

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

1576 Randolph Avenue
City of Windsor, Ontario

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Prepared by:



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Table of Content

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDING LAND USES	5
2.1	Legal Description and Ownership	5
2.2	Physical Features of the Site	6
2.2.1	Size and Site Dimension	6
2.2.2	Existing Structures and Previous Use	6
2.2.3	Vegetation	6
2.2.4	Topography and Drainage	6
2.2.5	Other Physical Features	7
2.2.6	Municipal Services	7
2.2.7	Nearby Amenities	7
2.3	Surrounding Land Uses	7
3.0	PROPOSAL AND CONSULTATION	11
3.1	Development Proposal	11
3.2	Public Consultation Strategy	13
4.0	APPLICATION AND STUDIES	17
4.1	Zoning By-law Amendment	17
4.2	Other Application	17
4.3	Supporting Studies	17
5.0	PLANNING ANALYSIS	18
5.1	Policy and Regulatory Overview	18
5.1.1	Provincial Planning Statement	18
5.1.2	Official Plan	24
5.1.3	Zoning By-law	30
6.0	SUMMARY AND CONCLUSION	36
6.1	Context and Site Suitability Summary	36
6.1.1	Site Suitability	36
6.1.2	Compatibility of Design	36

6.1.3	Good Planning	36
6.1.4	Environment Impacts	37
6.1.5	Municipal Services Impacts	37
6.1.6	Social, Cultural, and Economic Conditions	37
6.2	Conclusion	37

1.0 INTRODUCTION

I have been retained by Baraa Zrabah (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed development to be located at 1576 Randolph Avenue (herein the "Site") in the City of Windsor, Province of Ontario.

The Site, in Ward 10 (South Cameron Planning District), is made up of one (1) interior parcel of land, which is currently vacant.

The Site is located on the east side of Randolph Avenue, north of Algonquin Street and south of Tecumseh Road West.

It is proposed to construct a new two (2) storey (9.0 m max) semi-detached dwelling. Each semi-detached dwelling will have an Additional Dwelling Unit (ADU) in the basement. A total of four (4) residential dwelling units are proposed.

The tenure of each semi-detached dwelling will be individually owned and the ADU will be a rental.

Parking for a total of 4 vehicles will be provided in the front yard on private driveways (and in garages), with access from Randolph Avenue.

A private garage is proposed for each semi-detached dwelling.

The Site has access to full municipality services.

The proposed development will provide a new affordable housing choice in an existing neighbourhood.

Infilling an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development.

Once the ZBA application has been approved, the Applicant will proceed with a building permit. Once the common wall is constructed and surveyed, the Applicant will then apply to sever the semi-detached dwelling along the common wall.

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-047/24). Comments dated May 22, 2024, have been reviewed and incorporated into this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-103/24). Comments dated December 2, 2024, have been reviewed and incorporated into this PRR.

The purpose of this report is to review the relevant land use documents, including the Provincial Planning Statement 2024 (PPS), the City of Windsor Official Plan (OP), and the City of Windsor Zoning By-law (ZBL).

This PRR will show that the proposed development is suitable, consistent with the PPS, conforms to the intent and purpose of the OP and ZBL, and represents good planning.

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description and Ownership

The Site is made up of one (1) interior parcel of land, which is currently vacant.

The Site was created by severance in 2022 (B-032/22), with conditions pending.

The former alleyway at the rear of the Site has been closed and merged with the subject lands.

The Site is located on the east side of Randolph Avenue, north of Algonquin Street and south of Tecumseh Road West (see the area in red on Figure 1 – Site Location).

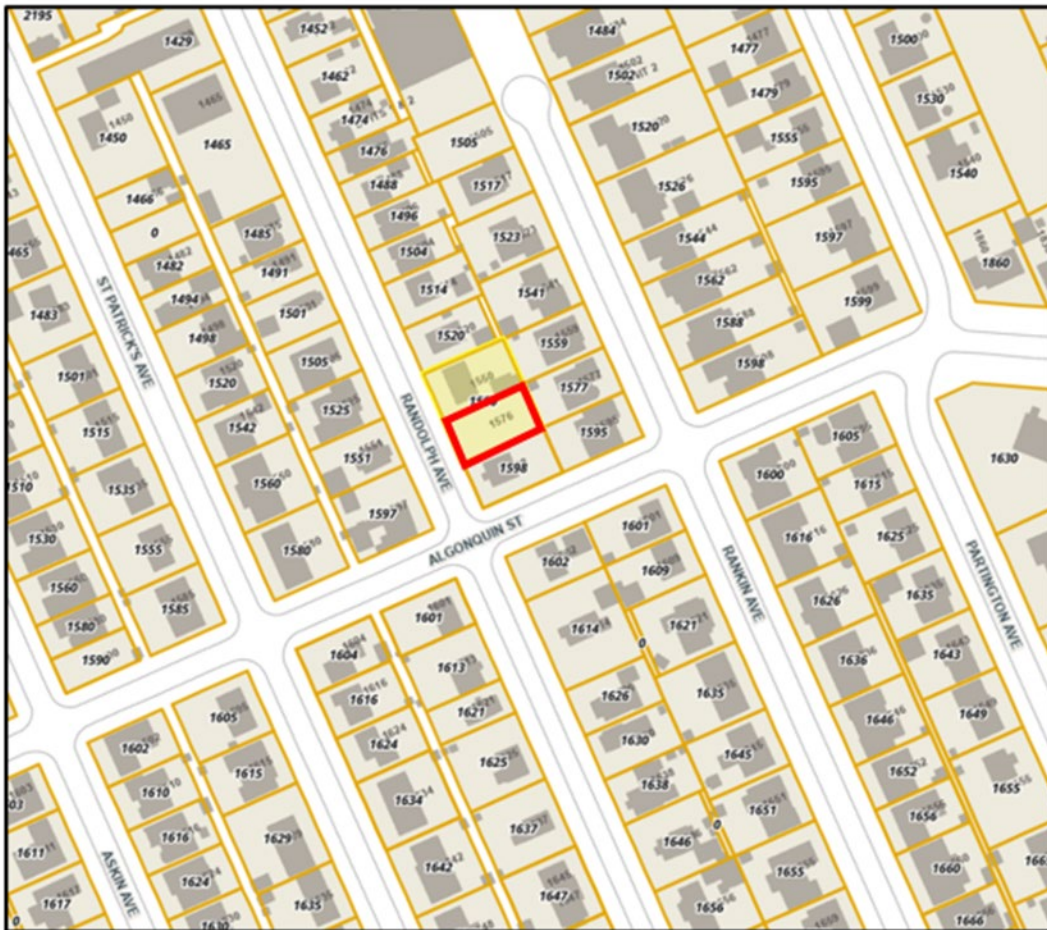


Figure 1 – Site Location (Source: Windsor GIS)

The Site is part of the Cameron Planning District and Secondary Plan and is located in the City of Windsor Ward 10.

The Site is owned, locally known as and legally described as follows:

Address	Legal Description	PIN	ARN	Owner	Purchased Date
1576 Randolph Ave	LT 542 PL 973 SANDWICH WEST; LT 543 PL 973 SANDWICH WEST; LT 544 PL 973 SANDWICH WEST; LT 545 PL 973 SANDWICH WEST; WINDSOR	01214-0360 (LT)	080-610-15000	Ahmad Zrabah	2022
Alley	PART ALLEY PL 973 SANDWICH WEST (CLOSED BY CE305773) DESIGNATED AS PARTS 20 & 21 PL 12R23215; WINDSOR S/T EASE IN GROSS OVER PARTS 20 & 21 PL 12R23215 AS IN CE307333	01214-0544 (LT)	N/A	Ahmad Zrabah	2022

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The total Site, subject to the proposed development, consists of a total area of 595.0 m² (0.059 h), with 18.28 m along Randolph Avenue and a depth of 32.55 m.

There are several different lot sizes and frontages in the area.

2.2.2 Existing Structures and Previous Use

The Site is currently vacant.

The previous use was residential.

2.2.3 Vegetation

The property currently has a mown lawn with some trees.

There are no City owned trees on this property.

2.2.4 Topography and Drainage

The Site is generally level, and it is outside of the Essex Region Conservation Authority (ERCA) regulated area.

2.2.5 Other Physical Features

Fencing is located along the perimeter of the Site.

2.2.6 Municipal Services

The property has access to municipal water, storm, and sanitary services.

The Site has access to transit and major roadways.

2.2.7 Nearby Amenities

There are many schools, parks and libraries in close proximity to the Site.

There is nearby shopping in the form of plazas and malls, as well as employment, places of worship, and local amenities.

2.3 Surrounding Land Uses

Overall, the Site is in an existing built-up area that is currently in transition.

Cabana Road West has a mix of land uses in the area, including commercial, institutional, and residential uses.

A site visit was conducted, and photos were taken on June 10, 2023, by Pillon Abbs Inc.

North (along Randolph Ave) – The lands directly north of the Site are used for residential use (see Photo 1 – North).



Photo 1 – North

South (along Randolph Ave and Algonquin St) – The lands directly south of the Site, are used for residential use (see Photo 2 - South).



Photo 2 – South

East (along Rankin Ave) – The lands directly east of the Site are used for residential use (see Photo 3 - East).



Photo 3 – East

West (along Randolph Ave) – The lands directly west of the Site are used for residential use (see Photo 4 - West).



Photo 4 – West

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is currently vacant.

It is proposed to develop the Site for residential purposes.

It is proposed to construct a new two (2) storey (9.0 m) semi-detached dwelling. Each semi-detached dwelling will have an Additional Dwelling Unit (ADU) in the basement. A total of four (4) residential dwelling units are proposed.

A concept plan was prepared (see Figure 2a –Concept Plan).

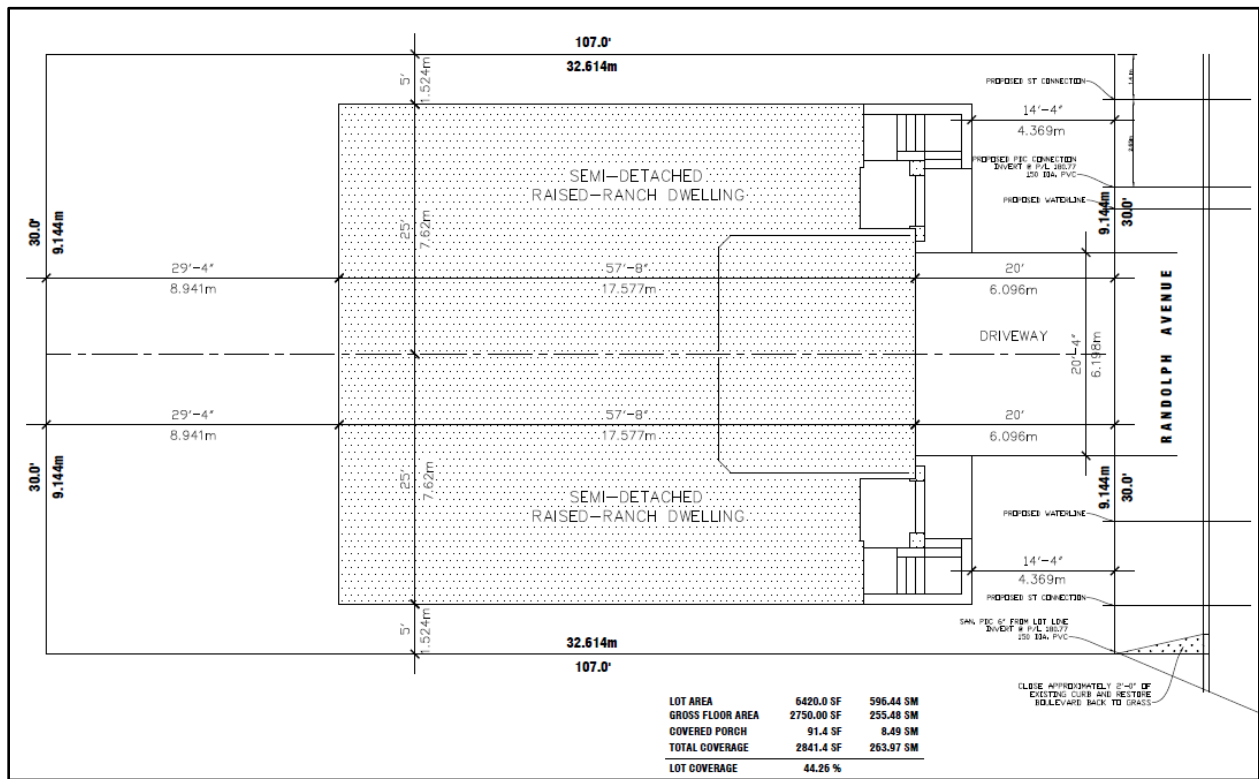


Figure 2a –Concept Plan

The Concept Plan is preliminary in order to illustrate how the Site can be developed.

The gross floor area of the proposed dwelling will be 257.35 m².

The total lot coverage proposed is 43.94%.

The proposed height is 9.0 m.

The tenure of each semi-detached dwelling will be individually owned and the ADU will be a rental. Based on the size of the Site (0.059 ha) and the number of units (4), the proposed development will result in a gross density of 37.80 units per hectare (uph).

Conceptual elevations of the proposed dwelling have been prepared (see Figure 2b – Elevations).



Figure 2b – Conceptual Elevations

The conceptual elevations are preliminary in order to illustrate how the Site can be developed.

The proposed semi-detached dwelling will face Randolph Avenue.

The building will be a raised ranch style residential dwelling.

Access to the proposed building will be from the front of the units. There is a front porch proposed.

It is proposed that each unit will have 2-3 bedrooms.

Accessibility of units will be addressed at the time of the building permit.

Landscaping and amenity space will be provided.

Parking for a total of 4 vehicles will be provided in the front yard on private driveways (and in garages), with access from Randolph Avenue.

A private garage is proposed for each semi-detached dwelling.

The refuse (garbage and recycling) will be located in the individual units and taken out to the curb on collection days.

The Site will be serviced with full municipality services (sewer, water and storm).

3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, in addition to the statutory public meeting, an informal electronic public open house was held with area residents and property owners on Monday, August 26, 2024, from 6:00 pm to 7:00 pm.

The open house provided members of the public with opportunities to review and comment on the proposed development.

A total of 156 owners and tenants were notified, which represents a 200 m radius from the Site.

In addition to the Applicant, representatives and City Staff there were 9 residents who attended the open house.

The following is a summary of the comments and questions received, along with the responses provided.

Topic Item	Comments and Questions	Response
Compatible	Not the same as other dwellings in the area. Only single detached dwellings in the area. This is not a good fit. A single detached dwelling would be better on this Site.	The proposed development will be limited to a 2 storey, low profile building, which is a compatible density for the Site and with the surrounding area. Compatible does not need to be the same. It has to just live in harmony.
Density	The Mayor does not support 4 units.	This pertains to the CMHC funding incentives. There is no 'as of right' for 4 units. ZBA would be required and assessed on a case-by-case basis.

Topic Item	Comments and Questions	Response
Tenure	<p>There are no other rentals in the area.</p> <p>This will be just for students.</p>	<p>Policies support a complementary range of housing forms and tenures in all neighbourhoods.</p>
Site Selection	<p>This will not build a strong community.</p> <p>Church and schools have closed.</p> <p>This will create precedence.</p> <p>There are other sites better than this one.</p> <p>This should be located downtown where there are more vacant buildings.</p> <p>This should go in low income areas of the City.</p>	<p>The proposed use will offer a new housing choice.</p> <p>The Site provides for infilling and intensification.</p>
Affordability	<p>This will not be affordable.</p>	<p>The price will be competitive to the market.</p>
Garbage	<p>There will be bins everywhere.</p> <p>I do not want to see more bins.</p>	<p>The refuse (garbage and recycling) will be located in the individual units and taken out to the curb on collection days.</p>
Parking	<p>Major issue.</p> <p>On street parking will be taken up by residents and visitors.</p> <p>People will have to be asked to move their cars.</p> <p>This will create congestion.</p> <p>Based on the number of bedrooms, you need to plan for 16 parking spaces.</p> <p>Can you reduce the number of bedrooms?</p>	<p>The minimum requirement is 4 parking spaces.</p> <p>Parking is based on units and not bedrooms.</p> <p>Discussion on if the building is moved back, could it help increase parking area for more parking spaces.</p> <p>There is no access to the rear for parking and it would remove amenity space.</p>

Topic Item	Comments and Questions	Response
	There should be rear yard parking.	
Driveways	Numbers are in the driveways. What size is the driveway?	The proposed driveway will be 6.045 m long and 6.198 m wide.
Mature Neighbourhood	This is an established neighbourhood and should be protected. The neighbourhood is not meant for this type of development.	The City OP does not identify the area as a mature neighbourhood.
Taxes	We want the City to stop development. People should have the right to stop paying their taxes development is allowed. Taxes are too high now.	There is no evidence that taxes will go down or up.
Property Maintenance	The grass does not get cut.	Not a planning matter.
ADU	How are they permitted?	ADU 'as of right' are allowed on every urban parcel of land (total of 3 units). The request is only for 1 more dwelling
Lot size	Is the lot big enough?	Yes, the lot width and area comply with the ZBL.
Landscaping	Is there enough?	Yes, lot coverage complies with the ZBL.
Garages	I applied for a garage and was turned down because of lot coverage. How is this allowed?	The ZBA is to request a semi-detached dwelling as an additional permit use.
Traffic	There are speeders in the area. Need a four way stop at Randolph.	Subject to the City to review.
Housing Crisis	The City does not need any more housing.	The City needs to provide for an appropriate range and mix of housing options and densities to meet projected

Topic Item	Comments and Questions	Response
	The mental health crisis is more important than housing.	market-based and affordable housing needs of current and future residents.
Property Value	The value of homes will decrease. This will not make the neighbourhood better. It will make the neighbourhood unattractive.	There is no evidence that values will go down or up.
Housing Choice	Multi generation is not interested in this type of development.	The Applicant is proposing to live in the unit with a family member. Providing a new housing choice will offer an opportunity for someone to get started or someone to downsize in a neighbourhood that they love.
OLT	The appeal is not fair. Neighbour's opinions should matter. The population is powerless.	This is a provincial requirement.
Petition	One is coming.	Noted.
Timelines	If approved, how soon would construction start.	The ZBA process was explained.
OBC	This is not part of the OBC and would not be supported.	OBC would apply at the building stage.
Infrastructure	This will impact water pressure. There is flooding issues in the area. Is there capacity.	To be addressed at the time of the building permit.

4.0 APPLICATION AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-047/24). Comments dated May 22, 2024, have been reviewed and incorporated into this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-103/24). Comments dated December 2, 2024, have been reviewed and incorporated into this PRR.

The following explains the purpose of the application as well as a summary of the required support studies.

4.1 Zoning By-law Amendment

A site-specific Zoning By-law Amendment (ZBA) is required in support of the proposed development.

The current zoning of the Site, subject to development, is the Residential District 1.2 (RD1.2) category, as shown on Map 4 of the City of Windsor Zoning By-law #8600.

It is proposed to further amend the zoning to Residential District 1.2 (RD1.2 - S.20(1)(XXX)) category to permit one (1) new semi-detached dwelling as an additional permitted use.

Relief from certain regulations is also being requested.

The ZBA is detailed, and the justification is set out in Section 5.1.3 of this PRR.

4.2 Other Application

Once the ZBA application has been approved, the Applicant will proceed with a building permit. Once the common wall is constructed and surveyed, the Applicant will then apply to sever the semi-detached dwelling along the common wall.

The Site is not subject to Site Plan Control (SPC).

4.3 Supporting Studies

There was no support studies required as part of the ZBA submission.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024.

The following provides a summary of the key policy considerations of the PPS as it relates to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	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.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through	The proposed development will help provide for a mix of housing options and densities to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	<p>lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</p>	
2.1.6	<p>Planning authorities should support the achievement of complete communities by:</p> <p>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 child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;</p>	<p>The proposed development is consistent with the policy to achieve complete communities as it is close to nearby amenities.</p> <p>The proposed development will provide for a range and mix of housing options.</p> <p>The Site has access to transportation options, public service facilities, other institutional uses, and parks.</p> <p>Accessibility will be addressed at the time of the building permit.</p>
2.2.1 - Housing	<p>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:</p> <p>a) establishing and implementing minimum targets for the provision of</p>	<p>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the City's targets.</p> <p>The needs of the residents can be accommodated as the</p>

PPS Policy #	Policy	Response
	<p>housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well being 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; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including</p>	<p>Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The proposed density is appropriate for the Site.</p> <p>Residents will have access to nearby transit.</p>

PPS Policy #	Policy	Response
	potential air rights development, in proximity to transit, including corridors and stations.	
2.3.1.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the City of Windsor.
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; c) support active transportation; d) are transit-supportive, as appropriate.	<p>The Site offers an opportunity for intensification.</p> <p>The total density of the proposed development is considered appropriate.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p> <p>The proposed development is an efficient use of the Site.</p> <p>Residents will have immediate access to local amenities.</p> <p>Transit and active transportation are available in the area.</p> <p>The Site is located close to major roadways.</p>
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	The proposed development provides an infill opportunity for a vacant parcel of land.

PPS Policy #	Policy	Response
	housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The Site was always intended for residential development. The design of the proposed development has provided a compact form.
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The City has established targets. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area and will add new residential housing.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Site has access to existing infrastructure and nearby public service facilities.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposed development has access to full municipal services. There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.
3.6.2	Municipal sewage services and municipal water services	The proposed development will be serviced by municipal

PPS Policy #	Policy	Response
	are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	sewer, water and storm, which is the preferred form of servicing for settlement areas.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The Site is outside the ERCA regulated area.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public.

Therefore, the proposed development is consistent with the PPS and the Province's vision for long-term prosperity and social well-being.

5.1.2 Official Plan

The City of Windsor Official Plan (OP) was adopted by Council on October 25, 1999, approved in part by the Ministry of Municipal Affairs and Housing (MMAH) on March 28, 2000, and the remainder approved by the Ontario Municipal Board (OMB) on November 1, 2002. The office consolidation version is dated September 7, 2012.

The OP implements the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the City.

The Site is part of the South Cameron Planning Centre District on Schedule A: Planning Districts & Policy Areas of the OP.

The current land use designation of the Site, subject to development, is 'Residential', as shown on Schedule D: Land Use Plan of the OP (see Figure 3 –OP).

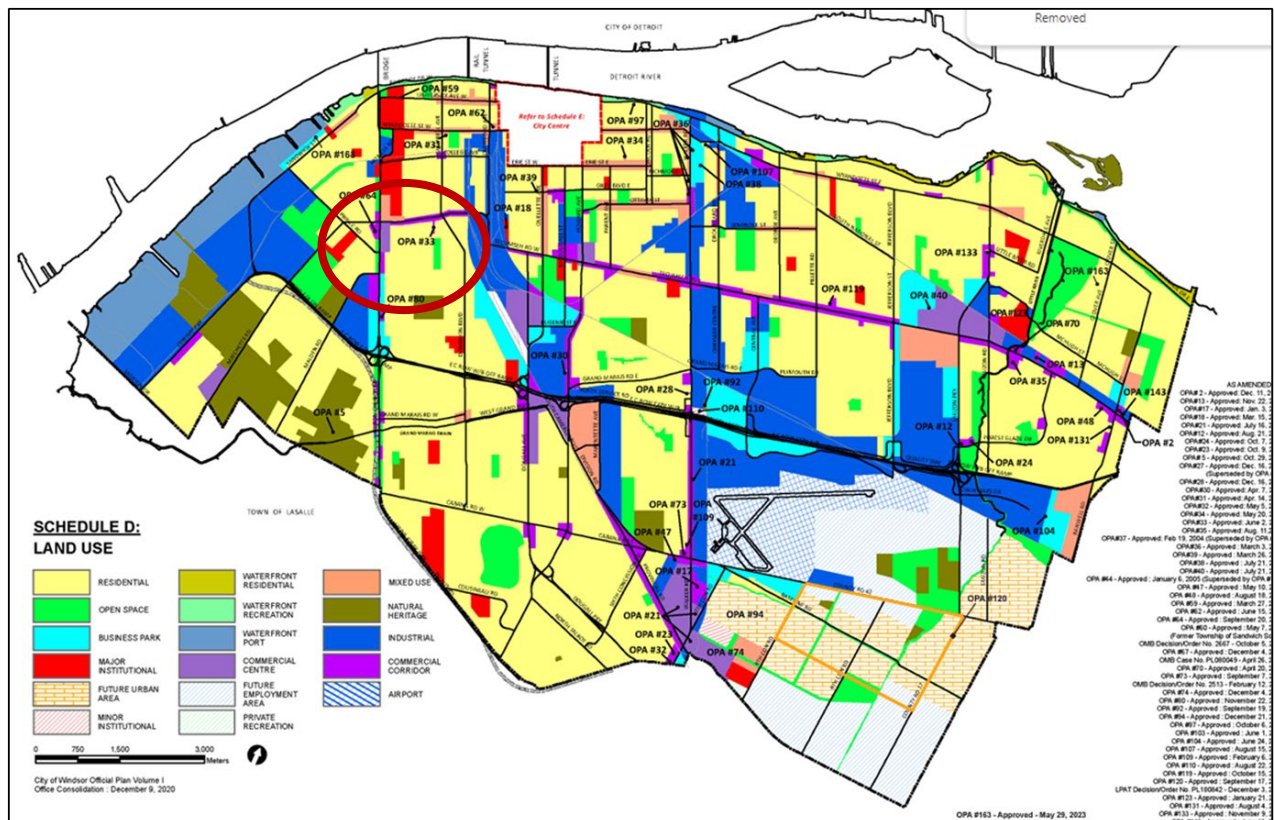


Figure 3 – OP

The Site is also impacted by the following:

- Schedule B: Greenway System – Located on a bikeway (Randolph Avenue)

- Schedule C-1: Development Constraint Areas: Archaeological Potential – Designated within “Low Archaeological Potential
- Schedule F: Roads & Bikeways – Located on a Local Residential road (Randolph Avenue)

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
3.2.1.2 – Development Strategy	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.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types.
4.0 – Healthy Community	The implementing healthy community policies are interwoven throughout the remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	<p>The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play.</p> <p>The proposed development is close to nearby transit, employment, shopping, local amenities, and parks.</p>
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach which balances environmental, social and economic considerations.	<p>The proposed development supports the policy set out in the OP as it is suited for addressing the City's residential needs.</p> <p>Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.</p>
6.1 - Goals	<p>In keeping with the Strategic Directions, Council's land use goals are to achieve:</p> <p>6.1.1 Safe, caring and diverse neighbourhoods.</p>	<p>The proposed development supports the goals set out in the OP.</p> <p>The proposed residential use will provide a new housing</p>

OP Policy #	Policy	Response
	<p>6.1.3 Housing suited to the needs of Windsor's residents.</p> <p>6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.</p>	<p>choice in an existing neighbourhood.</p> <p>The proposed semi-detached dwelling is suited for the needs of future residents.</p> <p>The Site is pedestrian friendly and close to nearby amenities and major roadways.</p>
6.2.1.2 - General Policies, Type of Development Profile	<p>For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) Low Profile developments are buildings or structures generally no greater than three (3) storeys in height; (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.</p>	<p>The proposed development is considered low profile.</p>
6.3.1.1 - Residential	<p>To support a complementary range of housing forms and tenures in all neighbourhoods.</p>	<p>The proposed semi-detached will complement the existing neighbour.</p>
6.3.1.2	<p>To promote compact neighbourhoods which encourage a balanced transportation system.</p>	<p>The proposed development is close to major roadways.</p>
6.3.1.3	<p>To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.</p>	<p>The proposed development will provide for infilling and intensification.</p>

OP Policy #	Policy	Response
6.3.2.1 – Permitted Uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile , and Medium Profile dwelling units. High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	The proposed development is considered low profile.
6.3.2.3 – Types of Low Profile Housing	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; and (b) large scale forms: buildings with more than 8 units.	Semi-detached dwellings, which are considered small-scale, are permitted. As of right, a total of 3 units are permitted on any urban parcel of land. It is proposed to request a total of 4 units, which is just 1 additional unit. A 2 storey semi will maintain the same max height (9.0 m) as a single detached dwelling.
6.3.2.4 – Locational Criteria	Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. New residential development and intensification shall be located where: (a) There is access to a collector or arterial road; (b) Full municipal physical services can be provided; (c) Adequate community services and open spaces are available or are	The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit.

OP Policy #	Policy	Response
	planned; and (d) Public transportation service can be provided.	
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	<p>At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is:</p> <p>(a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:</p> <p>(i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust; (iii) within a site of potential or known contamination; (iv) where traffic generation and distribution is a provincial or municipal concern; and (v) adjacent to heritage resources.</p> <p>(b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; (c) In existing neighbourhoods, compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas. In Mature Neighbourhoods as shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the</p>	<p>This PRR has evaluated the PPS in Section 5.1.1.</p> <p>There are no constraint areas that impact the Site.</p> <p>There are no adjacent nuisances.</p> <p>There is no known contamination.</p> <p>Traffic generation is not anticipated to have any significant impact.</p> <p>There are no heritage resources on or near the Site. There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p>Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.</p> <p>Only minor relief from the RD1.2 (lot frontage) is being requested to allow the proposed dwelling type.</p> <p>The proposed building height will be similar to a single detached dwelling.</p> <p>The massing of the development has been</p>

OP Policy #	Policy	Response
	<p>streetscape, architectural style and materials, landscape character and setback between the buildings and streets; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical services and emergency services; and (f) Facilitation a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.</p>	<p>carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>The building will be oriented to face Randolph Ave, similar to the existing built environment.</p> <p>Lot area and lot frontages in the area vary in size.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.</p> <p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p> <p>Off-street parking is provided.</p> <p>Amenity areas and landscaping will be provided.</p> <p>Full municipal and emergency services are available.</p> <p>No transition between uses is required as part of the building design.</p>
7.0 - Infrastructure	<p>The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.</p>	<p>The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.</p>

OP Policy #	Policy	Response
4.7.1.1. South Cameron Secondary Plan – Low Profile Residential, Permitted Uses	<p>In areas designated Low Profile Residential and Medium/High Profile Residential on Schedule SC-1, minor institutional uses such as elementary schools, day nurseries and places of worship, and neighbourhood commercial uses such as minor retail, service and office facilities are permitted subject to the following:</p> <p>such uses are intended to serve the needs of the residents;</p> <p>(b) they are permitted only where there is a demonstrated need;</p> <p>(c) the amenities of adjoining residential areas are preserved through adequate separation and landscaping, adequate off-street parking and properly located vehicular access;</p> <p>(d) they are permitted only on sites fronting collector roads;</p> <p>(e) the site shall be regular in shape and buildings shall be of comparable height and shape to adjacent development; and</p> <p>(f) such uses shall require site plan approval pursuant to the Planning Act.</p>	<p>The Site is located in a Low Profile Residential area.</p> <p>The proposed use will offer a new housing choice.</p> <p>The proposed development is permitted.</p> <p>Amenities and parking are provided.</p> <p>Does front on Randolph Ave.</p> <p>The shape and size of the Site does not change.</p> <p>The proposal does not require SPC approval.</p>

Therefore, the proposed development will conform with the purpose and intent of the City of Windsor OP.

5.1.3 Zoning By-law

The City of Windsor Zoning By-law (ZBL) #8600 was passed by Council on July 8, 2002, and then a further Ontario Municipal Board (OMB) decision was issued on January 14, 2003.

A ZBL implements the PPS and the City OP by regulating the specific use of property and provide for its day-to-day administration.

According to Map 4 attached to the ZBL the Site is currently zoned Residential District 1.2 (RD1.2) category (see Figure 4 – ZBL).

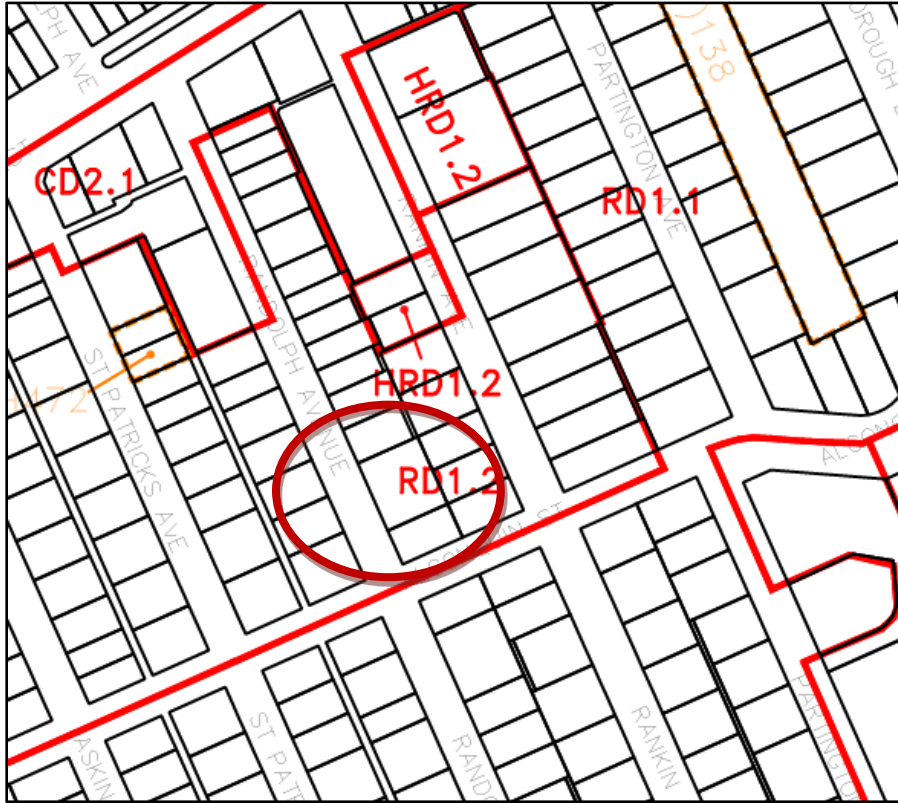


Figure 4 – ZBL

It is proposed to further amend the zoning to Residential District 1.2 (RD1.2 - S.20(1)(XXX)) category to permit one (1) new semi-detached dwelling as an additional permitted use with site specific relief.

SEMI-DETACHED DWELLINGS means one dwelling divided vertically into two dwelling units by a common interior wall having a minimum area above grade of 10.0 sq. m., and may include, where permitted by Section 5.99.80, up to two additional dwelling units.

A review of the RD1.2 zone provisions, as set out in Section 10.2 of the ZBL is as follows:

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single Unit Dwelling Any use accessory to the preceding uses	one (1) new semi-detached dwelling	<p>Subject to the ZBA.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p>No transition between uses is required in the building design.</p> <p>The proposed building height will comply.</p> <p>As of right, a total of 3 units are permitted on any urban parcel of land. It is proposed to request a total of 4 units, which is just 1 additional unit.</p> <p>A 2 storey semi will maintain the same max height (9.0 m) as a single detached dwelling.</p>
Lot Width – minimum	15.0 m	18.28 m	Complies
Lot Area – minimum	450.0 m ²	595.0 m ²	Complies
Lot Coverage – maximum	45.0%	43.94 %	Complies
Main Building Height - maximum	9.0 m	<9.0 m	Complies
Front Yard Depth – minimum	6.0 m	6.045 m from the garage 4.216 m from the covered porch	Relief is requested. Extra setback is provided in the rear yard.

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
			Relief will allow the new building to be in line with the existing buildings. Only the front porch requires the relief.
Rear Yard Depth – minimum	7.50 m	17.577 m	Complies
Side Yard Width – minimum	1.20 m	1.20 m	Complies
Gross Floor Area – main building – maximum	400 m ²	257.35 m ²	Complies
Parking Requirements - minimum 24.20.5.1	Semi-detached dwelling - 1 for each dwelling unit Total required = 2	4	Complies
Parking Requirements - minimum 5.99.80.1	ADU - 1 for the 1 st and 2 nd Total required = 2	2	Complies
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.1)	For a dwelling unit in a semi-detached dwelling or in a townhome dwelling, a door that opens to the rear yard shall be located a minimum of 1.20 m from the centreline of the common wall between the dwelling units.	N/A – no door that opens to the rear yard	Complies

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.5)	<p>When a lot on which a semi-detached dwelling or townhome dwelling has been erected and is subsequently severed by a common interior lot line that separates the dwelling units, for each dwelling unit the following additional provisions shall apply:</p> <p>1 Lot Width – minimum – equal to the width of the dwelling unit plus any exterior side yard as existing at the time of the lot severance</p> <p>2 Lot Area – minimum – as existing at the time of the lot severance</p> <p>3 Lot Coverage – Total – maximum – 50% of lot area</p> <p>7 An interior side yard shall not be required along the common interior lot line for that part of the dwelling unit</p>	TBD	Complies

Zone Regulations (10.2.5)	Required RD1.2 Zone (Semi-Detached Dwelling)	Proposed	Compliance and/or Relief Requested with Justification
	lawfully existing at the time of the lot severance		

Therefore, the proposed development will comply with all zone provisions set out in the RD1.2 Zone except for the following, which requires site-specific relief:

1. decrease the minimum front yard setback from 6.0 m to 4.216 m.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level,
- The Site will be able to accommodate municipal water, storm and sewer,
- There are no anticipated traffic or parking concerns, and
- The location of the proposed development is appropriate.

6.1.2 Compatibility of Design

The proposed development will be limited to a 2 storey, low profile building, which is a compatible density for the Site and with the surrounding area.

The proposed residential use will provide a new housing choice in an existing built-up area.

The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.

Parking, amenity areas, and landscaping will be provided.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the development of a parcel of land, which contributes to affordability and intensification requirements.

Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.

Residential use on the Site represents an efficient development pattern that optimizes the use of land.

As of right, a total of 3 residential dwelling units are permitted on any urban parcel of land. It is proposed to request a total of 4 units (2 on each lot), which is just 1 additional unit.

A 2 storey semi-detached dwelling will maintain the same max height (9.0 m) as a single detached dwelling.

6.1.4 Environment Impacts

The proposal does not have any negative impact on the natural environment.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the proposed use will not add to the capacity in a significant way.

6.1.6 Social, Cultural, and Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors and nearby amenities.

Infilling an existing built-up area of the City contributes toward the goal of 'live, work and play' where citizens share a strong sense of belonging and a collective pride of place.

The proposed development promotes efficient development and land use patterns that sustain the financial well-being of the City.

The proposal does not cause any public health and safety concerns.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

In summary, it would be appropriate for the City of Windsor to approve the ZBA application to permit the proposed development on the Site.

This PRR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the 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

