

PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT PROPOSED RESIDENTIAL DEVELOPMENT

**520 Grand Marais Road West
Windsor, Ontario**

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Prepared by:



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1.0 INTRODUCTION

I have been retained by Deniz Orak on behalf of Yunus Orak (herein the “Applicant”) to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development to be located at 520 Grand Marais Road West (herein the “Site”) in the City of Windsor, Province of Ontario.

The Site, in Ward 10 (South Windsor Planning District), is made up of one corner parcel of land, which currently has a single detached dwelling and accessory structures.

The single detached dwelling is to remain, and the accessory structures are to be demolished.

The Site is located on the north side of Grand Marais Road West, east of Avondale Ave and west of Bruce Avenue.

It is proposed that the Site be redeveloped for residential purposes

The Applicant proposes the division of the existing residential parcel into two lots, in the following manner:

- Lot 1 is proposed to contain a new 2 storey single unit dwelling, and
- Lot 2 would contain the existing residential dwelling.

The Site has access to full municipality services.

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-011/24). Comments dated May 22, 2024, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-009/25). Comments dated February 11, 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 change the zoning to permit a new single unit dwelling, on a smaller lot.

Once the ZBA has been approved, the Applicant will proceed with a Consent (CON) application to sever the Site.

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 application.

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 (South Windsor Planning District), is made up of one corner parcel of land and has been owned by Yunus Orak since 2023.

The Site is located on the north side of Grand Marais Road West, east of Avondale Ave and west of Bruce Avenue (see the area outlined in **yellow** on Figure 1 – Site Location).

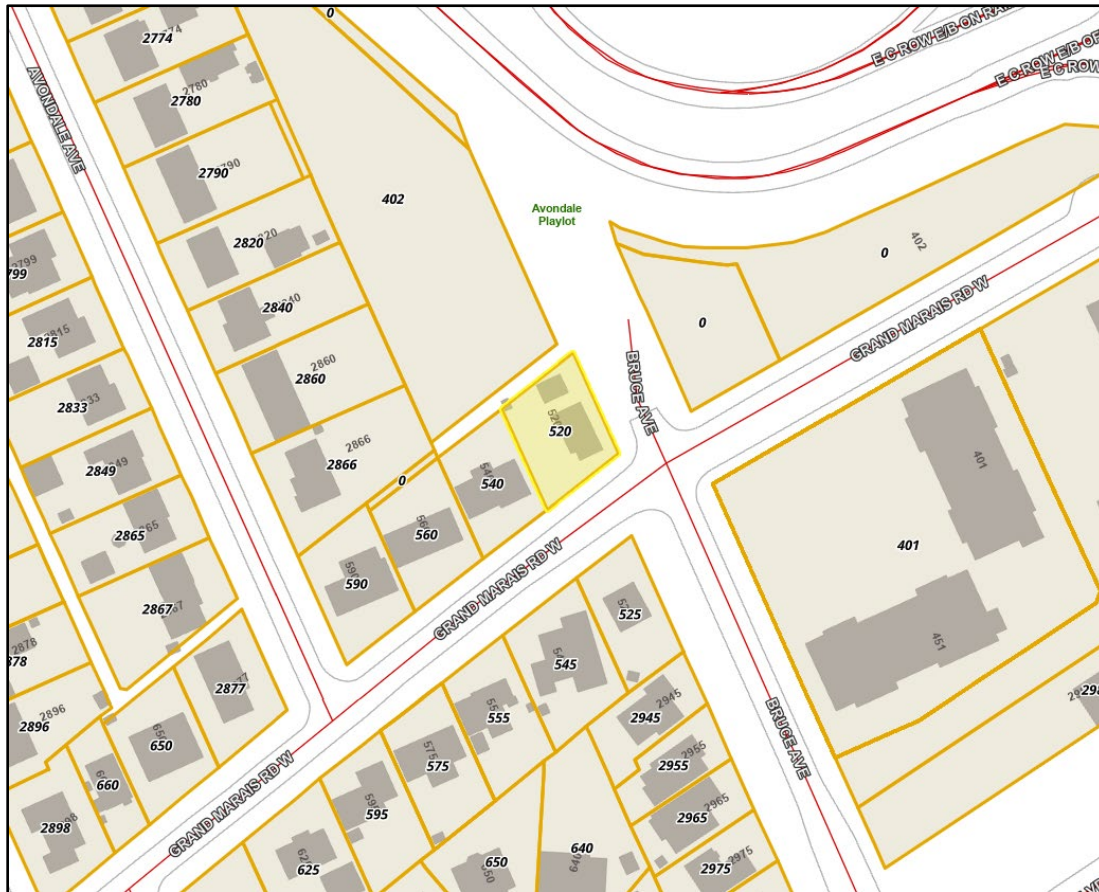


Figure 1 – Site Location (Source: Windsor GIS)

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

Address	Legal Description	PIN	ARN
520 Grand Marais Road West, City of Windsor, Province of Ontario	PT LT 78 CON 3 SANDWICH WEST AS IN R1261841; WINDSOR	01311-1112 (LT)	080-380-05700

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The entire Site, subject to the proposed development, consists of a total area of 743 m², with a frontage of 25.07 m along Grand Marais Road West and a depth of 30.48 m along Bruce Avenue.

2.2.2 Existing Structures and Previous Use

The Site currently has a single detached dwelling and accessory structures.

The single detached dwelling is to remain, and the accessory structures are to be demolished.

The previous use was agriculture.

2.2.3 Vegetation

The property currently has a mown lawn, landscaping and trees.

2.2.4 Topography

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

2.2.5 Other Physical Features

Fencing is located along a portion of the Site.

There is an alley located to the north of the Site.

2.2.6 Municipal Services

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

Transit is also available. The Site is close to major roadways.

2.2.7 Nearby Amenities

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

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

2.3 Surrounding Land Uses

Overall, the Site is located in an established residential neighbourhood.

The proposed dwelling will be infilled between two existing single detached dwellings in a neighbourhood that is comprised of single, detached residences and other residential densities such as the medium density, three storey apartment building to the south-east.

There are residential uses on the south and west of the Site. North of the site is E.C. Row Expressway, and east of the Site is Acondale Park.

There are several different lot frontages and lot areas of neighbouring properties.

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site, in Ward 10 (South Windsor Planning District), is made up of one corner parcel of land, which currently has a single detached dwelling and accessory structures.

The single detached dwelling is to remain, and the accessory structures are to be demolished.

It is proposed that the Site be redeveloped for residential purposes

The Applicant proposes the division of the existing residential parcel into two lots.

The purpose of the ZBA is to change the zoning to permit a single unit dwelling, on a smaller lot.

A draft reference plan has been prepared to illustrate the division of the lots (see Figure 2a – Proposed Severance).

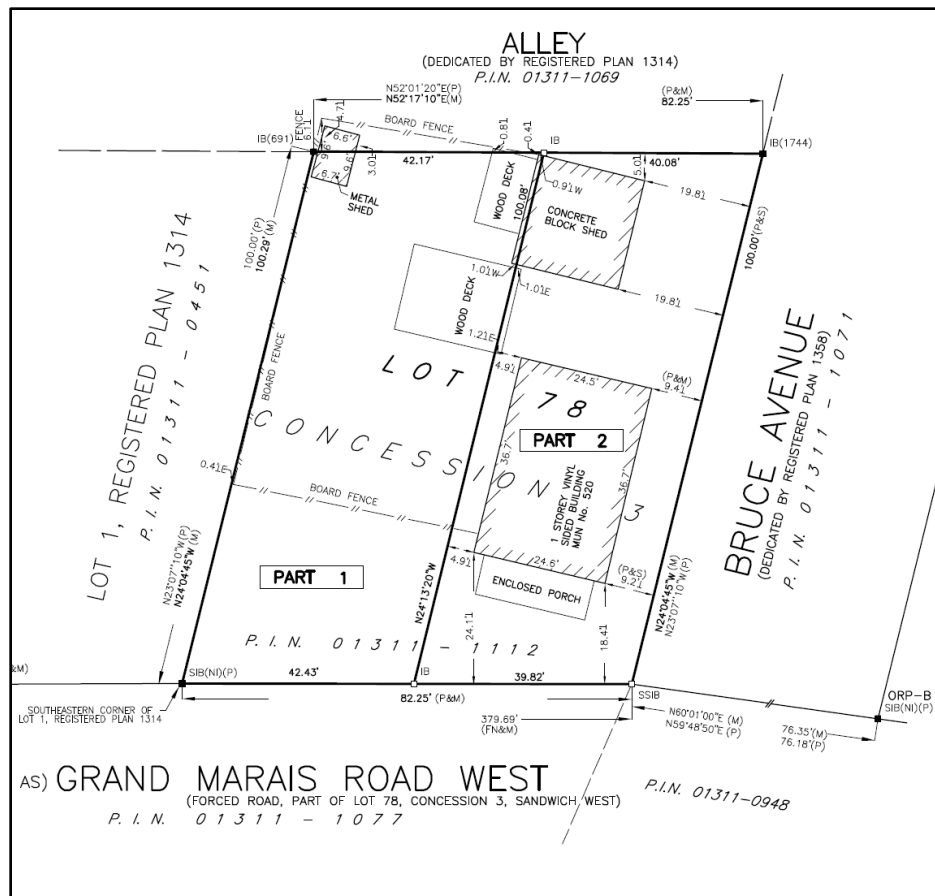


Figure 2a –Proposed Severance

Lot 1 is proposed to contain a new 2 storey single unit dwelling (shown as Part 1 on the draft reference plan). The proposed lot will have 12.93 m of frontage along Grand Marais Road west and an irregular depth.

Lot 2 would contain the existing residential dwelling (shown as Part 2 on the draft reference plan). The proposed lot will have 12.14 m of frontage along Grand Marais Road west and an irregular depth of 30.48 m along Bruce Avenue.

A concept plan has been prepared to illustrate how the severed parcel will be developed (see Figure 2b –Concept Plan).

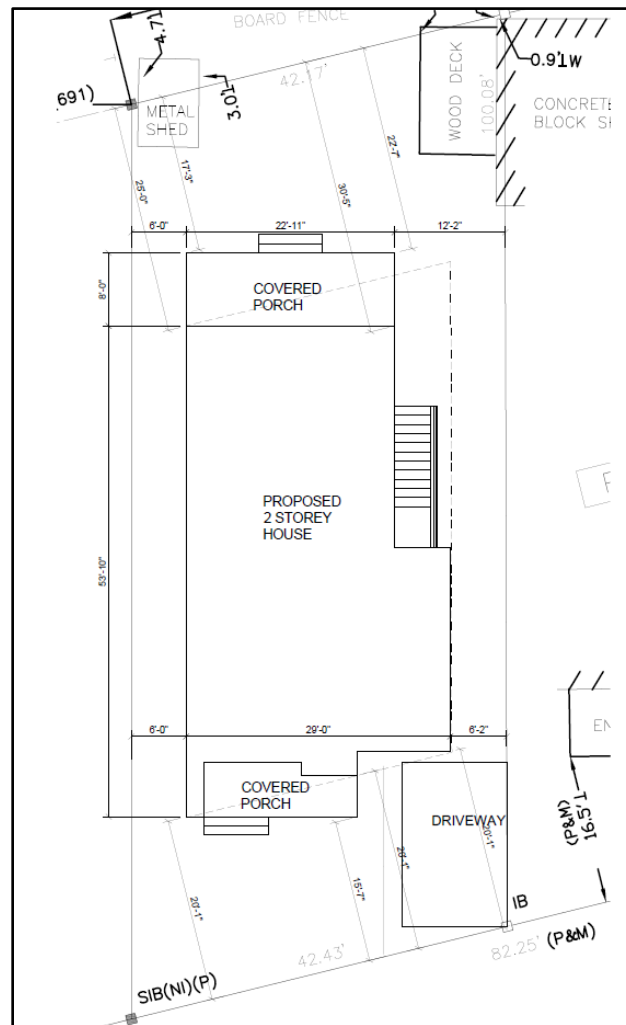


Figure 2b –Concept Plan

The proposed new dwelling will have a building footprint of 135.27 m² and includes the dwelling, covered porch and attached garage.

No Additional Dwelling Units (ADU) are proposed.

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

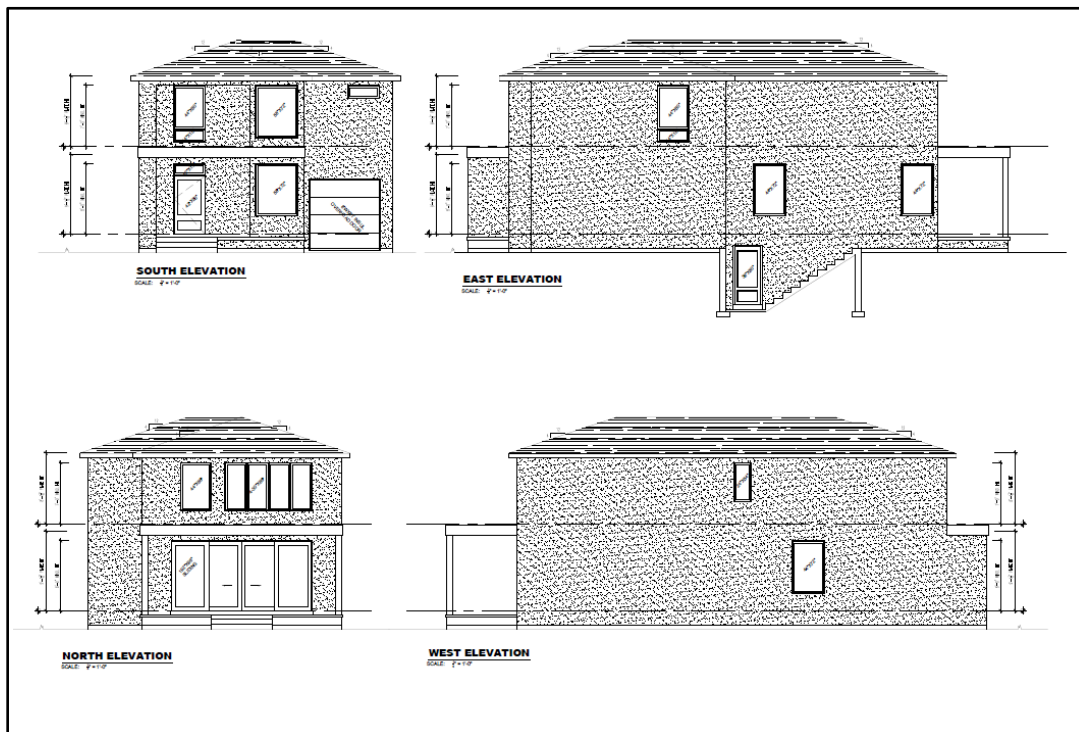


Figure 2c – Elevations

Parking will be located in private garages as well as on a paved driveway.

The existing metal shed, garage and wood deck are to be removed.

Amenity areas, paved sidewalks and landscaping will be provided.

The Site has access to full municipality services, including water, sanitary sewers and storm sewers.

As part of the building permit application, the Applicant will provide detailed drawings which will include final driveway approaches and sewer connections.

The Applicant does not intend to apply to close the existing alley adjacent to the Site.

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 electronic public open house was held with area residents and property owners on August 29, 2024, from 5:00 pm to 6:00 pm.

A total of **130 notices** were sent.

The open house provided members of the public **200 m** radius of the Site with opportunities to review and comment on the proposed development.

There was one person who attended the virtual open house. They live on Radisson Court West and spoke about all new low, medium and high density residential development being a problem. Their interest was in stopping all new development and putting a freeze on any new residential growth.

As a response, it was explained how 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.

4.0 APPLICATION AND STUDIES

Pre-consultation (stage 1) was completed by the Applicant (City File #PC-011/24). Comments dated May 22, 2024, have been received and included in this PRR.

Pre-submission (stage 2) was completed by the Applicant (City File #PC-009/25). Comments dated February 11, 2025, have been received and included in this PRR.

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 current zoning of the Site, subject to development, is Residential District 1.4 (RD1.4) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600.

It is proposed to amend the existing zoning to a site specific Residential District 1.2 (RD1.2 - S.20(1)(XXX)) category to permit the proposed development of a new single unit dwelling.

No relief from the RD1.2 zoning provisions is requested.

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

4.2 Other Applications

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

Once the ZBA has been approved, the Applicant will proceed with a Consent (CON) application to sever the Site.

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

4.3 Supporting Studies

The following supporting studies have been identified as required as part of the application.

4.3.1 Archaeology

A Stage 1 and Stage 2 Archaeology Assessment was prepared by AMICK Consultants Limited, dated September 2, 2025.

The purpose of the study was to assess whether there were any heritage resources that impacted the Site.

The entire Site was subject to the assessment.

It was concluded that no archaeological resources were encountered, and that no further archaeological assessment of the Site was warranted.

The report has been filed with the Ministry (MCM File Number 0024057).

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 under the Planning Act must conform to the PPS.

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	The proposed development will help provide more housing to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	<p>residential growth for a 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 complete communities, as the Site is located in an existing built up area.</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>The proposed development is new housing for the area.</p> <p>The proposed development supports the City's housing targets.</p>

PPS Policy #	Policy	Response
	<p>a) establishing and implementing minimum 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>The needs of the residents can be accommodated as the Site is located near local amenities.</p> <p>The Site offers an opportunity for gentle infilling.</p> <p>The proposed density is appropriate for the Site and will be similar to the residential neighbourhood in the area.</p> <p>Residents will have access to nearby transit.</p>

PPS Policy #	Policy	Response
	d) requiring transit-supportive development and prioritizing 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.
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 infilling as the Site is large and underutilized.</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 proposed development provides an infill opportunity for an existing parcel of land.

PPS Policy #	Policy	Response
	the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	<p>The Site was always intended for residential use.</p> <p>The design of the proposed development will provide a compact form.</p>
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.	<p>The proposed development has access to full municipal services.</p> <p>There are nearby public service facilities.</p>
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	The proposed development will be serviced by municipal

PPS Policy #	Policy	Response
	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.	sewer, water and storm, which is the preferred form of servicing for settlement areas.
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 Site is outside of the ERCA regulated area.
4.6.2 - Cultural Heritage and Archaeology	Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.	A Stage 1 and 2 assessment has been completed and summarized in Section 4.3.1 of this PRR. Engagement was also included during the assessment.
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.

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.

The Site is also subject to the following:

- Schedule A: Planning Districts & Policy Areas – South Windsor Planning District
- Schedule B: Greenway System – Located on a Recreationway (Grand Marais Rd W)
- Schedule C: Development Constraint Areas: Located north of a floodplain area
- Schedule C-1: Development Constraint Areas: Archaeological Potential – Designated within “Low Archaeological Potential”
- Schedule F: Roads & Bikeways – Located on a Class II Collector Road and Bikeway (Grand Marais Rd W)

It is proposed that the Site be maintained under the same 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
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	The proposed development is considered low profile and is consistent in design with existing residences in the neighbourhood.

OP Policy #	Policy	Response
	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.	
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed single unit dwelling will complement the existing neighbourhood. The height will be similar to the nearby single detached dwellings.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The Site 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.
6.3.2.1 – Permitted Uses	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.	The proposed development is considered low profile. The proposed 2 storey single unit dwelling will maintain the same maximum height as the nearby dwellings, which makes it very compatible with the neighbourhood.
6.3.2.3 – Types of Low Profile Housing	For the purposes of this Plan, Low Profile housing development is further classified as follows: (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.	Single unit dwellings are considered small-scale and are permitted.

OP Policy #	Policy	Response
6.3.2.4 – Locational Criteria	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 provided; (c) Adequate community services and open spaces are available or are planned; and (d) Public transportation service can be provided.	The Site is close to major roadways, has access to full municipal services, is close to nearby amenities and is close to transit.
6.3.2.5 – Evaluation Criteria (existing neighbourhood)	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: (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	<p>This PRR has evaluated the PPS in Section 5.1.1.</p> <p>There are no constraint areas or nuisances that impact the Site.</p> <p>There is no known contamination.</p> <p>Traffic generation is not expected to have any significant impact.</p> <p>There are no heritage resource concerns on or near the Site. The required support study has been completed and is summarized in Section 4.3.1 of this PRR.</p> <p>There are no secondary plans that impact the Site.</p>

OP Policy #	Policy	Response
	<p>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 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 proposed development is compatible with the existing neighbourhood.</p> <p>Existing single unit dwellings are a permitted use. A new single unit dwelling is proposed.</p> <p>No relief from the RD1.2 is being requested.</p> <p>The Site is a large lot to accommodate the proposed development.</p> <p>The proposed building height will be similar to single detached dwelling in the area as it pertains to height, massing and scale.</p> <p>The massing of the development has been carefully designed to emulate the scale of the existing structures and the surrounding context.</p> <p>The building will be oriented to face the roadway, similar to the existing built environment.</p> <p>Lot area and lot frontages in the area vary in size in the existing built up area.</p> <p>The Site is capable of accommodating the proposed development in terms of scale, massing, height, and siting.</p> <p>The Site is not in a mature neighbourhood, as shown on Schedule A-1.</p>

OP Policy #	Policy	Response
		<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>No transition between uses is required as part of the building design.</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.
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	<p>The subject property is located within an area of archaeological potential.</p> <p>The required support study has been prepared and summarized in Section 4.3.1 of this PRR.</p>

OP Policy #	Policy	Response
	Archaeological Management Plan.	

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

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.

The current zoning of the Site, subject to development, is Residential District 1.4 (RD1.4) category, as shown on Map 8 of the City of Windsor Zoning By-law #8600.

It is proposed to amend the existing zoning to a site specific Residential District 1.2 (RD1.2 - S.20(1)(XXX)) category to permit the proposed development of a new single unit dwelling.

The purpose of the ZBA is to change the zoning to permit a single unit dwelling, on a smaller lot.

A review of the RD1.2 zone provisions, as set out in Section 10.2 of the ZBL is as follows:

Zone Regulations	Required RD1.4 Zone	Required RD1.2 Zone	Proposed RD1.2 - S.20(1)(XXX) Zone Lot 1, Severed (Part 1 on draft reference plan)	Proposed RD1.2 - S.20(1)(XXX) Zone Lot 2, Retained (Part 2 on draft reference plan)	Compliance and/or Relief Requested with Justification
Permitted Uses	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single Unit Dwelling	Existing Duplex Dwelling Existing Semi-Detached Dwelling One Single Unit	New single unit dwelling (no ADU) Existing accessory structure (to be demolished)	Existing single unit dwelling (no ADU) Existing accessory structure (to	Complies, subject to the ZBA approval. The purpose of the ZBA is to change the zoning to permit a new single

Zone Regulations	Required RD1.4 Zone	Required RD1.2 Zone	Proposed RD1.2 - S.20(1)(XXX) Zone Lot 1, Severed (Part 1 on draft reference plan)	Proposed RD1.2 - S.20(1)(XXX) Zone Lot 2, Retained (Part 2 on draft reference plan)	Compliance and/or Relief Requested with Justification
	Any use accessory to the preceding uses	Dwelling Any use accessory to the preceding uses		be demolished)	unit dwelling, on a smaller lot.
Lot Width – minimum	18.0 m	12.0 m	12.9 m (average)	12.18 m (average)	Complies
Lot Area – minimum	540.0 m ²	360.0 m ²	382.85 m ²	361.11 m ²	Complies
Lot Coverage – maximum	45.0 %	45.0%	35.36%	Lot – 361.11 m ² Existing dwelling – 83.53 m ² Lot coverage 23.13 %	Complies
Main Building Height - maximum	9.0 m	9.0 m	7.5 m	Existing	Complies
Front Yard Depth – minimum	6.0 m	6.0 m	6.0 m Covered porch would be allowed to encroach further toward the front yard.	4 m - Existing	Complies

Zone Regulations	Required RD1.4 Zone	Required RD1.2 Zone	Proposed RD1.2 - S.20(1)(XXX) Zone Lot 1, Severed (Part 1 on draft reference plan)	Proposed RD1.2 - S.20(1)(XXX) Zone Lot 2, Retained (Part 2 on draft reference plan)	Compliance and/or Relief Requested with Justification
Rear Yard Depth – minimum	7.50 m	7.50 m	7.50 m	>7.50 m - Existing	Complies
Side Yard Width – minimum	1.20 m	1.20 m	East – 1.88 m West - 1.83 m	East – 2.8 m - Existing West – New 1.49 m	Complies
Gross Floor Area – Main Building – maximum	400 m2	400 m2	120 m2	Existing	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 RD1.2 Zone, and no relief is requested.

6.0 SUMMARY AND CONCLUSION

6.1 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 new housing in an existing built-up area.

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

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 infill 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 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 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

