

Wentworth Road Gateway District WMPS and WLUB Text Amendments

Public Hearing

April 26, 2022

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Application

- A completed application was received on January 20, 2022 from Faisal Al-Hammadi of FH Development Group Inc.
- Request grouped residential uses including mixed use apartment buildings and townhouses on PID 45059631 on Wentworth Road





Orthophoto

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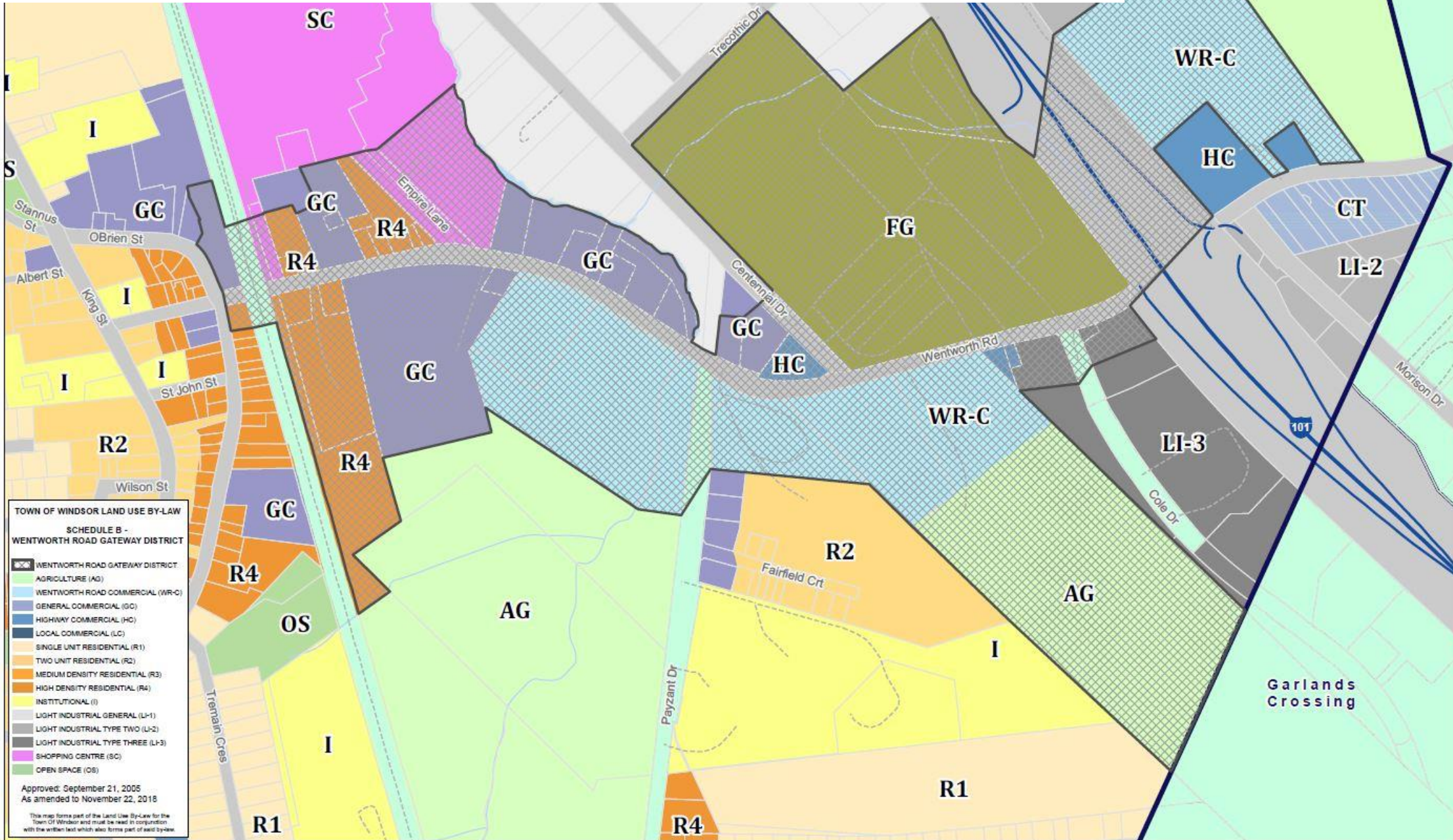


Application Cont.

- This application will be considered by Planning staff in two parts:
 1. an amendment to the text of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to allow Council to consider grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings within the Wentworth Road Gateway District by development agreement; and
 2. consider the proposed uses by development agreement as per Policy 8.6.15 of the WMPS



Wentworth Road Gateway District



Windsor Municipal Planning Strategy

- The Wentworth Road Gateway District (WRGD) was created to recognize Wentworth Road as the gateway to Windsor
- The objectives of the WRGD is to:
 - identify Wentworth Road as an important entrance route into Windsor, for pedestrians and cyclists as well as for vehicles;
 - promote a sense of welcome and arrival;
 - assist in visitor orientation and direction into downtown Windsor



Windsor Municipal Planning Strategy Cont.

Policy 8.6.15 enables Council to consider proposals for large format retail stores exceeding 50,000 ft² (4,645 m²) in commercial floor area, regional shopping centres, institutional uses, **mixed use, multiple unit residential**, or light industrial development **by development agreement** within the Wentworth Road Gateway District

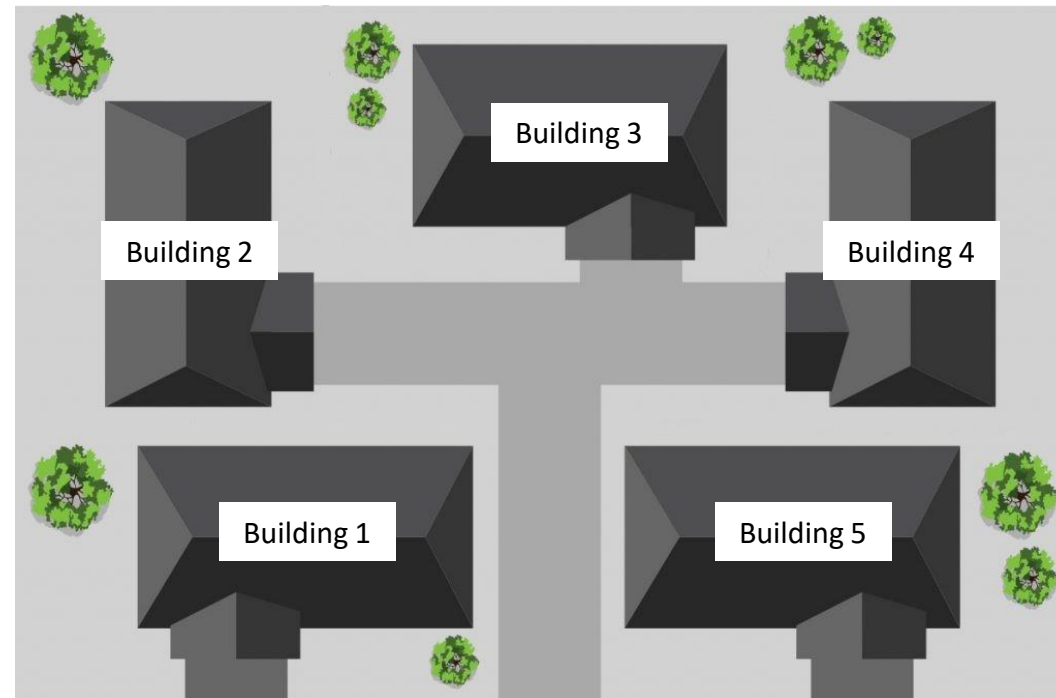
- Mixed use, multiple unit residential developments are already permitted to be considered by development agreement
- However, there is no mention of considering grouped dwellings in this Policy



Windsor Land Use By-law

Definition

- ***Grouped Dwellings*** means two or more dwelling units which are contained in two or more buildings designed to be part of a group of dwellings clustered on a single lot;



Discussion

Grouped Dwellings

- permitted as-of-right in the High Density Residential (R-4) zone
- also permitted to be considered in the Residential designation by development agreement in accordance with Policy 5.4.6

Discussion

Benefits of Grouped Dwellings

- increase density in serviced areas and promote an efficient use of water and sewer services;
- the shared parking and driveways reduce hardscaping and help manage stormwater more effectively on the lot;
- if placed centrally, they can promote a more active community where active transportation is used more frequently as a means to access services and facilities;
- can allow a variety of housing options for future residents;
- promote a sense of community through shared amenity spaces



Discussion

Wentworth Road Gateway District

- grouped dwellings would align with the vision of the Wentworth Road Gateway District to be a vibrant gateway to downtown Windsor that promotes walkability and active transportation use
- The District is located in proximity to a variety of existing services, restaurants, stores, recreational facilities and trails



Proposed Amendments

Staff recommend amending the text of the WMPS (Policy 8.6.15) and WLUB (Section 6.1 (j)) to provide the opportunity for Council to consider:

“comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings”

in the Wentworth Road Gateway District, by development agreement

Windsor Municipal Planning Strategy Policy

Policy 16.1.1 It shall be the policy of Council to review and make amendments to this Strategy:

(c) when Council deems it necessary because of a change in policy intentions or the development environment

- Since the former Windsor High School was decommissioned in 2004 and demolished the subject lot has sat vacant and not been developed; this proposal would reflect a change in the development environment

Municipal Government Act

- Section 219 (1) of the MGA states that where a council adopts a MPS amendment that contains policies about regulating land use and development, the council shall, at the same time, adopt a LUB amendment that shall enable the policies to be carried out
- This allows both the amendment to the text of the MPS and the LUB to happen concurrently

General Criteria for MPS Amendments

- **Policy 16.3.1** states the general criteria to be considered by Council
- In summary:
 - the majority of criteria are not applicable as any development will have to go through the development agreement process, at which time staff would evaluate the specific application against the specific and general criteria



Public Information Meeting Notes

- A virtual Public Information Meeting was held on February 10, 2022. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was February 25
- No comments or questions were received from the public



Applicant Presentation

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Process



All statutory requirements have been met

Note: MPS amendments require a majority vote of the maximum number of members that may be elected to Council





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Recommendation

...that Council gives Second Reading to and approves amending the text of the Windsor Municipal Planning Strategy and the Windsor Land Use By-law to allow Council to consider grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings, by development agreement in the Wentworth Road Gateway District in a manner substantively the same as the draft set out in Attachments A and B of the Planning and Heritage Advisory Committee report #22-01 dated March 10, 2022.

