

**ELECTRONIC AND IN PERSON
PUBLIC OPEN HOUSE**

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

**726 Josephine Avenue,
Windsor, Ontario**

Tuesday,
February 25, 2025
6:00 p.m. to 7:00 p.m.

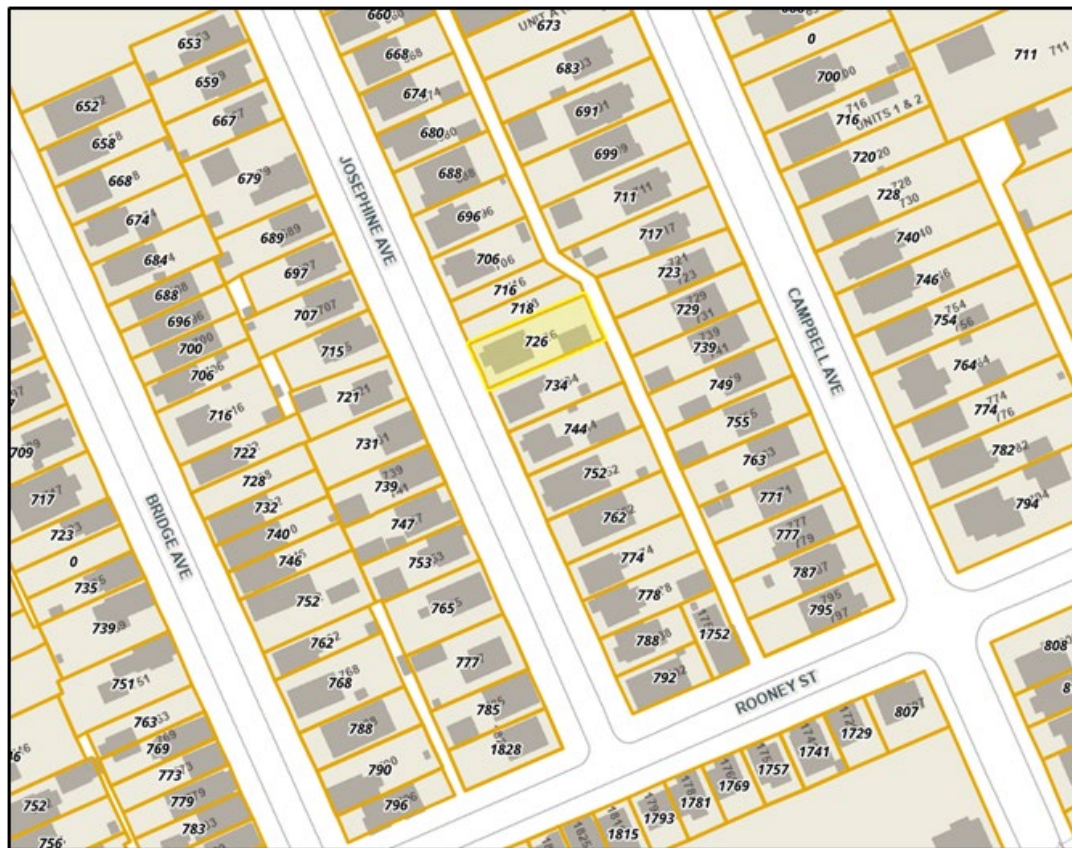
Hosted by:
Pillon Abbs Inc.
Land Use Planning Consultant

Welcome

- The purpose of this **informal** public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- The open house is scheduled for 1 hour.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Representatives are also online but **only** to observe.
- Change is not always easy, but we want to **hear your ideas** on what you would like to see in your neighbourhood based on **planning matters**.

The Site

- located in City of Windsor Ward 2
- made up of 1 parcel of land
- currently has an existing single detached dwelling and accessory structure (to be demolished)
- north side of Rooney St and south of Wyandotte St W
- lot area is 410.42 m²
- the neighbourhood characteristic of the area is residential
- outside the Essex Region Conservation Authority (ERCA) regulated area
- Part of the Riverwest Planning District





706

723

729

716

715

Josephine Ave

721

734

731

744

739

752

747

Josephine Ave

762

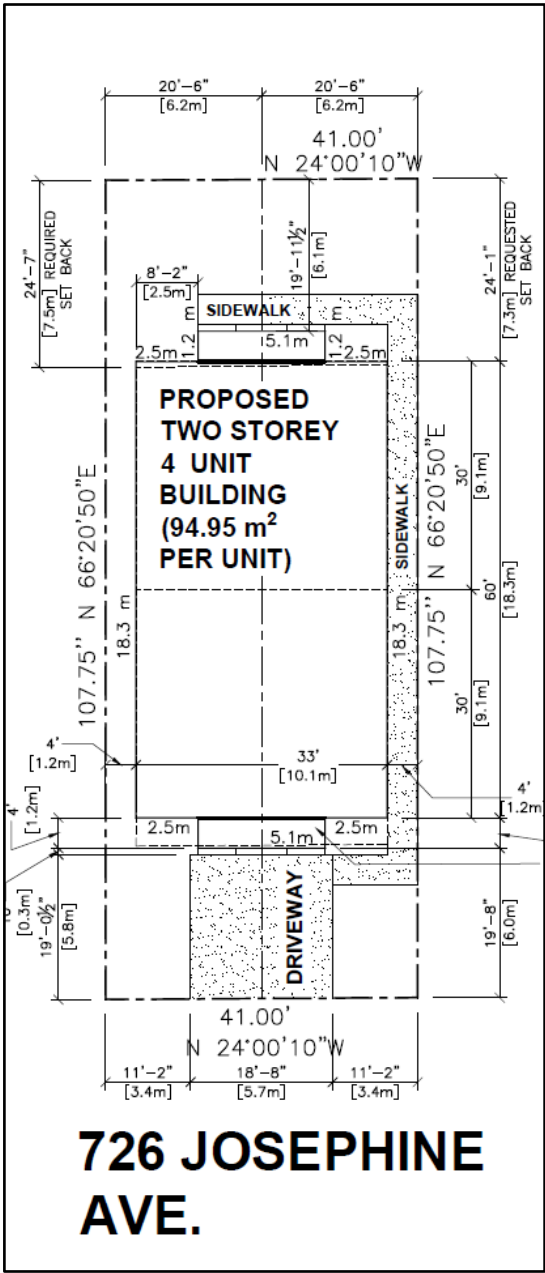


What is Proposed

- proposed to develop the Site for residential use
- a new semi-detached dwelling is proposed
- with two additional dwelling units
- one in each semi-detached dwelling
- total of 4 residential dwelling units
- total of 4 parking spaces located within the front yard
- access from Josephine Ave is proposed



Concept Plan



726 JOSEPHINE AVE.



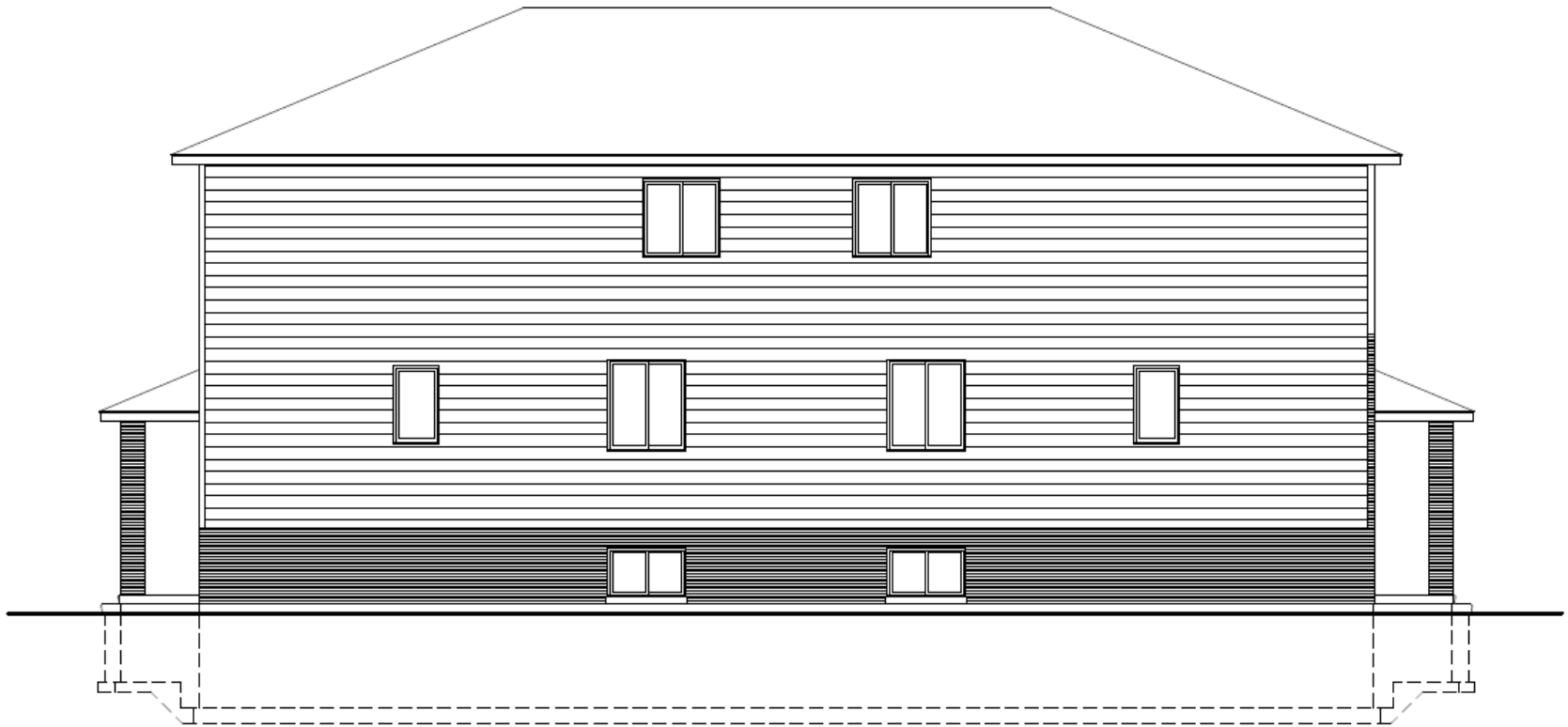
Elevations - Proposed



FRONT ELEVATION



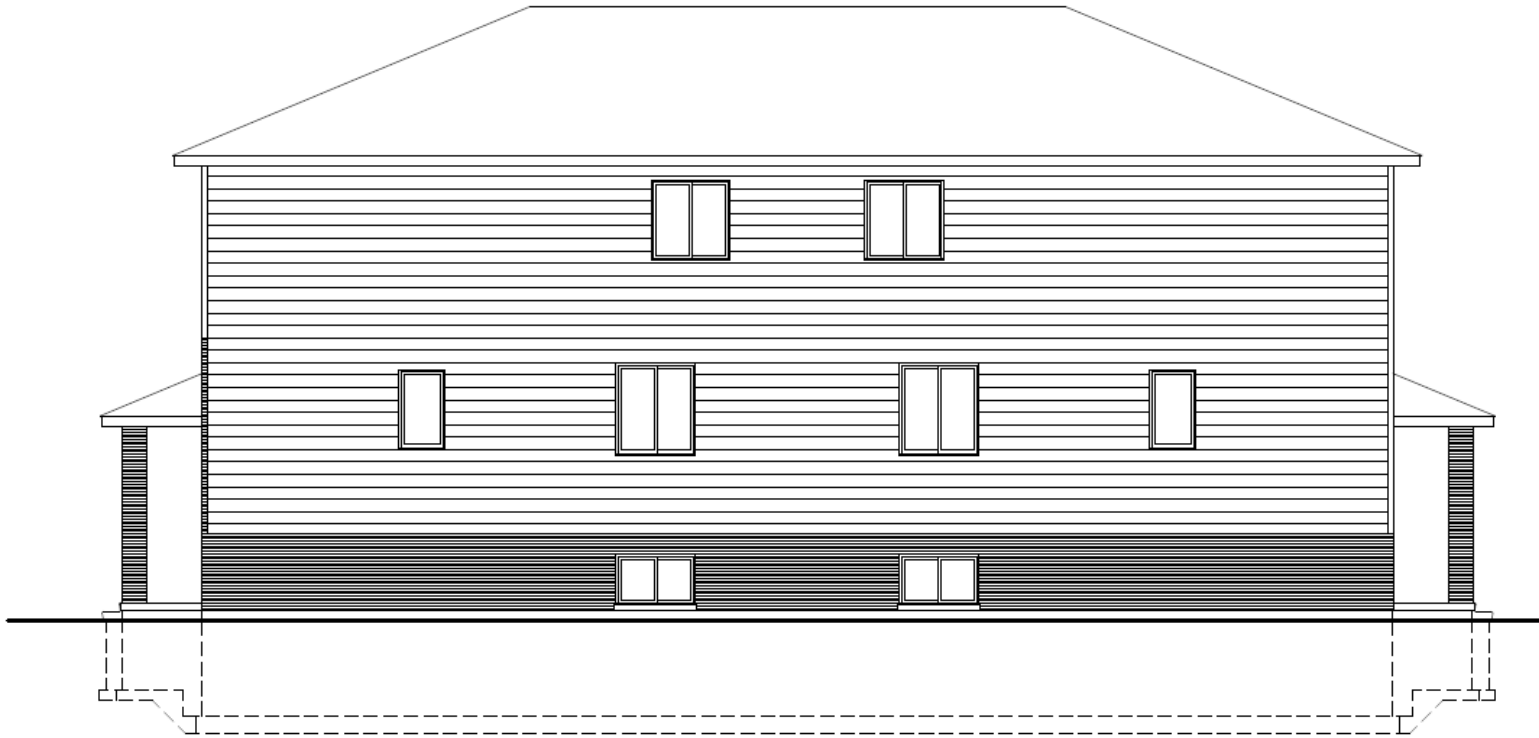
REAR ELEVATION



LEFT ELEVATION

726 JOSEPHINE - DRAFT 1

JAN. 23 / 2025



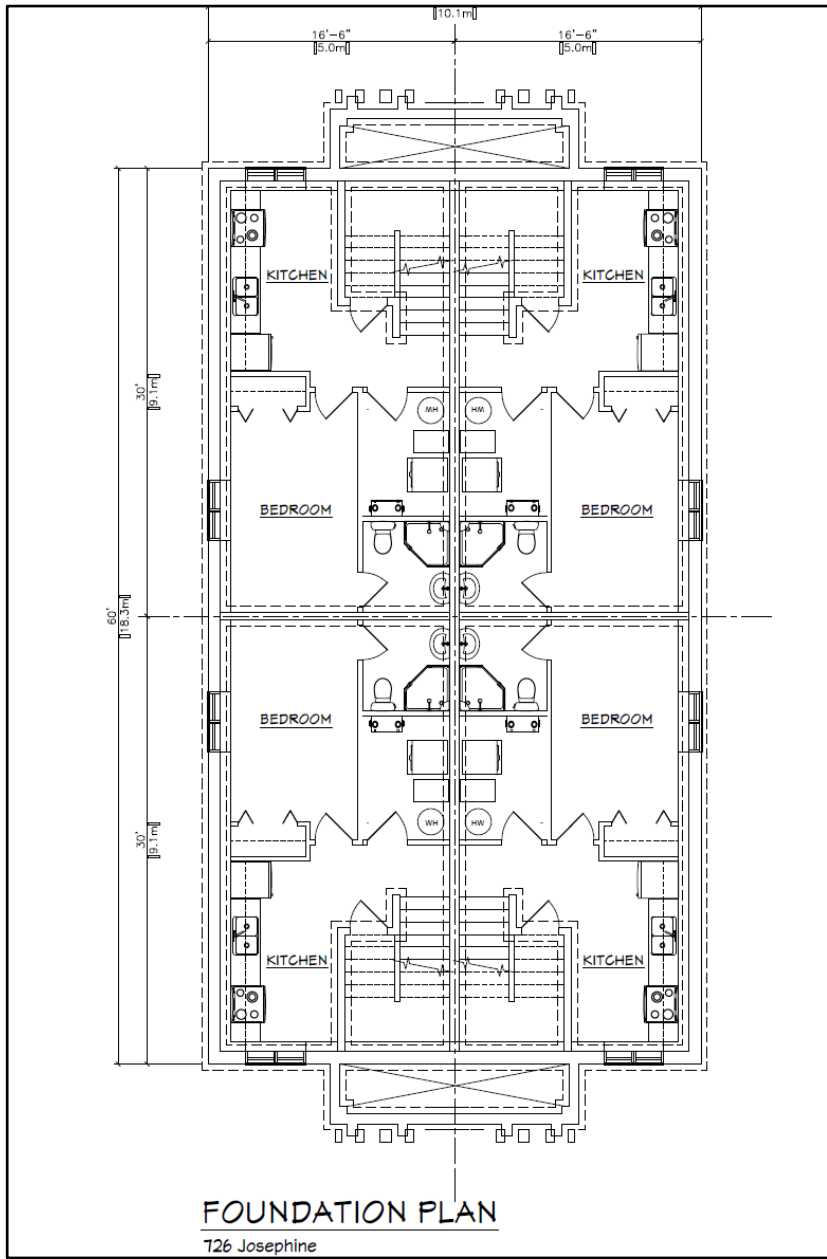
RIGHT ELEVATION

726 JOSEPHINE - DRAFT 1

JAN. 23 / 2025

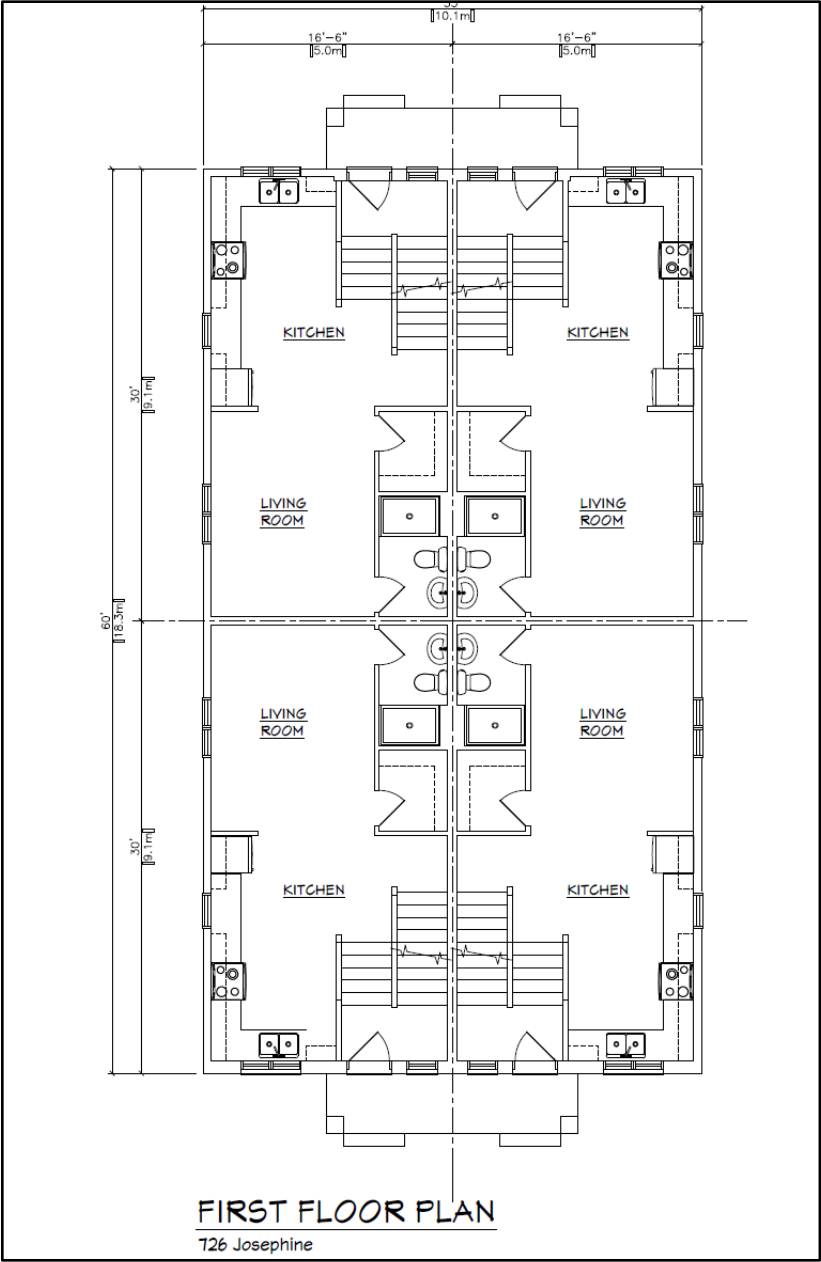


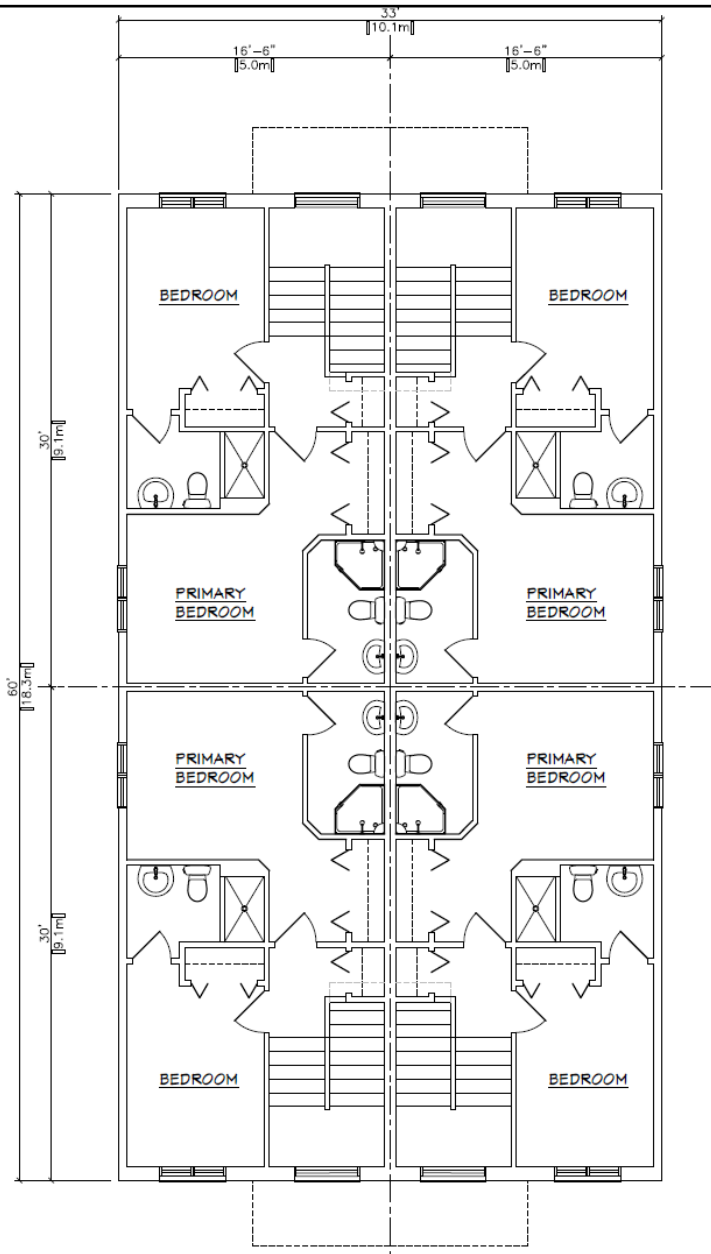
Floor Plan - Proposed



FOUNDATION PLAN

T26 Josephine






SECOND FLOOR PLAN

726 Josephine


Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping and paved sidewalks throughout the Site
- Paved driveways to serve each unit
- No garages
- Refuse (garbage and recycling) to be taken to the curb
- Private amenity space provided
- Parking for bicycles provided
- The semi-detached dwelling will be severed along the common wall of the dwelling into two separate lots



Land Use Planning in Ontario – Provincial Planning Statement (PPS)

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Ontario 



PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

Four Main Provincial Policies:

- BUILDING HOMES,
SUSTAINING STRONG AND
COMPETITIVE COMMUNITIES
- INFRASTRUCTURE AND
FACILITIES
- WISE USE AND
MANAGEMENT OF
RESOURCES
- PROTECTING PUBLIC HEALTH
AND SAFETY

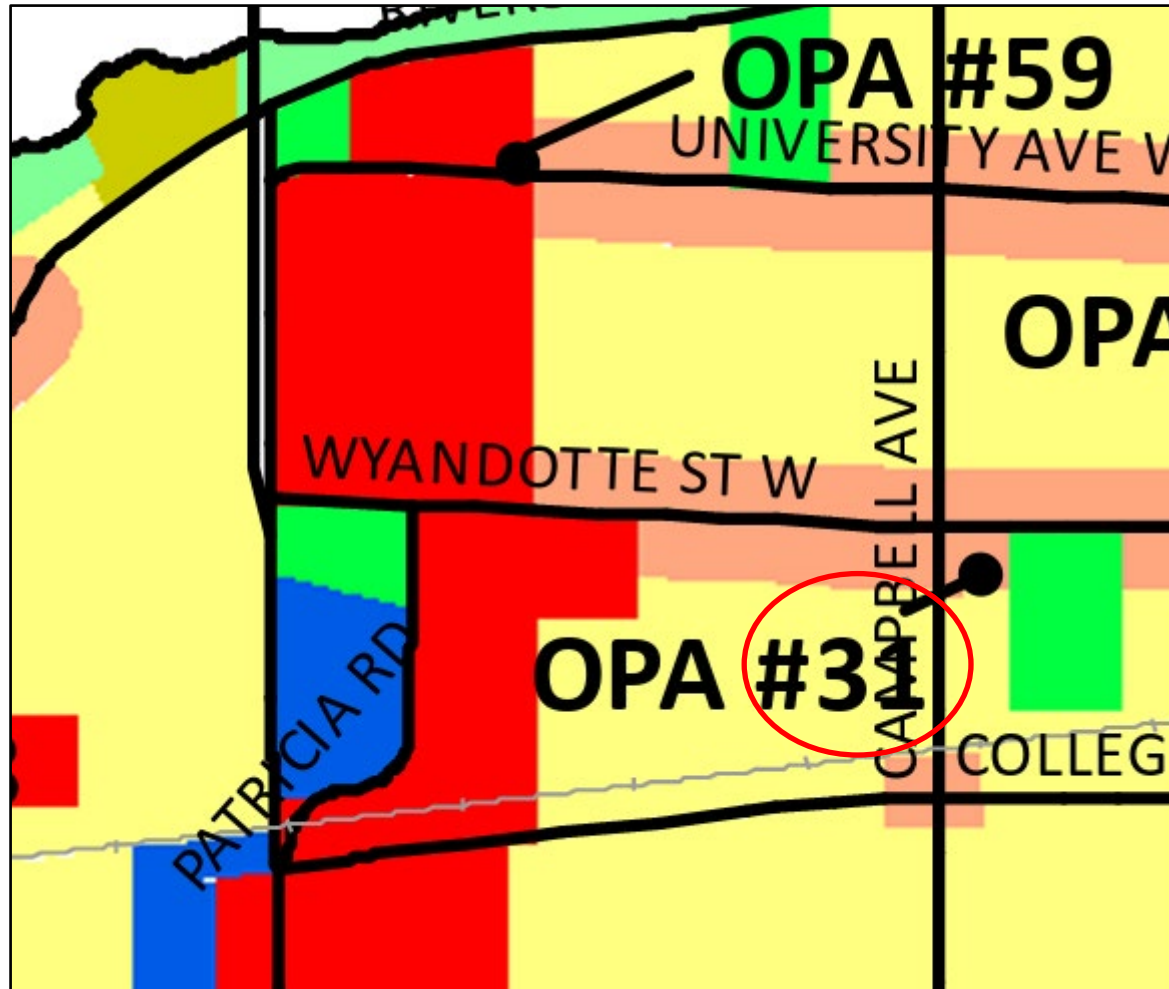
Windsor Official Plan (OP)



Key OP Policies

- Designated “Residential” in the City OP (Schedule D)
- Residential development is encouraged to contribute toward a healthy and livable city
- To direct residential intensification to those areas of the City where transportation, municipal services, community facilities, and goods and services are readily available
- To support a complementary range of housing forms and tenures
- Ensure development that is compatible with its surroundings

OP - Schedule 'D'



Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Residential District 1.3 (RD1.3) category
- Map 3 of the City ZBL
- Current permitted uses include:
 - *Existing Duplex Dwelling*
 - *Existing Semi-Detached Dwelling*
 - *One Single Unit Dwelling*
 - *Any use accessory to the preceding uses (ie detached garage or shed)*

ZBL- Map '3'



Required
Planning
Applications

- Zoning By-law Amendment (ZBA)

ZBA

- The ZBA for the Site proposes to change the existing Residential District 1.3 (RD1.3) category
- to a site-specific Residential District 1.3 (RD 1.3) category
- To permit the proposed development
 - NEW semi detached dwellings
 - ARUs are as of right
- Relief
 - TBD

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit the **ZBA** application, we are required to also provide the following:

- Application and Fees
- Informal Open House
- Planning Rationale Report
- Archaeological Assessment
- Conceptual Plan
- Elevations
- Floor Plans

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the Planning Rationale Report



Once the **application** is submitted, the City will be processing the application in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, please contact:
 - Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc.
23669 Prince Albert Road, Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
- Phone, email, or mail written comments
- Please note that comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports
- Presentation material is available upon request

Questions and
Feedback?