

## PLANNING RATIONALE REPORT

### Application for Zoning By-law Amendment & Part Lot Control Exemption Proposed Residential Redevelopment – 4276 Roseland Drive East, Windsor, Ontario

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**Date:** July 2025

**Project No.:** 25-010

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## EXECUTIVE SUMMARY

Planning Rationale Report (PRR) for a proposed residential redevelopment - 4276 Roseland Drive East, Windsor, Ontario

## PROJECT OVERVIEW

**Applicant:** Petcon Realty GP Inc.

**Property:** 4276 Roseland Drive East, Windsor, Ontario

**Site Area:** 0.506 hectares (1.25 acres)

**Current Use:** Former St. James Anglican Church (vacant institutional building)

**Proposed Use:** Residential development with 16 freehold dwelling units

## DEVELOPMENT PROPOSAL

The proposed redevelopment involves the demolition of the existing institutional building and construction of a thoughtfully designed residential community comprising:

- 4 semi-detached dwelling units (2 buildings)
- 12 townhouse dwelling units (4 buildings)
- Total: 16 three-bedroom freehold residential units
- Gross Density: 31.6 units per hectare (12.8 units per acre)
- Building Height: 2 storeys (9.0 metres maximum)
- Parking: 32 spaces provided (2.0 spaces per unit)

## REQUIRED APPLICATIONS

### Zoning By-law Amendment

**From:** ID1.1 (Institutional District 1.1)

**To:** RD2.2 (Residential District 2.2)

**Justification:** Current zoning does not permit residential uses; RD2.2 specifically allows semi-detached and townhouse dwellings

### **Part Lot Control Exemption**

- Purpose: Create 16 individual freehold lots
- Benefit: Enables homeownership opportunities aligned with market preferences

### **PLANNING POLICY COMPLIANCE**

#### **Provincial Planning Statement (2024)**

- Settlement Area Development: Efficient use of serviced land within an established settlement area
- Housing Diversity: Provides a range of housing types to meet diverse community needs
- Intensification: Appropriate intensification within the existing neighbourhood
- Infrastructure Optimization: Makes efficient use of existing municipal infrastructure

#### **City of Windsor Official Plan**

- Residential Designation: Property located within a designated residential area
- Housing Targets: Contributes to Windsor's municipal housing target of 13,000 homes
- Neighbourhood Compatibility: Low-density form respects established character
- **Infrastructure Efficiency: Utilizes existing infrastructure capacity**

#### **Zoning By-law #8600**

- Development Standards: Complies with RD2.2 requirements (minor variance may be required for lot coverage: 48.5% proposed vs. 45% permitted)
- Parking: Exceeds minimum requirements (32 spaces provided vs. 16 required)
- Building Height: Complies with 9.0m maximum height restriction

### **COMMUNITY CONSULTATION**

#### **Two-Phase Consultation Process**

1. Initial Public Information Session (May 7, 2025): 50-60 attendees provided input that shaped the final proposal
2. Required Open House (July 8, 2025): 20-30 attendees with overwhelmingly positive reception

#### **Community Support**

- Strong Support: The Majority of attendees expressed approval for the development
- Addressed Concerns: Tree preservation, infrastructure capacity, and architectural diversity
- Limited Opposition: Only one resident expressed concerns, which were addressed

## **TECHNICAL CONSIDERATIONS**

### **Infrastructure and Servicing**

- Municipal Services: Full water, sanitary, and storm sewer capacity available
- Stormwater Management: Reduced peak flow from 0.15 L/s to 0.12 L/s
- Transportation: Existing road network adequate for additional traffic

### **Environmental Assessment**

- No Environmental Constraints: No Species at Risk or archaeological concerns identified
- Tree Preservation: Comprehensive plan to retain existing mature trees
- Sustainable Design: Incorporates environmental best practices

### **Heritage Considerations**

- No Heritage Designation: Existing building does not meet heritage protection criteria
- Community Transition: Respectful transition from institutional to residential use

## **PLANNING BENEFITS**

### **Housing Supply**

- 16 new residential units contributing to Windsor's housing targets
- Diverse housing options serving different household types and income levels
- Freehold ownership supporting long-term community investment

### **Economic Benefits**

- Private investment with minimal public infrastructure requirements
- Increased property tax revenue from residential use
- Construction activity supporting local economy

### **Neighbourhood Enhancement**

- Replaces underutilized building with active residential community
- Individual ownership encourages property maintenance and neighbourhood stewardship
- Enhanced streetscape through comprehensive landscaping and design

## CONCLUSION

The proposed residential redevelopment at 4276 Roseland Drive East represents exemplary planning that serves multiple public interests:

- **Policy Compliance:** Fully consistent with Provincial Planning Statement (2024) and City of Windsor Official Plan
- **Housing Contribution:** Meaningful addition to Windsor's housing supply with diverse unit types
- **Neighbourhood Compatibility:** Appropriate scale and design that respects established character
- **Infrastructure Efficiency:** Optimal use of existing municipal infrastructure
- **Community Support:** Demonstrated through a comprehensive consultation process

The requested Zoning By-law Amendment to RD2.2 and Part Lot Control exemption are appropriate regulatory changes that enable sound development while maintaining municipal oversight. The development will contribute to housing supply, neighbourhood vitality, and municipal objectives while preserving the established character that makes the Roseland neighbourhood an attractive place to live.

**RECOMMENDATION:** The applications merit approval as they represent good planning that is in the public interest and align with provincial and municipal planning objectives.

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.

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## **1.0 INTRODUCTION**

This PRR supports applications for a Zoning By-law Amendment and Part Lot Control exemption for the comprehensive redevelopment of the property municipally known as 4276 Roseland Drive East in Windsor, Ontario. The subject property, currently occupied by the former St. James Anglican Church, presents a unique opportunity to contribute meaningful residential intensification within an established neighbourhood while supporting the City's broader housing objectives.

The proposed development envisions the demolition of the existing institutional building and its replacement with a thoughtfully designed residential community comprising two semi-detached buildings and four townhouse buildings, collectively providing sixteen freehold residential units. This development represents a strategic transition from institutional use to low-density residential development that respects the established neighbourhood character while contributing to housing diversity and affordability in Windsor.

The redevelopment requires a Zoning By-law Amendment to rezone the property from its current Institutional District 1.1 (ID1.1) designation to an appropriate low-density residential zone, specifically RD2.2 (Residential District 2.2), which permits the proposed housing forms. Additionally, a Part Lot Control exemption will be sought to enable the creation of sixteen individual freehold lots, providing homeownership opportunities that align with market demands and community preferences.

This report provides a comprehensive analysis of the proposed development within the framework of applicable provincial and municipal planning policies, including the Provincial Planning Statement (2024), the City of Windsor Official Plan, Zoning By-law 8600, and relevant municipal guidelines. The analysis demonstrates that the proposed development represents sound planning that serves the public interest while contributing to Windsor's housing targets and intensification objectives.

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## **2.0 SITE AND SURROUNDING LAND USES**

### **2.1 Legal Description and Property Ownership**

The subject property is situated in the well-established Roseland neighbourhood of Windsor, Ontario. The property is municipally addressed as 4276 Roseland Drive East and is owned by Petcon Realty GP Inc. The property encompasses a substantial lot that has historically served the community as a place of worship and gathering (former St. James Anglican Church).



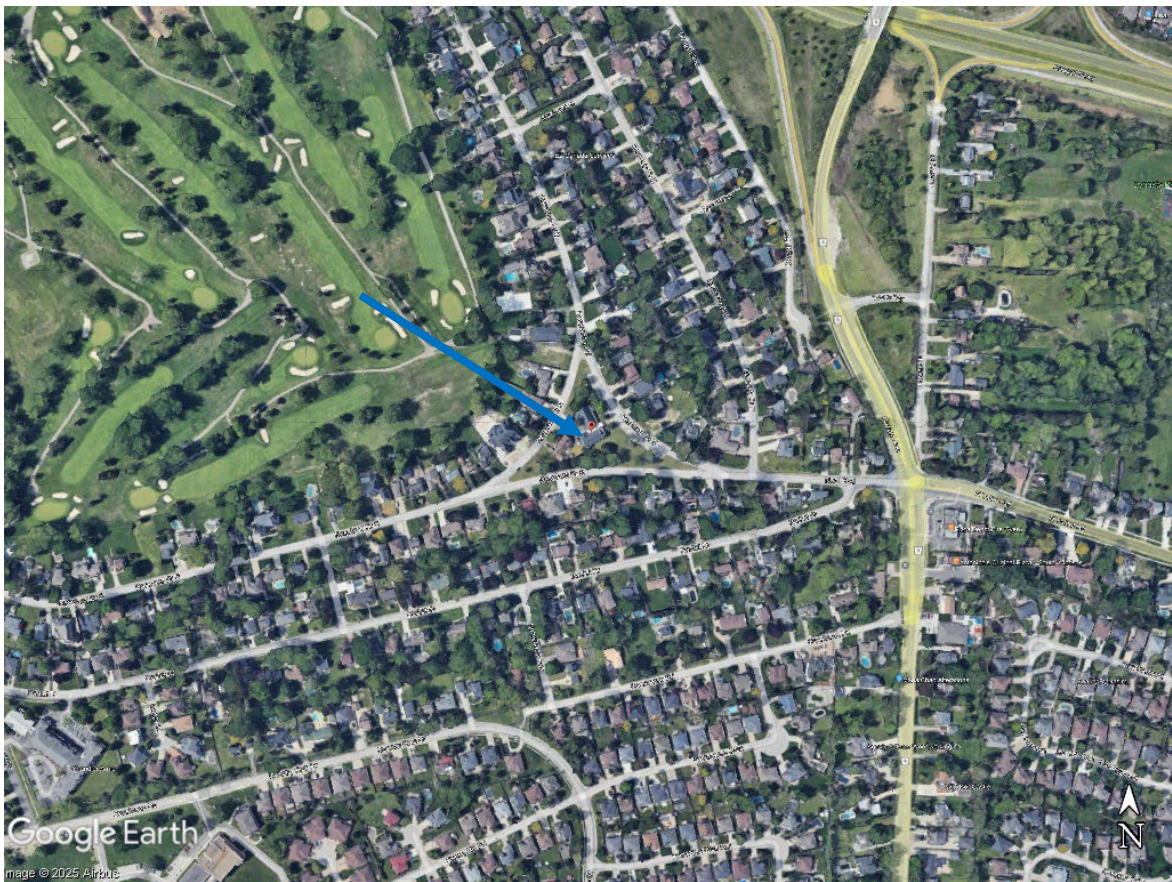


Figure 1 – Site Aerial

The site is legally described as BLK D PL 1241 SANDWICH WEST; WINDSOR



Figure 2 – Ownership Parcel



## 2.2 Existing Site Conditions and Physical Features

The 1.25 acre subject property is currently developed with the former St. James Anglican Church, a building that has served the community for many years but is no longer in active use. The site is characterized by relatively flat topography with mature vegetation scattered throughout the property, creating natural screening and contributing to the neighbourhood's established character. The property benefits from full municipal servicing, including water, sanitary sewer, and storm sewer infrastructure, which is adequately sized to accommodate the proposed residential development, as further discussed in the Functional Servicing Report.

The site's location provides excellent connectivity to the broader community, with direct access to Roseland Drive East, Roseland Drive South and proximity to local amenities, parks, golf course and transportation routes. The existing building's removal will allow for the optimization of the site's development potential while respecting the neighbourhood's low-density residential character.

## 2.3 Surrounding Land Use Context

The subject property is situated within a predominantly residential neighbourhood that exemplifies Windsor's established suburban development patterns. The surrounding land uses create a cohesive residential environment that supports the proposed development:

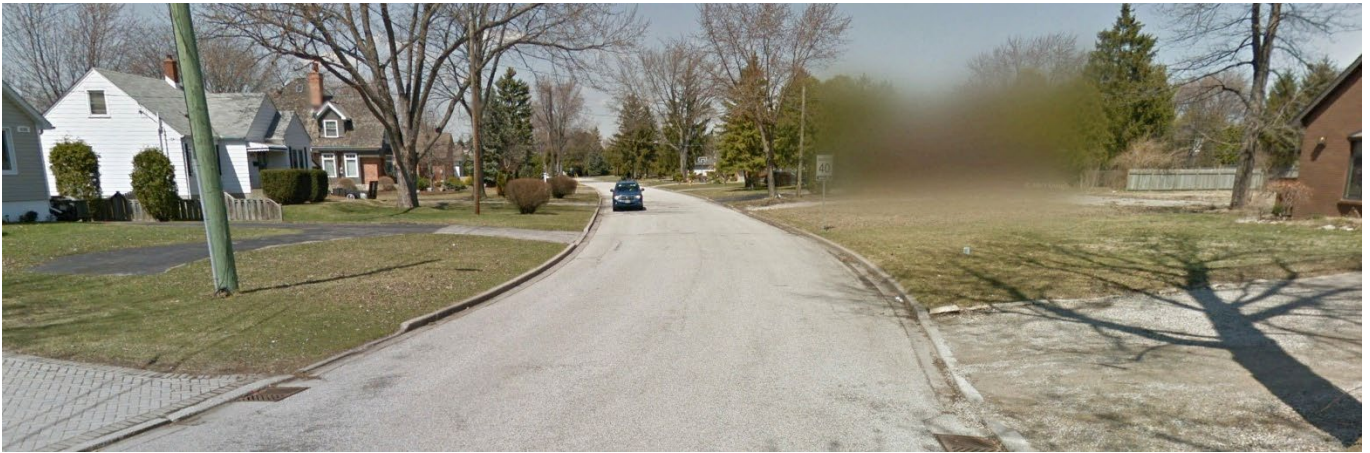
**North:** The area immediately north of the subject property features well-maintained single-family residential development, predominantly consisting of detached homes on generously sized lots that reflect the neighbourhood's established character and density patterns.

**East:** Low-density residential uses continue to the east, with a mix of single-family homes and some semi-detached dwellings that demonstrate the area's capacity to accommodate gentle intensification while maintaining neighbourhood compatibility.

**South:** The southern boundary is characterized by similar low-density residential development, reinforcing the area's consistent residential character and providing appropriate context for the proposed development.

**West:** To the west lies additional low-density residential development, surrounding the Roseland Golf Course, which provides significant open space amenity and recreational opportunities for area residents while contributing to the neighbourhood's desirable quality of life.

This surrounding context demonstrates that the area is well-suited to accommodate the proposed residential intensification, as it maintains compatibility with existing land uses while contributing to housing diversity. The proximity to the golf course provides additional recreational amenity that enhances the desirability of the proposed development for future residents.



*Figure 3 – North View*

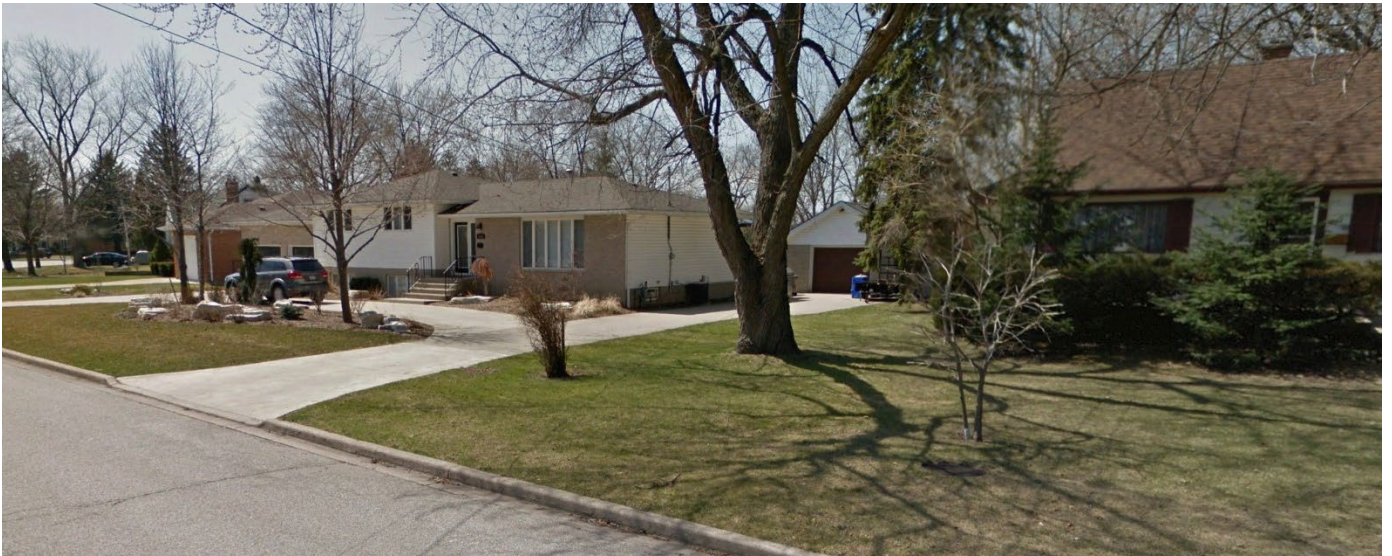


*Figure 4 – East View*



*Figure 5 – South View*





*Figure 6 – West View*

### 3.0 DEVELOPMENT PROPOSAL

The proposed redevelopment represents a carefully planned transition from institutional to residential use that optimizes the site's potential while respecting neighbourhood character. The development program includes two semi-detached buildings providing four residential units and four townhouse buildings contributing twelve additional units, for a total of sixteen freehold residential dwellings as shown in *Figure 7. (detailed concept plan included as separate attachment titled 'PRR Appendix F - Detailed Concept Plan')*

This housing mix has been specifically chosen to provide diverse housing options that serve different household types and income levels, supporting the City's housing diversity objectives. The semi-detached units will appeal to small families and first-time homebuyers, while the townhouse units provide opportunities for both homeownership and rental housing, contributing to the area's social and economic diversity.

Each residential unit is designed with direct street frontage and individual access, maintaining the neighbourhood's established development pattern and ensuring that the development integrates seamlessly with surrounding properties. Private parking will be provided on individual lots through a combination of driveways and integrated garages, eliminating any parking impacts on surrounding streets.

The development incorporates comprehensive landscaping throughout the site, including the retention and enhancement of existing mature vegetation where possible and the introduction of new plantings that contribute to neighbourhood character and environmental sustainability. Tree planting and preservation will be prioritized to maintain the area's established canopy and provide appropriate screening and aesthetic enhancement.

The site design respects the property's unique characteristics while optimizing its development potential. The layout has been carefully planned to provide appropriate setbacks from property boundaries, maintain privacy for both new and existing residents, and create attractive streetscapes that enhance the neighbourhood's visual character.

Proposed floor plans, elevations and exterior renderings are included as Appendix A.

### 3.1 Development Statistics and Technical Details

#### 3.1.1 Site and Density Calculations

**Site Area:** 0.506 hectares (1.25 acres)

**Gross Density:** 31.6 units per hectare (12.8 units per acre)

**Floor Space Index (FSI):** 0.48 (consistent with Low Density Residential range of 0.3-0.8 FSI)

**Lot Coverage:** 23% of total site area

### 3.1.2 Unit Mix and Configuration

Unit Type	Number of Units	Unit Size Range (sq ft)	Bedrooms	Bathrooms
Semi-detached	4	1,633 – 1,950	3	3
Townhouse	12	1,630 - 1,950	3	3
<b>Total</b>	<b>16</b>			

### 3.1.3 Parking Provision

**Required Parking:** 1 parking space per dwelling unit (*per Zoning By-law requirements*)

**Provided Parking:**

- Garage spaces: 16 spaces
- Driveway spaces: 16 spaces
- Total: 32 spaces

**Parking Ratio:** 2.0 spaces per unit

**Visitor Parking:** On-street spaces anticipated

### 3.1.4 Development Standards Compliance (RD2.2)

Standard	Requirement	Proposed	Compliance
Minimum Lot Area	200m <sup>2</sup>	202 m <sup>2</sup>	✓
Minimum Block Frontage	20.0m	29.2m	✓
Front Yard Setback	6.0m	6.0m	✓
Rear Yard Setback	7.5m	7.5m	✓
Side Yard Setback	1.20m	1.2m	✓
Maximum Building Height	9.0m	9.0m	✓
Maximum Lot Coverage	45%	51%	Minor Variance Required
Minimum Landscaped Area	%	%	✓

### 3.1.5 Building Specifications

**Building Height:** 9.0 metres (2 storeys)

**Building Footprint:** 70.4m<sup>2</sup> per building (average)

**Total Built Area:** 2,428m<sup>2</sup>

**Architectural Style:** Contemporary Transitional residential design

### 3.1.6 Landscaping and Open Space

**Total Landscaped Area:** 3,895m<sup>2</sup> (77% of site)

**Private Outdoor Space:** 95 m<sup>2</sup> per unit (average)

**Common Open Space:** 0m<sup>2</sup> (0% of site)

**Tree Preservation:** See Appendix G - Tree Preservation Plan

### 3.1.7 Servicing Requirements

**Water Consumption:** 12,000 L/day (estimated)

**Sanitary Flow:** 12,000 L/day (estimated)

**Stormwater Management:** 0.12 L/s peak flow (pre-development: 0.15 L/s)

**Solid Waste:** Curbside municipal pickup

See accompanying Functional Servicing Report for a more fulsome review of existing and proposed services inclusive of wastewater, stormwater, water, gas & hydro.

### 3.1.8 Site Access and Circulation

**Primary Access:** Roseland Drive East and Roseland Drive South

**Secondary Access:** NA

**Sidewalk Provision:** Not required

**Pedestrian Connections:** NA

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*Note: All technical specifications are subject to final engineering design and municipal approval. Minor variances may be required for specific standards due to the irregular site configuration, as noted in the compliance table above.*



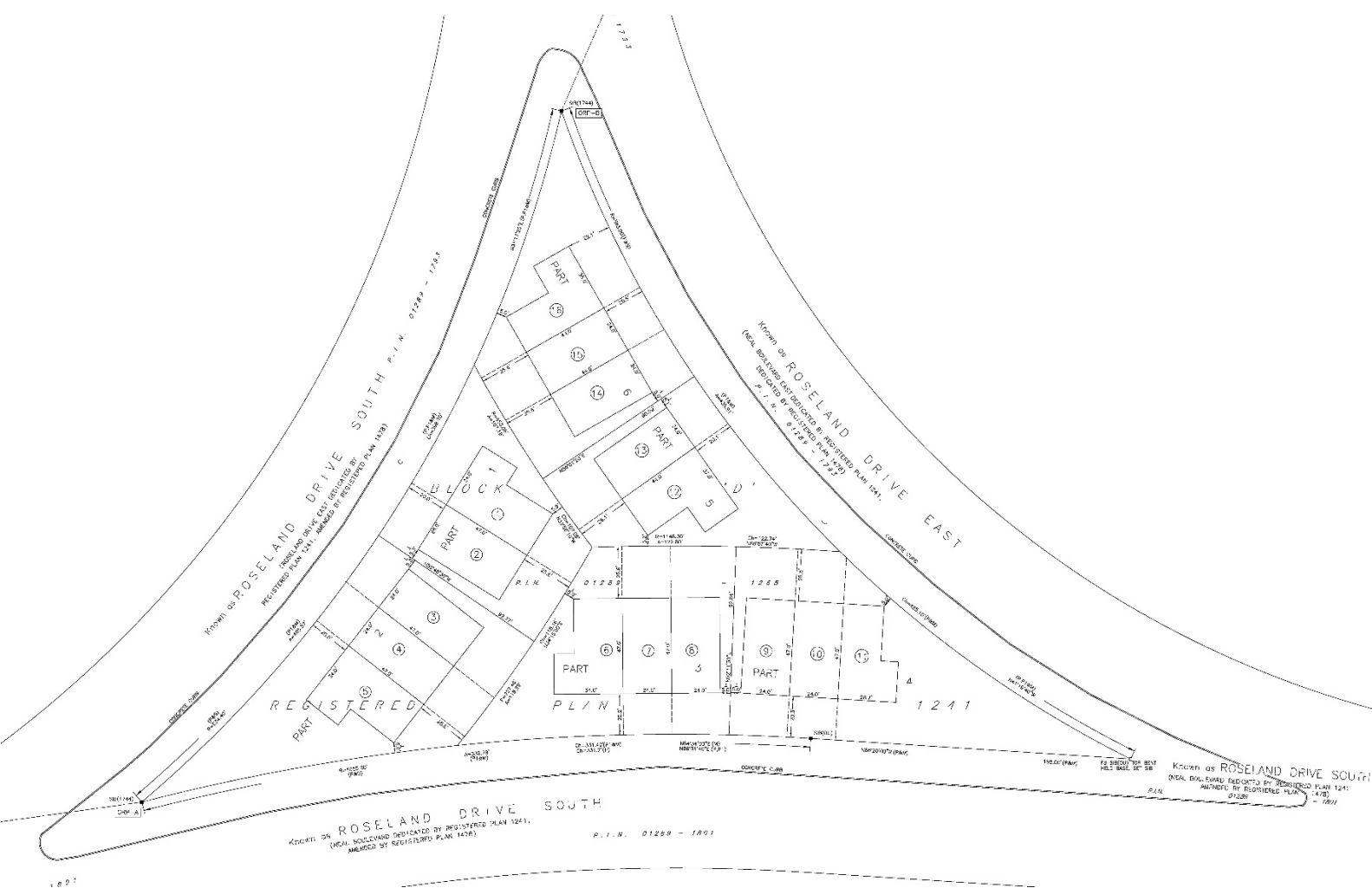


Figure 7 – Concept Plan

## **4.0 PROPOSED APPLICATIONS**

### **4.1 Zoning By-law Amendment**

The proposed zoning amendment represents a logical and appropriate land use transition that supports both the property's optimal development and the neighbourhood's evolution. The application seeks to rezone the subject property from its current ID1.1 (Institutional District 1.1) designation to RD2.2 (Residential District 2.2), which specifically permits the proposed housing forms including semi-detached and townhouse dwellings.

The RD2.2 zoning classification is particularly appropriate for this site as it allows for gentle intensification that maintains compatibility with the surrounding low-density residential context while providing housing diversity. This zoning supports the development of multiple unit types within a single development, enabling the creation of a cohesive residential community that serves diverse housing needs.

Given the property's irregular configuration, the development may require minor variances for specific setback requirements to optimize the site layout and ensure efficient use of the available land. Any such variances will be minimal and will not compromise the development's compatibility with surrounding properties or neighbourhood character. These requirements will be refined through the detailed design process and will be supported by comprehensive site plans that demonstrate appropriate integration with the surrounding area.

### **4.2 Part Lot Control Exemption**

Following the approval of the zoning amendment and the establishment of building foundations, a Part Lot Control exemption will be pursued to enable the creation of sixteen individual freehold lots. This approach responds directly to market preferences for homeownership while providing housing options that align with Windsor's established development patterns.

The creation of freehold lots provides several advantages for both the development and the broader community. Individual ownership enables residents to build equity and invest in their community long-term, contributing to neighbourhood stability and maintenance standards. Freehold ownership also facilitates future property maintenance and improvements, ensuring that the development continues to contribute positively to neighbourhood character over time.

The lot creation process will be carefully managed to ensure that each individual lot meets or exceeds municipal standards for size, frontage, and servicing. The lots will be designed to provide appropriate outdoor amenity space for residents while maintaining efficient use of the overall site area.

## 5.0 PLANNING ANALYSIS

### 5.1 Provincial Planning Statement (2024) Analysis (PPS)

The proposed development demonstrates strong consistency with the Provincial Planning Statement (2024), particularly in its support for key provincial objectives related to housing, intensification, and efficient land use. The PPS emphasizes the importance of providing a range of housing options within settlement areas, and this development directly contributes to that objective through its diverse unit types and tenure options.

**Vision:** The proposed development will help the City increase the supply and mix of housing options, addressing the full range of housing affordability needs.

**Settlement Area Development:** The subject property is located within Windsor's established settlement area and is fully serviced by municipal infrastructure. The development makes efficient use of existing infrastructure capacity while contributing to the compact development patterns encouraged by the PPS.

**Housing Diversity:** The proposal provides housing diversity through its combination of semi-detached and townhouse units, supporting the PPS directive to facilitate a range of housing types to meet diverse community needs. This diversity is particularly important in the current housing market, where different household types require different housing solutions.

**Intensification and Efficient Land Use:** The redevelopment represents appropriate intensification within an established neighbourhood, making efficient use of serviced land while maintaining compatibility with surrounding development. The transition from a single institutional use to sixteen residential units significantly increases the property's contribution to the local housing supply.

**Infrastructure Optimization:** The development makes optimal use of existing municipal infrastructure, including water, sewer, and transportation systems. This efficient use of infrastructure supports provincial objectives for sustainable development and fiscal responsibility.

### 5.2 City of Windsor Official Plan Compliance

The proposed development aligns strongly with the policies and objectives outlined in the City of Windsor Official Plan, particularly those related to residential development, neighbourhood character, and housing intensification. The Official Plan designates the subject property and surrounding area for residential development, providing clear policy support for the proposed land use transition.

**Residential Land Use Designation:** The property's location within a designated residential area establishes the planning framework for residential development while ensuring compatibility with surrounding land uses. The proposed development represents an appropriate evolution of this designation that optimizes the property's residential potential.

**Housing Intensification Objectives:** The City of Windsor has established clear objectives for residential intensification and housing diversity, particularly in response to provincial requirements and local housing needs. The proposed development contributes directly to these objectives by

providing sixteen new residential units within an established neighbourhood where infrastructure capacity exists to support additional residents.

**Neighbourhood Compatibility:** The Official Plan emphasizes the importance of ensuring that new development is compatible with established neighbourhood character. The proposed development achieves this compatibility through its low-density residential form, appropriate building scale, and integration with existing development patterns.

**Infrastructure Efficiency:** The development supports Official Plan policies regarding the efficient use of municipal infrastructure and services. By locating residential intensification within an area with existing infrastructure capacity, the development contributes to fiscally responsible growth patterns.

**Housing Diversity and Affordability:** Windsor is actively working to meet provincial housing targets and has committed to supporting housing diversity and affordability. The proposed development contributes to these objectives through its range of unit types and the potential for both ownership and rental housing options.

### **5.3 Zoning By-law 8600 Requirements**

The current ID1.1 (Institutional District 1.1) zoning does not permit residential uses, necessitating the proposed zoning amendment to RD2.2 (Residential District 2.2). The RD2.2 zone specifically permits semi-detached and townhouse dwellings, making it the appropriate zoning classification for the proposed development.

**Permitted Uses:** The RD2.2 zone will enable the proposed residential development while ensuring that all uses remain compatible with the surrounding residential neighbourhood. This zoning classification provides appropriate flexibility for the proposed housing mix while maintaining development standards that protect neighbourhood character.

**Development Standards:** The development will comply with applicable RD2.2 development standards including building height, density, and parking requirements. Where the property's irregular configuration necessitates minor variances for setback requirements, these will be minimal and will not compromise the development's integration with surrounding properties.

**Parking and Access:** The development will provide adequate parking through individual driveways and garages, ensuring that parking demands are met on-site without impacting surrounding streets or properties. Access arrangements will be designed to minimize traffic impacts while providing safe and convenient circulation for residents.

### **5.4 Windsor's Housing and Intensification Context**

The proposed development aligns with Windsor's broader housing and intensification strategies that have been developed in response to provincial requirements and local housing needs. The City of Windsor supports the Province of Ontario's goal to build 1.5 million homes over the next ten years and has acknowledged the minister's municipal housing target of 13,000 homes for the community.

**Gentle Intensification:** The development represents an excellent example of gentle intensification that increases housing supply while maintaining neighbourhood character. This approach to intensification is particularly appropriate in established residential areas where infrastructure capacity exists to support modest increases in density.

**Housing Options:** The combination of semi-detached and townhouse units provides housing options that serve different household types and income levels, contributing to the diverse housing supply needed to meet community needs. This diversity is essential for creating inclusive communities that can accommodate residents throughout different life stages.

**Infrastructure Capacity:** Windsor has invested significantly in streamlining development approvals and modernizing infrastructure to support housing development. The proposed development benefits from these improvements while contributing to the efficient use of existing infrastructure capacity.

**Neighbourhood Integration:** The development's design and scale ensure appropriate integration with the existing neighbourhood while contributing positively to housing supply and community character. This balance between growth and compatibility is essential for sustainable community development.

## **6.0 TECHNICAL AND ENVIRONMENTAL CONSIDERATIONS**

### **6.1 Servicing and Infrastructure**

The subject property benefits from full municipal servicing, including water supply, sanitary sewer, and storm water management systems that are adequate to accommodate the proposed residential development. A comprehensive servicing analysis will be completed as part of the detailed design process to confirm capacity and identify any required improvements or connections.

The development's relatively modest scale and integration with existing neighbourhood development patterns ensure that infrastructure demands will be manageable and appropriate for the area. The transition from institutional to residential use may actually result in more predictable and manageable servicing demands compared to the previous community gathering function.

Transportation infrastructure in the area is well-established and adequate to accommodate the additional traffic generated by the proposed development. The development's internal circulation has been designed to minimize impacts on surrounding streets while providing safe and convenient access for residents.

### **6.2 Environmental Assessment**

Preliminary environmental assessment indicates that the site does not present significant environmental constraints that would preclude the proposed development. No Species at Risk have been identified on the property, and the site is not located within an area of archaeological potential that would require further investigation.

The development will incorporate environmental best practices including tree preservation where possible, bird-friendly design features, and sustainable site development techniques. These measures will contribute to the site's environmental performance while supporting broader municipal sustainability objectives.

Stormwater management will be addressed through appropriate site design and connection to municipal storm sewer systems. The development's design will incorporate techniques to minimize stormwater runoff while ensuring adequate drainage for both the development and surrounding properties.

### **6.3 Heritage and Cultural Considerations**

The subject property does not carry heritage designation under the Ontario Heritage Act, and preliminary assessment indicates that the existing building does not meet the criteria for heritage protection. However, the development process will include appropriate consideration of the site's history and its contribution to community character.

The proposed development acknowledges the site's transition from community use to residential use while ensuring that the new development contributes positively to neighbourhood character and community identity. The design will incorporate elements that respect the site's history while creating a new residential community that serves contemporary housing needs.



## **7.0 PUBLIC CONSULTATION AND COMMUNITY ENGAGEMENT**

### **7.1 Community Consultation Process Overview**

The public consultation process for the proposed residential development at 4276 Roseland Drive East was conducted in two phases to ensure comprehensive community engagement and meaningful input into the development design. This two-stage approach allowed for iterative refinement of the proposal based on community feedback, resulting in a development that reflects both market needs and neighbourhood preferences.

#### **Initial Public Information Session (May 7, 2025)**

An initial public information session was held on May 7, 2025, to introduce the development concept to the community and gather preliminary feedback on various density and form options. This voluntary session, while not required by the City's planning process, was conducted to ensure that community input could be incorporated into the final development proposal before formal application submission. *(See Appendix B: Developer's Public Information Session Invitation)*

The May 7th session was exceptionally well-attended, with approximately 50-60 community members participating. This strong attendance demonstrated significant community interest in the site's redevelopment and provided valuable insights into neighbourhood preferences regarding appropriate development scale, form, and character. *(See Appendix C: Developer's Public Information Session Attendance Sheet)*

Feedback received during this initial session was instrumental in shaping the final development proposal. Based on community input regarding density preferences, building types, and neighbourhood compatibility, the development was refined to include sixteen 2-storey townhouse units arranged in a configuration that optimizes the site while maintaining appropriate scale and character for the neighbourhood context.

#### **Required Open House (July 8, 2025)**

### **7.2 Open House Meeting Details**

In accordance with City of Windsor Official Plan Section 10.6.6 and planning consultation requirements, a formal Open House was conducted on July 8, 2025, at the subject property to present the refined development proposal and gather community feedback prior to application completion. *(See Appendix D: Open House Invitation)*

#### **Meeting Details:**

- Date: Tuesday, July 8, 2025
- Time: 6:00 PM – 8:00 PM
- Location: Former St. James Anglican Church, 4276 Roseland Drive East
- Format: In-person presentation with virtual attendance option available
- Attendance: Approximately 20 - 30 community members attended in person

- **Virtual Participation:** No requests for virtual attendance were received
- **City Staff:** Municipal planning staff were invited as observers but did not attend

The meeting format included display boards showing the proposed site plan, building elevations, and technical information regarding servicing and infrastructure. Attendees were encouraged to ask questions and provide feedback through both informal discussion and written comments.

### 7.3 Community Feedback and Concerns

#### Overall Reception

The proposed development received overwhelmingly positive support from community members who attended the Open House. The majority of attendees expressed support for the application and appreciation for the thoughtful design that resulted from the earlier consultation process. This positive reception reflects the successful integration of community feedback into the development proposal and demonstrates neighbourhood acceptance of the proposed residential intensification. (See *Appendix E: Open House Attendance Sheet*)

#### Specific Issues Raised and Responses

**Tree Preservation** Multiple attendees expressed interest in preserving existing mature trees on the property, particularly those providing street frontage screening. A comprehensive tree preservation plan is attached as *Appendix G* and will serve as part of the application submission, with the intent to save as many existing trees as possible, especially those lining the street frontages. This commitment to tree preservation addresses community priorities while maintaining the neighbourhood's established character.

**Building Design and Basement Access** One resident raised concerns about potential grade-level basement entrances, expressing worry that these could facilitate additional dwelling units and increase neighbourhood density beyond what is proposed. The development team clarified that no basement grade entrances are planned, ensuring that the development remains consistent with the proposed 16-unit configuration and maintaining community confidence in the project scope.

**Housing Mix and Flexibility** A resident currently constructing a home directly across from the site expressed strong support for the project while inquiring about the possibility of including single-family homes within the development, particularly on the corner location across from his property. The development team explained that the proposed zoning would not preclude such flexibility, and that during the Part Lot Control process, adjacent townhouse lots could potentially be combined for single-family development if market demand supported this approach.

**Construction Timeline and Process** Multiple attendees requested information about construction timing, duration, and phasing. The development team provided general timelines indicating that, subject to planning approvals and market conditions, construction could potentially commence in spring 2026. It was explained that construction duration would depend on sales pace, with the possibility of completing the entire development within one year if all units were sold concurrently. This information helped residents understand the project timeline and plan accordingly.

**Unit Design and Customization** Several attendees, including prospective purchasers, inquired about unit layouts, customization options, garage configurations, and unit sizing. The development team confirmed that while the zoning amendment would establish parameters for density, setbacks, height, and lot coverage, specific unit design elements could be modified to meet market preferences and buyer needs.

**Architectural Diversity** One supportive resident suggested incorporating facade variations to provide visual diversity along the street frontage. The development team confirmed that the zoning framework would allow for architectural diversity and that facade treatments could be varied to create visual interest while maintaining overall design coherence.

**Infrastructure and Servicing Concerns** A resident from Roseland Drive South raised concerns about sewage capacity, referencing a recent sewer backup experience in their wartime-era home. The development team confirmed that a comprehensive Functional Servicing Report (FSR) is being prepared to address capacity and conveyance issues and will also recommend that all new residential units install sewage backup devices on their service connections as a precautionary measure.

**Property Value Concerns** One resident from the east side of the site expressed concern that the new development might negatively impact property values. The development team addressed this concern by providing examples from previous projects demonstrating that well-designed residential developments typically enhance rather than diminish surrounding property values, particularly when they replace underutilized or vacant properties.

**Traffic and Access** One resident raised concerns about potential traffic impacts expressing worry about exiting their driveway with additional vehicles in the area. This resident is currently living directly across the parking lot from the former church which holds roughly 50 vehicles, representing significantly higher traffic potential than the proposed 6 residential units being proposed on that side of the development. This comparison helped illustrate that the proposed development would likely generate less traffic than the site's previous active use.

**Parking and Street Impact** Several attendees inquired about parking provision and potential street parking impacts. The development team confirmed that each unit would include both garage parking and driveway surface parking, with an expected average of 1.2 vehicles per unit. This provision should minimize street parking requirements, with street parking primarily needed only for visitor accommodation. It was further communicated that when the previous use was active, there were at times hundreds of vehicles parked on all streets surrounding the site.

## **7.4 Demonstration of Community Support**

### **Positive Community Response**

The Open House demonstrated strong community support for the proposed development, with the majority of attendees expressing approval for the application. This positive reception reflects several factors:

- **Responsive Design Process:** The iterative consultation approach resulted in a development proposal that reflects community preferences identified during the initial May 7th session.

- **Appropriate Scale:** The 16-unit configuration represents appropriate intensification that respects neighbourhood character while contributing to housing supply.
- **Neighbourhood Compatibility:** The development's form and scale align with surrounding residential development patterns.
- **Infrastructure Consideration:** The commitment to comprehensive technical analysis addresses community concerns about infrastructure capacity.

### **Addressing Concerns**

Where concerns were raised, the development team provided comprehensive responses that addressed resident questions while maintaining project feasibility. The willingness to consider design modifications, provide technical analysis, and commit to tree preservation demonstrates the developer's commitment to community integration.

### **Limited Opposition**

Only one resident expressed opposition to the development, citing property value concerns that were addressed through examples of successful comparable developments. This isolated opposition, in the context of broad community support, indicates that the development proposal has achieved appropriate community acceptance.

## **7.5 Consultation Outcomes and Development Refinements**

### **Commitments Made**

Based on community feedback, the development team made several commitments that will be reflected in the detailed design and implementation:

1. **Tree Preservation Plan:** Comprehensive analysis and preservation of existing mature trees, particularly street frontage trees.
2. **Infrastructure Analysis:** Detailed Functional Servicing Report to address capacity concerns and recommend protective measures for existing residents.
3. **Architectural Diversity:** Incorporation of facade variations to provide visual interest along street frontages.
4. **Flexible Lot Configuration:** Consideration of alternative housing forms during Part Lot Control process if market demand supports this approach.

### **Design Confirmations**

The consultation process confirmed several design elements that align with community preferences:

- Two-storey building height maintaining neighbourhood scale
- Individual unit parking provision eliminating street parking concerns
- No basement grade entrances maintaining density control

- Comprehensive landscaping and tree preservation approach

## **7.6 Conclusion**

The public consultation process demonstrates that the proposed residential development at 4276 Roseland Drive East has achieved meaningful community engagement and broad neighbourhood support. The two-stage consultation approach enabled iterative refinement of the development proposal based on community input, resulting in a project that balances housing supply objectives with neighbourhood character and resident concerns.

The overwhelmingly positive reception at the required Open House, combined with the constructive feedback received, indicates that the development proposal represents appropriate intensification that serves both community needs and municipal planning objectives. The few concerns raised were appropriately addressed through technical commitments and design clarifications, demonstrating the developer's commitment to community integration and responsible development practices.

The consultation process fulfills the City of Windsor's requirements for meaningful public engagement while providing clear evidence of community support for the proposed Zoning By-law Amendment and Part Lot Control exemption applications.

## **8.0 PLANNING BENEFITS AND COMMUNITY CONTRIBUTIONS**

### **8.1 Housing Supply Contribution**

The proposed development makes a meaningful contribution to Windsor's housing supply through the provision of sixteen new residential units in a location that is well-served by existing infrastructure and community amenities. This contribution is particularly significant in the context of provincial and municipal housing targets and the ongoing need for diverse housing options.

The development's location within an established neighbourhood ensures that new residents will have immediate access to existing community services, recreational facilities, and transportation networks. This integration reduces the need for additional community infrastructure while maximizing the benefit of existing public investments.

### **8.2 Economic Benefits**

The redevelopment will generate significant economic benefits through construction activity, ongoing property tax contributions, and resident spending in the local economy. The development represents a substantial private sector investment that will contribute to local economic activity while requiring minimal public sector infrastructure investment.

The transition from institutional to residential use will likely result in increased property tax revenue for the municipality, contributing to the funding of municipal services and infrastructure. The development's long-term residents will also contribute to local businesses and services, supporting the broader economic vitality of the neighbourhood and community.

### **8.3 Neighbourhood Enhancement**

The redevelopment represents an opportunity to replace an underutilized institutional building with an active residential community that contributes to neighbourhood vitality and security. The development's design and landscaping will enhance the visual character of the area while providing appropriate transitions to surrounding properties.

The creation of individual freehold lots encourages long-term resident investment in property maintenance and improvement, contributing to neighbourhood stability and enhancement over time. This ownership structure supports community building and neighbourhood stewardship that benefits the broader area.



## **9.0 IMPLEMENTATION AND NEXT STEPS**

### **9.1 Application Process**

Following the submission of this PRR and supporting technical documentation, the applications will proceed through the City's established review process. This includes circulation to relevant municipal departments and agencies, public consultation requirements, and consideration by the appropriate municipal committees and Council.

The development team is committed to working collaboratively with municipal staff throughout the review process to address any technical requirements or policy considerations that may arise. This collaborative approach will help ensure that the development achieves its objectives while meeting all applicable municipal standards and requirements.

### **9.2 Detailed Design Development**

Upon approval of the zoning amendment, detailed site plan design will be completed to finalize all aspects of the development including building design, site layout, landscaping, and servicing connections. This detailed design process will provide opportunities to refine the development's integration with the neighbourhood and ensure that all technical requirements are fully addressed.

The Part Lot Control exemption process will proceed concurrently with or following the establishment of building foundations, enabling the creation of individual lots and the marketing of units to prospective purchasers.

### **9.3 Community Integration**

The development process will include ongoing communication with the neighbourhood to ensure that construction activities are managed appropriately and that residents are kept informed of project progress. This communication will help minimize any temporary impacts while building positive relationships between the new development and existing community.

## 10.0 SUMMARY AND CONCLUSION

The proposed residential redevelopment at 4276 Roseland Drive East represents exemplary planning that serves multiple public interests while contributing meaningfully to Windsor's housing objectives. The development demonstrates strong alignment with provincial and municipal planning policies through its support for housing diversity, efficient land use, and appropriate intensification within an established neighbourhood.

**Policy Consistency:** The development is fully consistent with the Provincial Planning Statement (2024) and conforms to the City of Windsor Official Plan's residential designation and intensification objectives. The proposed RD2.2 zoning represents an appropriate land use framework that enables the development while ensuring neighbourhood compatibility.

**Housing Contribution:** The sixteen proposed residential units make a significant contribution to Windsor's housing supply, particularly in the context of provincial housing targets and local housing needs. The development's diverse unit types serve different household sizes and income levels, supporting inclusive community development.

**Neighbourhood Compatibility:** The development's low-density residential form, appropriate building scale, and comprehensive site design ensure compatibility with surrounding residential development while contributing positively to neighbourhood character and vitality.

**Infrastructure Efficiency:** The development makes optimal use of existing municipal infrastructure while generating additional property tax revenue to support municipal services. This efficient use of infrastructure represents sound fiscal planning that benefits the broader community.

**Economic and Social Benefits:** The development provides significant economic benefits through construction activity, ongoing tax contributions, and resident spending, while creating a new residential community that enhances neighbourhood social vitality and security.

**Environmental Responsibility:** The development incorporates appropriate environmental considerations including tree preservation, sustainable site design, and effective stormwater management that protect and enhance the local environment.

The proposed Zoning By-law Amendment from ID1.1 to RD2.2 and the Part Lot Control exemption represent appropriate regulatory changes that enable sound development while maintaining appropriate municipal oversight and standards. These applications are fully justified by the development's contribution to public policy objectives and community needs.

In conclusion, the proposed redevelopment represents good planning that is in the public interest and merits approval by the City of Windsor. The development will contribute meaningfully to housing supply, neighbourhood vitality, and municipal objectives while maintaining the established character and quality of life that makes the Roseland neighbourhood an attractive place to live.

It is respectfully submitted that the requested Zoning By-law Amendment and Part Lot Control exemption be approved, enabling the realization of this beneficial development that will serve both present and future residents of Windsor.

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.

*This PRR has been prepared by Davide M. Petretta, P.Eng., a Professional Engineer licensed with Professional Engineers Ontario, with extensive experience in land development planning.*

**Professional Engineer:** Davide M. Petretta, P.Eng.

**Professional Engineers Ontario License:** 90445511

**Date:** July 9, 2025

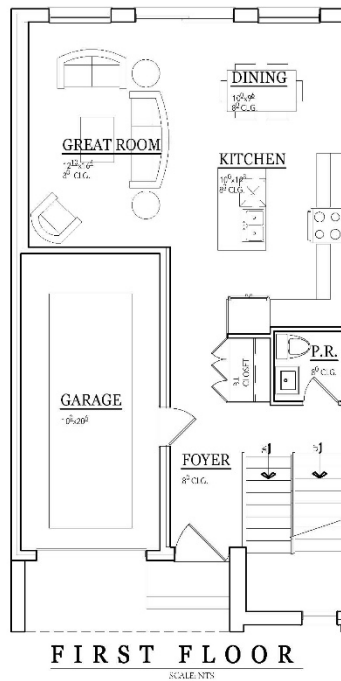
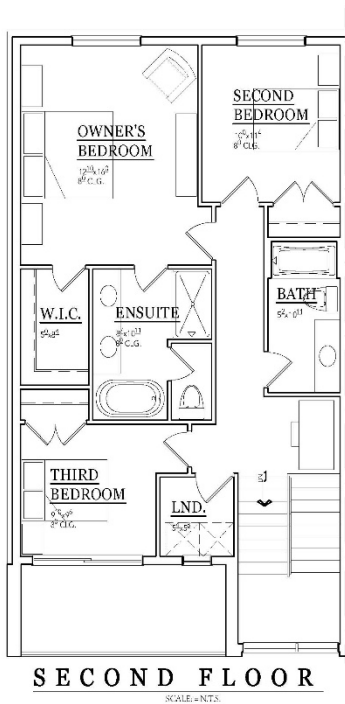
**Planner's Certificate:**

I hereby certify that this report was reviewed 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  
Pillon Abbs Inc.



APPENDIX A: PROPOSED FLOOR PLANS, ELEVATIONS AND EXTERIOR RENDERINGS



PHILIP FERNANDES  
CUSTOM RESIDENTIAL DESIGN

FIRST FLOOR: 758 SQ. FT.  
SECOND FLOOR: 875 SQ. FT.  
TOTAL: 1,633 SQ. FT.

CLIENT: PETRETTA CONSTRUCTION INC.  
PROJECT: 25-1317  
DATE: 2025.07.07



PHILIP FERNANDES  
CUSTOM RESIDENTIAL DESIGN

FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

CLIENT: PETRETTA CONSTRUCTION INC.  
PROJECT: 25-1317  
DATE: 2025.07.07



**PHILIP FERNANDES**  
CUSTOM RESIDENTIAL DESIGN

## RENDER OF FRONT

CLIENT:	PETRETTA CONSTRUCTION
PROJECT:	25-1317
DATE:	2025 07 07

# WE WANT YOUR IDEAS!

## DEVELOPER'S OPEN HOUSE: FORMER ST. JAMES CHURCH SITE

We are excited to share our vision for the redevelopment of the former St. James Church property. As a valued member of our neighbourhood, we invite you to an open house to learn more, ask questions, and offer your feedback on the future of the property.



ON SITE AT THE  
FORMER ST. JAMES  
CHURCH PROPERTY

**WHEN : Wednesday,  
May 7 at 6:30 PM**

### WHY ATTEND?

View conceptual plans

Meet the development team

Ask questions

Share your thoughts

Learn about construction timelines and community impact



**WE VALUE YOUR  
INPUT AND HOPE TO  
SEE YOU THERE!**

**For more information, please contact :**

Davide. M Petretta, P.Eng., Gsc

[Dpetretta@petcon.net](mailto:Dpetretta@petcon.net)



## APPENDIX C: DEVELOPER'S PUBLIC INFORMATION SESSION ATTENDANCE

email address

kbbailargeon1@gmail.com Karen Baillargeon

mlidrake@sympatico.ca Marylouise Drake

rlacey89@outlook.com Robert Lacey

omcurti@gmail.com OLIVIA CURTI DURACHER

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diana.rod.reid@gmail.com Rose & Diana Reid

tspag@mnsi.net TONY SPAGNADO

oleobrunodave@yahoo.ca → Gord & Helen Henderson

mlacey\_3@hotmail.com → Matt Lacey

Karenidm@gmail.com → Karen Demers

Sarahjhutchison@gmail.com - Sarah Hutchison

bezaire.kenny@gmail.com - Phil + Pam Bezaire

j-stones@yahoo.com Jen Stones

Jim.Marcovealis@hubsinternational.com

ADD:

kb... e bp

+ carolebehrens@gmail.com

bsgaul@gmail.com

## APPENDIX D: OPEN HOUSE INVITATION

**You're Invited to an Open House!**

### **Proposed Residential Development at 4276 Roseland Drive East, Windsor, ON**

**Date:** Tuesday, July 8, 2025

**Time:** 6:00 PM – 8:00 PM

**Location:** Former St. James Anglican Church, 4276 Roseland Drive East, Windsor, ON

**Virtual Option:** Join via Zoom (link provided upon RSVP)

Join us to learn about a proposed new residential development on the 1.25-acre site of the former St. James Anglican Church in South Windsor. The project includes 16 freehold homes (4 semi-detached units and 12 townhouse units), designed to blend with the neighborhood's character while enhancing the community.

#### **What to Expect:**

- Review the proposed site plan and development details.
- Learn about infrastructure plans, including water, sanitary, and stormwater systems.
- Share your feedback with the project team and City representatives.
- Ask questions about rezoning and next steps.

**Your input is valuable!** This Open House is an applicant-lead process and is a requirement of the Planning Consultation process to obtain feedback from area residents and property owners regarding the proposed development.

**RSVP:** Please confirm attendance by July 4, 2025, to Davide Petretta at [dpetretta@petcon.net](mailto:dpetretta@petcon.net) or 519-737-1292

Refreshments will be provided. We look forward to seeing you!

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#### **Project Overview & Contact Information**

##### **Project Overview: 4276 Roseland Drive East**

We are excited to propose a vibrant residential development on the 1.25-acre triangular parcel at 4276 Roseland Drive East, formerly St. James Anglican Church. The plan includes:

- **16 Freehold Homes:** 4 semi-detached units (2 buildings) and 12 townhouse units (4 buildings), designed for modern living with individual driveways and parking.
- **Sustainable Infrastructure:** Connections to existing sanitary sewers (250 mm west, 200 mm south/east) and storm sewers (450 mm south, 300 mm west/east) ensure reliable servicing. Low Impact Development (LID) features to manage stormwater, aligning with Windsor's flood mitigation goals.



- **Community Fit:** The development respects South Windsor’s residential character, with safe access via Roseland Drive East and South and ample parking (32+ spaces).

#### **Planning Applications:**

- **Zoning By-law Amendment (ZBA):** Transitioning from institutional (ID1.1) to residential zoning (R2 or R3) to support this community-focused project.
- **Part Lot Control:** To create individual freehold lots.

#### **Planning Process Timeline**

- **Community Consultation** ← *We are here*
- City Staff Review
- Development & Heritage Standing Committee Review – Public Meeting
- City Council Meeting
- Final Council Decision

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#### **Why Attend the Open House?**

- View detailed site plans and renderings.
- Discuss traffic, servicing, and environmental considerations.
- Provide feedback to shape the project before it advances to the City’s Development and Heritage Standing Committee.

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#### **Contact Us:**

- **Developer:** Petcon Realty GP Inc.  
[dpetretta@petcon.net](mailto:dpetretta@petcon.net)

**Feedback Deadline:** Submit comments by July 15, 2025, to ensure they are considered in the rezoning and site plan process.

**Application Status:** You can track the progress of this application on the City's website [www.citywindsor.ca](http://www.citywindsor.ca) → Planning & Development → Development Applications

*This consultation is being held in accordance with the City of Windsor's planning process and the Ontario Planning Act. All feedback received will be considered as part of the planning application review.*

**Accessible venue - Please contact us if you require accommodations**

## APPENDIX E: OPEN HOUSE ATTENDANCE

## Amen Corner - Open House

July 8, 2026

[illegible]

Sand  
player

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## **APPENDIX F: DETAILED CONCEPT PLAN**

See separate attachment.

## APPENDIX G: TREE PRESERVATION PLAN

As part of the proposed 16-unit townhome development, the preservation of existing vegetation—particularly mature trees—has been a key design consideration in response to both community feedback and preliminary comments received from the City of Windsor. The existing tree inventory, as illustrated on the submitted survey (*included as a separate attachment titled ‘PRR Appendix G – Tree Preservation Plan’*), includes a mixture of coniferous and deciduous trees both within the property boundaries and within the municipal right-of-way.

To balance the development objectives with environmental stewardship, the following strategies will be implemented to preserve as many healthy, mature trees as feasible:

1. **Driveway and Infrastructure Placement Adjustments:**

Wherever possible, the placement of private driveways, walkways, and other utility corridors has been, and will continue to be, adjusted during detailed design to avoid conflicts with high-value trees. By shifting driveways away from tree trunks and critical root zones, we aim to retain street-facing vegetation and minimize disruption to the urban canopy.

2. **Setback and Unit Spacing Flexibility:**

Minor adjustments to building setbacks and spacing between blocks have been considered during site layout planning. Where feasible, units have been strategically placed to accommodate significant trees, particularly those located near lot lines or within the public boulevard.

3. **Tree Protection Zones:**

Prior to site servicing and construction, we will identify trees suitable for preservation and establish Tree Protection Zones (TPZs) consistent with industry best practices. These zones will be fenced and protected throughout construction to reduce root compaction, trunk damage, and canopy stress.

4. **Selective Grading and Minimal Disturbance:**

The site grading plan will be reviewed to minimize grade changes around trees targeted for preservation. Low-impact construction techniques may be used near root systems, including hand-digging or air spading where required.

5. **Ongoing Monitoring and Adaptive Measures:**

The preservation plan will include monitoring throughout construction. Should unanticipated conflicts arise, alternative preservation strategies will be explored in consultation with City staff and the project arborist.

While every effort will be made to preserve the existing trees shown on the survey, we acknowledge that not all trees may be viable for retention due to grading, servicing, and foundational requirements. However, tree preservation has remained a guiding principle throughout the site design process and will continue to be a priority through detailed design and implementation phases.