

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT

**1913, 1925 and 1949 Devonshire Court
City of Windsor, Ontario**

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Prepared by:



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1.0 INTRODUCTION

I have been retained by Agbaba Holdings Corporation (herein the "Applicant"), to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development for property located at 1913, 1925 and 1949 Devonshire Court (herein the "Site") in the City of Windsor, Province of Ontario.

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

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

One new 2-storey townhome with 8 dwelling units is proposed. Each unit will be severed along the common wall.

Each townhome dwelling unit will also have 2 Additional Dwelling Units (ADU). One ADU is located in the main dwelling, and one ADU is located in a 2-storey detached structure (rear of the lot).

The proposed development will result in a total of 24 new residential dwelling units (8 townhome dwelling units and 16 ADUs).

Pedestrian access into the main dwellings will be from Devonshire Court, and pedestrian access into the detached structures will be from Kildare Road and the alley.

Vehicle access will be directly from the existing alley (rear of the lot).

A total of 16 parking spaces are provided on paved driveways (2 for each townhome unit).

Tenure of the units will be rental (ADUs) and individually owned (main dwelling).

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

Stage 1 pre-consultation (City File PC-127/24) was completed by the Applicant. Comments dated January 13, 2025, were received and have been incorporated into the proposed application.

Stage 2 pre-submission (City File PC-060/25) was completed by the Applicant. Comments dated July 23, 2025, were received and have been incorporated into the proposed application. Minor modifications to the Concept Plan have been made.

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

The purpose of the application is to change the type of dwelling in support of providing more housing.

There have been previous ZBA approvals for the Site (ZNG/6571 Z-034/21). Due to a change in housing demand, the current Applicant has changed the direction of the proposed development.

Once the ZBA is considered, the proposed development will be subject to Site Plan Control (SPC) approval, which will include the final design of the Site, building, signage, lot grading, lighting, landscaping and refuse.

Prior to any construction or site alterations, the proposed development will require building permits.

As the development proposal is to sever the properties, each severed parcel will include individual townhome units and ADUs.

Easements for shared pedestrian access will also be addressed as part of the severance process.

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

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

The Site is made up of 3 parcels of land with 4 legal descriptions and is locally known as 1913, 1925 and 1949 Devonshire Court, City of Windsor, Province of Ontario.

The detailed legal descriptions are as follows:

Address	Legal	ARN
1913 Devonshire Court	PLAN 684; LOT 87 & PT LOT 86; RP 12R27198; PART 1	020-220-03903
1925 Devonshire Court	PLAN 684; PT LOT 86; RP 12R27198; PARTS 2 & 3	020-220-03906
1949 Devonshire Court	PLAN 684; LOT 84 & PT LOT 85; RP 12R27198; PART 4	020-220-03901

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

The previous use of the Site was for institutional purposes (St George's Church and hall), which has since been demolished (2017).

The Church and hall were removed in 2016 from the City of Windsor Municipal Heritage Register prior to being demolished.

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site consists of a total area of 2,149.67 m² or 0.215 ha.

The Site is a rectangular-shaped corner lot with a frontage of 35.05 m along the east side of Kildare Road and a depth of 46.33 m along the south side of Devonshire Court (see street view of Site on Figure 1b).



Figure 1b – Street View, from the alley (Source: Pilon Abbs Inc.)

2.2.2 Vegetation and Soil

The Site has an open grass area.

There are mature trees located on the municipal Right of Way (R-O-W).

Soil is made up of Brookston Clay Loam (Bcl).

2.2.3 Topography and Drainage

The Site is flat and is outside the limit of the regulated area of the Essex Region Conservation Authority (ERCA).

The Site is part of the Windsor Area Drainage.

The Site is not impacted by any source water protection Event Based Area (EBA).

2.2.4 Other Physical Features

There is a 6.1m wide alley located on the south side of the Site.

2.2.5 Municipal Services

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

Devonshire Court and Kildare Road are 2 lane local roads with parking on one side of the roadway. The Site is located one block from Ottawa Street, which is an east/west collector road. The intersection of Kildare Road at Ottawa Street is a signalized intersection.

Streetlights and sidewalks are located on Devonshire Court and Kildare Road.

The closest fire hydrant is located at the corner of Devonshire Court and Kildare Road on the northeast corner.

The Site has access to transit with the closest bus stop located on Ottawa Street, east of Kildare Road, Stop ID:1557 (Bus #4).

The Site is in close proximity to major transportation corridors, including Walker Road.

2.2.6 Nearby Amenities

There are several schools nearby, including Ecole Elementaire L'Envolee, Walkerville Montessori School, St. Anne French Immersion Catholic School and Walkerville Secondary School.

There are many parks and recreation opportunities in close proximity to the Site, including Devonshire Park, Willistead Park, Garry Dugal Park and Lanspeary Park.

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

2.3 Surrounding Land Uses

Overall, the Site is located in an established (mature) residential area, which has a historical background.

The surrounding area consists of parkland, single detached dwellings, multiple dwellings, commercial buildings and institutional buildings.

There is also a variety of different lot frontages and lot areas in the neighbourhood.

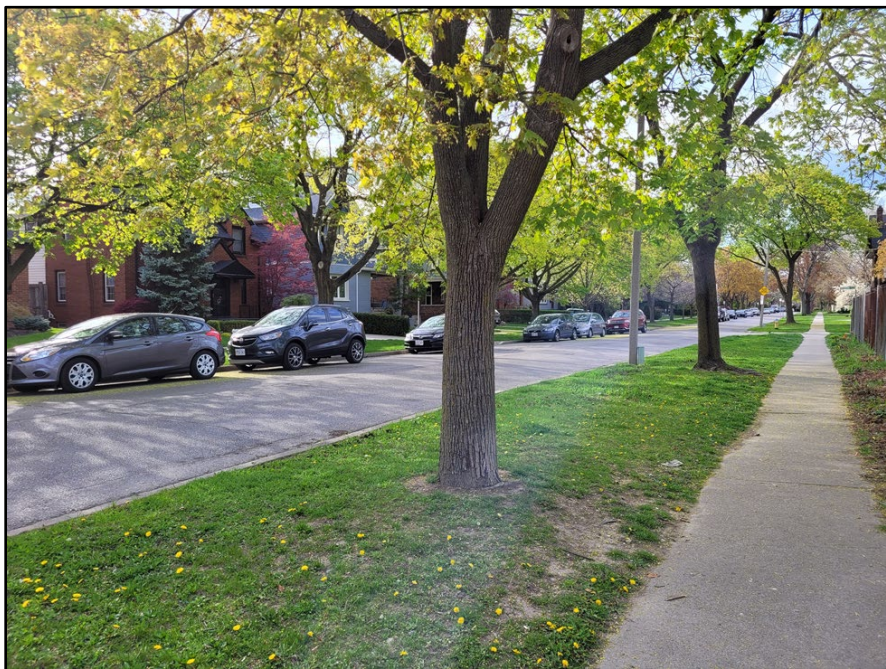
The Site is also steps from Wyandotte Street and Ottawa Street, as well as the Walker Road corridor, which includes many personal service, retail, food and beverage outlets, as well as the city market on Walker Road.

The Site is adjacent to Windsor's most walkable neighbourhood corridors and is considered the gem of Walkerville.

Overall, the Site is located between commercial, recreation and residential uses within the Walkerville Planning District.

A site visit was undertaken on April 18, 2021, and on April 23, 2025.

North – The lands directly north of the Site are used for low density residential (see Photos 1 - North). Those dwellings are located along Devonshire Court. Beyond Devonshire Court is low density residential along Kildare Road.



Photos 1 – North (Source: Pillon Abbs Inc.)

South – The lands directly south of the Site are used for commercial (Tim Hortons) and front onto Ottawa Street with access from Kildare Road (see Photos 2 - South). The alley is located between the Site and the commercial corridor which runs along Ottawa Street. Beyond Tim Hortons is the Ottawa Street intersection and commercial corridor.





Photos 2 – South (Source: Pillon Abbs Inc.)

East – The lands east of the Site are used for recreation (Devonshire Park) and front onto Devonshire Court (see Photos 3 - East). In front of the park is a round-a-bout. Beyond the park is low density residential uses.



Photos 3 – East (Source: Pilon Abbs Inc.)

West – The lands west of the Site are used for low density residential and front onto Kildare Road (see Photo 4 - West).



Photo 4 – West (Source: Pilon Abbs Inc.)

The concept plan illustrates the proposed lot layout and is preliminary.

The proposed dwelling will be designed as a townhome. Each dwelling unit will be severed along the common wall.

Each townhome dwelling unit will also have 2 Additional Dwelling Units (ADU). One ADU is located in the main dwelling, and one ADU is located in a 2-storey detached structure (rear of the lot).

The ADU will also be severed along the common walls.

The proposed development will result in a total of 24 new residential dwelling units (8 townhome dwelling units and 16 ADUs).

The proposed height of the townhome and the detached structure is 9.0 m and will be 2-storeys (no basement).

2-3 bedroom suites are proposed.

Tenure of the units will be rental (ADUs) and individually owned (main dwelling).

The proposed dwelling will face Devonshire Court.

A rendering has been prepared (see Figure 2b – Renderings).





Figure 2b – Renderings

The rendering illustrates the proposed design of the dwelling and how it will look at a pedestrian level as it pertains to materials and colour selections.

The building will be designed using both contemporary and traditional architectural styles, relying on Tudor design elements, most prominently featured in the front gables. A mix of materials will be used to accent the building.

The proposal contemplates a multiple gable roofline consisting of one centered stone gable with six additional mock-tudor revival style gables.

The rear ADU buildings have been designed in a similar fashion to complement the primary building and appear in a carriage-house style.

Pedestrian access into the main dwellings will be from Devonshire Court, and pedestrian access into the detached structures will be from Kildare Road and the alley.

Vehicle access will be directly from the existing alley.

A total of 16 parking spaces is provided on paved driveways (2 for each townhome unit).

Private amenity space provided, including a 6.096 m (20 ft) x 52.42 m (172 ft) courtyard between the main townhouse and the detached ADUs with benches, landscaping, etc.

Doors that open from the front yard of the main structure (where people will walk around to the back of the dwelling) and from the front of the accessory structures will be provided in order to access the amenity space.

At this time, it is unknown how refuse (garbage and recycling) will be collected. The final decision will be made as part of SPC.

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

Easements for shared pedestrian access will be addressed as part of the future severance process.

3.2 Public Consultation Strategy

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 hybrid (on-line and in-person) public open house was held with area residents and property owners on Wednesday, April 23, 2025, from 6:00 pm to 7:00 pm at the Willistead Manor.

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

A total of **152 owners and tenants** were notified, which represents a **200 m radius** from the Site.

In addition to the applicant representatives, Ward Councillor and City Staff, **30 residents attended** the open house in person and 2 on-line.

Email comments were also received.

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

Topic Item	Comments and Questions	Response
Timing	When will construction start?	TBD. ZBA, SPC and building permits are required before any construction can start.
Overall Support	We like the fact that the proposed development is different to the last proposal. This will blend it better with the area. We like the design of the building.	Noted.
Refuse	How will garbage and recycling be collected?	At this time, it is unknown how refuse will be collected.
Tenure and Affordability	Will this be geared to income housing? Will this be rental of condo?	Each lot will be owned. ADUs to be rented.

Topic Item	Comments and Questions	Response
	<p>What are the prices of the units?</p> <p>How will the ADUs be controlled?</p>	<p>Market will establish the price of the lots and units.</p> <p>There will be 8 lots in total, which could be purchased, each under its own ownership.</p> <p>ADUs would be under the control of the owners of the lot.</p> <p>Each lot will have 3 units.</p>
Density	<p>How many units?</p> <p>Too many units.</p>	<p>24 units are proposed.</p> <p>Density can be justified.</p> <p>The past project was a 4-storey apartment. This project is only a 2-storey townhome and ADUs.</p>
Size of Units	<p>What size are the units and how many bedrooms are there?</p> <p>Units are too small.</p>	<p>Unit size will vary.</p> <p>2-3 bedroom suites are proposed to offer affordability.</p>
Height	<p>What is the proposed building height?</p>	<p>2 storeys are proposed.</p> <p>No basement.</p>
Parking	<p>There is not enough parking proposed.</p> <p>There should be 24 parking spots.</p>	<p>The proposed parking will comply with the City zoning requirements.</p> <p>ADUs are calculated differently.</p>
Neighbourhood	<p>There will be a loss of quality of life.</p>	<p>The proposed development will be designed to be compatible with the existing area.</p> <p>A HIA will be prepared.</p>
Setbacks	<p>What are the setbacks?</p>	<p>Proposed setbacks will comply with the City zoning requirements?</p>
Pedestrian Access	<p>We like the fact that there is parking at the back and pedestrian access in the front.</p>	<p>Pedestrian access is key to the success of the proposed development.</p>
Traffic	<p>A TIS is needed.</p>	<p>A TIS is not warranted for this type of development.</p>

Topic Item	Comments and Questions	Response
	There are many children in the area. The Tim Hortons and commercial area is too busy.	
Property Management	Will there be a company to manage the property?	Yes, there will be a property management company that will take care of snow removal, grass cutting and repairs.
Airbnb	Will the ADUs be allowed to become vacation homes?	Short Term Rental (STR) are not proposed. The City regulates STRs.
Students	Will students live here?	Most likely not, due to the distance from schools. Zoning does not regulate people.
Other properties	Does the developer own other properties in the City?	Yes, the developer currently owns the property.
Past Proposal	Is there a chance that the past 4-storey development could still be built?	Yes. The zoning is in place for a multiple dwelling, as previously proposed.

4.0 PROPOSED APPLICATION AND STUDIES

Stage 1 pre-consultation (City File PC-127/24) was completed by the Applicant. Comments dated January 13, 2025, were received and have been incorporated into the proposed application.

Stage 2 pre-submission (City File PC-060/25) was completed by the Applicant. Comments dated July 23, 2025, were received and have been incorporated into the proposed application. Minor modifications to the Concept Plan have been made.

The purpose of pre-consultation was to identify the required applications and support studies.

The following is a summary of the purpose of the required applications and the support studies.

4.1 Zoning By-law Amendment

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

The Site is currently zoned "Residential District 1.1 (RD1.1)" on Map 7 of the City of Windsor Zoning By-law 8600.

The Site is also subject to S.20(1)267 and S.20(1)340, which restricts front yard parking space in any existing front yard and permits a multiple dwelling with relief.

It is proposed to **further** amend the "Residential District 1.1 (RD1.1- S.20(1)XXX)" zone category and permit the proposed townhome dwellings as an additional permitted use.

Further, site-specific requirements for the proposed townhome in the RD1.1 zone are requested in order to address the requested relief.

Further analysis and additional information are provided in Section 5.1.4 of this PRR.

4.2 Other Applications

Once the ZBA is considered, the proposed development will be subject to Site Plan Control (SPC) approval, which will include the final design of the Site, building, signage, lot grading, lighting, landscaping and refuse.

Prior to any construction or site alterations, the proposed development will require building permits.

As the development proposal is to sever the properties, each severed parcel will include individual townhomes.

Easements for shared access will also be addressed as part of the severance process.

4.3 Supporting Studies

The following supporting studies have been completed as part of this PRR in support of the application for the zoning amendment.

4.3.1 Heritage

A Heritage Impact Assessment (HIA) was prepared by MHBC Planning Ltd., dated September 2025.

The Site is located within the Walkerville Heritage Area. Additionally, the subject lands are in proximity to one (1) designated heritage property and four (4) listed heritage properties.

The purpose of the report was to assess the impact of the proposed development of the Site on the Walkerville Heritage Area and surrounding heritage properties. Assessment included a review of shadows, isolation, obstruction of views, land use and land disturbance.

This report also considered the Walkerville Heritage Conservation District (HCD) Study and identified heritage attributes outlined in the study.

It was concluded that no impacts on the heritage properties are expected. Further, no mitigation measures are required.

The development is appropriate and can proceed as proposed.

4.3.2 Services

A Stormwater Management Report (SWM) was prepared by GS Engineering, dated June 6, 2025, and further revised on September 15, 2025.

The purpose of the report is to establish the allowable release rate for the site, the stormwater storage quantity requirements, and the quality requirements to be submitted as part of the site plan control application for this development and to determine the feasibility of a stormwater management system on this site.

It was concluded that the proposed development is feasible and will not have a negative impact on the municipal system.

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.

Decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Site is within a 'Settlement Area', as set out in the PPS.

The following provides a summary of the key policy considerations of the PPS as they relate 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. The Site was always intended to be developed for residential use. There are examples of this type of development in the area.
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:	The proposed development will help provide for a new housing option and density to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	<p>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through 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.</p> <p>The proposed development will support the need for a range and mix of housing options in an existing neighbourhood.</p> <p>The Site has access to transportation options, public service facilities, medical facilities, libraries, institutional uses and parks.</p> <p>Accessibility will be addressed at the time of a 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>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the City's targets.</p>

PPS Policy #	Policy	Response
	<p>a) establishing and implementing minimum targets for the provision of 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 wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <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>The needs of the residents can be accommodated as the 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 and active transportation.</p>

PPS Policy #	Policy	Response
	d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.	
2.31.1 – 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 total density of the proposed development is considered appropriate.</p> <p>The Site offers an opportunity for infilling by creating new residential dwelling units on a vacant parcel of land.</p> <p>The proposed height and massing of the dwellings will blend with the existing residential uses in the area.</p> <p>Residents will have immediate access to shopping, employment, transit, active transportation, recreational areas and institutional uses.</p> <p>Transit is available for the area.</p> <p>Active transportation is available in the area.</p>
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete	The proposed development provides an infill opportunity for a vacant parcel of land.

PPS Policy #	Policy	Response
	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.	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 are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas.

PPS Policy #	Policy	Response
	and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	
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;	A SWM has been provided and summarized in Section 4.3.2 of this PRR. No concerns were raised.
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. The Site is outside the ERCA regulated area.
4.6.1 – Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	The proposed development will be designed to respect the heritage character of the area. The subject property is located within an Archaeological Potential Zone (APZ) (as per the Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1). However, the proposed development is on land that has been previously

PPS Policy #	Policy	Response
		disturbed, and an Archaeological Assessment is not requested.

Therefore, the proposed development is consistent with the PPS.

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. 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 lands are designated "Residential" according to Schedule "D – Land Use" attached to the OP for the City of Windsor (see Figure 4 –OP).

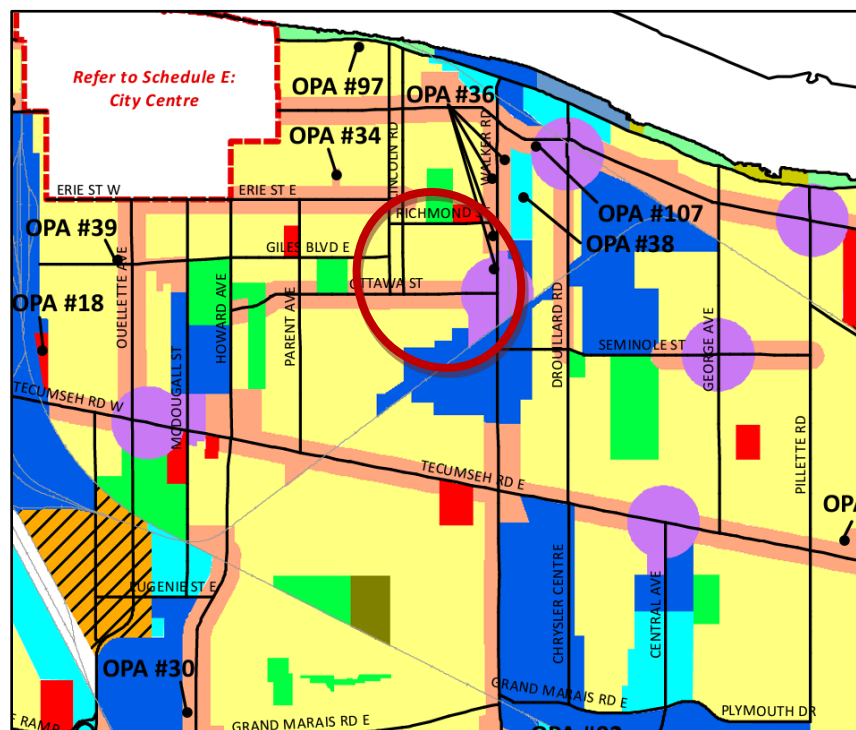


Figure 4 –OP

The Site is also subject to the following:

- Schedule 'A' – Planning Districts & Policy Areas - "Walkerville"
- Schedule 'A-1' – Special Policy Areas – "Mature Neighbourhood"
- Schedule 'C-1' – Development Constraint Areas: Archaeological Potential – Located within an Archaeological Potential Zone (APZ)
- Schedule 'F' – Roads & Bikeways – Devonshire Court and Kildare Road are a Local Road
- Schedule 'F-1' – Railways/Rail Corridors and Railyards – located to the South (+/-500m)
- Schedule 'G' – Civic Image – "Walkerville Heritage Area"

It is proposed to maintain the same land use designation in order to accommodate the proposed development.

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 – Housing Variety	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.	<p>The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types and densities.</p> <p>The proposed development is close to transit and local amenities.</p>
3.3.3 - Neighbourhoods	<p>Neighbourhoods are the most basic component of Windsor's urban structure and occupy the greatest proportion of the City. Neighbourhoods are stable, low-to-medium-density residential areas and are comprised of local streets, parks, open spaces, schools, minor institutions and neighbourhood and convenience scale retail services.</p> <p>The three dominant types of dwellings in Windsor's</p>	<p>The proposed residential development is in an existing built-up area of the City.</p> <p>The proposed residential dwelling units will blend with the surrounding area.</p> <p>The development will also act as a buffer between the existing residential uses and the commercial uses.</p> <p>The Site offers appropriate infilling within the existing settlement area.</p>

OP Policy #	Policy	Response
	<p>neighbourhoods are single detached, semi-detached and townhouses.</p> <p>The density range for Windsor's neighbourhoods is between 20 to 35 units per net hectare.</p> <p>This density range provides for low and some medium-density intensification to occur in existing neighbourhoods. Multiple dwelling buildings with medium and high-densities are encouraged at nodes identified in the Urban Structure Plan.</p>	<p>The area has access to nearby amenities, such as public spaces, commercial nodes, and recreational activities.</p> <p>The proposed density offers an opportunity to efficiently use municipal infrastructure.</p> <p>The Site will provide for more housing in an existing built-up area.</p>
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 (live, work and play).</p> <p>The proposed development is close to nearby transit, employment, shopping, local/regional amenities, and parks.</p>
5.0 - Environment	A healthy and sustainable environment represents a balance between human activities and natural features and functions. In order to attain this balance, Council will enhance the quality of Windsor's natural environment and manage development in a manner that recognizes the environment as the basis of a safe, caring and diverse community and a vibrant economy.	<p>The proposed development will support the City's goal of a healthy and sustainable environment.</p> <p>The Site is flat, which is conducive to easy vehicular movements.</p> <p>The Site will include new sidewalks, which will connect the building to the municipal r-o-w.</p> <p>There are no anticipated traffic concerns, no environmental</p>

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		concerns, and no expected hazards.
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.	The proposed development supports the policy set out in the OP as it is suited for the residential needs of the City. There are examples of this type of development in the area.
6.1 - Goals	In keeping with the Strategic Directions, Council's land use goals are to achieve: 6.1.1 Safe, caring and diverse neighbourhoods. 6.1.3 Housing suited to the needs of Windsor's residents. 6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.	The proposed development supports the goals set out in the OP as it provides for housing that is suited to residents in this area of Windsor and is close to employment and schooling opportunities.
6.2.1.2 – Types of Development Profile	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;	The proposed development of the residential dwelling units is considered low-profile building. The proposed height is 9.0 m, which is similar to a single detached dwelling.

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	<p>(b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and</p> <p>(c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.</p>	
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	<p>The proposed development provides for a new housing choice in an existing built-up area.</p> <p>The proposed development will blend with the built form of the neighbourhood.</p> <p>The proposed development will increase the housing stock in Windsor and provide residents with additional affordable housing options that blend into this neighbourhood seamlessly.</p>
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The existing neighbourhood has access to transportation options, including transit.
6.3.1.3 – Intensification Infill & Redevelopment	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The Site provides an opportunity for infilling within an existing built-up area and will connect existing neighbourhoods.
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	It is proposed to construct townhome units, which are permitted low-profile use.

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	Centres and Mixed Use Corridors.	
6.3.2.3 – Type 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.	The proposed development is considered small-scale (row/townhome).
6.3.2.4 - Location	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 planned; and (d) Public transportation service can be provided.	The Site has access to major transportation networks. Full municipal services are available. Access to transit is available with bus stops located nearby.
6.3.2.5 - Evaluation	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	This PRR has addressed provincial legislation in Section 5.1.1. There are no constraints. There are no nuisances. There is no contamination.

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	<p>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; (v) and 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) 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 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</p>	<p>Traffic generated from the proposed development is not expected to have any negative impact.</p> <p>There are no heritage resource concerns. The proposed development will be designed to respect the heritage character of the area. A HIA has been prepared and summarized in Section 4.3.1 of this PRR.</p> <p>The proposed development is in keeping with policies and plans.</p> <p>There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the area as it is in keeping with the character of the existing neighbourhood.</p> <p>The proposed height of the buildings will be kept low profile, similar to the existing dwellings in the area.</p> <p>The massing of the development will fit well with the size of the existing lot.</p> <p>The Site is in a mature neighbourhood, as shown on Schedule A-1 of the OP.</p> <p>Off-street parking is provided at the rear of the Site.</p>

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	Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.	<p>Full municipal services are available.</p> <p>The proposed development will be professionally designed and landscaped.</p> <p>The City of Windsor intensification guidelines will be followed.</p> <p>Site specific requirements for the proposed townhome in the RD1.1 zone provisions is requested. Further analysis is provided in Section 5.1.4 of this PRR.</p>
6.3.2.22 – Additional Dwelling Unit	An additional dwelling unit is a separate residential dwelling unit consisting of a separate access, kitchen, washroom, and living space that is located within a single detached, semi-detached, duplex dwelling, or rowhouse dwelling (i.e. the primary dwelling unit) or a building accessory to the primary dwelling unit located on the same lot.	<p>ADUs are proposed and will meet this requirement.</p> <p>The proposed rowhouse (townhome) will be considered the primary dwelling unit.</p> <p>One ADU will be located fin the townhome and one will be located in an accessory structure.</p>
6.3.2.23 – Location of Additional Dwelling Units	An additional dwelling unit: a) must be located on a parcel of urban residential land designated for residential use in the Official Plan schedules; d) shall not be located within any part of a basement or cellar (i.e. part of a building below grade) within the floodplain areas shown on Schedule C; and e) outside of the floodplain areas shown on Schedule C, shall not be located within any part of a basement or cellar (i.e. part of	<p>The Site is considered an urban residential land and has access to full municipal services,</p> <p>The ADUs will not be located in any basements or cellars.</p> <p>The Site is not within an ERCA regulated area as it pertains to floodplain areas.</p> <p>SPC approval and building permits will be required.</p>

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	a building below grade) unless the flood mitigation criteria to be prescribed in the Zoning Bylaw has been met to the satisfaction of the Chief Building Official or City Engineer. This criteria may include but is not limited to: Eavestrough downspouts are disconnected from the City of Windsor's sewer system; Sump pump installation; Foundation drain disconnection from the sewer system or connection to the sump pump; Requirement for a backflow sanitary valve; Where required, a sewage ejector pump has been installed in the additional unit.	
6.3.2.24 - Requirements	<p>An additional dwelling unit shall be permitted within the primary dwelling unit and a building accessory to the primary dwelling unit subject to the following criteria:</p> <p>a) The additional dwelling unit conforms with the definition and location requirements set out in 6.3.2.22 and 6.3.2.23;</p>	The proposed ADUs will conform to the definitions set out in the OP as they pertain to the primary dwelling and accessory structures.
	<p>b) A maximum of two additional dwelling units or a total of three dwelling units are located on a parcel of urban residential land in any one of the following configurations: i) one additional dwelling unit in the primary dwelling unit and one additional dwelling unit in a building accessory to primary dwelling unit, or ii) two additional dwelling units in the primary dwelling unit, provided there are no dwelling units in a</p>	<p>Once the townhome units are severed along the common wall, each parcel of land will have a total of 3 units.</p> <p>The townhome is the primary (main) dwelling.</p> <p>One ADU is located in the main dwelling, and one ADU is located in a 2-storey detached structure (rear of the lot).</p>

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	building accessory to primary dwelling unit, or iii) one additional dwelling unit in a building accessory to primary dwelling unit; if the primary dwelling unit contains no more than two dwelling units;	
	c)The Zoning By-law may regulate the character, maximum size, and gross floor area of the additional dwelling unit;	<p>A ZBA application is being made.</p> <p>The current RD1.1 zoning is being maintained.</p> <p>Relief is being requested to accommodate the proposed development. Further analysis is provided in Section 5.1.4 of this PRR.</p>
	d)Parking can be accommodated in accordance with the Zoning By-law;	<p>The Site is flat, which is conducive to easy vehicular movement.</p> <p>Vehicle access will be directly from the existing alley (rear of the lot).</p> <p>A total of 16 parking spaces are provided on paved driveways (2 for each townhome unit).</p>
	e) Where located on a parcel of urban residential land identified on the Municipal Heritage Register or within a Mature Neighbourhood identified on Schedule A-1 the additional dwelling unit must not alter the exterior of an existing primary or accessory building visible from the street or other public space unless it is demonstrated, to the satisfaction of the City Planner, that the proposed alteration would not detract	<p>The Site is not listed on the Municipal Heritage Register; however, an HIA has been prepared and summarized in Section 4.3.1 of this PRR.</p> <p>The Site is in a Mature Neighbourhood. Further analysis is provided in Section 5.1.3 of this PRR.</p> <p>The proposed ADUs will be designed not to impact the exterior of the main dwelling (townhouse).</p>

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	from the cultural heritage value and attributes of the property or Mature Neighbourhood; and	The proposed ADUs will be designed not to impact the accessory structure.
	f) The additional dwelling unit complies with health and safety standards.	<p>It is the intent that health and safety standards will be adhered to.</p> <p>The Site will be pedestrian friendly.</p> <p>Pedestrian access into the main dwellings will be from Devonshire Court, and pedestrian access into the detached structures will be from Kildare Road and the alley.</p> <p>Doors that open from the front yard of the main structure (where people will walk around to the back of the dwelling) and from the front of the accessory structures will be provided in order to access the amenity space.</p> <p>Vehicle access will be directly from the existing alley.</p> <p>Sightlines will be respected from the alley onto Kildare Road.</p> <p>The Site is outside of the ERCA regulated area.</p>
6.3.2.25 – Accessory Buildings	An additional dwelling unit within a building that is accessory to a single-detached, semi-detached, duplex dwelling, or a rowhouse dwelling is	<p>ADU in the proposed townhouse is permitted.</p> <p>Policies 6.3.2.22 - 6.3.2.24 have been considered as part of this PRR.</p>

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	permitted subject to the following criteria: a) The proposed additional dwelling unit conforms with the definition, location, and general requirements set out in 6.3.2.22 - 6.3.2.24; b) The additional dwelling unit shall have direct pedestrian access from a paved public street or alley ; c) The additional dwelling unit shall have municipal sanitary sewer, municipal storm water outlet, electrical, and water services; d) Only one Private Drain Connection (PDC) is permitted per property; e) A municipal address for the additional dwelling unit shall be clearly visible from the public street; and f) The Zoning By-law may regulate the height, maximum size, and setbacks of an accessory building which contains an additional dwelling unit.	<p>Pedestrian access into the main dwellings will be from Devonshire Court, and pedestrian access into the detached structures will be from Kildare Road and the alley.</p> <p>Full municipal services and utilities are available for the proposed development.</p> <p>The final design of the development will be subject to SPC and building permits.</p> <p>Municipal addressing will be provided for each townhouse and ADU and will be clearly visible from the roadway.</p> <p>A ZBA application is being made.</p> <p>The current RD1.1 zoning is being maintained.</p> <p>Relief is being requested to accommodate the proposed development. Further analysis is provided in Section 5.1.4 of this PRR.</p>
6.3.2.26 – Severances Prohibited	The severance of an additional dwelling unit located within the primary dwelling unit or within a building accessory to the primary dwelling unit through consent, subdivision, or condominium, is prohibited	It's not the intent that the ADUs will be severed from the primary (main) building.
6.3.2.27 - Height	An application to allow a maximum height of up to 8m through a minor variance may be considered for accessory buildings containing an	The proposed height of the townhome and the detached structure is 9.0 m and will be 2-storeys (no basement).

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	additional dwelling unit with a flat or low sloped roof, subject to the following criteria : (a) The height of the additional dwelling unit does not exceed the height of the primary dwelling; (b) Significant trees and plantings are preserved on the subject property; and (c) Any adverse impacts to the streetscape or abutting properties are addressed through the additional unit design and siting.	<p>Site specific requirements for the proposed townhome and ADU in the RD1.1 zone provisions are requested.</p> <p>The proposed accessory structure (ADU) will not exceed the height of the primary dwelling (townhome).</p> <p>Trees and landscaping will be considered during the SPC review.</p> <p>Development of the vacant lot with a compatible building will enhance the streetscape and will not isolate the surrounding heritage properties.</p> <p>The Site does not impact any abutting sensitive land uses.</p> <p>Further analysis is provided in Section 5.1.4 of this PRR.</p>
6.3.2.29 – Compatible Additional Units	The creation of additional dwelling units through renovation or redevelopment in existing residential neighbourhoods shall be done in a manner that is compatible and complementary to the character of the neighbourhood. The Zoning By-Law will establish regulations for height, density, and massing that will preserve the character of stable and mature neighbourhoods. Council will adopt Design Guidelines to assist in the design and review of development applications	<p>A HIA has been completed and summarized in Section 4.3.1 of this PRR.</p> <p>The HIA concluded that the proposed development is compatible with the identified heritage resources within the Walkerville Heritage Area, as no adverse impacts have been identified.</p> <p>The proposed development maintains a similar massing, orientation and setback to the existing development.</p> <p>The design of the building draws on similar elements</p>

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	within existing stable and mature neighbourhoods.	<p>, including the use of masonry, gable roofline and a similar colour palette. The design is complementary to the existing character of the area.</p> <p>The RD1.1 zoning is being maintained, with some requested relief. Further analysis is provided in Section 5.1.4 of this PRR.</p> <p>The Windsor Intensification Guidelines have been considered as part of this PRR, including the policies that pertain to a mature neighbourhood.</p>
7.0 - Infrastructure	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>The Site is close to nearby transit, has access to major transportation networks and can be serviced with full municipal services.</p> <p>There will be no negative impacts on the municipal system, and it will not add to the capacity in a significant way.</p> <p>A SWM report has been prepared and summarized in Section 4.3.2 of this PRR.</p>
7.2.8.8 – Development Adjacent to a Corridor (Rail)	Council shall evaluate a proposed development adjacent to a Rail Corridor, in accordance with the following: (a) All proponents of a new development within 300 metres of a rail corridor, may be required to complete a noise study to support the proposal, and if the need for mitigation measures is determined by such study,	<p>The Site is located +/- 500m.</p> <p>There was no requirement for a noise or vibration study.</p> <p>There are existing structures that would buffer from any noise or vibration.</p>

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	shall identify and recommend appropriate mitigation measures, in accordance with the Procedures chapter of this Plan;	
8.2.2.3 – Heritage Areas (Civic Image)	Council will ensure that a proposed development or infrastructure undertaking maintains, reinforces and enhances the character of a Heritage Area in accordance with the Heritage Conservation chapter of this Plan.	<p>The Site is located in the Walkerville Heritage Area.</p> <p>A HIA has been prepared and summarized in Section 4.3.1 of this PRR.</p> <p>Heritage sensitive considerations have been given to ensure that the heritage context is considered and serves as an inspiration to create a development that is sympathetic to adjacent heritage resources in its design.</p>
8.7.2.2 – New Development	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,	<p>The proposed development maintains a similar massing, orientation and setback to existing development.</p> <p>Pedestrian connections are provided.</p> <p>No heritage resources will be removed.</p> <p>No driveways or garages are proposed in the front yard.</p> <p>Access to parking is from the alley.</p> <p>Landscaping will be provided, subject to SPC review.</p>

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	planting of street trees and incorporation of pedestrian scale amenities.	
8.7.2.3 – Infill	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) building area to site area ratios. (h) the pattern, scale and character of existing development; and, (i) exterior building appearance	The design of the development has regard for the established neighbourhood.
9.3.5.1 – Heritage Areas	Council will enhance heritage resources by: a)(ii) Development be of compatible height, massing, scale, setback and architectural style;	The proposed development will be designed to respect the heritage character of the area. A HIA has been prepared and summarized in Section 4.3.1 of this PRR.
9.3.7.1 - Archaeological Assessment	Council will integrate heritage conservation into the development and infrastructure approval process by: (a) An archaeological assessment is required as part of a complete application for all development or site alteration application, including municipal projects, if it is determined using the archaeological management plan potential mapping that any part of a potential development area possesses archaeological potential or known archaeological resources as set out in	The subject property is located within an Archaeological Potential Zone (APZ) (as per the Windsor Archaeological Management Plan, 2024; OPA 181; and updated 2024 archaeological potential model OP Volume I Schedule C-1). However, the proposed development is on land that has been previously disturbed, and an Archaeological Assessment is not requested.

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	Schedule C-1 Archaeological Potential. Projects involving in-water works may require a marine archaeological assessment if so determined using the Criteria for Evaluating Marine Archaeological Potential checklist published by the Archaeology Program Unit, MCM.	
	(c) Ensure that designated properties under the OHA are conserved and any development of adjacent property is required to: i) prepare a Built Heritage Impact Study to identify potential adverse impacts; ii) in the event adverse impacts are identified, the development shall be subject to Site Plan control.	An HIA was completed and summarized in Section 4.3.1 of this PRR. There are no designated properties adjacent to the subject lands. It has been determined that the proposed development will not result in adverse impacts to this property.
	(e) having regard to the following when assessing planning applications which may impact heritage resources i) respecting the massing, profile and character of adjacent buildings; ii) approximating the width and setback patterns of nearby heritage buildings; iii) respecting the yards, gardens, trees and landscaped grounds associated with heritage properties; iv) maintaining vistas and views of heritage resources; v) minimizing shadow impacts on adjacent heritage properties.	An HIA was completed and summarized in Section 4.3.1 of this PRR. It has been determined that the proposed development will not result in adverse impacts to this property.

Therefore, the proposed development conforms to the purpose and intent of the OP, and an amendment is not required.

5.1.3 Windsor Intensification Guidelines

The City of Windsor Intensification Guidelines were approved by Council in June 2022.

The objective of the guidelines is to provide direction for the design of future uses that respect the unique character of Windsor's neighbourhoods.

The Site is located in a 'Mature Neighbourhood' as set out in Schedule 'A-1' – Special Policy Areas, City of Windsor OP.

The following provides a summary of the key policy considerations of the Guidelines as they relate to the proposed development.

Guideline Policy #	Policy	Response
2.2 – General Guidelines for All Development	The intent for development within Windsor's Stable and Mature Neighbourhoods is to maintain the Low Profile built form character of the area and ensure a sensitive integration of new development, additions, or renovations to adjacent properties. Low Profile development in the Stable and Mature Neighbourhoods includes single-detached, semi-detached, duplex, townhouses , and apartments that are generally no greater than three (3) storeys in height.	The proposed development will fulfill the need for additional residential units in the area, while infilling a vacant parcel of land in a mature neighbourhood.
2.2.1 – Site Development	The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel' and to define and frame the street while imparting the sense of openness and enclosure.	<p>The proposed development is consistent with the character of this mature and diverse neighbourhood.</p> <p>The development will act as a buffer between the existing residential uses and the commercial uses.</p>

Guideline Policy #	Policy	Response
2.2.2 – Development within Heritage Contexts	1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources. 2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites. 3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern building designs, techniques, and materials.	<p>A HIA has been prepared and summarized in Section 4.3.1 of this PRR.</p> <p>The proposed design provides complementary scale, character, and historic reference, while being consistent in offering a unique solution.</p> <p>The conceptual building design has taken inspiration from the existing neighbourhood.</p> <p>High-quality materials and simplistic, timeless detail will inform the envelope. Inspired by the palette of the neighbourhood, with attention to complementary colour and tone selections.</p>
2.2.3 – Access & Parking	Garages and driveways should be located and sized based on the established pattern of the neighbourhood.	<p>Access and parking will be located behind the proposed building.</p> <p>The alley will be used to access vehicle parking.</p>
2.2.4 - Landscaping	The objectives of the Urban Design Guidelines with respect to landscape are to: • Maintain the green landscape character of the neighbourhood; • Plan for the urban canopy; • Screen views to rear yard parking; and, • Preserve mature trees.	Landscaping will be provided.
2.2.5 - Materials	The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.	The detail of treatment and materiality are based on the inspiration of neighbouring esthetics and style found in the immediate proximity of the Site.
2.3 – Modest Infill Development	The intent for development of single lot infill is to encourage	The proposed development is compatible with the land uses

Guideline Policy #	Policy	Response
	compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. It is important that infill development integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.	in the surrounding area and will help bring up the property standards and preserve the character of the neighbourhood as a critically needed urban infill project.
2.3.1 – General Guidelines	1. Infill development in the form of architecture for renovations and new construction shall: a. Ensure development is sensitively integrated with the existing context and character of the neighbourhoods identity. b. Preserve the variety of design, colour and construction materials within a range that enhances the character of the neighbourhood; and, c. Maintain compatible architectural character in the design of roofs, windows, doors, porches and signs.	<p>The approach to this infill project was to provide added and new residential units for the community, within a large vacant lot, while maintaining the urban fabric of the neighbourhood.</p> <p>Infill housing projects offer numerous benefits, including reducing urban sprawl and revitalizing existing neighbourhoods.</p>
	2. Ensure the architecture of a new dwelling is consistent with the architectural style and era in which its neighbourhood was built.	This development achieves compatibility in height, massing, scale and setback, as well as architectural style, contributing positively to the maintenance and enhancement of this historic area.
	3. Design the architecture of an addition to be consistent with the original architecture of the existing dwelling.	Existing dwellings in the neighbourhood have been considered in the conceptual

Guideline Policy #	Policy	Response
		design of the proposed townhome dwelling.
	4. On second-story additions and new two-story dwellings, maintain architectural continuity of materials and detailing around all sides of the dwelling, especially where the dwelling backs onto and is visible from adjacent streets or other public areas.	<p>The proposed height has been considered as part of the overall design of the dwelling.</p> <p>The townhome will be 9.0 m.</p>
	5. Ensure solar access by designing a new dwelling or addition to not adversely affect the availability of daylight falling on neighbouring properties. Design the location, scale, and massing of an addition or new dwelling to have regard for the amount of shadow upon neighbours' rear yard areas.	<p>The proposed development promotes compact form and low-profile housing, increased density and enables the use of active transportation and public transportation for residents.</p> <p>Increased active and public transportation will help limit vehicle trips for residents.</p> <p>The building construction will follow best practices for Energy Efficiency, complying with the latest version of the OBC and SB-12.</p>
2.3.2.1 – Building Design (Massing & Elevation Articulation)	The objectives of the Urban Design Guidelines in directing the relationship of the building elevation and entrance to the street are to: • Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character. • Promote "eyes on the street" and a strong presence of the main elevation on the street; • Ensure that the prominence of the front entrance is maintained and consistent with the surrounding neighbourhood; and, • Ensure	<p>The massing is proposed to be appropriate for the Site and for the neighbourhood.</p> <p>There is visible pedestrian access from the street to the proposed development.</p> <p>The unique heritage character of the area will be enhanced.</p> <p>There is a strong street presence as the proposed building will face the road.</p>

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	the entrance remains the main feature of the house and is oriented to and clearly visible from the street.	
	1. Design dwellings to have articulated elevations, especially those exposed to streets and open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.	<p>Renderings have been provided in order to illustrate how the proposed development will look at a pedestrian level.</p> <p>Every effort has been made to ensure the unique heritage character of the area has been incorporated into the design.</p>
	2. Design the building envelope, and individual architectural elements within the building, to reference the architectural treatment of buildings in the neighbourhood. The goal is not to replicate buildings of the neighbourhood, but to ensure new development relates to them by incorporating similarities in design language to promote compatibility. Massing and architectural elements to be considered include a. Similar building shape (square, rectangular, L-shaped, etc.); b. Roof lines with similar massing, pitches and articulation (gable, hipped, shed, flat, use of dormers, etc.); c. Similar principal building massing elements (bays, projections, first floor height, building height, entry features, etc.); d. Similar architectural features (porches, stoops,	<p>The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.), and it is consistent with the mix of land uses in the surrounding neighbourhood.</p> <p>The proposed 9.0 m height is similar to the height of the existing dwellings in the area.</p> <p>There is also a variety of different lot frontages and lot areas in the neighbourhood.</p>

Guideline Policy #	Policy	Response
	chimneys, columns, frieze boards, etc.); e. Important datum lines (cornice, base courses, string courses, window alignment, bays, etc.); and, f. Similar proportions (bays, windows, garage, etc.).	
	3. Ensure the new building is generally consistent in height and massing with adjacent buildings along the streetscape.	Height and massing have been taken into consideration in the conceptual design of the proposed townhome dwelling.
	4. In Mature Neighbourhoods provide appropriate transitions in height to existing adjacent buildings and ensure no new building is more than 0.5 metres higher than the adjacent dwelling(s).	A front yard landscaped area will continue the character and charm of a contiguous pedestrian and green experience as a transition and buffer.
	5. Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.	The proposed townhome will have entrances on the main façade facing Devonshire Court.
	6. Avoid mixing historic architectural elements with other architectural style elements.	The proposed design provides complementary scale, character, and historical reference, while being consistent in offering a unique solution.
	7. Contemporary designs may be considered provided they exhibit consistency with the massing and articulation guidelines in this section and are not located within a heritage context or adjacent to a heritage dwelling.	A HIA has been prepared and summarized in Section 4.3.1 of this PRR. Heritage compatibility has been considered in the conceptual design of the proposed townhome dwelling.
2.3.2.2 Porches and Entry Features	1. Ensure the main entrance faces the street, with the door in a prominent position. The front door should be clearly	There will be entrances facing Devonshire Court, giving the proposed development a strong street presence.

Guideline Policy #	Policy	Response
	visible and approachable from the street. 2. Front porches are encouraged as features that increase the prominence of the front entrance. 3. To ensure porches and verandahs are useable they should be a minimum of 1.5 metres in depth. 4. Porches, stairs, canopies, and other entrance features may encroach into the required setbacks, a maximum of 1.5 metres. 5. Consider wrap around windows, porches and other architectural treatments for corner lot dwelling units. 6. Ensure steps from a front porch are not located closer than 1 metre from a property line. 7. Encourage weather protection elements at the main entrance and design to complement the overall design of the dwelling.	Scale windows and set back entry porches provide an intended additional layering and porosity.

Therefore, the proposed development conforms to the purpose and intent of the guidelines.

5.1.4 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 providing for its day-to-day administration.

The Site is currently zoned "Residential District 1.1 (RD1.2)" on Map 7 of the City of Windsor Zoning By-Law 8600 (see Figure 5 – ZBL).

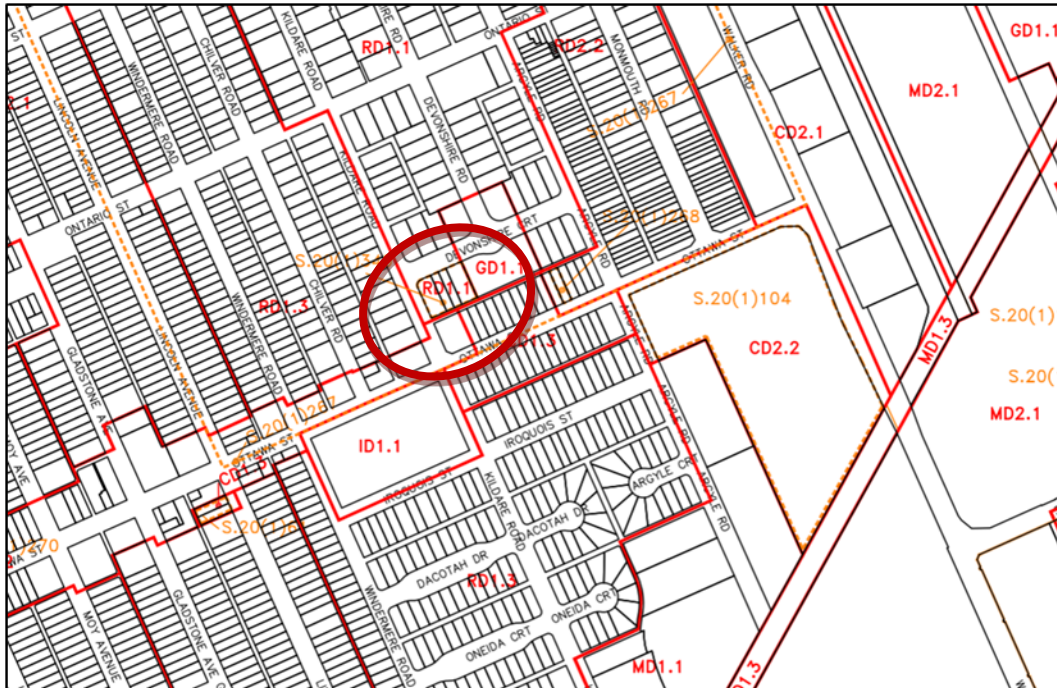


Figure 5 – ZBL

The Site is also subject to S.20(1)267 and S.20(1)340, which restricts front yard parking space in any existing front yard and permits a multiple dwelling with relief.

It is proposed to further amend the "Residential District 1.1 (RD1.1- S.20(1)XXX)" zone category and permit the proposed townhome dwellings as an additional permitted use.

The past ZBA approvals are requested to remain.

TOWNHOME DWELLING means one dwelling vertically divided into a row of three or more dwelling units attached by common interior walls, each wall having a minimum area above grade of 10.0 sq. m., and may include, where permitted by Section 5.99.80, additional dwelling units. A semi-detached dwelling is not a townhome dwelling.

An ADDITIONAL DWELLING UNIT is a separate residential dwelling unit consisting of a separate access, kitchen, washroom, and living space that is located within a single detached, semi-detached, duplex dwelling, or rowhouse dwelling (i.e. the primary dwelling unit) or a building accessory to the primary dwelling unit located on the same lot.

A review of the RD1.1 zone provisions, as set out in Section 10.1 of the ZBL, is as follows:

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	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	Townhome, as an additional permitted use	<p>Complies, subject to the approved ZBA.</p> <p>The Site is large enough to accommodate the proposed development.</p> <p>The alley will allow access for vehicles.</p> <p>Pedestrian access into the main dwellings will be from Devonshire Court, and pedestrian access into the detached structures will be from Kildare Road and the alley.</p>
Additional Dwelling Units (Section 5.99.80.1)	<p>For any zoning district that permits a single unit dwelling, semi-detached dwelling, duplex dwelling, or townhome dwelling, the following additional provisions shall apply:</p> <p>.1 Additional Permitted Uses a) Two additional dwelling units shall be permitted on a parcel of urban residential land. This may be either: i. Two additional</p>	<p>2 ADU on each parcel of land</p> <p>(one in the main dwelling and one in a 2-storey accessory structure)</p>	<p>Complies</p> <p>It is the intent to sever each townhouse dwelling along the common wall.</p> <p>There will be 3 units per urban parcel of land.</p>

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	dwelling units within the primary dwelling unit located in the main building, or ii. One additional dwelling unit in the primary dwelling unit located in the main building and one additional dwelling unit in a building accessory to said dwelling.		
(Section 5.99.80.5)	b)For a dwelling unit located within an accessory building: 1. There shall be direct pedestrian access between said dwelling unit and a highway.	Doors leading to the amenity space and alley will be provided. Easements for shared access will also be addressed as part of the severance process to allow pedestrian access to Kildare Road.	Complies
Minimum Lot Width	None	35.05 m along the east side of Kildare Road (as existing)	Complies The zoning acknowledges the frontage as Kildare; however, the building will face Devonshire Court. Once the townhouse dwellings are severed, the lot width will then be Devonshire Court. Lot width ranges from 6.10 m to 8.63 m.

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
Minimum Lot Area	None	2,149.67 m ² (as existing)	Complies Once the townhouse dwellings are severed, the new lot areas will range in size.
Maximum Lot Coverage	None	54.16 % (entire Site)	Complies
Maximum Main Building Height	None	9.0 m – 2-storey Main Building	Complies
Minimum Front Yard Depth	None	2.44 m (from Kildare Rd, to the west) <i>Kildare is the shortest exterior lot line</i>	Complies Once the townhouse dwellings are severed, the front yard depth will then be Devonshire Court. 3.39 m front yard depth is proposed.
Minimum Rear Yard Depth	None	1.20 m (from the main dwelling) (Devonshire Park, to the east)	Complies Once the townhouse dwellings are severed, the rear yard depth will be along the alley. 19.75 m is proposed (from the main dwelling).
Minimum Side Yard Width	None	3.39 m (Devonshire Court, north side) 19.75 m (from the main dwelling) (Alley, south side)	Complies Once the townhouse dwellings are severed, the side yard width will be along Kildare Road (2.44 m proposed) and along the park (1.20 m proposed).

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
<p>Minimum Parking Requirements 24.20.5.1</p>	<p>Townhome with an attached garage or carport - 1 for each dwelling unit</p> <p>Townhome without an attached garage or carport - 1.25 for each dwelling unit</p> <p>ADU – exempt</p> <p>Total = 10 parking spaces</p>	<p>16 parking spaces (total Site)</p> <p>(2 per lot)</p>	<p>Complies</p> <p>A total of 16 additional parking spaces will be provided for the entire Site.</p>
<p>Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.1)</p>	<p>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.</p>	<p>N/A</p>	<p>Complies</p> <p>Doors will not be added to the rear of the townhouse dwellings.</p> <p>Doors that open from the front yard of the main structure (where people will walk around to the back of the dwelling) and from the front of the accessory structures will be provided in order to access the amenity space.</p> <p>The proposed width of each townhome dwelling is a minimum of 6.10 m.</p>
<p>Dwelling – Semi-Detached & Townhomes -</p>	<p>When a lot on which a semi-detached dwelling or</p>	<p>Lot width range – 6.10 m to 8.63 m</p>	<p>Complies, expect the maximum lot coverage.</p>

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
<p>Additional Provisions (Section 5.23.5)</p>	<p>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 lawfully existing</p>	<p>Lot Area – 213.80 m² – 302.45 m²</p> <p>Lot Coverage 14% (accessory structure)</p> <p>Lot Coverage 54.16 % (main dwelling and accessory structure total)</p> <p>Common wall – 0 m</p>	<p>Relief from 50 % to 54.16 % is required.</p> <p>The difference is 4.16 %.</p> <p>Relief is considered minor.</p> <p>ADUs will be 14 % of the lot.</p> <p>The Site is large enough to accommodate the proposed development.</p>

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	at the time of the lot severance		
Additional Dwelling Units (5.99.80.5) Main Building	a) For an additional dwelling unit located within a basement or cellar in a dwelling not located in a floodplain, 1. Downspouts shall be disconnected from the municipal sewer system and splash to grade; 2. A sump pump is required. Foundation drains shall be disconnected from the municipal sewer and shall be connected to the sump pump; 3. A sanitary backflow valve shall be installed in the dwelling unit located within the basement or cellar; all to the satisfaction of the City Engineer or Chief Building Official.	No ADUs will be located in a basement or cellar. The Site is not within a floodplain.	Complies

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
<p>Additional Dwelling Units (5.99.80.5)</p> <p>Accessory Building</p>	<p>b) For a dwelling unit located within an accessory building: 1. There shall be direct pedestrian access between said dwelling unit and a highway. 2. Municipal sanitary sewer, municipal electrical service and municipal water service shall be provided to said dwelling unit. 3. Notwithstanding Section 5.10.7, any accessory building which is new construction or a new addition to an existing accessory building to include an additional dwelling unit, shall have a minimum separation of 1.20 m from a rear lot line or side lot line. This minimum separation does not apply to any portion of an</p>	<p>There is direct pedestrian access.</p> <p>Full municipal services and utilities are available.</p> <p>Minimum separation:</p> <p>Rear lot line – 1.20 m (along the park) and 6.41 m after the severance</p> <p>Side lot line – 6.41 m (along the alley) and 2.44 m (along Kildare Road) and 1.20 m (along the park) after the severance</p> <p>Height (sloped roof) - 9.0 m</p>	<p>Relief is requested to increase the height of the accessory structure from 8.0 m to 9.0 m.</p> <p>The difference is 1.0 m.</p> <p>The purpose of the request is to allow the detached structure to match the primary (main) dwelling (townhouse).</p> <p>Relief is considered minor.</p> <p>Relief is supported by Section 6.3.2.27 of the OP.</p>

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	<p>existing building which is not being altered. 4. Notwithstanding Section 5.10.9.1, for an accessory building which is constructed to include an additional dwelling unit, with a flat roof, a roof having a slope of less than 20.0 degrees, or a roof with at least two contiguous slopes where the lowest slope is greater than the uppermost slope, the maximum building height shall be 6.0 m from grade. 5. Notwithstanding Section 5.10.9.2, for an accessory building which is constructed to include an additional dwelling unit, with a roof other than described in Section 5.10.9.1, the maximum building height shall be prohibited from exceeding 8.0 m</p>		

Zone Regulations	Required RD1.1	Proposed RD1.1- S.20(1)XXX	Compliance and/or Relief Requested with Justification
	<p>from grade. 6. The maximum building height for an accessory building which contains an additional dwelling unit is prohibited from exceeding the building height of the main building.</p> <p>7. For any accessory building, which is constructed to include an additional dwelling unit, the maximum gross floor area shall be 100 m2.</p>		
Section 21(1)340	<p>e)minimum building setback of 2.62 m from the lot line abutting Kildare Road and 1.89 m from the midpoint of the 20ft radius of Lot 87 RP 684</p>	<p>Kildare – 2.44 m</p> <p>Midpoint – 1.66 m</p>	<p>Relief requested.</p> <p>Relief is considered minor.</p> <p>Sightlines are appropriate.</p> <p>The specific zoning requirement was intended for a multiple dwelling.</p>

Therefore, the proposed development will comply with the purpose and intent of the RD1.1 zone.

Further, site specific requirements for the proposed townhome and ADUs in the RD1.1 zone provisions are requested, as set out in the above-noted chart and include the following:

- Increase in maximum lot coverage from 50% to 54.16 % for the entire lot and 14 % for the ADUs,
- Increase the maximum building height of the ADU from 8.0 m to 9.0 m, and

- Decreasing the minimum building setback from 2.62 m to 2.44 m from the lot line abutting Kildare and 1.89 m to 1.66 m from the midpoint of the 20ft radius of Lot 87 RP 684.

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 flat, which is conducive to easy vehicular movement,
- The Site has access to full municipal water, storm and sewer systems,
- There are no anticipated traffic or parking concerns,
- There are no environmental or heritage concerns, and
- There are no hazards.

6.1.2 Compatibility of Design

The Site is compatible with the surrounding area in terms of heritage, scale, massing, height and siting.

The proposed height is 9.0 m, which is similar to a single detached dwelling located in the neighbourhood.

The development pattern is proposed to be an efficient use of the Site.

The development will also act as a buffer between the existing residential uses and the commercial uses.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the City to provide housing.

The proposed residential dwelling units will contribute toward infilling requirements.

Residential use on the Site represents an efficient development pattern that optimizes the use of land in an existing built-up area that has residential uses surrounding the Site.

The additional residential dwelling units will not put any additional stress on municipal infrastructure.

There are examples of this type of development in the area

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts, as there are no natural heritage features on the Site.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the residential development is limited to low profile and will not add to the capacity in a significant way.

A SWM has been prepared and summarized in Section 4.3.2 of this PRR.

6.1.6 Social, Cultural and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation networks, transit, parks, medical services, places of worship and community amenities.

The proposed development 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 development opportunity.

There are no cultural heritage concerns. A HIA has been prepared and summarized in Section 4.3.1 of this PRR.

6.2 Conclusion

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

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

Planner's Certificate:

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.


Tracey Pillon-Abbs, RPP
Principal Planner

