



## Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicants Presentation (Chrystal Fuller)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting



# Payzant Drive / Community Way area, Windsor PID 45055167, 45364775 and 45421146 Development Agreement

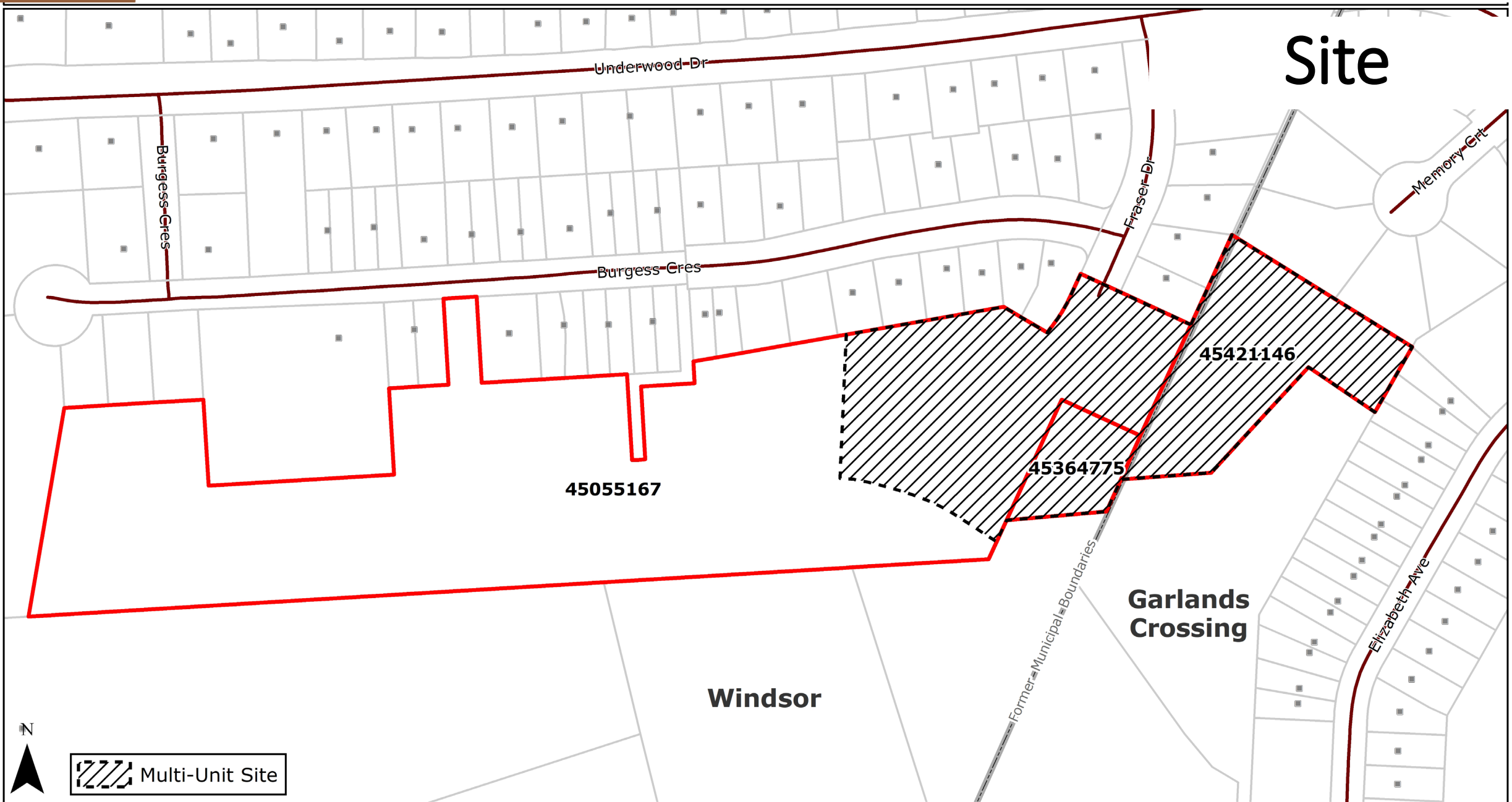
Public Information Meeting

June 9, 2022

something inspiring awaits




# Site



45055167

45364775

45421146

 Multi-Unit Site



Windsor

Garlands Crossing

Former Municipal Boundaries

Burgess-Cres

Underwood-Dr

Burgess-Cres

Fraser-Dr

Memory-Crt

Elizabeth-Ave

# Orthophoto



Underwood Dr

Burgess Cres

Burgess Cres

Fraser Dr

Memory Crt

Windsor

Garlands Crossing

Elizabeth Ave

 Multi-Unit Site



# Application

- A completed application was received on May 17, 2022 from Chrystal Fuller of Brighter Community Planning & Consulting on behalf of the property owner Mitch Brison of 3229190 Nova Scotia Limited
- Request two multiple unit apartment buildings on the subject lots



# Development Agreements

- A development agreement is a legal contract between the Municipality and a property owner to permit a use that is not usually permitted in the underlying zone
- The Residential designation only permits multiple unit dwellings by development agreement

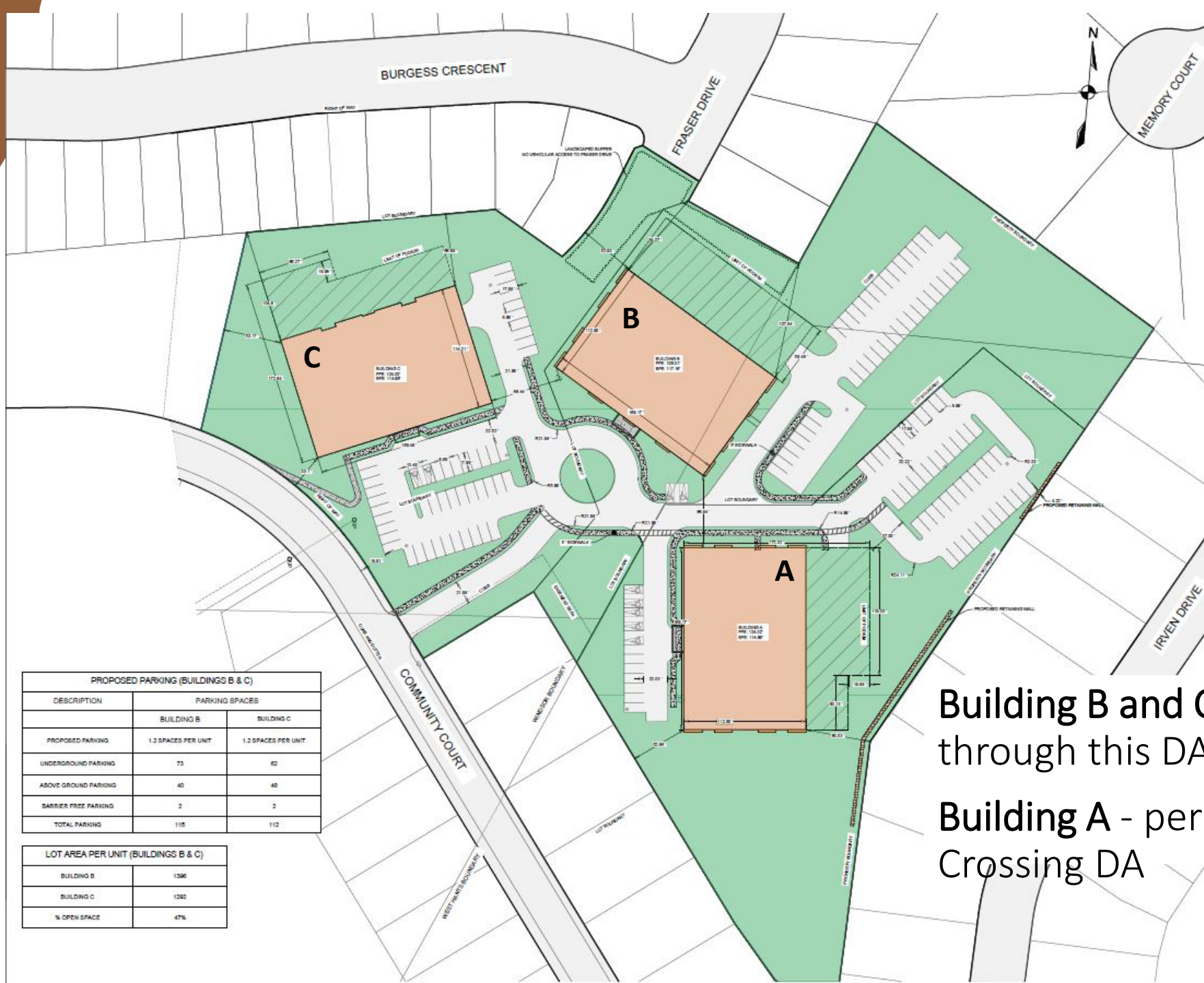


# Proposal

- Two, 7-storey, 88-unit apartment buildings (Buildings B and C)



- Building A is permitted by the Crossing development agreement



PROPOSED PARKING (BUILDINGS B & C)		
DESCRIPTION	PARKING SPACES	
	BUILDING B	BUILDING C
PROPOSED PARKING	1.2 SPACES PER UNIT	1.2 SPACES PER UNIT
UNDERGROUND PARKING	73	62
ABOVE GROUND PARKING	40	48
BARRIER FREE PARKING	2	2
TOTAL PARKING	115	112

LOT AREA PER UNIT (BUILDINGS B & C)	
BUILDING B	1396
BUILDING C	1262
% OPEN SPACE	47%

**Building B and C** – Considered through this DA process

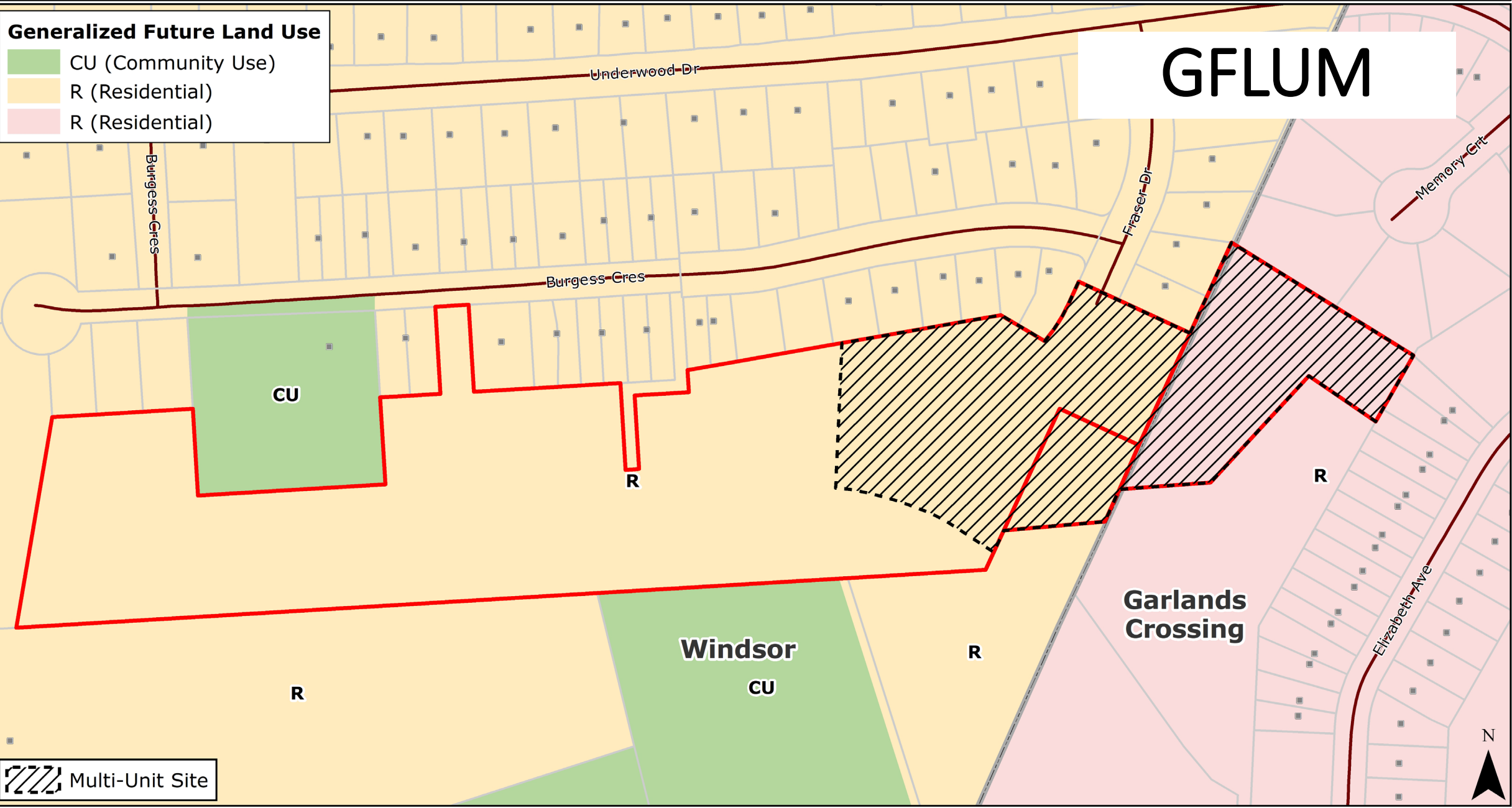
**Building A** - permitted by the Crossing DA

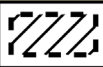


**Generalized Future Land Use**

- CU (Community Use)
- R (Residential)
- R (Residential)

# GFLUM

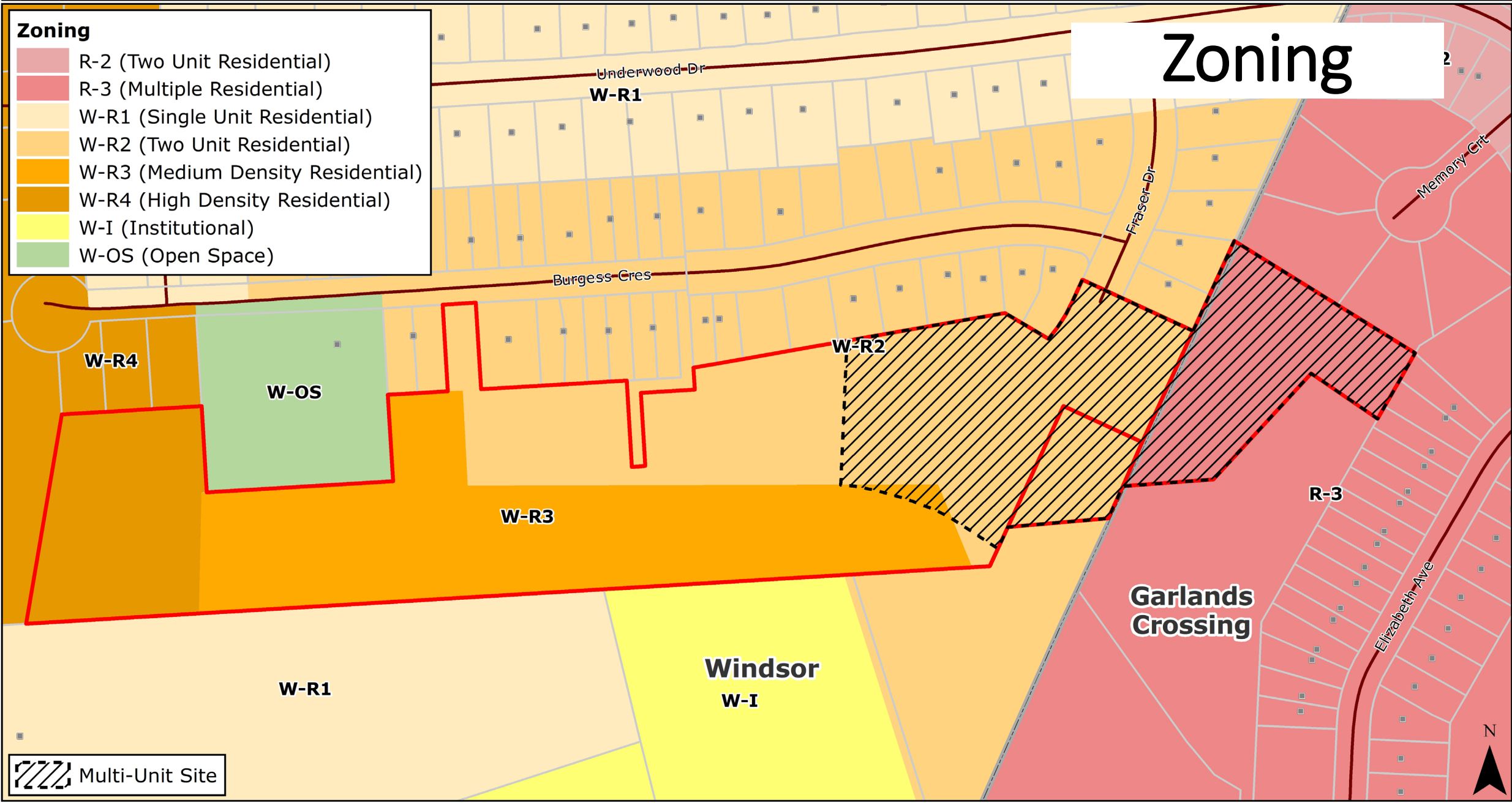


 Multi-Unit Site



# Zoning

- Zoning**
- R-2 (Two Unit Residential)
  - R-3 (Multiple Residential)
  - W-R1 (Single Unit Residential)
  - W-R2 (Two Unit Residential)
  - W-R3 (Medium Density Residential)
  - W-R4 (High Density Residential)
  - W-I (Institutional)
  - W-OS (Open Space)



 Multi-Unit Site

# Consideration

- Ability to have a development agreement for a specific purpose must be established in the LUB
- Requests for development agreement are “measured” against the policies of the MPS



# Windsor Land Use By-law

- Part 6.0 of the WLUB, Development Agreements, states that “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:
  - (b) multiple unit residential development consisting of three or more units in a Residential designation in accordance with Policy 5.4.6 of the Municipal Planning Strategy; and
  - (c) dwellings in excess of three storeys in a residential zone in accordance with Policy 5.5.1 of the Municipal Planning Strategy;



# West Hants Land Use By-law

- Part 6.0 of the WHLUB, Development Agreements, states that “The following developments may be considered only by development agreement in accordance with the Municipal Government Act and the Municipal Planning Strategy:
  - (a) multiple unit residential development greater than three storeys in height in the Three Mile Plains Growth Centre in accordance with Policy 5.3.8 of the Municipal Planning Strategy;

# Windsor Municipal Planning Strategy

- Part 5.0 of the WMPS contains the overall intention for properties designated Residential on the Windsor Generalized Future Land Use Map
- Section 5.4 describes the intention for High Density Residential development
- ***Policy 5.4.6*** establishes Council's intention to consider multiple unit residential development consisting of three or more units in the Residential Designation by development agreement; and
- ***Policy 5.5.1*** enables Council to consider entering into a development agreement to allow dwellings in excess of three storeys



# West Hants Municipal Planning Strategy

- Part 5.0 of the WHMPS contains the overall intention for properties designated Growth Centre on the West Hants Generalized Future Land Use Map
- Section 5.3 describes the intention for residential development in the Three Mile Plains Growth Centre
- ***Policy 5.3.8*** enables Council to consider proposals for multiple unit residential development greater than three storeys in height in the Three Mile Plains Growth Centre

**Public Information Meeting – June 9**

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

# Process

Notice was placed in the Valley Journal

Properties within 300' were notified of the Public Information Meeting



# Comments Submission

- Comments and questions can be submitted by the public until noon on **June 24**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

Phone	902-798-8391 ext. 117
Email	<a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



# Applicant Presentation



# Public Comments and Questions



# Public Comments and Questions

- Comments received to date from
  - Kelly McBride
  - Steph Sedgwick
  - Kathy Sanford
- Planner Dunphy will read the correspondence received



**West Hants**  
something inspiring awaits

[westhants.ca](http://westhants.ca)