



**West Hants**  
something inspiring awaits

**Q & H**  
**HOLDING**  
**COMPANY**  
Limited

# **AMENDMENT/REZONING PROJECT**

**198 WATER STREET, WINDSOR**

**ASK: TO AMEND ZONING OF THE BUILDING AT 196 WATER ST,  
TO ALLOW FOR AN ADDITIONAL RESIDENTIAL APARTMENT,  
LOCATED ON THE MAIN LEVEL**

# ABOUT US

Q & H  
HOLDING  
COMPANY  
Limited



Entrepreneurs & Community Members  
Parents  
Lifetime West Hants/Kings Co. Residents  
Volunteers



**Business Portfolio Includes:**  
OK Tire Windsor & Greenwood  
Q&H Holdings Company Ltd.  
Purple Lilac Digital Media  
The Hive on Gerrish  
The Fluff & Fold Laundromat



Mandy & Chad Singleton

# 198 WATER STREET, WINDSOR, NS

Request for amendment or rezoning to allow for a residential apartment on the main level of existing building, which is currently an open commercial space.

Convert old rental space  
to laundromat

**PROJECT 1**

Renovate upstairs  
apartment to  
usable space

**PROJECT 2**

Subdivide larger space  
(1800 sq) to 900 sq ft  
commercial rental  
space with road  
frontage & 900 sq ft  
residential apartment in  
the rear of the building

**PROJECT 3**

**FINAL**

# BEFORE PHOTOS OF SPACE



Old Windsor Wharf & Ray's Pizza Shop

# AFTER PHOTO OF SPACE



# GOALS AND GUIDING PRINCIPLES OF Q&H HOLDINGS

## Objective #1

**Revitalizing neglected Real Estate by transforming ignored properties**  
into clean, professional, and well-maintained rental commercial & residential spaces for businesses & residents, contributing to the overall improvement of the local community and landscape of West Hants

## Objective #2

**Enhance tenant satisfaction and retention**  
by implementing tenant-focused initiatives to ensure high satisfaction levels and improve tenant retention rates.

## Objective #3

**Addressing the growing need for affordable rental space**  
by fulfilling (to our capability) the increasing demand for affordable residential and commercial rental spaces in West Hants.

# BENEFITS OF AMENDING OR REZONING

## **Downtown Aesthetic Improvements:**

Transform neglected downtown building into a vibrant commercial hub with residential apartments, a laundromat, and commercial rental space, enhancing the overall appeal and atmosphere of the area.

## **Economic Boost:**

Stimulate local economic activity by providing a smaller, affordable commercial rental space, attracting businesses, creating jobs, and supporting the growth of the community.

## **Affordable Housing Solution:**

Address West Hants' affordable housing shortage by converting part of the building into an additional residential apartment, contributing to accessible living options for residents. (One apartment is complete; the second to be completed after the amendment process).

## **Architectural Heritage Preservation:**

Repurpose the old building to preserve architectural heritage, blending historical significance with modern functionality for a dynamic downtown Windsor.



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