

**ELECTRONIC
PUBLIC OPEN HOUSE #2**

**PROPOSED MIXED USE
DEVELOPMENT**

**1076 WALKER ROAD, 0
RICHMOND STREET, 0
RICHMOND STREET, 0 ST.
LUKE ROAD
WINDSOR, ON**

**Wednesday, December 13, 2023
6:00 p.m. to 7:00 p.m.**

**Hosted by:
Pillon Abbs Inc.**

Welcome

- The purpose of this informal public open house is to provide **information** and obtain feedback from neighbours and area landowners regarding the proposed development.
- Please stay on **mute**.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- You can use the **raised hand** feature when you are ready to speak.
- The open house is scheduled for 1 hour, but we can stay longer, if required.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Staff are also online but **only** to observe.



The Site

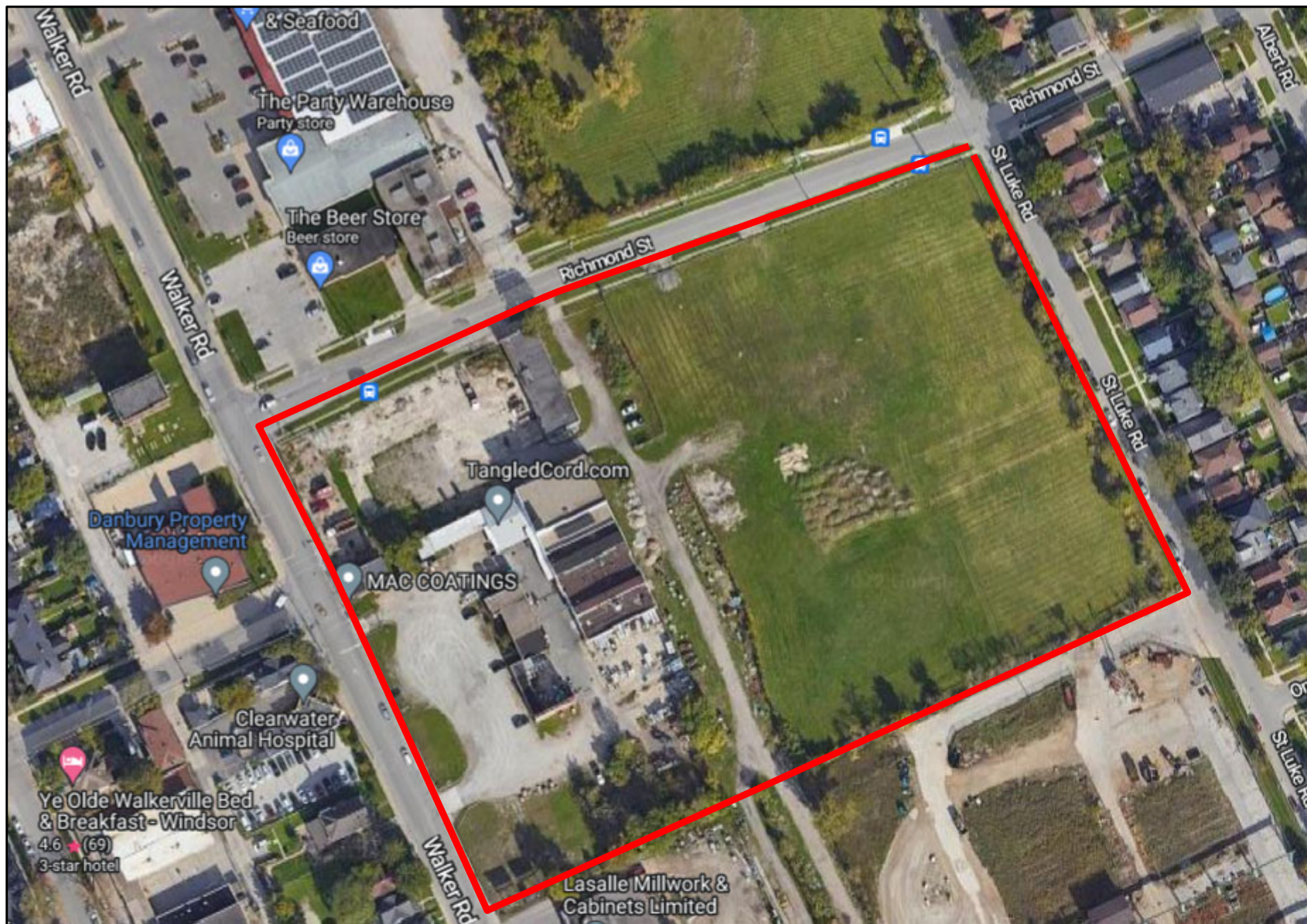
- City of Windsor **Ward 5** (next to Ward 4)
- The subject lands are made up of 5 parcels (to be consolidated into 1)
- 1 corner lot
- Located on the south side of Richmond Street, east side of Walker Rd, west side of St. Luke Road
- Site is generally vacant with some unused buildings
- Formally used for industrial



The Previous Site

- As shown at Open House #1 on
Thursday, December 8, 2022



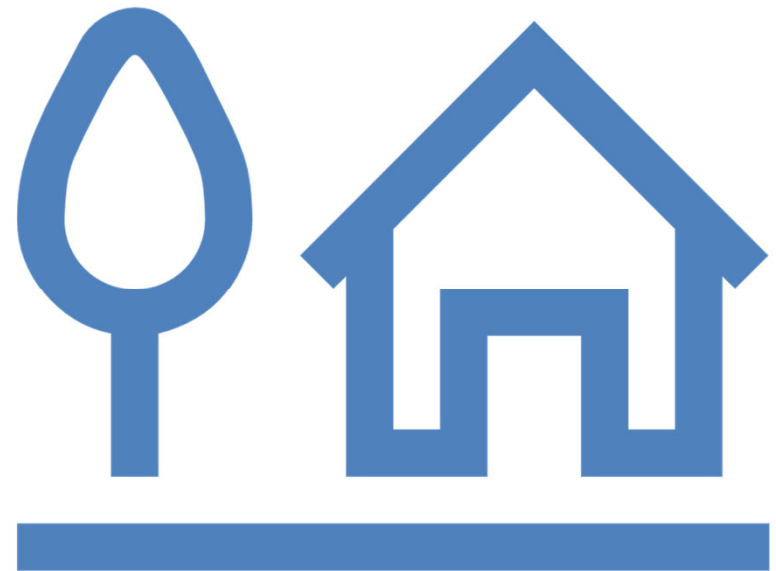


Surrounding Area

- 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.

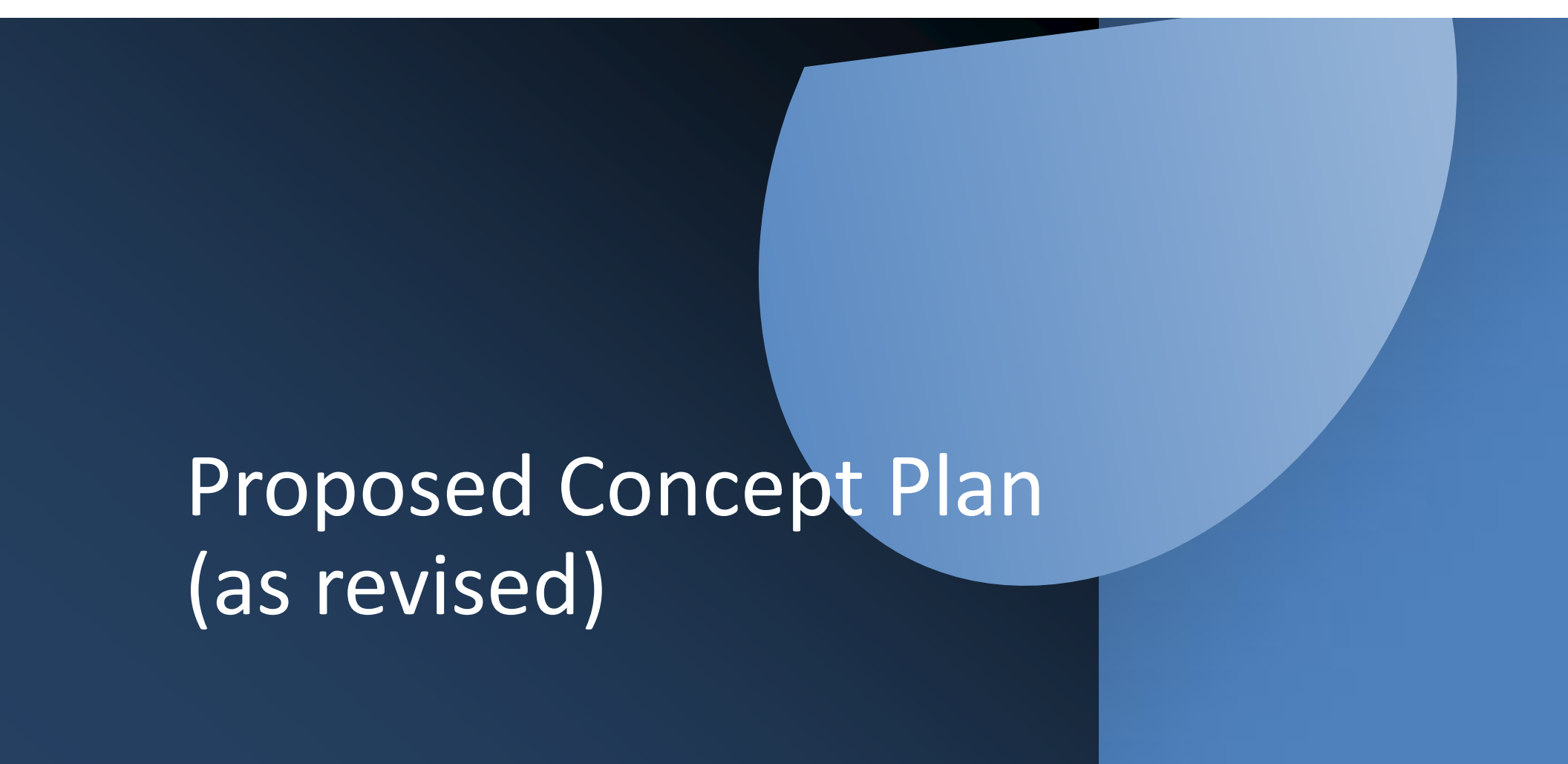
What is Proposed?

- It is proposed to construct a mixed use development consisting of commercial and residential uses.
- Three multiple dwellings / combined-use buildings containing 7 storeys with a total of 285 dwelling units (95 units per building).
- 1,200 m² of commercial gross floor area with a total of 412 parking spaces (including 12 accessible parking spaces) and 3 loading spaces.
- 30 semi-detached dwellings containing two storeys (60 dwelling units total).
- Vehicular access for the multiple dwellings is via one access area to Walker Road and one access area to Richmond Street.
- A new road for 20 semi-detached dwellings is shown on the conceptual plan.
- The remaining 10 semi-detached dwellings front on St. Luke Road.

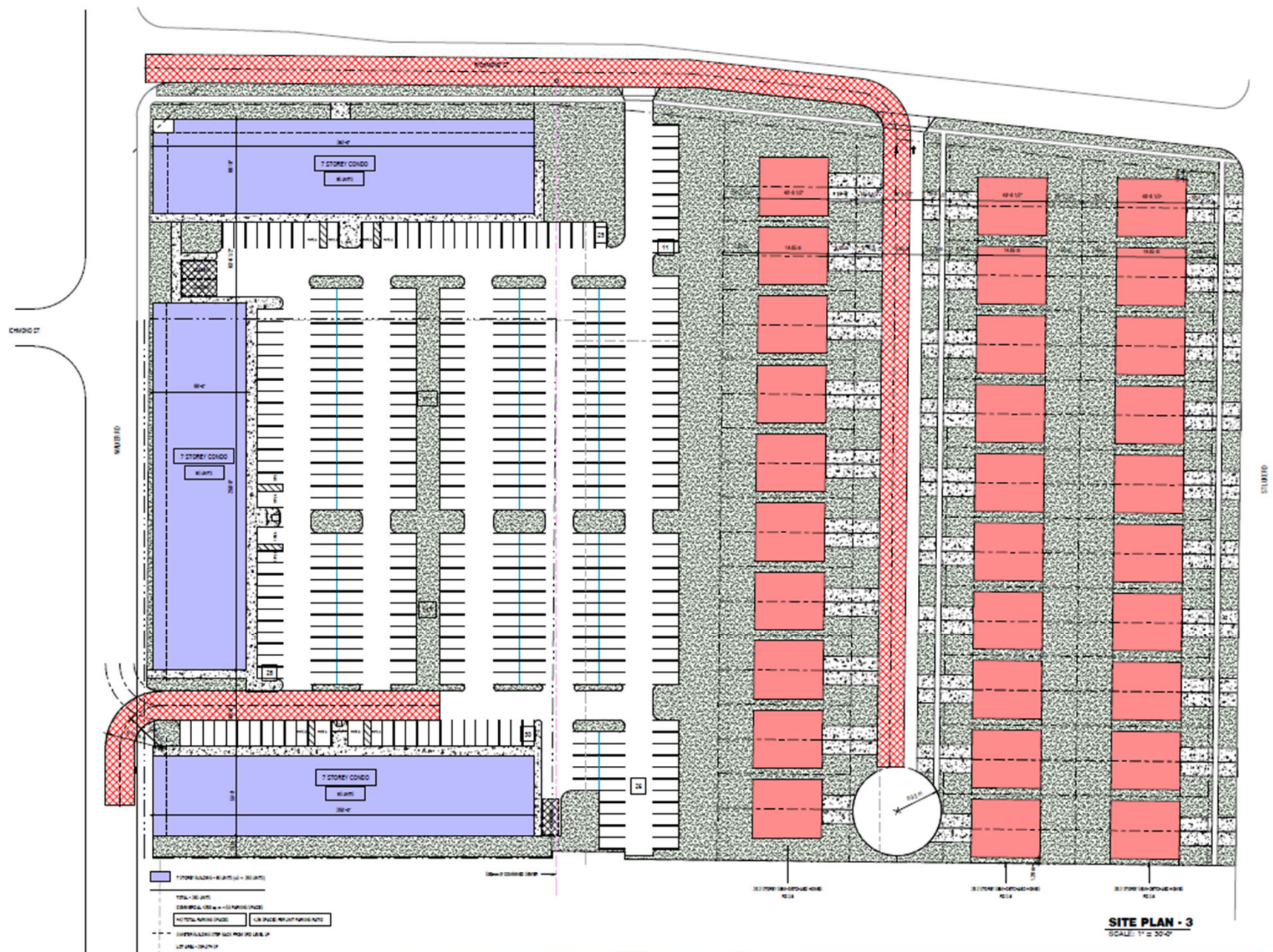


The background of the slide features a dark navy blue field on the left, which transitions into a lighter blue area on the right. This transition is achieved through several overlapping, rounded rectangular shapes in various shades of blue, creating a layered, modern aesthetic.

Proposed Concept Plan (previous)

The background of the slide features a dark navy blue field on the left and a lighter blue field on the right, separated by a vertical line. Overlapping these fields are several abstract, rounded shapes in various shades of blue, creating a layered, geometric effect.

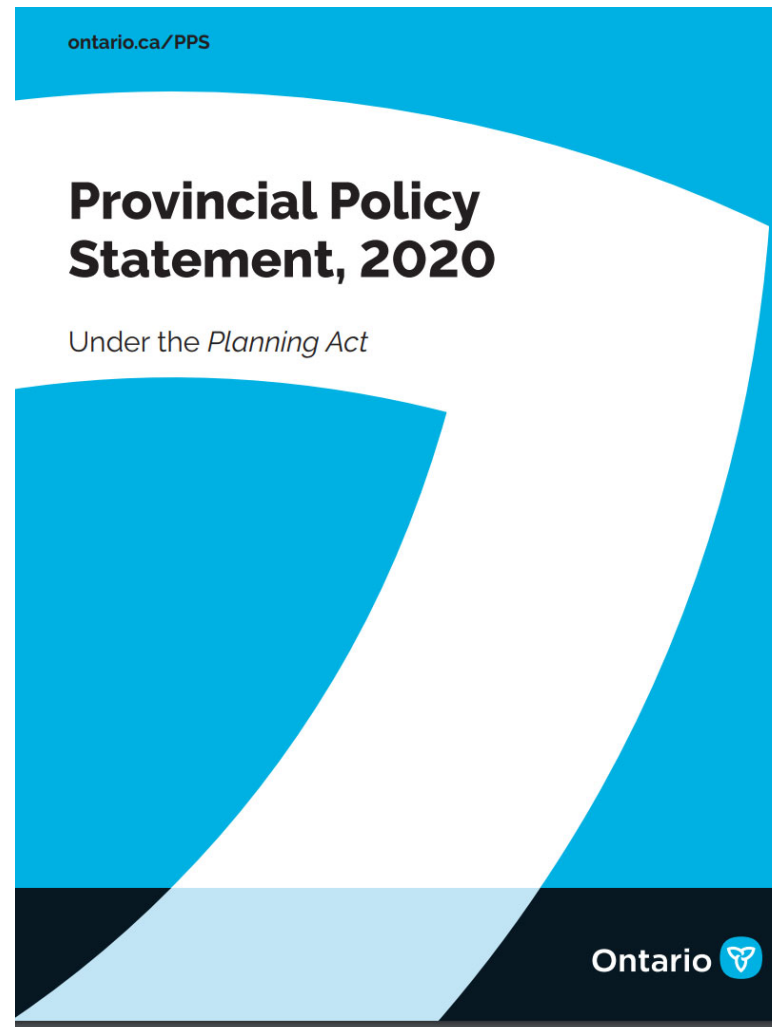
Proposed Concept Plan (as revised)



Key Features

- The Concept Plan prepared is only preliminary and will be built in phases.
- Based on neighbourhood feedback.
- The tenure will be freehold (condominium and ownership).
- Landscaping, amenity space, signage and refuse storage will be provided

Land Use Planning in Ontario



Three main policies:



BUILD STRONG,
HEALTHY COMMUNITIES



WISE MANAGEMENT OF
RESOURCES



PROTECTING PUBLIC
HEALTH AND SAFETY

Key PPS Policies

- Develop within an existing settlement area
- Develop where full municipal services are available
- Encourage infilling and intensification
- Encourage the use of existing public transit and active transportation
- Help minimize land consumption and servicing costs
- Facilitate an efficient development that will positively impact the financial well-being of the City



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



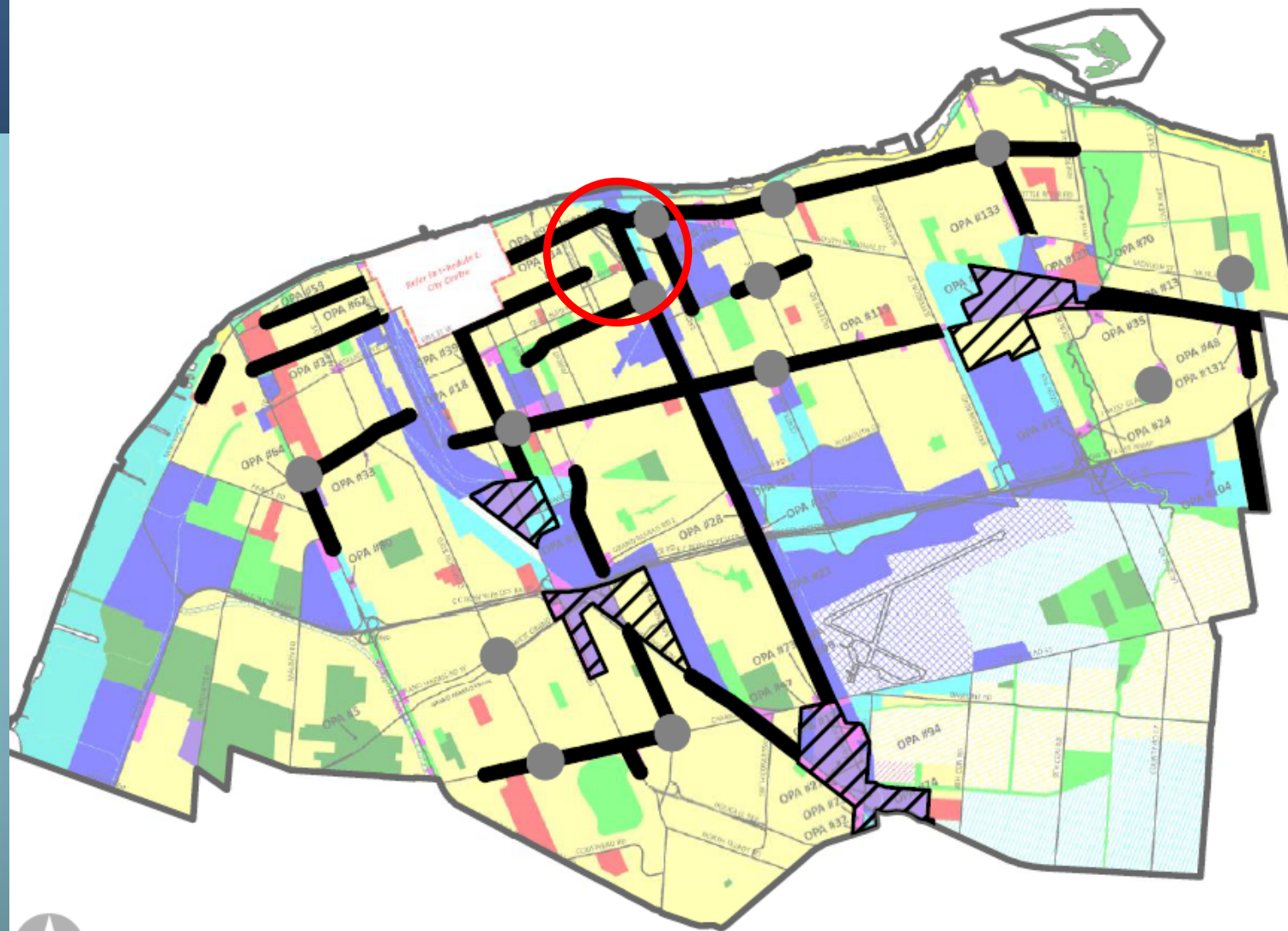
Arts & Craft



Heritage & The Automobile



OPA #159



SCHEDULE 'D-1' TO OPA ____, 2022

City of Windsor

-  Lands to be redesignated to 'Mixed Use Corridor'
-  Lands to be redesignated to 'Mixed Use Node'
-  Lands to be redesignated to 'Mixed Use Centre'

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

 The Planning
Partnership

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.

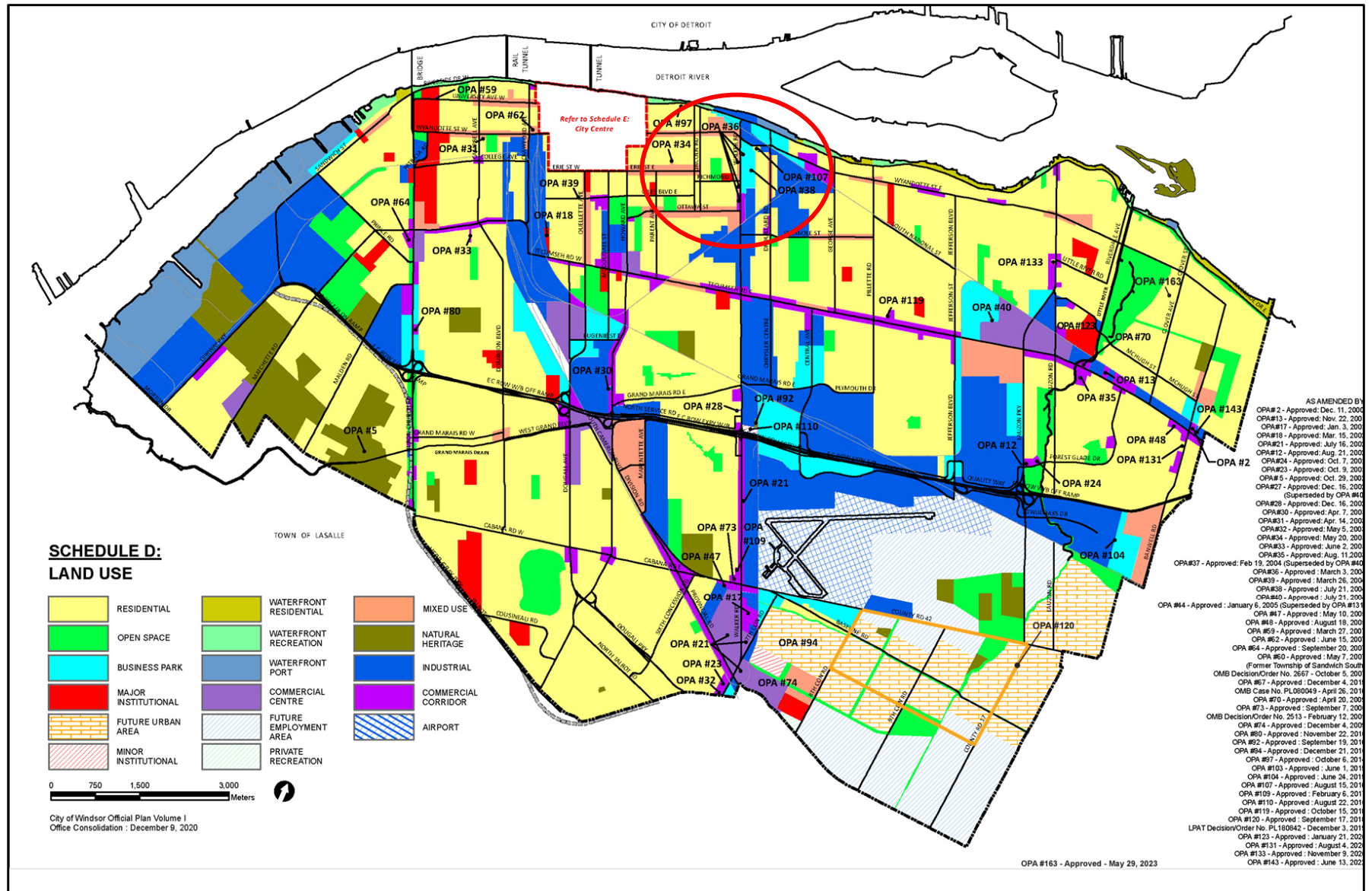
Windsor Official Plan (OP)

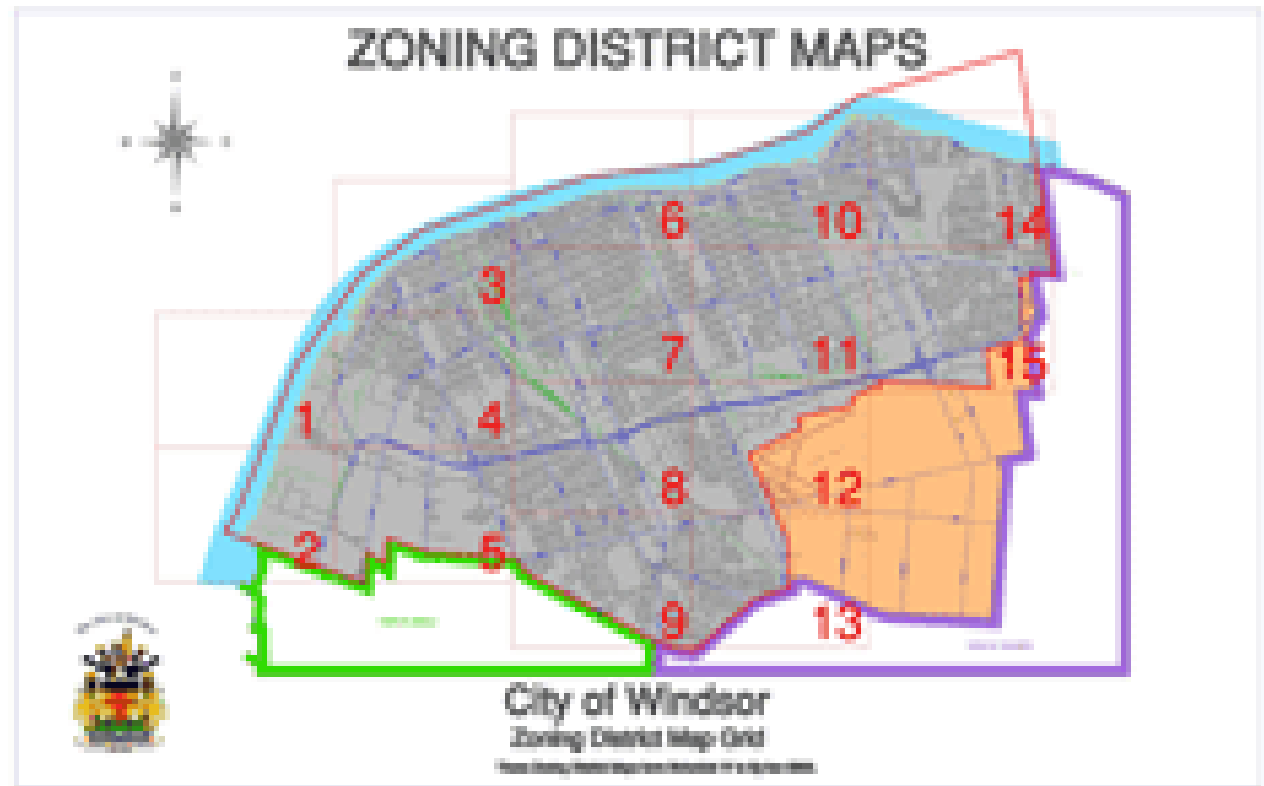


Key OP Policies

- Currently designated “Business Park” on Schedule D – Land Use
- A healthy and livable city
- To direct intensification to those areas of the City where transportation, municipal services, community facilities, and goods and services are readily available
- To support a complementary range of residential housing forms and tenures
- To encourage the development of new commercial uses
- Ensure development is compatible with its surroundings

OP - Schedule 'D'



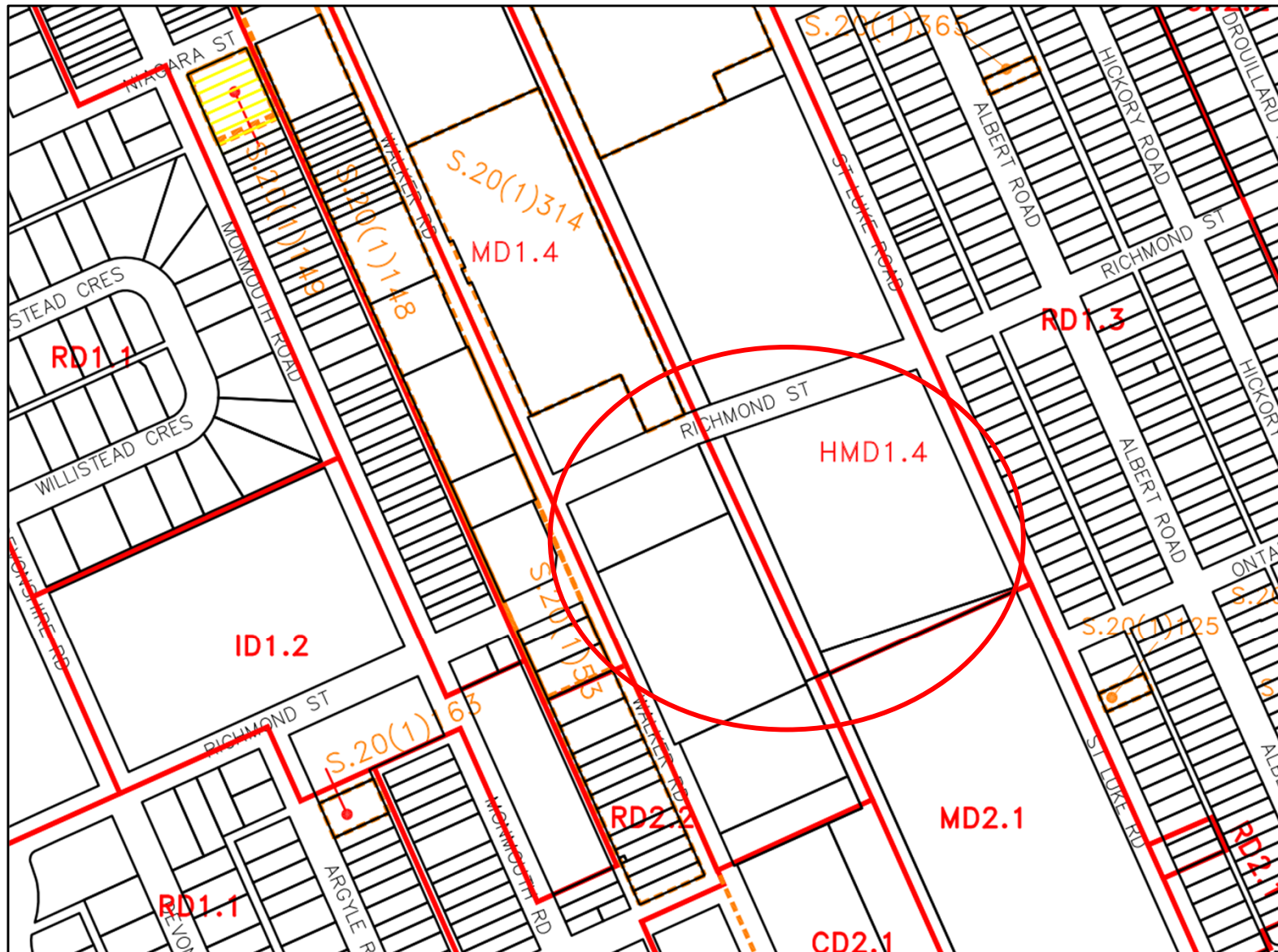


Windsor Zoning By-law (ZBL)

ZBL Permitted Uses

- The lands are currently zone Manufacturing District 1.4 (RD1.4) category
- Map 6 of the City ZBL
- Current permitted uses include:
 - Commercial
 - Office
 - Warehousing
 - Club
 - Restaurants
 - Car Dealership
 - Sports Facility
 - Wholesale Store
 - Any use accessory to the preceding uses

ZBL– Map '6'



Required Planning Applications

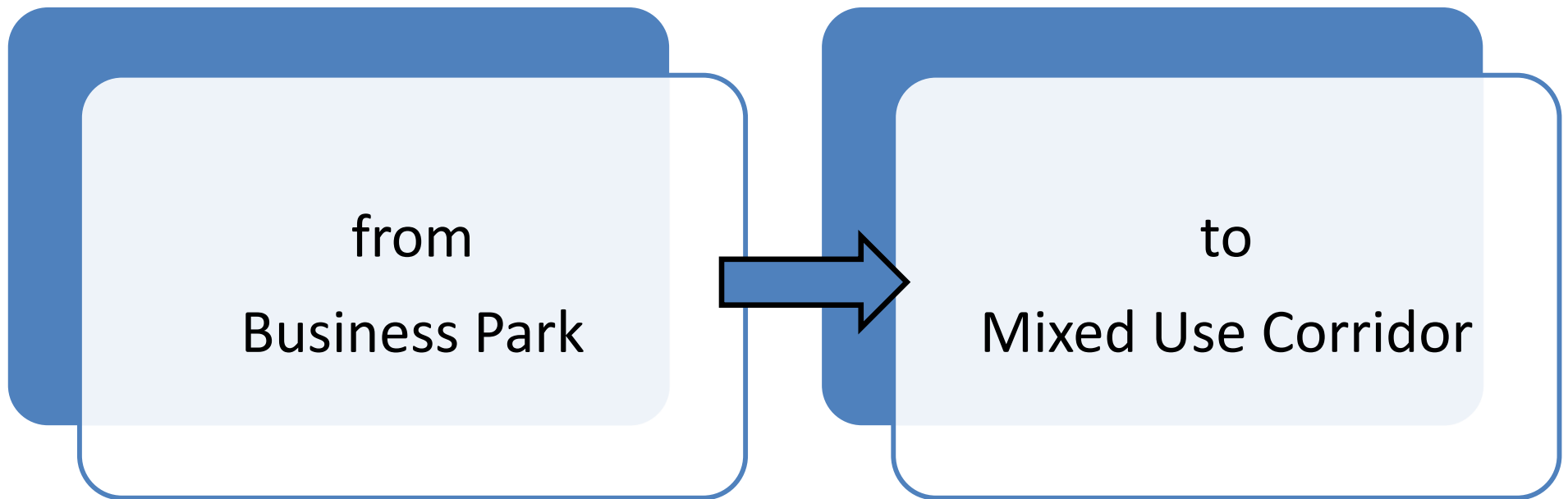
Official Plan Amendment (OPA)

Zoning By-law Amendment (ZBA)

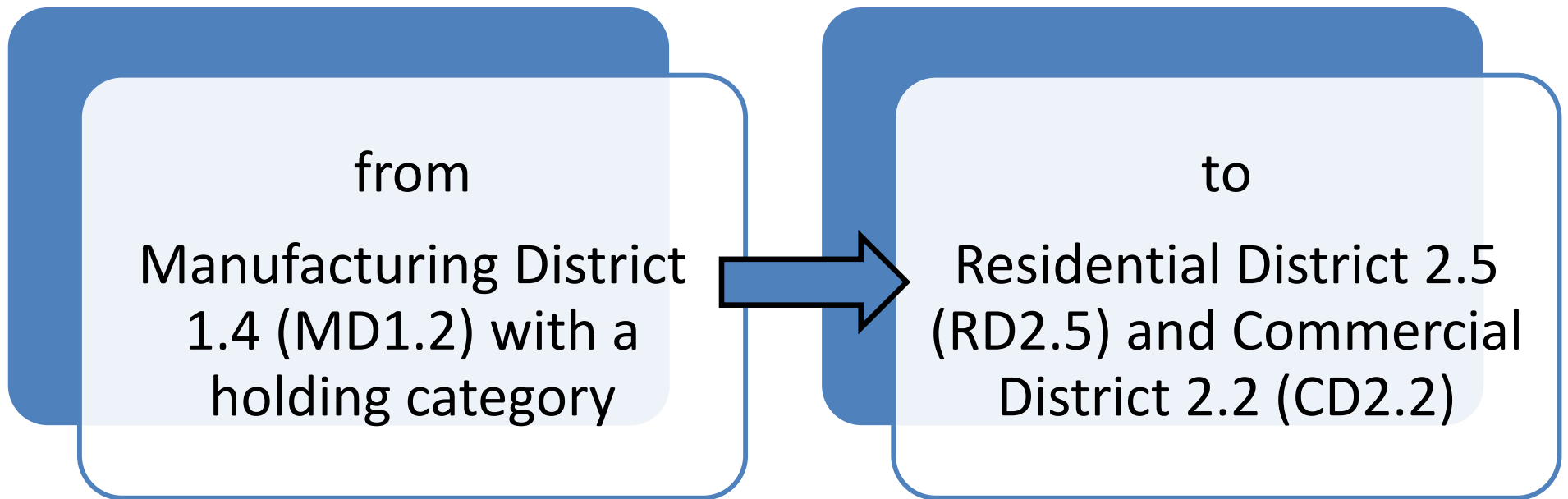
Site Plan Approval (SPA)

Plan of Subdivision / Condominium

Proposed Official Plan Change



Proposed Zoning Change





Support Studies

- Pre consultation (stage 1) 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 (summary of the open houses)
 - Urban Design Study
 - Micro Climate Study (Shadow)
 - Noise Study
 - Sanitary Sewer & Storm Study
 - Parking Study
 - Transportation Impact Study

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*



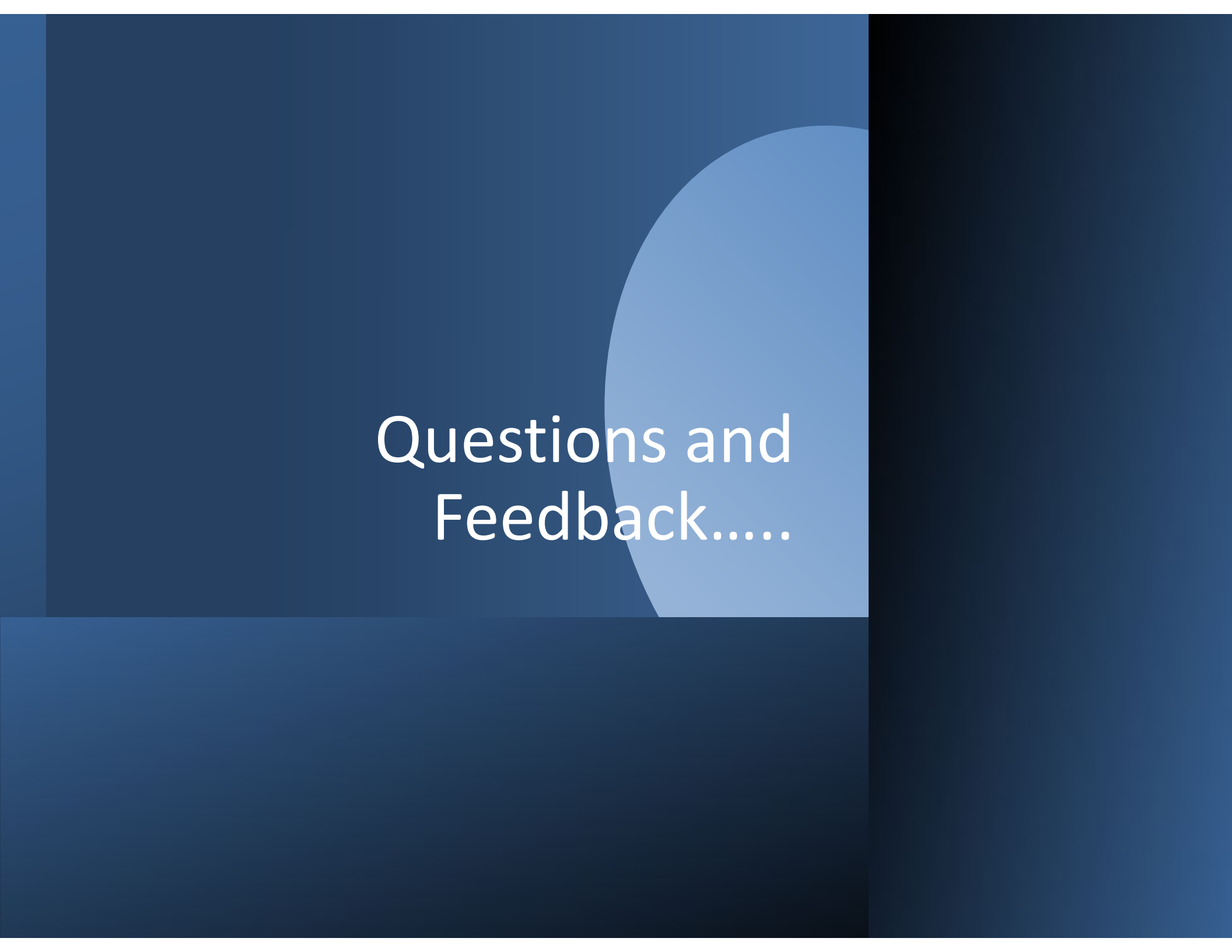
Public notice of any future City of Windsor public meeting will be in the Windsor Star newspaper and posted on the City of Windsor website



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.....