

PLANNING RATIONALE REPORT

ADDENDUM

ZONING BY-LAW AMENDMENT

FOR PROPOSED

RESIDENTIAL DEVELOPMENT

**1258 - 1264 Argyle Road,
City of Windsor, Ontario**

July 09, 2026

Prepared by:



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Table of Content

1.0 INTRODUCTION 2

2.0 PROPOSAL 3

3.0 ZONING ANALYSIS 6

4.0 CONCLUSION12

1.0 INTRODUCTION

I have been retained by Designatlier on behalf of 1000919722 Ontario Inc. (herein the 'Applicant'), to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development for property located at 1258 -1264 Argyle Road (herein the "Site") in the City of Windsor, Province of Ontario.

This report is an Addendum to the PRR dated 2026-04-25 in order to respond to additional relief noted by the City Administration.

The Site is made up of 3 parcels of land, presently vacant and is within the Walkerville Planning District (Ward 4).

The Site has been owned by 1000919722 Ontario Inc since 2025.

The Site is an interior parcel of land on the east side of Argyle Rd, between Ottawa St. and Ontario St. (see the area in **red** in the Key Map on Figure 1a).

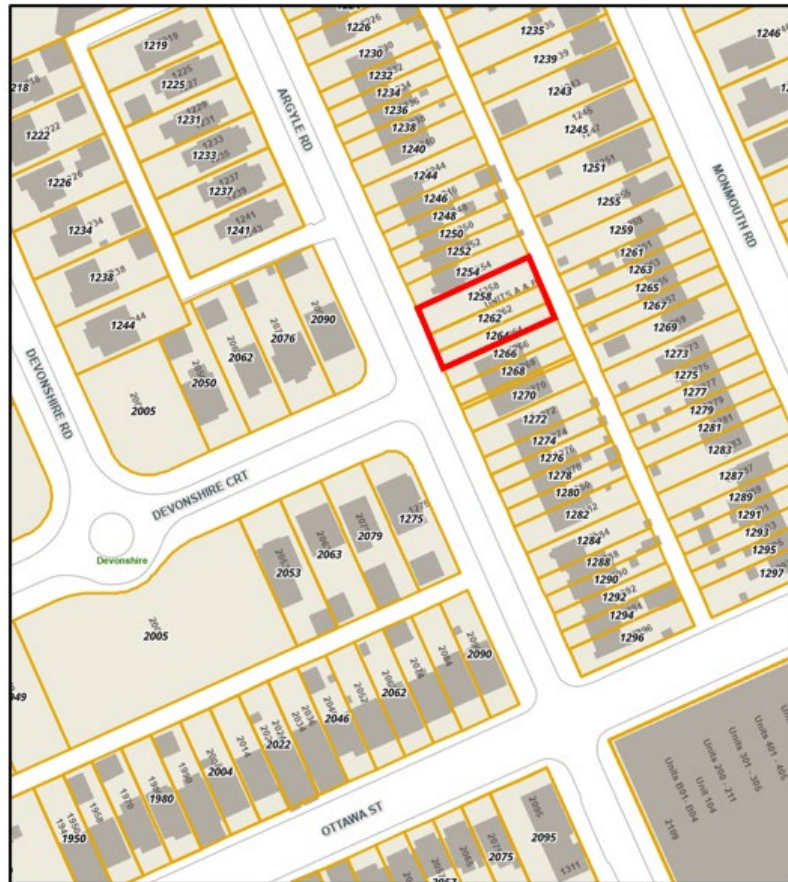


Figure 1a – Key Map (Source: City of Windsor GIS)

The Site is made up of 3 parcels of land and is legally described and locally known as follows:

Address	ARN	Legal	PIN
1258 Argyle Road	020-230-02300	PT LOT 67 PLAN 684 WALKERVILLE; PT LOT 68 PLAN 684 WALKERVILLE AS IN R1028139; WINDSOR	01131-0560
1262 Argyle Road	020-230-02400	PT LOT 68 PLAN 684 WALKERVILLE AS IN R1085426; WINDSOR	01131-0561
1264 Argyle Road	020-230-02500	PT LOT 68 PLAN 684 WALKERVILLE; PT LOT 69 PLAN 684 WALKERVILLE AS IN R1016982; WINDSOR	01131-0562

The intent of the Applicant is to consolidate the 3 parcels of land.

An application for a Zoning By-law Amendment (ZBA) is required in order to permit the proposed development.

The purpose of the ZBA application is to permit a multiple dwelling with site specific relief.

2.0 PROPOSAL

The Site is presently vacant and is within the Walkerville Planning District (Ward 4).

The Applicant is proposing to develop the Site for residential use.

A new 2.5-storey (with full basement) multiple dwelling with a total of 7 residential dwelling units is proposed to be constructed.

A concept plan (as revised) has been prepared (see Figure 2a – Concept Plan).

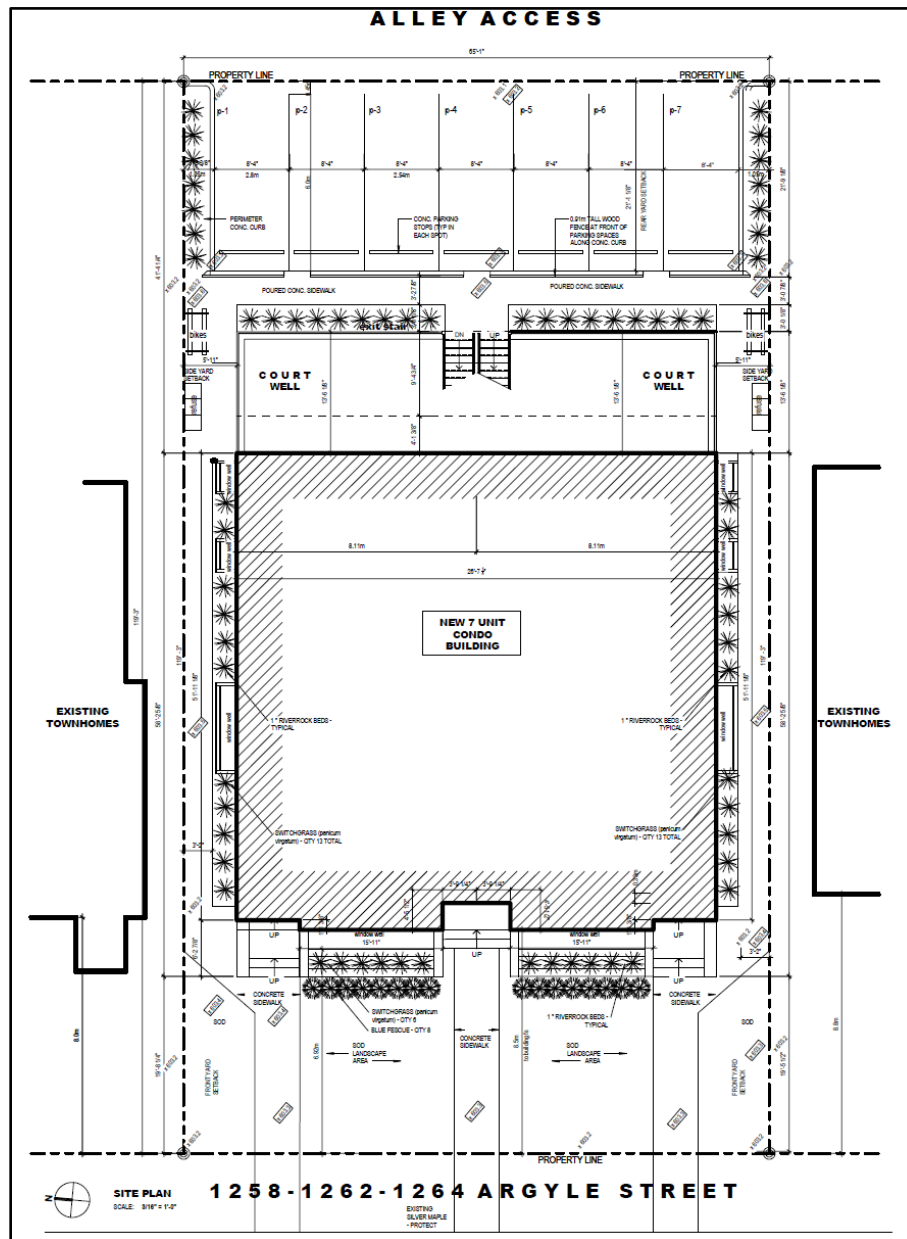


Figure 2a – Concept Plan

The proposed dwelling will face Argyle Road with a total of 4 entrances on the main facade. Elevations (as revised) have been prepared (see Figure 2b – Elevations).



Figure 2b – Elevations

The proposed building will be 9.0 m in height.

Tenure of the residential dwelling units will be individually owned (condominium).

Parking on-site for 7 vehicles is proposed to be located in the rear yard, with access from the rear alley.

Bicycle parking (4 total) will be provided.

There will be 1 visitor parking space provided.

There will be no accessible parking spaces provided, as the units will not be barrier-free.

The Site will be professionally landscaped. Rear parking will be screened with a solid fence.

Refuse to be located beside the court well.

Private amenity space will be provided for each residential dwelling unit, including rear yard patios.

The proposed development will be serviced by full municipal infrastructure, including water, storm and sanitary sewer.

3.0 ZONING ANALYSIS

The Site is currently zoned "Residential District 2.2 (RD2.2)" on Map 7 of the City of Windsor Zoning By-Law 8600.

The Site is also subject to Section 267, which restricts front yard parking space in any existing front yard.

It is proposed to further amend the "Residential District 2.2 (RD2.2- S.20(1)XXX)" zone category and permit the proposed multiple dwellings with 7 residential dwelling units as an additional permitted use.

A review of the RD2.2 zone provisions, as set out in Section 11.2 of the ZBL, is as follows:

Zone Regulations	Required RD2.2 (Multiple Dwelling)	Proposed RD2.2- S.20(1)XXX	Compliance and/or Relief Requested with Justification
Permitted Uses	One Double Duplex Dwelling One Duplex Dwelling One Multiple Dwelling containing a maximum of four dwelling units One Semi-Detached Dwelling One Single Unit Dwelling Townhome Dwelling Any use accessory to any of the preceding uses	Multiple Dwelling with 7 residential dwelling units (tenure, condominium)	Shall comply, subject to the ZBA approval. The Site is currently zoned "Residential District 2.2 (RD2.2)" on Map 7 of the City of Windsor Zoning By-Law 8600. The Site is also subject to Section 267, which restricts front yard parking space in any existing front yard. It is proposed to further amend the "Residential District 2.2 (RD2.2- S.20(1)XXX)" zone category and permit the proposed multiple dwellings with 7

Zone Regulations	Required RD2.2 (Multiple Dwelling)	Proposed RD2.2- S.20(1)XXX	Compliance and/or Relief Requested with Justification
			residential dwelling units as an additional permitted use.
Minimum Lot Width	18.0 m	19.84 m	Complies
Minimum Lot Area	540.0 m ²	720.9 m ²	Complies
Maximum Lot Coverage	45.0%	35 %	Complies
Maximum Main Building Height	9.0 m	9.0 m	Complies The final roof design will be part of the building permit review.
Minimum Front Yard Depth	6.0 m	8.5 m (to building face)	Complies
Minimum Rear Yard Depth	7.50 m	11.29 m	Complies
Minimum Side Yard Width	1.20 m	North side - 1.20 m South side – 1.80 m	Complies
Minimum Parking Requirements 24.20.5.1	Multiple Dwelling containing a minimum of 5 Dwelling units - 1.25 for each dwelling unit	7	Relief required There is a shortfall of 1 parking space. A 1:1 parking ratio is being provided.

Zone Regulations	Required RD2.2 (Multiple Dwelling)	Proposed RD2.2- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	Total 7 x 1.25 = 8.75 (8 rounded down)		A parking study was completed. The Site is located where there are transportation options and is pedestrian-friendly. The request is considered minor in the context of small-scale multi-unit residential development. The functional operation of the site is not compromised, and the reduction does not create any observable impact on adjacent streets or properties.
Minimum Visitor Parking Spaces 24.22.1.1	Multiple Dwelling with a minimum of five dwelling units = 15 % (1.05 / 1 space rounded down)	15 % - to be provided = 1	Shall comply The final location of the space will be identified at the time of the building permit.
Minimum Accessible Parking Spaces 24.24.1.1	1 to 25 Total 1 Type A and 0 Type B	0	Relief requested. The difference is 1 space. There are no accessible units proposed. Because no barrier-free units are required, the associated requirement

Zone Regulations	Required RD2.2 (Multiple Dwelling)	Proposed RD2.2- S.20(1)XXX	Compliance and/or Relief Requested with Justification
			for a barrier-free parking space is not functionally applicable to this development.
Minimum Bicycle Parking Spaces 24.30.1.1	1 to 9 Total = 0	4 spaces proposed	Complies
Parking Area Separation 25.5.20.1	Any Street – 3.00 m	N/A	N/A
	An interior lot line or alley – 0.90 m	South side – 1.05 m – interior lot line North side - 10.5 m – interior lot line 0.0 m – alley	Relief requested for the setback from the alley. Relief is considered minor. Landscaping around the parking area can still be provided. Parking is restricted in the front yard (Section 267 of the ZBL).
	A building wall in which is located a main pedestrian entrance facing the parking area – 2.00 m	TBD	Shall comply
	A building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing	TBD	Shall comply

Zone Regulations	Required RD2.2 (Multiple Dwelling)	Proposed RD2.2- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	the parking area where the building is located on the same lot as the parking area – 4.50 m		
General Provision 5.2.20.20	In any required yard, a refuse bin unless incidental to the erection, renovation or demolition of structures or the removal of waste on the same lot.	TBD	Shall comply The final location will be submitted with the building permit.
Access Area, Maximum 25.5.30.4	9.00 m	18.86 m	Relief required. Access is directly from the alley and similar to the abutting property. There is no street scape impact, no sidewalk crossing, and no loss of landscaped frontage. The functional and visual intent of the standard is preserved. The proposed 18.86 m access ensures safe, predictable, low-speed maneuvering, consistent with good site design. <i>ACCESS AREA means a driveway that connects any one or more of the following to a highway: building;</i>

Zone Regulations	Required RD2.2 (Multiple Dwelling)	Proposed RD2.2- S.20(1)XXX	Compliance and/or Relief Requested with Justification
			<i>outdoor storage yard; parking area; structure.</i>

Therefore, the proposed development will comply with the purpose and intent of the RD2.2 zone in order to accommodate the multiple dwellings with 7 residential dwelling units.

The following relief is requested:

- *Decrease the minimum parking requirements from 8 to 7 parking spaces,*
- *Decrease the minimum accessible parking space from 1 to 0,*
- *Decrease the minimum parking separation from 0.90 m to 0 m for an alley, and*
- *To increase the maximum access area from 9.00 m to 18.86.*

4.0 CONCLUSION

The proposed development on the Site is appropriate and the ZBA should be approved by the City of Windsor.

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

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

