

Public Information Meeting

411 King St, Windsor
(PID 45059755)

Agenda

1. Meeting called to order
2. Introduction by Chair (Councillor Ivey)
3. Overview of Proposal and Process
(Planner Dunphy)
4. Owner or Developer Presentation (Ezra Edelstein)
5. Questions or comments can be submitted until
noon on November 20 to Planner Dunphy via:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 118; or
 - adunphy@westhants.ca
6. Conclusion of Public Information Meeting

something inspiring awaits



Phase 2

411 King Street, Windsor

Development Agreement

Public Information Meeting

November 6, 2024

something inspiring awaits



Application Background

- A complete application was received from Edward Edelstein of Geome Properties on September 1, 2024
- To allow a 7-storey, 60-unit apartment building by development agreement



Application Organization

The application has been considered by Planning staff in two parts:

1. Consider an 18-unit stacked townhouse in place of the existing church on the property by development agreement; and
2. Consider a 7-storey, 60-unit apartment building by development agreement.

This process is only concerning Part 2.



411 King Street Development Windsor Nova Scotia

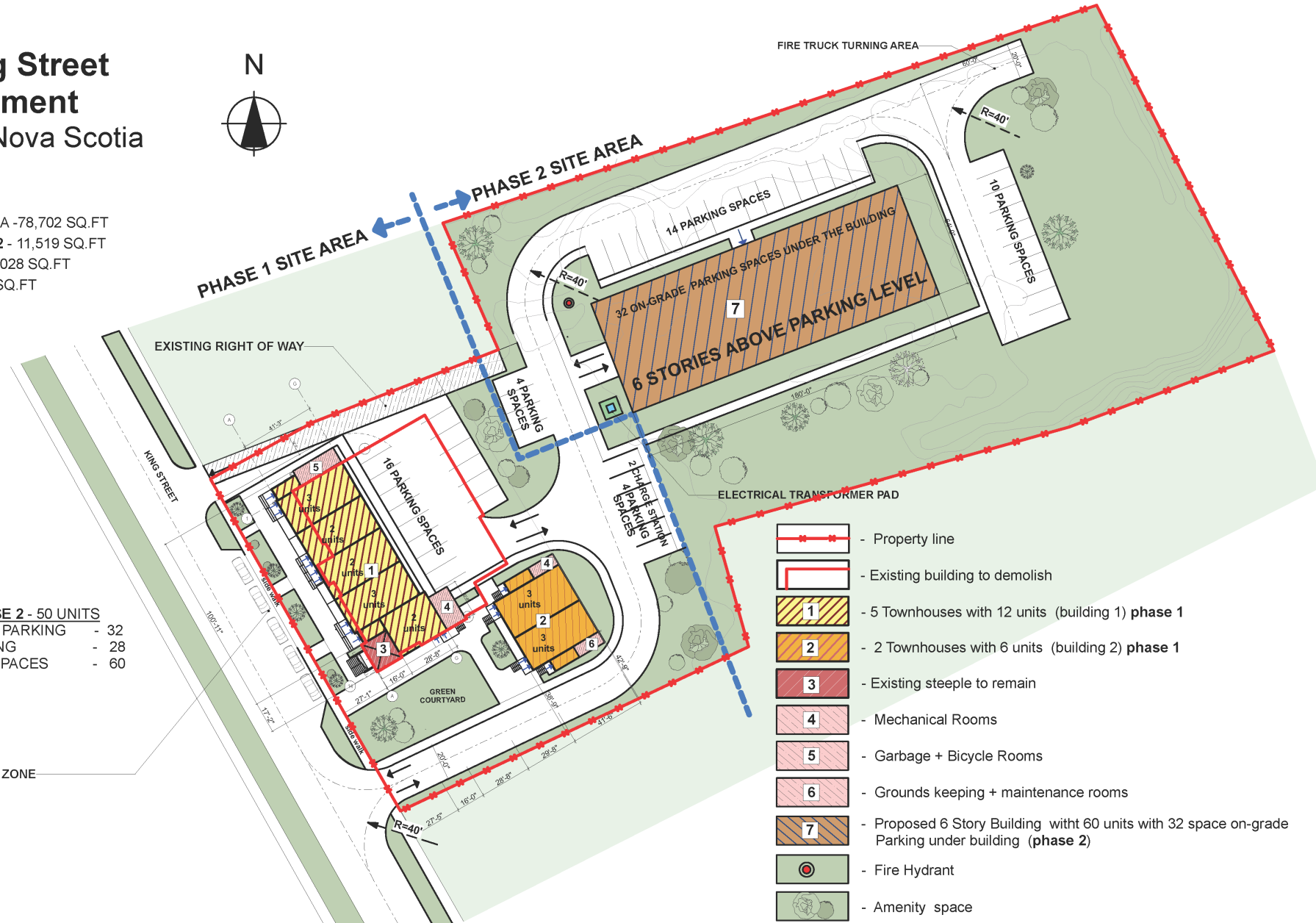


PHASE 2 SITE AREA - 78,702 SQ.FT
 BUILDING PHASE 2 - 11,519 SQ.FT
 ROAD/PARKING- 9,028 SQ.FT
 AMENITY - 58,155 SQ.FT

Development Proposal

TOTAL UNITS PHASE 2 - 50 UNITS
 - UNDER BUILDING PARKING - 32
 - OUTDOOR PARKING - 28
 - TOTAL PARKING SPACES - 60

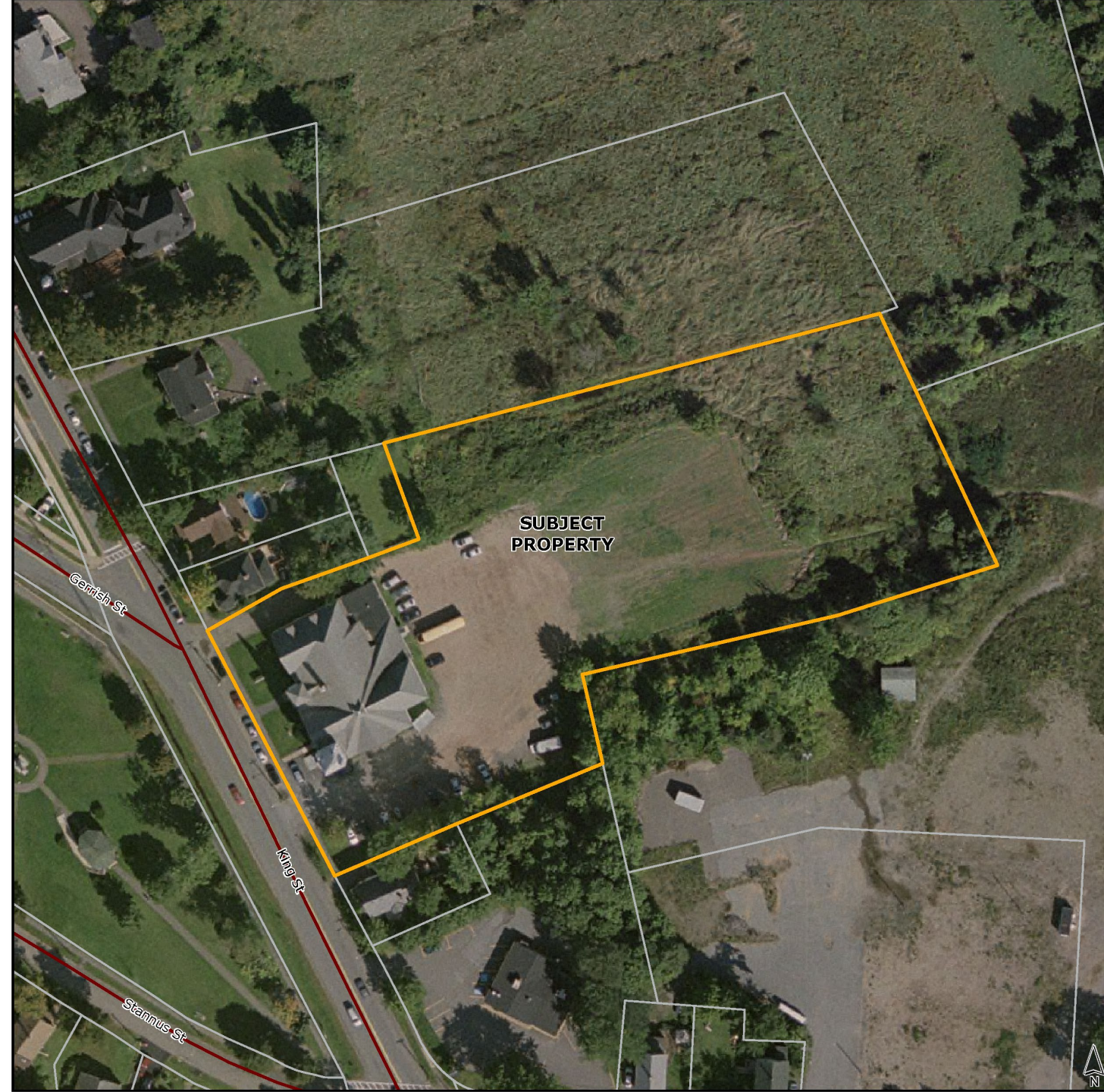
PROPOSED LOADING ZONE






- Property line
- Existing building to demolish
- 1 - 5 Townhouses with 12 units (building 1) phase 1
- 2 - 2 Townhouses with 6 units (building 2) phase 1
- 3 - Existing steeple to remain
- 4 - Mechanical Rooms
- 5 - Garbage + Bicycle Rooms
- 6 - Grounds keeping + maintenance rooms
- 7 - Proposed 6 Story Building with 60 units with 32 space on-grade Parking under building (phase 2)
- Fire Hydrant
- Amenity space

Orthophoto

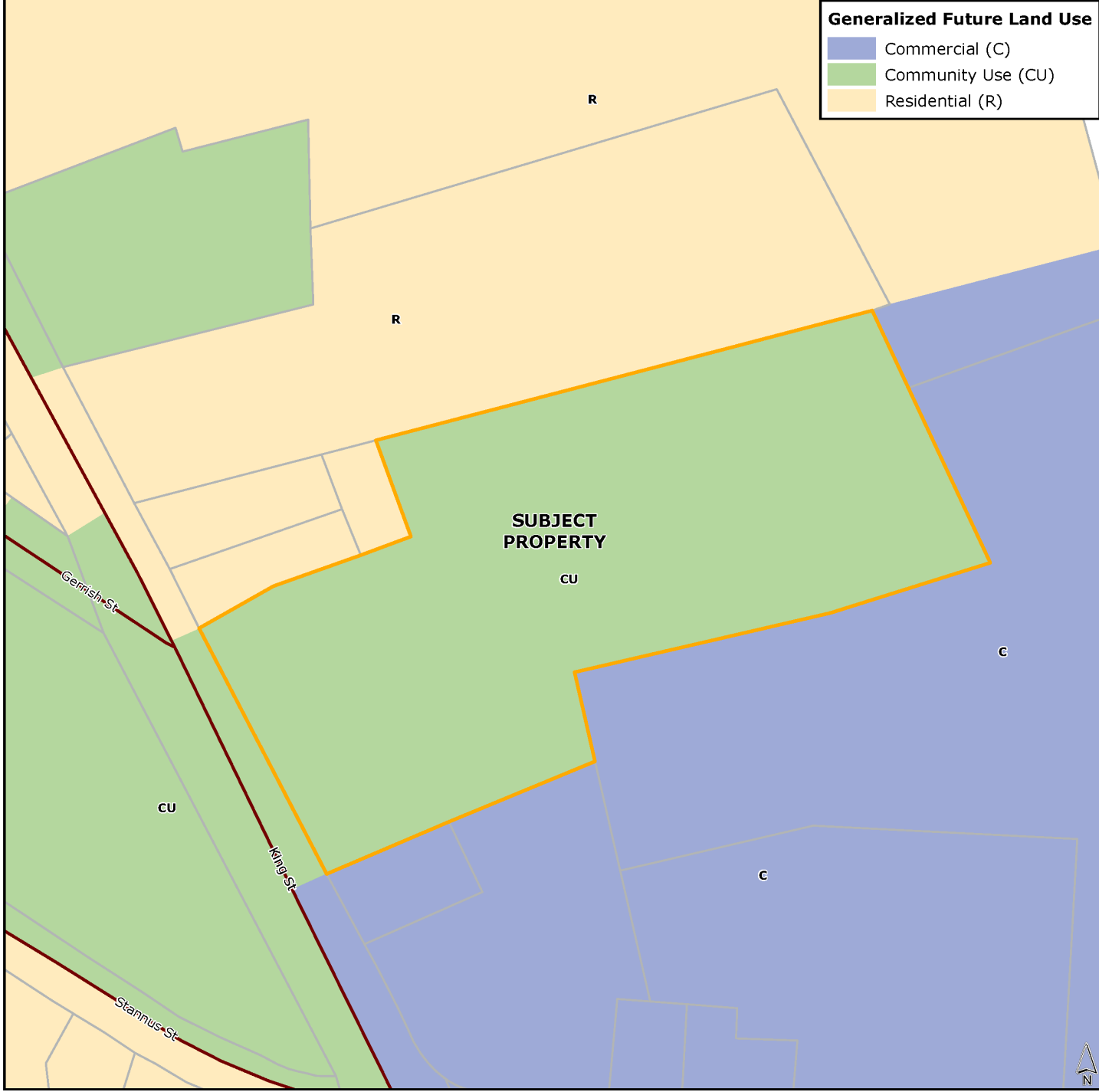
- Existing church with a development agreement to construct 18 townhouse units
- Abuts lower density residential uses to the north, commercial uses to the south and east, and Victoria Park to the west of the subject lot



Generalized Future Land Use

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

GFLUM



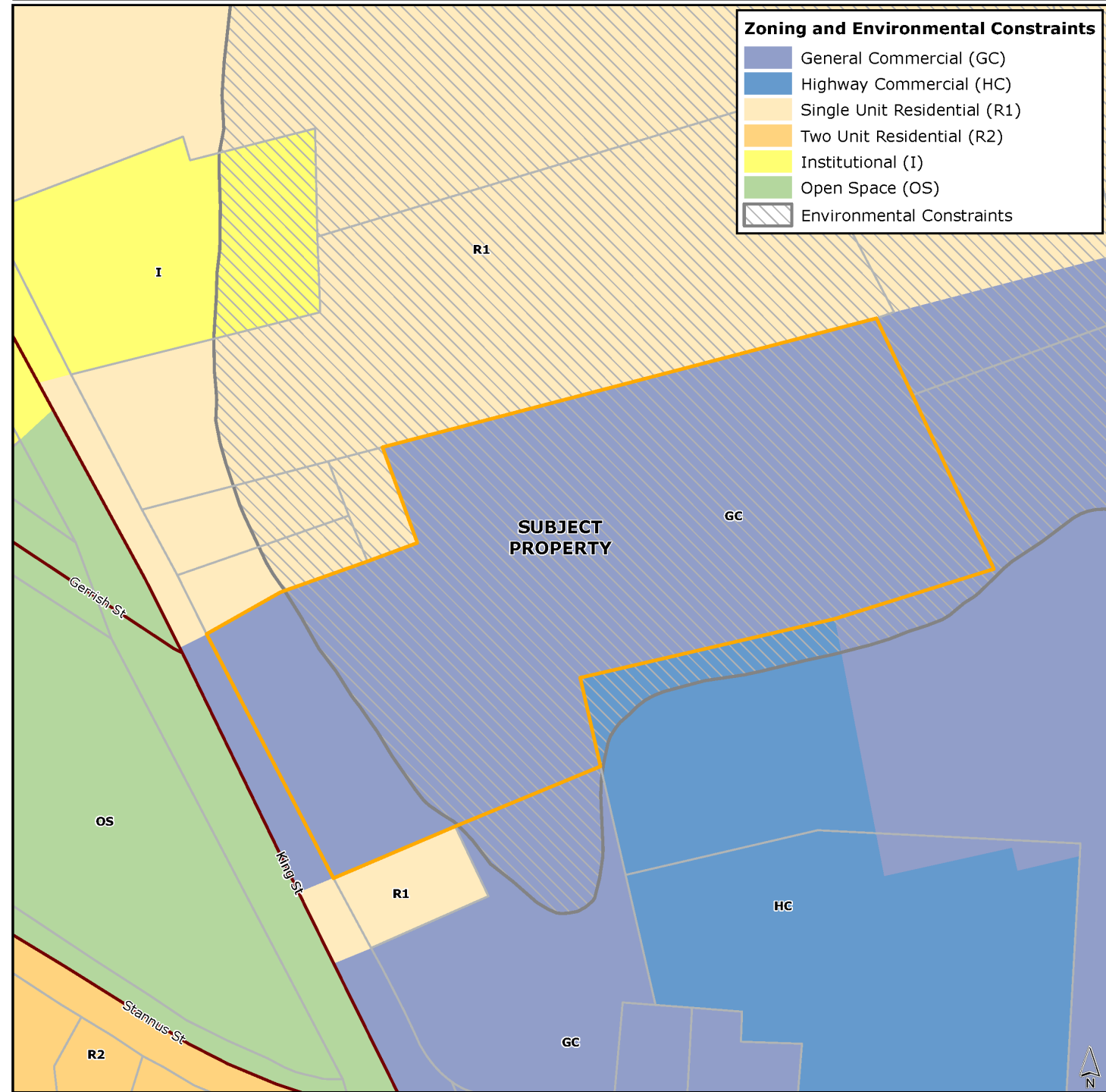
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Zoning

Zoning and Environmental Constraints

- General Commercial (GC)
- Highway Commercial (HC)
- Single Unit Residential (R1)
- Two Unit Residential (R2)
- Institutional (I)
- Open Space (OS)
- Environmental Constraints





View of Subject Lot from King Street





View of surrounding uses on King Street

General MPS Policies

- **Policy 16.1.4** enables Council to consider entering into a development agreement for a property immediately adjacent to a given land use designation
- **Policy 16.3.1** states general criteria for development agreements



Specific MPS Policies

- **Policy 5.4.6** enables Council to consider new multiple unit residential dwellings of three units or more in the Residential designation by development agreement
- **Policy 5.5.1** enables Council to consider dwellings in excess of three storeys by development agreement
- **Policy 12.0.2** requires an environmental study conducted by a qualified person identifying constraints to construction and how to address them



Public Information Meeting – November 6

Staff Review

PAC/HAC Review and Recommendation –
December 12*

Council First Reading – January 28, 2025*

Public Hearing & Second Reading –
February 25, 2025*

Notice of Approval

14 Day Appeal Period

Process

Notice in the Valley Journal
Advertiser

Properties within 300 ft were
notified of the Public Information
Meeting

Signage posted on the subject lot

* Anticipated dates



Comments Submission

- Comments and questions can be submitted until noon on **Nov. 20**
- Three pieces of correspondence received to date including concerns regarding sewer infrastructure adequacy
- All correspondence should be sent to: Alex Dunphy, Senior Planner

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





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