Wentworth Road Substantive Development Agreement Amendment

Council First Reading

Sept. 22, 2026

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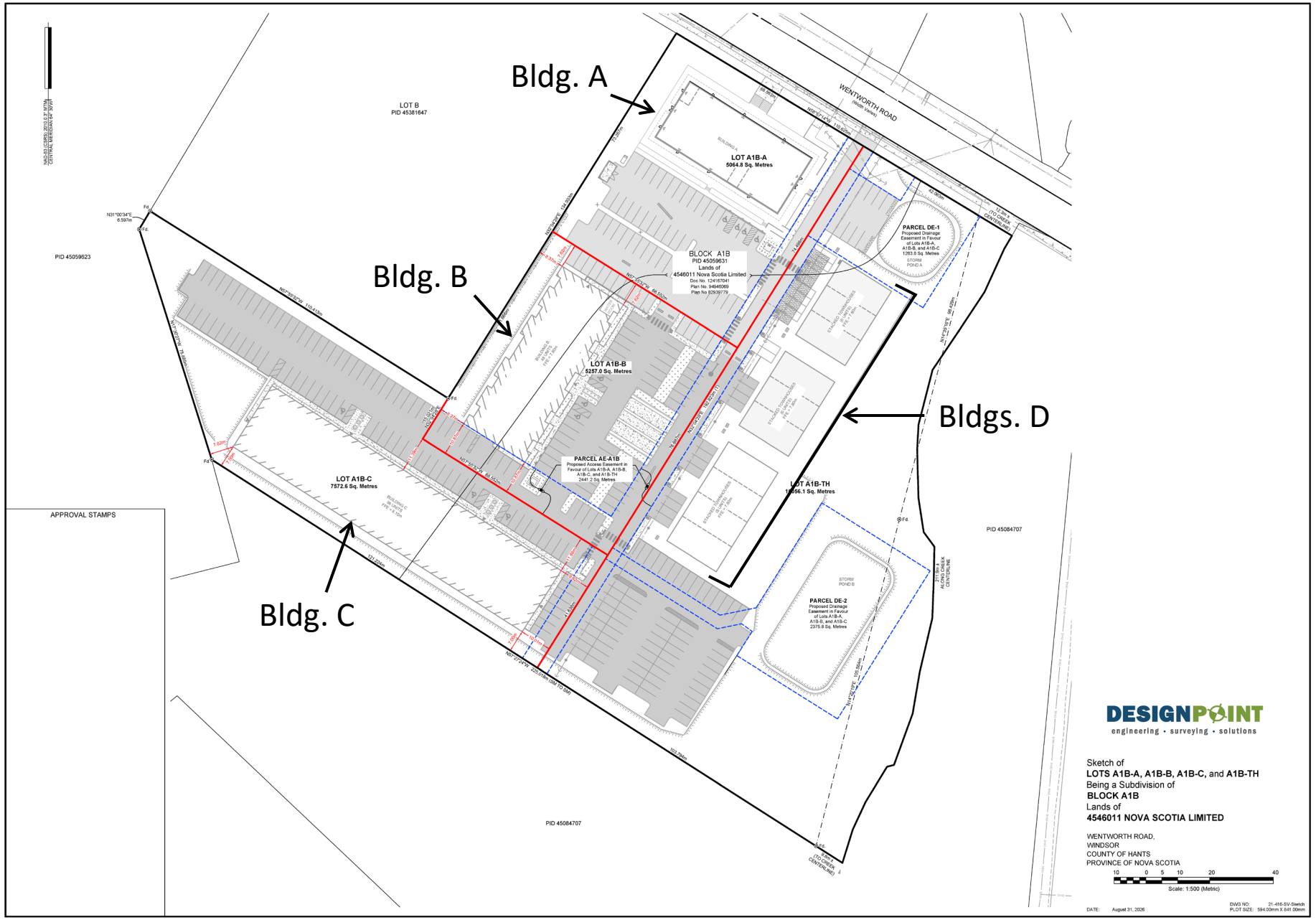
Application Background

- An application was received from Lauren Isabelle of Brighter Community Planning and Consulting on behalf of the property owner May 26, 2026.
- Amendments are proposed to improve the financial feasibility of the project and to optimize the development.
- Original Development Agreement approved in 2022, and amended in 2024 to increase dwelling units and allow for conversion of commercial space to residential as needed.

Requested Amendments

- The application is for a substantive amendment to the existing development agreement to consider:
  - increase to the number of townhouse dwelling units permitted on the subject lot from 17 to 20;
  - enable subdivision on a shared driveway;
  - change the number of multi-unit apartment buildings by combining two of the proposed multi-unit buildings at the rear of the property;
  - reduce the rear yard setback to 23 ft. (7 m.);
  - add 10 ft. (3.05 m.) to the mixed-use building and 5 ft. (1.52 m.) to the total height of the multi-unit apartment buildings;
  - and update the site plan.
- More detail can be found in the report or attached draft Amending Development Agreement (2026).

Updated Site Plan



Building A

- Multi-use building

Buildings B&C

- Multi-unit buildings

Buildings D

- Townhouse units

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Development Agreement Amendments

- A property owner can apply for an amendment to a development agreement registered on their property at any time
- Section 3.3 outlines substantive matters of the agreement, including:
  - the uses permitted on the Property;
  - the order of building construction and the required recreation space for Buildings A, B and C;
  - the fire safety requirements;
  - the landscaping requirements; and
  - the requirements for a stormwater management plan to be submitted prior to a development permit being issued.

Windsor Municipal Planning Strategy

Policy 8.6.16 provides policy criteria that the original Development Agreement (2022) was reviewed against. Since the proposed amendments affect the overall intended development minimally, staff consider this policy met.

Policy 8.6.4 provides specific criteria for landscaping and the streetscape. No amendments are proposed which would affect the ability of the development to meet the objectives of the Wentworth Road Gateway District or landscaping and streetscape requirements.

Policy 8.6.8 provides additional criteria for applications within the Wentworth Road Gateway District. No amendments are proposed to the Landscaping or Access and Egress sections of the existing Amended Development Agreement (2024).

Windsor Municipal Planning Strategy

Policy 16.3.1 establishes general criteria for applications to be considered against. In summary:

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

Public Information Meeting Notes

- The Public Information Meeting was held on July 9. The meeting was broadcast live on the Municipal YouTube account.
- 19 members of the public were in attendance for the meeting.
- The deadline for comments was July 23.
- Staff received no correspondence from the public during the Public Information Meeting or the following comment period.

Planning Advisory Committee Questions Follow-up

Taxation of development with/without subdivision

- The Municipal Tax Clerk commented that taxation depends heavily on valuation, which is conducted by PVSC, then the tax rate for the type of use and area rate is calculated. If the project is subdivided, it is likely to be valuated at a slightly higher amount due to the advantages of multiple ownership.

Civic addressing on a shared driveway

- The Civic Addressing Coordinator commented that if there are three civic address points on a single shared access then it must become a named driveway for the 911 system. All buildings will be addressed off of this named driveway, even if they have access to Wentworth.

Process

Public Information Meeting – July 9th, 2026

Staff Review

PAC/HAC Review and Recommendation – September 10th

Council First Reading – September 22nd

Public Hearing & Second Reading – October 27th*

Notice of Approval in Paper

14 Day Appeal period

*anticipated date

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Recommendations (1 of 2)

…that Council gives First Reading and will hold a Public Hearing to consider the substantive development agreement amendment on PID 45059631 on Wentworth Road in a manner substantively the same as the draft set out in Attachment B of the report File #26-08 to the Planning and Heritage Advisory Committee dated September 10, 2026.

Recommendations (2 of 2)

…that Council requires that the development agreement amendment with 4546011 NOVA SCOTIA LIMITED 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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