

PLANNING RATIONALE REPORT

563 Brant Street, 529 Aylmer Avenue, and 0 Brant
Street, Windsor, Ontario

Abstract

This Planning Rationale Report is in support of a zoning amendment application for re-development of properties described as Part of Lots 5 & 6, in Block 22, and Part of Lot 6 in Block 21, on Registered Plan 126, in the City of Windsor. (City of Windsor File: PC-095/25)

Date: April 17, 2026

HRK Realty Services Ltd.
416-220-6903 hkersey4@gmail.com

TABLE OF CONTENTS

1.0 Description of Proposal.....	2
2.0 History of the Property.....	4
3.0 Physical Features of Subject Lands.....	5
4.0 Planning Policy Documents.....	6
4.1 Provincial Planning Statement 2024.....	6
4.2 City of Windsor Official Plan.....	9
5.0 Zoning By-law.....	13
6.0 Site Suitability.....	15
7.0 Compatibility.....	15
8.0 Good Planning.....	16
9.0 Supporting Study Findings.....	16
10 Conclusion.....	17

Figure 1 - Location Plan on Page 3

Figure 2 – Conceptual Site Plan on Page 4

1.0 Description of the Proposal

N & Y Group Holdings Ltd., a Windsor based landowner proposes to redevelop two residential parcels located on the west side of Aylmer Avenue and on the south side of Brant Street to accommodate seven (7) dwelling units within an existing 3-storey building at 563 Brant Street, and a parking area at 0 Brant Street.

The lands are described as:

- Parcel “A” (563 Brant) - Part of Lots 5 & 6, in Block 22, Registered Plan 126, also designated as Part 2, on reference plan of survey registered as Plan 12R-26074, in the City of Windsor; and,
- Parcel “B” (0 Brant) - Part of Lot 6, in Block 21, on Registered Plan 126, in the City of Windsor

The combined properties described above are herein referred to as the “Subject Property”.

Parcel “A” is shown on Plan 12R-26074 to have 15.31 metres of lot frontage on Aylmer Avenue, and 13.84 metres of lot frontage on Brant Street, and a land area of 864.56 square metres. Parcel “A” to accommodate 7 residential dwellings in an existing 3-storey building to be renovated, and 5 on-site parking spaces.

Parcel “B” is described as having 9.14 metres of lot frontage on Brant Street, and a depth of 15.24 metres, and a land area of 139.29 square metres. Parcel “B” is proposed to accommodate 6 vehicular parking spaces.

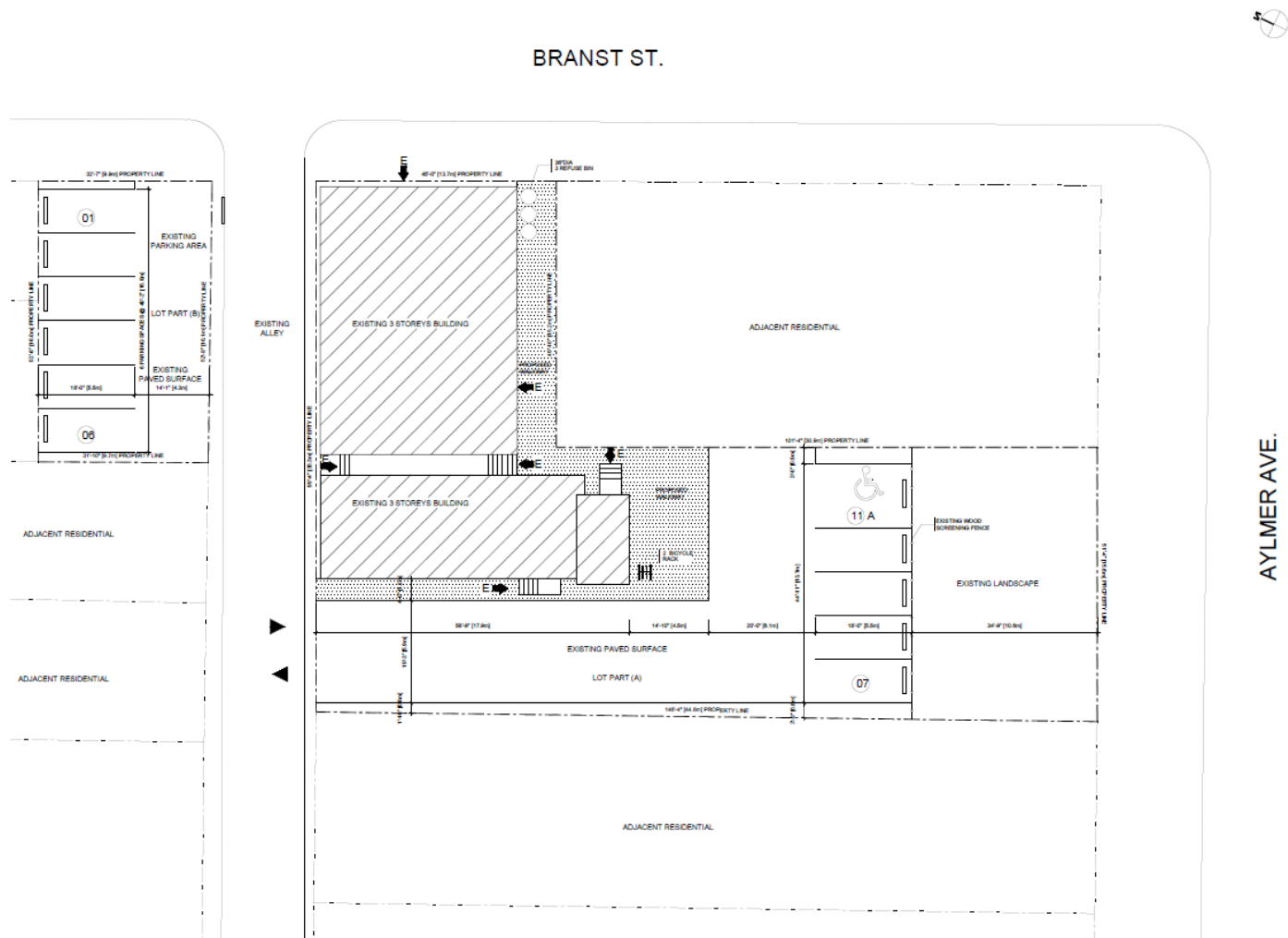
Eleven parking spaces, including one accessible parking space, are proposed between the two parcels with access from Brant Street through the public alley. Two bicycle spaces are also proposed.

Pre-consultation with City of Windsor planners informs that a zoning by-law amendment to a site-specific zoning category is required to permit the proposed redevelopment of the Subject Property for multiple dwelling housing units.

Figure 1 - Location Plan



Figure 2 – Conceptual Site Plan (For clarity refer to full size plan)



2.0 History of the Property

Parcel A on Aylmer Avenue was acquired on July 23, 2024, and Parcel B on Brant Street was acquired on May 3, 2024.

Local historians have written that the property at 563 Brant Street was previously used as a bath house with a storied past.

3.0 Physical Features of the Subject Lands

Structures

The property at 563 Brant Street has 2 three storey buildings that appear to be connected on the first floor.

The property at 0 Brant Street is vacant.

Vegetation

There are 6 mature deciduous trees on the property at 563 Brant, 3 are located near the Aylmer Street frontage, and 3 located approximately 30 metres west of the Aylmer Avenue property line.

The vacant lot at 0 Brant Street is void of vegetation.

Topography

The Subject Property is generally level.

Other Physical Features

The properties at 563 Brant Street and 0 Brant Street are separated by a 4.3-metre-wide asphaltic paved public alley.

Surrounding Land Uses

North of the Subject Lands is Brant Street with residential uses on the opposite side of the street.

South of the property at 563 Brant is a single detached home municipal number 533 Aylmer Avenue.

South of the property at 0 Brant Street is a single detached home municipal number 522 Glengarry Avenue.

East of the Subject Property is Aylmer Avenue with residential properties on the opposite side of the street.

West of the Subject Property are residential properties fronting on Glengarry Avenue.

4.0 Planning Policy Documents

On November 28, 2022, the Ontario provincial government passed Bill 23 More Homes, Built Faster: Ontario’s Housing Supply Action Plan 2022–2023 to address Ontario’s housing crisis. The government has committed to getting 1.5 million homes built over the next 10 years.

More Homes, Built Faster is part of a strong foundation on which 1.5 million homes can be built over the next 10 years – in partnership with municipalities, the private sector, not-for-profits and the federal government.

On June 6, 2024, Bill 185 Cutting Red Tape to Build More Homes Act received Royal Assent.

The Ontario government provides that housing will remain a key focus and they will continue to take action: so young people can afford a starter home and students can focus on their studies rather than next month’s rent; so newcomers can find a home in a welcoming community; so seniors can downsize in neighbourhoods they love; and so all Ontarians can find the home that best meets their needs and budget.

The proposed redevelopment of 7 rental residential dwelling units on the Subject Property will contribute to addressing Ontario’s stated needed housing supply.

4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides policy direction on matters of a provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of a provincial interest, public health and safety, and the quality of the natural and built environments. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The policies of the PPS are complemented by locally generated policies regarding matters of municipal interest. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

The PPS requires that land use planning decisions made by municipalities, planning boards, the province, or a commission or agency must be consistent with the Provincial Planning Statement. The vision of the PPS is long term prosperity and social well-being of Ontario that depends on planning for strong, sustainable, and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.

The PPS provides that 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.

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.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities.

2.1 Planning for People and Homes

2.1.6. Planning authorities should support the achievement of complete communities by:

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 childcare facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

This proposed 7-unit redevelopment contributes to providing a range and mix of land uses.

b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

This proposed 7-unit redevelopment will provide accessibility for both young and more mature people who may not be able to manage typical single detached homes.

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

This proposal will assist in improving the quality of life for future inhabitants as the product will provide updated modern housing available to people of all ages and Abilities.

2.2 Housing

2.2.1 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:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing 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.

*c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;
and*

This proposal is in keeping with the policy to promote increased density, thus making efficient use of infrastructure and public services.

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

This proposal is supported by public transit with major bus routes along nearby Wyandotte Street East.

The Subject Property is within a Settlement Area in keeping with PPS subsection 2.3.1.1.

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;*
- d) are transit-supportive, as appropriate*

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 housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

This proposal to redevelop the existing buildings to accommodate a 7-unit rental multiple dwelling complies with the above PPS land use planning policies (2.3.1.2 and 2.3.1.3) within settlement areas.

The proposal for 7 dwelling units on the Subject Property is in keeping with the policies of the PPS. The proposal proposes housing that responds to market needs and local demand. The proposal represents an efficient use of land as it represents intensification

making efficient use of existing local infrastructure. This development proposal represents cost-effective development through optimization of transit and minimizes land consumption and servicing costs.

Given that the proposal for 7 rental dwelling units on the Subject Property is in keeping with many aspects of the PPS, and does not offend any aspect of the PPS, municipal approval of the proposal is consistent with the PPS.

4.2 City of Windsor Official Plan

The subject property is in the “City Centre” planning district according to Schedule “A” Planning Districts & Policy Areas map attached to the Official Plan for the City of Windsor.

The City’s development strategy provided in Section 3 of the Official plan in part includes: *“the policies of this Plan are directed toward accommodating the projected growth through practical and efficient land use management strategies that promote a compact pattern of development and balanced transportation system. Compatible residential, commercial and employment growth will be directed to appropriate locations within existing and planned neighbourhoods to reduce development and infrastructure costs and provide opportunities to live, work and shop in proximity. This concept will enable Windsor to continue its growth and foster a vibrant economy, while ensuring a safe, caring, and diverse community and a sustainable, healthy environment”.*

The Neighbourhood Housing Variety policy 3.2.1.2 provides: *“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.”*

The Subject Property is designated “Medium Profile Mixed Use” according to Schedule “E” City Centre Planning District land use map attached to the Official Plan for the City of Windsor.

Official Plan subsection 6.1.14 regarding residential intensification reads: *To direct residential intensification to those areas of the city where transportation, municipal services, community facilities and goods and services are readily available.*

The proposal to redevelop the lands for 7 rental residential dwellings in an area that has access to public transportation and has readily available municipal services.

Objectives for Residential development in the OP include:

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.

6.3.2.3 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 multiplexes with up to 8 units.

Locational Criteria 6.3.2.4 New residential development and intensification shall be located where:

(a) there is access to a collector or arterial road. Nearby Wyandotte Street East which is a designated Class II Arterial Road according to Schedule “F” Roads and Bikeways plan attached to the OP.

(b) full municipal physical services can be provided. Full municipal services are available to the Subject Lands.

(c) adequate community services and open spaces are available or are planned; and there are ample community services and open spaces near the Subject Lands. Public parkland along the Detroit River is near the Subject Property.

(d) public transportation service can be provided. The Subject Lands are near a Primary Route according to the Transit Windsor system map.

The location of the subject property meets all 4 above locational criteria as noted.

According to Residential OP policy 6.3.2.5 evaluation criteria for a neighbourhood development pattern the proponent shall demonstrate that a proposed residential development within an area having a neighbourhood development pattern is, among other things:

(c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. The proposed 3-storey 7-unit residential building is in keeping with similar building types within 200 metres of the property.

(d) provided with adequate off-street parking. The proposed development includes 11 on-site vehicular parking spaces including one accessible parking space between the two parcels with access from Brant Street through the public alley.

(e) capable of being provided with full municipal services. Full municipal services are available to the Subject Lands.

(f) facilitating a gradual transition from Low Profile residential development to Medium/or High-profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council. The proposed 3 storey 7-unit residential building is defined as Low Profile in the City of Windsor Official Plan.

According to Schedule “B” Greenways System map attached to the Official Plan for the City of Windsor, there is a designated Proposed Recreationway on Wyandotte Street East, one block south of the Subject Property.

The subject property is designated “High Potential” according to Schedule “C-1” Development Constraint Areas Archaeological Potential map attached to the Official Plan for the City of Windsor. Accordingly, the proponent has retained a consultant to undertake a Stage 1 & 2 Archaeological Assessment.

The City Centre Planning District objectives include subsection 6.11.1.2 that provides: to foster livable residential neighbourhoods close to employment, shopping and entertainment opportunities. This proposal contributes positively to the foregoing objective.

Urban Design Review

Section 8.7.2 Policies of the Official Plan for Urban Design provides policy direction with the following objectives:

“8.7.1.1 Built Form

To achieve a varied development pattern which supports and enhances the urban experience.

8.7.1.2 COMPLEMENTARY DESIGN

To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.

8.7.1.3 VISUAL INTEREST

To maximize the variety and visual appeal of building architecture.

8.7.1.5 UNIQUE CHARACTER

To enhance the unique character of a district, neighbourhood, prominent building or grouping of buildings.”

8.7.2.3 INFILL DEVELOPMENT

Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area’s existing development pattern by having regard for: massing, building height; architectural proportion; volumes of defined space; lot size; position relative to the road; building area to site area ratios; the pattern, scale and character of existing development; and, exterior building appearance.

The owner/developer of the Subject Property fully plans to meet the criteria for development in an established neighbourhood as provided above.

The proposed 3 storey 7-unit building at the Subject Property will have its façade designed to comply with the urban design review policies of the City’s Official Plan, thus is compatible with buildings in the neighbourhood.

The commitment to the Community’s Strategic Plan is centred around four interrelated pillars:

1. Our Economy: Cultivated and Competitive.
2. Our Society: Diverse and Caring.
3. Our Environment: Clean & Efficient; and
4. Our government: Responsive & Responsible.

The proposal to redevelop the 7 dwelling unit rental residential building on the Subject Property is consistent with the Community’s Strategic Plan as it contributes positively to the local economy, provides for alternative housing types, provides redevelopment at current building standards, and assists the City in achieving its committed contribution to needed housing.

The proposal to redevelop the property for a 7 dwelling unit rental residential building on the Subject Property complies with the goals, objectives, and policies of the City of Windsor Official Plan. Therefore, no Official Plan Amendment is required for this development proposal

City of Windsor Intensification Guidelines June 2022

A desire of the provincial government is the delivery of a broader mix of housing types, including housing that is more affordable than the traditional housing stock.

Among the City’s intensification priority areas is new development in “stable and mature neighbourhoods”.

The guidelines note that in many of Windsor’s neighbourhoods there is a diversity of building forms, housing types, streetscapes, and landscape features. Diversity is an element to be celebrated as a defining factor within each of these neighbourhoods. The proposed 3-storey 7-unit building adds to the diversity of housing options in the mature neighbourhood.

Subsection 2.3 Modest Infill Development provides that the intent is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. Further, it is stated that it is important that infill development integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.

A general guideline is to “*ensure new development is compatible with adjacent and neighbouring development by siting and massing new buildings to avoid undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas*”.

The proposed 7-unit building faces the street and flanks the public alley thus not facing directly into adjacent residential properties.

The majority of the City’s Intensification Guidelines support the proposed 7-unit building on the Subject Property.

5.0 Zoning By-law

The subject property is in the Residential District 3.1 (RD3.1) zoning category in City of Windsor Comprehensive Zoning By-law 8600.

Among the permitted uses in the RD3.1 is Multiple Dwelling which describes the proposed redevelopment plan.

The proposal to redevelop the 7-unit building on the Subject property complies with many of the building regulations of the RD3.1 zone. However, a site specific zoning by-law amendment is required to comply with the following RD3.1 regulations:

- 12.1.5.1 - required minimum lot frontage of 18.0 m whereas a frontage of 13.84m is existing, request reduction to existing accordingly.
- 12.1.5.5 - required minimum front yard depth 6.0 m whereas 0.24 m is existing, request reduction to existing accordingly
- 12.1.5.7 - required minimum side yard width a) 6.0 m where a habitable room window faces a side lot line, whereas the existing condition is 0.27 m on the west adjacent to the public alley, and 2.9 m exist on the east side of the building, request reductions to existing side yards accordingly.
- 12.1.5.8 Minimum Landscaped Open Space Yard: does not comply 35.0% of lot area (Required) 31.5% (Provided), request reduction to existing accordingly.
- 24.22.1 Required Number of Visitor Parking Spaces does not comply 1 (Required) 0 (Provided), request reduction accordingly
- 24.24.15 Access Aisles does not comply, request exemption to requirement.
- 24.24.20 Curb Cut or Ramp for Accessible Parking Space does not comply, request exemption to requirement.

- 24.26.1 Location of Parking Spaces does not comply, request exemption accordingly.

- 25.5.10 Construction and Maintenance of Parking Area

3 A curb shall bound the perimeter of a parking area and shall separate a landscaped open space yard, landscaped open space island or parking area separation from the parking area does not comply, exemption from requirement requested.

7 A parking area shall be graded and drained into a municipal sewer system to prevent the runoff of surface water onto a street, alley or abutting properties. Does not comply, exemption from requirement requested.

13 For any part of a parking area that is located less than 4.50 metres from a dwelling unit on an abutting lot, a screening fence with a minimum height of 1.20 metres shall be provided along the lot line on which the parking area is located does not comply, exemption from requirement requested.

- 25.5.20.1.2 Parking Area Separation from a street does not comply 3.00m (Required) 0.00m (Provided) – for the adjacent parking area at 0 Brant Street. An exemption to this requirement is requested.
- 25.5.20.1.3 Parking Area Separation from an interior lot line: does not comply 0.90m (Required) 0.00m (Provided), request requirement exemption.
- 25.5.20.1.3 Parking Area Separation from an alley: does not comply 0.90m (Required) 0.00m (Required) request requirement exemption.
- 25.5.20.1.5 Parking Area Separation from a building wall in which is located a main pedestrian entrance facing the parking area does not comply 2.00m (Required) 1.22m (Provided), request requirement exemption.
- 25.5.20.5.5 The area forming the parking area separation shall be maintained exclusively as a landscaped open space yard does not comply, request requirement exemption.
- 25.5.30 Access Area: does not comply 7.00m – minimum (Required) 6.36m (Provided), request reduction in requirement to what is provided.

The application requests a site-specific zoning by-law amendment based on the Residential District 3.1 (RD3.1) zone category as the basis of an application. The provisions noted above require amendments and exemptions to permit redevelopment and reuse of the existing building and parking on the Subject Property.

6.0 Site Suitability

The site is ideally suited to be developed for a 7-unit multiple dwelling building with partial parking on the parcel on the west side of the alley for the following reasons:

- The land area is sufficient to accommodate the proposed development.
- The conversion of the Subject Property is in keeping with the need for apartment units to meet the needs of intended future users.
- The property is generally level which is conducive to easy vehicular movements.
- The property is fully serviced which provides for drainage through the municipal system.
- There are no natural or man-made impediments to construction.
- There are no identified environmental concerns from the proposed use of the property.
- The property is within walking distance to local shopping, banks, and active and passive public recreation areas.

7.0 Compatibility

The City of Windsor Intensification Guidelines June 2022 define compatibility as”

“Compatible development means development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.”

Essentially, the City’s Intensification Guidelines endorse development that will coexist without undue, adverse impact on surrounding properties. The proposed 3-storey 7-unit building has been in existence for many years and its conversion to residential use is a welcome addition to the neighbourhood.

The existing 3 storey 7- unit multiple dwelling development is compatible with the surrounding area in terms of scale, massing, and height. The Official Plan defines the proposed development as Low Profile which is in keeping with other structures in the surrounding neighbourhood.

8.0 Good Planning

The proposal represents good planning for the following reasons:

- The proposal will contribute positively to Windsor’s needed rental housing stock.
- The development represents efficient use of land in a compact form that minimizes land consumption and makes efficient use of existing public services.
- The development is transit supportive providing the opportunity for future residents to make optimum use of nearby public transit.
- The development contributes to the provision of an appropriate mix of housing options for Windsor residents.
- The location in an established residential neighbourhood gives future residents ample opportunity to access nearby community amenities.
- The proposed development meets the City’s locational requirements: being on local roads; on full municipal services; adequate community services; and proximity to public transit.

The fact that the proposal is supported by both provincial and municipal planning policy, and the site is suitable for the intended use on several criteria attests to the fact that the proposal represents good planning.

9.0 Supporting Study Findings

Open House

The proponent organized and held an open house on Saturday January 31st, 2026, from 1:pm to 3:pm at the Quality Inn & Suites Downtown (675 Goyeau St., Windsor). The purpose of the open house was to introduce the project to the public and obtain feedback. Display boards depicting the site and building design were on display.

The open house was attended by the owners representative and City staff were on hand to observe the open house.

A single member of the public attended the open house, signed into the event, however no comment sheet/s were filled out and left at the open house, and to date none have been received by any other form of communication.

10 Conclusion

The proposal to redevelop the Subject Property for a 2 storey 7-unit residential building with on-site parking and parking on the vacant lot on the west side of the public alley within an established residential neighbourhood should be supported and approved by the City of Windsor for the following reasons:

- Is consistent with the Provincial Planning Statement 2024.
- meets the intent and purpose of applicable City Official Plan policies.
- is in keeping with the Community Strategic Plan that supports the local economy.
- the site is physically suitable to the proposed use.
- the proposed low-profile building is compatible with the surrounding neighbourhood and will contribute to the acute need for housing in Windsor.
- does not impact the private use and enjoyment of neighbouring properties.
- will not have any negative natural environment impacts.
- will not have any negative impacts on municipal services; and,
- will have a favourable positive impact on the City's economic environment.
- Will transform the property from a derelict unsightly property to an attractive functional residential rental building.

For the above reasons, it is appropriate for the City of Windsor to approve a site specific zoning by-law amendment application to permit redevelopment for seven (7) dwelling units within the existing building on the subject property.

HRK REALTY SERVICES LTD.

Harold Kersey

Date: April 17, 2026

Harold R. Kersey, RPP