

**ELECTRONIC
PUBLIC OPEN HOUSE**

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

**3990 Loon Street,
Windsor, Ontario**

Thursday,
September 19, 2024
6:00 p.m. to 7:00 p.m.

Hosted by the Applicant Agent:
Pillon Abbs Inc.

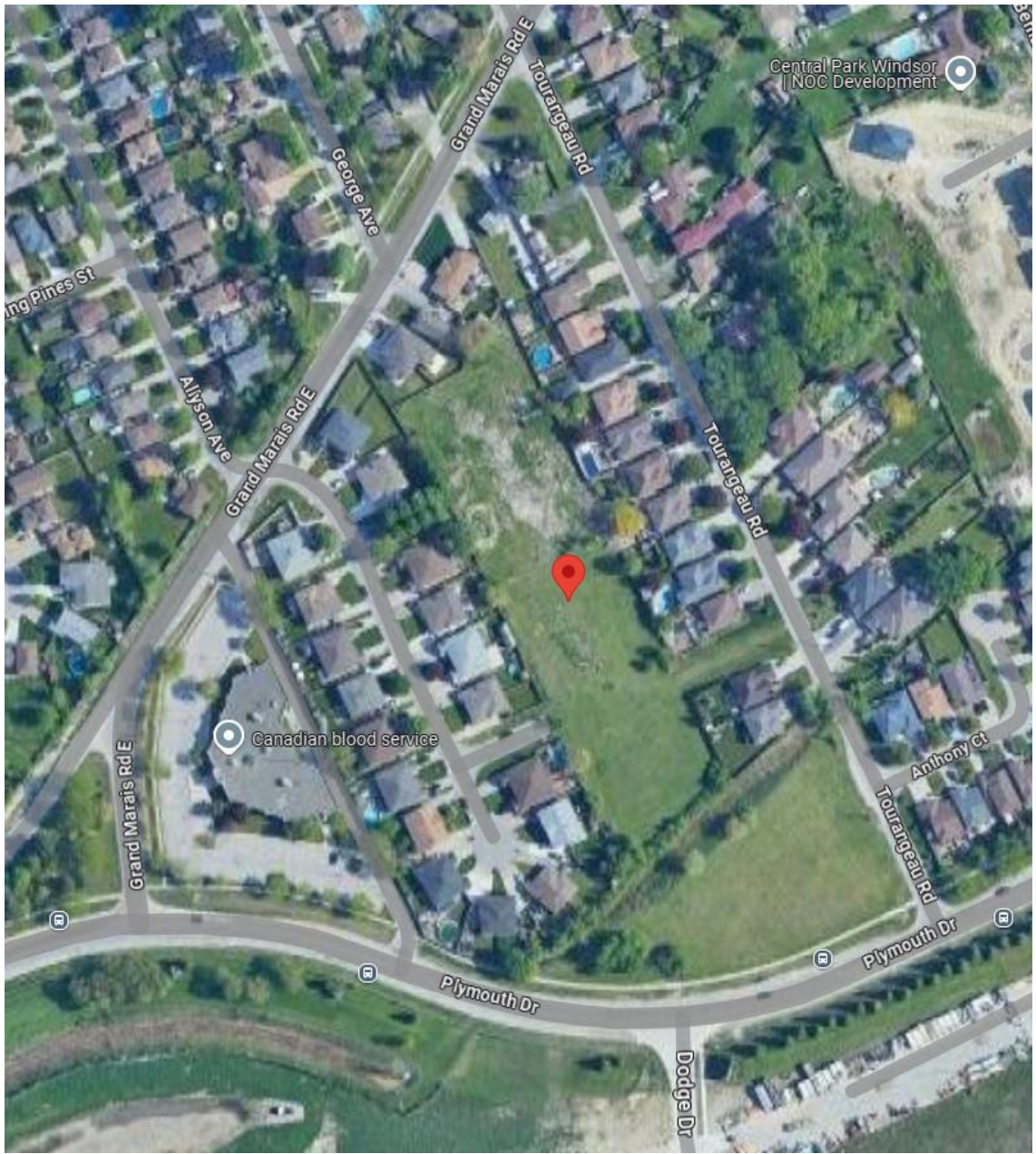
Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- Please stay on **mute**.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- You can use the **raised hand** feature when you are ready to speak.
- The open house is scheduled for 1 hour, but we can stay longer (or less), if required.
- **Change** is not always easy, but we want to **hear your ideas** on what you would like to see in your neighbourhood **based on planning matters**.
- City Representatives are also online but **only** to observe.

The Site

- located in City of Windsor Ward 5
- extension of Loon Street off Allyson Ave and will connect to a road stub off of Tourangeau Rd
- Grand Marais located to the south
- made up of 1 parcel of land
- currently vacant
- the neighbourhood characteristic of the area is residential
- located within the Fountainblue Planning District
- **within** the Essex Region Conservation Authority (ERCA) regulated area







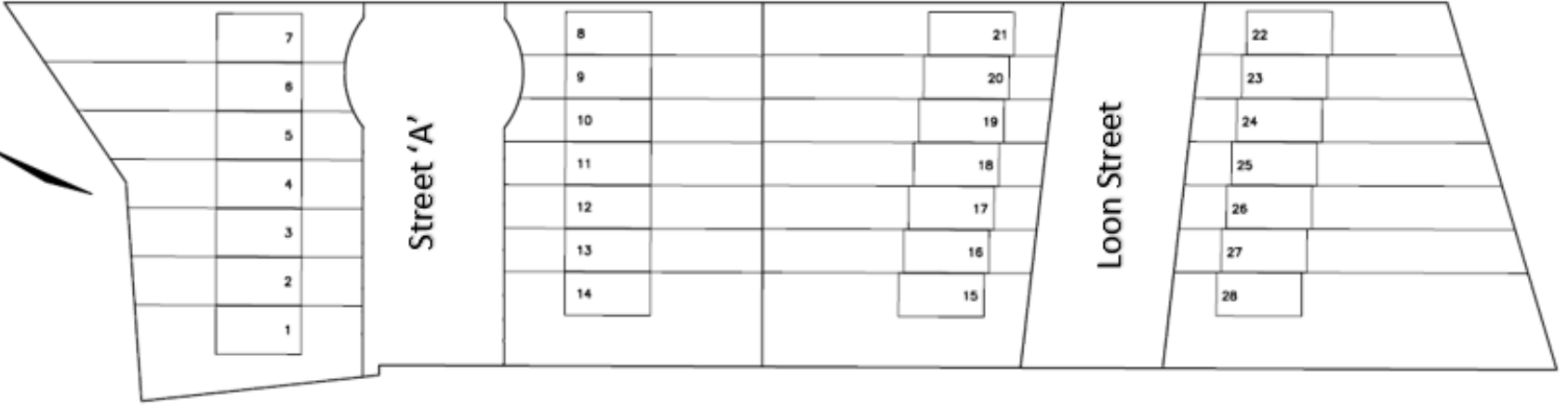


What is Proposed

- proposing to construct residential units
- four 7-unit townhomes
- 28 units in total
- two new roadways are proposed
 - 14 units will be located along the Street A (new Harvey Street)
 - 14 units along Loon Street (extension of existing)
- height – 9.0 m (2-3 storeys)
- 1 parking spaces provided for each unit (28 spaces in total)

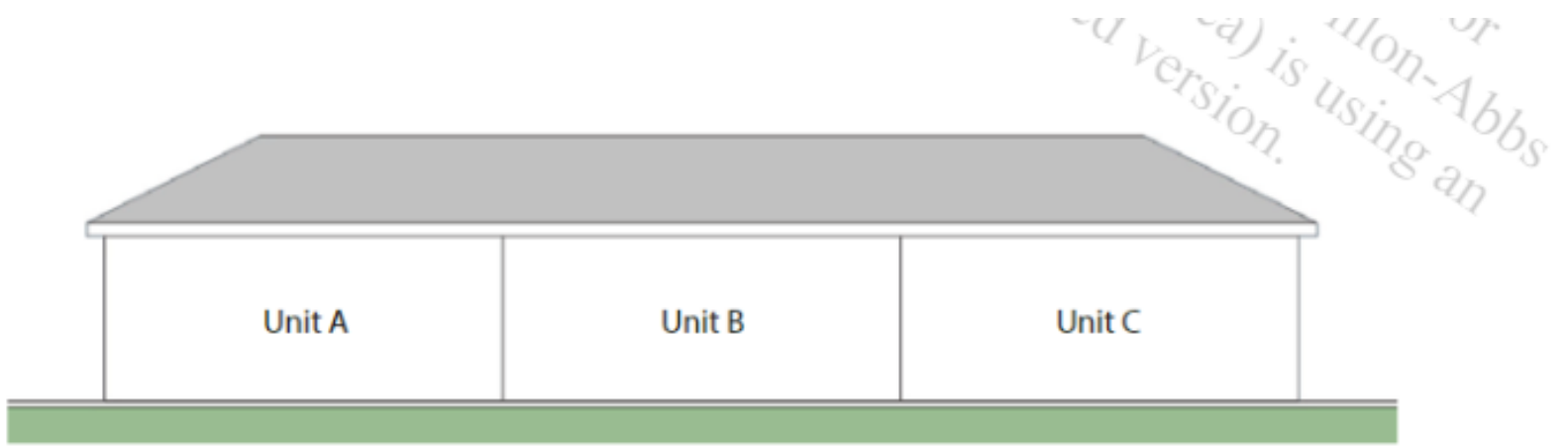


Concept Plan



“TOWNHOME DWELLING means one dwelling vertically divided into a row of three or more dwelling units attached by common interior walls, each wall having a minimum area above grade of 10.0 sq. m., and may include, where permitted by Section 5.99.80, additional dwelling units. A semi-detached dwelling is not a townhome dwelling”.

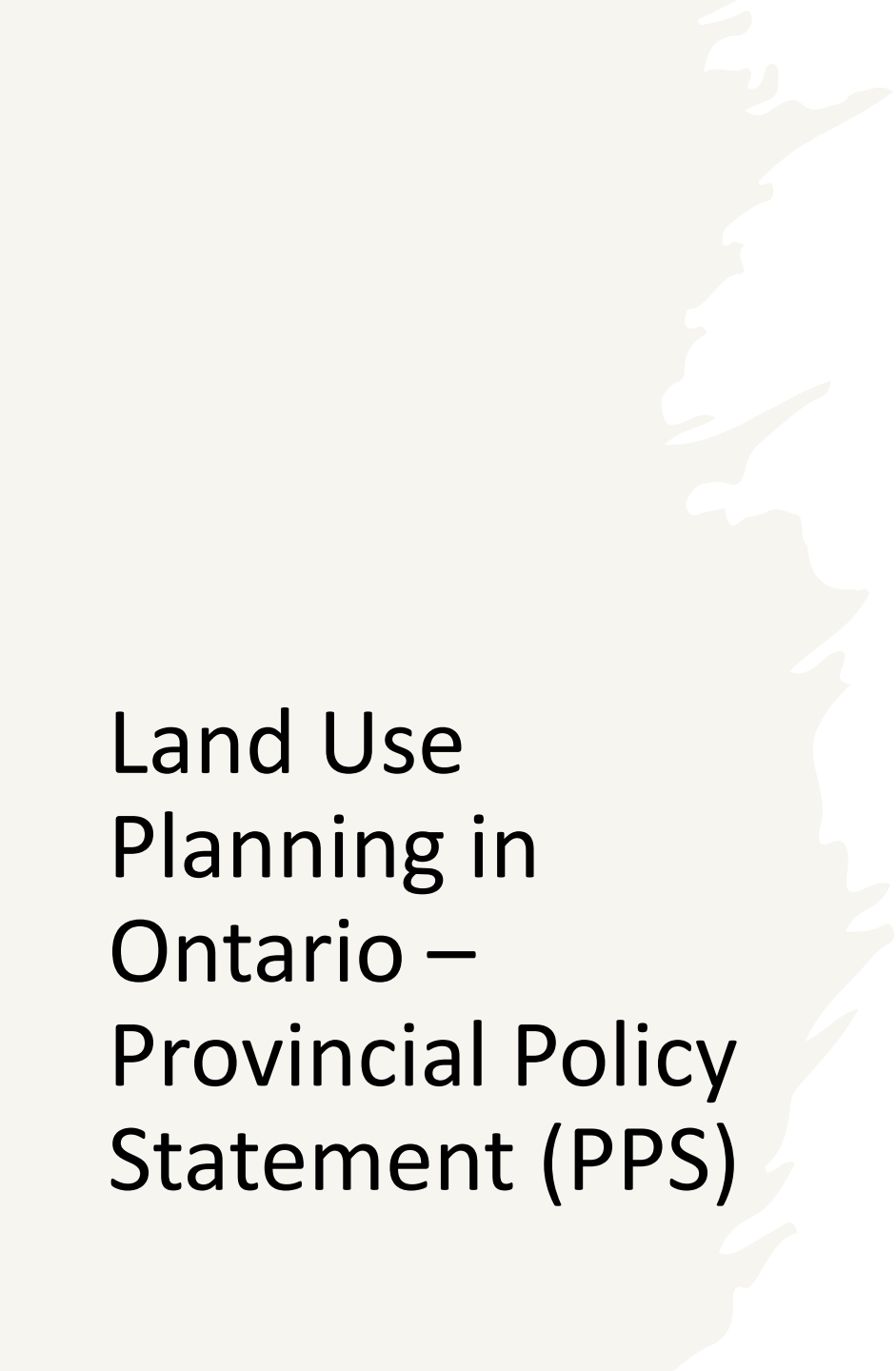
Source: City of Windsor Zoning By-law #8600



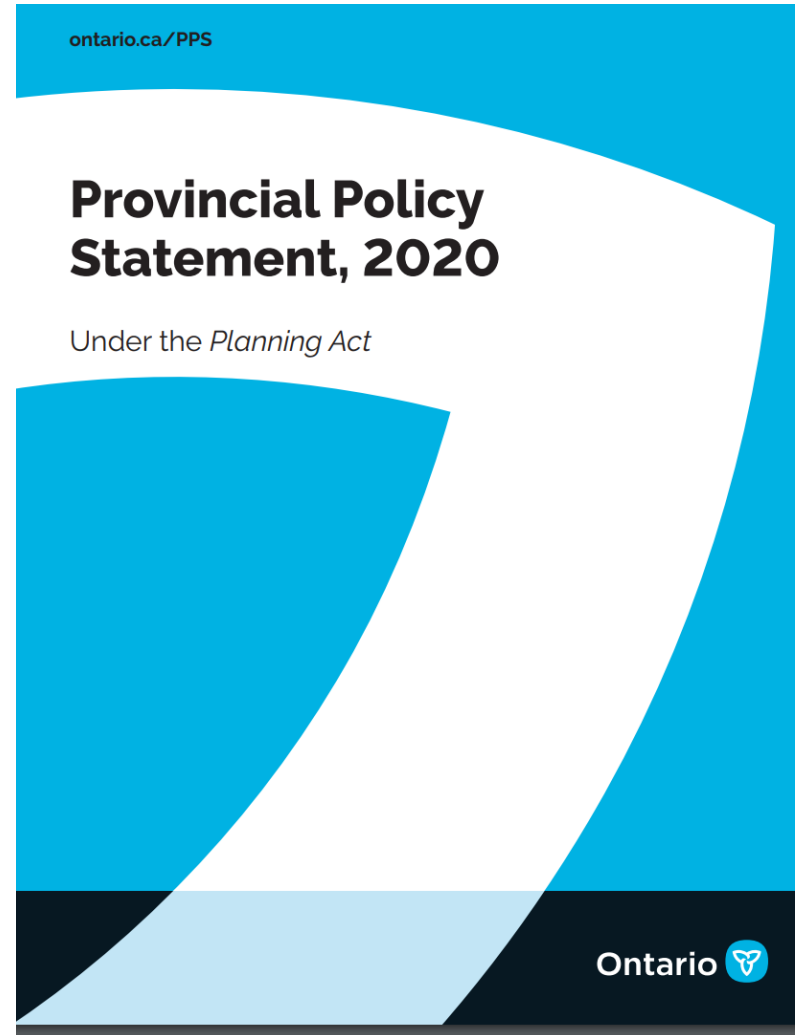
Source: Zoning Trilogy

Key Site Features

- Full municipal services are available (sewers, storm and water)
- Private amenity space provided
- Paved driveways and sidewalks
- Refuse (garbage and recycling) to be located inside the building and taken to the curb
- The tenure (ownership) will be individually owned units
- Private garages – TBD
- No proposed changes to the Grand Marais Drain



Land Use Planning in Ontario – Provincial Policy Statement (PPS)



Three Main Provincial Policies:



BUILD STRONG,
HEALTHY COMMUNITIES



WISE MANAGEMENT OF
RESOURCES



PROTECTING PUBLIC
HEALTH AND SAFETY

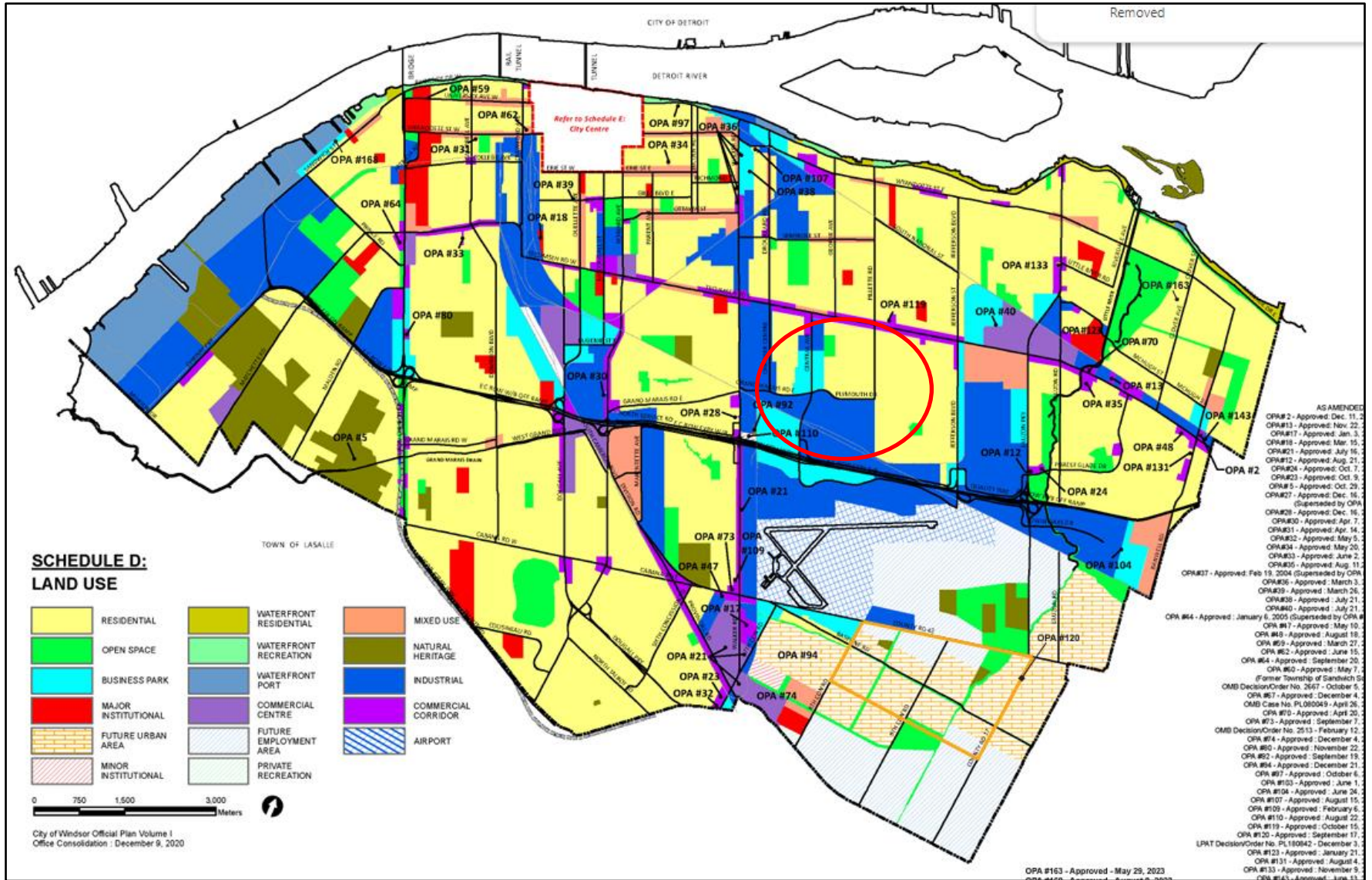
Windsor Official Plan (OP)



Key OP Policies

- designated “Residential” in the City OP (Schedule D)
- Residential development is encouraged to contribute toward a healthy and livable city
- To direct residential intensification to those areas of the City where transportation, municipal services, community facilities, and goods and services are readily available
- To support a complementary range of housing forms and tenures
- Ensure development that is compatible with its surroundings

OP - Schedule 'D'



SCHEDULE D: LAND USE

	RESIDENTIAL		WATERFRONT RESIDENTIAL		MIXED USE
	OPEN SPACE		WATERFRONT RECREATION		NATURAL HERITAGE
	BUSINESS PARK		WATERFRONT PORT		INDUSTRIAL
	MAJOR INSTITUTIONAL		COMMERCIAL CENTRE		COMMERCIAL CORRIDOR
	FUTURE URBAN AREA		FUTURE EMPLOYMENT AREA		AIRPORT
	MINOR INSTITUTIONAL		PRIVATE RECREATION		

- AS AMENDED
- OPA# 2 - Approved: Dec. 11, 2004
 - OPA#13 - Approved: Nov. 22, 2004
 - OPA#17 - Approved: Jan. 3, 2005
 - OPA#18 - Approved: Mar. 15, 2005
 - OPA#21 - Approved: July 16, 2005
 - OPA#25 - Approved: Aug. 21, 2005
 - OPA#26 - Approved: Oct. 7, 2005
 - OPA#23 - Approved: Oct. 9, 2005
 - OPA#2 - Approved: Oct. 29, 2005
 - OPA#27 - Approved: Dec. 16, 2005
 - (Superseded by OPA #28)
 - OPA#29 - Approved: Dec. 16, 2005
 - OPA#30 - Approved: Apr. 7, 2006
 - OPA#31 - Approved: Apr. 14, 2006
 - OPA#32 - Approved: May 5, 2006
 - OPA#34 - Approved: May 20, 2006
 - OPA#33 - Approved: June 2, 2006
 - OPA#36 - Approved: Aug. 11, 2006
 - (Superseded by OPA #37)
 - OPA#38 - Approved: July 21, 2006
 - OPA#39 - Approved: March 26, 2007
 - OPA#40 - Approved: July 21, 2007
 - OPA#41 - Approved: July 21, 2007
 - OPA#42 - Approved: March 3, 2008
 - OPA#43 - Approved: March 26, 2008
 - OPA#44 - Approved: July 21, 2008
 - OPA#45 - Approved: July 21, 2008
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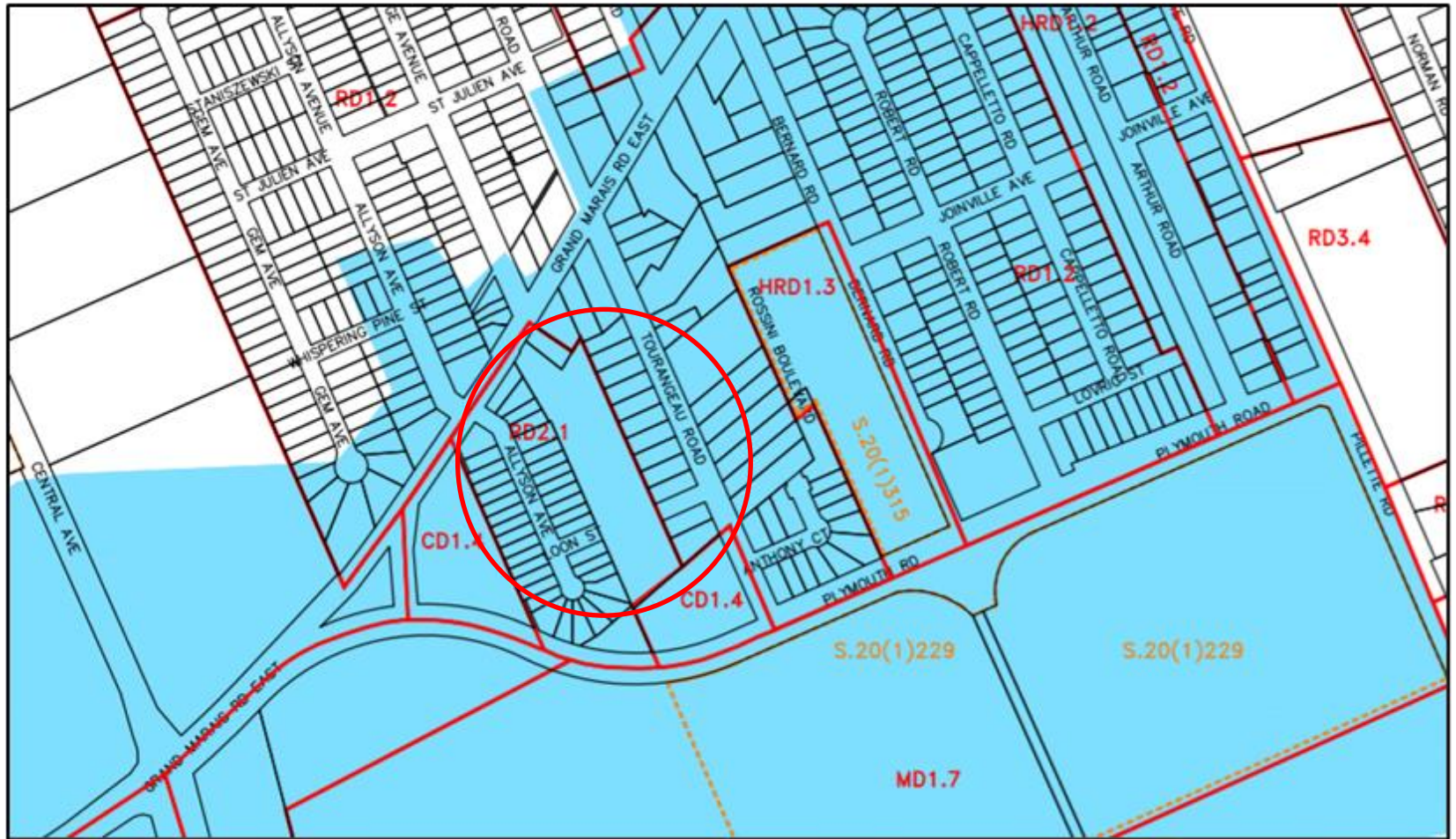
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Residential District 2.1 (RD2.1) category
- Map 11 of the City ZBL
- Current permitted uses include:
 - *One Duplex Dwelling*
 - *One Semi-Detached Dwelling*
 - *One Single Unit Dwelling*
 - *Any use accessory to the preceding uses (ie detached garages and sheds)*

ZBL- Map '14'



Required
Planning
Application(s)

- Zoning By-law Amendment (ZBA)
- Draft Plan of Subdivision (SUBD)

ZBA

- The ZBA for the Site proposes to further amend the existing Residential District 2.1 (RD2.1) category
- to a site-specific Residential District 2.2 (RD 2.2 - S.20(1)XXX) category
- To permit **townhome dwellings**
- All RD2.2 zone provisions shall comply, and no relief is required.

SUBD

- Create the blocks and the roadways
- A development agreement will be prepared
- M Plan deposited
- Prior to any site alterations or construction

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit the **ZBA & SUBD** applications, we are required to also provide the following:

- Application and Fees
- Conceptual Site Plan
- Draft Reference Plan
- Servicing Report
- Tree Inventory
- Fish Report
- Habitat Report
- Planning Rationale Report (PRR)
- Informal Open House (summary notes)

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the Planning Rationale Report



Once the **ZBA & SUBD** applications are submitted, the City will be processing the application in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website (maybe a sign on site)



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, please contact:
 - Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc.
23669 Prince Albert Road, Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
- Phone, email, or mail written comments
- *Please note that comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports*
- Presentation material is available upon request

Questions and
Feedback?