



WWH

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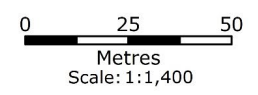


20 Empire Lane, Windsor
Development Agreement Amendment
Public Hearing Opening
July 27, 2021

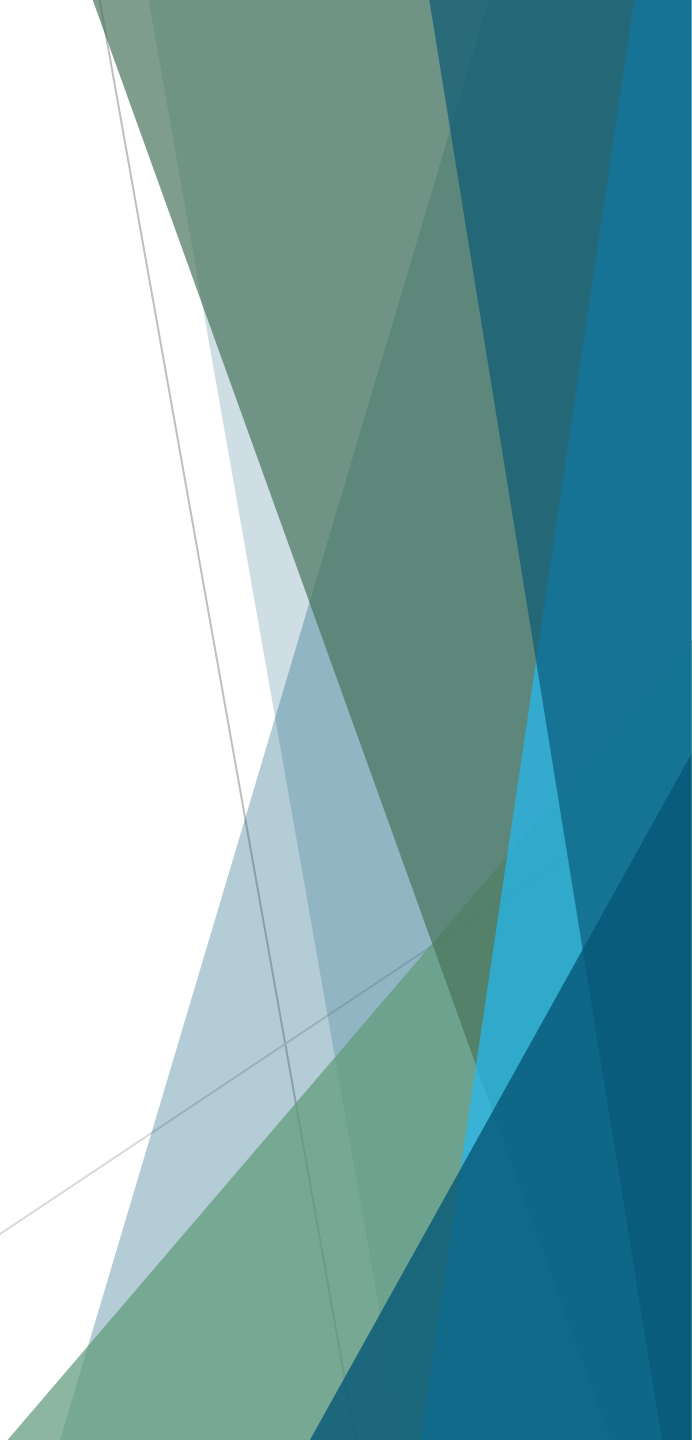


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Orthophoto



- PID 45055746
- Civic
- Parcel
- Road




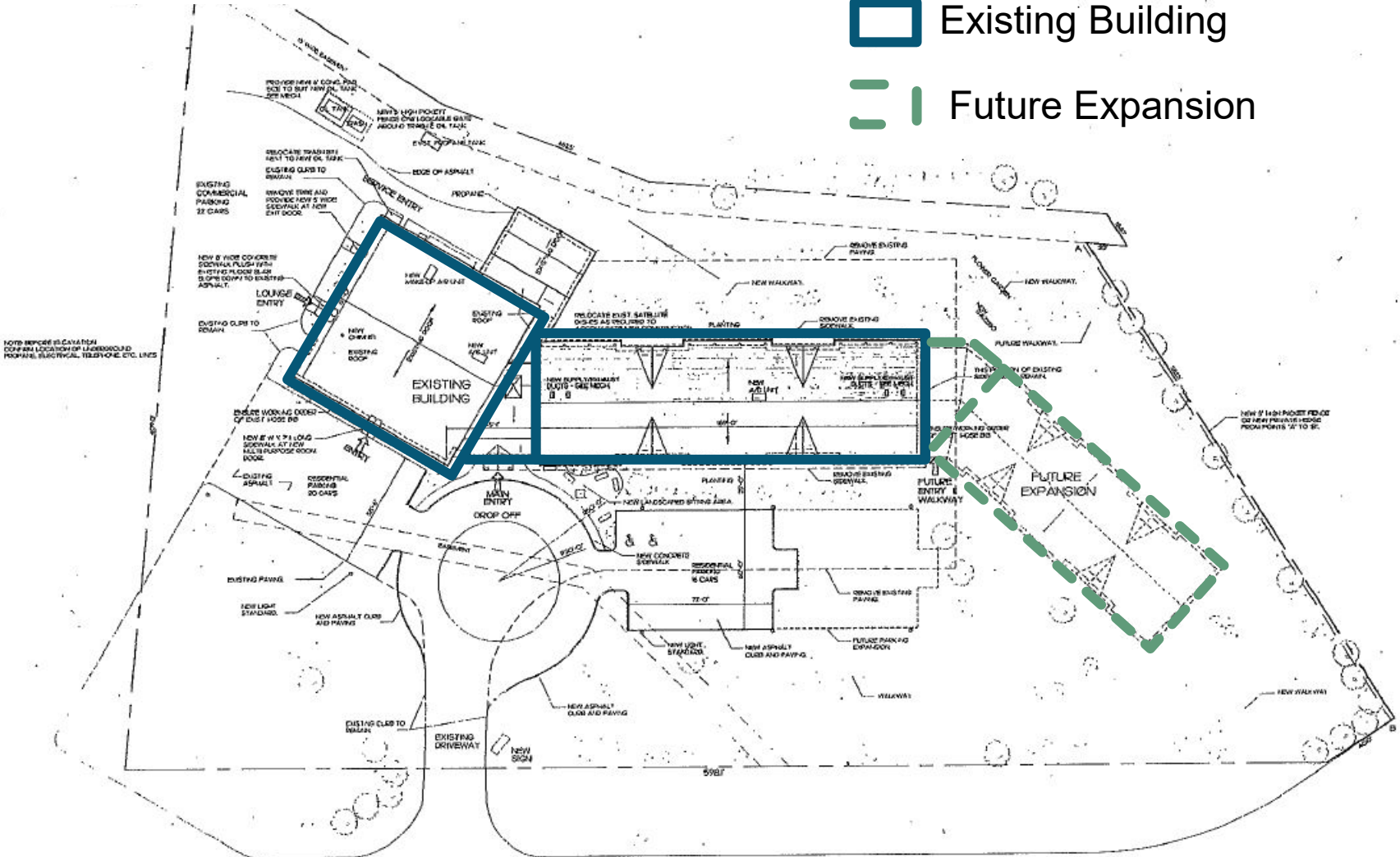
Background

- ▶ The MacLeod House was permitted through a development agreement between the Town of Windsor and Schaffner Enterprises Ltd in 1998
- ▶ The development agreement permits:
 - ▶ residential development of twenty seven (27) apartments in phase 1 (already constructed) and twenty four (24) apartments in phase 2 (not yet developed);
 - ▶ a multipurpose room for the use of the residents;
 - ▶ a lounge;
 - ▶ a diningroom/restaurant; and
 - ▶ a hair salon.

Background Cont.

Current Site Plan

-  Existing Building
-  Future Expansion



Background Cont.

Current Building Layout

-  Multipurpose Room
-  Lounge
-  Kitchen/ Dining Room
-  Hair Salon
-  27 Residential Units



Application

- ▶ A completed application was received on March 11, 2021 from Ramsay Duff, Chief Executive Officer of MacLeod Group
- ▶ Application to amend the development agreement registered on the property to:
 - ▶ permit an additional three (3) apartments within the existing building;
 - ▶ change of layout of the multipurpose room and lounge to accommodate these three (3) additional units; and
 - ▶ change the style of apartments outlined in the development agreement in both phase 1 and 2 to be more flexible to market demand.

Application Cont.

Proposed Building Layout



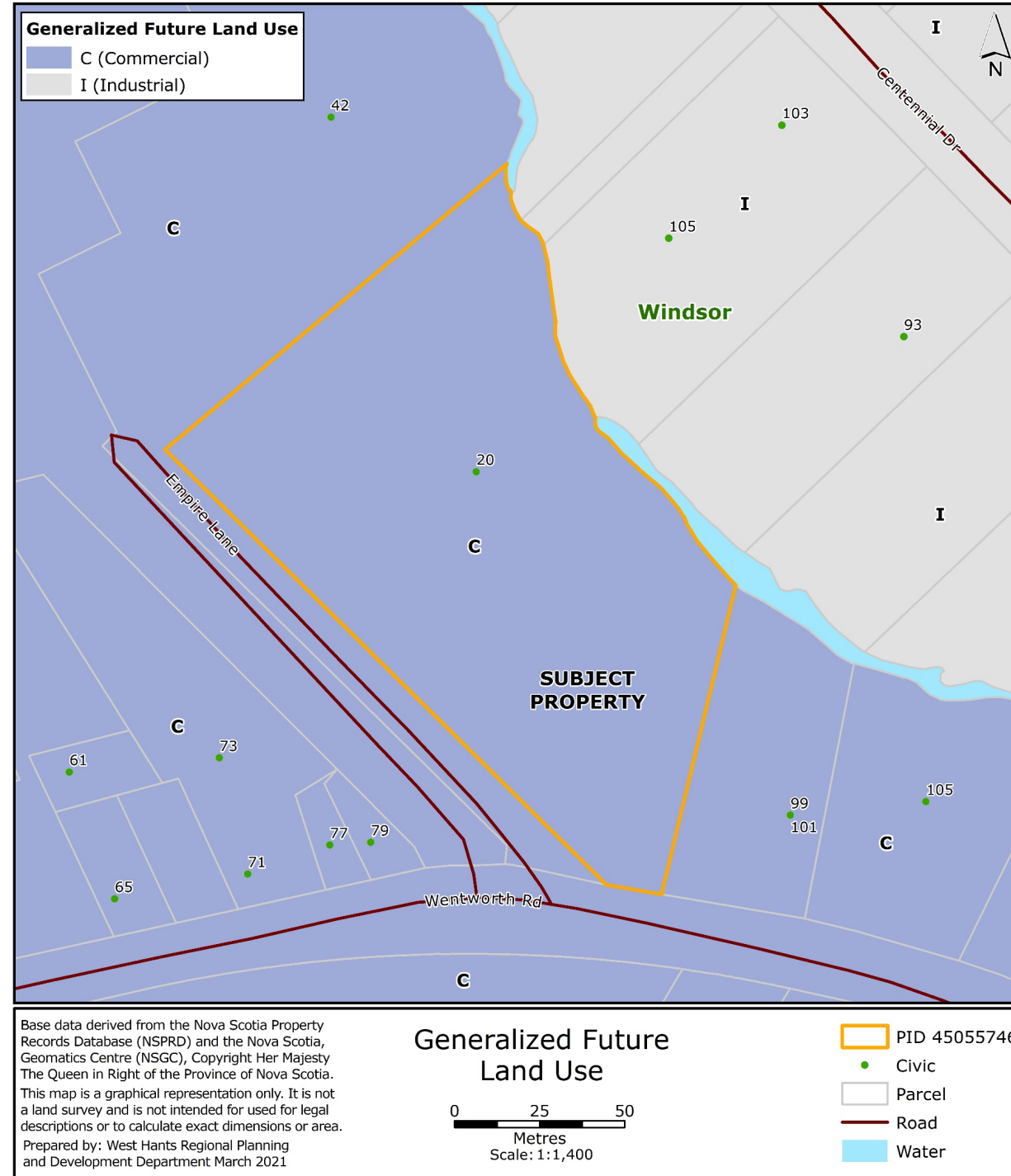
- Multipurpose Room conversion to three (3) Residential Units
- Lounge conversion to Multipurpose Room

- Kitchen / Dining Room
- Hair Salon
- 27 Residential Units

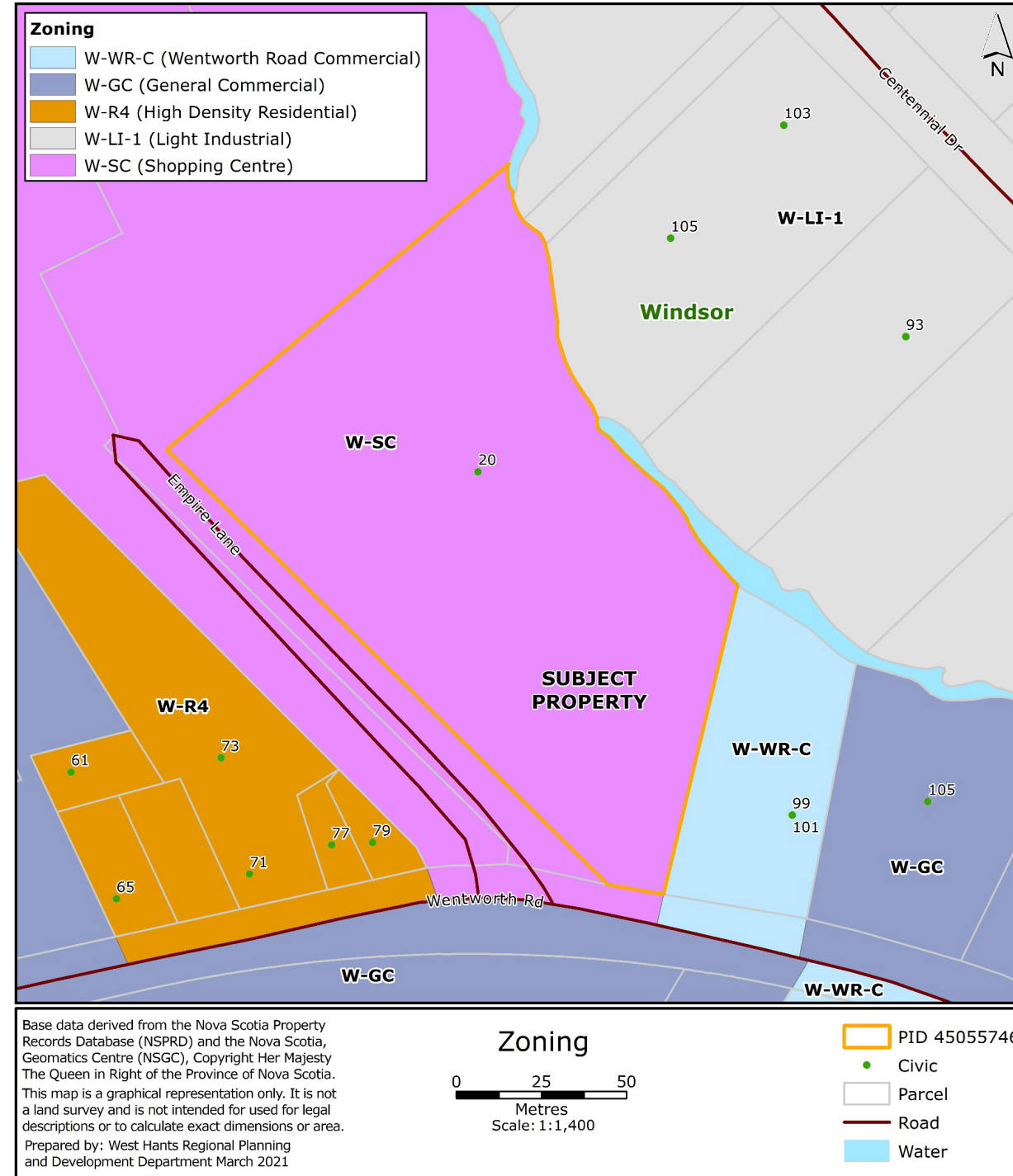
Application Cont.

- ▶ The DA (1998) states that residential development shall consist of
 - ▶ Phase 1: nineteen (19) – 1 bedroom apartments; and eight (8) studio apartments
 - ▶ Phase 2 (proposed future expansion): twelve (12) – 1 bedroom apartments; twelve (12) – studio apartments
- ▶ Amendments in the draft DA to ensure same amount of units are permitted in each phase (with the additional 3 units being requested in phase 1) to provide flexibility to the owner to determine the mix of studio, 1 bedroom and 2 bedroom apartments

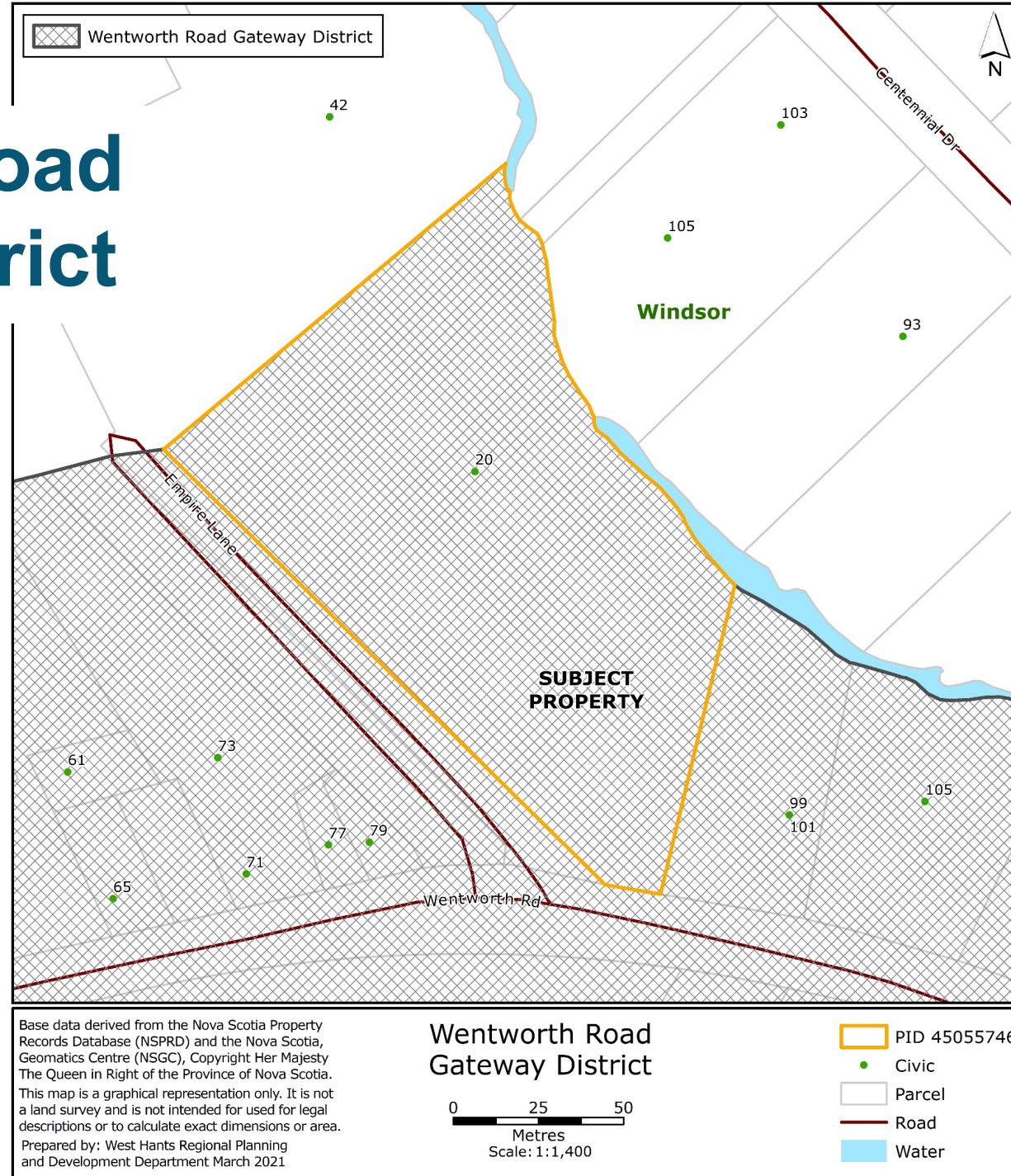
GFLUM



Zoning



Wentworth Road Gateway District



Windsor Land Use By-law

- ▶ Section 6.0, Development Agreements, states “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:
 - ▶ (j) development proposals in the Wentworth Road Gateway District in accordance with **Policy 8.6.15** of the WMPS 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; and
 - ▶ (l) mixed use development in the Commercial designation or the Industrial designation outside the industrial parks in accordance with **Policy 9.2.1** of the WMPS;

WMPS Policy

- ▶ Part 8.0 of the WMPS contains the policies for the commercial areas in Windsor
- ▶ **Policy 8.6.15** *establishes Council's intention to "consider within the Wentworth Road Gateway District, mixed use, multiple unit residential, by development agreement"*
- ▶ Part 9.0 of the WMPS contains the policies for mixed use development in Windsor
- ▶ **Policy 9.2.1** *establishes Council's intention to "consider mixed use development by development agreement in the Commercial designation or the Industrial designation outside the industrial parks"*

Development Agreement Details

Applicant Requests

- ▶ permit an additional three (3) apartments within the existing building;
- ▶ change of layout of the multipurpose room and lounge to accommodate these three (3) additional units; and
- ▶ change the style of apartments outlined in the development agreement in both phase 1 and 2 to be more flexible to market demand

Development Agreement Details

Additional Changes

- ▶ change the permitted use from “hair salon” to “personal service shop”;
- ▶ remove the specifications on where the multi-purpose room and residential uses will enter and exit;
- ▶ add maintenance of the pedestrian walkway in general conformance with the site plan;
- ▶ add that the developer should include landscaping within parking areas for Phase 2 to avoid the appearance of large, uninterrupted expanses of asphalt to meet the requirements of criteria 8.6.16 (e);

Development Agreement Details

Additional Changes

- ▶ add more details in accordance with the current regulations for building in the Environmental Constraints Area;
- ▶ prohibit outdoor storage in accordance with Policy 9.2.1 (i);
- ▶ remove the requirement that the architectural style of the building be constructed in conformity with the plans attached to the 1998 agreement;
- ▶ change the list of non-substantive matters to a list of substantive matters; and
- ▶ specify a time limit of sixty (60) months for the development of Phase 2

Specific Criteria for DA

- ▶ ***Policy 8.6.15*** and ***Policy 9.2.1*** establish specific criteria to be considered by Council
- ▶ In summary, the criteria are met since:
 - ✓ the proposed development will not conflict with neighbouring uses;
 - ✓ the proposed development consists of a combination of residential and commercial uses;
 - ✓ adequate landscaping, open space and natural or artificial buffering is provided; and
 - ✓ no outdoor storage is permitted.

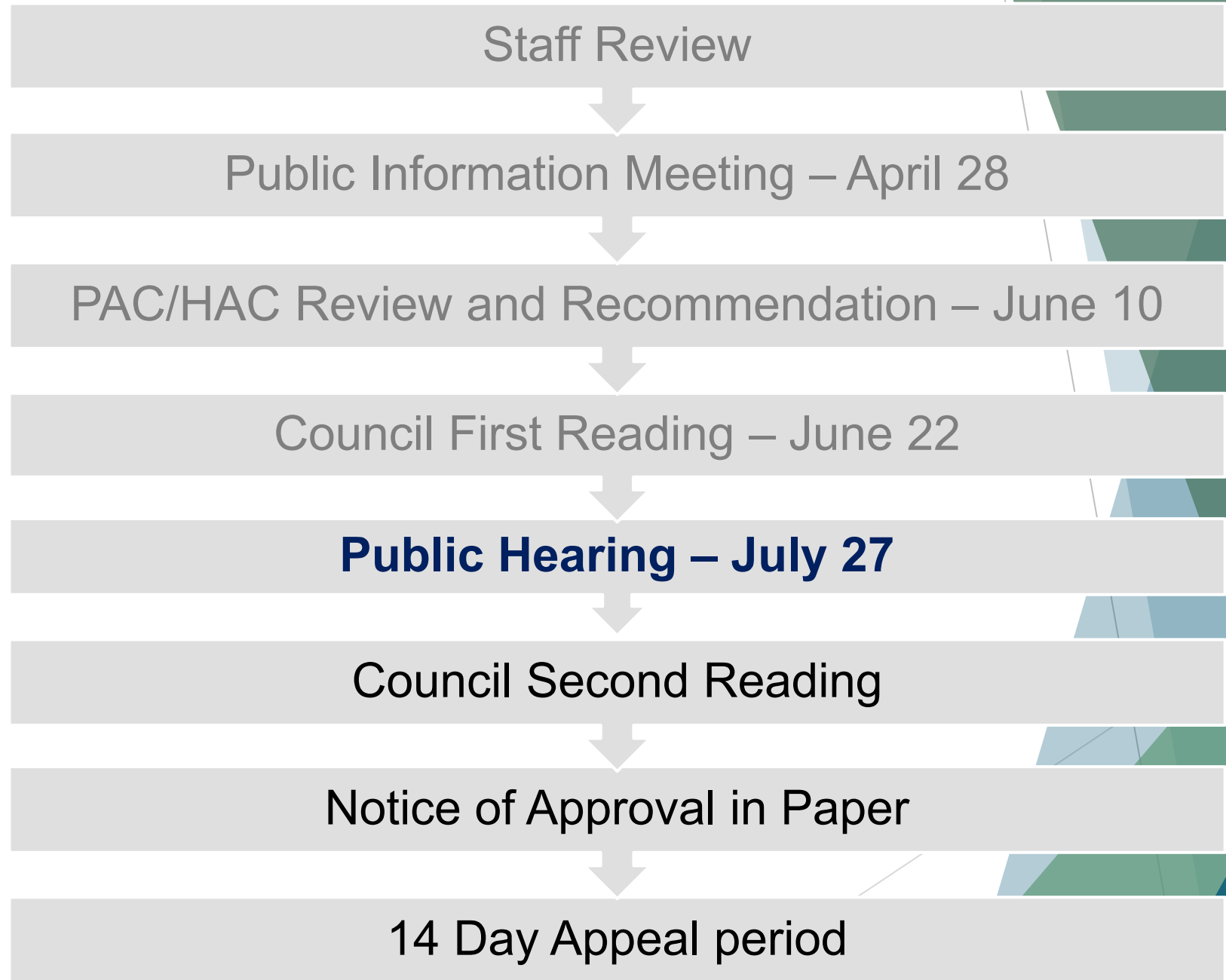
General Criteria for DA

- ▶ **Policy 16.3.1** states the general criteria to be considered by Council
- ▶ In summary:
 - ✓ the proposal is not premature or inappropriate for the area;
 - ✓ no municipal costs related to the proposal are anticipated; and
 - ✓ the Fire Chief, Manager of Building and Fire Inspection Services, Development Officer, Director of Public Works and Traffic Authority have no major concerns.

Public Information Meeting Notes

- ▶ A virtual Public Information Meeting was held on April 28. The meeting was broadcast live on the Municipal Facebook page.
- ▶ The deadline for comments was May 11
- ▶ No comments or questions were received

Process



Notices were placed in the local paper

Properties within 500' were notified of the Public Hearing

Comment Submission

- ▶ Comments and questions can be submitted until **September 20**
- ▶ All correspondence should be sent to:
Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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