

PLANNING RATIONALE REPORT

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT PROPOSED DEVELOPMENT

960 Hanna Street East
Windsor, Ontario

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Prepared by:



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1.0 INTRODUCTION

I have been retained by Kal & Co. Design Group (herein the "Applicant") to provide a land use Planning Rationale Report (PRR) in support of a proposed development located at 960 Hanna Street East (herein the "Site") in the City of Windsor, Province of Ontario.

The Site is made up of one (1) parcel of land in Ward 4 in the Walkerville Planning District.

The Site currently has an existing one-storey commercial building and gravel parking area.

The existing building is currently vacant.

It is proposed that the Site be further developed to permit the administration / operational offices for a maintenance company with storage and allow for manufacturing uses.

No exterior renovations are proposed.

Interior renovations are proposed.

The Site has access to full municipal services.

Pre-consultation (stage 1) was completed by the Applicant. Comments dated May 23, 2024 (City File #PC-042/24) were received.

Pre-submission (stage 2) was completed by the Applicant. Comments dated December 11, 2024 (City File #PC-119/24) were received.

Applications for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) are required in order to permit the proposed development.

Once the OPA and ZBA have been approved, the Applicant will proceed with a building permit for any proposed interior renovations.

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).

This PRR will show that the proposed development is suitable, 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 Description of Site and Ownership

The Site has been owned by 593067 ONTARIO LTD. since 2023.

The Site is made up of one (1) square-shaped corner parcel of land located on the north side of Hanna Street East and the west side of Langlois Avenue (see the area in **yellow** on Figure 1a – Site Location).

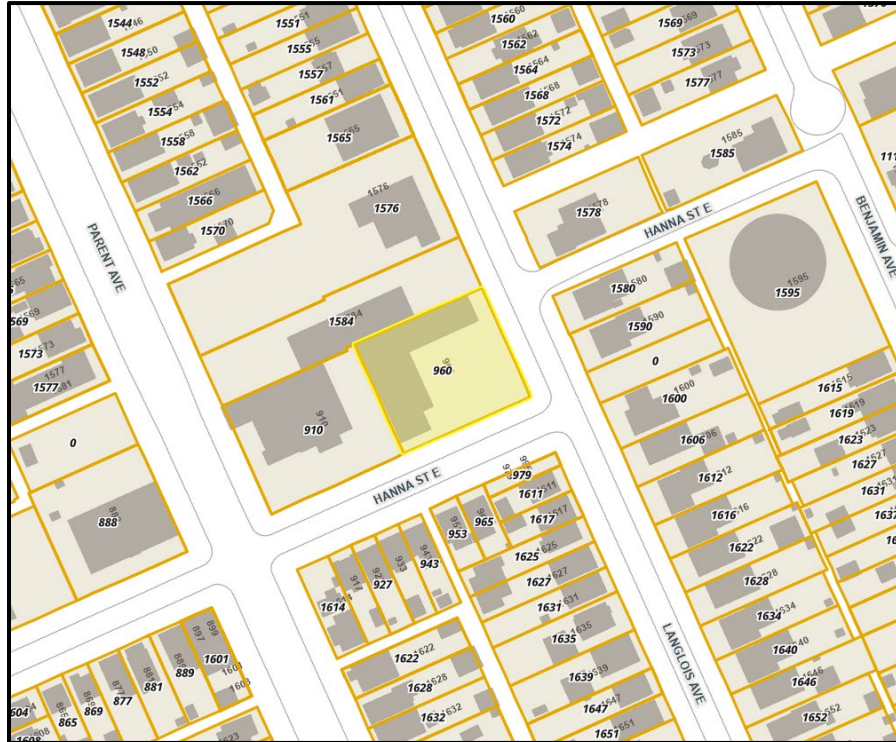


Figure 1a – Site Location (Source: City of Windsor GIS)

The Site is locally known as 960 Hanna Street East, City of Windsor, Province of Ontario and is legally described as LOT 66 PLAN 430 WINDSOR; LOT 67 PLAN 430 WINDSOR; PT LOT 64 PLAN 430 WINDSOR; PT LOT 65 PLAN 430 WINDSOR; PT LOT 68 PLAN 430 WINDSOR AS IN R460876; WINDSOR, PIN 01158-0313 LT (ARN 37-39-030-440-04700-0000).

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site, subject to the proposed development, consists of a total area of 1,804.13 m², with a lot frontage of 39.66 m along Langlois Street and a lot depth of 45.49 m along Hanna Street East.

2.2.2 Existing Structures and Previous Use

The Site currently has an existing one-storey commercial building and gravel parking area.

The existing building is currently vacant (see Figures 1b – Site Street View).





Figures 1b – Site Street View, From Hanna St E (Source: Pillon Abbs Inc.)

The previous use of the Site was used for an upholstery shop and warehouse for approximately 20 years.

2.2.3 Vegetation

The Site has an existing grassed area and landscaping.

2.2.4 Topography, Drainage and Soil

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

The Site is part of the Windsor Area Drainage.

The Site is not impacted by Source Water Protection.

The soil is made up of Brookstone Clay Loan (Bcl).

2.2.5 Other Physical Features

There is existing fencing around the entire Site.

The main access to the Site is from an existing gated driveway along Hanna Street East. There is also an existing un-gated driveway along Langlois Avenue.

2.2.6 Municipal Services

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

Hanna Street East and Langlois Ave are local roads. Hanna Street East runs toward Parent Avenue to the west, which is a Class II collector road.

There is on-street parking along Hanna Street East and Langlois Avenue.

There are streetlights or sidewalks in the area of the Site.

The Site is in close proximity to major transportation corridors, including Tecumseh Road East and Howard Avenue.

The Site is close to transit, with the closest bus stop located at the corner of Parent Ave and Hanna St E (Stop ID 2071 and 2070, Bus 14).

2.2.7 Nearby Amenities

There are several schools, parks and libraries nearby.

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

2.3 Surrounding Land Uses

Overall, the Site is located in an existing built up area in Ward 4 in the Walkerville Planning District.

There are a mix of land uses in the area.

There are residential lands to the south and east and employment lands to the north and west of the Site.

A site visit was undertaken on October 21, 2024.

North – The lands directly north of the Site are used for commercial (HQ Nutrition) with access from Parent Ave (see Photo 1 - North).



Photo 1 – North (Source: Google Maps)

South – The lands directly south of the Site are used for residential (low profile), with access from Hanna Street East and Langlois Avenue (see Photos 2 - South).





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

East – The lands directly east of the Site are used for residential (low profile) with access from Langlois Avenue (see Photo 3 - East).



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

West – The lands directly west of the Site are used for commercial (Slater Tire and Battery Centre), with access from Parent Avenue and Hanna Street East (see Photo 4 - West).

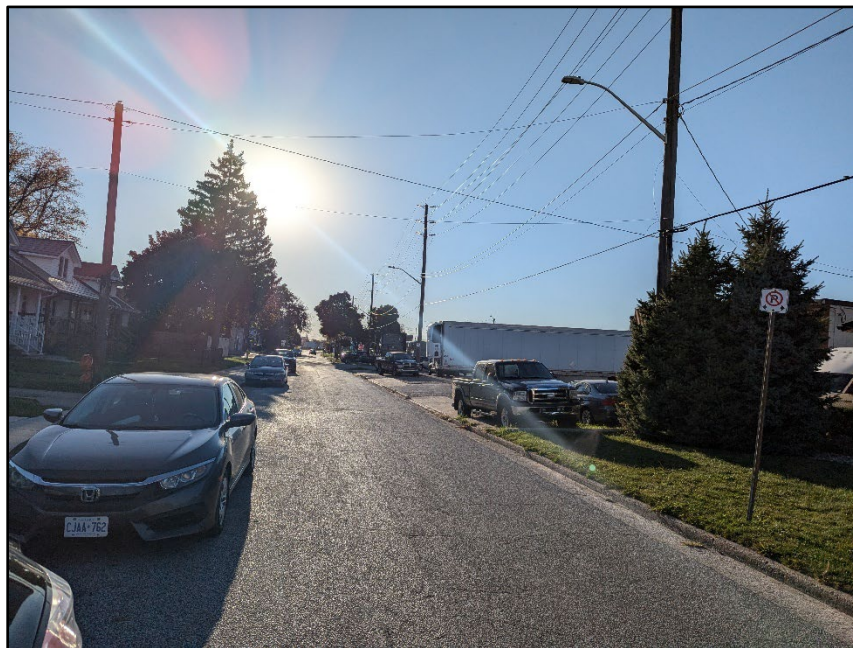


Photo 4 – West (Source: Pillon Abbs Inc.)

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is made up of one (1) parcel of land in Ward 4 in the Walkerville Planning District.

The Site currently has an existing one-storey 1,793.86 m² (19,309 ft²) commercial building and gravel parking area.

The existing building is currently vacant.

It is proposed that the Site be further developed to permit the administration / operational offices for a maintenance company with storage and allow for manufacturing uses.

A Site Plan has been provided (see Figure 2a – Site Plan).

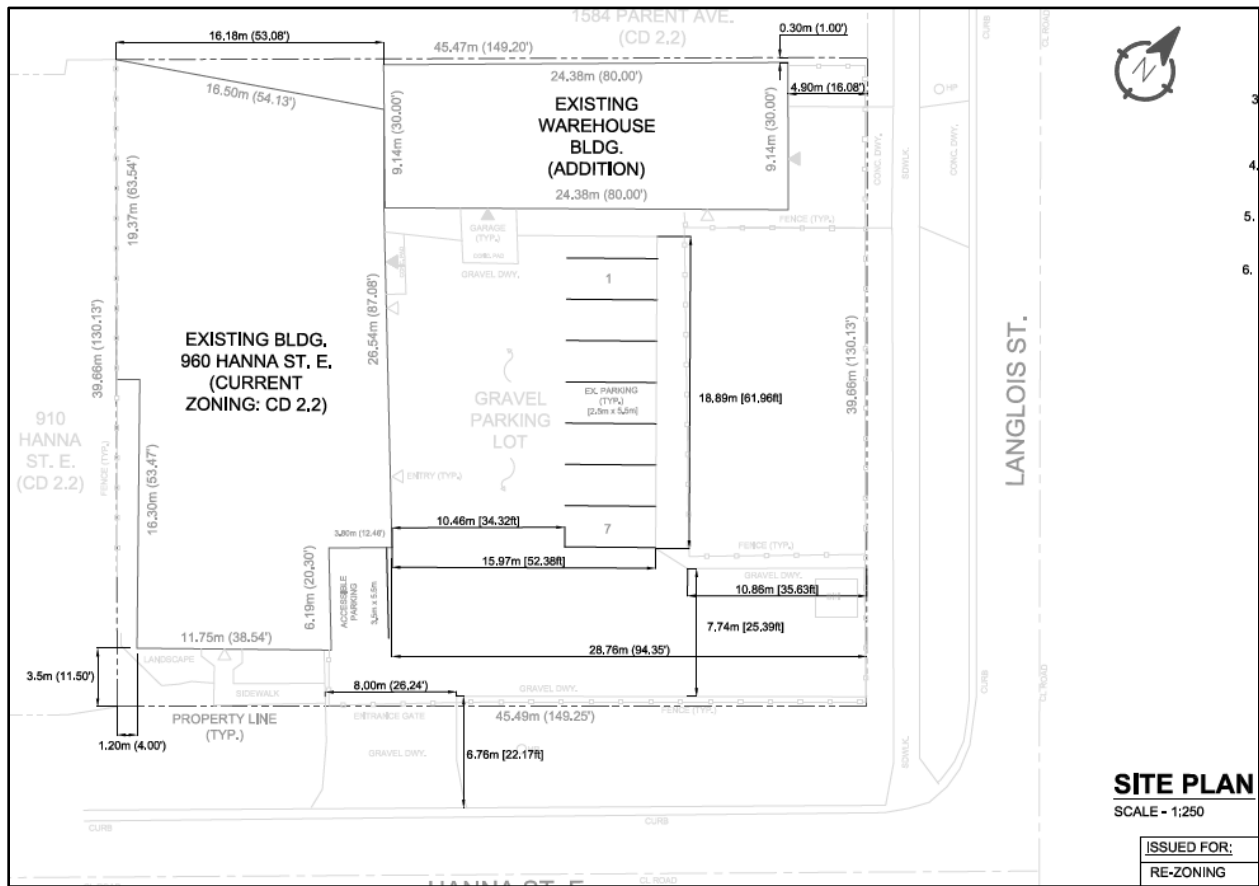


Figure 2a – Site Plan

The manufacturing use includes the following activities and uses:

- Assembling custom countertops which requires cutting premade laminate countertop pieces, assembling and finishing custom countertops.
- Package and delivery.
- Cut and form kitchen tools, gadgets, and accessories.
- Package and shipping.
- Wholesale storage and display of flooring materials, and plumbing fixtures (toilets, vanities, etc).
- Display for wholesale of construction and other material for contractors (metal roofing, siding, etc).
- For display and maintenance site.

No exterior renovations are proposed.

There will be no outdoor storage of goods and materials.

The existing building area will remain the same.

The main entrance into the building is from the south side and will remain.

The site plan illustrates the existing buildings and parking areas.

The number of existing parking spaces (7 total) and loading spaces will remain the same, as shown on the Site Plan.

Interior renovations are proposed with a 152.55 m² (1,642 ft²) area of the existing building.

Any noise, dust, or vibration can be mitigated through filters and ventilations.

A floor plan has been provided (see Figure 2b – Floor Plan).

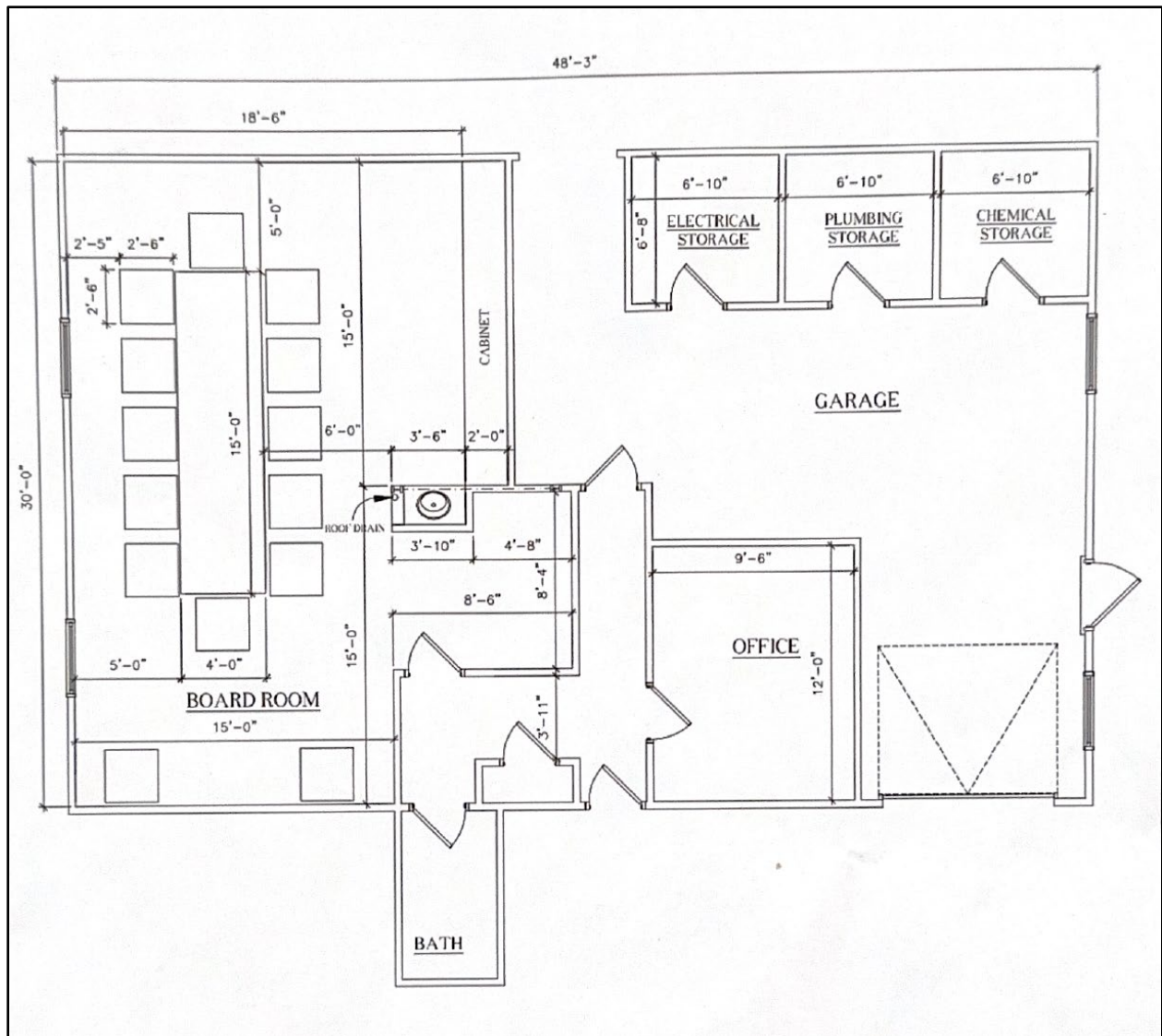


Figure 2b – Floor Plan

Each driveway access will remain the same.

The Site has full municipal services (water, sewer and drainage).

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 in-person public open house was held by the Applicant with area residents and property owners on August 15, 2024, from 3:00 pm to 4:00 pm.

A total of 103 notices were mailed out.

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

A total of 28 people attended.

The following is a summary of the comments and responses from the public open houses:

Topic Item	Comments and Questions	Response
Notices and Purpose	Who was sent the notices? Who is hosting? What is the purpose?	The City provided the mailing labels. The open house is hosted by the Applicant before any application is submitted to the City. The open house provided members of the public with opportunities to review and comment on the proposed development.
Proposal	There was some support for the proposal. We will demolish the Building and put up high rise apartments? Will there be an Industrial Stamping Plant?	No, the proposed use is manufacturing.
Noise and Pollution	We do not want to create a manufacturing plant that becomes an industrial noise and pollution place. There is aluminum dust and gas that will be harmful to the neighbourhood residents. There is formaldehyde dust and gas that will be harmful to the neighborhood residents.	The Applicant may have to add some ventilation and filters.

Topic Item	Comments and Questions	Response
	The ventilation and Heating System is inadequate and dangerous for the facilities.	
Safety	<p>The wood dust in the air is so dangerous that if one lit a match in the room, the building could explode.</p> <p>What guarantee is there that we will comply with safety regulations and Codes and when will the residents be shown proof of compliance.</p> <p>What equipment is used to cut countertops and is there carcinogenic from the dust and chemicals in the laminate and wood products.</p>	<p>The Countertop Business will operate safely.</p> <p>The Applicant will go through the permits and inspections that are required.</p>
Nearby Schools	There are 2 schools and a daycare Centre nearby whose children will be polluted by the Formaldehyde.	The proposed development will not have any impact on nearby schools and day cares.

4.0 APPLICATIONS AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant. Comments dated May 23, 2024 (City File #PC-042/24) were received.

Pre-submission (stage 2) was completed by the Applicant. Comments dated December 11, 2024 (City File #PC-119/24) were received.

Applications for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) are required in order to permit the proposed development.

The following explains the purpose of the application and other required approvals, as well as a summary of the required support studies.

4.1 Official Plan Amendment

A site specific Official Plan Amendment (OPA) is required to permit the proposed development.

The current designation for the Site is "Residential," as shown on Schedule D of the City of Windsor Official Plan (OP).

It is proposed to maintain the existing designation and request that the proposed development be added as an additional permitted use.

The OP is detailed, and the justification is set out in Section 5.1.2 of this PRR.

4.2 Zoning By-Law Amendment

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

The current zoning for the Site is Commercial District 2.2 (CD2.2) category, as shown on Map 7 of the City of Windsor Zoning By-Law (ZBL).

It is proposed to maintain the existing CD2.2 zoning category and request that the proposed development be added as an additional permitted use.

Relief is also required to confirm the number of existing parking spaces.

The ZBA is detailed, and the justification is set out in Section 5.1.3 of this PRR.

4.3 Other Application

Once the OPA and ZBA has been approved, the Applicant will proceed with a building permit for any proposed interior renovations.

4.4 Supporting Studies

There were no supporting studies required for the application.

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, providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environments.

The PPS was issued under Section 3 of the Planning Act and came into effect on October 20, 2024.

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	A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.	Windsor has directed growth where the Site is located, which will contribute positively to promoting efficient land use and development patterns. The OPA and ZBA are minor changes to the existing Site.
Chapter 2.1.1: Building Homes, Sustaining Strong and Competitive Communities	As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the	The proposed development will support the City's need for employment growth. The City OP also allows for existing land uses to be expanded subject to criteria.

PPS Policy #	Policy	Response
	Ministry of Finance and may modify, as appropriate.	
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>	The proposed development will support the City's requirement to accommodate for employment to meet long-term needs.
2.3.1.1 – Settlement Areas	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	<p>The Site is located in an existing settlement area of the City of Windsor, which is where growth should occur.</p> <p>The proposed use of the Site represents an efficient development pattern that optimizes the use of land.</p> <p>The proposed development will not change lotting or street patterns in the area.</p>
2.3.1.2	<p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) optimize existing and planned infrastructure and public service facilities;</p>	<p>The proposed development promotes an efficient development and land use pattern as it uses an existing building within a settlement area.</p> <p>The Site has access to full municipal infrastructure and is close to nearby public service facilities.</p>

PPS Policy #	Policy	Response
		<p>There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal infilling opportunity.</p> <p>The OPA and ZBA will not change the character of the Site in any way.</p>
2.8.1.1 - Employment	<p>Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</p> <p>d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and</p> <p>e) addressing land use compatibility adjacent to employment areas by providing</p>	<p>The proposed development offers a new employment opportunity.</p> <p>There is a need.</p> <p>The proposed development will be suitable to be located within the existing building.</p> <p>Infrastructure is provided.</p> <p>The proposed development has been designed to be compatible with the existing built-up area.</p> <p>The building is set back from the road and is away from the existing residential uses to the south and east.</p>

PPS Policy #	Policy	Response
	an appropriate transition to sensitive land uses.	
2.8.1.2	Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.	<p>The proposed use can be located within the existing building as it is not immediately abutting any residential uses.</p> <p>Adverse effects are not anticipated.</p> <p>Existing buffering and setbacks are provided as a way to mitigate uses.</p>
2.8.1.3	In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.	<p>The proposed use is appropriate for the Site.</p> <p>All activities will be located inside the existing building.</p> <p>Any noise, dust, or vibration can be mitigated through filters and ventilations.</p>
2.8.2.1 – Employment Areas	Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.	<p>The Site will continue to be used for employment, which is what it is currently used for.</p> <p>The OPA and ZBA are considered minor in terms of impact on the Site and its surroundings.</p>
2.8.2.3	<p>Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:</p> <p>a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing</p>	<p>The proposed development is considered an expansion of an existing employment use.</p>

PPS Policy #	Policy	Response
	and goods movement, and associated retail and office uses and ancillary 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 Site has access to infrastructure and nearby public service facilities.
3.5.1 – Land Use Compatibility	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	<p>The proposed use is appropriate for the existing building.</p> <p>The land area is sufficient to accommodate the proposed development.</p> <p>Noise, dust, or vibration can be mitigated to ensure land use compatibility.</p> <p>The OPA and ZBA do address compatibility.</p>
3.6.2 – Sewage, Water and Stormwater	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The development can proceed with existing municipal services.
3.6.8	<p>Planning for stormwater management shall:</p> <p>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and</p>	Stormwater is existing.

PPS Policy #	Policy	Response
	financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;	
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.
4.2.1 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development; minimizing potential	The Site is outside the regulated area of ERCA.
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 cultural heritage features that apply to this 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.

Therefore, the proposed development is consistent with the PPS.

5.1.2 Official Plan

The City of Windsor Official Plan (OP) was adopted by Council on October 25, 1999, approved in part by the Ministry of Municipal Affairs and Housing (MMAH) on March 28, 2000, and the remainder approved by the Ontario Municipal Board (OMB) on November 1, 2002. 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 lands are designated "Residential" according to Schedule "D" Land Use attached to the OP for the City of Windsor (see Figure 3 – OP).

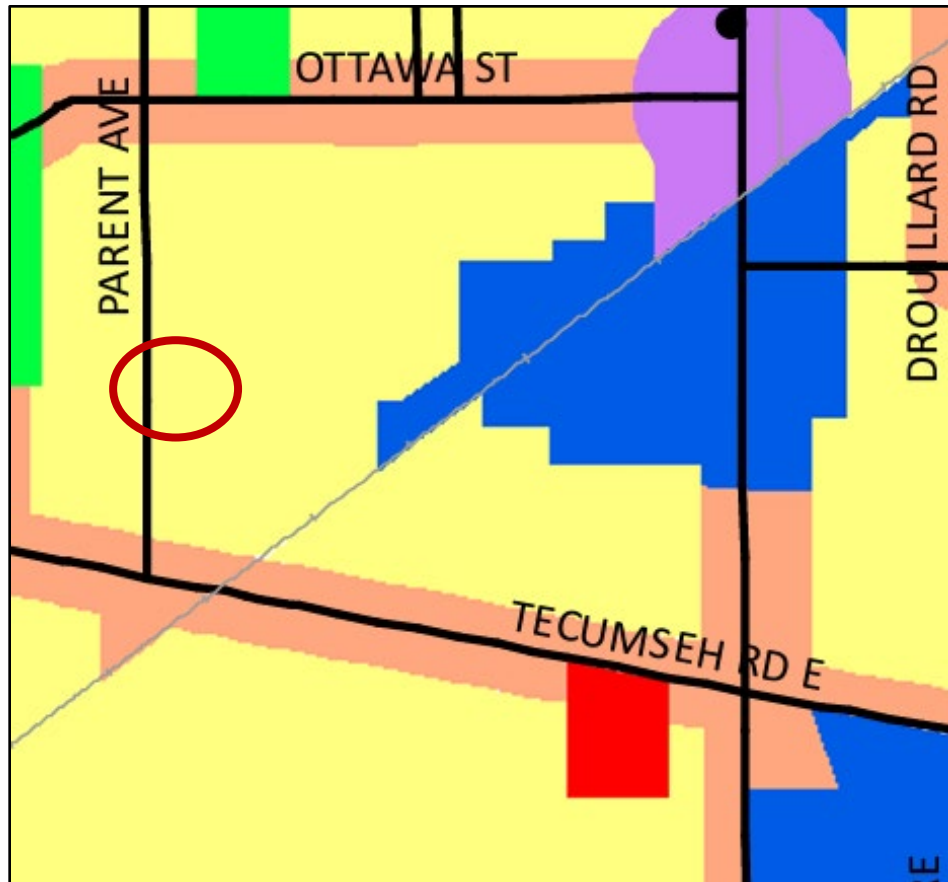


Figure 3 – OP

The Site is also subject to the following:

- Schedule 'B' – Greenway System – Parent Ave is designated as "recreationway"
- Schedule 'C-1' – Development Constraint Areas: Archaeological Potential – Designated within "Low Archaeological Potential"
- Schedule 'F' - Roads & Bikeways – Hanna St E is a local road, and Parent Ave is a Class II Collector

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

OP Policy #	Policy	Response
3.1	The planning of Windsor's future is guided by the following vision taken from Dream Dare Do – The City of Windsor Community Strategic Plan.	<p>The proposed development will support the City's vision by providing employment in an existing built-up area where citizens can live, work and play.</p> <p>The location of the proposed development is appropriate as there is a mix of uses in the area.</p> <p>Applications for an OPA and a ZBA are required in order to permit the proposed development.</p>
4.0 - Healthy Community	The implementing healthy community policies are interwoven throughout the remainder of the Plan, particularly within the Environment, Land Use, Infrastructure and Urban Design chapters, to ensure their consideration and application as a part of the planning process.	<p>The proposed development will support the City's goal of promoting a healthy community.</p> <p>The proposed development is close to nearby transit, residential, shopping, local/regional amenities and parks.</p> <p>The proposed development will help diversify employment opportunities needed in the area and will provide jobs.</p>
4.2.6.1 – Employment Opportunities	To provide for a wide range of employment opportunities at appropriate locations throughout Windsor.	<p>The proposed development will provide employment opportunities.</p> <p>Employment (jobs) will be provided.</p>
4.2.6.2 – Economic Development	To encourage a range of economic development opportunities to reach full employment.	The proposed development will support economic development in the area.

OP Policy #	Policy	Response
		The proposed development will help diversify employment opportunities.
6.0 - Preamble	A healthy and livable city is one in which people can enjoy a vibrant economy and a sustainable healthy environment in safe, caring and diverse neighbourhoods. In order to ensure that Windsor is such a city, Council will manage development through an approach, which balances environmental, social and economic considerations.	The proposed development supports the policy set out in the OP as it is suited for the employment needs of the City. The OPA and ZBA are minor changes to the existing Site.
6.1 - Goals	In keeping with the Strategic Directions, Council's land use goals are to achieve: 6.1.4 The retention and expansion of Windsor's employment base. 6.1.10 Pedestrian oriented clusters of residential, commercial, employment and institutional uses.	The proposed development supports the goals set out in the OP as it provides employment. Employment is encouraged in the area. The Site is currently zone for commercial uses.
6.3 - Residential	The lands designated as "Residential" on Schedule D: Land Use provide the main locations for housing in Windsor outside of the City Centre Planning District. In order to develop safe, caring and diverse neighbourhoods, opportunities for a broad range of housing types and complementary services and amenities are provided. The following objectives and policies establish the framework for development decisions in Residential areas.	The current designation for the Site is "Residential," as shown on Schedule D of the City OP. An OPA and ZBA are required to permit the proposed development. The OPA and ZBA are considered minor in terms of impact on the Site and its surroundings.

OP Policy #	Policy	Response
6.3.2.2 – Ancillary Uses	<p>In addition to the uses permitted above, Council will encourage the achievement of diverse and self-sufficient neighbourhoods by permitting the following ancillary uses in areas designated Residential on Schedule D: Land Use without requiring an amendment to this Plan:</p> <p>c) Neighbourhood Commercial uses subject to the provisions of policy 6.3.2.9;</p>	<p>Currently, the Site is being used for commercial purposes.</p> <p>The additional uses are very similar to the current uses permitted in the CD2.2 zone.</p> <p>There are several similar uses in the immediate area.</p>
6.3.2.9 – Neighbourhood Commercial Evaluation Criteria	<p>Neighbourhood Commercial uses shall be encouraged to locate in Mixed Use Corridors and Mixed Use Nodes as shown on Schedule D. Ideally, these uses would form part of a multi-use building with residential uses located above or behind the non-residential uses on the street front.</p> <p>At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed Neighbourhood Commercial development within a designated Residential area is: (a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses: (i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan; (ii) adjacent to sources of</p>	<p>The PPS has been assessed as part of section 5.1.1 of this PRR.</p> <p>There are no anticipated nuisances that will cause any negative impact to the surrounding residential uses.</p> <p>The proposed use will be safe.</p> <p>Traffic and parking are not expected to be impacted.</p> <p>There are no heritage resources that impact the Site.</p> <p>There is a need.</p> <p>There are no secondary uses that impact the Site.</p> <p>The proposed use will be compatible as it will be located inside the existing building, which will not change the characteristic of the Site.</p>

OP Policy #	Policy	Response
	<p>nuisance, such as noise, odour, vibration and dust; (iii) within a site of potential or known contamination; (iv) where traffic generation and distribution is a provincial or municipal concern; (v) adjacent to heritage resources; and (vi) where market impact is identified as a municipal concern; (b) in keeping with the goals, objectives and policies of any secondary plan or guideline plan affecting the surrounding area; (c) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas; (d) capable of being provided with full municipal physical services and emergency services; and (e) provided with adequate off-street parking.</p>	<p>The existing building has been designed to be compatible with the existing built-up area.</p> <p>The Site is currently being serviced by municipal infrastructure.</p> <p>There is adequate off street parking.</p> <p>The Site is generally level, which is conducive to easy vehicular movements.</p>
6.3.2.10 – Ancillary Use Design Guidelines	<p>The following guidelines shall be considered when evaluating the proposed design of an ancillary use: (a) the ability to achieve the associated policies as outlined in the Urban Design chapter of this Plan; (b) the provision of appropriate landscaping or other buffers to enhance: (i) all parking lots, and outdoor loading, storage and service areas; and (ii) the separation between the use and adjacent uses, where appropriate; (c) motorized vehicle access is oriented in such a manner that traffic will be discouraged from using</p>	<p>There are no exterior changes to the existing building, loading area or parking area.</p> <p>There is existing landscaping and buffering provided on the site.</p>

OP Policy #	Policy	Response
	Local Roads where other options are available; and (d) pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safe and convenient.	
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 transportation corridor and has access to municipal services.
11.6.3.1 – Amendment Policies (Zoning)	All amendments to the Zoning By-law(s) shall conform with this Plan. The Municipality will, on each occasion of approval of a change to the zoning by-law(s), specify that conformity with the Official Plan is maintained or that the change will be in conformity upon the coming into effect of an amendment to the Official Plan.	<p>The proposed ZBA is used to permit the proposed development and does conform with the purpose and intent of the OP, as set out in this PRR, with the OPA.</p> <p>The Site was always used for manufacturing.</p> <p>There are several similar uses in the immediate area.</p>
11.6.3.3 – Evaluation Criteria	<p>When considering applications for Zoning By-law amendments, Council shall consider the policies of this Plan and will, without limiting the generality of the foregoing, consider such matters as the following:</p> <p>(a) The relevant evaluation criteria contained in the Land Use Chapter of this Plan, Volume II: Secondary Plans & Special Policy Areas and other</p>	<p>The OP policies have been considered in the analysis of the ZBA.</p> <p>This PRR has undertaken the required evaluation of OP policies.</p> <p>There are no Secondary Plans that impact the Site.</p> <p>Support studies have been summarized in Section 4.3 of this PRR.</p>

OP Policy #	Policy	Response
	<p>relevant standards and guidelines; (b) Relevant support studies; (c) The comments and recommendations from municipal staff and circularized agencies; (d) Relevant provincial legislation, policies and appropriate guidelines; and (e) The ramifications of the decision on the use of adjacent or similar lands.</p>	<p>Comments and recommendations from staff and agencies have been provided as part of the Stage 2 application review.</p> <p>This PRR has undertaken the required evaluation of provincial legislation in Section 5.1.1.</p> <p>There are no design guidelines that impact this type of development.</p> <p>Allowing the proposed use will result in a vacant parcel of land to be used.</p> <p>The OPA and ZBA are considered minor in terms of impact on the Site and its surroundings.</p>
<p>11.6.10.1 – Existing Land Uses</p>	<p>Certain lawfully existing uses may, by their nature or location, not satisfy or conform to the land use policies or applicable land use designation in this Plan. They may have been established at their location for a long period of time and accepted as such within the neighbourhood or constructed more recently in compliance with the previous zoning. Notwithstanding any other provisions of this Plan in conflict herewith, such uses may be zoned as conforming uses in the zoning by-law provided that: (a) The use does not constitute a danger, a nuisance or blight to the adjacent neighbourhood by</p>	<p>The proposed additional use does is safe and will not cause any danger or nuisance.</p> <p>The operation will be kept inside the existing building and will not change the character of the Site.</p> <p>The proposed use will not have any negative impact on the nearby residential uses.</p> <p>The OPA and ZBA will not change the character of the Site in any way.</p>

OP Policy #	Policy	Response
	virtue of its function or operational characteristics; and (b) The extension or enlargement of the use or change in its functionality would not be detrimental to nor pose a nuisance to the adjacent neighbourhood; or (c) Where the use is deemed to be a sensitive land use, it shall be part of a viable larger grouping of similar land uses.	

Therefore, based on the above-noted analysis in this PRR, the proposed development will conform to the policy direction of the OP when the OPA is adopted.

5.1.3 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.

According to Map 7 attached to the ZBL the Site is currently zoned Commercial District 2.2 (CD2.2) category (see Figure 4 – ZBL).

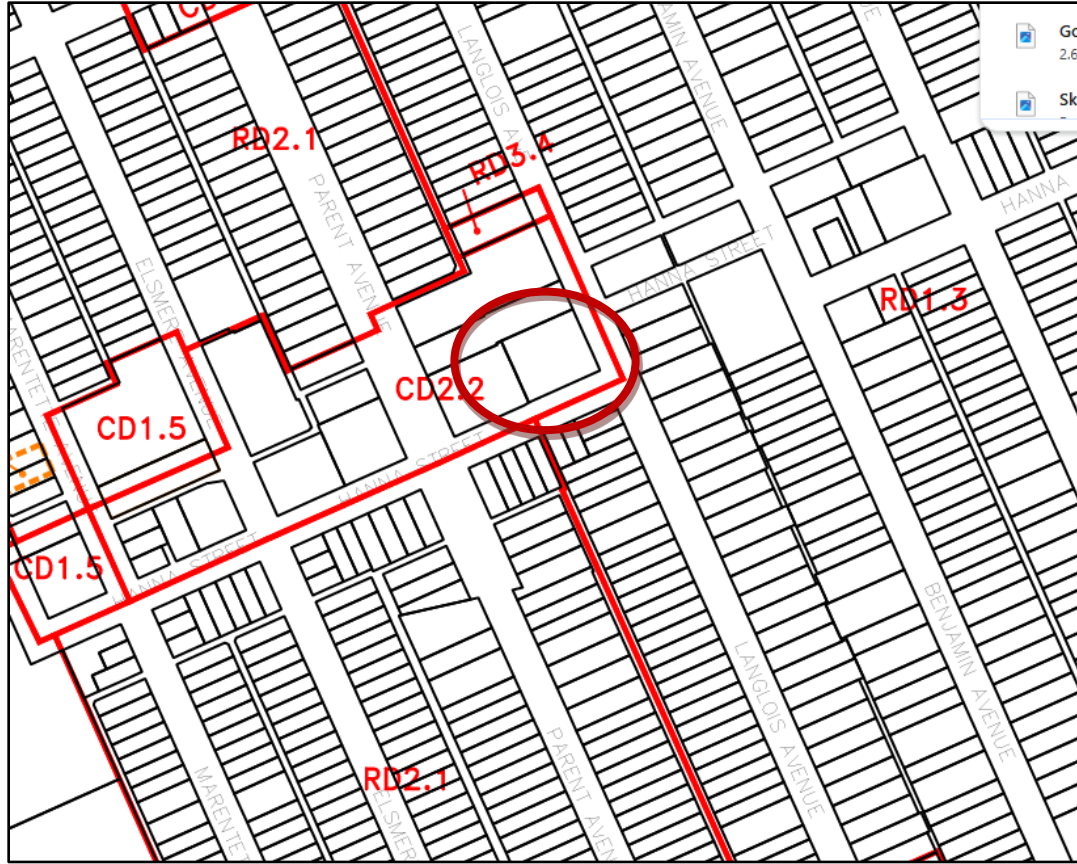


Figure 4 –ZBL

The zoning for the Site is proposed to be changed to a site specific Commercial District 2.2 (CD2-2 - S.20(1)(XXX)) category in order to permit the proposed development as an additional permitted use.

A review of the CD2.2 zone provisions, as set out in Section 15.2 of the ZBL is as follows:

Zone Regulations (Section 18.4.5)	Required CD2.2 Zone	Proposed	Compliance and/or Relief Requested with Justification
Permitted Uses (Section 15.2.1)	Bakery Business Office Child Care Centre Commercial School Confectionery Food Outlet – Take-Out Funeral	Administration / operational offices for a maintenance company and allow for manufacturing uses as additional permitted uses.	Shall comply, subject to the OPA and ZBA being approved. The proposed use is very similar to some of the uses in the CD2.2, such as light

Zone Regulations (Section 18.4.5)	Required CD2.2 Zone	Proposed	Compliance and/or Relief Requested with Justification
	<p>Establishment Medical Office Micro-Brewery Personal Service Shop Place of Entertainment and Recreation Place of Worship Professional Studio Public Hall Repair Shop – Light Restaurant Retail Store Veterinary Office Wholesale Store Dwelling Units in a Combined Use Building with any one or more of the above uses Gas Bar Outdoor Market Parking Garage Public Parking Area Tourist Home Existing Automobile Repair Garage Existing Service Station Any use accessory to any of the preceding uses. An Outdoor Storage Yard is prohibited, save and except, in combination with the following main uses: Outdoor Market, Existing Automobile Repair Garage.</p>		<p>repair shop, and wholesale store.</p> <p>There will be no outdoor storage of goods and materials.</p>
Min. Lot Width	N/A	Existing	Complies

Zone Regulations (Section 18.4.5)	Required CD2.2 Zone	Proposed	Compliance and/or Relief Requested with Justification
Max. Building Height	14.0 m	Existing	Complies
Amenity Area – Per Dwelling Unit – minimum	N/A	N/A	Complies
Max. Gross Floor Area – main building	Bakery or Confectionary – N/A	N/A	Complies
Other	For a Combined Use Building, all dwelling units, not including entrances thereto, shall be located above the non-residential uses.	N/A	Complies
	An Outdoor Market is permitted within a Business Improvement Area. An Outdoor Market is prohibited elsewhere.	N/A	Complies
Min. Parking Spaces Required (Table 24.20.20.5.1)	Warehousing 1 for each 200 m ² GFA: 24.38 m x 9.14 m = 222.83 m ² TOTAL = 1.11 (1 rounded down) Other Industrial 1 for each 45 m ² GFA for the first 2,700 m ² GFA AND 1 for each additional 180 m ² GFA : 1,571.09 m ²	Existing – 7 parking spaces	Shall comply, subject to the OPA and ZBA being approved. A fixed number of parking spaces is requested.

Zone Regulations (Section 18.4.5)	Required CD2.2 Zone	Proposed	Compliance and/or Relief Requested with Justification
	TOTAL – 34.91 (34 rounded down) TOTAL COMBINED – 35 parking spaces		

Therefore, the proposed development will comply with all zone provisions set out in the CD2.2 zone with the exception of the following requested relief:

- *Permit a total of 7 existing parking spaces.*

No other zoning relief is required.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

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

- The land area is sufficient to accommodate the proposed development,
- The Site is generally level, which is conducive to easy vehicular movements,
- The Site will be able to accommodate municipal water, storm and sewer systems,
- There are no anticipated traffic or parking concerns,
- There are no natural heritage concerns,
- There are no cultural heritage concerns,
- There are no hazards, and
- The location of the proposed development is appropriate.

6.1.2 Compatibility of Design

The existing building has been designed to be compatible with the existing built-up area and incorporates sufficient setbacks and buffering.

There are no external changes to the existing building, which will not change the characteristics of the area.

The proposed development is an appropriate use of the Site and will not cause any noise, dust or vibration.

The proposed development will help diversify employment opportunities needed in the area and provide jobs.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the City to provide economic development and employment opportunities within the settlement area.

The building is existing and is an expansion of an existing commercial use, similar to some of the uses currently permitted in the CD2.2 zone.

There are several similar uses in the immediate area.

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

The proposed development will not change lotting or street patterns in the area.

The City OP does allow for existing land uses to be expanded subject to criteria.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts.

6.1.5 Municipal Services Impacts

Municipal services are available, which is the preferred form for development.

There are no parking or traffic concerns.

6.1.6 Social, Heritage and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation corridors, transit, residential, open space and community amenities.

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

The proposal does not cause any public health and safety concerns. The proposal represents a cost effective development pattern that minimizes land consumption and servicing costs.

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

There are no cultural heritage resources that impact the Site.

6.2 Conclusion

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

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

Planner's Certificate:

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



**Tracey Pillon-Abbs, RPP
Principal Planner**

