Development Agreement Application: 172, 184, and 194 King Street, Windsor (PIDs 45057817, 45057825 and 45057833)

Public Hearing and Second Reading

November 24, 2026

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Public Hearing Agenda

1. Intro by Mayor
2. Presentation by Planner (Will Hong)
3. Presentation by Applicant
4. Comments or Questions from Public
5. Questions from Council
6. Conclusion of Public Hearing

Application

- A completed application was received on June 15, 2026, from Jason Parker, the Campus Pastor of New Hope Wesleyan Church.

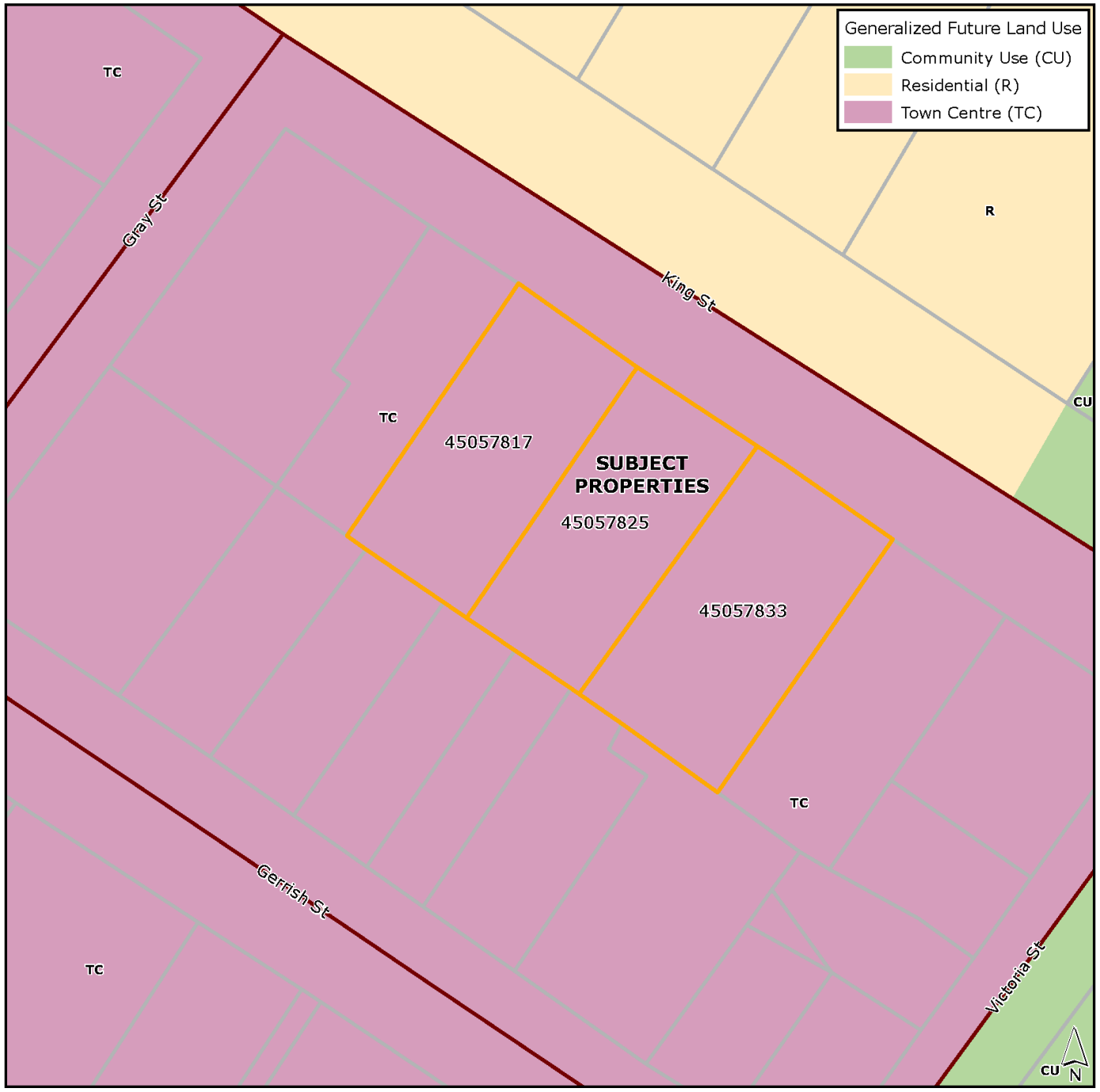
- The application proposes to enter into a development agreement to permit the adaptive reuse of the existing buildings as a place of worship and for associated institutional uses.

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not otherwise permitted in the underlying zone.



Orthophoto

- The application features three PIDs, which includes two existing buildings and a parking lot.
- Buildings have remained vacant since the closure of previous funeral home.
- The surrounding area comprises a mix of commercial, institutional, and residential uses.

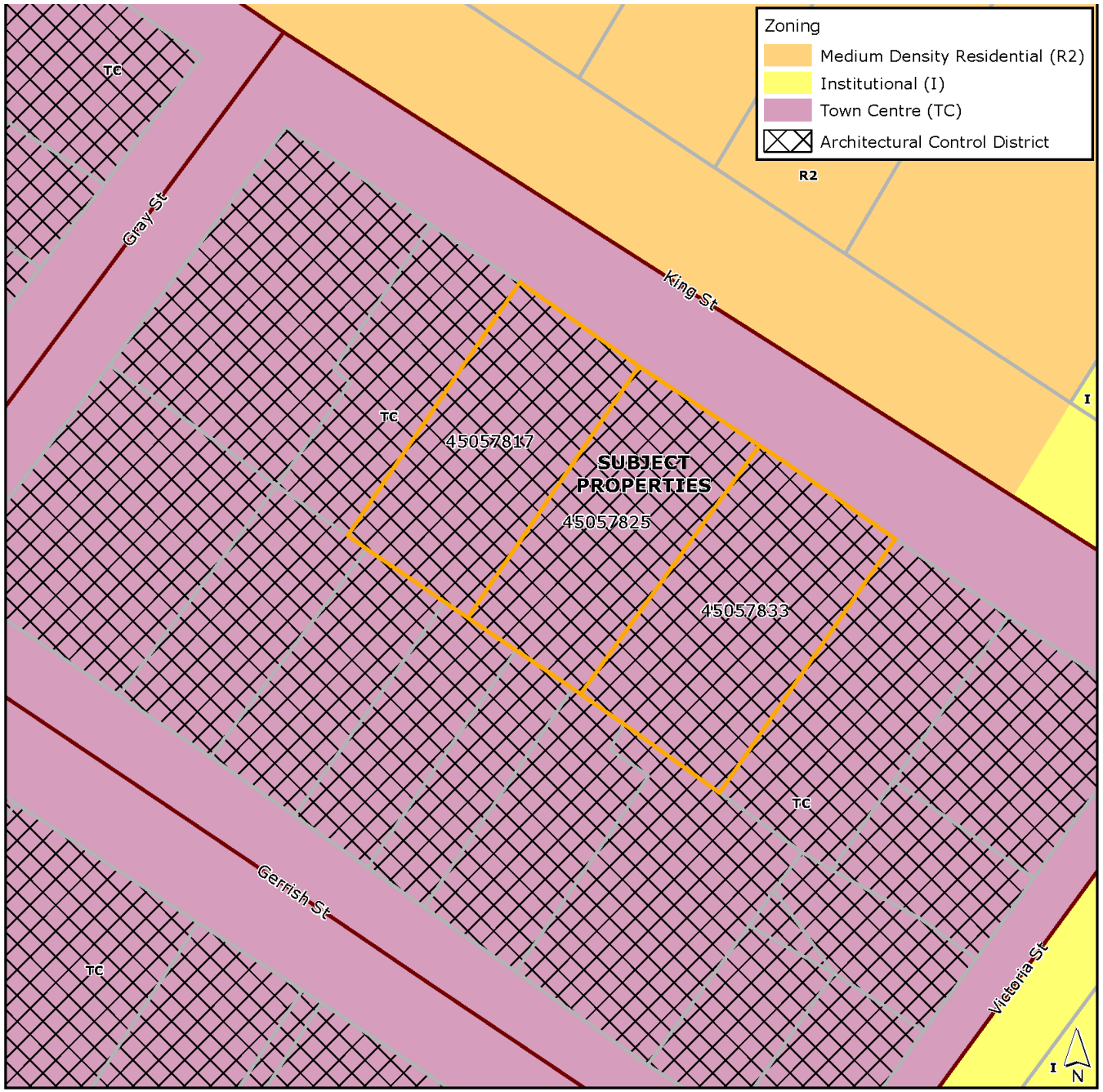


Generalized Future Land Use Map

Current Designation:

- Town Centre

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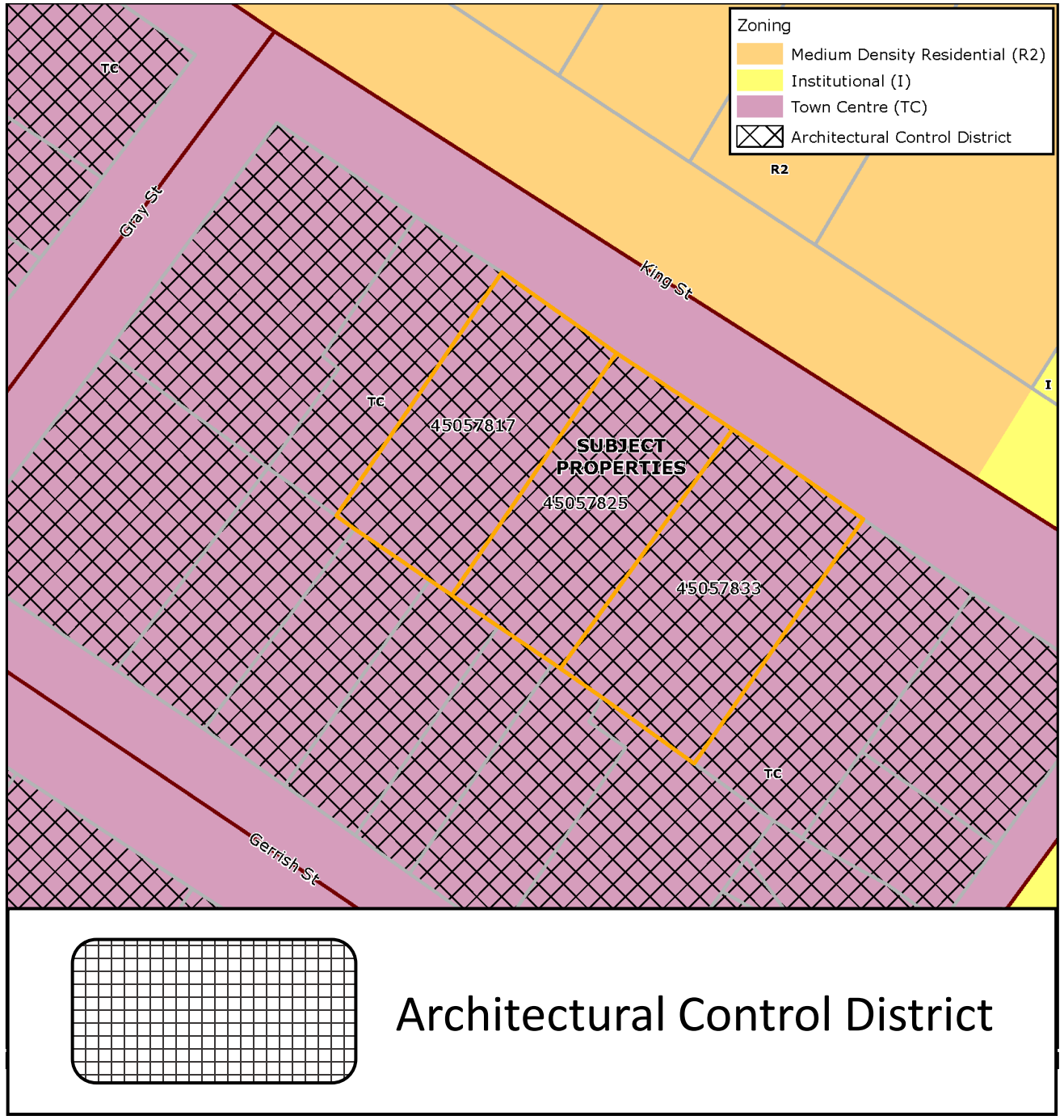
Current Zoning

Town Centre (TC) zone permits (partial list):

- Arts and crafts studios
- Banks and financial institutions
- Clubs and community organizations
- Funeral homes
- Hotels, motels and other tourist accommodations
- Local shopping centres
- Museums, art galleries and libraries
- Offices
- Retail stores

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Current Zoning (Continued)



- The subject properties are also within the Architectural Control District.
- Any new developments/new additions will need to meet architectural guidelines provided in the Architectural Design Manual.
- The application proposes to preserve and adaptively reuse the existing buildings, with no new structures proposed.



View of the subject lot from King Street



View of the existing buildings from the parking lot.

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Windsor Municipal Planning Strategy

- **Policy 11.1.4** allows Council to consider new institutional uses in any designation by development agreement subject to specific criteria. In summary, this policy has been considered as:
  - The proposed use does not conflict with neighboring uses;
  - No new structures are being proposed, as the subject lots are within the Windsor Architectural Control District; and
  - The subject lots front on King Street, which is classified as an arterial road under the WMPS.

Windsor Municipal Planning Strategy Policy

- **Policy 16.3.1** general criteria have been considered met and are summarized as the following:
  - 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, Municipal Traffic Authrority, and Public Works Engineering Division have no concerns which have not been addressed in this report.

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Public Information Meeting Notes

- A Public Information Meeting was held on July 7, where the meeting was broadcast live on the Municipal YouTube page.
- Approximately 21 member of the public attended the meeting, and three members spoke, mainly raising concerns around parking and traffic impact.
- The deadline for comments was July 21.
- Staff received one written correspondence during the public comment period.

Public Information Meeting – July 7

Staff Review

PAC/HAC Review and Recommendation – October 8

Council First Reading – October 27

Public Hearing & Second Reading – November 24

Notice Placed in Paper

14 Day Appeal period

Planning Process

- All statutory requirements have now been met.

Presentation by Applicant

Comments or Questions from Public

Questions from Council

Public Hearing Comment Period

- The Public Hearing was advertised:
  - in the paper November 6 and 13;
  - letters were sent to property owners within 300 ft of the subject lots; and
  - a sign was posted on the lot.
- The deadline for comments was Friday, November 20.
- Staff received no written correspondence.

Recommendations (1 of 2)

…that Council gives Second Reading and approves entering into a development agreement to allow the adaptive reuse of the existing buildings as a place of worship and for associated institutional uses on King Street (PIDs 45057817, 45057825, and 45057833), which is substantively the same as the draft set out in Attachment B of the report File #26-11 to the Planning and Heritage Advisory Committee dated October 8, 2026.

Recommendations (2 of 2)

…that Council requires that the development agreement with New Hope Wesleyan Church 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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