

Memo



To: Jim Abbs, City of Windsor
From: Zoe Sotirakos, Dillon Consulting Limited
cc: Jim Bujouves, Farhi Holdings Corporation
Karl Tanner, Dillon Consulting Limited
Date: July 20, 2022
Subject: 0 Riverside Drive West – SW Corner of Janette Avenue PJR Addendum (# Z-017/22)
Our File: File # 20-3513

Further to the Planning Justification Report submitted in February 2022 as part of a Zoning By-law Amendment application for the property located at 0 Riverside Drive West, on the southwest corner at Janette Avenue, this addendum is intended to provide additional context and justification for the proposed development, as requested by the City Planner.

1. Provincial Policy Statement & Official Plan Context Expanded:

- 1.1. Housing – The proposed multiple dwelling development is intended to enhance the sense of place within Windsor along the Detroit River and contribute to a liveable City with a mix of housing types available (OP, 3.2.3.2, 4.2.3.4, 8.3, 8.9.2.2). As detailed within the Planning Justification Report, the City of Windsor Official Plan promotes the development of a range and mix of housing for all ages and incomes (OP, 3.2.1.2 & 4.2.3). Due to the on-going housing crisis in Ontario, the proposed residential development will add to the supply of residential units available in the City. Considering demographic shifts in the City, the proposed development of 166 units within a multiple dwelling building also addresses resident needs for additional housing options to allow community members to stay in Windsor (OP 4.2.4). Being located in the downtown, the proposed development offers additional residential units for community members seeking to remain in the area or settle in the downtown closer to employment opportunities, services, amenities and recreational space (PPS 1.7.1 (b)).
- 1.2. Active Transportation - The site is conveniently located along existing transit routes and is within walking or biking distance to a number of restaurants, personal services establishments, recreational, cultural facilities, retail stores, and employment opportunities. Given this location, the proposed development would encourage an efficient land use pattern that can assist in minimizing the length and number of vehicle trips taken while facilitating the use of existing transit and active transportation routes by future residents (PPS, 1.1.3.2, 1.6.7.4; OP, 7.2.2.20). This is further underscored by the accessibility of existing sidewalks and transit stops located adjacent to the Subject Site along Riverside Drive West and Janette Avenue.
- 1.3. Built Form & Pedestrian Realm - Design elements will be incorporated into the proposed development to appropriately address the transition in height and building massing associated with this development form. By implementing specific design elements, the proposed development can achieve a compact form and provide for a pedestrian friendly environment (OP 6.9.2.5(b)). Through the use of glazing, various building materials, as well as setbacks above the first and fourth floors, the proposed development contributes to a comfortable and inviting pedestrian realm on the Subject Site. Further, proposed landscaping and light fixtures will help to enhance the character of the area surrounding the proposed development by establishing a

pedestrian scale (OP, 8.3.2.2 (b), 8.11.2.3, 8.7.2.1 (d), 8.13). Overall, the proposed development is street oriented and includes direct access for pedestrians from the right-of-way (OP, 6.9.2.5(c), 7.2.2.25(f), 7.2.2.19(a), 8.7.2.8). With vehicular access proposed from Janette Avenue, the area along Riverside Drive West is proposed to be developed in a manner that enhances the existing sidewalk along Riverside Drive West, providing a vibrant pedestrian realm with access to the larger City (OP, 8.3, 8.4).

2. Revision of Site Specific Zoning By-law Amendment Request:

2.1. The proposed development entails one, 85.5 meter tall (28-storeys), residential building covering 2,061.6m² (22,190 sq. ft) of the site. Included is a total of 166 units and 258 parking spaces with 71 spaces in a surface lot located to the east, and 187 spaces in an underground parking garage in the proposed building with site access via Janette Avenue. As detailed in the Planning Justification Report, site specific provisions for the Commercial District 3.1 (CD3.1) were proposed. Moving forward, the subject site will require a revised Zoning By-law Amendment for a site specific CD3.1 Zone, with the following zone standards:

- Addition of permitted use to include “multiple dwelling”;
- Site specific zone provisions for the following:
 - Maximum Height of 85.5 metres; and,
 - Minimum Amenity Area of 1.59 m² per unit.

2.2. Previously, the Zoning By-law Amendment request included a site specific provision for the minimum tower separation, parking rate, and lot frontage. These site specific provisions have been removed from the proposed Zoning By-law Amendment for this development application as they are no longer deemed necessary under the current City of Windsor provisions and standards contained in Zoning By-law 8600.

3. Rationale for Site Specific Reduction in Amenity Area per Dwelling Unit:

3.1. The Zoning By-law Amendment requested to facilitate the proposed development includes a site specific provision for a reduced minimum in the amenity area provided for each dwelling unit. Due to the configuration of the Subject Site and the proposed development of a multiple dwelling residential building with 166 units, the required amenity area for each dwelling unit cannot be achieved. As such, a reduction in the minimum amenity area is requested to be 1.59 m² per unit.

3.2. This site specific provision is requested as additional amenity area for future residents in each dwelling will be available through other means. The proposed development includes the future closing of Janette Avenue, which will be developed to include an amenity area along Riverside Drive West that residents will have access to. In addition, adjacent the subject site is Steamboat Wharf Park and Caron Avenue Pumping Station Park. These parks are comprised of outdoor space that residents can use along the Detroit River waterfront. Both parks are connected to the larger park system in the City via the Riverfront Trail network. Future residents will be able to use the Riverfront Trail to access other nearby parks and green spaces for amenity purposes. To the east of the Subject Site is the Vision Corridor Park which will also provide an outdoor amenity area in close proximity for future residents to use. The proximity of the Subject Site to existing parkland and trail networks will supplement the amenity area available for each dwelling unit in the proposed residential development.