

**ELECTRONIC  
PUBLIC OPEN HOUSE**

**PROPOSED  
RESIDENTIAL  
DEVELOPMENT**

**3880 Matchett Road,  
Windsor, Ontario**

Wednesday,  
February 12, 2025  
6:00 p.m. to 7:00 p.m.

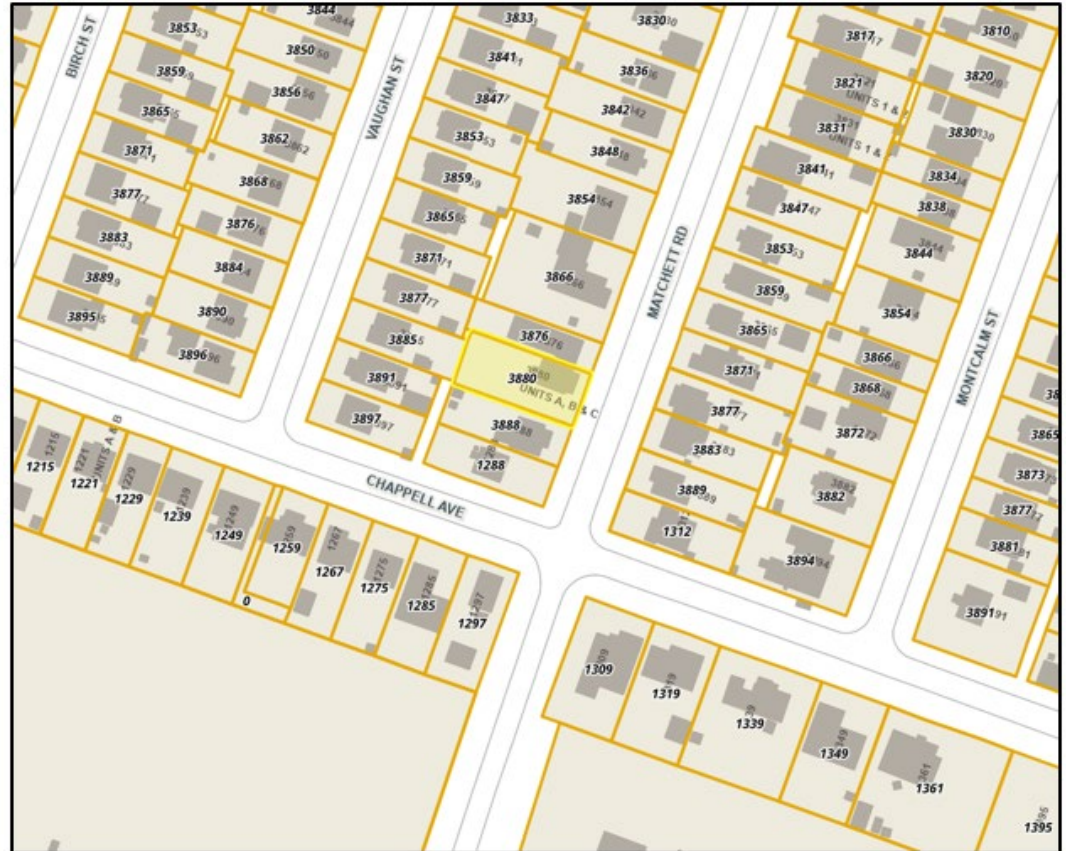
Hosted by:  
Pillon Abbs Inc.  
Land Use Planning Consultant

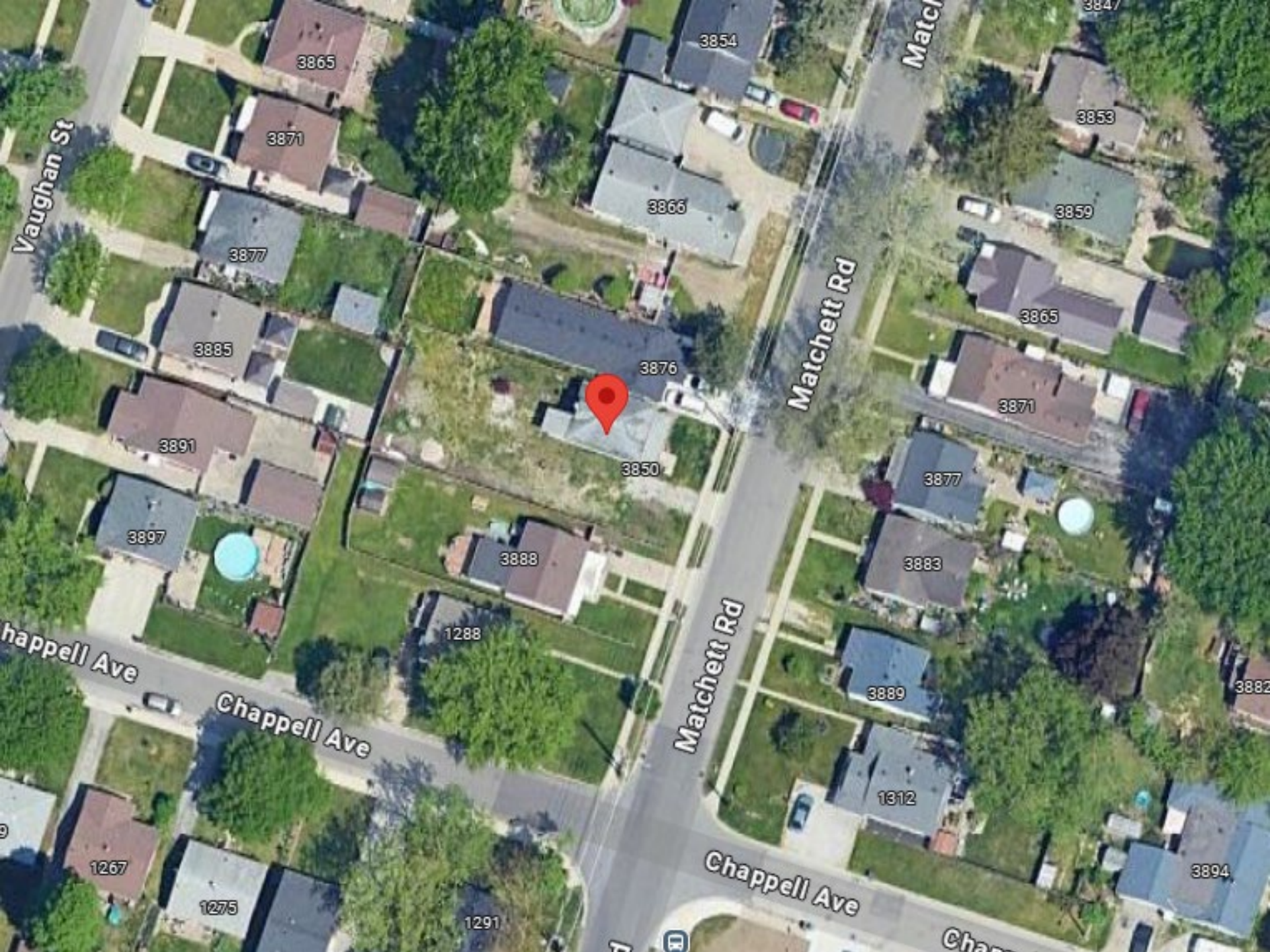
# Welcome

- 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 (to be demolished)
- north side of Chappell Ave and
- west side of Matchett Rd
- 574.8 m2 in size
- the neighbourhood characteristic of the area is residential
- outside the Essex Region Conservation Authority (ERCA) regulated area
- Part of the Sandwich Planning District







# What is Proposed

- **proposal has been revised since the notice was sent**
- proposed to construct 1 new semi-detached dwelling
- building height of 6.0 m
- one storey with an unfinished basement
- total of 2 dwelling units
- total of 2 parking spaces located within the front yard with
- access from Matchett Road is proposed

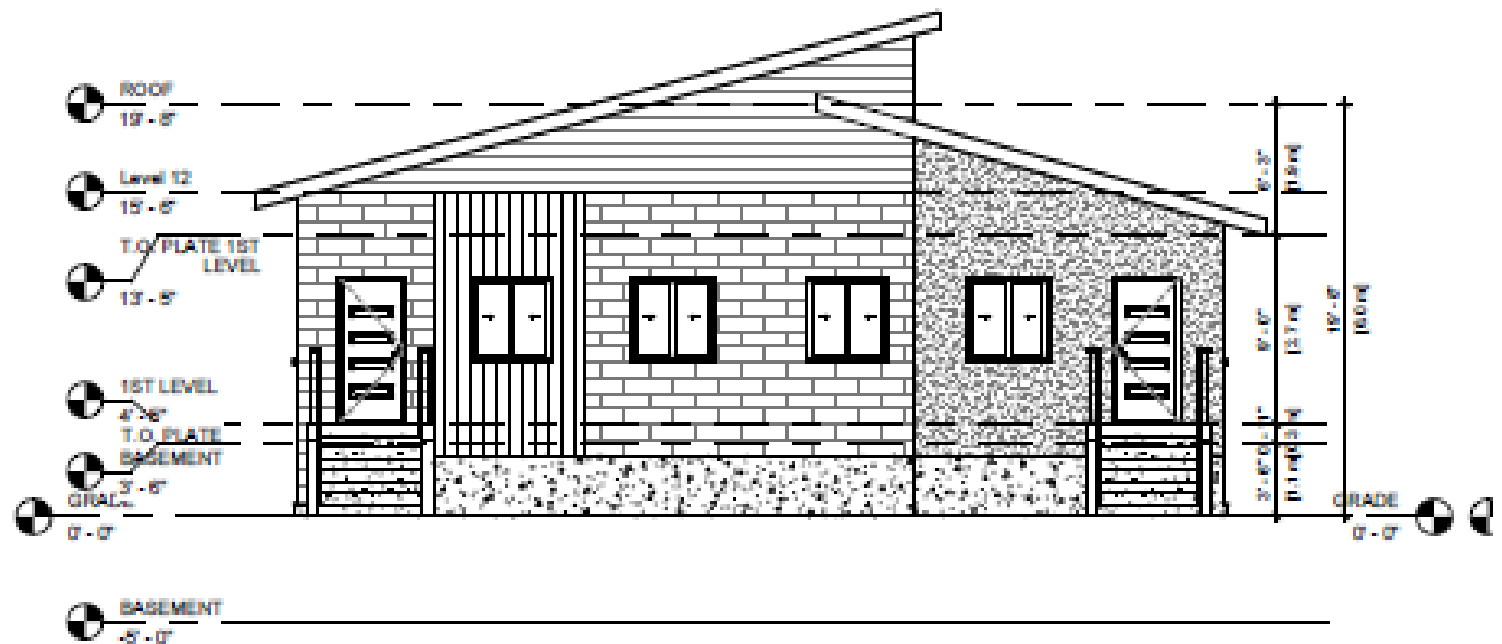


# Concept Plan



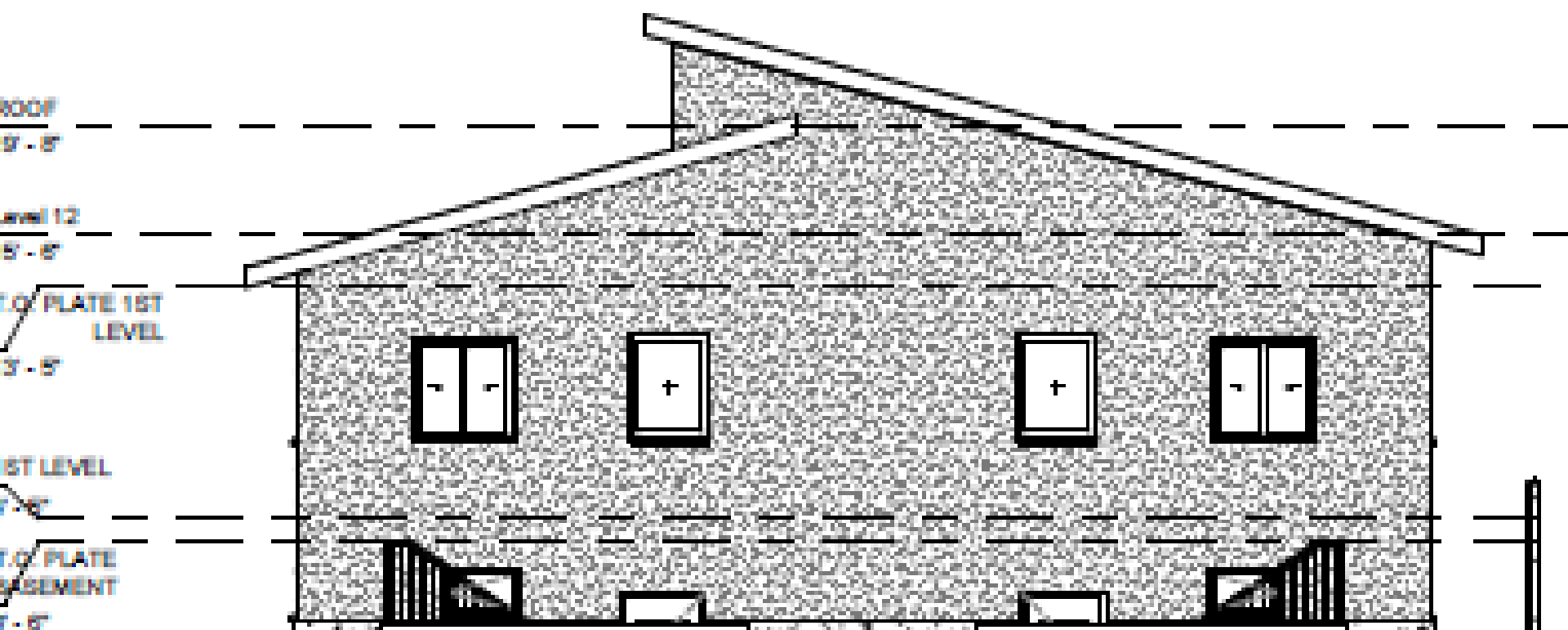


Elevations



### 3 SOUTH ELEVATION

1-2 3/16" = 1'-0"



ROOF  
5'-8"

Level 12  
5'-8"

T.O. PLATE 1ST LEVEL  
3'-5"

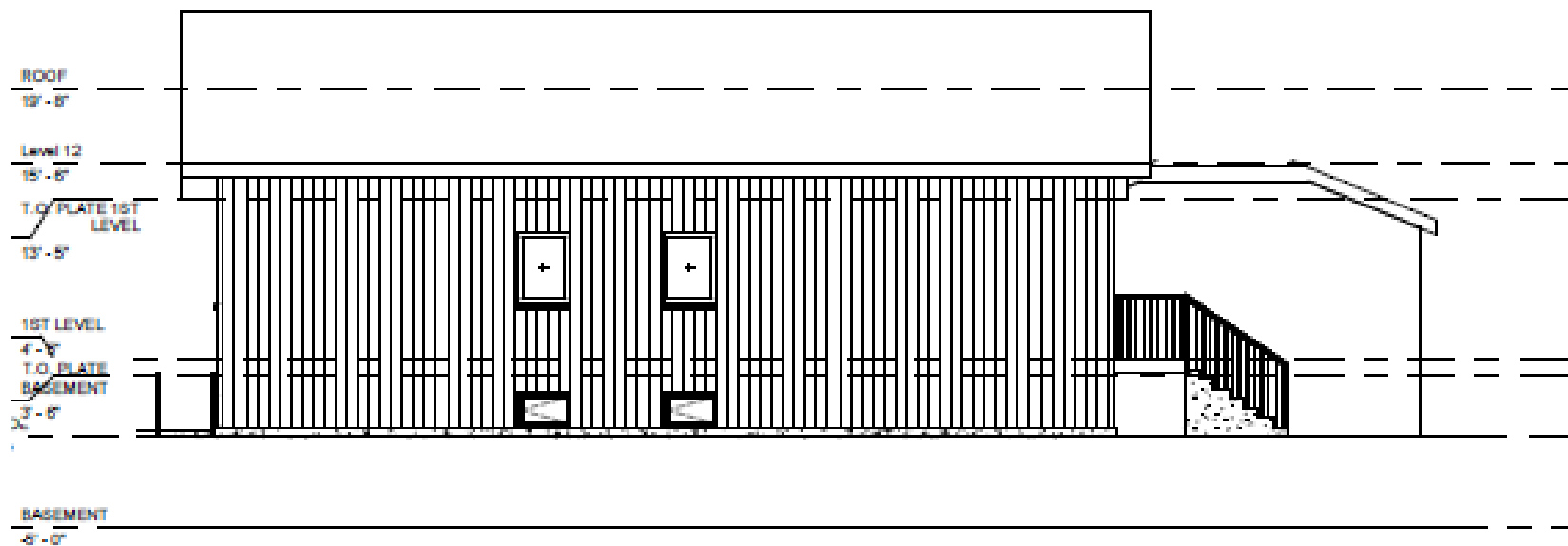
1ST LEVEL  
7'-6"

T.O. PLATE BASEMENT  
1'-6"

BASEMENT  
5'-0"

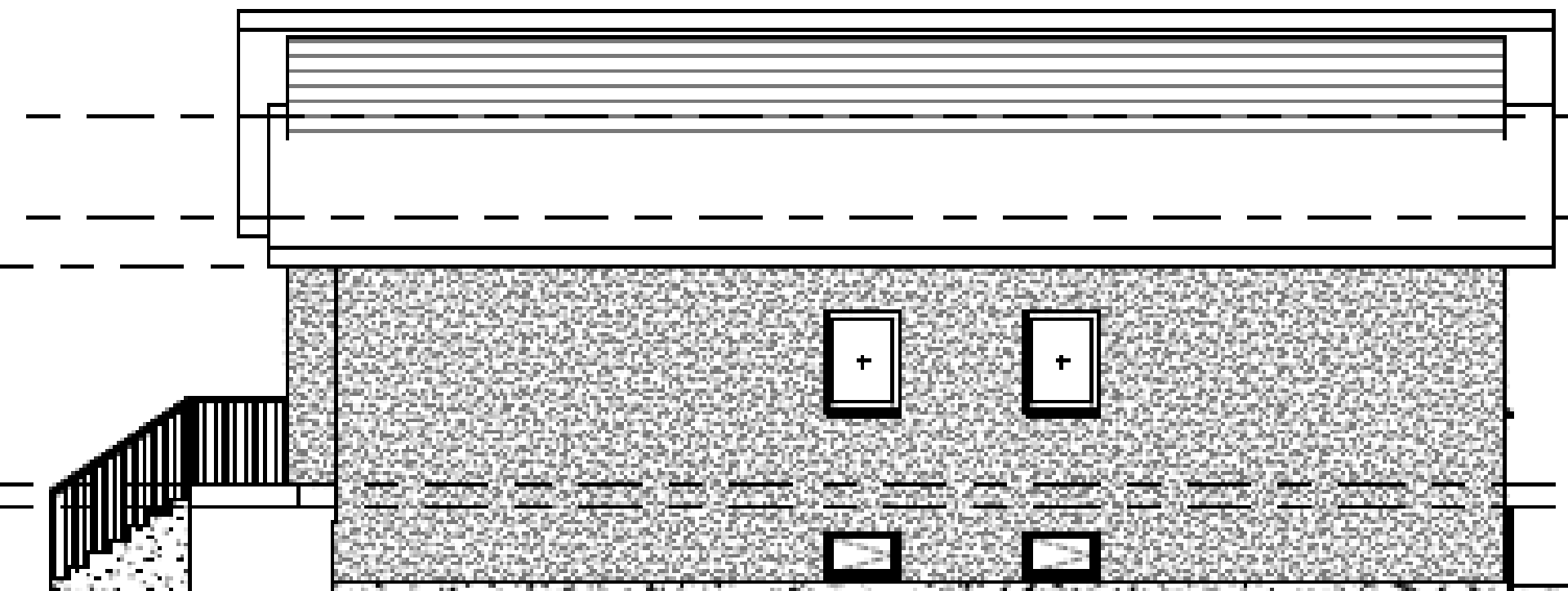
**NORTH ELEVATION**

3/16" = 1'-0"



**WEST ELEVATION**

A-2 3/16" = 1'-0"





Renderings



**1** CONCEPTUAL RENDERING LOOKING FROM SOUTHEAST

A-3 NOT TO SCALE





**1** PROPERTY LOOKING FROM EAST

A-4 NOT TO SCALE

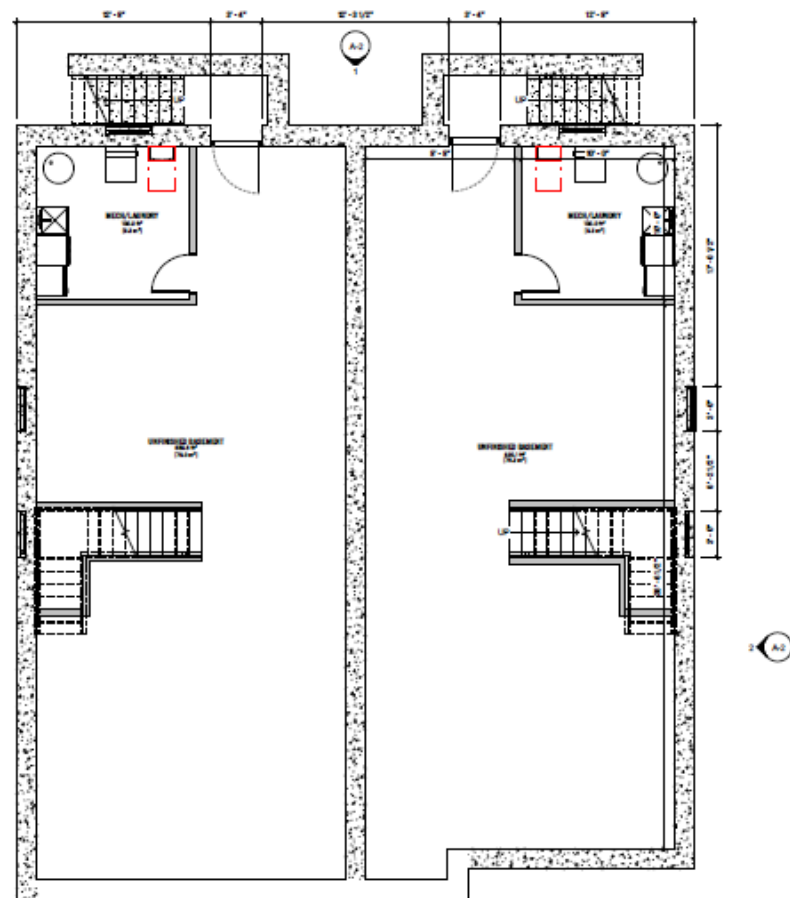
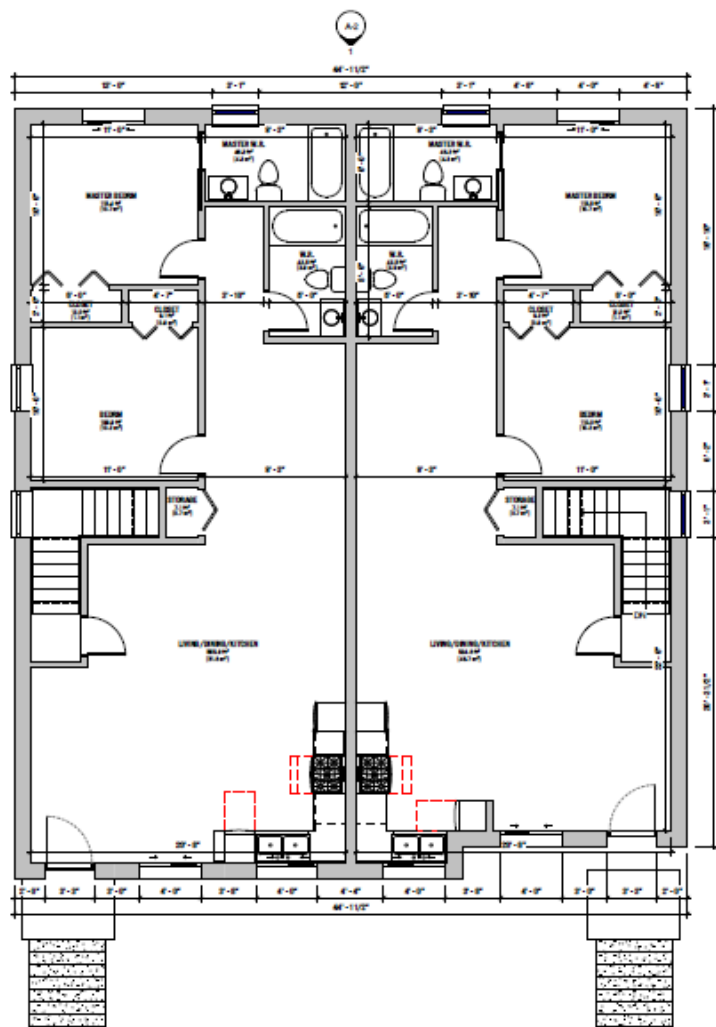


**2** CONCEPTUAL BUILDING DESIGN LOOKING FROM EAST

A-4 NOT TO SCALE




Floor Plan



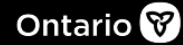
# Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping and paved sidewalks throughout the Site
- Paved driveways to serve each unit
- Refuse (garbage and recycling) to be taken to the curb
- Private amenity space provided
- The semi-detached dwelling will be severed along the common wall of the dwelling into two separate lots (units)



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

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING



## **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

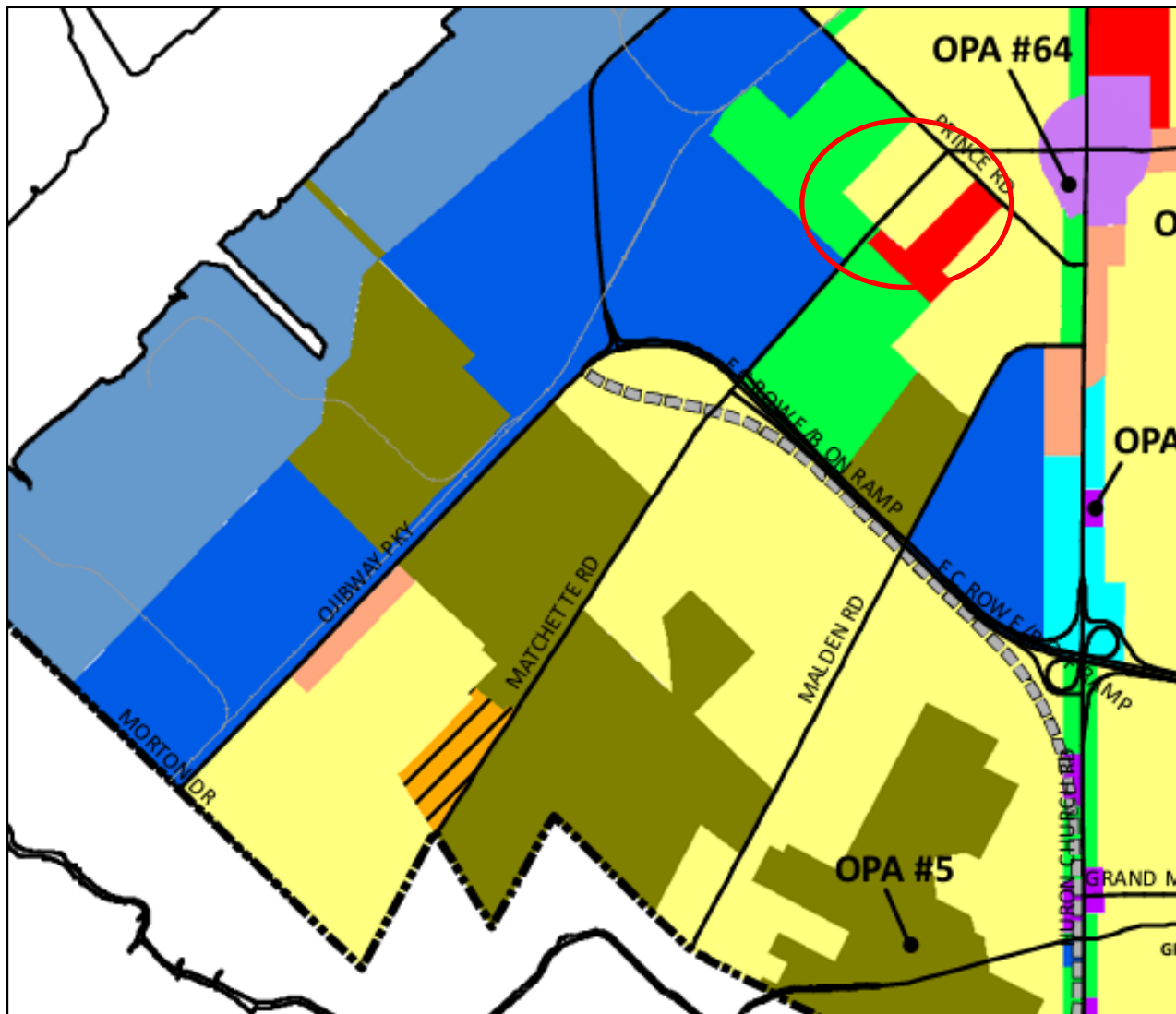
# Windsor Official Plan (OP)



# 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'



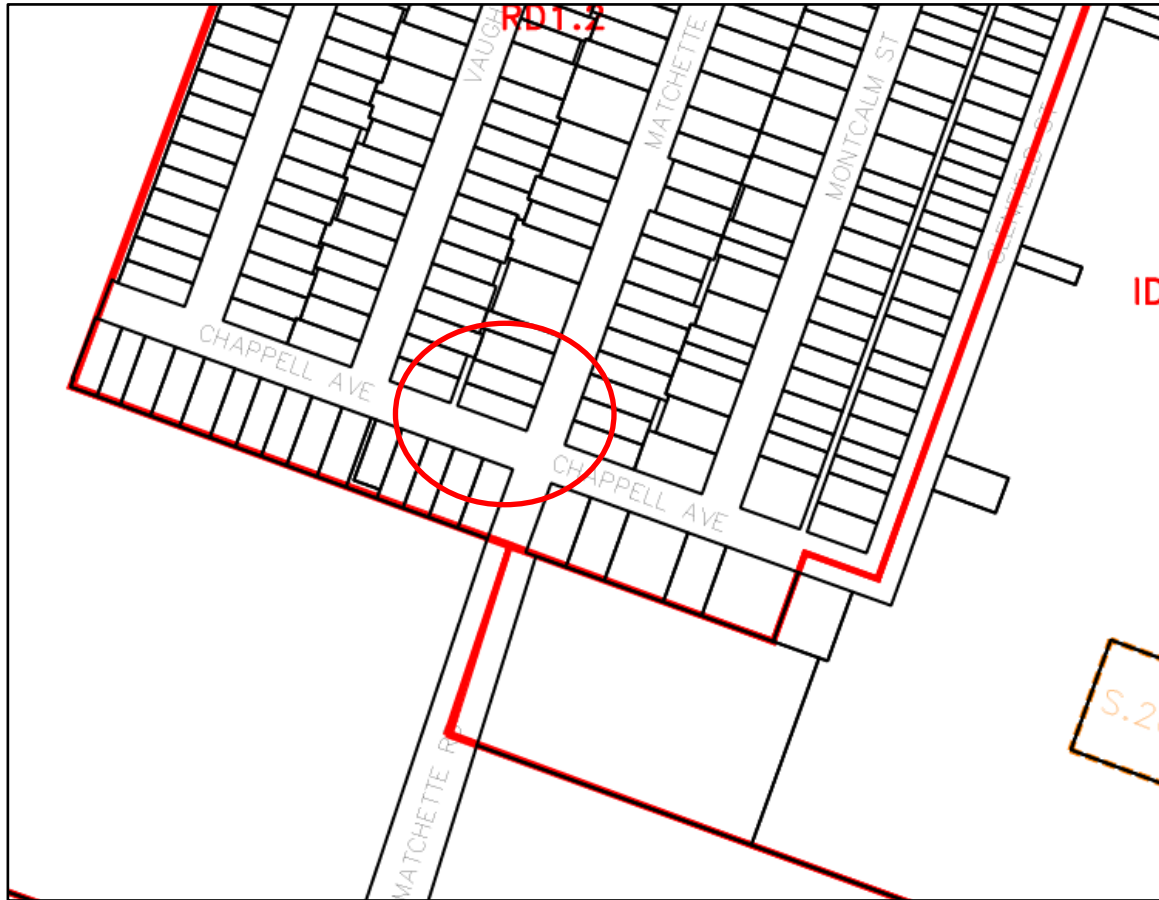
# Windsor Zoning By-law #8600 (ZBL)



# ZBL Permitted Uses

- The lands are currently Residential District 1.2 (RD1.2) category
- Map 4 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 '4'



# Required Planning Applications

- Zoning By-law Amendment (ZBA)

## ZBA

- The ZBA for the Site proposes to change the existing Residential District 1.2 (RD1.2) category
- to a site-specific Residential District 2.2 (RD 2.2) category
- To permit the proposed development
- Parking will comply with the zoning regulations
- 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 submission 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](mailto: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

The background is a solid dark blue. A large, lighter blue circle is positioned on the right side, partially overlapping the edge. A vertical line of a slightly different shade of blue runs down the right side of the image, intersecting the circle.

Questions and  
Feedback?