

An aerial photograph of a residential neighborhood. The image shows a mix of single-story and two-story houses, some with large lawns and trees. A prominent road runs diagonally from the top left towards the bottom right. In the lower-left quadrant, there is a large, light-colored building with a steeple, likely a church. The overall scene is a typical suburban or rural residential area.

**Development Agreement for  
4542828 Nova Scotia Limited**

**439 Clifton Ave (PID 45049921)**

**Brighter Community Planning & Consulting**

**West Hants Regional Municipality**

**Public Hearing Presentation  
February 25th, 2025**

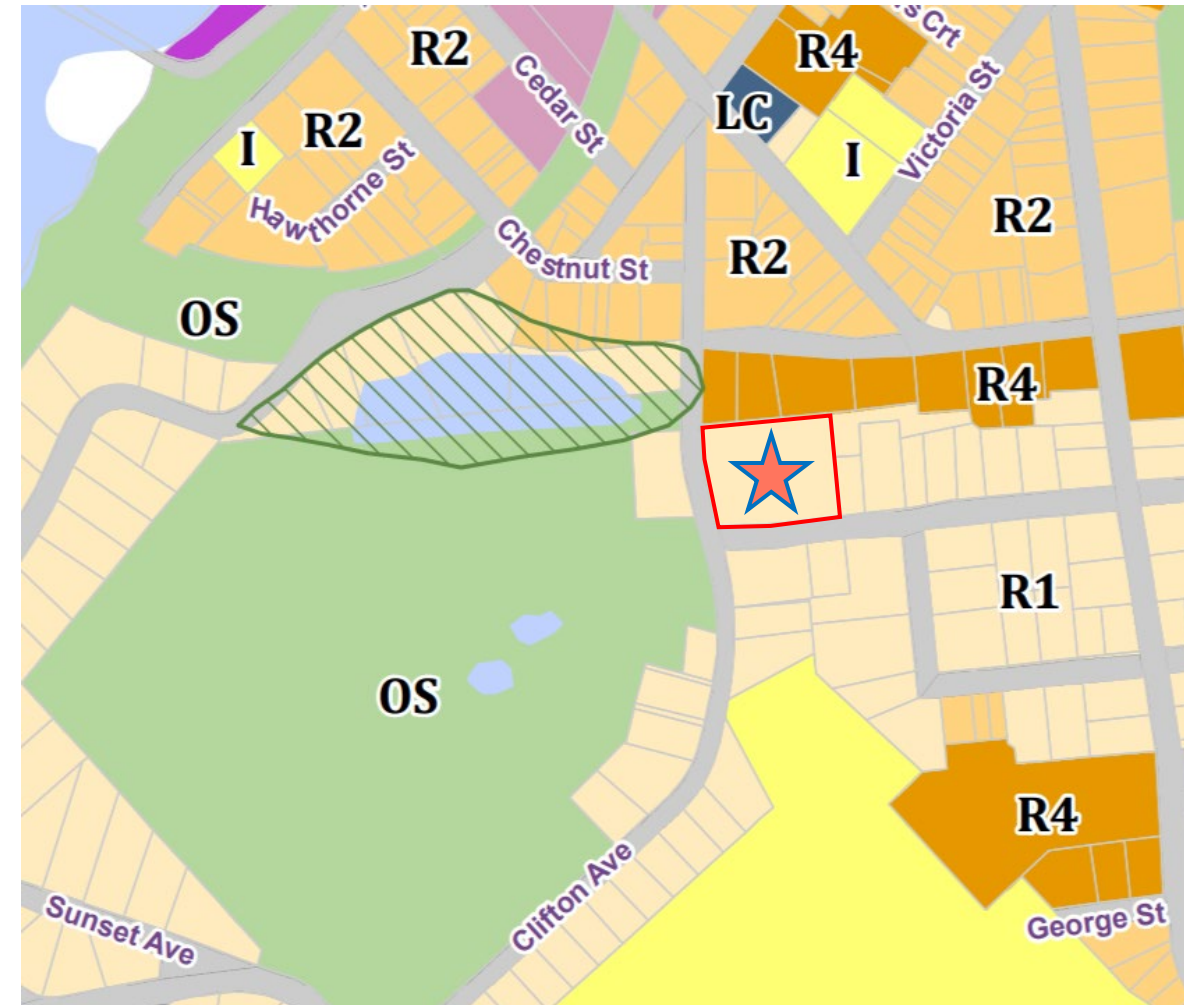
# Project Overview

- **Conversion:** 8 rental units
- **Unit Types:**
  - 5 One-bedroom Units (include one accessible unit)
  - 3 Two-bedroom Units
- **Project Goals:**
  - Utilize an existing structure for housing
  - Preserve building exterior and green space
  - Provide high-quality rental units to the community



# Site Description

PID	45049921
Lot Area	1 Acre
Living area	7,109 sq ft
Owner	4542828 Nova Scotia Limited
Designation	Residential (R)
Zone	R1 (Single Unit Residential)
Sewer & Water	Fully Serviced
Surrounding	Single-unit & multi-unit residential buildings, Clifton museum park

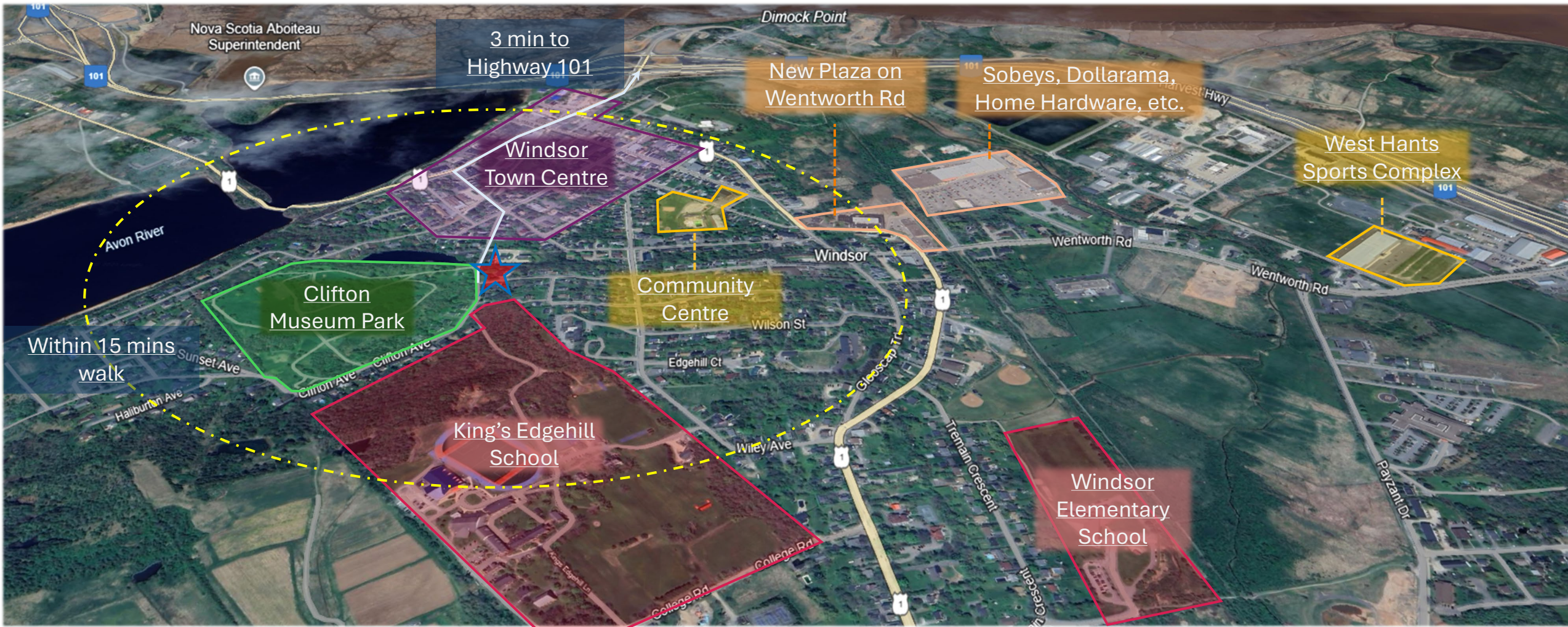


# Policy Review

- **Development Agreement:** MPS Policies 5.4.6 & 16.3.1
- **Policy 5.4.6:** allow conversion to three or more units in the Residential Designation by DA
- **Policy 16.3.1 – DA Criteria:**
  - Adequacy of service and infrastructures
  - Development pattern
  - Traffic impacts



# Services in Town



# Site Surrounding



# Site Condition



Clifton Avenue

Viewing East from Clifton Ave



Alexander Street

Viewing West on Alexander Street

# Proposed Renovation

- Eight dwelling units with onsite parking.
- Internal conversion, minimum change to the exterior.
- Preserve existing green space and trees.

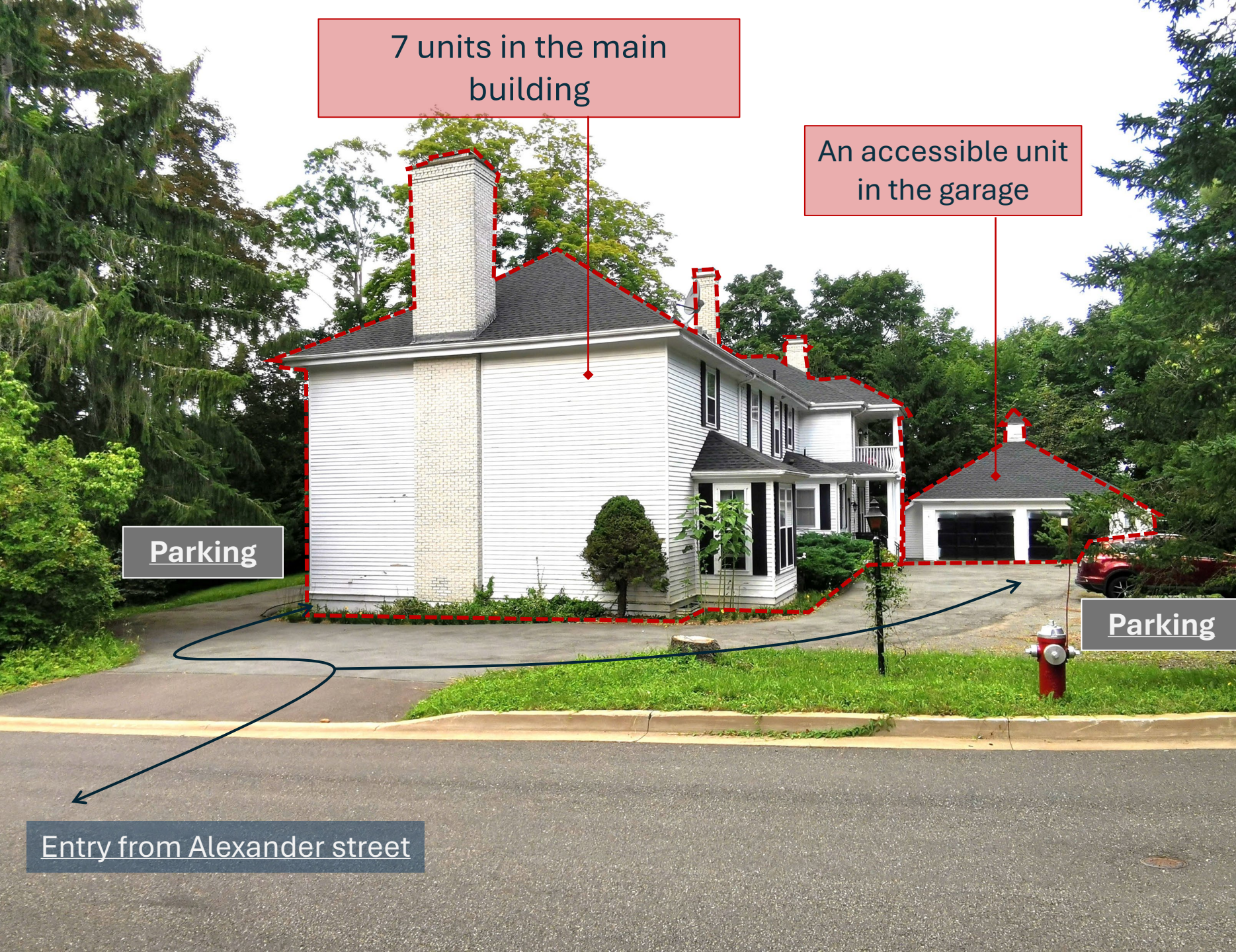
7 units in the main  
building

An accessible unit  
in the garage

Parking

Parking

Entry from Alexander street



# Rental Units

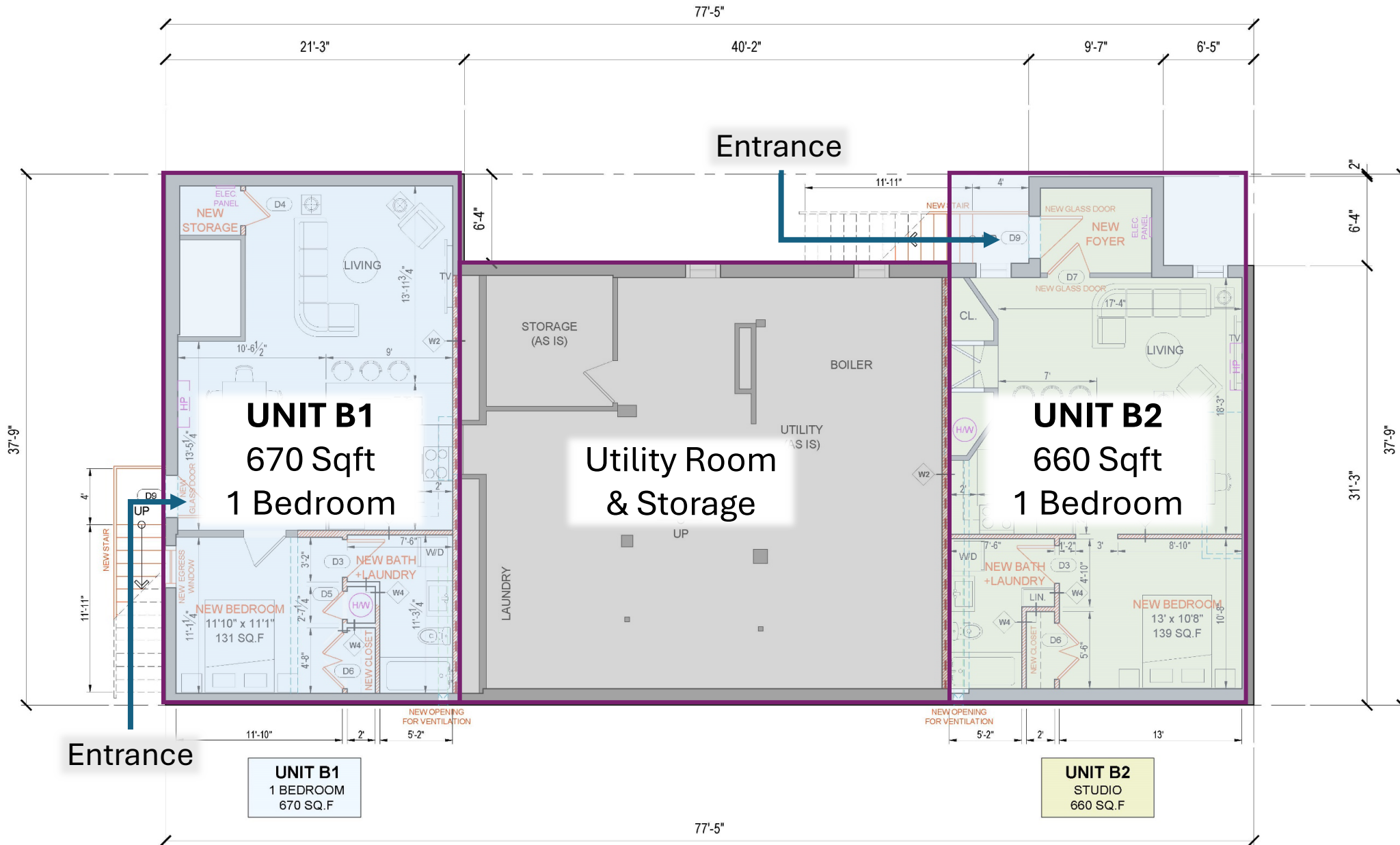
Unit#	Unit Type	Floor Area
B1	One-bedroom	670 sqft
B2	One-bedroom	660 sqft
3	Two-bedroom	1,254 sqft
4	One-bedroom	1,093 sqft
5	Two-bedroom	924 sqft
6	One-bedroom	966 sqft
7	Two-bedroom	1,097 sqft
8	One-bedroom (Accessible Unit)	659 sqft

Average unit size: 915 sqft.



Source of Image: Zoocasa

# Basement

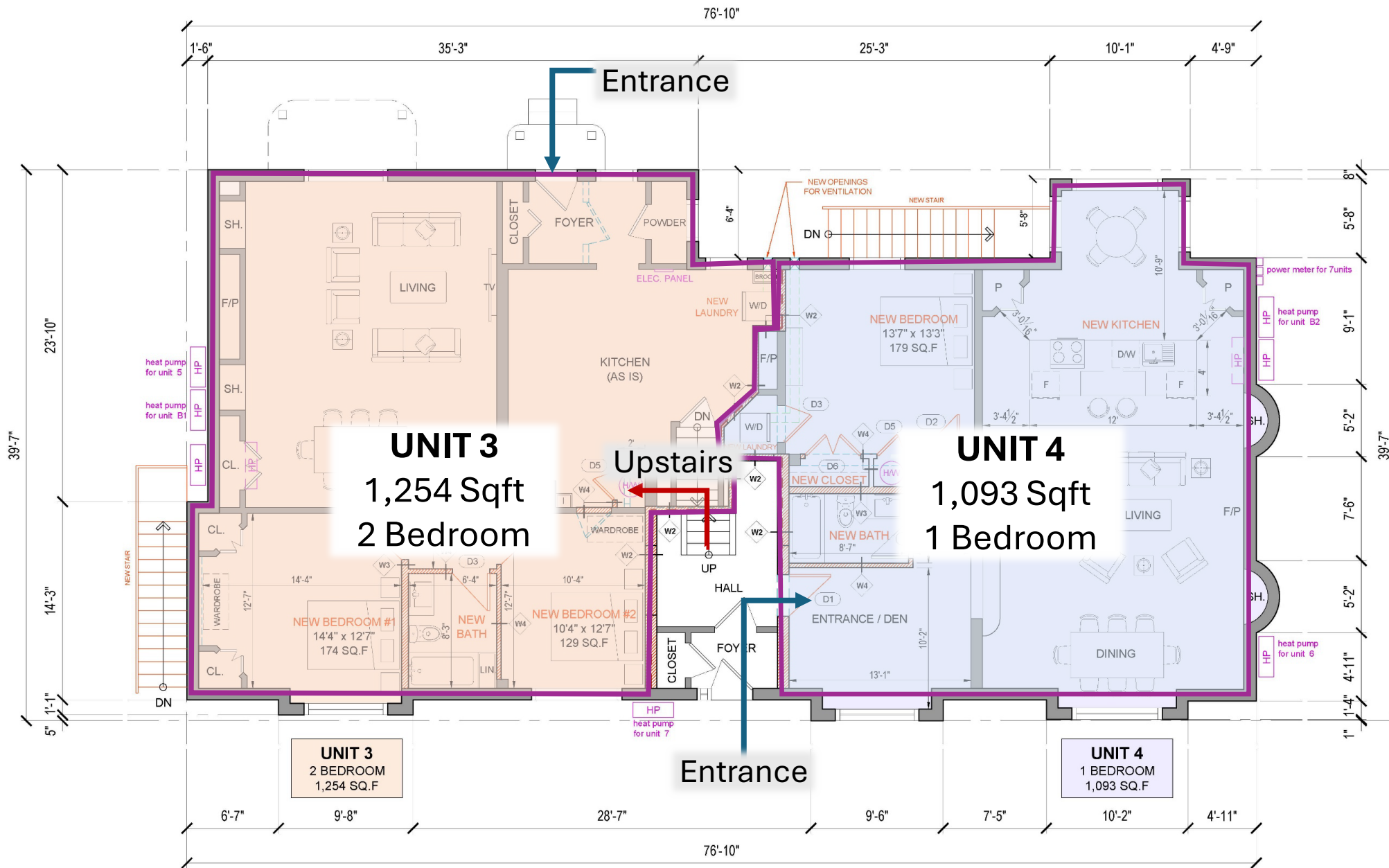


- NEW CONSTRUCTION
- EXISTING WALL
- TO BE DEMOLISHED
- 1HR FIRE SEPARATION WALL

## BASEMENT FLOOR PLAN (UNIT B1 + B2)

SCALE : 1/4" = 1'-0"

# Main Floor



**MAIN FLOOR PLAN (UNIT 3 + 4)**

SCALE : 1/4" = 1'-0"

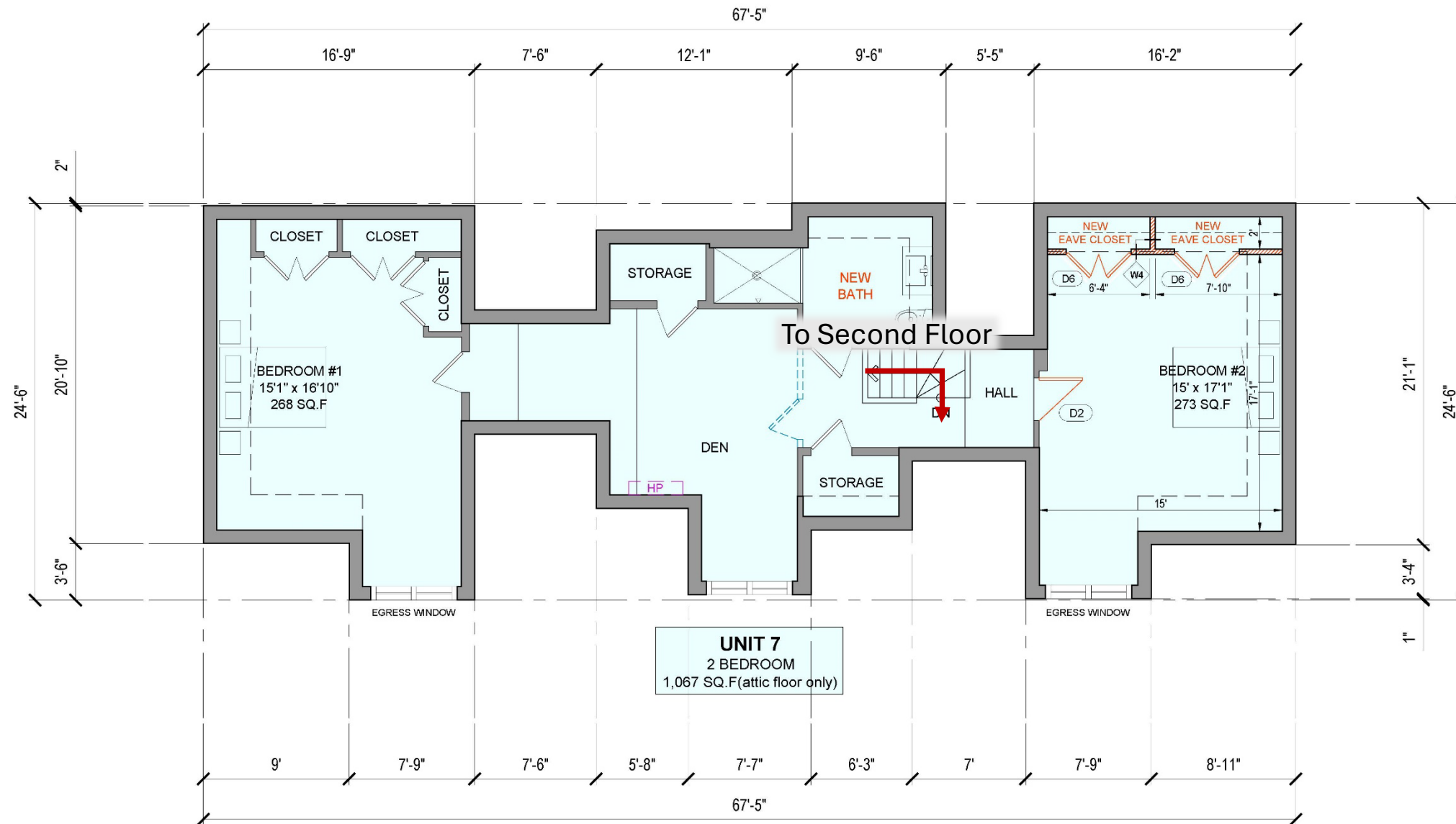





# Attic

## UNIT 7

2 Bedroom

1,067 + 349  
sqft (2<sup>nd</sup> Floor)



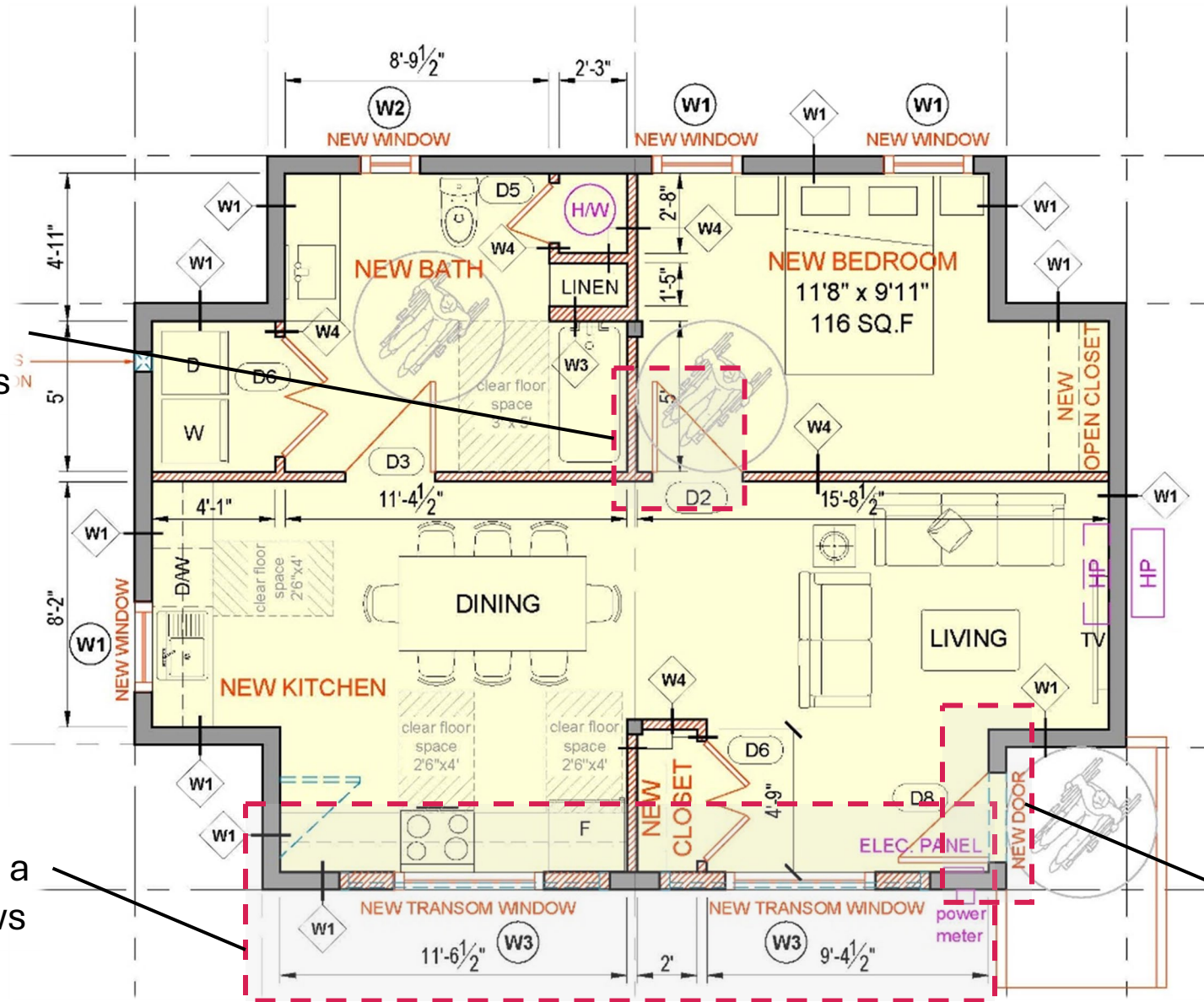
-  NEW CONSTRUCTION
-  EXISTING WALL
-  TO BE DEMOLISHED

### ATTIC FLOOR PLAN (UNIT 7)

SCALE : 1/4" = 1'-0"

# Garage Conversion

**UNIT 8**  
**One-bedroom**  
**(Accessible)**  
659 sqft



All doorways designed for wheelchair access

Replace the garage door with a wall and windows

New entrance on the side

- NEW CONSTRUCTION
- EXISTING WALL
- TO BE DEMOLISHED

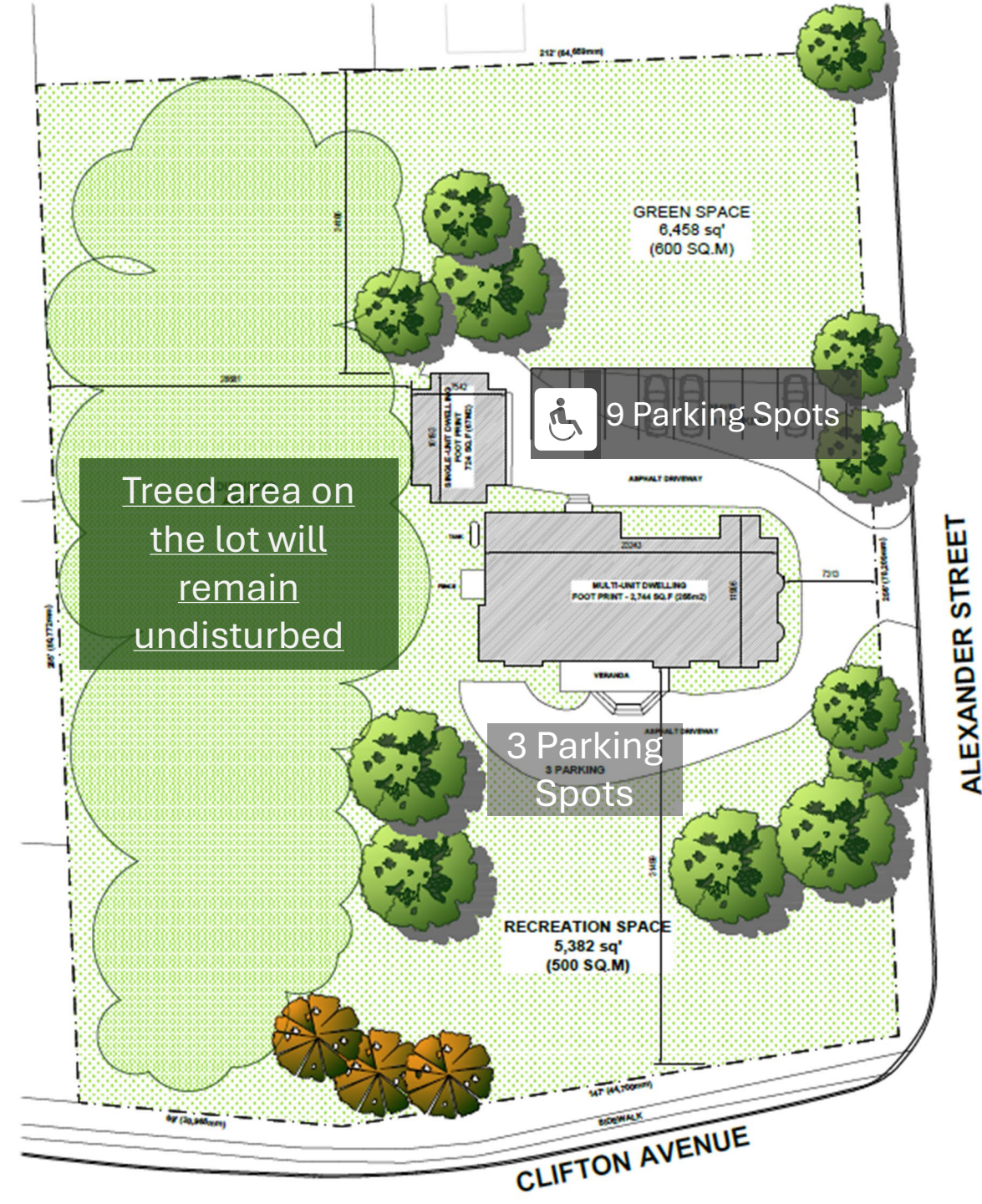
**GARAGE FLOOR PLAN (UNIT 8 - ACCESSIBLE)**

SCALE : 1/4" = 1'-0"

# Exterior Features

Lot Size	56,801 sqft (5,277 sqm)
Green Space	45,272 sqft (4,206 sqm)
Building Footprints	3,468 sqft (322 sqm)
Hard Surfaces	8,062 sqft (749 sqm)

- **Green Space:** the treed area will remain undisturbed
- **Compatibility:** minimal changes to the landscape and building exterior
- **Parking:** 12 spaces parking spaces



# Project Impacts

- **Services:** advantageous location, close access to services & amenities
- **Infrastructure:** efficient use of existing municipal sewer & water
- **Traffic Impact:** Likely will have less traffic than a yoga studio.
- **Visual Fit:** minimal changes to the site and building exterior.
- **Land Use:** compatible with nearby residential community



# Summary

- **Project:** Conversion to 8 units, preserving site character and green space.
- **Housing:** Spacious rental units for households of different sizes
- **Compatibility:** Minimal alteration to the property
- **Compliance:** Aligns with Windsor's MPS and LUB





For any questions, please contact:

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