

HALIFAX

North West Advisory Committee: Case 22732

Development Agreement
Kingswood Drive/Kenwood Avenue, Hammonds Plains

July 7, 2021

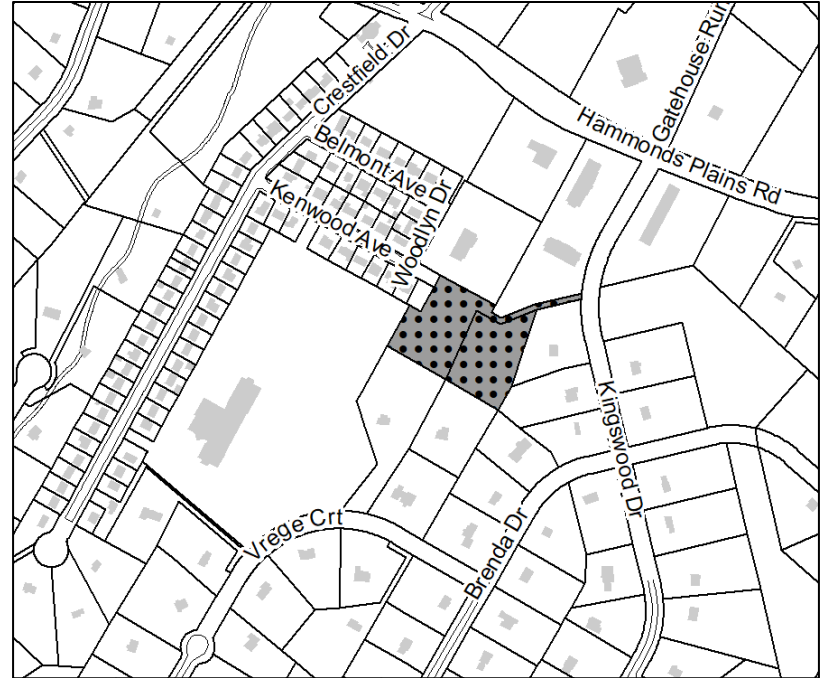
Slide 1

Applicant Proposal

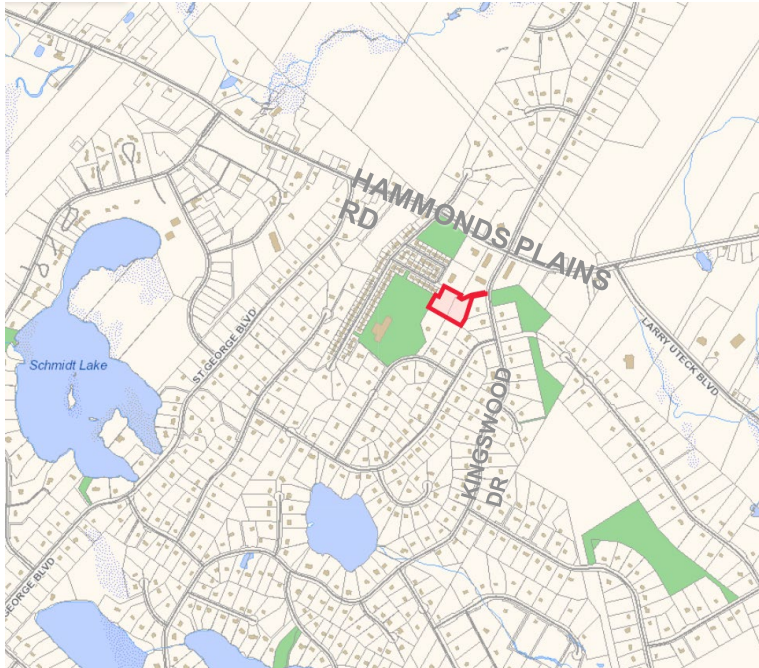
Applicant: Hekmat Jarrar

Location: 5 and 7 Kingswood Drive,
Hammonds Plains

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



Site Context

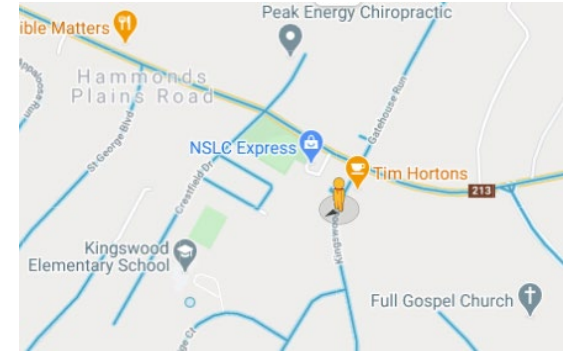


General Site location



Site Boundaries in Red

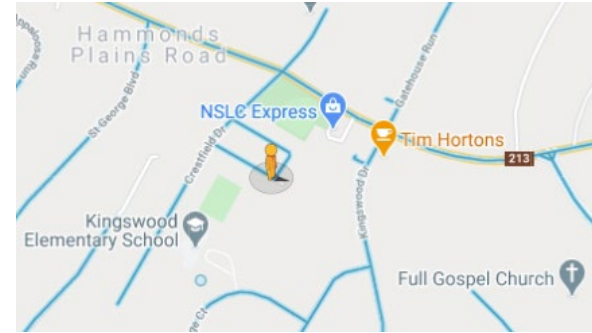
Site Context Cont'd...



Subject site seen from Kingswood Drive

The site is currently undeveloped

Site Context Cont'd...



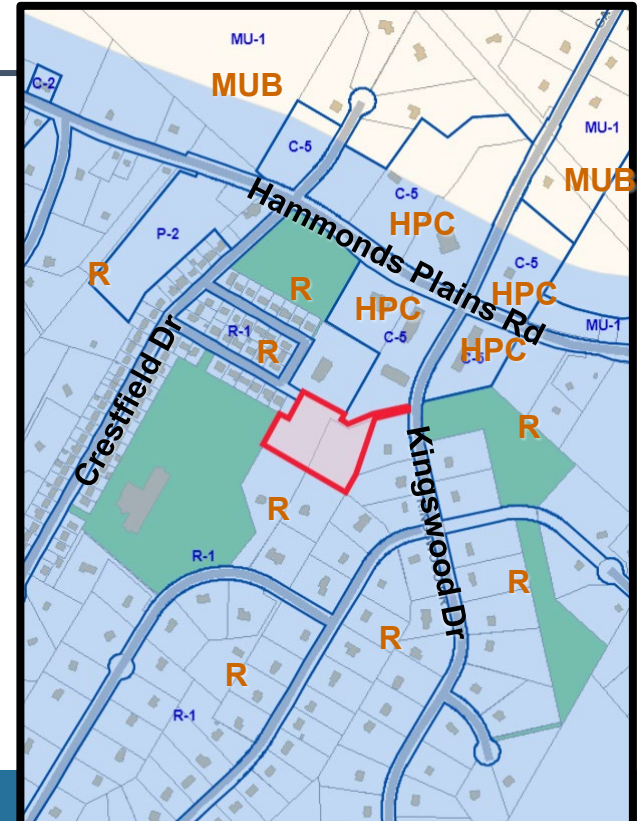
Subject site seen from
Kenwood Avenue

*The site is currently
undeveloped*

Planning Policy Overview

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

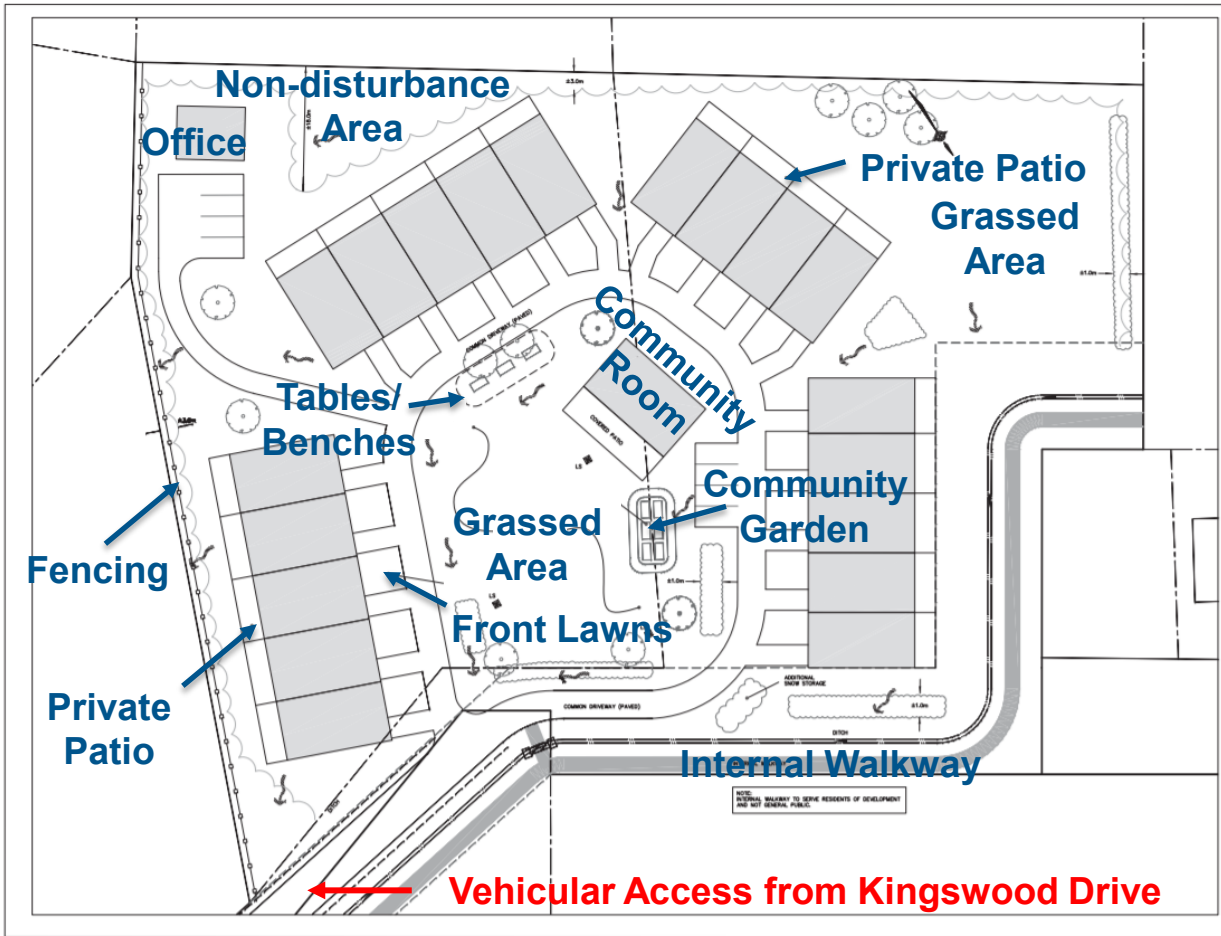
- **Within the Water Service Boundary**
- **Zoned R-1 (Single Unit Dwelling)**
- **Designated R (Residential)**
 - Generally applied to established low density residential neighbourhoods
 - Enables senior citizen housing, which fills a community need
- **Policy P-39**
Senior citizen housing (defined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



Site Boundaries in Red

Proposal Details

Original Submission	Most Recent Submission
Vehicular access off Kingswood Drive	Vehicular access off Kenwood Avenue
19-unit senior citizen housing development	
bungalow style two-bedroom townhouses	
800 sq. ft. accessory office	
900 sq. ft. community room, central courtyard, covered patio and community garden	
Walkway between Kenwood Avenue and Kingswood Drive	
Serviced by central water and on-site sewer	



← Vehicular Access from Kingswood Drive

PLAN LEGEND

- Light Shaded: LOT
- Dark Shaded: PAVEMENT
- Circle with center: TREE
- Circle with dot: POLE
- Wavy line: SURFACE DRAINAGE

NOTES

- SHOW STORAGE TO BE LOCATED AROUND PERIMETER OF EVERYWHERE CIRCLE IN ADDITION TO AREA SHOWN.

Scale: 1:200

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

HEKMAT JARRAR

KVM
Consultants & E.C.

SENIOR CITIZEN HOUSING DEVELOPMENT
LOTS D-4Y & D-5X
PID 20421058 @ CONGRESS
HAMMONDS PLAINS, NOVA SCOTIA

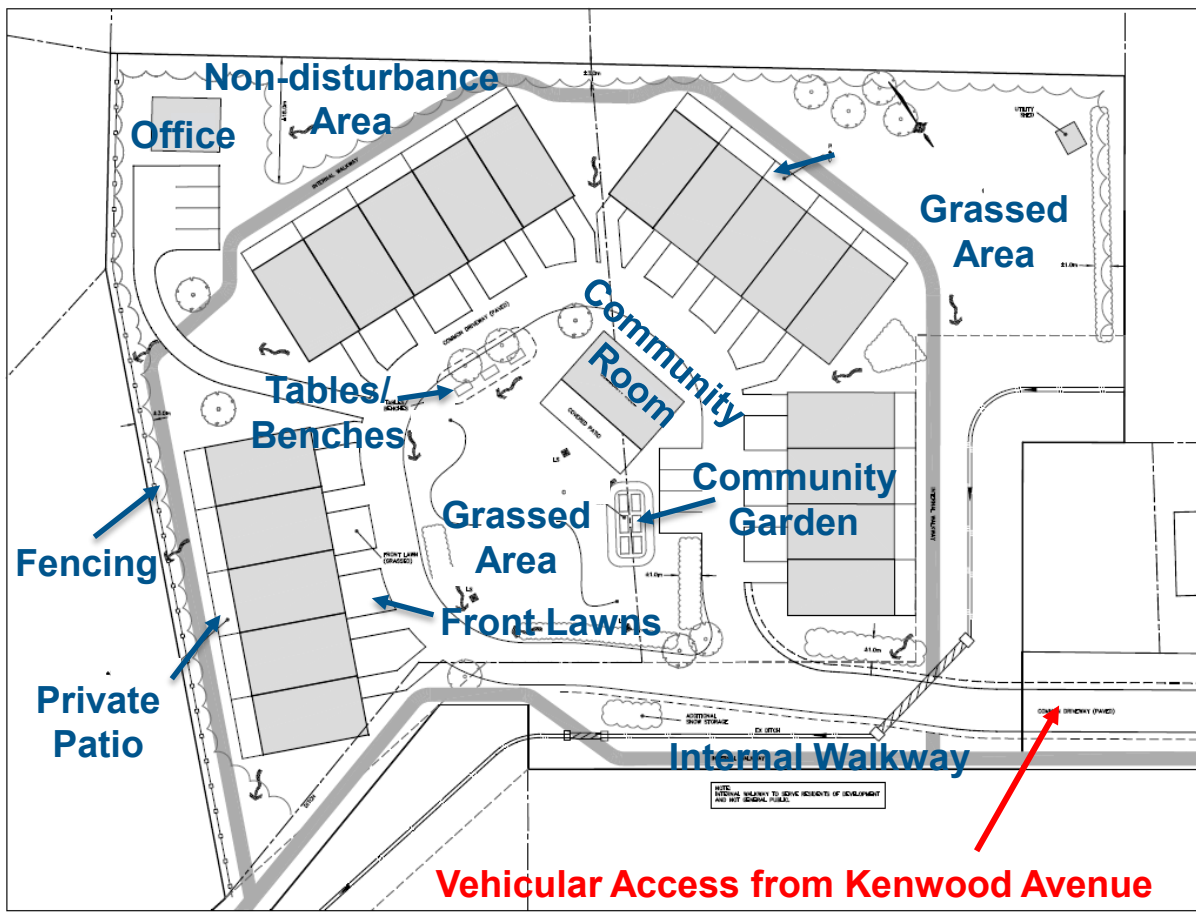
LANDSCAPE PLAN

Date	Drawn	Checked	Project No.
Sept 11, 2019	SHR	SHR	0510
Scale	Engineer	App'd	FILE NAME
1:200	ATA		0510-L1P.dwg
Reference	Approved		
Company	Sheet		
KVM	L1P		

Original Proposal

NWPAC

Sept 2020



PLAN LEGEND

LIGHT DRIVE LINE
 TRIC CURVE
 DRIVE DRIVE
 DRIVE DRIVE
 DRIVE DRIVE

NOTES

1. SHOW EXISTING TO BE CHANGED AREAS AROUND PERIMETER OF DRIVEWAY DRIVE IN ACCORDANCE TO PLAN TAKEN.

1:250

3	23 APR 21	DESIGNAL NEEDS	ATS
2	18 FEB 21	ACCESS PLAN (REVISED)	ATS
1	14 MAR 20	REVISED PDR DEVELOPMENT AGREEMENT	ATS
No.	Date	Revision Description	APP'D

HEKMAT JARRAR

It is noted that the details in this proposal are subject to the approval of the relevant authorities.

SENIOR CITIZEN HOUSING DEVELOPMENT
 LOTS D-4Y & D-5X
 PID: 00421958 & 00499853
 HAMMONDS PLAINS, NOVA SCOTIA

LANDSCAPE PLAN

Date:	Rev:	Project No.:
14 Jul 11, 2016	0007	059
Scale:	Designer:	FILE NAME:
1:250	ATS	000-L01.dwg
Reference:	Approved:	
Drawn by:	Scale:	
ML	1:1	

Revised Proposal

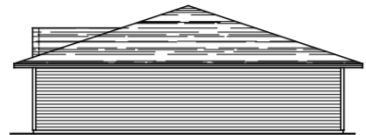
Vehicular Access from Kenwood Avenue

Proposal - Elevations

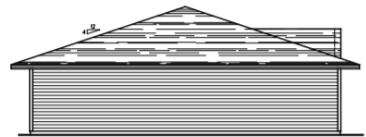


PATTERN STONE SIDING - DARK GREY
 VINYL SIDING - LIGHT BLUE ACCENT
 VERTICAL VINYL SIDING - LIGHT BLUE ACCENT
 HORIZONTAL VINYL SIDING - DARK BLUE
 EXT. TRIP COLOR - WHITE
 SINGLE COLOR - HARVARD SLATE

FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



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 NSCC, 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 Samhall Drafting & Design Before Construction Begins.

▲	ISSUED FOR PERMITTING	
▲	ISSUED FOR PERMIT REVIEW	11/24/2019
	ITER 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

- 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

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notifications (July 2020 and June 2021)

June 2021 Mailout

Notifications
Mailed



78

Individual Contacts
(Phone Calls & Email)



16+

Webpage Views
June 9 – July 5



282

Public Engagement Feedback From June 2021 Mailout

Residents expressed support for:

- Additional senior citizen housing in the area – residents expressed there was a need for more seniors housing and the development offered opportunities for seniors to interact with the existing neighbourhood
- Amenities proposed for seniors
- Additional supply of residential units in the area
- Affordability of units

Public Engagement Feedback From June 2021 Mailout Cont'd...

Residents expressed concern about:

- Access off Kenwood Avenue
- Traffic impacts on Crestfield and the Hammonds Plains intersection
- That the development would be changed for non seniors
- Proposed density
- On-site wastewater/sewage
- Impacts from construction activities, including blasting and impacts on Kingswood Elementary School
- Safety of children walking to school and nearby parks

Scope of Review

Please advise of any recommendations & considerations regarding the revised proposal, taking into account the MPS Policy P-39:

- Road network and access to the site
- Site layout as it relates to access to the site

HALIFAX

Thank You Questions/Comments

Stephanie Salloum



sallous@halifax.ca



902-476-2792