

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Thursday, September 7, 2023

411 King Street, Windsor (PID 45059755)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (Edward Edelstein)
5. Questions or Comments from the public can be sent until noon on September 21 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



411 King Street Development Agreement

Public Information Meeting

September 7, 2023

something inspiring awaits



Application Background

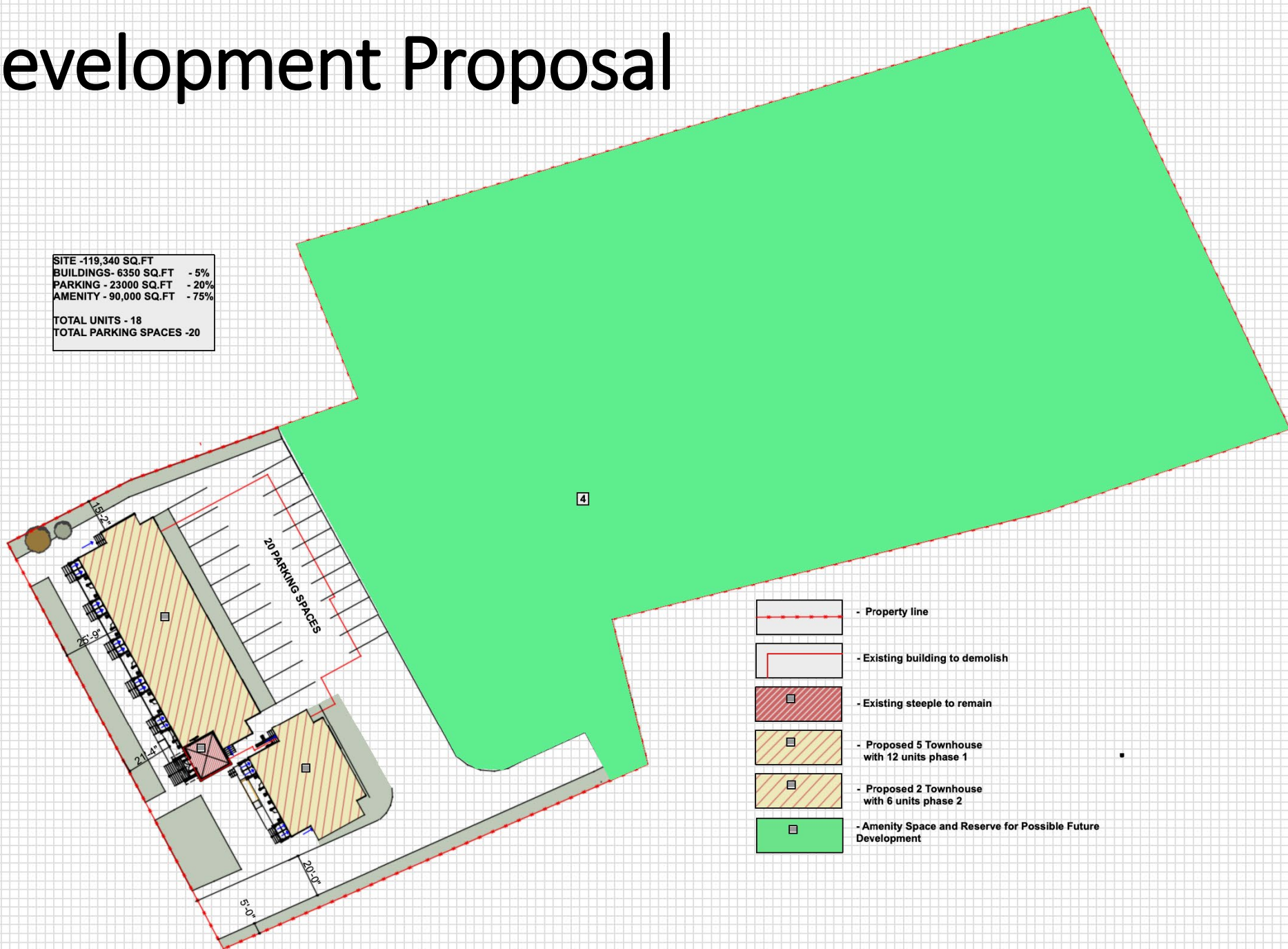
- An application was received from Edward Edelstein of Ecogreen Homes on July 7, 2023.
- The application is to allow a proposed 18 townhouse units by development agreement.


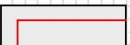






Development Proposal

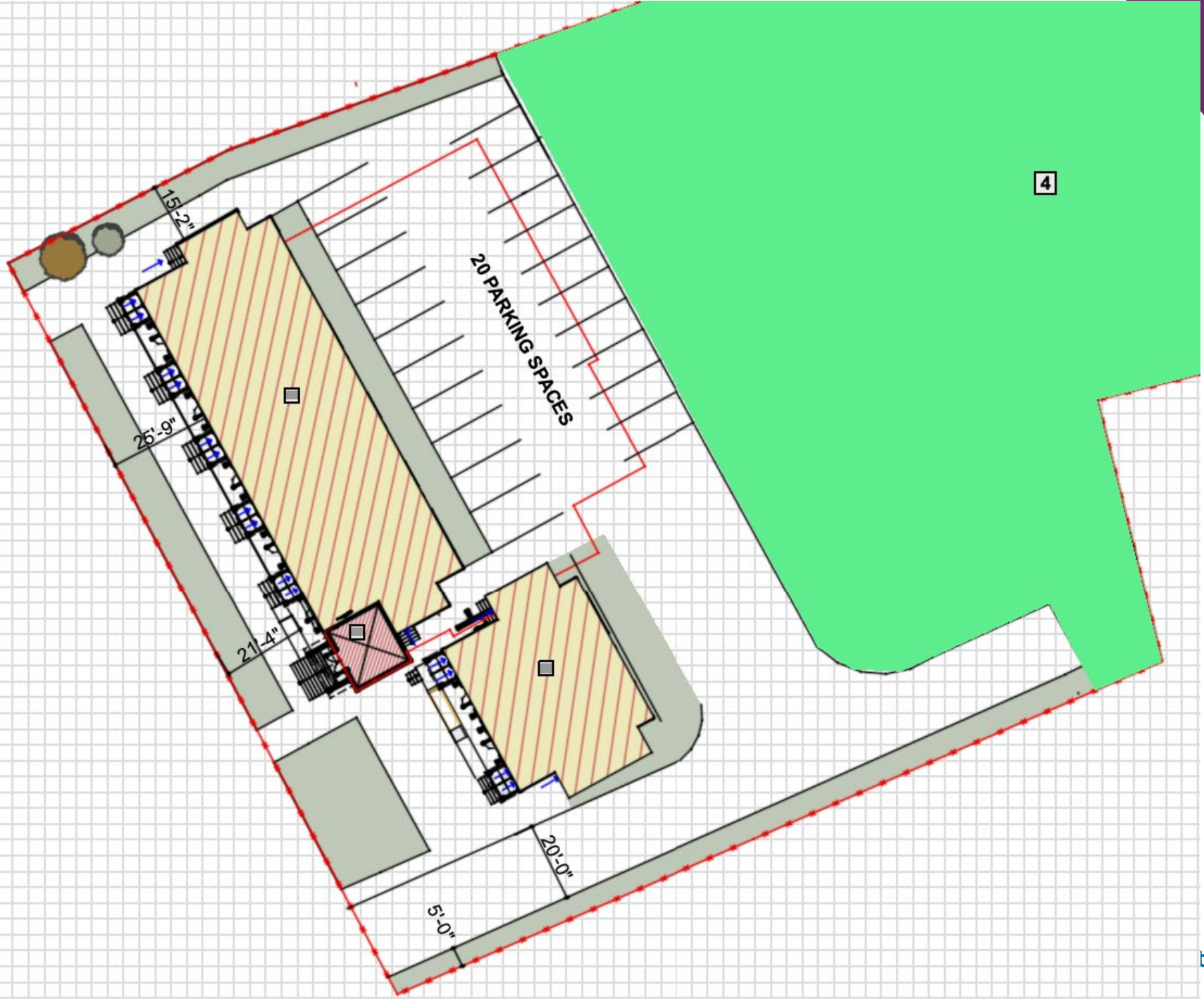
SITE -119,340 SQ.FT
 BUILDINGS- 6350 SQ.FT - 5%
 PARKING - 23000 SQ.FT - 20%
 AMENITY - 90,000 SQ.FT - 75%

 TOTAL UNITS - 18
 TOTAL PARKING SPACES -20



-  - Property line
-  - Existing building to demolish
-  - Existing steeple to remain
-  - Proposed 5 Townhouse with 12 units phase 1
-  - Proposed 2 Townhouse with 6 units phase 2
-  - Amenity Space and Reserve for Possible Future Development

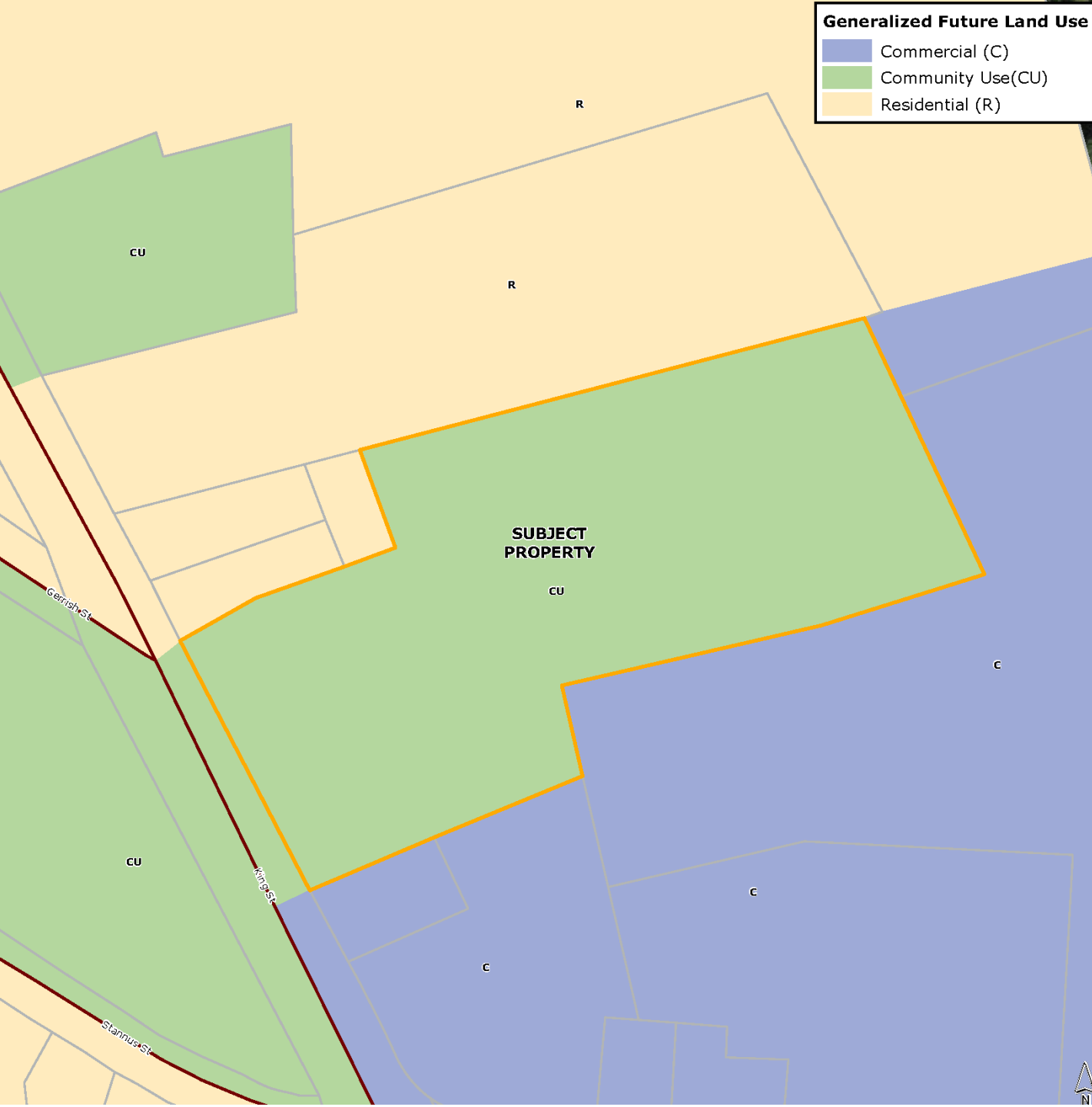




Orthophoto

- The property currently has a church located on the lot, which is intended to be demolished, aside from the steeple
- Abuts a number of residential uses and also located nearby are the Windsor Community Centre and a restaurant

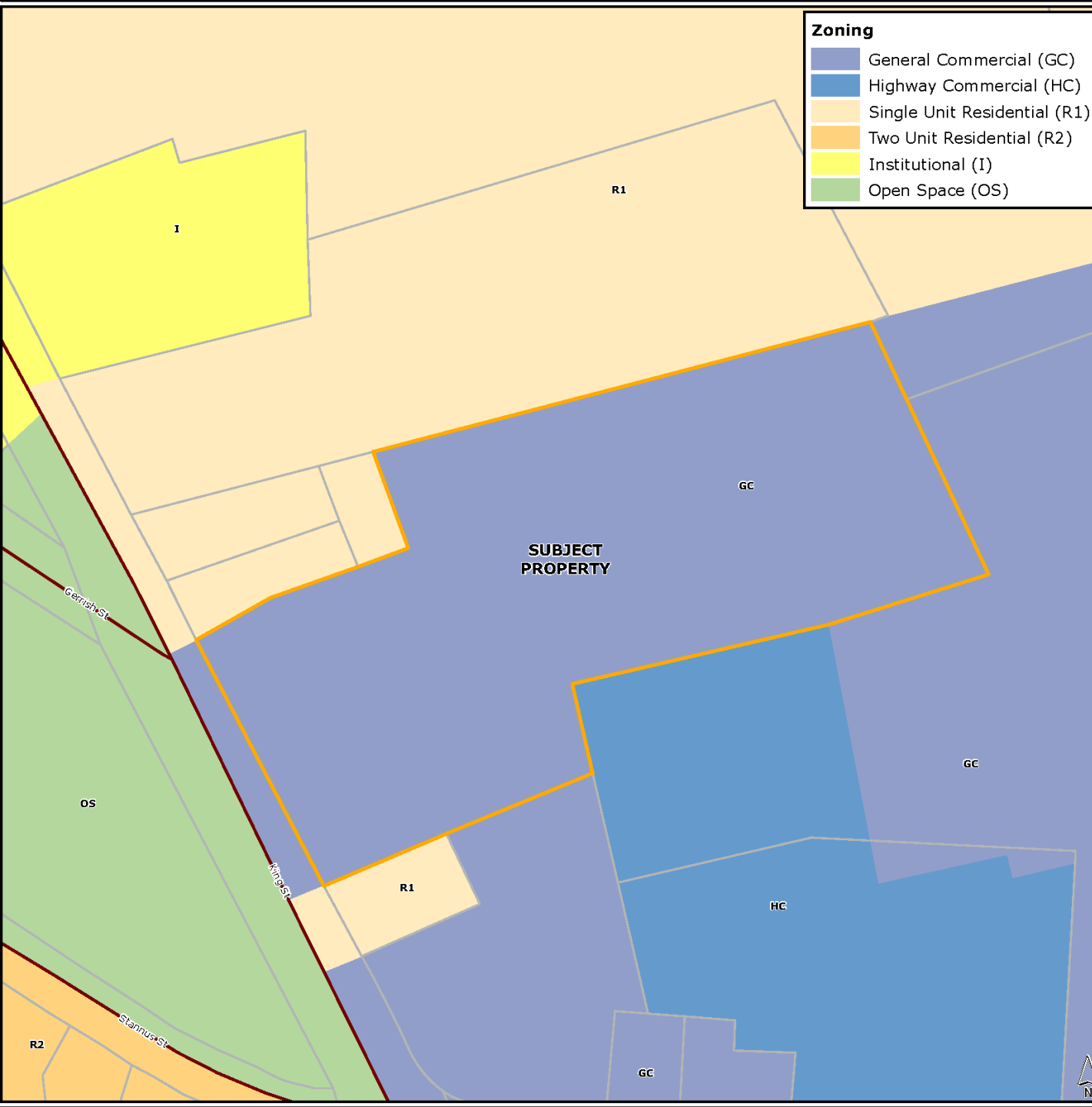




GFLUM

- Community Use Designation





Zoning

- General Commercial (GC) zone

Permitted uses include:

- A variety of Commercial uses
- Limited Residential uses





View of Subject Lot from King Street





View of Surrounding Uses on King Street

Windsor MPS Policies

- **Policy 16.1.4** enables Council to consider entering into a development agreement for a property adjacent to a given land use designation.
- **Policy 5.4.6** enables Council to consider new multiple unit residential development containing more than three units by development agreement.
- **Policy 16.3.1** states general criteria for development agreements.



Public Information Meeting – September 7

Staff Review

PAC/HAC Review and Recommendation –
October 12*

Regional Council First Reading –
October 24*

Public Hearing & Second Reading –
November 28

Notice of Approval

14 Day Appeal Period

Process

Notice was placed in the Valley Journal Advertiser

Nearby properties were notified of the Public Information Meeting

* Anticipated Date



Comments Submission

- Comments and questions can be submitted by the public until noon on **September 21**
- 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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