



# PROJECT **BACKGROUNDER** (VERSION 1.0)

## **Developer**

Masotti Construction Inc.

## **Project Site**

3930 and 3950 Sixth Concession Road /  
Windsor / ON

Flip through to learn more about the future vision and planning process for the project site.

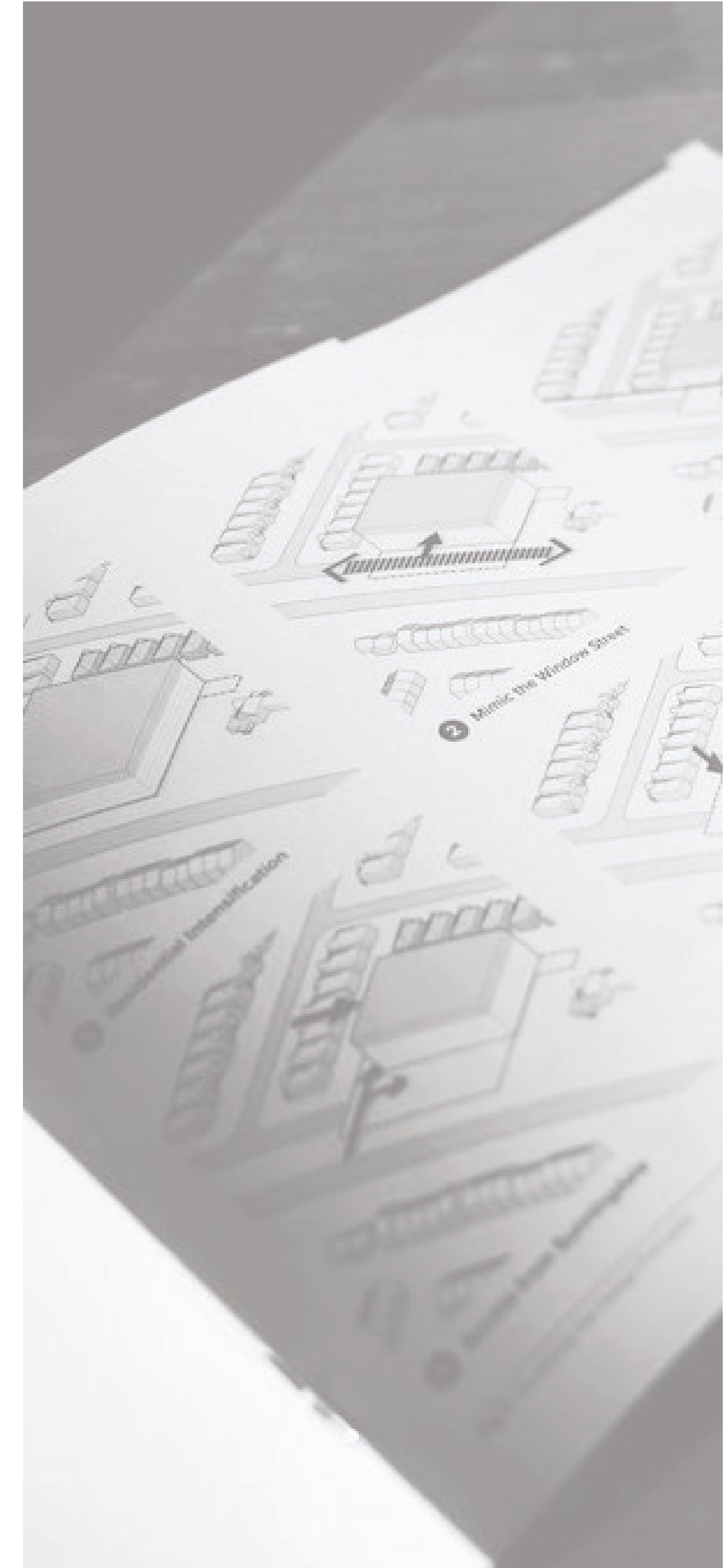
# PURPOSE

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This backgrounder has been created to share information about the planned redevelopment of 3930 and 3950 Sixth Concession Road in Windsor, ON. The following information boards provide an overview of the process the developer undertakes in conceiving and creating a project, the process the City will undertake in reviewing this project, and an explanation of the preliminary design principles and parameters that have been established for the site.

## THESE INFORMATION BOARDS WILL HELP YOU UNDERSTAND:

1. The planning process for this project
2. The key factors that shape new development in Windsor
3. The preliminary design principles that have been developed for the project based on those factors
4. Next steps and how your feedback will be considered by the developer



# PROJECT SITE

The project site is comprised of two legal parcels, municipally referred to as 3930 & 3950 Sixth Concession Road in the City of Windsor. The site is located on the east side of Sixth Concession Road at the intersection of Ducharme Street.

## SITE AREA

0.33 Ha

## DEPTH

55.2m

## FRONTAGE

60.8m

## EXISTING USE

Single Detached Dwelling



# THE PLANNING PROCESS

Development projects don't happen overnight. Each project undergoes a series of progressive steps from vision to concept to reality. This graphic represents the key stages in the planning process for 3930 & 3950 Sixth Concession Road and estimated timing for each step.



# WHAT INFORMS NEW DEVELOPMENT?

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All developers must consider and account for these key factors when planning a new development or redevelopment in Windsor. New projects should represent a “balancing” of these key ingredients.

## 1. City Planning Policy

The City’s Official Plan provides the overarching framework for growth and development within Windsor. All new development in the City must conform to the vision outlined in the Official Plan.

## 2. Context

New development should also consider the unique context of the site and seek to mitigate the impact of new development on adjacent neighbourhood areas.

## 3. Stakeholder Feedback

What various stakeholders such as City Staff and local residents think and say about an issue should also be factored into the project planning for consideration.

## 4. Technical Specifications

New development must be designed to meet various municipal and provincial technical specifications for things like the design of servicing connections, how stormwater is managed and the size of driveways, etc.

## 5. Economic Viability

In addition to the above, the developer needs to create a financially viable project. Otherwise, a project cannot go forward.



# THE PLANNING PROCESS

## 1. City Planning Policy

Not all parts of a neighbourhood are planned equal. The types of uses, building forms and densities that can be developed on a given site varies depending upon the specific Official Plan policies for that site. The key applicable policies for 3930 and 3950 Sixth Concession Road are highlighted below.

### Summary

The project site is within the “Residential” designation of the City of Windsor Official Plan. Lands designated as “Residential” are intended to provide the main locations for housing in Windsor. Residential lands provide opportunities for a broad range of housing types including low, medium and higher profile forms of housing. Infill and intensification of existing neighbourhoods is generally supported based on a range of design criteria.

The project site is also within The North Roseland Secondary Plan. The secondary plan was not designed with the purpose of enabling contemporary forms of low profile infill development and, in our opinion, does not accurately reflect the City’s current infill policy for residential lands.

**/ Official Plan (Schedule D - Land Use and Schedule E - Roads & Bikeways)**



- Residential
- Commercial Corridor
- Industrial
- Secondary Plan Area
- Class I Collector Road
- Class I Arterial Road

**/ North Roseland Secondary Plan**

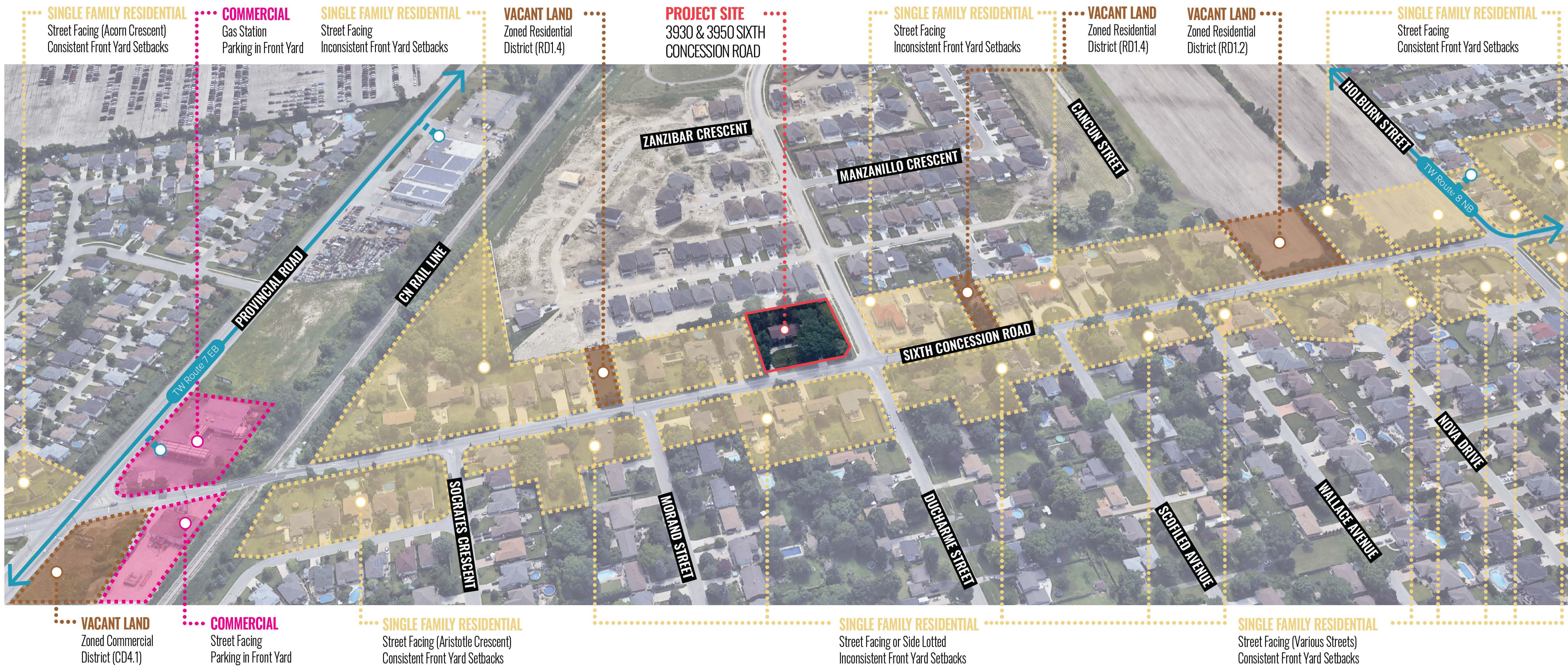


- Low Profile Residential
- Community Park
- Minor Institutional
- Mixed Use
- Class I Collector Road
- Class II Collector Road
- Secondary Plan Boundary

# WHAT INFORMS NEW DEVELOPMENT HERE?

## 2. Context

We examine the physical environment of the neighbourhood including such things as lots, buildings, streetscapes, topography, street patterns and natural environment. These are some of the elements that collectively determine the physical character of the neighbourhood. New development should have regard for these elements and be sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.



# WHAT INFORMS NEW DEVELOPMENT HERE?

## 3. Stakeholder Feedback

Feedback received through our outreach program will be used to deepen our understanding of the local context and, where possible, shape some elements of the design of the project. We acknowledge that change is difficult and that no outcome will satisfy all interested parties completely. As such, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our communications and outreach strategy for this project includes:



### Info Postcard

To notify local residents of the planned redevelopment via direct mail and direct them to the project website.



### Website

To provide a “home-base” for sharing information and updates about the project and gathering feedback through the online comment form.



### Virtual Community Information Session

To provide a live forum to share information directly with residents/ participants and facilitate a Q & A session.



### What We Heard Report

To “close the loop” by clearly documenting and sharing all feedback that was shared and our response to it.





# WHAT INFORMS NEW DEVELOPMENT HERE?

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## 4. Technical Specifications

To ensure that the development concept is well-considered and meets the City's technical standards, the developer is undertaking a range of technical studies listed below. These studies will help to inform the concept design and will be submitted to the City with the Zoning By-law Amendment application. The City's planners and engineers will review them to ensure sure the documents meet the required scope of work and that the conclusions are in adherence with City technical standards.



### **Natural Site Features Inventory and Preservation Study**

To document the characteristics of existing natural features on, and surrounding, the site and understand measures that would be necessary for them to be preserved, where possible.



### **Transportation Impact Memo**

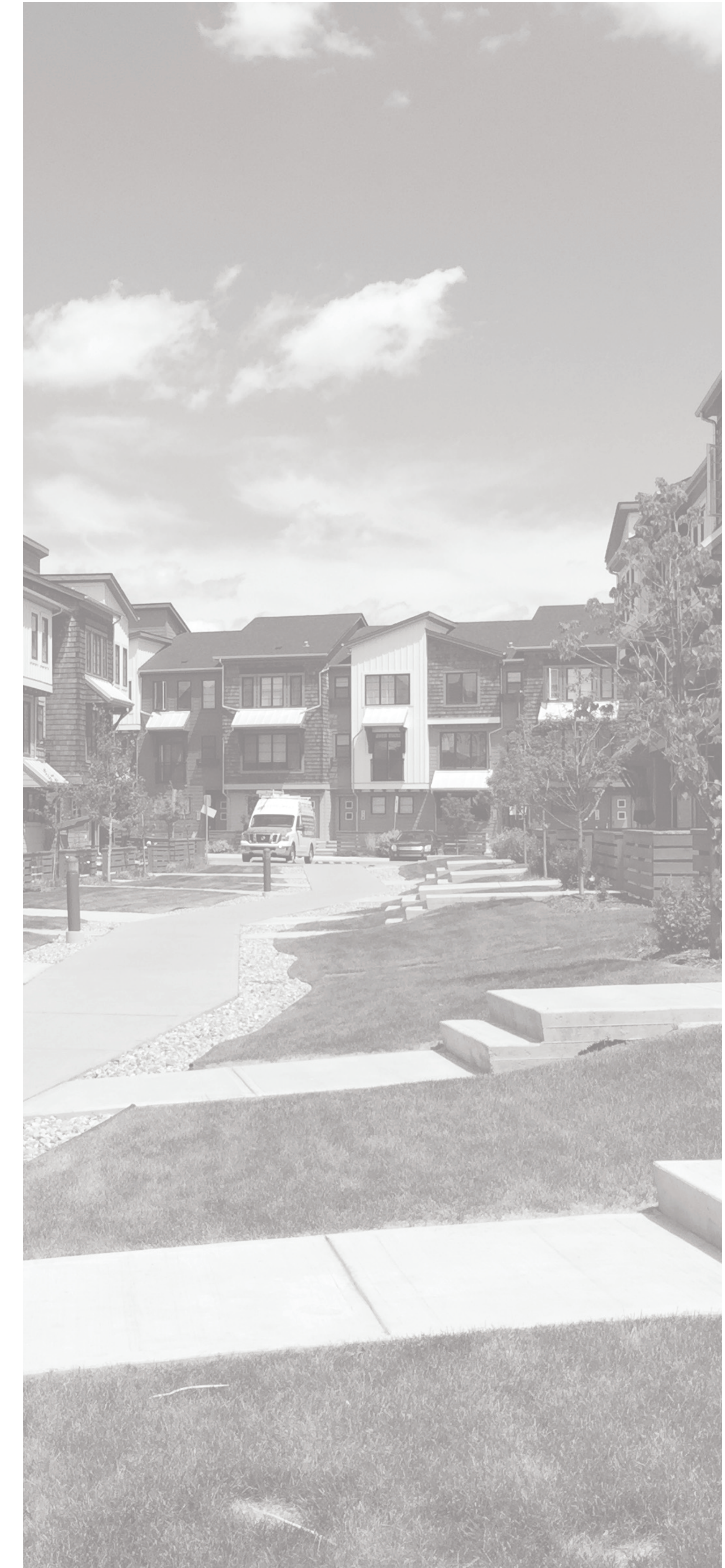
To determine how the additional traffic generated by the site will affect nearby intersections.



### **Sanitary Sewer Study**

To examine the capacity of the existing sanitary sewer and identify any needed improvements.

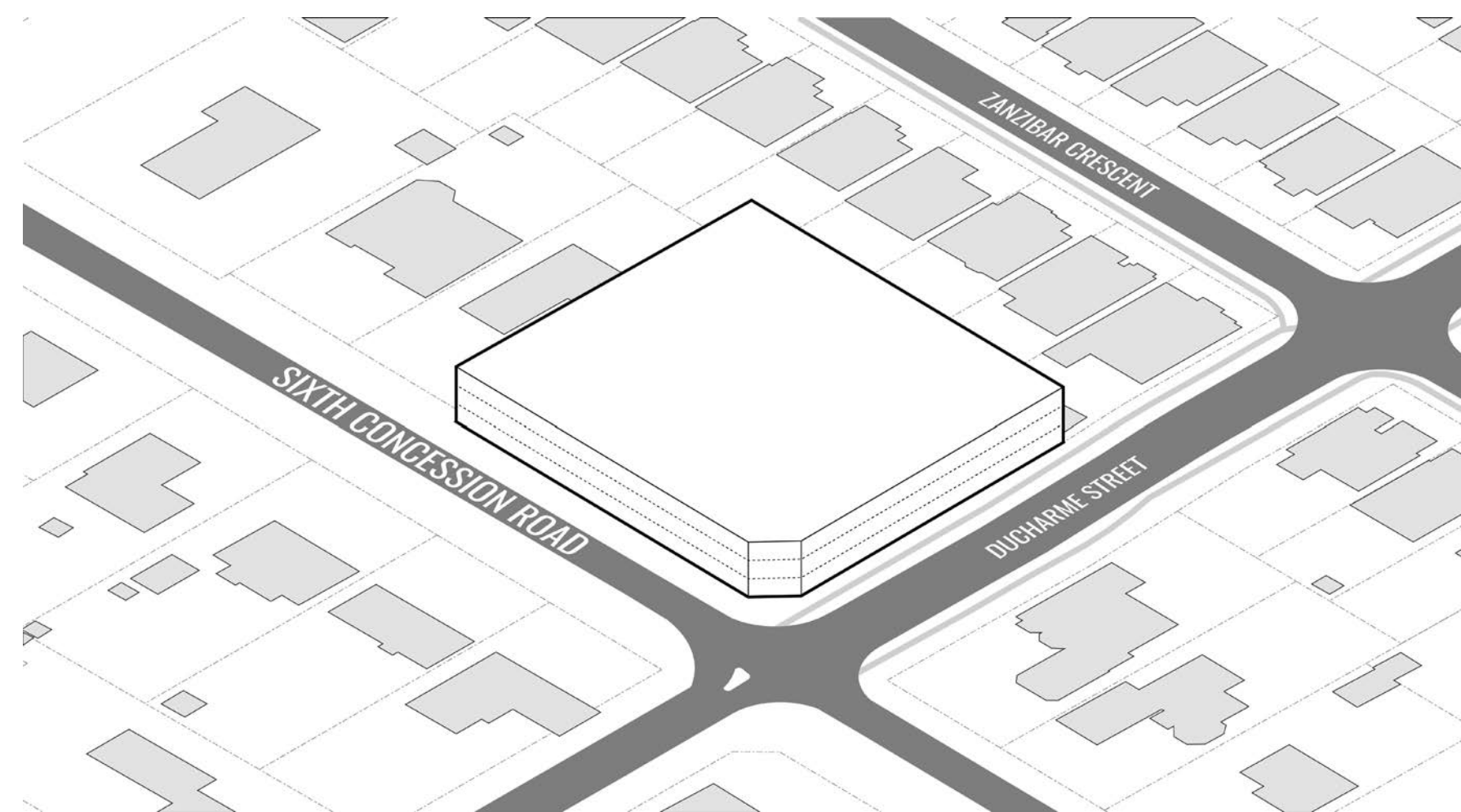
**WE WILL MAKE THESE REPORTS AVAILABLE TO THE PUBLIC ONCE THEY ARE COMPLETE.**



# PRELIMINARY DESIGN PRINCIPLES

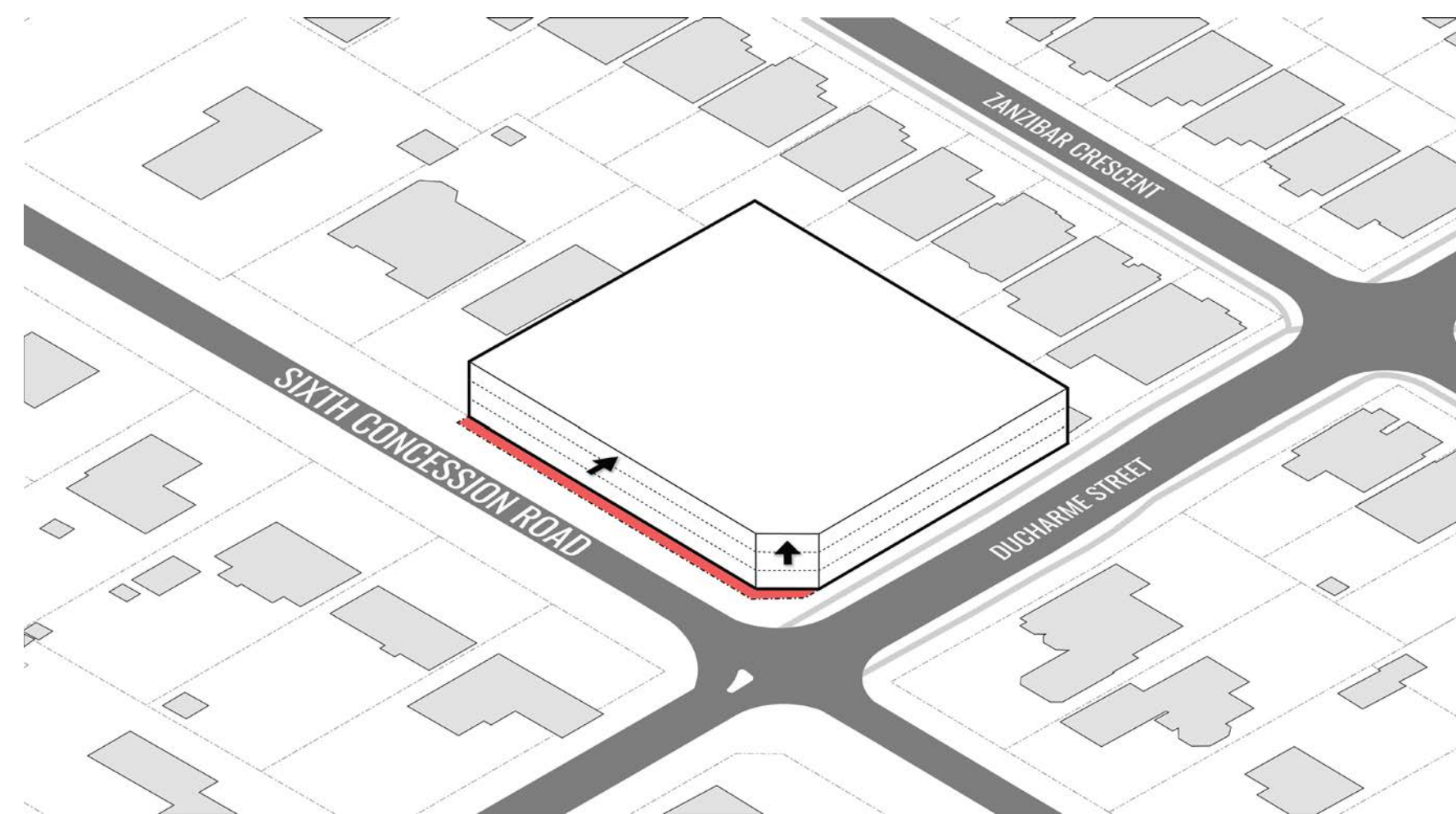
These preliminary design principles for the project have been developed to help communicate the general direction for the project. They have been informed by our preliminary understanding of the factors described in these information boards.

**NOTE:** The following images do not represent buildings. They show a potential “outer-envelope” within which a building or multiple buildings could be developed.



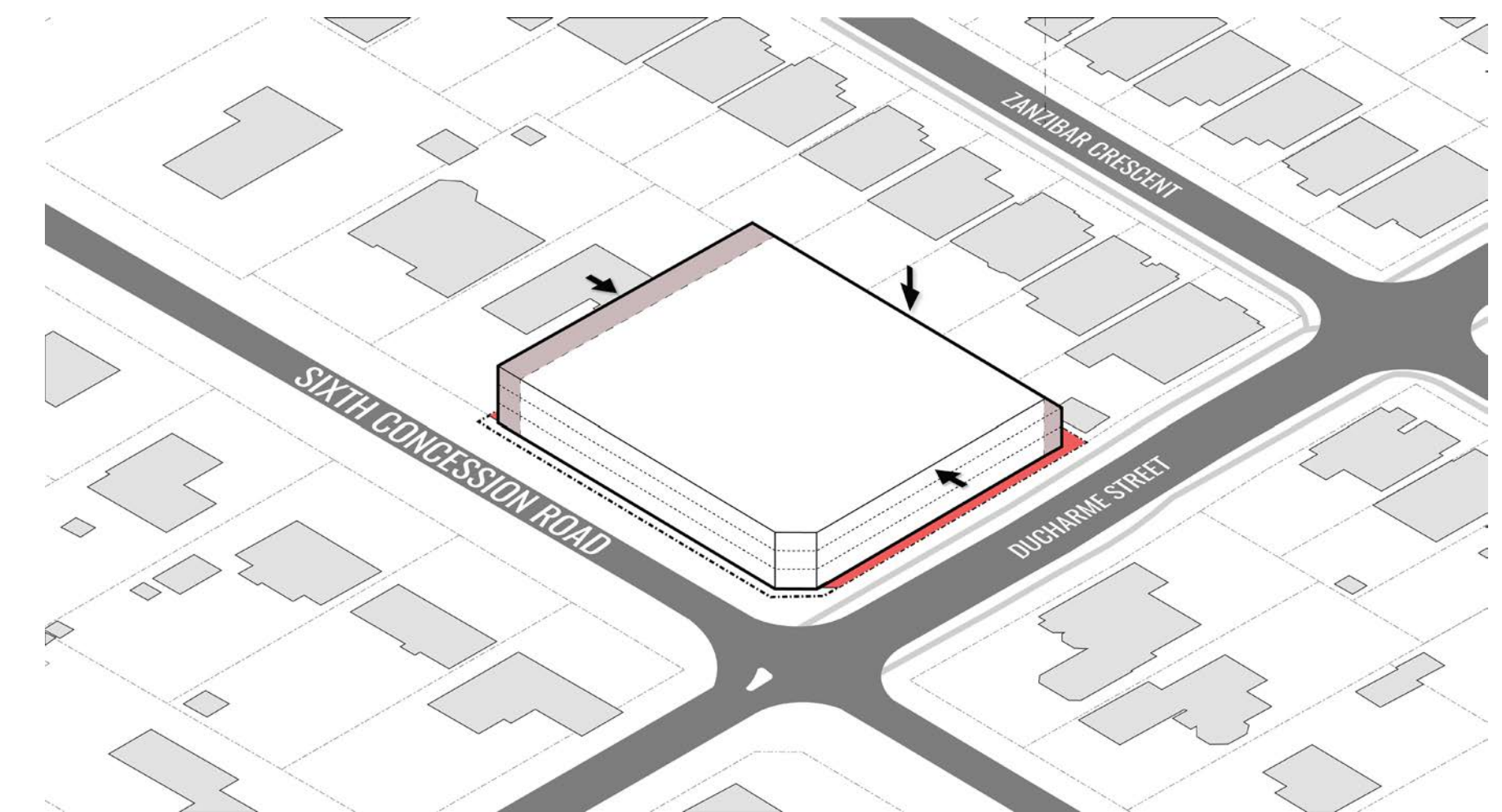
## 1. Low Profile Built Form

Given the locational characteristics of the site and the existing pattern of surrounding development, our goal is for the development to maintain a “low-profile” built form. The City’s Residential Intensification Guidelines (2022) characterize “low-profile” as being 3-storeys in height or below.



## 2. Account for the Road Widening

An approximately 2.0 metre road right-of-way widening will be required to be dedicated to the City of Windsor along the Sixth Concession Road frontage of the project site. This reduction in land area will be accounted for in the development design.



## 3. Shape the Massing to Respect the Context

Our goal is for the new building(s) to be sensitive to neighbouring uses and buildings. To achieve this, building(s) will be designed to fit within a 45 degree angular plane measured 3.0m above the east (rear) property line. The side yard setbacks could vary based on building orientation to accommodate appropriate facing distances based on the type of orientation (e.g., side-to-rear, front-to-rear).

# PRELIMINARY DESIGN PRINCIPLES (CONTINUED)

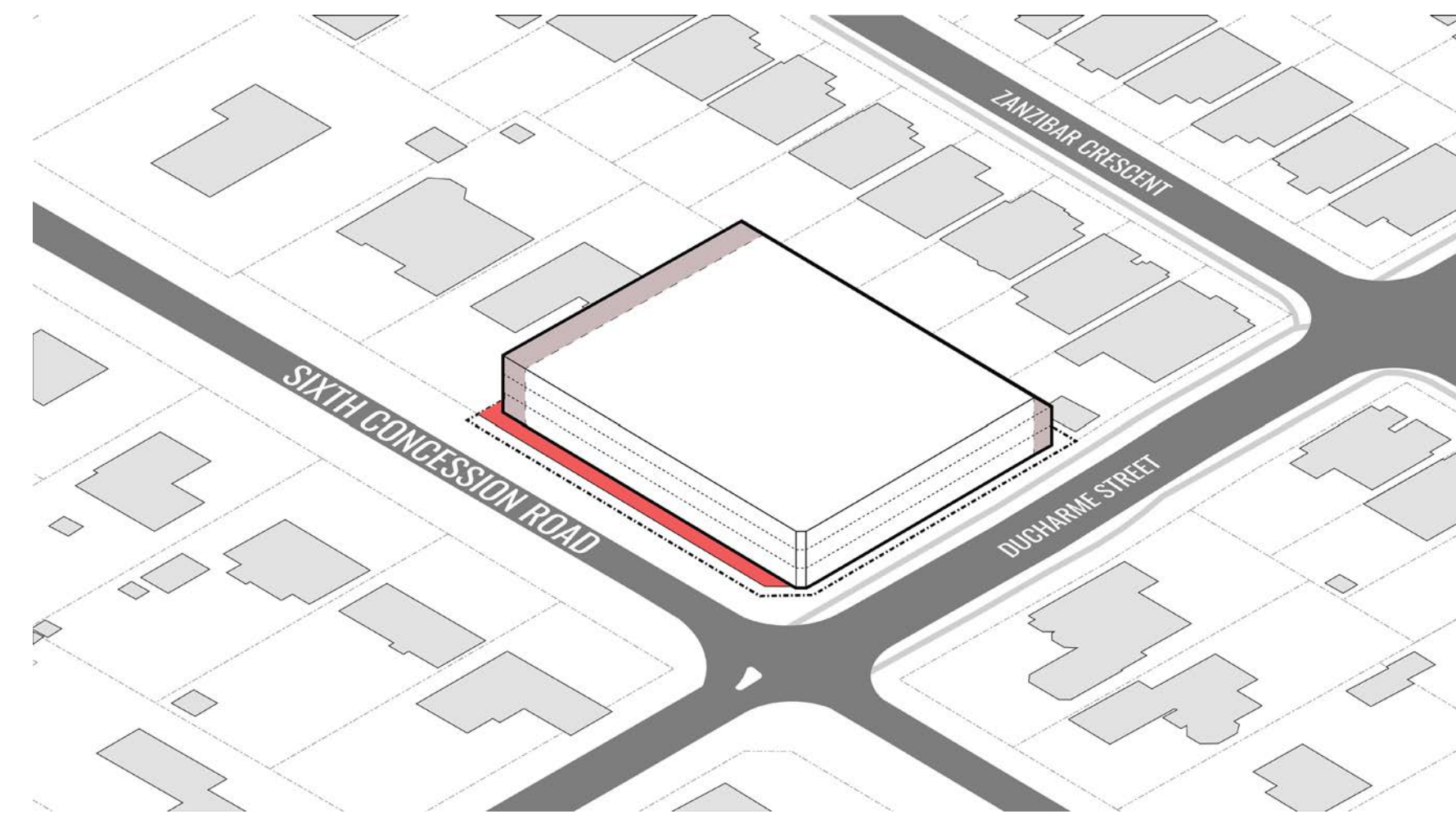
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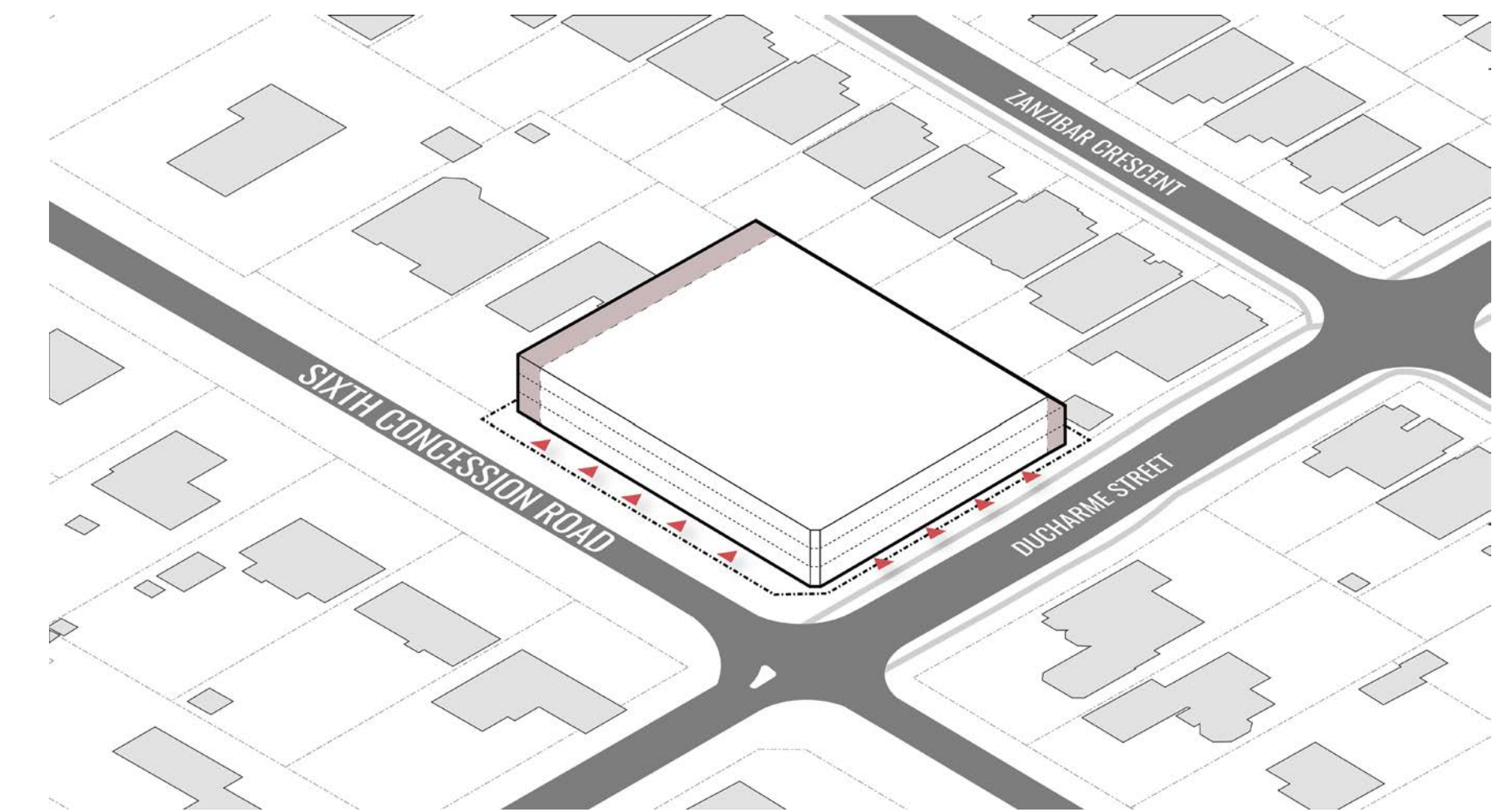
## 4. Carve for Access

The new development will require a 6.0 metre wide access/driveway from Ducharme Street. A possible secondary access may also be required from Sixth Concession Road. The goal would be to maximize separation from the intersection and also position the driveways to buffer new development from existing development.



## 5. Acknowledge the Street Wall

New development on the project site will consider the existing and planned “streetwall” character along 6th Concession Road to establish appropriate front yard setbacks and other design features facing 6th Concession Road.

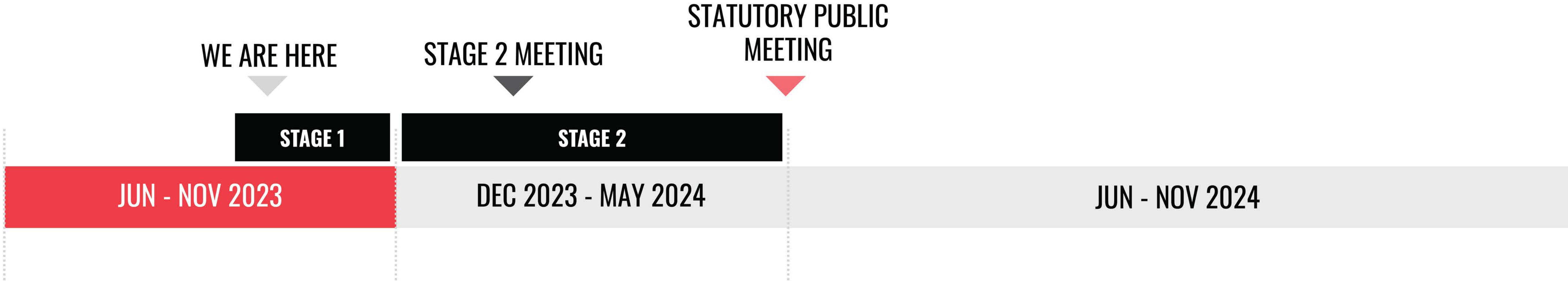


## 6. Animate the Streetscapes

We envision new building(s) will be oriented such that primary building frontage and entrance(s) faces towards Sixth Concession Road and the secondary building frontage faces towards Ducharme Street, with principal unit entrances and walkways facing the street where possible to create an interesting and animated streetscape.

# NEXT STEPS

This timeline shows a general overview of next steps in the planning and development process and how those steps intersect with future opportunities to engage with the project team and the City of Windsor.



## STAGE 1:

### Applicant-Led

- Info Postcards
- Project Website
- ▶ • Virtual Community Info Session #1

## STAGE 2:

### Applicant-Led

- Updated Project Website
- Info Postcard #2
- What We Heard Report
- ▶ • Virtual Community Info Session #2

### City-Led

- Notice of Application
- Commenting Period
- ▶ • Statutory Public Meeting



## OUR **COMMITMENT**

1. We will provide you with quality and up-to-date information about the project.
2. We will help you understand how you can participate in the process.
3. We will ask you for your thoughts and opinions.
4. We will share what we have heard and our team's response to it.