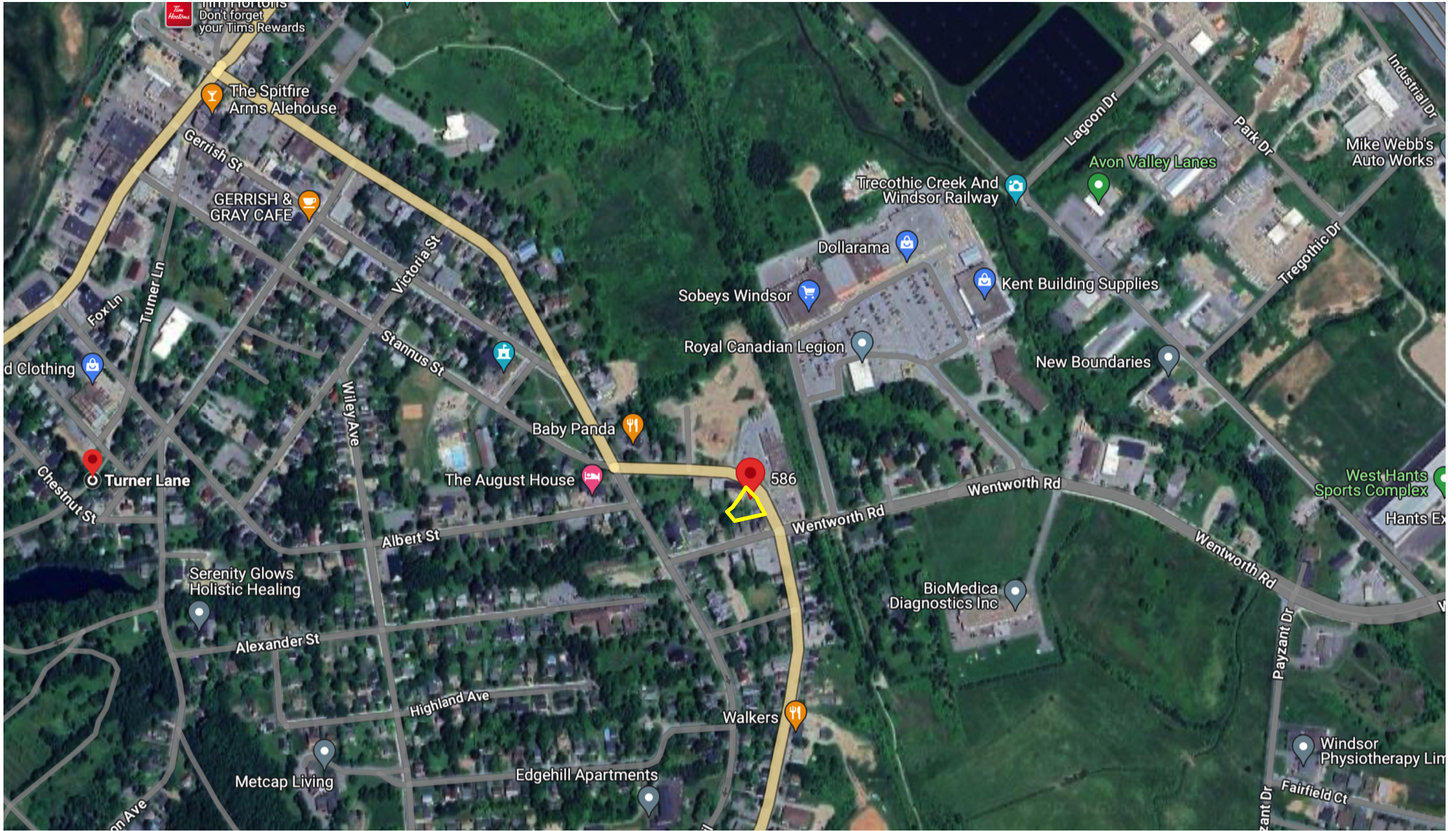


586 O'BRIEN STREET DEVELOPMENT AGREEMENT APPLICATION



PROJECT RATIONALE 586 O'BRIEN STREET

Global News: Nov 28, 2023- "We are in midst of housing in Nova Scotia"

"Expected to be lacking 41,200 homes by 2028 — and with the pressures of inflation, high interest rates and labour shortages — the province needs to take immediate action, says Duncan Williams, president and CEO of the Construction Association of Nova Scotia."

"New Urbanism" is an urban design movement that promotes environmentally friendly habits by creating walkable neighbourhoods containing a wide range of housing and job types. The two main principles: building a sense of community and the development of ecological practices." Create Urban Density where possible not Urban Sprawl.

- "Gentle densification" in downtown Windsor is good urban planning.
- Good effects for local business and support services such as the hospital.
- Currently a near zero vacancy rate for rental housing in Windsor
- Currently very little if any new quality rental housing in the core area.
- Walk-ability: 6-minute walk to Sobeys, 10-minutes to center of the downtown business district, 14-minutes to West Hants Sports Complex or a 16-minute walk to the Hospital
- Currently a vacant site in downtown Windsor, directly across the street from Lawtons Drugs
- Zoned residential providing an ideal location for housing with minimal need for cars
- As of right can build four units as 3 story duplex but the economics not feasible
- Re-designed as six-plex **in the same volume** with six 2-bedroom units
- Permits CMHC funding which is intended to help with current housing crisis needs and makes the project feasible but must have a minimum of 5 units.
- Meets Town of Windsor parking, set back and height requirements
- 3 Story height is compatible scale with the neighbourhood
- Each Unit has its own walkout space. Many outdoor amenities in area including Victoria Park, Hants Aquatic Centre and Fort Edward
- Designed without basement for flood proofing

