

UPPER WATER STREET MIXED-USE BUILDING

Windsor, Nova Scotia

Community Investment. Local Impact. Long-Term Vision.

Building for Windsor, with Windsor.

This project is rooted in a simple but powerful belief: that development should directly benefit the community it calls home. We believe in building for Windsor, with Windsor.

That means hiring local talent, purchasing local goods, and reinvesting in the town's economic and social resilience. From design to construction, our goal is to support a thriving, vibrant town centre—one that reflects the pride and potential of the people who live here.

Every worker on our job sites earns a minimum of \$23/hour, with most earning significantly more. Skilled tradespeople and carpenters are paid no less than \$45/hour. We see fair wages as a non-negotiable part of responsible development—because when we invest in people, we build stronger communities.





Project Snapshot

- Total Investment:
 - \$1,000,000
- Projected Timeline:
 - 1 Year
- Trade Jobs Created:
 - 20 Local Hires
- Permanent Employment:
 - 4+ Ongoing Job Post-Completion
- Local Sourcing:
 - 80% of Materials & Services from Local Suppliers

Community & Economic Impact

Keeping the Dollars in Windsor

We're proud to say that 80% of our materials and services will be sourced from within the region. This commitment goes beyond convenience—it's about actively supporting the network of local tradespeople, builders, and small businesses that form the backbone of our economy. By choosing regional suppliers and service providers, we're keeping dollars circulating locally, strengthening existing businesses, and helping to create new opportunities for growth right here in our own backyard.



An aerial, black and white photograph of a coastal town. The foreground shows a steep hillside with a road and some buildings. The middle ground is dominated by a harbor area with several large, multi-story buildings, likely industrial or commercial, situated along the waterfront. The background shows a wide expanse of water and distant hills under a clear sky.

Community & Economic Impact

Boosting Local Employment

From the first shovel in the ground, this project will employ a minimum of 20 local workers—ensuring that the skills, wages, and experience generated through development stay right here in Windsor. It's not just about creating jobs; it's about building long-term capacity within the community and investing in the local workforce that will continue to shape Windsor's future.



Community & Economic Impact

Long-Term Economic Activity

This project is designed with sustainability and community impact in mind—not just during construction, but for years to come. Once completed, the building will serve as a dynamic commercial space, welcoming a mix of tenants such as:

- A locally operated farm market
- Real estate or professional service offices
- New retail or service-oriented businesses

By creating space for local entrepreneurs and essential services, this development will contribute to a thriving downtown core. The result? At least four full-time jobs and the foundation for a vibrant, walkable commercial hub that supports both residents and visitors in Windsor.

An aerial photograph of a large-scale construction project. A prominent, curved concrete structure, possibly a bridge or a large retaining wall, is under construction, extending from the top right towards the center. The surrounding area is a mix of dirt, gravel, and some existing buildings or infrastructure. The overall scene is one of active development in a rural or semi-rural setting.

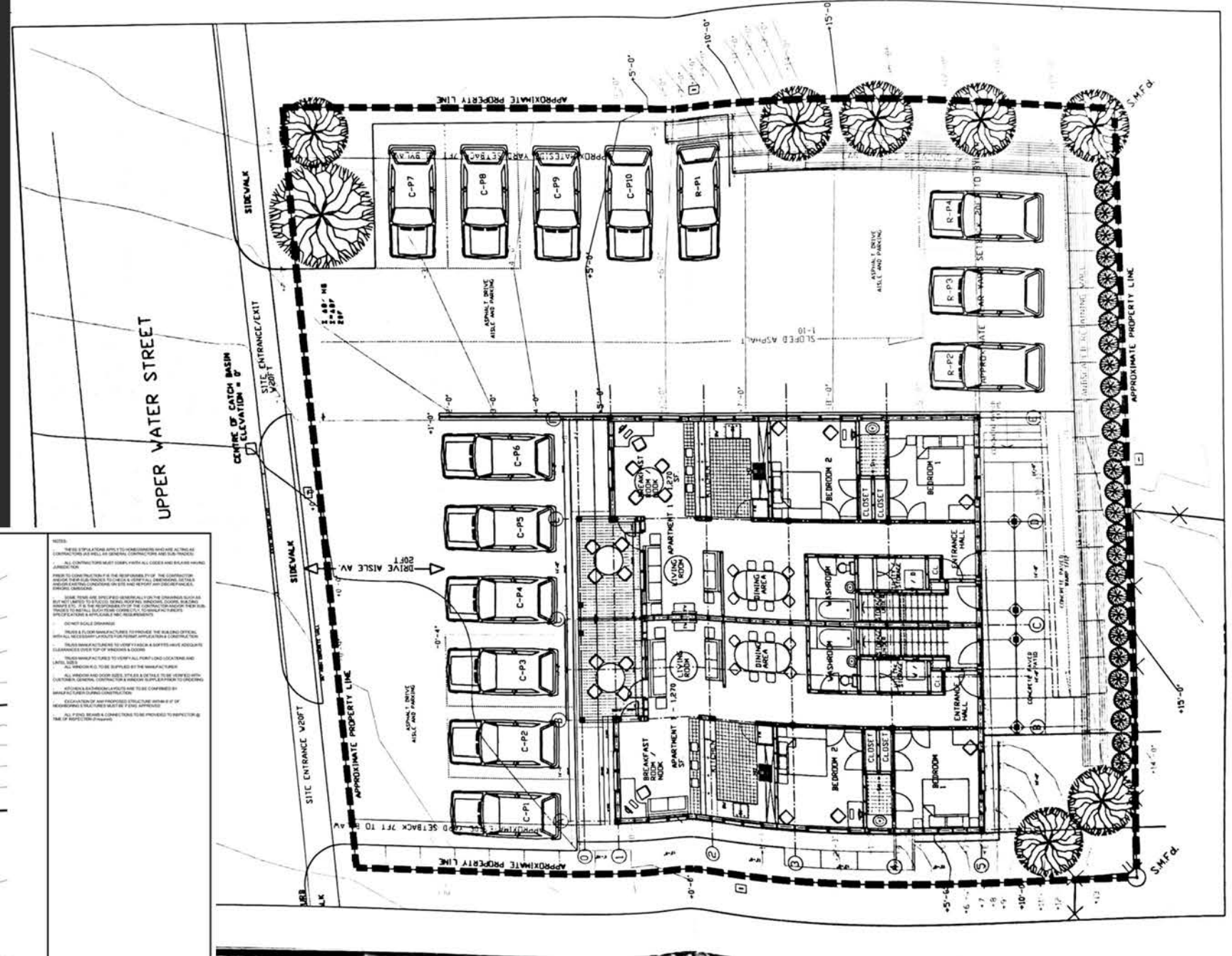
Local Multiplier Effect

For every dollar spent locally, up to 68 cents stays within the community—supporting other businesses, creating jobs, and strengthening the local economy. This project is intentionally designed to maximize that impact.

By sourcing materials and services locally, we're not just building a structure—we're reinvesting directly into Windsor's economic ecosystem. When you factor in the local spending habits of our suppliers and trades, the ripple effect is substantial. In total, this project is expected to generate approximately \$2.125 million in local economic activity—creating lasting value far beyond the initial build.

Project Plans

Previous Lot Plan >>



Client
MR. S. KADRAY
ASST. MANAGER/INT. MGR.
800 WINDSOR HWY.
WINDSOR, N.S. B1A 1A8

Consultants
LM ARCHITECTURAL & INTERIOR DESIGN
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DEVELOPMENT PERMIT
ISSUE
NOT FOR CONSTRUCTION

1	Final/Client Review	27 Feb 2018
2	Issue 1	17 Jun 2018
3	Issue 2	17 Jun 2018

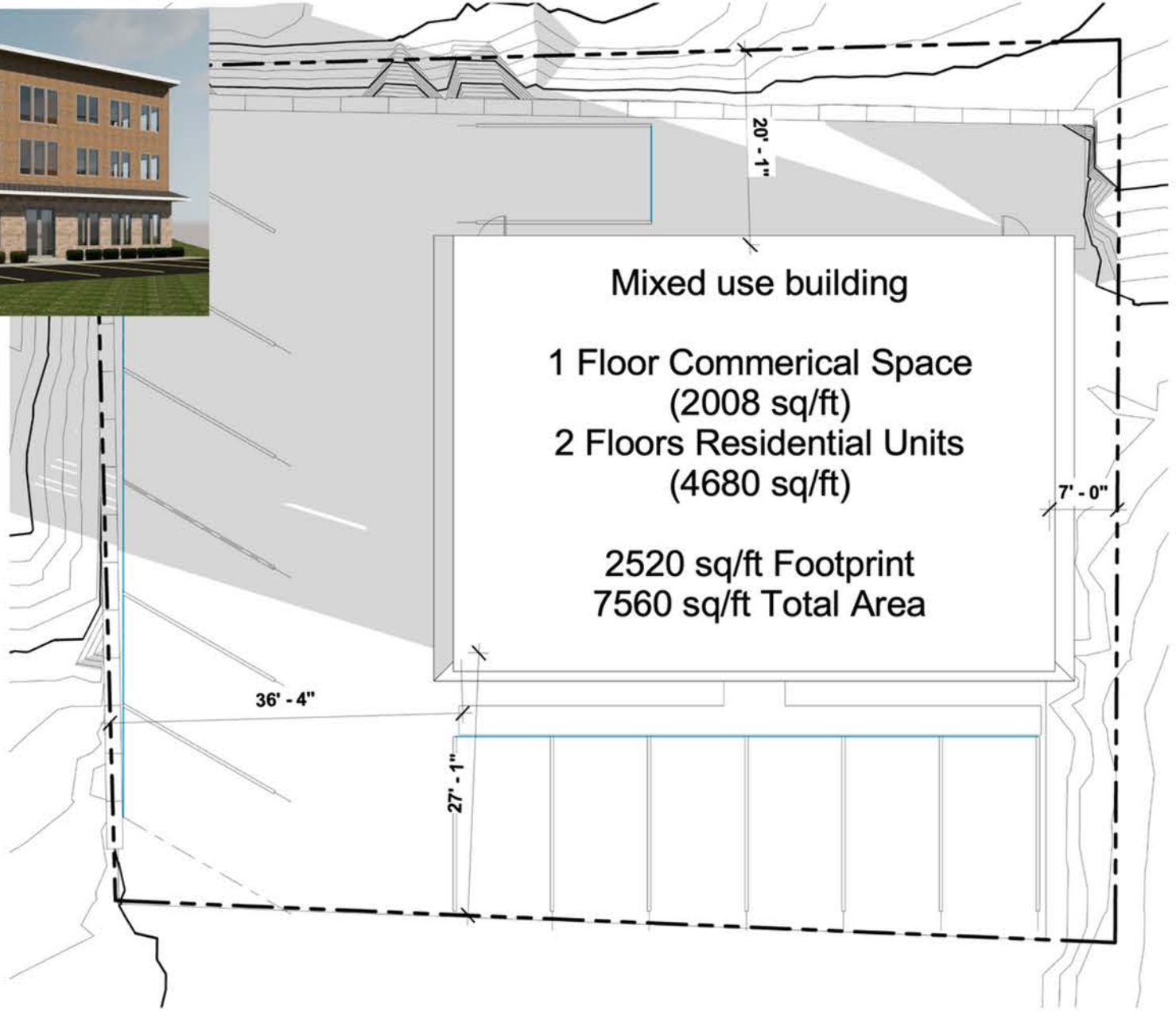
Project
DEVELOPMENT AT
LOT PID 45056363
UPPER WATER STREET,
WINDSOR, N.S.

SITE PLAN

ASK01
Drawing Scale: 1/8"=1'-0"
Project No.: 0001
Drawn By: JH
Checked By: JH



Parking spaces needed:
Commercial Space - 7
Residential Space - 6



Mixed use building
1 Floor Commercial Space
(2008 sq/ft)
2 Floors Residential Units
(4680 sq/ft)

2520 sq/ft Footprint
7560 sq/ft Total Area

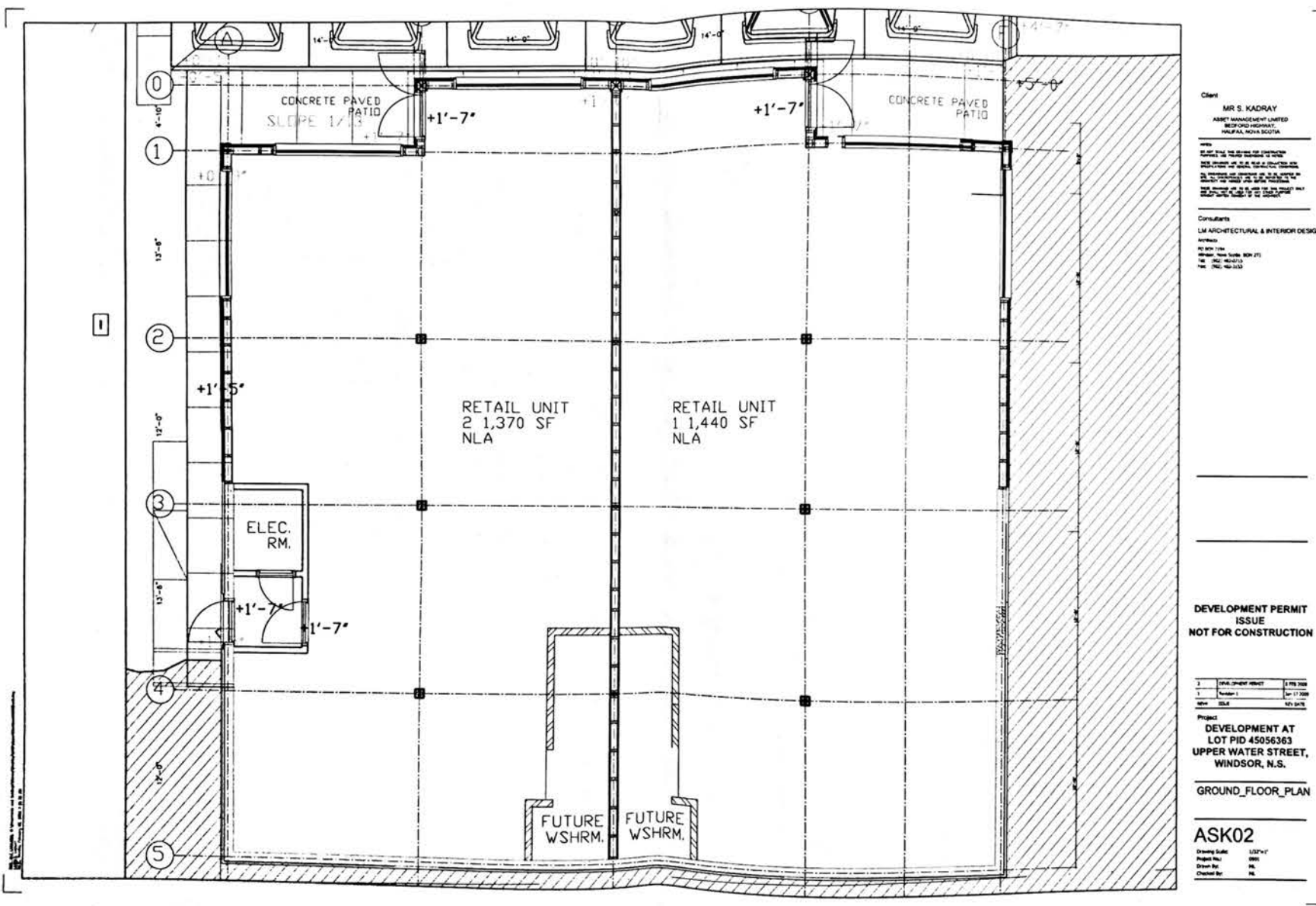
NOTES
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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2		
1		
No.		
REVISIONS		
PROJECT	RS DESIGNS WINDSOR LOT LOT - PID: 45056363 SEASTONE DEVELOPMENTS	
DRAWING		

SCALE: AS NOTED
DRAWN BY: JH
DATE: 25/05/21
SHEET No. A0

<< New Lot Plan

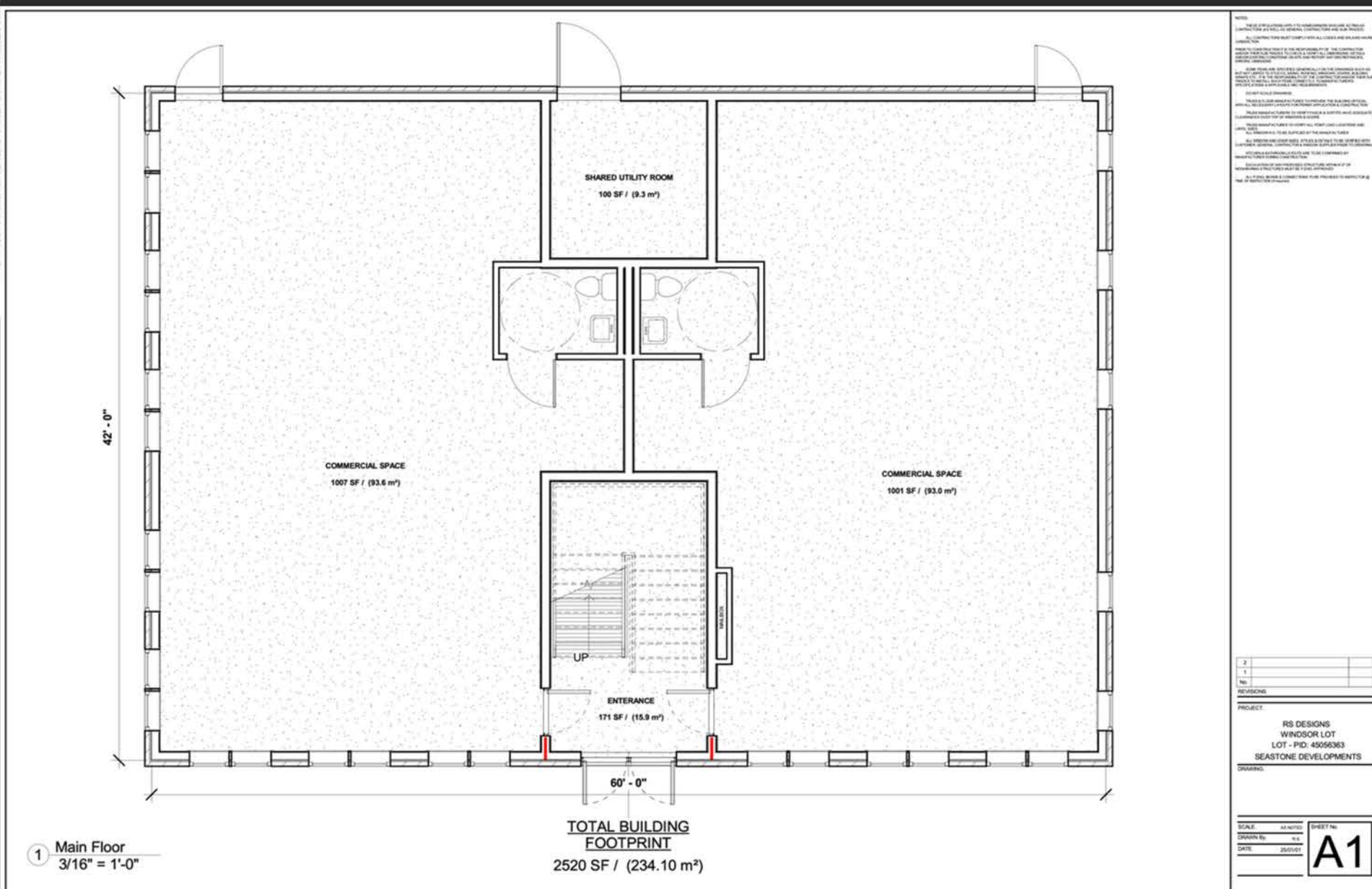
1 Grade
3/32" = 1'-0"



<< Previous Floor Plan

Main Level -
 Commercial Space

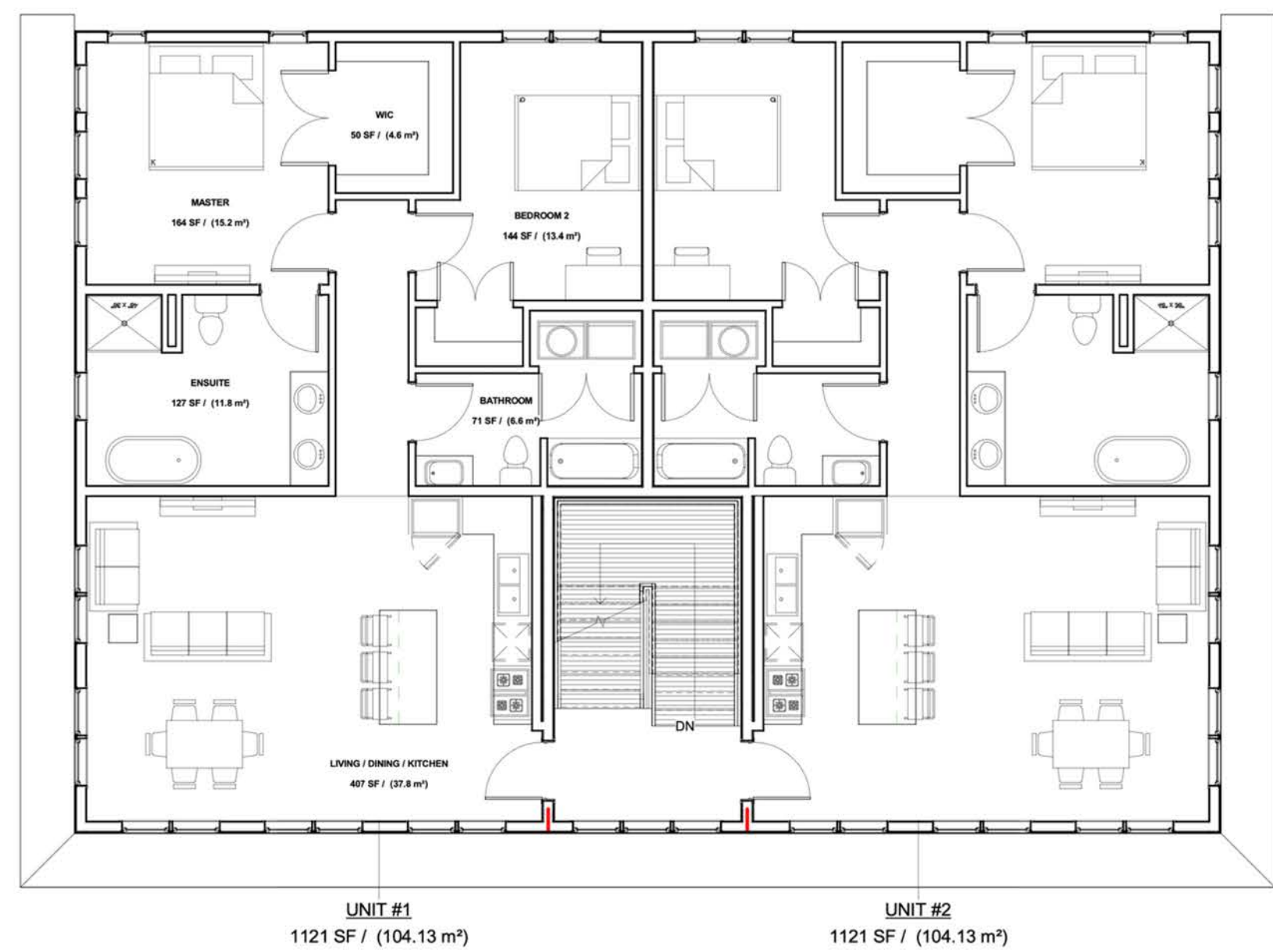
New Floor Plan >>



Previous Floor Plan >>

Second Level -

Two Residential Units

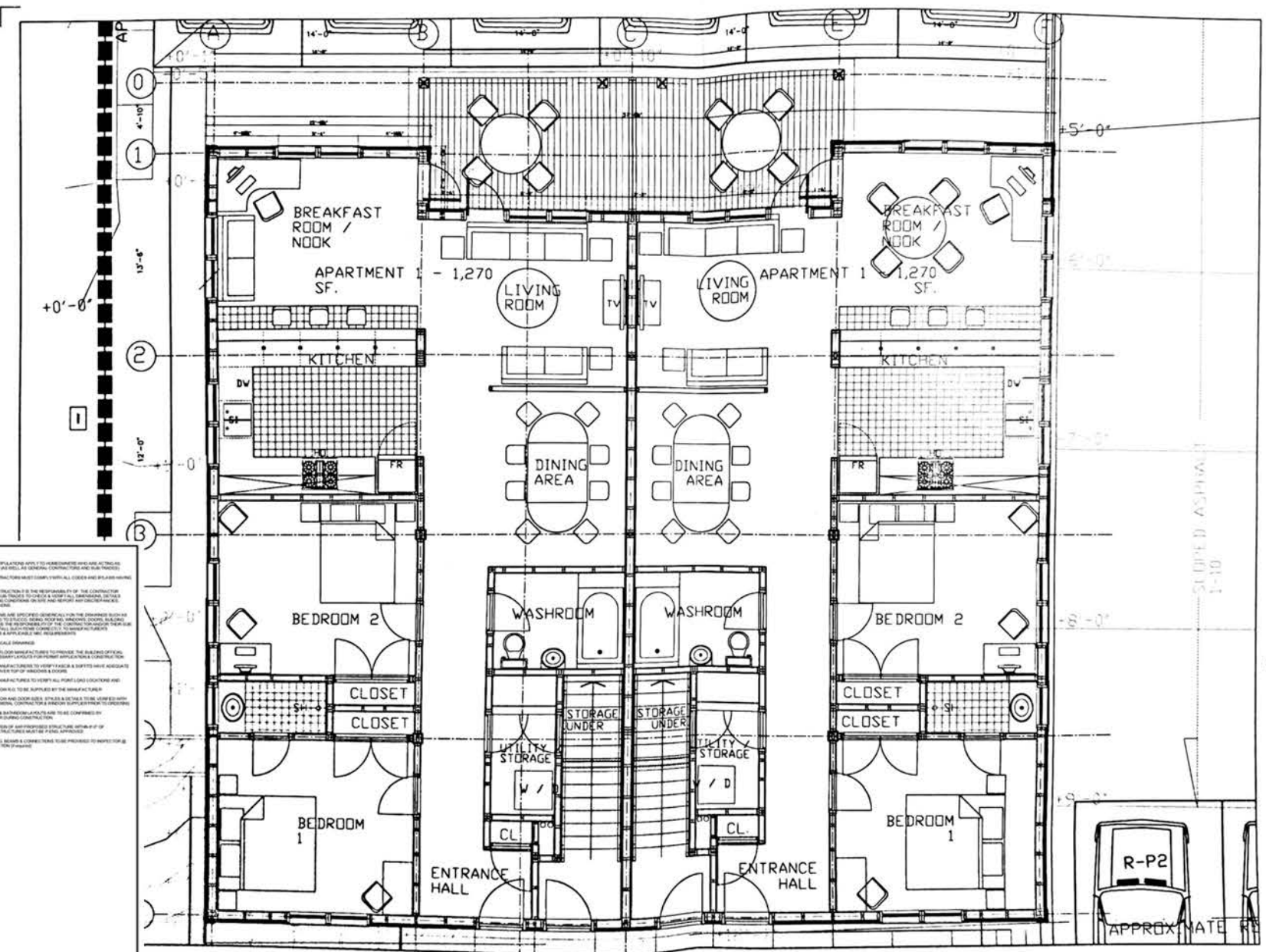


UNIT #1
1121 SF / (104.13 m²)

UNIT #2
1121 SF / (104.13 m²)

NOTES:
1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE LOCAL BY-LAWS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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2	PRELIM DESIGN	25/01/09
1		
REVISIONS		
PROJECT:		
RS DESIGNS WINDSOR LOT LOT - PID: 45056363 SEASTONE DEVELOPMENTS		
DRAWING:		
SCALE:	AS NOTED	SHEET No.
DRAWN BY:	RS	A2
DATE:	25/01/09	



Client
MR S. KADRAY
ASSET MANAGEMENT LIMITED
1000 WINDSOR ROAD
WINDSOR, ONTARIO
N9A 6K4

Consultants
LM ARCHITECTURAL & INTERIOR DESIGN
1000 WINDSOR ROAD
WINDSOR, ONTARIO
N9A 6K4

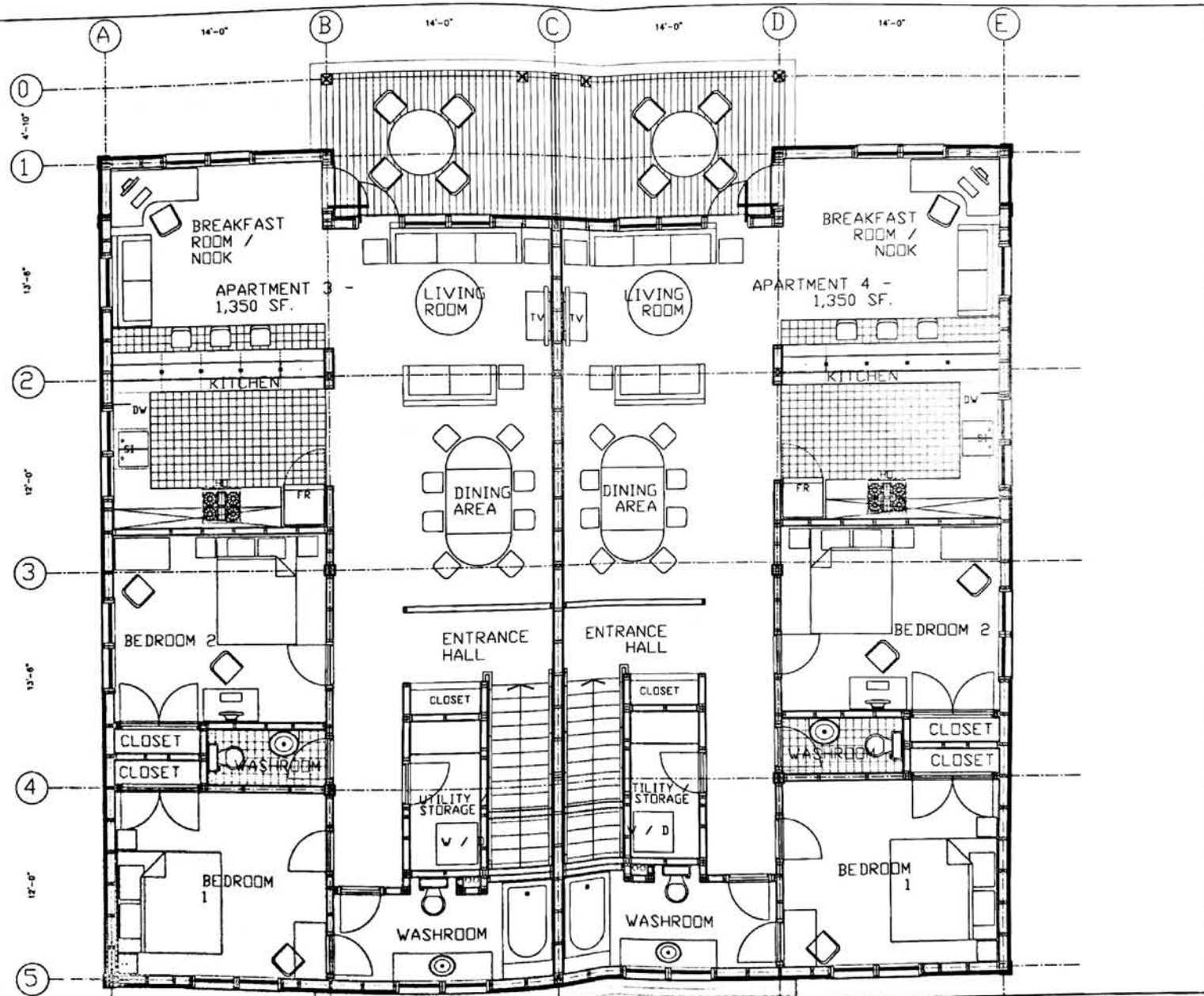
DEVELOPMENT PERMIT
ISSUE
NOT FOR CONSTRUCTION

Project
DEVELOPMENT AT
LOT PID 45056363
UPPER WATER STREET,
WINDSOR, N.S.

SECOND_FLOOR_PLAN

ASK03
Drawing Scale: 1/8" = 1'-0"
Project No.: 45056363
Sheet No.: 001
Date: 25/01/09

<< New Floor Plan



Client
 MR S. KADRAY
 ASSET MANAGEMENT LIMITED
 8500 SHEPPARD AVENUE EAST
 WILLOWDALE, ONTARIO M2H 3P1

Consultant
 LM ARCHITECTURAL & INTERIOR DESIGN
 ARCHITECTS
 1000 SHEPPARD AVENUE EAST
 SUITE 1000 WILLOWDALE, ONTARIO M2H 3P1
 TEL: (416) 491-1111
 FAX: (416) 491-1112

DEVELOPMENT PERMIT
 ISSUE
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	2017.08.08
2	REVISED	2017.08.08

Project
 DEVELOPMENT AT
 LOT PID 45056363
 UPPER WATER STREET,
 WINDSOR, N.S.

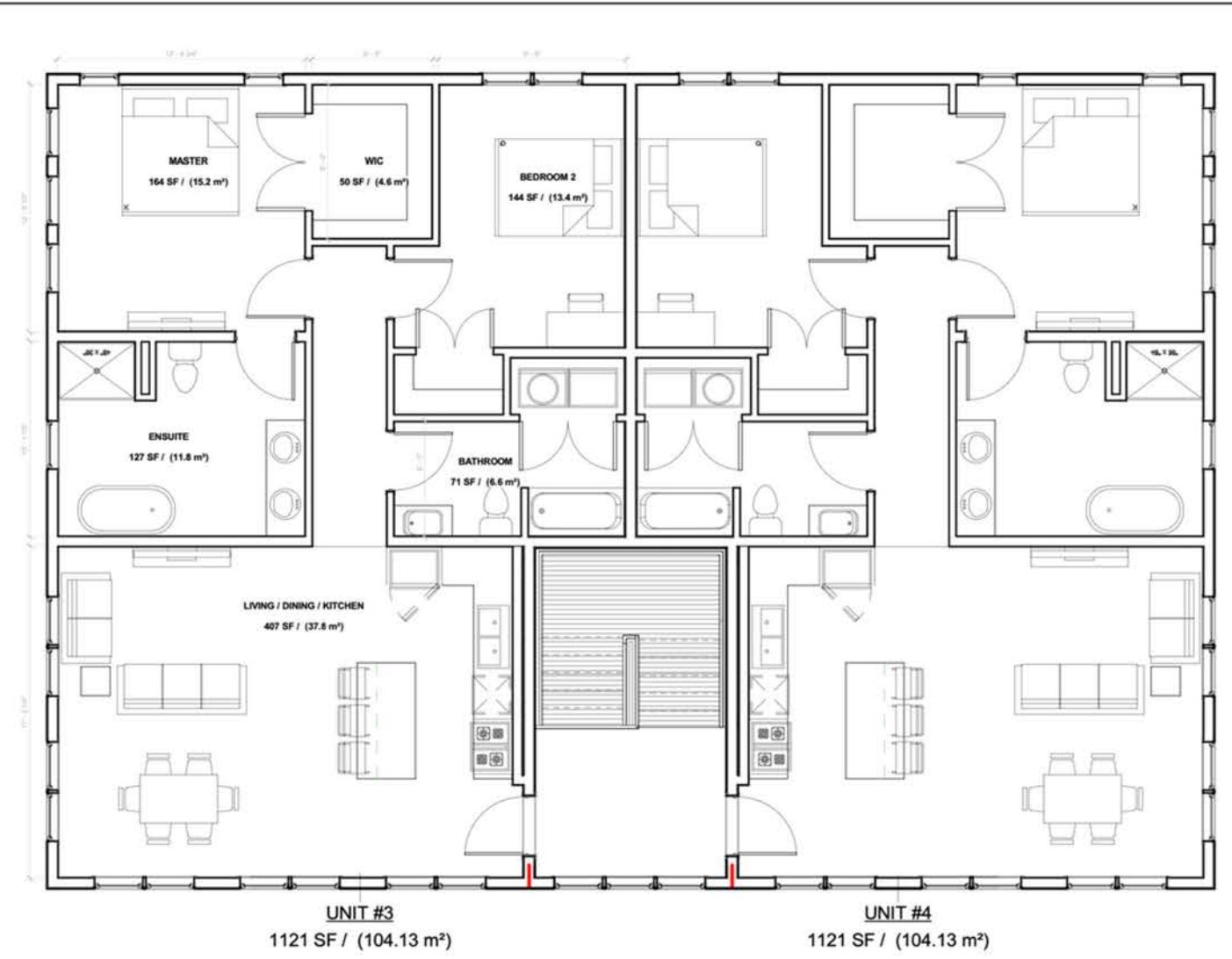
THIRD_FLOOR_PLAN

ASK04

Drawing Scale: 1/32" = 1'-0"
 Project No.: 001
 Drawn By: RL
 Checked By: RL

<< Previous Floor Plan

Third Level -
 Two Residential Space
 New Floor Plan >>



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
4. ALL WINDOWS ARE 60" WIDE UNLESS OTHERWISE NOTED.
5. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE CLIENT.
7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE CLIENT.
8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE CLIENT.
9. ALL LIGHT FIXTURES ARE TO BE DETERMINED BY THE CLIENT.
10. ALL MECHANICAL EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE.
11. ALL ELECTRICAL EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
12. ALL PLUMBING EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.
13. ALL FIRE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE.
14. ALL SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL SMOKE DETECTOR CODE.
15. ALL HANDICAPPED ACCESSIBLE ROUTES ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL HANDICAPPED ACCESSIBLE ROUTE CODE.
16. ALL ELEVATORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELEVATOR CODE.
17. ALL STAIRS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL STAIR CODE.
18. ALL RAMPWAYS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL RAMPWAY CODE.
19. ALL BALCONIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BALCONY CODE.
20. ALL TERRACES ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL TERRACE CODE.

NO.	REVISION	DATE
1	PRELIM DESIGN	2017.08.08
2	REVISED	2017.08.08

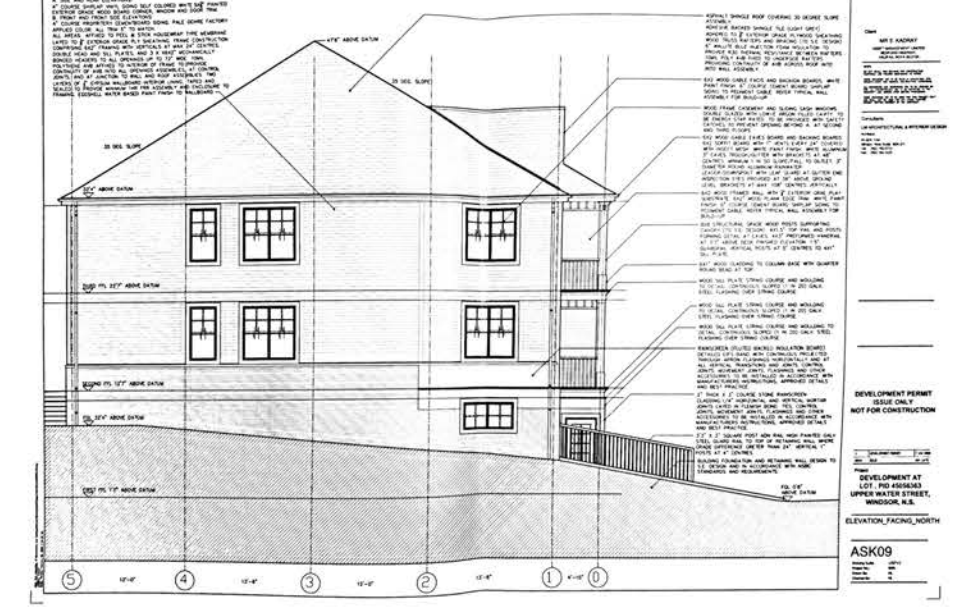
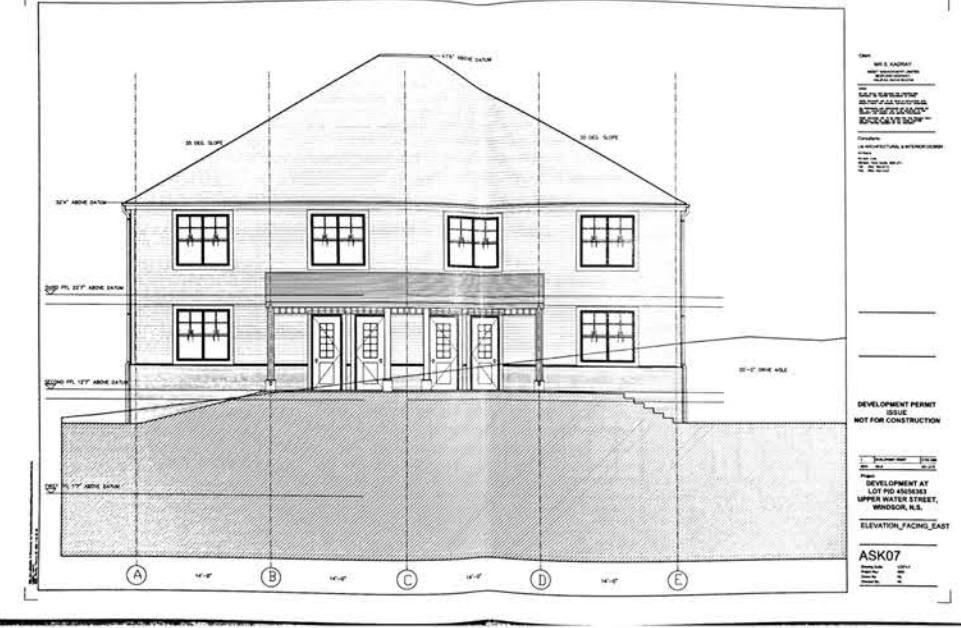
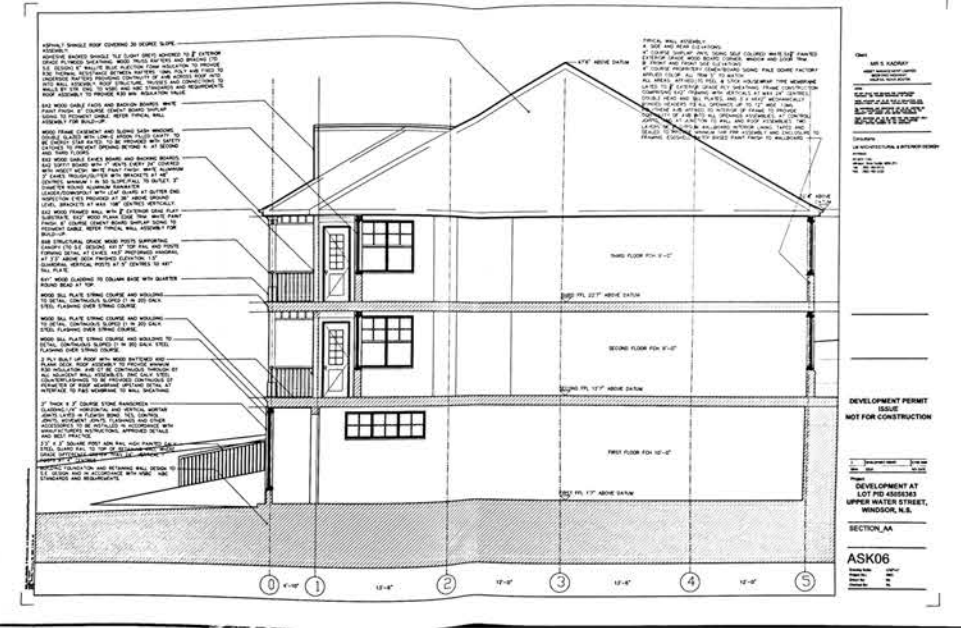
PROJECT
 RS DESIGNS
 WINDSOR LOT
 LOT - PID- 45056363
 SEASTONE DEVELOPMENTS

SCALE: AS SHOWN
 DRAWN BY: RL
 DATE: 2017.08.08

SHEET NO.
A3

Previous Plans >>

Exterior of Building



1 South
1" = 10'-0"

2 East
1" = 10'-0"



3 North
1" = 10'-0"

4 West
1" = 10'-0"

REVISIONS

2	
1	
0	

PROJECT:

RS DESIGNS
WINDSOR LOT
LOT - PID: 45056363
SEASTONE DEVELOPMENTS

SCALE: AS NOTED
DRAWN BY: R.S.
DATE: 2/20/2021

SHEET No. **A4**

<< New Plans

An aerial photograph of a town in winter, with snow covering the rooftops and ground. A large body of water is visible in the background. The text is overlaid on a semi-transparent white box in the center of the image.

Looking Ahead

This project represents more than development—it's a catalyst for local opportunity. By prioritizing regional suppliers, fair wages, and community-focused businesses, it creates real economic momentum. With over \$2 million projected in local impact and new commercial space in the heart of Windsor, this is a lasting investment in the town's future.

Water St., Windsor, N. S.

Building Windsor, with Windsor, for Windsor

We respectfully seek Council's approval to move forward with this community-centered development in the heart of Windsor.

This project represents:

- Meaningful local employment
- Support for small businesses and trades
- Over \$2 million in local economic activity
- A revitalized, vibrant commercial hub

With your support, we can help shape a stronger, more resilient Windsor—one that grows from within and thrives for years to come.

Thank you for your consideration.

- Seastone Developments

Gerrish St., Windsor, N. S.

Building Windsor, with Windsor, for Windsor

We respectfully seek Council's approval to move forward with this community-centered development in the heart of Windsor.

This project represents:

- Meaningful local employment
- Support for small businesses and trades
- Over \$2 million in local economic activity
- A revitalized, vibrant commercial hub

With your support, we can help shape a stronger, more resilient Windsor—one that grows from within and thrives for years to come.

Thank you for your consideration.

- Seastone Developments



**THANK
YOU**

NOVA SCOTIA TEXTILE & APPAREL LIMITED

WINDSOR WEAR