

411 King Street Development Agreement

Planning and Heritage Advisory Committee (PAC/HAC)

October 12, 2023

something inspiring awaits



Application Background

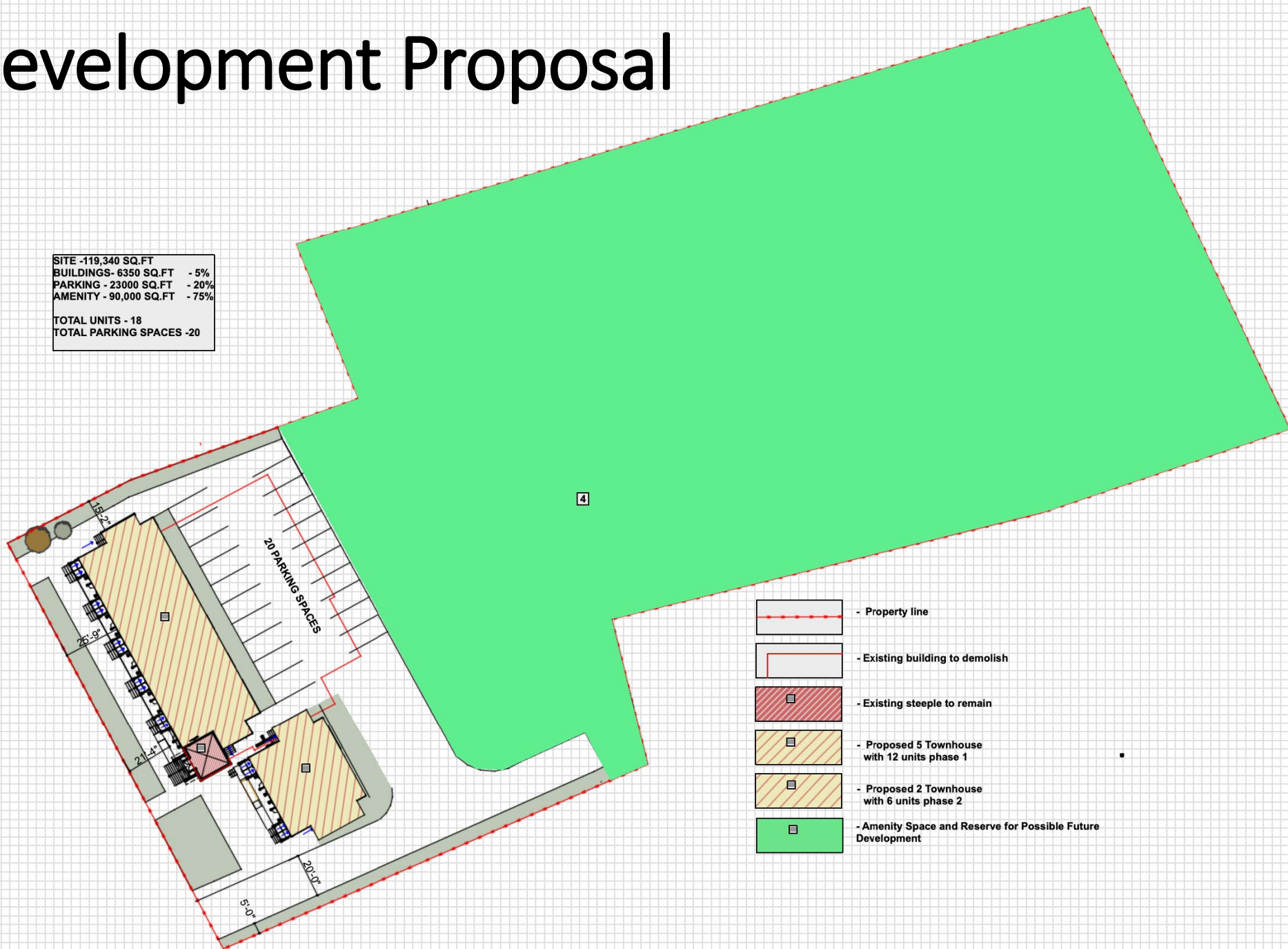
- An application was received from Edward Edelstein of Ecogreen Homes on July 7, 2023.
- The application is to allow a proposed 18 stacked townhouse units by development agreement.


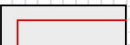






Development Proposal

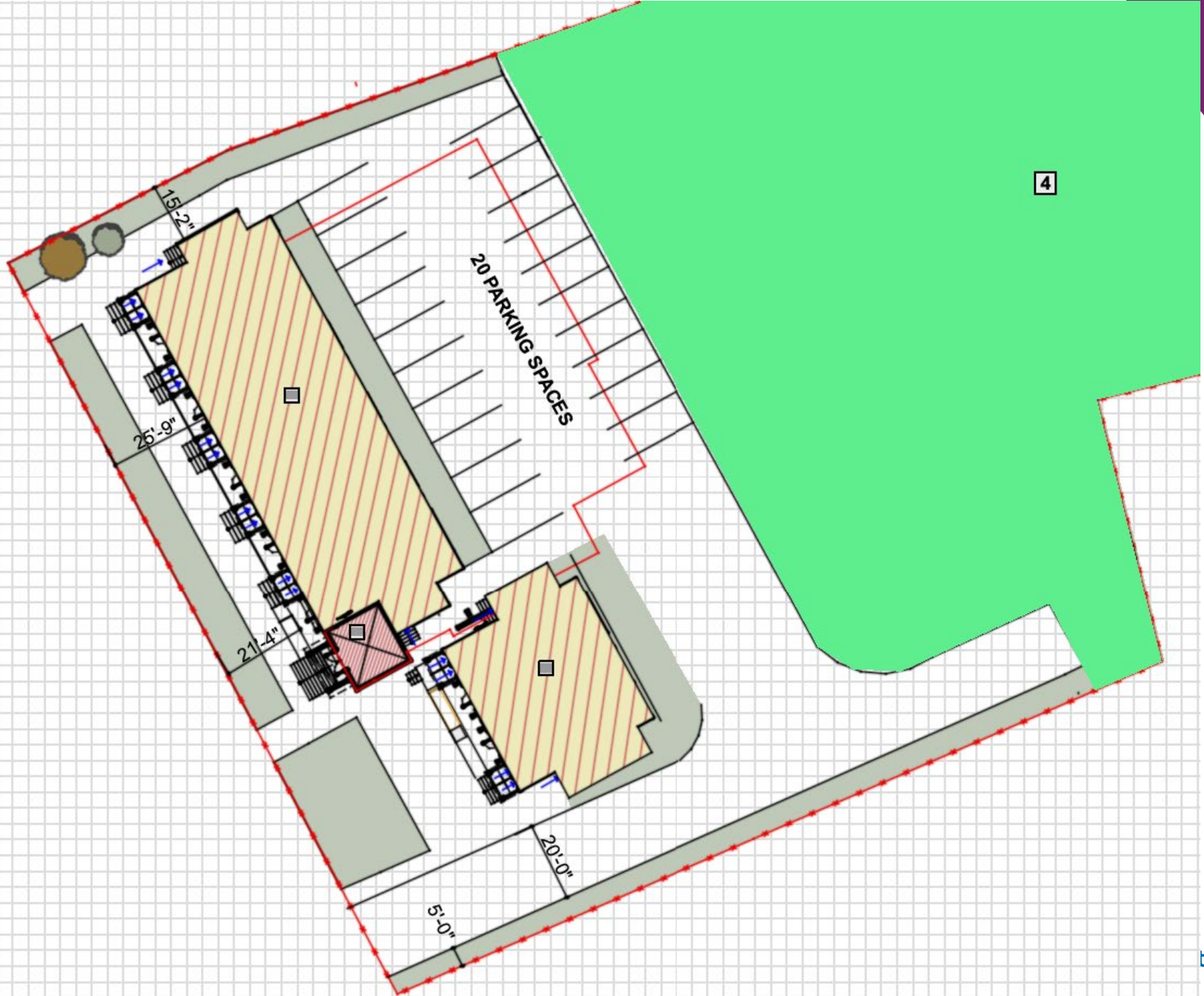
SITE -119,340 SQ.FT
 BUILDINGS- 6350 SQ.FT - 5%
 PARKING - 23000 SQ.FT - 20%
 AMENITY - 90,000 SQ.FT - 75%

 TOTAL UNITS - 18
 TOTAL PARKING SPACES -20



-  - Property line
-  - Existing building to demolish
-  - Existing steeple to remain
-  - Proposed 5 Townhouse with 12 units phase 1
-  - Proposed 2 Townhouse with 6 units phase 2
-  - Amenity Space and Reserve for Possible Future Development

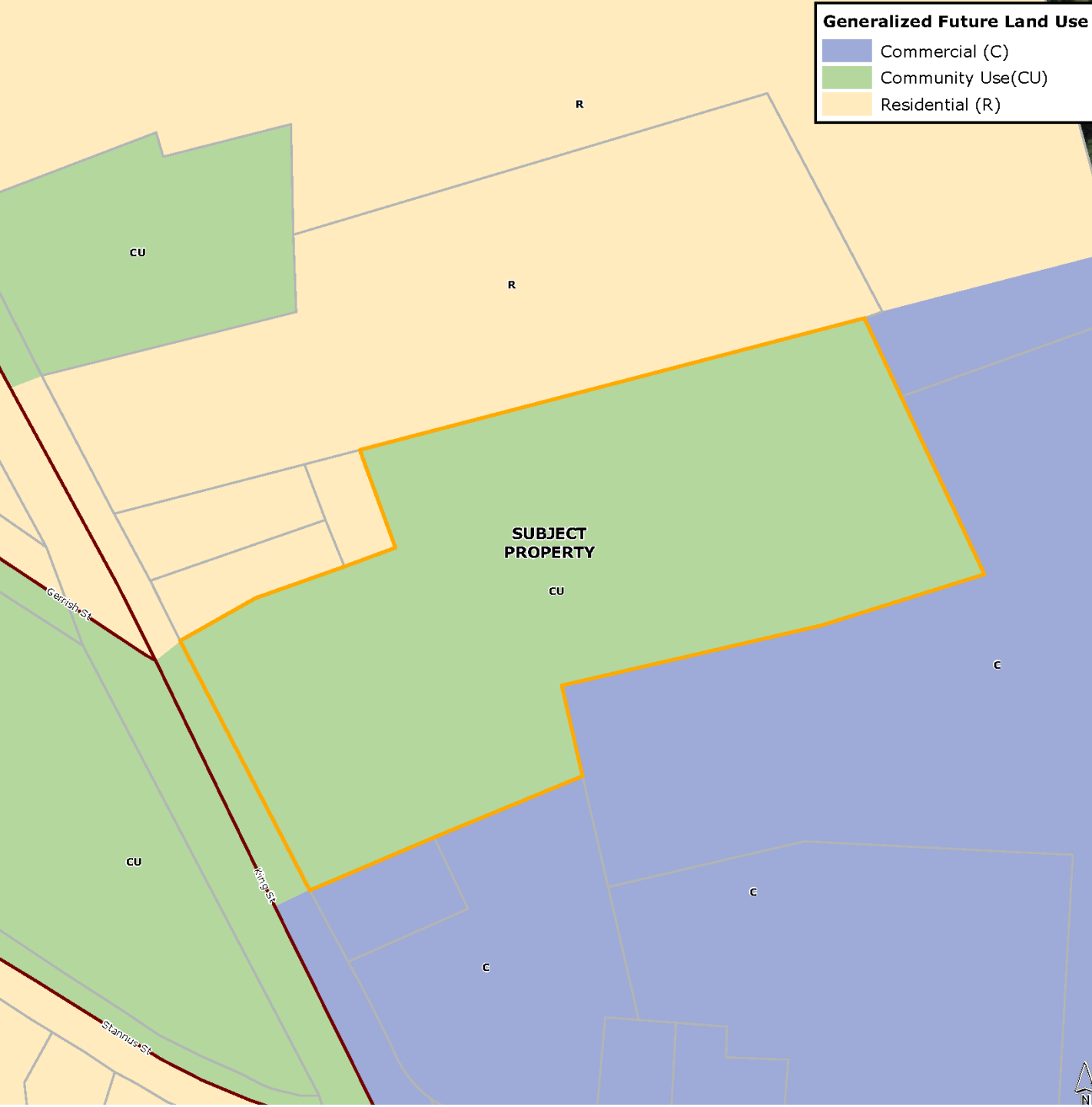




Orthophoto

- The property currently has a church located on the lot, which is intended to be demolished, aside from the steeple
- Abuts a number of residential uses and also located nearby are the Windsor Community Centre and a restaurant

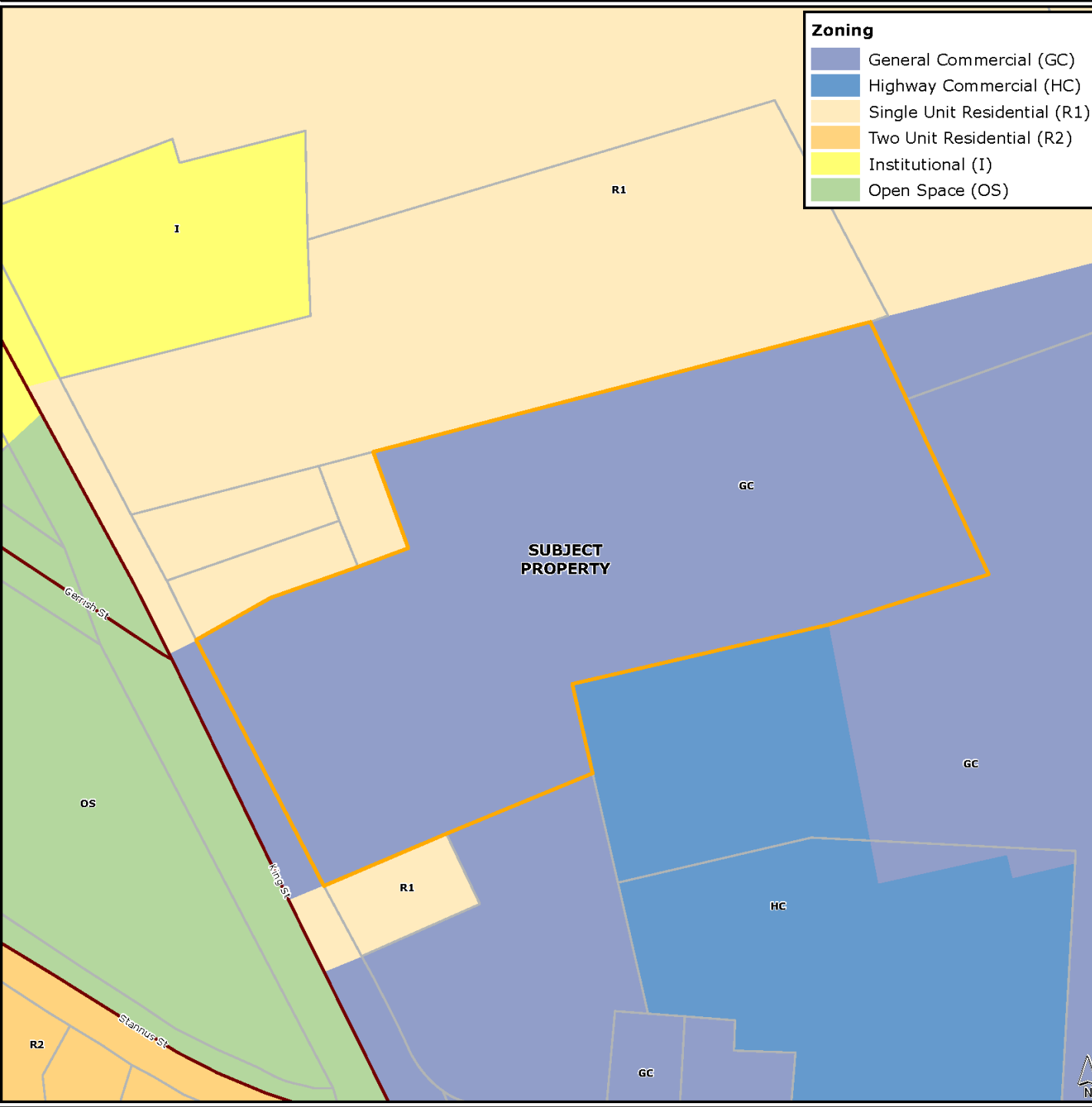




GFLUM

- Community Use Designation





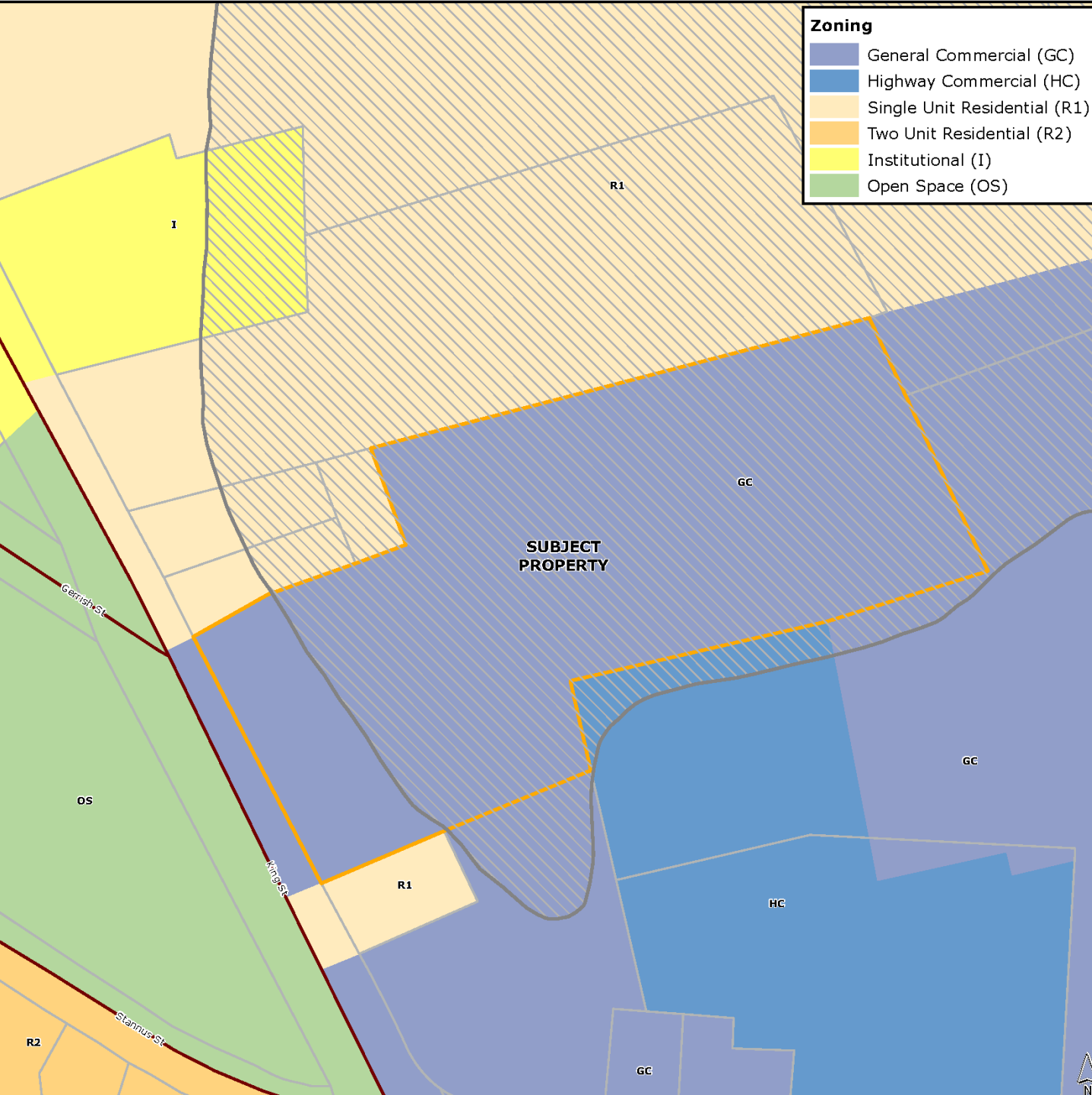
Zoning

- General Commercial (GC) zone

Permitted uses include:

- A variety of Commercial uses
- Limited Residential uses





Overlay

- Environmental Constraints Overlay

An environmental study is required to be submitted with any application within the overlay.

Phase 1 of this application is not included in this overlay, and is therefore exempt from the requirements of the Environmental Constraints Overlay.





View of Subject Lot from King Street





View of Surrounding Uses on King Street

Windsor MPS Policies

- **Policy 16.1.4** enables Council to consider entering into a development agreement for a property adjacent to a given land use designation.
- **Policy 5.4.6** enables Council to consider new multiple unit residential development containing more than three units by development agreement.
- **Policy 16.3.1** states general criteria for development agreements.



Specific Criteria for DA

Policy 5.4.6 establishes specific criteria to be considered by Council.

- In summary, the criteria are met since:
 - ✓ the proposed development is compatible with the surrounding existing uses;
 - ✓ the draft development agreement outlines buffering and landscaping requirements;
 - ✓ the amount of recreational space provided in the proposal exceeds the amount of recreational space required by the Windsor Land Use By-law;
 - ✓ King Street is considered an arterial road on the Transportation Map of the Windsor Municipal Planning Strategy; and
 - ✓ the Development Officer, Public Works Engineering Division, Fire Chief, Manager of Building and Fire Inspection Services, and the Municipal Traffic Authority have no concerns which have not otherwise been addressed in this report.



General Criteria for DA

Policy 16.3.1 states general criteria to be considered by Council

- In summary, the criteria are met since:
 - ✓ the proposal is not considered premature or inappropriate for the area;
 - ✓ no municipal costs related to the proposal are anticipated; and
 - ✓ the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Public Works Engineering Division, and Municipal Traffic Authority have no concerns which have not been addressed in this report.



Development Agreement Details

Requirements

- Permits: up to 18 stacked townhouse units on King Street
- Setback requirements consistent with the High Density Residential (R-4) zone, except the front yard which shall be reduced to conform with the footprint of the church
- Maximum height: 3 storeys
- Driveway access from King Street
- A minimum ratio of 1 vehicle parking space to dwelling unit is to be provided



Development Agreement Details

Substantive Matters

- the uses permitted on the property; and
- the fire safety requirements.

Public Information Meeting Notes

- A Public Information Meeting was held on September 7. The meeting was broadcast live on the Municipal Facebook page.
- 11 members of the public attended the Public Information Meeting
- The deadline for comments was September 21, 2023
- Comments during the Public Information Meeting included:
 - walkable connectivity, parking reduction, marshland sensitivity, previous construction causing water damage, infrastructure upgrades, Right-of-Way on the subject lot, infrastructure cost, water runoff and flooding, financials for Phase 1, and the demolition of the existing church.



Public Information Meeting – September 7

Staff Review

**PAC/HAC Review and Recommendation –
October 12**

Regional Council First Reading –
October 24*

Public Hearing & Second Reading –
November 28*

Notice of Approval

14 Day Appeal Period

Process

* Anticipated Dates



Recommendations (1 of 2)

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow a stacked townhouse development, consisting of 18 dwelling units on PID 45059755 at 411 King Street in Windsor which is substantively the same as the draft set out in Attachment B of the report File #23-19 to the Planning and Heritage Advisory Committee dated October 12, 2023.



Recommendations (2 of 2)

...that PAC/HAC recommends that Council require that the development agreement with Edward Edelstein which permits a stacked townhouse development, consisting of 18 dwelling units on PID 45059755 at 411 King Street in Windsor be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.





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