



Development Agreement for 4542828 Nova Scotia Limited

439 Clifton Ave (PID 45049921)

Brighter Community Planning & Consulting

West Hants Regional Municipality
Public Information Meeting
Presentation

September 4th, 2024

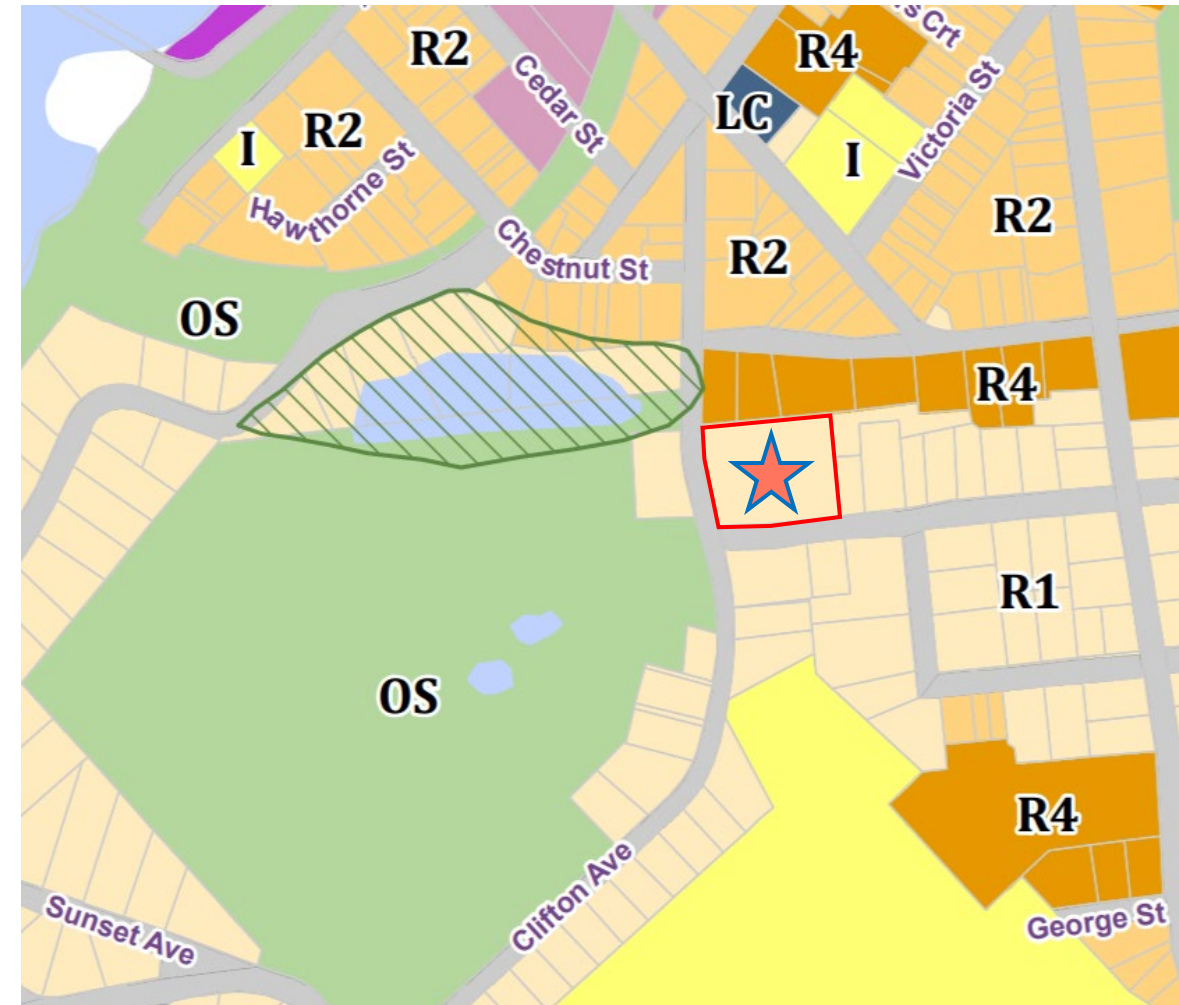
Project Overview

- **Conversion:** Previously used yoga studio to multi-unit dwelling.
- **Units:** 8 units which will include Bachelor, one-bedroom, two-bedroom, including one accessible unit.
- **Target market:** Young professionals, retirees, elders, downsizers.
- **Goal:** Meet local housing needs and support community growth with diverse rental housing options while maintaining the feel of single-unit dwelling.



Site Description

PID	45049921
Lot Area	56,801 sq ft (1.3 acres)
Living area	7,109 sq ft
Owner	4542828 Nova Scotia Limited
Designation	Residential (R)
Zone	R1 (Single Unit Residential)
Sewer & Water	Fully Serviced
Previous Use	Commercial yoga studio
Surrounding	Single-family homes, multi-unit apartment buildings, Clifton museum park



Site Location



Street Frontage

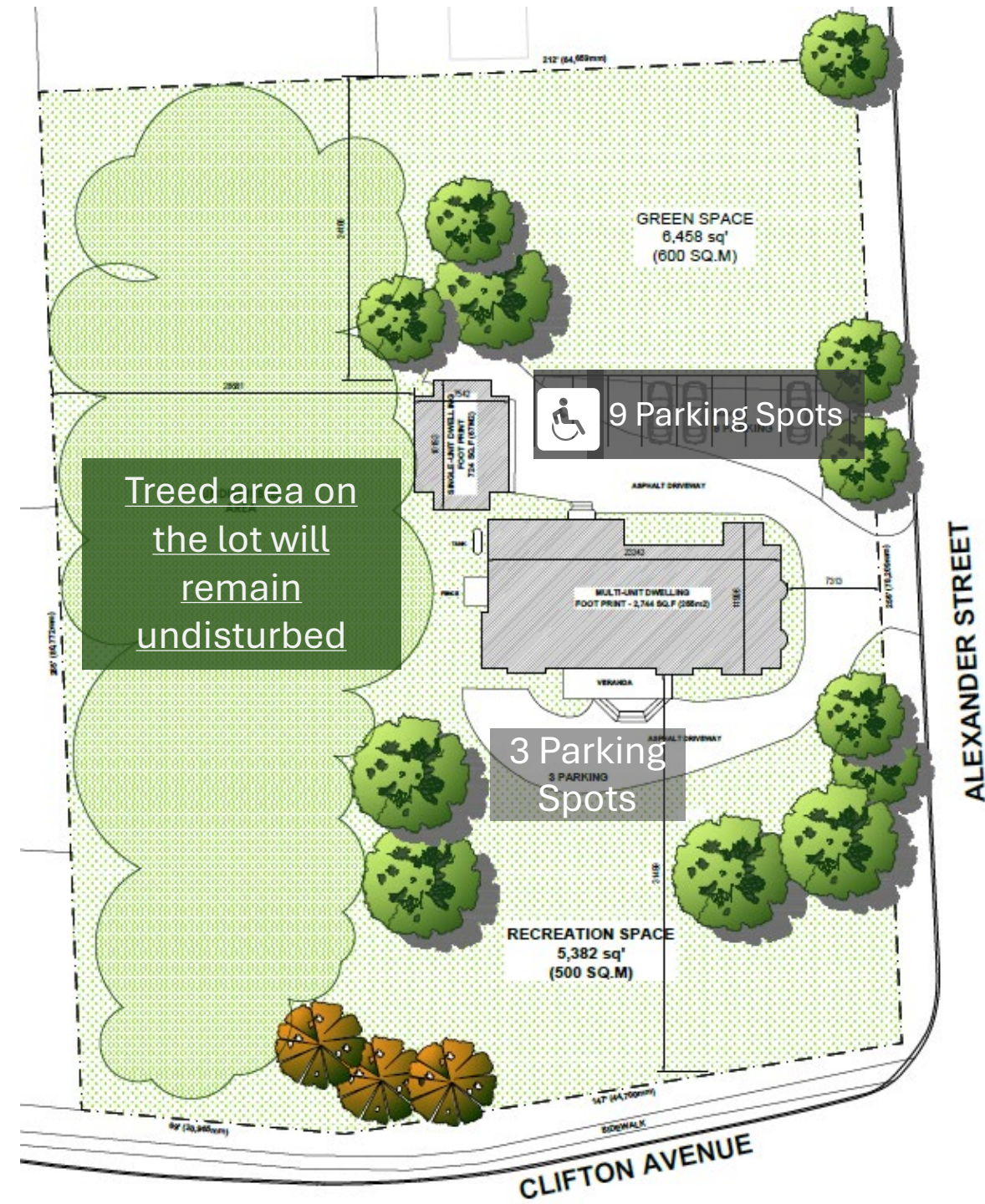


Site Surrounding



Proposed Features

- **Units:** 8 units (bachelor, one-bedroom, two-bedroom)
- **Parking:** 12 spaces, including 1 accessible parking
- **Recreational Space:** On-site recreational space
- **Undisturbed Area:** Preservation of existing treed area
- **Character:** Maintenance of the building's classic character.



Proposed use

- Continue to have it look like single unit dwelling to the great extent possible abiding the building code requirements.
- No planned additions to the building.

Existing building will be converted into 7 units.

Existing Garage will be converted into an accessible unit

Parking

Parking

Entry from Alexander street



Policy Review and Project Alignment

- **Enabling Policies:** Residential Designation Policy 5.4.6 and Implementation Policies 16.3.1.
- **Diverse Housing:** Will provide bachelor, one-bedroom, and two-bedroom units, including an accessible unit.
- **Community Fit:** Preserves classic building features, maintains green space, and integrates with local character.
- **Sustainability:** Utilizes existing infrastructure efficiently and supports walkability with access to local amenities.



Impact and Considerations

- **Traffic Impact:** Likely will have less traffic than a yoga studio.
- **Existing Infrastructure:** Efficient use of existing services and infrastructure.
- **Walkability:** Proximity to downtown, waterfront, parks, school and community recreational facilities.



Summary

- **Project:** Conversion to 8 units, preserving site character and green space.
- **Compliance:** Aligns with Windsor's MPS and Land Use By-law.
- **Community Benefits:** Adds housing diversity, maintains architectural harmony, blends into the existing neighbourhood and enhances local quality of life.





For any questions, please contact:

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