

M District Development
Preliminary Concept Plan
Bluenose Building
35 Micmac Boulevard

Dartmouth, NS

October, 2023



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LEGEND

- Site Boundary
- Adjacent Property Boundary
- Existing Trees
- Existing Parking Stalls

SITE SUMMARY:

- PID: 40174294
- Total Land Area: 10.69 Acres
- Existing Zone: CDD
- Existing Parking: 646 stalls (ratio 5.1/1,000sf)

NOTES:

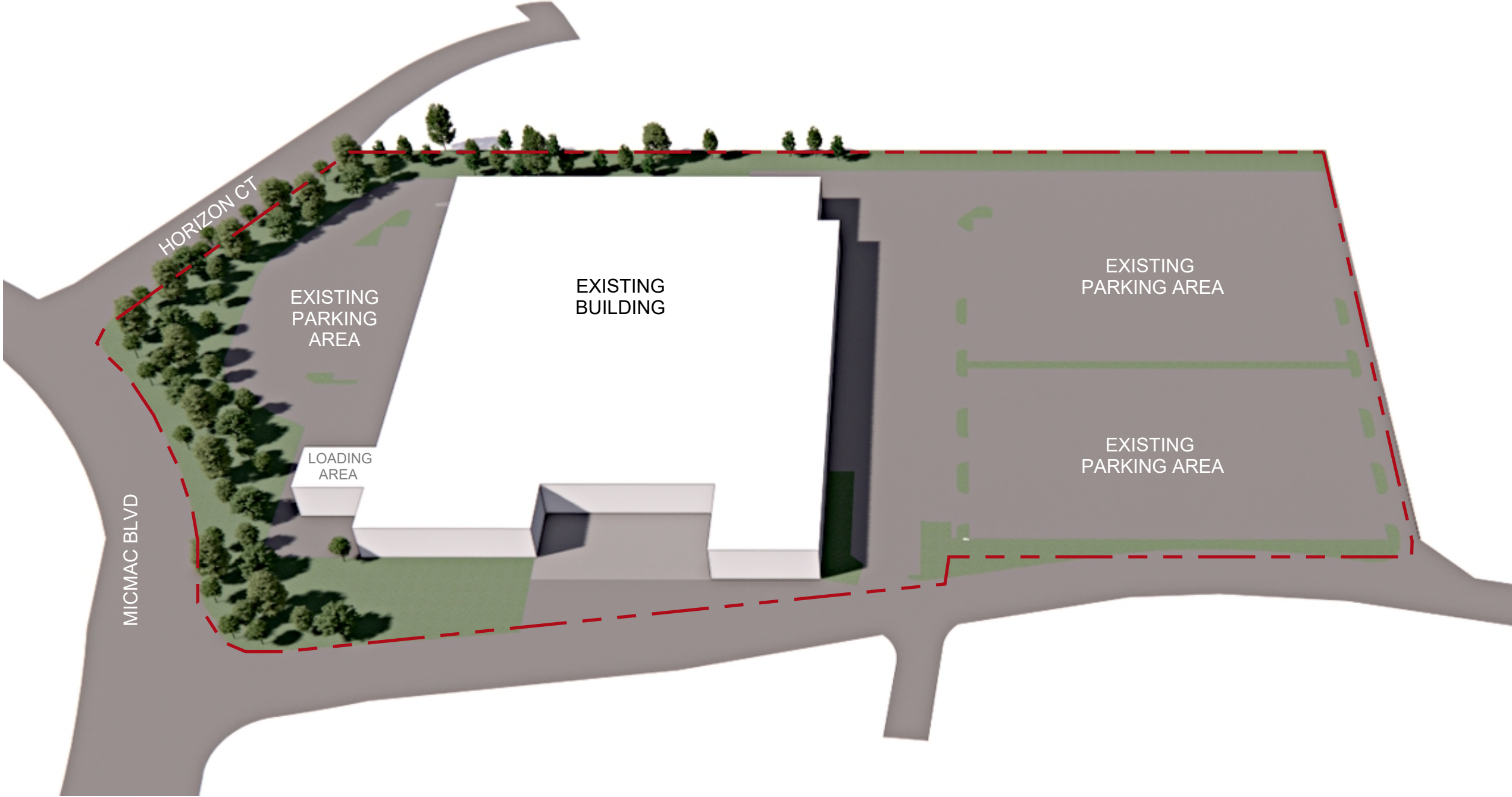
- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

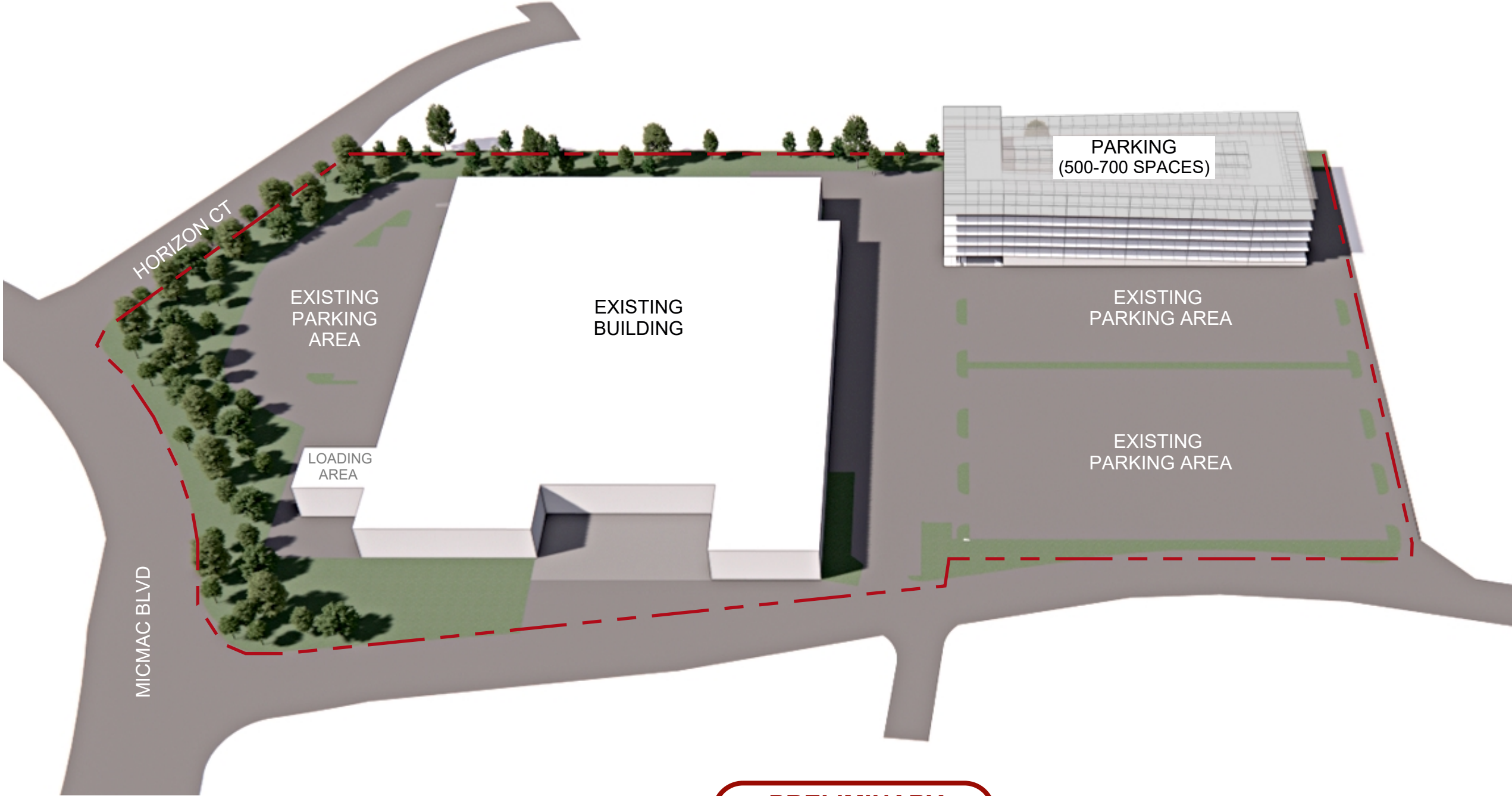
SOURCES:

- Plan based on HATCH Civil Site Plan Proposed Grading C-108 r1 dated 2019/08/13. CAD file: H355731-C-108.dwg

SCALE:

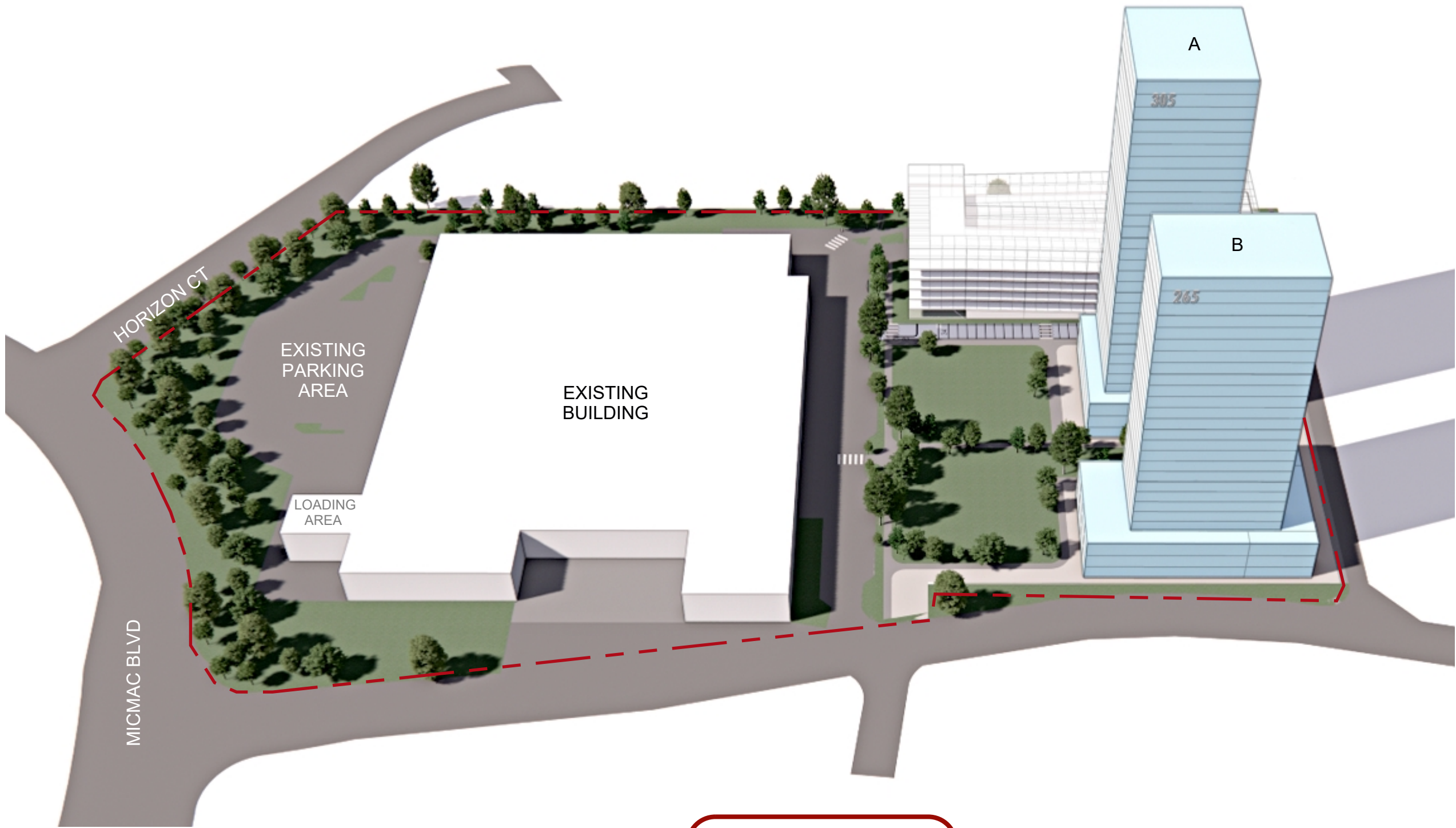
0 5 10 25 50m
1 : 1,000





FLOOR AREA (SQ FT)
248,640

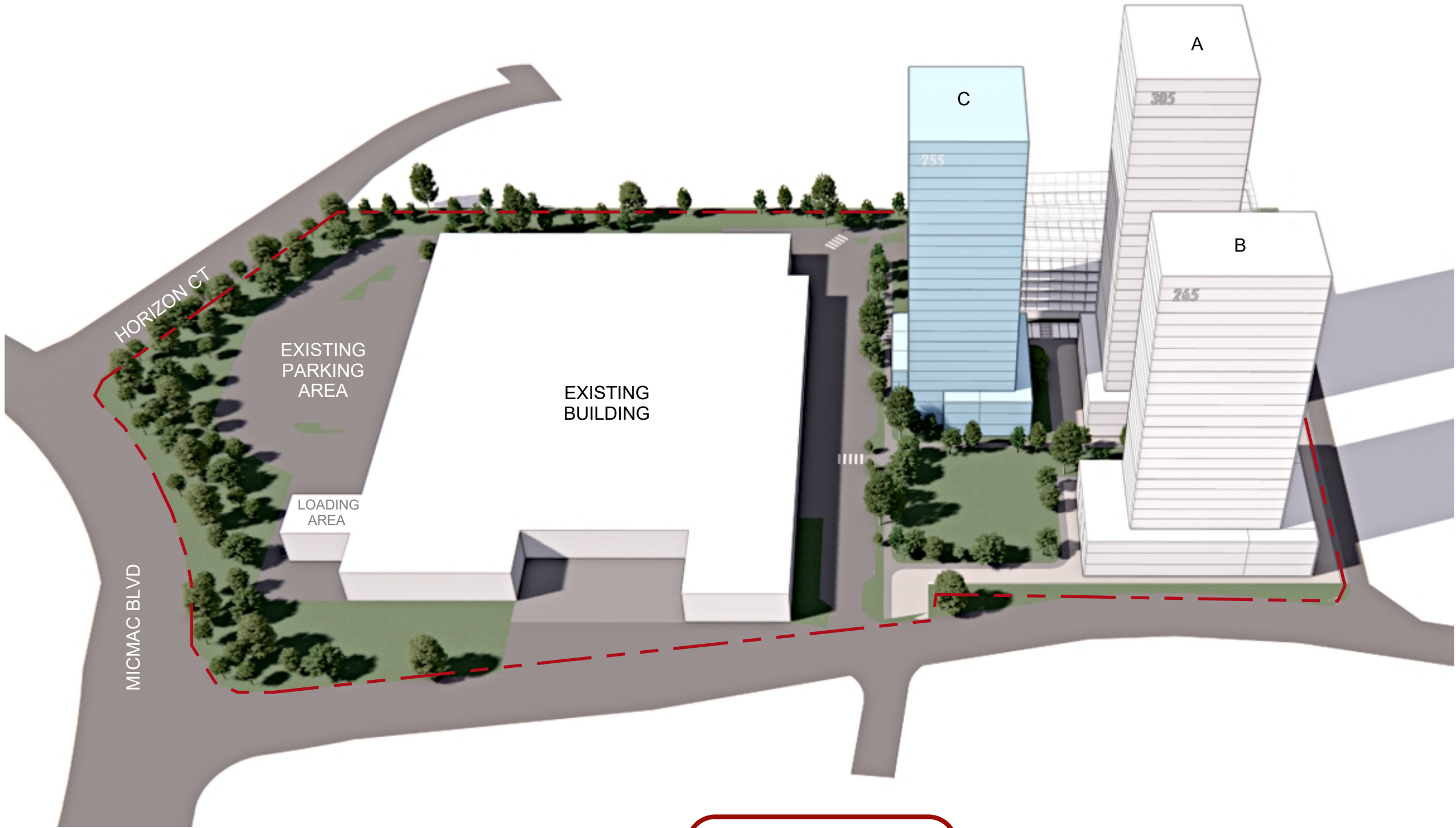
**PRELIMINARY
CONCEPT PLAN**



**PRELIMINARY
CONCEPT PLAN**

PHASE 2 UNIT COUNT	
TOWER	UNIT COUNT
A	305
B	265
TOTAL	570

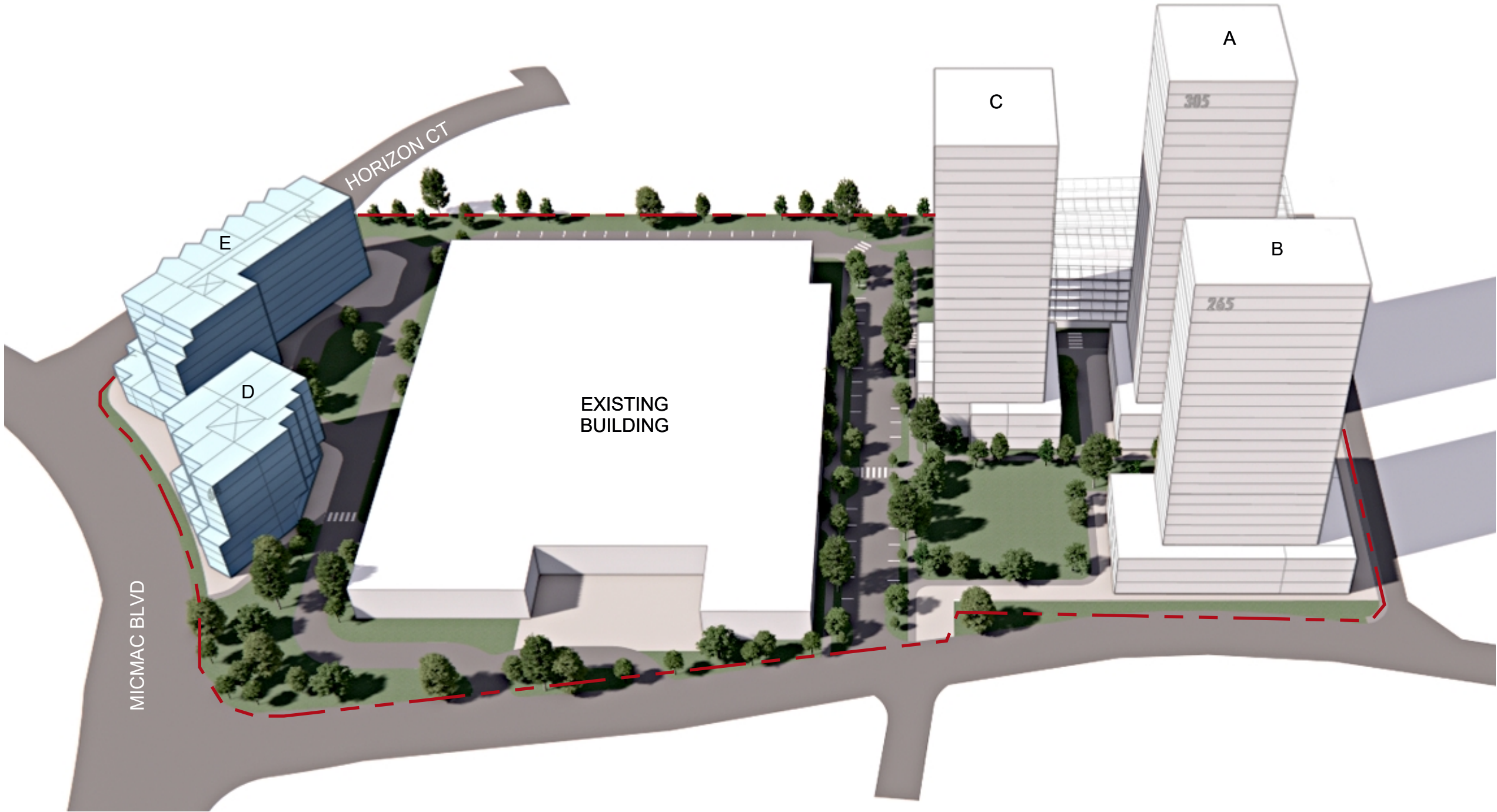
FLOOR AREA (SQ FT)	
PARKING	248,640
TOWER A	263,464
TOWER B	233,038
TOTAL	745,142



**PRELIMINARY
CONCEPT PLAN**

PHASE 2 UNIT COUNT	
TOWER	UNIT COUNT
A	305
B	265
C	255
TOTAL	825

FLOOR AREA (SQ FT.)	
PARKING	248,640
TOWER A	263,464
TOWER B	233,038
TOWER C	220,328
TOTAL	965,470



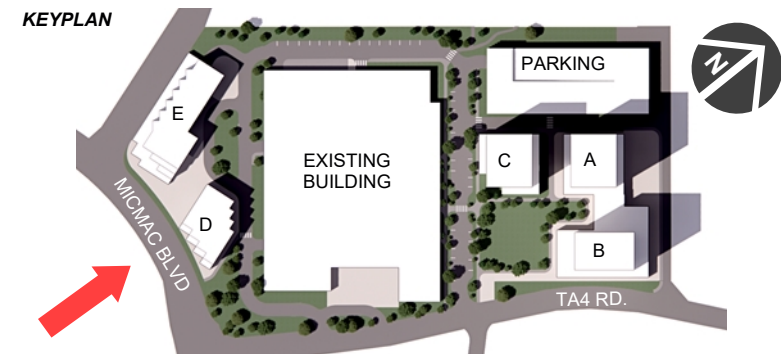
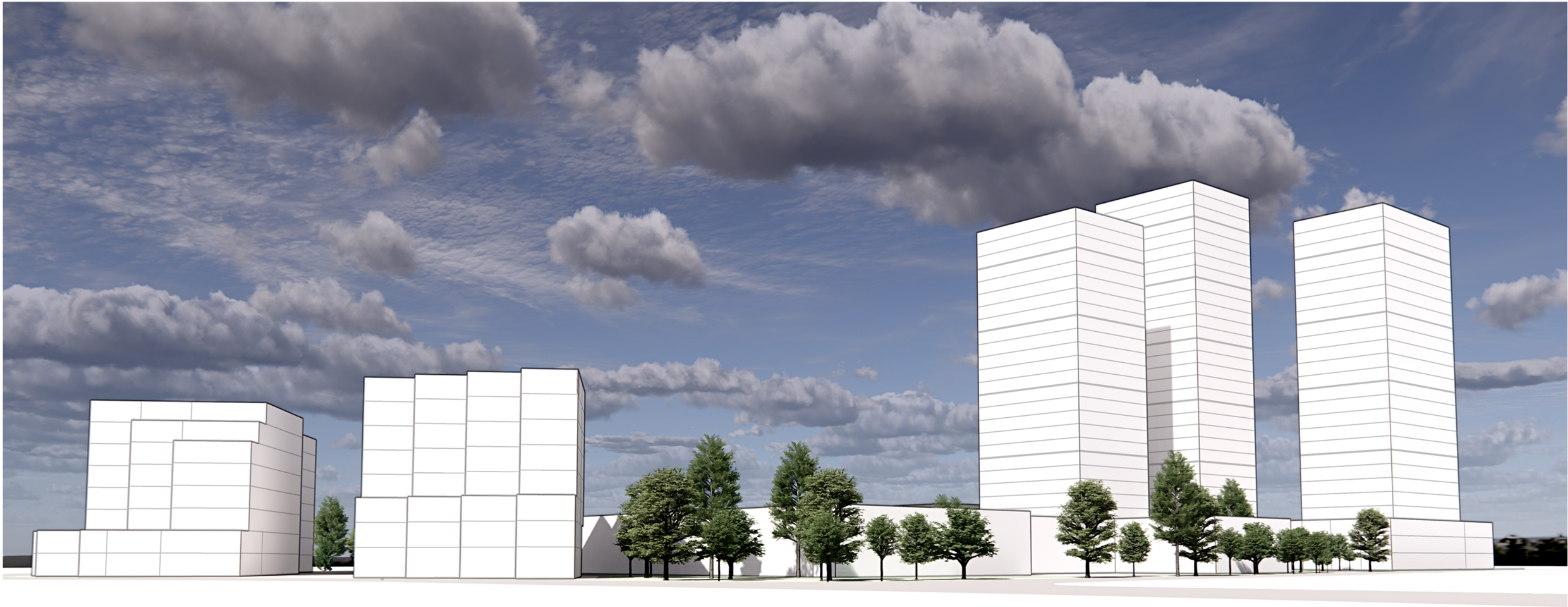
PHASE 2 UNIT COUNT	
TOWER	UNIT COUNT
A	305
B	265
C	255
TOTAL	825

TOTAL OVERLL UNITS = 979

PHASE 3 UNIT COUNT	
TOWER	UNIT COUNT
D	64
E	90
TOTAL	154

FLOOR AREA (SQ FT.)	
PARKING	248,640
TOWER A	263,464
TOWER B	233,038
TOWER C	220,328
TOWER D	65,622
TOWER E	117,379
TOTAL	1,148,471

**PRELIMINARY
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**PRELIMINARY
CONCEPT PLAN**

-  PROPOSED DEVELOPMENT BY DARTMOUTH PROPERTIES LIMITED
-  PROPOSED DEVELOPMENT BY RANK INC.
-  EXISTING



**PRELIMINARY
CONCEPT PLAN**