



Public Information Meeting
233 Gray Street and Abutting Lot
6:00pm
April 28, 2021

APPLICATION

- application for development agreement completed April 9, 2021
- to allow some of the parking required for the existing 15-unit apartment building at 233 Gray Street to be located on the abutting lot (PID #45354065)

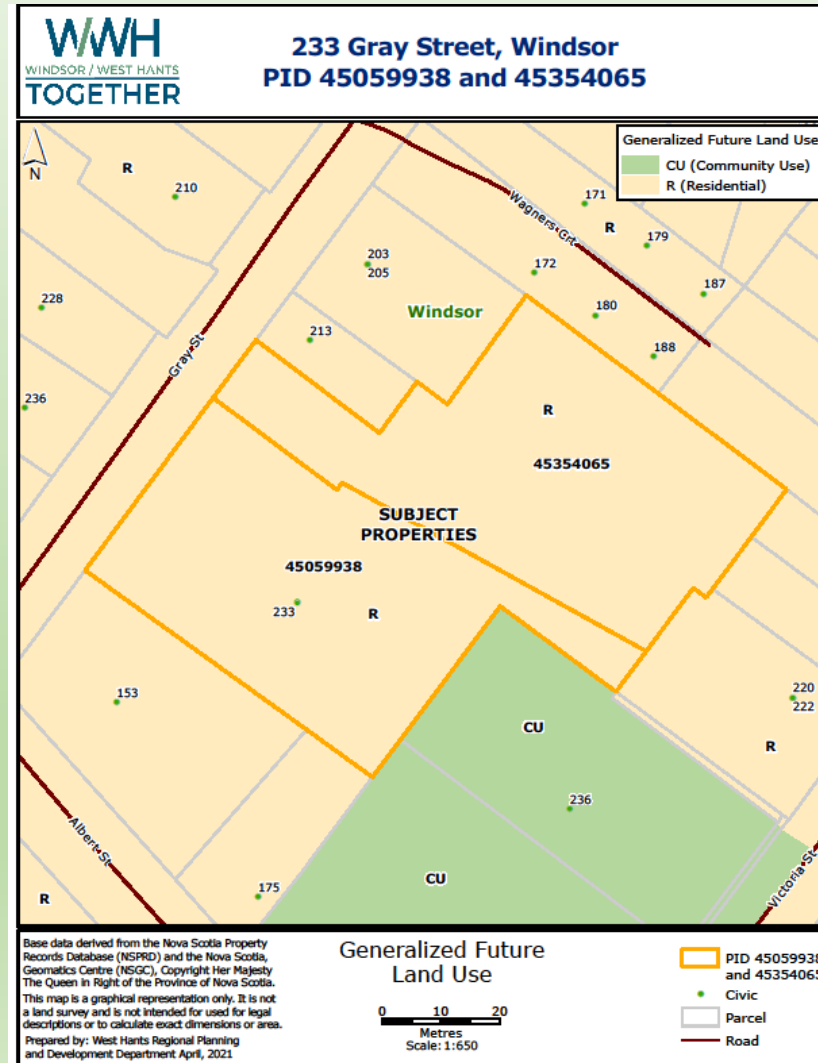
EXISTING SITUATION

- there is a 15-unit apartment building at 233 Gray Street
- much of the parking for the building at 233 Gray Street is on the vacant lot next door (PID# 45354065)



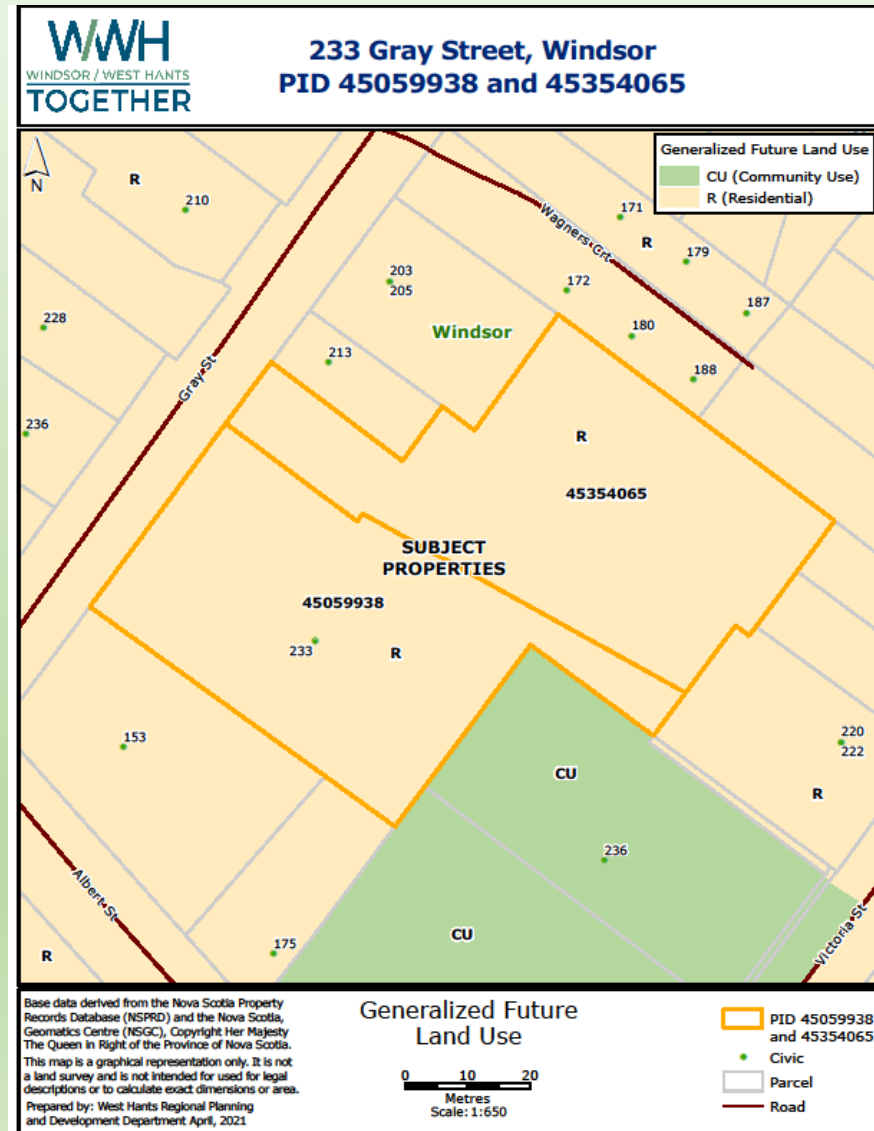
DESIGNATION

- both lots are designated Residential on the Future Land Use Map of the Windsor Municipal Planning Strategy



ZONE

- both lots are zoned High Density Residential (R-4) in the Land Use By-law



233 Gray Street: Existing Building



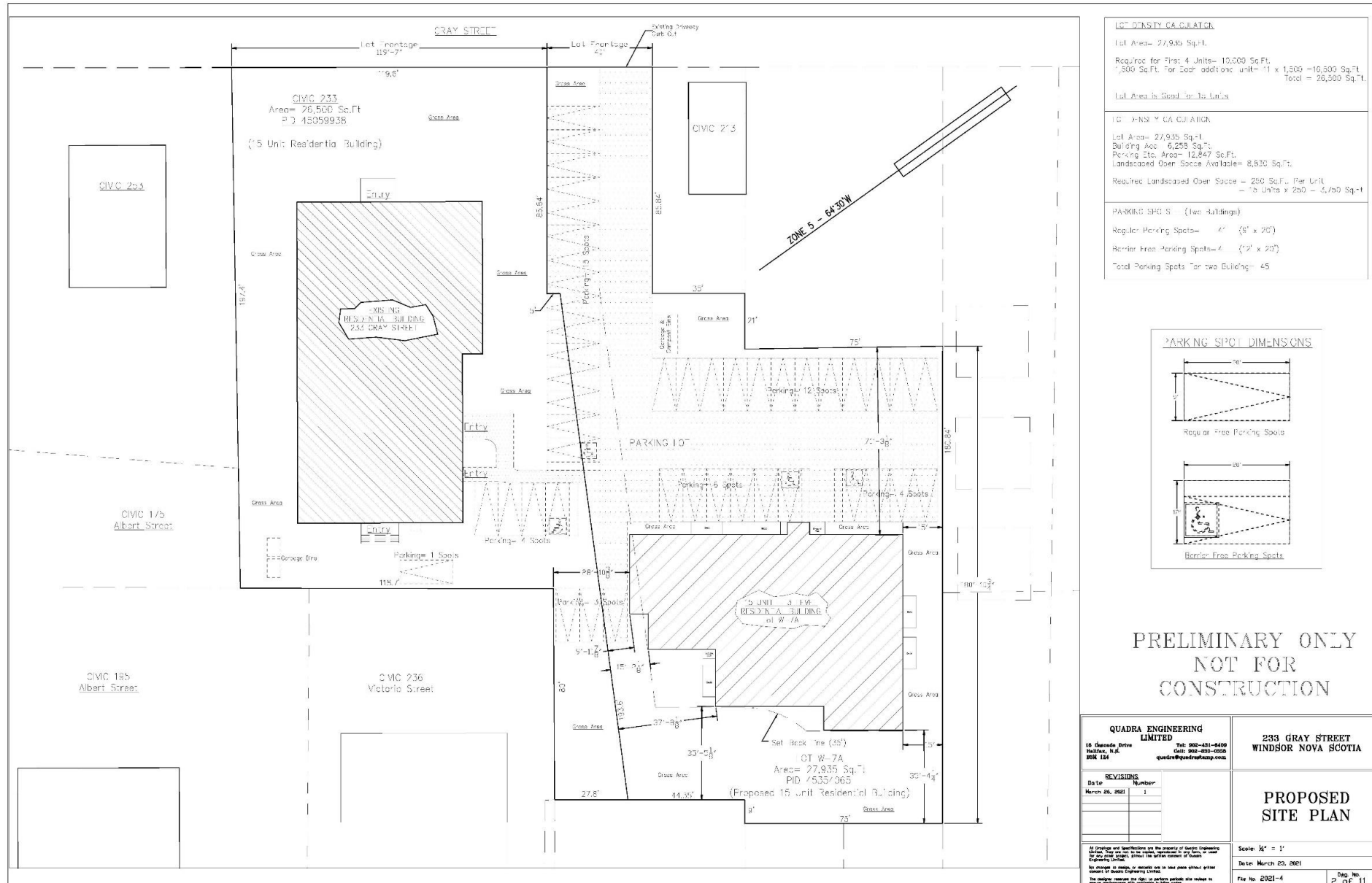
Parking Lot Entry



PROPOSED USE

- a development permit has been issued for a 15-unit apartment building on the vacant lot (PID#45354065)
- High Density Residential (R-4) Zone permits dwellings with more than 6 units (apartment buildings) “as-of-right”: just by getting permits
- **a development agreement was NOT required for the new apartment building**
- parking for the new building & some of the parking for 233 Gray Street will be located on the now-vacant lot

PROPOSED SHARED PARKING



DEVELOPMENT AGREEMENT

- a development agreement is a contract between the Municipality and an owner to allow something to happen on a lot which would not usually be allowed
- Windsor Land Use By-law requires parking to be located on the same lot as the use it supports or on a different lot only by development agreement
- the proposed development agreement is to allow some of the parking for 233 Gray Street to be located on a different lot
- each development agreement is considered based on whether the opportunity to have a development agreement is established in the Land Use By-law and the criteria established by Council in the Windsor Municipal Planning Strategy

LAND USE BY-LAW

- the ability for Council to consider a development agreement for parking on a separate lot is established in the Windsor Land Use By-law:

6.0 DEVELOPMENT AGREEMENTS

Developments to be considered by Development Agreement

6.1 The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:

- (a) parking on a separate lot in accordance with Policy 4.11.3 of the Municipal Planning Strategy;*

The policies are established in the Municipal Planning Strategy:

Policy 4.11.2 *It shall be the policy of Council that off-street parking must be provided on the same lot as the use.*

Policy 4.11.3 *Notwithstanding Policy 4.11.2, parking may be provided on a separate lot by development agreement subject to the following criteria:*

(a) the lot is within 300 ft. (91.44 m.) of the lot for which the parking is required;

(b) the two lots are in the same ownership;

(c) the agreement ensures the required parking is continued to be provided for the said use on the separate lot; and

(d) the provisions of Policy 16.3.1 of the Municipal Planning Strategy (are met)

MUNICIPAL PLANNING STRATEGY

Policy 16.3.1

contains the general criteria for development agreements. The criteria are related to:

- servicing
- schools
- roads/transportation network
- size and shape of the lot
- development patterns which may be created

NEXT STEP

- the next step is preparation of a staff report
- details of the proposal will be in the report (note that the layout of the parking lot may change as the process continues)
- draft development agreement will be attached to the report
- Public Information Meeting notes and all comments received will also be attached to the report
- all of the specific and general criteria of the MPS will be considered when preparing the report for the Planning Advisory Committee
- staff report will be available to the public once it is sent to the Planning Advisory Committee

EARLY COMMENTS

- one individual commented primarily on the process and the new apartment building which is permitted as-of-right
- one individual commented in favour of the proposed shared parking and the apartment building which is permitted as-of-right

PROCESS

Notices:

- sent to owners within 500'
- in newspaper
- on Website

Staff Review



Public Information Meeting



Planning Advisory Committee Review and Recommendation



Council First Reading



Public Hearing



Council Second Reading



Notice of Approval in Paper begins 14 Day Appeal period

QUESTIONS and COMMENTS

- all questions & comments are public and will be included in an additional report to PAC
- questions & comments can be sent **before 4:30pm Tuesday May 11, 2021** to Madelyn LeMay:

Phone: 902-798-8391 ext. 114

Email: mlemay@westhants.ca

Mail: 76 Morison Drive, PO Box 3000
Windsor NS B0N 2T0

Drop box: Regional office
76 Morison Drive

No recommendations or decisions have yet been made