

November 7th, 2022

Paul Sampson, LPP, MCIP

Planner II Urban Enabled Applications
HRM Planning & Development
40 Alderney Drive, (2nd Floor, Alderney Gate)
Dartmouth, HRM, Nova Scotia
sampsop@halifax.ca

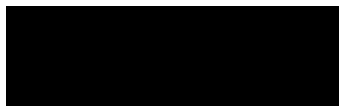
Supplementary submission for *Cherry Lane Developments* rezoning of 4 Cherry Lane from R-2P to R-3 (PID: 00314781)

Dear Paul,

KWR Approvals Inc. has been retained by *Cherry Lane Developments* to submit an application for rezoning of their property, 4 Cherry Lane (PID: 00314781) from its current R-2P designation to an R-3 zone. Our original application was submitted on August 24, 2020 and included both a rezoning and a text amendment. KWRA was informed by HRM staff that the original drawings for the site did not meet the parking and setback requirements. This supplemental submission includes updated architectural drawings that fully meets the R-3 requirements, thereby nullifying the need for a text amendment. The submission also includes 3D renderings of a proposed 3-storey building that would be possible in the R-3 zone. Lastly, drone imagery of the site was taken to highlight how a building of the R-3 standard would fit into the mix of the surrounding neighbourhood. This development represents a meaningful opportunity for infill development, suitable density in a growing area of the region, and best practice efficient use of the landscape.

Please do not hesitate to reach out if there are any other concerns with the application.

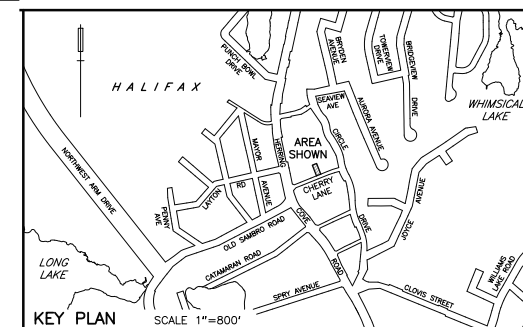
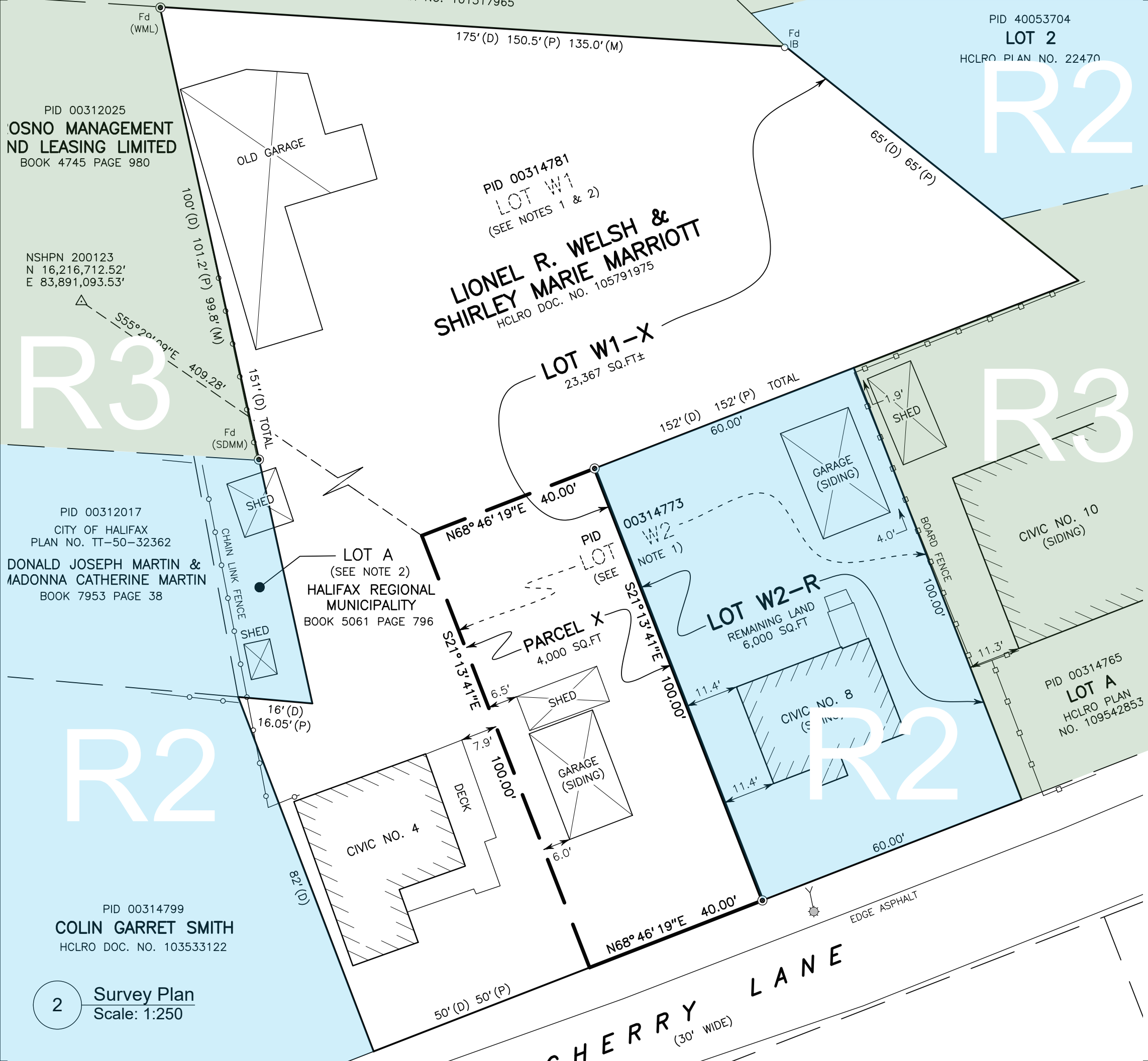
Thank you,



Jane Rideout

Planner 1

CC: Kevin W. Riles – CEO & Founder



LEGEND

---	SURVEYED BOUNDARY
△ NSHPN	NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT
●	SURVEY MARKER SET
○ IB	IRON BAR
⊙	UTILITY POLE & ANCHOR
Fd	FOUND
HCLRO	HALIFAX COUNTY LAND REGISTRATION OFFICE
PID	PARCEL IDENTIFICATION NUMBER
(D)(P)(M)	DEED, PLAN, MEASURED
SQ.FT	SQUARE FEET
(WML)	WALLACE MacDONALD & LIVELY LIMITED

BEARINGS REFER TO ZONE 5, CENTRAL MERIDIAN 64°30' WEST, OF THE NOVA SCOTIA 3°MTM PROJECTION OF NAD83(CSRS) 2010.0 HORIZONTAL REFERENCE FRAME AND ARE DERIVED FROM GNSS OBSERVATIONS RELATED TO NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT NO. 200123.

GRID DISTANCES ARE SHOWN WITH A COMBINED SCALE FACTOR OF 0.999953 APPLIED.

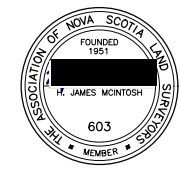
FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD APRIL 13, 2018 TO MAY 3, 2018 AND HAVE NOT BEEN ADJUSTED.

SURVEYOR'S CERTIFICATE

I, H. JAMES MCINTOSH, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Land Surveyors Act, regulations and standards made thereunder.

Dated this 18th day of MAY, 2018

H. JAMES MCINTOSH, N.S.L.S.



PLAN OF SURVEY OF
PARCEL X
SUBDIVISION OF LOT W2 AND CONSOLIDATION
WITH LOT W1 TO CREATE
LOTS W1-X & W2-R
LANDS CONVEYED TO
**LIONEL R. WELSH &
SHIRLEY MARIE MARRIOTT**
CHERRY LANE
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 OLAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902) 455-1537
FAX: (902) 455-8479
WEB: www.sdmm.ca

DATE: MAY 18, 2018
SCALE:
FILE No. 1-3-36 (33324)
PLAN No. 13-2633-1

0 10 20 40 60

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
No. 56549

NOTE: The original SDMM drawing has been modified as indicated below:
1. colour indicating LUB Zoning is added,
2. the scale is modified to 1:250, and
3. the drawing has been re-composed to better fit the page.

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

ISSUED
2022-06-30 for client review
2022-06-30 for KWRA review
2022-08-08 HRM Conversation
2022-08-12 HRM Conversation
2022-08-17 HRM SUBMISSION

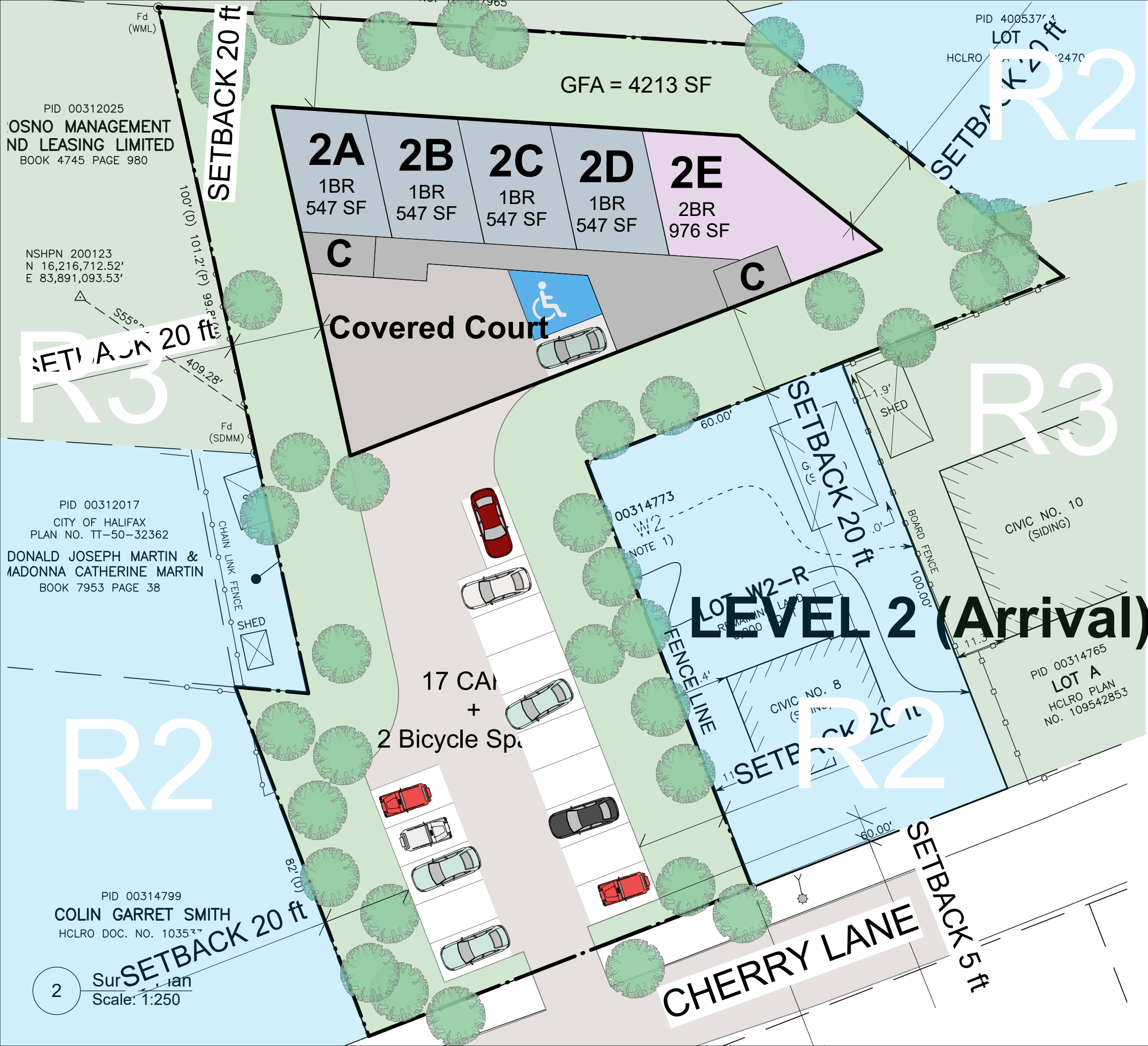
KWR Approvals Inc.
The Art of Approvals

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:
A.01.SU

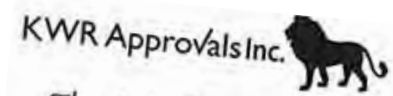


Cherry Lane

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

ISSUED

- 2022-06-30 for client review
- 2022-06-30 for KWRA review
- 2022-08-08 HRM Conversation
- 2022-08-12 HRM Conversation
- 2022-08-17 HRM SUBMISSION



The Art of Approvals

Peter Henry **ARCHITECT**

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

SITE Plan



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

drawing
number:
A.02

		R-2P (present)	R-3 (proposed)	NOTES	
PERMITTED ZONING USES		Detached one-family dwelling	(a) R-1, R-2, R-2T and R-2AM		
		The office of a professional person located in the dwelling	(b) stacked-attached housing;		
		A home occupation	(c) apartment house of four		
		Public park or playground	(ca) day care facility (RC-Mar		
		Church and church hall	(d) uses accessory to any of the		
		Golf course			
		Tennis court			
		Yacht or boat club			
		Public recreational centre			
		A daycare facility for not more than 8 children in conjunction with			
		Special care home containing not more than 10 persons including			
		Uses accessory to any of the			
		Semi-detached dwelling			
		Duplex dwelling			
		A building containing not more	"(a) R-1, R-2, R-2T and R-2AM		
SITE	MINIMUM LOT FRONTAGE (FT)	60	60		
	ACTUAL LOT FRONTAGE (FT)	60	60	COMPLIANT	
	MINIMUM LOT AREA (SF)	6000	6000		
	ACTUAL LOT AREA (SF)	23,367 SF = .572 acres	23,367 SF = .572 acres	COMPLIANT	
	VERGES AREA (SF)	1551 SF = .035 acres	1551 SF = .035 acres		
	CONSIDERED LOT AREA (acres)	.572+.035 = .607 acres	.572+.035 = .607 acres	COMPLIANT	
	MAXIMUM BUILDING HEIGHT (FT)	35 FT.	4 stories and within 50 ft		
	ANGLE CONTROLS HEIGHT	no	YES		
	MINIMUM FRONT YARD (FT)	15 FT.	20 or 10 ft (angle control)		
	MINIMUM SIDEYARD (FT)	6 FT.	10 FT		
	MINIMUM REAR YARD (FT)	20 FT.	10 FT		
POP Density	PERMITTED NUMBER OF APARTMENT UNITS	4 UNITS	based on population density		
	MAXIMUM POPULATION DENSITY ALLOWED	NA	<75/acre = 75 x .607 = 45 people		
	LUB requirement	NA	STU=1; 1BR = 2; 2BR = 3		
	TEST #B 19 Units: 14 1 BR, 5 2BR	NA	14x2 + 5x3 = 43 people (i.e. fewer than 45 people)	COMPLIANT	
OTH OPEN Space	OPEN SPACE AS-DRAWN (site + verge - footprint) (SF)	NA	23367 + 1551 - 10621 = 14,297		
	OPEN SPACE Required	NA	STU= 150 SF, 1BR=275 SF, 2BR= 575 SF		
	TEST #B 19 Units: 14 1 BR, 5 2BR	NA	1x175 + 14x5275 + 5x575 = 6725	COMPLIANT	
OTH	TEST #B for 20 ft setback to parking			COMPLIANT	17 cars + bike for 19 units



Cherry Lane

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

ISSUED

2022-06-30 for client review
2022-06-30 for KWRA review
2022-08-08 HRM Conversation
2022-08-12 HRM Conversation
2022-08-17 HRM SUBMISSION

KWR Approvals Inc.

The Art of Approvals

Peter Henry **ARCHITECT**

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

ANALYTICS



ph

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

drawing
number:

A.03




Cherry Lane

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

ISSUED

- 2022-06-30 for client review
- 2022-06-30 for KWRA review
- 2022-08-08 HRM Conversation
- 2022-08-12 HRM Conversation
- 2022-08-17 HRM SUBMISSION

KWR Approvals Inc. 
The Art of Approvals

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

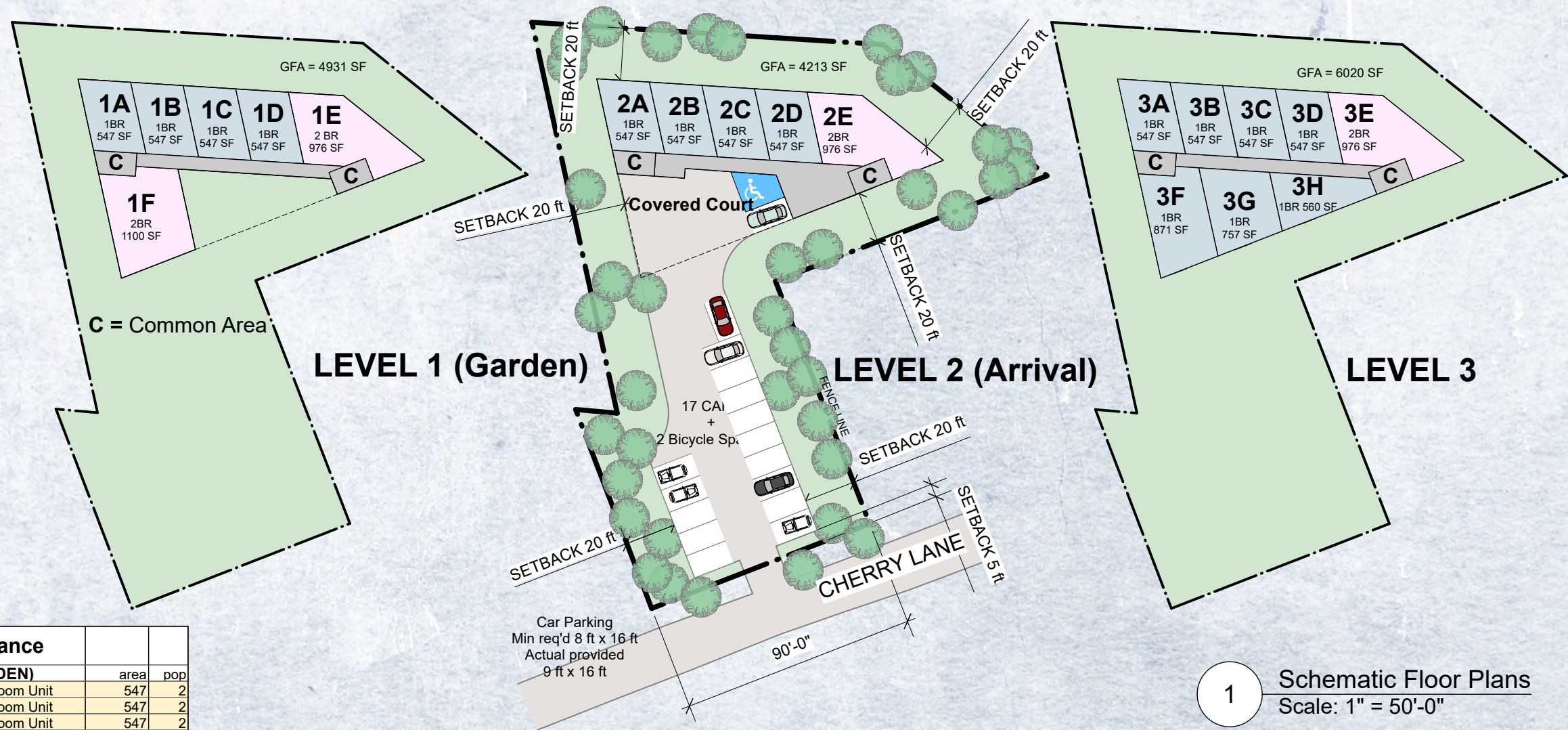
Schematic Floor Plans

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

drawing
number:
A.11



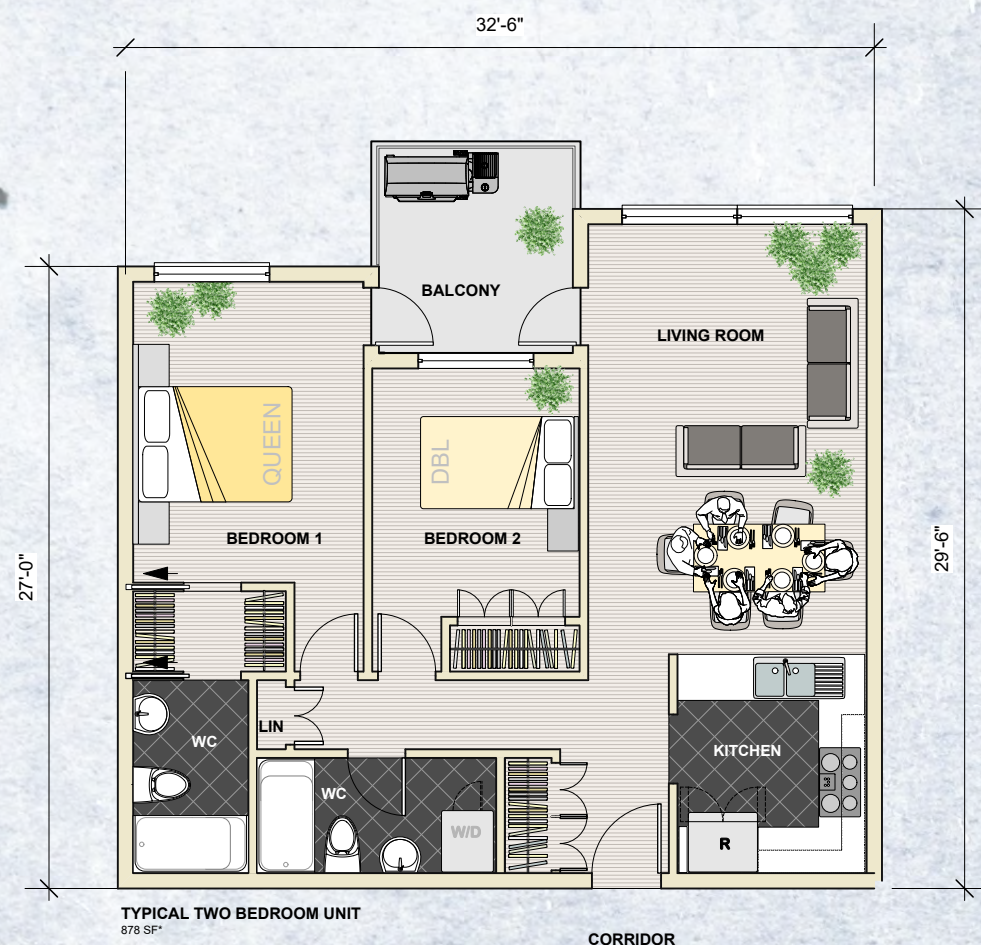
R3 Compliance			
Level 1 (GARDEN)			
		area	pop
1A	1 Bedroom Unit	547	2
1B	1 Bedroom Unit	547	2
1C	1 Bedroom Unit	547	2
1D	1 Bedroom Unit	547	2
1E	1 Bedroom Unit	976	2
1F	2 Bedroom Unit	1100	3
NET Floor Area (SF)		4264	
GROSS Floor Area (SF)		4931	
NET/GROSS		86%	
Level 2 (ARRIVAL)			
2A	1 Bedroom Unit	547	2
2B	1 Bedroom Unit	547	2
2C	1 Bedroom Unit	547	2
2D	1 Bedroom Unit	547	2
2E	2 Bedroom Unit	976	3
NET Floor Area (SF)		3164	
GROSS Floor Area (SF)		4213	
NET/GROSS		75%	
Level 3 (TOP FLOOR)			
3A	1 Bedroom Unit	547	2
3B	1 Bedroom Unit	547	2
3C	1 Bedroom Unit	547	2
3D	1 Bedroom Unit	547	2
3E	2 Bedroom Unit	976	3
3F	1 Bedroom Unit	871	2
3G	1 Bedroom Unit	757	2
3H	1 Bedroom Unit	560	2
NET Floor Area (SF)		5352	
GROSS Floor Area (SF)		6020	
NET/GROSS		89%	
UNITS		19	
POPULATION COUNT			41
TOTAL Gross Floor Area (SF)		15,164	



1 Schematic Floor Plans
Scale: 1" = 50'-0"

Note: The Cherry Lane Site is partially located in the Mainland South Zone and mostly in the Mainland Centre Zone.

Applying only to the Mainland South Area:
UNIT MIX - MAINLAND SOUTH
28CI An apartment house which is located in the "Mainland South Area", shall be required to provide one two-bedroom unit for every three bachelor and/or one bedroom units.



* Units areas are measured from the outer face of the exterior wall to the corridor side of the demising wall -and- from the centre line of adjacent suite demising walls.

1 Representative Samples


Scale: 1:100

Cherry Lane

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

ISSUED

2022-03-17 For CLIENT Review
2022-06-30 for client review
2022-06-30 for KWRA review
2022-08-08 HRM Conversation
2022-08-12 HRM Conversation
2022-08-17 HRM SUBMISSION

KWR Approvals Inc. 
The Art of Approvals

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

REPRESENTATIVE UNIT DESIGNS



ph

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

drawing
number:
A.91.sk