

439 Clifton Avenue, Windsor Development Agreement

Council First Reading
November 26, 2024

something inspiring awaits



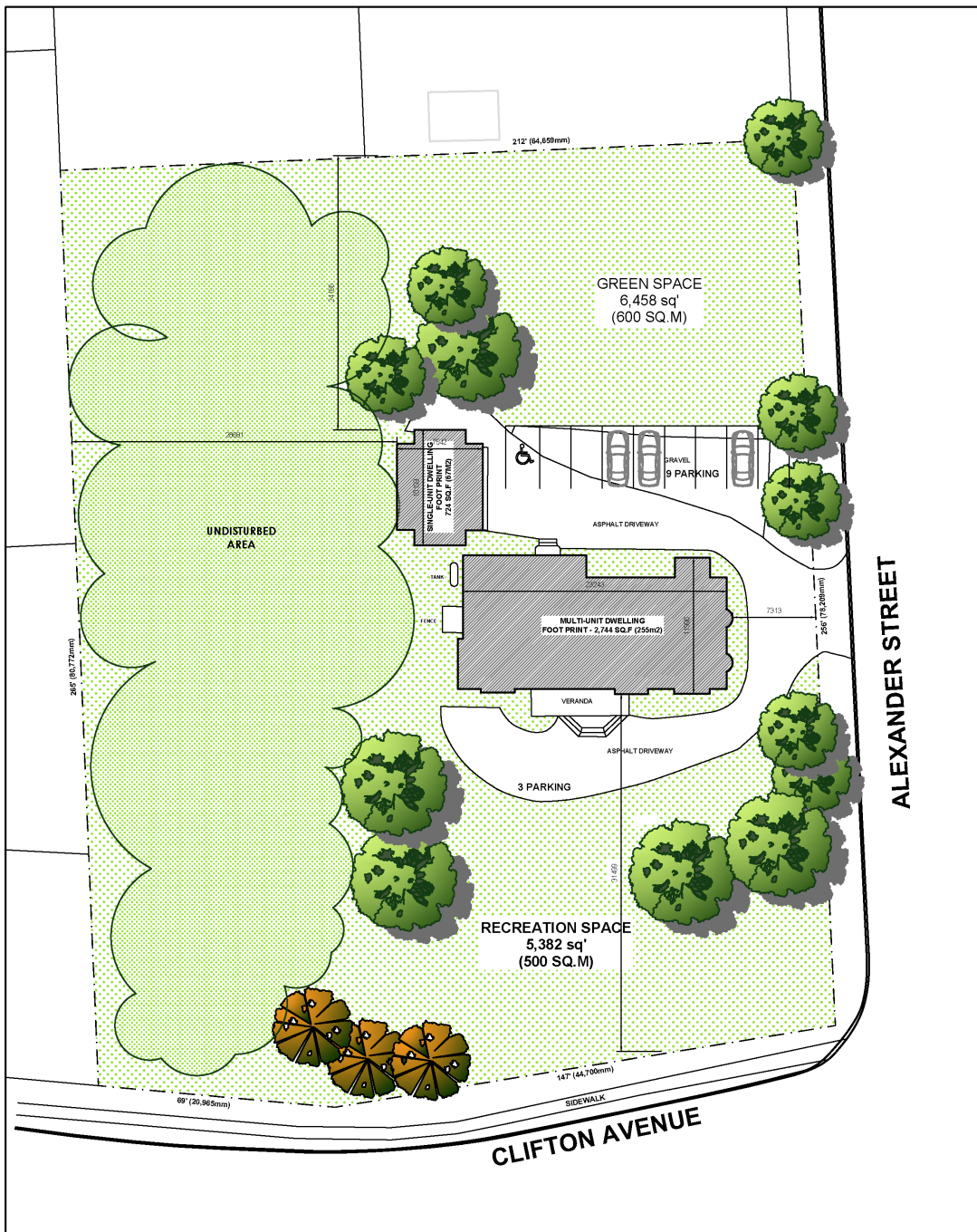
Application Background

- An application was received from Aastha Patel of Brighter Community Planning on behalf of the owner, Sarah LeRiche, on August 12, 2024
- To allow the conversion of the interior of the existing single unit dwelling and detached garage to accommodate eight (8) residential dwelling units by development agreement



Development Proposal

- Proposal to allow 8 total dwelling units (7 within the main single unit dwelling and 1 within the garage)
- Additional parking spaces (12 total) included to meet LUB requirement



Orthophoto

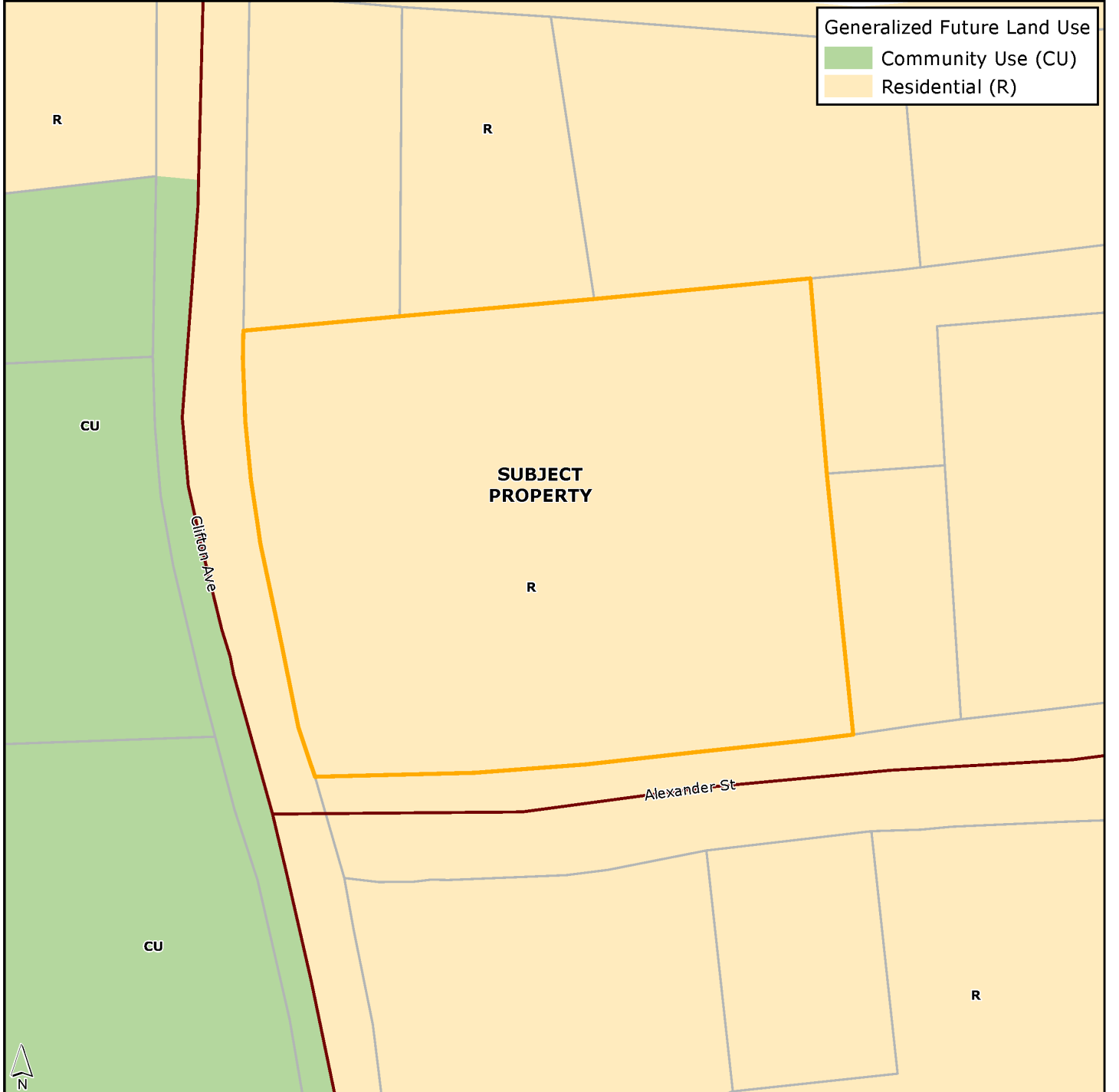
- Large single unit dwelling and garage on the site
- Abuts a variety of residential uses, including high density units to the north and is located across Clifton Avenue from the Clifton Museum Park



Generalized Future Land Use

- Community Use (CU)
- Residential (R)

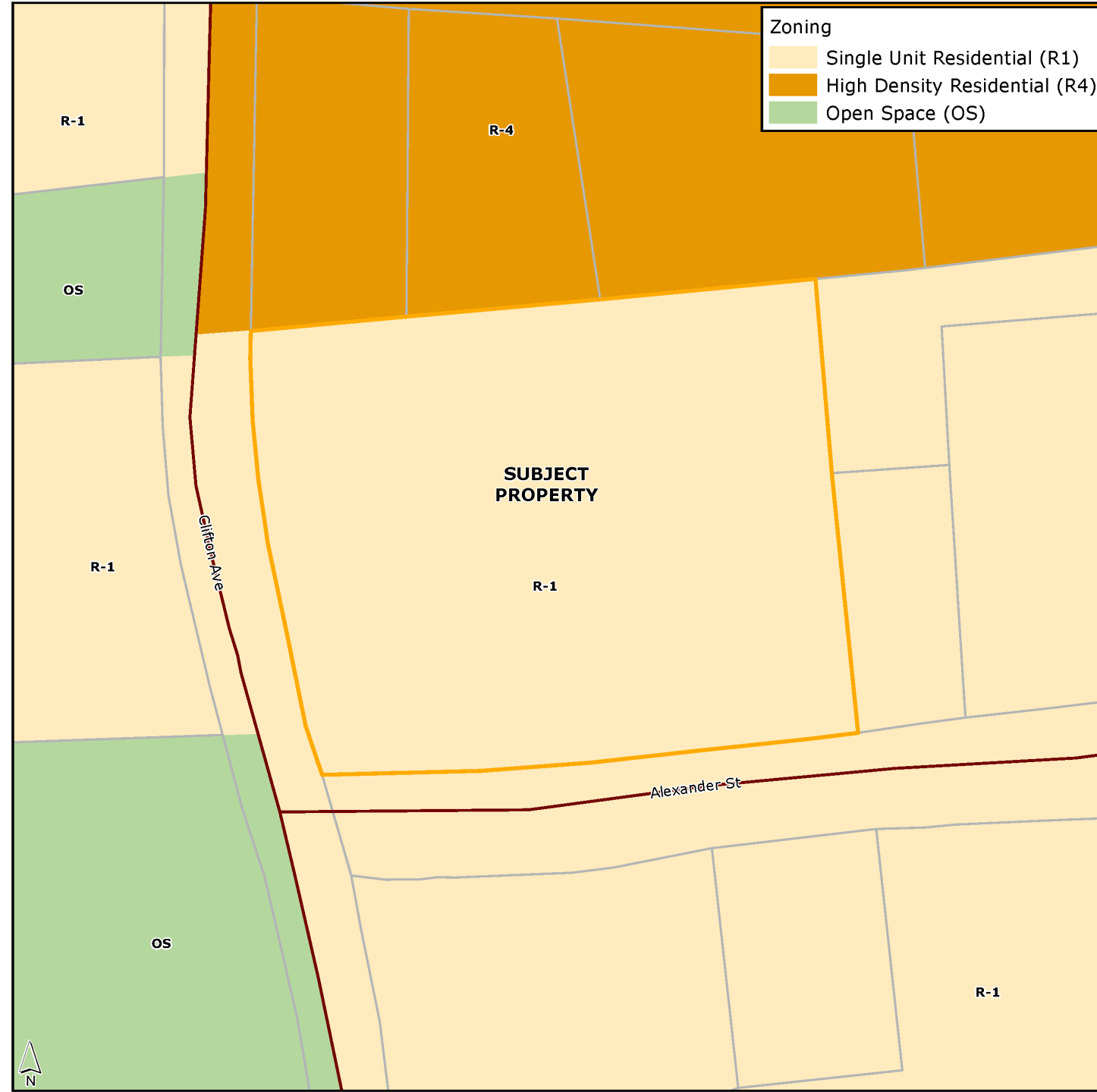
GFLUM



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Zoning





View of Subject Lot from Clifton Avenue





View of surrounding uses on Clifton Avenue



Windsor MPS Policies

Policy 5.4.6 enables Council to consider the conversion of existing buildings to multiple unit residential dwellings of three units or more in the Residential designation by development agreement.

In summary, the criteria are met since:

- the proposal will not change the built form and the existing buildings meet the current zone setback requirements;
- the proposal is considered compatible with adjacent land uses;
- the Development Officer, Manager of Building and Fire Inspection Services, and Municipal Traffic Authority have no concerns which have not otherwise been addressed in this report.



Windsor MPS Policies

Policy 16.3.1 states general criteria for development agreements. In summary, the criteria are met since:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Public Works Engineering Division, and Municipal Traffic Authority have no concerns which have not been addressed in this report.



Development Agreement Details

Requirements

- Permits: up to 8 total dwelling units within the existing buildings
- Setback requirements consistent with the Single Unit Residential (R-1) zone
- Driveway and pedestrian access from Alexander Street
- A minimum ratio of 1 vehicle parking space per dwelling unit is to be provided (proposal exceeds this value)
- Buffering requirements for parking areas



Development Agreement Details

Substantive Matter

- The uses permitted on the property.

Public Information Meeting Notes

- A Public Information Meeting was held on September 4. The meeting was broadcast live on the Municipal Facebook page.
- One member of the public attended the Public Information Meeting. The individual asked about the timing and tenancy of the proposal.
- The deadline for comments was September 18, 2024.
- Staff received no written submissions during the public comment period.



Public Information Meeting – September 4

Staff Review

PAC/HAC Review and Recommendation –
November 14

Council First Reading – November 26

Public Hearing & Second Reading –
January 28, 2025*

Notice of Approval

14 Day Appeal Period

Process

* Anticipated date



Recommendations (1 of 2)

...that Council gives First Reading and will hold a Public Hearing to consider entering into a development agreement to allow the conversion of the existing single unit dwelling and accessory garage to accommodate up to 8 total dwelling units on PID 45049921 at 439 Clifton Avenue in Windsor, which is substantively the same as the draft set out in Attachment B of the report File #24-21 to the Planning and Heritage Advisory Committee dated November 14, 2024.



Recommendations (2 of 2)

...that Council requires that the development agreement with Dave and Sarah LeRiche which permits the conversion of the existing single unit dwelling and accessory garage to accommodate up to 8 total dwelling units on PID 45049921 at 439 Clifton Avenue in Windsor be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.



West Hants

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