



TOWN OF WINDSOR

FACT SHEET

SUBJECT: DILAPIDATED BUILDINGS/PROPERTIES IN WINDSOR

DATE OF FACT SHEET: JULY 25, 2017

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Q: I would like to know what is happening with the old, ruined buildings in town for ex. the old pool, Windsor Wear, textile mill, building on the corner by the dentist? What happened to the apartments that we're going to be built on Gerrish Street, and where the old co-op was next to Lawtons?

A:

- **Old pool site** – There is interest to build a Jewish Legion commemoration site there educating the important historical relevance to Windsor and Fort Edward. The Town has taken this land off the market for sale. Signs will be posted up there soon to provide more information.
- **Old Windsor Wear Building** – Currently a developer who responded to a Request for Proposals from the Town has an MOU (Memorandum of Understanding) with the Town to conduct all appropriate consultations and research on how best to make this a viable project for them. The developers have and are meeting with downtown businesses and property owners to discuss potential development opportunities. It is vital that whatever is built there enhance the waterfront.
- **Old Textile Mill** – This grand old factory building is still owned by Mill Island Limited, but a company out of Mississauga Ontario, **Moscowitz Capital** has an interest in the building and has protected the site by boarding up the doors. They will be boarding up the bottom level windows. The building is also under surveillance to protect it from further vandalism.
- **Building on Corner by the Dentist** – What was formerly (and frequently known as), the old Stephens & Yeatons Building at 207 Albert Street, was sold in a tax sale and the gentleman who owns it has advised the Town that he will be beginning work on it soon. He plans on turning it into a karate studio and small café / restaurant. We have not seen any plans for it and neither has he made any applications yet.
- **Apartments on Gerrish St.** – A Development Agreement has been approved by Council with a developer for up to 17 units (up-to 14 residential units and up-to 3 commercial units on the ground floor), with parking in the rear. Construction has begun. It is expected to be finished by Spring 2018.

Continues on next page...

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- **Development where the old Co-op used to be on O'Brien Street** - The former co-op was demolished and purchased by a private company. They have undertaken environmental tests and since then, the land has gone back up for sale. At this time, because it is privately owned, the Town is unable to get involved. There is legislation for the Town to get involved only if it is dangerous, unsightly or taxes are not paid; however, the property owner has not broken any laws/bylaws.

As well, there is a separate parcel of land behind where the old Co-op building was located that is currently owned by another individual. In 2010, the owner applied to the Town for a Development Agreement (and it was approved by Windsor Council). Since that application, the Development Agreement has expired.

- **Other Misc. Properties** - The Town has to follow legislation with respect to dangerous or unsightly properties (what one may classify as "ruined"). "Unsightly" properties are most challenging as 'unsightly' is in the eye of the beholder and in some cases, there are extenuating circumstances that must be considered. In other cases of dangerous properties, the Town follows procedures of issuing "orders" and letters the property owners must comply with (with deadlines). If those are not complied with, other procedures are followed up on, and in some cases, the Town will mitigate an issue and put a lien on the property or, in some more severe situations, the Town has demolished a building(s) and put a lien on the property. (As mentioned, there is Provincial legislation towns/municipalities must follow and due notice and a reasonable time to fix the property must be given. Not all residents have the means to spend money on short notices.

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