

Re: Item 10.1.1





Cherry Lane

Cherry Lane Developments Limited
4 Cherry Lane
HALIFAX NS B3P 1Y8

Steve Forewell,
Developer/Property Owner

KWR APPROVALS
Peter Henry ARCHITECT

4 Cherry Lane

-  Subject Property
-  Proposed Bus Rapid Transit Walkshed (Yellow Line)

PID: 00314781
23,367 Sq Ft

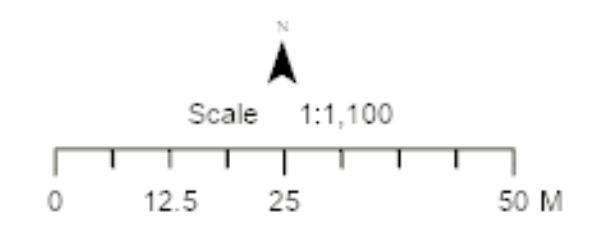


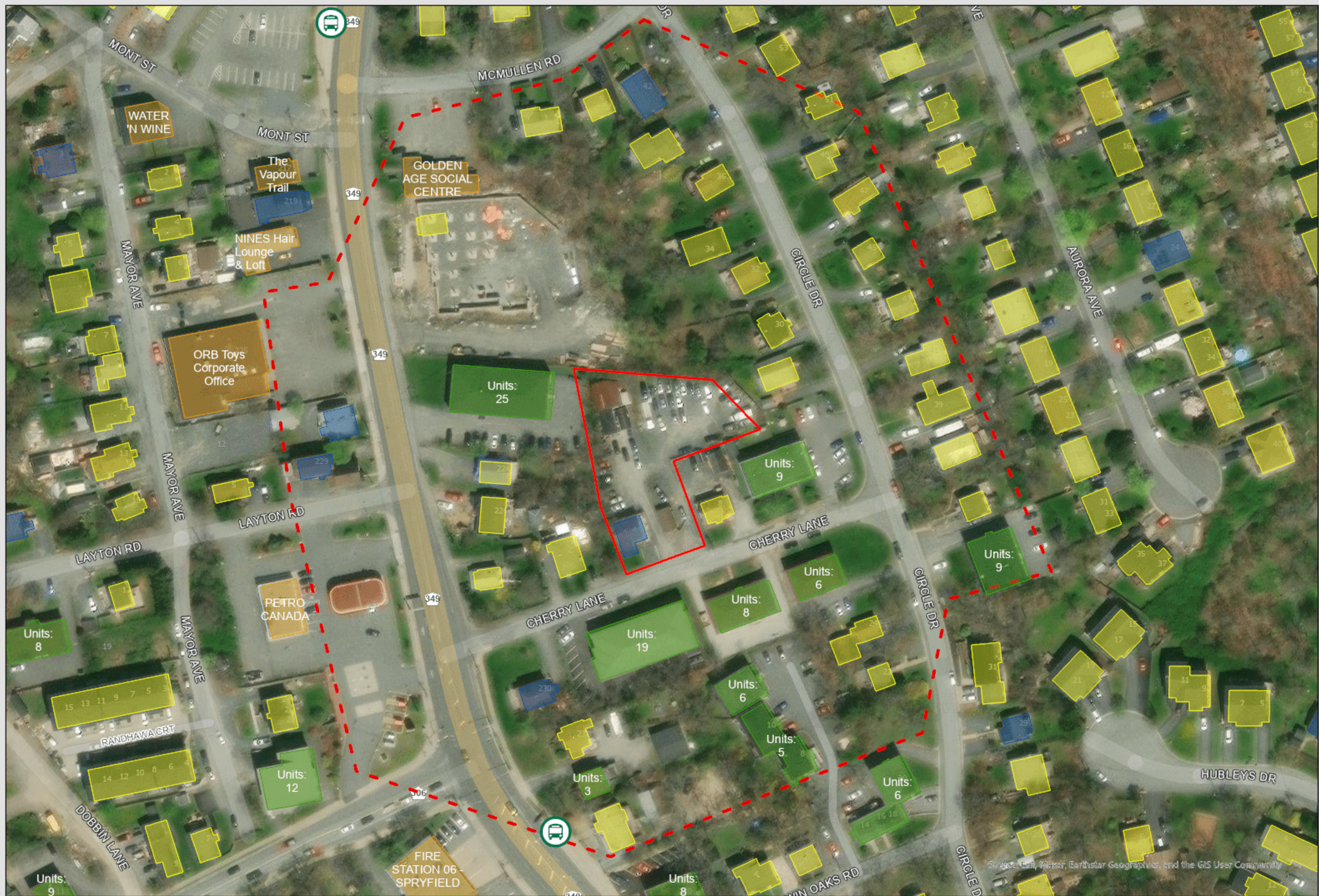
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Projection: Transverse Mercator
Datum: North American 1983 CSRS
Units: Meters

Data Sources:
BRT Walkshed - HRM Open Data
Property Boundaries - Nova Scotia Property Records Database
Basemaps - ESRI Canada



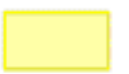




For informational purposes only. KWR Approvals does not guarantee the accuracy of this information.

Map prepared by: CW
Date: 2023-11-27





4 Cherry Lane Current Uses

-  Subject Property
-  Notification Area (118 Total Dwellings)
-  Single Dwelling Unit
-  Two Dwelling Units
-  3+ Dwelling Units
-  Commercial and Other Use
-  Bus Stop

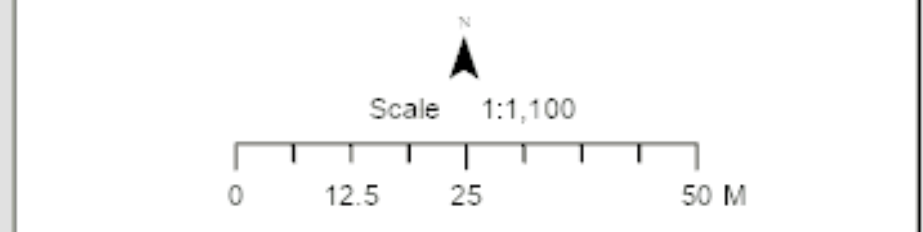


Coordinate System: NAD 1983 CSRS UTM Zone 20N
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS
 Units: Meters

Data Sources:
 Building Information and Footprints - HRM Open Data
 Bus Stops - HRM Open Data
 Property Boundaries - Nova Scotia Property Records Database
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Map prepared by: CW
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4 Cherry Lane Zoning Information

- Subject Property
- Notification Area (48 Properties)
- R-2: Two-Family Dwelling Zone
- R-2P: General Residential Zone
- R-3: General Residential and Low-Rise Apartment Zone
- C-2A: Minor Commercial Zone

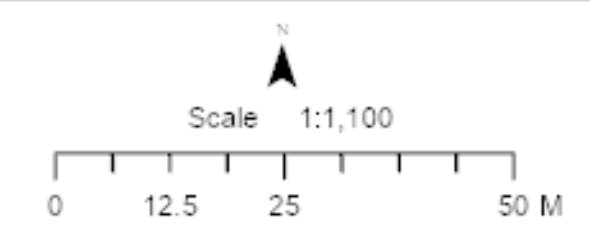


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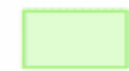

Map prepared by: CW
 Date: 2023-11-27



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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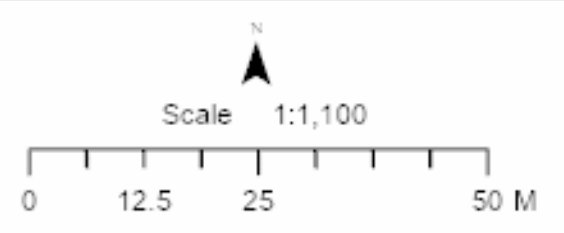


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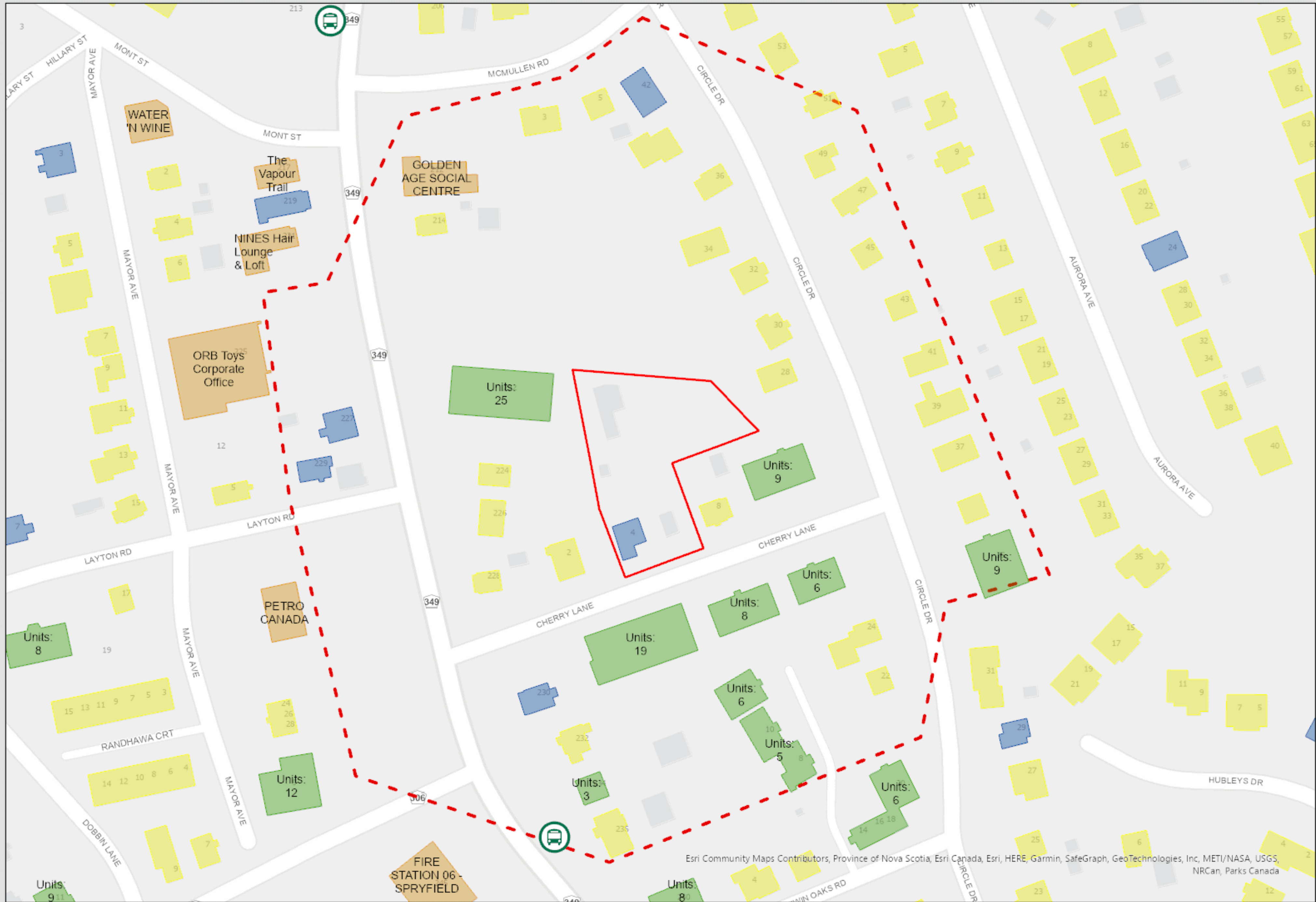
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Map prepared by: CW
 Date: 2023-11-27



Esri Community Maps Contributors, Province of Nova Scotia, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada





4 Cherry Lane Current Uses

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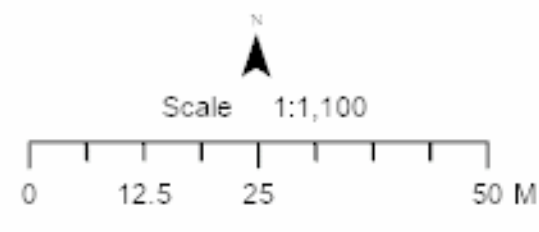


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PID 00312025
OSNO MANAGEMENT
ND LEASING LIMITED
BOOK 4745 PAGE 980

NSHPN 200123
N 16,216,712.52'
E 83,891,093.53'

R3

PID 00312017
CITY OF HALIFAX
PLAN NO. TT-50-32362
DONALD JOSEPH MARTIN &
MADONNA CATHERINE MARTIN
BOOK 7953 PAGE 38

R2

PID 00314799
COLIN GARRET SMITH
HCLRO DOC. NO. 103533122

2 Survey Plan
Scale: 1:250

PID 00314781
LOT W1
(SEE NOTES 1 & 2)
LIONEL R. WELSH &
SHIRLEY MARIE MARRIOTT
HCLRO DOC. NO. 105791975

LOT W1-X
23,367 SQ.FT±

PID 00314773
LOT W2
(SEE NOTE 1)

PARCEL X
4,000 SQ.FT

LOT W2-R
REMAINING LAND
6,000 SQ.FT

PID 00314765
LOT A
HCLRO PLAN
NO. 109542853

PID 40053704
LOT 2
HCLRO PLAN NO. 22470
R2


R3

R2

CHERRY LANE
(30' WIDE)



Survey Plan

KWR Approvals Inc. 
The Art of Approvals

Peter Henry ARCHITECT
3252 Veith Street
HALIFAX NS B3K 3H2
902.455.9884
phARCHITECT@eastlink.ca

Survey Plan



drawn: ph/jb/ig
design: ph
date: 2021-03-11

drawing number:
RZA.01.SU

PID 00312025
OSNO MANAGEMENT
ND LEASING LIMITED
BOOK 4745 PAGE 980

NSHPN 200123
N 16,216,712.52'
E 83,891,093.53'

R3

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DONALD JOSEPH MARTIN &
MADONNA CATHERINE MARTIN
BOOK 7953 PAGE 38

R2

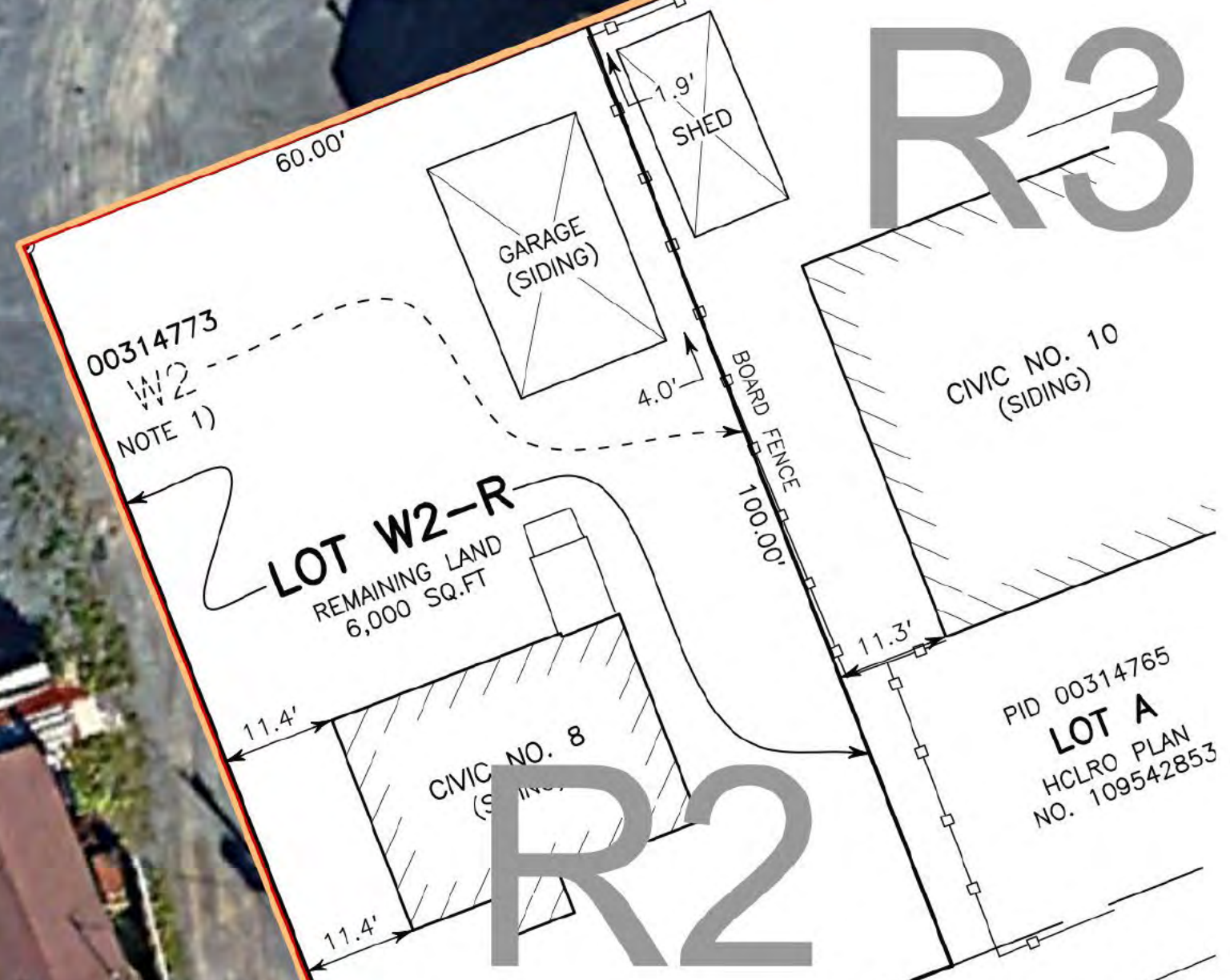
PID 00314799
COLIN GARRET SMITH
HCLRO DOC. NO. 103533122

3 Survey Plan
Scale: 1:250

PID 40053704
LOT 2
HCLRO PLAN NO. 22470

R2

R3



R2

CHERRY LANE
(30' WIDE)

Cherry Lane
Cherry Lane
Developments Limited
4 Cherry Lane
HALIFAX NS B3P 1Y8

Image of Above of
Existing Uses on
Property

KWR Approvals Inc.
The Art of Approvals

Peter Henry ARCHITECT
3252 Veith Street
HALIFAX NS B3K 3H2
902.455.9884
phARCHITECT@eastlink.ca

Aerial Photograph IN SITU



drawn: ph/bj/lq
design: ph
date: 2021-03-11

drawing
number:
RZA.01.IN

PID 00312025
OSNO MANAGEMENT
ND LEASING LIMITED
BOOK 4745 PAGE 980

NSHPN 200123
N 16,216,712.52'
E 83,891,093.53'

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CITY OF HALIFAX
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DONALD JOSEPH MARTIN &
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BOOK 7953 PAGE 38

PID 00314799
COLIN GARRET SMITH
HCLRO DOC. NO. 103533122

2 Survey Plan
Scale: 1:250

PID 40053704
LOT 2
HCLRO PLAN NO. 22470

GFA = 4209 SF

SETBACK 20 f

2A 1BR 547 SF	2B 1BR 547 SF	2C 1BR 547 SF	2D 1BR 547 SF	2E 2BR 976 SF
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Covered Court

17 CARS
+
2 Bicycle Spaces

LOT W2-R
REMAINING LAND
6,000 SQ.FT

PID 00314765
LOT A
HCLRO PLAN
NO. 109542853

CHERRY LANE
(30' WIDE)

R3

R3

R2

R2

R2



Site Concept Plan

KWR Approvals Inc. The Art of Approvals

Peter Henry ARCHITECT
3252 Veith Street
HALIFAX NS B3K 3H2
902.455.0884
phARCHITECT@eastlink.ca

Site Plan

drawn: ph/jb/lq
design: ph
date: 2021-03-11

drawing number:
RZA.01.PR



ph

Key Facts

- Property is 23,367 square feet or 57% of an acre
- 4 stories in height and less than 50 feet
- Significant sideyard buffering with fencing/landscaping
- 19-unit building
 - 14 one-bedroom dwelling units ranging from 411 sq. ft studios to 757 sq. feet one bedrooms
 - 5 two-bedroom dwelling units average 976 sq. ft. to 1,100 square feet
- 17 car stalls + significant bike parking
- Meets all R3 zone requirements
- Building is kept low to “fit in” to the neighbourhood and to comply with “angle controls of R3”.
- Surface parking is provided so as to keep the building affordable.
- Accessible suites are located on the Main Floor Level 2.
- Building takes advantage of the natural topography of the site.
- While “straight-forward” in its construction technology, the building has gracious window sizes and balconies.
- Some suites are provided with walk-out garden terraces.
- The building’s expression is contemporary so as to brand the building as “fresh” and “innovative”.

Building Type	Number of Buildings	Number of Registered Dwellings
Single Family	28	28
Duplex's (Including 4 Cherry Lane)	5	10
Apartments	9	80
Commercial/Other	3	0
Total	44	118









Thank you