

WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Tuesday, April 2, 2024

Gray Street, Windsor
(PID 45354065)

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer Presentation
5. Questions or Comments from the public can be sent until noon on April 16 to Planner Dunphy to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting



Gray Street, Windsor Development Agreement

Public Information Meeting

April 2, 2024

something inspiring awaits



Application Background

- An application was received from Monica Sweetapple of NUVO Architecture on behalf of Jean Alphonse on February 16, 2024.
- The application is to allow a 5-storey, 50-unit residential apartment building by development agreement.



Development Proposal

- 50 total units across 5 storeys
- 58 parking spaces provided (most underground)
- 12,384 sq. ft. building footprint

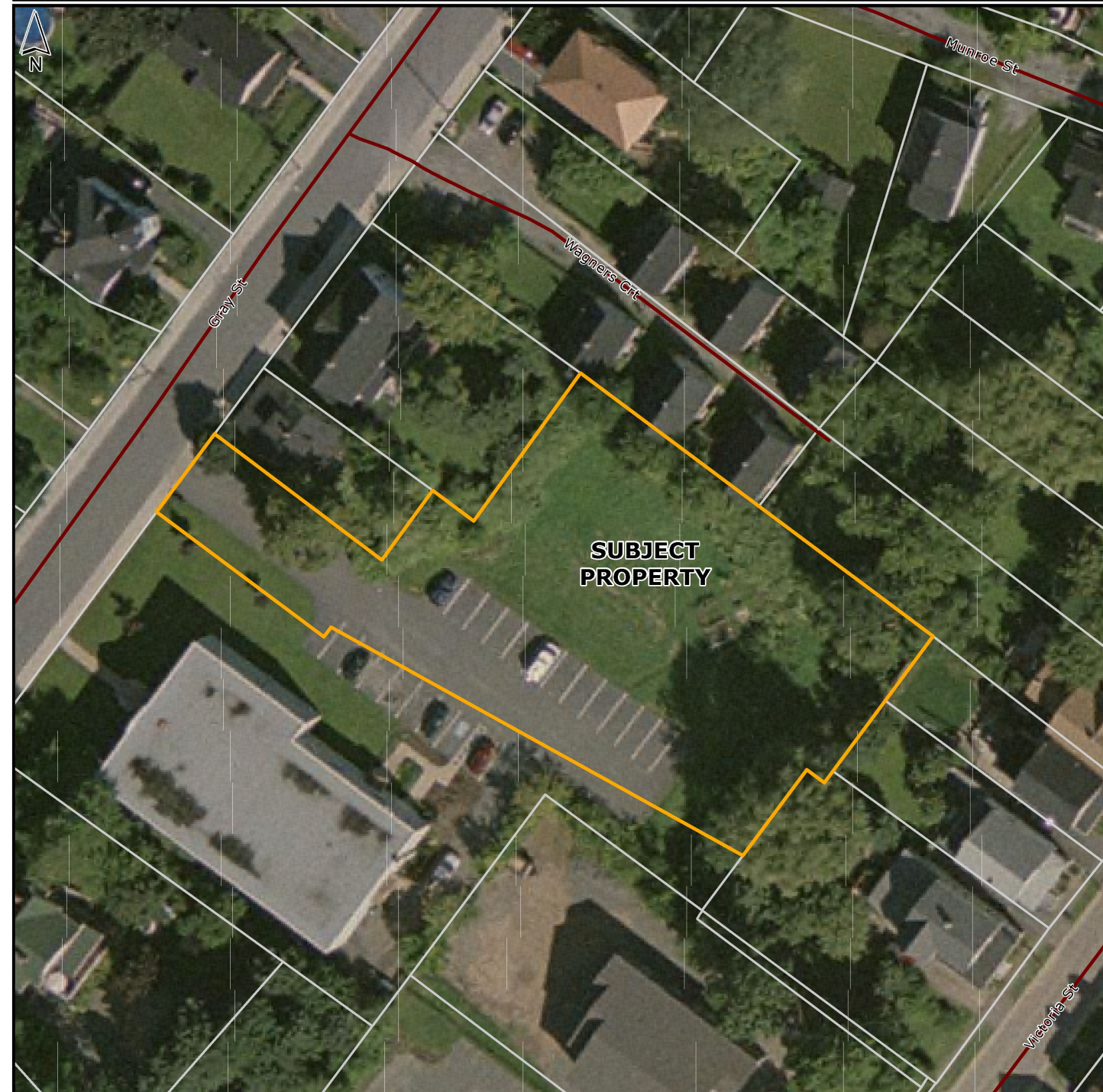


TYPICAL FLOOR PLAN

Development Proposal Rendering

something inspiring awaits





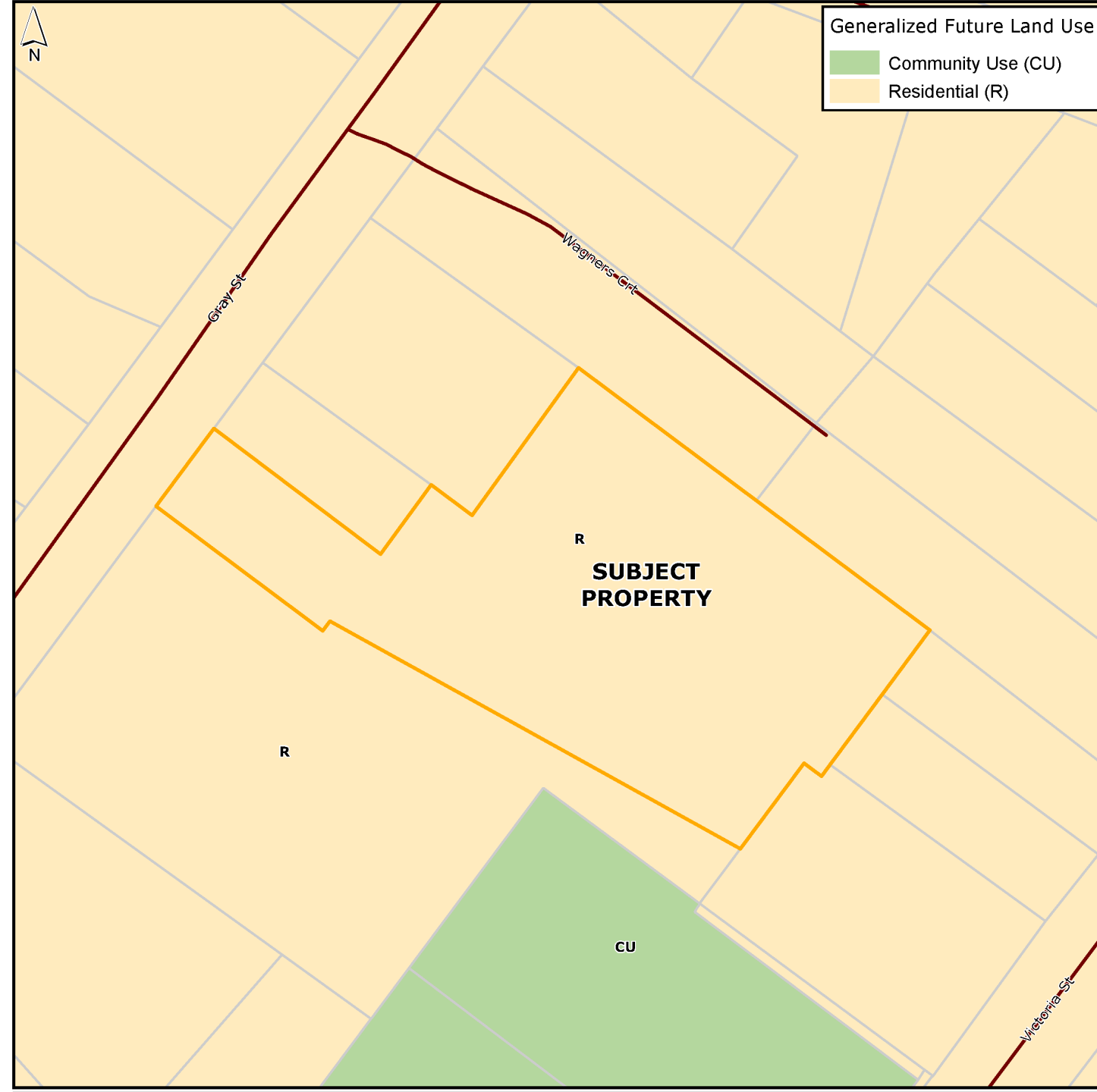
Orthophoto

- The property currently has a parking lot on-site for the adjacent apartment building to the southwest

Nearby uses include:

- a variety of residential uses;
- the Windsor Regional Library;
- the Windsor Curling Club.





GFLUM

- Residential Designation



Zoning

- High Density Residential (R-4) zone

Permitted uses include:

- All uses permitted in the R-1, R-2, and R-3 zones
- Boarding and rooming houses
- **Dwellings with more than 6 units**
- Grouped dwellings
- Homes for Special Care





View of Subject Lot from Gray Street

something inspiring awaits





View on Subject Lot of development proposal location



Windsor MPS Policies

- **Policy 5.4.6** enables Council to consider multiple unit residential dwellings of three units or more in the Residential designation by development agreement.
- **Policy 5.5.1** enables Council to consider permitting dwellings more than three stories by development agreement.
- **Policy 16.3.1** states general criteria for development agreements.



Public Information Meeting – April 2

Staff Review

PAC/HAC Review and Recommendation –
May 9*

Council First Reading – May 28*

Public Hearing & Second Reading – June 25*

Notice of Approval

14 Day Appeal Period

Process

Notice was placed in the Valley Journal Advertiser

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on the subject lot

* Anticipated Date



Comments Submission

- Comments and questions can be submitted by the public until noon on **April 16**
- All correspondence should be sent to:

Alex Dunphy, 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





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