

Payzant Drive, Windsor Development Agreement

Planning and Heritage Advisory Committee (PAC/HAC)

February 8, 2023

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Application

- A completed application was received from Noel Taiani of Parsons Green Developments on behalf of Abraham Zebian on March 15, 2023.
- The application was to allow a proposed development including a total of 280 apartment units, across 4 multiple-unit apartment buildings and 18 townhouse units grouped on the subject lots by development agreement.

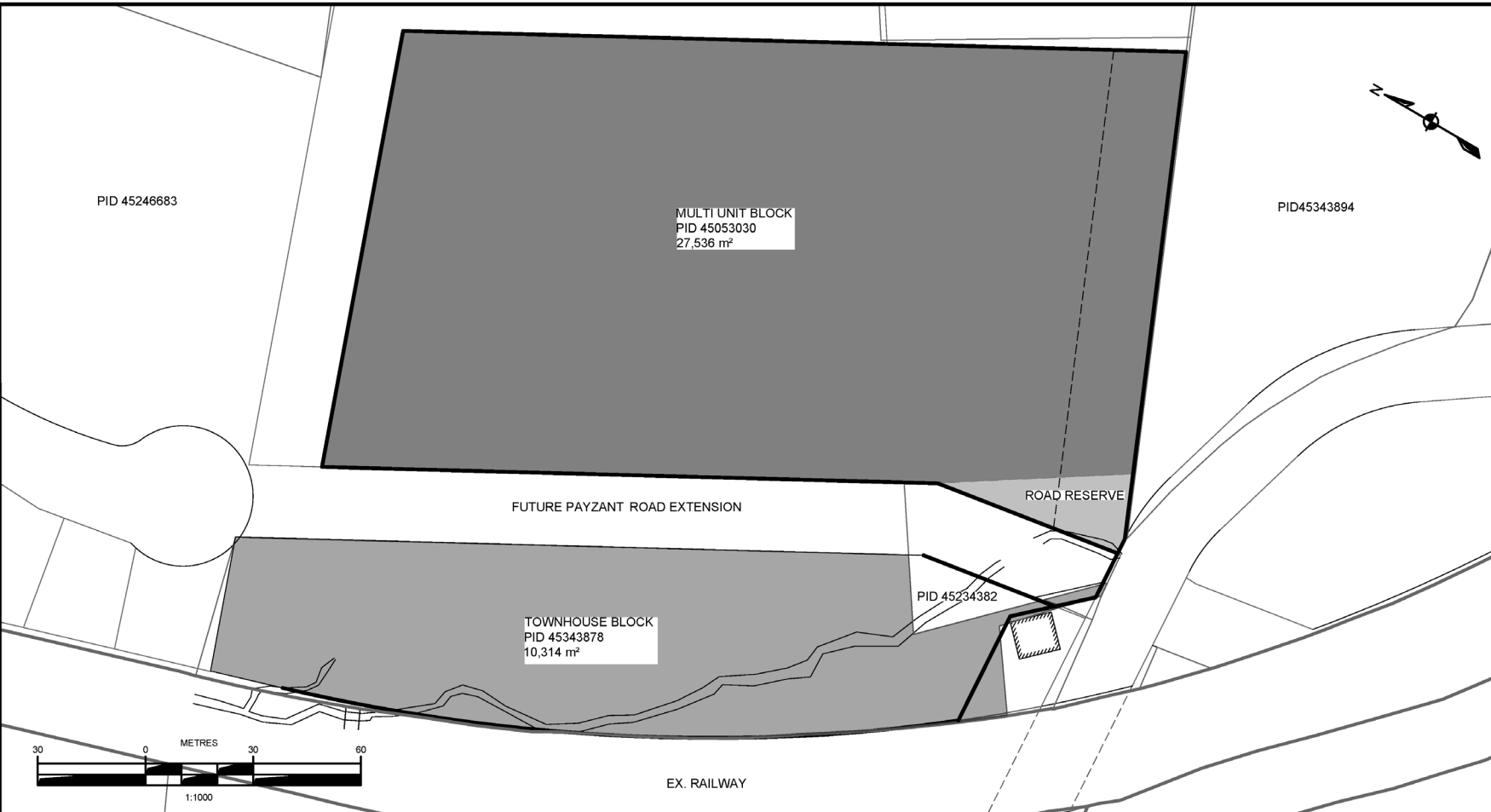


Site Plan

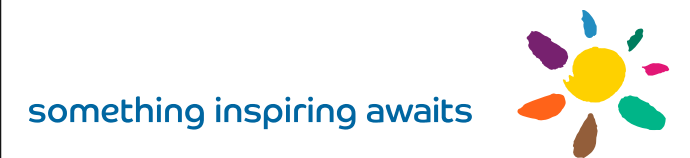
4 Apartment Buildings
with 70 units in each
building

18 Townhouse
Dwellings

Locations determined
by setbacks in the
Development
Agreement



CONSULTANT	CLIENT	PROJECT DESCRIPTION	SHEET DESCRIPTION	Engineer	Drawn
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca	PG DEVELOPMENTS	PAYZANT DRIVE EXTENSION WINDSOR, NOVA SCOTIA	SITE PLAN	N. FOUGERE	S. LOPES
				Scale 1:1000	Date Jan. 29, 2024
				Project No. 22-269	Drawing No. 01
				Filename 22-269_Phases.dwg	1 OF 01



Orthophoto

- Located at the end of Payzant Drive
- Adjacent properties include Avon View High School, the Windsor Baptist Church, residential dwellings to the north, and a mix of commercial and residential uses to the south



Generalized Future Land Use

- Commercial (C)
- Community Use (CU)
- Residential (R)

GFLUM

- Residential Designation



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






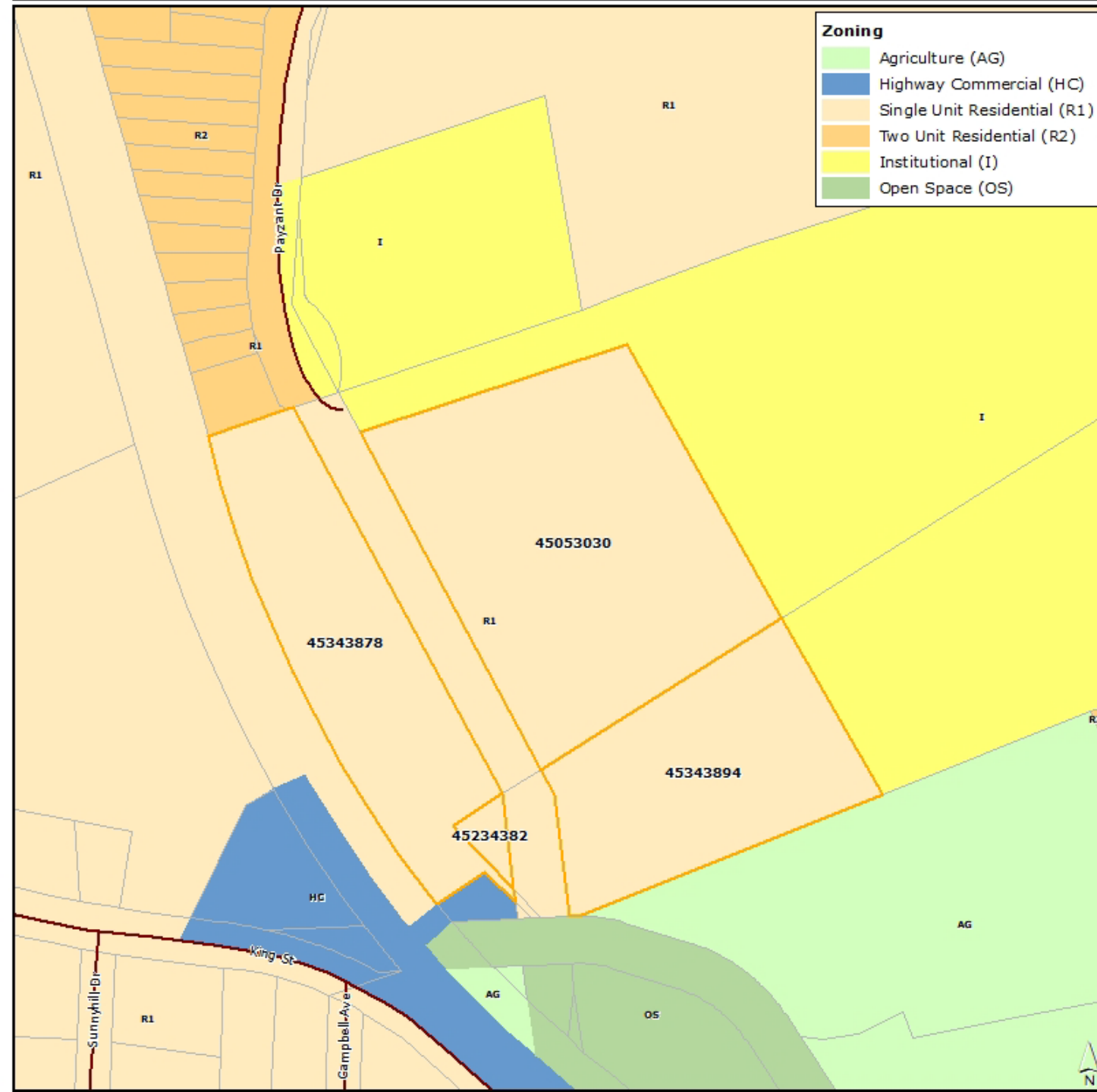
Zoning

- Single Unit Residential (R-1) zone

Permitted uses include:

- Single unit dwellings

Zoning	
	Agriculture (AG)
	Highway Commercial (HC)
	Single Unit Residential (R1)
	Two Unit Residential (R2)
	Institutional (I)
	Open Space (OS)





View of Subject Lot from the End of Payzant Drive

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View of Surrounding Uses East of the Subject Lot



View of Surrounding Uses West of the Subject Lot

Development Agreement Details

- Permits: up to 280 apartment units and 18 townhouse units
- Setback requirements generally consistent with the High Density Residential (R-4) zone, except the front and rear yards which have been reduced and deemed appropriate by the Development Officer
- Maximum height: 5 storeys
- Access by two shared driveways on Payzant Drive extension
- A minimum ratio of 1 parking space to dwelling unit
- A Road Reserve to allow a future Municipal connection from the Payzant Drive extension to King St.



Development Agreement Details

Substantive Matters

- the maximum number of units permitted;
- the maximum height and storeys of the apartment buildings; and
- the fire safety requirements;
- the landscaping requirements; and
- the stormwater management plan requirements.

Public Information Meeting Notes

- A Public Information Meeting was held on May 11, 2023. The meeting was broadcast live on the Municipal Facebook page.
- 15 members of the public attended the Public Information Meeting
- The deadline for comments was May 25, 2023
- Comments from the public included:
 - Nearby sewer line, concerns with traffic, blocked views, property values, introduction of additional traffic and waste, and concerns regarding access



Windsor MPS - Specific Criteria for DA

Policy 5.4.6 allows Council to consider entering into a development agreement to permit new multiple unit residential development.

- In summary, the criteria are met since:
 - ✓ the proposed development is generally consistent with the High Density Residential (R-4) zone standards;
 - ✓ the future Municipal road, constructed at the cost of the developer, will provide adequate access to the proposed development;
 - ✓ adequate on-site parking, amenity space, and buffering will be required for the proposal as per the draft development agreement; and
 - ✓ the Development Officer and the Municipal Traffic Authority have no concerns which have not been addressed in this report.



Windsor MPS - Specific Criteria for DA

Policy 5.5.1 allows Council to consider permitting dwellings in excess of three storeys by development agreement.

- In summary, the criteria are met since:
 - ✓ the draft development agreement requires side yards to be at least one-half the height of the buildings above 3 storeys;
 - ✓ the draft development agreement restricts the apartment buildings to 5 storeys in height and in no instance are they to exceed 80 ft (24.38 m) in height; and
 - ✓ the proposal building is compatible with the surrounding area in terms of design, height and scale.



Windsor MPS - General Criteria for DA

Policy 16.3.1 states general criteria for development agreements.

- In summary, the criteria are met since:
 - ✓ the proposal is not considered premature or inappropriate for the area;
 - ✓ the costs relating directly to the development will not impact the Municipality.; and
 - ✓ the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Public Works Engineering Division, and Municipal Traffic Authority have no concerns which have not been addressed in this report.

Public Information Meeting – May 11, 2023

Staff Review

**PAC/HAC Review and Recommendation –
February 8, 2024**

Council First Reading – February 27*

Public Hearing & Second Reading –
March 23*

Notice Placed in Paper

14 Day Appeal period

Process

*anticipated date



Recommendations (1 of 2)

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider entering into a development agreement to allow up to 280 units within grouped multi-unit apartment buildings and 18 townhouse units on PIDs 45053030, 45343878, 45343894, and 45234382 Payzant Drive in Windsor which is substantively the same as the draft set out in Attachment B of the report File #23-04 to the Planning and Heritage Advisory Committee dated February 8, 2024.



Recommendations (2 of 2)

...that PAC/HAC recommends that Council require that the development agreement with Abraham Zebian on behalf of 3324482 NOVA SCOTIA LIMITED for PIDs 45053030, 45343878, 45343894, and 45234382 on Payzant Drive in Windsor be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.





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