

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

**654 Capitol Street,
Windsor, Ontario**

December 15, 2025

Prepared by:



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1.0 INTRODUCTION

I have been retained by Reigns 750 Inc. on behalf of Neroda Properties Inc. (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 654 Capitol Street (herein the "Site") in the City of Windsor, Province of Ontario.

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

The Site is located on the north side of Capitol Street between Remington Avenue to the west and Lillian Avenue to the east.

It is proposed to develop the Site for residential purposes.

One new 2 storey (with unfinished basement) semi-detached dwelling.

No Additional Dwelling Units (ADUs) are proposed to be constructed.

Two units are proposed in total (1 on each side of the semi-detached dwelling).

The Applicant intends to sever along the common wall in the future.

The tenure of each residential dwelling unit will be individually owned.

A total of 4 parking spaces are proposed. There are two cars in the garage and two in the driveway.

Vehicle access is from Capitol Street.

The Site has access to full municipality services (water, storm and sewers).

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-061/25). Comments dated August 5, 2025, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-098/25). Comments dated November 18, 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 provide more housing through infill and intensification.

Once the ZBA application has been approved, the Applicant will proceed with a building permit.

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

Once the common wall is located, the Applicant will then proceed with an application for Consent (CON) to create the lots.

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.

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 10 (Remington Park Planning District), is made up of one interior parcel of land, which is currently vacant.

The parcel of land subject to the proposed development was created by consent from 646 Capitol Street in 2021 (B-034/21).

The Site is located on the north side of Capitol Street between Remington Avenue to the west and Lillian Avenue to the east (see the area in **yellow** on Figure 1a – Site Location).

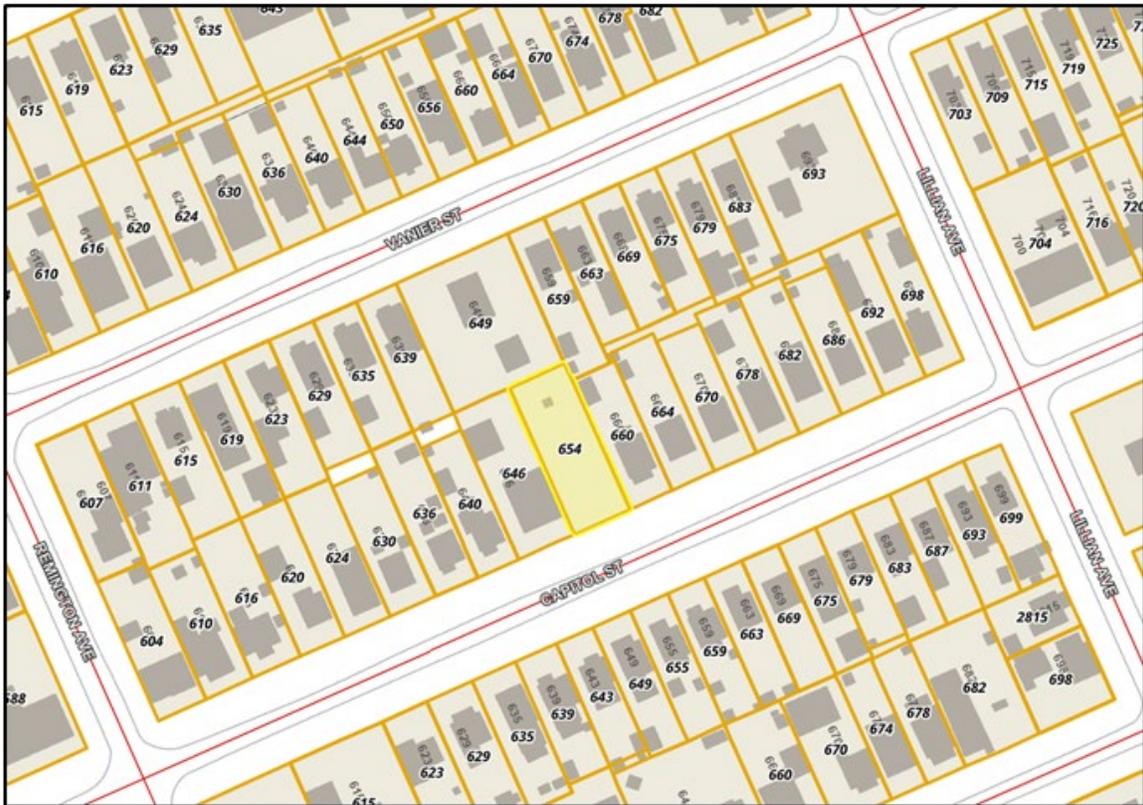


Figure 1a – Site Location (Source: Windsor GIS)

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

Address	Legal Description	PIN	ARN	Owner	Purchased Date
654 Capitol Street, City of Windsor, Province of Ontario	PT LT 148 PL 1106; LT 149 PL 1106; PT ALLEY PL 1106 (CLOSED BY R1440288) PL 1106; DESIGNATED AS PARTS 3 AND 4 ON 12R28958; SUBJECT TO AN EASEMENT OVER PART 4 ON 12R28958 AS IN R1455861E; CITY OF WINDSOR	01341-0689 (LT)	070-050-12802	NERODA PROPERTIES INC.	2022

The Site will remain in the ownership of Neroda Properties Inc.

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, is a rectangular-shaped interior lot and consists of a total area of 671.31 m² (0.067 ha), with 15.97 m along Capitol Street and a depth of 42.04 m (see Figure 1b – Street View).



Figure 1b – Street View (Source: Pillon Abbs Inc.)

2.2.2 Existing Structures and Previous Use

The Site is currently vacant.

The previous use was the side yard of a residential parcel of land.

2.2.3 Vegetation and Soil

The property currently has a mown lawn.

There are no trees located on the Site.

The soil of the Site is made up of Brookston Clay Loam (Bcl).

2.2.4 Topography and Drainage

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

The Site is part of the Turkey Creek Area drainage.

The Site is not part of any Source Water Protection Zones.

2.2.5 Other Physical Features

Fencing is located along a portion of the Site.

2.2.6 Municipal Services

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

Capitol Street is considered a local roadway.

There are streetlights in the area of the Site.

There are no sidewalks along Capitol Street.

The Site has access to major roadways, including Howard Avenue and E.C. Row Expressway.

The closest bus stop is located 550 m from the Site at the corner of Howard Avenue and Charles Street (Stop ID 1044, Bus 1A).

2.2.7 Nearby Amenities

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

The closest schools are Our Lady of Perpetual Help Catholic Elementary School and Catholic Central High School.

The closest parks are Remington Booster Park, Howard Park, Brookview Park, Jennifer Park and Langlois Court Park.

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

2.3 Surrounding Land Uses

Overall, the Site is located in an established area with the majority of low profile residential dwellings.

A site visit was conducted on October 9, 2025, by Pillon Abbs Inc.

North – The lands directly to the north of the Site (rear yard) are used for residential use with frontage along Vanier Street (see Photo 1 - North).



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

East – The lands directly to the east of the Site are used for residential use (see Photos 2 – East).



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

South – The lands directly to the south of the Site, across Capitol Street are used for residential use (see Photo 3 - South).



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

West – The lands directly to the west of the Site are used for residential use (see Photos 4 – West).





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

There are a variety of existing and potential densities, building footprints, lot areas and lot frontages within a 150 m radius of the Site (see the surrounding area of the Site in Figure 1c).



Figure 1c – Surrounding Area (Source: ERCA GIS Mapping)

A total of 136 properties were analyzed. The **approximate** average lot frontage was 14.01 m, the average main dwelling building footprint was 153.0 m², the average density was 23.7 uph and the average lot area was 523.37 m².

The assessment showed that the proposed development is very comparable to its surroundings (see Figure 1d – Property Analysis).

Municipal Address	Main Dwelling Building Footprint (m ²) (Approx)	Lot Frontage (m) (Approx)	Lot Area (m ²) (Approx)	Density (Approx) (uph)
663 VANIER ST	89.07	11.10	374.56	26.7
605 CHARLES ST	86.74	13.70	501.85	19.9
611 CHARLES ST	149.56	13.72	499.90	20.0
615 CHARLES ST	85.43	13.72	504.19	19.8
619 CHARLES ST	180.24	22.05	795.69	12.6
604 CHARLES ST	193.87	13.72	499.13	20.0
590 CHARLES ST	92.82	11.98	414.43	24.1
610 CHARLES ST	123.97	13.30	490.66	20.4
616 CHARLES ST	89.03	13.83	525.43	19.0
603 CAPITOL ST	111.26	27.89	1009.53	9.9
591 CAPITOL ST	78.61	24.40	854.60	11.7
620 CHARLES ST	94.78	13.16	494.25	20.2
635 CHARLES ST	63.3	11.95	394.36	25.4
624 CHARLES ST	90.87	12.81	487.96	20.5
649 CHARLES ST	77.44	10.59	405.93	24.6
643 CHARLES ST	63.71	10.91	384.95	26.0
639 CHARLES ST	69.49	11.20	400.26	25.0
630 CHARLES ST	81.27	12.90	464.49	21.5
615 CAPITOL ST	209.73	26.65	940.15	10.6
604 CAPITOL ST	116.38	13.55	543.42	18.4
693 EDINBOROUGH ST	258.71	21.40	853.60	11.7
636 CHARLES ST	93.66	24.44	893.29	11.2
623 CAPITOL ST	98.62	12.81	447.87	22.3
610 CAPITOL ST	159.94	13.64	511.15	19.6
591 VANIER ST	100.15	24.53	966.56	10.3
574 CAPITOL ST	110.03	14.63	535.85	18.7
699 CHARLES ST	115.13	21.33	776.80	12.9
675 CHARLES ST	207.31	16.00	581.99	17.2

667 CHARLES ST	0	13.06	461.03	21.7
659 CHARLES ST	160.48	10.06	92.35	108.3
629 CAPITOL ST	99.02	13.16	492.92	20.3
605, 607 VANIER ST	119.48	13.91	534.25	18.7
611 VANIER ST	232.69	13.44	563.31	17.8
616 CAPITOL ST	110.54	13.72	546.38	18.3
575 VANIER ST	103.84	15.82	635.12	15.7
696 VANIER ST	219.09	11.79	488.37	20.5
687 EDINBOROUGH ST	96.48	10.93	414.95	24.1
706 VANIER ST	186.65	16.13	595.00	16.8
687 CHARLES ST	102.67	10.75	383.09	26.1
710, 712 CHARLES ST	56.31	10.69	351.09	28.5
692 VANIER ST	67.34	19.74	782.73	12.8
683 EDINBOROUGH ST	111.02	10.87	416.91	24.0
716 VANIER ST	170.83	16.03	595.37	16.8
615 VANIER ST	63.13	13.78	540.22	18.5
624 CAPITOL ST	140.64	12.80	507.19	19.7
698 CHARLES ST	94.81	21.50	458.18	21.8
681 EDINBOROUGH ST	169.59	10.75	401.53	24.9
703 VANIER ST	76.06	10.83	423.14	23.6
588 CAPITOL ST	305.63	24.38	976.31	10.2
663 CHARLES ST	98.77	9.14	328.84	30.4
655 CHARLES ST	80.89	10.67	383.18	26.1
683 CHARLES ST	77.77	16.09	572.52	17.5
644 CHARLES ST	207.44	32.29	1150.02	8.7
635 CAPITOL ST	129.24	11.88	457.46	21.9
620 CAPITOL ST	67.55	12.61	508.47	19.7
582 VANIER ST	108.19	12.19	466.53	21.4
639 CAPITOL ST	126.51	11.79	419.61	23.8
630 CAPITOL ST	65.3	13.19	486.44	20.6
2815 LILLIAN AVE	90.52	14.63	309.35	32.3
2806 LILLIAN AVE	202.66	34.56	1477.48	6.8
693 VANIER ST	107.69	31.64	1191.16	8.4
671 EDINBOROUGH ST	0	10.67	396.69	25.2
709 VANIER ST	88.58	10.23	447.05	22.4
590 VANIER ST	121.53	12.69	510.33	19.6
660 CHARLES ST	145.22	16.00	576.27	17.4

649 CAPITOL ST	112.78	10.00	406.29	24.6
643 CAPITOL ST	93.89	10.68	378.66	26.4
619 VANIER ST	153.778	12.55	498.92	20.0
636 CAPITOL ST	63.13	12.24	510.34	19.6
682 CHARLES ST	150.88	21.46	768.82	13.0
698 CAPITOL ST	79.08	10.03	443.64	22.5
682 VANIER ST	65.7	11.85	421.17	23.7
678 VANIER ST	148.88	9.30	399.07	25.1
700, 702, 704 CAPITOL ST	185.76	21.42	839.40	11.9
715 VANIER ST	82.28	10.67	469.55	21.3
655 CAPITOL ST	85.18	10.57	393.64	25.4
623 VANIER ST	78.12	12.64	504.43	19.8
640 CAPITOL ST	101.43	11.73	434.33	23.0
699 CAPITOL ST	67.78	10.24	407.79	24.5
719 VANIER ST	96.93	10.70	450.75	22.2
604 VANIER ST	130.35	13.80	545.57	18.3
670 CHARLES ST	85.43	16.00	576.85	17.3
659 CAPITOL ST	79.46	10.49	396.98	25.2
629 VANIER ST	99.5	12.78	478.94	20.9
646 CAPITOL ST	157.18	16.07	674.20	14.8
693 CAPITOL ST	131.3	10.72	402.70	24.8
687 CAPITOL ST	128.73	10.96	400.59	25.0
678 CHARLES ST	109.74	11.00	394.50	25.3
683 VANIER ST	76.89	10.67	402.02	24.9
674 VANIER ST	89.15	10.79	389.75	25.7
610 VANIER ST	163.47	13.47	541.42	18.5
683 CAPITOL ST	96.11	10.67	403.41	24.8
716 CAPITOL ST	89.36	10.83	398.44	25.1
679 VANIER ST	90.9	10.50	415.85	24.0
670 VANIER ST	64.63	10.62	397.09	25.2
649 EDINBOROUGH ST	128.57	26.88	1052.75	9.5
720 CAPITOL ST	106.98	10.50	389.37	25.7
616 VANIER ST	155.76	13.72	576.87	17.3
605 EDINBOROUGH ST	87.24	13.72	542.40	18.4
674 CHARLES ST	125.24	10.39	366.91	27.3
663 CAPITOL ST	68.84	10.67	405.47	24.7
639 VANIER ST	120.26	11.50	439.01	22.8

649 VANIER ST	110.53	31.74	1190.66	8.4
686 CAPITOL ST	65.61	11.70	460.05	43.5
675 VANIER ST	153.52	10.71	393.21	50.9
664 VANIER ST	116.71	10.67	396.59	25.2
620 VANIER ST	92.44	12.80	538.39	18.6
611 EDINBOROUGH ST	111.13	13.71	527.47	19.0
669 CAPITOL ST	67.82	10.49	404.02	24.8
660 CAPITOL ST	95.72	12.55	452.21	22.1
675 CAPITOL ST	117.13	10.61	403.86	24.8
679 CAPITOL ST	57.74	10.30	369.36	27.1
669 VANIER ST	77.89	10.96	396.27	25.2
682 CAPITOL ST	106.27	12.06	486.35	20.6
660 VANIER ST	5975	10.67	404.50	24.7
624 VANIER ST	86.09	12.45	472.34	21.2
659 VANIER ST	72.68	10.67	436.06	22.9
678 CAPITOL ST	122.24	12.19	477.82	20.9
656 VANIER ST	164.96	10.70	408.79	24.5
643 EDINBOROUGH ST	0	21.66	875.29	11.4
630 VANIER ST	190.76	12.66	515.02	19.4
619 EDINBOROUGH ST	70.72	12.50	478.56	20.9
615 EDINBOROUGH ST	106.39	13.72	508.70	19.7
664 CAPITOL ST	88.96	12.19	487.15	102.6
650 VANIER ST	79.98	10.67	396.59	25.2
636 VANIER ST	119.47	12.19	488.92	20.5
670 CAPITOL ST	69.98	12.05	43.20	231.5
644 VANIER ST	76.29	10.32	398.76	25.1
692 CAPITOL ST	96.85	12.19	513.11	19.5
663 EDINBOROUGH ST	200.88	15.75	594.68	16.8
640 VANIER ST	87	11.58	433.04	23.1
629 EDINBOROUGH ST	85.74	12.70	494.50	20.2
629 CHARLES ST	0	15.70	596.63	16.8
623 EDINBOROUGH ST	79.72	12.50	469.06	21.3
635 VANIER ST	88.52	11.77	452.69	22.1
675 EDINBOROUGH ST	121.24	11.11	402.36	24.9
Average (136 Properties)	153.0	14.01	523.37	23.7

654 Capitol St (Proposed)	273.8	15.97	671.31	119.2

Figure 1d – Property Analysis (Source: Windsor GIS Mapping)

As part of a block face analysis, existing conditions were assessed to ensure the proposed development would fit within the planned context and meet specific urban design goals, such as human scale and connectivity.

Overall, the area is made up of small scale / low profile residential dwellings.

The existing dwelling to the west is located approximately 5.41 m from the front lot line, and the existing dwelling to the east is located approximately 5.22 m from the front lot line.

The proposed semi-detached dwelling will be located 6.10 m from the front lot line.

The zoning for the RD1.3 requires a 6.0 m minimum front yard setback (see Figure 1e – Front Yards).



Figure 1e – Front Yards (Source: Windsor GIS Mapping)

A review of the average GFA of dwellings (35 properties) along both sides of the Capitol Street block, between Remington Ave and Lilian Ave, using the approximate building footprints and the existing number of storeys, the block is made up of an average of 1.5 storey dwellings with an average GFA of 149.7 m² (see Figure 1f – Block Area).

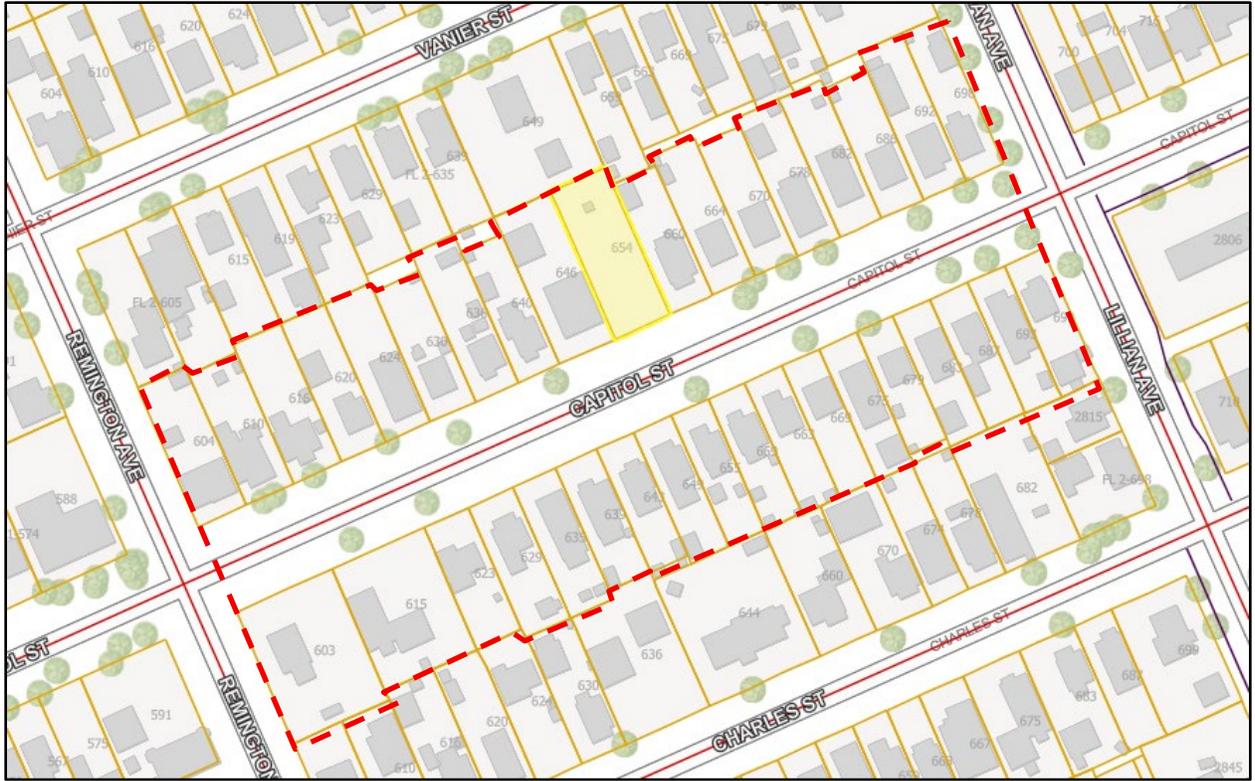


Figure 1f – Block Area (Source: Windsor GIS Mapping)

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

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

The Site is located on the north side of Capitol Street between Remington Avenue to the west and Lillian Avenue to the east.

It is proposed to develop the Site for residential purposes.

One new semi-detached dwelling is proposed to be constructed.

No Additional Dwelling Units (ADUs) are proposed.

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

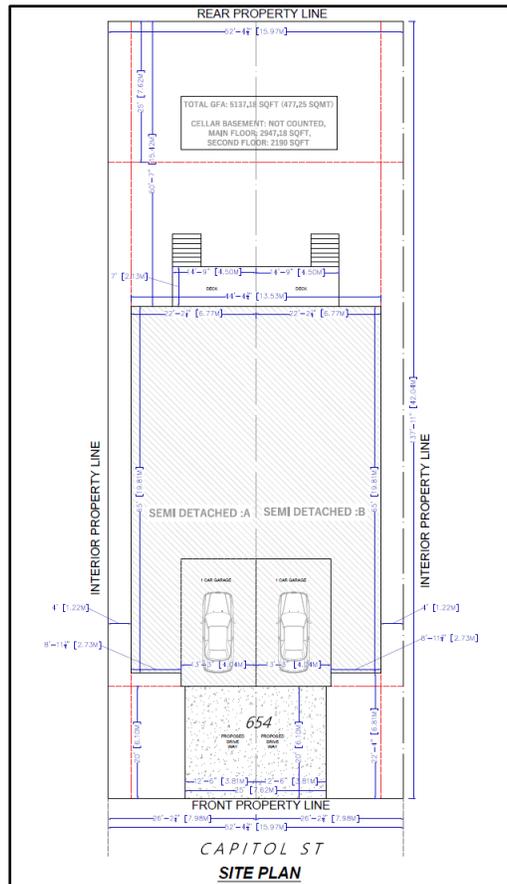


Figure 2a –Concept Plan

The Concept Plan is preliminary only.

Two units are proposed in total (1 on each side of the semi-detached dwelling).

The Applicant intends to sever along the common wall in the future.

The tenure of each residential dwelling unit will be individually owned.

Based on the lot size (0.067 ha) and the number of units (2), the proposed development will result in a gross residential density of 29.85 units per hectare (uph).

The building will occupy a total of 273.80 m² of the Site with a gross floor area (GFA) of 477.25 m².

The semi-detached dwelling will include a main floor, second floor and unfinished basement.

The proposed height of the semi-detached will be less than 9.0 m (8.88 m) or 2 storeys.

Each unit will have a total of 4 bedrooms.

The proposed dwelling will face Capitol Street.

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



Figure 2b – Elevations

The elevations are preliminary only.

A garage is proposed for each semi-detached dwelling unit. A total of 2.

A total of 4 parking spaces are proposed. There are two cars in the garage and two in the driveway.

Vehicle access is from Capitol Street.

The proposed driveways will be paved.

The semi-detached dwelling will be severed along the common wall and divided into two separate lots.

Amenity areas, seating areas, paved sidewalks, and landscaping will be provided (front and rear yards).

The Site has access to full municipality services (water, storm and sewers)

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 (electronic and in person) public open house was held with area residents and property owners on October 9, 2025, from 6:00 pm to 7:00 pm at the Fogolar Furlan Club, in the Fogolar Room, located at 1800 North Service Road, Windsor, and via Zoom electronic meeting.

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

A total of **260** owners and tenants were notified (by mail and hand delivery), which represents a **200 m** radius from the Site.

The notice stated the following:

The Applicant is requesting a rezoning from RD1.3 to RD2.2 to permit one new semi-detached dwelling with Additional Dwelling Units (ADUs). Six units are proposed in total (3 on each side of the semi-detached dwelling). Two parking spaces are proposed with access from Capitol St. The Applicant intends to sever along the common wall in the future.

In addition to the applicant representatives and City Staff, 5 residents attended the open house in person, and 0 attended electronically.

No emails or phone calls received.

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

Topic Item	Comment / Question	Response
Notice	The notices that were sent out.	It was explained that since the notices were sent out, the Applicant has scaled down the proposal to only 2 units. No ADUs are proposed.
Proposal	Overall support for the scaled-down proposal is only for 2 units. Feel much better now. Parking will be better. There is a duplex in the area, and it is very nice.	Noted.
Parking	Overall, it is hard to park in the area. There are no curbs. You will need more than 2 parking spaces for the unit. You will need 4 parking spaces if there are 4 bedrooms.	On-site parking is provided in the garage and in the driveway. Street parking is permitted. The City zoning bylaw regulates the minimum parking requirements, which are based on the number of units rather than the number of bedrooms.
Traffic	There are buses that use this street.	A TIS was not warranted for this type of development.
Tenure	Rent or own? People take pride when they own their own property/	It was confirmed that the semi-detached dwelling will be severed along the common wall and sold as individually owned units.
Safety	Kids have to walk on the road. They steal flags. There are no sidewalks.	This is something the City would have to address.
Property Value	Feel that property values will go up because of the proposed development.	Noted.
Property Maintenance	There have been issues in the past with grass cutting.	Noted. Applicants want to be a good neighbour.

Topic Item	Comment / Question	Response
	We see that the new owner is doing a better job.	

4.0 APPLICATION AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-061/25). Comments dated August 5, 2025, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-098/25). Comments dated November 18, 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 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 purpose of the ZBA is to provide more housing through infill and intensification.

The current zoning of the Site, subject to development, is Residential District 1.3 (RD1.3) 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 1.3 (RD1.3 - S.20(1)(XXX)) category to permit the proposed development of a new semi-detached dwelling.

Relief from specific regulations is also being requested as it pertains to Gross Floor Area (GFA).

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 application has been approved, the Applicant will proceed with a building permit.

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

Once the common wall is located, the Applicant will then proceed with an application for Consent (CON) to create the lots.

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 was prepared by Davey Resource Group on 9/18/2025.

The purpose of the study was to assess the existing trees located on the Site and surrounding the Site.

There are no trees located on the Site.

Trees located on abutting lands will be protected.

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 it relates to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a	The proposed development will help provide for a new housing option and density to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	<p>minimum of 15 years through lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</p>	
2.1.6	<p>Planning authorities should support the achievement of complete communities by:</p> <p>a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;</p>	<p>The proposed development is consistent with the policy to achieve a complete community, as the Site is located in an existing built up area and close to amenities.</p> <p>The proposed development will provide for more housing.</p> <p>The Site has access to transportation options, public service facilities, other institutional uses, and parks.</p> <p>Accessibility will be addressed at the time of the building permit.</p>
2.2.1 - Housing	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum</p>	<p>The proposed development is a new housing option for the area.</p> <p>The proposed development supports the City's housing targets.</p>

PPS Policy #	Policy	Response
	<p>targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing</p>	<p>The needs of the residents can be accommodated as the Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The proposed density is appropriate for the Site.</p> <p>A total of 6 units would be permitted in the form of an existing semi-detached dwelling with additional dwelling units (ADUs) as of right. Only 2 units are proposed.</p> <p>Residents will have access to nearby transit.</p>

PPS Policy #	Policy	Response
	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 of the City of Windsor.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate.	<p>The Site offers an opportunity for intensification.</p> <p>The total density of the proposed development is considered appropriate.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p> <p>The proposed development is an efficient use of the Site.</p> <p>Residents will have immediate access to local amenities.</p> <p>Transit is available in the area.</p> <p>The Site is located close to major roadways.</p>
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of	The proposed development provides an infill and intensification opportunity for an existing vacant parcel of land.

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

PPS Policy #	Policy	Response
	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.	which is the preferred form of servicing for settlement areas.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The required reports will be provided as part of the building permit.
4.6.1 – Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	There are no heritage resources that impact the Site.
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public. The Site is outside of the ERCA regulated area.

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 (see Figure 3 –OP).

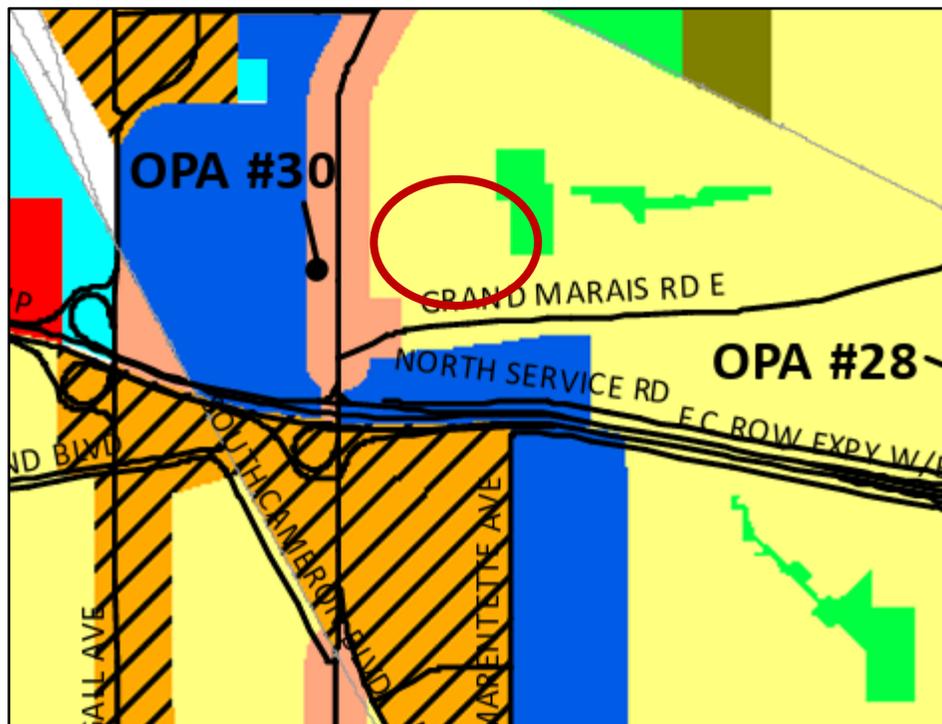


Figure 3 – OP

The Site is also subject to the following:

- Schedule A: Planning Districts & Policy Areas – Remington Park Planning District
- Schedule F: Roads & Bikeways – located on a Local Residential Road (Capitol St)

It is proposed that the Site be maintained under the same 'Residential' 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
3.2.1.2	Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types.
4.0 – Healthy Community	The implementing healthy community policies are interwoven throughout the remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	<p>The proposed development will support the City's goal of promoting a healthy community in order to live, work, and play.</p> <p>The proposed development is close to nearby transit, employment, shopping, libraries, local amenities, and parks.</p>
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach which balances environmental, social and economic considerations.	<p>The proposed development supports the policy set out in the OP as it is suited for addressing the residential needs of the City.</p> <p>The Site is also located in an existing built up area where people can live, work and play.</p>
6.1 - Goals	<p>In keeping with the Strategic Directions, Council's land use goals are to achieve:</p> <p>6.1.1 Safe, caring and diverse neighbourhoods.</p> <p>6.1.3 Housing suited to the needs of Windsor's residents.</p> <p>6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.</p>	<p>The proposed development supports the goals set out in the OP.</p> <p>The proposed residential use will provide a new housing choice in an existing neighbourhood.</p> <p>The Site is pedestrian friendly and close to nearby amenities.</p> <p>Municipal services, transportation options and</p>

OP Policy #	Policy	Response
	6.1.14 To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available.	community facilities are available.
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 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.	The proposed development is considered low profile.
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed semi-detached will complement the existing neighbourhood. The height will be similar to a single detached dwelling.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The proposed development 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 infilling and intensification.

OP Policy #	Policy	Response
6.3.2.1 – Permitted Uses	<p>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.</p>	<p>The proposed development is considered low profile.</p> <p>As of right, a total of 6 residential dwelling units are permitted in an existing semi-detached dwelling on any urban parcel of land.</p> <p>A 2 storey semi-detached dwelling will maintain the same maximum height as a single detached dwelling, which makes it very compatible with the neighbourhood.</p>
6.3.2.3 – Types of Low Profile Housing	<p>For the purposes of this Plan, Low Profile housing development is further classified as follows:</p> <p>(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.</p>	<p>Semi-detached dwellings, which are considered small-scale, are permitted.</p>
6.3.2.4 – Locational Criteria	<p>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</p>	<p>The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit.</p>

OP Policy #	Policy	Response
	provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	<p>At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:</p> <p>(i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) adjacent to sources of nuisance, such as noise, odour, vibration and dust; (iii) within a site of potential or known contamination; (iv) where traffic generation and distribution is a provincial or municipal concern; and (v) adjacent to heritage resources. (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</p>	<p>This PRR has evaluated the PPS in Section 5.1.1.</p> <p>There are no constraint areas that impact the Site.</p> <p>Support studies have been completed and summarized in Section 4 of this PRR.</p> <p>There are no adjacent nuisances.</p> <p>There is no known contamination.</p> <p>Traffic generation is not expected to have any significant impact. A traffic report was not warranted.</p> <p>There are no heritage resource concerns on or near the Site.</p> <p>There are no secondary plans that impact the Site.</p> <p>The proposed development is compatible with the existing neighbourhood.</p> <p>Existing semi-detached dwellings are a permitted use. A new semi-detached dwelling is proposed.</p> <p>Minor relief from the RD1.3 is being requested for GFA only.</p>

OP Policy #	Policy	Response
	<p>shown on Schedule A-1, compatible with the surrounding area, as noted above, and consistent with the streetscape, architectural style and materials, landscape character and setback between the buildings and streets; (d) provided with adequate off street parking; (e) capable of being provided with full municipal physical services and emergency services; and (f) Facilitation a gradual transition from Low Profile residential development to Medium and/or High Profile development and vice versa, where appropriate, in accordance with Design Guidelines approved by Council.</p>	<p>The Site is a vacant lot.</p> <p>The proposed building height will be similar to a single detached dwelling in height, massing and scale.</p> <p>The massing of the development will be carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p> <p>The final design of the semi-detached will be addressed at the time of the building permit.</p> <p>Development is not subject to SPC.</p> <p>The building will be oriented to face the roadway, similar to the existing built environment and neighbourhood lot pattern.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.</p> <p>The Site is currently vacant.</p>

OP Policy #	Policy	Response
		<p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p> <p>Off-street parking is provided. On-street parking is also available, if required.</p> <p>Amenity areas and landscaping will be provided (front and rear of the Site).</p> <p>Full municipal and emergency services are available.</p> <p>The Site provides for an infilling and intensification opportunity, allowing a transition between existing uses.</p>
7.0 - Infrastructure	The provision of proper infrastructure provides a safe, healthy and efficient living environment. In order to accommodate transportation and physical service needs in Windsor, Council is committed to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	The proposed development is close to nearby transit, off a major roadway, and has access to full municipal services.
8.7.2.3 – Infill Development	Council will ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:	The proposed development fits well into this Site, as it pertains to massing. No adverse impact is anticipated.
	(a) massing; (b) building height;	The Site provides for an infilling and intensification opportunity, allowing a

OP Policy #	Policy	Response
		<p>transition between existing uses.</p> <p>The proposed building's height will be limited to 2 storeys.</p>
	(c) architectural proportion;	The proposed development uses the existing shape of the Site in a creative way.
	(d) volumes of defined space;	The proposed design of the development aims to replicate a continuous linear pattern of the area.
	(e) lot size;	<p>The existing parcel is appropriate and large enough to accommodate the proposed development.</p> <p>The Site allows for on-site parking, fire routes, sidewalks and landscaping.</p>
	(f) position relative to the road; and	The front of the proposed building will face the roadways.
	(g) building area to site area ratios.	<p>Appropriate lot coverage is proposed.</p> <p>The proposed buildings will not negatively impact the private use and enjoyment of area residents.</p>
	(h) the pattern, scale and character of existing development; and,	The proposed development will not change lotting or street patterns in the area.
	(i) exterior building appearance	The proposed development will be carefully designed and oriented to harmonize with the existing area.
	(j) Council adopted Design Guidelines that will assist in the design and review of applications for development	The guidelines have been considered.

OP Policy #	Policy	Response
	in accordance with the policies noted above	
9.3.4.1 – Heritage Resources	Council will protect heritage resources by: (a) Requiring that development or infrastructure undertakings on lands containing potential archaeological resources avoid the destruction or alteration of these resources in Schedule C-1 Archaeological Potential; or where this is not possible, requiring the proponent to mitigate the impact to archaeological resources through documentation and removal in advance of land disturbances, in accordance with the Ontario Heritage Act and the policies contained within the Windsor Archaeological Management Plan.	There is no apparent built heritage concern with this property, and it is not located within an Archaeological Potential Zone (APZ).

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

5.1.3 Intensification Guidelines

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

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

The Site is subject to the 'Residential' land use policies.

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

Policy #	Policy	Response
2.2 – General Guidelines for All Development	The intent for development within Windsor's Stable and Mature Neighbourhoods is to maintain the Low Profile built	The proposed development will fulfill the need for additional residential units in the area,

Policy #	Policy	Response
	<p>form character of the area and ensure a sensitive integration of new development, additions, or renovations to adjacent properties. Low Profile development in the Stable and Mature Neighbourhoods includes single-detached, semi-detached, duplex, townhouses, and apartments that are generally no greater than three (3) storeys in height.</p>	<p>while infilling a vacant parcel of land in a built up area.</p> <p>The proposed development is considered a low profile development as it is proposed to have 2 storey (with unfinished basement) semi-detached dwelling constructed on the Site.</p> <p>The Site is suitable for the proposed development as it is large enough and vacant.</p>
<p>2.2.1 – Site Orientation</p>	<p>The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel' and to define and frame the street while imparting the sense of openness and enclosure.</p>	<p>The proposed development is consistent with the character of the neighbourhood.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p>
	<p>The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Urban Design Guidelines in directing the relationship of the building to lot lines are to:</p> <ul style="list-style-type: none"> • Maintain consistent spacing between dwellings; and, • Allow a measure of privacy between neighbours by providing space for light and landscaping. 	<p>It is proposed to further amend the existing zoning to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category to permit the proposed development of a new semi-detached dwelling.</p> <p>Relief from specific regulations is also being requested as it pertains to Gross Floor Area (GFA).</p> <p>The relationship of the proposed semi-detached dwelling to the lot lines is appropriate. The same building envelope is used for an existing semi-detached dwelling in the R1.3 zone.</p>

Policy #	Policy	Response
		<p>Setbacks are maintained.</p> <p>The building height complies with the zone provisions and will not impact the privacy or enjoyment of abutting properties.</p> <p>The height of a proposed single detached dwelling is the same as the proposed semi-detached dwelling.</p>
	<p>1 Consider building placement and siting on a property in relation to the street and the property's neighbours to reinforce the positive characteristics of the existing streetscape.</p>	<p>The proposed building will be front-facing and will comply with the front yard setback required in the RD1.3 zone.</p> <p>The existing dwelling to the west is located approximately 5.41 m from the front lot line, and the existing dwelling to the east is located approximately 5.22 m from the front lot line. The proposed semi-detached dwelling will be located 6.10 m from the front lot line. The zoning for the RD1.3 requires 6.0 m minimum front yard setback.</p>
	<p>2 Ensure the scale of Low Profile buildings is compatible and sensitively integrated with residential buildings in the immediate vicinity in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility, and visual impact.</p>	<p>The proposed semi-detached dwelling is considered low profile. This is comparable to the surrounding area, which are also made up of low profile residential dwellings.</p> <p>The design and style of the proposed building will blend well with the scale and massing of the existing surrounding area.</p>

Policy #	Policy	Response
		The building height complies with the zone provisions and will not impact the privacy or enjoyment of abutting properties.
	3 Locate dwellings close to the street edge to frame the streetscapes, however, this will depend on the setbacks to houses on either side of the site.	The building will be located 6.10 m from the front lot line and will comply to the RD1.3 required minimum setback.
	4 Maintain consistent front yard setbacks along the street. New development should have a set back equal to the predominant setback (70%+) on the street (+/- 1.0m), or a distance that is the average of those on either side of the development site (+/- 1.0m).	The proposed front yard setback is appropriate. It will allow access into the proposed garages and parking on the proposed driveways.
	5 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.2 metres.	The proposed front yard setback is similar to the two abutting lots, on the east and west sides of the Site.
	6. Consider rear yard privacy issues when extending a home towards the rear property line or building a new dwelling by: a. Minimizing extensions beyond the adjacent dwellings rear wall; b. Limit direct conflict with new windows on the side elevations with existing windows on the abutting building; c. Minimizing the location of second floor balconies on rear and	<p>Rear yard amenity space and privacy are provided.</p> <p>15.42 m rear yard setback is proposed.</p> <p>The proposed height of the semi-detached will be less than 9.0 m, which is the same maximum height as a single detached dwelling.</p> <p>There are no balconies proposed.</p>

Policy #	Policy	Response
	side elevations or providing privacy screening on the side of the balcony; and, d. Providing fencing that effectively screens the rear amenity and minimizes its exposure to/ from adjacent properties, where appropriate.	Fencing and landscaping can be provided.
	7. Limit blocks of street townhouses to a maximum of 8 units, with 6 units preferred. The length of the townhouse blocks should not exceed 50 metres, unless it is essential to the architectural style of the townhouse block.	This guideline does not apply.
	8. Orient blocks of attached townhouse units to the street with integrated front garages accessed from the street. For rear lane townhouses an attached or detached garage will be located at the rear of the block and accessed from a lane.	This guideline does not apply.
2.2.2 – Development within Heritage Contexts	1. Locate and design buildings to respect and complement the scale, character, form, and siting of on-site and surrounding cultural heritage resources. 2. Ensure that conceptual design and massing of development or redevelopment projects are compatible with adjacent listed heritage buildings and/or sites. 3. New buildings located adjacent to built cultural heritage resources will be compatible with existing historical building types, colours, and material palettes having regard for modern	<p>The proposed design will provide complementary scale, character, and local context.</p> <p>The conceptual building design has taken inspiration from the existing neighbourhood.</p> <p>High quality materials and simplistic, timeless detail will be used.</p> <p>The proposed design will be inspired by the palette of the neighbourhood, with attention to complementary material and colour tone selections.</p>

Policy #	Policy	Response
	building designs, techniques, and materials.	The final design will be subject to the building permit.
2.2.3 – Access & Parking	Garages and driveways should be located and sized based on the established pattern of the neighbourhood.	<p>Access and parking will be located in the driveway and in the garages, located in front of the proposed semi-detached dwelling units.</p> <p>The location of garages and driveways is similar in the existing area.</p>
2.2.4 - Landscaping	The objectives of the Urban Design Guidelines with respect to landscape are to: • Maintain the green landscape character of the neighbourhood; • Plan for the urban canopy; • Screen views to rear yard parking; and, • Preserve mature trees.	<p>Professional landscaping will be provided.</p> <p>A tree inventory was prepared and summarized in Section 4.3.1 of this PRR.</p>
2.2.5 - Materials	The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.	The detail of treatment and materiality will be based on the inspiration of neighbouring aesthetics and style found in the immediate proximity of the Site.
2.3 – Modest Infill Development	The intent for development of single lot infill is to encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every dwelling or building in a neighbourhood. It is important that infill development integrates with the existing context and co-exists in harmony with no undue physical or functional adverse impact on existing or proposed development in the area.	<p>The proposed development is compatible with the land uses in the surrounding area.</p> <p>The Site offers an opportunity for modest infill development.</p> <p>The proposed development will help build on the existing character of the neighbourhood as a critically needed urban infill project.</p> <p>Appropriate setbacks are proposed.</p>

Policy #	Policy	Response
2.3.1 – General Guidelines	1. Infill development in the form of architecture for renovations and new construction shall: a. Ensure development is sensitively integrated with the existing context and character of the neighbourhoods identity. b. Preserve the variety of design, colour and construction materials within a range that enhances the character of the neighbourhood; and, c. Maintain compatible architectural character in the design of roofs, windows, doors, porches and signs.	<p>The approach to this infill project was to provide new residential units for the community, within a vacant parcel of land, while maintaining the urban fabric of the neighbourhood.</p> <p>The lot is vacant and always intended for residential use.</p> <p>Infill housing projects offer numerous benefits, including reducing urban sprawl and revitalizing existing neighbourhoods.</p> <p>It is better to 'build up' than 'build out'.</p>
	2. Ensure the architecture of a new dwelling is consistent with the architectural style and era in which its neighbourhood was built.	This proposed development achieves compatibility in height, massing, scale and setback, as well as architectural style, contributing positively to the maintenance and enhancement of the existing built up area.
	3. Design the architecture of an addition to be consistent with the original architecture of the existing dwelling.	<p>Existing dwellings in the neighbourhood have been taken into consideration in the conceptual design of the proposed building.</p> <p>There will be appropriate building setbacks proposed.</p> <p>The final design of the semi-detached dwelling will be assessed as part of the building permit.</p>
	4. On second-story additions and new two-story dwellings, maintain architectural continuity of materials and	The proposed height has been considered as part of the overall design of the dwelling.

Policy #	Policy	Response
	detailing around all sides of the dwelling, especially where the dwelling backs onto and is visible from adjacent streets or other public areas.	The proposed building will be less than 9.0 m (8.88 m) in height (2 storeys tall).
	5. Ensure solar access by designing a new dwelling or addition to not adversely affect the availability of daylight falling on neighbouring properties. Design the location, scale, and massing of an addition or new dwelling to have regard for the amount of shadow upon neighbours' rear yard areas.	<p>The proposed development promotes compact form and low profile housing, increased density and enables the use of transportation options for residents.</p> <p>The building construction will follow best practices for Energy Efficiency, complying with the latest version of the OBC and SB-12.</p>
2.3.2.1 – Building Design (Massing & Elevation Articulation)	The objectives of the Urban Design Guidelines in directing the relationship of the building elevation and entrance to the street are to: <ul style="list-style-type: none"> • Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character. • Promote "eyes on the street" and a strong presence of the main elevation on the street; • Ensure that the prominence of the front entrance is maintained and consistent with the surrounding neighbourhood; and, • Ensure the entrance remains the main feature of the house and is oriented to and clearly visible from the street. 	<p>The massing is proposed to be appropriate for the Site and for the neighbourhood.</p> <p>There is visible pedestrian access from the street to the proposed development.</p> <p>There is a strong street presence as the proposed building will face the roadway.</p>
	1. Design dwellings to have articulated elevations, especially those exposed to streets and open spaces. Articulated elevations might	Conceptual elevations have been provided in order to illustrate how the proposed development will look at a pedestrian level.

Policy #	Policy	Response
	include changes in plane, projections, enhanced fenestration, highlighted entrances, and complementary materials, among other architectural elements.	<p>Every effort has been made to ensure the proposed development will blend well with the existing neighbourhood.</p> <p>The final design will be subject to the building permit.</p>
	<p>2. Design the building envelope, and individual architectural elements within the building, to reference the architectural treatment of buildings in the neighbourhood. The goal is not to replicate buildings of the neighbourhood, but to ensure new development relates to them by incorporating similarities in design language to promote compatibility. Massing and architectural elements to be considered include a. Similar building shape (square, rectangular, L-shaped, etc.); b. Roof lines with similar massing, pitches and articulation (gable, hipped, shed, flat, use of dormers, etc.); c. Similar principal building massing elements (bays, projections, first floor height, building height, entry features, etc.); d. Similar architectural features (porches, stoops, chimneys, columns, frieze boards, etc.); e. Important datum lines (cornice, base courses, string courses, window</p>	<p>The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.).</p> <p>The proposed height complies with the proposed RD1.3 zone requirement.</p> <p>Minor relief is being requested as it pertains to GFA only. Further analysis is provided in Section 5.1.4 of this PRR.</p> <p>Within a 150 m radius, lot area and lot frontages in the area vary in size in the neighbourhood.</p>

Policy #	Policy	Response
	alignment, bays, etc.); and, f. Similar proportions (bays, windows, garage, etc.).	
	3. Ensure the new building is generally consistent in height and massing with adjacent buildings along the streetscape.	Height and massing have been taken into consideration in the conceptual design of the proposed semi-detached dwelling.
	4. In Mature Neighbourhoods provide appropriate transitions in height to existing adjacent buildings and ensure no new building is more than 0.5 metres higher than the adjacent dwelling(s).	A front yard landscaped area will provide the character and charm of a contiguous pedestrian and green experience as a transition and buffer.
	5. Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.	The proposed semi-detached dwelling will have entrances on the main façade facing the roadway.
	6. Avoid mixing historic architectural elements with other architectural style elements.	The proposed design provides complementary scale, character, and local context, while being consistent in offering a unique solution.
	7. Contemporary designs may be considered provided they exhibit consistency with the massing and articulation guidelines in this section and are not located within a heritage context or adjacent to a heritage dwelling.	There are no heritage concerns on or surrounding the Site.
2.3.2.2 Porches and Entry Features	1. Ensure the main entrance faces the street, with the door in a prominent position. The front door should be clearly visible and approachable from the street. 2. Front porches are encouraged as features that increase the prominence of the front entrance. 3. To ensure porches and	There will be entrances facing Capitol Street, giving the proposed development a strong street presence. Scale windows and entry provide an intended additional layering and porosity.

Policy #	Policy	Response
	<p>verandahs are useable they should be a minimum of 1.5 metres in depth. 4. Porches, stairs, canopies, and other entrance features may encroach into the required setbacks, a maximum of 1.5 metres. 5. Consider wrap around windows, porches and other architectural treatments for corner lot dwelling units. 6. Ensure steps from a front porch are not located closer than 1 metre from a property line. 7. Encourage weather protection elements at the main entrance and design to complement the overall design of the dwelling.</p>	

Therefore, the proposed development will conform to the purpose and intent of the City of Windsor 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 1.3 (RD1.3) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600 (see Figures 4 – ZBL).

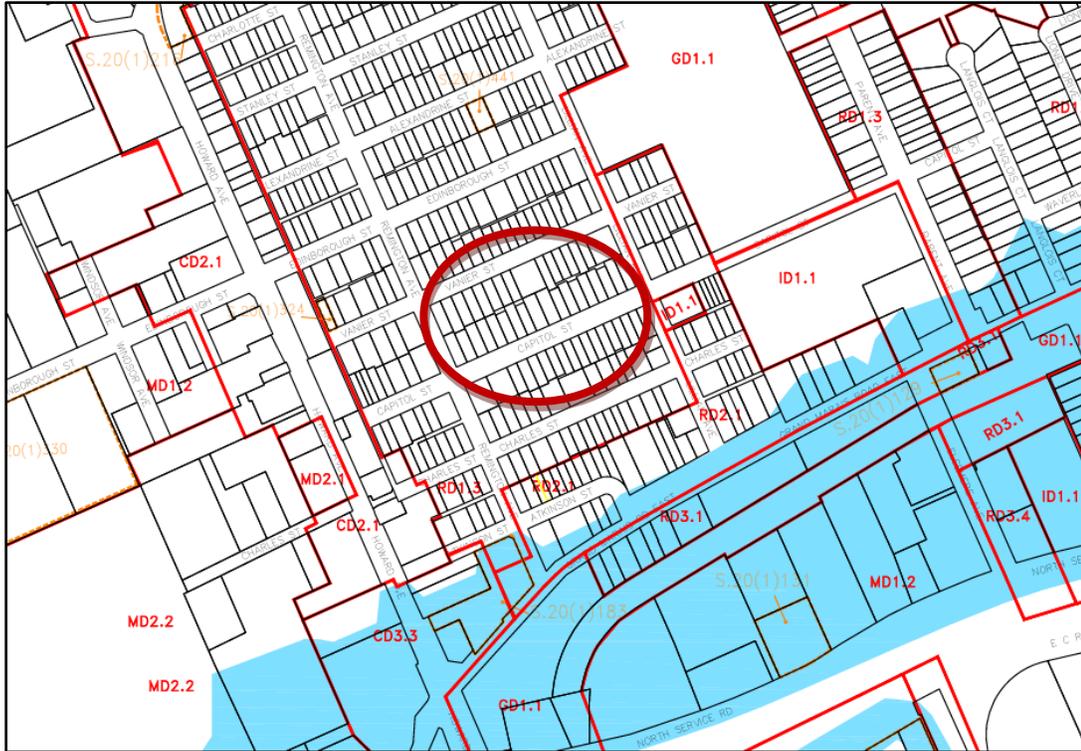


Figure 4 – ZBL

It is proposed to further amend the existing zoning to a site specific Residential District 1.3 (RD1.3 - S.20(1)(XXX)) category to permit the proposed development of a **new** semi-detached dwelling.

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

A review of the RD1.3 zone provisions, as set out in Section 11.2 of the ZBL, is as follows:

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - 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	New semi-detached dwelling (total 2 residential dwelling units)	Subject to the ZBA. The Site is large enough to accommodate the proposed development.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	use accessory to the preceding uses		A total of 6 units would be permitted in the current RD1.3 in the form of an existing semi-detached dwelling with additional dwelling units (ADUs) as of right. Only 2 units are proposed. No ADUs are proposed.
Lot Width – minimum	15.0 m	15.97 m	Complies
Lot Area – minimum	450.0 m ²	671.31 m ²	Complies
Lot Coverage – maximum	45.0% of 671.31 m ² = 302.09 m²	Lot – 671.31 m ² Building – 273.80 m ² Proposed lot coverage - 40.78 %	Complies
Main Building Height - maximum	9.0 m	Less than 9.0 m (8.8 m) (2-storey)	Complies
Front Yard Depth – minimum	6.0 m	6.10 m / 6.81 m	Complies
Rear Yard Depth – minimum	7.50 m	15.42 m	Complies
Side Yard Width – minimum	1.20 m	East side – 1.22 m West side – 1.22 m	Complies
Gross Floor Area – Main Building – maximum	400 m ²	477.25 m² (238.62 m² each semi-detached dwelling)	Relief is required. A difference of 77.25 m ² is requested.

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			<p>Relief is considered minor and is less than a 20 % reduction.</p> <p>Relief will allow each unit to have 4 bedrooms.</p> <p>The intent of a maximum gross floor area is to act as a regulatory tool to control the scale, density, and physical massing of development. This helps ensure new construction is compatible with existing neighborhood character and that urban growth aligns with community needs and infrastructure capacity.</p> <p>In this case, the proposed development will blend well with the scale, height and massing of the area.</p> <p>The RD1.3 building envelope will be maintained as it pertains to lot coverage and setbacks.</p> <p>Increasing the GFA does not impact the character of the proposed semi-detached dwelling.</p> <p>The increase in GFA will result in new construction that will maximize property value, meet market</p>

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
			<p>demands, and adhere to zoning provisions.</p> <p><i>GROSS FLOOR AREA – MAIN BUILDING means the total combined floor area in square metres of the main building on a lot, excluding the cellar of any building, measured from the outside face of the exterior walls of the main building.</i></p>
<p>Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.1)</p>	<p>For a dwelling unit in a semi-detached dwelling or in a townhome dwelling, a door that opens to the rear yard shall be located a minimum of 1.20 m from the centreline of the common wall between the dwelling units.</p>	<p>>1.20 m</p>	<p>Shall comply</p> <p>The final design is subject to a building permit.</p>
<p>Dwelling – Semi-Detached & Townhomes - Additional Provisions (Section 5.23.5)</p>	<p>When a lot on which a semi-detached dwelling or townhome dwelling has been erected and is subsequently severed by a common interior lot line that separates the dwelling units, for each dwelling unit the following additional provisions shall apply:</p>	<p>TBD</p>	<p>Shall Comply</p>

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
	<p>1 Lot Width – minimum – equal to the width of the dwelling unit plus any exterior side yard as existing at the time of the lot severance</p> <p>2 Lot Area – minimum – as existing at the time of the lot severance</p> <p>3 Lot Coverage – Total – maximum – 50% of lot area</p> <p>7 An interior side yard shall not be required along the common interior lot line for that part of the dwelling unit lawfully existing at the time of the lot severance</p>		
<p>Parking Requirements Table 24.20.5.1 - minimum</p>	<p>Semi-detached - 1 for each dwelling unit = 2</p> <p>TOTAL = 2</p>	<p>4 (2 each lot)</p>	<p>Complies</p> <p>A total of 4 parking spaces are proposed. There are two cars in the garage and two in the driveway.</p> <p>Vehicle access is from Capitol Street.</p>

Zone Regulations	Required RD1.3 Zone (Semi Detached Dwelling)	Proposed RD1.3 - S.20(1)(XXX) Zone	Compliance and/or Relief Requested with Justification
Parking, Loading and Stacking Provisions S 24.28.1.3.1	Front Yard Paving and Surfacing in RD – 50 %	47.7 %	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 RD1.3 Zone except for the following, which require site-specific relief:

1. Increase the maximum gross floor area of the main building from 400 m2 to 477.25 m2.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

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

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

6.1.2 Compatibility of Design

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

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

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

The proposed height of the semi-detached will be less than 9.0 m, which is the same maximum height as a single detached dwelling.

A total of 6 units would be permitted in the form of an **existing** semi-detached dwelling with additional dwelling units (ADUs) as of right in the current zoning. Only 2 units are proposed.

Parking (on site), amenity areas, and landscaping will be provided.

6.1.3 Good Planning

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

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 proposed development promotes efficient development and land use patterns which sustains the financial well-being of the Municipality.

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 residential 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

