

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, December 8, 2022

Burgess Crescent, Windsor

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on December 22 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



Burgess Crescent, Windsor Multi-unit Development Agreement

Public Information Meeting

December 8th, 2022

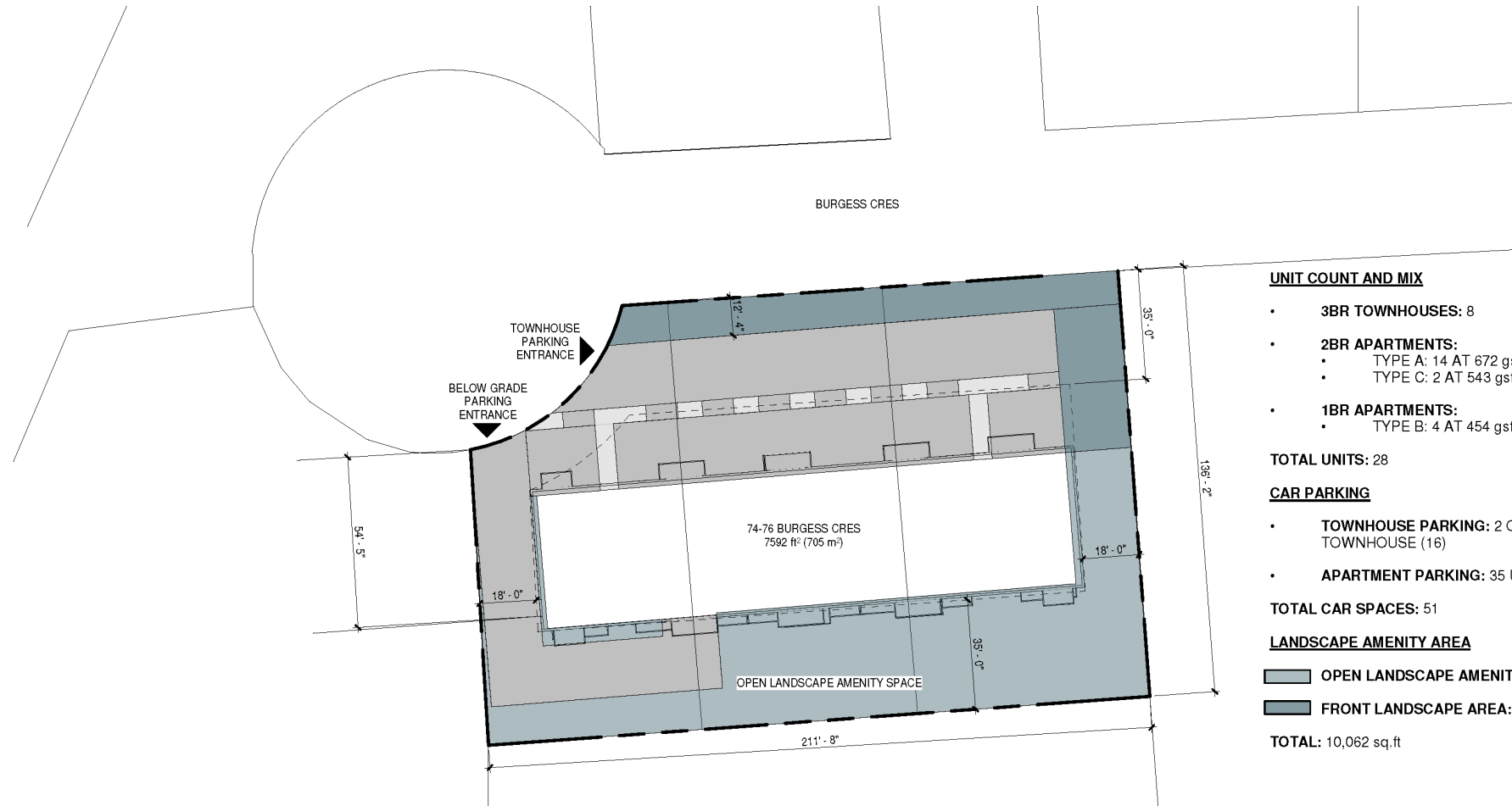
something inspiring awaits



Application

- A completed application was received from Mark Higgins of OT Developments LTD on behalf of Florian Lambie on October 4th, 2022.
- The application was to permit an 8-unit townhouse with attached 20-unit apartment building by development agreement.

Preliminary Site Plan



UNIT COUNT AND MIX

- **3BR TOWNHOUSES:** 8
- **2BR APARTMENTS:**
 - TYPE A: 14 AT 672 gsf
 - TYPE C: 2 AT 543 gsf
- **1BR APARTMENTS:**
 - TYPE B: 4 AT 454 gsf

TOTAL UNITS: 28

CAR PARKING

- **TOWNHOUSE PARKING:** 2 ON-GRADE SPACES PER TOWNHOUSE (16)
- **APARTMENT PARKING:** 35 UNDERGROUND SPACES

TOTAL CAR SPACES: 51

LANDSCAPE AMENITY AREA

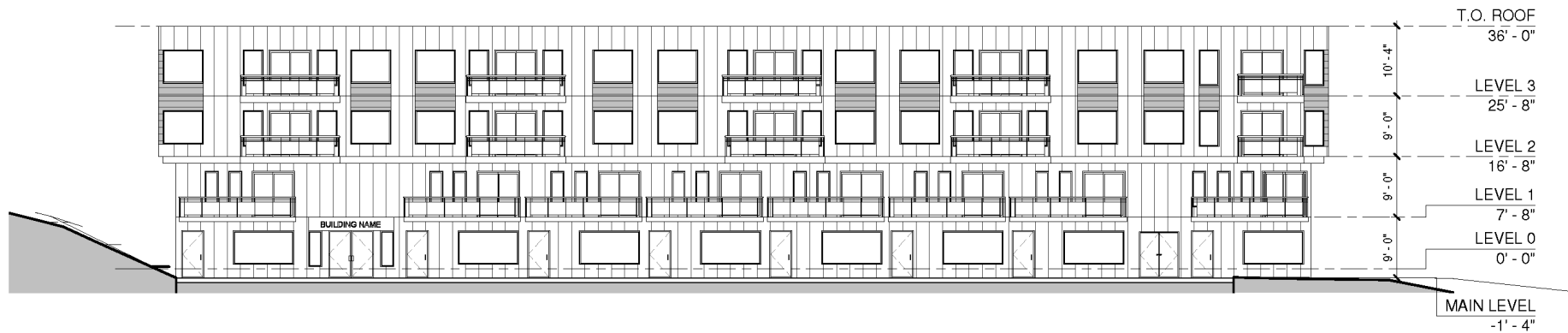
■ **OPEN LANDSCAPE AMENITY AREA:** 7238 sq.ft

■ **FRONT LANDSCAPE AREA:** 2824 sq.ft

TOTAL: 10,062 sq.ft

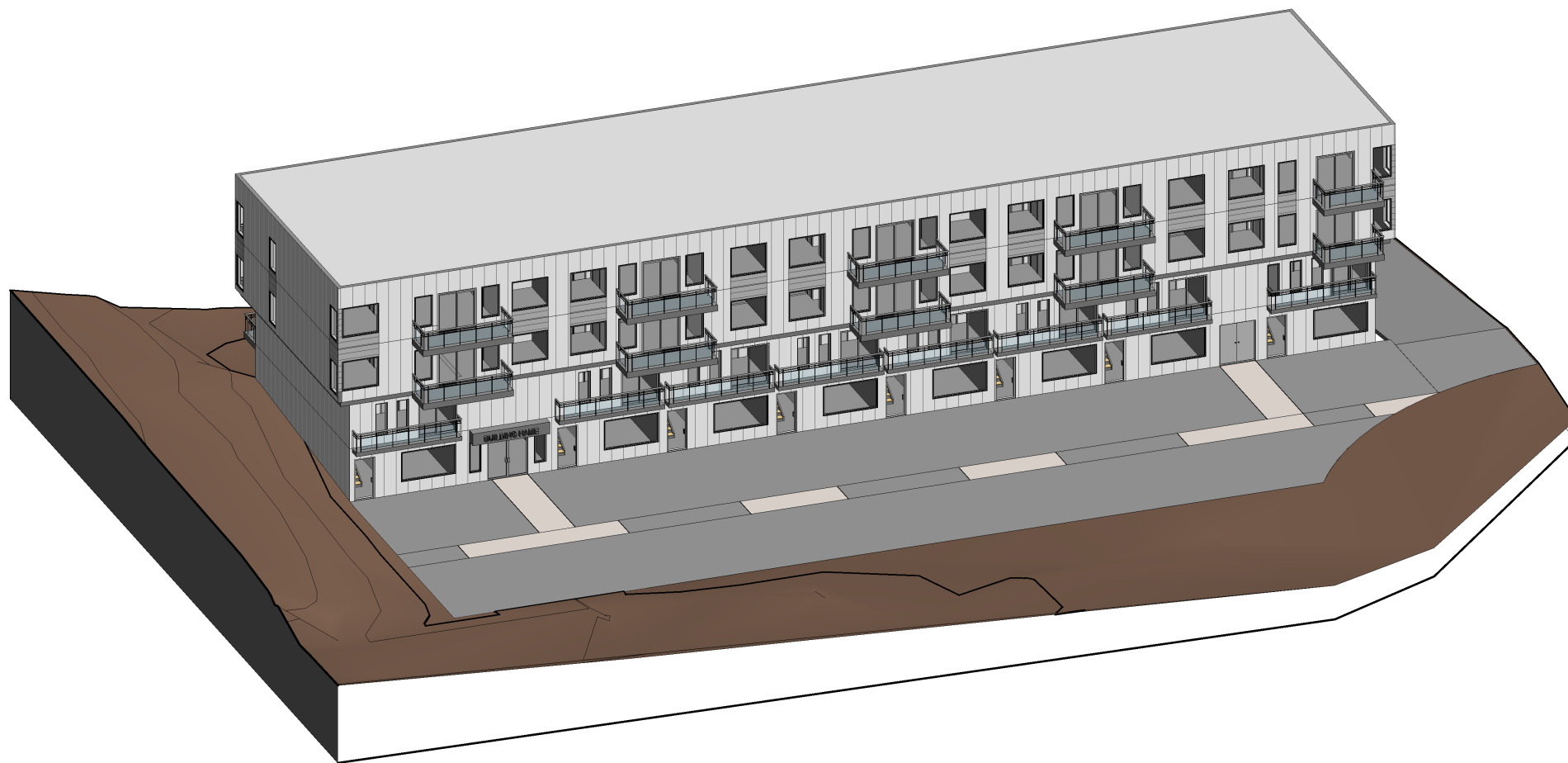


Preliminary Site Plan – Submitted Drawings



1 NORTH ELEVATION
1 : 200

Preliminary Site Plan – Submitted Drawings





West Hants

Burgess Crescent, Windsor
PID 45338696, 45338688 and 45007010




Orthophoto

- The subject lots is primarily forest, with a small cleared area abutting the end of Burgess Crescent
- There is an existing apartment building at the end of Burgess Crescent, municipal park land to the east, as well as single and two-unit dwellings north and further east of the subject lots

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 November 2022

Orthophoto

0 15 30
Metres
Scale: 1:800

 Subject Properties
 Parcels
 Roads

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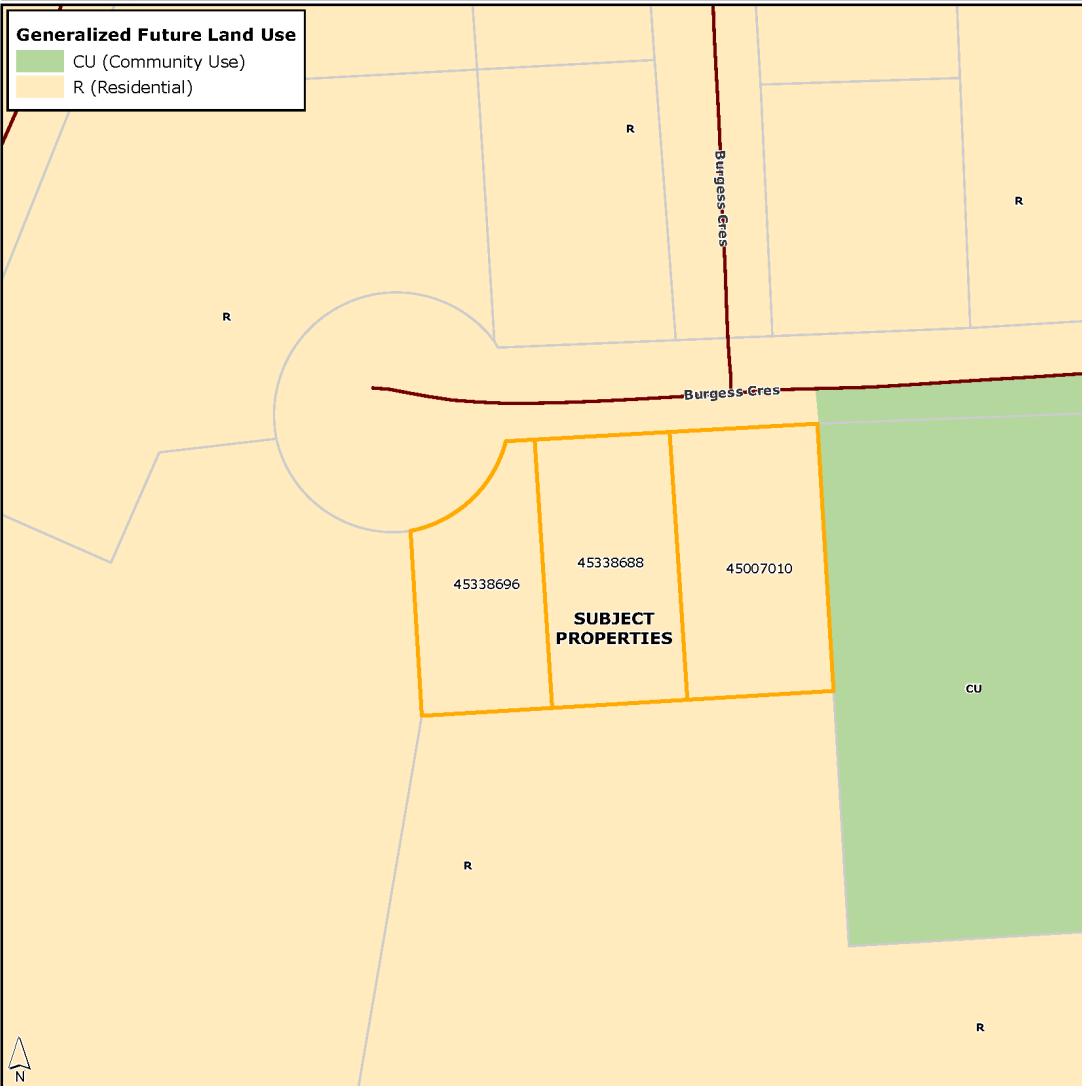


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PID 45338696, 45338688 and 45007010

Generalized Future Land Use

- CU (Community Use)
- R (Residential)



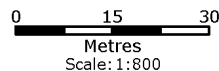
GFLUM - Designation

Current Designation:

- Residential

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Generalized Future Land Use



- Subject Properties
- Parcels
- Roads

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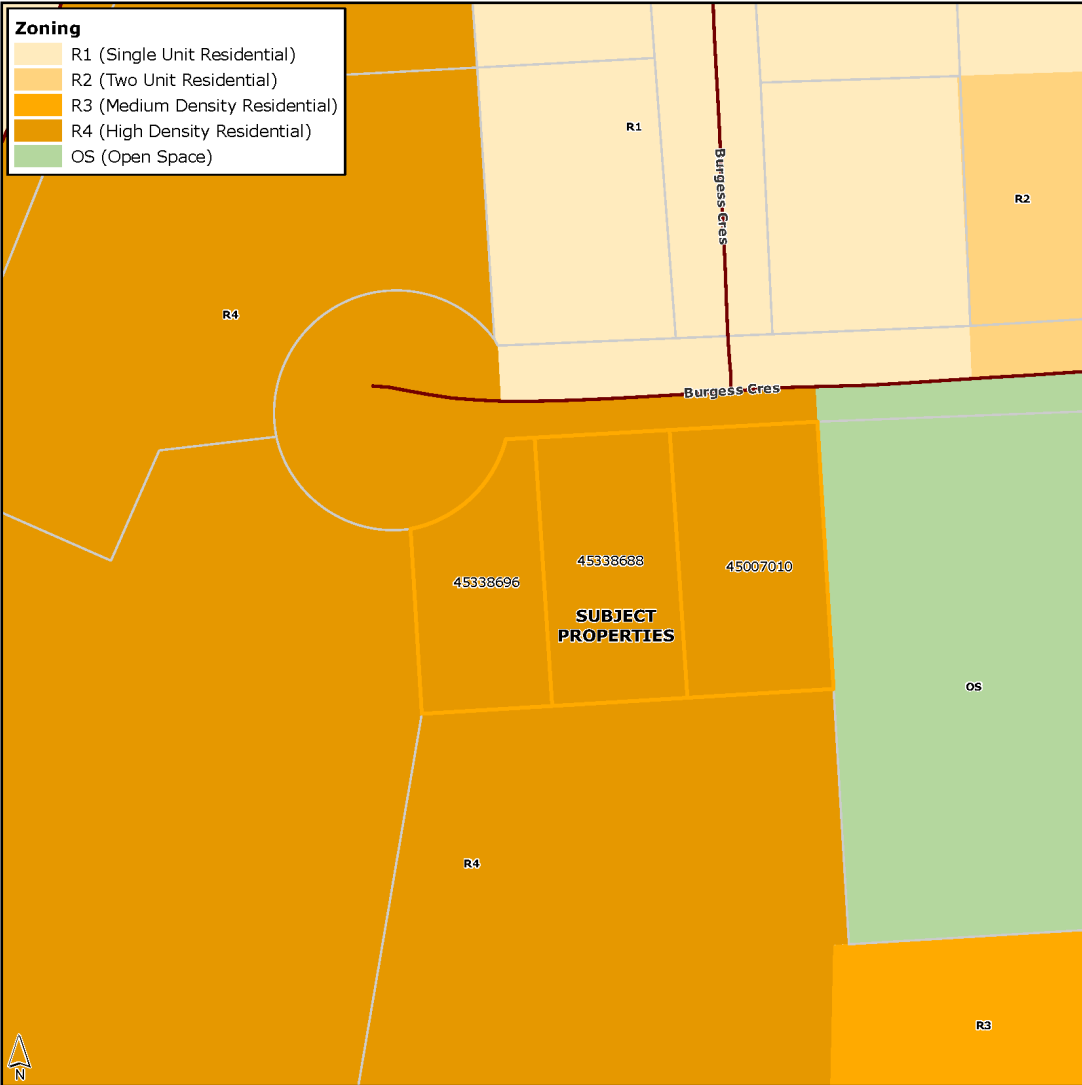




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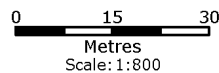
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Zoning	
	R1 (Single Unit Residential)
	R2 (Two Unit Residential)
	R3 (Medium Density Residential)
	R4 (High Density Residential)
	OS (Open Space)



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Zoning



	Subject Properties
	Parcels
	Roads

LUB - Zoning

Current Zone:

- High Density Residential (R-4)

Permitted Uses:

- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Uses permitted in the R-2 zone subject to the R-2 zone requirements
- Uses permitted in the R-3 zone subject to the R-3 zone requirements
- Boarding and rooming houses
- **Dwellings with more than 6 units**
- Grouped dwellings
- Residential care facilities providing care for 5 or fewer persons

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View from Subject Lots and Burgess Crescent looking east

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View of surrounding properties from Subject Lots



Windsor MPS – Enabling Policy

Policy 5.4.6 provides Council with the ability to consider new multiple unit residential developments consisting of three or more units, in the Residential designation by development agreement.

Policy 5.5.1 provides Council with the ability to consider permitting dwellings in excess of three storeys, in any residential zone by development agreement.

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

West Hants MPS – Criteria Policy

- **Policy 5.4.5** states the criteria for multiple unit residential development to require adequate recreational space.
- **Policy 16.3.1** states general criteria for development agreements.

Public Information Meeting – December 8

Staff Review

PAC/HAC Review and Recommendation –
January 12*

Regional Council First Reading

Public Hearing & Second Reading

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 500 ft were notified of the Public Information Meeting

* Anticipated Date



Comments Submission

- Comments and questions can be submitted by the public until noon on **December 22nd**
- All correspondence should be sent to:

Alex Dunphy, Planner

Phone	902-798-8391 ext. 118
Email	adunphy@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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