

## **PUBLIC INFORMATION MEETING**

1. Meeting called to order
2. Introduction by Chair
3. Wentworth Road PID 45059631
  - a) Overview of Proposal and Process: Planning Staff
  - b) Owner or Developer presentation (via Zoom)
  - c) Questions or Comments from the public
4. Conclusion of Public Information Meeting



# Wentworth Rd, Windsor, PID 45059631 Development Agreement

Public Information Meeting

May 12, 2022

something inspiring awaits





# Orthophoto

something inspiring awaits



# Application

- An application was received on January 20, 2022 from Chrystal Fuller of Brighter Community Planning & Consulting on behalf of the property owner Faisal Al-Hammadi of FH Development Group Inc.
- Request a mixed-use development consisting of grouped multiple unit residential buildings and townhouses on the subject lot



# Application Cont.

- application has been considered by Planning staff in two parts:
  1. an amendment to the text of the Windsor Municipal Planning Strategy and Windsor Land Use By-law to enable Council to consider grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed-use apartment dwellings by development agreement in the Wentworth Road Gateway District (approved by Council April 26, 2022); and
  2. consider the proposed uses by development agreement as per Policy 8.6.15 of the WMPS



# 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 Wentworth Road Gateway District only permits grouped dwelling developments by development agreement



# Proposal

- FH Developments Group Inc. is proposing a multi-phase development that will include:
  - 240 apartment units;
  - 10,000 sq. ft. of commercial space; and
  - 17 townhouses grouped on the lot

**10,000 sq. ft. commercial**  
**17 townhouses**  
**134 2 bedroom**  
**106 2 bedroom**

10,000 GSF COMMERCIAL  
 17 TOWNHOUSES  
 134 2BR+D  
 106 1 BR+D  
 240 TOTAL APARTMENTS

**PARKING:**

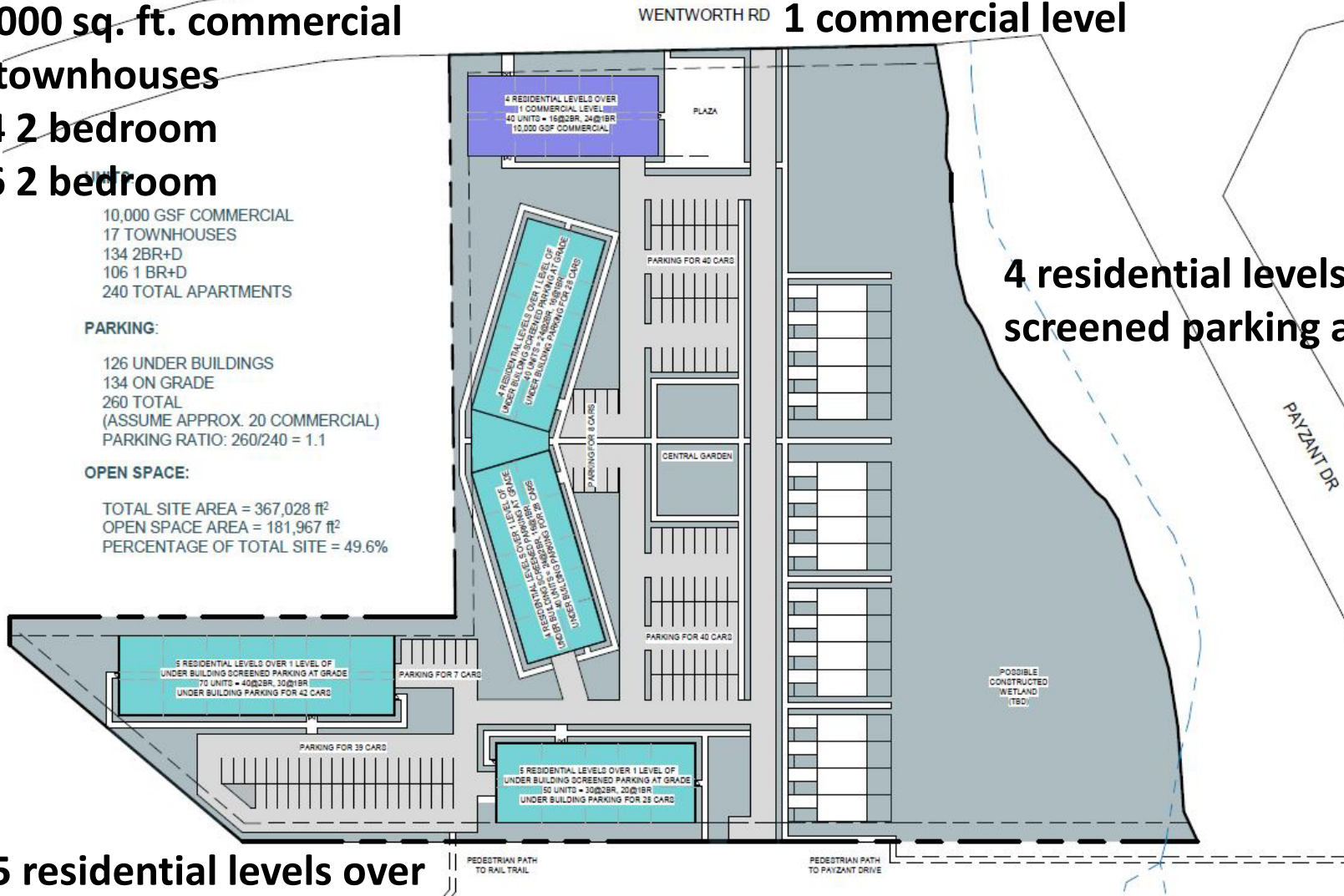
126 UNDER BUILDINGS  
 134 ON GRADE  
 260 TOTAL  
 (ASSUME APPROX. 20 COMMERCIAL)  
 PARKING RATIO: 260/240 = 1.1

**OPEN SPACE:**

TOTAL SITE AREA = 367,028 ft<sup>2</sup>  
 OPEN SPACE AREA = 181,967 ft<sup>2</sup>  
 PERCENTAGE OF TOTAL SITE = 49.6%

**4 residential levels over  
 1 commercial level**

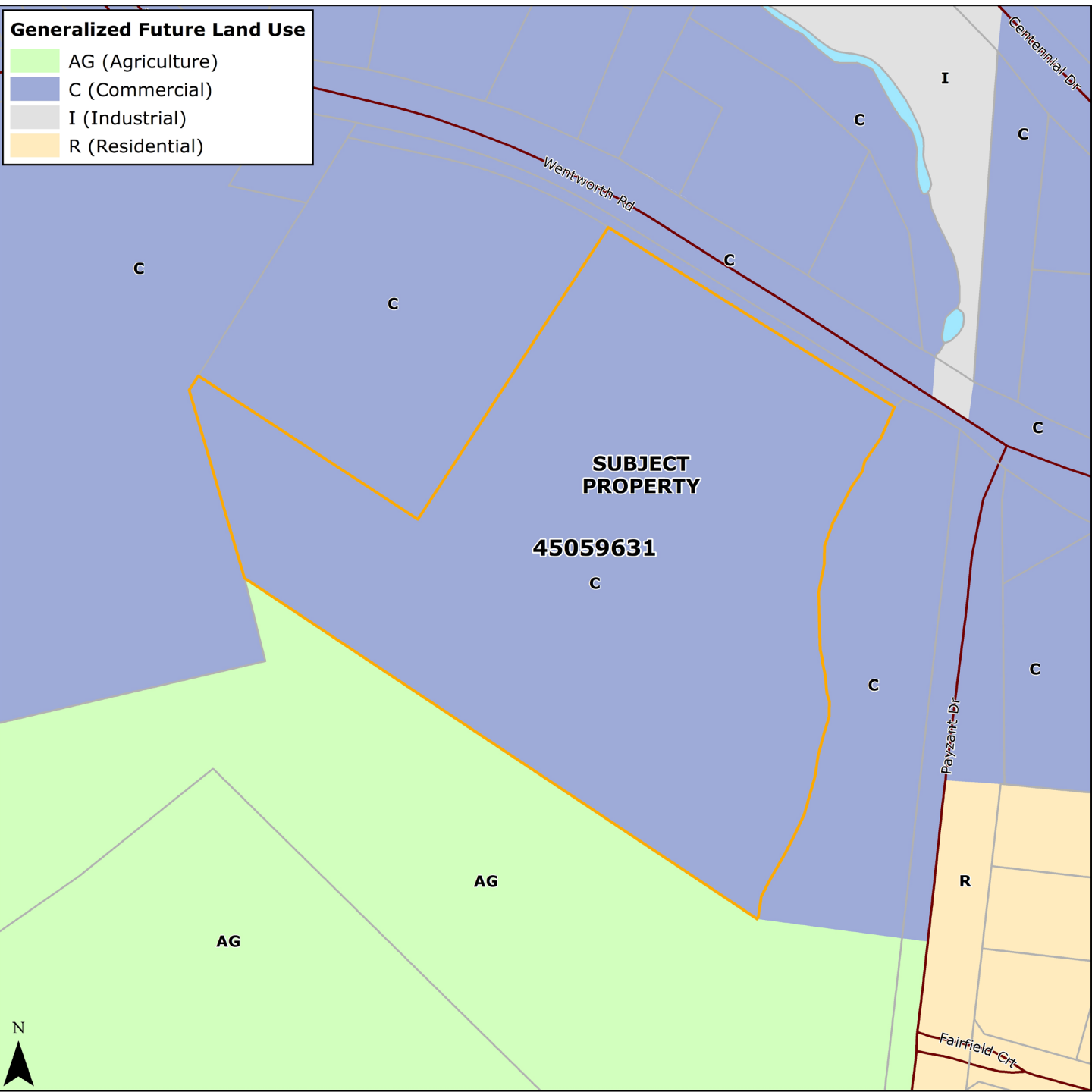
**4 residential levels over  
 screened parking at grade**



**5 residential levels over  
 screened parking at grade**

**Generalized Future Land Use**

- AG (Agriculture)
- C (Commercial)
- I (Industrial)
- R (Residential)



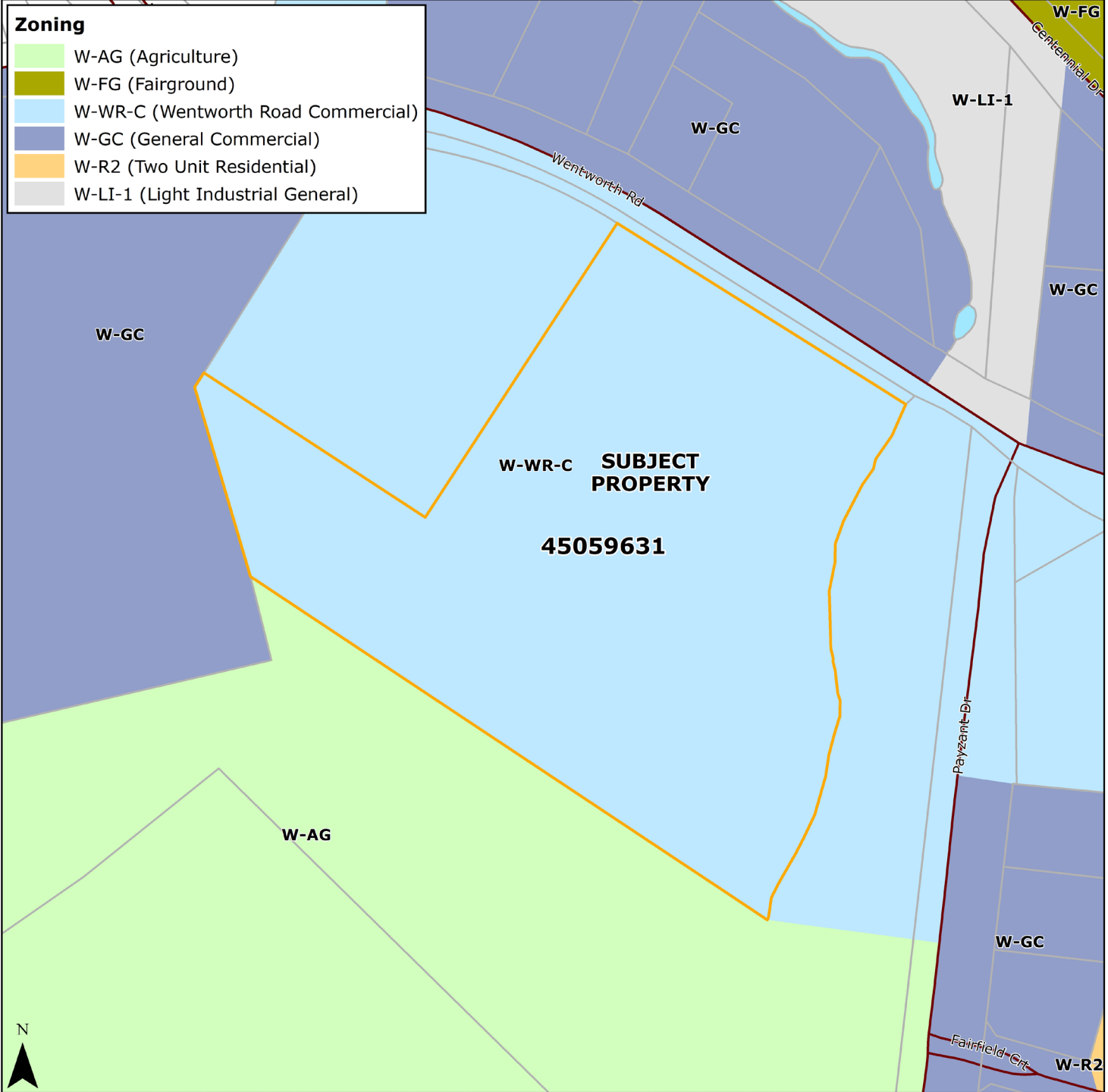
# GFLUM

something inspiring awaits



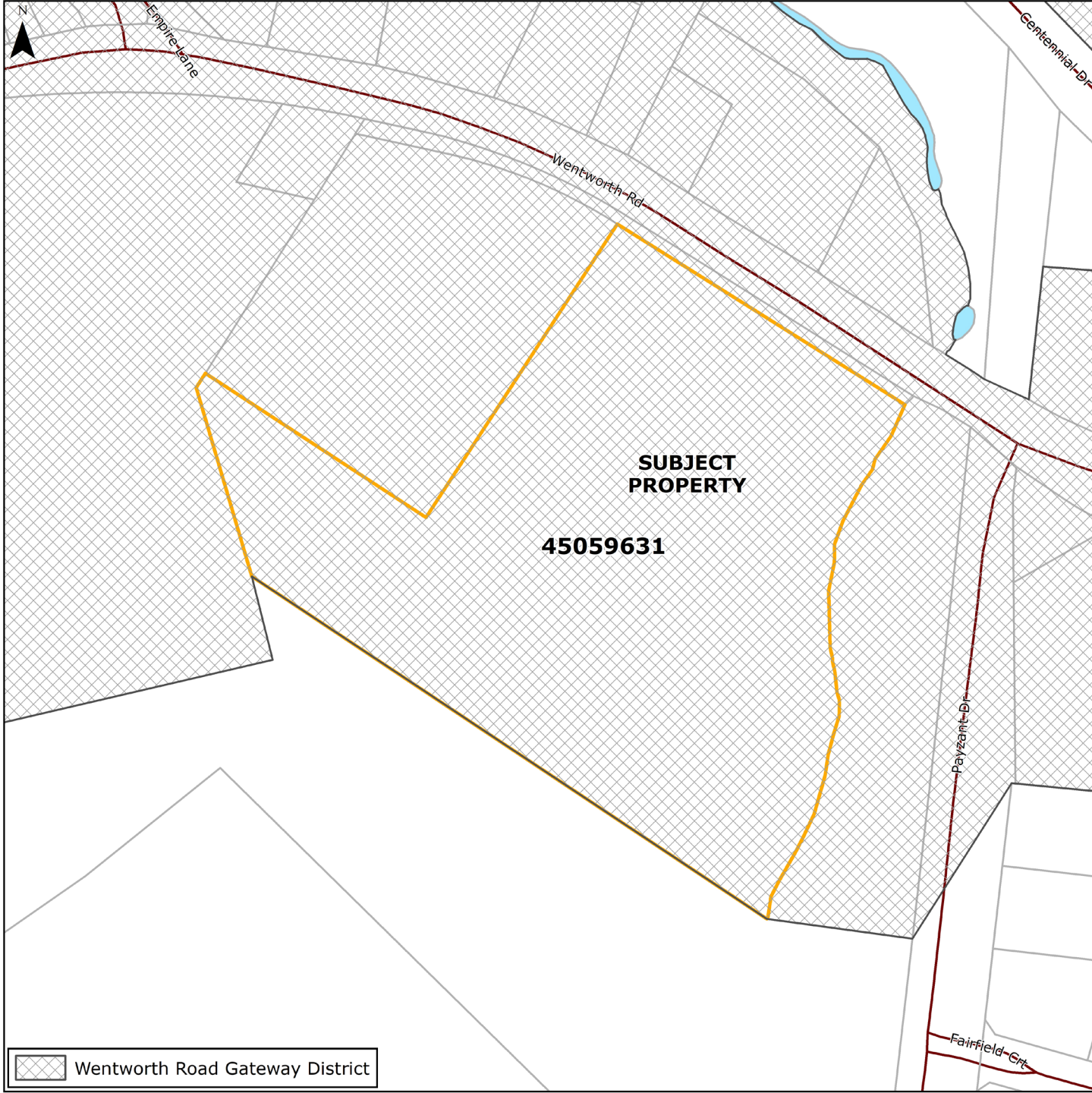
**Zoning**

- W-AG (Agriculture)
- W-FG (Fairground)
- W-WR-C (Wentworth Road Commercial)
- W-GC (General Commercial)
- W-R2 (Two Unit Residential)
- W-LI-1 (Light Industrial General)



# Zoning





# Overlay



# 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:  
  
(j) development proposals in the Wentworth Road Gateway District in accordance with Policy 8.6.15 of the Municipal Planning Strategy for: comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed use apartment dwellings, large format retail stores exceeding 50,000 ft<sup>2</sup> (4,645 m<sup>2</sup>) in commercial floor area; regional shopping centres; institutional uses; mixed use; multiple unit residential; or light industrial development;”



# Windsor Municipal Planning Strategy

- Part 8.0 of the WMPS contains the overall intention for properties designated Commercial on the Windsor Generalized Future Land Use Map
- Section 8.6 describes the intention for development in the Wentworth Road Gateway District
- ***Policy 8.6.15*** establishes Council's intention to consider proposals for comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed-use apartment dwellings within the Wentworth Road Gateway District by development agreement



**Public Information Meeting – May 12**

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 **May 27**
- 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





**West Hants**  
something inspiring awaits

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