



KING STREET

PUBLIC INFORMATION MEETING

UPLAND
Planning + Design Studio



LOCATION



- 1.67 acre property situated on King Street in Windsor (currently not assigned a civic number)
- Located close to the three-way intersection of King Street (Provincial Highway No. 1) and Chester Road (Provincial Highway No. 14).
- This point of King Street is located about 2.3 kilometres south of downtown Windsor and around 3.0 kilometres west of Highway 101 Exit 5.
- The neighbouring properties along King Street feature a mix of residential and commercial/light industrial land uses.

PROVINCIAL AGREEMENT AND AFFORDABLE HOUSING

- The property is being developed for residential use under the Provincial Land for Housing Program.
- Use provincial land to create new housing that includes affordable rental units for households with low to moderate income.
- For this property, 25% of units will be offered as affordable housing (based on the Province of Nova Scotia definition) for a 25-year period.
- You can learn more about the Program at:
beta.novascotia.ca/apply-land-available-through-land-housing-program



APPLICABLE DOCUMENTS

- Town of Windsor Planning Documents:
 - Town of Windsor Municipal Planning Strategy, effective 21st September 2005
 - Town of Windsor Land Use By-law (LUB), effective 21st September 2005
- Designation: Residential (R)
- Zone: General Commercial (GC)

POLICY ANALYSIS

This application for a development agreement is based on **Policy 5.4.6 of the Windsor Municipal Planning Strategy (MPS)**.

Policy 5.4.6 - Windsor Municipal Planning Strategy

- It shall be the policy of Council to consider entering into a development agreement to allow, in the Residential Designation, new multiple unit residential development consisting of three or more units, grouped dwellings, boarding houses and residential care facilities, as well as the conversion of existing buildings to three or more units, subject to the following:
 - a) the proposed use meets one of the following:
 - i. in the case of a new building or the conversion of an existing non-residential building, that the development is generally consistent with the High Density Residential (R-4) zone standards; or
 - ii. in the case of a conversion of an existing residential building, that any addition or enlargement to the building meets the setback requirements of the zone in which it is located, or that any undersized setbacks are not further reduced by the addition or enlargement.

DEVELOPMENT PROPOSAL



- Multi-unit building containing 72 dwelling units.
- The height of the proposed building is 4.5 storeys, with the uppermost floor integrated into a mansard roof.
- This building height and roof design is inspired by the Clockmaker's Inn.
- To activate the streetscape, the building design includes 8 units within the lowest level with townhouse-style, independent entrances from the street.

DEVELOPMENT PROPOSAL



- The development includes recreational spaces in the form of at-grade outdoor recreational areas, balconies, terraces, an indoor amenity room, and a fitness room.
- A total of 15,300 ft² of recreational space is provided.
- Parking is provided at a 1:1 ratio, with 72 parking stalls in outdoor parking lots on the sides and rear of the building.
- Bike parking is also provided at the building entrance.

DEVELOPMENT PROPOSAL

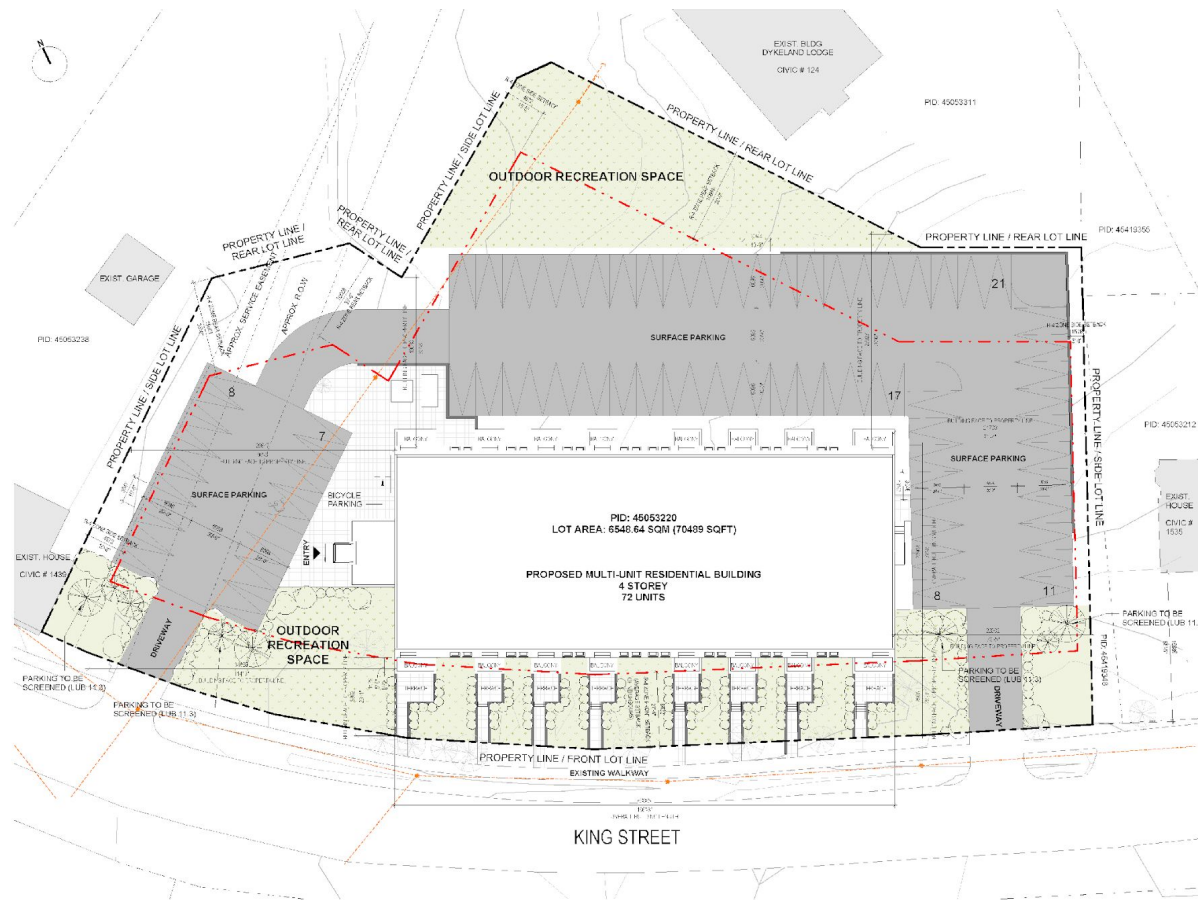


- Design has taken cues from the Town of Windsor Architectural Design Manual to blend with the surrounding context, the historic architecture of the area and the ambitions of the Town.
- Architectural strategies to align with these intents include:



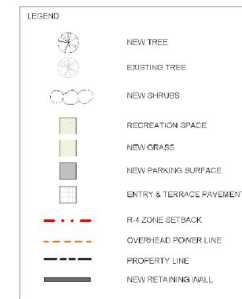
- Horizontal cladding;
- Vertical guardrails;
- Dormer style windows within a mansard roof;
- Historically proportioned windows; and
- Horizontally and vertically aligned windows.

PROPOSED SITE PLAN



PROPOSED MULTI-UNIT RESIDENTIAL BUILDING

BUILDING STOREY:	4 STOREYS
UNIT COUNTS:	72 UNITS
BUILDING FOOTPRINT AREA:	1407.86 SQM (15164 SQFT)
MAXIMUM BUILDING HEIGHT:	58'-0"
RECREATIONAL SPACE:	15300 SQFT
SURFACE PARKING SPACES:	72 PARKING STALLS
BICYCLE SPACES:	7 PARKING STALLS



DEVELOPMENT ANALYSIS

The proposed use meets criteria (i) and is for a new building that is generally consistent with the High Density Residential (R-4) zone standards.

- The **frontage of the lot is approximately 400 ft**, meeting the **minimum lot frontage of 100 ft** in the R-4 zone;
- The proposed development also **meets the minimum rear and side yard dimensions** of the R-4 zone;
- The front yard is **27.7 ft**, compared to a **minimum of 35 ft** in the R-4 zone;
 - The 27.7 feet setback in the proposed development **matches the average setback of neighbouring properties.**
- The **maximum height** in the R-4 zone is **3 storeys**. The Proposal is for a **4.5-storey residential building**, which would be considered **3 storeys tall under the definitions of the Land Use By-law due to the lowest storey being located below the established grade of the site**, and due to the building height being capped at the deck line of a mansard roof.