

Cole Drive Application

Planning and Heritage Advisory Committee (PAC/HAC)

November 10th, 2022

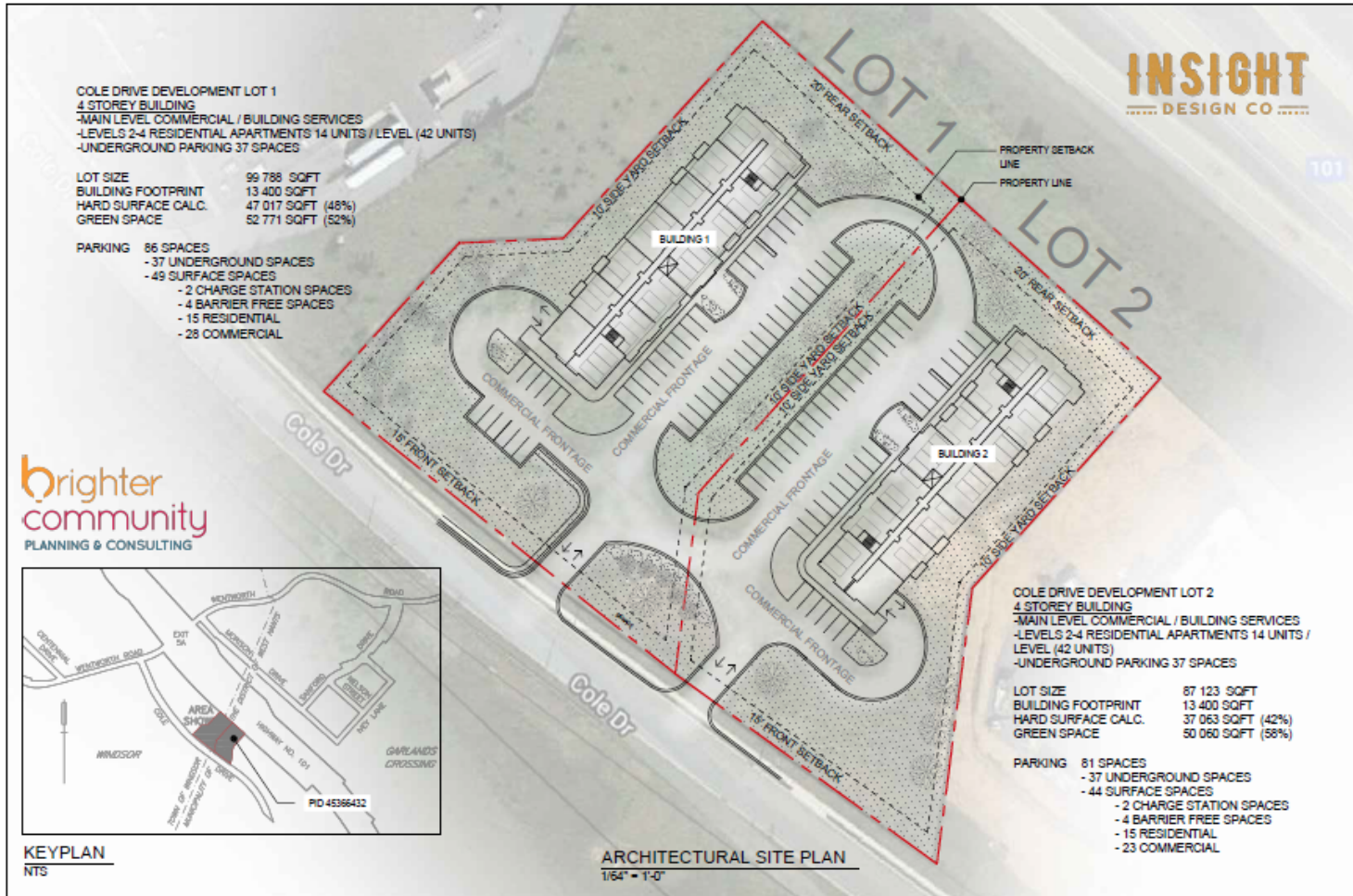
something inspiring awaits



Application Background

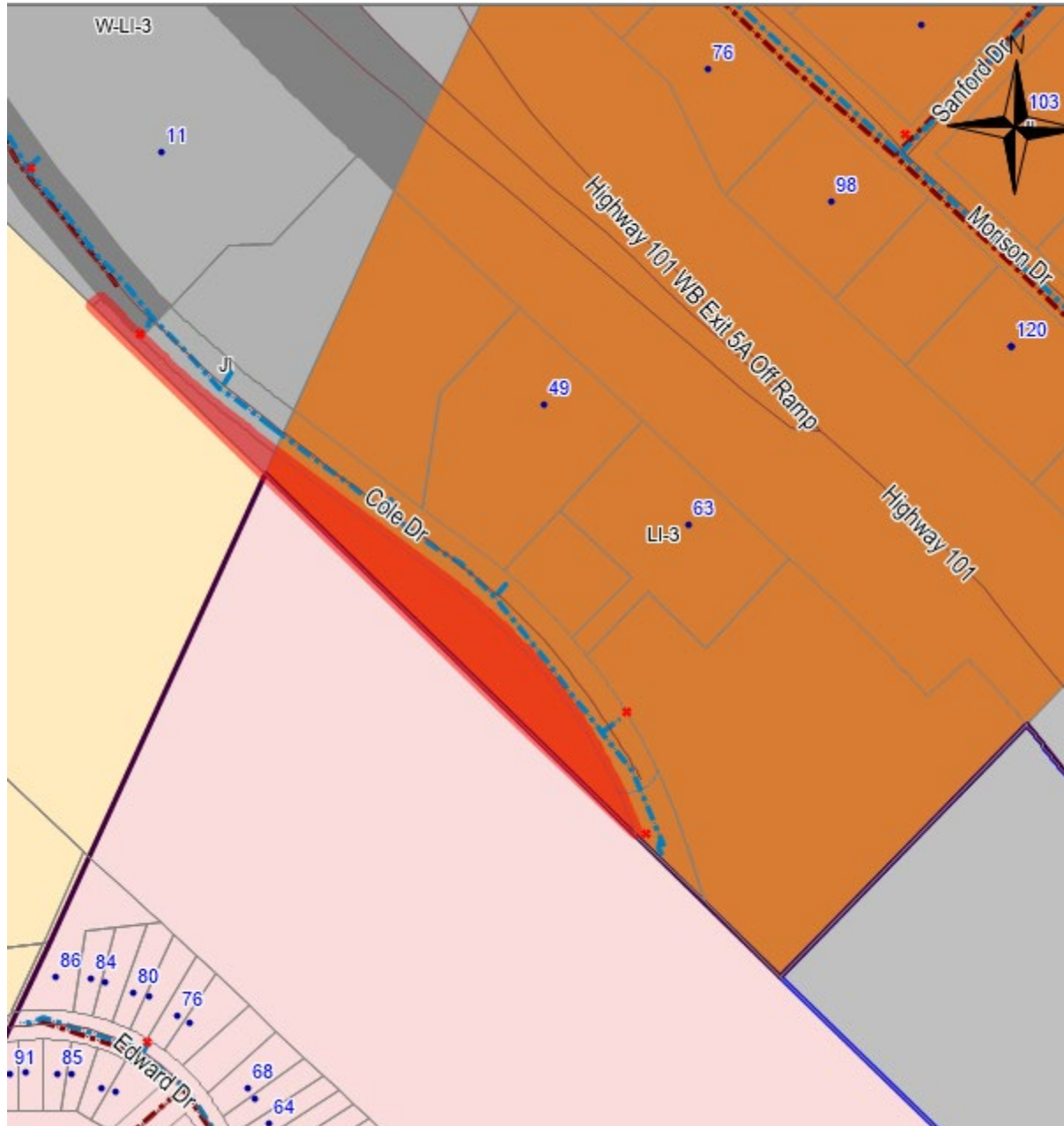
- A completed application was received from Darren Shupe of Brighter Community Planning on behalf of Mainland South Investments on June 15th, 2022.
- The application is to allow a proposed development consisting of two 4-storey mixed-use buildings by amending the Windsor Land Use By-law as well as the West Hants Municipal Planning Strategy and Land Use By-law.

Development Proposal



- Two 4-storey buildings (1st floor commercial, floors 2-4 residential)
- 84 total apartment units (42 per building)
- 26 800 sq. ft. of total commercial space
- 167 parking spaces (74 underground, 93 surface)





PID 4536657

- There is another file (#22-17) to consider rezoning the West Hants portion of this lot and the abutting lot (PID 45190386), to the Multiple Unit Residential (R-3) zone.
- Although this rezoning would be permitted without a change in designation, it would be reasonable to consider amending the designation of this lot in conjunction with the Cole Drive application to align the intended residential use of the lot and avoid separating the proposed developments by a lot within the Joint Industrial designation.



Application Organization

The application has been considered by Planning staff in two parts:

1. amendments to the West Hants Municipal Planning Strategy and Land Use By-law to designate PIDs 45366432 and 45366457 as Residential and include them in the Three Mile Plains Growth Centre, as well as concurrently rezone PID 45366432 to the Multiple Unit Residential (R-3) zone;
amendments to the Windsor Municipal Planning Strategy and Land Use By-law to designate PIDs 45366432 and 45366457 as Residential and concurrently rezone the lots to the Two Unit Residential (R-2) zone; and
2. consider the proposed use by development agreement as per Policies 5.4.6, 5.1.1, and 9.1.1 in the Windsor MPS and Policies 5.3.8 and 5.6.4 in the West Hants MPS.

This process is only concerning Part 1.



West Hants

Cole Drive, Windsor/Garlands Crossing
PID 45366432



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Orthophoto

0 40 80
Metres
Scale: 1:2,000

-  Subject Parcel
-  Communities
-  Parcels
-  Roads

Orthophoto


- The property is currently vacant
- The property is located partially within both the Windsor Plan Area and West Hants Plan Area
- Abuts a grocery store, an unused office building (not pictured), and Highway 101


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Windsor Generalized Future Land Use

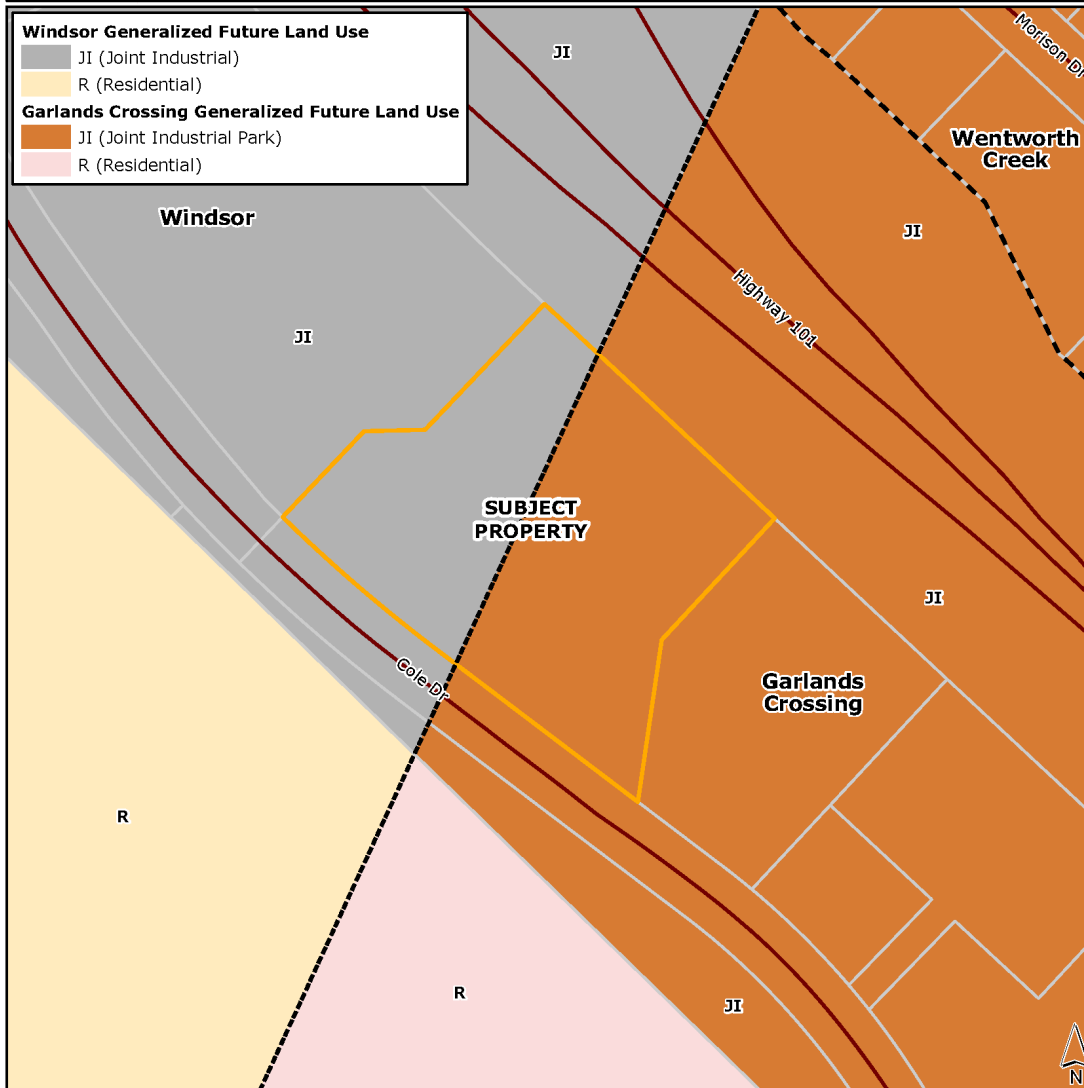
 JI (Joint Industrial)

 R (Residential)

Garlands Crossing Generalized Future Land Use

 JI (Joint Industrial Park)

 R (Residential)



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Prepared by: West Hants Regional Planning and Development Department June 2022

0 40 80
Metres
Scale: 1:2,000

-  Subject Parcel
 Communities
 Parcels
 Roads

Current Designation:

- Joint Industrial/Park in both the Windsor and West Hants portions

Both designations are identical, aside from the name, due to being based on the same policy replicated in each MPS.

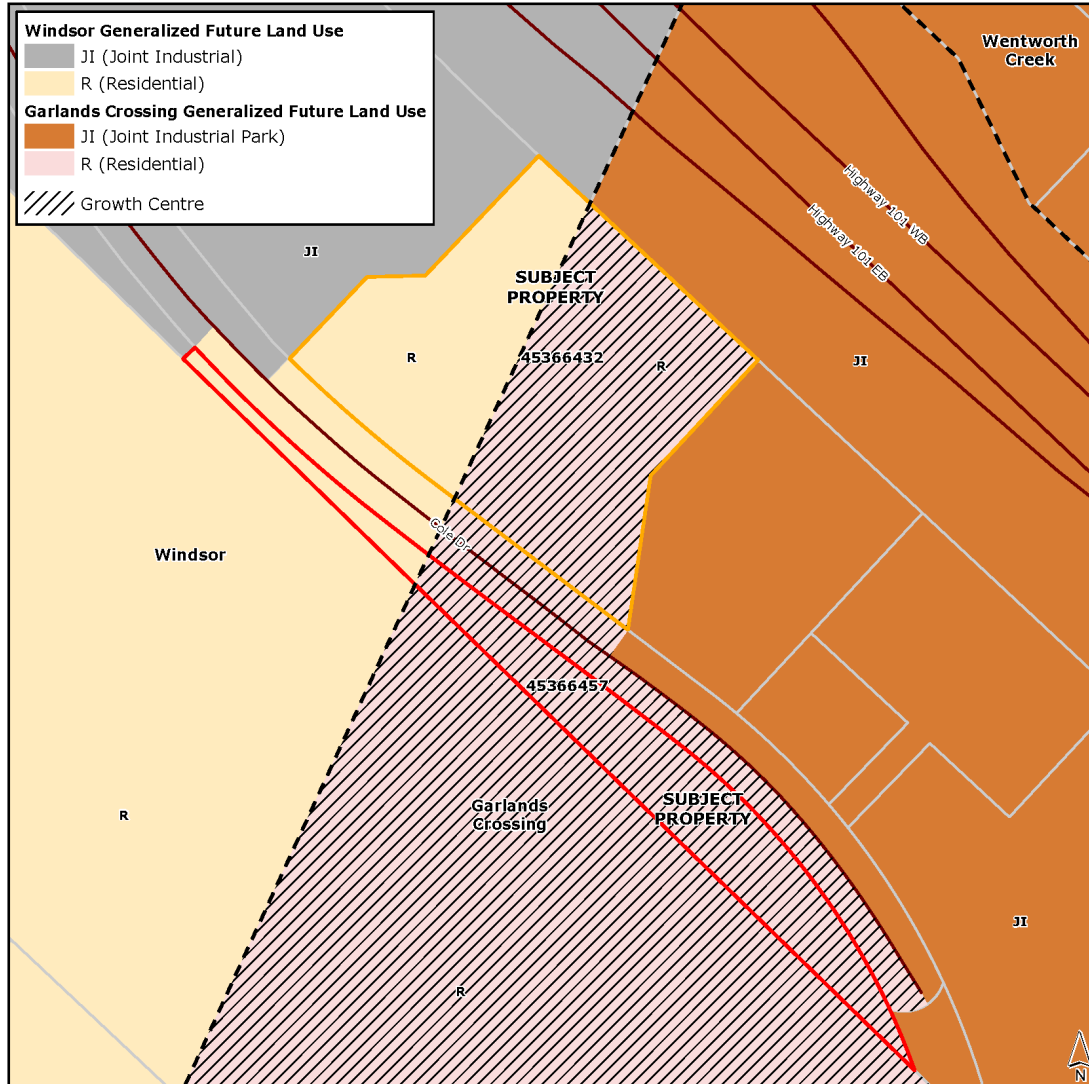
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West Hants

Cole Drive, Windsor/Garlands Crossing PID 45366432 and 45366457



GFLUM - Proposed

Amending to the Residential designation in both the West Hants and Windsor Municipal Planning Strategies, as well as inclusion of the West Hants portion in the Three Mile Plains Growth Centre will enable higher-density residential development through development agreement.

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West Hants

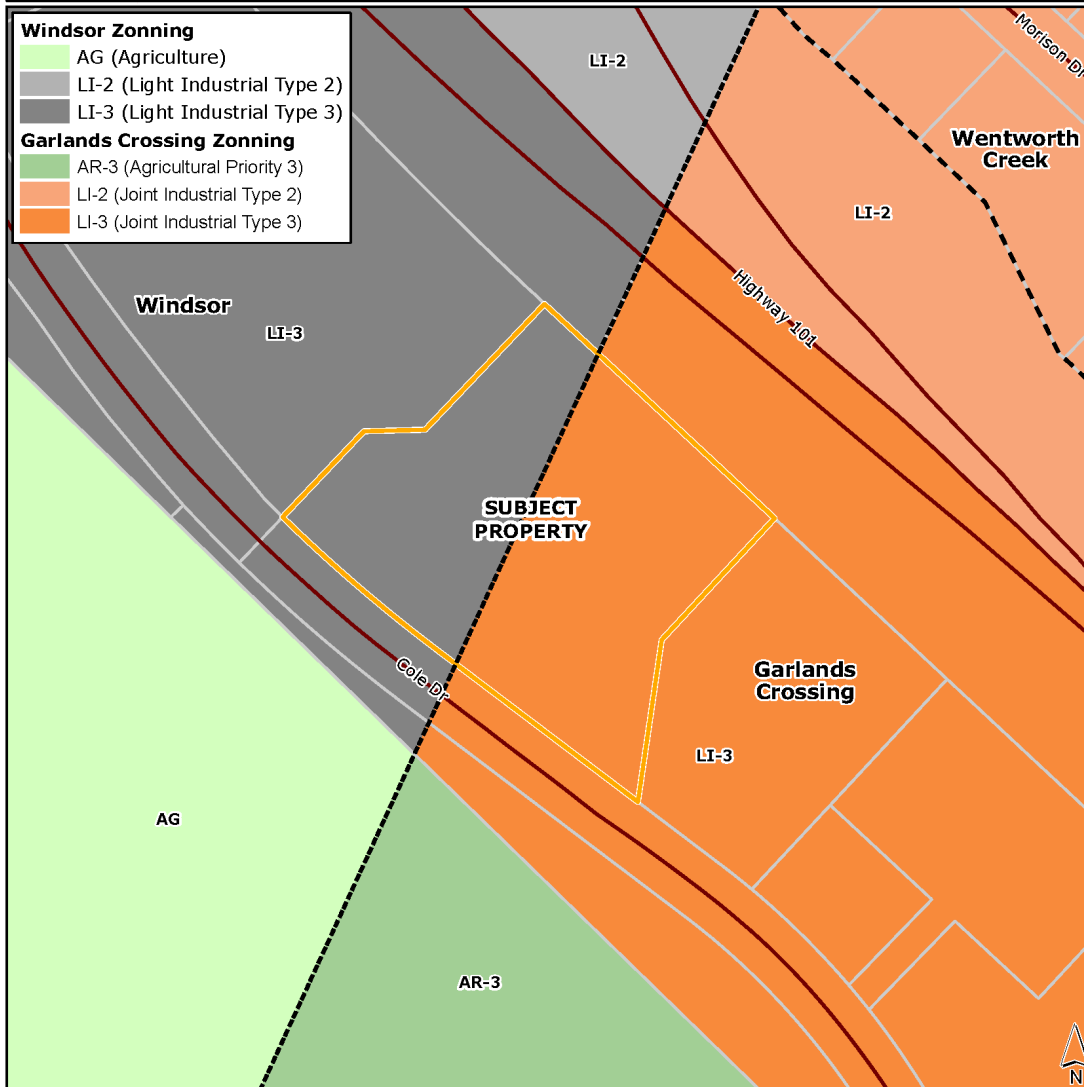
Cole Drive, Windsor/Garlands Crossing PID 45366432

Windsor Zoning

- AG (Agriculture)
- LI-2 (Light Industrial Type 2)
- LI-3 (Light Industrial Type 3)

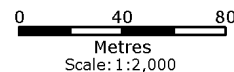
Garlands Crossing Zoning

- AR-3 (Agricultural Priority 3)
- LI-2 (Joint Industrial Type 2)
- LI-3 (Joint Industrial Type 3)



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Current Zoning



- Subject Parcel
- Communities
- Parcels
- Roads

Zoning - Current

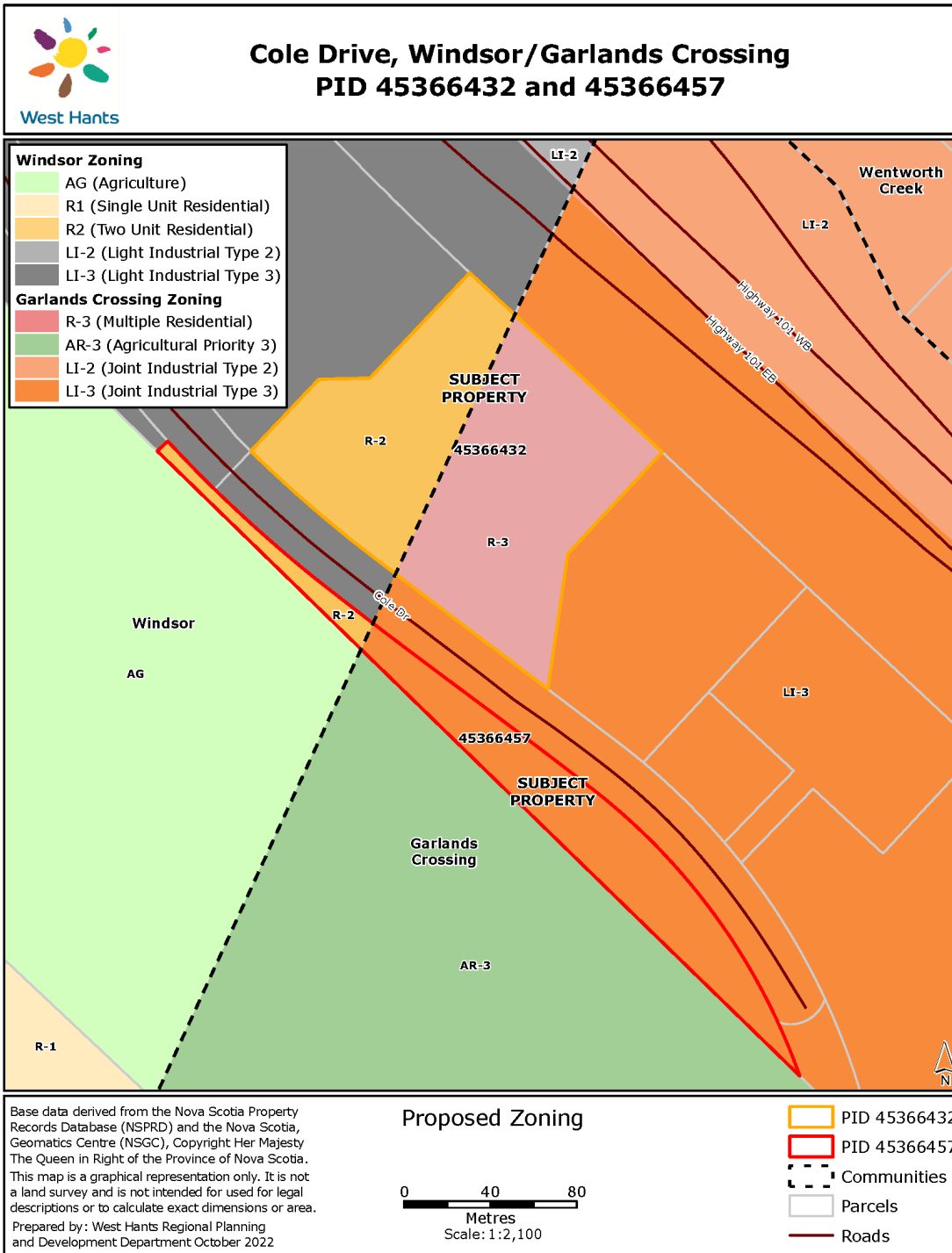
Current Zone:

- Light Industrial Type 3 (LI-3) for the Windsor portion of the lot
- Joint Industrial Type 3 (LI-3) for the West Hants portion of the lot

Both zones are very similar in function.

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Zoning - Proposed

Windsor – Two Unit Residential (R-2) zone:

- Permits one- and two-unit dwellings

West Hants – Multiple Unit Residential (R-3) zone:

- Permits dwellings with one, two, and more than two units



View of Subject Lot from Cole Drive



Application Part 1 – Windsor MPS and LUB Amendments

Policy 16.1.1 enables Council to make amendments to the Municipal Planning Strategy when necessary:

- to change the Generalized Future Land Use Map (GFLUM);
- to bring the strategy in line with the Statements of Provincial Interest; and
- to better reflect policy intentions or the development environment.

Policy 16.3.1 states general criteria for amendments to the Land Use By-law. 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, Municipal Project Engineer, and Municipal Traffic Authority have no concerns.



Application Part 1 – West Hants MPS and LUB Amendments

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- the proposal is not considered premature or inappropriate for the area;
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Application Part 1 – West Hants MPS and LUB Amendments Cont.

Policy 5.1.6 enables Council to consider expanding the boundaries of the Growth Centres. In summary, the criteria are met since:

- the expansion is necessary to accommodate proposed serviced development;
- the subject lot's location is well suited for the proposed development; and
- the subject lot already has access to municipal services.

Policy 5.3.7 enables Council to consider rezoning land in the Three Mile Plains Growth Centre to the Multiple Unit Residential (R-3) zone. In summary, the criteria are met since:

- Cole Drive is identified as a Collector Street on the Future Streets Map within the West Hants Subdivision By-law;
- the Development Officer, Municipal Project Engineer, and Municipal Traffic Authority have no concerns.

Statements of Provincial Interest

The Statement of Provincial Interest Regarding Housing seeks to provide a wide range of housing types and opportunities.

- The proposed development aligns with this interest as introducing a mixed-use apartment building to this area would enable a higher density of residential units to be provided for the community in an area with existing amenities.

The Statement of Provincial Interest Regarding Infrastructure seeks to make efficient use of existing municipal water supply and wastewater disposal systems.

- The proposed development aligns with this interest as the subject lot is currently vacant and enabling infill development would allow for effective use of existing municipal services.



Public Information Meeting Notes

- A virtual Public Information Meeting was held on October 13 and was broadcast live on the Municipal Facebook page.
- The deadline for comments was October 28.
- Staff have received no comments from the public.

Process

*Anticipated Date



Recommendation – Windsor (1 of 2)

- ... that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Residential designation and amending the zoning map of the Windsor Land Use By-law to include PIDs 45366432 and 45366457 in the Two Unit Residential (R-2) zone.

Recommendation – West Hants (2 of 2)

- ... that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Generalized Future Land Use Map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential designation, as well as amending the zoning map of the West Hants Land Use By-law to include PIDs 45366432 in the Multiple Unit Residential (R-3) zone.



West Hants
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