

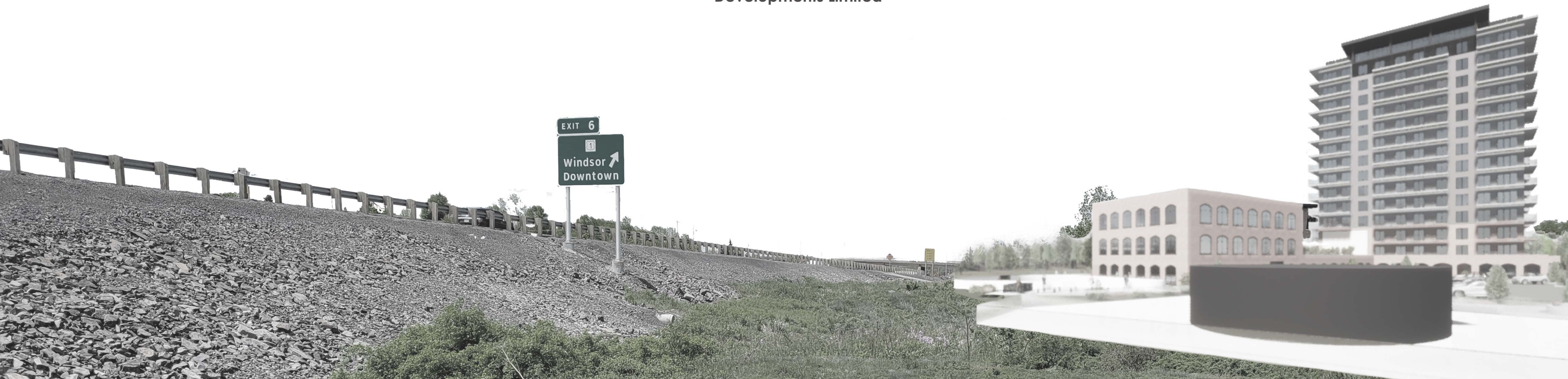
MILL ISLAND

A new icon for Hants County

by

United Gulf

Developments Limited



PROJECT LOCATION



Lot highlights

- **Location:** 368 Nesbitt St, Windsor, NS
- **Iconic location**
- **1 Km from downtown Windsor**
(2 minutes by car / 10 minutes by foot)

Windsor, Hants County, Nova Scotia



Lot location



Existing building

THE SITE IN 1881









PID 45056611

COLONIAL RD

Town of Windsor
PID 45227279
(1.5 Acres)

Lot
PID 45056447
236,379 sqft.
(21,960.3 sqm.)

HARVEST HWY

Lot
PID 45056447
(highway right-of-way)

PID 45056546

PID 45056538

PID 45056512

PID 45056488

PID 45056470

PID 45056439

PID 45056413

PID 45056405

PID 45056397

PID 45056389

PID 45056504

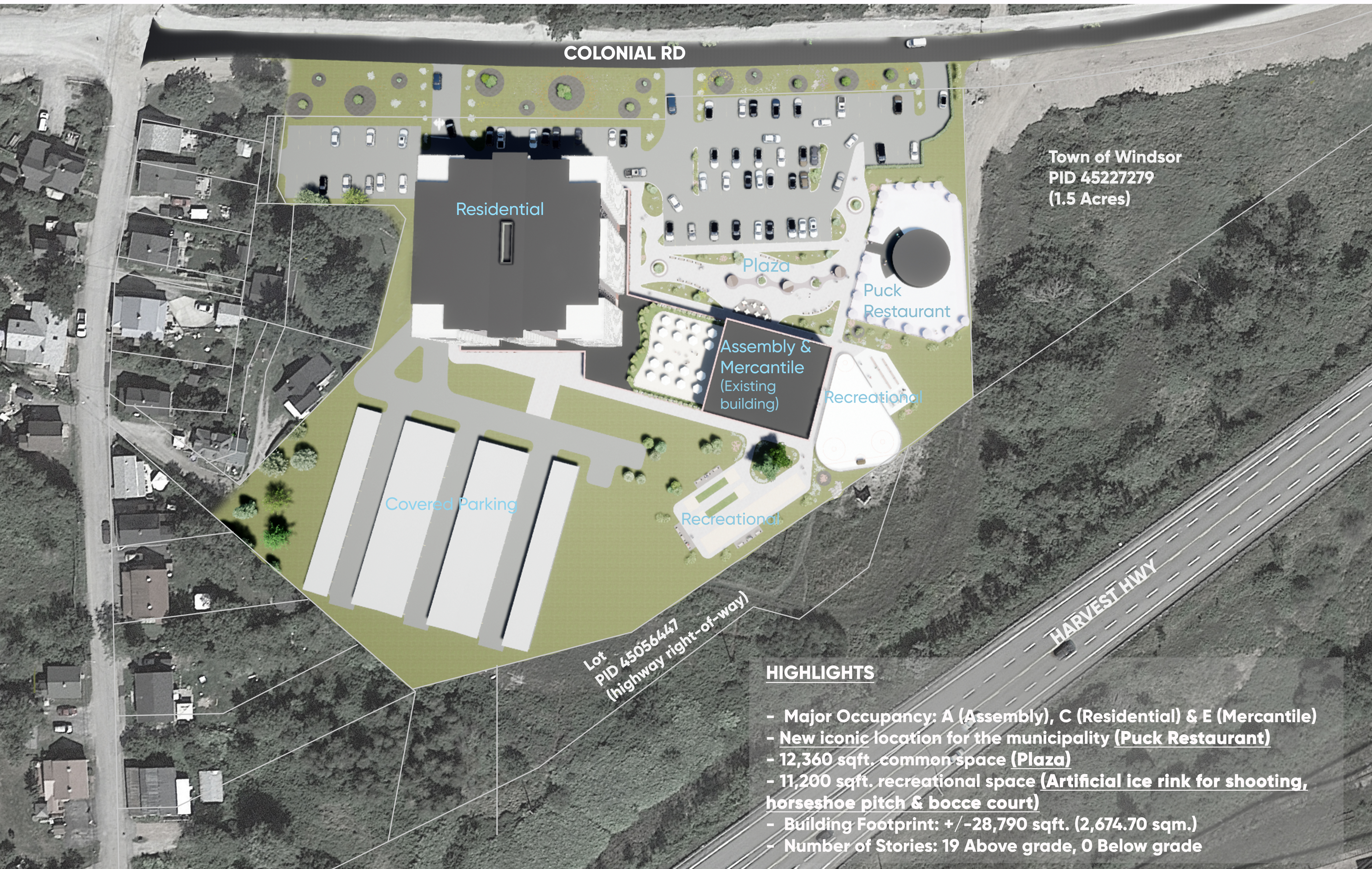
PID 45056496

PID 45056462

PID 45056454

PID 45056397

PID 45056389



COLONIAL RD

**Town of Windsor
PID 45227279
(1.5 Acres)**

Residential

Plaza

Puck
Restaurant

Assembly &
Mercantile
(Existing
building)

Recreational

Covered Parking

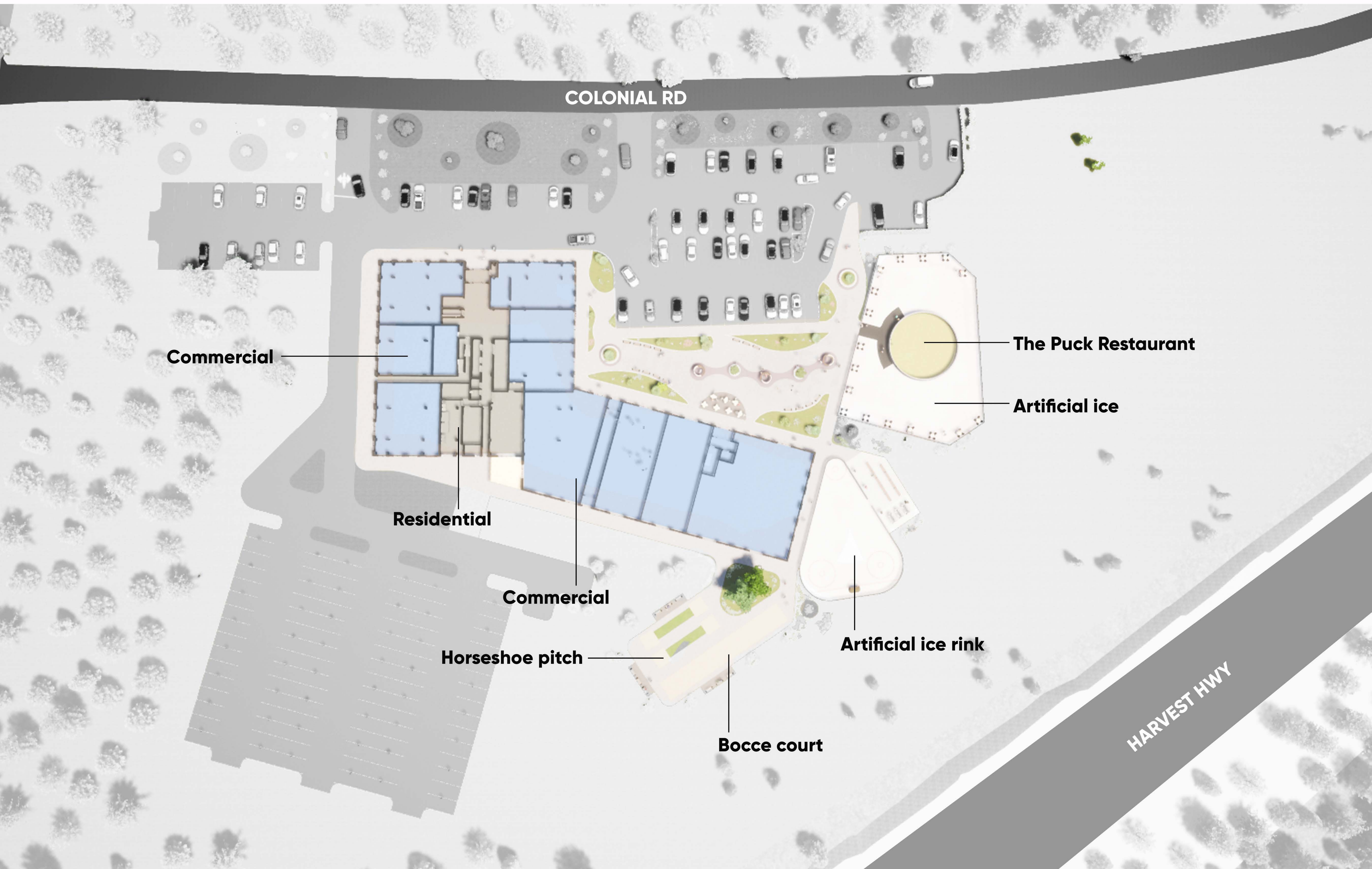
Recreational

Lot
PID 45056447
(highway right-of-way)

HARVEST HWY

HIGHLIGHTS

- Major Occupancy: A (Assembly), C (Residential) & E (Mercantile)
- New iconic location for the municipality (Puck Restaurant)
- 12,360 sqft. common space (Plaza)
- 11,200 sqft. recreational space (Artificial ice rink for shooting, horseshoe pitch & bocce court)
- Building Footprint: +/-28,790 sqft. (2,674.70 sqm.)
- Number of Stories: 19 Above grade, 0 Below grade



COLONIAL RD

HARVEST HWY

Commercial

Residential

Commercial

Horseshoe pitch

Bocce court

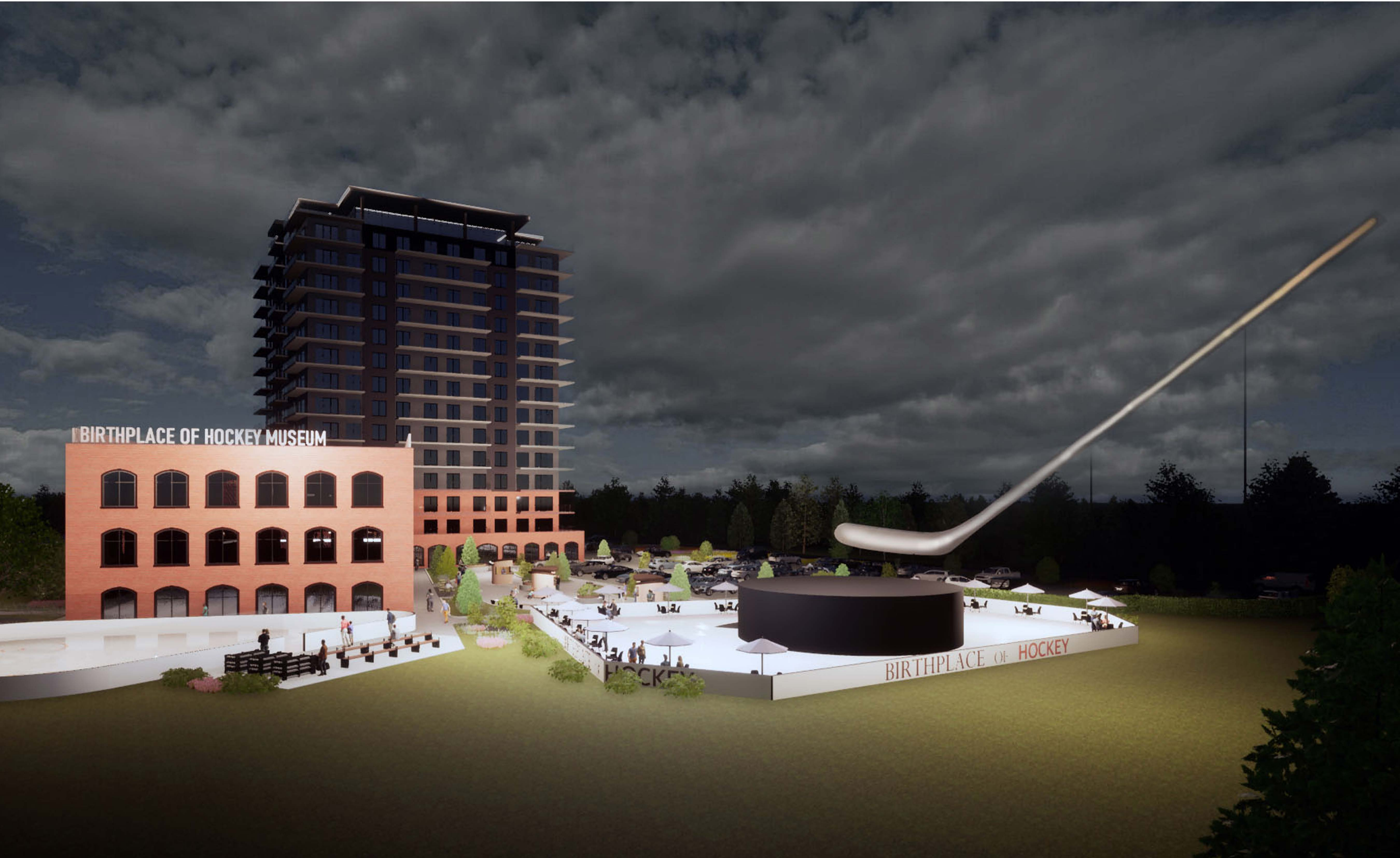
The Puck Restaurant

Artificial ice

Artificial ice rink













ARTIFICIAL ICE RINK FOR SHOOTING













An architectural rendering of a modern development named 'Mill Island'. The scene is shown from an elevated perspective. On the right, a large, multi-story brick building with arched windows and a rooftop terrace with white umbrellas and people. A paved walkway runs alongside the building, lined with trees and benches. In the center, a paved plaza area with people walking and sitting at tables. To the left, a parking lot with several cars. The background shows a line of trees and a cloudy sky.

MILL ISLAND

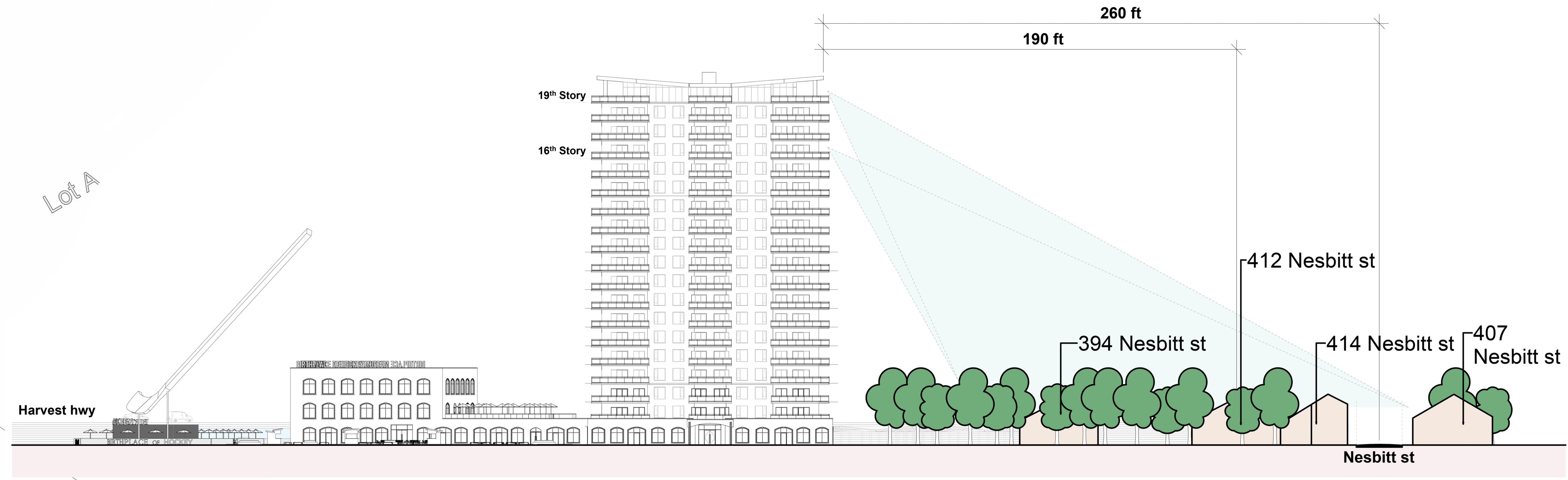
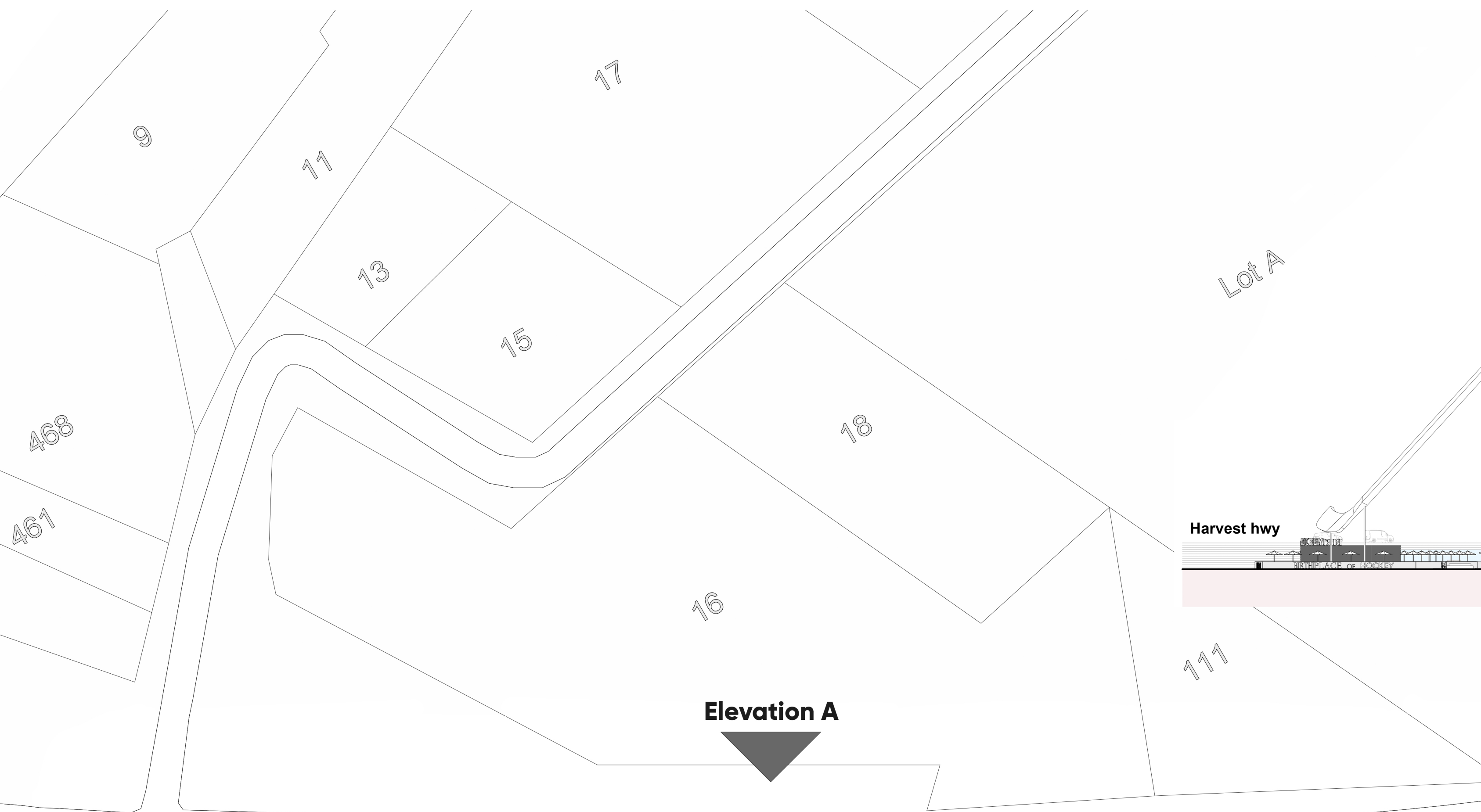
A new icon for Hants County

by

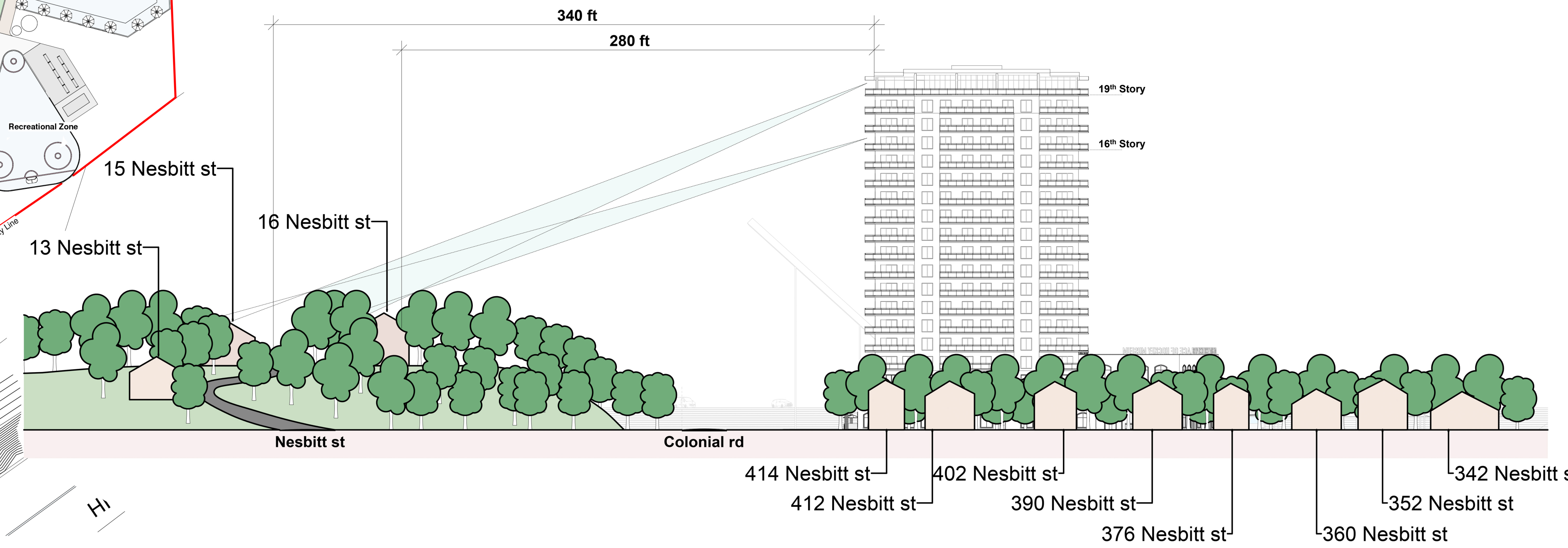
United Gulf

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PROJECT SCALE

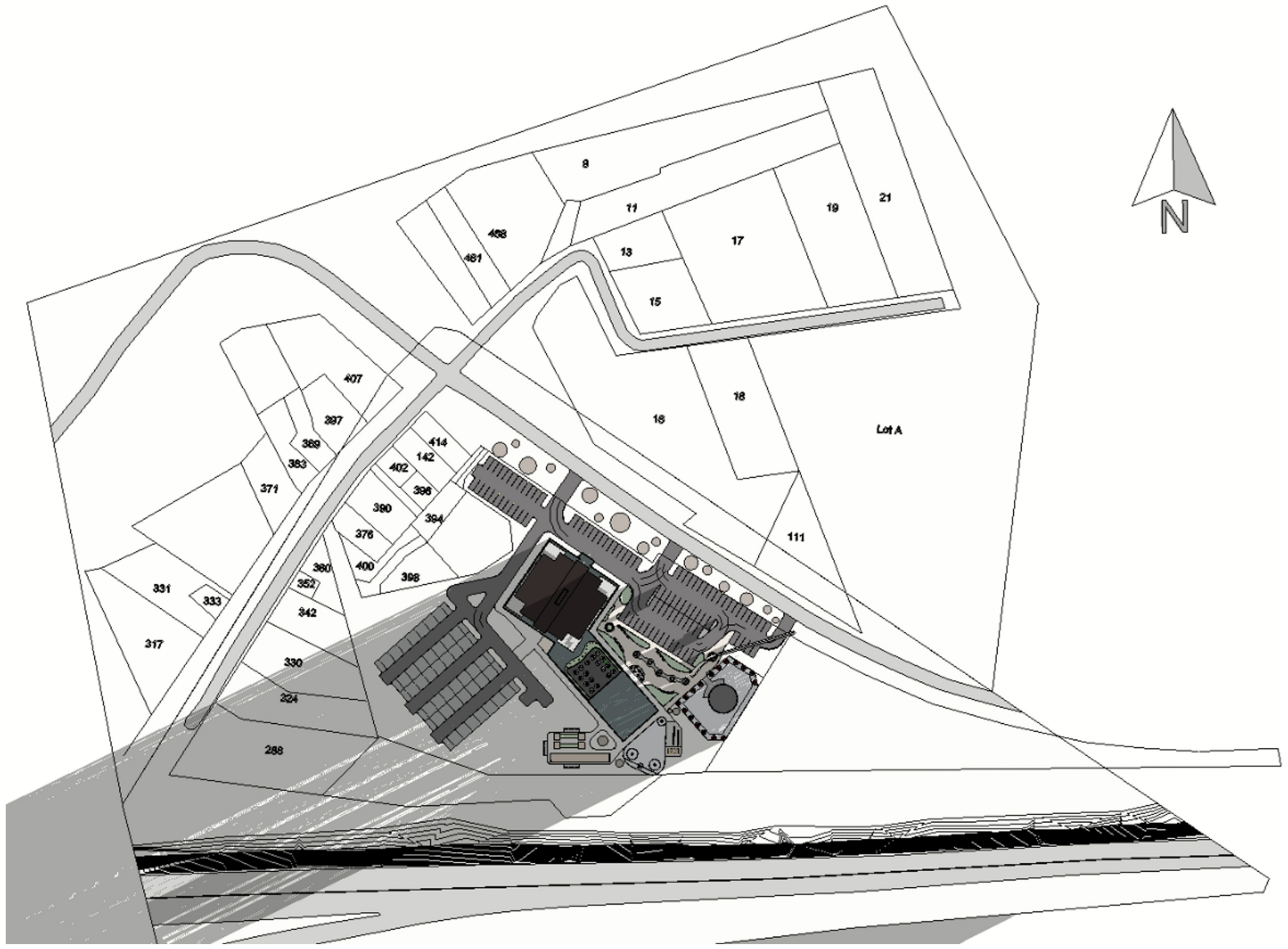


Elevation A

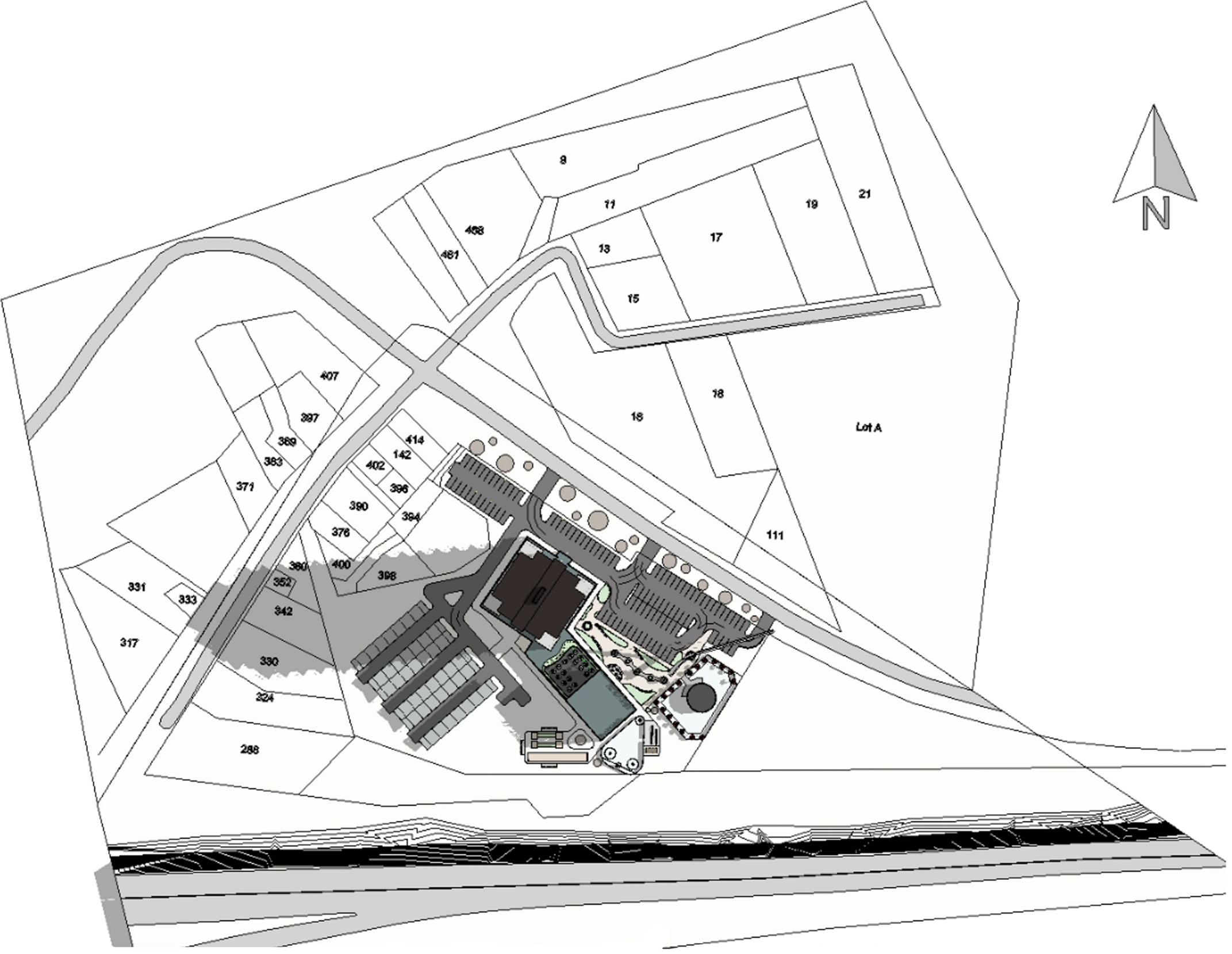


Elevation B

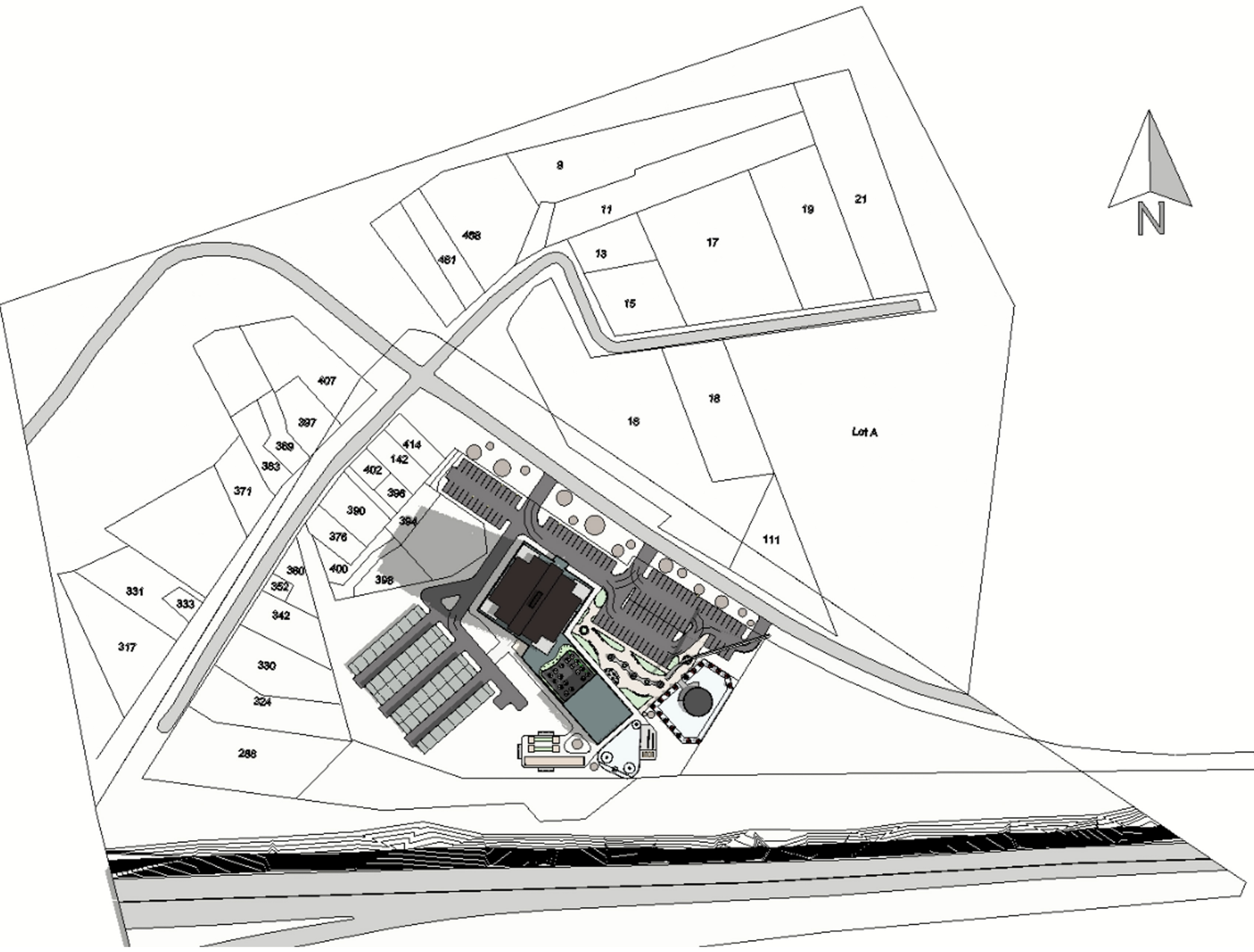
SHADOW STUDY - SUMMER (August 1st)



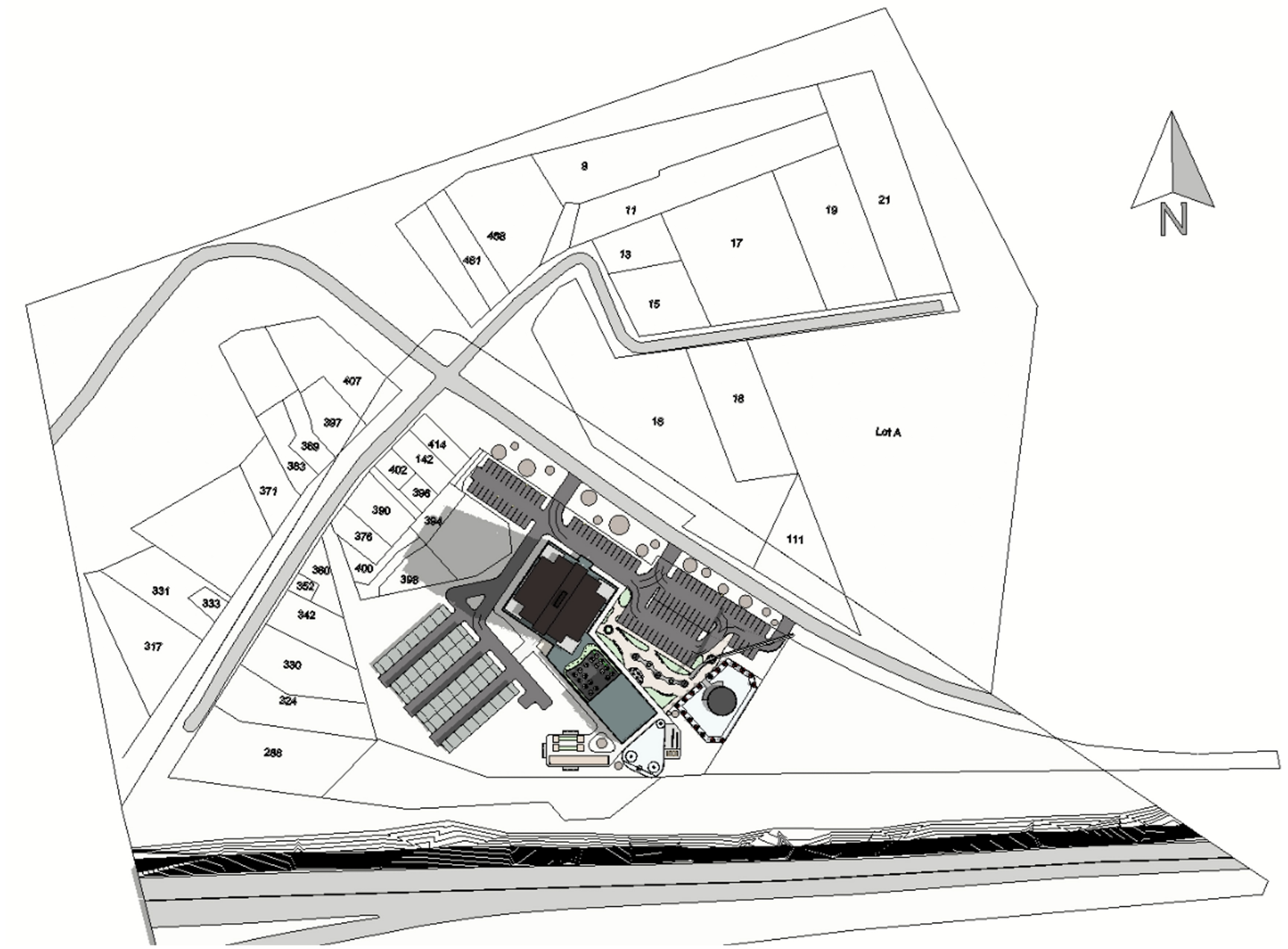
6:00am (Sunrise)



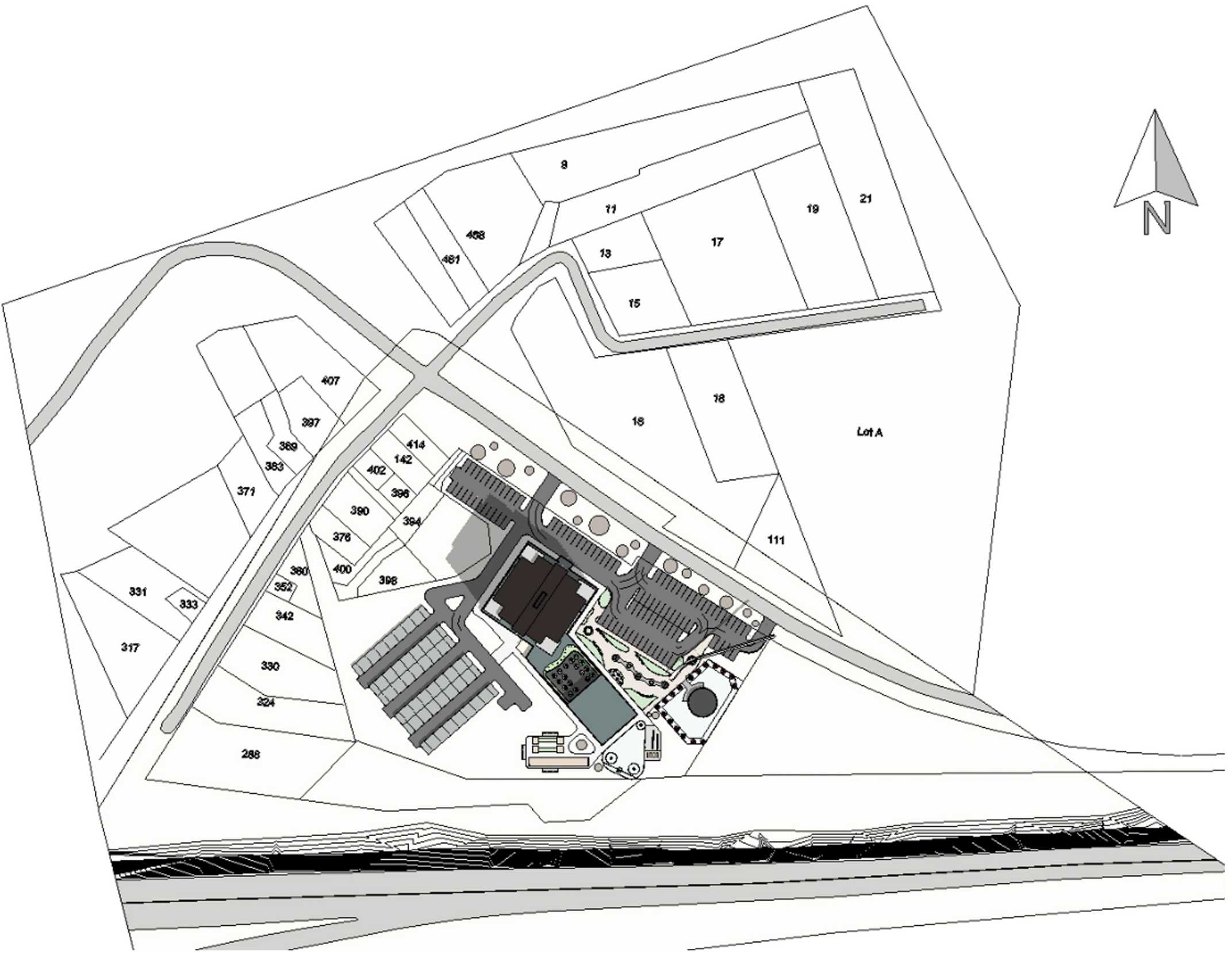
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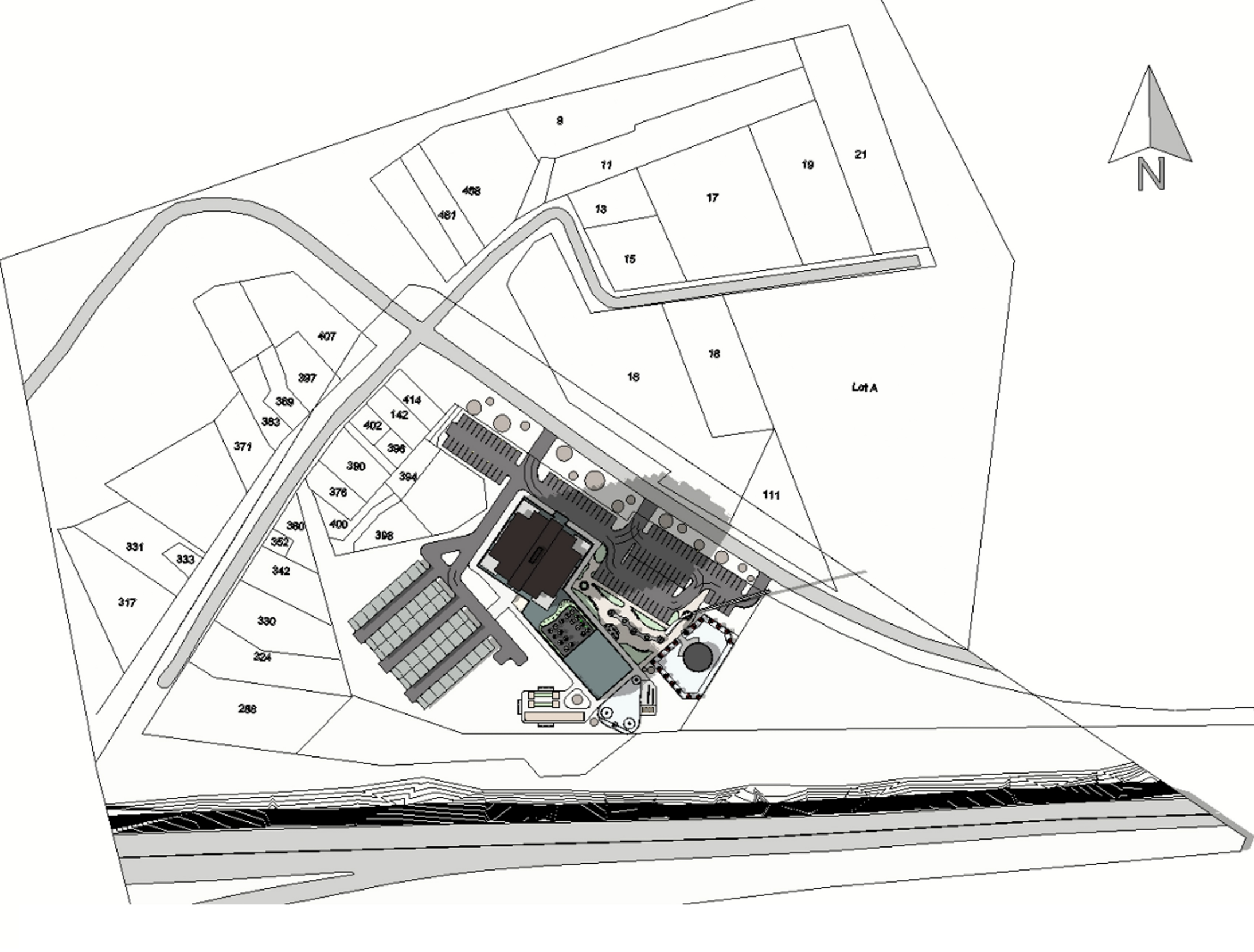
9:00am



10:00am

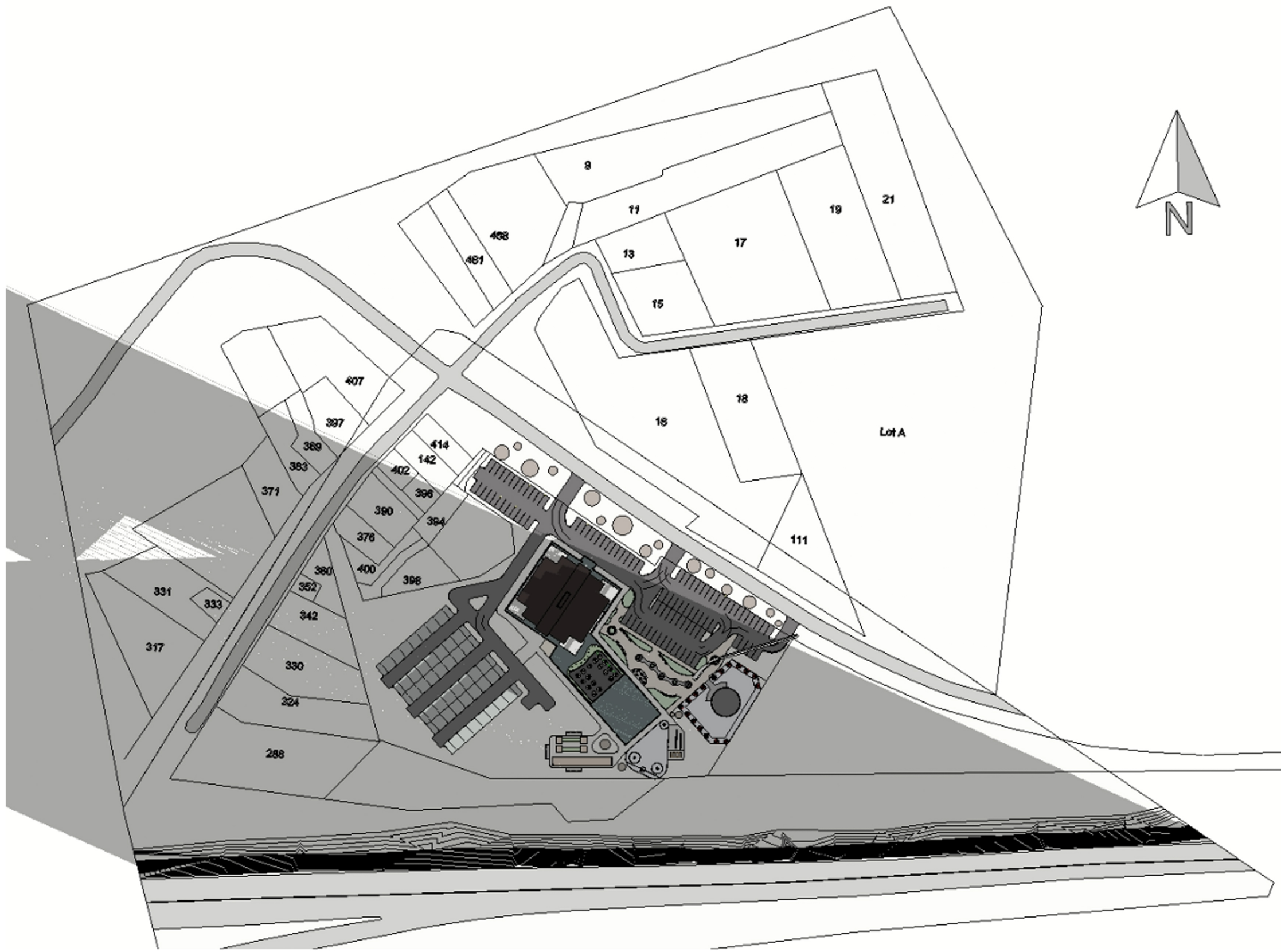


12:00pm

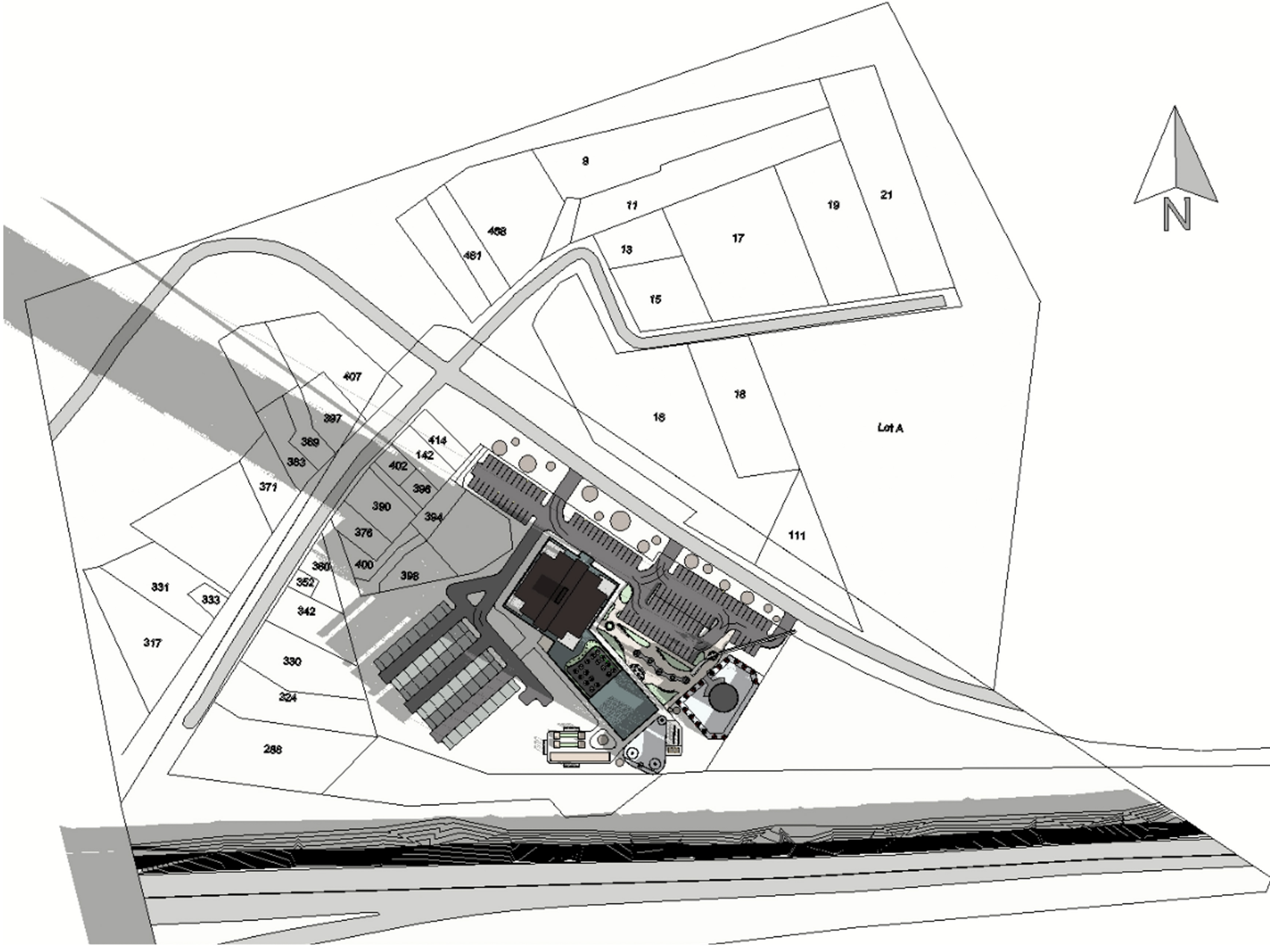


5:00pm

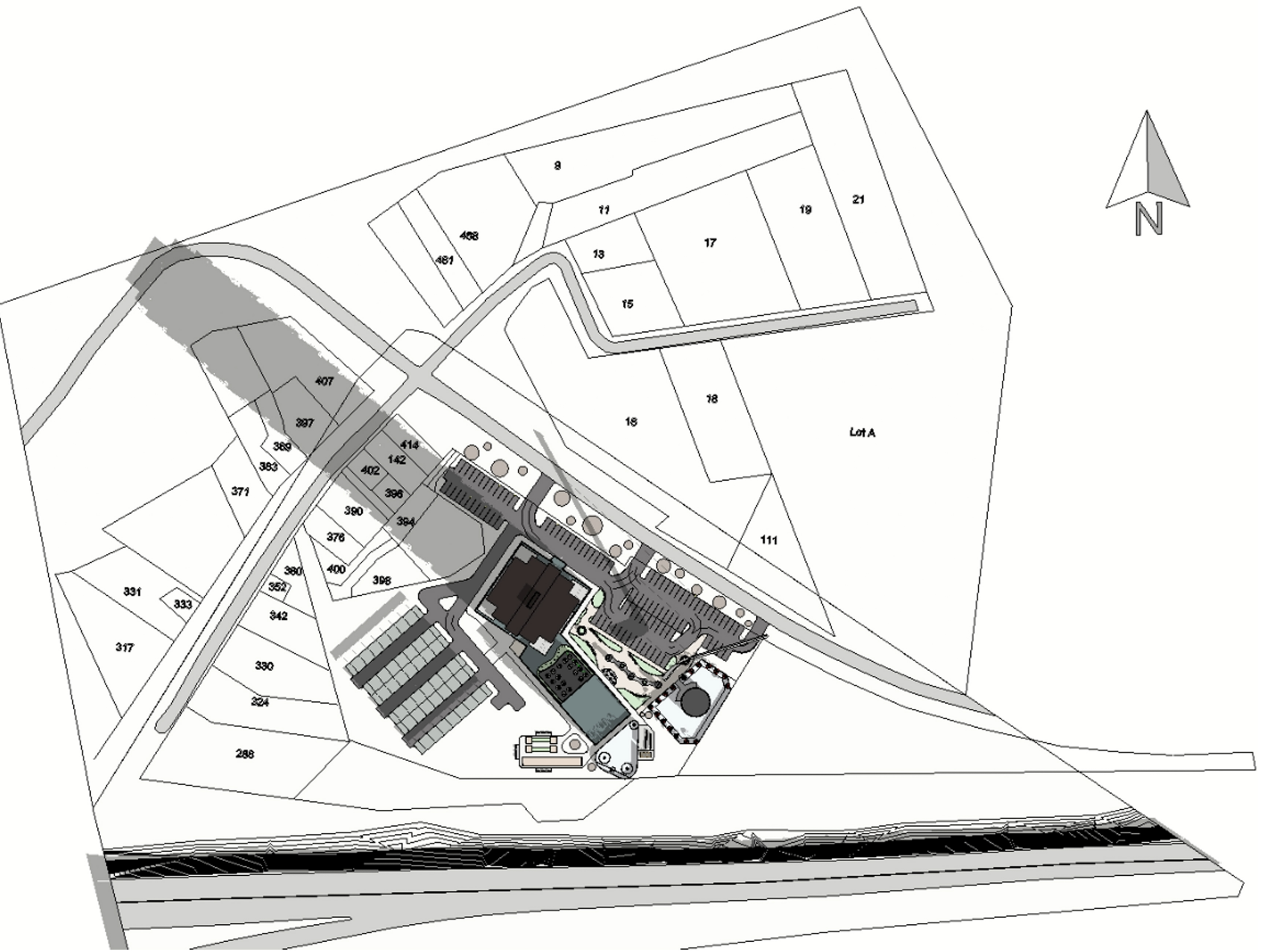
SHADOW STUDY - WINTER (February 1st)



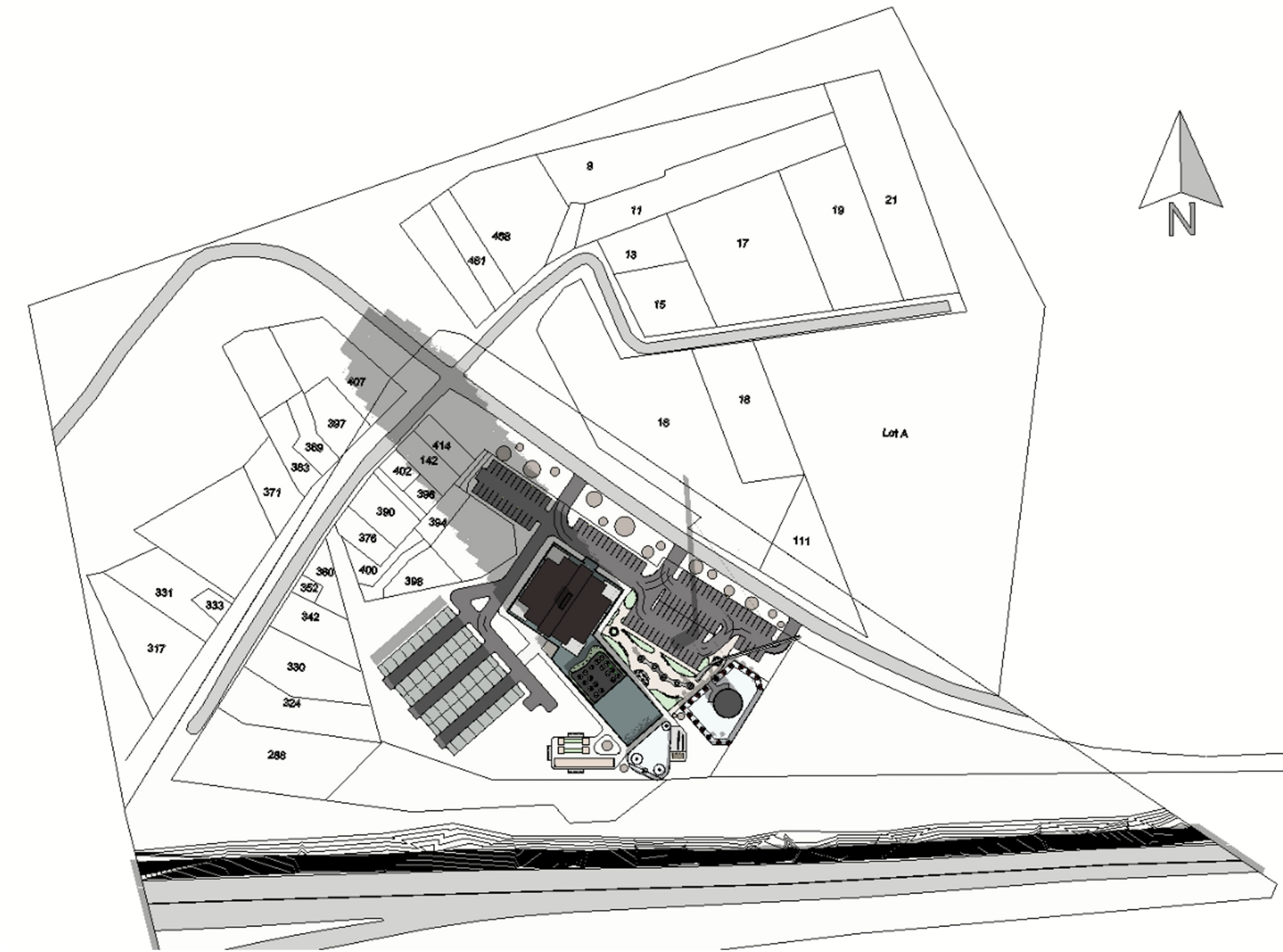
8:40am (Sunrise)



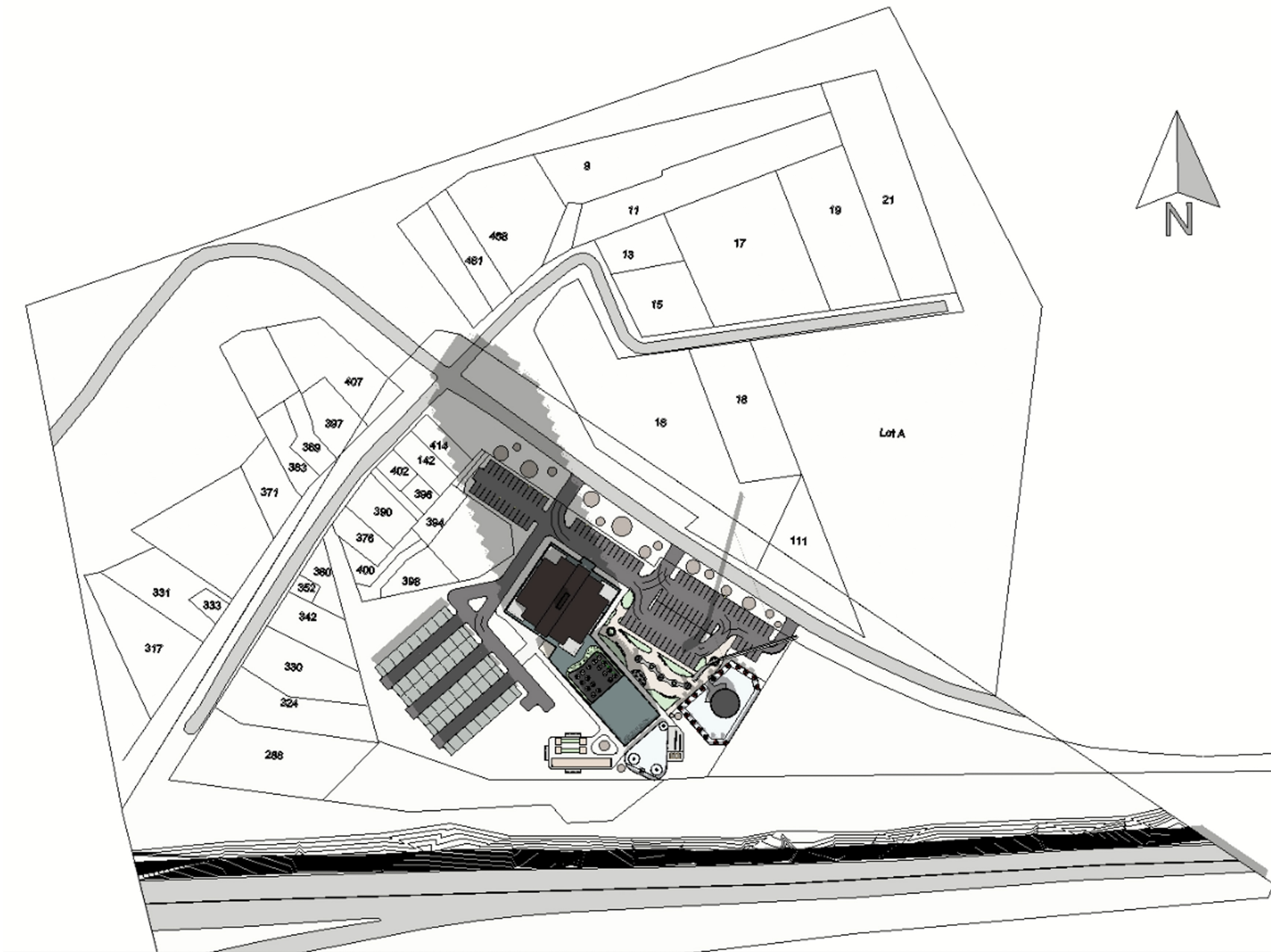
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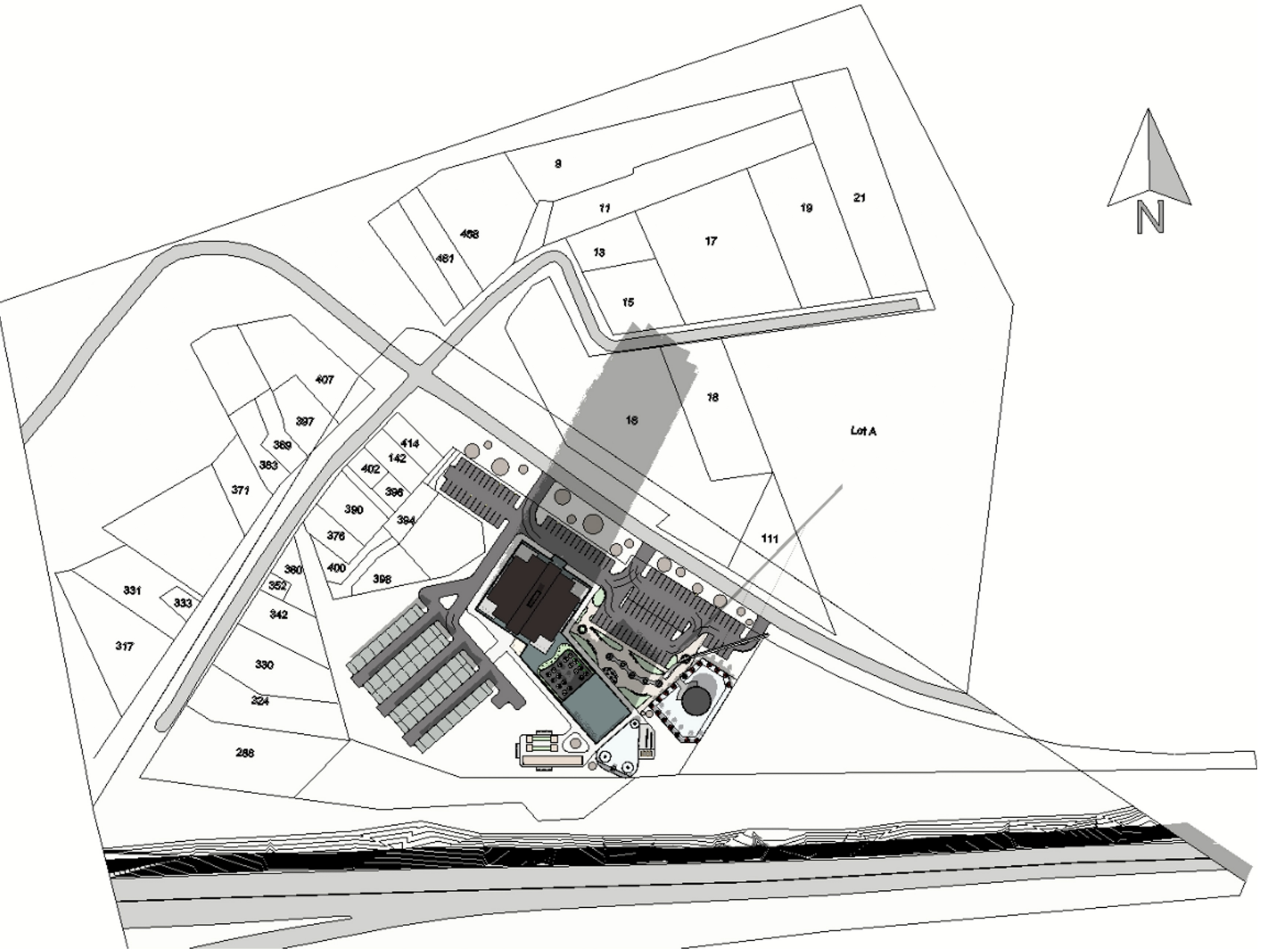
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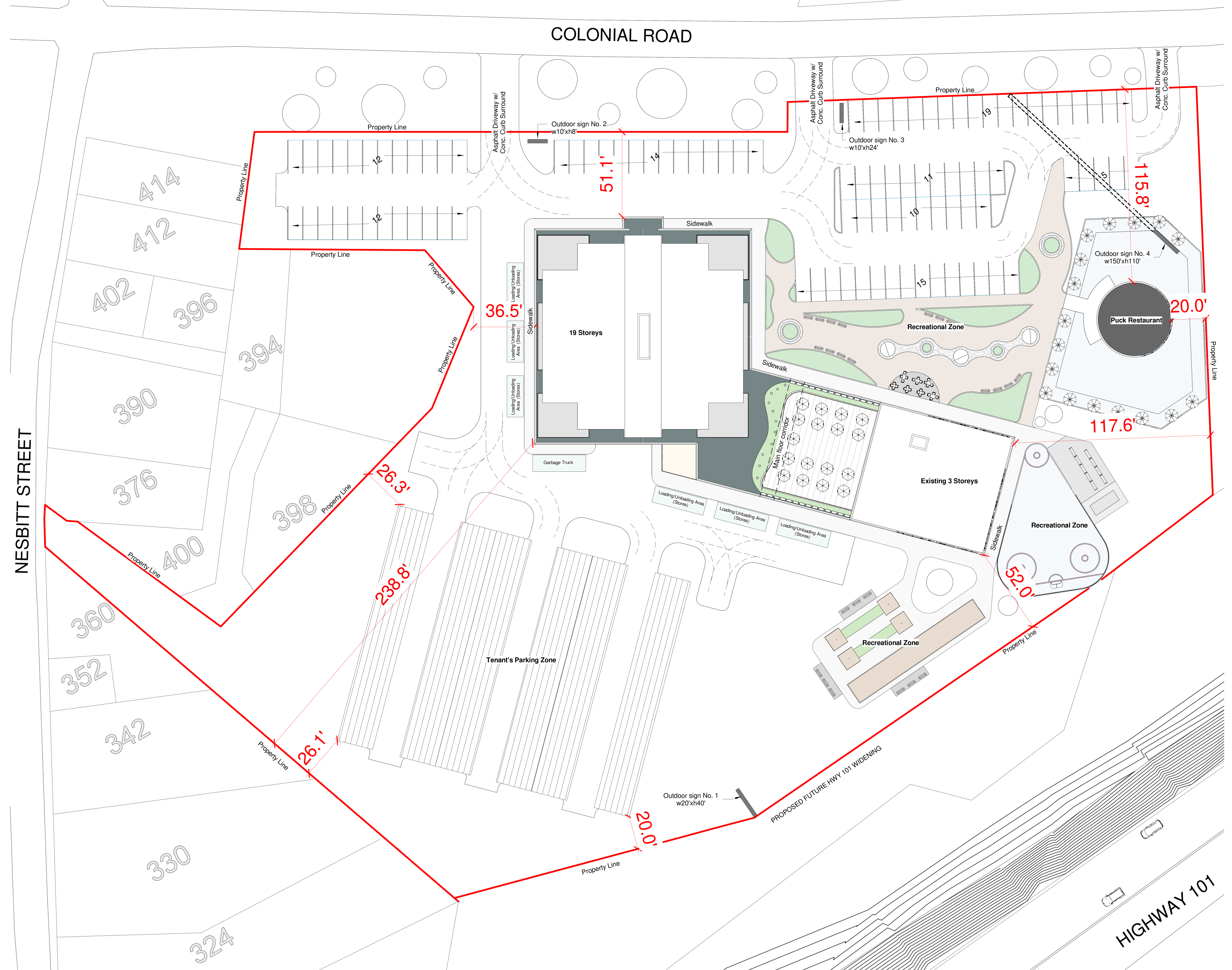
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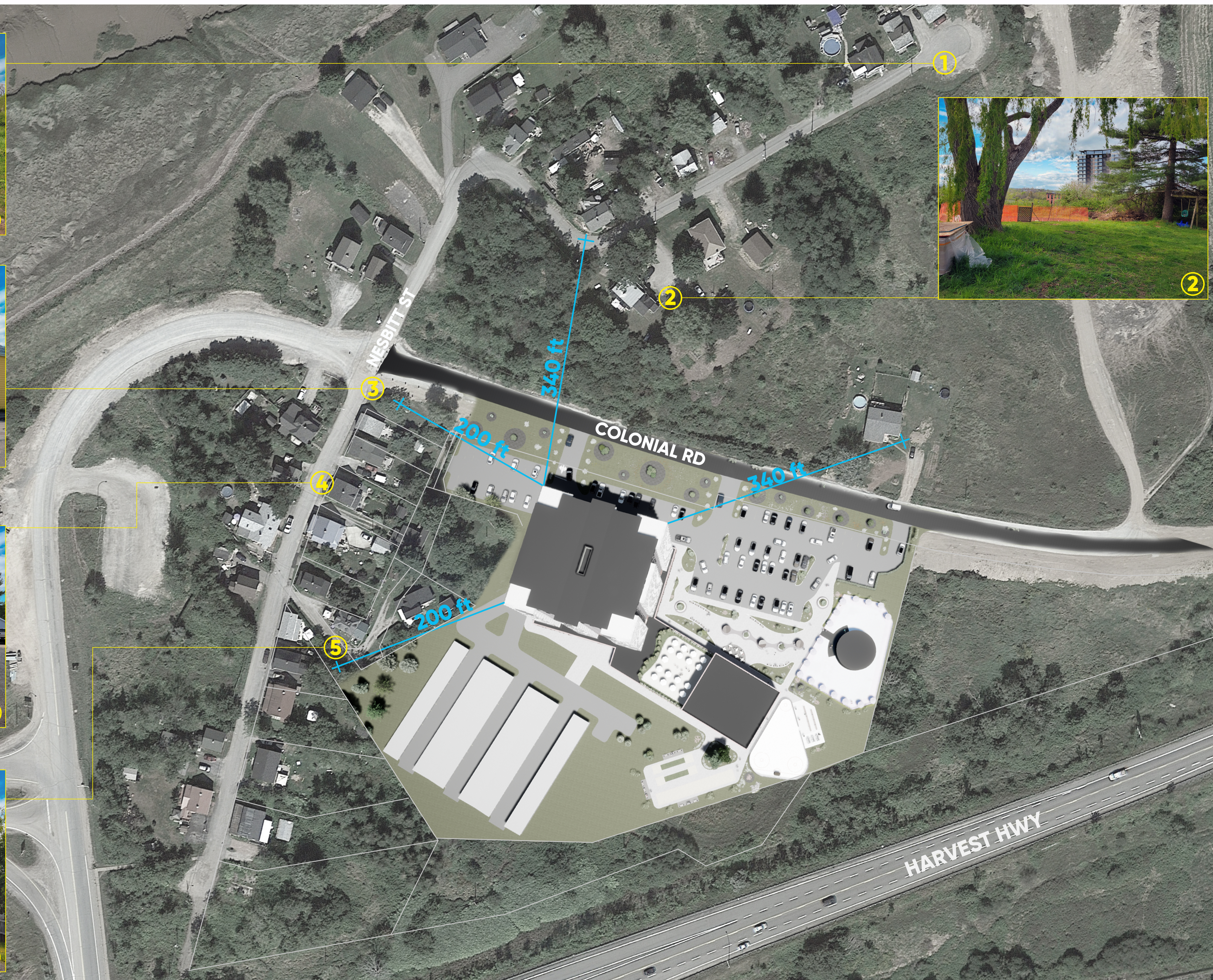


12:00pm



3:00pm





VIEW FROM FORT EDWARD HISTORIC SITE



