

**PID 45053220**

**King Street**

Development Agreement Application

Public Hearing

**UPLAND**

PLANNING + DESIGN STUDIO

on behalf of Pinnacle Construction Ltd

# Location

- + Vacant lot of 1.67 acres on King Street
- + Grade rises from the street to the rear of the site
- + Close to 3-way intersection of King St (Hwy 1) and Chester Rd (Hwy 14)
- + Mix of low, medium and high density residential, commercial and institutional uses.

Distance to Downtown Windsor



~30  
min



~10  
min



~5  
min



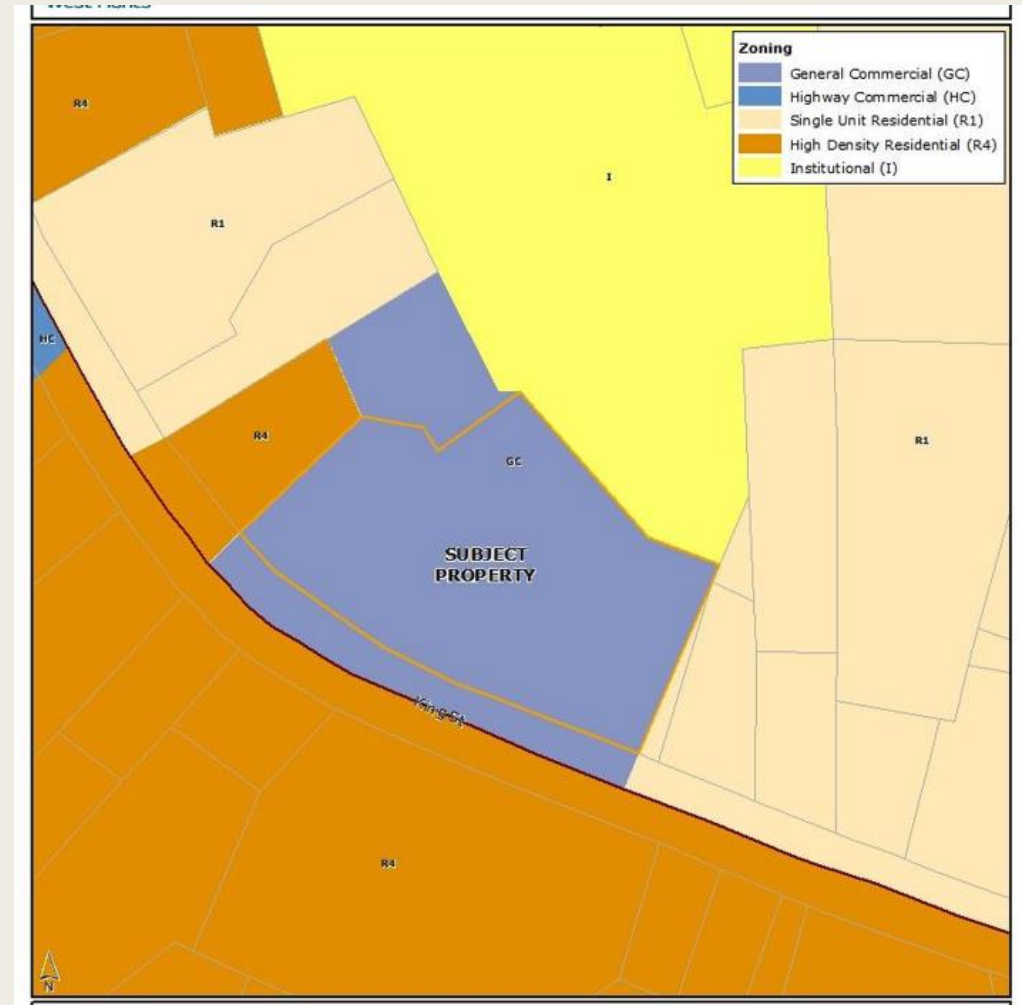
# Provincial Agreement and Affordable Housing

- + Provincial Land for Housing Program
- + Use provincial land to create new housing that includes affordable units
- + 25% of units will be offered as affordable housing for a 25-year period
- + Rental rates are as defined by the Province of Nova Scotia.
- + Learn more about the program at:  
[beta.novascotia.ca/apply-land-available-through-land-housing-program](https://beta.novascotia.ca/apply-land-available-through-land-housing-program)



# Applicable Documents and Zoning

- + Town of Windsor Planning Documents
  - + *Town of Windsor Municipal Planning Strategy (MPS)*
  - + *Town of Windsor Land Use By-law (LUB)*
- + Designation: Residential (R)
- + Zone: General Commercial (GC)
- + Application is based on Policy 5.4.6 of the former Windsor MPS
  - + *In the case of a new building, development should generally be consistent with the High Density Residential (R-4) zone standards.*
- + High-density zoning applies to multiple properties immediately in the area.

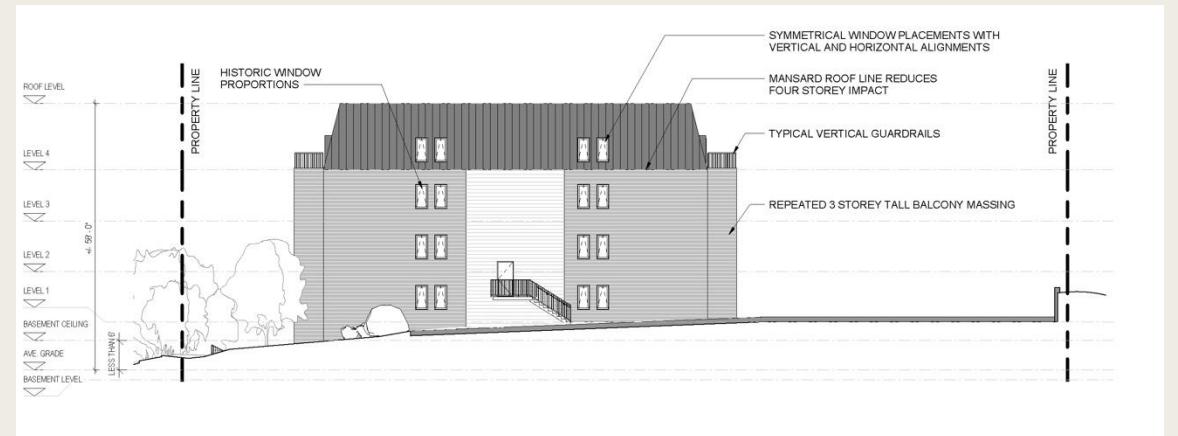


# Development Proposal



# Development Proposal

- + 72 dwelling units (18 affordable)
- + 4 storeys above average grade, with uppermost floor integrated into the mansard roof
- + Building height and roof design inspired by nearby Clockmaker's Inn
- + Basement level is exposed on King Street due to the grade of the site
- + 8 units within the basement level have independent entrances to activate the streetscape.



# Development Proposal

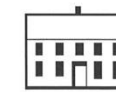
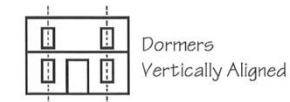
- + Recreational space includes outdoor open spaces, balconies, terraces, an indoor amenity room and a fitness room.
- + Parking: 1:1 ratio (72 spaces) in outdoor lots on the sides and rear of the building.
- + 4 accessible parking spaces are included.
- + Landscaping along the side property lines screens the development from neighbours.
- + Landscaping also screens the parking lots from the street.
- + Bicycle parking is provided at the building entrance.



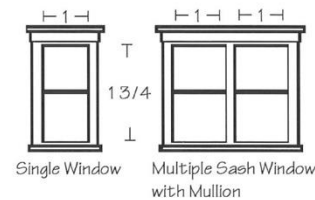
# Development Proposal

- + The property is **not** within an Architectural Control District
- + However, design takes cues from the Town of Windsor Architectural Design Manual
- + Strategies include:
  - + *Horizontal cladding*
  - + *Vertical guardrails*
  - + *Dormer style windows within a mansard roof*
  - + *Historically proportioned windows*
  - + *Horizontally and vertically aligned windows*

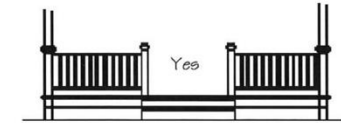
## 3.1.2 Façade Design



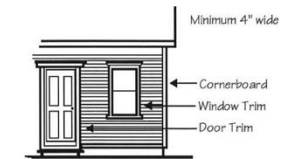
## 3.1.7 Windows



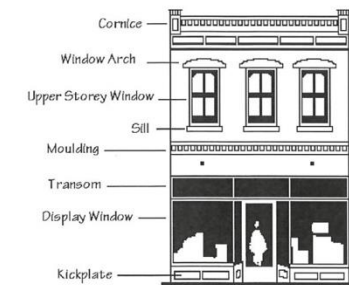
## 3.1.11 Porches, Porticos and Verandas



## 3.1.9 Cladding and 3.1.10 Trim



## 4.1.1 Architectural Style



## Contextually Sensitive Colours





# Policy Compliance

- + Lot frontage standards of the R-4 zone are met.
- + Rear and side yard standards of the R-4 zone are met and far exceeded.
- + The proposed front yard is 27.7 ft, compared to 35 ft in the R-4 zone.
  - + This setback matches the average setback of neighbouring properties, which is permitted by a provision under the LUB (Section 5.6)
- + The proposed height is 4 storeys, compared to 3 storeys in the R-4 zone.
- + Municipal staff have not indicated any concerns around building design, traffic generation, parking, water and sewer services, or fire safety.
- + Staff did raise concerns around accessible parking spaces and screening from neighbours which have been addressed.
- + A stormwater management plan is required prior to development permits being issued.

Thank you!