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Wentworth Road Gateway District WMPS and WLUB Text Amendments

Planning and Heritage Advisory Committee (PAC/HAC)

March 10, 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



PID 45059631, Wentworth Road



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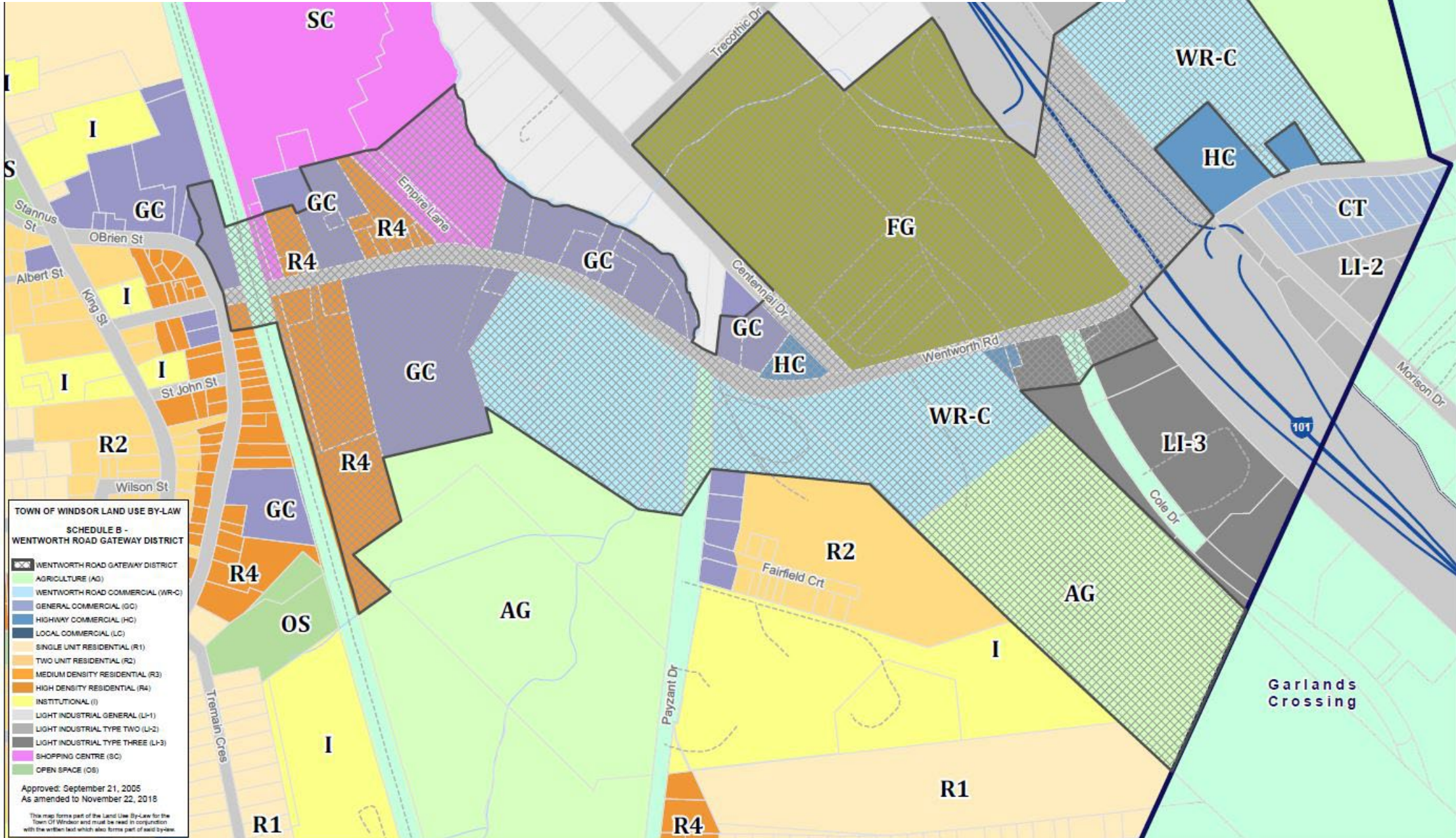


Application Cont.

- 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

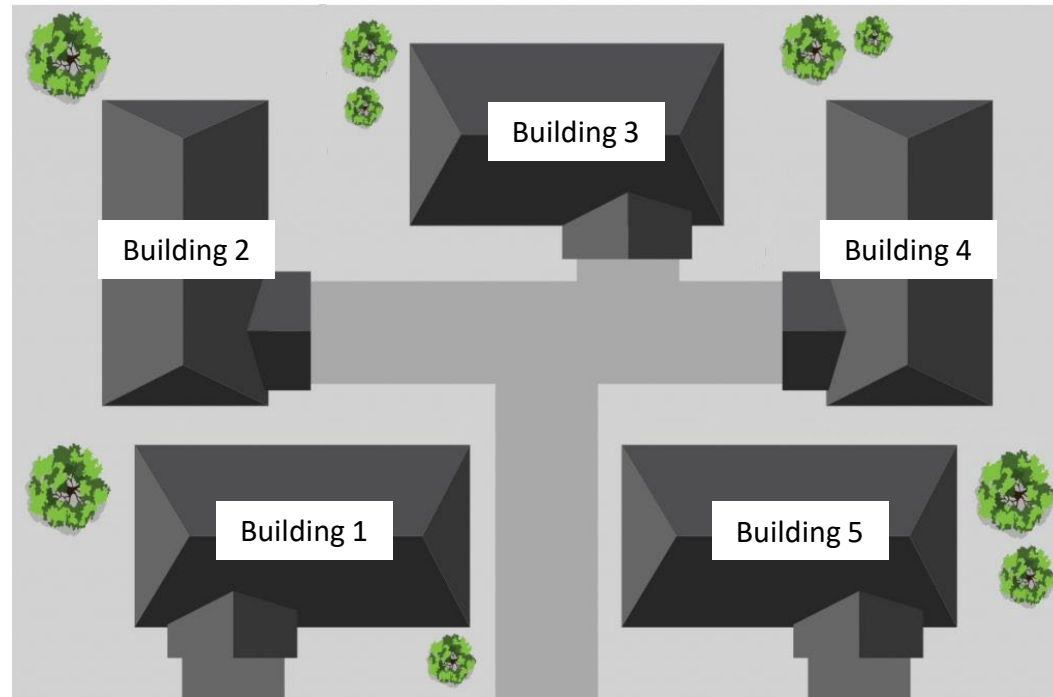
- Mixed use, multiple unit residential developments are already permitted to be considered by development agreement
- However, there is no mention of considering grouped dwellings in this Policy



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 WMPS Amendments

[Blue text = Amendments to the WMPS]

8.0 COMMERCIAL

8.6 Wentworth Road Gateway District

The development of the Wentworth Road area between Highway 101 and O'Brien Street is of concern to Council for several reasons. As one of the main entrance routes to ~~the town~~ Windsor, it is important that the streetscape present an attractive appearance. Furthermore, this is one of the few areas of ~~town~~ Windsor where there is an existing concentration of commercial uses, as well as land with potential for new development or redevelopment.



Proposed WMPS Amendments Cont.

Council intends to recognize the role of Wentworth Road as an entrance to Windsor by designating it as a Gateway District. Within the District, a combination of public and private initiatives and development controls will be used to achieve the following objectives:

- to identify Wentworth Road as important entrance route into Windsor, for pedestrians and cyclists as well as for vehicles;
- to promote a sense of welcome and arrival ~~to town~~; and
- to assist in visitor orientation and direction to the Town Centre, as the main business district.



Proposed WMPS Amendments Cont.

Landscaping, signage for identification and wayfinding, and provisions for pedestrian and bicycle movement are the key measures that will be used to achieve these objectives. The intent is to treat the District as an important and special place. In particular, new developments must contribute to the overall attractiveness of the streetscape. By 2010, ~~Town~~ Windsor Council will have invested close to \$5 million in street upgrades to Wentworth Road with traffic signals and turning lanes to improve traffic flow, repaving, wide sidewalks on both sides of the street and street trees. ...



Proposed WMPS Amendments Cont.

...

These upgrades will make the area more attractive to new and existing businesses and their customers. Council feels it is important that those wishing to develop on Wentworth Road also do their share by ensuring their developments enhance the appearance of the District and make adequate provision for efficient traffic movement and a pleasant pedestrian environment.

Proposed WMPS Amendments Cont.

Policy 8.6.15 It shall be the policy of Council that within the Wentworth Road Gateway District, Council will consider proposals for **comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings**, 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 in accordance with the relevant policies of this Strategy and the specific provisions for development in the Wentworth Road Gateway District as contained in Policy 8.6.16.



Proposed WLUB Amendments

[Blue text = Amendments to the WLUB]

6.0 DEVELOPMENT AGREEMENTS

Developments to be considered by Development Agreement

6.1 The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:

...

Proposed WLUB Amendments Cont.

...

(j) development proposals in the Wentworth Road Gateway District in accordance with Policy 8.6.15 of the Municipal Planning Strategy for: **comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings**, 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;



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. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was February 25
- No comments or questions were received



Process



*anticipated dates; final dates set by Council

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Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider 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.



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