



Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicants Presentation (Chrystal Fuller)
4. Comments or Questions from Public and PAC/HAC members
5. Conclusion of Public Information Meeting



**Payzant Drive, Windsor
PID 45276441 and 45366986
Development Agreement**

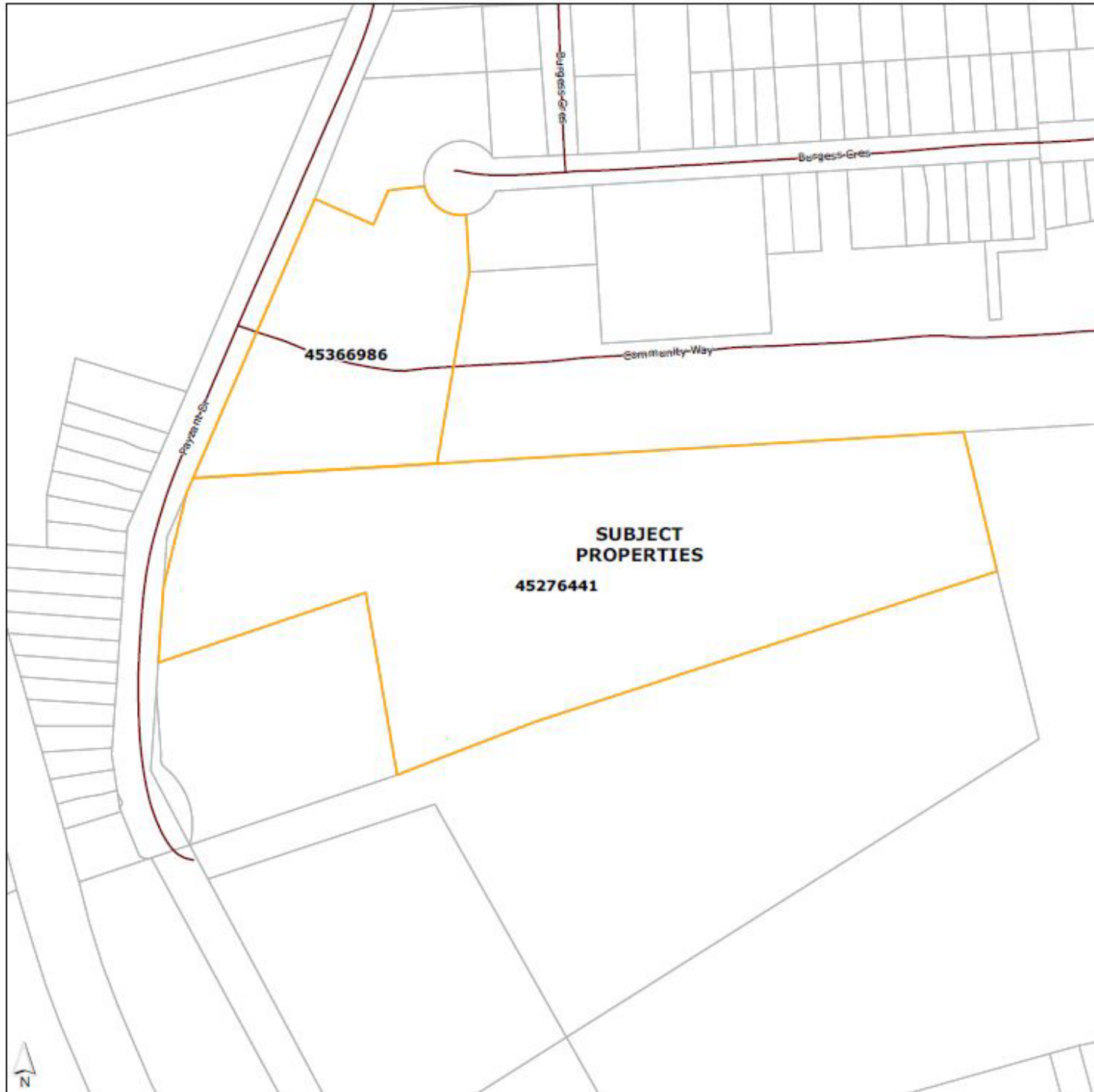
Public Information Meeting

February 16, 2023

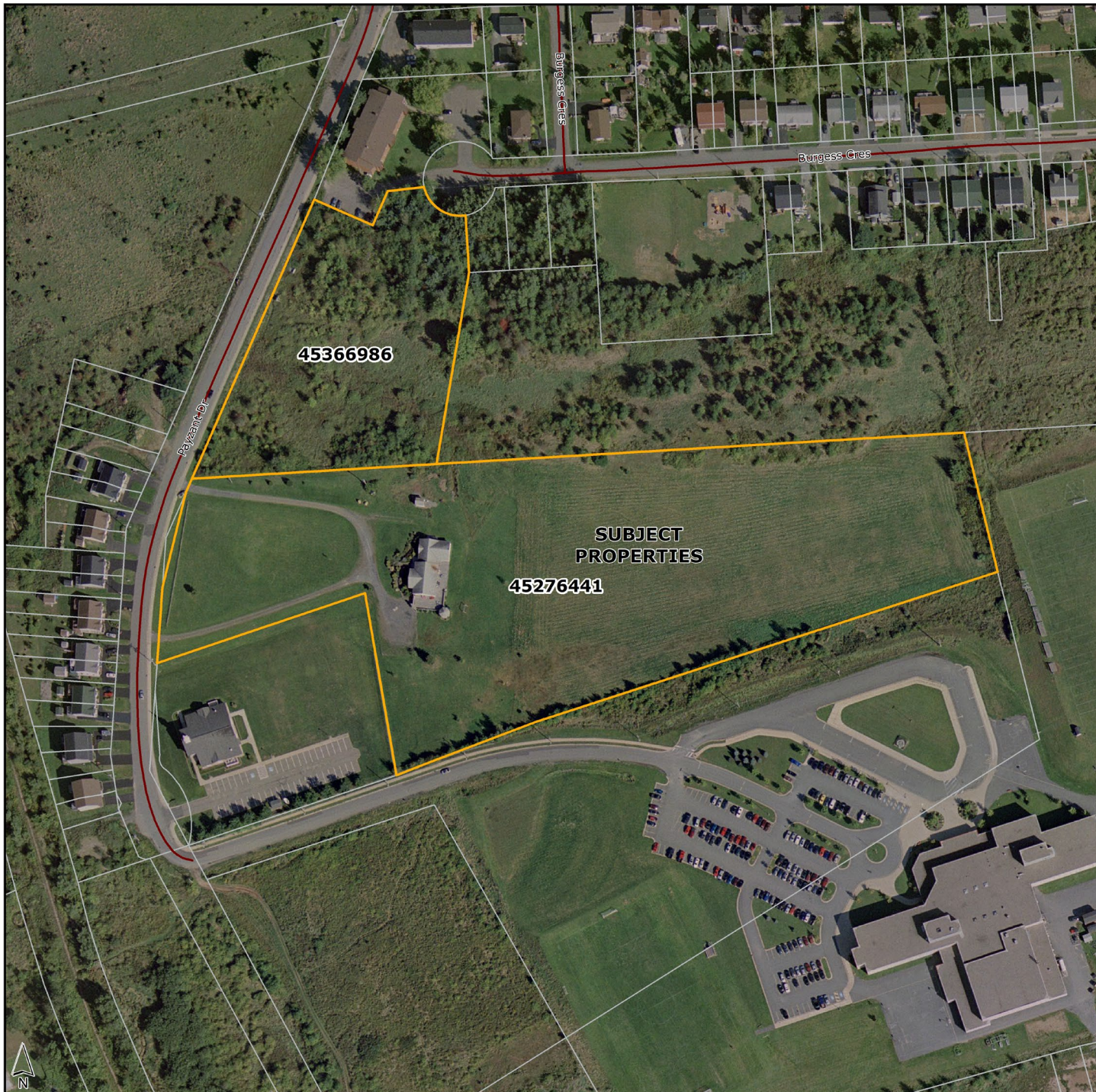
something inspiring awaits



Site



Orthophoto



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Application

- A completed application was received on December 19, 2023 from Chrystal Fuller of Brighter Community Planning & Consulting on behalf of the property owner Mitch Brison of 3229190 Nova Scotia Limited
- Request one, 8-storey, 90-unit apartment building on a portion of the subject lots
- Request to include consideration for commercial space on the ground floor (received Feb 14, 2023)

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 Residential designation only permits multiple unit, mixed-use buildings by development agreement



Overall Concept Plan



- PROPOSED DEVELOPMENT AGREEMENTS:**
1. APARTMENTS "B" & "C"
 2. APARTMENT "D"
 3. COMMUNITY CENTRE
 4. FUTURE R-3's



Proposal



- One, 8-storey, 90-unit apartment building on a portion of the subject lots
- Identified as Apartment "D"



Generalized Future Land Use
CU (Community Use)
R (Residential)









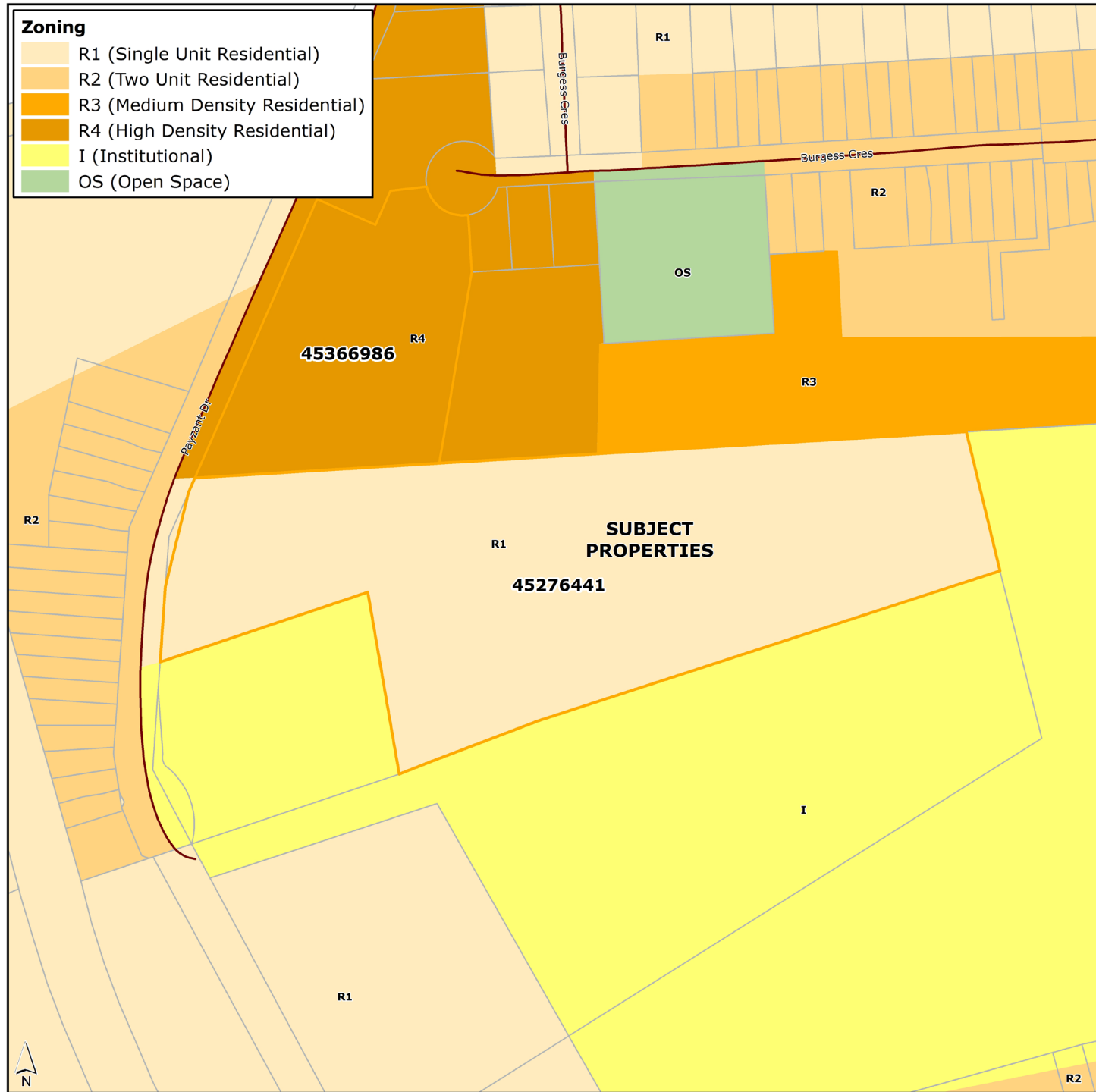
GFLUM

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Zoning

Zoning	
	R1 (Single Unit Residential)
	R2 (Two Unit Residential)
	R3 (Medium Density Residential)
	R4 (High Density Residential)
	I (Institutional)
	OS (Open Space)



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:
 - (b) multiple unit residential development consisting of three or more units in a Residential designation in accordance with Policy 5.4.6 of the WMPS; and
 - (c) dwellings in excess of three storeys in a residential zone in accordance with Policy 5.5.1 of the WMPS;
 - (k) mixed use multiple residential/commercial uses in the Residential designation in accordance with Policy 9.1.1 of the WMPS;



Windsor Municipal Planning Strategy

- Part 5.0 of the WMPS contains the overall intention for properties designated Residential on the Windsor Generalized Future Land Use Map
- Section 5.4 describes the intention for High Density Residential development
- ***Policy 5.4.6*** establishes Council's intention to consider multiple unit residential development consisting of three or more units in the Residential Designation by development agreement; and
- ***Policy 5.5.1*** enables Council to consider entering into a development agreement to allow dwellings in excess of three storeys



Windsor Municipal Planning Strategy Cont.

- Part 9.0 of the WMPS contains the overall intention mixed-use developments in Windsor
- *Policy 9.1.1* establishes Council's intention to consider mixed use residential/commercial developments with two or more dwelling units by development agreement in areas designated Residential;

Public Information Meeting – February 16

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 **March 1**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

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



Public Comments and Questions



Public Comments and Questions

- Comments received to date from
 - Suzanne Milner
 - Viciane Mabialah
- Regarding:
 - the intersection upgrades proposed at Wentworth Road and Payzant Drive;
 - whether the property will be sold, if commercial space will be available for rent or sale, if the apartment units are catered to retired individuals, and construction timelines



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