colours to be complimentary and compatible with the neighbourhood. In my professional opinion the proposal and OPA/ZBA conforms with these OP policies.

“6.3.2.1 Permitted Uses

Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low, Medium and High Profile dwelling units..”

COMMENT:

A 3 storey building (11.2 m) is considered a medium profile building, a permitted use in the Residential Designation. The Roseland Neighbourhood Secondary policies discussed below provides for low profile buildings.

The requested OPA/ZBA that will support the 3 storey building, in my professional opinion, conforms with the relevant policy of the Official Plan to provide for alternative styles and designs of alternative housing.

“6.3.2.4 Locational Criteria

Residential development shall be located where:

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

COMMENT:

The subject lands front on 6th Concession Road, a local road. There are municipal services available for connection. There is a sidewalk connecting to the bike trail and the bus stop located half a block to the south.

“6.3.2.5 Evaluation Criteria for a Neighbourhood Development Pattern

At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is:

- (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:
 - (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;*
 - (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust;*
 - (iii) within a site of potential or known contamination;*
 - (iv) where traffic generation and distribution is a provincial or municipal concern; and*
 - (v) adjacent to heritage resources.**
- (b) In keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area;*
- (c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. In Mature Neighbourhoods as shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the streetscape, architectural style and materials, landscape character and setback between the buildings and streets;*
- (d) provided with adequate off street parking;*
- (e) capable of being provided with full municipal physical services and emergency services; and*
- (f) facilitating a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.”*

COMMENT:

The subject site, as discussed above, is appropriate location for the inclusion of the proposed 21 unit, 3 storey residential apartment building. The use will provide for needed alternative housing.

The development supports the missing middle housing and the ability for local residents to age in place in their neighbourhood.

There is sufficient parking proposed for the units and visitors and supported by the provision of bike racks on site. The site is serviced by municipal water and sewer and there is existing capacity available for the proposed development.

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

“6.3.2.29 Compatible Additional Units

The creation of additional dwelling units through renovation or redevelopment in existing residential neighbourhoods shall be done in a manner that is compatible and complimentary to the character of the neighbourhood. The Zoning By-Law will establish regulations for height, density, and massing that will preserve the character of stable and mature neighbourhoods. Council will adopt Design Guidelines to assist in the design and review of development applications within existing stable and mature neighbourhoods.”

COMMENT:

The buildings have been designed to have similar characteristics of the single detached residences in the neighbourhood. As well, the development has been distance separated from the neighbours. A board fence will allow for more privacy for the neighbours. The buildings can be considered compatible with the neighbourhood and the OPA/ZBA will allow for appropriate development in conformity with the OP policies.

5.1 ROSELAND SECONDARY PLAN

“3.5 Goals

Based on the background analysis and input received at the public meetings, the following development goals were established:

3.5.1 Promote land use patterns, residential profiles and building forms that make efficient use of existing resources, services and infrastructure.”

“3.7 Policies

After reviewing the background analysis, public input and consultants’ reports, the intention of this Secondary Plan is to meet the established goals and objectives of this Plan and to establish land use distribution and policies to enunciate in greater detail, the broad policies established in Volume I: The Primary Plan. The following text together with Schedule NR2-7: Land Use Designations & Concept Plan sets out policies for the North Roseland Planning Area - Phase 2. 3.7.1 General Policies 3.7.1.1

The following designations shall be identified on Schedule NR2-7:

- (a) Mixed Use;*
- (b) Low Profile Residential;”*

“3.7.2 Low Profile Residential

Low Profile Residential development will be the predominant land use within the planning area. 3.7.2.1 For the purposes of this plan, Low Profile Residential development comprises the following types of dwelling:

- (a) single detached; (b) semi-detached; and (c) on-street townhouses”*

COMMENT:

The proposed building is 3 storeys (11.2 m) in height and will be under 18 m in height for the proposed (RD3.2) zone. The 21 unit multiple dwelling is a gentle intensification and efficient and effective development of the subject lands. The requested OPA to allow for a site specific allowance of a multiple dwelling building will provide for an alternative housing style and tenure that makes sound planning. The OPA will support sound land use development of a building that is compatible with the neighbourhood and has been designed to have minimum impact on the existing residences with distance separation and visual buffering.

COMMENT:

In my professional opinion, the requested site-specific OPA and ZBA conforms with the relevant policies of the Official Plan for the City of Windsor based on the evaluation noted above. The provision of a 3 storey residential building with 21 residential units conforms with the Residential policies of the OP and with the OPA will conform with the Roseland Secondary Plan with compatible building that provides for efficient, sound development that provides for alternative housing style and tenure and supports the provision of missing middle housing.

6.0 CITY OF WINDSOR ZONING BYLAW 8600

The subject lands are zoned 'Residential District 1.2 (RD1.2)' which only permits single detached residences, existing duplex dwelling and existing semi-detached dwelling.

A site specific Zoning By-law Amendment (ZBA) is requested to rezone the subject lands to 'Residential District 3.2 (RD3.2)' to recognize two proposed 3 storey, 21 residential unit multiple dwelling as a permitted use for the site. The proposed land use of multiple dwelling is consistent with the City of Windsor's intent to support gentle intensification as infilling within existing residential neighbourhoods.

PROVISIONS	RESIDENTIAL (RD3.2)	PROPOSED DEVELOPMENT
PERMITTED USES	Multiple Dwelling	21 unit Multiple Dwelling
LOT AREA (minimum)	1,925 m ²	2,355.5 m ²
LOT FRONTAGE (minimum)	30 m	40.6 m
MAIN BUILDNG HEIGHT (maximum)	18 m	11.2 m
DWELLING UNIT DENSITY (maximum)	150 units/1 ha	89 units/ha
LOT COVERAGE (minimum)	35 %	34 %
LANDSCAPE OPEN SPACE (minimum)	35 %	30 %
PARKING (minimum)	1.25/unit = 1.25 x 21 = 26 sp	TOTAL – 24 SPACES (22 reg and 2 BF)
BIKE PARKING	2 spaces	5 spaces

Additional site-specific zoning provisions requested are:

- 1) **Parking:** 1.14 sp/unit = 2 space relief;
- 2) **Landscaped open space:** 30%

COMMENT:

After review and evaluation of the CZB for the City of Windsor, the proposed site development will comply with the 'Residential District (RD3.2)' regulations with the site specific provisions after passing of the Zoning Bylaw.

It is therefore my professional opinion that a ZBA to establish a site specific 'Residential District (RD3.2)' zone regulatory framework for the subject lands meets the intent of the CZB for the City of Windsor.

7.0 SUMMARY AND CONCLUSIONS

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

In addition, it is my professional opinion that the proposed site-specific OPA and ZBA is appropriate and desirable within this policy framework as it will facilitate development of site while also implementing the proposals included in this Planning Justification Report dated September 10, 2024.

In summation, the proposal complies with the OPA and ZBA that will appropriately establish a site-specific policy and regulatory framework under the 'Residential' policies and the "Residential District (RD3.2). The OPA and ZBA provides a good solution for the provision of needed alternative residential accommodation and is a compatible development with an existing neighbourhood, while supporting a diversity of housing tenures and styles within the municipality.

In my professional opinion the requested site specific OPA and ZBA:

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

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

Lassaline Planning Consultants Inc.

Jackie Lassaline
Jackie Lassaline BA MCIP RPP
Principal Planner

12.2 RESIDENTIAL DISTRICT 3.2 (RD3.2)

12.2.1 PERMITTED USES

Lodging House

Multiple Dwelling

Religious Residence

Residential Care Facility

Any of the following *existing* dwellings:

Double Duplex Dwelling

Duplex Dwelling

Semi-Detached Dwelling

Single Unit Dwelling

Any use accessory to any of the preceding uses

12.2.5 PROVISIONS

- | | | |
|-----|--|------------------------------|
| .1 | Lot Frontage – minimum | 30.0 m |
| .2 | Lot Area – minimum | |
| | For a <i>corner lot</i> having a minimum frontage of 30.0 m on each of the <i>exterior lot lines</i> : | |
| | a) For the first 5 <i>dwelling units</i> | 540.0 m ² |
| | b) For the next 19 <i>dwelling units</i> | 67.0 m ² per unit |
| | c) For each additional <i>dwelling unit</i> | 44.0 m ² per unit |
| | For any other <i>lot</i> : | |
| | d) For the first 4 <i>dwelling units</i> | 540.0 m ² |
| | e) For the next 15 <i>dwelling units</i> | 85.0 m ² per unit |
| | f) For each additional <i>dwelling unit</i> | 55.0 m ² per unit |
| .3 | Lot Coverage – maximum | 35.0% |
| .4 | Main Building Height – maximum | |
| | <i>Corner Lot</i> | 24.0 m |
| | <i>Interior Lot</i> | 18.0 m |
| .8 | Landscaped Open Space Yard – minimum | 35.0% of <i>lot area</i> |
| .13 | Dwelling Unit Density – <i>dwelling units</i> per hectare – maximum | |
| | For a <i>corner lot</i> having a minimum frontage of 30.0 m on each of the <i>exterior lot lines</i> | 188 units per ha |
| | For any other <i>lot</i> | 150 units per ha |
| .50 | A <i>Lodging House</i> for the accommodation of 10 persons or less, and any use | |