



Windsor Backroad
Development Agreement
for 3 low rise buildings



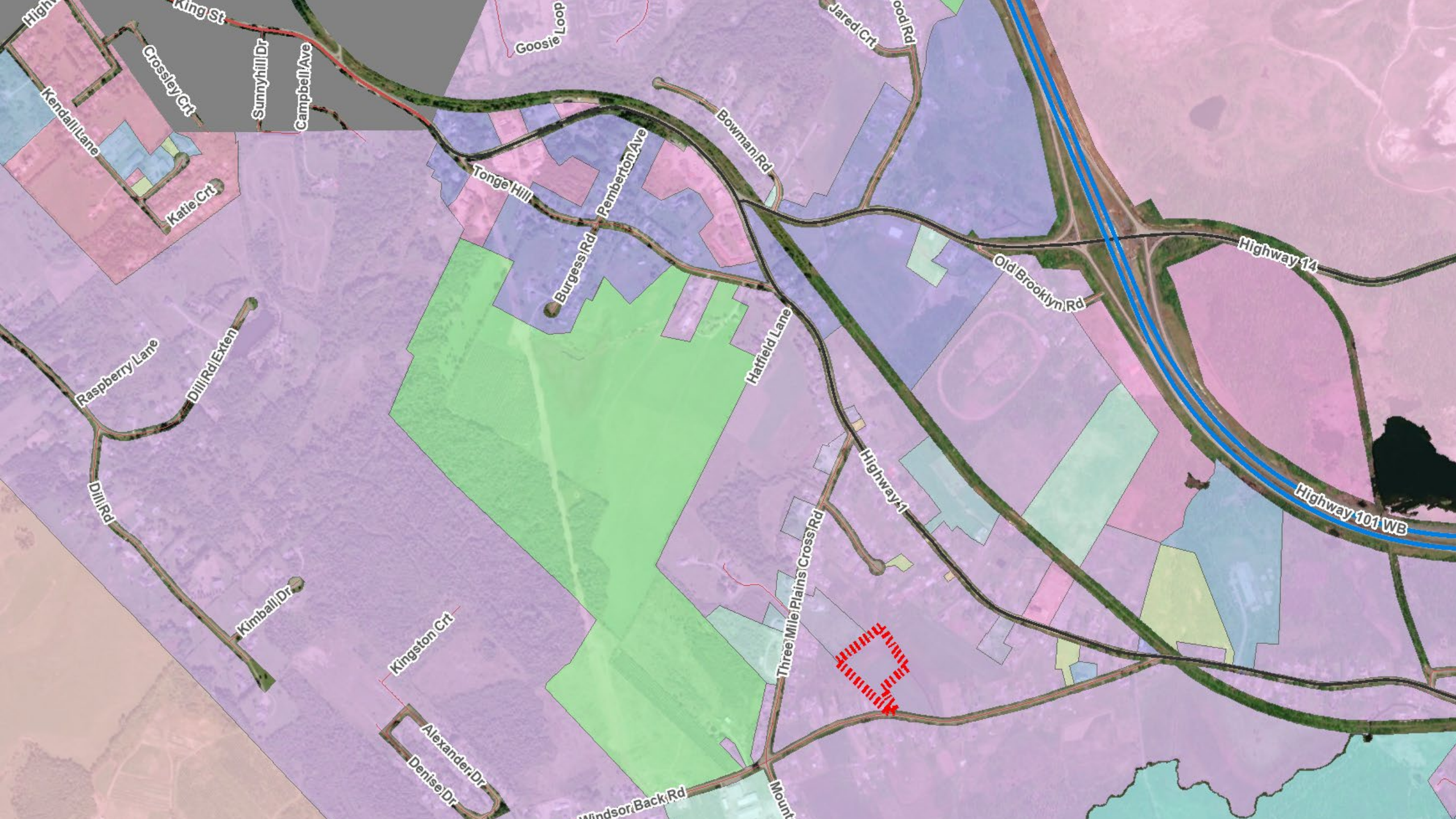
Public Information Meeting
Presentation

November 2, 2023

6.00 PM



Property Size	3.9 acres (15,874 m²)
Growth Centre	Three Mile Plains
Designation	Residential
Zoning	R-2
Road Classification	Collector
Current Use	Vacant
Adjacent uses	Low density residential
Closest School	Three Mile Plain Elementary
High School	Avonview



Highway 14

Kendall Lane
Crosley Cr

Raspberry Lane
Dill Rd

Dill Rd

Kimball Dr

Alexander Dr
Denise Dr

King St
Sunnyhill Dr
Campbell Ave

Dill Rd Exten

Kingston Cr

Goosie Loop

Tonge Hill

Windsor Back Rd

Burgess Rd
Pemberton Ave

Bowman Rd

Hatfield Lane

Three Mile Plains Cross Rd

Mount

Jared Cr
Wood Rd

Old Brooklyn Rd

Highway 1

Highway 101 WB

Highway 14





Hillside Lane

WPA 41

Three Mile Plains Cross Rd

Windsor Back Rd



Open Space

Two Unit Residential

Local Commercial

Multiple Residential

Hillside Lane

Multiple Residential

Local Industrial

Two Unit Residential

Local Industrial

Resource Industrial

Three Mile Plains Cross Rd

Agricultural Priority 3

Two Unit Residential

Windsor Back Rd

**87 TOTAL UNITS
3 GROUPED, MULTI-UNIT
RESIDENTIAL APARTMENT
BUILDINGS**

BACK ROAD, WINDSOR, NS



OFFICE LOCATION
5338 DUFFUS STREET
(ALBERT STREET ENTRANCE)
902 289 0528
902 492 0129

MAILING ADDRESS
6335 CHEBUCTO ROAD
HALIFAX, NS,
B3L 1K7

H		
G		
F		
E		
D		
C		
B		
A	SCHEMATIC DESIGN	SEP 15, 2023

Revisions / Issues:

NOTES:
COPYRIGHT RELATED TO THE USE OF THIS DRAWING:

The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify nuvo architecture and interiors ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify engineer and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITIES REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

SHOP DRAWINGS
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

87 UNIT PROPOSAL

PRELIMINARY DESIGN

SITE PLAN

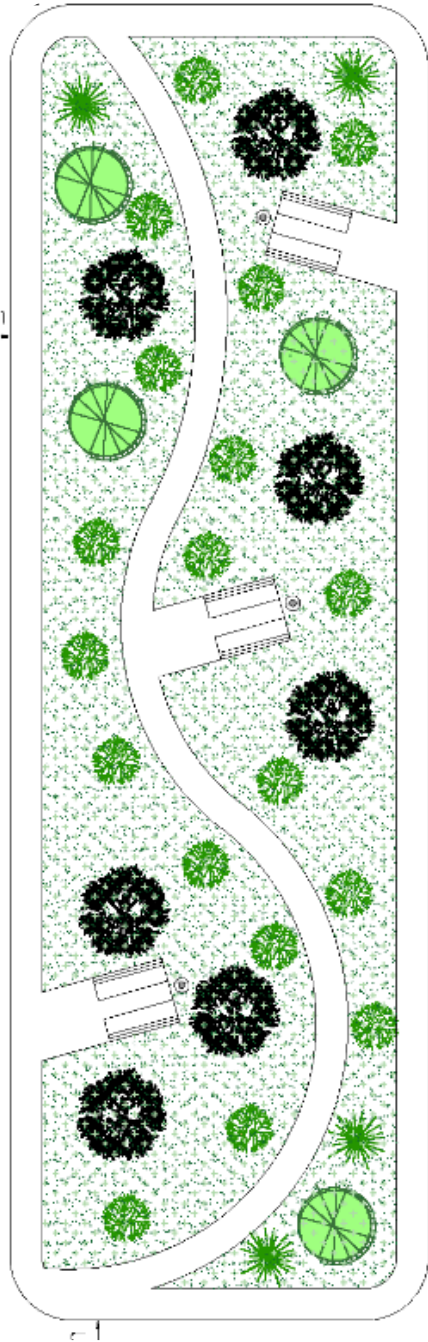


LEGEND

- TREE (CML, PAPERBARK, MAPLE, TULIP, FOR DETAILING)
- SHRUBS/TREES (SALIX, FIR, PINE, CEDAR, DOUGLASS FIR)
- SHRUBS/TREES (PINK, FOX, THE LAUREL, BIRCHWOOD)
- ORNAMENTAL SHRUBS (SPERDOLLS, ZEPHYRUS)
- PERENNIALS (WHITE FEATHER-HORTIA, BIG BLUE SEA HOLLY, BARN)
- SAND-BESSEY-VEGA
- MULCH PLANTERS AND GENERAL LANDSCAPED AREAS
- CONCRETE FINISHL
- LANDSCAPE FINISHL
- PEELING SAND
- POLE LIGHTING

LANDSCAPE SET

1/4" = 1' M.M. North
C.P.T. 6/11/20



Central Garden



Surface
Parking
Areas



Charging Stations



Entrance to
underground
parking areas

Total parking spaces: 120

- **72 Indoor**
- **48 Outdoor**



nuvo
architecture & interiors ltd.

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5335 DUFFESS STREET
(ALBERT STREET ENTRANCE)
902 205 9528
902 452 0128

MAILING ADDRESS
8238 CHEBUCTO ROAD
HALIFAX, NS,
B3L 1K7

**87 TOTAL UNITS
3 GROUPED, MULTI-UNIT
RESIDENTIAL APARTMENT
BUILDINGS**



Figure 6.1 - Anticipated Unit Gap based on Total Units Required and Estimated Completions, Demographic Model (Base Scenario) Results

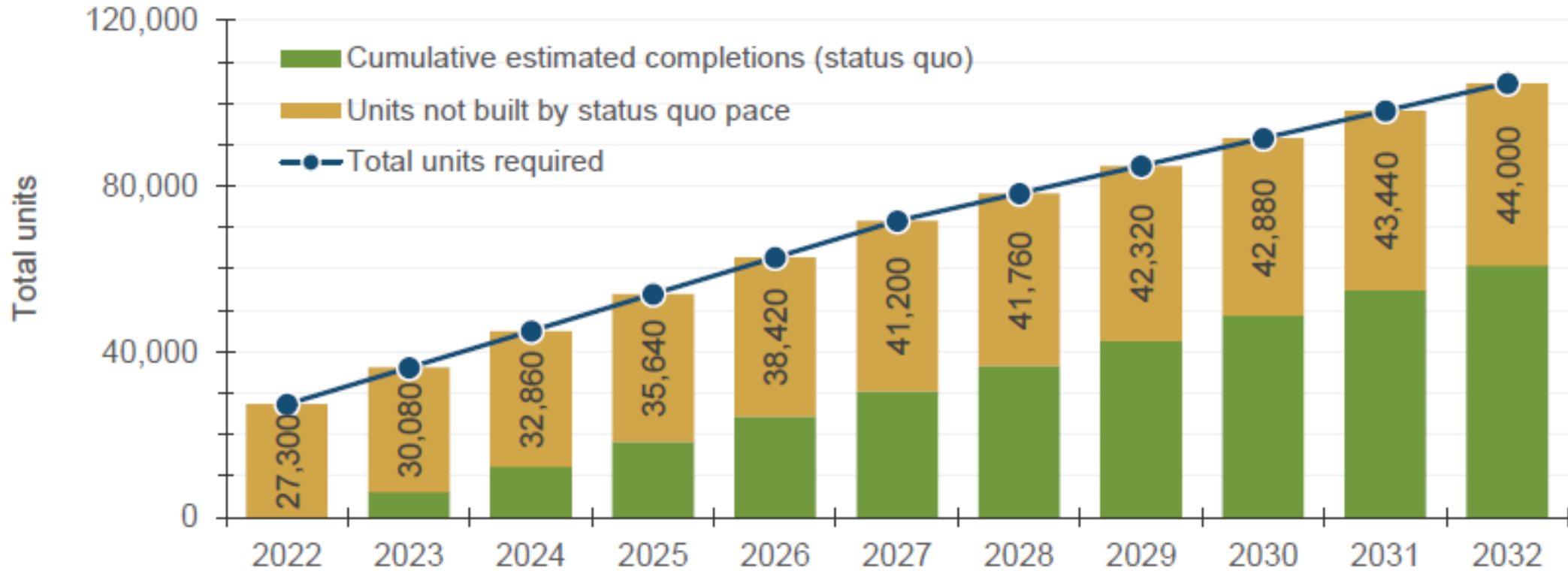
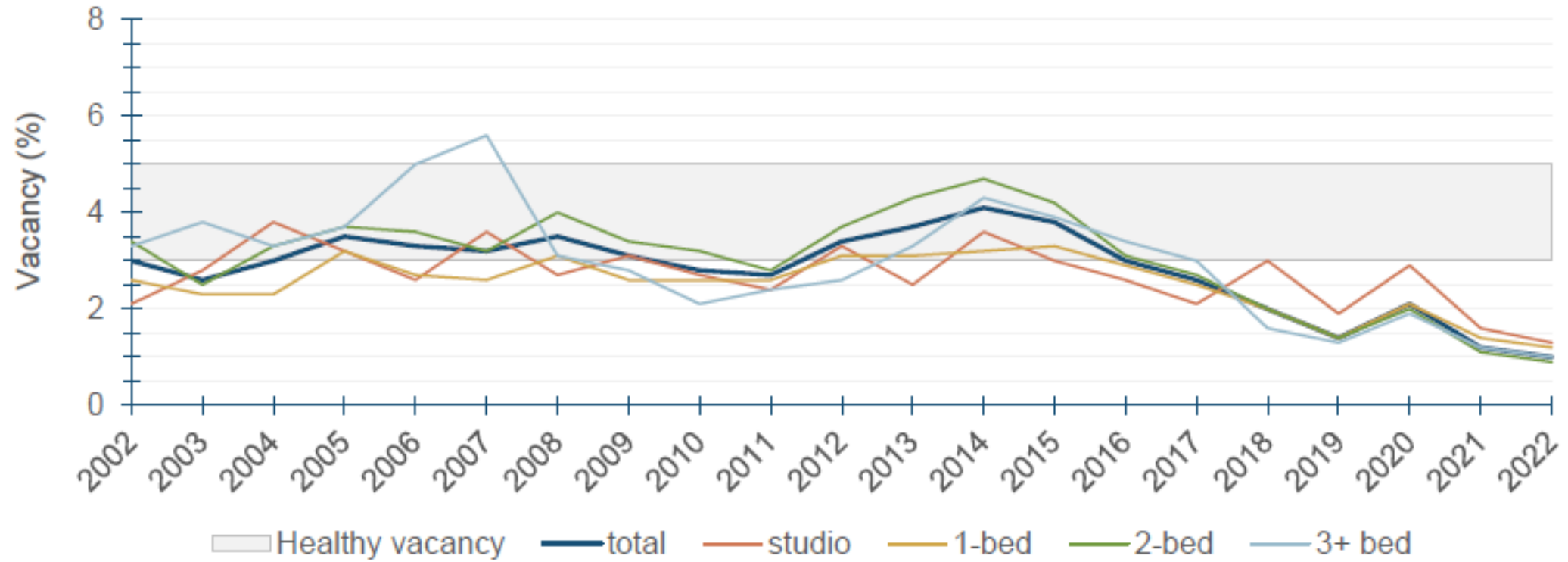


Table 6-1 – Current & Anticipated Unit Shortfall by 2027 and Additional Units Required Above Status Quo Unit Production, Demographic Model Results

	Nova Scotia	Annapolis Valley	Cape Breton	Halifax	North Shore	South Shore
A: Current shortfall (end of 2022)	27,300	1,650	2,550	17,500	2,550	3,050
B: Total units required by 2027 (incl. current shortfall)	71,600	6,300	2,950	52,050	5,175	5,125
C: Estimated annual pace of construction (status quo)	6,080	600	150	4,210	635	485
D: Estimated total units to be built by 2027 at status quo pace (C x 5 years)	30,400	3,000	750	21,050	3,175	2,425
E: Remaining units not built based on status quo pace (B - D)	41,200	3,300	2,200	31,000	2,000	2,700
F: Estimated annual units needed to meet 2027 shortage (E / 5 years)	8,240	660	440	6,200	400	540

Figure 7.4 - Vacancy Rate by Unit Size, Primary Rental Market, Nova Scotia



Source: CMHC Rental Market Survey