

PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicant Presentation (Jenifer Tsang)
4. Questions or Comments from the Public
5. Conclusion of Public Information Meeting



368 Nesbitt Street, PID 45056447

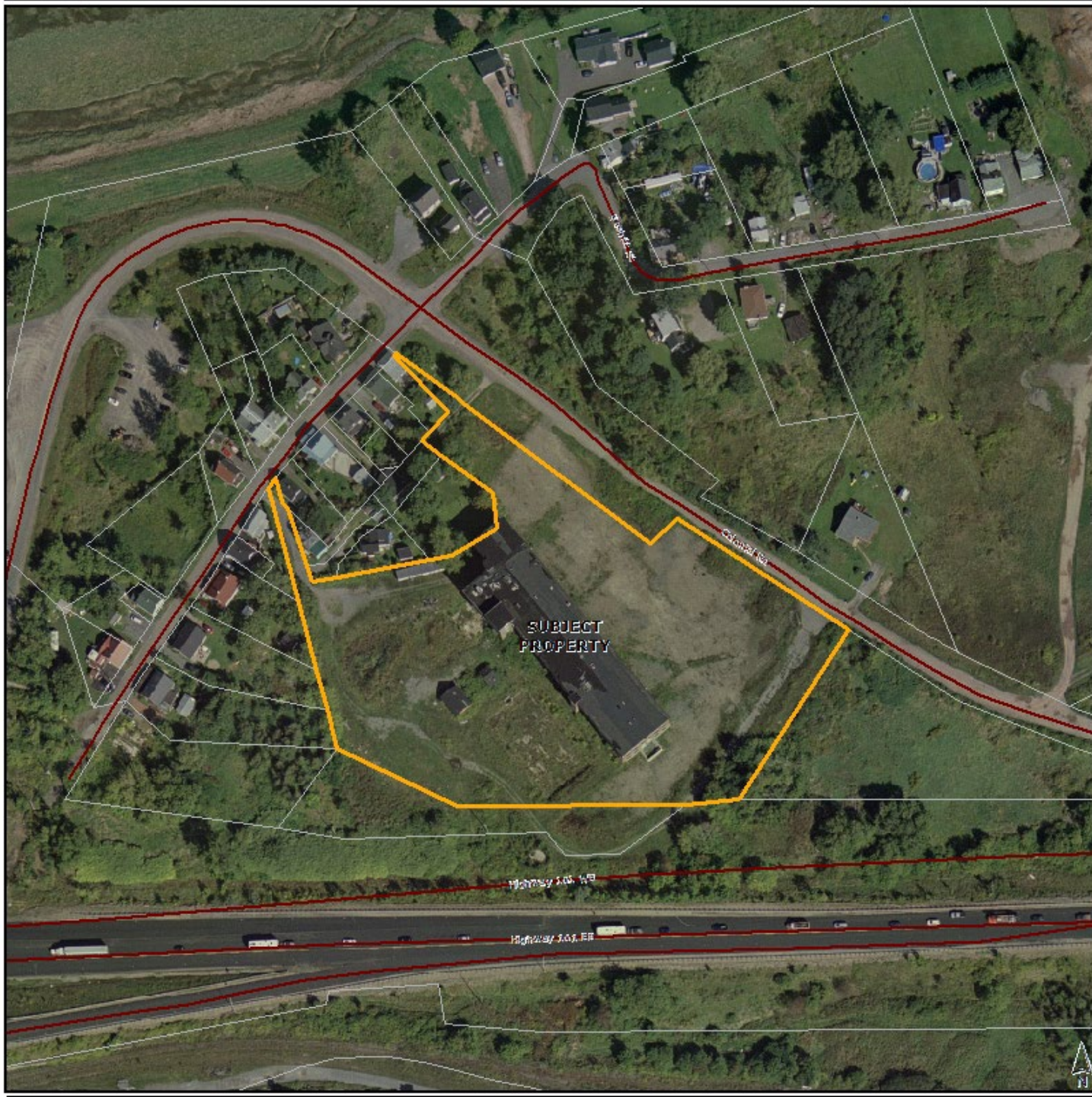
WMPS and WLUB Map and Text Amendments

Public Information Meeting

June 19, 2023

something inspiring awaits





Orthophoto

368 Nesbitt Street
PID 45056447

something inspiring awaits





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Application

- Completed application received from Jenifer Tsang of Sunrose Land Use Consulting on behalf of the property owner, 3321153 NOVA SCOTIA LIMITED / United Gulf Developments Ltd. on April 13, 2023

Application Cont.

- Request:
 - mixed-use, multi-unit building with ground floor commercial uses, 2 floors of office space and 16 residential floors, for a total of up to 19 floors and 164 residential units;
 - commercial uses: offices, museum, general retail and services, and café;
 - restaurant in a separate building;
 - outdoor commercial recreation space; and
 - specific considerations for: signage and illumination, parking requirements, size and design of building, and buffering





Site Plan

Application Cont.

- This application will be 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 create a new designation and zone for the property and creation of a policy to allow Council to consider this scale of mixed-use, multi-unit building by development agreement; and
 2. consider the proposed uses by development agreement in accordance with the policy of the WMPS

Site Context

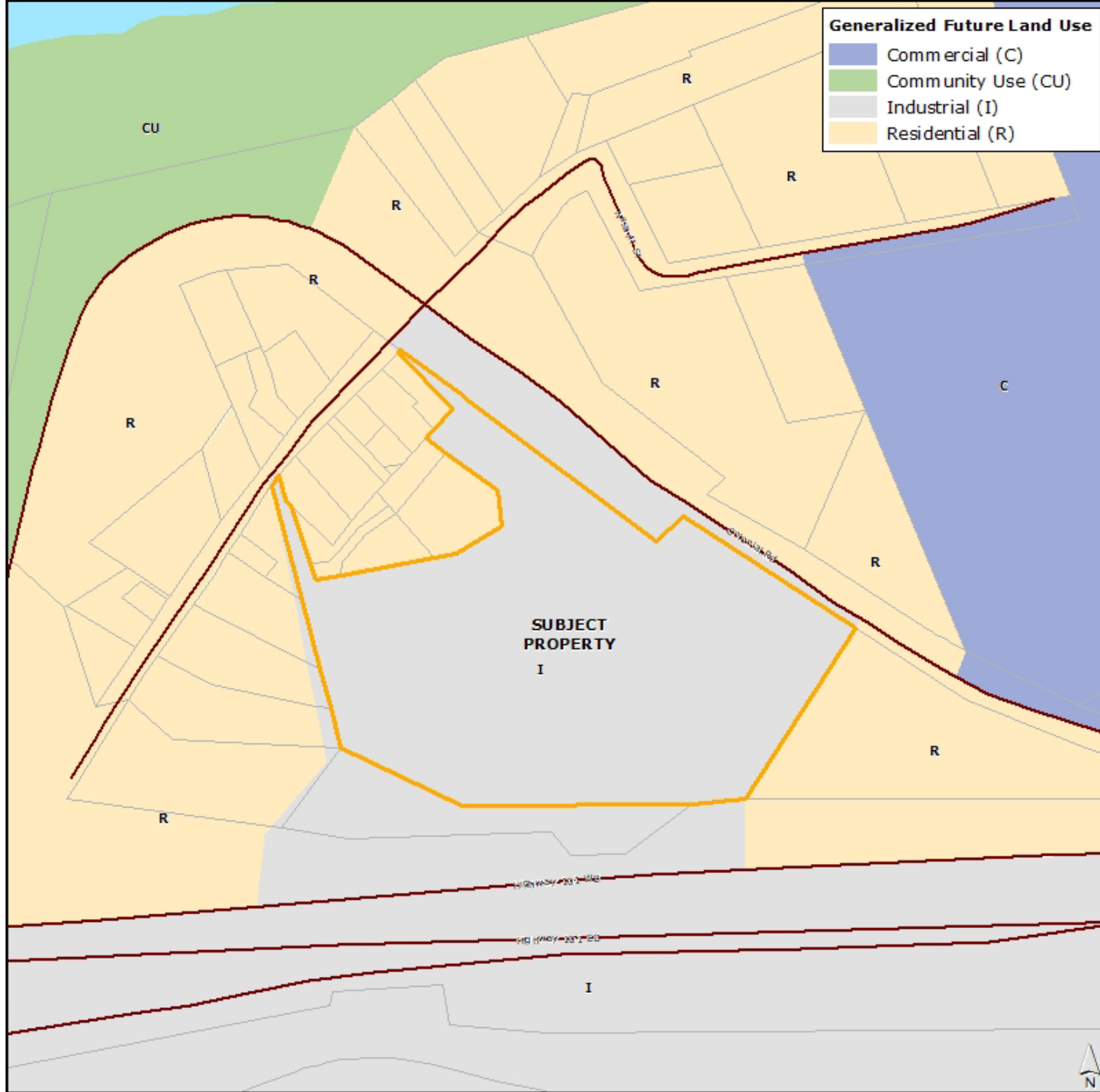
- Known as the former textile mill site; the textile mill was built in the 1880's and closed in 2005
- 2007: Development agreement was registered on the property to permit commercial and residential redevelopment, but these aspects were not completed by previous owners
- Building has sat vacant since then
- August 2021: a demolition permit was issued for a portion of the building which left approximately half of the original textile mill building remaining



Existing DA (2007)

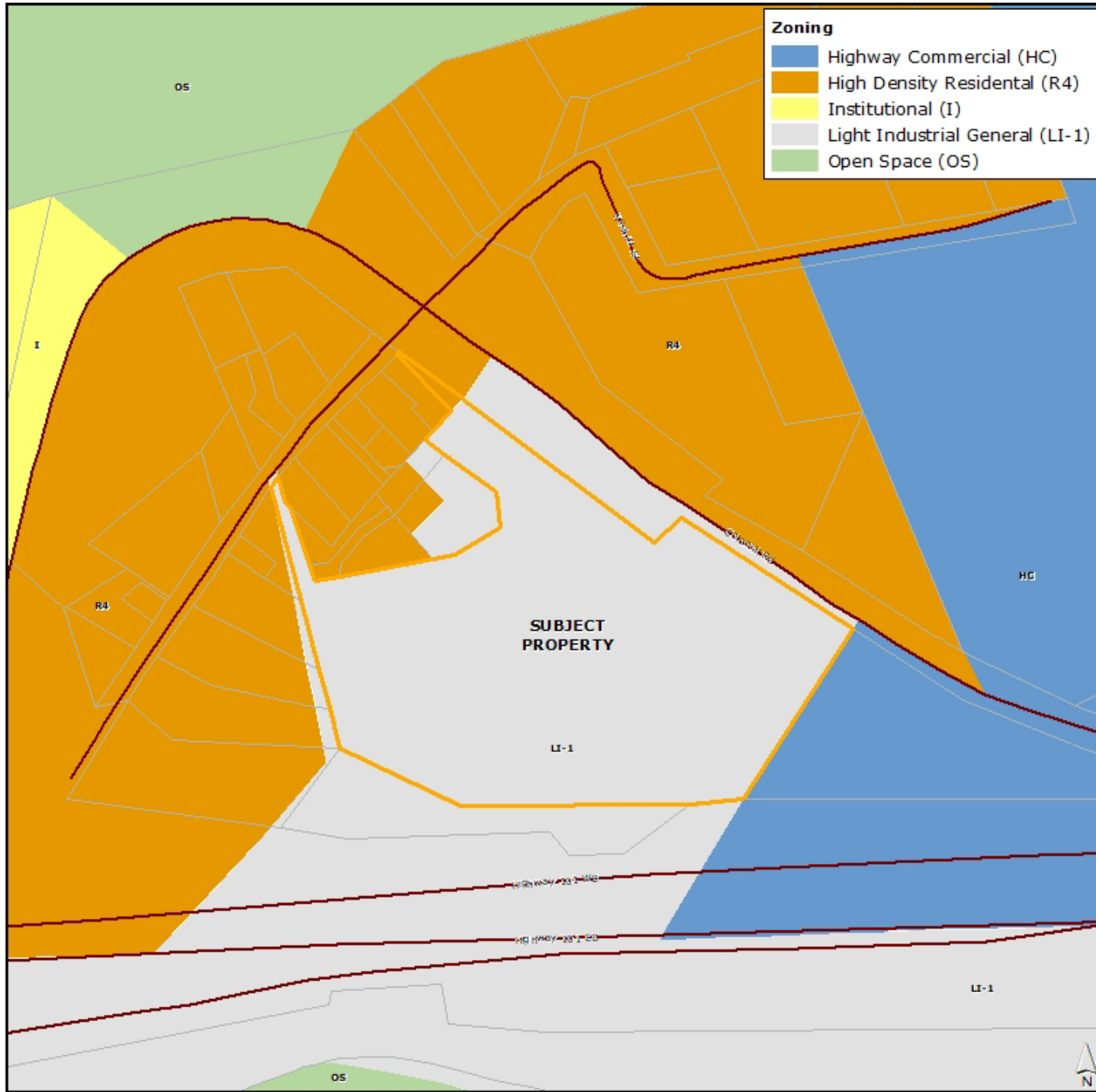
- Permits up to 20,000 sq. ft. commercial floor area and two-thirds of the building to be used for residential purposes
- The commercial uses permitted are limited to microbreweries and associated pubs, retail stores, farm markets, restaurants, offices, museums and art galleries, bakeries, personal service shops
- It is likely that this development agreement will need to be discharged through this application process





GFLUM





Zoning



Windsor Municipal Planning Strategy

- Section 9.0 of the WMPS outlines the intention for Council to consider permitting mixed use developments
- “Council would like to encourage mixed use development in other suitable locations. For example, with the 2005 closure of the Nova Scotia Textiles mill on Nesbit's Island and the resulting developer interest in the site, Council feels this property may have potential for redevelopment including a broad range of commercial, light industrial and recreational uses in combination with residential.”

Windsor Municipal Planning Strategy

- *Policy 9.2.1* would allow Council to consider the proposed mixed use, multiple unit residential development on the subject lot by development agreement, however the criteria restrict the scale and density of the development.



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.

This proposal would be considered a major change in the development environment for the subject lot and would be consistent with this policy for when Council would consider amendments to the WMPS.



Amendments Considered

- Staff are considering requesting Council consider:
 - Map amendments to the WMPS and WLUB to change the designation and zone of the subject lot on both the Generalized Future Land Use Map and the Zoning Map;
 - Text amendments to the WMPS and WLUB to create a new designation and zone for the subject lot and create a policy to allow Council to consider this scale of mixed-use, multi-unit building by development agreement.



Public Information Meeting – June 19

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Ministerial Review / Approval

Notice of Approval

Process

Notice was placed in the Valley Journal

Properties within 300 ft. were notified of the Public Information Meeting



Comments Submission

- Comments and questions can be submitted by the public until noon on **July 3**
- All correspondence should be sent to:

Sara Poirier, Director of Planning and Development

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



Applicant Presentation



Comment / Questions





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