

PLANNING RATIONALE REPORT (SCOPED)

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

**552 Florence Avenue
City of Windsor, Ontario**

October 15, 2024

Prepared by:



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1.0 INTRODUCTION

I have been retained by Andi Shallvari (herein the "Applicant") to provide a scoped land use Planning Rationale Report (PRR) in support of a proposed development to be located at 552 Florence Avenue (herein the "Site") in the City of Windsor, Province of Ontario.

The Site, in Ward 7 (Riverside Planning District), is made up of one (1) interior parcel of land, which is currently vacant.

The Site is located on the east side of Florence Avenue, north of Wyandotte Street East and south of Menard Street.

It is proposed to construct one (1) new two (2) storey semi-detached dwelling. A total of two (2) residential units are proposed. No Additional Dwelling Units (ADUs) are proposed.

The tenure of each unit will be individually owned.

Parking will be provided in the front yard on private driveways. No garages are proposed.

The Site has access to full municipality services.

The Site is a large lot (799.7 m²) and has a lot coverage proposed, which is low (24.9 %).

The proposed development provides for a new affordable housing choice in an existing neighbourhood.

Infilling an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development.

Once the ZBA application has been approved, the Applicant will proceed with a building permit and a severance in order to sever the units along the common wall.

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-069/24). Comments dated July 17, 2024, were received and have been incorporated into this scoped PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-014/24). Comments dated October 8, 2024, were received and have been incorporated into this scoped PRR.

The purpose of this report is to review the relevant land use documents, including the Provincial Planning Statement 2024 (PPS), the City of Windsor Official Plan (OP), and the City of Windsor Zoning By-law (ZBL).

This scoped PRR will show that the proposed development is suitable, consistent with the PPS, conforms to the intent and purpose of the OP and ZBL, and represents good planning.

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description and Ownership

The Site is made up of one (1) interior parcel of land, which is currently vacant.

The Site was created by severance in 2023.

The Site is located on the east side of Florence Avenue, north of Wyandotte Street East and south of Menard Street (see the area in yellow on Figure 1 – Site Location).

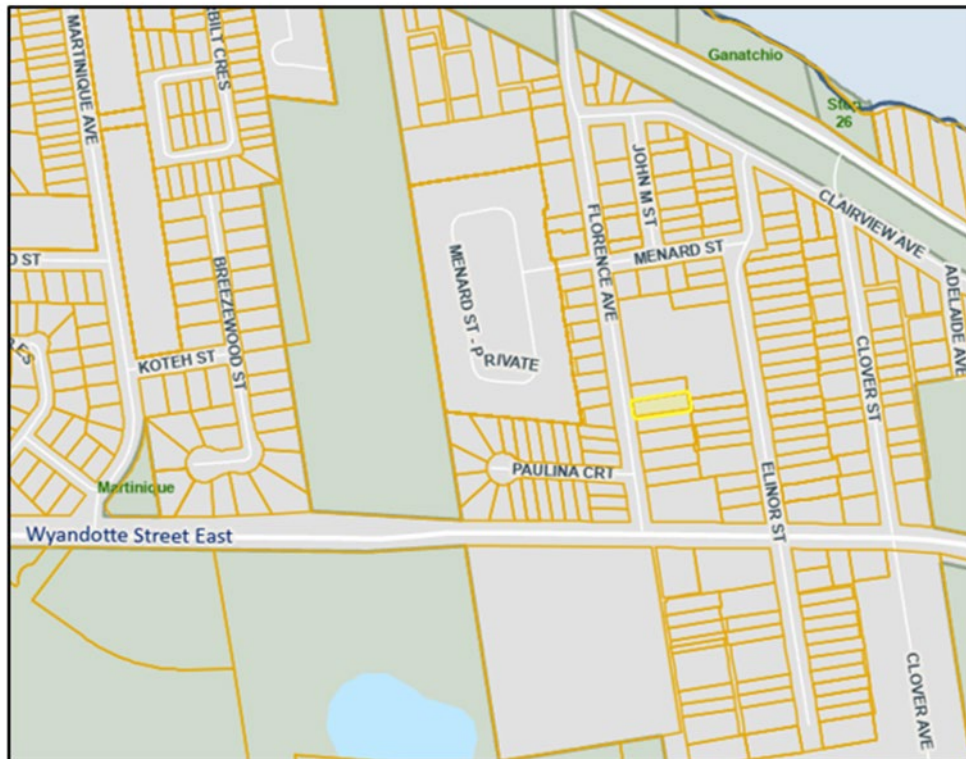


Figure 1 – Site Location (Source: Windsor GIS)

The Site is part of the Riverside Planning District and is located in the City of Windsor Ward 7.

The Site is owned, locally known as and legally described as follows:

Address	Legal Description	PIN	ARN	Owner	Purchased Date
552 Florence Avenue	PARTS LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488; CITY OF WINDSOR	01588-0419 (LT)	060-450-11408	Green Smart Apartments Inc.	2024

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, consists of a total area of 799.7 m², with 15.2 m along Florence Avenue and a depth of 52.5 m.

2.2.2 Existing Structures and Previous Use

The Site is currently vacant.

The previous use is unknown.

2.2.3 Vegetation

The property currently has a mown lawn and privately owned trees.

2.2.4 Topography and Drainage

The Site is generally level, and it is within the Essex Region Conservation Authority (ERCA) regulated area.

2.2.5 Other Physical Features

Fencing is located along a portion of the Site.

There is a Canada Post community box in front of the property as well as a drainage pump 1.52 m from the Site on the north corner.

There is an alley at the rear of the Site that is included.

2.2.6 Municipal Services

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

Florence Avenue is a Class 2 Collector Road.

The Site has access to transit, active transportation and major roadways.

2.2.7 Nearby Amenities

There are many schools, parks and libraries in close proximity to the Site.

There is nearby shopping in the form of plazas and malls, as well as employment, places of worship, and local amenities.

2.3 Surrounding Land Uses

Overall, the Site is in an existing built-up area with residential uses.

Lot area and lot frontages in the area vary in size.

The following is a summary of the abutting land uses:

Direction	Abutting Land Use
North	Residential/Vacant
South	Residential/Vacant
East	Residential/Place of Worship
West	Residential

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is currently vacant.

It is proposed to develop the Site for residential purposes.

It is proposed to construct one (1) new two (2) storey semi-detached dwelling. A total of two (2) residential units are proposed.

A concept plan was prepared (see Figure 2a –Concept Plan).

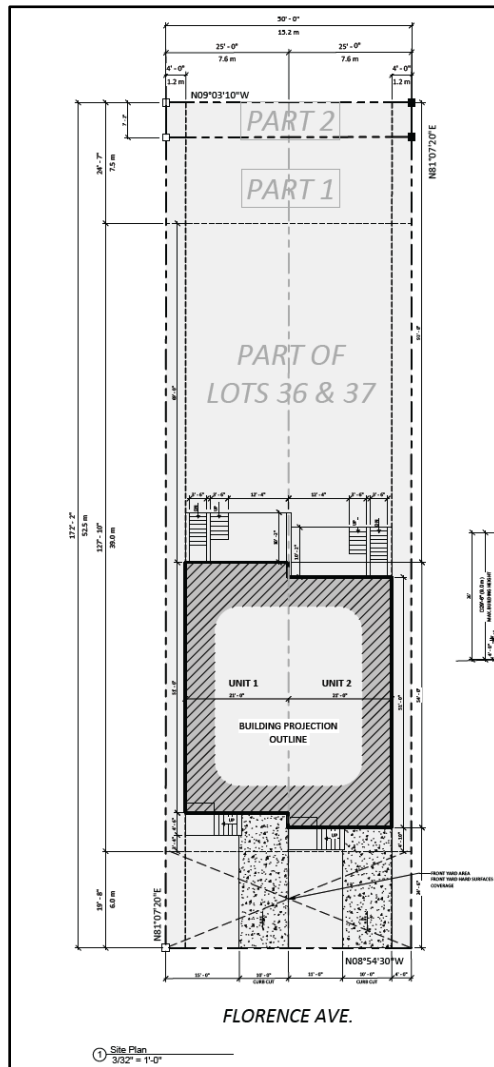


Figure 2a –Concept Plan

The Concept Plan is preliminary in order to illustrate how the Site can be developed.

The building area of the proposed dwelling will occupy a total of 199.0 m² of the Site, which represents a lot coverage of 24.9 %.

The proposed height is 8.1 m.

The tenure of each unit will be individually owned (units to be severed along the common wall).

Conceptual elevations of the proposed dwelling have been prepared (see Figure 2b – Elevations).

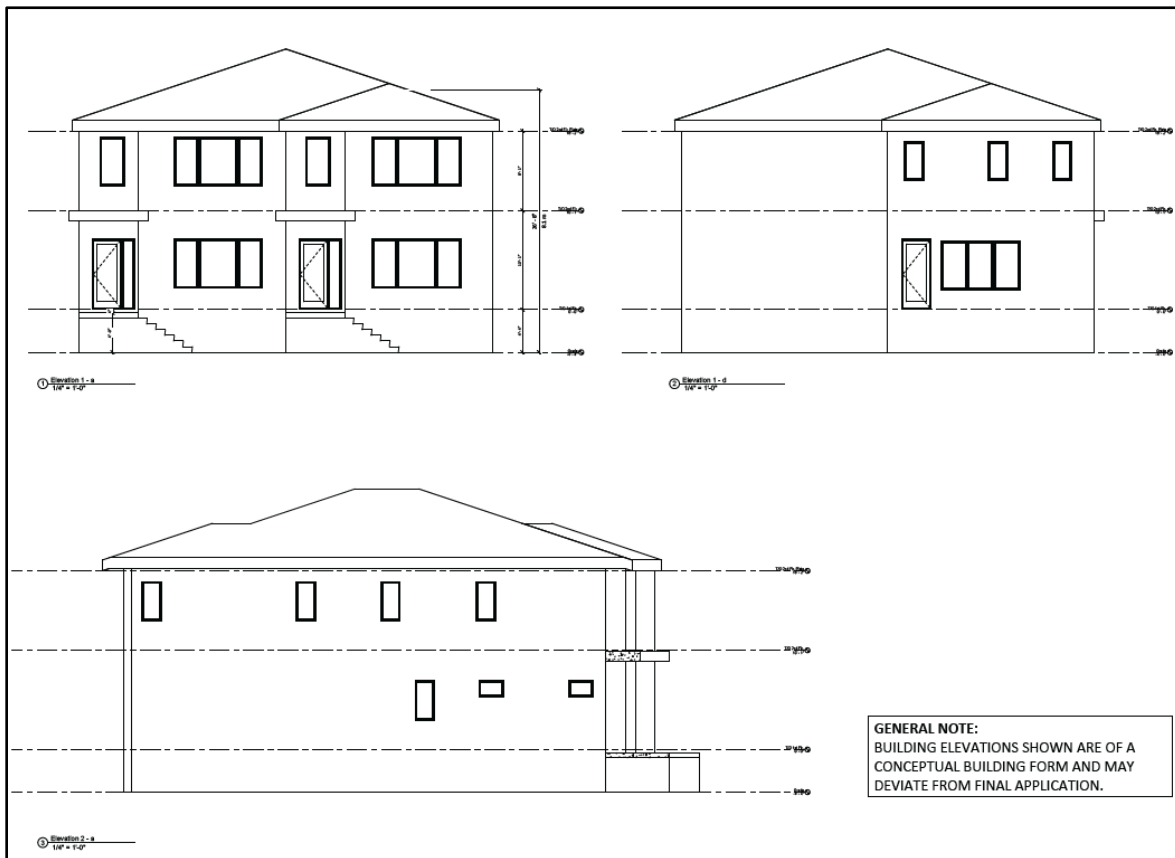


Figure 2b – Conceptual Elevations

The conceptual elevations are preliminary in order to illustrate how the Site can be developed.

The proposed dwelling will face Florence Avenue.

There are no ADUs proposed.

Access to the proposed building will be from the front of the dwelling. There is a covered front porch proposed.

It is proposed that each unit will have 3 bedrooms. There is an unfinished basement.

Accessibility of units will be addressed at the time of the building permit.

Landscaping and amenity space will be provided.

Paved sidewalks are proposed.

Paved parking will be provided in the front yard on private driveways. No garages are proposed.

The refuse (garbage and recycling) will be located in the individual units.

The Site will be serviced with full municipality services (sewer, water and storm).

3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, in addition to the statutory public meeting, an informal electronic public open house was held with area residents and property owners on Tuesday, August 27, 2024, from 6:00 pm to 7:00 pm.

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

A total of 210 owners and tenants were notified, which represents a 200 m radius from the Site.

In addition to the Applicant, applicant representatives, Ward Councillor and City Staff, 1 resident was registered and attended the open house.

The following is a summary of the comments and questions received, along with the responses provided.

Topic Item	Comments and Questions	Response
Notice	How many people were notified, and did it include Florence Ave.	210 notices were sent and included homes along Florence Ave.
Flooding	Flooding is an issue. How can we ensure this development does not cause any more issues? Can weeping tiles be expanded?	A lot grading plan will be required as part of the building permit. There is a pump in front of the Site. The Site must maintain its own stormwater. Lot coverage is low, leaving a lot of green space for drainage.

Topic Item	Comments and Questions	Response
AirBnB	<p>There is an AirBnB next door.</p> <p>How do we prevent this development from becoming one as well?</p>	<p>The City regulates AirBnB through licensing.</p> <p>It is not intended to have an Airbnb.</p> <p>The focus of this development is for families.</p>
Density & Height	<p>The density and height do seem to be appropriate.</p>	<p>As of right (without a ZBA), 3 rental units could be built, and only 2 units are proposed.</p> <p>Three storeys could be built as well.</p> <p>The focus of this development is to support home ownership.</p>
Parking	<p>Parking is an issue in the area.</p> <p>Will there be a driveway?</p> <p>How many cars can park?</p> <p>Consider moving the building back in order to provide more parking.</p>	<p>Yes, driveways are proposed.</p> <p>The ZBL regulates parking, and 2 are required and proposed.</p> <p>Garages may be included in the final design.</p> <p>The location of the building can be moved as part of the final design.</p>
Traffic	<p>Parking is an issue in the area. This impacts children's safety.</p> <p>There is congestion and accidents.</p> <p>Weekends are busy due to the nearby beach.</p>	<p>A TIS was not warranted.</p>
Basement	<p>Will there be egress into the basements?</p>	<p>None at this time.</p> <p>ERCA permits are required and will determine if basements are permitted.</p>
Size	<p>What is the size of the units and number of bedrooms?</p>	<p>398.0 m2 GFA</p> <p>3 bedrooms</p>
Severance	<p>Is a severance required?</p>	<p>Yes, along the common wall, after the building permit is issued and construction has commenced.</p>

Topic Item	Comments and Questions	Response
Roadway	Are there curbs and sidewalks?	Yes, curbs. No, sidewalks.
Price	What is the target price for each unit?	\$650,000 per unit. The applicant is seeking funding to help make the units as affordable as possible.

4.0 APPLICATION AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-069/24). Comments dated July 17, 2024, were received and have been incorporated into this scoped PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-014/24). Comments dated October 8, 2024, were received and have been incorporated into this scoped PRR.

The following explains the purpose of the application as well as a summary of the required support studies.

4.1 Zoning By-law Amendment

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development.

The current zoning of the Site, subject to development, is the Residential District 1.2 (RD1.2) category, as shown on Map 14 of the City of Windsor Zoning By-law #8600.

It is proposed to further amend the zoning to Residential District 1.2 (RD1.2 - S.20(1)(XXX)) category to permit one (1) new semi-detached dwelling as an additional permitted use.

No relief from zoning regulations is required.

The ZBA is detailed, and the justification is set out in Section 5.1.3 of this scoped PRR.

4.2 Other Application

Once the ZBA application has been approved, the Applicant will proceed with a building permit and a severance in order to sever the units along the common wall.

The Site is not subject to Site Plan Control (SPC).

4.3 Supporting Studies

No support studies were required as part of the ZBA submission.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024.

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

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	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	The proposed development will help provide for a mix of housing options and densities to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	<p>lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</p>	
2.1.6	<p>Planning authorities should support the achievement of complete communities by:</p> <p>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;</p>	<p>The proposed development is consistent with the policy to achieve complete communities.</p> <p>The proposed development will provide for a range and mix of housing options.</p> <p>The Site has access to transportation options, public service facilities, other institutional uses, and parks.</p> <p>Accessibility will be addressed at the time of the building permit.</p>
2.2.1 - Housing	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of</p>	<p>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the City's targets.</p> <p>The needs of the residents can be accommodated as the</p>

PPS Policy #	Policy	Response
	<p>housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including</p>	<p>Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The proposed density is appropriate for the Site.</p> <p>Residents will have access to nearby transit.</p>

PPS Policy #	Policy	Response
	potential air rights development, in proximity to transit, including corridors and stations.	
2.3.1.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the City of Windsor.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate.	<p>The Site offers an opportunity for intensification.</p> <p>The total density of the proposed development is considered appropriate.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p> <p>The proposed development is an efficient use of the Site.</p> <p>Residents will have immediate access to local amenities.</p> <p>Transit and active transportation are available in the area.</p> <p>The Site is located close to major roadways.</p>
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of	<p>The proposed development provides an infill opportunity for a vacant parcel of land.</p> <p>The Site was always intended for development.</p>

PPS Policy #	Policy	Response
	housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The design of the proposed development has provided a compact form.
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The City has established targets. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area and will add new residential housing.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Site has access to existing infrastructure and nearby public service facilities.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposed development has access to full municipal services. There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.
3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of

PPS Policy #	Policy	Response
	environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	servicing for settlement areas.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The Site is within the ERCA regulated area. Permits will be obtained.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public.

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

5.1.2 Official Plan

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

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

The Site is part of the Riverside Planning District on Schedule A: Planning Districts & Policy Areas of the OP.

The current land use designation of the Site, subject to development, is 'Residential', as shown on Schedule D: Land Use Plan of the OP (see Figure 3 –OP).

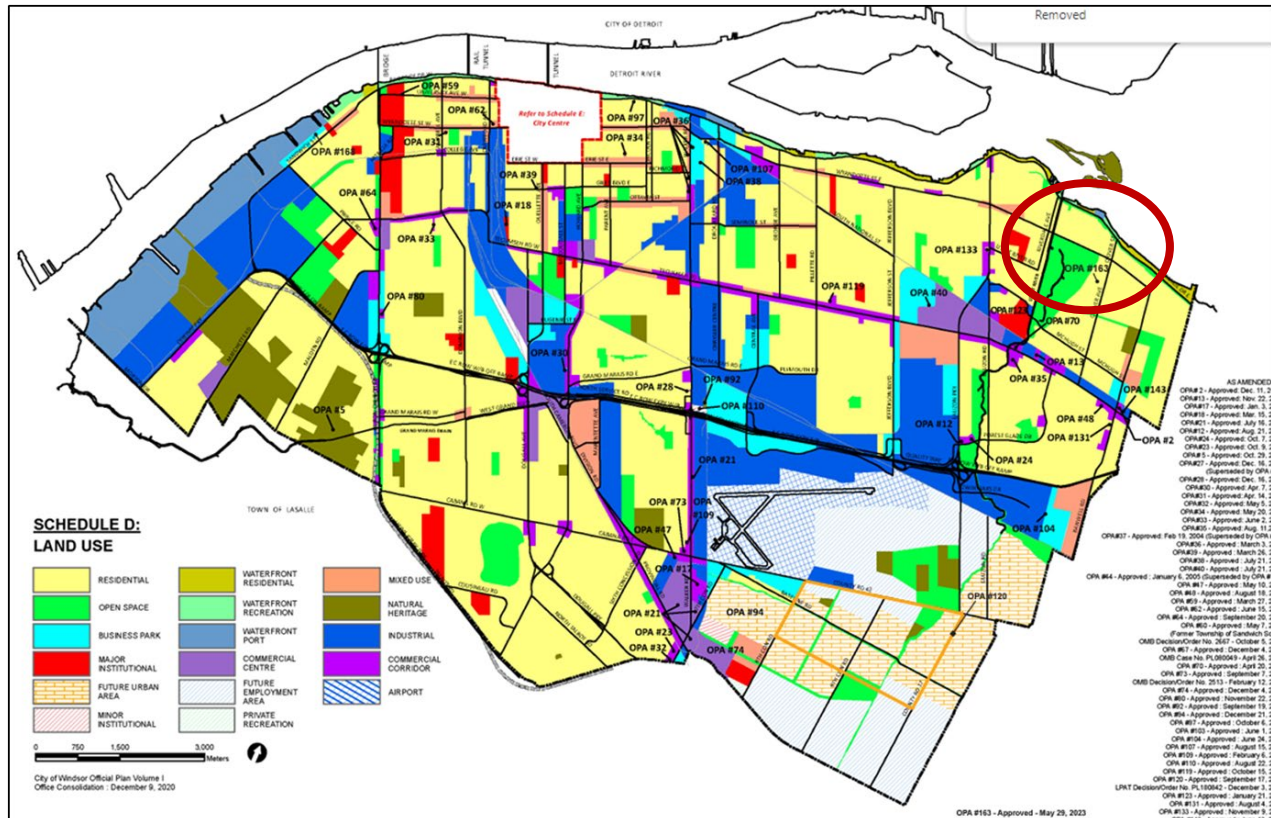


Figure 3 – OP

The Site is also subject to the following:

- Schedule B: Greenway System – located north of a proposed recreationway (Wyandotte Street West)
- Schedule C-1: Development Constraint Areas: Archaeological Potential – Designated within "Low Archaeological Potential" and located within a Shoreline and Floodprone Area 1 (as well as the 1 in 100 Year Floodline)
- Schedule F: Roads & Bikeways – Located on a Class II Collector Road (Florence Avenue)

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

OP Policy #	Policy	Response
3.2.1.2 – Development Strategy	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.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types.
4.0 – Healthy Community	The implementing healthy community policies are interwoven throughout the remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	<p>The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play.</p> <p>The proposed development is close to nearby transit, employment, shopping, local amenities, and parks.</p>
5.4.6.4 – Development Criteria (Floodplain)	Council may permit development in a floodplain in recognized flood fringe areas outside of the floodway, including behind flood control dykes (so as to address the matter of the potential failure of protective works) provided: (a) sufficient information accompanies the application to show that the proposed development and its occupants will be protected from the effects of a Regulatory Flood; (b) the potential upstream and downstream impacts of the development proposal will not significantly affect the hydrology or hydraulics of the floodplain; (c) and that adequate floodproofing measures, determined in consultation with the Essex Region Conservation	<p>The Site is subject to ERCA regulations.</p> <p>Permits will be obtained if required.</p>

OP Policy #	Policy	Response
	Authority, are incorporated in the development.	
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach which balances environmental, social and economic considerations.	The proposed development supports the policy set out in the OP as it is suited for addressing the City's residential needs. Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.
6.1 - Goals	In keeping with the Strategic Directions, Council's land use goals are to achieve: 6.1.1 Safe, caring and diverse neighbourhoods. 6.1.3 Housing suited to the needs of Windsor's residents. 6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.	The proposed development supports the goals set out in the OP. The proposed residential use will provide a new housing choice in an existing neighbourhood. The proposed semi-detached dwelling is suited for the needs of future residents. The Site is pedestrian friendly and close to nearby amenities and major roadways.
6.2.1.2 - General Policies, Type of Development Profile	For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) Low Profile developments are buildings or structures generally no greater than three (3)	The proposed development is considered low profile.

OP Policy #	Policy	Response
	<p>storeys in height; (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.</p>	
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed semi-detached will complement the existing neighbour.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development is close to major roadways.
6.3.1.3	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The proposed development will provide for infilling and intensification.
6.3.2.1 – Permitted Uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile , and Medium Profile dwelling units. High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	<p>The proposed development is considered low profile.</p> <p>As of right, a total of 3 residential dwelling units are permitted on any urban parcel of land. It is proposed to request a total of 2 units (1 on each lot), which is less than allowed.</p> <p>A 2 storey semi-detached dwelling will maintain the same max height as a single detached dwelling, which makes it very compatible with the neighbourhood.</p>
6.3.2.3 – Types of Low Profile Housing	For the purposes of this Plan, Low Profile housing development is further classified as follows: (a) small scale forms: single detached, semi-detached , duplex and row and	Semi-detached dwellings, which are considered small-scale, are permitted.

OP Policy #	Policy	Response
	multiplexes with up to 8 units; and (b) large scale forms: buildings with more than 8 units.	
6.3.2.4 – Locational Criteria	Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. New residential development and intensification shall be located where: (a) There is access to a collector or arterial road; (b) Full municipal physical services can be provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit.
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	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	This scoped PRR has evaluated the PPS in Section 5.1.1. There are no constraint areas that impact the Site. There are no adjacent nuisances. There is no known contamination. Traffic generation is not anticipated to have any significant impact.

OP Policy #	Policy	Response
	<p>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) Facilitation 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.</p>	<p>There are no heritage resources on or near the Site. There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p>Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.</p> <p>No relief from the RD1.2 is being requested.</p> <p>The Site is a large lot (799.7 m²), and the lot coverage proposed is low (24.9 %).</p> <p>The proposed building height will be similar to a single detached dwelling in height, massing and scale.</p> <p>The massing of the development has been carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>The building will be oriented to face Benard Rd, similar to the existing built environment.</p> <p>Lot area and lot frontages in the area vary in size.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.</p>

OP Policy #	Policy	Response
		<p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p> <p>Off-street parking is provided. On-street parking is also available.</p> <p>Amenity areas and landscaping will be provided.</p> <p>Full municipal and emergency services are available.</p> <p>No transition between uses is required as part of the building design.</p>
7.0 - Infrastructure	The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.

Therefore, the proposed development will conform with the purpose and intent of the City of Windsor OP.

5.1.3 Zoning By-law

The City of Windsor Zoning By-law (ZBL) #8600 was passed by Council on July 8, 2002, and then a further Ontario Municipal Board (OMB) decision was issued on January 14, 2003.

A ZBL implements the PPS and the City OP by regulating the specific use of property and provide for its day-to-day administration.

According to Map 14 attached to the ZBL the Site is currently zoned Residential District 1.2 (RD1.2) category (see Figure 4 – ZBL).



Figure 4 – ZBL

It is proposed to further amend the zoning to Residential District 1.2 (RD1.2 - S.20(1)(XXX)) category to permit one (1) new semi-detached dwelling as an additional permitted use.

SEMI-DETACHED DWELLINGS means one dwelling divided vertically into two dwelling units by a common interior wall having a minimum area above grade of 10.0 sq. m., and may include, where permitted by Section 5.99.80, up to two additional dwelling units.

A review of the RD1.2 zone provisions, as set out in Section 10.2.5 (Provisions) of the ZBL is as follows:

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single	one (1) new semi-detached dwelling	Subject to the ZBA.

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
	Unit Dwelling Any use accessory to the preceding uses		<p>The proposed development is compatible with the existing neighbourhood.</p> <p>No transition between uses is required in the building design.</p> <p>The proposed building height will comply.</p>
Lot Width – minimum	15.0 m	15.2 m	Complies
Lot Area – minimum	450.0 m ²	799.7 m ²	Complies
Lot Coverage – maximum	45.0%	24.9 % (based on building area of 199.0 m ²)	Complies
Main Building Height - maximum	9.0 m	8.1 m	Complies
Front Yard Depth – minimum	6.0 m	7.5 m	Complies
Rear Yard Depth – minimum	7.50 m	28.5 m	Complies
Side Yard Width – minimum	1.20 m	North side – 1.20 m South side – 1.20 m	Complies
Gross Floor Area – main building – maximum	400 m ²	398.0 m ² (w/unfinished basement)	Complies
Parking Requirements - minimum 24.20.5.1	Semi-detached dwelling - 1 for each dwelling unit Total required = 2	2 parking spaces (no garages) (private driveways for each unit are	Complies

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
		proposed, access from Florence Ave.)	

Therefore, the proposed development will comply with all zone provisions set out in the RD1.2 Zone and no site-specific relief is required.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level,
- The Site will be able to accommodate municipal water, storm and sewer,
- There are no anticipated traffic or parking concerns, and
- The location of the proposed development is appropriate.

6.1.2 Compatibility of Design

The proposed development will be limited to a 2 storey, low profile building, which is a compatible density for the Site and with the surrounding area.

The proposed residential use will provide a new housing choice in an existing built-up area.

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

Parking, amenity areas, and landscaping will be provided.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the development of a parcel of land, which contributes to affordability and intensification requirements.

Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.

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

The Site is a large lot (799.7 m²), and the lot coverage proposed is low (24.9 %).

As of right, a total of 3 residential dwelling units are permitted on any urban parcel of land. It is proposed to request a total of 2 units (1 on each lot), which is less than allowed.

A 2 storey semi-detached dwelling will maintain the same max height as a single detached dwelling, which makes it very compatible with the neighbourhood.

6.1.4 Environment Impacts

The proposal does not have any negative impact on the natural environment.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the proposed use will not add to the capacity in a significant way.

6.1.6 Social, Cultural, and Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors and nearby amenities.

Infilling an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

The proposed development promotes efficient development and land use patterns that sustain the financial well-being of the City.

The proposal does not cause any public health and safety concerns.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

In summary, it would be appropriate for the City of Windsor to approve the ZBA application to permit the proposed development on the Site.

This scoped PRR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the OP and ZBL and represents good planning.

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

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

(a) Include a description of the proposal and the approvals required;

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

Planner's Certificate:

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


Tracey Pillon-Abbs, RPP
Principal Planner

