

HALIFAX

Public Hearing Case 22732

Development Agreement
Kingswood Drive/Kenwood Avenue,
Hammonds Plains

North West Community Council
December 13, 2021

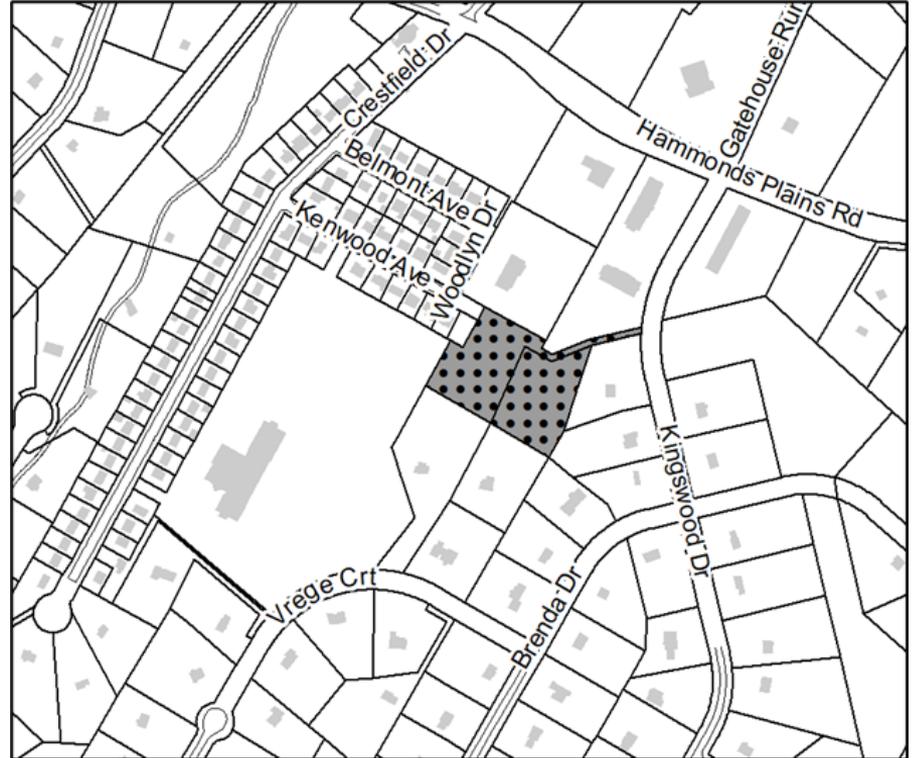
Slide 1

Applicant Proposal

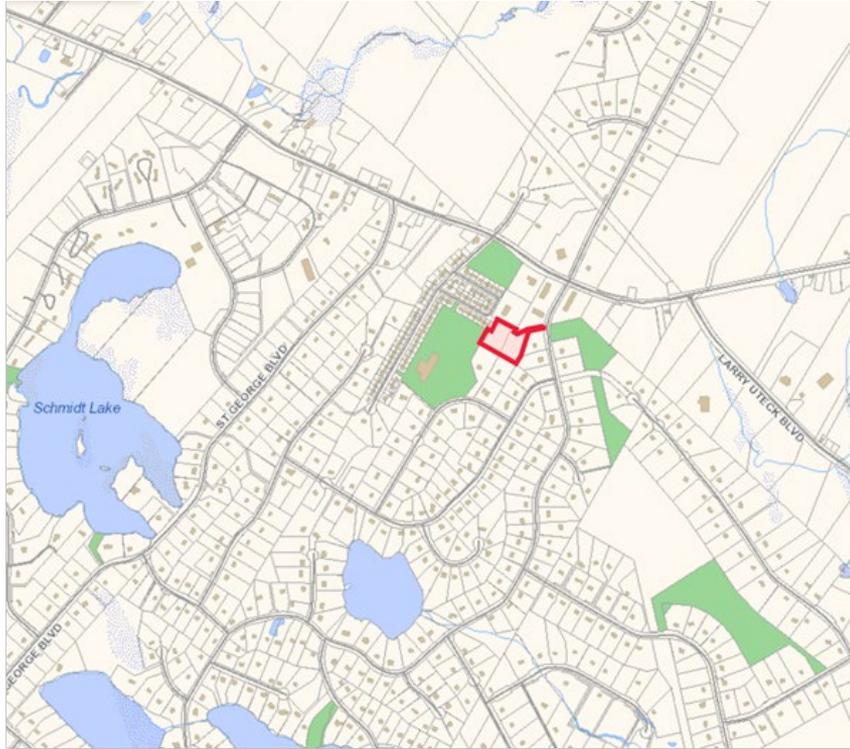
Applicant: Hekmat Jarrar

Location: 5 and 7 Kingswood Drive,
Hammonds Plains

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



Site Context



General Site location



Site Boundaries in Red

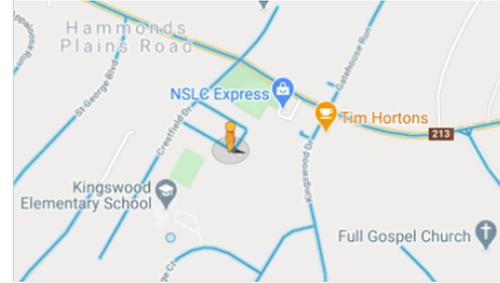
Site Context/Photos



Subject site seen from
Kingswood Drive

*The site is currently
undeveloped*

Site Context/Photos



Subject site seen from
Kenwood Avenue

*The site is currently
undeveloped*

Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community – in this instance a development agreement for senior citizen housing

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council or seeking feedback from the public

Policy & Bylaw Overview

Beaver Bank, Hammonds Plains and Upper Sackville MPS & LUB



Municipal Water



Zone

R-1 (Single Unit Dwelling)



Designation

Residential: established low density residential neighbourhoods and enables senior citizen housing to fill a community need by development agreement



Existing Use

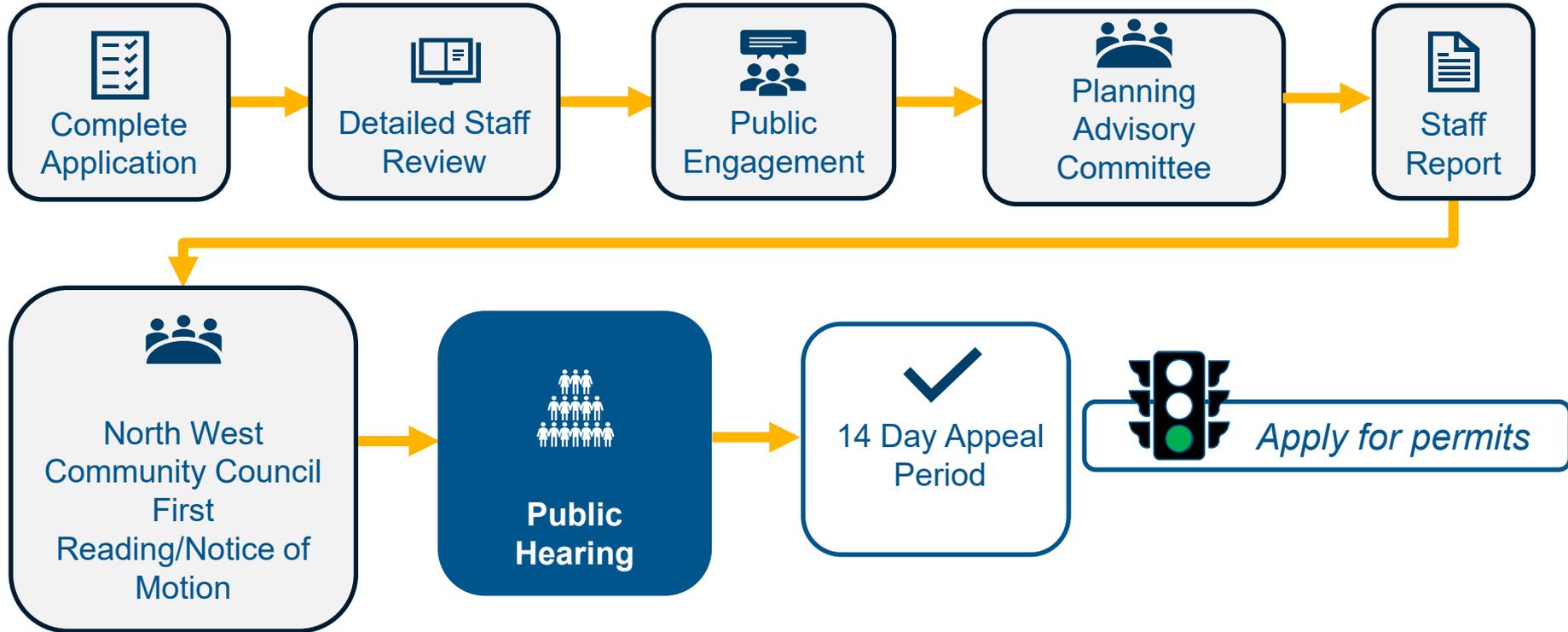
Vacant

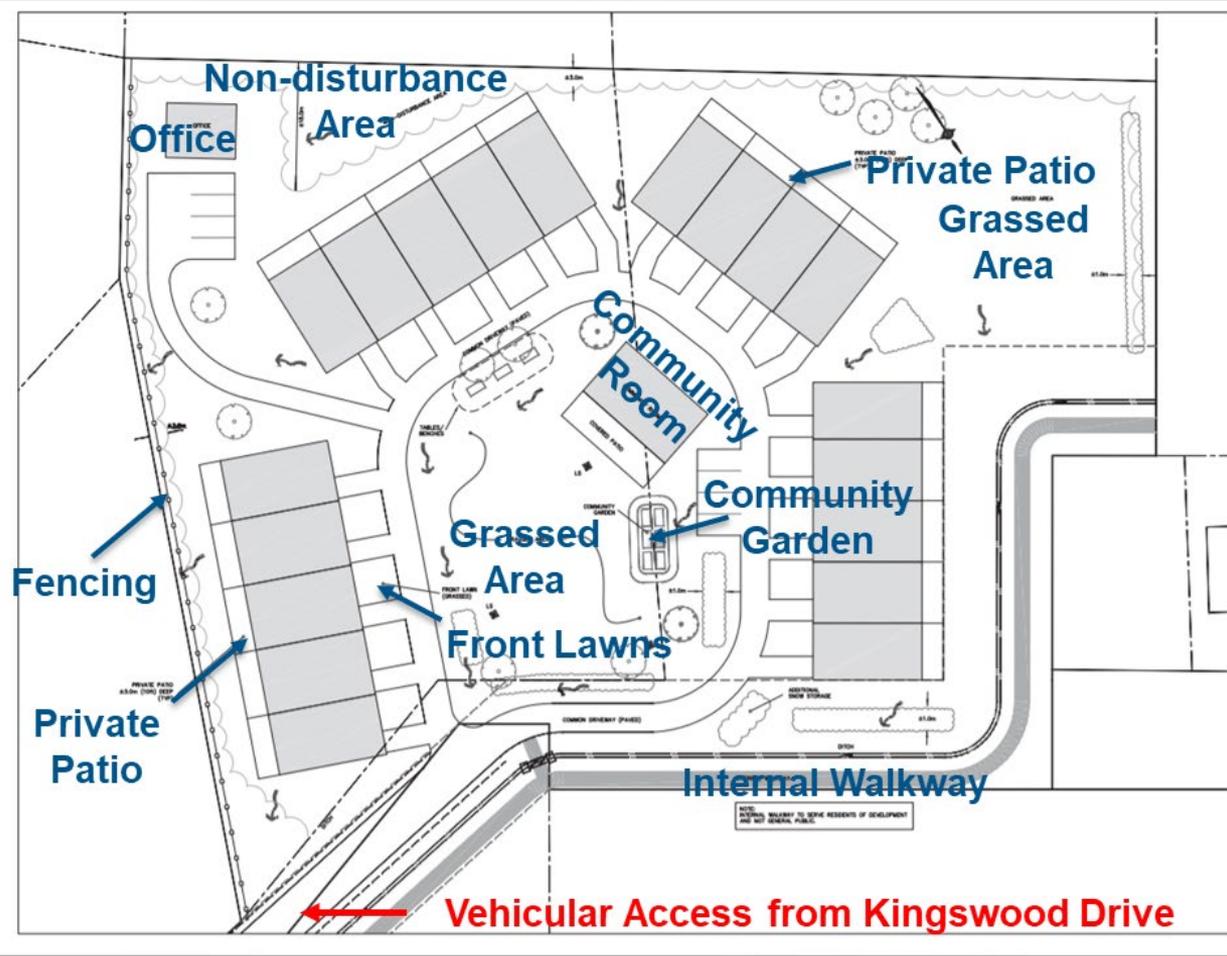


Enabling Policy

Policy P-39 Senior citizen housing (defined as housing designed for occupation by senior citizens) considered by development agreement

Planning Process (with a PAC)





PLAN LEGEND

LIGHT SHADE USE
 HATCH ROADS
 DOTTED SURFACE DRAINAGE

NOTES

1. DRAIN SYSTEM TO BE INSTALLED UPSTREAM OF DRAINAGE CANALS & DRAINAGE TO AREA DRAIN.

1:200

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

HEKMAT JARRAR

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

LANDSCAPE PLAN

Date	Drawn	Checked	Project No.
Sept 11, 2019	STW/P	ATL	659

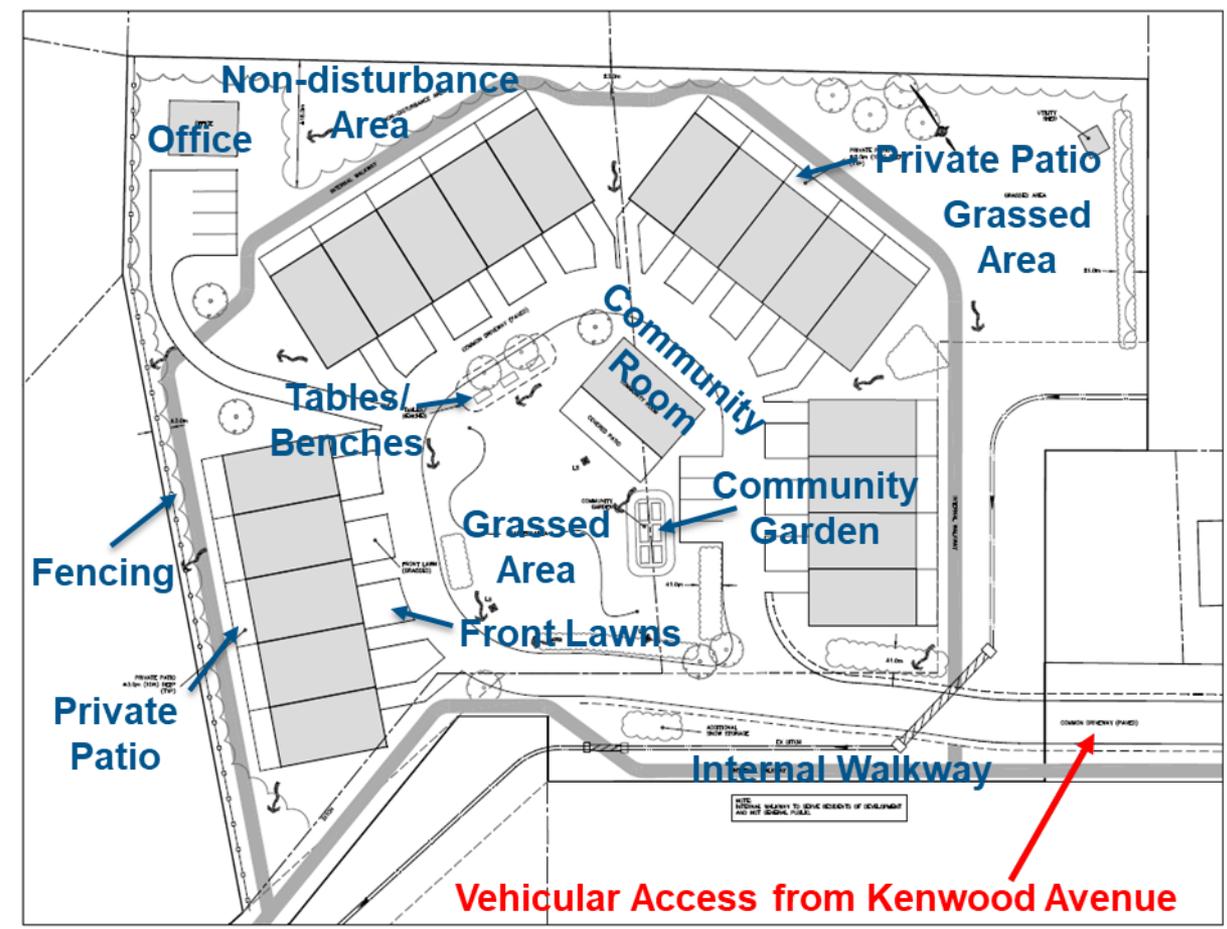
Scale	Author	File Name
1:200	ATL	659-LSP.dwg

Reviewed	Approved	Scale
ATL	ATL	1:200

Original Proposal Fall 2020



Revised Proposal



Vehicular Access from Kenwood Avenue

Key Plan
Scale: 1:500

PLAN LEGEND

- UPST (SHD) - LINE
- STRE - SYMB
- ROADS - SYMB
- GRADE SHADING - SYMB

NOTES

- THIS DESIGN IS TO BE ADAPTED TO THE SPECIFIC REQUIREMENTS OF THE CLIENT AND TO BE SUBJECT TO THE DESIGNER'S APPROVAL.

Scale: 1:500

3	20 APR 21	REVISED NOTES	JYS
2	02 MAR 21	REVISED PLAN APPROVAL	JYS
1	18 MAY 20	REVISED FOR DEVELOPMENT APPROVAL	JYS
NO.	DATE	REVISION	BY

HEKMAT JARRAR

KVM
Consultants Ltd.

SENIOR CITIZEN HOUSING DEVELOPMENT
LOTS D-4Y & D-5X
RD 2042/2058 & 2046/2053
HAMMONDS PLAINS, NOVA SCOTIA

LANDSCAPE PLAN

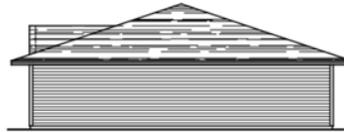
DATE	SCALE	PROJECT NO.	DATE
18 MAY 20	1:500	27847	02/10
DESIGNER	APPROVED	DATE	FILE NAME
JYS	JYS	18 MAY 20	27847-010.dwg
REVISION	BY	DATE	
1	JYS	18 MAY 20	

Proposal: Elevations



FRONT ELEVATION

PAVING: BRICK SIDING - DARK GREY
 VINYL SIDING - LIGHT BLUE ACCENT
 VERTICAL VINYL SIDING - LIGHT BLUE ACCENT
 HORIZONTAL VINYL SIDING - DARK BLUE
 EXT. TRIM COLOR - WHITE
 ROOFING COLOR - WEATHER SLATE



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 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.

DESIGNED FOR	
DESIGNED FOR	11/24/2019
DATE	
1700 DIVISION	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

Proposal

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	

Policy Consideration

Beaver Bank, Hammonds Plains, Upper Sackville MPS

Enabling Policy UR-39:

Senior citizen housing development considered by development agreement in a Residential Designation. Planning elements of consideration:

- Designed for Seniors (definition of senior citizen housing)
- Architectural Design (P-39a)
- Landscaping and Amenities (P-39b&c)
- Proximity to Commercial and Community Uses (P-39d)
- Road Network and Site Access (P-137b&c)

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification in July 2020 and June 2021.



- Feedback outlined Attachment C of the Staff Report



PAC Recommendation

September 2, 2020 and July 7, 2021

The North West Planning Advisory Committee did not identify any concerns with the original proposal (access off Kingswood Drive) nor the revised proposal (access off Kenwood Drive) and recommended approval of the proposed senior citizen housing development.

A report from NWPAC is provided to NWCC under a separate cover.

Summary: Key Aspects of the Proposed Development

- **Designed for Seniors**

- Bungalow-style townhouse units with attached garage and covered at grade or ramp entrances.
- Maximum unit footprint of 140 square meters (1,500 square feet) and 2 bedroom
- Accessory building for support services and visitor parking
- Walkways design to accommodate mobility devices

Summary: Key Aspects of the Proposed Development

- Proximity to Commercial and Community Uses (P-39d)
- Road Network and Site Access (P-137b&c)



Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Change to the landscaping plan which do not conform with Schedule;
- Granting an extension to the date of commencement of construction; and
- Granting an extension to the length of time to complete the development.

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated October 14, 2021

HALIFAX

Thank You

Thea Langille



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