

65 Fort Edward Street Redesignation and Rezoning

Planning Advisory Committee

Dec 2nd, 2021

something inspiring awaits



Application

- Council passed a motion at the September 28th Council meeting directing the Chief Administrative Officer to submit an application to the Planning and Development Department for 65 Fort Edward Street
- Application was then received from the Chief Administrative Officer to redesignate the lot from Community Use to Residential and rezone the lot from Open Space (OS) to Two Unit Residential (R-2)





West Hants

65 Fort Edward Street, Windsor
PID 45059797



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for use for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department October, 2021

Orthophoto

0 15 30
Metres
Scale: 1:1,000

- Subject Parcel
- Parcels
- Civics
- Roads

Orthophoto

- The pool no longer exists at the site and the site is now a gravel lot
- Abuts residential uses and the Fort Edward Historic Site
- Abuts both Fort Edward Street and Cobbett Street

something inspiring awaits





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GFLUM - Current

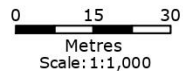
Current Designation:

- Community Use

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Generalized Future Land Use



- Subject Parcel
- Parcels
- Civics
- Roads

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GFLUM - Proposed

Proposed Designation:

- Residential
- Enables residential development of up to 11 units by development agreement

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Proposed Generalized Future Land Use

- Subject Parcel
- Parcels
- Civics
- Roads

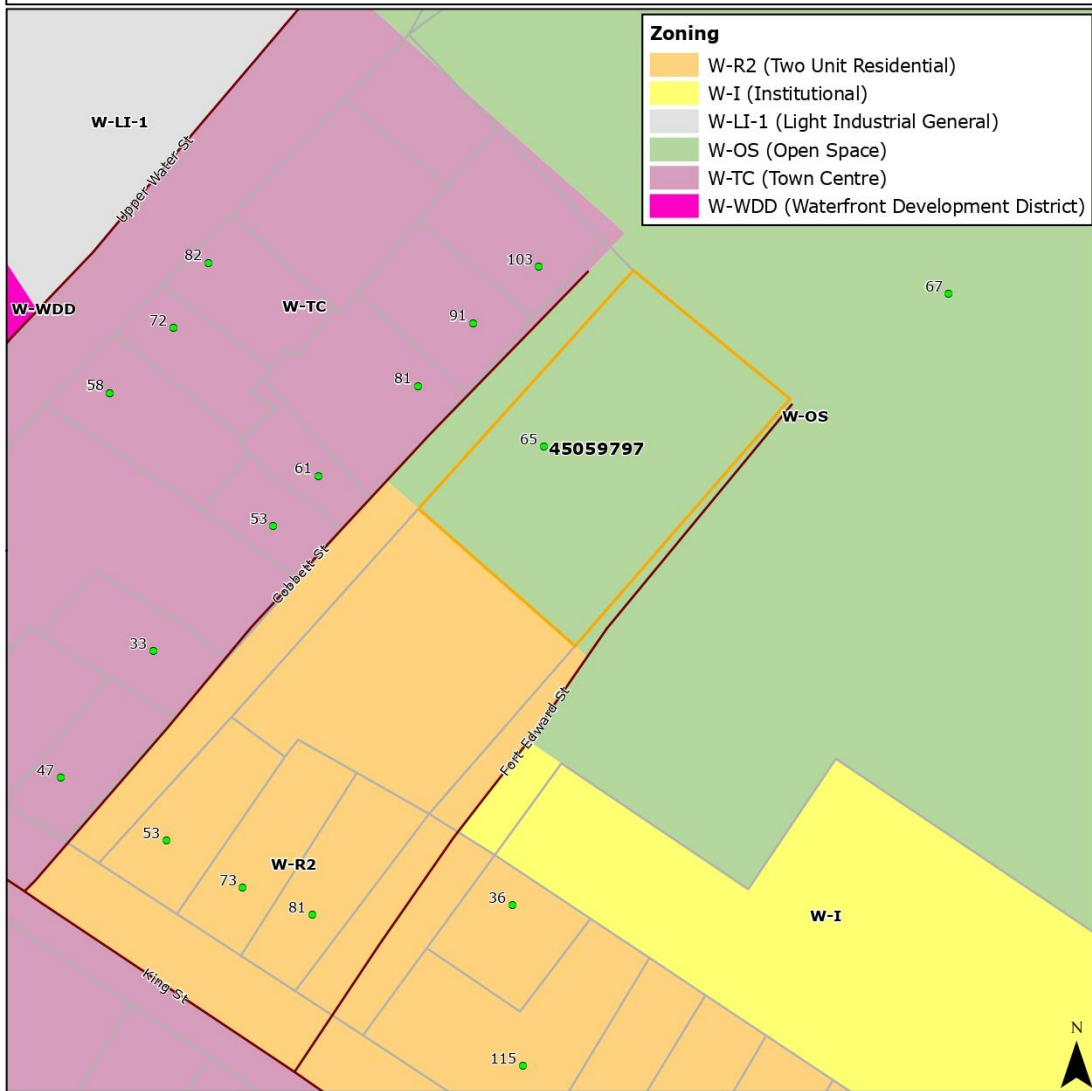
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Zoning - Current

Current Zone:

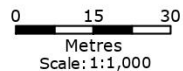
- Open Space (OS)

Permitted Uses:

- Cemeteries
- Museums and historic sites
- Outdoor recreation
- Parks and playgrounds

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Current Zoning



- Subject Parcel
- Parcels
- Civics
- Roads

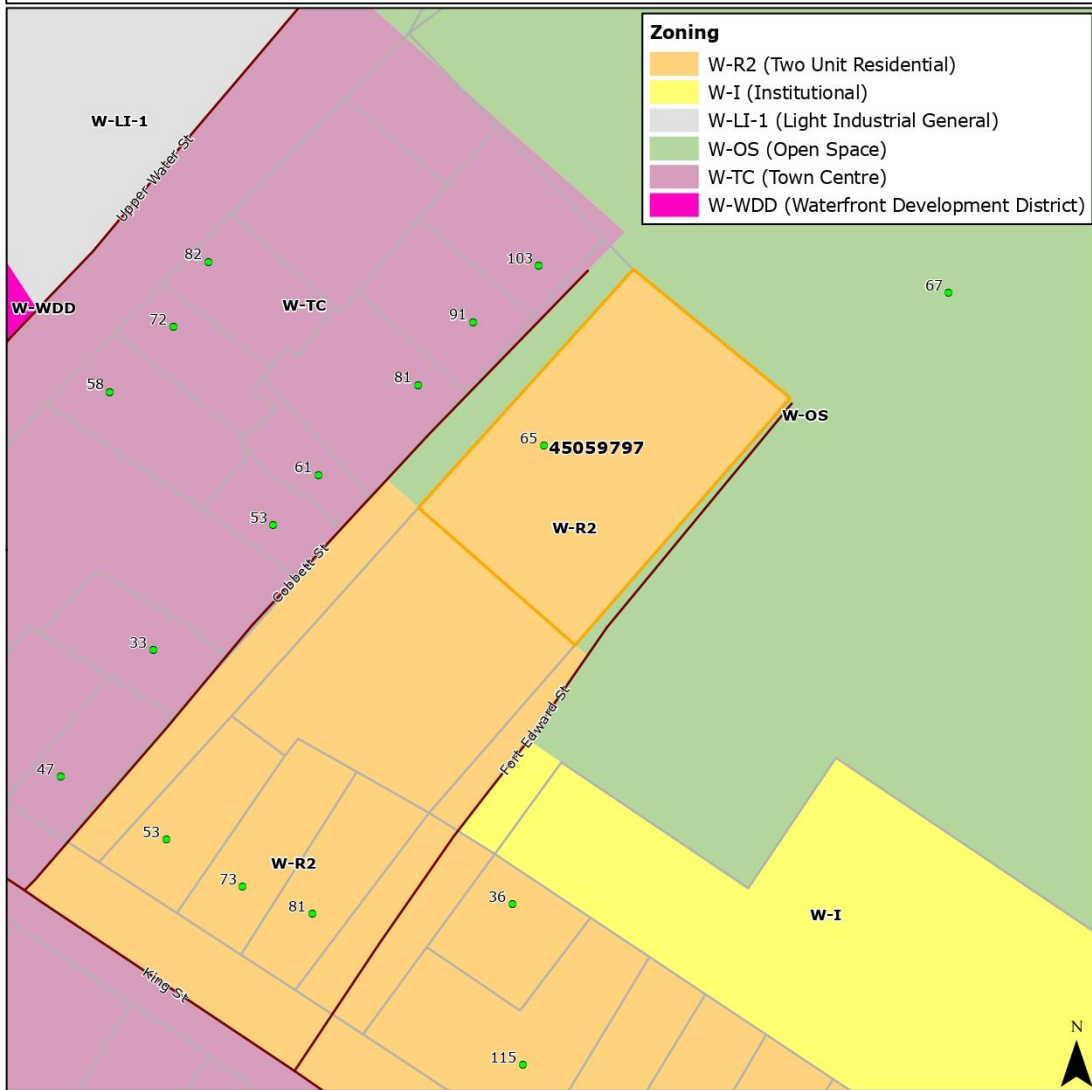
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West Hants



Zoning - Proposed

Proposed Zone:

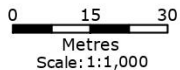
- Two Unit Residential (R-2)

Permitted Uses:

- Single unit dwellings
- Two unit dwellings
- Converted dwellings of up to two units

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Proposed Zoning



- Subject Parcel
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View of Subject Lot from Fort Edward Street



View of Historic Site from southern side of Subject Lot

Windsor MPS – Enabling Policy

- **Policy 16.1.1** enables Council to make amendments to the Municipal Planning Strategy when necessary:
 - to change the Generalized Future Land Use Map (GFLUM);
 - to bring the strategy in line with the Statements of Provincial Interest; and
 - when Council deems it necessary due to a change in policy intentions or the development environment.



Windsor MPS – Enabling Criteria

- **Policy 16.3.1** criteria have been considered met and are summarized as the following:
 - the proposal is not considered premature or inappropriate;
 - no municipal costs related to the proposal are anticipated;
 - there are several properties zoned Two Unit Residential (R-2) in the area and there should be little impact on the nearby development; and
 - the Fire Chief, Development Officer, Senior Building and Fire Official, Director of Public Works and Traffic Authority have no major concerns

Windsor MPS – Supporting Policies

- **Policy 11.0.1** establishes the Community Use designation which applies to existing institutional uses, municipal recreation uses, and open space areas.
 - As the lot is currently a vacant gravel lot used for parking, it does not reflect the intent of the Community Use designation.
- **Policy 11.2.1** establishes the Open Space (OS) zone which applies to parks and other outdoor recreational uses, cemeteries, historic sites, museums, and similar uses.
 - The lot is currently a vacant gravel lot used for parking, not a use for which the Open Space (OS) zone is intended.



Public Information Meeting Notes

- A virtual Public Information Meeting was held on November 8 and was broadcast live on the Municipal Facebook page.
- The deadline for comments was November 23.
- Staff have received:
 - two (2) letters, four (4) emails, and four (4) phone calls.



Public Information Meeting Comments

Of the comments received:

- one (1) had requested priority consideration for nine (9) months so the West Hants Historical Society may create a project plan;
- seven (7) were opposed to the redesignation and sale of the lot, citing the lot's proximity to the National Historic Site, tourism use, neighbourhood disruption, parking use, and former Town Council decisions; and
- two (2) were in favour of the redesignation for residential development.
- Comments will now be read.

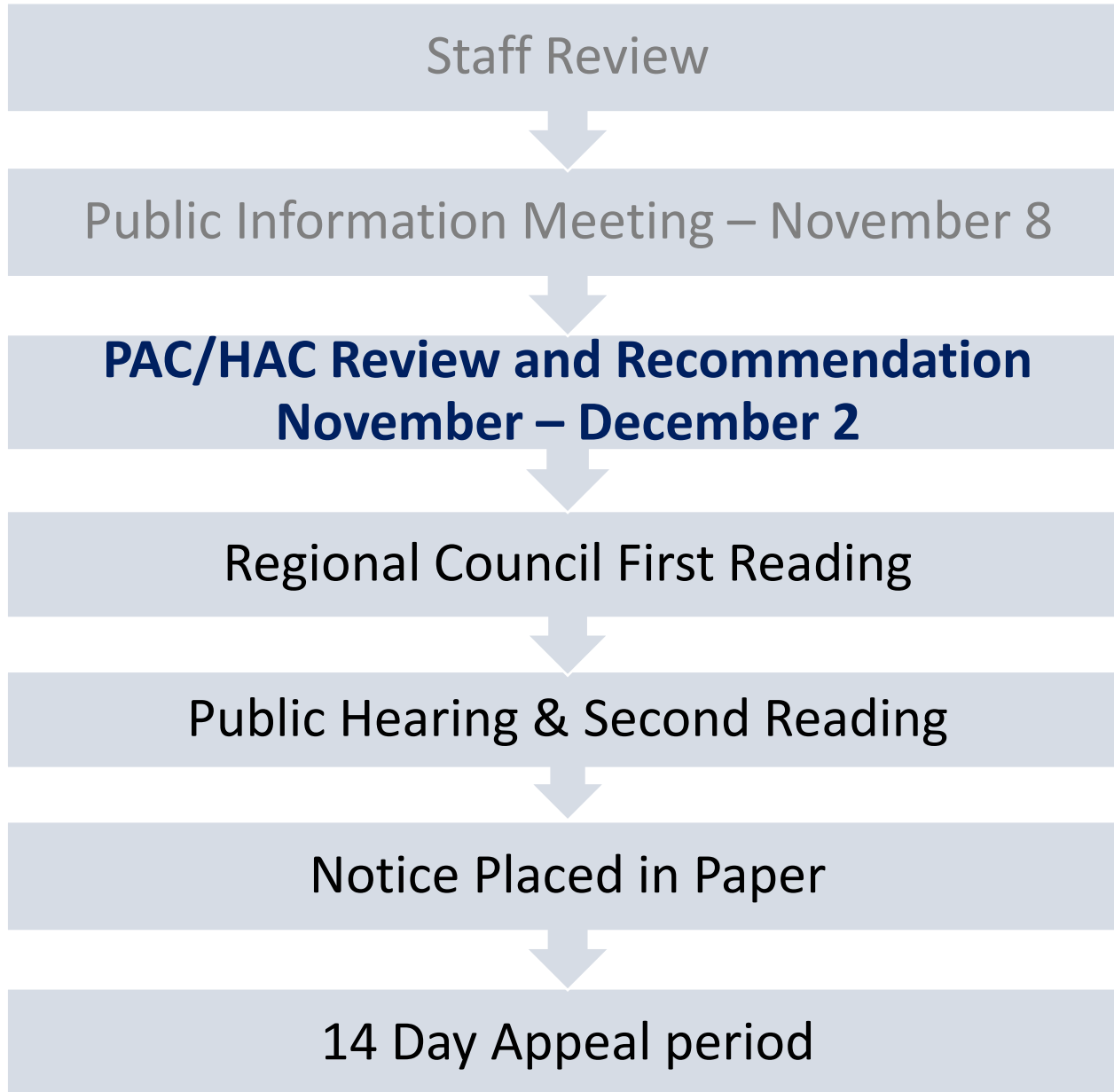


Heritage Discussion

- The recommendation from staff is based on only the policies within the Municipal Planning Strategy.
- One component which is not addressed by the policies for this redesignation and rezoning is heritage. As reflected in the PIM Notes, the historic aspect of the subject lot is an important part of the public's opinion and should be brought to the attention of PAC/HAC and Council.



Process



Recommendation

- ... that PAC recommends that Council give First Reading and hold a Public Hearing to consider redesignating from Community Use to Residential and concurrently rezoning from Open Space (OS) to Two Unit Residential the lot identified as PID 45059797, 65 Fort Edward Street, Windsor.