



TOWN OF WINDSOR PLAN REVIEW



WINDSOR-WEST HANTS JPAC

FEBRUARY 2005

PROPOSED CHANGES TO PLANNING DOCUMENTS

- Architectural design standards introduced for Town Centre, Ferry Hill and Central Residential areas
- Multiple residential development of three or more units by development agreement rather than rezoning
- More opportunities for mixed use (commercial and residential) development by development agreement
- New requirements for development on Wentworth Road to encourage an attractive, pedestrian-friendly streetscape
- Regional shopping centres to be permitted by development agreement on Wentworth Road
- Big box stores to be permitted by development agreement on Wentworth Road and Cole Drive
- New requirements for livestock farms in the Agriculture zone



- Simplified process to allow minor development such as small additions or accessory buildings in the Pesaquid Comprehensive Development District (waterfront area)
- Additional uses permitted in the Fairground zone including hotels and temporary display and sales
- Additional uses permitted in the Windsor Industrial Park such as brewpubs or restaurants accessory to breweries or wineries, indoor recreation uses, and garden/nursery sales

PUBLIC MEETING SCHEDULE

February 10, 2005

7:30 p.m.

Proposed Municipal Planning Strategy and Land Use By-law

February 21, 2005

7:30 p.m.

Architectural Design Manual

Staff will be available at 6:30 p.m. to show zoning maps and answer questions.

Meeting Location:

*Town Council Chambers,
100 King St., Windsor*

GET INVOLVED IN THE PLAN REVIEW!

With the completion of first drafts of Windsor's proposed new Municipal Planning Strategy and Land Use By-law, Windsor Planning Advisory Committee needs your help to ensure that the final documents reflect your desire and vision for how the Town should develop in the future. Please make a point of attending the public meetings so you can learn more about the pro-

posed changes and how they might affect you. Copies of the complete planning documents, including zoning maps, are available from the Windsor-West Hants Planning Department, 76 Morison Drive, Windsor-West Hants Industrial Park. See page 4 for information on how to contact us and the next steps in the Plan Review process.

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MULTIPLE RESIDENTIAL

Multiple unit residential development has been a concern to some Windsor residents. At this time, there is a large proportion of rental units in Town and some people are concerned about the appearance and upkeep of these buildings. The new Municipal Planning Strategy proposes that new construction, or conversion, of a multiple residential building with three or more units will require a development agreement. The development agreement will consider the effects of density and traffic on the neighbourhood and, if the proposed development is located in an Architectural Control District, the building design must conform to the Town's architectural design standards. By using a development agreement, Council will



be able to better control details of the development such as maintenance and upkeep.

With an aging population, the need for flexible housing options will continue to grow. Accessory apartments, or in-law suites, in single detached homes can help to satisfy this need. The new Municipal Planning Strategy proposes that accessory apartments will be permitted in the Single Unit Residential (R-1) zone, subject to strict requirements to ensure the building retains its appearance as a single unit dwelling.

MIXED USE DEVELOPMENT

Many communities in Nova Scotia have seen a trend toward commercial/residential mixed use development. This may mean retirement complexes with supportive commercial uses such as drug stores and doctors' offices. It could also take the form of an apartment building with a convenience store or hairdressing salon. An example of existing mixed use development in Windsor is Kingsway Gardens Enriched Housing Complex.

The new Municipal Planning Strategy will allow more opportunities for mixed use devel-

opment by development agreement. In mainly residential areas, the commercial uses will be limited to one-third of the total floor area and must be on the building's ground floor. In commercial areas, there will be more flexibility in the size and location of the commercial uses.



“WITH AN AGING POPULATION, THE NEED FOR FLEXIBLE HOUSING OPTIONS WILL CONTINUE TO GROW.”

WENTWORTH ROAD OVERLAY DISTRICT

Council has been working on various initiatives to address development on Wentworth Road, one of the main entryways into the Town of Windsor. Provisions in the new Municipal Planning Strategy and Land Use By-law are intended to encourage an attractive streetscape which is accessible to pedestrians and cyclists. Buildings will be required to be set closer to the street, with parking lots at the side or rear, and landscaping will be a key feature. New Highway Commercial uses will be limited to the area east of Payzant Drive.

West of Payzant Drive, there will be opportunities for a wide variety of uses including commercial, residential, mixed use, recreational and institutional, all by development agreement.

REGIONAL SHOPPING CENTRES & BIG BOX STORES

In a survey conducted as part of the Plan Review in the summer of 2002, the majority of respondents in both Windsor and West Hants said they did not feel there was a need for a new regional shopping centre. During the Plan Review process, however, it became evident there were several locations in Windsor, mainly along Wentworth Road and Cole Drive, which may be of interest to developers of regional shopping centres or large format (big box) retail stores.

It is the feeling of Council that should this type of development occur in Windsor, it must be carefully regulated. Therefore, new regional

shopping centres will be considered by development agreement only on Wentworth Road, subject to a traffic study. To avoid drawing businesses out of the downtown, uses such as banks and offices will not be permitted. Large format retail stores will also be considered by development agreement on Wentworth Road or Cole Drive, subject to a traffic study.



ARCHITECTURAL DESIGN MANUAL

The Plan Review survey showed the majority of Windsor respondents felt the establishment of architectural standards for both downtown and residential areas of Windsor was an important issue. Almost 60 percent of respondents felt preserving heritage buildings in Windsor was important.

In response to this, an Architectural Design Manual has been introduced which will form part of the Land Use By-law. Three areas will be designated as Architectural Control Districts: Town Centre, Ferry Hill and the Cen-

tral Residential area. Within these districts, design standards will apply to new construction and renovations to existing buildings. The requirements apply only to the public façade, which is the part of the building facing a street. The aim is to ensure that the design of any new structure or renovation is sensitive to the historical style of the district. In addition to the required elements, the Manual contains sketches, photos and guidelines to offer ideas for appropriate design approaches.

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RESIDENTIAL ARCHITECTURAL CONTROL DISTRICTS

The Ferry Hill and Central Residential Districts show several characteristic architectural styles including Greek Revival, Queen Anne Revival, Four Square, Italianate, Second Empire, Modified Gothic and New England Colonial/Federal. The Manual contains requirements for: building height (1½ to 2½ storeys); roof pitch (medium to steep); roof style (gable, hipped or mansard); vertical windows (horizontal sliders, picture windows and curved bow windows not permitted); horizontally aligned cladding; corner boards and trim

on doors and windows; upper and lower railings, vertical balusters and capped end posts required on verandas, porches and staircases.

Additions and alterations cannot exceed the height or area of the main structure; replacement windows must have similar proportions to originals; windows on additions should complement those on main building; roof style cannot be altered so it is incompatible with the style of the original building.



TOWN CENTRE ARCHITECTURAL CONTROL DISTRICT

Most commercial buildings in the Town Centre Architectural Control District exhibit storefront construction typical of the early 1900s with large display windows and relatively short façades. Most are two to three storeys in height with mouldings and cornices which align with adjacent buildings to form a unified streetscape. Buildings are set close to or at the street line.

The Architectural Design Manual will require new buildings or renovations to reflect this style. New buildings and additions must be between two and three storeys in height; windows on upper levels must be vertical (no horizontal windows); cladding must be brick or masonry, or horizontally aligned clapboard, shingles or vinyl siding; ventilation ducts, mechanical equipment and satellite dishes are not permitted on public façade.

The Manual also contains requirements for signage and awnings in the Town Centre. Wooden awnings are not permitted. Signage on windows and awnings shall not exceed the lesser of 20 percent or eight square feet. Mobile signs, signs of formed plastic or those which include back-lit or flashing elements are not permitted.



TOWN OF WINDSOR

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WE'RE ON THE WEB!

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- N.S. Planning Directors Association



PLAN REVIEW—NEXT STEPS

After the public meetings in February, the draft documents will be revised and more public meetings held if necessary. Then the formal adoption process by Council begins: First Reading, public hearing and Second Reading (or approval). The documents take effect after approval by Service Nova Scotia & Municipal Relations and publication of a notice in the Hants Journal.