

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

**3220 Church Street
Windsor, Ontario**

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Prepared by:



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1.0 INTRODUCTION

I have been retained by Deniz Orak on behalf of Halit Orak (herein the “Applicant”) to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 3220 Church Street (herein the “Site”) in the City of Windsor, Province of Ontario.

The Site, in Ward 1 (South Windsor Planning District), is made up of one corner parcel of land, which currently has a 1 storey single unit dwelling and a rear accessory structure.

The Site is located on the south side of Norfolk Street and the east side of Church Street.

It is proposed that the Site be further developed for residential purposes.

A new lot will be created and a new 2 storey, single unit dwelling will be constructed on the north side of the Site.

No Additional Dwelling Units (ADUs) are proposed.

Access to the Site will be from Church Street with a proposed paved driveway. A private garage is proposed.

A total of 2 parking spaces is proposed.

The Site has access to full municipality services.

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-007/25). Comments dated February 18, 2025 (and further revised on March 3, 2025), have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-067/25). Comments dated August 17, 2025 (and further revised on March 3, 2025), have been received and included in this PRR.

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

The purpose of the ZBA is to construct a new dwelling on a smaller lot, in order to support the need for more housing through intensification.

It is proposed to further amend the existing zoning to a site specific Residential District 1.4 (RD1.4 - S.20(1)(XXX)) category to permit the proposed development. Relief from the RD1.4 zoning provisions is requested for lot width and lot area.

Once the ZBA is approved, the applicant will apply to sever the Site by way of a consent application (CON).

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

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

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description and Ownership

The Site, in Ward 1 (South Windsor Planning District), is made up of one corner parcel of land.

The Site is located on the south side of Norfolk Street and the east side of Church Street (see the area outlined in **yellow** on Figure 1 – Site Location).

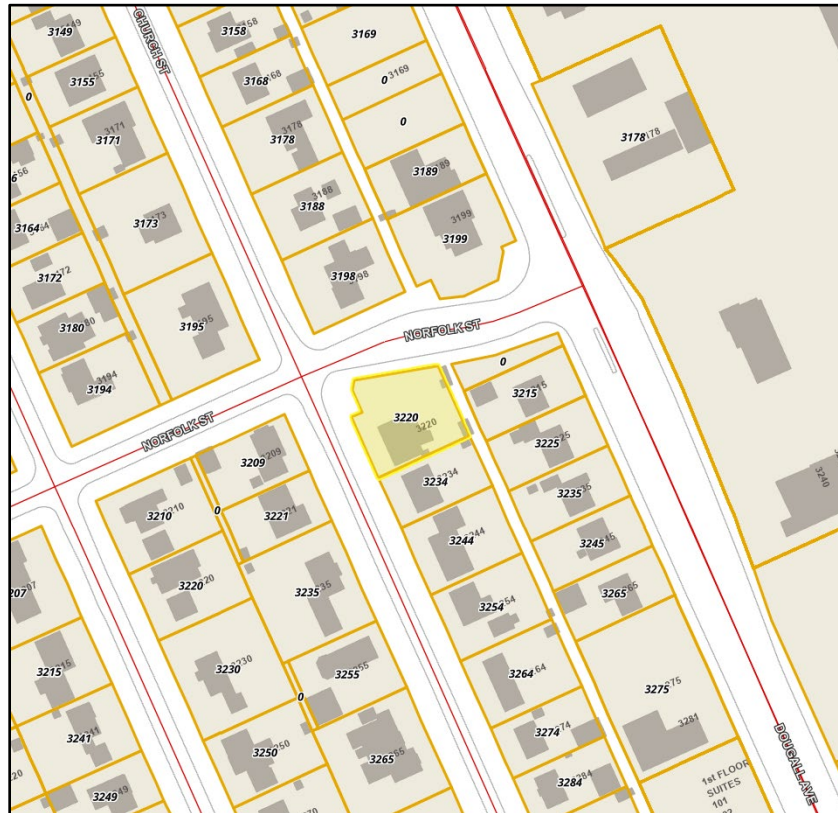


Figure 1 – Site Location (Source: Windsor GIS)

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

Address	Legal Description	PIN	ARN	Owner	Purchased Date
3220 Church Street	LT 91 PL 1248 SANDWICH WEST; PT LT 90 PL 1248 SANDWICH WEST AS IN R901993; WINDSOR	01304-0753 (LT)	080-300-03175	Halit Orak	2021
3220 Church Street	PT LT 92, PL 1248 (CLOSED BY 99723) DESIGNATED AS PTS 1 & 2, PL 12R21376, WINDSOR; S/T EASE OVER PT 2, PL 12R21376 AS IN CE99884	01307-1064 (LT)	080-300-03175	Halit Orak	2021

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, consists of a total area of 343.1 m², with 11.5 m (15.6 + 7.4 m (rear lot line) / 2) lot width along Church Street and a depth of 28.47 m along Norfolk Street.

2.2.2 Existing Structures and Previous Use

The Site currently has a 1 storey single unit dwelling and a rear accessory structure.

The previous use is the vacant portion of the Site.

2.2.3 Vegetation

The Site is maintained as landscaped open space consisting of manicured lawn interspersed with trees.

2.2.4 Topography

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

2.2.5 Other Physical Features

There is an existing paved driveway with access from Church Street.

Fencing is located along a portion of the Site.

There is an easement shown as Part 2, Plan 12R-21376 for Bell Canada, EnWin Powerlines Limited, and Cogeco Cable Systems Inc.

There have been some past street closures concerning the northern portion of the Site, which was previously part of the Norfolk Street right-of-way.

2.2.6 Municipal Services

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

Transit is also available. The Site is close to major roadways.

2.2.7 Nearby Amenities

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

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

2.3 Surrounding Land Uses and Densities

Overall, the Site is located in an established residential neighbourhood, close to a commercial corridor and in an area of transition.

A site visit was conducted on June 24, 2025.

North – The lands to the north of the Site, across from Norfolk Street, are used for residential with access from Church Street (see Photos 1 - North).





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

East – The lands directly to the east of the Site are used for residential with access from Dougall Ave (see Photo 2 – East).



Photo 2 – East (Source: Pilon Abbs Inc.)

South – The lands directly to the south of the Site are used for residential with access from Church St (see Photo 3 - South).



Photo 3 – South (Source: Pillon Abbs Inc.)

West – The lands directly to the west of the Site, across from Church St are used for residential with access from Church St (see Photos 4 – West).





Photos 4 – West (Source: Pillon Abbs Inc.)

There are a variety of existing and potential densities, lot areas and lot widths within a 200 m radius of the Site.

Lot area and lot frontages in the area vary in size. The density proposed is 29.1 uph (unit per hectare).

Density for residential properties within 200 m of the subject property includes a range from 7.8 uph (low) to 16.8 uph (high). The average being 13.5 uph.

Specifically, the density for 3200-3300 Block of Church Street ranges from 7.9 uph (low) to 16.7 uph (high). The average being 12.8 uph.

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site, in Ward 1 (South Windsor Planning District), is made up of one corner parcel of land, which currently has a 1 storey single unit dwelling and a rear accessory structure.

The Site is located on the south side of Norfolk Street and the east side of Church Street.

It is proposed that the Site be further developed for residential purposes.

A new lot will be created and a new 2 storey, single unit dwelling will be constructed on the north side of the Site.

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

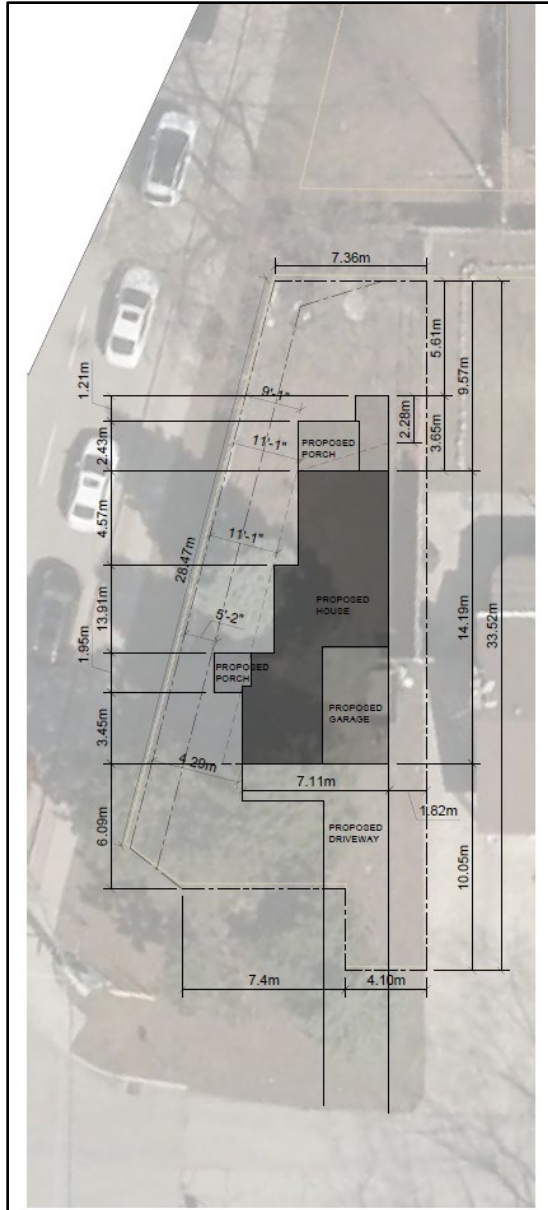


Figure 2a –Concept Plan

The proposed building footprint is 97.91 m².

The proposed residential dwelling will have 3 bedrooms.

There will be an unfinished basement with a grade entrance; however, no Additional Dwelling Units (ADUs) are proposed.

Elevations of the proposed building have been prepared (see Figure 2b – Elevations).



Figure 2b – Elevations

The proposed building will face Norfolk Street with the main pedestrian access.

Vehicle access to the Site will be from Church Street with a proposed paved driveway. A private garage is proposed.

A total of 2 parking spaces is proposed.

Amenity areas, paved sidewalks and landscaping will be provided.

The Site has access to full municipality services.

The final design of the proposed development will be provided at the time of the building permit as it pertains to driveway conformity, redundant connection, sewer connections and water services.

3.2 Public Consultation Strategy

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

As part of a public consultation strategy, in addition to the statutory public meeting, an informal hybrid (in-person and online) public open house was held with area residents and property owners on June 23, 2025.

A total of **121 notices** were mailed out.

The open house provided members of the public **200 m** radius of the Site with opportunities to review and comment on the proposed development.

In addition to the applicant representatives and City Staff, 3 residents attended the open house in person, and there were no residents who attended online.

Emails and phone calls 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
Driveway	Concerns with the location. How far is it from the corner? How far is it from the existing driveway on Church St? Will there be a driveway off Norfolk? The development will cause an obstruction at the corner. Some neighbours were not allowed to have a double driveway.	The proposed driveway is located outside the sight visibility triangle. The driveway will be over 4.29 m from the north lot line. The driveway will be 1.82 m from the south lot line. No driveway is proposed from Norfolk St. The proposed driveway width is 3.93 m.
Traffic	The corner is already a concern. It is hard to turn. There have been accidents at the corner. There are speeders in the area.	It is not anticipated that the proposed development will cause any further concerns with traffic.
Parking	Parking is bad now. This will make it worse.	On-site parking will be provided.

Topic Item	Comments and Questions	Response
	There is only parking on 1 side of the street now. The street is very narrow. There are no curbs or sidewalks.	A local improvement can be initiated by the residents to bring the rural road cross-section to current urban standards.
Porch	What is the requirement now?	The current allowable encroachment is 2.50 m.
Building	Will the owner be the same person who will build?	Yes. The owner intends to build.
Compatibility	This is not a good fit. The character of the area will change because of this proposed development. There are no other lots in the neighbourhood this small. Please comply with the current zoning. Please comply with the OP and PPS.	It is proposed to comply with the required zoning provision for the building envelope. A smaller lot provides for more affordability. The OP and PPS do support a mix of densities and housing types. Compatibility does not mean development must be the same; it means it needs to exist in harmony.
Bedrooms	How many bedrooms are proposed?	A total of 3 bedrooms are proposed. One master bedroom and 2 smaller bedrooms.
Timing and Order of Applications	When will this go to a public meeting? When will the Site be severed.	Zoning first, then consent and then a building permit. Public meeting could be held in the fall of 2025.

4.0 APPLICATION AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-007/25). Comments dated February 18, 2025 (and further revised on March 3, 2025), have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-067/25). Comments dated August 17, 2025 (and further revised on March 3, 2025), have been received and included in this PRR.

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

4.1 Zoning By-law Amendment

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

The current zoning of the Site, subject to development, is Residential District 1.4 (RD1.4) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600.

It is proposed to further amend the existing zoning to a site specific Residential District 1.4 (RD1.4 - S.20(1)(XXX)) category to permit the proposed development.

Relief from the RD1.4 zoning provisions is requested for lot width and lot area.

The purpose of the ZBA is to construct a new dwelling on a smaller lot, in order to support the need for more housing through intensification.

The ZBA is detailed, and the justification is set out in Section 5.1.4 of this PRR.

4.2 Other Applications

Once the ZBA is approved, the applicant will apply to sever the Site by way of a consent application (CON).

The Applicant will then apply for a building permit prior to any construction or Site alterations.

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

4.3 Supporting Studies

The following supporting studies have been identified as required as part of the application.

4.3.1 Trees

A Tree Inventory and Preservation Plan (TIPP) was prepared by Bezaire Partners, dated June 2025.

The purpose of the plan was to identify the existing trees located on the Site and include species, size and conditions.

A total of 9 trees were located, with 8 trees to be removed and 1 tree to remain.

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 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 through intensification. The result will be a new housing option in an existing area. Increased urban density offers significant economic, environmental, and social benefits by concentrating development on a smaller parcel of land. Intensification can lead to more efficient resource use, improved access to amenities, affordability and more vibrant communities.

PPS Policy #	Policy	Response
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and 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.	The proposed development will help provide more housing in an existing built up area to meet the needs of the City. Intensification uses existing roads, utilities, and services more efficiently, reducing the need for costly new infrastructure. Full municipal services are available.
2.1.6	Planning authorities should support the achievement of complete communities by: 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; b) improving accessibility for people of all ages and abilities by addressing land use	The proposed development is consistent with the policy to achieve complete communities as the Site is located in an existing built up area. The proposed development will provide for more housing. The Site has access to transportation options, public service facilities, other institutional uses, and parks. Accessibility will be addressed at the time of the building permit.

PPS Policy #	Policy	Response
	barriers which restrict their full participation in society;	
2.2.1 - Housing	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: 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; b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which	The proposed development is a more housing for the area. The proposed development supports the City's housing targets. The needs of the residents can be accommodated as the Site is located near local amenities. The Site offers an opportunity for infilling as the parcel of land is oversized and underutilized. The proposed dwelling will allow for a smaller lot, making it more affordable. The proposed density is appropriate for the Site and is similar to the densities in the neighbourhood. Lot area and lot frontages in the area vary in size. Residents will have access to nearby transit. There are no anticipated concerns with traffic or parking.

PPS Policy #	Policy	Response
	results in a net increase in residential units in accordance with policy 2.3.1.3; c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.	
2.3.1.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area.
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.	Land use pattern is based on densities. In this case, the proposed development efficiently uses the Site and optimizes existing municipal services. There are several transportation options. The Site offers an opportunity for infilling. The total density of the proposed development is considered appropriate. The design and style of the proposed building will blend well with the scale and

PPS Policy #	Policy	Response
		massing of the existing surrounding area. The proposed development is an efficient use of the Site. If the existing dwelling were to be removed and a new dwelling constructed, the same zoning would apply to the building envelope. Residents will have immediate access to local amenities. Transit is available in the area. The Site is located close to major roadways.
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	The proposed development provides an infill opportunity for an existing parcel of land. The Site was always intended for residential use. The zoning will guide the building envelope for the proposed dwelling. The design of the proposed development will provide 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.

PPS Policy #	Policy	Response
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. There are no sightline concerns as the driveway and proposed dwelling will be located outside of the sight visibility triangle.
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 and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The Site is outside of the ERCA regulated area.

PPS Policy #	Policy	Response
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public.

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

5.1.2 Official Plan

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

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

The current land use designation of the Site, subject to development, is 'Residential', as shown on Schedule D: Land Use of the City of Windsor Official Plan.

The Site is also subject to the following:

- Schedule A: South Windsor Planning District
- Schedule B: Greenway System - Proposed Recreationway (Norfolk Street)
- Schedule F: Roads & Bikeways – Class II Collector Road (Norfolk Street)

It is proposed that the Site be maintained under the same land use designation.

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

OP Policy #	Policy	Response
6.2.1.2 - General Policies, Type of Development Profile	For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the	The proposed development is considered low profile as only 2 storeys are proposed.

OP Policy #	Policy	Response
	following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: (a) Low Profile developments are buildings or structures generally no greater than three (3) storeys in height; (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.	
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed single unit dwelling will complement the existing neighbour. The Site is a unique shape and size. The height will be similar to a single detached dwelling. It is proposed to comply with the required zoning provision for the building envelope.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The Site is close to major roadways.
6.3.1.3	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The proposed development will provide for the infilling of an oversized and underutilized parcel of land. Adding density is a way to create a greater variety of housing options and affordability for the community

OP Policy #	Policy	Response
		without requiring new, large-scale developments.
6.3.2.1 – Permitted Uses	Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low Profile , and Medium Profile dwelling units. High Profile Residential Buildings shall be directed to locate in the City Centre, Mixed Use Centres and Mixed Use Corridors.	The proposed development is considered low profile residential.
6.3.2.3 – Types of Low Profile Housing	For the purposes of this Plan, Low Profile housing development is further classified as follows: (a) small scale forms: single detached , semi-detached, duplex and row and multiplexes with up to 8 units; and (b) large scale forms: buildings with more than 8 units.	Single unit dwellings, which are considered small-scale, are permitted. A single unit dwelling is proposed on the new lot (once severed).
6.3.2.4 – Locational Criteria	Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium Profile buildings, up to four (4) storeys in height shall be permitted. These taller buildings shall be designed to provide a transition in height and massing from low-profile areas. New residential development and intensification shall be located where: (a) There is access to a collector or arterial road; (b) Full municipal physical services can be provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit. Intensifying existing areas makes more efficient use of current infrastructure like roads, pipes, and utilities, rather than spending money to build costly new systems for new suburban developments. Revitalized neighborhoods can increase property values and tax revenue for the municipality, while also attracting new investment and economic activity.

OP Policy #	Policy	Response
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	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) 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 will not have a negative impact on the existing pattern of the area. The proposed lot creation incrementally increases residential density without a drastic change to the neighborhood's scale. The Site is large with underutilized space. This PRR has evaluated the PPS in Section 5.1.1. There are no constraint areas or nuisances that impact the Site. There is no known contamination. Traffic generation is not expected to have any significant impact. There are no heritage resource concerns on or near the Site. There are no secondary plans that impact the Site. The proposed development is compatible with the existing neighbourhood. The Site is a corner parcel of land and only impacts 2 abutting properties. Relief from the RD1.4 is being requested for lot area, lot

OP Policy #	Policy	Response
	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.	frontage and the setback of the porch from the north lot line. It is proposed to comply with all other required zoning provisions for the building envelope. The Site can accommodate the proposed development, leaving space for setbacks, utilities, landscaping, parking and amenity space. The proposed dwelling will allow for a smaller lot, making it more affordable. The proposed building height will be similar to a single detached dwelling in height and scale. The massing of the development has been carefully designed to emulate the scale of the existing structures and the surrounding neighbourhood. The building will be oriented to face the roadway, similar to the existing built environment. Lot area and lot frontages in the area vary in size, as noted in Section 2.3 of this PRR. The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.

OP Policy #	Policy	Response
		The Site is not in a mature neighbourhood, as shown on Schedule A-1. Off-street parking is provided. On-street parking is also available on Bruce Avenue north of Norfolk Street, if required. Amenity areas and landscaping will be provided (front and rear of the Site). Full municipal and emergency services are available. No transition between uses is required as part of the building design.
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.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.
11.4.3.6 – Consent Policies, Evaluation Criteria	Without limiting the relevant provisions of the Planning Act, the approval authority shall evaluate applications for consent in the same manner as an application for plan of subdivision, including; a) Provincial legislation, provincial policies and applicable provincial guidelines;	The requested Zoning By-law Amendment is required to facilitate a future Consent to create the proposed lot. Once the ZBA is approved, the applicant will apply to sever the Site by way of a CON application. The PPS does permit lot creation within settlement areas.

OP Policy #	Policy	Response
	b)Conformity with the policies of this Plan, Volume II: Secondary Plans and Special Policy Areas and other relevant municipal standards and guidelines;	There are no secondary plans that impact the Site.
	c)Conformity with the recommendations of any support studies prepared as part of the application;	A TIPP has been prepared and summarized in Section 4.3.1 of this PRR. Tree compensation will be provided by the Applicant, if required.
	d)The continuation of an orderly development pattern and the lot pattern in the neighbourhood;	The proposed development is compatible with the existing lot pattern in the surrounding area. Compatibility does not mean development must be the same; it means it needs to exist in harmony. The Site is suitable to accommodate the proposed development in terms of setbacks from property lines. The proposed development can comply with the RD1.4 zone provisions with the exception of lot width and lot area. Regarding pattern, there are a variety of existing and potential densities, lot areas and lot widths within a 200 m radius of the Site. Smaller lots do provide for more affordability. The proposed development incrementally increases residential density without a

OP Policy #	Policy	Response
		drastic change to the neighborhood's scale. Intensification uses existing roads, utilities, and services more efficiently, reducing the need for costly new infrastructure.
	e)Impact of the development on adjacent properties and the lot pattern and density in the community; and	The proposed development will be compatible with the existing area and enhance, rather than detract from, the neighbourhood. There is minimal impact on adjacent properties. There are only 2 abutting properties impacted. The shared lot line for the property to the east is the rear yard, and there is an existing accessory structure. There will be no loss in privacy or enjoyment of their amenity space. Buffering can also be provided through setbacks, fencing and landscaping. The shared lot line for the property to the south is the side yard, and the existing dwelling will remain. They will not see any change in what they currently have. Land use pattern is based on densities. In this case, the proposed development efficiently uses the Site and optimizes existing municipal services.

OP Policy #	Policy	Response
		The Site supports the need to create more housing through intensification. According to the PPS, intensification <i>means the development of a property, site or area at a higher density than currently exists.</i> Intensification can be accomplished by the development of underutilized lots within previously developed areas and infill opportunities. The proposed development aligns with modern planning principles and meets the community's housing needs. Adding density is a way to create a greater variety of housing options and affordability for the community without requiring new, large-scale developments. Increased density supports walkability and makes public transit more viable, which helps the community move toward more sustainable transportation options.
	f)The requirements or comments of Municipal departments and public agencies or authorities.	Municipal department and public agency comments have been received as part of the City of Windsor Stage 1 and Stage 2 review process.

Therefore, the proposed development will conform with 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 in June 2022.

The document is guided by the community vision articulated in the OP, and building on the principles of ‘compatible’ development. 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 following provides a summary of the key policy considerations of the guidelines as it relates to the proposed development.

Guideline Policy #	Policy	Response
1.7 – Compatible Development	“Compatible Development” is an overarching principle of good planning, applicable throughout the City of Windsor, and its definition needs to be clearly understood, and applied in different ways, in different contexts throughout the City.	The proposed development is compatible with its surroundings as it will be constructed to respect the area neighbourhood character. The OP encourages a mix of densities, lot sizes and types of housing in the existing neighbourhood. The Site is a corner lot and only impacts 2 abutting properties. There is no safety, privacy or shadowing impacts on abutting properties.
2.1 – Stable Neighbourhood	Achieving compatibility in Stable Neighbourhoods is not about replicating the existing form or reproducing architectural styles or details of nearby buildings. Rather, the focus is to direct how new development can be designed to maintain and preserve neighbourhood character. New development in Stable Neighbourhoods should be designed to respond to the basic neighbourhood patterns and reoccurring	Compatibility does not mean development must be the same; it means it needs to exist in harmony. The proposed development can be designed to maintain and preserve the neighborhood’s character. It is proposed to comply with all other required zoning provisions for the building envelope.

Guideline Policy #	Policy	Response
	characteristics, such as lot patterns; placement and orientation; scale, height, and massing of dwellings; existing vegetation; topography; and other common or distinctive elements.	The height can be limited to 9.0 m. Buffering and screening in the form of landscaping and fencing can be provided around the proposed parking area. The Site is generally level, making it conducive to vehicle maneuvering.
	Architecture - Architectural styles, in some cases vary dramatically, while in other neighbourhoods, convey consistency. While a rigorous adherence to a particular form or style is neither desirable nor realistic there are key elements of all building designs that can be used to ensure that different forms and styles can coexist alongside one another in a compatible and complementary manner;	The final design of the dwelling will be completed as part of the required building permit. The density is appropriate, and the lot coverage is low (28.5 %).
	Lot Size/Frontage - Streets that display the most diversity in terms of lot size and street frontage are not necessarily negative in terms of community character. Varying lot sizes and frontages can accommodate a diversity of housing types and built forms. To support this variety and diversity as a positive attribute, it is important to ensure that the development is appropriate for the site and within the context of the surrounding built form;	The lot size and frontage are appropriate for the proposed development. Lot area and lot frontages in the area vary in size, as noted in Section 2.3 of this PRR. One new lot is being created. Minor relief from the RD1.4 zone provisions is required. It is proposed to comply with all other required zoning provisions for the building envelope.

Guideline Policy #	Policy	Response
	Setbacks - Front and side yard setbacks are character giving elements within these neighbourhoods that establish both the building's relationship with the street, and the visual separation between buildings. Consistency in building setbacks, regardless of built form, is a key character giving element of any street;	All setbacks will be evaluated as part of the ZBA and justified in Section 5.1.4 of this PRR. The Site is large enough to accommodate the proposed development. The character of the area does not change. The increase in density is compatible with the existing neighbourhood in terms of character.
	Parking - Dealing with the issue of parking is often a flashpoint in the conversation about residential intensification. Parking must be appropriately accommodated on the site of any specific residential development, and that parking supply may be augmented by on street parking, or in parking spaces provided in communal facilities. A lack of parking supply, with too much reliance on on-street parking has a significant negative impact on community character and may impact the functional operation of the street network.	Parking is proposed to be located at the front of the Site on a private paved driveway and in an attached garage. All setbacks will be evaluated as part of the ZBA and justified in Section 5.1.4 of this PRR.

Therefore, the proposed development will conform with the purpose and intent of the intensification 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 current zoning of the Site, subject to development, is Residential District 1.4 (RD1.4) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600.

It is proposed to further amend the existing zoning to a site specific Residential District 1.4 (RD1.4 - S.20(1)(XXX)) category to permit the proposed development.

A review of the RD1.4 zone provisions, as set out in Section 10.4.1 of the ZBL is as follows:

Zone Regulations	Required RD1.4 Zone	Proposed RD1.4 - S.20(1)(XXX) Zone	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	New single unit dwelling	Complies The purpose of the ZBA is to construct a new dwelling on a smaller lot, in order to support the need for more housing through intensification.
Lot Width – minimum	18.0 m	11.5 m (15.6 + 7.4 m (rear lot line) / 2) lot width along Church Street	Relief required. The proposed difference is 6.5 m. The proposed lot will be irregularly shaped. The Site is narrow along Church Street, then becomes wider. The widest part of the lot is approximately 13.22 m.
Lot Area – minimum	540.0 m ²	343.1 m ² (based on 12R-21376	Relief required. The proposed difference is 196.9 m ² .

Zone Regulations	Required RD1.4 Zone	Proposed RD1.4 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			The lot was once separate; however, it has merged on title. All other zone provisions can be complied with for the building envelope. A small parcel of land does support affordability. The proposed single unit detached dwelling has been designed to fit with an irregularly shared lot.
Lot Coverage – maximum	45.0%	28.5 %	Complies
Main Building Height - maximum	9.0 m	<9.0 m 2 storeys	Complies
Front Yard Depth – minimum	6.0 m	10.5 m (Church Street)	Complies
Rear Yard Depth – minimum	7.50 m	9.57 m	Complies
Side Yard Width – minimum	1.20 m	North side (Norfolk Street) – 1.6 m (proposed porch) South side – 1.82 m	Complies
Gross Floor Area – Main Building – maximum	400 m2	<400 m2	Complies
Parking Requirements Table 24.20.5.1 - minimum	Single Unit Dwelling - 1	2	Complies

Therefore, the proposed development will comply with the purpose and intent of the ZBL.

Further, the proposed development will comply with all zone provisions set out in the RD1.4 Zone and with the exception of the following relief being requested.:

1. *Decrease the minimum lot width from 18.0 m to 11.5 m, and*
2. *Decrease the minimum lot area from 540.0 m² to 343.1 m².*

6.0 SUMMARY AND CONCLUSION

6.1 Summary

6.1.1 Site Suitability

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

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

6.1.2 Compatibility of Design

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

The proposed residential use will provide more housing in an existing built-up area.

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

It is proposed to comply with all other required zoning provisions for the building envelope.

Compatibility does not mean development must be the same; it means it needs to exist in harmony.

6.1.3 Good Planning

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

The proposed dwelling will allow for a smaller lot, making it more affordable.

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

6.1.4 Environment Impacts

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

6.1.5 Municipal Services Impacts

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

6.1.6 Social, Cultural, and Economic Conditions

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

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

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

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

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

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

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

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

Planner's Certificate:

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


Tracey Pillon-Abbs, RPP
Principal Planner

