

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, July 5, 2023

8 Upper Water Street, Windsor (PID 45333291)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation (no presentation)
5. Questions or Comments from the public can be sent until noon on July 19 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



8 Upper Water Street Development Agreement

Public Information Meeting

July 5, 2023

something inspiring awaits



Application Background

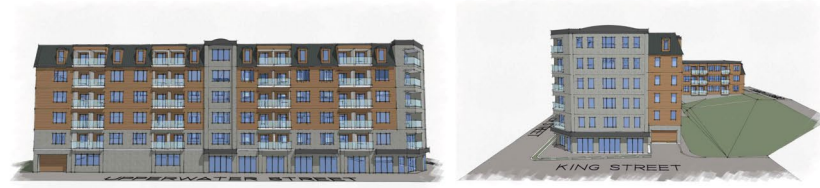
- An application was received from Justin Brown of Halyard Developments Ltd. on May 30, 2023.
- The application is to allow a proposed development for a 6-storey mixed-use building by development agreement.



Development Proposal



KEYPLAN
LOCAL RECREATION AND OPEN SPACE:
-FORT EDWARD TRAILS
-HALBURTON HOUSE PROPERTY
-PESQUID PATHWAYS
-FORMER DOMINION ATLANTIC RAILWAY TRAILS
-EXPANSION OF AVON RIVER WATERFRONT WALKING PATHWAYS AND CONNECTIVITY TRAILS
-HANT'S AQUATIC CENTRE
-WEST HANTS SPORTS PLEX



PROPOSED MASSING MODEL
NTS - REFER TO SHEET A4 FOR ARCHITECTURAL ELEVATIONS

UPPER WATER STREET DEVELOPMENT

Height Design Inc.

INSIGHT

ISSUED FOR APPLICATION

NOTES:
1. THIS PLAN IS TO BE USED TO OBTAIN A PERMIT FOR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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PROPOSED SITE PLAN AND MASSING MODEL

DATE: AS NOTED
DRAWN: 032022
CHECKED: EKD
DATE: CM1

- 6-storey building (lower level commercial, upper levels residential)
- 95 total apartment units
- 5 commercial units facing King St and Upper Water Street
- 89 parking spaces (mostly underground with 5 surface on Cobbett Street)



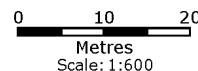
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Windsor
PID 45333291



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Orthophoto



-  PID 45333291
-  Parcels
-  Roads

Orthophoto

- The property currently has a single-story building on the corner of King Street and Upper Water Street which hosts the Nova Scotia Tourism Bureau, as well as a parking lot and undeveloped land fronting on Cobbett Street
- Abuts a number of residential uses and is located across the street from a parking lot and commercial uses such as service shops and a drive through restaurant

something inspiring awaits



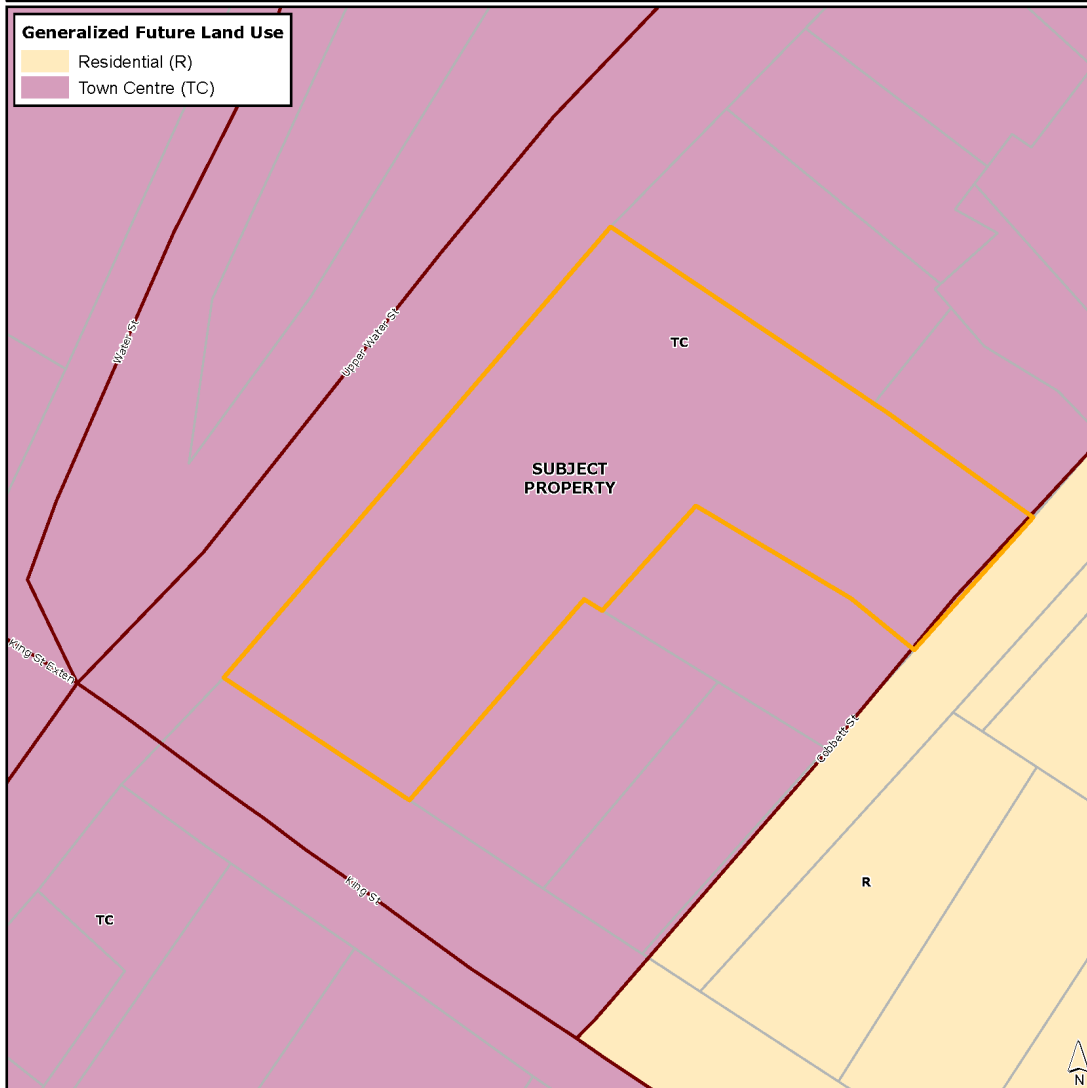


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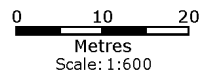
Generalized Future Land Use

- Residential (R)
- Town Centre (TC)



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Generalized Future Land Use



- PID 45333291
- Parcels
- Roads

GFLUM

- Town Centre Designation

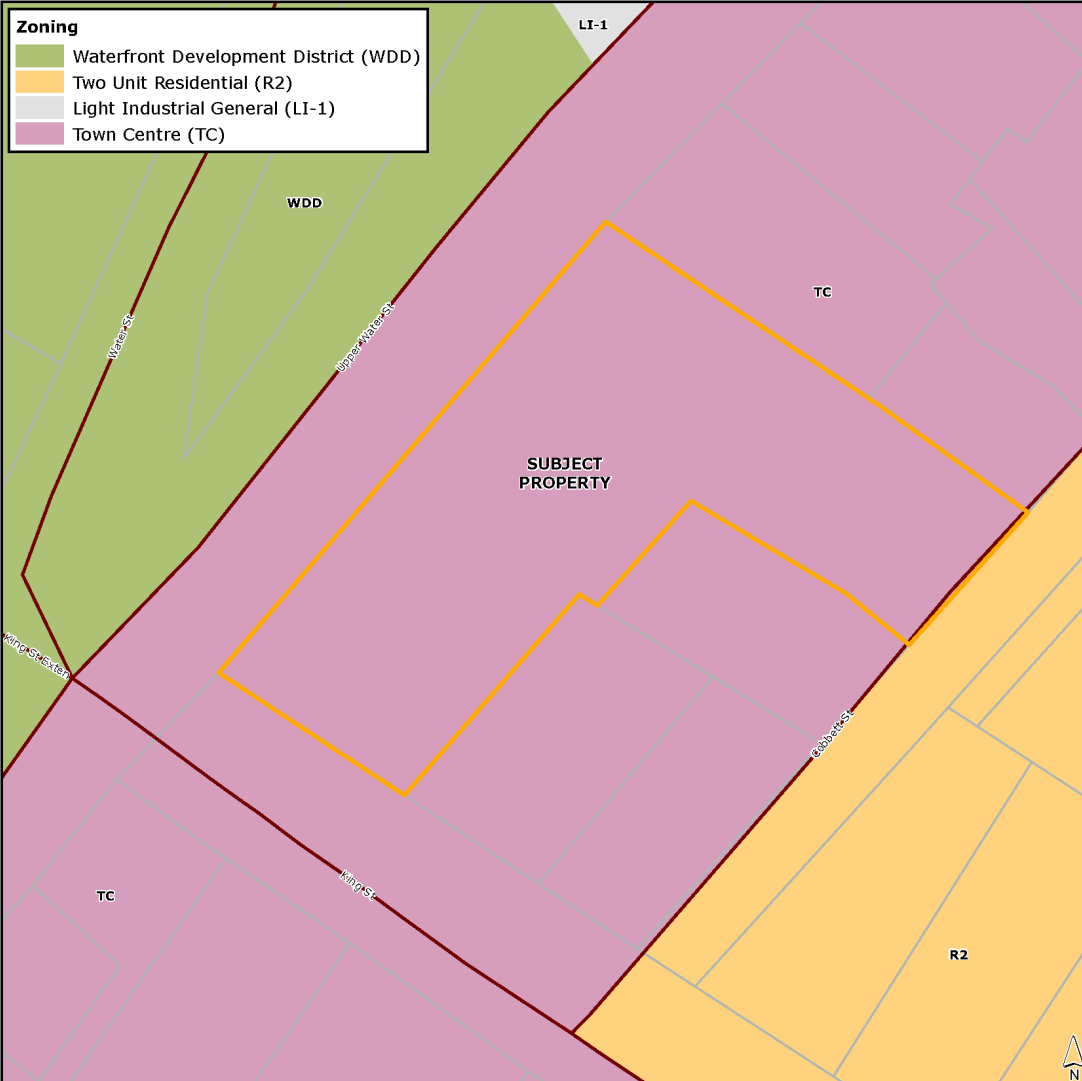
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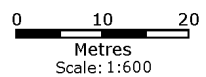
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Zoning



- PID 45333291
- Parcels
- Roads

Zoning

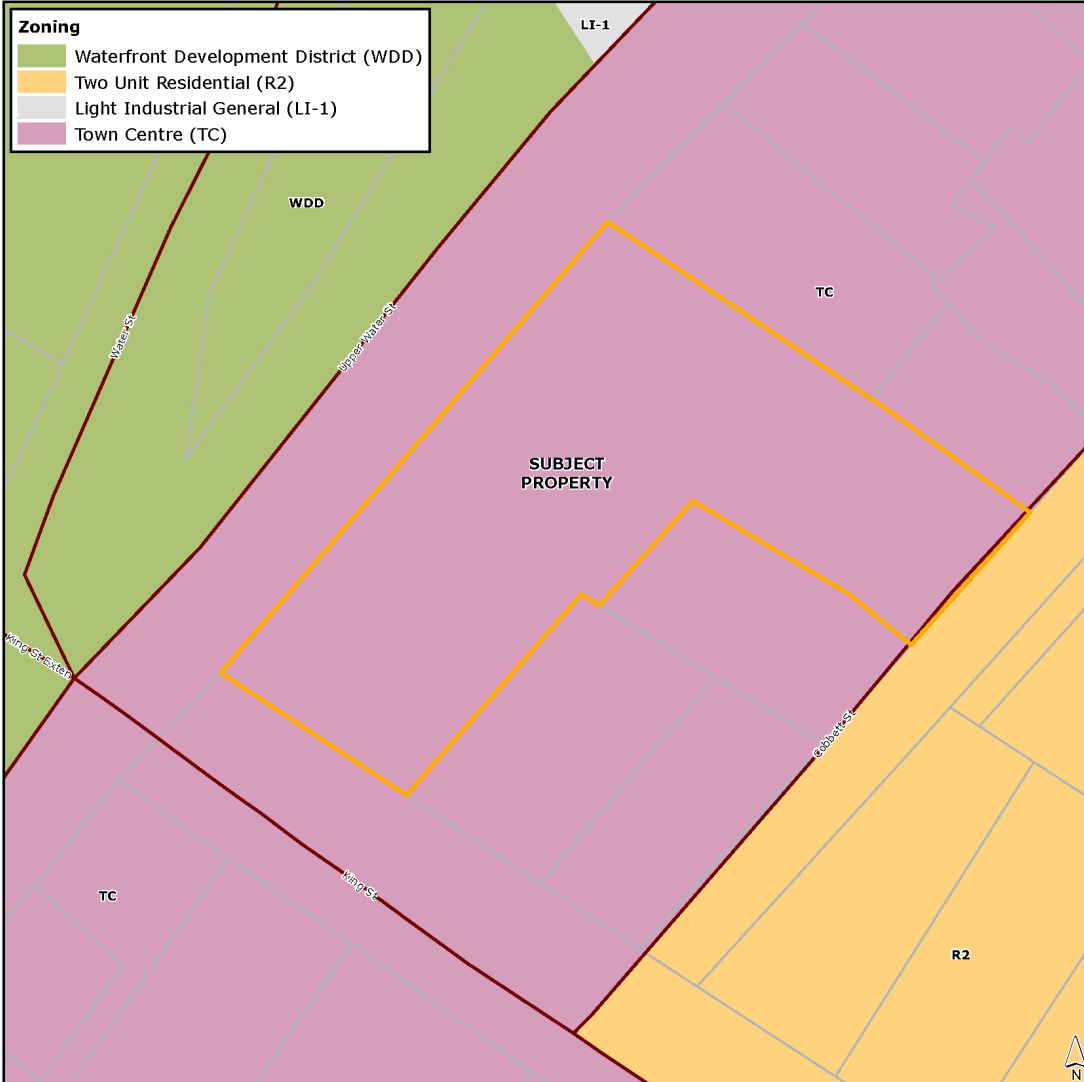
- Town Centre (TC) zone
- Permitted uses include:
- Arts and crafts studios including photography
 - Banks and financial institutions
 - Clubs and community organizations
 - Commercial schools
 - Day care centres, licensed and non-licensed
 - Emergency service facilities (i.e., police, ambulance and fire stations)
 - Entertainment, recreation and assembly uses within a wholly enclosed building





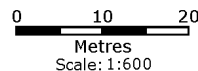
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Zoning



Zoning

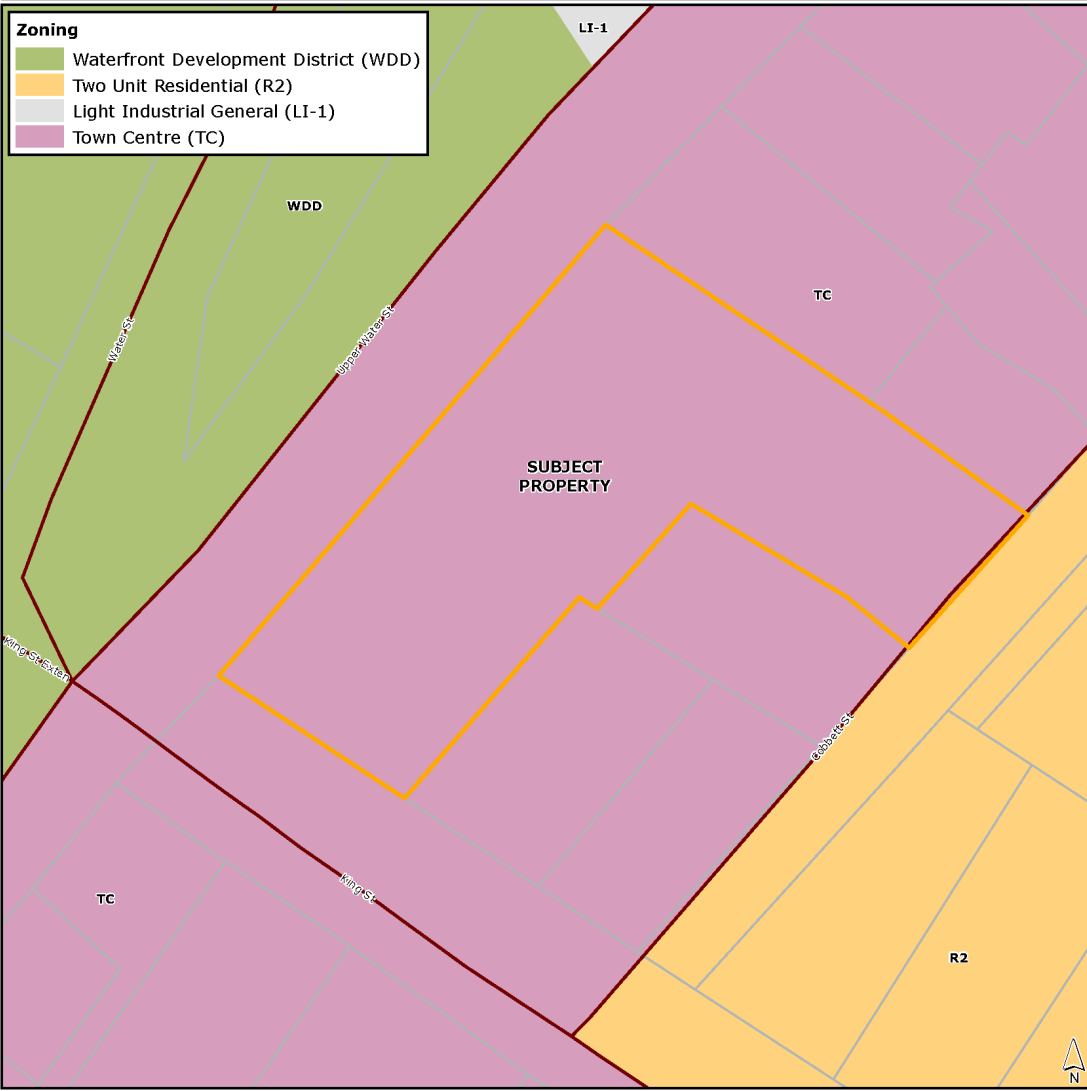
- Farm markets
- Funeral homes
- Garden and nursery sales and supplies
- Hotels, motels and other tourist accommodations
- Licensed liquor establishments
- Local shopping centres
- Microbrewery, Microdistillery and Winery
- Museums, art galleries and libraries
- Offices
- Parking structures





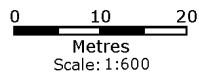
Zoning

- Waterfront Development District (WDD)
- Two Unit Residential (R2)
- Light Industrial General (LI-1)
- Town Centre (TC)



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Zoning



- PID 45333291
- Parcels
- Roads

Zoning

- Repair and rental establishments
- Residential uses (not on the ground floor except for the area bounded by King Street, Stannus Street, Gray Street and Victoria Street)
- Restaurants
- Retail stores
- Service and personal service shops
- Taxi, train and bus stations
- Veterinary clinics and animal hospitals





View of Subject Lot from Upper Water Street





View of Surrounding Uses on Upper Water Street

Windsor MPS Policies

- **Policy 7.2.1** enables Council to consider new main buildings in the Town Centre (TC) zone by development agreement.
 - **Policy 7.2.2** provides the criteria under policy 7.2.1 for Council to review.
- **Policy 7.4.2** enables Council to consider new multiple unit residential development containing more than three units by development agreement.
 - **Policy 7.4.3** provides the criteria under policy 7.4.2 for Council to review.
- **Policy 16.3.1** states general criteria for development agreements.



Public Information Meeting – July 5

Staff Review

PAC/HAC Review and Recommendation –
September 14*

Regional Council First Reading

Public Hearing & Second Reading

Notice of Approval

14 Day Appeal Period

Process

Notice was placed in the Valley Journal Advertiser

Properties within 500 ft were notified of the Public Information Meeting

* Anticipated Date



Comments Submission

- Comments and questions can be submitted by the public until noon on **July 19**
- 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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