

**ELECTRONIC
PUBLIC OPEN HOUSE**

**PROPOSED MIXED USE
DEVELOPMENT**

**1076 Walker Road and
Vacant Land on the
Southwest Corner of
Richmond Street and St.
Luke Road, Windsor, Ontario**

**Thursday, December 8, 2022
6:00 p.m. to 7:00 p.m.**

**Hosted by:
Avani Homes Inc.**

Welcome

- Introductions.
- This meeting is **hosted by the applicant** of the proposed development.
- Please stay on mute until you are ready to speak (everyone will have a chance).
- Use the hand-raised feature to let me know when you wish to speak.
- Zoom will be recorded, but **only** for my, own use, **and will not be shared.**
- The purpose of the public open house is to obtain **feedback** from area residents and property owners regarding the proposed development.
- After a brief presentation, we will be available to answer **questions.**
- We want to **hear your ideas and feedback** on the proposal.
- City Staff and Council Members are also online but **only** to observe and answer any general planning-related questions if required.



The Site

- City of Windsor **Ward 4 & 5**
- The subject lands are made up of 4 parcels
- The address is 1076 Walker Road and Vacant Land on the Southwest Corner of Richmond Street and St. Luke Road, Windsor, Ontario
- Site is generally vacant with some unused buildings
- Formally used for industrial





Surrounding Area

- The Site is located in an existing built-up area (Walkerville/Ford City Planning Districts).
- There is a mix of commercial and residential in the area.
- The proposed development is considered infilling of an underutilized parcel of land.
- The Site is close to nearby amenities such as parks, schools, places of worship, etc.



FORD CITY

COMMUNITY IMPROVEMENT PLAN



EXECUTIVE SUMMARY

The Ford City Community Improvement Plan (CIP) captures the goals and vision that has evolved from background studies, community conversations and surveys over the past 10 years. Through these “grassroots” community driven efforts, the following vision and approach were identified:

Ford City will be a distinct, attractive, and pedestrian-centered neighbourhood where residents and visitors feel safe and have a sense of ownership. This ethnically diverse community builds on its culture and history as the birth place of the automobile industry in Canada and encourages the arts, crafts, and skills found in the neighbourhood and greater community.



Distinct & Transformed



Safe & Attractive



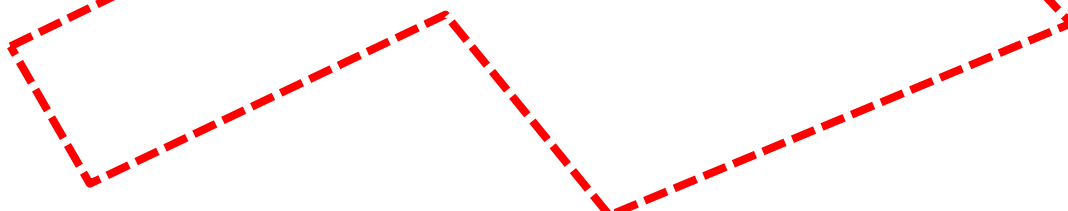
Community Connectivity



Arts & Craft



Heritage & The Automobile



City of Windsor

- Schedule D-1 to OPA _____
- Passed this _____
- day of _____, 2022
- _____
Mayor
- _____
Clerk



Official Plan Amendment (OPA) #159 – NEW

RESIDENTIAL INTENSIFICATION	6.1.14 And 6.5.1.8	To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available.
RESIDENTIAL PERMITTED USES	6.3.2.1	High Profile Residential Buildings shall be directed to locate inMixed Use Corridors.
MIXED USE CORRIDOR PERMITTED USES	6.5.3.1	...retail wholesale, service-oriented, offices...and higher density/intensity residential (medium and high profile).



City of Windsor

Intensification Guidelines

APRIL 2022 • DRAFT



Key Objectives



Manage the transition between new, higher intensity development and existing lower density residential neighbourhoods;



Manage the scale and massing of new development when considering a more intensified form of development;



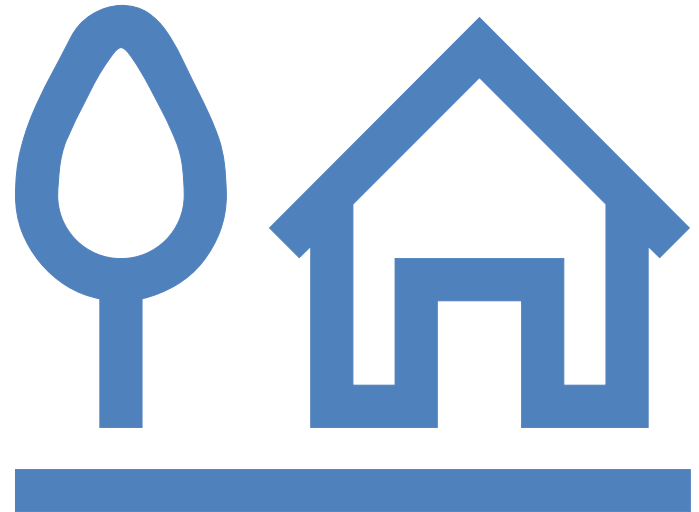
Mitigate any adverse effects on adjacent built form and the comfort and use of the open spaces and streets; and,



Respect the prominent heritage fabric of adjacent residential neighbourhoods.

What is Proposed?

- It is proposed to construct a mixed-use development (commercial and residential).
- A preliminary concept plan has been prepared, which illustrates the following:
 - one 7 storey combined use building (commercial space on the main floor and 96 residential units above),
 - three 5 storey multiple dwellings (132 residential units), and
 - eight townhouse dwellings (48 residential units).



Proposed Concept Plan

Building Elevations





LOOKING SOUTH ON RICHMOND ST





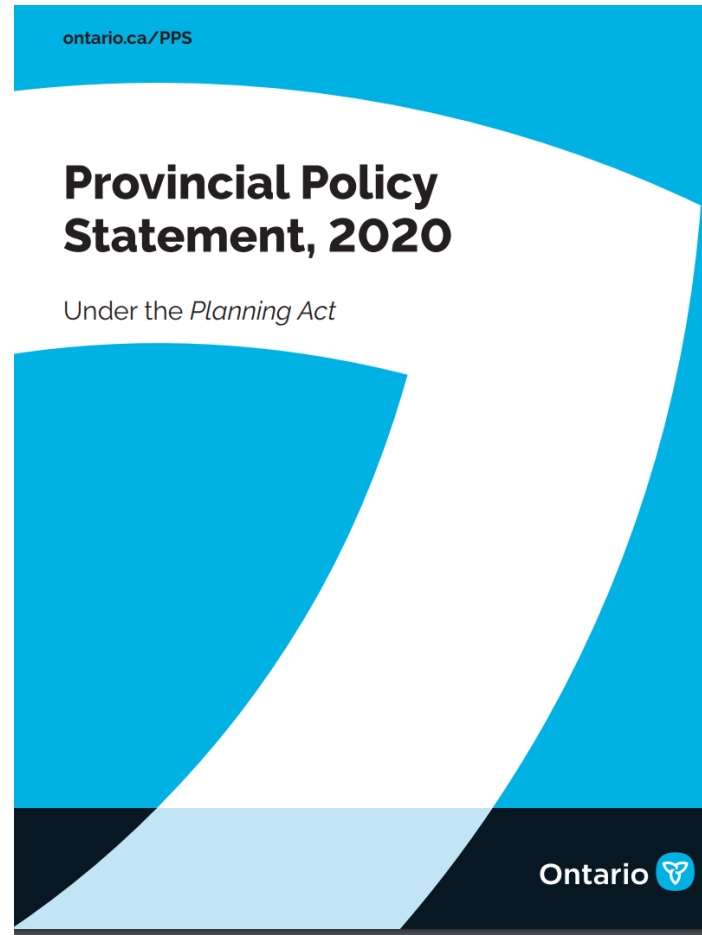




Key Features

- The Concept Plan prepared is only preliminary and will be built in phases.
- The final design will be based on neighbourhood feedback.
- A total of 276 residential units are proposed.
- The tenure will be freehold (condominium and ownership).
- Parking for 261 spaces is proposed to be located on-site, including barrier-free and visitor parking spaces.
- Access will be from Richmond Street, and St. Luke Road.

Land Use Planning in Ontario



Three main policies:



BUILD STRONG,
HEALTHY COMMUNITIES



WISE MANAGEMENT OF
RESOURCES



PROTECTING PUBLIC
HEALTH AND SAFETY

Required Planning Applications

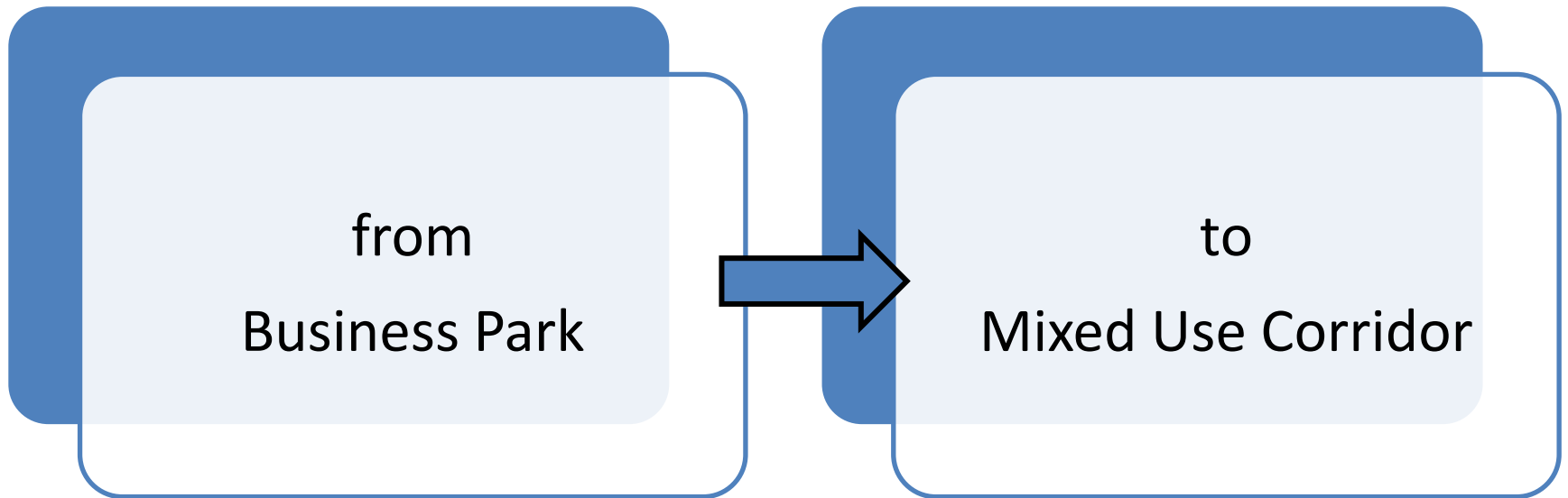
Official Plan Amendment (OPA)

Zoning By-law Amendment (ZBA)

Site Plan Approval (SPA)

Plan of Subdivision / Condominium

Proposed Official Plan Change



Proposed Zoning Change

from

Manufacturing District
1.4 (MD1.2) with a
holding category



to

Residential District 2.5
(RD2.5) and Commercial
District 2.2 (CD2.2)

Support Studies

- Pre Consultation has been completed with the City.
- In order to submit the planning application, we are required to provide the following support studies:
 - Planning Rationale Report
 - Noise Study
 - Urban Design Study
 - Energy Strategy
 - Transportation Impact Study
 - Parking Study
 - Sanitary Sewer Study
 - Storm Sewer Study
 - Storm Water Retention Scheme
 - Record of Site Conditions

What is Next?



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



The City of Windsor Staff will be processing applications in accordance with the requirements of the *Planning Act*



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



And a notice is mailed to all property owners located within 120 metres of the subject parcel

Submitting Comments

- If you wish to submit comments, 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
- 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

Questions and Feedback.....