

**ELECTRONIC
PUBLIC OPEN HOUSE**

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

**0 Wyandotte Street East,
Windsor, Ontario**

Wednesday,
August 21, 2024
6:00 p.m. to 7:00 p.m.

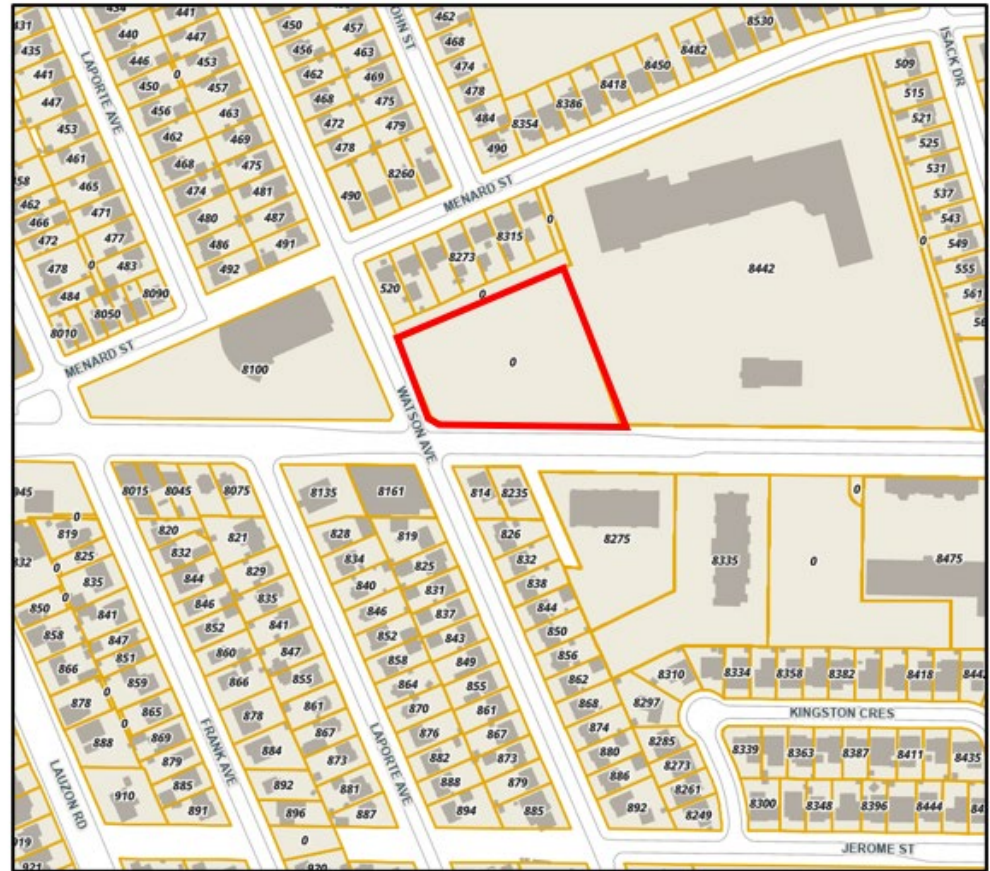
Hosted by the Applicant Agent:
Pillon Abbs Inc.

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 Representatives are also online but **only** to observe.

The Site

- located in City of Windsor Ward 6
- made up of 1 parcel of land
- currently vacant
- northeast corner of Watson Ave and Wyandotte St E
- the neighbourhood characteristic of the area is a mix of commercial and residential uses
- within the Essex Region Conservation Authority (ERCA) regulated area





Laporte Ave

St John St

Menard St

Sack Dr

Menard St

Black Friday Bins

Parking lot

Dollarama
Dollar store

FreshCo Wyandotte
& Frank

Mary Brown's Chicken
Chicken - \$\$

Wyandotte St E

Circle K
Find Your
Local Circle K

Laporte Ave

Watson Ave

Kingston Cres

Lauzon Rd

Frank Ave

Lapo

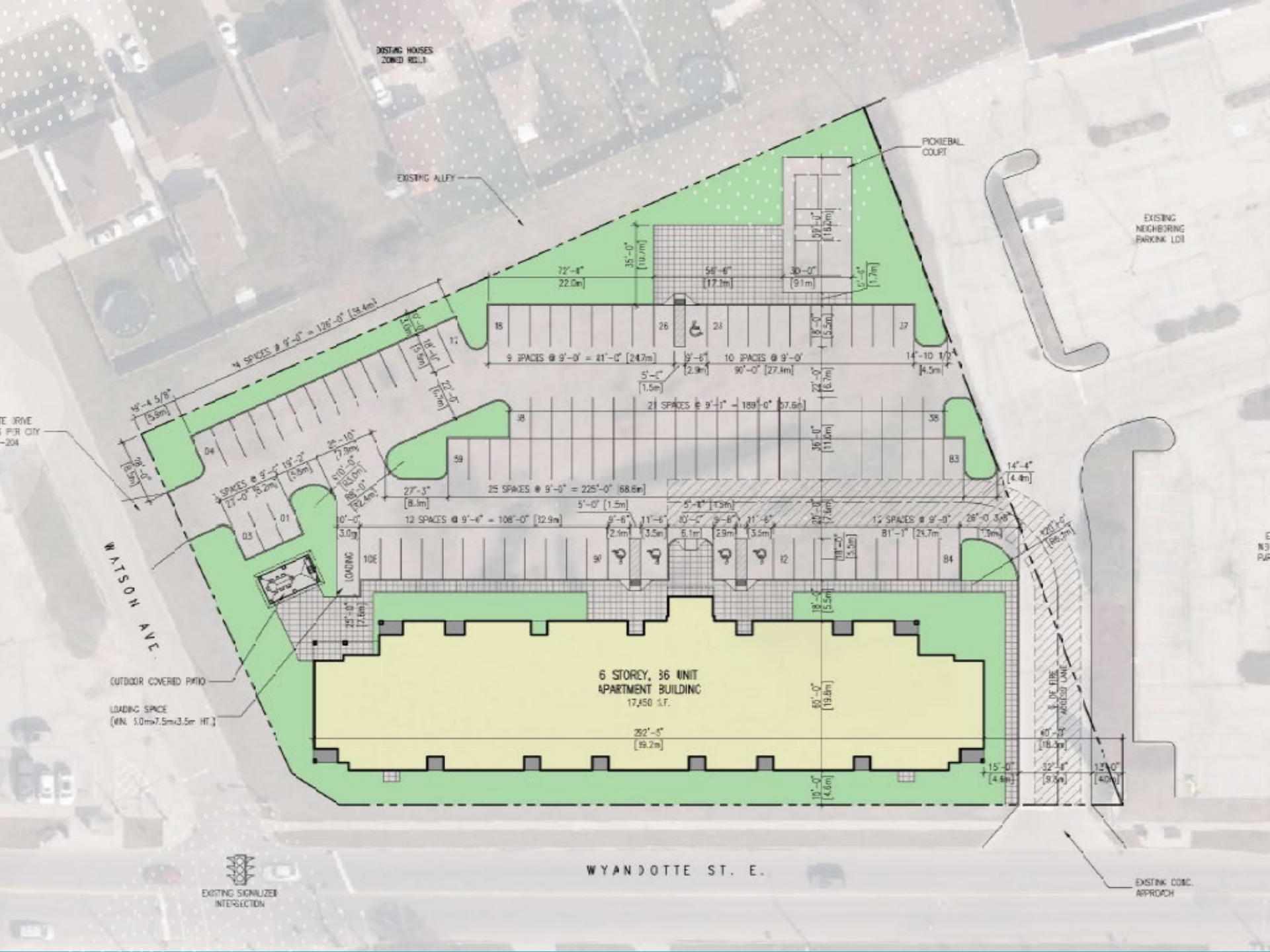


What is Proposed

- construct a multiple dwelling (apartment)
- 86 residential dwelling units
- 6 storey (21.0 m)
- total of 108 parking spaces
- access from Watson Ave. and Wyandotte St. E.
- loading space provide
- building to be located near Wyandotte St E
- parking located at the rear



Concept Plan



EXISTING HOUSES
ZONED RES.1

EXISTING ALLEY

PICKEREL
COURT

EXISTING
NEIGHBORING
PARKING LOT

DRIVE
PER CITY
-204

WATSON AVE.

6 STOREY, 36 UNIT
APARTMENT BUILDING
17,450 S.F.

WYANDOTTE ST. E.

EXISTING SIGNALIZER
INTERSECTION

EXISTING CONC.
APPROACH

14 SPACES @ 9'-0" = 126'-0" (38.4m)

9 SPACES @ 9'-0" = 81'-0" (24.7m)

10 SPACES @ 9'-0" = 90'-0" (27.4m)

21 SPACES @ 9'-1" = 189'-0" (57.6m)

1 SPACES @ 9'-0" = 9'-0" (2.7m)

25 SPACES @ 9'-0" = 225'-0" (68.6m)

12 SPACES @ 9'-0" = 108'-0" (32.9m)

12 SPACES @ 9'-0" = 108'-0" (32.9m)

OUTDOOR COVERED PARKING

LOADING SPACE
(MIN. 5.0m x 7.5m x 3.5m HT.)

LOADING

8'-0" (2.4m)

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8'-0" (2.4m)

45'-4 5/8" (13.8m)

39'-2 1/2" (11.9m)

26'-10" (8.2m)

27'-3" (8.3m)

0'-0" (0.0m)

25'-0" (7.6m)

18'-0" (5.5m)

15'-0" (4.6m)

12'-0" (3.7m)

10'-0" (3.0m)

8'-0" (2.4m)

6'-0" (1.8m)

4'-0" (1.2m)

2'-0" (0.6m)

0'-0" (0.0m)

24'-10" (7.6m)

19'-2" (5.8m)

18'-0" (5.5m)

11'-0" (3.4m)

9'-6" (2.9m)

8'-6" (2.6m)

8'-0" (2.4m)

7'-6" (2.3m)

7'-0" (2.1m)

6'-0" (1.8m)

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35'-0" (10.7m)

58'-6" (17.7m)



Elevations



VIEW OF ENTRANCE - FACING SOUTH/WEST

a architectural
d design
a associates
inc. architect



VIEW OF ENTRANCE - FACING SOUTH/EAST



VIEW FROM WYANDOTTE ST. FACING NORTH / EAST



VIEW FROM WYANDOTTE ST - FACING NORTH/WEST

a architectural
d design
a associates
Inc. architect



VIEW FACING SOUTH/WEST

a architectural
d design
a associates
inc. architect



VIEW FACING SOUTH/EAST

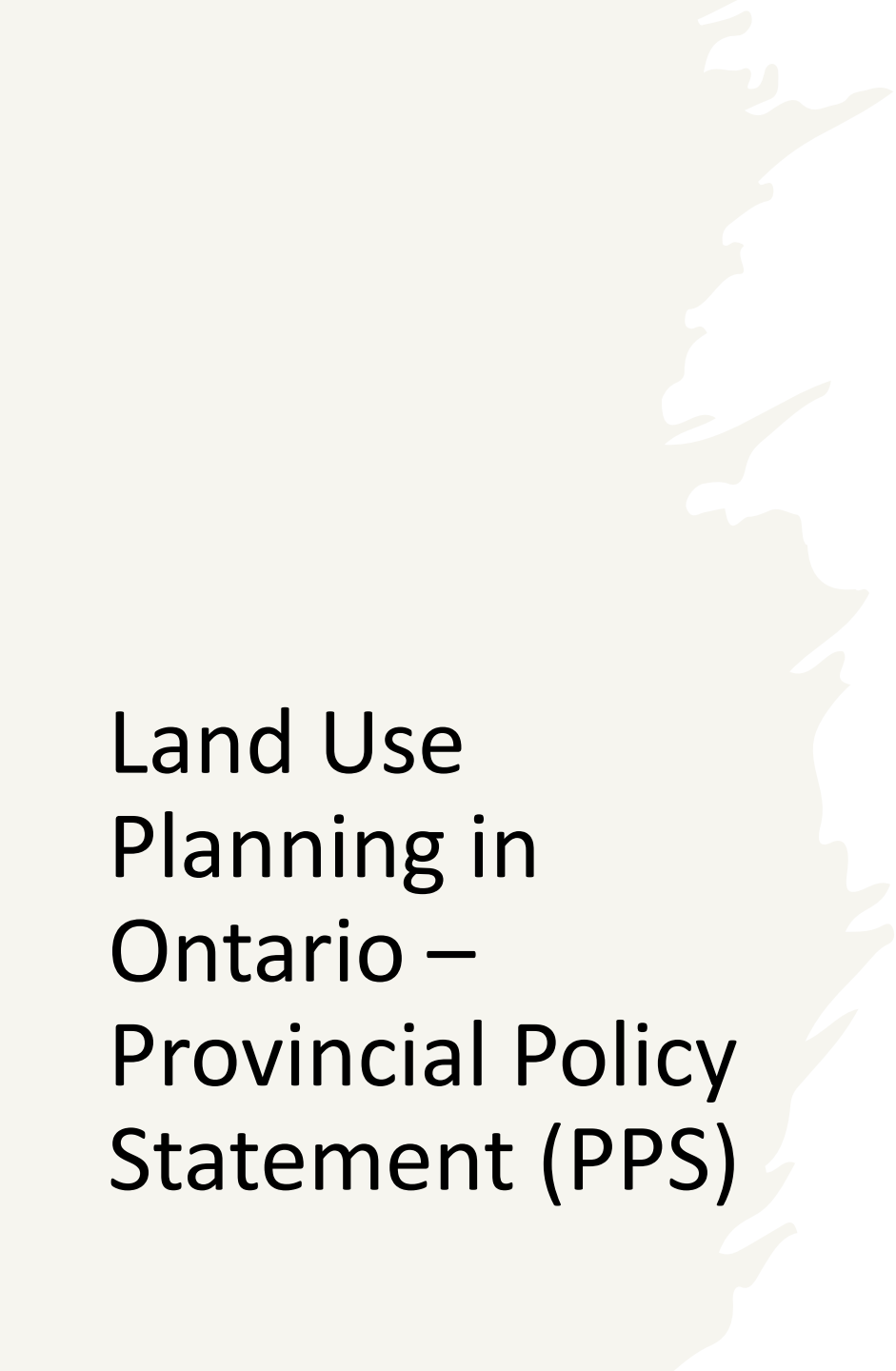


a architectural
d design
a associates
inc. architect

VIEW FACING EAST DOWN WYANDOTTE ST.

Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping and private amenity space provided (pickle ball court and covered outdoor patio)
- Paved parking and sidewalks throughout the Site
- Refuse (garbage and recycling) - TBD
- The tenure (ownership) will be individually owned units OR rentals - TBD



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

ontario.ca/PPS

Provincial Policy Statement, 2020

Under the *Planning Act*

Ontario 

Three Main Provincial 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

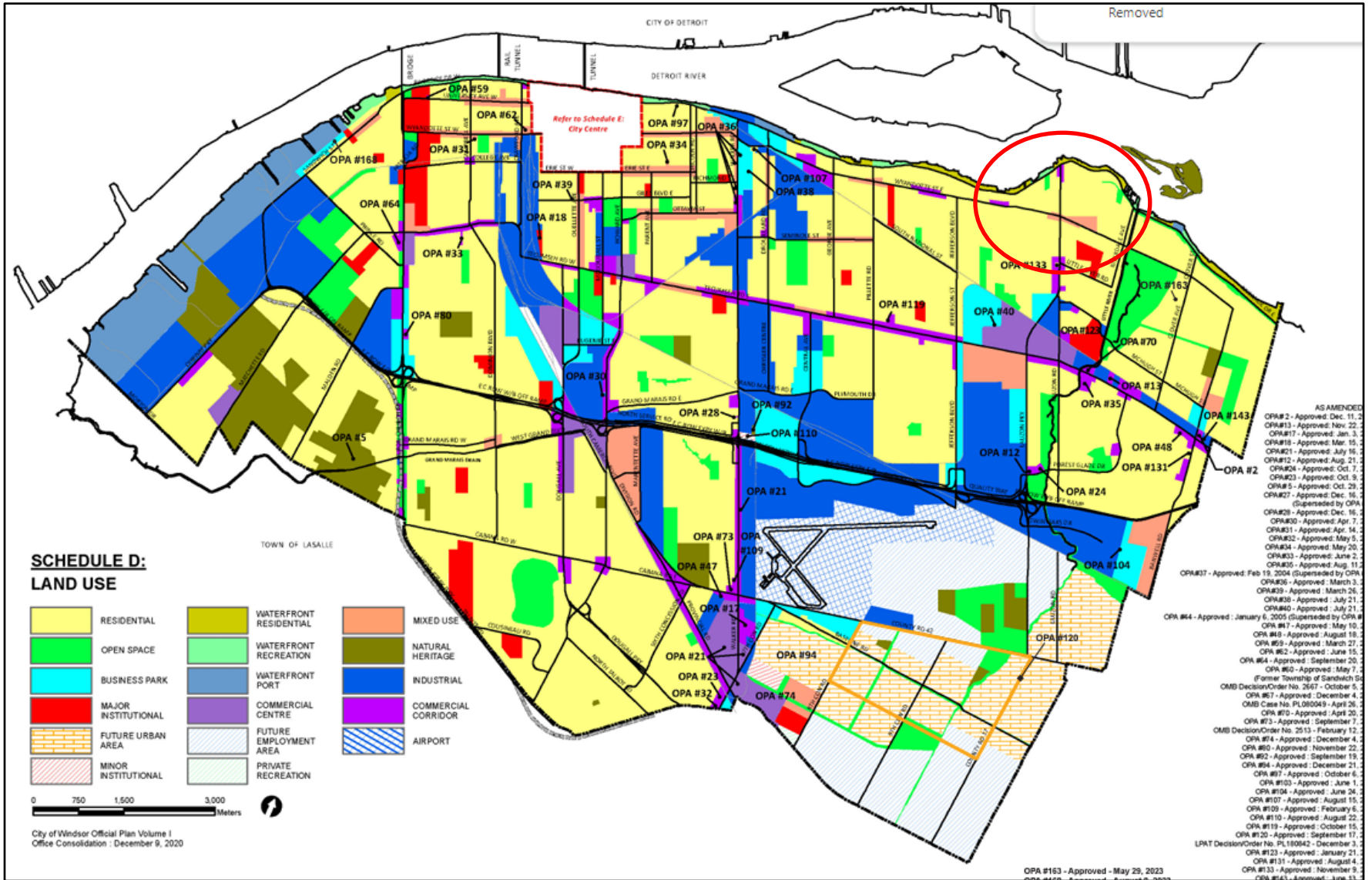
Windsor Official Plan (OP)



Key OP Policies

- Designated “Mixed Use Corridor” in the City OP (Schedule D)
- Intended for areas that are designed for vehicle oriented uses
- Accommodates for high density/intensity development, while maintaining a broad mix of land uses
- Permitted uses include commercial AND medium and high profile residential uses either as a stand alone building or part of a commercial residential mixed use building
- Must provide a street frontage and presence
- Can be up to 4 storeys in height (but some exceptions are allowed)
- Encourage to locate the building at the street frontage lot line with parking accommodated at the rear of the Site

OP - Schedule 'D'



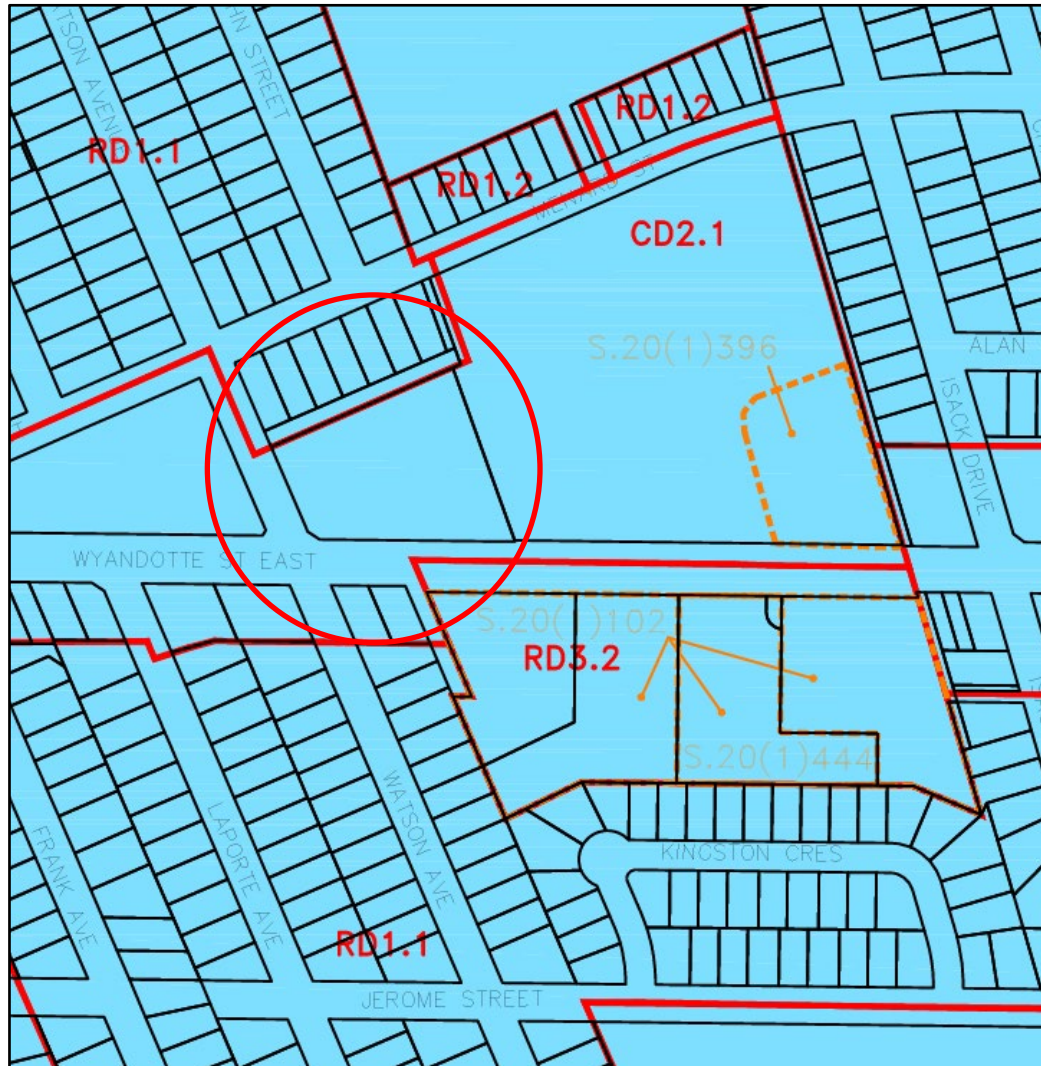
Windsor Zoning By-law #8600 (ZBL)



ZBL Permitted Uses

- The lands are currently Commercial District 2.1 (RD2.1) category
- Map 14 of the City ZBL
- Current permitted uses include (samples):
 - *Bakery*
 - *Offices*
 - *Garden Centre*
 - *Gas Bar*
 - *Parking Garage*
 - *Public Hall*
 - *Restaurant*
 - *Retail*
 - *Place of Worship*
 - *Wholesale Store*
 - *Any use accessory to the preceding uses*

ZBL- Map '14'



Required
Planning
Applications

- Zoning By-law Amendment (ZBA)

ZBA

- The ZBA for the Site proposes to change the existing Commercial District 2.1 (CD2.1) category
- to a site-specific Residential District 3.2 (RD 3.2 - S.20(1)XXX) category
- To permit a multiple dwelling (stand-alone residential)
- Relief - TBD

Support Studies Completed

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

- Application and Fees
- Conceptual Elevations and Floor Plan
- Conceptual Site Plan
- Sanitary Sewer Study
- Planning Rationale Report (PRR)
- Informal Open House (summary notes in the PRR)

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 (TBD)



Once the **ZBA** application is submitted, the City will be processing the application 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 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

Questions and
Feedback?