

File No.: 23-6224

June 20, 2024

The Corporation of the City of Windsor  
Planning and Building Services Department  
350 City Hall Square West, Suite 210  
Windsor, ON  
N9A 6S1

Attention: Planning and Development Services

Second Submission Application  
Minor Rezoning of 926-928 Giles Boulevard East  
City of Windsor

Dillon Consulting Limited (Dillon) is pleased to provide the following materials on behalf of our client, Hausology Inc., regarding the proposed development located on lands municipally known as 926-928 Giles Boulevard East in the City of Windsor. We have prepared the following package for the Stage 2 Submission Application.

Our client is currently constructing a two-storey addition in the rear of the existing dwelling to permit two (2) additional units, which is in compliance with the existing zoning. The owners would like to construct two (2) more units in the basement of the dwelling for a total of six (6) units on the property, with the existing four (4) parking spaces on the site.

As identified by the Stage 1 Consultation, a Zoning By-law Amendment will be required to rezone the property from Residential District 2.2 to a site-specific zoning to support the additional two (2) basement units and the reduction in parking required from 7 spaces to 4 spaces, as well as the previously approved reduction in lot area and lot width (Minor Variance approval A014/23).

The subject property is municipally known as 926-928 Giles Boulevard East, legally described as Lot 53 on RP 937. The Subject Site consists of an existing duplex dwelling which is currently under construction to add two (2) additional units in the rear, thus making it a multiple dwelling with a maximum four (4) units. In March 2023, the owners were granted a Minor Variance to permit the additional two (2) dwelling units which required a reduction in the minimum lot area and the minimum lot width. Since that time, the owners have the desire to add two (2) additional dwelling units in the basement of the new addition which would result in a total of six (6) dwelling units on the site.

Due to the nature of the request, a zoning by-law amendment is required. The site-specific request is for the following provisions:

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- To permit a maximum of six (6) units;
- To permit a reduction in the required parking spaces from seven (7) spaces to four (4) spaces;
- To permit a reduction in the minimum lot area from 540m<sup>2</sup> to 469.14 m<sup>2</sup> (previously approved under the Minor Variance A014/23); and
- To permit a reduction in the minimum lot width from 18m to 11.2m (previously approved under Minor Variance A014/23).

The propose amendment is minor in nature and is in keeping with the Provincial Policy Statement, the Official Plan and the Zoning By-Law.

### Planning Analysis and Considerations

#### Provincial Policy Statement

Municipalities in Ontario are required under Section 3 of the Planning Act to ensure that planning matters and decisions are consistent with the Provincial Policy Statement (PPS). The PPS includes policies designed to build strong and healthy communities and are intended to direct efficient and resilient development and land use patterns. According to the PPS, healthy, livable and safe communities are sustained by: promoting efficient development and land use patterns, accommodating a range and mix of housing, avoiding development and land use patterns which cause environmental or public health and safety concerns, and promote cost effective development patterns to minimize land consumption and servicing costs (PPS, 1.1.1 (a)(b)(c)(e)). The requested amendment is consistent with these policies promoting cost-effective development to minimize land consumption and servicing costs.

#### City of Windsor Official Plan

The City of Windsor has general development policies within its primary land use plan with respect to residential development. The subject site is currently designated Residential in the Official Plan. Section 6.3.2.4 of the OP provides policy direction for residential development and intensification, which recognizes that it should be directed to appropriate locations with adequate access to public infrastructure and services. According to the OP, this designation has the following functions:

- To promote compact neighbourhoods which encourage a balanced transportation system; and
- To support a complementary range of housing forms and tenures in all neighbourhoods.

The Residential land use policies are designed to permit Low Profile buildings which integrate compatible uses through compact development, facilitating the efficient utilization of existing public services (e.g. public transportation services).

The proposed amendment is in keeping with the current Official Plan policies, therefore an Official Plan Amendment is not required.

#### Zoning By-Law 8600

The subject land is zoned Development Reserve Districts 2.2 (RD 2.2) by Zoning By-law 8600 permitting multiple dwelling use with a maximum of four (4) units. The proposed amendment requests an increase in the total number of units from four (4) to six (6) to permit two (2) additional units in the basement of the rear addition for the building.

Despite adding two (2) units to the building, the current footprint of the building will not change from the approved building permit construction and will not exceed the maximum lot coverage (45%). The applicant is intending on converting the basements of the most recent two (2) units in the rear into two (2) dwelling units. These units would be similar to Additional Dwelling Units (ADUS) in size and will not physically impact the building footprint or be visible to neighbours and others from the street and/or alley.

The proposed amendments to the lot area and lot width reflect existing conditions. The current dwelling, including the addition, have been through the Minor Variance process and were approved for the identical reductions and will simply maintain the status quo.

Based on City of Windsor Zoning By-law (ZBL) 8600, the minimum parking requirement for a multiple dwelling containing a minimum of 5 dwelling units is 1.25 spaces per dwelling unit. As a result, the proposed increase in the number of units will require 7 parking spaces on site. Current plans indicate a total of four (4) parking spaces are proposed for the site, resulting in a deficiency of three (3) parking spaces.

The subject site is located within walking distance of the City's downtown core. With ample pedestrian connections to the necessary amenities provided via existing sidewalks, the potential residents can easily access health care, grocery stores, entertainment and restaurants, and other daily requirements through various forms of active transportation. The subject site is served by two (2) bus routes, with stops less than 150 metres from the subject site. The close proximity of this property to transit service will present an attractive transportation alternative for future residents of this property, and will further help minimize the need for parking on site.

The development currently requires no bicycle parking is technically required. Nonetheless, a total of 6 bicycle parking spaces are being provided on the site. These

spaces will further encourage future residents to travel by alternative modes, rather than rely on private automobiles.

There is also an ample supply of on-street parking along the north side Giles Boulevard East and the east side of Parent Avenue, which can be utilized by any visitors to the site.

The requested amendments will not result in undue hardship on the owner, adjoining properties or the public realm; therefore, the amendment is minor in nature. The proposed additional units will be within the basement of the current addition and therefore will not change the footprint, square footage, setbacks or lot coverage on the property. The proposed site-specific amendments meet the intent of Zoning Bylaw 8600.

We have included the following documents in the application package:

- Application form;
- Conceptual Site Plan;
- Architectural Building Drawings;
- Plan of Survey prepared by Verhaegen Land Surveyors Inc.;
- Parking Impact Memo; and
- Stormwater Management Scheme.

The application fee is to be paid upon request.

We look forward to your update on the progress of this application as well as staff and agency comments when available. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (519)791-2221 or mmuir@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED



Melanie Muir, MCIP RPP  
Associate  
MAM:dt

cc+Encl.: Dan Grenier – Hausology Inc.