PLANNING RATIONALE REPORT

ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION
FOR PROPOSED
RESIDENTIAL DEVELOPMENT

3990 Loon Street,

City of Windsor, Ontario

September 26, 2024

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1.0 INTRODUCTION

I have been retained by Olivia Construction Homes Inc. (herein the 'Applicant'), to provide a land use Planning Rationale Report (PRR) in support of a proposed residential development for property located at 3990 Loon Street (herein the "Site") in the City of Windsor, Province of Ontario.

The Site is presently vacant and is within the Fountainblue Planning District (Ward 5).

The Applicant is proposing to construct 28 residential units in the form of four 7-unit townhomes.

Two new roadways are proposed, one of which is an extension of Loon Street connecting to Allyson Avenue.

A total of 14 units will be located along the new Street A and 14 units along Loon Street.

The tenure of the units will be individually owned.

The proposed development will provide more housing in an existing built-up area.

The development pattern is proposed to be an efficient use of the Site and will connect existing neighbourhoods.

An application for a Zoning By-law Amendment (ZBA) and an application for a Draft Plan of Subdivision (SUBD) are required in order to permit the proposed development. Council for the City of Windsor is the approval authority.

The individual units will be created by Part Lot Control (PLC) once the common walls are constructed.

The purpose of this report is to review the relevant land use documents, including the Provincial Planning Statement (PPS) 2024, the City of Windsor Official Plan (OP) and the City of Windsor Zoning By-law (ZBL) as it pertains to the SUBD application.

Stage 1 pre-consultation (City File PS-123/2021) and pre-submission Stage 2 (City File PC-018/23) were completed by the Applicant. Comments were received and have been incorporated into the proposed application.

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

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description, Ownership and Previous Use

The Site has been owned by Olivia Construction Homes Inc., the Applicant, since 2019.

The Site is made up of one (1) parcel of land located in Ward 5 on the east side of Loon Street, south of Grand Marais Rd E and north of Plymouth Dr (see the area in red on Figure 1).

Figure 1 – City of Windsor, Map My City

The previous use is unknown.

The Site is legally described and locally known as follows:

Address	ARN	Legal	PIN
3990 Loon Street	070-310-00504-0000	PART LOT 105, CONCESSION 2, SANDWICH EAST, DESIGNATED AS PART 1,	01360-0291 (LT)

		PLAN 12R-26347; CITY OF WINDSOR PART BLOCK 21 PLAN 12M417 WINDSOR BEING PARTS 4, 5, & 6 PLAN 12R27878; SUBJECT TO AN EASEMNT OVER PART 4 PLAN 12R27878 AS IN LT242766; SUBJECT TO AN EASEMENT OVER PART 6 PLAN 12R27878 AS IN LT242767; CITY OF WINDSOR	01360-0301 (LT)

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site consists of a total area of approximately 10,599.99 m2 or 1.06 ha.

The Site is an irregularly shaped lot with an approximate frontage of 15.24 m along Loon Street.

2.2.2 Vegetation and Soil

The Site is currently vacant and largely has a maintained lawn and some trees.

There are no significant natural heritage features located on the Site.

2.2.3 Topography and Drainage

The Site is flat and is within the limit of the regulated area of the Essex Region Conservation Authority (ERCA). Permits will be obtained if required.

The Site is part of the Turkey Creek Subwatershed area.

Soil is made up of Brookston Clay Loam (Bcl).

The Site is within a source water protection Event Based Area (EBA) and Surface Water Intake Protection Zone (SW-IPZ).

2.2.4 Other Physical Features

There is fencing around a portion of the perimeter of the Site, owned by others.

2.2.5 Municipal Services

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

The closest fire hydrant is located along Allyson Avenue.

Streetlights are located along Allyson Avenue and Tourangeau Road.

There are no sidewalks along Allyson Avenue and Tourangeau Road.

Allyson Avenue and Tourangeau Road are 2-way streets and lead to major transportation networks, including Grand Marais Rd E and Plymouth Drive.

2.2.6 Nearby Amenities

There are several schools close to the Site, including William G Davis Public School, and WJ Langlois Catholic Elementary School.

There are many parks and recreation opportunities in proximity to the Site, including Central Park Athletics, Coletta Park, Shawnee Park and Fountainblue Park.

There are nearby commercial uses, such as food service, personal service shops, and retail. There are also nearby employment lands, places of worship, and local/regional amenities.

The Site has access to transit, with the nearest bus stops located at the corner of Tourangeau Road and Plymouth Drive (Stop ID: 1505).

2.3 Surrounding Land Uses

Overall, the Site is located in an established residential area. A site visit was conducted on December 19, 2021. Photos were taken by Pillon Abbs Inc.

North – The lands to the north of the Site are used for residential with frontage along Grand Marais Road East (see Photo 1 - North).

Photo 1 – North

East – The lands to the east of the Site are used for residential with frontage from the Tourangeau Road (see Photo 2 – East).

Photo 2 – East

South – The lands to the south of the Site are vacant with frontage along Plymouth Drive (see Photo 3 - South).

Photo 3 – South

West – The lands to the west of the Site are used for residential with frontage along Allyson Avenue (see Photo 4 – West).

Photo 4 – West

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The Site is presently vacant and is within the Fountainblue Planning District (Ward 5).

The Applicant is proposing to construct 28 residential units in the form of four 7-unit townhomes.

A concept plan has been prepared by Haddad Morgan and Associates Ltd (see Figure 2a – Concept Plan).

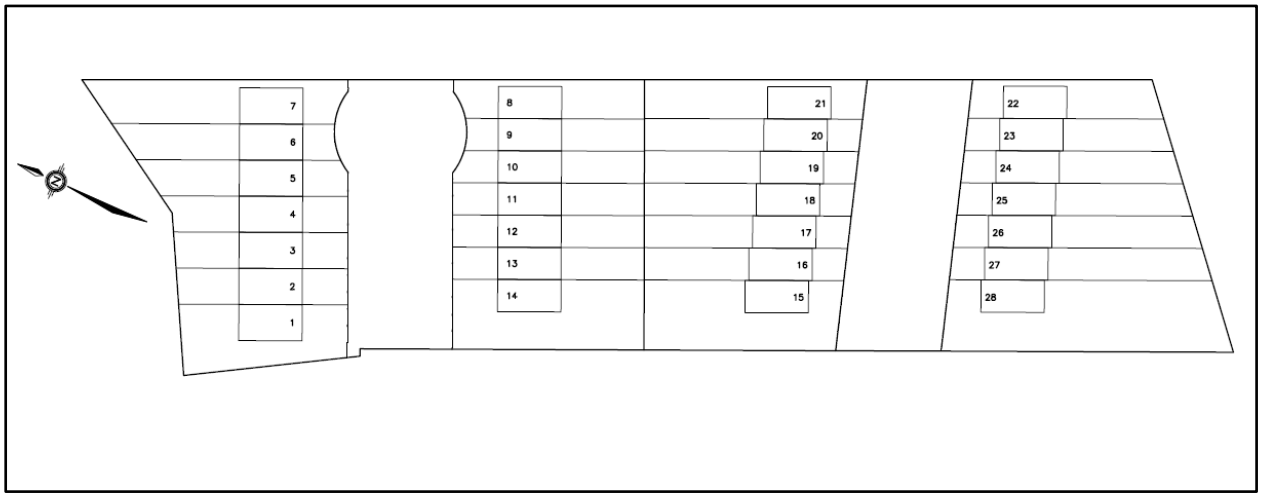

Figure 2a – Concept Plan

The concept plan illustrates the proposed lot layout.

A draft plan has been prepared by Verhaegen Land Surveyors (see Figure 2b – Draft Plan).

Figure 2b – Draft Plan

The draft plan illustrates the blocks to be created for the lots and the roadways.

Based on the area is the Site (1.06 ha) and the number of proposed units (28), the proposed development will result in a gross density of 26.415 units per hectare (uph).

Tenure of the units will be individually owned.

Two new roadways are proposed, one of which is an extension of Loon Street connecting to Allyson Avenue.

A total of 14 units will be located along the new Street A and 14 units along Loon Street.

Parking will be located in garages and driveways.

The proposed development will be serviced by full municipal infrastructure, including water, storm and sanitary sewer.

There are proposed easements as part of the plan for services.

3.2 Public Consultation Strategy

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, the Applicant proposes that the required public meeting will be sufficient as the size of the development is small scale.

At this time, no informal public open house is proposed to be held by the Applicant.

4.0 PROPOSED APPLICATION AND STUDIES

Stage 1 pre-consultation (City File PS-123/2021) and pre-submission Stage 2 (City File PC-018/23) were completed by the Applicant. Comments were received and have been incorporated into the proposed application.

The following is a summary of the purpose of the required applications and the support studies.

4.1 Zoning By-law Amendment

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

The Site is currently zoned "Residential District 2.1 (RD2.1)" on Map 11 of the City of Windsor Zoning By-Law 8600.

It is proposed to change the zoning to "Residential District 2.2 (RD2.2)" to permit the proposed townhome dwellings.

All RD2.2 zone provisions shall comply

Further analysis and additional information are provided in Section 5 of this PRR.

4.2 Draft Plan of Subdivision

An application for Draft Plan of Subdivision (SUBD) is required in order to permit the proposed development.

Council for the City of Windsor is the approval authority.

The proposed development will be subject to a subdivision agreement, which will include any required fees or securities, lighting, sidewalks, signage, etc.

Further analysis and additional information are provided in Section 5 of this PRR.

4.3 Other Application

Prior to any construction, each lot will require building permits. Accessibility of dwelling units will be addressed at the time of the building permit application.

The individual units will be created by Part Lot Control (PLC) once the common walls are constructed.

4.4 Supporting Studies

The following supporting studies have been completed as part of this PRR in support of the application for the zoning amendment.

4.4.1 Servicing

A Servicing Report was prepared by Haddad Morgan & Associates Ltd, Consulting Engineers, dated July 7, 2023, and further revised on April 5, 2024.

The purpose of the report is to provide the proposed site servicing for the Site and include the stormwater storage and servicing requirements.

The proposed development requires the installation of a storm sewer system with an outlet into the adjacent municipal drain (Pillette Drain No. 1) at the southwest corner of the Site.

The report also included protection from flooding and erosion.

It was determined that full services could be provided.

4.4.2 Trees

A Tree Inventory and Preservation Plan was prepared by Bezaire Partners, dated December 2022.

The purpose of the plan is to provide the location of all existing trees and vegetation.

4.4.3 Fish

A Fisheries Act Review was prepared by MTE Consultants Inc., dated May 14, 2024.

The purpose of the plan is to complete a fish and fish habitat self-assessment to maintain compliance with the federal Fisheries Act.

It was concluded that the proposed activities would not result in the death of fish and/or fish habitat provided that the recommended mitigation and avoidance measures.

Mitigation measures include such recommendations as timing of work, sediment and erosion control fencing, response plan, machinery cleaning and erosion control.

4.4.4 Habitat

A Species At Risk (SAR) preliminary screening was prepared by MTE Consultants Inc., dated December 2, 2021.

The purpose of the screening was to assess the potential for habitat.

It was concluded that the Site is unlikely to contain suitable critical habitat for any Protected Species. No floral or faunal Protected Species were identified during field investigations, and no potential suitable habitat for protected species exists within the Site.

Further, the proposed activity on the Site will not contravene the Endangered Species Act (ESA) as long as recommended best management practices and mitigation measures are followed.

The assessment was filed with the Ministry, and clearance was received.

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.

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

PPS Policy #	Policy	Response
Chapter 1 - Vision	Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.	The proposed development provides more housing.
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated	The proposed development will help provide for a mix of housing options and densities to meet the needs of the City. Full municipal services are available.

PPS Policy #	Policy	Response
	and available for residential development; and 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.	
2.1.6	Planning authorities should support the achievement of complete communities by: 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, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;	The proposed development is consistent with the policy to achieve complete communities. The proposed development will provide for a range and mix of housing options. The Site has access to transportation options, public service facilities, other institutional uses, and parks. Accessibility will be addressed at the time of a building permit.
2.2.1 - Housing	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: a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income	The proposed development is a new housing option for the area. The proposed development support the City's targets. The needs of the residents can be accommodated as the Site is located near local amenities.

PPS Policy #	Policy	Response
	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; b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and wellbeing 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; c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to	The Site offers an opportunity for intensification and infilling. The proposed development will connect to existing neighbourhoods. The proposed density is appropriate for the Site. Residents will have access to nearby transit.

PPS Policy #	Policy	Response
	transit, including corridors and stations.	
2.31.1 – Settlement Area	Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	The Site is located in an existing settlement area of the City of Windsor.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate	The total density of the proposed development is considered appropriate. The Site offers an opportunity for infilling by creating new residential dwelling lots on a vacant parcel of land. The proposed height and massing of the dwellings will blend with the existing residential uses in the area. Residents will have immediate access to shopping, employment, transit, active transportation, recreational areas and institutional uses. Transit is available for the area. Active transportation is available in the area, along Plymouth Dr.
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and	The proposed development provides an infill opportunity of a vacant parcel of land. The Site was always intended for development.

PPS Policy #	Policy	Response
	investment in the necessary infrastructure and public service facilities.	The design of the proposed development has provided a compact form.
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The City has established targets. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area and will add new residential housing.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Site has access to existing infrastructure and nearby public service facilities.
Chapter 3.1.1 – Infrastructure and Facilities	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.	The proposed development has access to full municipal services. There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.
3.6.2	Municipal sewage services and municipal water services are the preferred form of 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	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas. A Servicing Report has been provided and summarized in Section 4.4.1 of this PRR.

PPS Policy #	Policy	Response
	servicing systems and decentralized servicing systems.	
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. Tree, Fish and Habitat reports have been prepared and summarized in Section 4.4.2 of this PRR.
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;	Permits will be obtained by ERCA in order to address the regulated area. Support studies have been provided to address the floodplain including the Servicing Report summarized in section 4.4.1 of this PRR
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	There are no natural or human-made hazards that apply to this Site. There is no risk to the public. The Site is within the ERCA regulated area, and permits will be obtained if required.

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. 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 4 –OP).

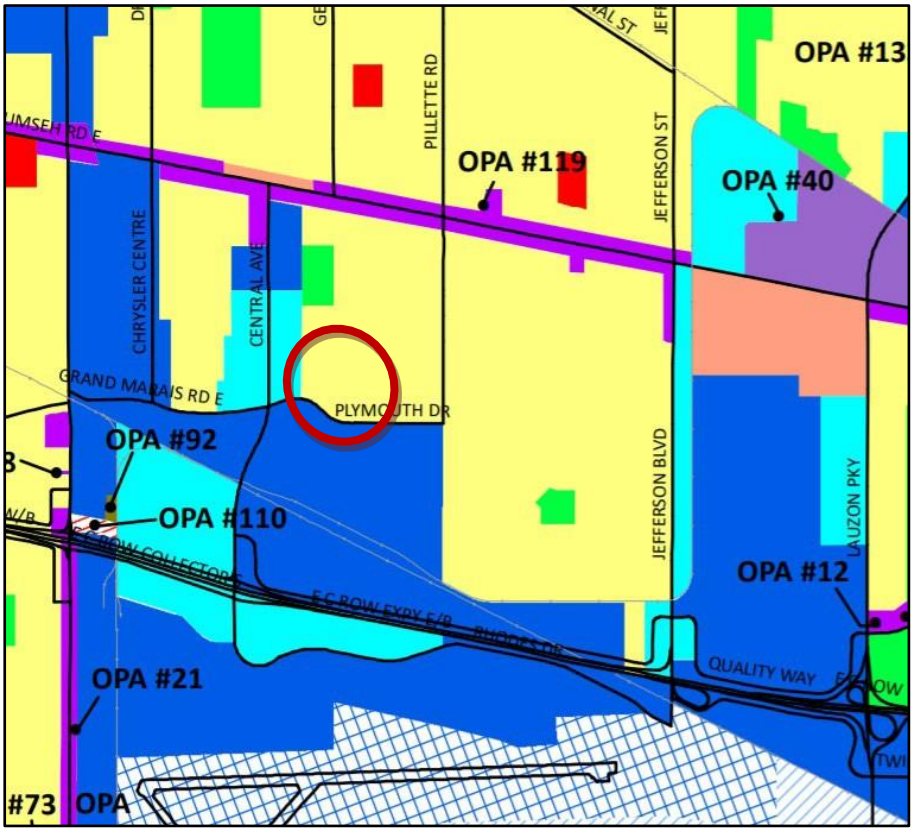

Figure 4 –OP

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

OP Policy #	Policy	Response
3.2.1.2 – Housing Variety	Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives.	The proposed residential development supports one of the City's overall development strategies of providing for a range of housing types. The proposed development is close to transit and local amenities.
3.3.3 - Neighbourhoods	Neighbourhoods are the most basic component of Windsor's urban structure and occupy the greatest proportion of the	The proposed residential development is in an existing built-up area of the City.

OP Policy #	Policy	Response
	City. Neighbourhoods are stable, low-to-medium-density residential areas and are comprised of local streets, parks, open spaces, schools, minor institutions and neighbourhood and convenience scale retail services. The three dominant types of dwellings in Windsor's neighbourhoods are single detached, semi-detached and **townhouses**. The density range for Windsor's neighbourhoods is between 20 to 35 units per net hectare. This density range provides for low and some medium-density intensification to occur in existing neighbourhoods. Multiple dwelling buildings with medium and high-densities are encouraged at nodes identified in the Urban Structure Plan.	The proposed lots will blend with the surrounding area and will connect existing neighbourhoods. The Site offers appropriate infilling within the existing settlement area. The area has access to nearby amenities, such as public spaces, commercial nodes, and recreational activities. The proposed density offers an opportunity to efficiently use municipal infrastructure. The Site will provide for more housing in an existing built-up area.
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.	The proposed development will support the City's goal of promoting a healthy community (live, work and play). The proposed development is close to nearby transit, employment, shopping, local/regional amenities, and parks.
5.0 - Environment	A healthy and sustainable environment represents a balance between human activities and natural features	The proposed development will support the City's goal of a healthy and sustainable environment.

OP Policy #	Policy	Response
	and functions. In order to attain this balance, Council will enhance the quality of Windsor's natural environment and manage development in a manner that recognizes the environment as the basis of a safe, caring and diverse community and a vibrant economy.	The Site is flat, which is conducive to easy vehicular movements. The Site will include new sidewalks. There are no anticipated traffic concerns, no environmental concerns, and no expected hazards.
5.4.6.4 – Development Criteria (Floodplain)	Council may permit development in a **floodplain** in recognized flood fringe areas outside of the floodway, including behind flood control dykes (so as to address the matter of the potential failure of protective works) provided: (a) sufficient information accompanies the application to show that the proposed development and its occupants will be protected from the effects of a Regulatory Flood; (b) the potential upstream and downstream impacts of the development proposal will not significantly affect the hydrology or hydraulics of the floodplain; (c) and that adequate floodproofing measures, determined in consultation with the Essex Region Conservation Authority, are incorporated in the development.	The Site is subject to ERCA regulations. Permits will be obtained if required prior to any building construction. A permit has been obtained for the placement and grading of fill for earthwork modifications. Support studies have been provided to address the floodplain including the Servicing Report summarized in section 4.4.1 of this PRR.
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.	The proposed development supports the policy set out in the OP as it is suited for the residential needs of the City.

OP Policy #	Policy	Response
	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 Site will provide for more housing and will connect existing neighbourhoods.
6.1 - Goals	In keeping with the Strategic Directions, Council's land use goals are to achieve: 6.1.1 Safe, caring and diverse neighbourhoods. 6.1.3 Housing suited to the needs of Windsor's residents. 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 for housing that is suited to residents in this area of Windsor and is close to employment and schooling opportunities.
6.2.1.2 – Types of Development Profile	For the purpose of this Plan, Development Profile refers to the height of a building or structure. Accordingly, the following Development Profiles apply to all land use designations on Schedule D: Land Use unless specifically provided elsewhere in this Plan: **(a) Low Profile developments are buildings or structures generally no greater than three** (3) storeys in height; (b) Medium Profile developments are buildings or structures generally no greater than six (6) storeys in height; and (c) High Profile developments are buildings or structures generally no greater than fourteen (14) storeys in height.	The proposed development of the lots is considered low-profile building.

OP Policy #	Policy	Response
6.3.1.1 - Residential	To support a complementary range of housing forms and tenures in all neighbourhoods.	The proposed development provides for a new housing choice in an existing built-up area. The proposed development will blend with the built form of the neighbourhood.
6.3.1.2	To promote compact neighbourhoods which encourage a balanced transportation system.	The existing neighbourhood has access to transportation options, including transit.
6.3.1.3 – Intensification Infill & Redevelopment	To promote residential redevelopment, infill and intensification initiatives in locations in accordance with this plan.	The Site provides an opportunity for infilling within an existing built-up area and will connect existing neighbourhoods.
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.	It is proposed to construct townhomes, which are a permitted low profile use.
6.3.2.3 – Type 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.	The proposed development is considered small scale.
6.3.2.4 - Location	Residential intensification shall be directed to the Mixed Use Nodes and areas in proximity to those Nodes. Within these areas Medium	The Site has access to major transportation networks. Full municipal services are available.

OP Policy #	Policy	Response
	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.	Access to transit is available with bus stops nearby.
6.3.2.5 - Evaluation	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 distribution is a provincial or municipal concern; (v) and adjacent to heritage	This PRR has addressed provincial legislation in Section 5.1.1. The main constraint that impacts this Site is that it is located within the limit of the regulated area of ERCA. The required permits will be obtained. There are no nuisances. There is no contamination. Traffic generated from the proposed development is not expected to have any negative impact. There are no heritage resources. The proposed development is in keeping with policies and plans.

OP Policy #	Policy	Response
	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.	There are no secondary plans that impact the Site. The proposed development is compatible with the area as it is in keeping with the character of the existing neighbourhood. The proposed height of the buildings will be kept low profile, similar to the existing dwellings in the area. The massing of the development will fit well on the size of the lot. The Site is not in a mature neighbourhood as shown on Schedule A-1 of the OP. Off street parking is provided in private driveways. Full municipal services are available. The proposed development will be professionally designed. The City of Windsor intensification guidelines will be followed. All RD2.2 zone provisions shall comply.
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	The Site is close to nearby transit, has access to major transportation networks and can be serviced with full municipal services.

OP Policy #	Policy	Response
	to ensuring that infrastructure is provided in a sustainable, orderly and coordinated fashion.	There will be no negative impacts on the municipal system, and it will not add to the capacity in a significant way.

Therefore, the proposed development conforms to the City of Windsor OP, and no amendment is required.

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 Site is currently zoned "Residential District 2.1 (RD2.1)" on Map 11 of the City of Windsor Zoning By-Law 8600 (see Figure 5 – ZBL).

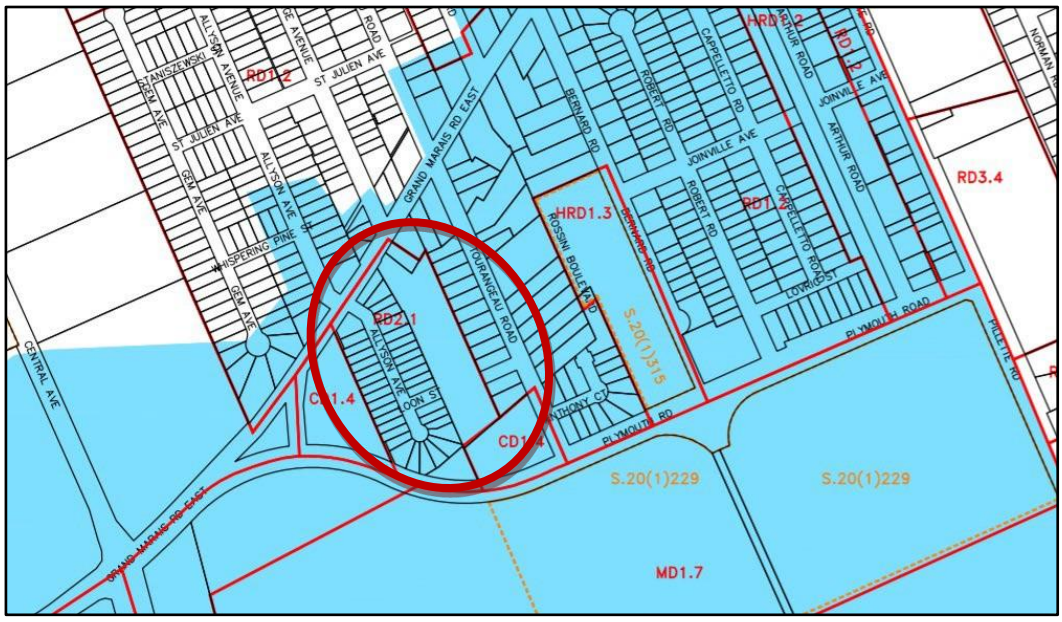

Figure 5 – ZBL

It is proposed to change the zoning to "Residential District 2.2 (RD2.2)" to permit the proposed townhome dwellings.

TOWNHOME DWELLING means *one dwelling vertically divided into a row of three or more dwelling units attached by common interior walls, each wall having a minimum area above grade of 10.0 sq. m., and man include, where permitted by Section 5.99.80, additional dwelling units. A semi-detached dwelling is not a townhome dwelling.*

A review of the RD2.2 zone provisions, as set out in Sections 11.2 of the ZBL, are as follows:

Zone Regulations	**Required RD2.2**	**Proposed (Townhome Dwelling)**	**Compliance and/or Relief Requested with Justification**
Permitted Uses	One Double Duplex Dwelling One Duplex Dwelling One Multiple Dwelling containing a maximum of four dwelling units One Semi-Detached Dwelling One Single Unit Dwelling **Townhome Dwelling** Any use accessory to any of the preceding uses	Townhome Dwelling	Complies, subject to the ZBA. The proposed use is considered low profile and is compatible with the area.
Minimum Lot Width	20.0 m	Block 1 – 53 m Block 2 – 51.4 m Block 3 – 52 m Block 4 - 52.1 m	Complies
Minimum Lot Area	Per dwelling unit - 200.0 m2 200.0 x 7 =1,400 m2	Block 1 – 1,995.4 m2 Block 2 – 1,855.0 m2 Block 3 –2,041.4 m2 Block 4 – 2,335.4 m2	Complies As shown on the concept plan.
Maximum Lot Coverage	45.0%	Block 1 – 29.2 % Block 2 – 28 % Block 3 – 25.5 % Block 4 - 22.3 %	Complies

Zone Regulations	Required RD2.2	Proposed (Townhome Dwelling)	Compliance and/or Relief Requested with Justification
Maximum Main Building Height	9.0 m	9.0 m	Complies
Minimum Front Yard Depth	6.0 m	Shall comply	Complies
Minimum Rear Yard Depth	7.50 m	Shall comply	Complies
Minimum Side Yard Width	1.20 m	Block 1 – 1.5/4.1 m Block 2 – 1.2/7.2 m Block 3 – 1.2/7.2 m Block 4 - 1.2/7.46 m	Complies
Parking Requirements 24.20.5.1	Townhome Dwelling having an attached garage or carport - 1 for each dwelling unit	2, includes garages and driveways (28 parking spaces in total)	Complies

Therefore, all RD2.2 zone provisions shall comply, and no 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 residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is flat, which is conducive to easy vehicular movement,
- The Site has access to full municipal water, storm and sewer systems,
- There are no anticipated traffic concerns,
- There are no environmental concerns, and
- There are no hazards.

6.1.2 Compatibility of Design

The Site is compatible with the surrounding area in terms of scale, massing, height and siting.

The development pattern is proposed to be an efficient use of the Site and will connect existing neighbourhoods.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the City to provide housing.

The proposed lots will contribute toward infilling requirements.

Residential use on the Site represents an efficient development pattern that optimizes the use of land in an existing built-up area that has residential uses surrounding the Site.

The additional residential lots will not put any additional stress on municipal infrastructure or the current Site.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts, as there are no natural heritage features on the Site.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the residential development is limited to low profile and will not add to the capacity in a significant way.

6.1.6 Social and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation networks, transit, parks, places of worship and community amenities.

The proposed development 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 development opportunity.

6.2 Conclusion

The proposed development on the Site is appropriate and should be approved by the City of Windsor.

This PRR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the City of Windsor OP and ZBL, and represents good planning. The report components for this PRR have set out the following, as required under the City of Windsor OP:

10.2.13.2 Where a Planning Rationale Report is required, such a study should:

(a) Include a description of the proposal and the approvals required;

(b) Describe the Site's previous development approval history;

(c) Describe major physical features or attributes of the Site, including current land uses(s) and surrounding land uses, built form and contextual considerations;

(d) Describe whether the proposal is consistent with the provincial policy statements issued under the Planning Act.

(e) Describe the way in which relevant Official Plan policies will be addressed, including both general policies and site specific land use designations and policies;

(f) Describe whether the proposal addresses the Community Strategic Plan;

(g) Describe the suitability of the Site and indicate reasons why the proposal is appropriate for this Site and will function well to meet the needs of the intended future users;

(h) Provide an analysis of the compatibility of the design and massing of the proposed developments and land use designations;

(i) Provide an analysis and opinion as to why the proposal represents good planning, including the details of any methods that are used to mitigate potential negative impacts;

(j) Describe the impact on the natural environment;

(k) Describe the impact on municipal services;

(l) Describe how the proposal will affect the social and/or economic conditions using demographic information and current trends; and,

(m) Describe areas of compliance and non-compliance with the Zoning By-law.

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