



PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Kari Fougere)
3. Applicant presentation
4. Questions or Comments from the public
5. Conclusion of Public Information Meeting



368 Nesbitt Street, PID 45056447- Textile Mill Development Agreement

Public Information Meeting

July 9, 2026

something inspiring awaits



Application Background

- Application received from Jenifer Tsang of Sunrose Land Use Consulting on behalf of the property owner, 3321153 NOVA SCOTIA LIMITED / United Gulf Developments Ltd. on April 13, 2023
- The application was for an amendment to the Windsor MPS and LUB to create a specific zone/designation to allow the redevelopment of the historic textile mill. The amendments came into effect September 2024, which enable the second part of the application for this development agreement.
- This development agreement is to allow the redevelopment of the current building into a mixed-use residential and commercial development.



Application Cont.

Request:

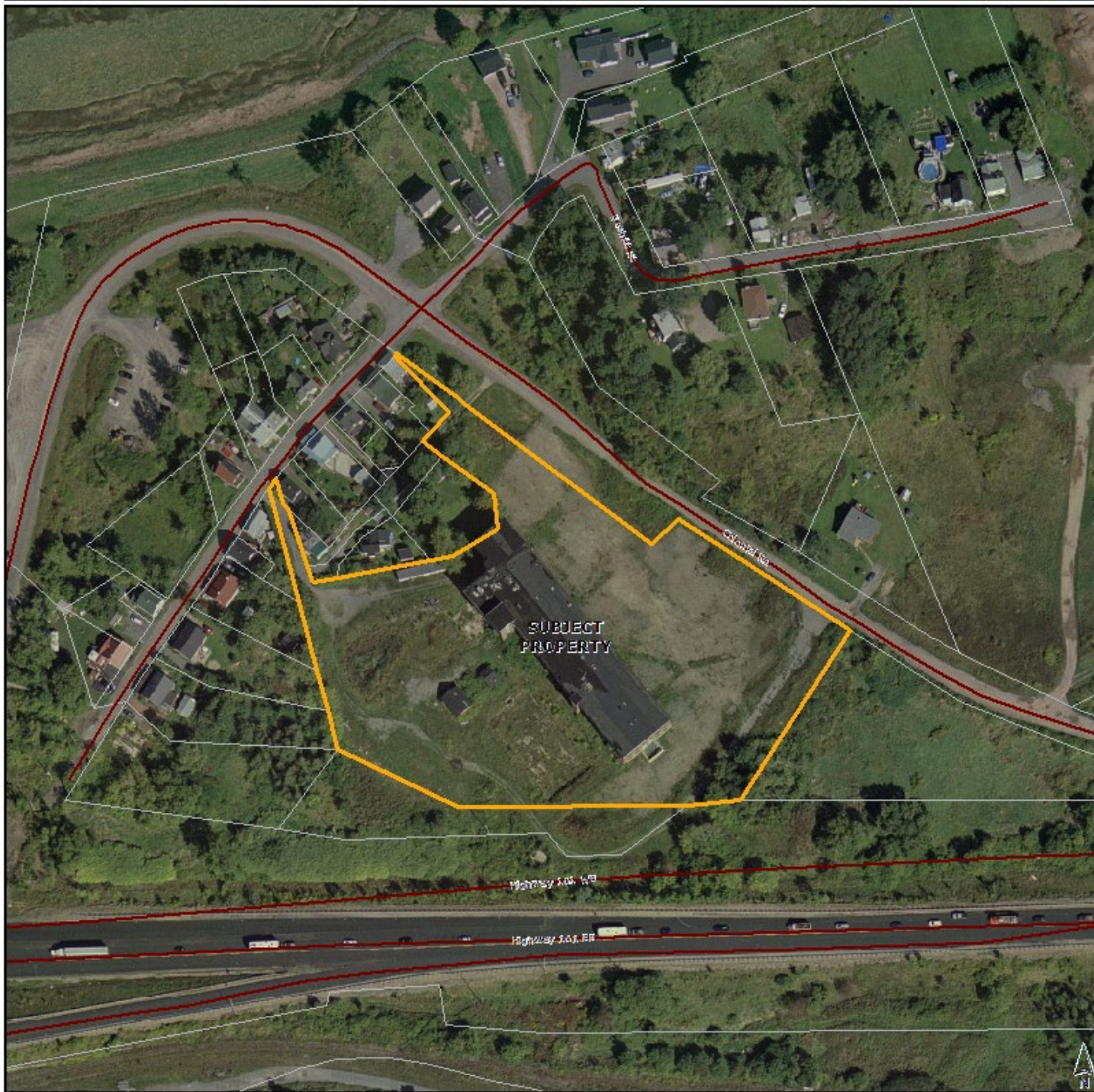
- mixed-use, multi-unit building with ground floor commercial uses, 2 floors of office space and 16 residential floors, for a total of up to 19 floors and approximately 190 residential units;
- commercial uses: offices, museum, general retail and services, and café;
- restaurant in a separate building;
- outdoor recreation space; and
- specific considerations for: signage and illumination, parking requirements, size and design of building, and buffering



Site Context

- Known as the former textile mill site; the textile mill was built in the 1880's and closed in 2005
- 2007: Development agreement was registered on the property to permit commercial and residential redevelopment, but these aspects were not completed by previous owners
- Building has sat vacant since then
- August 2021: a demolition permit was issued for a portion of the building which left approximately half of the original textile mill building remaining





Site Context

368 Nesbitt Street
PID 45056447

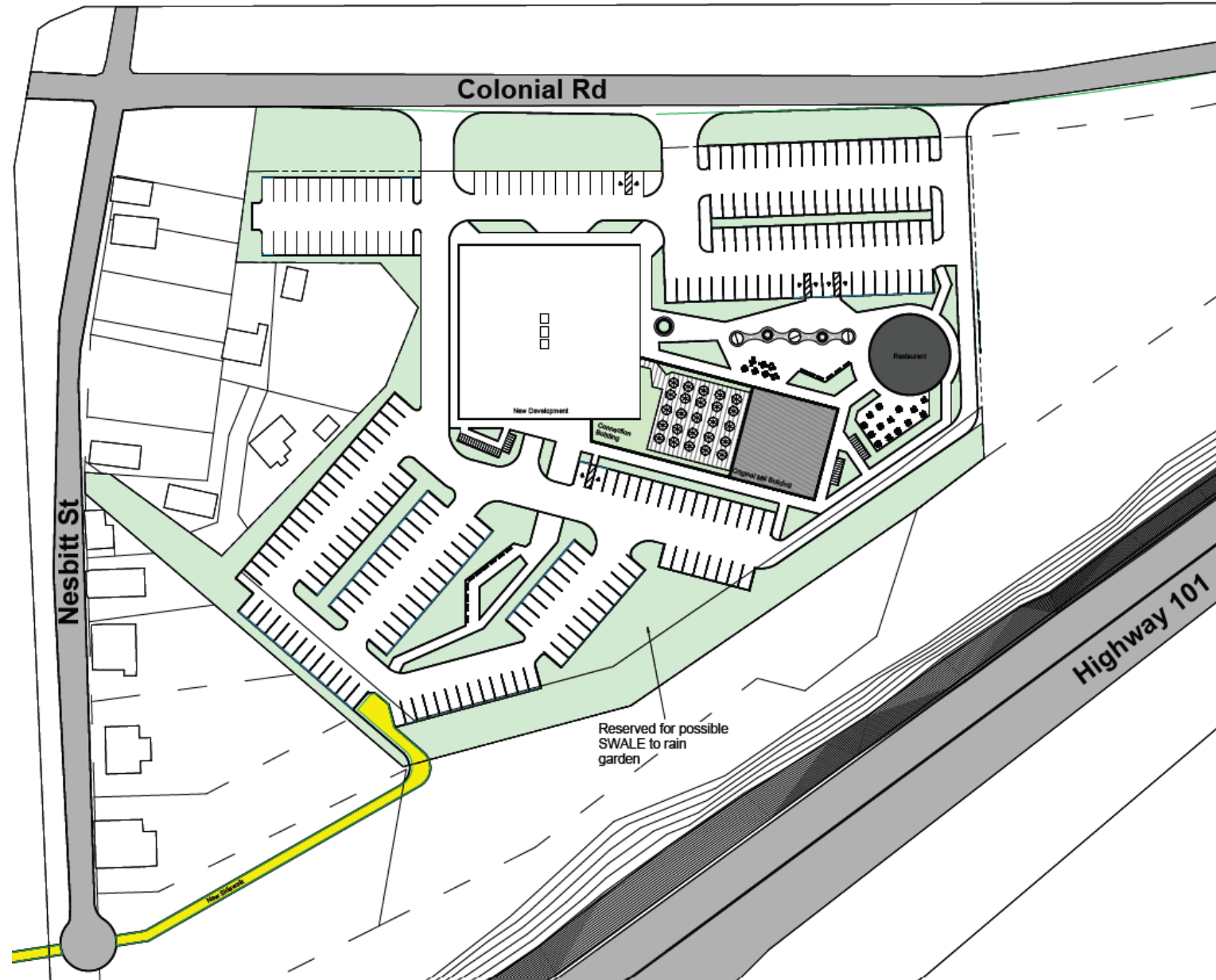
Designated Nesbitt
Island

Zoned Mixed Use

Windsor Municipal Planning Strategy

- Policy 9.3.5 - consider only by development agreement within the Nesbitt Island designation mixed use, multiple unit residential developments in excess of four storeys in height. Considering:
 - Combination of uses,
 - Maximum height of 210 ft.
 - Consideration around maintaining heritage of the existing textile mill including architectural elements
 - Considerations for signage
 - Landscaping and open space
 - Parking
 - Hours of operation
 - Requirements for studies to address additional considerations
- Policy 16.3.1- General criteria for development agreements

Proposed Site Plan



Public Information Meeting – July 9th, 2026

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 newspaper

Properties within 300 ft. were notified of the Public Information Meeting



Comments Submission

Comments and questions can be submitted by the public until noon on **July 23rd, 2026**

- All correspondence should be sent to:

Alex Dunphy, Senior Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



Applicant Presentation



Comment / Questions





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