

**ELECTRONIC AND IN PERSON
PUBLIC OPEN HOUSE**

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

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

Tuesday,
December 3, 2024
6:00 p.m. to 7:00 p.m.

Zoom and Willistead Manor, 1899
Niagara St, Windsor, ON.

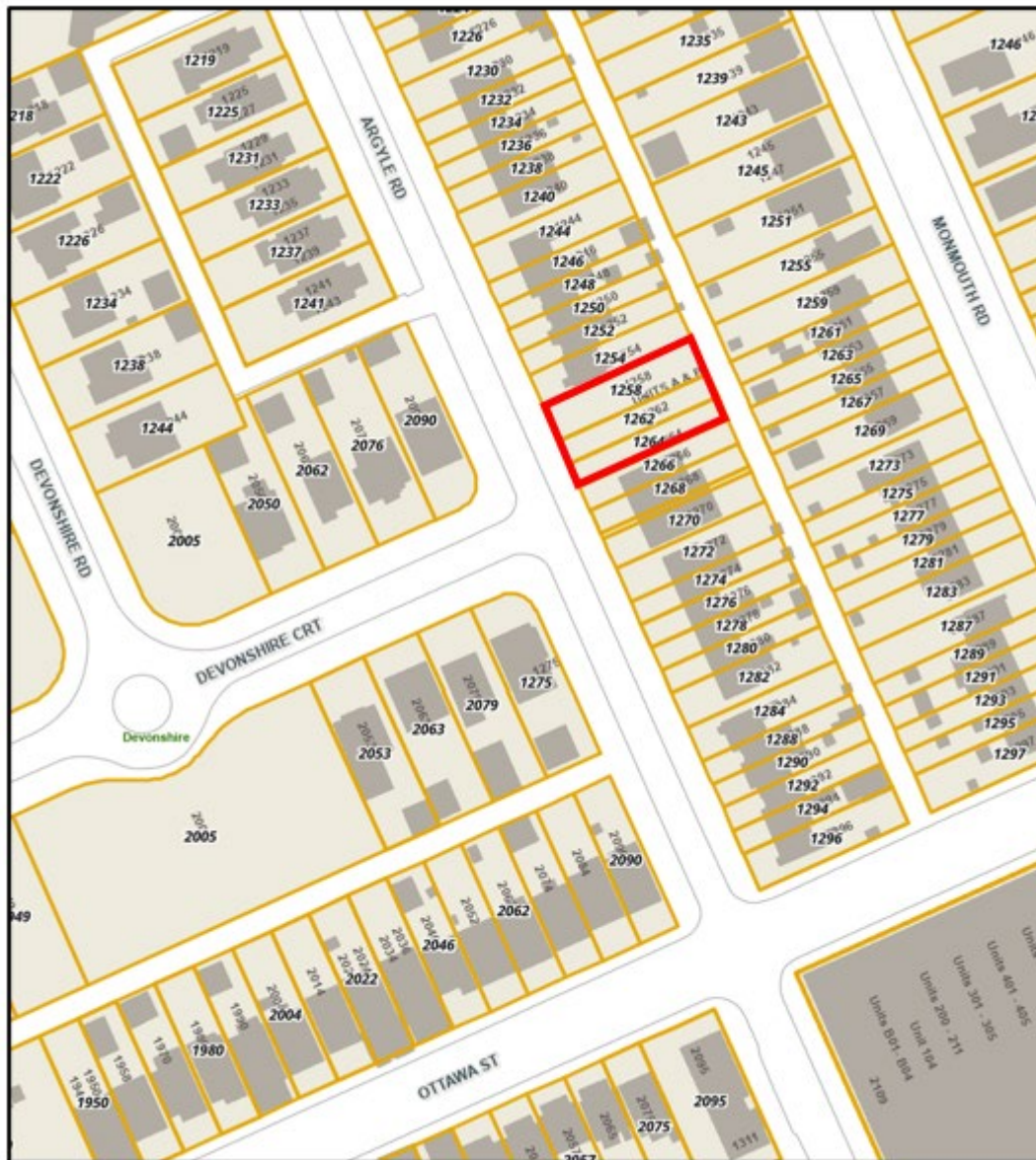
Hosted by:
Pillon Abbs Inc.
Land Use Planning Consultant

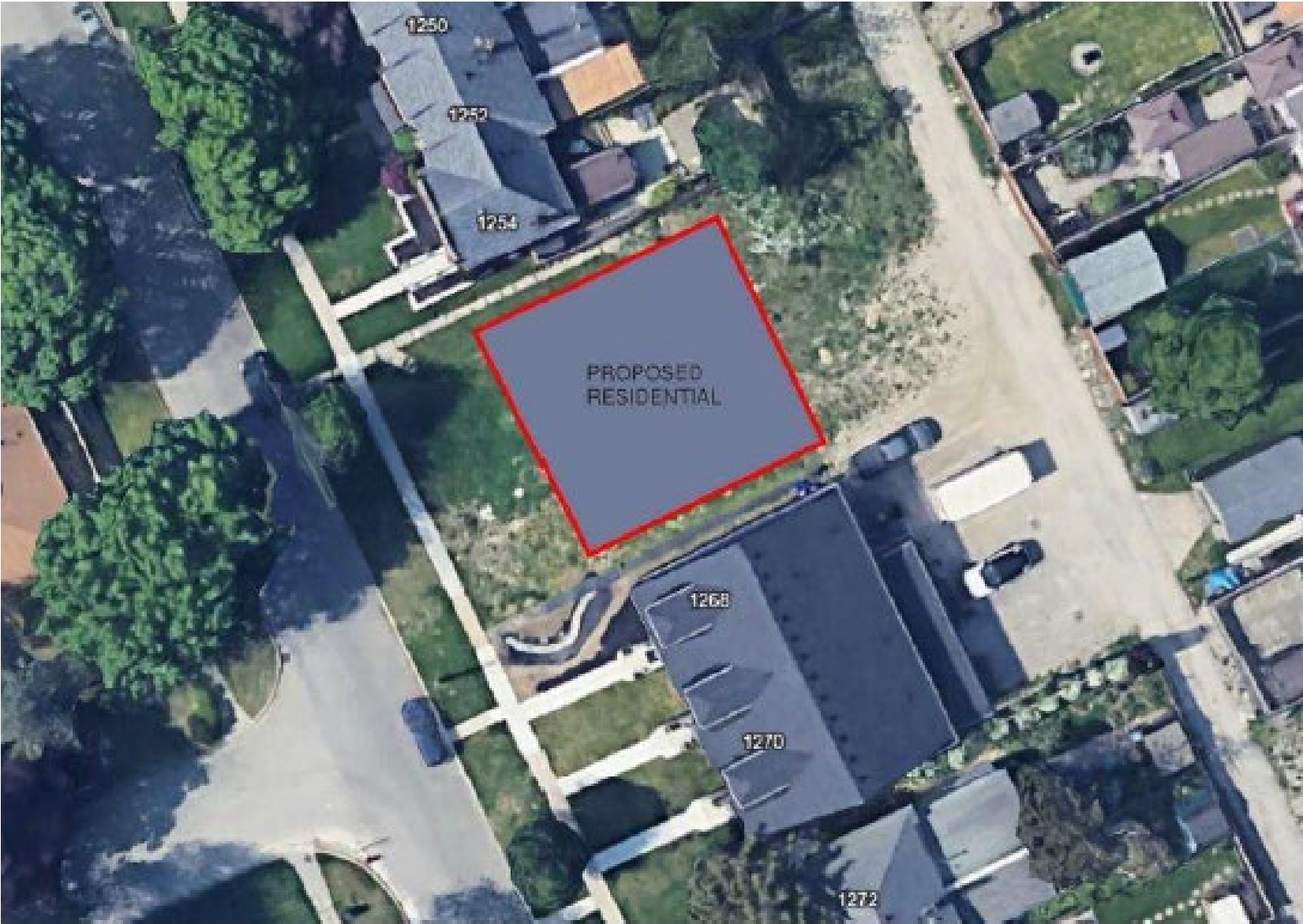
Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- The open house is scheduled for 1 hour.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Representatives are also online but **only** to observe.
- 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**.

The Site

- located in City of Windsor Ward 4
- made up of 3 parcels of land
- currently vacant
- east side of Argyle Rd, between Ottawa St. and Ontario St.
- 720.93 m2 in size
- the neighbourhood characteristic of the area is residential
- outside of the Essex Region Conservation Authority (ERCA) regulated area
- Walkerville Planning District
- Heritage Area
- Mature Neighbourhood





1250

1252

1254

1268

1270


1272

PROPOSED
RESIDENTIAL



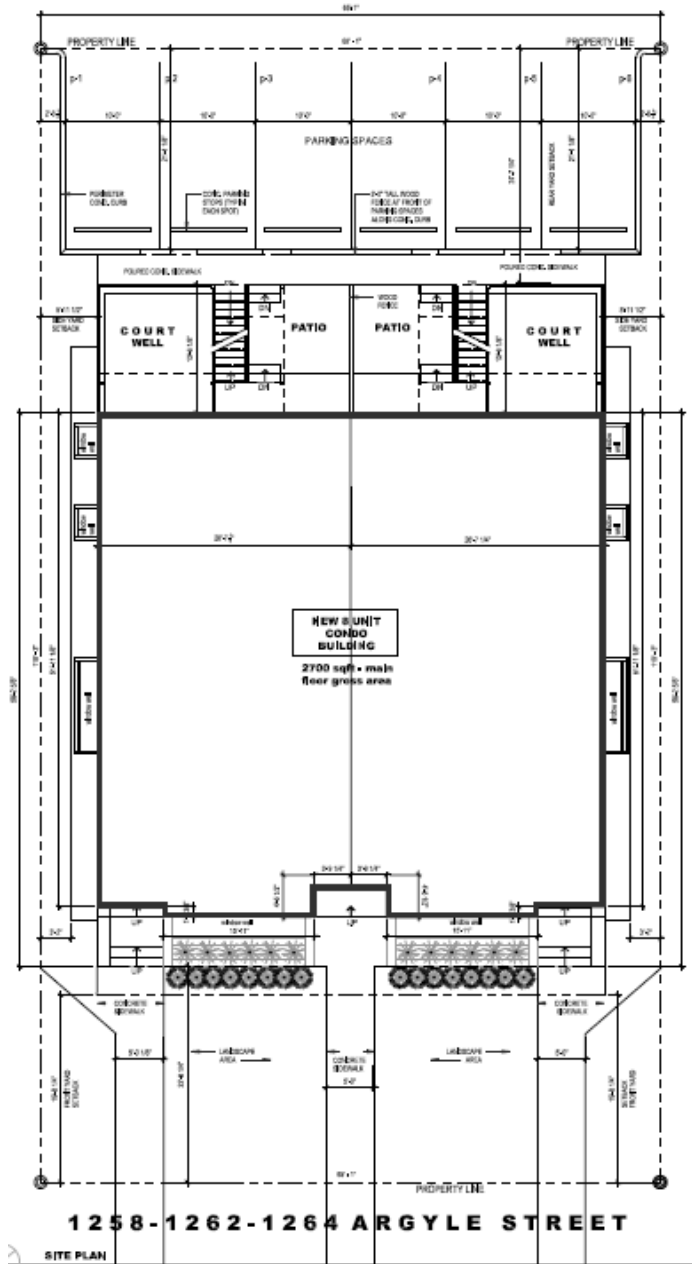
What is Proposed

- new multiple dwelling
- total of 8 residential dwelling units
- parking on-site for 6 vehicles (visitor, barrier free and resident spaces)
- access from the rear alley
- 3-storey
- maximum building height of 9.98 m



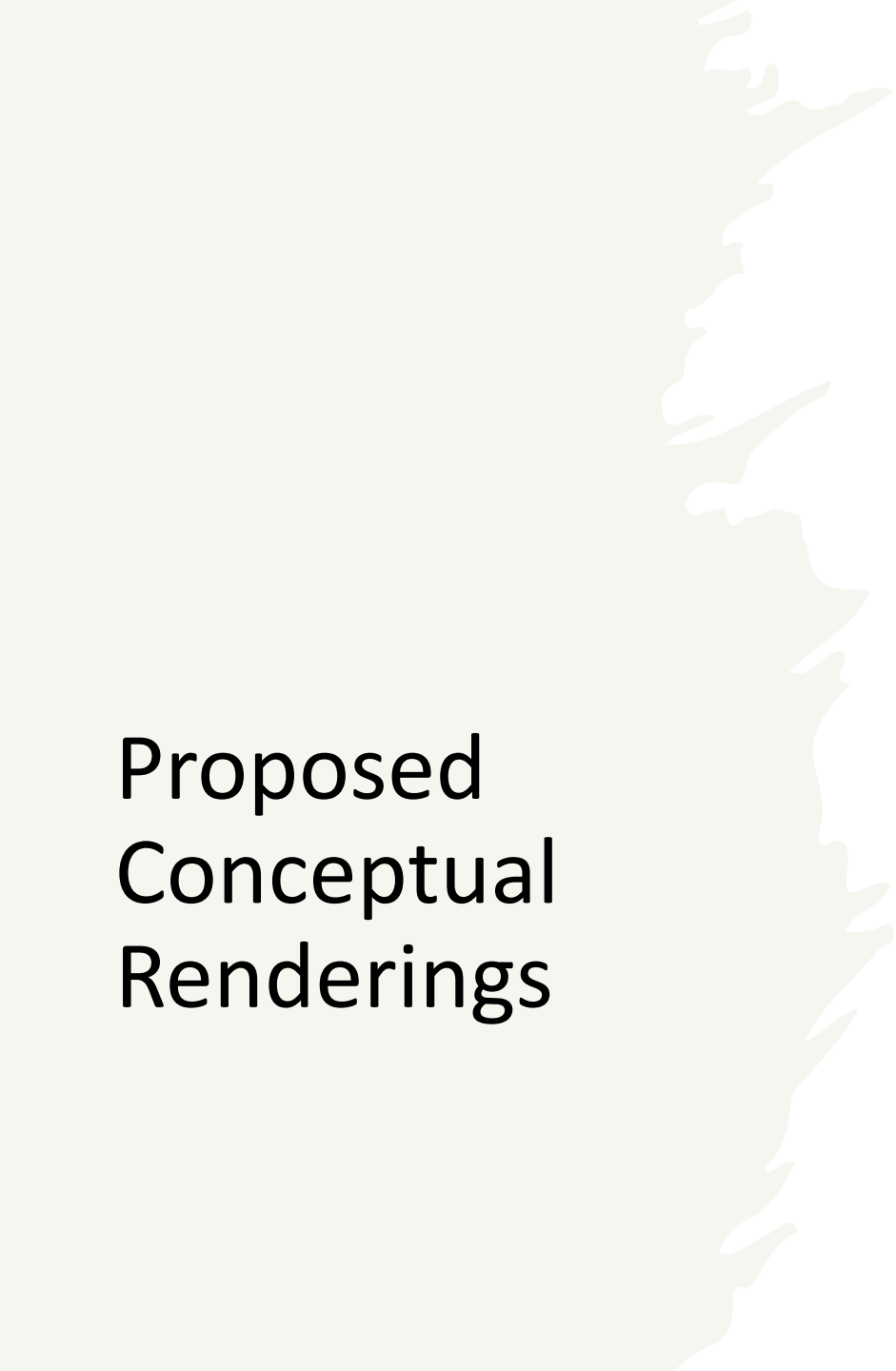
Proposed Concept Plan

ALLEY ACCESS



1258-1262-1264 ARGYLE STREET

SITE PLAN



Proposed
Conceptual
Renderings



CERTAINTED CARRIAGE
HOUSE 35yr. ASPHALT
SHINGLES (TYP)

ACRYLIC
STUCCO

BRICK VENEER

SOUTH ELEVATION

LIMESTONE LOOK PANELS



EAST ELEVATION



NORTH ELEVATION




WEST ELEVATION

PROPOSED – SHINGLE ROOF W/
'4 OVER 1' SINGLE HUNG WINDOWS
AND 4-LITE DOORS, REMOVED
'LIMESTONE LOOK PANELS'




Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping and sidewalks throughout the Site
- Refuse (garbage and recycling) to be located inside the building and taken to the curb
- Private amenity space provided
- Parking for bicycles provided



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

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Ontario 



PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

Four Main Provincial Policies:

- BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES
- INFRASTRUCTURE AND FACILITIES
- WISE USE AND MANAGEMENT OF RESOURCES
- PROTECTING PUBLIC HEALTH AND SAFETY

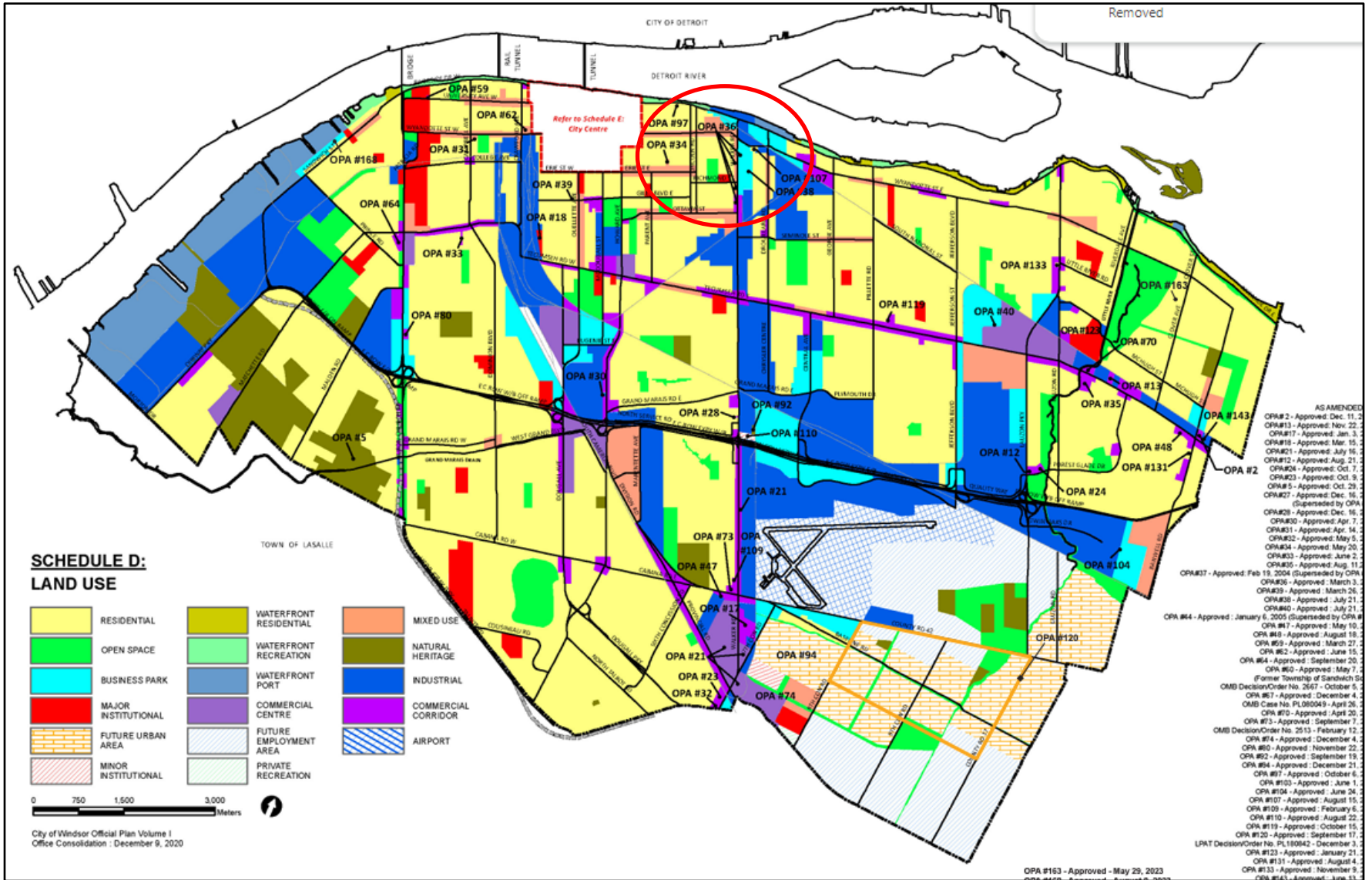
Windsor Official Plan (OP)



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'



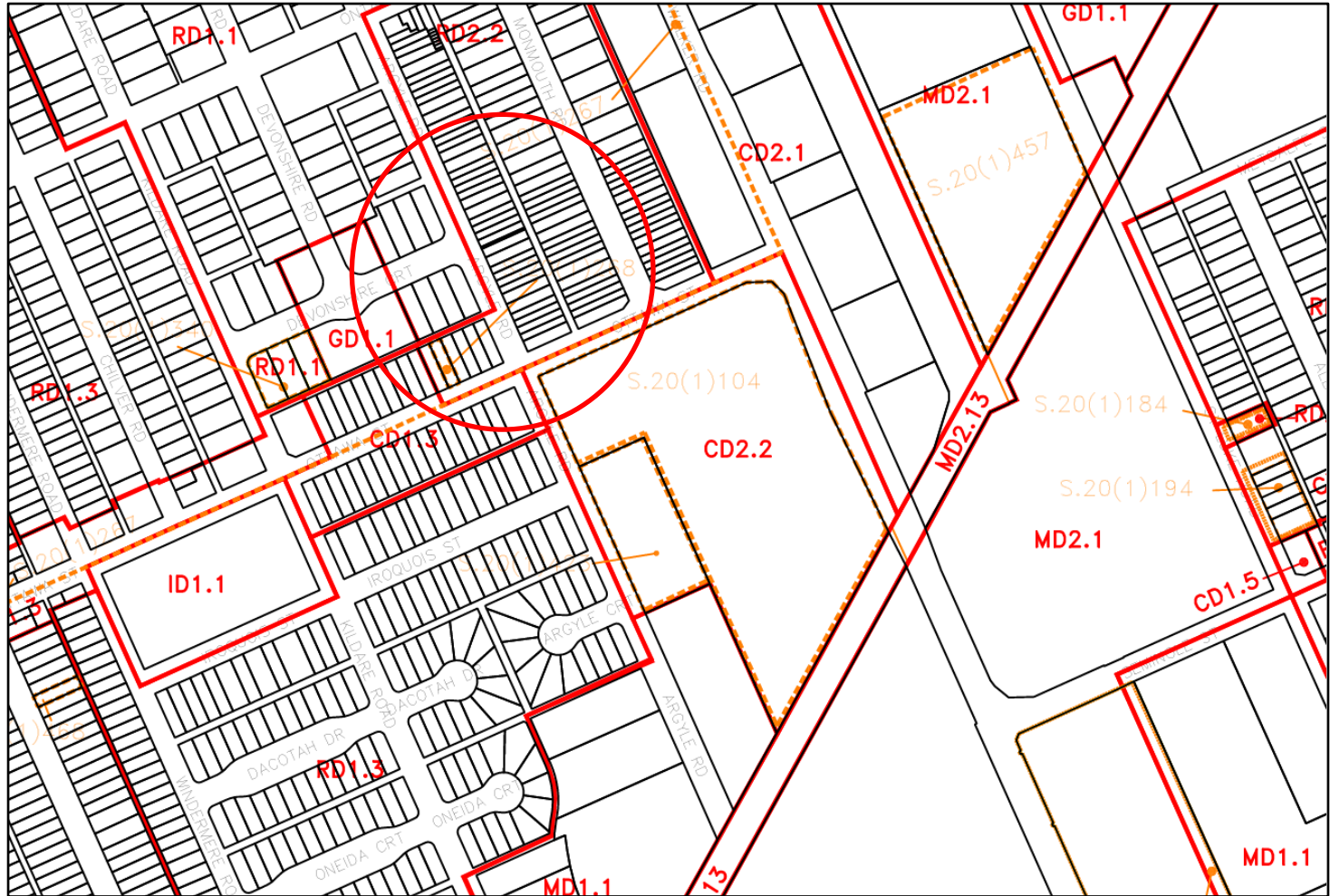
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Residential District 2.2 (RD2.2) category
- Map 7 of the City ZBL
- Also subject to Section 267
 - No front yard parking space
- Current permitted uses include:
 - *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 (ie detached garage or shed)*

ZBL- Map '4'



Required
Planning
Applications

- Zoning By-law Amendment (ZBA)

ZBA

- The ZBA for the Site proposes to further amend the existing Residential District 2.2 (RD2.2) category
- to a site-specific Residential District 2.2 (RD 2.2- S.20(1)XXX) category
- To permit One Multiple Dwelling containing a maximum of **eight** dwelling units, as an additional permitted use
- Relief
 - Parking (reduce from 10 spaces to 6 spaces)
 - Other relief - TBD

Support Studies Completed

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

- Application and Fees
- Informal Open House
- Planning Rationale Report
- Urban Design Brief
- Storm Water Retention Scheme
- Parking Study
- Conceptual Plan
- Elevations
- Floor Plans
- Landscape Plan

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** application is 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 (and maybe a sign)



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?