

**COUNTERPOINT**  
LAND DEVELOPMENT BY

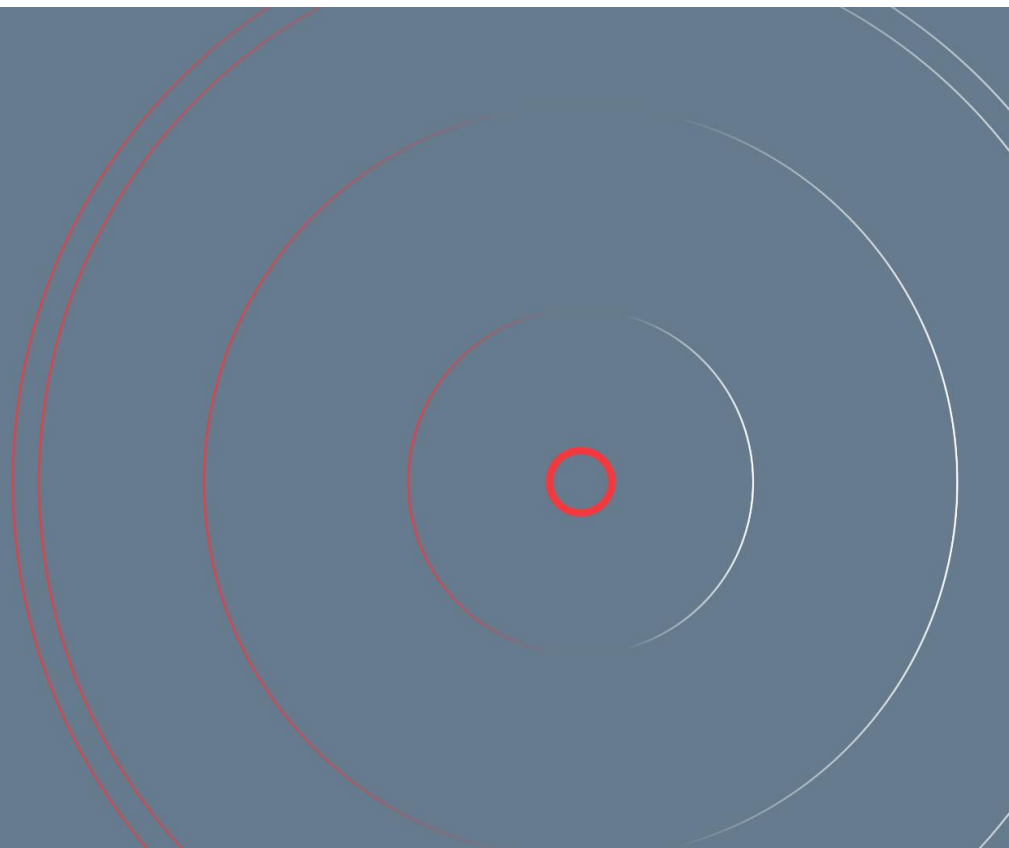
**DILLON**  
CONSULTING

Delta Chi Early Childhood Centre (Windsor) Inc.

# PLANNING JUSTIFICATION REPORT

1785 Turner Road, Windsor, ON

April 2026 – 25-2569



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- Appendix A – Response to the Provincial Planning Statement (2024) Policies
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- Appendix C – Public Open House Notice & Boards

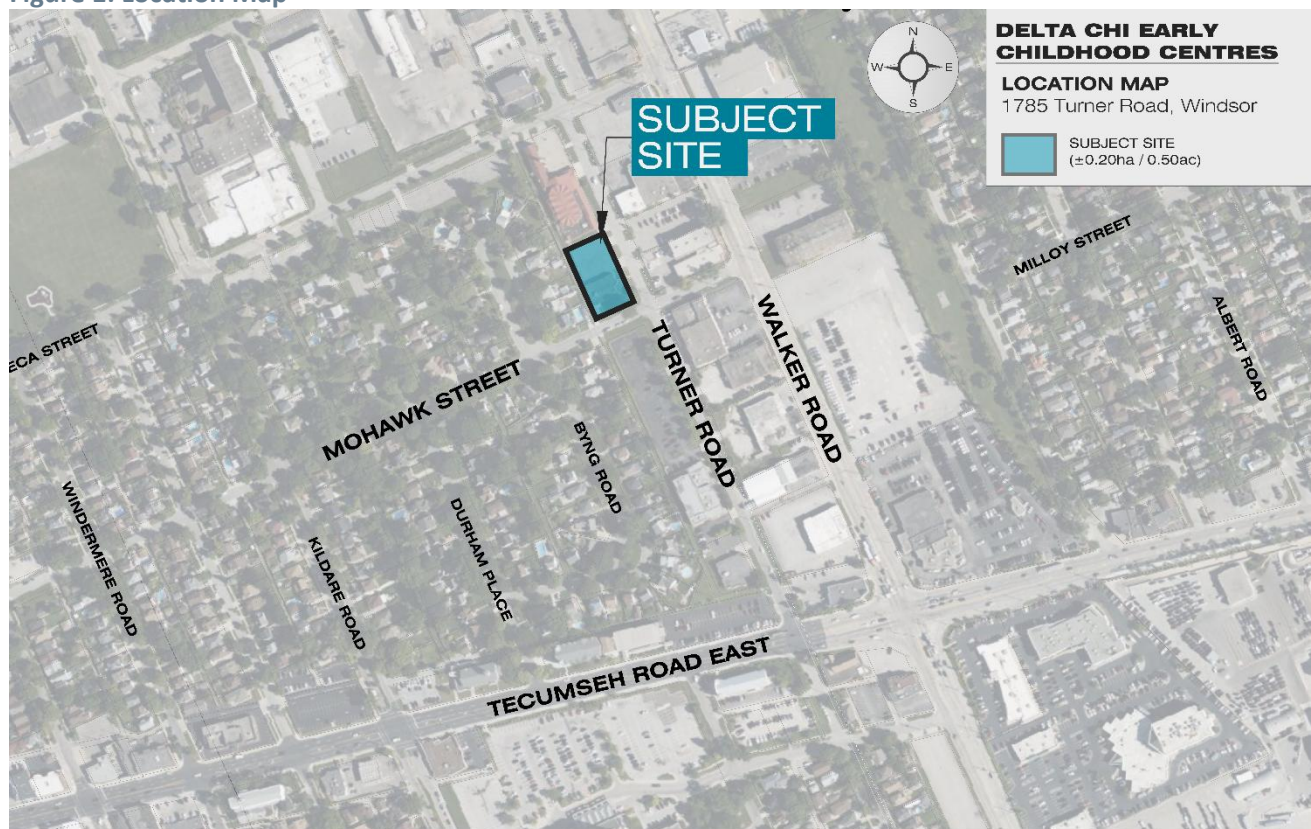
# 1.0 INTRODUCTION

## 1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by Delta Chi Early Childhood Centre (Windsor) Inc. (Applicant) to provide support for the proposed site-specific Zoning By-law Amendment (ZBA) for the property located at 1785 Turner Road, within the City of Windsor (subject site) (refer to **Figure 1: Location Map**).

The proposed site-specific Zoning By-law Amendment (ZBA) seeks to add a ‘child care centre’ as a permitted use on the subject site. This application will help facilitate the adaptive reuse of the existing building for the purpose of a child care centre to accommodate 88 children and 14 staff members, including the provision of an associated outdoor play area and 30 on-site parking spaces. (Refer to **Figure 4: Conceptual Development Plan**).

**Figure 1: Location Map**



Source: City of Windsor Online Mapping (2024)

## 1.2 PLANNING POLICIES

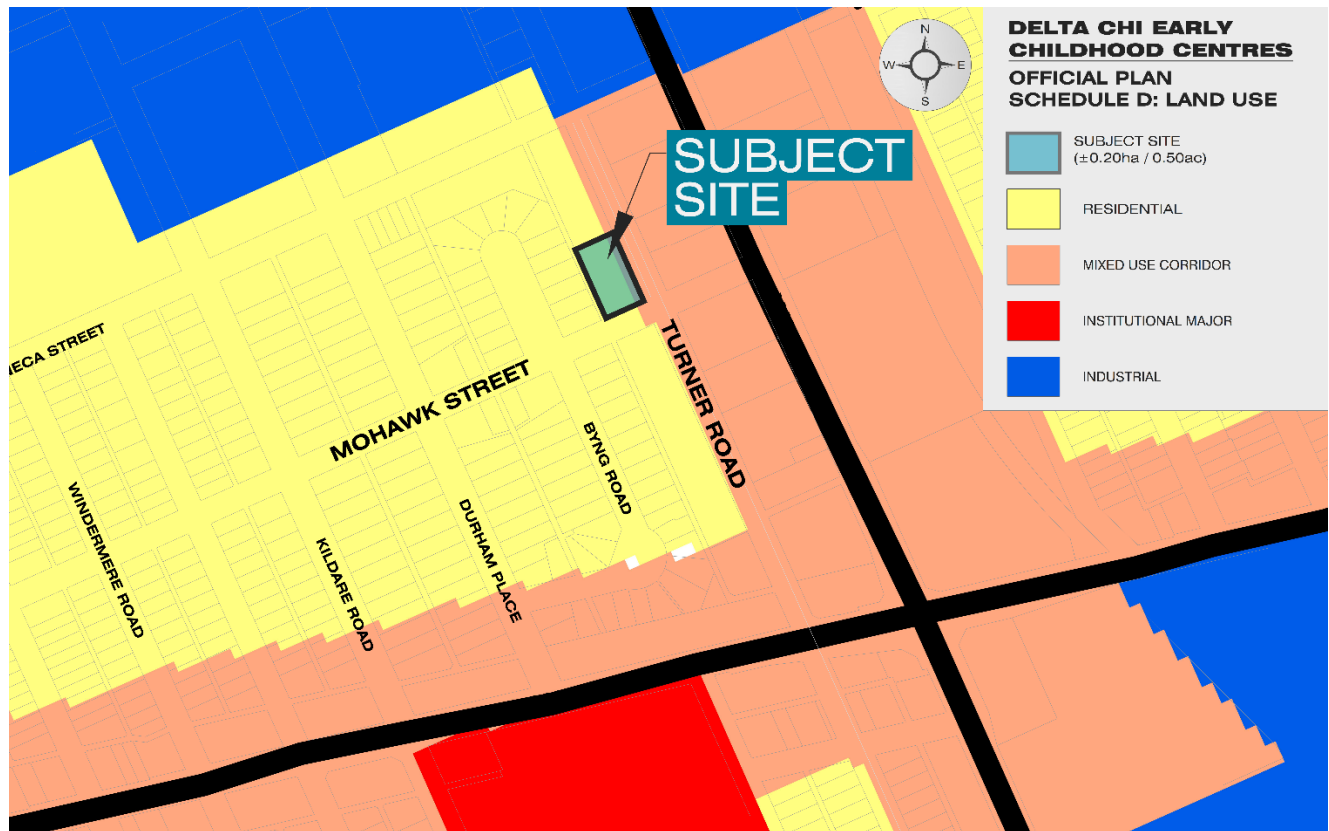
As indicated on **Figure 2: City of Windsor Official Plan Designation**, the subject site is designated “Residential” under the City’s Official Plan (OP).

### City of Windsor Official Plan – Schedule D: Land Use

- Residential

As per Section 6.3.2.2 of the OP, minor institutional uses are permitted in the Residential land use designation, including child care centres (defined as day nurseries), to facilitate a “diverse and self-sufficient neighbourhood.” Further examination is provided in the Planning Analysis section of this report on how the proposed development meets the criteria under Policy 6.3 – ‘Residential’ and is consistent the intent of the Official Plan (OP).

**Figure 2: City of Windsor Official Plan Designation**



Source: City of Windsor Official Plan Schedule ‘D’

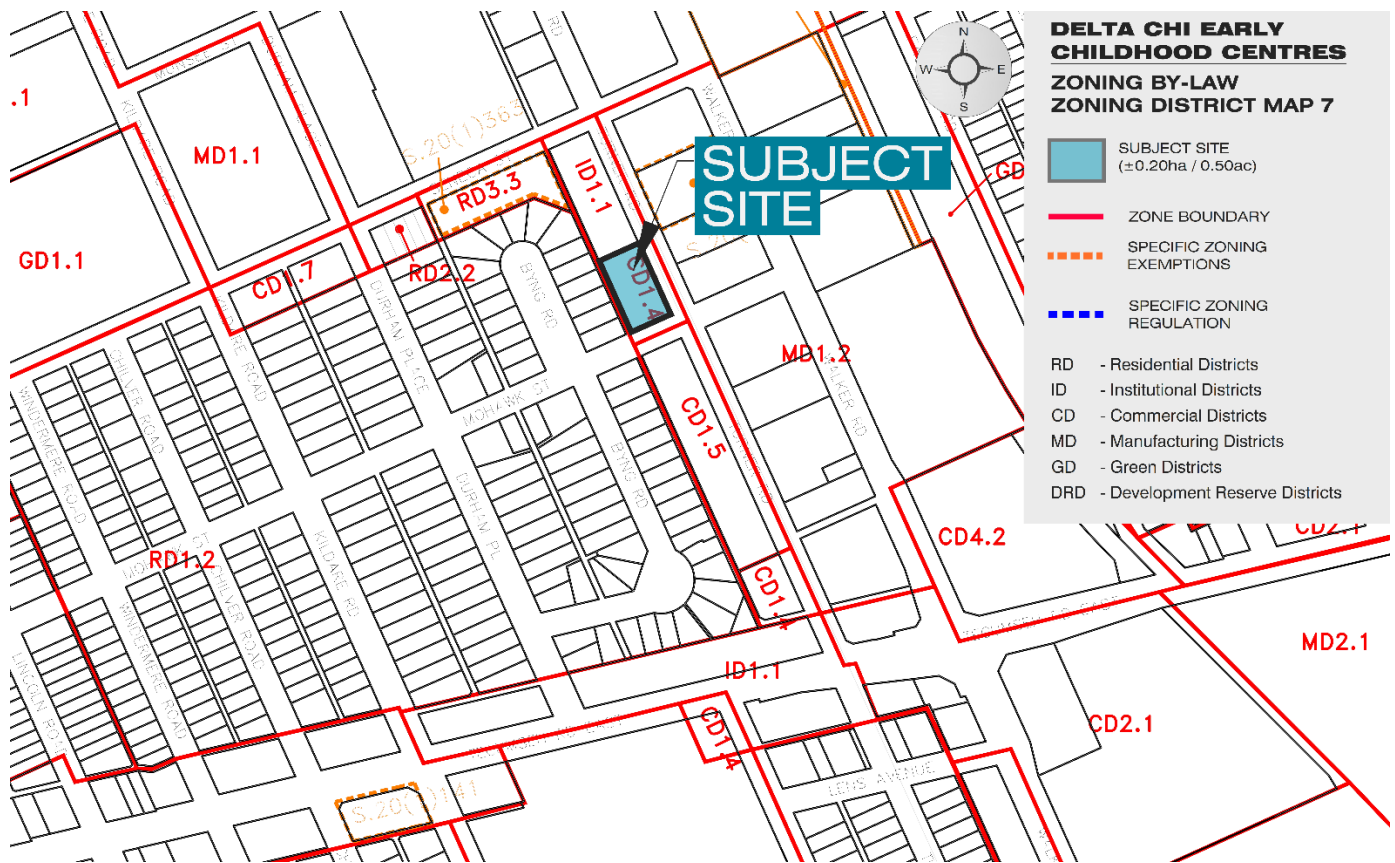
As shown on **Figure 3: City of Windsor Zoning By-law 8600 Zone Boundary**, the subject site is zoned Commercial District 1.4 (CD1.4) in the City of Windsor Zoning By-law 8600.

**City of Windsor Zoning By-law 8600 – Schedule A: Zoning District Map 7**

- Commercial District 1.4 (CD1.4)

The current zoning does not permit the proposed child care centre use. As such, the applicant is requesting that Council approve a site-specific Zoning By-law Amendment (ZBA) to the City of Windsor Zoning By-law 8600 to add ‘child care centre’ as a permitted use to the current CD1.4 zone, enabling the adaptive reuse of the existing building. The proposed use is consistent with the intent of the Official Plan and supports a complete community by introducing a complementary use within the surrounding residential neighbourhood.

**Figure 3: City of Windsor Zoning By-law 8600 Zone Boundary**



Source: City of Windsor Zoning by-law 8600, Zoning District Map 7

## 1.3 PROPOSED DEVELOPMENT

The subject site is located at the northwest corner of Turner Road and Mohawk Street at 1785 Turner Road in the City of Windsor (refer to **Figure 1: Location Map**). The subject site is legally described as:

- Plan 1475; Part of Block C in The City of Windsor.

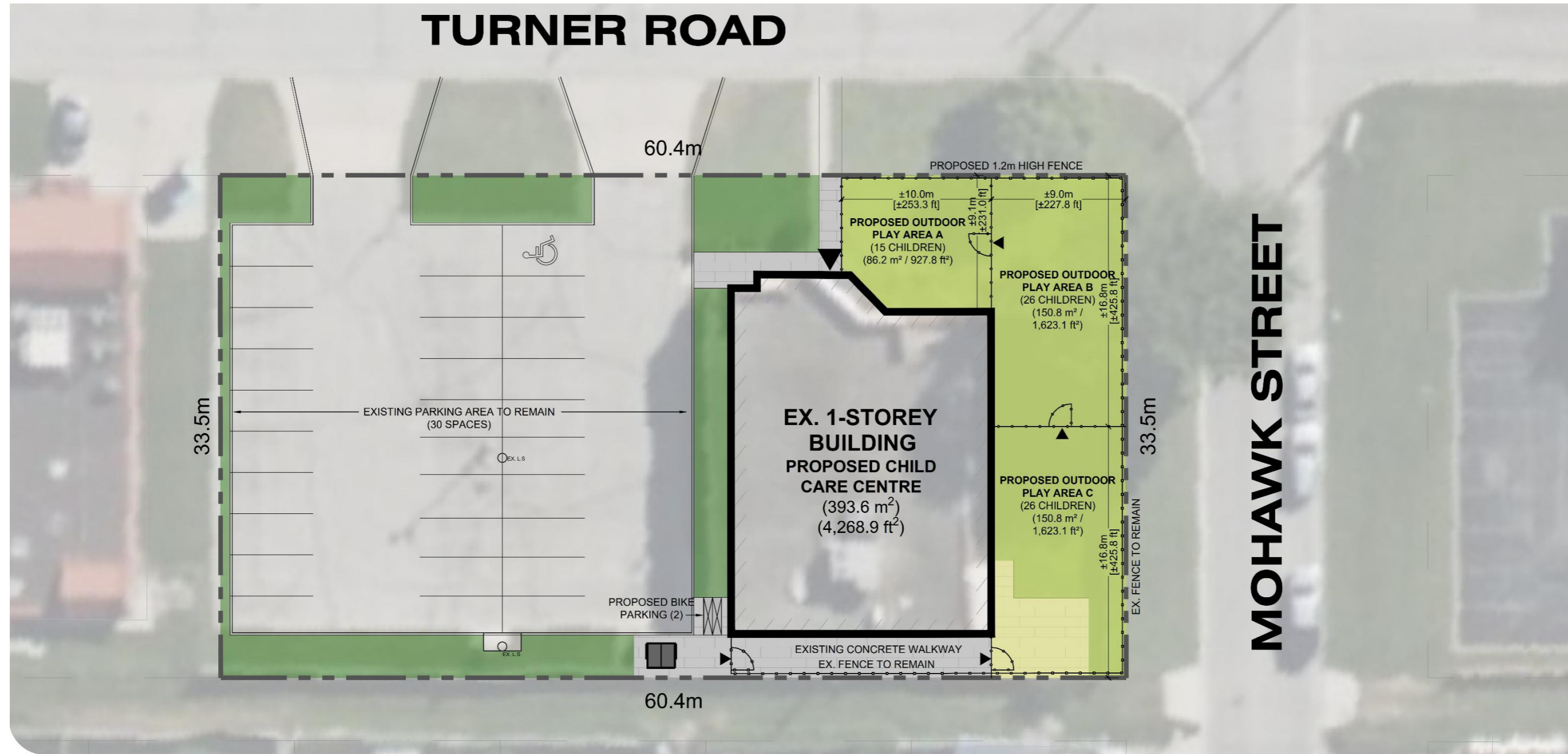
The subject site has a total area of  $\pm 2,024.12\text{m}^2$  (21,786.9ft<sup>2</sup>), with  $\pm 33.5\text{m}$  (109.9ft) of frontage along Mohawk Street and  $\pm 60.38\text{m}$  (198.1ft) along Turner Road, both of which are local roads within an established low-density residential neighbourhood.

The proposed development consists of the adaptive reuse of the existing, vacant, one-storey building, with a gross floor area of  $\pm 393.6\text{m}^2$  ( $\pm 4,268.9\text{ft}^2$ ), to accommodate the proposed child care centre for 88 children and 14 staff members. It will also include approximately  $\pm 387.8\text{m}^2$  (4,174.0 ft<sup>2</sup>) of designated outdoor play areas, enclosed by a 1.2m high fence. The existing parking area and access will be retained, providing 30 parking spaces and maintaining on-site circulation. Additional site improvements include the provision of bicycle parking (2 spaces), maintenance of existing fencing where appropriate, and integration with the existing concrete walkway network. Overall, the proposed development represents an efficient reuse of an underutilized site through the introduction of an institutional use within an existing building.

## 1.4 PROPOSED APPLICATION

As identified in the Stage 1 Planning Consultation letter (PC-008/26), dated February 25, 2026, a site-specific Zoning By-law Amendment (ZBA) to the City of Windsor Zoning By-law 8600 is required to add a child care centre as an additional permitted use to the existing Commercial District 1.4 (CD1.4) zone. As demonstrated in Section 3.0 of this report, the proposed child care centre use, categorized as a minor institutional use, is consistent with the policies of the Provincial Planning Statement (2024), the City of Windsor Official Plan, and the City of Windsor Zoning By-law 8600. While the proposed development includes minor landscaping improvements and the establishment of an outdoor play area, there are no proposed alterations to the existing building footprint or parking area. All other provisions of the CD1.4 Zone are maintained.

Figure 4: Conceptual Development Plan



<p><b>DELTA CHI EARLY CHILDHOOD CENTRES</b> 1785 TURNER ROAD</p>	<p> SUBJECT SITE (±0.20ha / 0.50ac)</p> <p> PROPOSED OUTDOOR PLAY AREA (FENCED)</p> <p> EXISTING BUILDING</p> <p> EXISTING FENCE</p> <p> PROPOSED FENCE</p>	<p>File Location: c:\pw working directory\projects 2025\dillon_31r\dms79672\25-2569 - base site plan.dwg January, 28, 2026 10:03 AM</p>	<p>MAP/DRAWING INFORMATION THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.</p>	<p>SCALE: 1:250 (11x17)</p>		<p>COUNTERPOINT LAND DEVELOPMENT BY DILLON CONSULTING</p>	<p>PROJECT: 25-2569 STATUS: DRAFT DATE: 01/28/2026</p>
<p><b>CONCEPTUAL DEVELOPMENT PLAN</b> FIGURE 1.0</p>	<p>SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2025)</p>	<p>CREATED BY: RR CHECKED BY: AMF DESIGNED BY: RR</p>					

## 2.0 EXISTING LAND USES

### 2.1 SUBJECT SITE

The physical attributes of the subject site are as follows:

- A total site area of 0.20 hectares (0.50 ac);
- Rectangular shape;
- Frontage on both Turner Road and Mohawk Street;
- Vehicular Access is provided via Turner Road;
- Currently occupied by the vacant 393.6 m<sup>2</sup> (4,268.9 ft<sup>2</sup>) building and 30 parking spaces; and
- Access to existing municipal services.

### 2.2 SURROUNDING LAND USES

The surrounding land uses are varied as shown in **Figure 9: Surrounding Land Uses** and are described as follows:

#### North

- **Existing Uses:** Institutional (Croatian St. Francis of Assisi Church), low density residential (i.e. semi-detached dwellings) and vacant lots;
- **Official Plan Designation(s):** Residential
- **Zone:** Institutional District 1.1 (ID1.1)

#### East

- **Existing Uses:** Institutional (Canadian College of Health Science & Technology – Windsor) and vacant office;
- **Official Plan Designation(s):** Mixed Use Corridor
- **Zone:** Manufacturing District 1.2 (MD1.2)

#### South

- **Existing Uses:** Parking area associated with office use (Unifor Local 444) and commercial uses;
- **Official Plan Designation(s):** Residential and Mixed Use Corridor (Tecumseh Road East)
- **Zone:** Commercial District 1.5 (CD1.5)

#### West

- **Existing Uses:** Low-density residential (i.e. single detached dwellings)
- **Official Plan Designation(s):** Residential
- **Zone:** Residential District 1.2 (RD1.2)

Figure 5: Northerly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

Figure 6: Southerly Neighbouring Use to the Subject Site



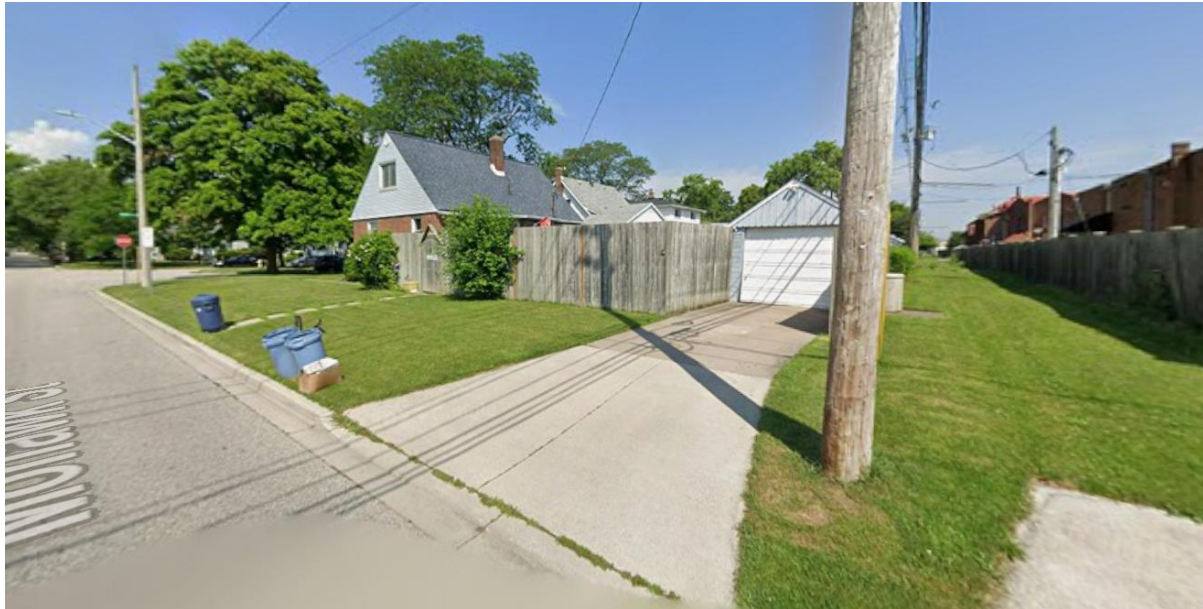
Source: 2026 Google Street View – Image Capture (June 2025)

Figure 7: Easterly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

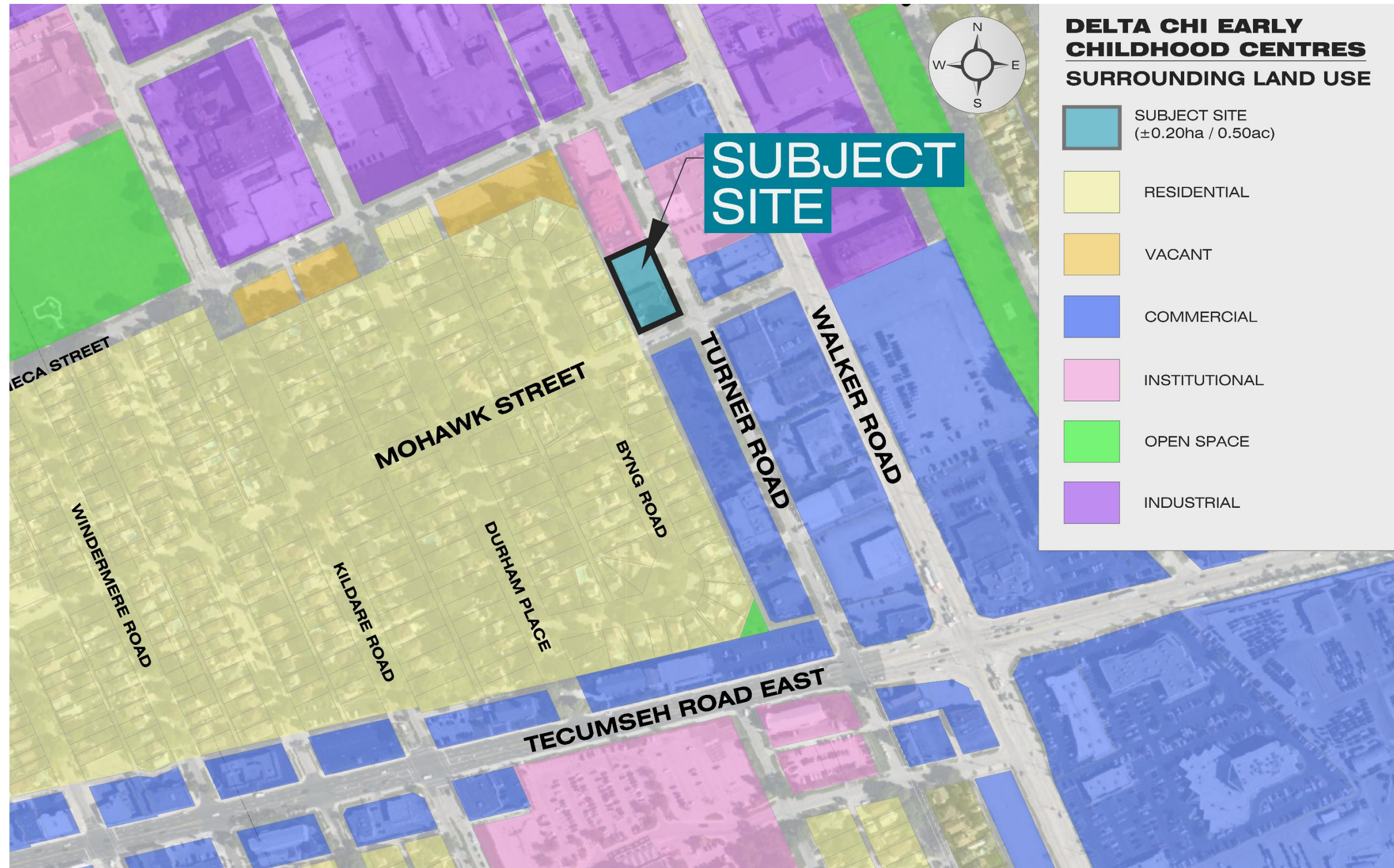
Figure 8: Westerly Neighbouring Use to the Subject Site



Source: 2026 Google Street View – Image Capture (June 2025)

Overall, the subject site is situated within an area characterized by residential, commercial and institutional uses, providing an appropriate context for a child care centre. The proximity to established residential neighbourhoods, nearby institutional uses, and employment areas supports the provision of a child care facility as a compatible and complementary use that meets local community needs.

Figure 9: Surrounding Land Uses



## 3.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Planning Statement (2024);
- City of Windsor Official Plan policies and criteria; and
- City of Windsor Zoning By-Law 8600 regulations.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria to identify and evaluate the compliance and/or potential planning and land use related issues associated with the proposed child care centre development.

### 3.1 PROVINCIAL PLANNING STATEMENT (2024)

The Provincial Planning Statement (the “PPS”) is a consolidated land use planning policy framework that guides decision-making on growth, development, and resource management across the province. It emphasizes flexibility and local autonomy while maintaining provincial interests in building strong, healthy communities. Key priorities include developing complete communities, increasing housing supply, supporting economic development, protecting the environment and agricultural lands, and ensuring infrastructure and public service facilities are available to meet current and future needs. The PPS promotes a balanced approach to intensification, greenfield development, and rural growth, aligning planning decisions with long-term sustainability goals. All decisions affecting planning matters shall be consistent with the revised Provincial Planning Statement (refer to [Appendix A – Response to Provincial Planning Statement \(2024\) Policies](#)).

### 3.2 CITY OF WINDSOR OFFICIAL PLAN

The local policy context is provided in the City of Windsor Official Plan (the “OP”) which contains a holistic set of goals, objectives, and policies to manage and direct growth in the municipality. The primary goals of the City of Windsor OP include:

- Fostering safe, inclusive communities by promoting diverse housing, vibrant neighborhood centers, and active citizen participation while preserving neighborhood character;
- Supporting sustainable economic growth through compact, residential developments, revitalization, and efficient infrastructure to strengthen the City Centre and employment hubs; and
- Promoting environmental sustainability by encouraging energy-efficient designs, expanding green spaces, and integrating sustainable transportation for a healthy urban environment.

The subject site is currently designated as Residential in the Official Plan. The proposed development is in conformity with the basic land use policies outlined in the existing OP (refer to [Appendix B – Response to City of Windsor Official Plan Policies](#)).

### 3.3 CITY OF WINDSOR ZONING BY-LAW 8600

The City of Windsor's Zoning By-Law 8600 classifies the subject lands Commercial District 1.4 (CD1.4). As mentioned in Section 2 of this report, the current zoning on the subject site does not permit the proposed child care centre development. As such, the applicant is requesting that Council approve a Zoning By-law Amendment to the City of Windsor Zoning By-law 8600 to permit a child care centre as an additional permitted use within the existing CD1.4 zone on the subject site. The proposed development meets all other zoning provisions of the CD1.4 Zone, specifically lot frontage, lot area, building height, and landscaped open space.

Additionally, Table 24.20.5.1 of the Zoning By-law states that a minimum of 1.5 parking spaces for each classroom or teaching area is required for any day nursery (child care centre) use. The proposed development will include six classrooms and teaching areas (two pre-school rooms, two toddler rooms, one infant room, and one craft room), constituting the requirement for a minimum of nine (9) parking spaces on the subject site. The proposed development will retain the existing 30 parking spaces which exceeds the minimum number of parking spaces required on the subject site. As such, the proposed development is also consistent with the parking standards of Zoning By-law 8600. The proposed reuse of the subject site for the purpose of a child care centre is consistent with the intent of the applicable PPS and OP policies pertaining to the subject site by contributing to the establishment of a complete community, provide a needed ancillary use to an existing residential neighbourhood, and reflect sustainable infill through the retrofitting and repurposing of the existing building, and utilize existing municipal infrastructure. The proposed development will support the future growth of the existing neighbourhood and provide a greater diversity of uses in the area. The proposed development is compatible with, and complementary to, the surrounding land uses.

## 3.4 PLANNING ANALYSIS AND CONSIDERATIONS

The proposed development of the subject site is consistent with the Provincial Planning Statement (2024) and the City of Windsor Official Plan policies by transitioning the subject site from a vacant property into a neighbourhood supportive minor institutional use that will benefit current and future residents. The proposed development is compatible with the surrounding land uses and will serve as an ancillary institutional use for current and future residents of the surrounding neighbourhood. A comprehensive policy response matrix is included in **Appendix A – Response to Provincial Planning Statement (2024) Policies** and **Appendix B – Response to City of Windsor Official Plan Policies**.

### 3.4.1 Site Suitability

The subject site is ideally suited for the proposed child care centre for the following reasons:

- The existing building on the subject site is currently vacant, which represents a unique opportunity for adaptive reuse and scaled infill. The proposed development seeks to retain the existing building and parking configuration while contributing to a mix of complementary land uses within an existing residential neighbourhood (PPS 2.1.6; OP 3.2, 4.2.1.2, 4.2.1.6, 4.2.3.1, 4.2.3.5, 4.2.4.2, 6.3.1.2, 6.3.1.5). The existing building is already in keeping with the OP's urban design characteristics and zoning standards of the existing CD1.4 zone (OP 8.3.1, 8.4.2.4, 8.5.2.8, 8.7.1.2, 8.7.2.1, 8.7.2.3).
- The subject site is located in proximity to Transit Windsor bus stops on Walker Road and Tecumseh Road East, as well as bike facilities on Kildare Road, allowing for future users to avoid car dependency and utilize active or public transit (PPS 2.1.6, 2.3.1.2, 2.9.1, 3.2.2, 3.2.3; OP 7.2.1.2, 7.2.1.4, 7.2.1.5, 7.2.1.12).
- The proposed development meets and exceeds the parking area requirements, as per Zoning By-law 8600, with vehicular access and circulation remaining unchanged from current conditions (OP 3.2, 6.3.2.5, 6.6.2.5, 7.2.1.9, 7.2.6.18).
- The conversion of the former financial institution into a child care centre supports the development of a 'complete community.' This minor institutional use is designed to be scale-appropriate, providing an essential service that supports the long-term needs of the surrounding neighborhood and the broader community (PPS 2.1.6; OP 3.2, 4.2.1.2, 4.2.1.6, 4.2.3.1, 4.2.3.5, 4.2.4.2, 6.3.1.2, 6.3.1.5).
- The proposed development will be fully serviced by existing municipal infrastructure, including water, sanitary, and stormwater systems, without requiring major upgrades or extensions (PPS 3.1.1, 3.1.2, 3.6.1, 3.6.2; OP 7.3.1.1, 7.3.1.3, 7.3.2.3).
- The proposed development implements the PPS and OP goals to facilitate a complete and healthy community and implement a desired mix of land uses (PPS 2.1.6; OP 3.2).

In summary, the proposed development presents a unique infill opportunity to allow for the development of a child care centre in an existing neighbourhood.

### 3.4.2 Land Use Considerations

The proposed development is permitted within the existing Residential land use designation of the City of Windsor's OP and will allow for an adaptive reuse of a currently vacant property in an established residential neighbourhood (PPS 2.1.6; OP 3.2). The proposed child care centre is appropriate in this location given the

residential nature of the surrounding neighbourhood and its subsequent convenience for current and future residents.

The proposed Zoning By-law Amendment will permit the proposed child care centre as an additional permitted use on the subject site and retain all other provisions of the current CD1.4 Zone, considering that the proposed development meets all other zoning requirements of the CD1.4 Zone, including parking requirements.

Please refer the full planning justification located in [Appendix A – Response to Provincial Planning Statement \(2024\) Policies](#) and [Appendix B – Response to City of Windsor Official Plan Policies](#) of this report.

### 3.4.3 Compatibility

The proposed child care centre involves the adaptive reuse of an existing structure (PPS 3.1.2; OP 8.5.2.8), making it inherently compatible with the neighbourhood's built form by maintaining the established scale, massing, and height of the neighbourhood (PPS 2.3.1.3; OP 6.3.2.5, OP 8.7.2.3). It preserves the existing streetscape character and retains adequate on-site parking (OP 6.3.2.5), while incorporating appropriate landscaping and buffering for outdoor amenity areas to protect adjacent residential uses (OP 6.3.2.10, 8.5.2.5). As a low-impact minor institutional use (PPS 2.1.6; OP 6.6.2.7, OP 6.6.2.8), it is not expected to generate adverse effects related to noise, traffic, or odour (OP 6.3.2.5), and therefore represents a modest, well-integrated development compatible with the surrounding residential context (PPS 2.1.6, 2.3.1.2; OP 6.6.1.4).

### 3.4.4 Social and/or Economic Considerations

The proposed child care centre will deliver social and economic benefits by providing a much needed child care centre in the City of Windsor. Furthermore, the proposed development will provide child care spaces in an established residential neighbourhood and will result in new employment opportunities in the City. The provision of a child care centre contributes to the quality of a complete and healthy community by providing an institutional use which is appropriate located in a residential neighbourhood and being accessible for current and future residents (PPS 2.1.6; OP 4.2.3.5, 4.2.4.2, 6.3.2.2).

### 3.4.5 Natural Environment Impacts

The proposed development is not anticipated to result in any significant negative impacts to the natural environment. The subject site consists of previously developed lands associated with the existing building and surface parking area and does not contain any identified significant natural heritage features.

### 3.4.6 Municipal Service Impacts

The proposed development will be fully serviced by existing municipal infrastructure, including water, sanitary, and stormwater systems, without requiring major upgrades or extensions. The adaptive reuse of the currently vacant building represents an efficient, cost-effective, and sustainable optimisation of land, resources, and existing public service facilities over their life cycle, while also directly supporting municipal goals for energy conservation through building conversion and the generation of new local employment

opportunities (PPS 3.1.1, 3.1.2; OP 4.2.6.1, 8.5.2.8). This demonstrates a coordinated and efficient servicing strategy that aligns with City standards and supports the continued use of existing municipal infrastructure.

### 3.4.7 Good Planning

The proposed child care centre represents an appropriate and desirable redevelopment that aligns with the policy direction of the Provincial Planning Statement (2024) and the City of Windsor Official Plan. By facilitating the adaptive reuse of a vacant building, the proposal brings a vital, neighbourhood-serving institutional use into an established residential area. The site's existing configuration—including parking and municipal services—requires no significant upgrades, ensuring a sustainable and efficient use of land. Furthermore, the development maintains land use compatibility by utilizing the existing built form and implementing appropriate buffering to mitigate operational impacts. By providing essential childcare services and local employment through the efficient use of land, the proposal supports 'complete community' objectives and represents good planning.

Refer to **Appendix A – Response to Provincial Planning Statement (2024) Policies** and **Appendix B – Response to City of Windsor Official Plan Policies** of this report.

## 3.5 BACKGROUND STUDIES

As identified in the Stage 1 Planning Consultation letter (PC-008/26), dated February 25, 2026, the following supporting studies are required in support of the proposed site-specific ZBA application.

### 3.5.1 Public Open House

A Public Open House was held on Thursday, April 23, 2026, at St. Vladimir's Ukrainian Cultural Centre from 5:30 PM to 7:00 PM. The meeting was offered in a hybrid format to support both in-person and virtual participation. However, no requests for virtual attendance were received and the virtual component was not held. The Public Open House Notice was issued on April 13, 2026, providing residents and stakeholders the opportunity to learn about, ask questions, and provide feedback on the proposed child care centre. A two-week comment period was also provided following the meeting, with comments accepted via email, mail, and phone until May 7, 2026. One representative from the City of Windsor's Planning department attended in person, along with two members of the public who did not sign in. The discussion was limited to the operation of the child care centre, with questions regarding the number of children and staff. No broader planning-related concerns were raised. (Refer to [Appendix C: Public Open House Notice & Boards](#))

### 3.5.2 Environmental Site Assessment (Phase 1)

A Phase One Environmental Site Assessment (ESA) was prepared by Dillon Consulting Limited in accordance with Ontario Regulation 153/04 (April 2026), to support a future Record of Site Condition (RSC) for Institutional use. The assessment confirmed that no Potentially Contaminating Activities (PCAs) exist on the subject site. Although several off-site PCAs were identified within the 250m study area, they were determined to pose low risk and were not carried forward as Areas of Potential Environmental Concern (APECs). Accordingly, a Phase Two ESA is not required, and the site is suitable for RSC filing based on the findings of the Phase One ESA.

### 3.5.3 Noise Impact Study

A Noise Impact Study, prepared by Dillon Consulting Limited (April 2026), assessed potential transportation and stationary noise impacts on the proposed child care centre from nearby roadways (Walker Road and Tecumseh Road East). The analysis determined that noise levels and surrounding commercial/industrial uses are within applicable MECP guidelines. No mitigation measures, warning clauses, or specialized building design requirements are required. The proposed outdoor play areas also meet acceptable noise thresholds. Overall, the study concludes that the site is suitable for the proposed sensitive use of a child care centre.

### 3.5.4 Summary

The supporting background studies prepared in support of the site-specific Zoning By-law Amendment (ZBA) demonstrate that the proposed child care centre is appropriate and feasible for the subject site.

## 4.0 CONCLUSION

The proposed site-specific Zoning By-law Amendment (ZBA) to add 'Child Care Centre' as a permitted use is appropriate, justified, and represents good planning. The amendment will facilitate the adaptive reuse of an existing building within an established, well-served neighbourhood, to bring a much-needed service to the community. The proposed application should be approved by the City of Windsor Council as it:


- Is consistent with the Provincial Planning Statement (2024), supporting efficient land use, infrastructure optimization, and complete communities;
- Conforms to the intent and purpose of the City of Windsor Official Plan, particularly policies related to compatibility and neighbourhood-supportive uses;
- Represents appropriate adaptive reuse of a vacant building and will provide an essential service to an existing residential neighbourhood;
- Is physically suitable, with existing servicing, access, and parking to support the proposed use without the need for upgrades;
- Is compatible with surrounding residential uses, maintaining existing built form and minimizing potential impacts;
- Will provide a valuable community service that supports local families and enhances neighbourhood livability;
- Is proximate to the existing multimodal transportation network (i.e. sidewalks, cycling infrastructure, and nearby transit);
- Supports the continued function of municipal services and infrastructure without requiring upgrades; and
- Will generate positive social and economic benefits through efficient land use and the provision of essential community infrastructure.

For the above reasons, it would be appropriate for the City of Windsor Council to provide support for the site-specific Zoning By-Law Amendment (ZBA) to allow for the proposed child care centre. This report demonstrates that the proposed development is consistent with the PPS, conforms to the intent and purpose of the City of Windsor Official Plan, and represents good planning.



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Amy Farkas, MCIP, RPP  
Associate & Planner



APPENDIX A  
RESPONSE TO PROVINCIAL  
PLANNING STATEMENT POLICIES  
(PPS 2024)

# PROVINCIAL PLANNING STATEMENT (PPS 2024)

The following table provides a summary of the key policy considerations of the Provincial Planning Statement as it pertains to the proposed re-use of the subject site. Our analysis concludes that the proposed development is consistent with the policies included below:


PPS POLICY	POLICY	RESPONSE
<b>2.0 Building Homes, Sustaining Strong and Competitive Communities</b>		
<b>2.1 Planning for People and Homes</b>		
<b>2.1.6</b>	<p>Planning authorities should support the achievement of complete communities by:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and</li> <li>c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</li> </ul>	<p>The proposed development aligns with complete community principles by introducing a mix of land uses in an existing residential neighbourhood and providing a supportive institutional use that will benefit current and future residents. The child care use is complementary to the existing residential nature of the surrounding neighbourhood and will allow for an improved quality of life for residents of all ages by connecting parents and children with child care support.</p>
<b>2.3 Settlement Areas and Settlement Area Boundary Expansions</b>		
<b>2.3.1 General Policies for Settlement Areas</b>		
<b>2.3.1.1</b>	<p>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.</p>	<p>The subject site is located within a designated Settlement Area per Schedule “A” of the City of Windsor Official Plan, and represents appropriate adaptive reuse within an established neighbourhood.</p>

PPS POLICY	POLICY	RESPONSE
2.3.1.2	<p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) optimize existing and planned infrastructure and public service facilities;</li> <li>c) support active transportation;</li> <li>d) are transit-supportive, as appropriate; and</li> <li>e) are freight-supportive.</li> </ul>	<p>The proposed development is an efficient use of land and existing infrastructure since it will utilize an existing building and existing municipal services. The proposed development will constitute an adaptive reuse of an existing building and reintegrate the subject site into the neighbourhood. The subject site is also proximate to existing bus stops at the intersection of Walker Road and Tecumseh Road East.</p>
2.3.1.3	<p>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.</p>	<p>The proposed development represents an infill opportunity that will result in a complete community by providing a supportive use to an existing residential neighbourhood. Please see responses to Policies 2.1.6 and 3.2.1.2 above.</p>
<b>2.9 Energy Conservation, Air Quality and Climate Change</b>		
2.9.1	<p>Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the <i>impacts of a changing climate</i> through approaches that:</p> <ul style="list-style-type: none"> <li>a) support the achievement of compact, <i>transit-supportive</i>, and <i>complete communities</i>;</li> <li>b) incorporate climate change considerations in planning for and the development of <i>infrastructure</i>, including stormwater management systems, and <i>public service facilities</i>;</li> <li>c) support energy conservation and efficiency;</li> <li>d) promote <i>green infrastructure</i>, <i>low impact development</i>, and <i>active transportation</i>, protect the environment, and improve air quality; and</li> <li>e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the <i>impacts of a changing climate</i>.</li> </ul>	<p>Please see responses to Policies 2.3.1.2, 3.6.1, and 3.9.1 below regarding servicing and green infrastructure.</p>
<b>3.0 Infrastructure and Facilities</b>		

PPS POLICY	POLICY	RESPONSE
<b>3.1 General Policies for Infrastructure and Public Service Facilities</b>		
<b>3.1.1</b>	<p><i>Infrastructure and public service facilities</i> shall be provided in an efficient manner while accommodating projected needs. Planning for <i>infrastructure and public service facilities</i> shall be coordinated and integrated with land use planning and growth management so that they:</p> <ul style="list-style-type: none"> <li>a) are financially viable over their life cycle, which may be demonstrated through asset management planning;</li> <li>b) leverage the capacity of development proponents, where appropriate; and</li> <li>c) are available to meet current and projected needs.</li> </ul>	The proposed development will be serviced by existing water, sanitary, and stormwater infrastructure, requiring no major upgrades.
<b>3.1.2</b>	<p>Before consideration is given to developing new <i>infrastructure and public service facilities</i>:</p> <ul style="list-style-type: none"> <li>a) the use of existing infrastructure and public service facilities should be optimized; and</li> <li>b) opportunities for adaptive re-use should be considered, wherever feasible.</li> </ul>	The project avoids new infrastructure construction by optimizing existing municipal systems and access road (Turner Road), reflecting responsible infill planning.
<b>3.1.3</b>	<i>Infrastructure and public service facilities</i> should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.	The development is in a fully serviced, accessible area, with adequate street access for emergency vehicles, thereby supporting public safety and operational readiness.
<b>3.2 Transportation Systems</b>		
<b>3.2.1</b>	<i>Transportation systems</i> should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.	The proposed development supports a safe, efficient, and multimodal transportation system by providing new bicycle parking stalls, and leveraging existing transit infrastructure within the immediate area. Specifically, the subject site is within walking distance of several high-frequency bus routes (Routes 1C and 418X). The proposed bicycle parking encourages both reduced car dependency and the use of zero- and low-emission travel. By intensifying within a well-served neighbourhood, the development maximizes the use of existing infrastructure and reinforces
<b>3.2.2</b>	Efficient use should be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies, where feasible.	

PPS POLICY	POLICY	RESPONSE
		connectivity across transportation modes.
<b>3.6 Sewage, Water and Stormwater</b>		
<b>3.6.1</b>	<p>Planning for <i>sewage</i> and <i>water services</i> shall:</p> <ul style="list-style-type: none"> <li>a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing <i>municipal sewage services</i> and <i>municipal water services</i> and existing <i>private communal sewage services</i> and <i>private communal water services</i>;</li> <li>b) ensure that these services are provided in a manner that: <ul style="list-style-type: none"> <li>1. can be sustained by the water resources upon which such services rely;</li> <li>2. is feasible and financially viable over their life cycle;</li> <li>3. protects human health and safety, and the natural environment, including the <i>quality</i> and <i>quantity of water</i>; and</li> <li>4. aligns with comprehensive municipal planning for these services, where applicable.</li> </ul> </li> <li>c) promote water and energy conservation and efficiency;</li> <li>d) integrate servicing and land use considerations at all stages of the planning process;</li> <li>e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of <i>municipal water services</i> and <i>municipal sewage services</i> to support efficient use of these services to meet current and projected needs for increased housing supply; and</li> <li>f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.</li> </ul>	The proposed development will utilize existing municipal water and sanitary services, reflecting an efficient use of land and optimization.
<b>3.6.2</b>	<i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i> to support protection of the environment and minimize potential risks to human health and safety. For clarity, <i>municipal sewage services</i> and <i>municipal water services</i>	Please see responses to Policy 3.6.1 above.

PPS POLICY	POLICY	RESPONSE
	include both centralized servicing systems and decentralized servicing systems.	
3.6.8	Planning for stormwater management shall: <ul style="list-style-type: none"> <li>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;</li> <li>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</li> <li>c) minimize erosion and changes in water balance including through the use of <i>green infrastructure</i>;</li> <li>d) mitigate risks to human health, safety, property and the environment;</li> <li>e) maximize the extent and function of vegetative and pervious surfaces;</li> <li>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and <i>low impact development</i>; and align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a <i>watershed scale</i>.</li> </ul>	Please see responses to Policy 3.6.1 above.
<b>3.9 Public Spaces, Recreation, Parks, Trails and Open Space</b>		
3.9.1	Healthy, active, and inclusive communities should be promoted by: <ul style="list-style-type: none"> <li>a) planning public streets, spaces, and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate <i>active transportation</i> and community connectivity;</li> <li>b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails, and linkages, and, where practical, water-based resources;</li> </ul>	The proposed development supports healthy, inclusive communities fronting onto public streets, and providing access to the existing neighbourhood services (houses and parks). It fosters active transportation through the provision of bicycle parking spaces and supports social interaction for residents of all ages by providing child care services that will benefit both the children and parents of the surrounding neighbourhood.



APPENDIX B  
RESPONSE TO  
THE CITY OF WINDSOR  
OFFICIAL PLAN POLICIES

# CITY OF WINDSOR OFFICIAL PLAN

The following table provides a summary of the key policy considerations of the City of Windsor Official Plan as it pertains to the proposed re-use of the subject site. Our analysis concludes that the proposed development is consistent with the policies included below:

OP POLICY	POLICY	RESPONSE
<b>2.0 Glossary</b>		
<b>Minor Institutions</b>	Minor Institutions include elementary schools, day nurseries and places of worship.	The proposed child care centre is defined as a Minor Institution under the City’s OP.
<b>3.0 Development Strategy</b>		
<b>3.2</b>	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 close proximity. Mixed use developments will be encouraged with strong pedestrian orientations and to support public transit. 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. In order to manage growth consistent with the community vision, the following key policy directions are provided for in the other chapters of this Plan.	The proposed development supports a complete community and efficient growth by providing an institutional use (child care centre) that is complementary to the surrounding residential neighbourhood. The proposed development will also optimize land use and existing infrastructure by retrofitting an existing building to accommodate the proposed use, utilize the existing parking area, and be serviced by existing municipal infrastructure. The subject site’s proximity to transit, and bicycle infrastructure on Kildare Road all contribute to a complete community model that is aligned with the City’s growth vision.
<b>3.2.1.1</b>	Windsorites want to be a part of neighbourhoods that meet their needs as places to live, shop and play. Each neighbourhood will have a central area that provides a focus for activities and is within a convenient walking distance. Here, people will find shops, jobs, neighbourhood based services, public places that are safe	

OP POLICY	POLICY	RESPONSE
	and inviting, and a place to meet with neighbours and join in community life. The neighbourhood centre will provide a variety of housing types for all ages and incomes.	
<b>4.0 Healthy Community</b>		
<b>4.2.1.2</b>	To provide for activities and facilities which will foster an active lifestyle to improve community health.	The proposed development supports active lifestyles by situating a new child care centre within walking and cycling distance of the existing residential community. The subject site is also proximate to bus stops at the intersection of Walker Road and Tecumseh Road East to encourage public transit use for future employees and users.
<b>4.2.1.6</b>	To provide for pedestrian scale neighbourhood centres that serve the day-to-day needs of the local residents.	Please see responses to Sections 3.2 and 3.2.1.1 above.
<b>4.2.3.1</b>	To encourage a mix of uses.	
<b>4.2.3.5</b>	To encourage community services at appropriate locations throughout Windsor.	
<b>4.2.4.2</b>	To encourage development that fosters the integration of all residents into the community.	
<b>4.2.4.3</b>	To encourage developments that adapt to changing resident needs.	
<b>6.0 Land Use</b>		
<b>6.3 Residential</b>		
<b>6.3.1 Objectives</b>		
<b>6.3.1.2</b>	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development introduces a minor institutional use to provide accessible child care options for current and future residents of the local community. The proposed development is complementary to the existing neighbourhood fabric as the built form which currently exists on the subject property will remain. The proposed outdoor play area and landscaping improvements will increase the urban design of the subject property to further align with Windsor's goals for complete, resilient residential communities.
<b>6.3.1.5</b>	To provide for complementary services and amenities which enhance the quality of residential areas.	
<b>6.3.1.7</b>	To ensure that a sufficient land supply for residential and ancillary land uses is available to accommodate market demands over the 20 year period of this Plan.	

OP POLICY	POLICY	RESPONSE
<b>6.3.2 Policies</b>		
<b>6.3.2.2</b>	In addition to the uses permitted above, Council will encourage the achievement of diverse and self-sufficient neighbourhoods by permitting the following ancillary uses in areas designated Residential on Schedule D: Land Use without requiring an amendment to this Plan: [...] (e) Minor Institutional uses subject to the provisions of Section 6.6.	The proposed child care centre is a permitted use under the Residential land use designation provisions, as it is classified as an ancillary Minor Institutional use.
<b>6.3.2.5</b>	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: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (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. (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; (c) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas; 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 streetscape, architectural style and materials, landscape character and setback between the	The proposed development is consistent with the criteria of the neighbourhood development pattern due to the adaptive reuse of an existing building and parking area. There will be no changes to the footprint or parking/access configuration. The urban design/built form is compatible with the existing neighbourhood, and will utilize existing municipal services. The proposed land use is also complementary the principles of a complete and healthy community. Furthermore, the proposed development is consistent with the overall intent of all other land use policies of the PPS and OP and has been determined to be feasible from an environmental and noise impact perspective, as described in Sections 3.5.2 and 3.5.3 in this report.

OP POLICY	POLICY	RESPONSE
	<p>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>	
<b>6.6 Institutional</b>		
<b>6.6.2.5</b>	<p>The following guidelines shall be considered when evaluating the proposed design of a Major Institutional development: (a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan; (b) the profile of the development results in a gradual transition from lower profile buildings to higher profile buildings and vice versa, both on site and as it relates to adjacent buildings; (c) vehicle access is oriented in such a manner that major institutional traffic will be discouraged from using Local Roads where other alternatives exist; (d) pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safe and convenient; (e) the development design facilitates access via public transportation; (f) the development design provides a street presence and neighbourhood focal point; and (g) the provision of appropriate landscaping or other buffers to enhance: (i) all parking lots, and outdoor loading and service areas; and (ii) the separation between the use and adjacent sensitive uses, where appropriate.</p>	<p>Please see response to Section 6.3.2.5 above. Furthermore, the proposed development is consistent with the urban design policies of the OP through retaining the existing built form and implementing minor landscaping improvements. There are no proposed changes to the existing parking and vehicular access configuration, ensuring an efficient utilization of land and the adaptive reuse of the existing site layout.</p>
<b>6.6.2.7</b>	<p>For the purpose of this Plan, Minor Institutional uses include elementary schools, day nurseries and places of worship.</p>	<p>The proposed child care centre is a permitted use under the Residential land use designation provisions, as it is classified as an ancillary Minor Institutional use. Please see response to Section 6.3.2.5 above. The</p>
<b>6.6.2.8</b>	<p>Council may permit Minor Institutional uses in areas designated as Residential on</p>	

OP POLICY	POLICY	RESPONSE
	Schedule D: Land Use provided that the evaluation criteria contained in policy 6.3.2.5 is satisfied.	proposed development conforms to all applicable criteria.
<b>6.6.2.10</b>	When evaluating the proposed design of a Minor Institutional uses, policy 6.6.2.5 shall be used with the exception of (c).	Please see response to Section 6.6.2.5 above. The proposed development conforms to all applicable criteria.
<b>7.0 Infrastructure</b>		
<b>7.1.2</b>	Optimal use of existing infrastructure.	The proposed development will utilize existing municipal water and sanitary services, reflecting an efficient use of land and optimization. Furthermore, the proposed development supports a multimodal transportation system by providing new bicycle parking stalls, , utilizing existing parking areas and road access on the subject site, and leveraging the site’s proximity to existing transit infrastructure. The subject site is within walking distance of several high-frequency bus routes (Routes 1C and 418X). By intensifying within a well-served neighbourhood, the development maximizes the use of existing infrastructure and reinforces connectivity across transportation modes.
<b>7.1.3</b>	An accessible, affordable and available transportation system.	
<b>7.2.1.2</b>	To make efficient use of existing and planned transportation infrastructure.	
<b>7.2.1.4</b>	To provide a system with functional connectivity and interconnectedness.	
<b>7.2.1.5</b>	To promote a land use pattern, density and mix of uses that reduces vehicle trips and supports alternative transportation modes including public transit.	
<b>7.2.1.9</b>	To provide for adequate off-street parking facilities and restrict on-street parking to appropriate areas.	
<b>7.2.1.12</b>	To restrict driveway access based on road classification and minimize the number of driveway access points.	
<b>7.2.1.13</b>	To establish and maintain a city-wide walking and cycling network.	
<b>7.2.2.5</b>	Council shall promote development patterns that support an increase in walking, cycling and public transportation in accordance with the Land Use and Urban Design chapters of this Plan.	
<b>7.2.2.17</b>	Council shall make provision for bicycle parking spaces by requiring bicycle spaces at all developments.	
<b>7.2.3.1</b>	Council shall require all proposed developments and infrastructure undertakings to provide facilities for pedestrian movements wherever appropriate by: (a) Requiring safe, barrier free, convenient and direct walking conditions for persons of all ages and abilities; (b) Ensuring that all residents have	

OP POLICY	POLICY	RESPONSE
	<p>access to basic community amenities and services and public transit facilities without dependence on car ownership; and (c) Providing a walking environment within public rights-of-ways that encourages people to walk to work or school, for travel, exercise, recreation and social interaction.</p>	
<p><b>7.2.6.18</b></p>	<p>Council shall encourage the development of a peaceful atmosphere in residential areas by: (a) Maintaining an adequate system of Collector and Arterial roads to serve residential areas; (b) Requiring the provision of appropriate noise control measures and off-street parking; (c) Locating medium and high density residential development along Collector and Arterial roads; and (d) Requiring the construction of sidewalks in accordance with policy 7.2.3.2; (e) Requiring that traffic calming devices be included in the road design of any new residential subdivision in accordance with the Traffic Calming Policy; (f) Applying the principles of the Traffic Calming Policy to existing roads in residential areas by ensuring that traffic calming is considered as part of any neighbourhood management plan and that traffic calming devices are placed where deemed to be necessary; and (g) Requiring that the impact of noise and the feasibility of achieving noise control objectives must be considered as factors in determining the design of residential areas and that noise barriers be considered only when it has been demonstrated that alternate noise abatement solutions are not feasible.</p>	<p>Please see response to Section 7.1.2 above. Furthermore, the Noise Impact Study prepared by Dillon Consulting Limited (April 2026) confirms that there are no adverse effects from transportation or stationary noise sources in the immediate area. As such, the proposed development will complement the existing conditions and contribute to a peaceful atmosphere in the established neighbourhood.</p>
<p><b>7.3.1.1</b></p>	<p>To provide infrastructure in a coordinated, efficient and cost-effective manner to accommodate projected needs.</p>	<p>Please see response to Section 7.1.2 above.</p>
<p><b>7.3.1.3</b></p>	<p>To maximize and optimize the use of existing infrastructure and corridors prior to the extension and creation of new ones.</p>	
<p><b>7.3.2.3</b></p>	<p>Council shall require all new developments to have full municipal infrastructure available, or agreements in place to provide</p>	

OP POLICY	POLICY	RESPONSE
	such infrastructure, as a condition of approving a development proposal.	
<b>8.0 Urban Design</b>		
<b>8.3.1</b>	To achieve maximum user comfort in the design of new development; To foster development that provides a pedestrian scale; and To foster a sense of place within Windsor and its neighbourhoods.	Please see responses to Sections 3.1.2 and 7.1.2 above.
<b>8.4.2.4</b>	Council will ensure that retrofitting with barrier-free features is not detrimental to the architectural, historical and aesthetic value of heritage resources and buildings.	The proposed development will retrofit and existing building that has previously been established into the existing neighbourhood. The existing building footprint, building facade, and site parking and vehicle circulation will remain unchanged to the current conditions. The proposed outdoor play area is complementary of the general nature of the surrounding residential neighbourhood. Please see responses to Sections 3.1.2, 6.3.2.5, 6.6.2.5, and 7.1.2 above.
<b>8.7.1.2</b>	To achieve a complementary design relationship between new and existing development, while accommodating an evolution of urban design styles.	
<b>8.7.2.1</b>	Council will ensure that the design of new development (a) is complementary to adjacent development in terms of its overall massing, orientation, setback and exterior design, particularly character, scale and appearance; (b) provides links with pedestrian, cycle, public transportation and road networks; and (c) maintains and enhances valued heritage resources and natural area features and functions. (d) Encourages the creation of attractive residential streetscapes through architectural design that reduces the visual dominance of front drive garages, consideration of rear lanes where appropriate, planting of street trees and incorporation of pedestrian scale amenities.	
<b>8.7.2.3</b>	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: (a) massing; (b) building height; (c) architectural proportion; (d) volumes of defined space; (e) lot size; (f) position relative to the road; and (g)	

OP POLICY	POLICY	RESPONSE
	<p>building area to site area ratios. (h) the pattern, scale and character of existing development; and, (i) exterior building appearance; (j) Council adopted Design Guidelines that will assist in the design and review of applications for development in accordance with the policies noted above.</p>	



APPENDIX C  
PUBLIC OPEN HOUSE  
NOTICE & BOARDS

# PUBLIC OPEN HOUSE

## ZONING BY-LAW AMENDMENT (ZBA) – 1785 Turner Road, Windsor

Dillon Consulting Limited, on behalf of The Delta Chi Beta Early Childhood Centre, is hosting both in-person and virtual Public Open House sessions to present a proposed Zoning By-law Amendment (ZBA) for the property located at 1785 Turner Road, Windsor.

### PURPOSE OF THE APPLICATION:

- To permit a Child Care Centre as an additional permitted use in the existing Commercial District 1.4 (CD1.4) Zone.

### WHAT TO EXPECT:

During this session, attendees will be able to:

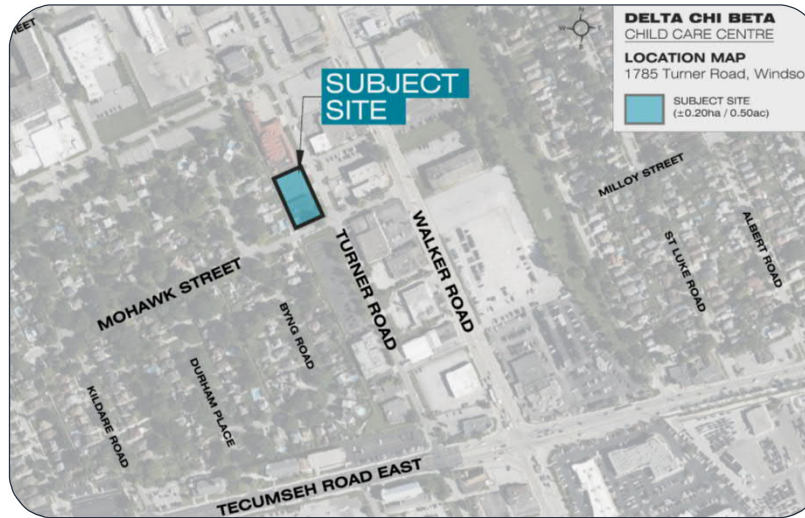
- Review Project Information; and
- Discuss comments and questions relating to the proposed application.

This engagement forms part of the ongoing planning approvals process in advance of the Statutory Public Meeting required under the Planning Act.

### SESSION FORMATS (simultaneous):

- In-person Open House: Drop-in format with displays and project team available to discuss the proposed development; and
- Virtual Open House: Drop-in format with project materials available for review & comments.

We are looking forward to your input and comment.



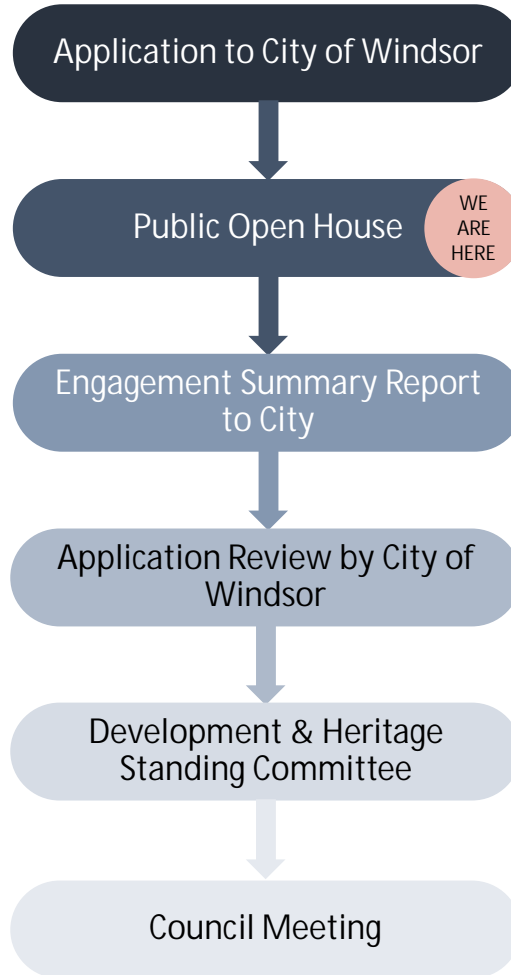
Thursday, April 23<sup>rd</sup>, 2026 5:30 pm to 7:00pm

In Person Open House Venue:  
St. Vladimir's Ukrainian Cultural Centre  
(2000 Tecumseh Rd E, Windsor)

Virtual Open House Registration

Please email your registration request to: [turner@dillon.ca](mailto:turner@dillon.ca) by 12:00 PM on April 22<sup>nd</sup>, 2026.  
A meeting link will be sent to you via email upon registration.

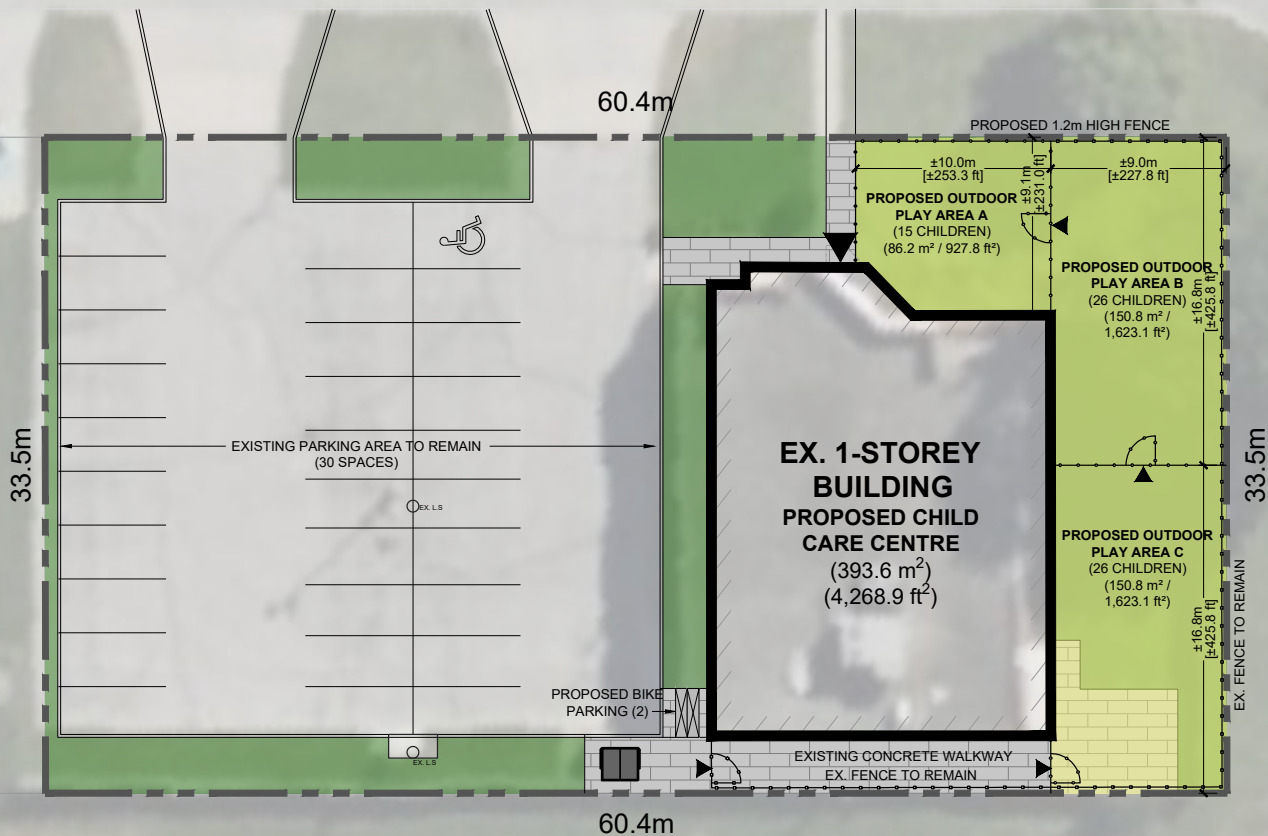
### THE PLANNING PROCESS:



Project Email: [turner@dillon.ca](mailto:turner@dillon.ca)

Submit written comments via mail or email by May 7<sup>th</sup>, 2026.

# TURNER ROAD



**MOHAWK STREET**

**DELTA CHI EARLY CHILDHOOD CENTRES**  
1785 TURNER ROAD

**CONCEPTUAL DEVELOPMENT PLAN**  
FIGURE 1.0

- |  |                                    |  |  |
|--|------------------------------------|--|--|
|  | SUBJECT SITE<br>(±0.20ha / 0.50ac) |  | PROPOSED OUTDOOR<br>PLAY AREA (FENCED) |
|  | EXISTING<br>BUILDING               |  | EXISTING FENCE                         |
|  |                                    |  | PROPOSED FENCE                         |

File Location:  
c:\pw\working directory\projects 2025\dillon\_31r\dms79672\25-2569 - base site  
plan.dwg  
January, 28, 2026 10:03 AM

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2025)

MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.  
ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD  
BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: RR  
CHECKED BY: AMF  
DESIGNED BY: RR

SCALE: 1:250 (11x17)



**COUNTERPOINT** LAND DEVELOPMENT BY **DILLON CONSULTING**

PROJECT: 25-2569  
STATUS: DRAFT  
DATE: 01/28/2026

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

Welcome!  
Thank you for joining us.

# 1785 Turner Road – Proposed Child Care Centre

Zoning By-Law Amendment (ZBA)

April 23<sup>rd</sup>, 2026

5:30 pm – 7:00 pm

St. Vladimir's Ukrainian Cultural Centre

# PUBLIC OPEN HOUSE

## 1785 Turner Road

The Public Open House is being hosted to present the proposed Zoning By-law Amendment (ZBA), which seeks to add 'Child Care Centre' as a permitted use to the existing Commercial District 1.4 (CD1.4) Zone.

The Public Open House is being hosted in a "drop-in" format with representatives available to take comments and answer questions.

### The goals of the Public Open House are as follows:

1. Provide Information on the planning process and development approvals process;
2. Provide information on the proposed development;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed development as it continues through the approvals process.

### Collecting Feedback



Comment Forms available for attendees to complete



Submit comments via mail or email by **May 7<sup>th</sup>, 2026.**



Project Email: **turner@dillon.ca**



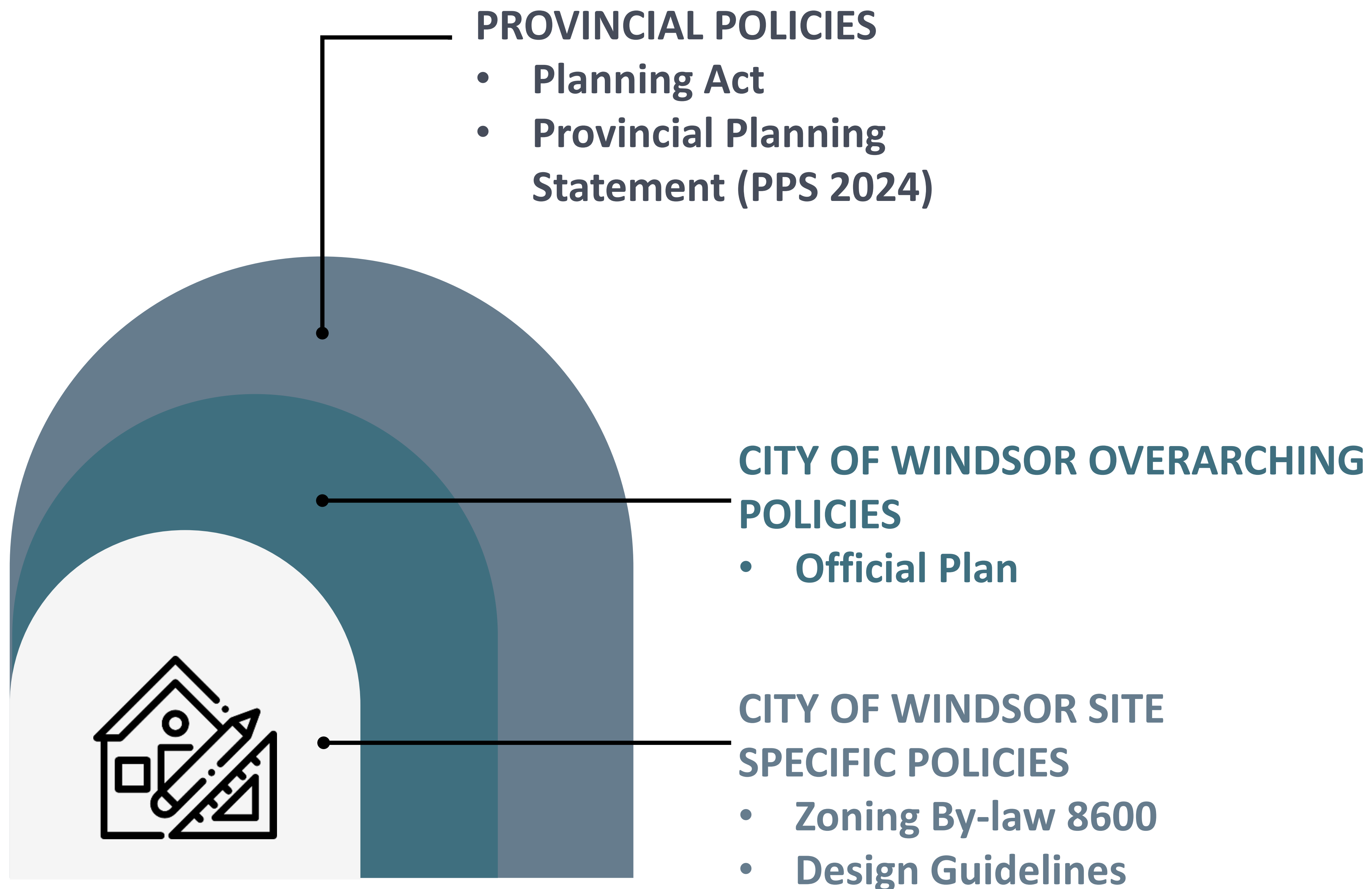
Mailing Address:

**ZBA – Proposed Child Care Centre**  
**Dillon Consulting Limited**

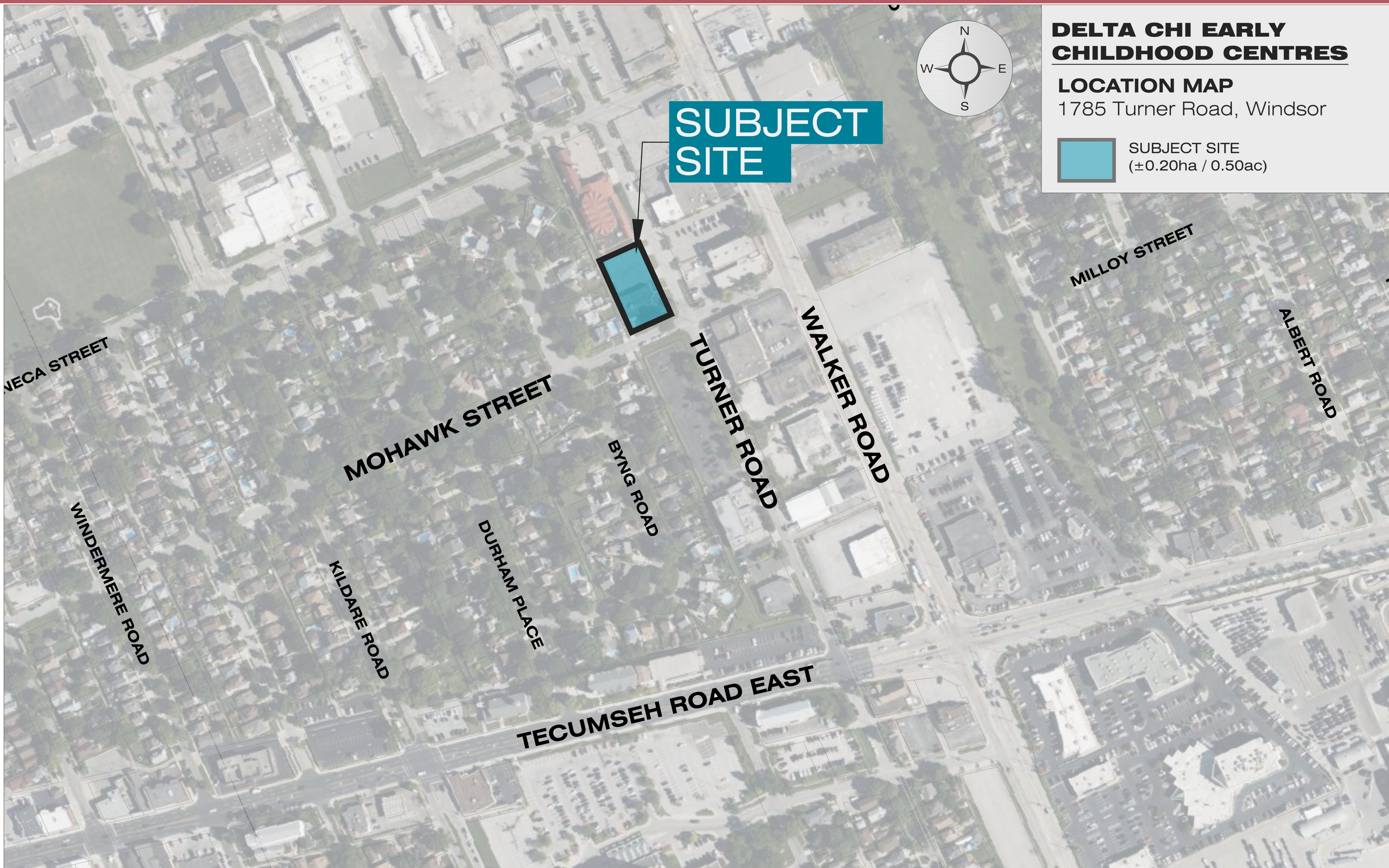
1 Riverside Drive, 12<sup>th</sup> Floor, Windsor ON, N9A 5K8

To Submit Comments: **turner@dillon.ca**

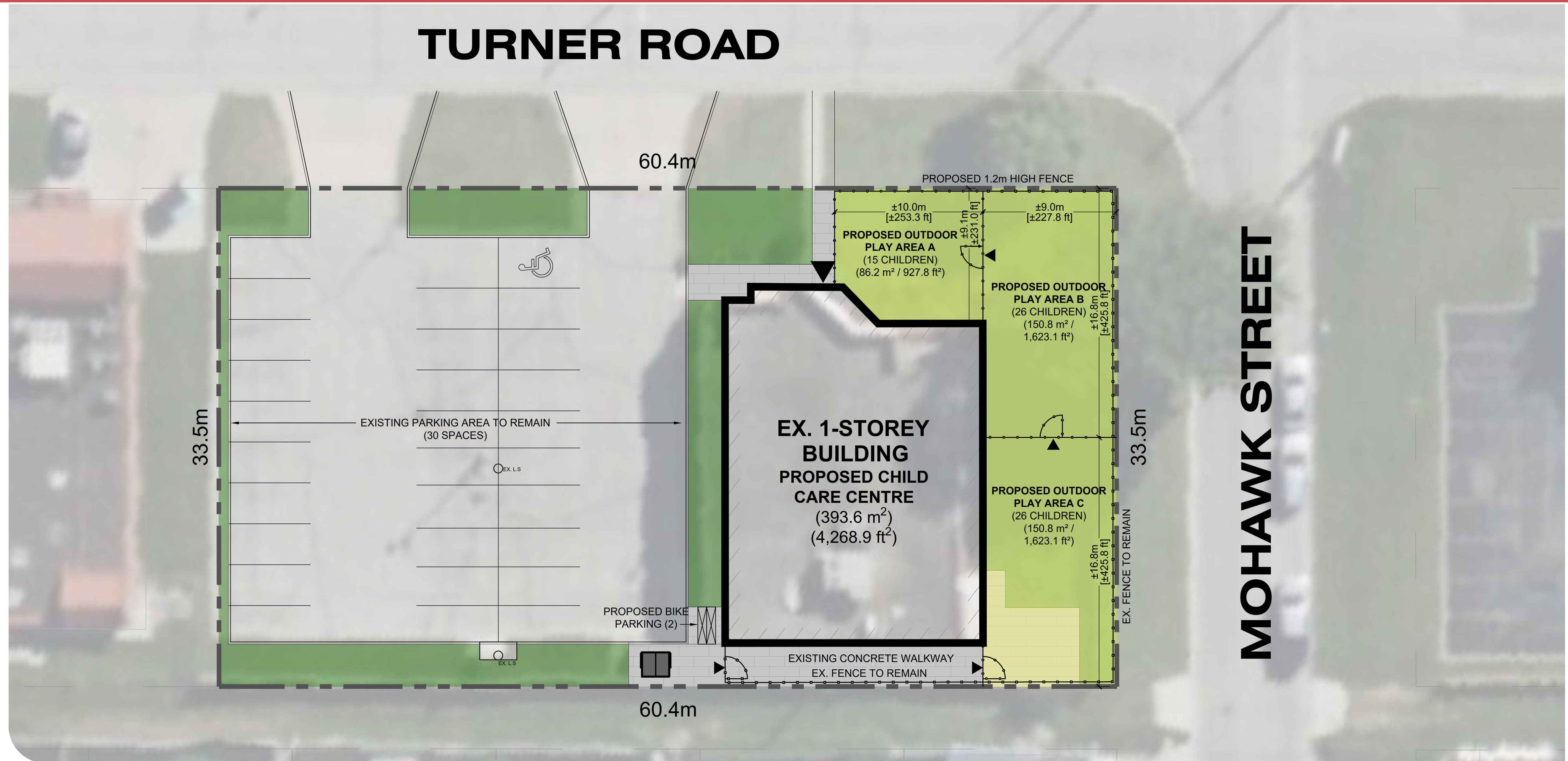
# PLANNING PROCESS & OVERVIEW



# PROJECT LOCATION

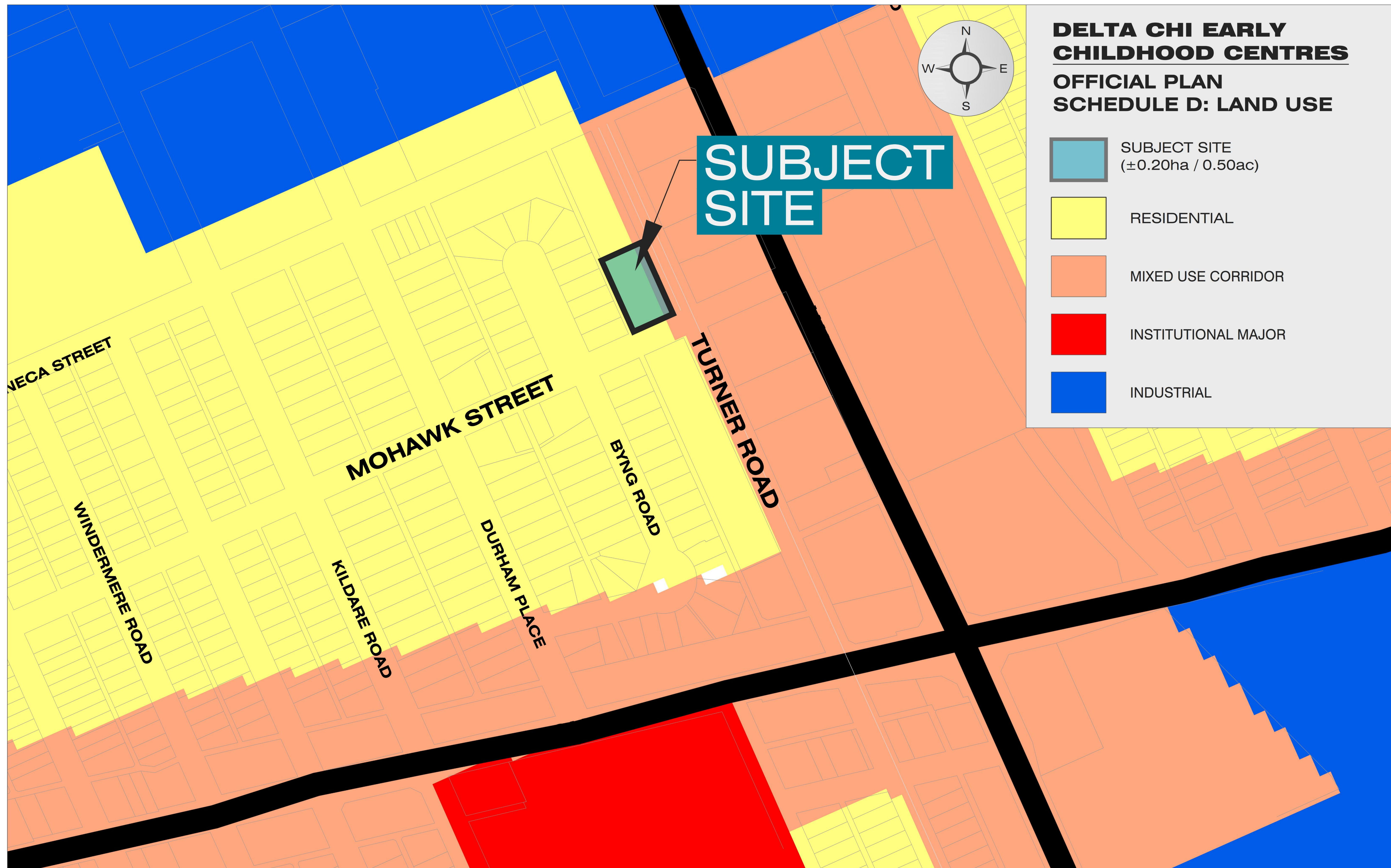


# CONCEPTUAL DEVELOPMENT PLAN

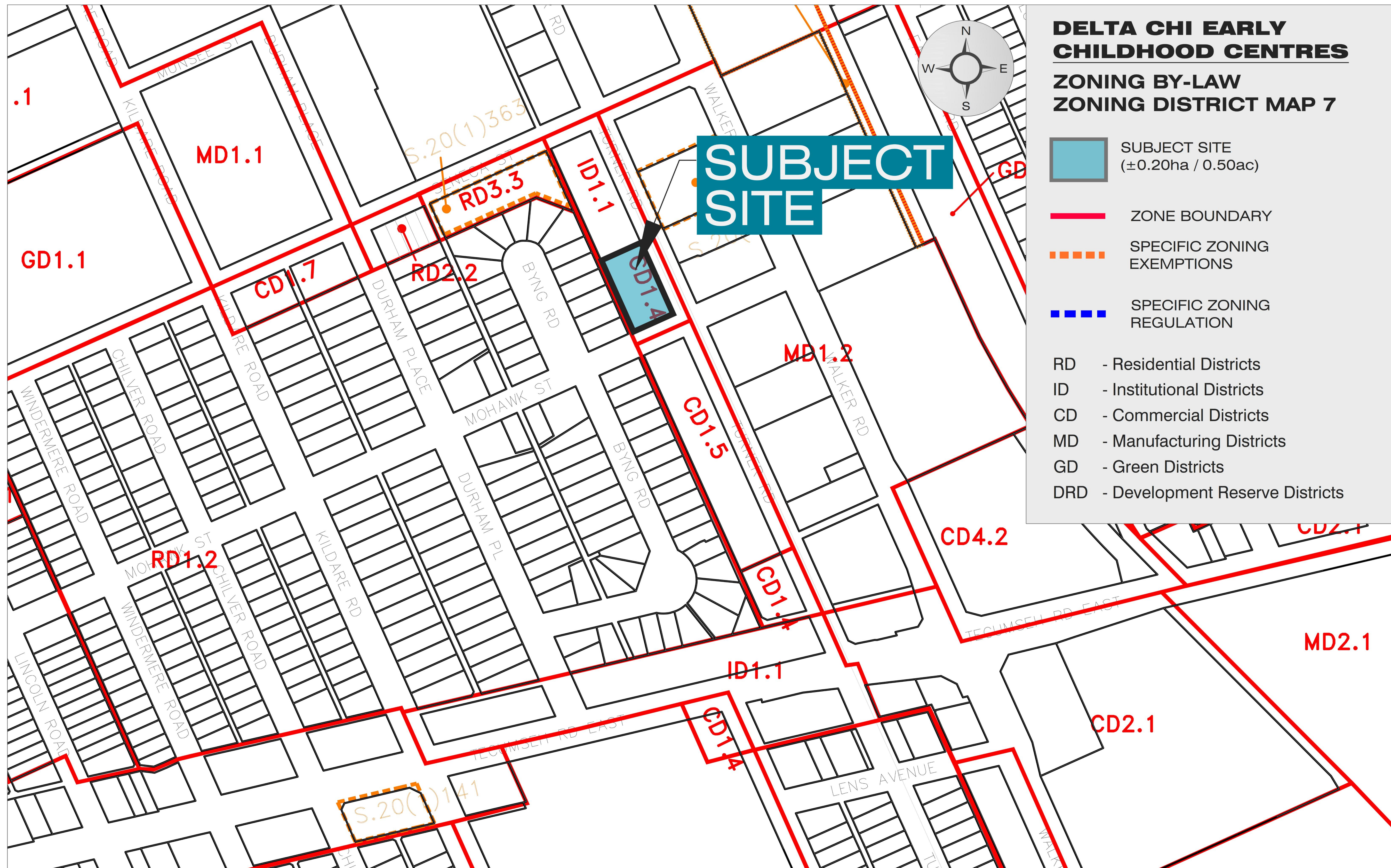


<p><b>DELTA CHI EARLY CHILDHOOD CENTRES</b> 1785 TURNER ROAD</p>	<p> SUBJECT SITE (±0.20ha / 0.50ac)</p> <p> PROPOSED OUTDOOR PLAY AREA (FENCED)</p> <p> EXISTING BUILDING</p> <p> EXISTING FENCE</p> <p> PROPOSED FENCE</p>	<p>File Location: c:\pwworking\directory\projects\2025\dillon_31r\dms79672\25-2569 - base site plan.dwg January, 28, 2026 10:03 AM</p> <p>MAP/DRAWING INFORMATION THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.</p> <p>CREATED BY: RR CHECKED BY: AMF DESIGNED BY: RR</p> <p>SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2025)</p>	<p>SCALE: 1:250 (11x17)</p> <p></p>	<p>COUNTERPOINT LAND DEVELOPMENT BY DILLON CONSULTING</p>	<p>PROJECT: 25-2569 STATUS: DRAFT DATE: 01/28/2026</p>
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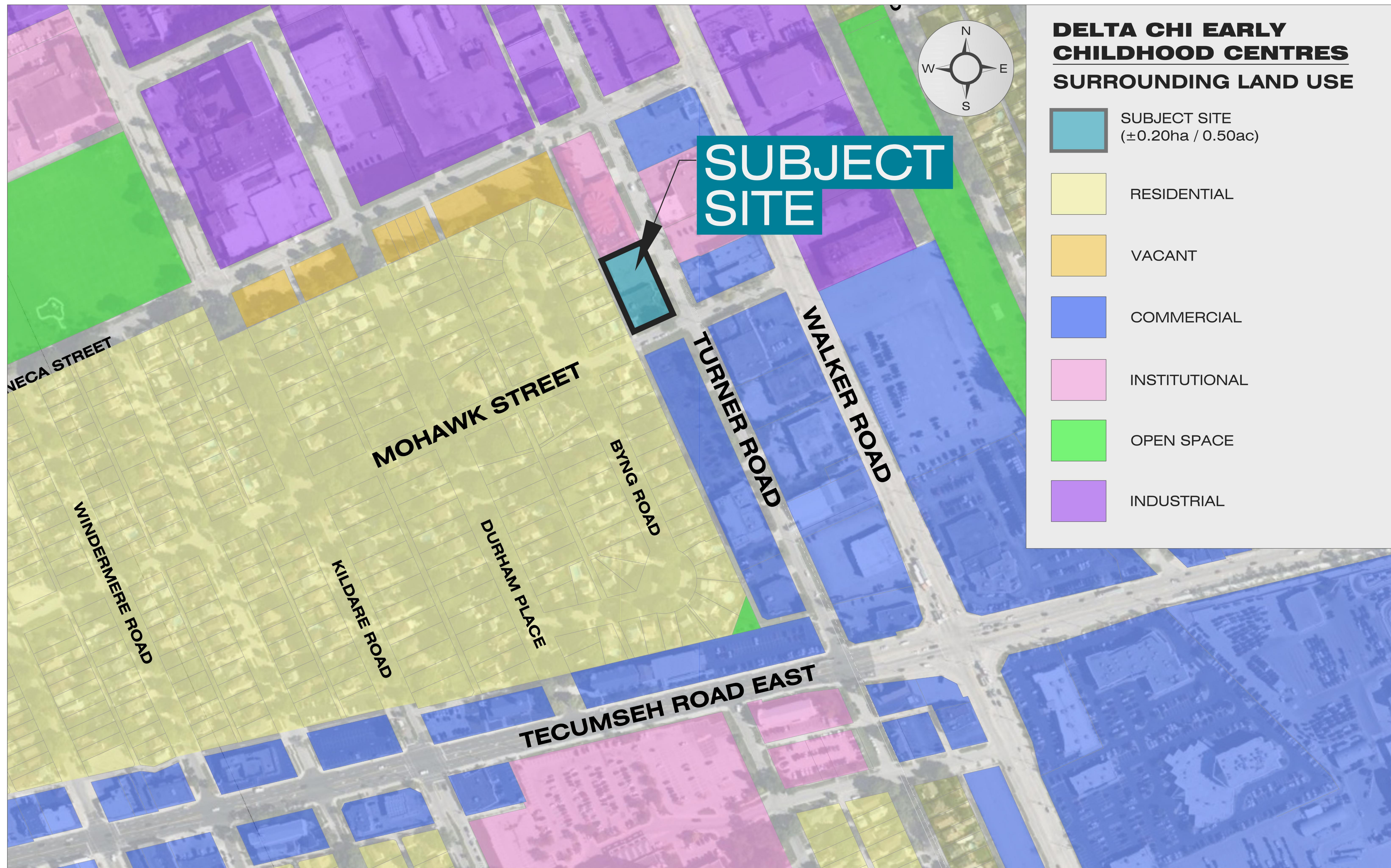
# OFFICIAL PLAN DESIGNATION



# ZONING BY-LAW DESIGNATION



# SURROUNDING LAND USES



# RENDERING



# NEXT STEPS



1. Finalize background reports
2. Submission of Zoning By-law Amendment Application to the City of Windsor
3. Statutory Public Meeting / Development and Heritage Standing Committee
4. Council Meeting

## Stay Involved



Ask questions today and provide your feedback

## Contact Us



ZBA – Proposed Child Care Centre

Dillon Consulting Limited

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