



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.

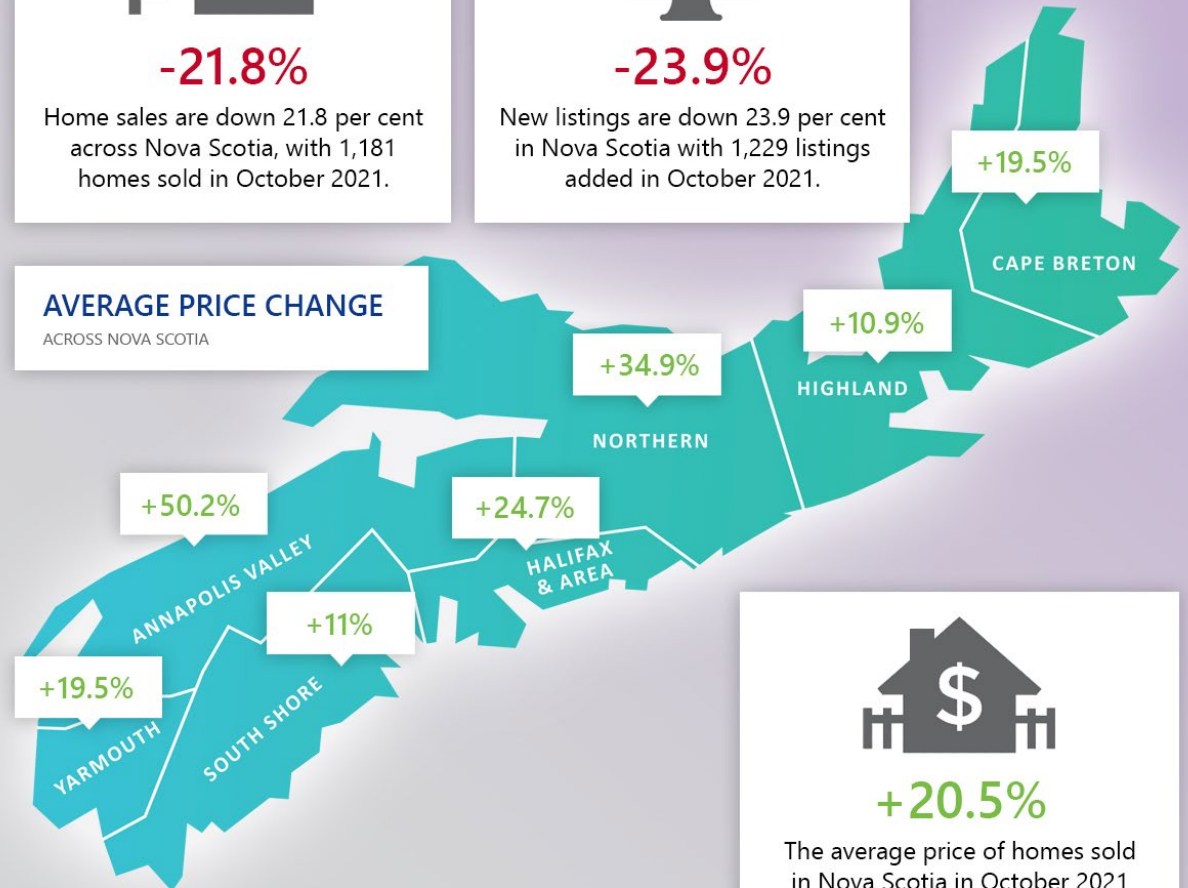


**-23.9%**

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

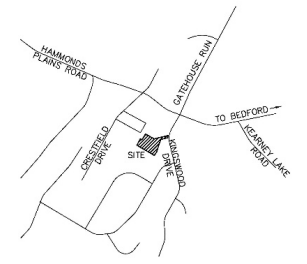
Connection to Kingwood

Access to Kingwood Avenue

08

Traffic

Minimal traffic impacts



Key Plan  
Scale: NTS

	LOT D-4Y	LOT D-5X
LOT AREA	±7816m <sup>2</sup> (1.93Ac)	±6499m <sup>2</sup> (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 <sup>2</sup>	±800ft <sup>2</sup>
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
(B) 28ft X 50ft	9
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LOT COVERAGE CALCULATION	
TOTAL SITE AREA	14,315 m <sup>2</sup>
TOTAL BUILDING AREA	2,647 m <sup>2</sup>
LOT COVERAGE	18.5%



4	16 AUG 21	HRM COMMENTS ADDRESSED	ATA	
3	23 APR 21	DRIVEWAY WIDTH	ATA	
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No.	Date	Revision	Description	Appr'd

HEKMAT JARRAR

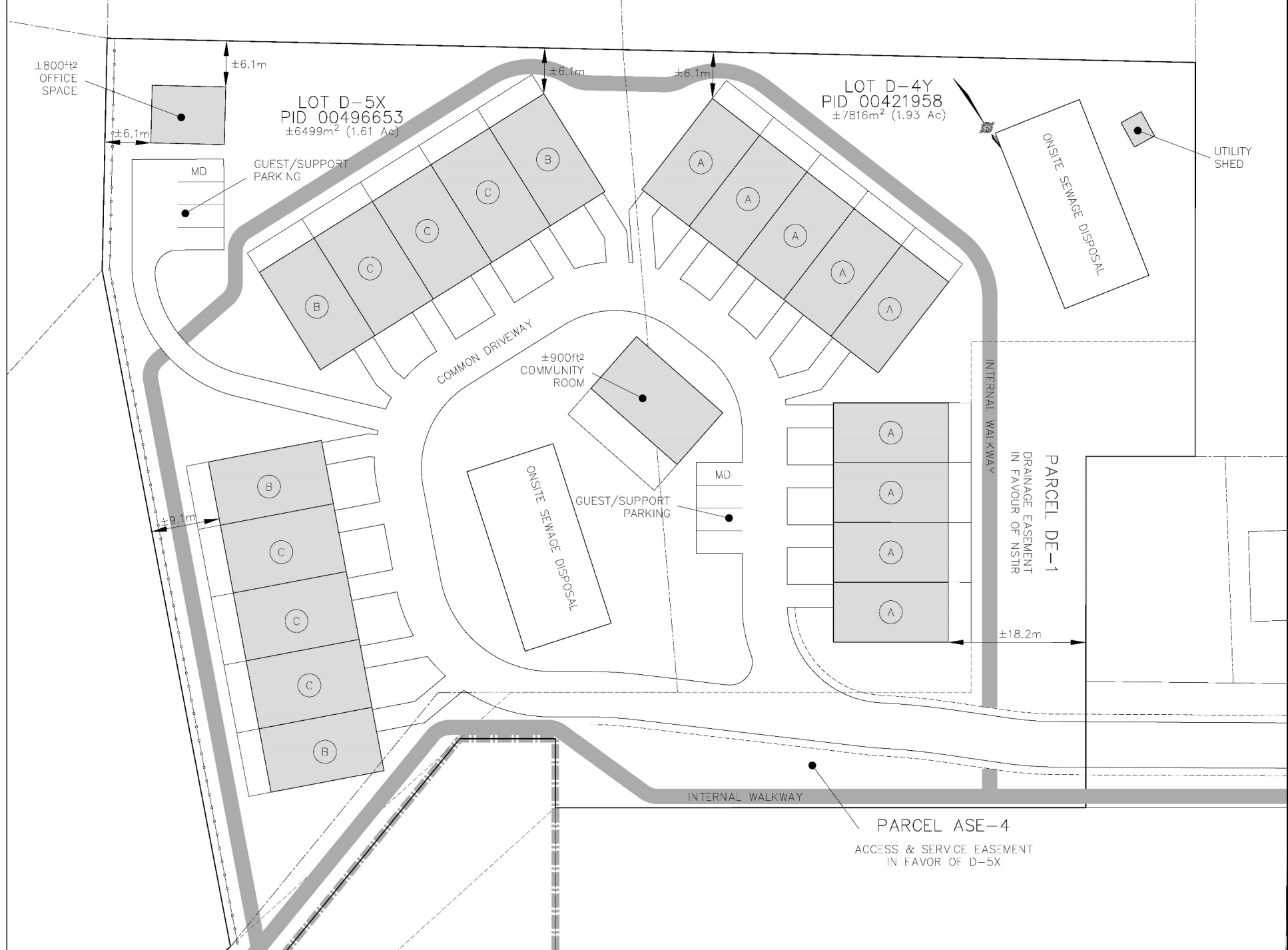


51 Cobesid Road, Loxe, Sackville, NS  
Phone (902)844-2267 Fax (902)844-3032  
E-mail: kvmmicrosoft@comcast.ca

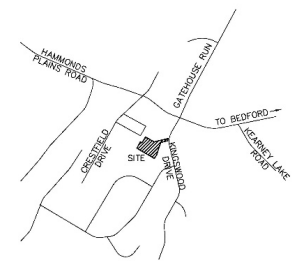
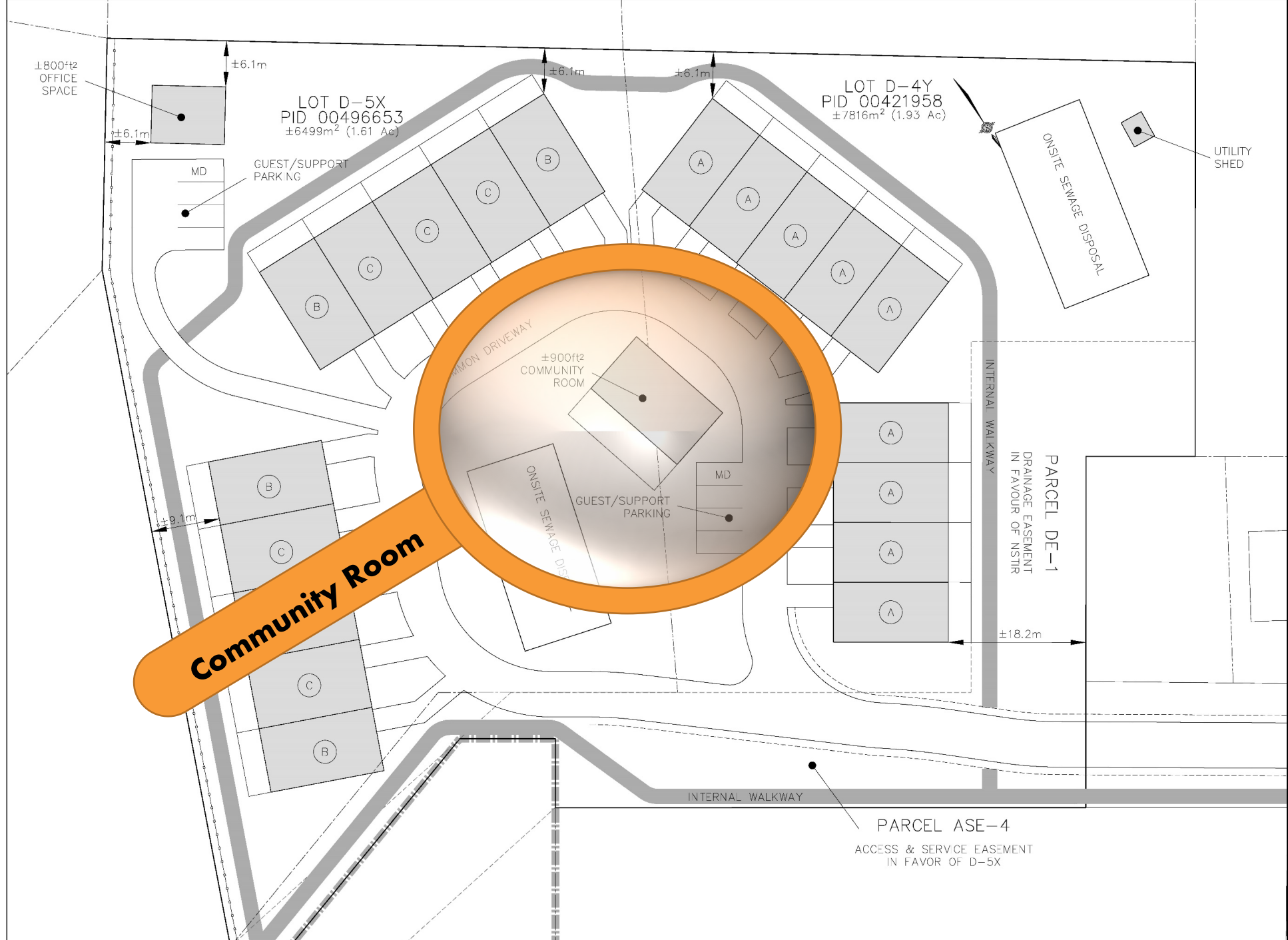
SENIOR CITIZEN HOUSING DEVELOPMENT  
LOTS D-4Y & D-5X  
PID 00421958 & 00496653  
HAMMONDS PLAINS, NOVA SCOTIA

SITE PLAN

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







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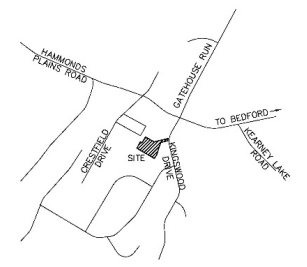
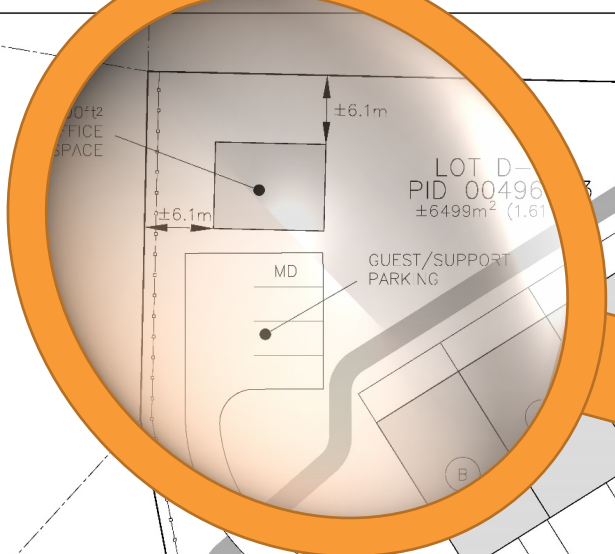
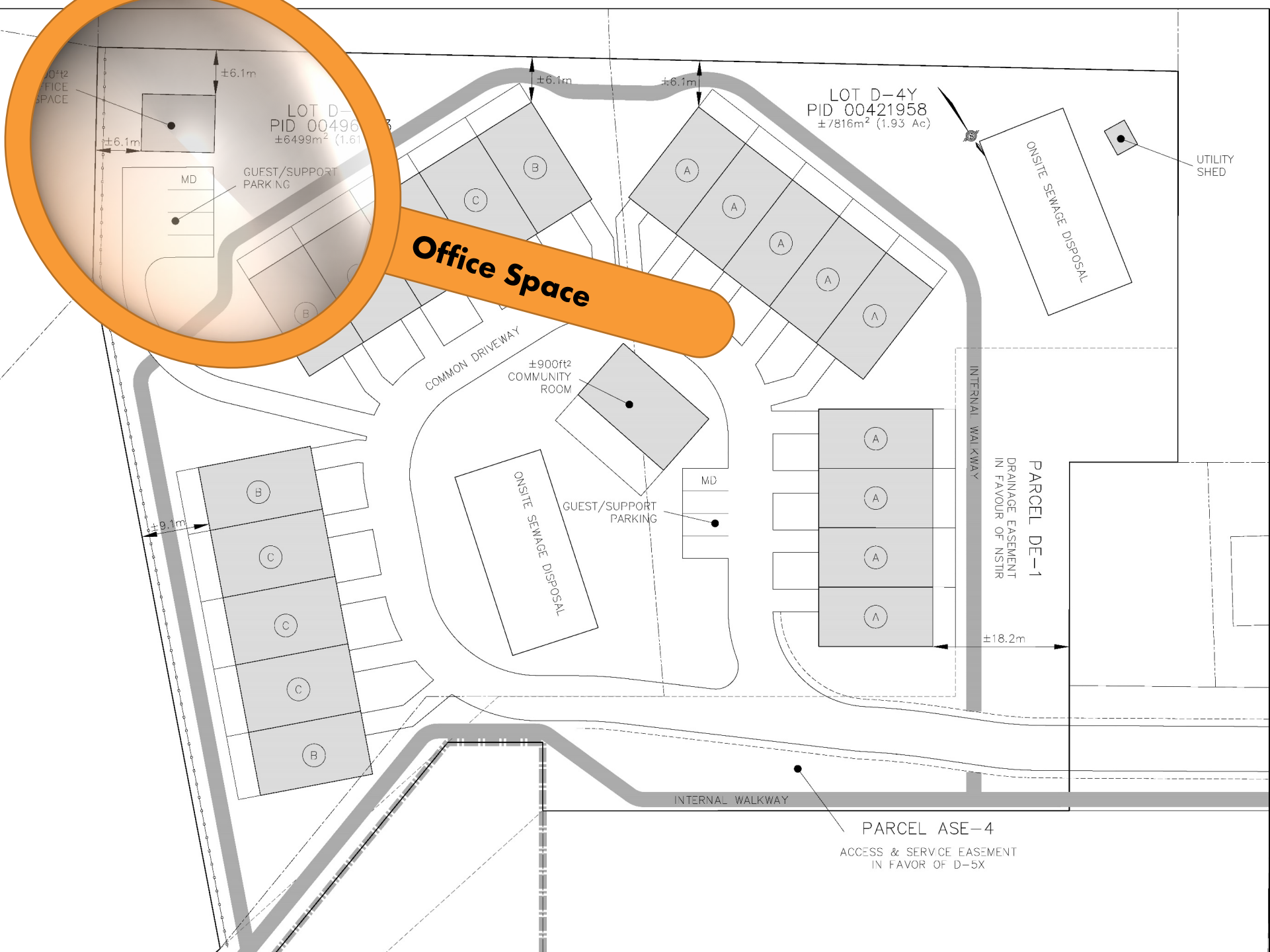
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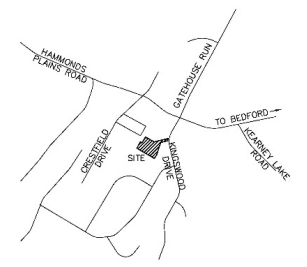
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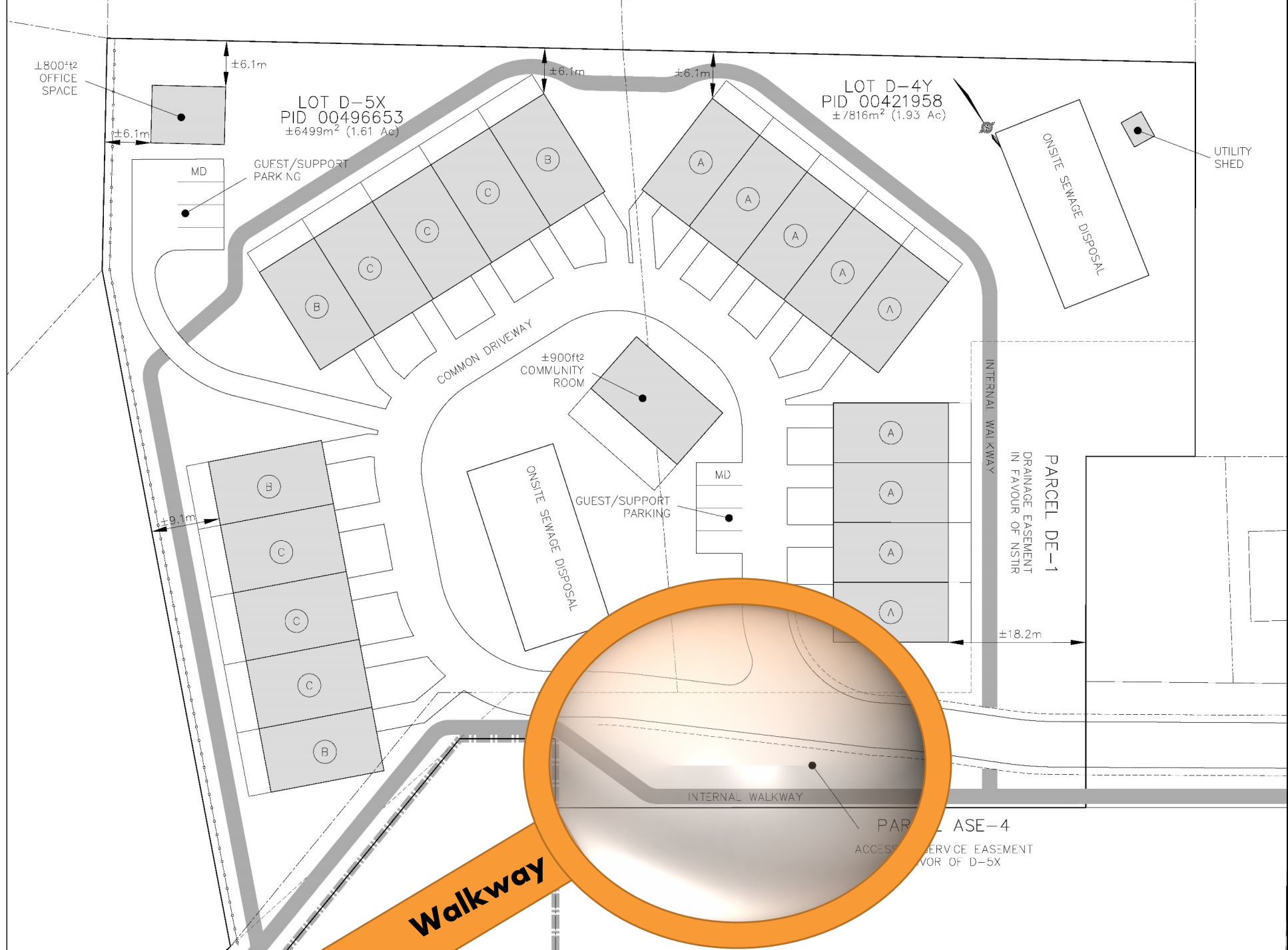
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SENIOR CITIZEN HOUSING DEVELOPMENT  
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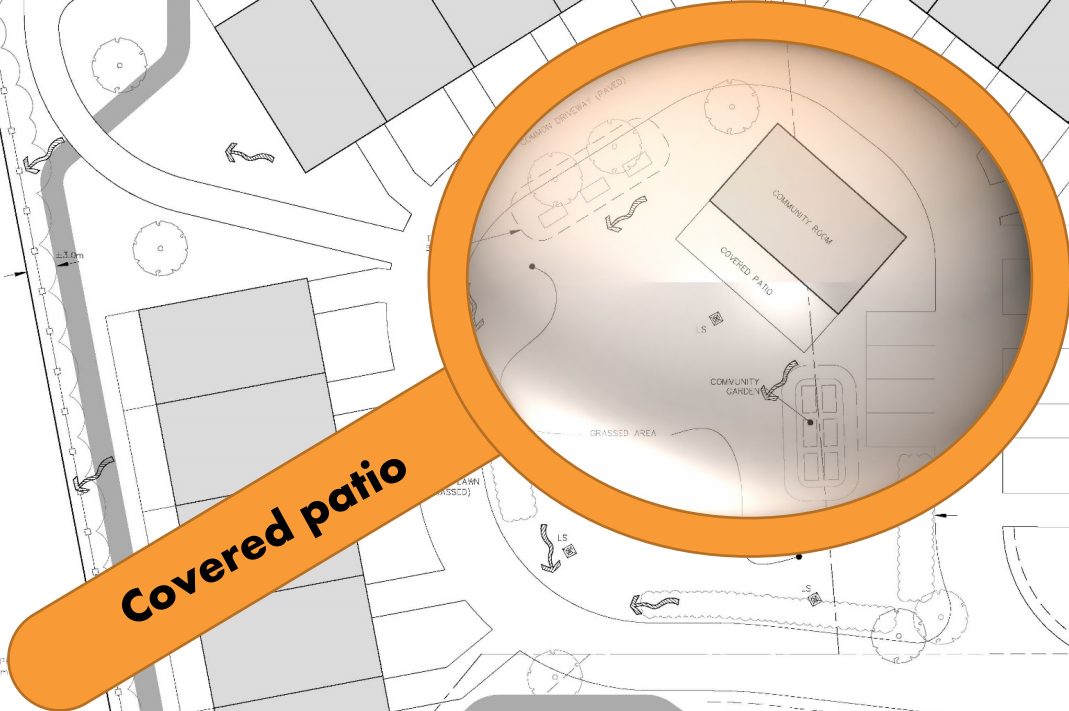
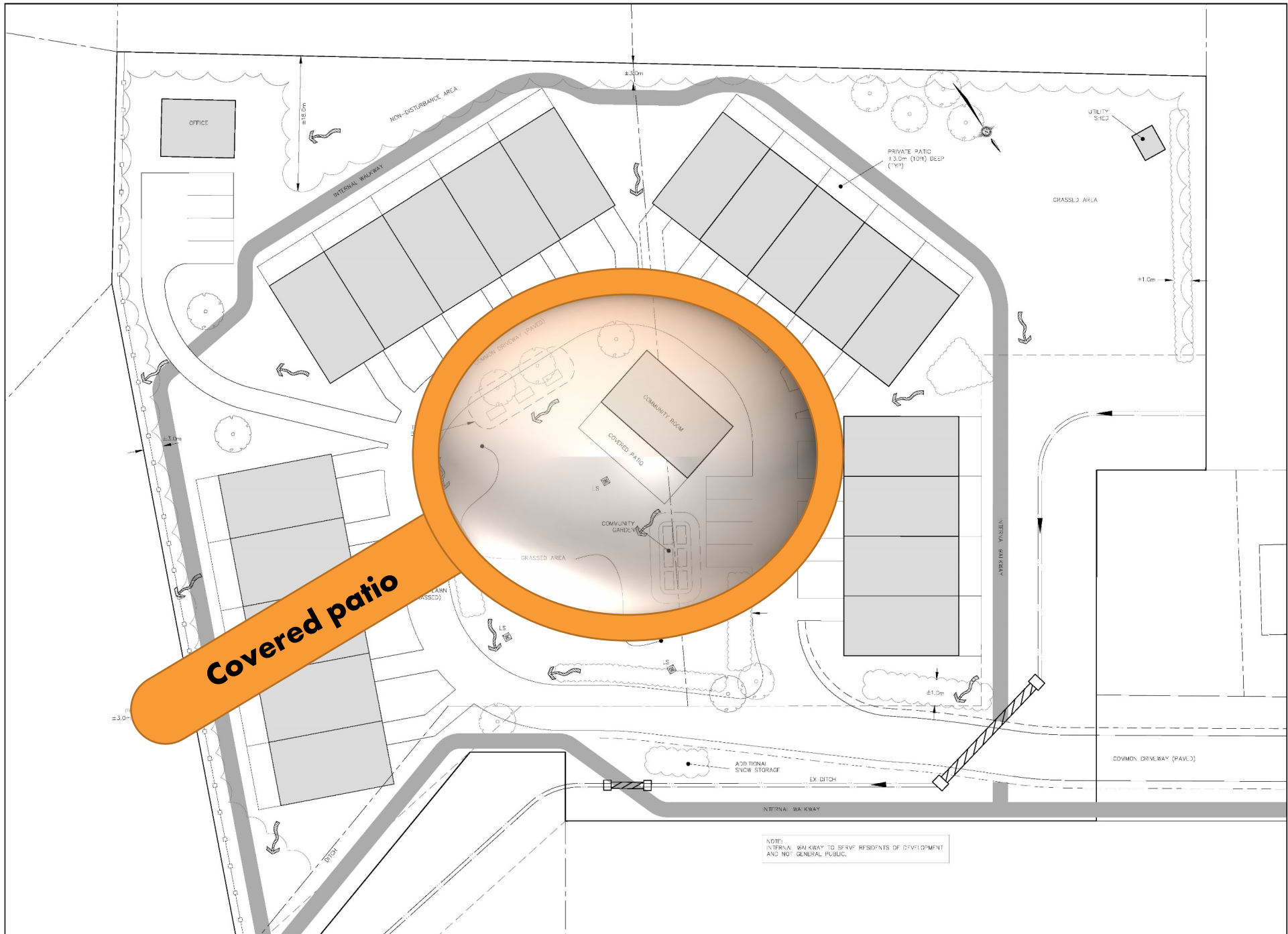
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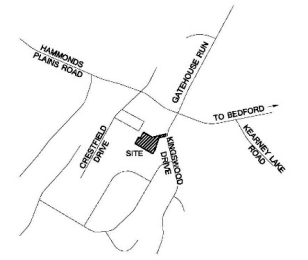
**Walkway**





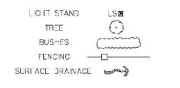
**Covered patio**

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



Key Plan  
Scale: N.T.S.

PLAN LEGEND



NOTES

1. SNOW STORAGE TO BE ACHIEVED AROUND INSIDE OF DRIVEWAY CURVE IN ADDITION TO AREA SHOWN.



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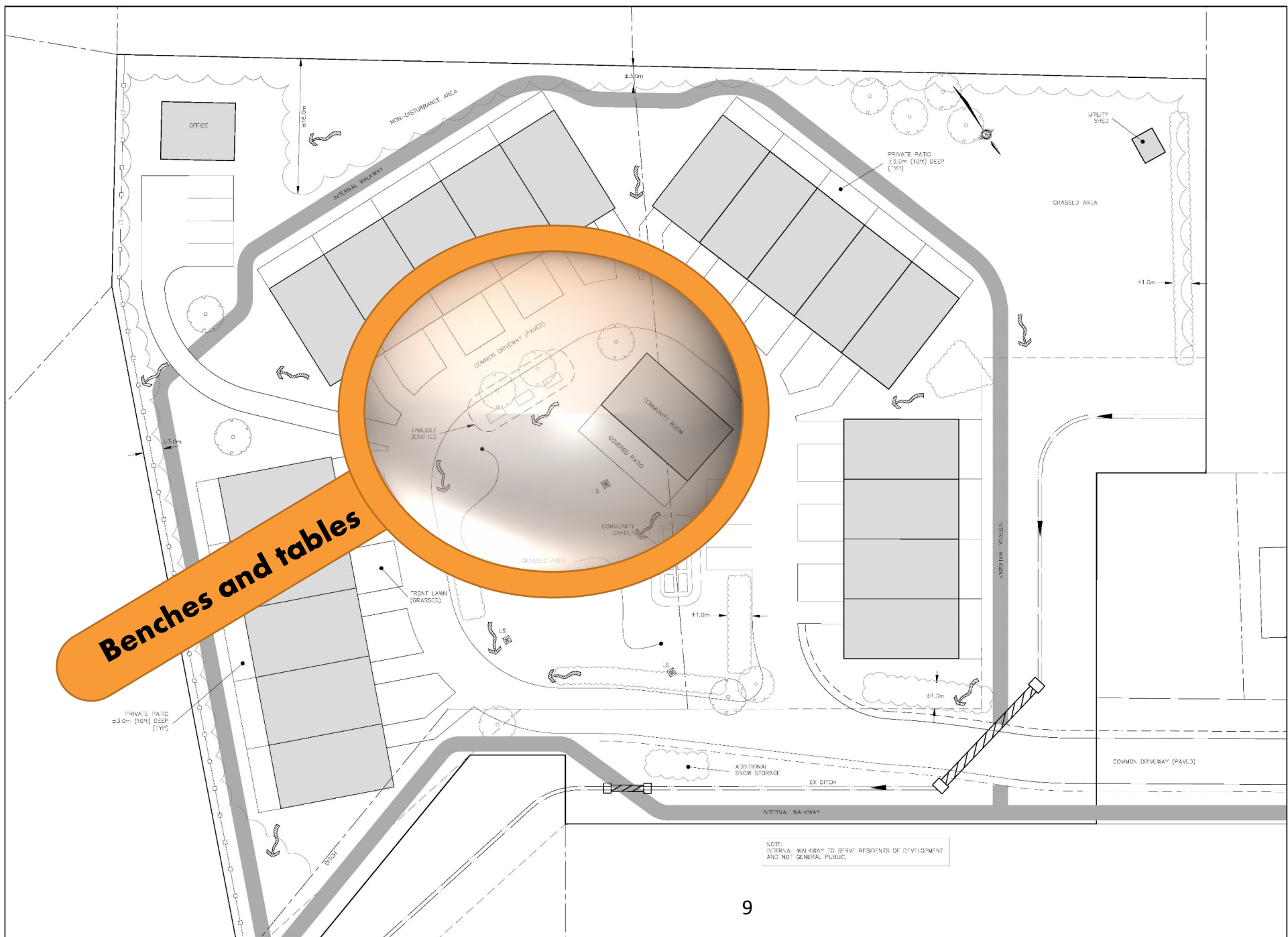
31 Colwood Road, Lw. Saanich, BC  
Phone: (250) 861-0202 Fax: (250) 861-3022  
E-Mail: KVMconsultants@bcst1.com

SENIOR CITIZEN HOUSING DEVELOPMENT  
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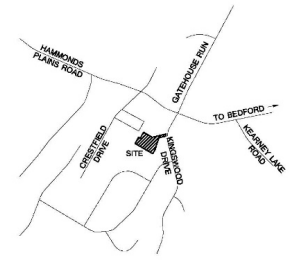
LANDSCAPE PLAN

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Scale:	1:250	Engineer:		FILE NAME:	

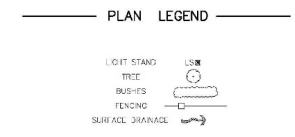




**Benches and tables**



Key Plan  
Scale: N.T.S.



NOTES

1. SNOW STORAGE TO BE ACHIEVED AROUND INSIDE OF DRIVEWAY CIRCLE IN ADDITION TO AREA SHOWN.



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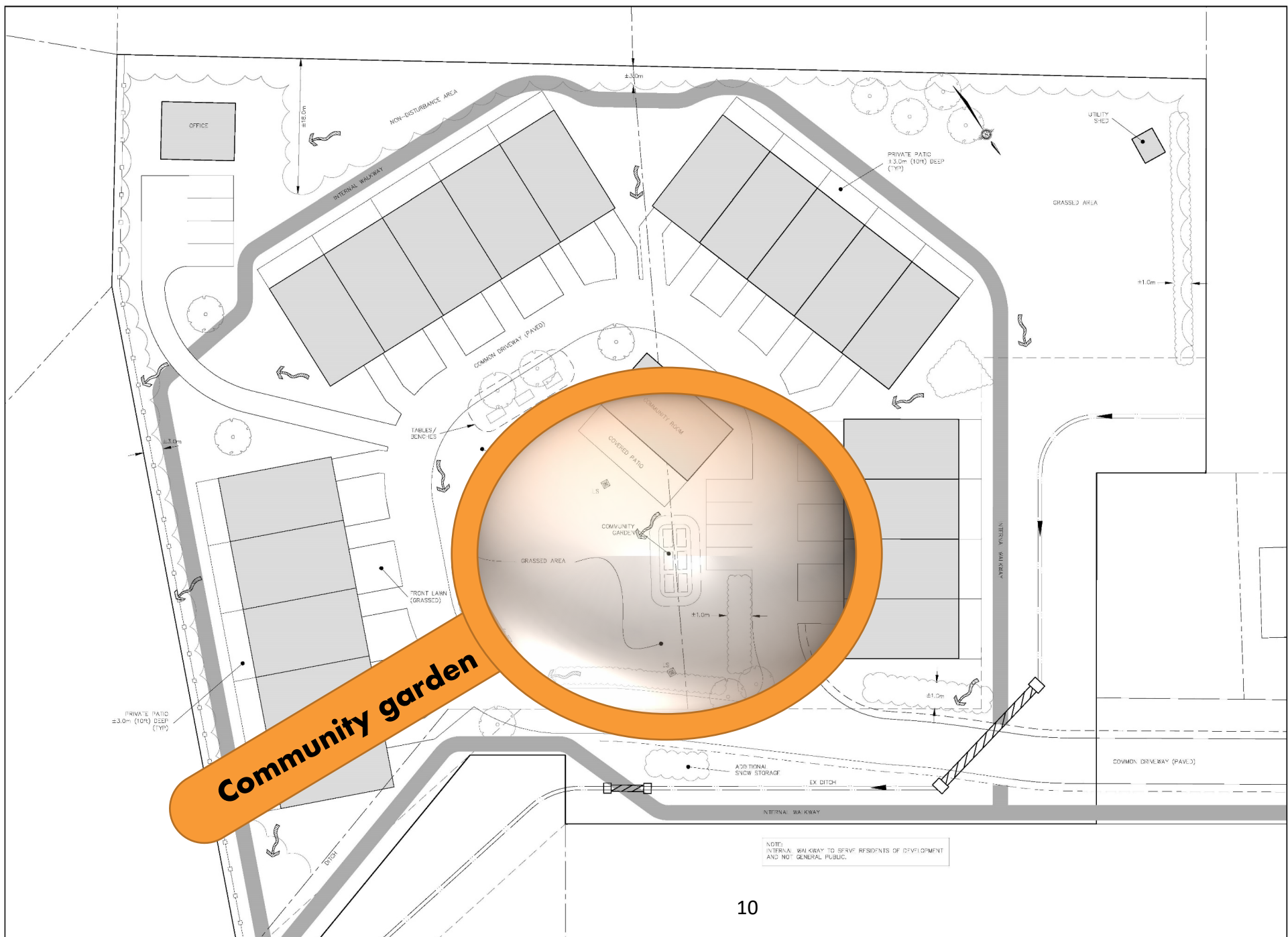


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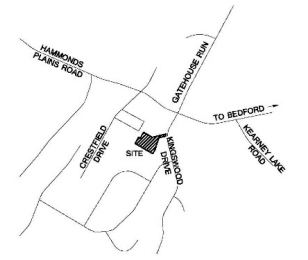
LANDSCAPE PLAN

Date	Drawn	Project No.
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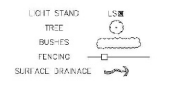
**Community garden**

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



Key Plan  
Scale: N.T.S.

PLAN LEGEND



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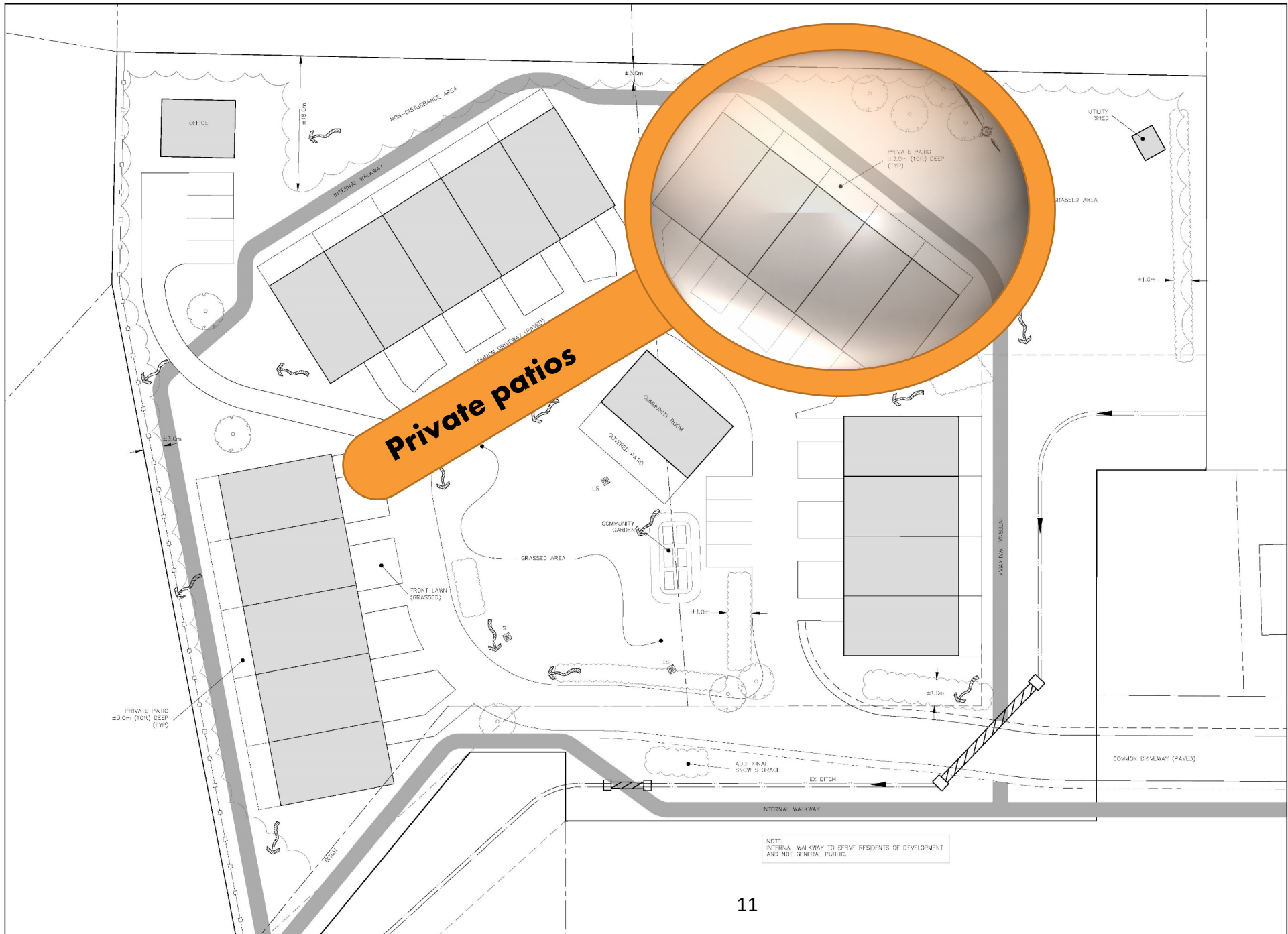


31 Central Road, Lw Sackville, NS  
Phone: (902) 841-0202 Fax: (902) 841-0202  
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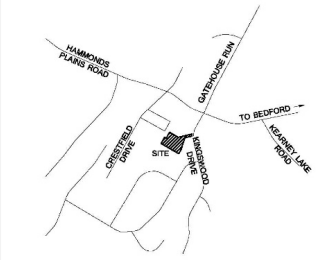
SENIOR CITIZEN HOUSING DEVELOPMENT  
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LANDSCAPE PLAN

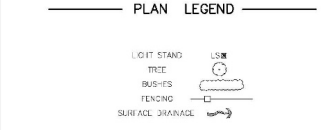
Date	Drawn	Project No.
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Scale	Engineer	FILE NAME:



**Private patios**

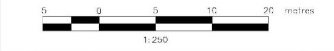


**Key Plan**  
Scale: N/T/S



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31 Colonial Road, Lw Sackville, NS  
Phone: (902) 841-0001 Fax: (902) 841-0002  
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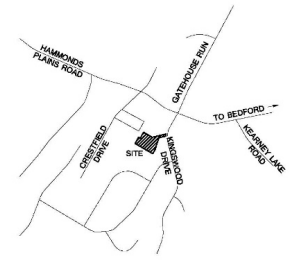
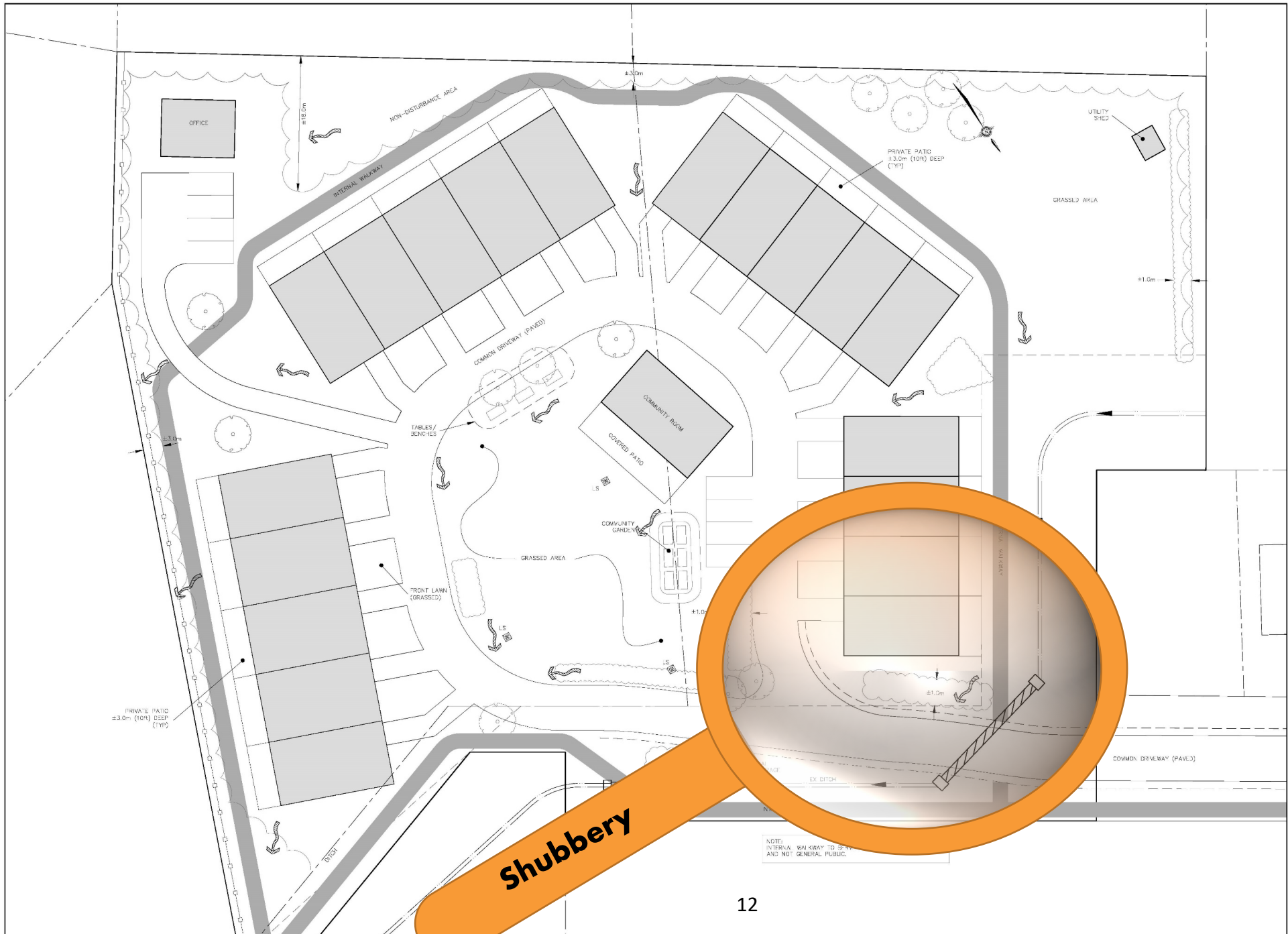
**SENIOR CITIZEN HOUSING DEVELOPMENT**  
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HAMMONDS PLAINS, NOVA SCOTIA

LANDSCAPE PLAN

Date:	Sept 11, 2019	Drawn:	STAT	Project No.:	659
Scale:	1:500	Engineer:		FILE NAME:	

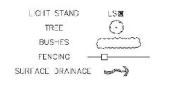
NOTE: INTERNAL WALKWAY TO SERVE RESIDENTS OF DEVELOPMENT AND NOT GENERAL PUBLIC.





Key Plan  
Scale: N 1/5

PLAN LEGEND



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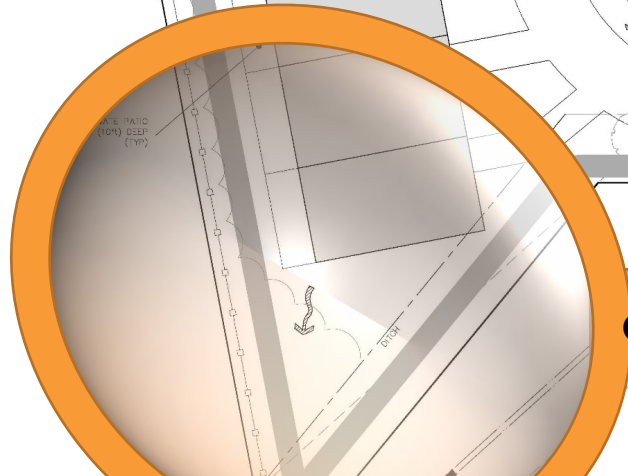
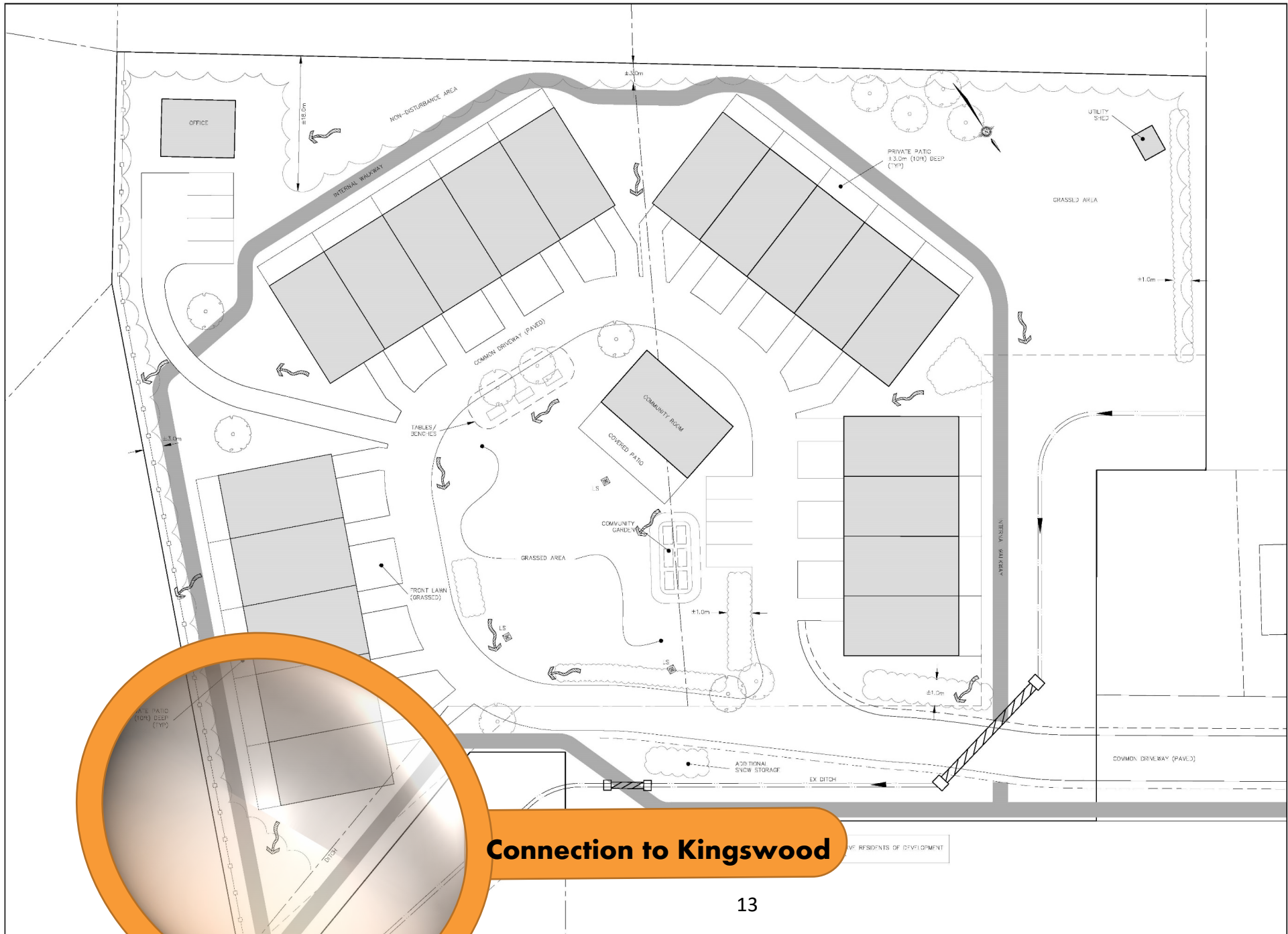
LANDSCAPE PLAN

Date:	Sept 11, 2019	Drawn:	STAT	Project No.:	659
Scale:	1:100	Engineer:		FILE NAME:	

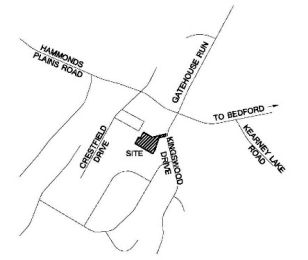
**Shubbery**

NOTE: INTERNAL WALKWAY TO SITE AND NOT GENERAL PUBLIC.



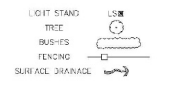


**Connection to Kingswood**



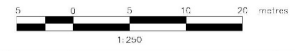
Key Plan  
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1:500		

# brighter community

**PLANNING & CONSULTING**

Phone: 902-790-0664

Fax: 902-684-0449

Email: [chrystal@brighterplanning.ca](mailto:chrystal@brighterplanning.ca)

