

HALIFAX

**North West Planning
Advisory Committee:
Case 22732**

**Development Agreement
Kingswood Drive, Hammonds Plains**

Presentation By:
Stephanie Salloum – Planner III

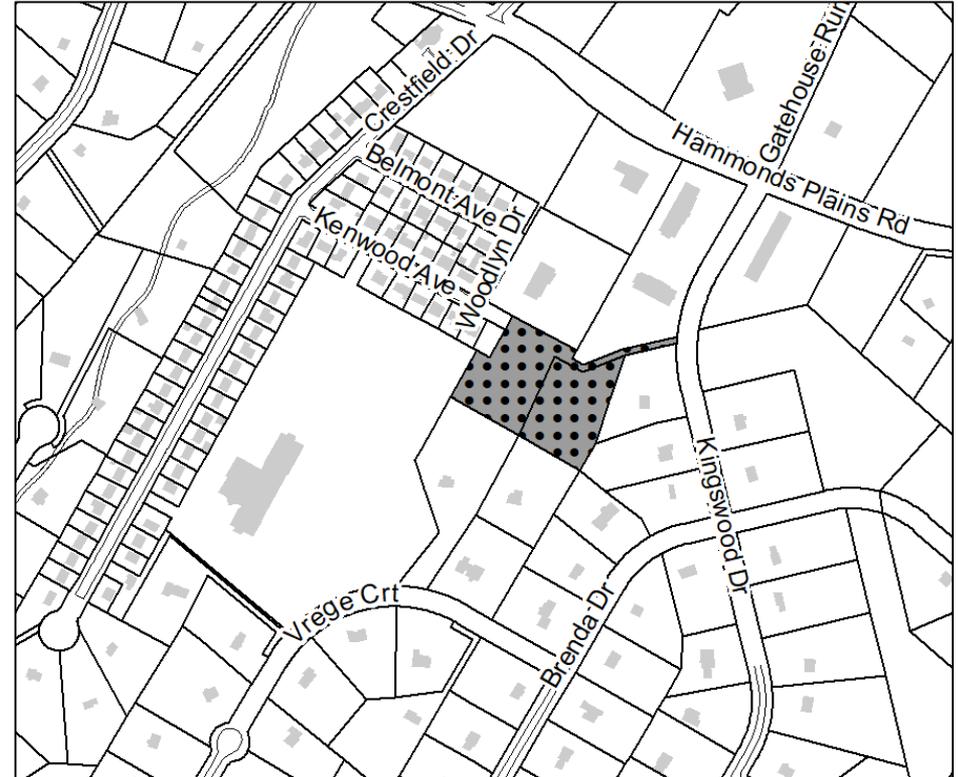
September 2, 2020

Applicant Proposal

Applicant: Hekmat Jarrar

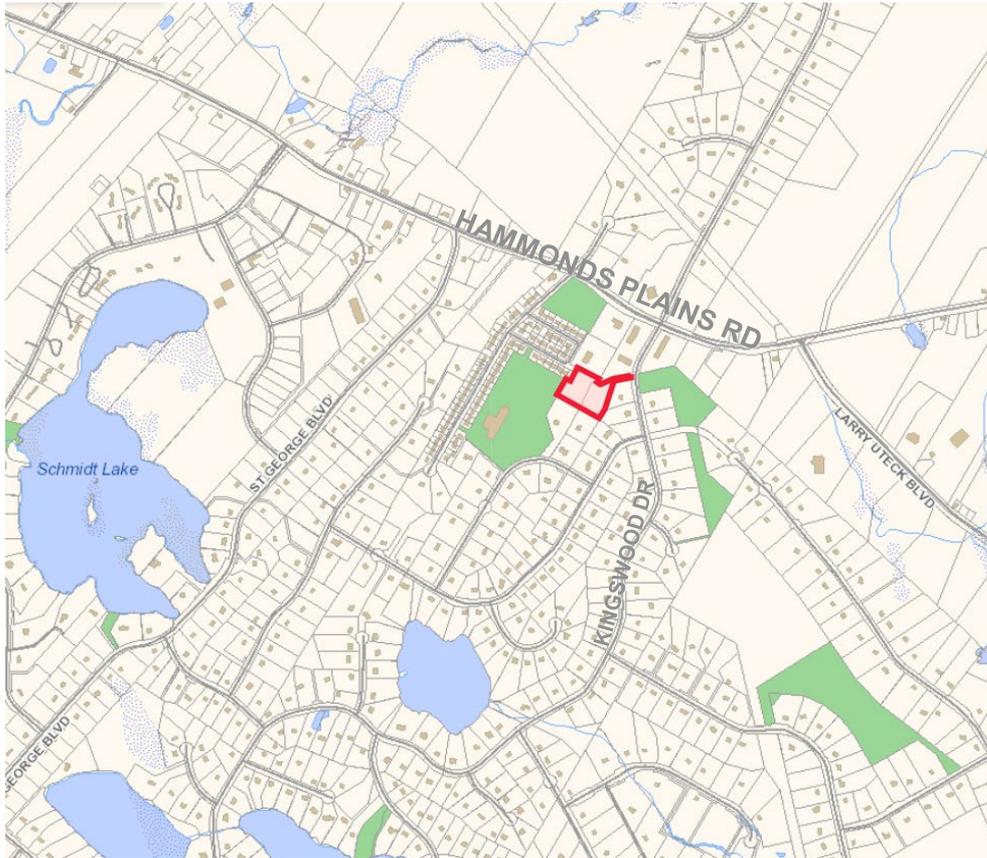
Location: 5 and 7 Kingswood Drive, Hammonds Plains

Proposal: A 19-unit townhouse-style seniors development by development agreement



Site Context

Kingswood Drive, Hammonds Plains



General Site location



Site Boundaries in Red

Site Area: ~13,871 sq. m (3.43 acres)

Frontage: ~6.4m (21 ft.) on Kingswood Dr and 15.2m (50 ft.) on Kenwood Ave

Site Context Cont'd...



Subject site seen from Kingswood Drive

The site is currently undeveloped

Site Context Cont'd...



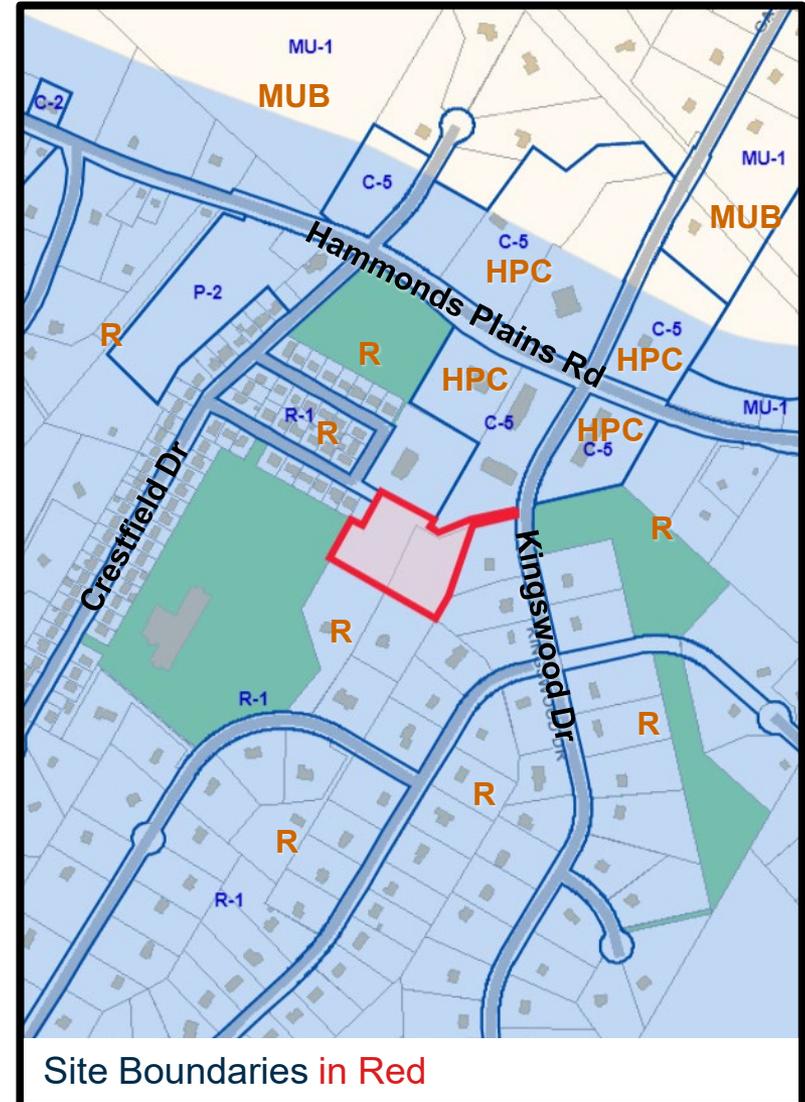
Subject site seen from Kenwood Avenue

The site is currently undeveloped

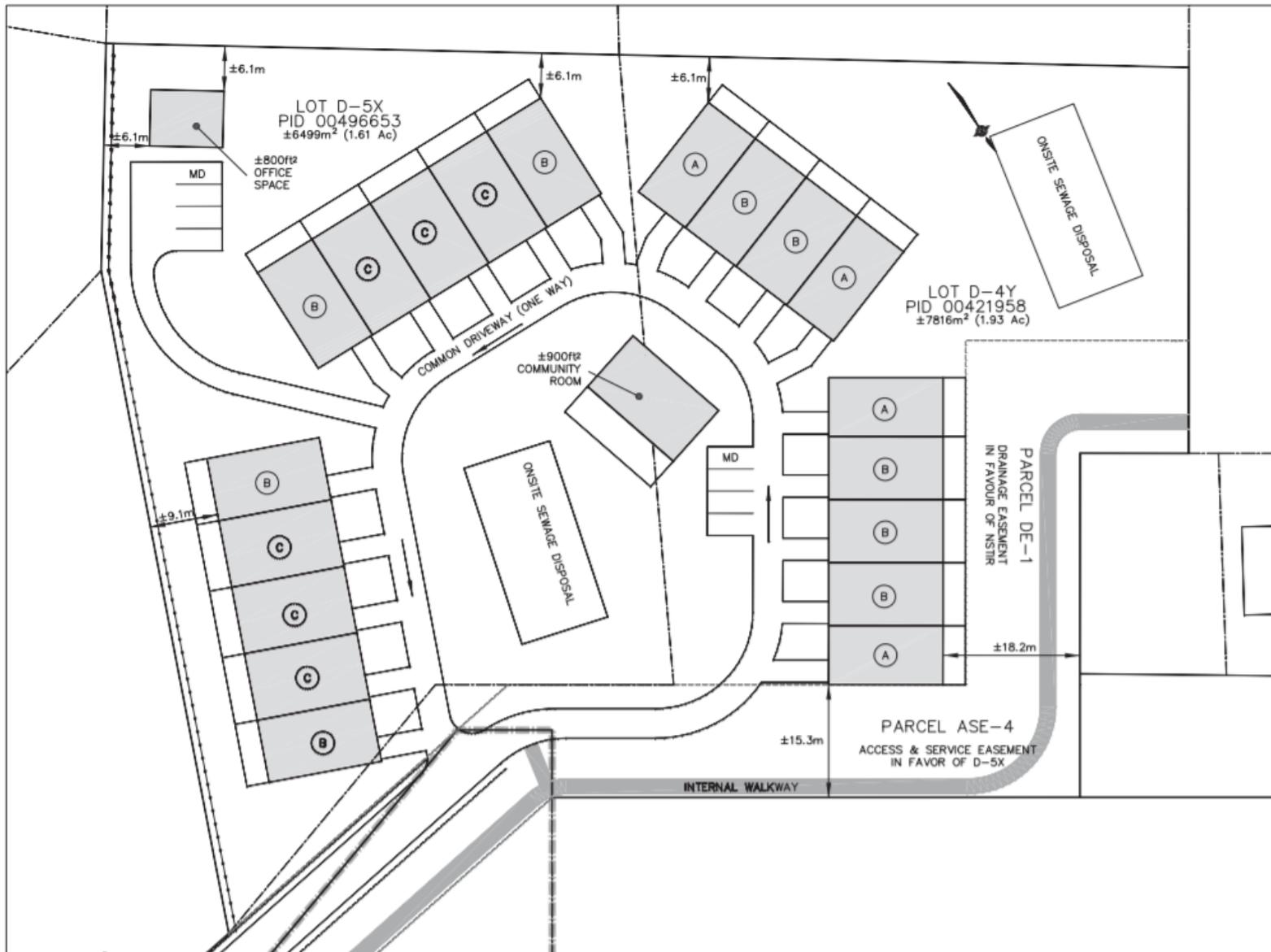
Planning Policy

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy and Land Use Bylaw

- **Within the Water Service Boundary**
- **Zoned R-1 (Single Unit Dwelling)**
- **Designated R (Residential)**
 - Generally applied to established low density residential neighbourhoods
 - Enables senior citizen housing, which fills a community need
- **Policy P-39**
Senior citizen housing (defined as housing designed for occupation by senior citizens) can be considered by development agreement



Proposal – Site Plan



Key Plan
Scale: NTS

	LOT D-4Y	LOT D-5X
LOT AREA	0.7996ha (1.95Ac)	0.6989ha (1.71Ac)
MIN FRONT YARD	0.61m (20ft)	0.61m (20ft)
MIN REAR YARD	0.61m (20ft)	0.61m (20ft)
MIN SIDE YARD	0.61m (20ft)	0.61m (20ft)
LOT COVERAGE	16.0%	21.0%
BUILDING HEIGHT	1 STOREY	1 STOREY
# RESIDENTIAL UNITS	8	10
DENSITY	4.7 UNITS/ha	6.2 UNITS/ha
COMMERCIAL SPACE	0.0000	0.0000
PARKING	13 (SURFACE)	14 (SURFACE)
ABILITY DISABLED PARKING (MS)	10	11

UNIT SIZE	NUMBER OF UNITS
A 300 x 500	4
B 280 x 500	9
C 300 x 500	6

NOTES



No.	Date	Revision	Description	App'd
1	14 MAY 20		ISSUED FOR DEVELOPMENT AGREEMENT	ATA

HEKMAT JARRAR



If Request For Cost Details, See Also 2020-007 For 2020-002 0-100 Residential

SENIOR CITIZEN HOUSING DEVELOPMENT
LOTS D-4Y & D-5X
PID 00421958 & 00496653
HAMMONDS PLAINS, NOVA SCOTIA

SITE PLAN

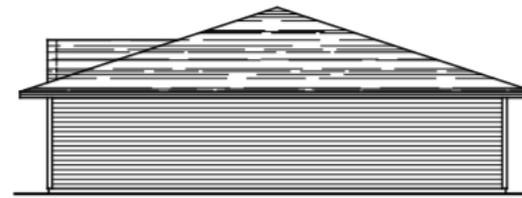
Date	Sept 11, 2019	Drawn	STMY	Project No.	659
Scale	1:500	Engineer	ATA	FILE NAME:	
Reference	Approval				499-C01.dwg
Turnover	W/L	Sheet	001		

Proposal – Elevations

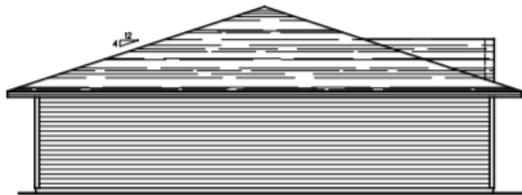


FUSION STONE SIDING - DARK GREY
 VINYL SHAKES - LIGHT BLUE ACCENT
 VERTICAL VINYL SIDING - LIGHT BLUE ACCENT
 HORIZONTAL VINYL SIDING - DARK BLUE
 EXT. TRIM COLOUR - WHITE
 SHINGLE COLOUR - HARVARD SLATE

FRONT ELEVATION



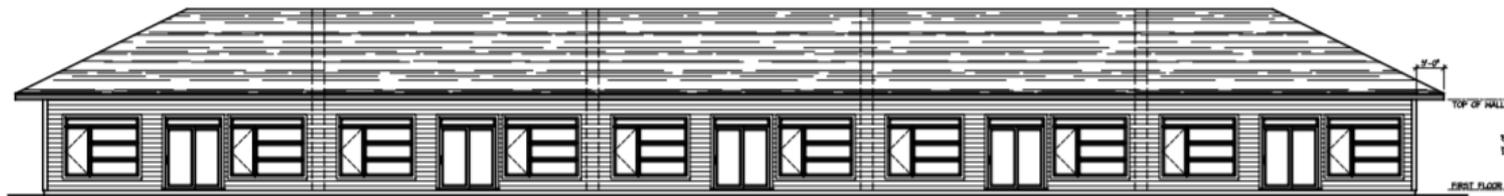
RIGHT ELEVATION



LEFT ELEVATION

- 1 storey, bungalow style townhouses
- 2 bedroom units ranging between 1,252 – 1,255 sq. ft.

- Pitched roofs
- Stone and vinyl siding
- Universal design elements
- At grade entrances
- Barrier free building code requirements



REAR ELEVATION

GENERAL NOTES

- 1 This Plan Is Intended For Use By A Licensed Contractor Who Is Familiar With Construction Methods
- 2 All Work To Be Completed As Per The Latest Edition Of The National Building Code (NBC) Of Canada.
- 3 All Federal, Provincial and Local By-Laws Shall Be Considered And Take Precedence Over Anything Implied In This Drawing (If Applicable).
- 4 In The Case Of Higher Snow Loads Beyond Part 9 Of The NBCC, Owner May Be Responsible To Supply An Engineers Report (Please Verify With Local Authorities).
- 5 Great Care Was Taken In The Drawing Of This Plan But Human Error Does Occur. Builder To Review Drawings And Report Any Errors To SamHill Drafting & Design Before Construction Begins.

ISSUED FOR CONSTRUCTION	
ISSUED FOR REVIEW	11/24/2019
ITEM/REVISION	MONTH/DAY/YEAR

PROJECT NAME:
 SENIORS COMPLEX PROPOSED
 5 UNIT BUILDING

DRAWING NAME:
 ELEVATIONS

DRAWN BY:
 TJW

SCALE:
 NTS

DATE:
 DEC 8 / 2019

PROJECT NO. -	DRAWING NO. A1
------------------	-------------------

Public Engagement Feedback

- Consultation achieved through the HRM website and mail out notifications

**Notifications
Mailed**



77

**Emails/Calls
Received**



7

**Website Views
(January 17 – August 28)**



224

Avg. Time Spent on Page
2:41 mins

Public Engagement Feedback Cont'd...

- Feedback from the community on the latest submission generally included the following:

Concerns

- Number of units, density – tight for the space
- Compatibility of townhouse style units
- Traffic (including trucks during construction)
- Light
- Noise from ambulance vehicles
- Blasting
- Screening, visibility of units from adjacent properties
- Impacts on wildlife

Support

- Seniors housing
- Alternative bungalow-style townhouses

Scope of Review

Beaver Bank, Hammonds Plains and Upper Sackville Plan Area

Policy P-39 – Senior Citizen Housing by Development Agreement

- Architectural design
- Separation from low density residential uses
- Attractive landscaping measures to reduce visual effects
- Open space and parking
- Access to commercial uses and community facilities
- Community need
- Road network and access to the site
- Site suitability

Thank You Questions / Comments

HALIFAX

Planning & Development
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Stephanie Salloum

Planner III

sallous@halifax.ca
Tel: (902) 476 - 2792

www.halifax.ca