

**ELECTRONIC & IN PERSON
PUBLIC OPEN HOUSE #3**

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

**0 Richmond St, 0 & 1235 St.
Luke Rd.,
Windsor, Ontario**

Tuesday,
February 4, 2025
6:00 p.m. to 7:00 p.m.

ZOOM and Willistead Manor
(Dining Room), 1899 Niagara St,
Windsor, ON.

Hosted by:

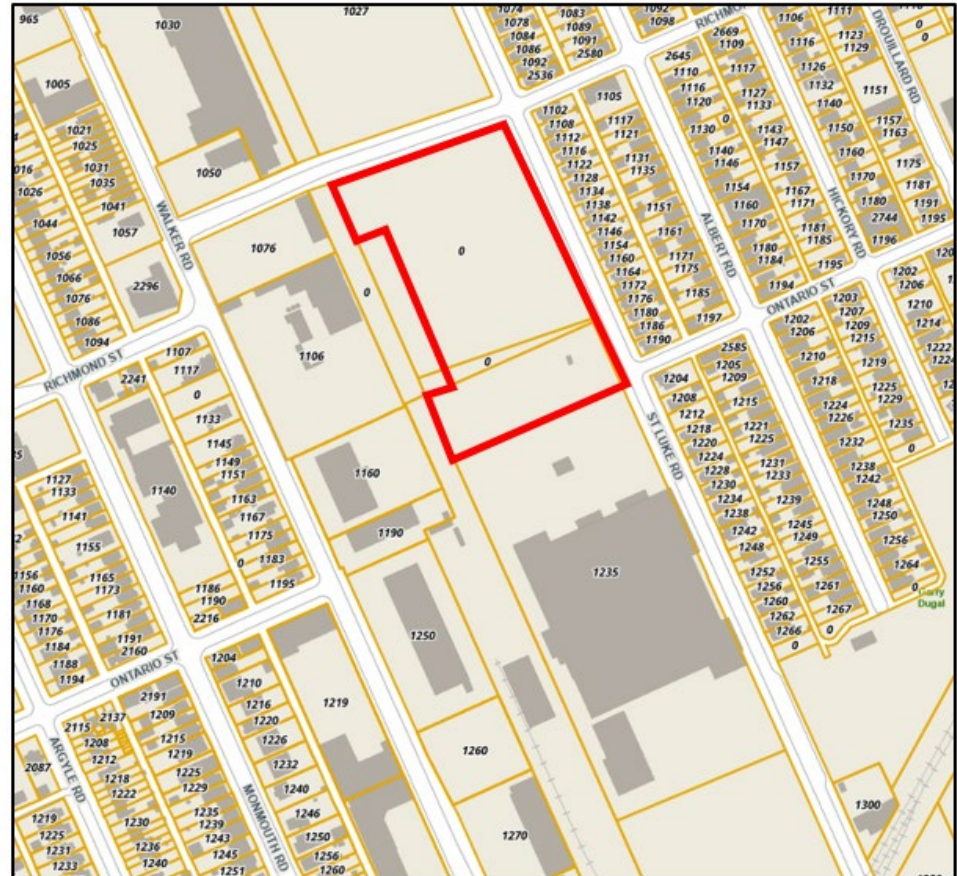
Pillon Abbs Inc.
Land Use Planning Consultant

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.
- After a brief **presentation**, I will open the floor for **questions and comments**.
- The open house is scheduled for 1 hour.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Representatives are also online but **only** to observe.
- Change is not always easy, but we want to **hear your ideas** on what you would like to see in your neighbourhood based on **planning matters**.

The Site

- City of Windsor Ward 5 (next to Ward 4)
- The subject lands are made up of 3 parcels (to be consolidated into 1)
- 1 corner lot
- Located on the south side of Richmond Street and west side of St. Luke Road
- Site is generally vacant with some unused buildings
- Formally used for industrial







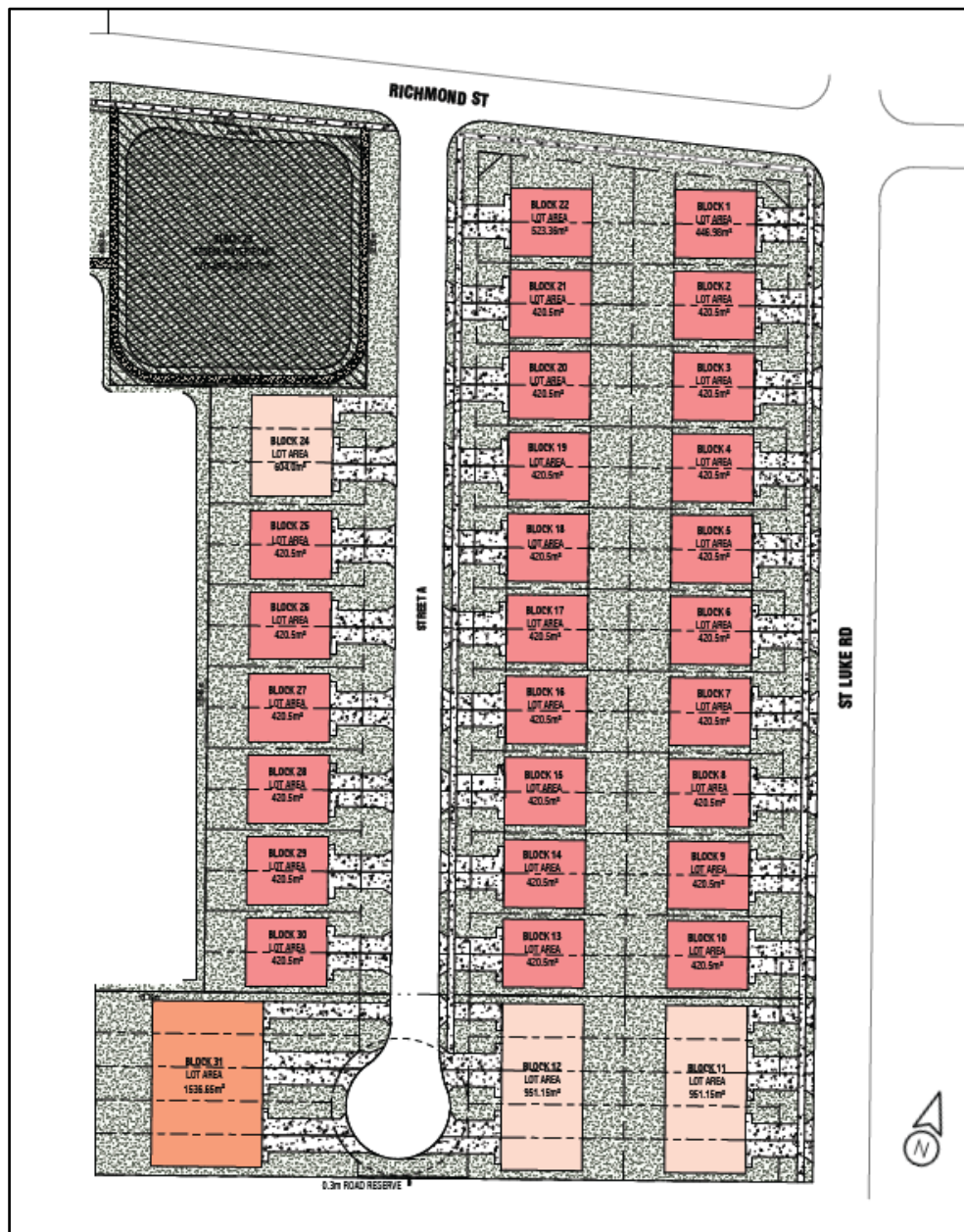
What is Proposed

- The applicant intends to develop the subject lands for residential.
- Development will include;
 - 52 semi-detached dwelling units,
 - 18 townhome dwelling units,
 - a stormwater facility, and 1 new internal roadway.
- A total of 70 residential units are proposed.



Concept Plan - proposed







Inspiration -
elevations







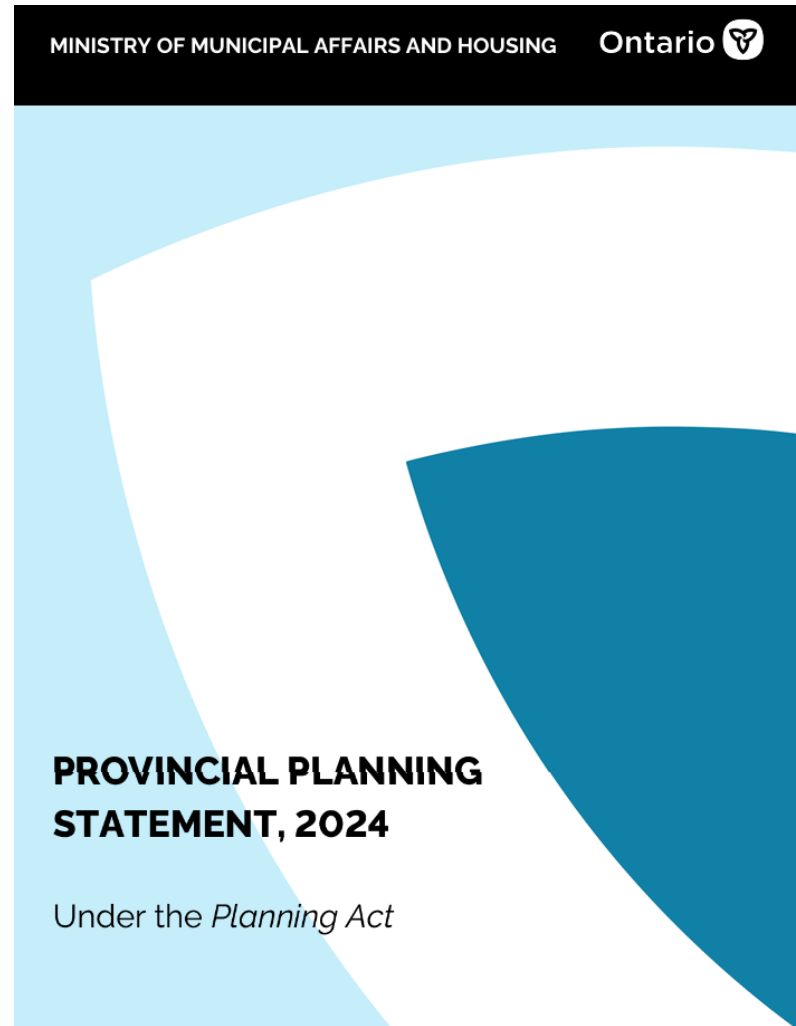




Key Site Features

- Full municipal services are available (sewers, storm and water)
- Parking provided on paved driveways (and possible garage)
- Refuse (garbage and recycling) to be located inside the building and taken to the curb
- Landscaping, paved sidewalks and private outdoor amenity space provided
- New roadway from Richmond Street (ends in a cul-de-sac)
- There is space for future development (not subject to this proposal)

Land Use Planning in Ontario – Provincial Planning Statement (PPS)



Four Main Provincial Policies:

- BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES
- INFRASTRUCTURE AND FACILITIES
- WISE USE AND MANAGEMENT OF RESOURCES
- PROTECTING PUBLIC HEALTH AND SAFETY



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

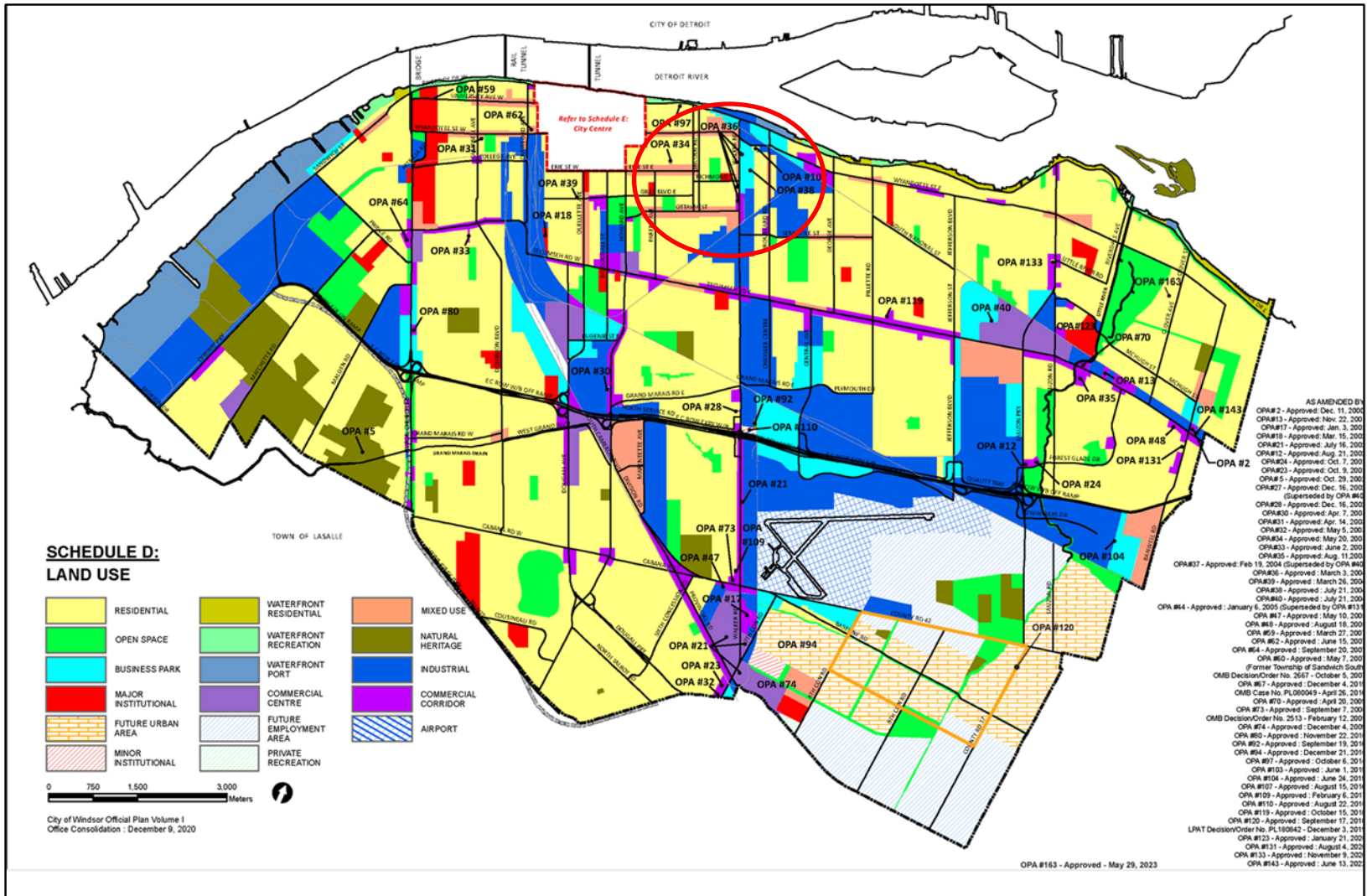
Windsor Official Plan (OP)



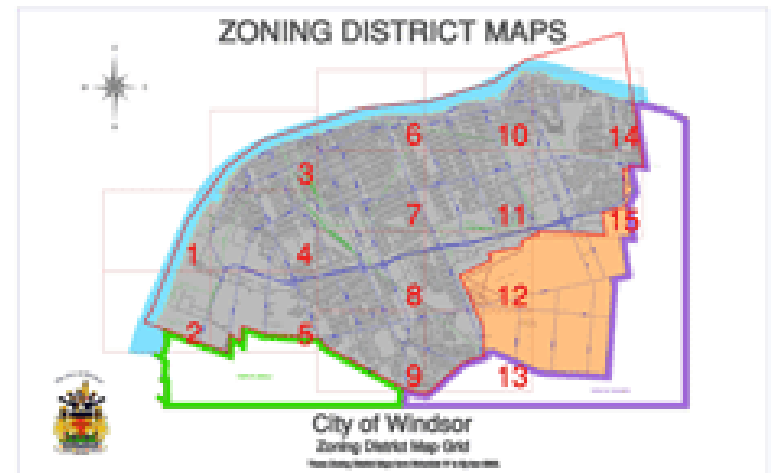
Key OP Policies

- Designated “Business Park” in the City OP (Schedule D)
- 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 uses
- Ensure development is compatible with its surroundings

OP - Schedule 'D'



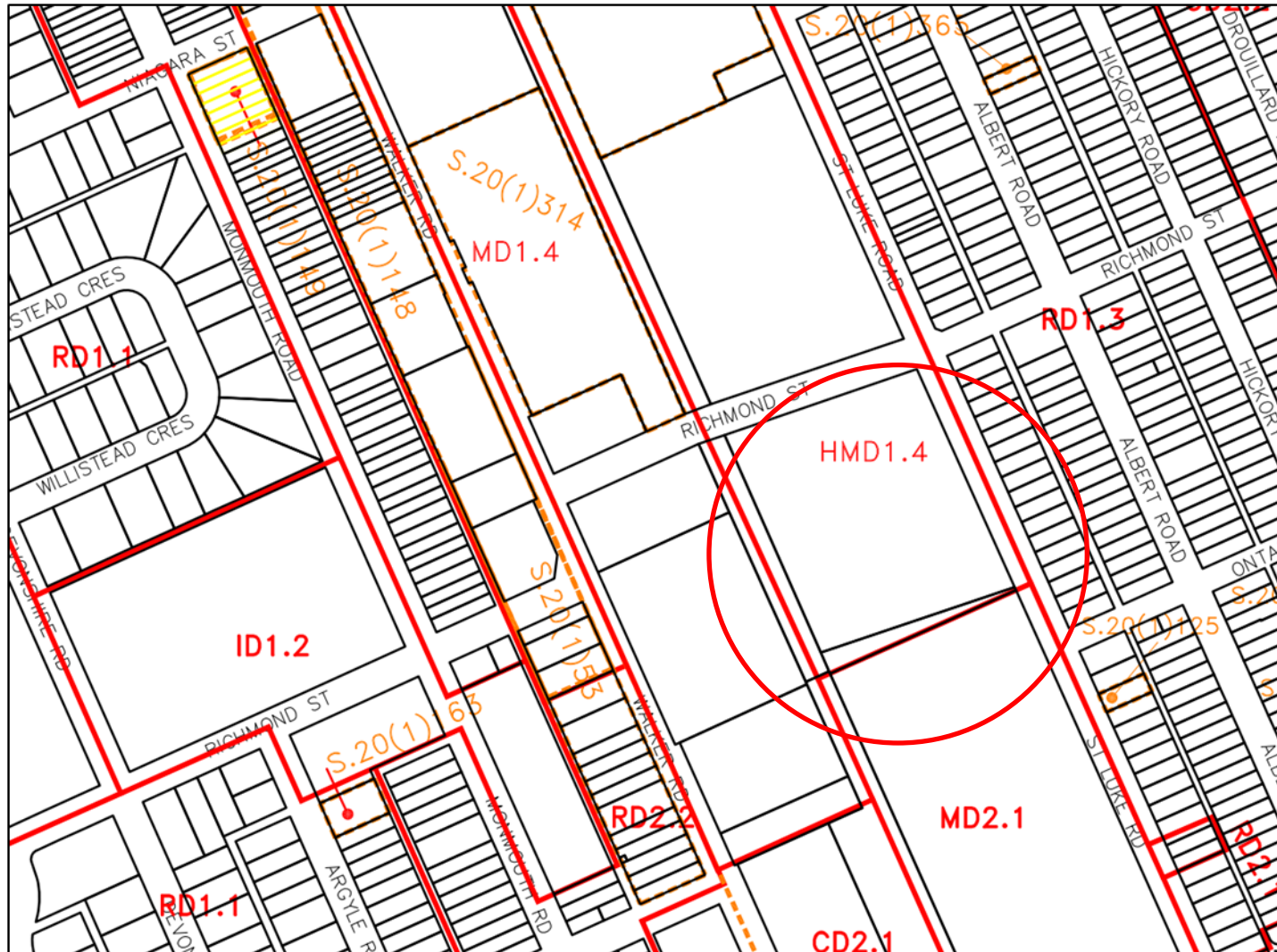
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently zoned “Holding Manufacturing District 1.4 (HMD-1.4)” category and “Manufacturing District 2.1 (MD-2.1)” category
- Map 6 of the City ZBL
- Current permitted uses include (samples):
 - *Industrial Use*
 - *Ambulance Service*
 - *Building Materials Recycling Store*
 - *Food Catering Service*
 - *Micro-Brewery*
 - *Motor Vehicle Salvage Operation*
 - *Self-Storage Facility*
 - *Towing Facility*
 - *Business Office*
 - *Medical Office*
 - *Warehouse / Warehouse Store*
 - *Gar Bar*
 - *Sports Facility*
 - *Club*
 - *Convenience Store*
 - *Any use accessory to the preceding uses*

ZBL- Map 'T12'



Required Planning Applications

- Official Plan Amendment (OPA)
- Zoning By-law Amendment (ZBA)
- Draft Plan of Subdivision (SUBD)

OPA

- Change the land use designation “Business Park” to “Residential”
- To permit the proposed development

ZBA

- change the existing “Holding Manufacturing District 1.4 (HMD-1.4)” and “Manufacturing District 2.1 (MD-2.1)”
- To “Residential District 2.2 (RD 2.2)”
- to permit the proposed development
- Zoning Relief
 - TBD

SUBD

- Creates the lots / blocks
- Development Agreement sets out the design details

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit **the applications**, we are required to also provide the following:

- Application and Fees
- Conceptual Site Plan
- Planning Rationale Report (PRR)
- Traffic Study
- Servicing
- Soil
- Archaeology
- Urban Design
- Parking
- Storm
- Tree Inventory
- Biology
- Informal Open House

What is Next?



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



Once **the applications** are submitted, the City will process it in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website (and possibly a sign on site)



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, 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

- Phone, email, or mail written comments
- Please note that 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
- Presentation material is available upon request

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Questions and
Feedback?