



Developer:
Hekmat Jarrar



Case # 22732
Senior's Development – Kenwood Avenue
Public Hearing December 14, 2021

Housing Need

HRM is experiencing a housing shortage.

- Housing prices are increasing and rental accommodations are difficult to secure.



-21.8%

Home sales are down 21.8 per cent across Nova Scotia, with 1,181 homes sold in October 2021.

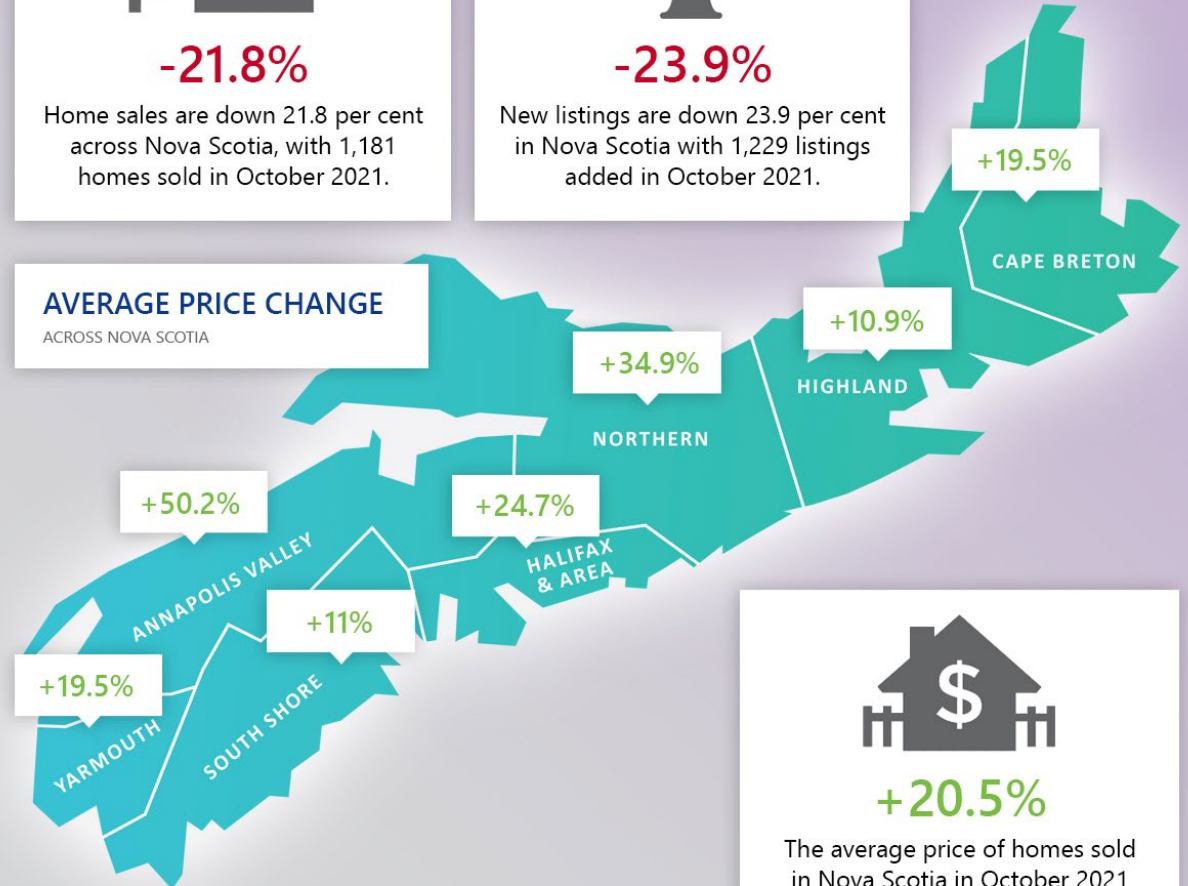


-23.9%

New listings are down 23.9 per cent in Nova Scotia with 1,229 listings added in October 2021.

AVERAGE PRICE CHANGE

ACROSS NOVA SCOTIA



+20.5%

The average price of homes sold in Nova Scotia in October 2021 was \$365,692, up 20.5 per cent from October 2020.

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Key Elements

01 Number of units
19 ground oriented units with private entrance and patios

02 Total Parking Spaces
1 per unit, plus 4 for support services & 4 visitor.

03 Seniors support
On-site office building

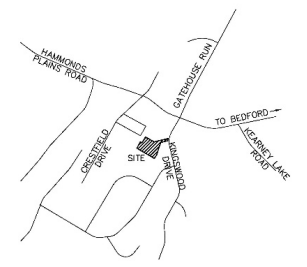
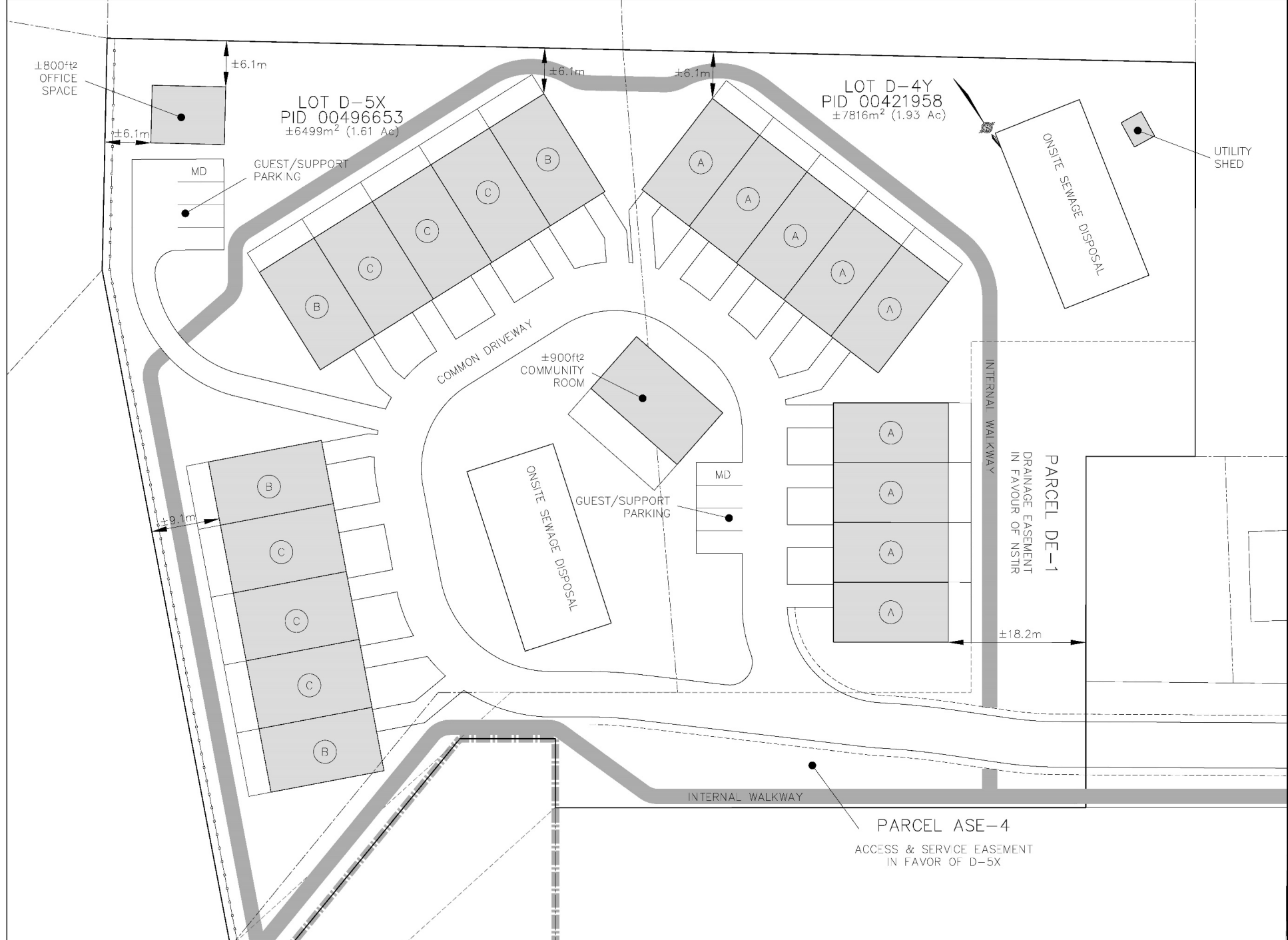
04 Landscaping
On-site walking path, plantings and trees to encourage activity.

05 Communal Infrastructure
Community room in centre outside common area.

06 Seniors Living
Wide doorways, accessible bathrooms & kitchens, no stairs

07 Connection to Kingwood
Access to Kingwood Avenue

08 Traffic
Minimal traffic impacts



Key Plan
Scale: NTS

	LOT D-4Y	LOT D-5X
LOT AREA	±7816m ² (1.93Ac)	±6499m ² (1.61Ac)
MIN FRONT YARD	±6.1m (±20ft)	±6.1m (±20ft)
MIN REAR YARD	±6.1m (±20ft)	±6.1m (±20ft)
MIN SIDE YARD	±6.1m (±20ft)	±6.1m (±20ft)
BUILDING HEIGHT	1 STOREY	1 STOREY
# RESIDENTIAL UNITS	9	10
DENSITY	4.7 UNITS/Ac	6.2 UNITS/Ac
COMMERCIAL SPACE	±900ft ²	±800ft ²
PARKING	13 (SURFACE) 9 (GARAGE)	14 (SURFACE) 10 (GARAGE)
MOBILITY DISABLED PARKING (MD)	10	11

UNIT SIZE	NUMBER OF UNITS
(A) 26ft x 50ft	4
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LOT COVERAGE CALCULATION	
TOTAL SITE AREA	14,315 m ²
TOTAL BUILDING AREA	2,647 m ²
LOT COVERAGE	18.5%



4	16 AUG 21	HRM COMMENTS ADDRESSED	ATA	
3	23 APR 21	DRIVEWAY WIDTH	ATA	
2	18 FEB 21	ACCESS FROM KENWOOD	ATA	
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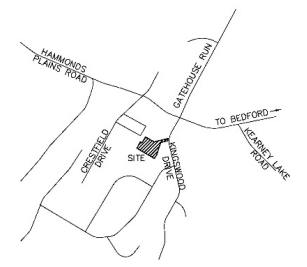
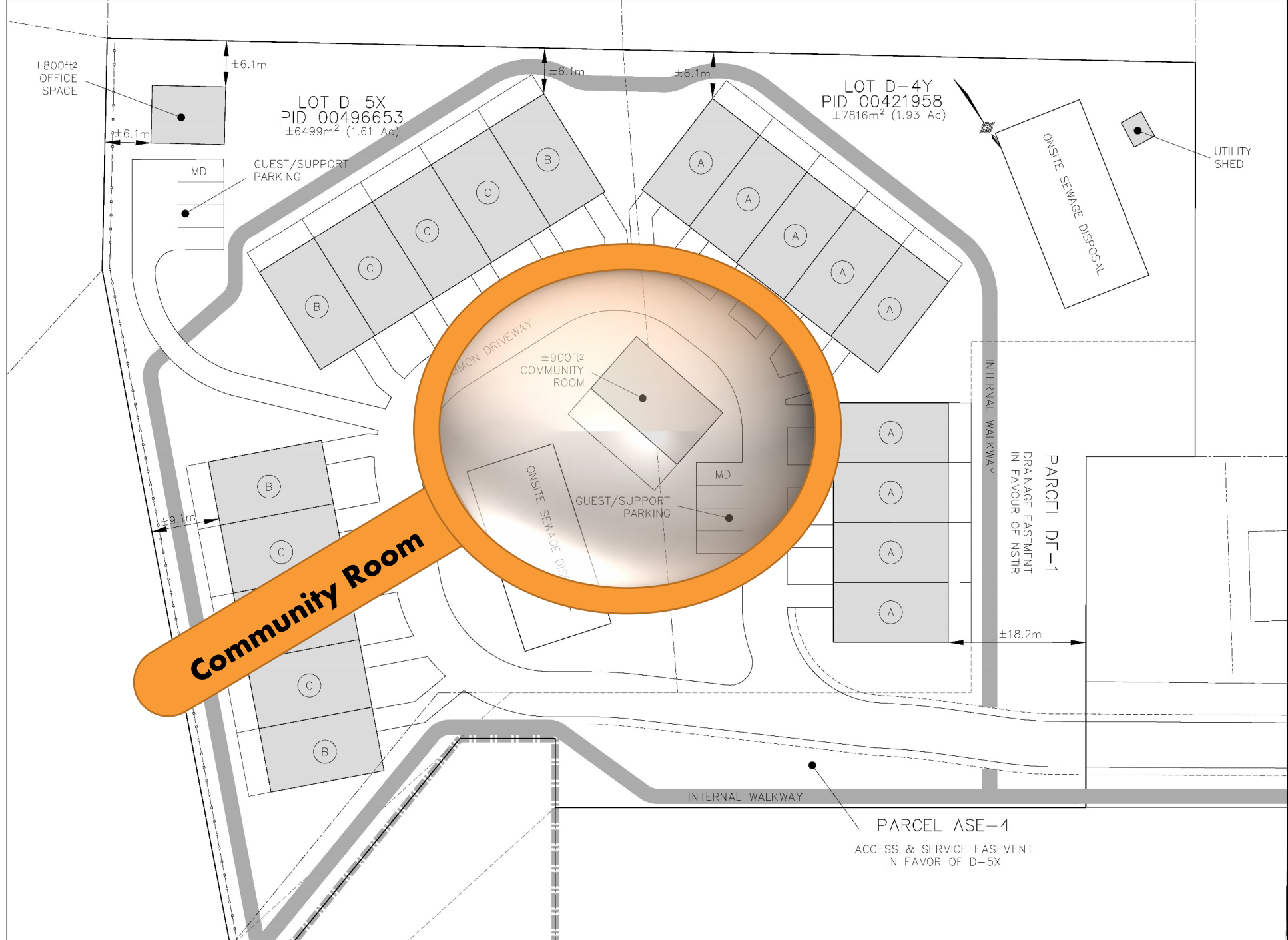
HEKMAT JARRAR



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

SITE PLAN

Date	Sept 11, 2019	Drawn	STAFF	Project No.	659
Scale	1:250	Engineer	ATA	FILE NAME:	



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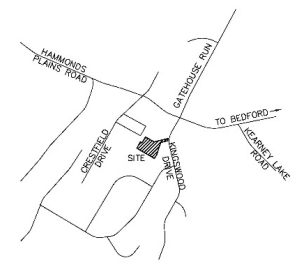
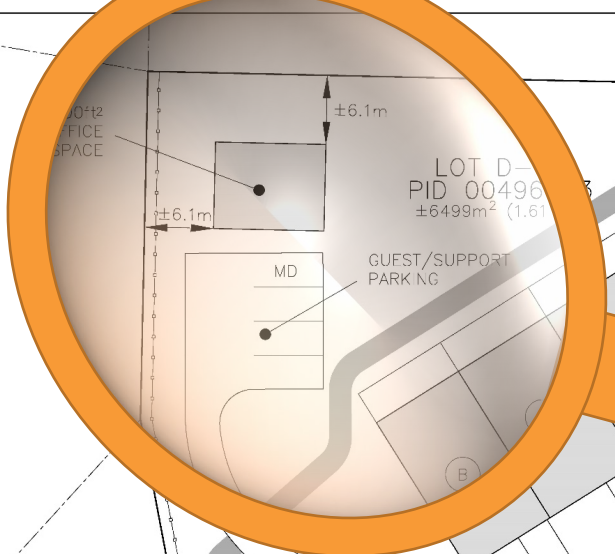
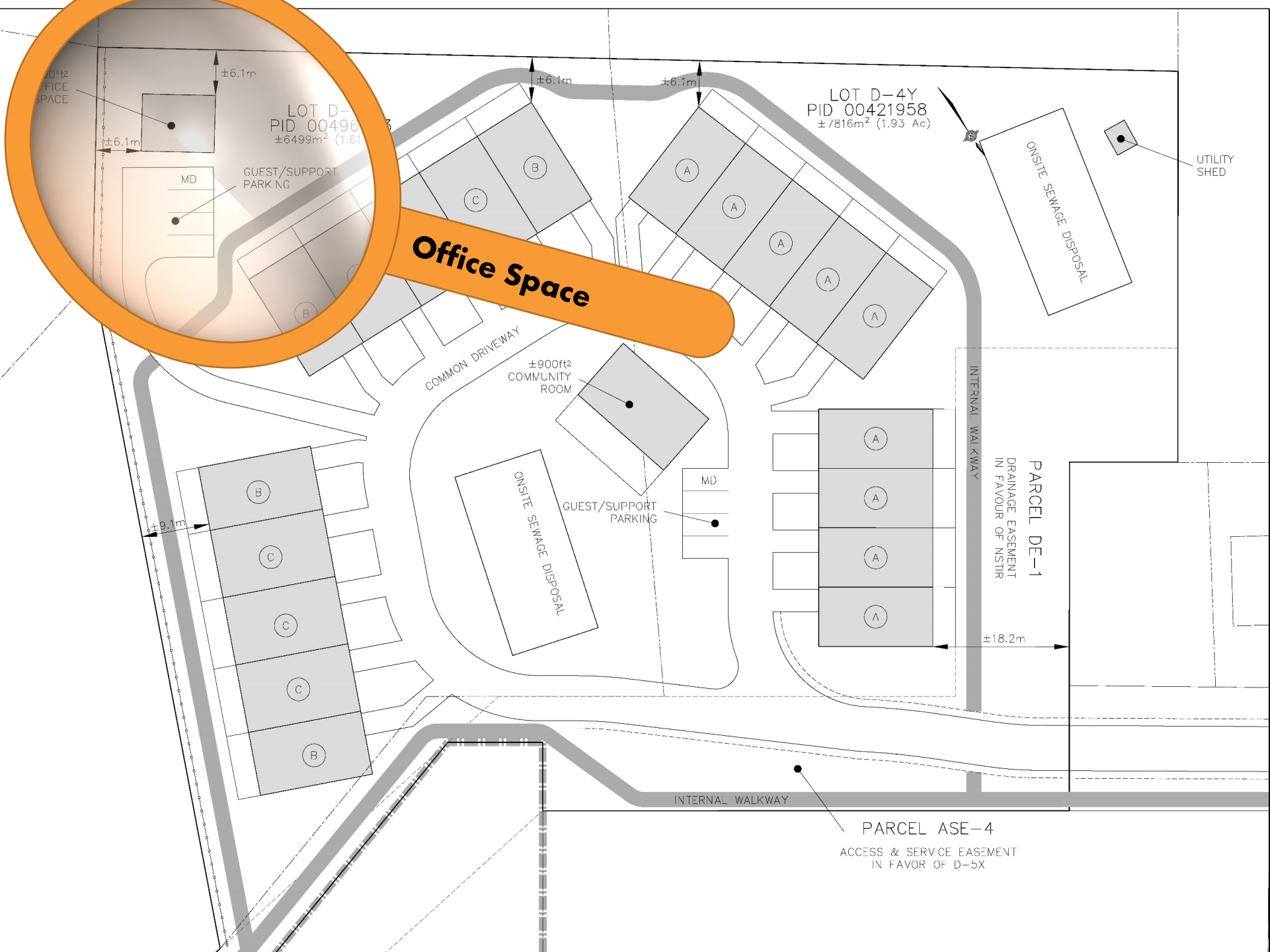
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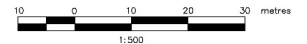


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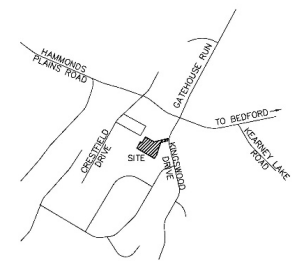
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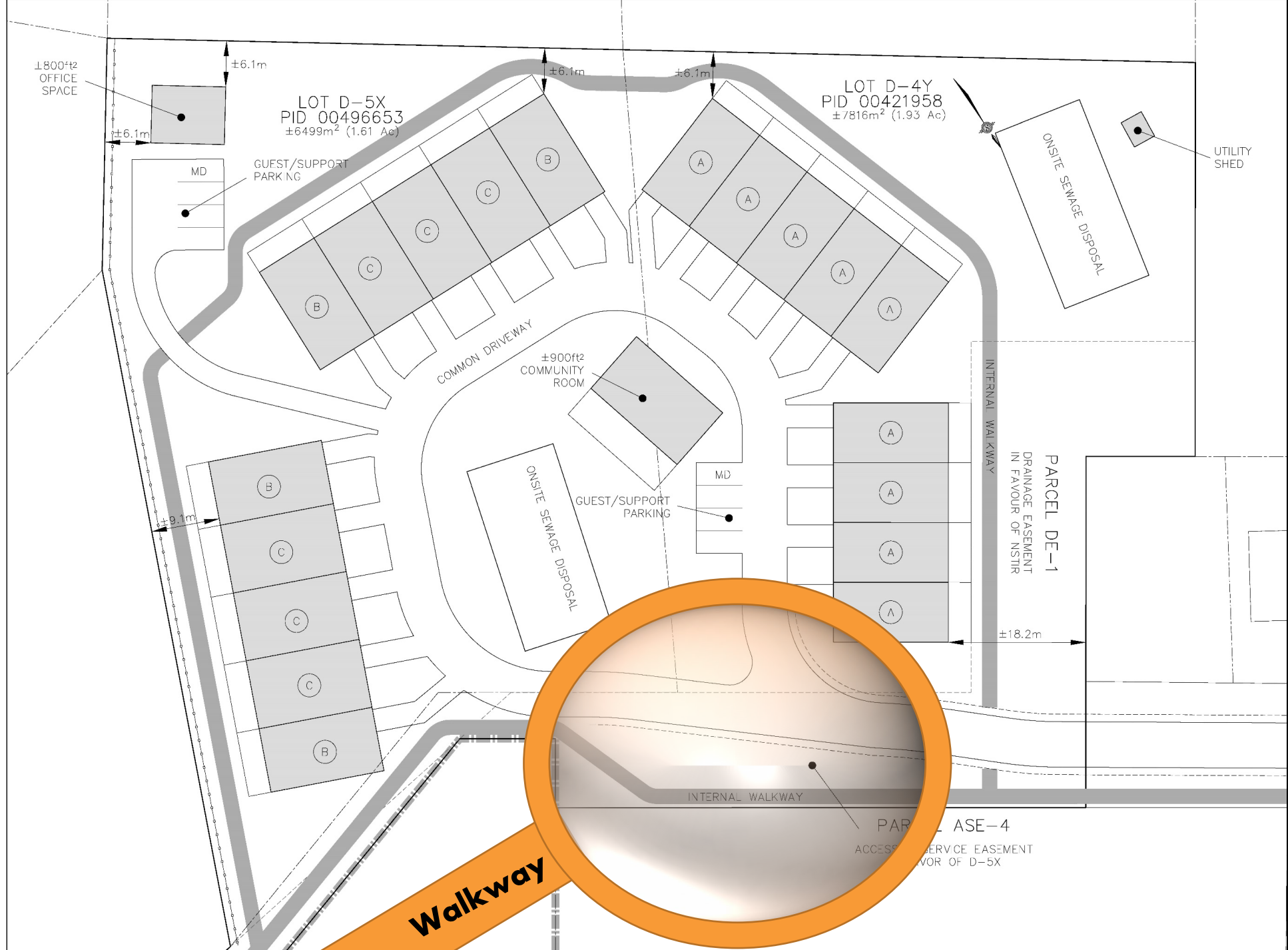
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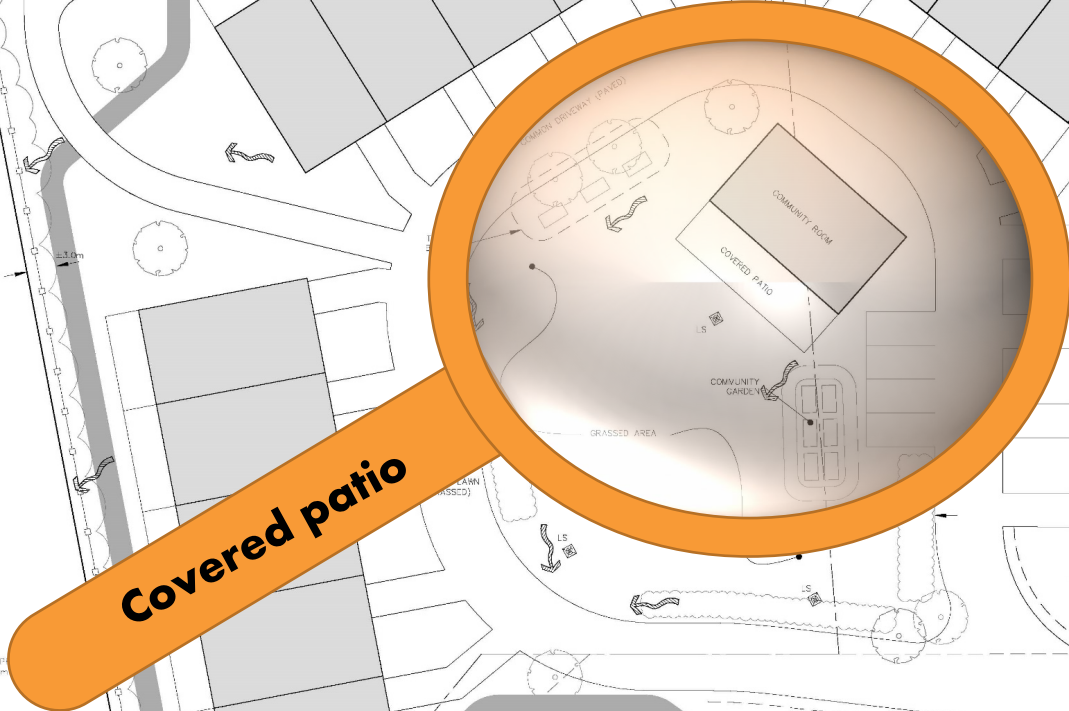
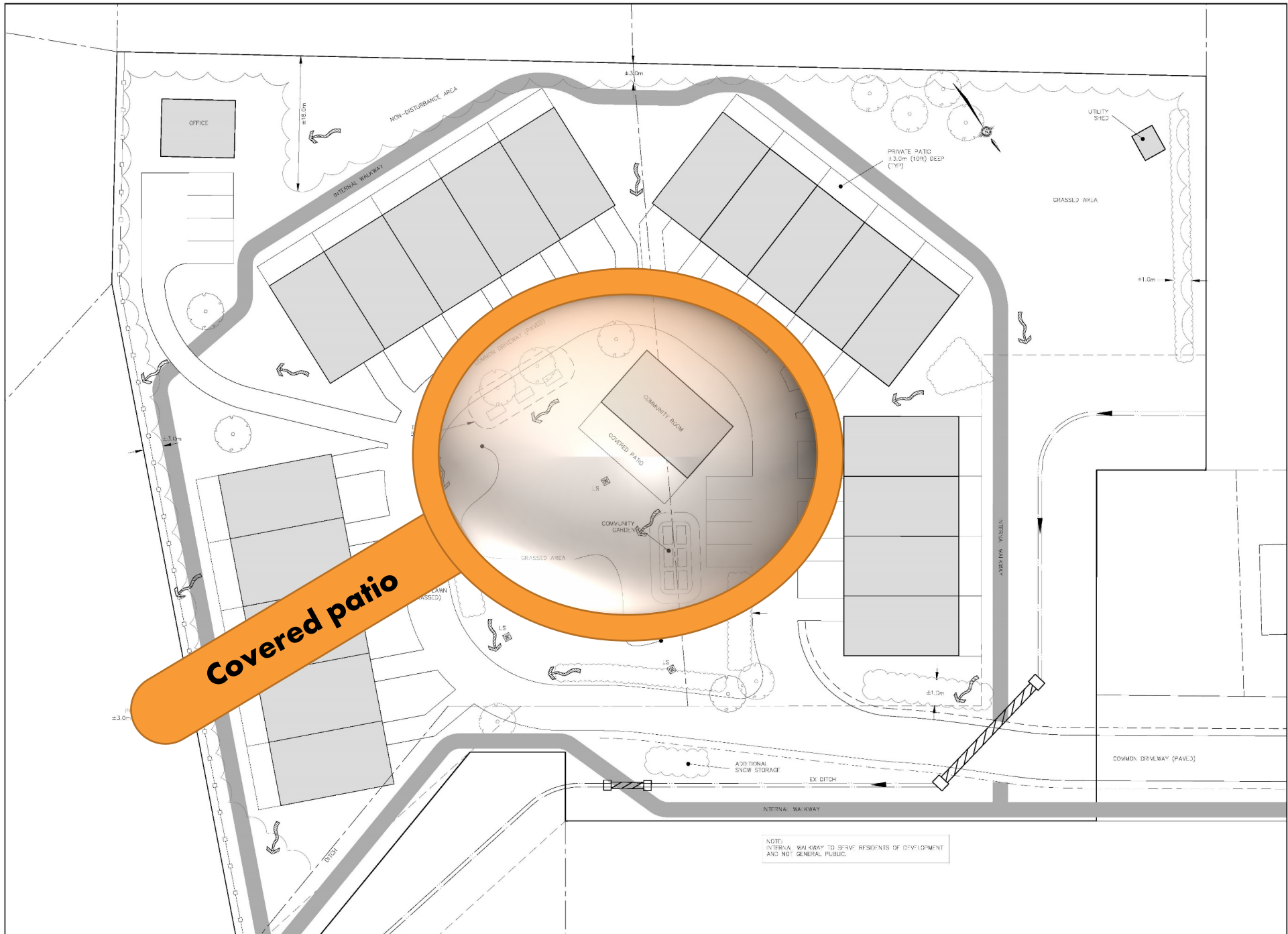
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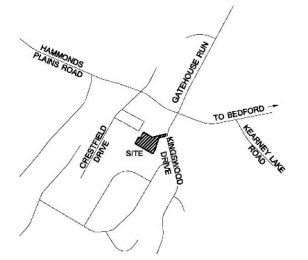


Walkway



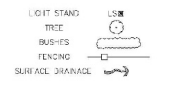
Covered patio

NOTE: INTERNAL WALKWAY TO SERVE RESIDENTS OF DEVELOPMENT AND NOT GENERAL PUBLIC.



Key Plan
Scale: N.T.S.

PLAN LEGEND



NOTES

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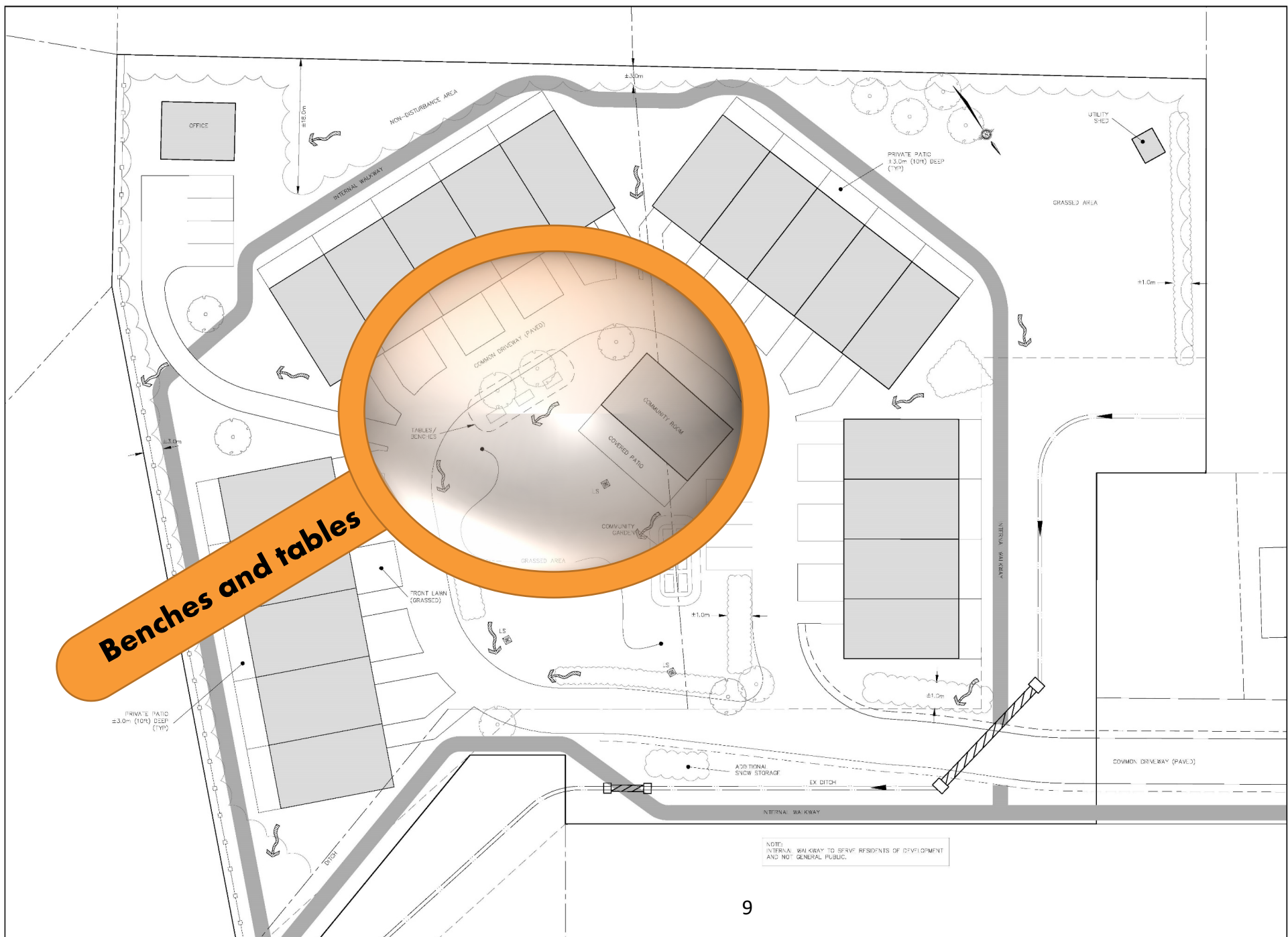


31 Colwood Road, Lw Sacoche, NS
Phone: (902) 844-0202 Fax: (902) 844-3424
E-Mail: KVMconsultants@bestlink.ns.ca

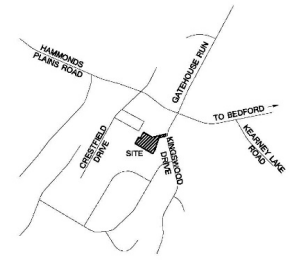
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HAMMONDS PLAINS, NOVA SCOTIA

LANDSCAPE PLAN

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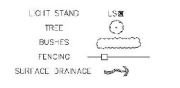


Benches and tables



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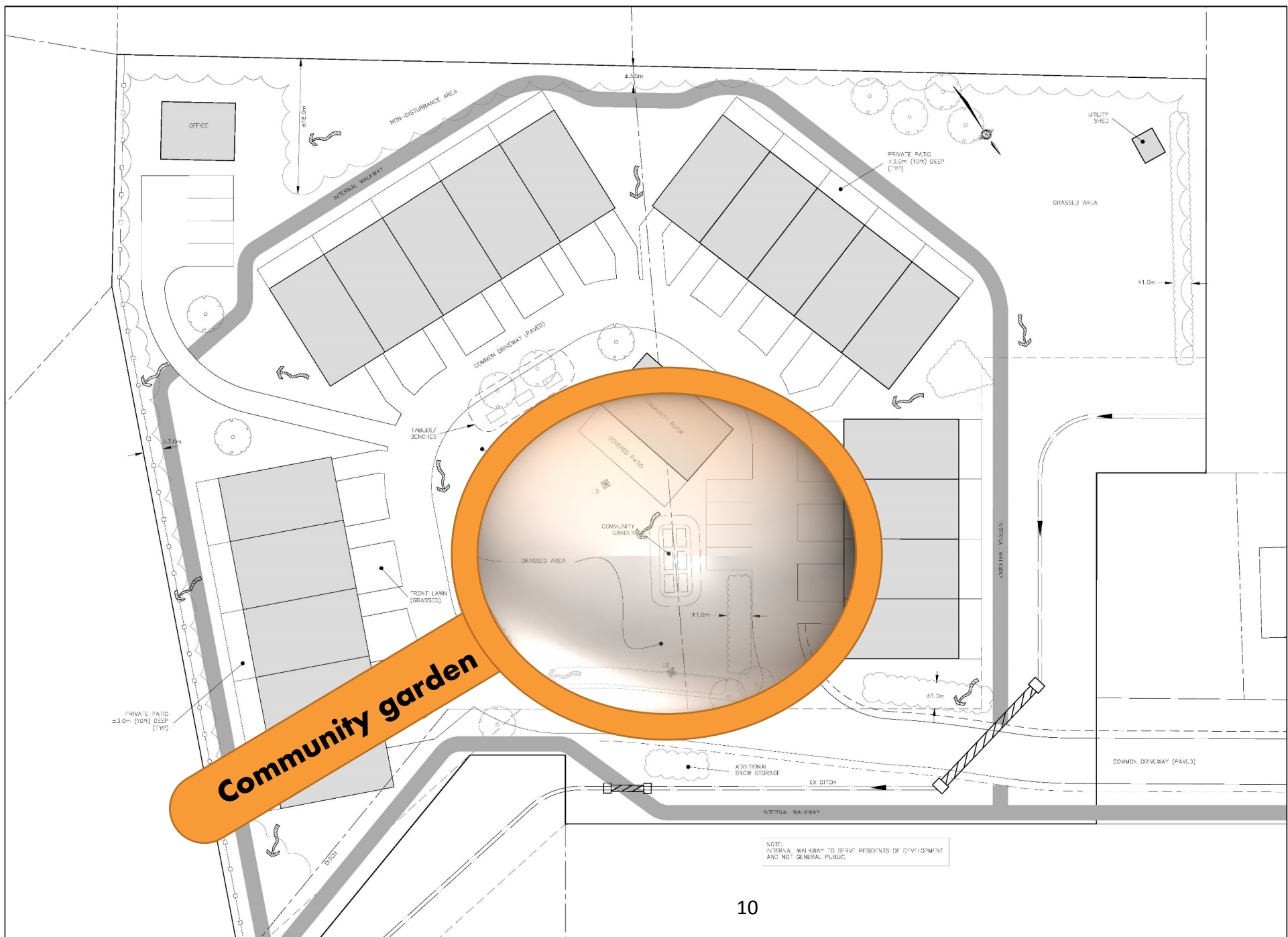


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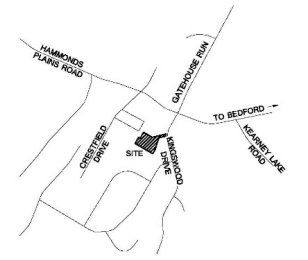
LANDSCAPE PLAN

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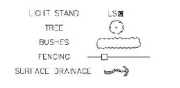
Community garden

NOTE: INTERNAL WALKWAY TO SERVE RESIDENTS OF DEVELOPMENT AND NOT GENERAL PUBLIC.



Key Plan
Scale: N.T.S.

PLAN LEGEND



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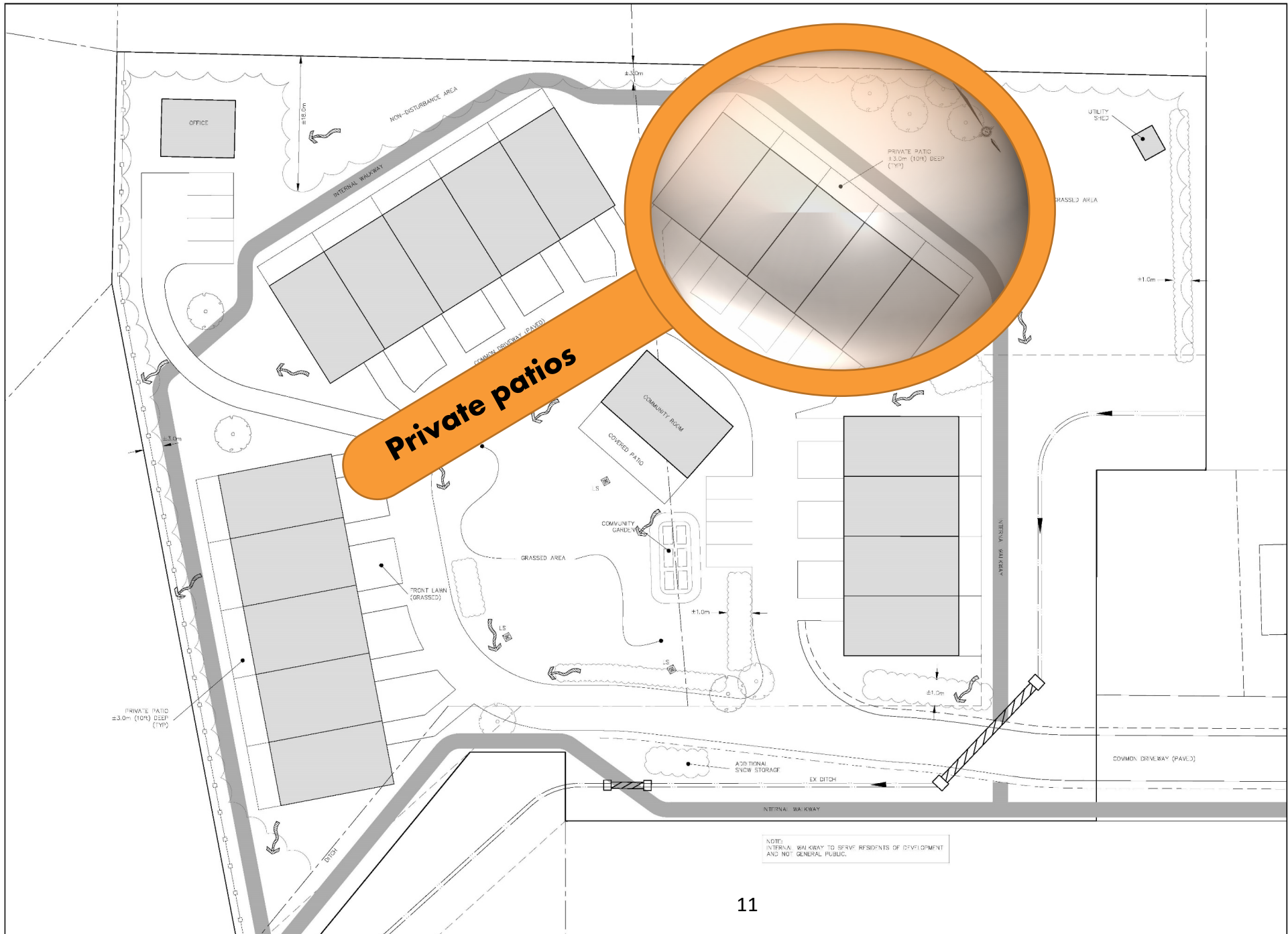


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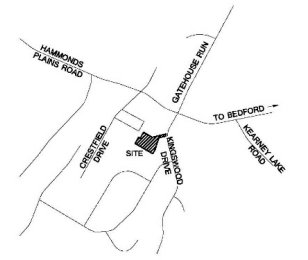
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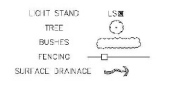


Private patios



Key Plan
Scale: N 1/5

PLAN LEGEND



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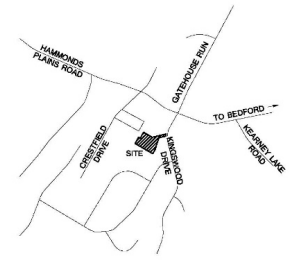
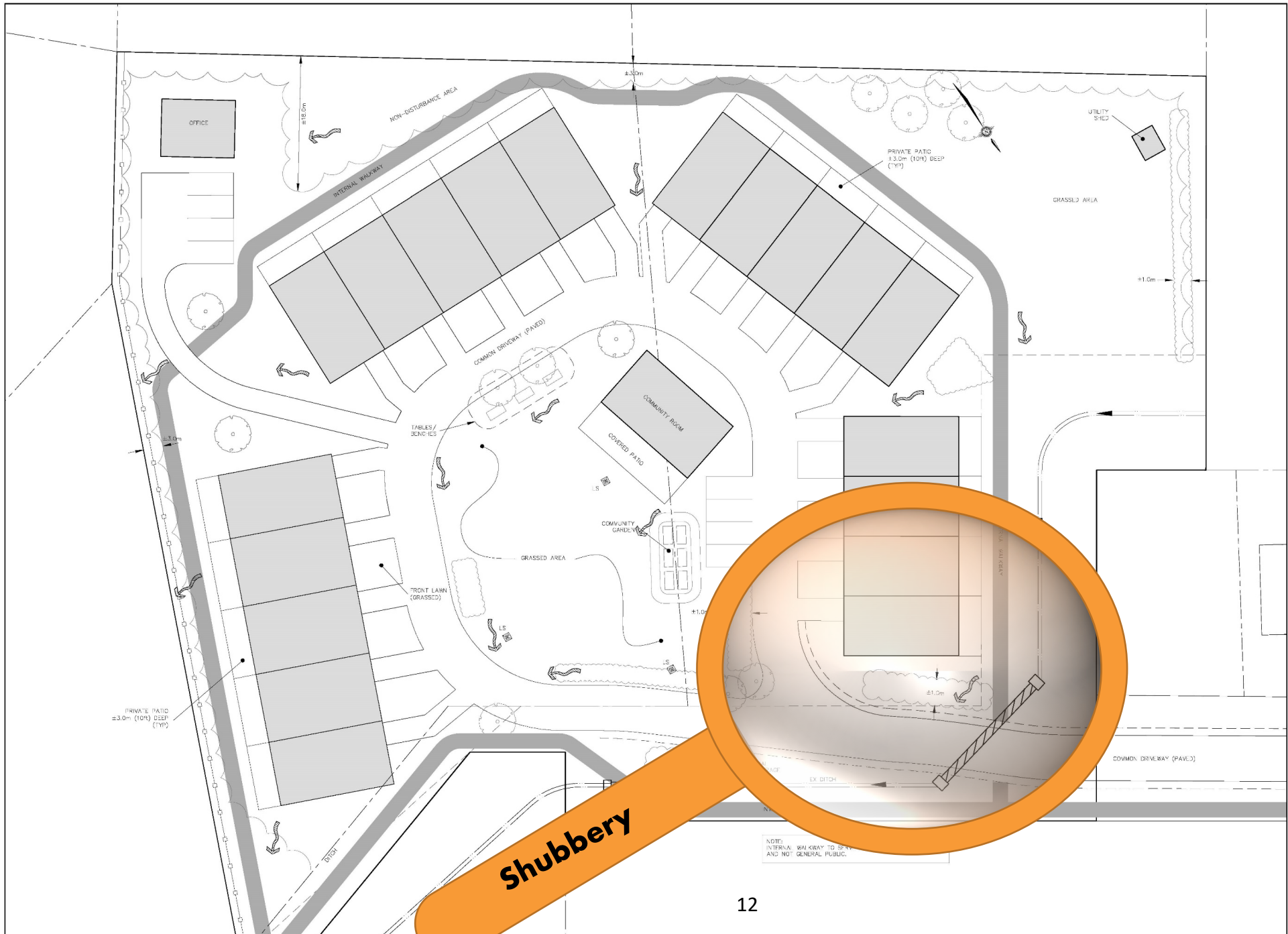
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LANDSCAPE PLAN

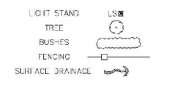
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NOTE: INTERNAL WALKWAY TO SERVE RESIDENTS OF DEVELOPMENT AND NOT GENERAL PUBLIC.



Key Plan
Scale: N 1/5

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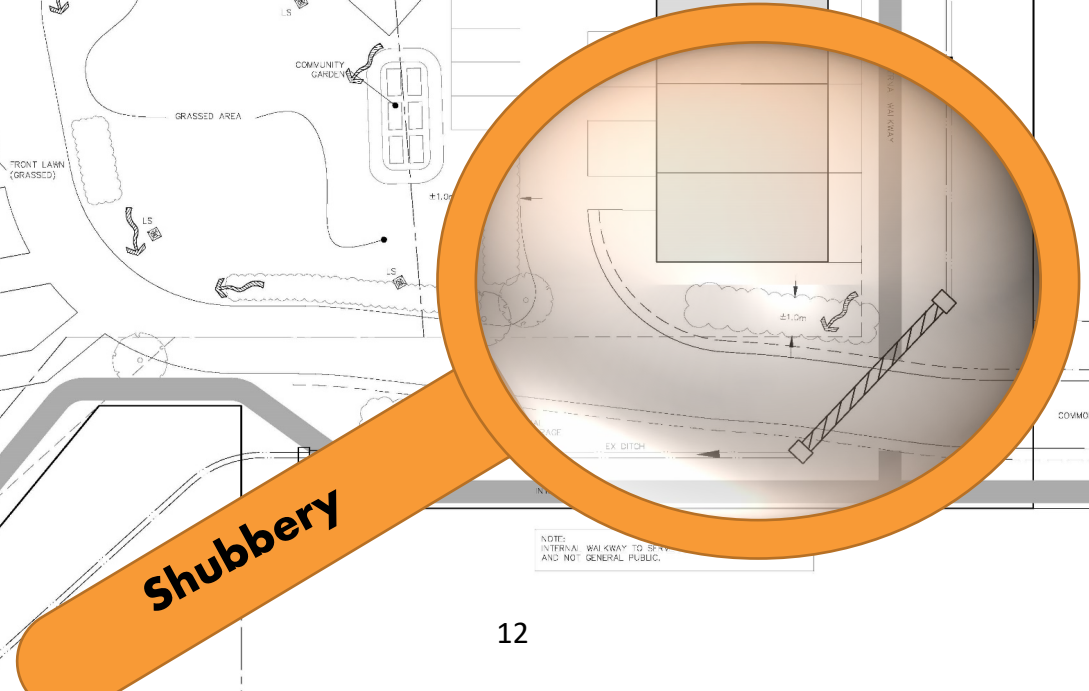


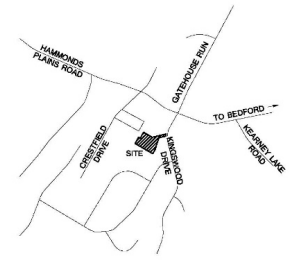
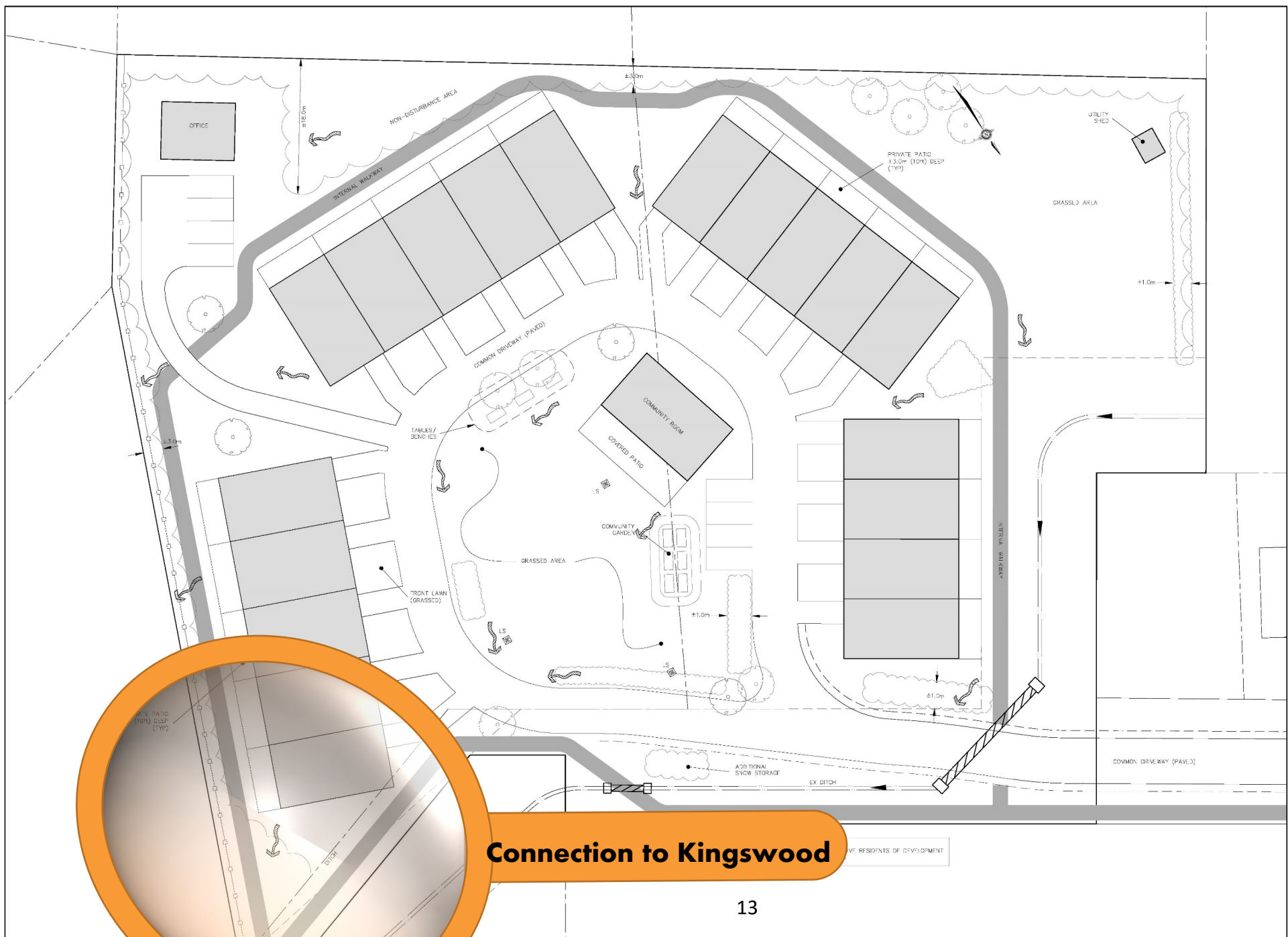
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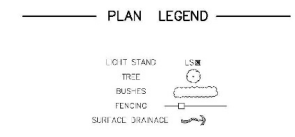
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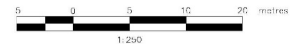


Key Plan
Scale: N15



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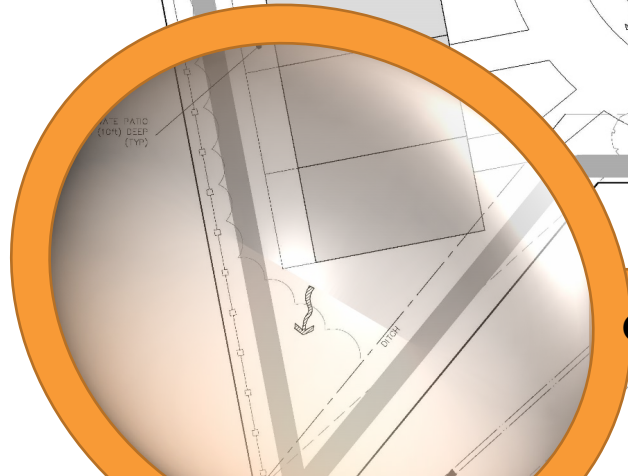


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Connection to Kingswood

brighter community

PLANNING & CONSULTING

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Email: chrystal@brighterplanning.ca

