



West Hants
something inspiring awaits

PID 45336203 College Road, Windsor WMPS and WLUB Amendments

Planning and Heritage Advisory Committee (PAC/HAC)

November 8, 2021



Application

- An application was received on September 23, 2021 from Krista Beeler and Ed Sherman on behalf of the Hants County Residence for Senior Citizens
- Request a variety of uses including affordable and senior housing, long term care, assisted living, independent living, commercial space and a community centre on the subject lot

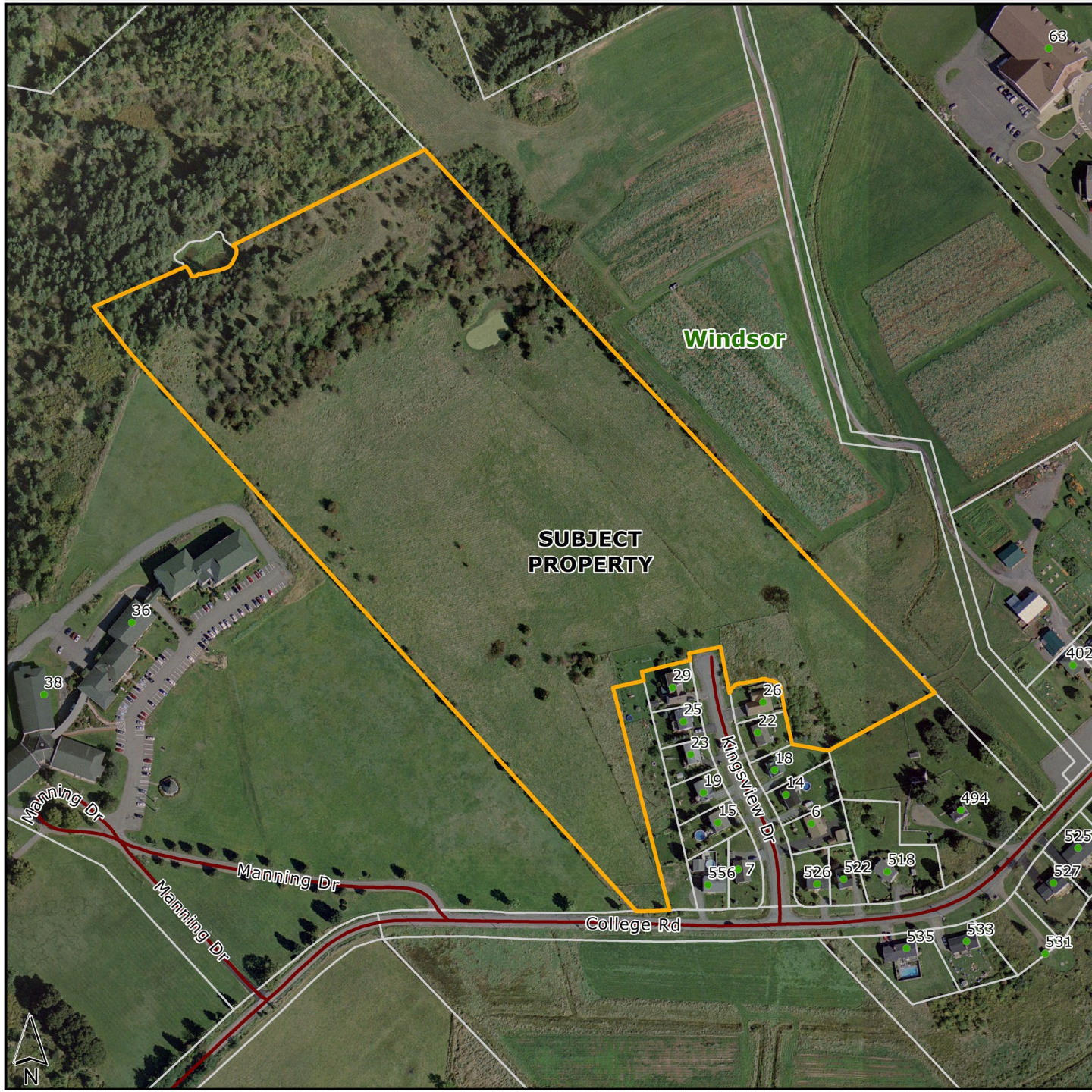


Application Cont.

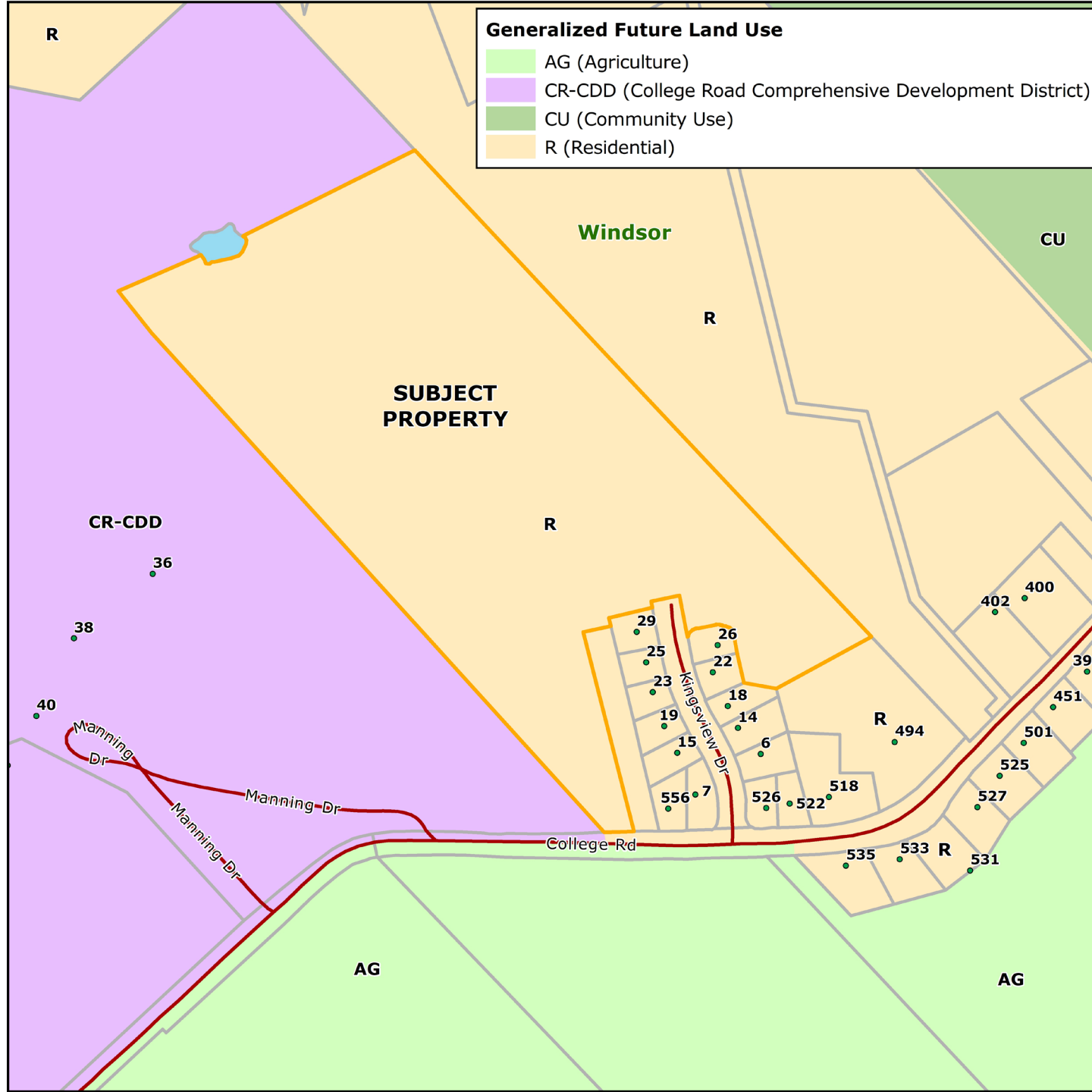
- This application will be considered by Planning staff in two parts:
 1. an amendment to the text and map of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to amend the designation and zoning of the subject lot to College Road Comprehensive Development District; and
 2. consider the proposed uses by development agreement as per Policy 5.7.3 and 5.7.4 of the WMPS



Orthophoto



GFLUM



Windsor Municipal Planning Strategy

- The College Road Comprehensive Development District (CR-CDD) was created to ensure a cohesive approach to development
- The intent was that development in the CR-CDD would consist of mixed uses including major residential, institutional or recreational development, and other limited services and uses in support of these major uses
- Development is only permitted by development agreement
- Currently the CR-CDD area only applies to the Gladys Manning property



Windsor Municipal Planning Strategy

Policy 16.1.1 It shall be the policy of Council to review and make amendments to this Strategy:

(c) when Council deems it necessary because of a change in policy intentions or the development environment.



Discussion

- the subject lot directly abuts the Gladys Manning property
- proposed development of uses permitted in the College Road Comprehensive Development District (CR-CDD) by development agreement
- is consistent with the statements in the WMPS

therefore staff are considering amendments to the text and the map of the WMPS and WLUB to redesignate and rezone the subject lot to College Road Comprehensive Development District (CR-CDD)



Windsor Land Use By-law

12.0 COLLEGE ROAD COMPREHENSIVE DEVELOPMENT DISTRICT

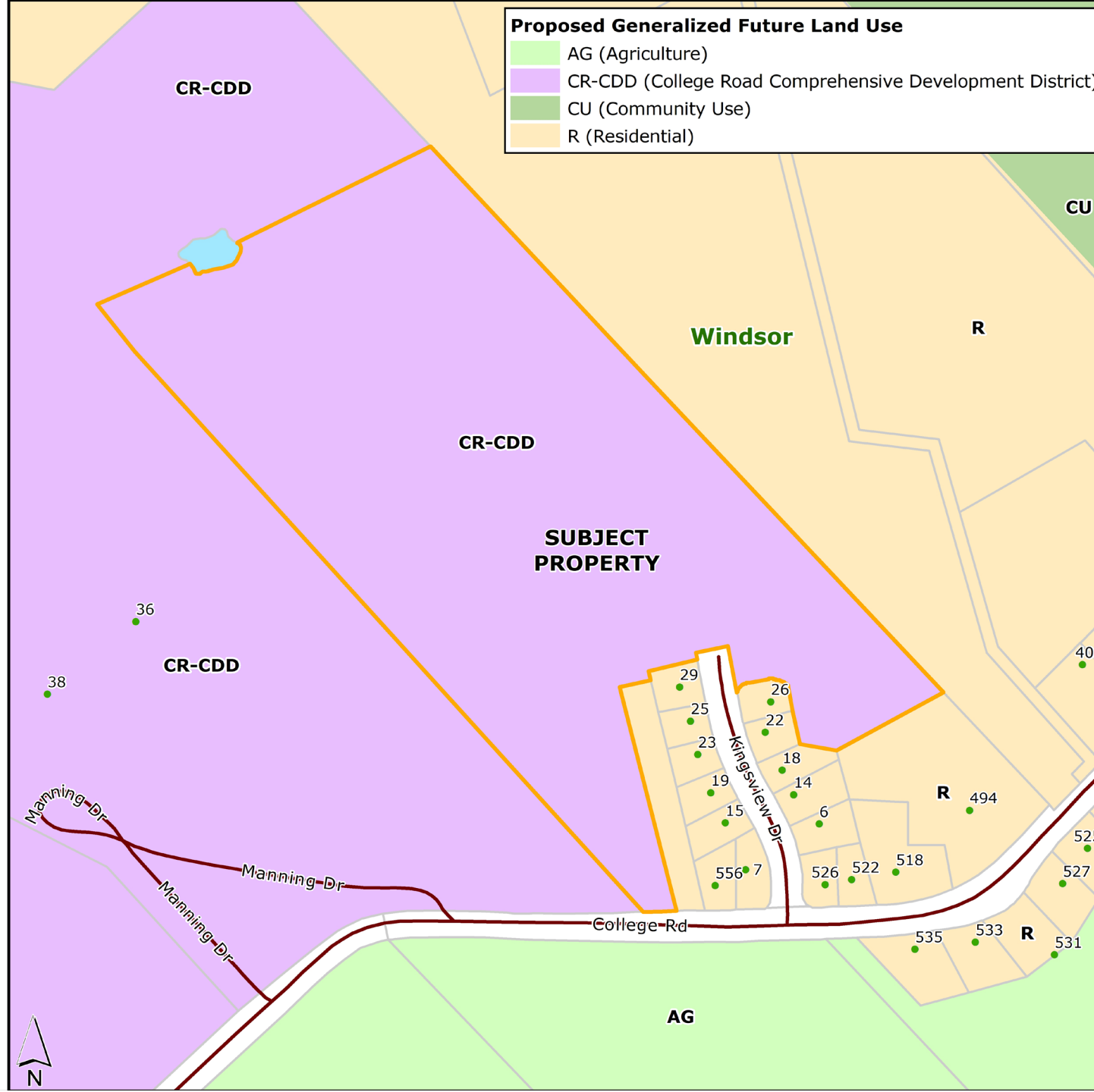
Permitted Uses

12.1 The following uses shall be permitted in the College Road Comprehensive Development District (CR-CDD) zone only by development agreement and in accordance with Policy 5.7.4 of the Municipal Planning Strategy:

(a) a mixture of residential, institutional or recreational development with or without convenience and specialty stores, medical offices, personal service shops, and other similar limited services and uses in support of the primary development.



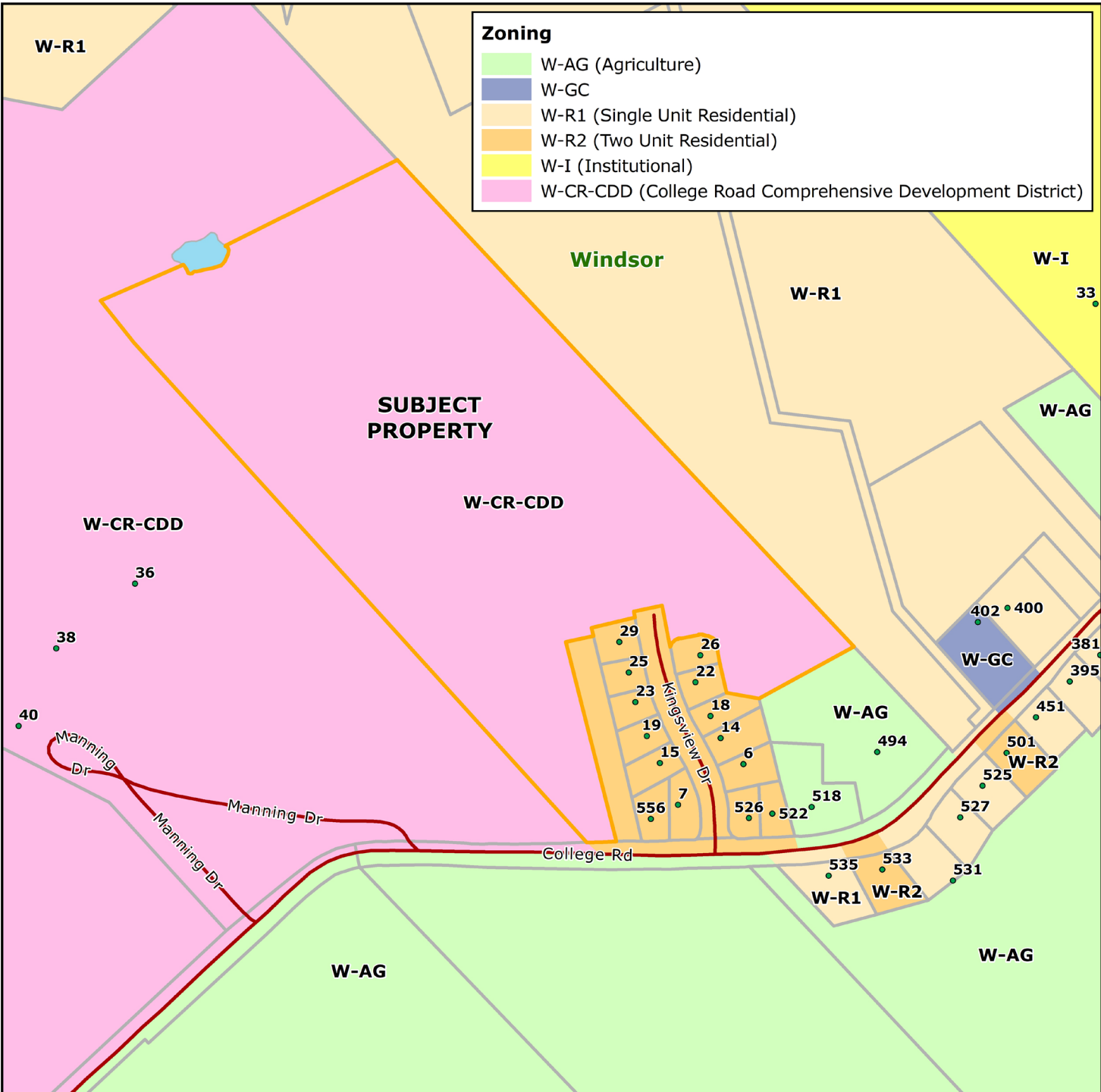
Proposed GFLUM



something inspiring awaits



Proposed Zoning



General Criteria for MPS Amendments

- **Policy 16.3.1** states the general criteria to be considered by Council
- In summary:
 - the majority of criteria are not applicable as any development will have to go through the development agreement process;
 - the proposal is not premature or inappropriate for the area;
 - the subject lot is adequate in terms of the dimensions and shape; and
 - the proposal is not anticipated to significantly change the pattern of development in the area.

Public Information Meeting Notes

- A virtual Public Information Meeting was held on October 14. The meeting was broadcast live on the Municipal Facebook page.
- The deadline for comments was October 29
- No comments or questions were received



Process

Staff Review

Public Information Meeting – October 14

PAC/HAC Review and Recommendation – Nov 8

Council First Reading – November 23

Public Hearing & Second Reading - December

Notice of Approval in Paper

14 Day Appeal period



Recommendation

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the text and the map of the Windsor Municipal Planning Strategy and the map of the Windsor Land Use By-law to include PID 45336203 on College Road in the College Road Comprehensive Development District designation and zone in a manner substantively the same as the draft set out in Figure 3, Figure 4 and Attachment A of the report to the Planning and Heritage Advisory Committee report #21-04 dated November 8, 2021.



West Hants
something inspiring awaits

westhants.ca