

11 Osprey Lane

Senior Citizen Affordable Housing Apartment Building (Existing)

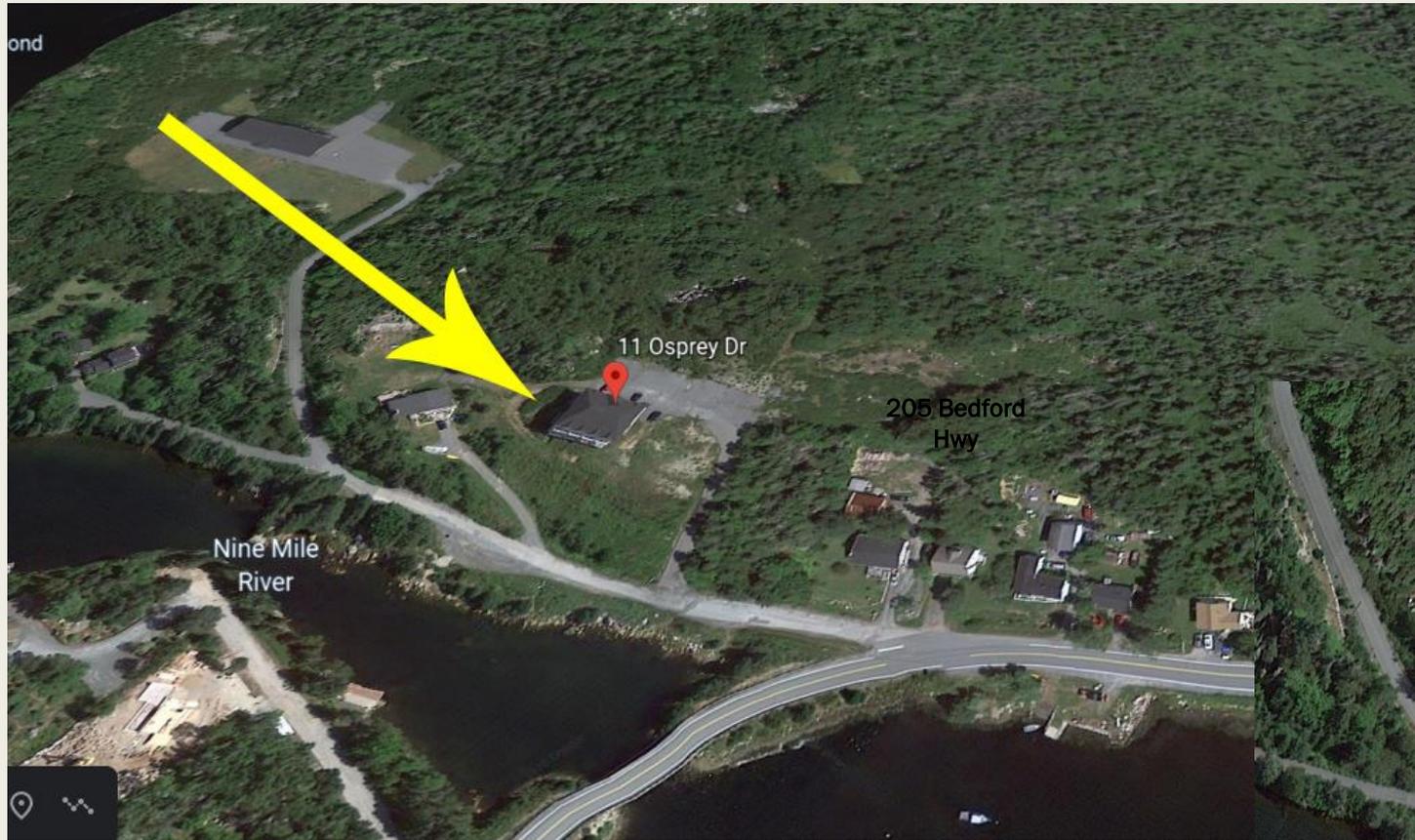
3274302 Nova Scotia Limited (Owner & Developer)

KWR Approvals Inc.



(Applicant and Project Manager)

Location Map of 11 Osprey Lane



Photographs



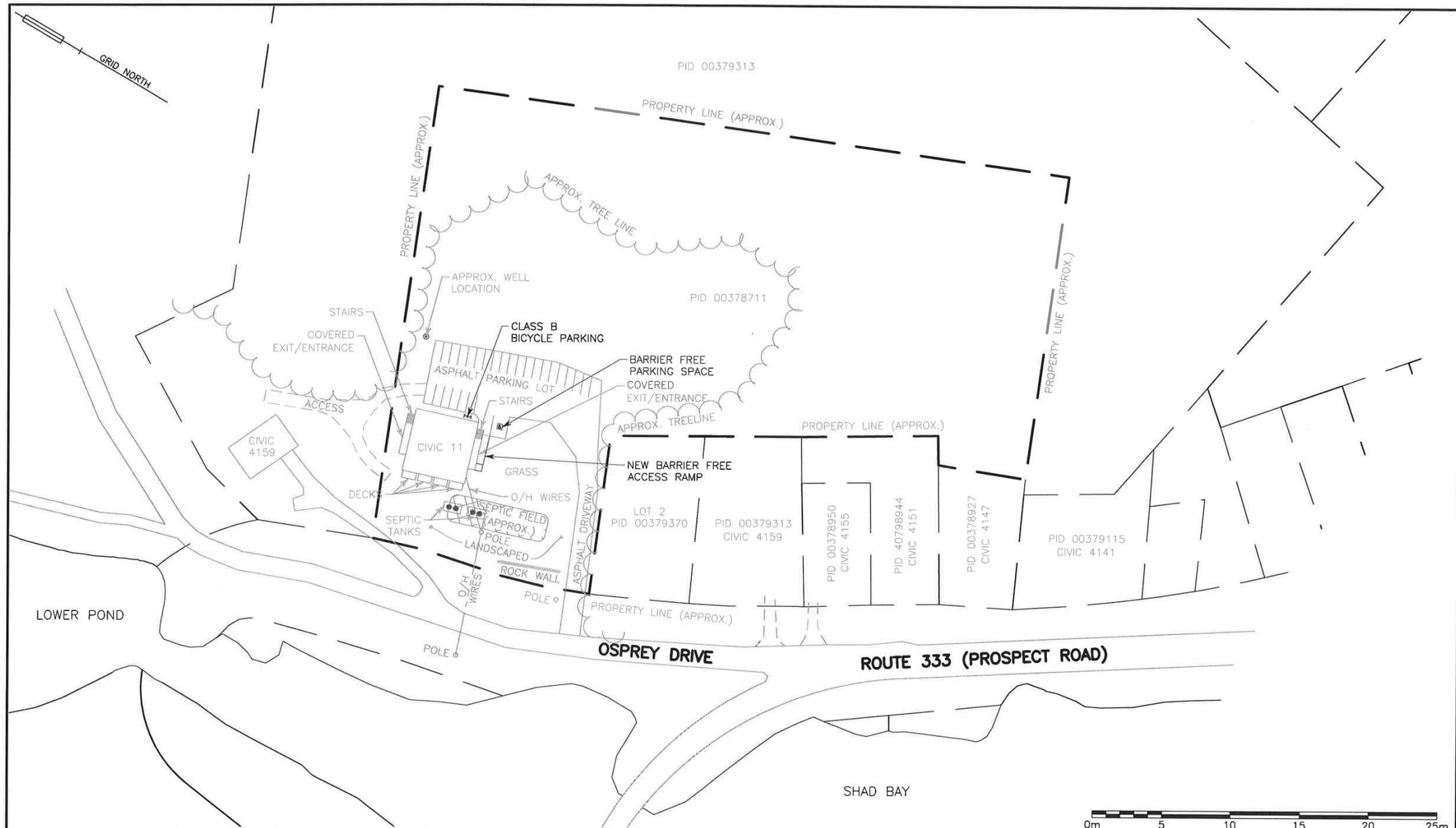
Photographs



Photographs



Site Plan



SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.

36 OLAND CRESCENT
 BAYERS LAKE BUSINESS PARK
 HALIFAX, NOVA SCOTIA
 OFFICE: (902) 455-1537
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Location: **CONCEPT SITE PLAN**
 11 OSPREY DRIVE, SHAD BAY, NOVA SCOTIA

NOTES:

1. PLAN IS METRIC.
2. PROPERTY LINES ARE BASED ON MAPPING FILES AND ARE APPROXIMATE ONLY.
3. SITE CONDITIONS ARE BASED ON GOOGLE AERIAL IMAGERY AND ARE APPROXIMATE ONLY.

Date:	APRIL 9, 2019	Project No. :	34200
Scale:	1:1000	Sheet Size:	11"X17"
Prepared by:	G. MACLEAN		

Professional Development Team

Project Team Member	Project Responsibility	Principle Contact	Contact Information
3274302 Nova Scotia Limited.	Developer/Applicant		
KWR Approvals Inc.	Urban Planning and Management of Planning Application & Approvals	Kevin W. Riles, President & CEO (Main Contact – KWR Approvals Inc.)	(w) 902.431.1700 (c) 902.403.7847 kevin@kwrapprovals.com P.O. Box 44153 Bedford, Nova Scotia B4A 3Z8
JRL Consulting Inc.	Traffic Impact Statement and Analysis	Jeff LeBlanc, P. Eng., Transportation and Traffic Consultant	(w) 902.405.5584 jeff.leblanc@jrlconsulting.ca 45 Thorndale Terrace Bedford, Nova Scotia B4A 0B7
SDMM Ltd.	Civil Engineering, Surveying and Servicing	Geoff MacLean, P. Eng., Project Engineer	(w) 902.445.1537 gmaclean@sdmm.ca 36 Oland Crescent Halifax, Nova Scotia B3S 1C6

Key Background Information

- ✓ Owners purchased the former Motel in 2015 when it ceased operation and converted it into a Senior Citizen Affordable Housing Apartment Building.
- ✓ Only changes were improvements to the dwelling units, creating a common area kitchen and a deck outside for enjoyment of residents. The owners have spent over \$100,000 in improvements since taking ownership.
- ✓ The former motel had 16 units and there is still only 16 apartment units. No change in units.
- ✓ Ample parking is provided for all residents and guests.
- ✓ Monthly rent for tenants who consist of seniors, retired military and a few residents with disability is \$500.00 - \$600.00 per month
- ✓ Building is surrounded mainly by picturesque woods and has stunning views of Shad Bay for the enjoyment of residents.
- ✓ Traffic Impact Study (TIS) by JRL Traffic Consultants concluded “***Estimated traffic generated by the current Seniors Housing is less than the traffic that would have been generated by the former hotel. The minimal traffic generated by this development has no significant impacts on surrounding transportation network.***”

Thank You and
Questions