



Windsor Backroad
Development Agreement
for 3 low rise buildings



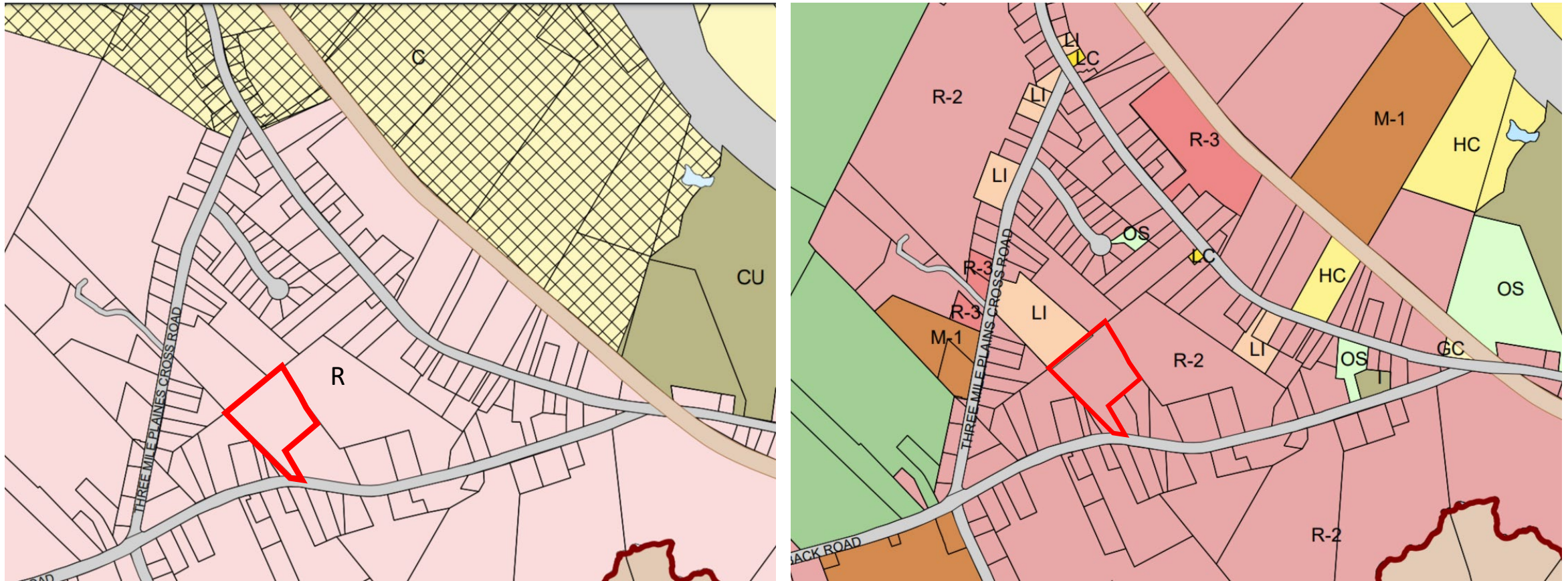
Public Hearing Presentation
September 24th, 2024

Site Description

PID	45402831
Property Size	3.9 acres (15,874 m ²)
Growth Centre	Three Mile Plains
Designation	Residential
Zoning	R-2
Sewer & Water	Municipal services available
Adjacent uses	Low density residential

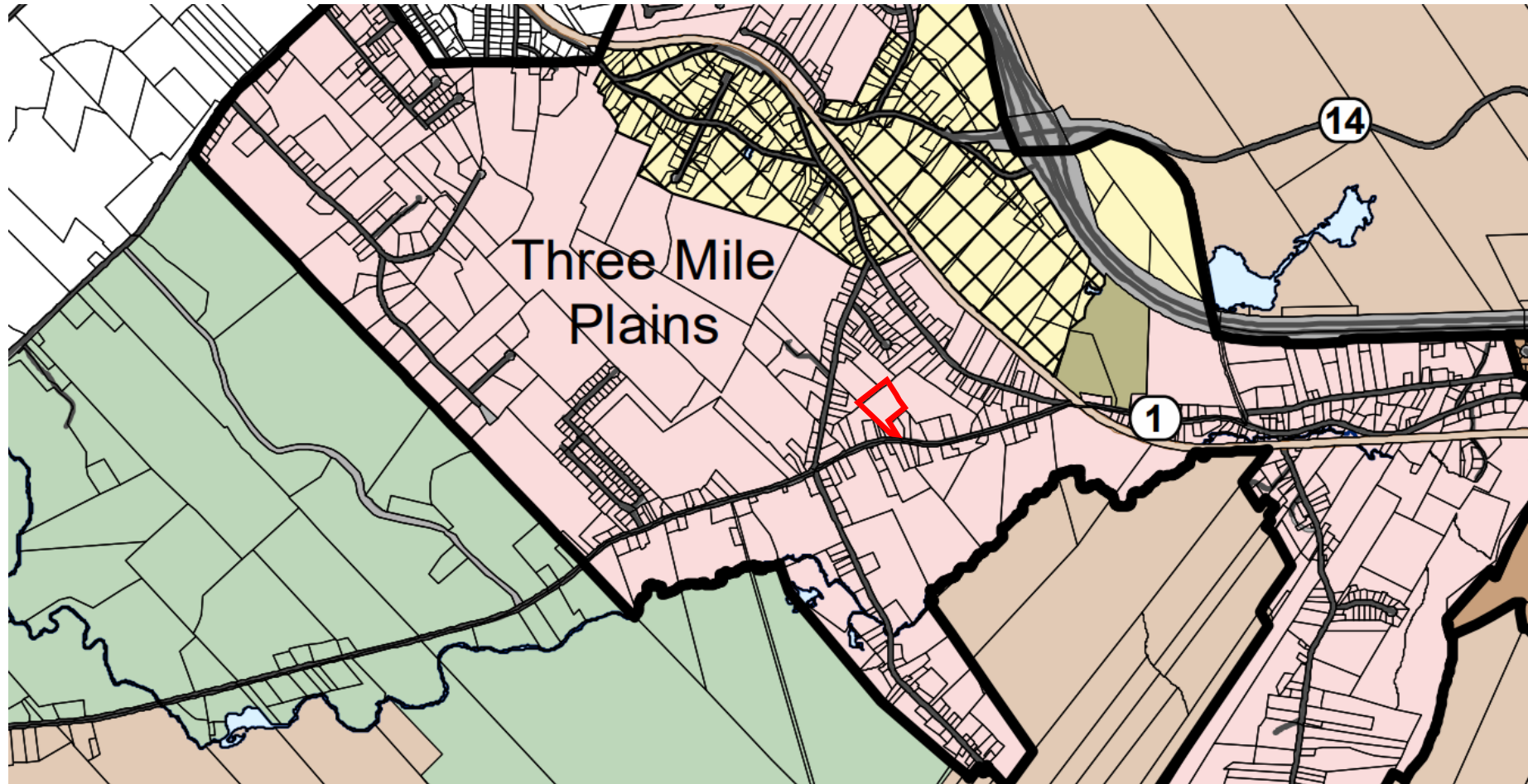


Site Description



Land Use & Zoning Designation of the Property

Site Description



Location of the property in Three Mile Plains
Growth Centre

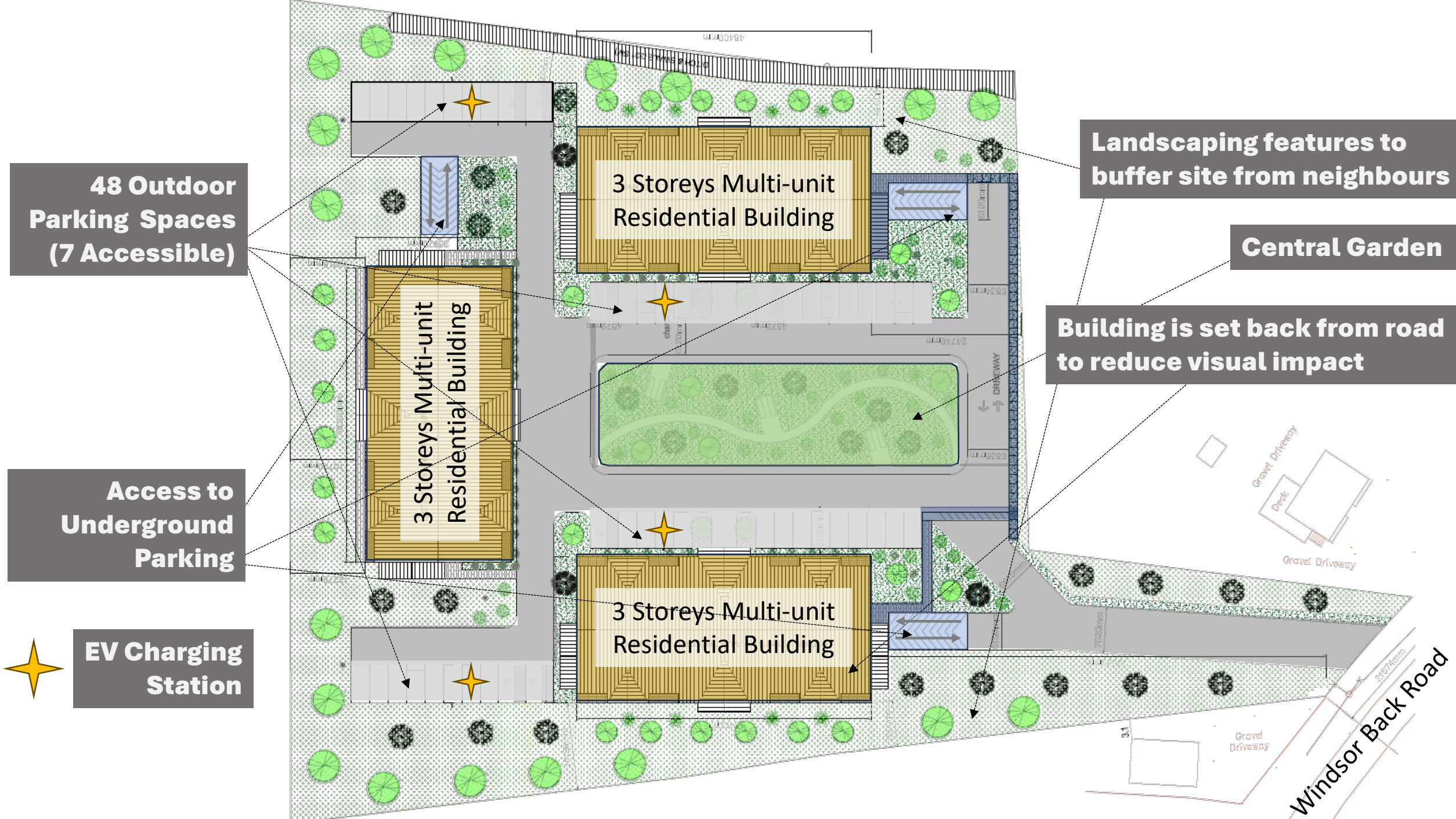
Site Description



Development Visions

- Convenient and quiet community well integrated to the natural landscape
- Spacious apartment units for different household sizes
- Diversify local housing options to support growth of Three Mile Plains and West Hants





48 Outdoor Parking Spaces (7 Accessible)

Access to Underground Parking

EV Charging Station

3 Storeys Multi-unit Residential Building

3 Storeys Multi-unit Residential Building

3 Storeys Multi-unit Residential Building

Landscaping features to buffer site from neighbours

Central Garden

Building is set back from road to reduce visual impact

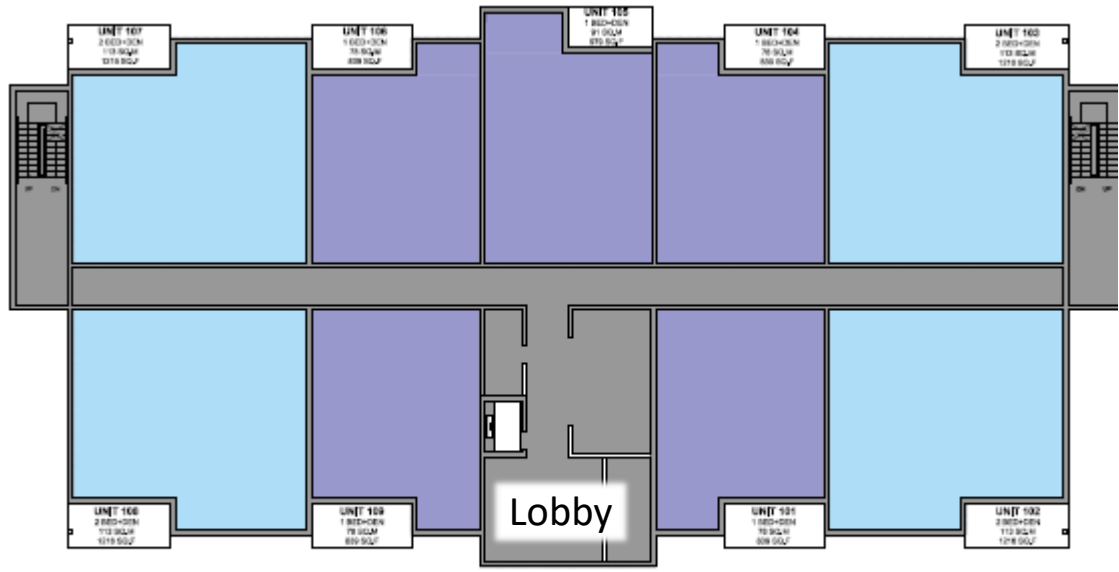
Gravel Driveway
Deck
Gravel Driveway

Windsor Back Road

24 Underground Parking Spaces

Parking Level Plan

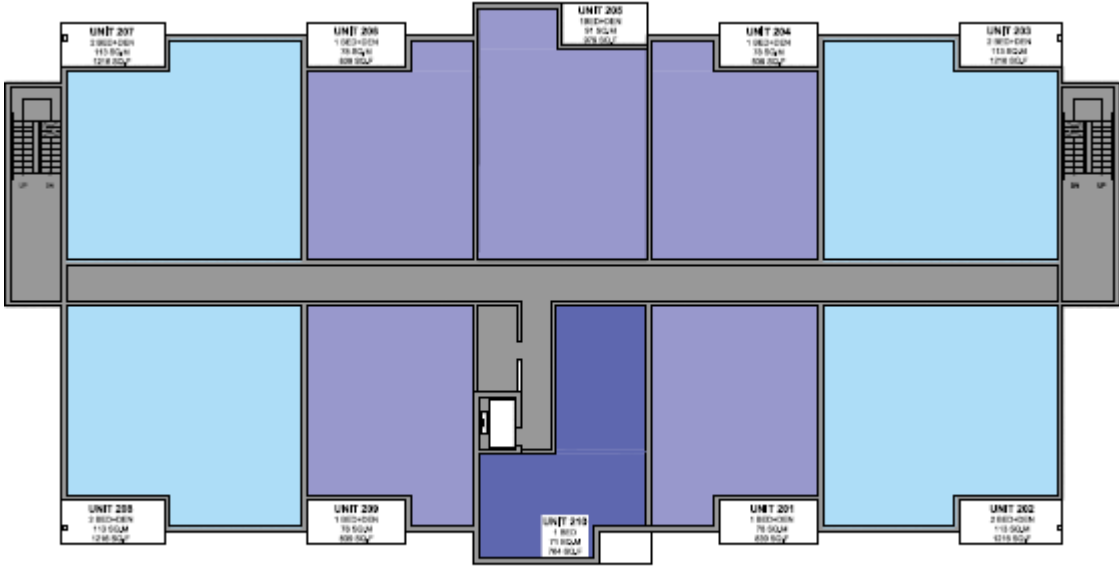
PARKING SPACES
24



Main Level Plan

1 BEDROOM + DEN	2 BEDROOM + DEN	TOTAL
5	4	9

- 1-Bedroom
- 1-Bedroom + Den
- 2-Bedroom + Den



Second & Third Floor Plan

1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM + DEN	TOTAL
1	5	4	10

Unit Types & Numbers		
	Each Building	Total
1-Bedroom	17	41
2-Bedroom	12	36
Total		77

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

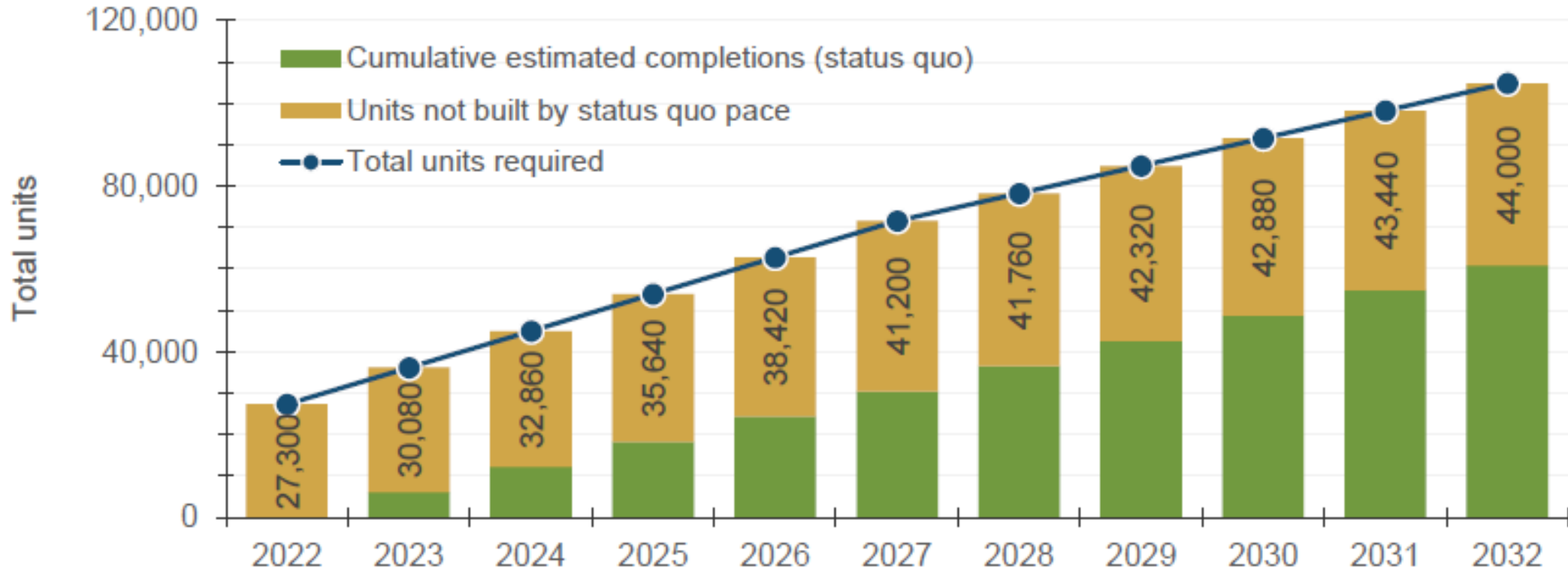
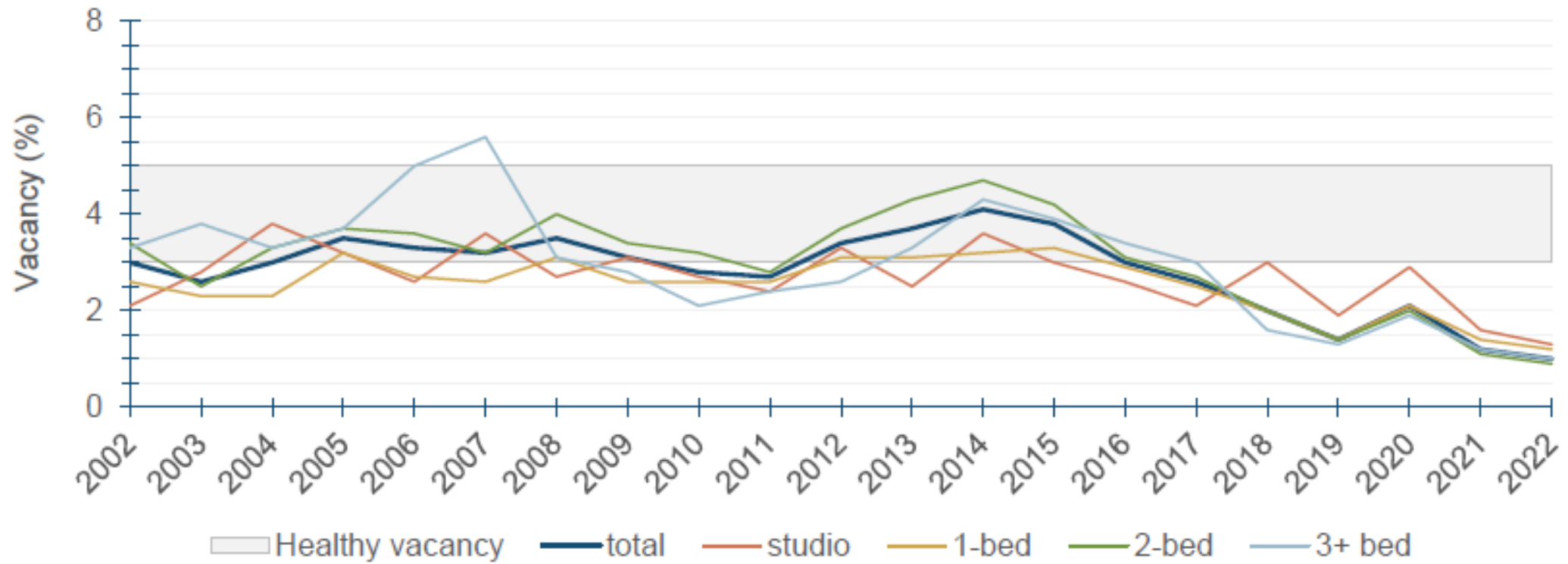


Table 6-1 – Current & Anticipated Unit Shortfall by 2027 and Additional Units Required Above Status Quo Unit Production, Demographic Model Results

	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

Other Issues & Concerns

- Density and Location
 - The land sits within the Three Mile Plains growth centre, serviced with water and sewer.
- Watercourse on the site
 - NSE: Environmental Officer conducted an inspection and confirmed no watercourse on site.
 - A watercourse delineation report supports the finding.
- Species at risk
 - McCallum Environmental Ltd. completed a site visit and study.



Other Issues & Concerns

- Infrastructure & Traffic
 - Traffic study completed by Griffin Transportation Group Inc. Existing road corridor has capacity for the increased traffic.
 - Road owned by Public Works and upgrades are within its mandate not the Municipalities
 - Water and Sewer can support the development, with upgrades that the developer is paying for.
 - Stormwater management must comply with the municipal and provincial regulations.





For any questions, please contact:

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