M DISTRICT FUTURE GROWTH NODE

CURRENT PROPOSAL

- Proposal by WM Fares Architects to develop a major portion of the M District FGN Lands.
- 2,200 residential units, 400 residential retirement units, and up to an additional 1.5 million sq. ft. of commercial floor space in mixed-use buildings.
- Existing surface parking is proposed to be replaced by a series of connected underground parking garages and a 900-space above-ground parking garage.
- Proposal will include new streets, parks, pathways, and infrastructure.
- Development of the site will take place over 10 phases, starting with Phase 1 (above-ground parking garage, office, and commercial recreation) and Phase 2 (retirement facility).
- No proposal has been received for the lands owned by Dartmouth Properties Limited (Irving Ship Building - Bluenose Building).

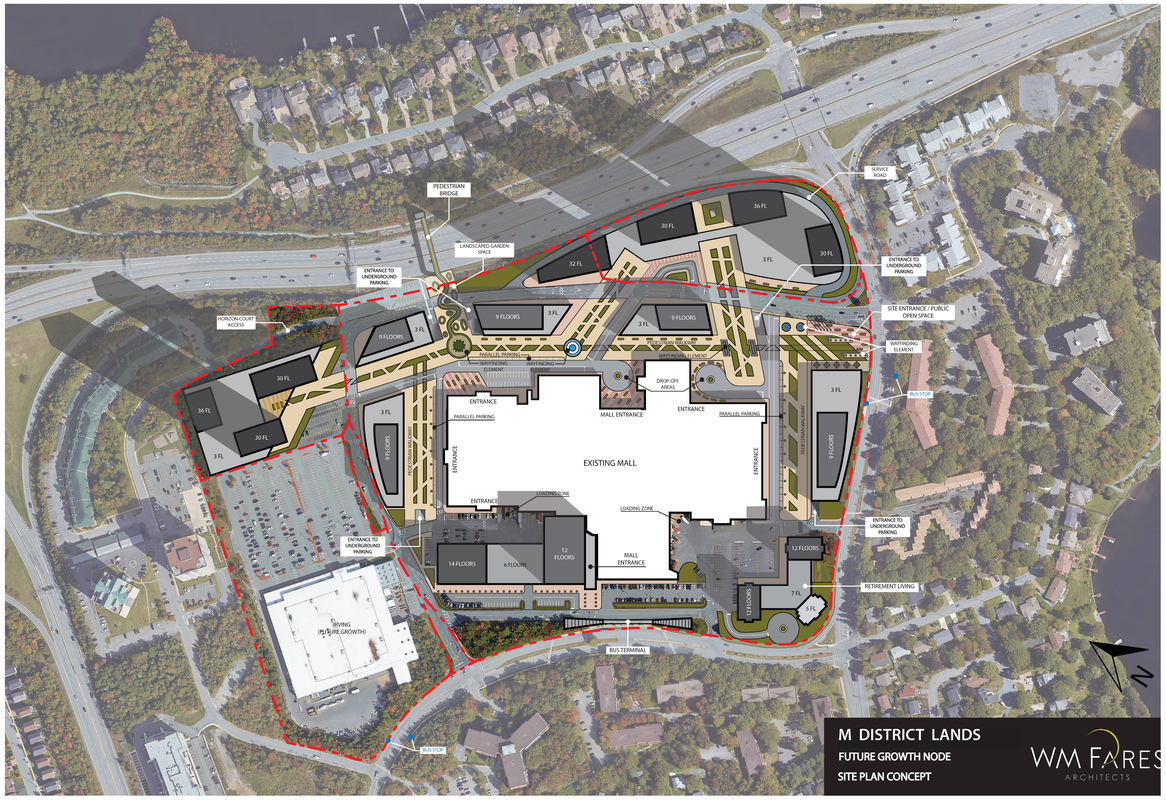


Figure 1: WM Fares Architects Proposed Site Plan

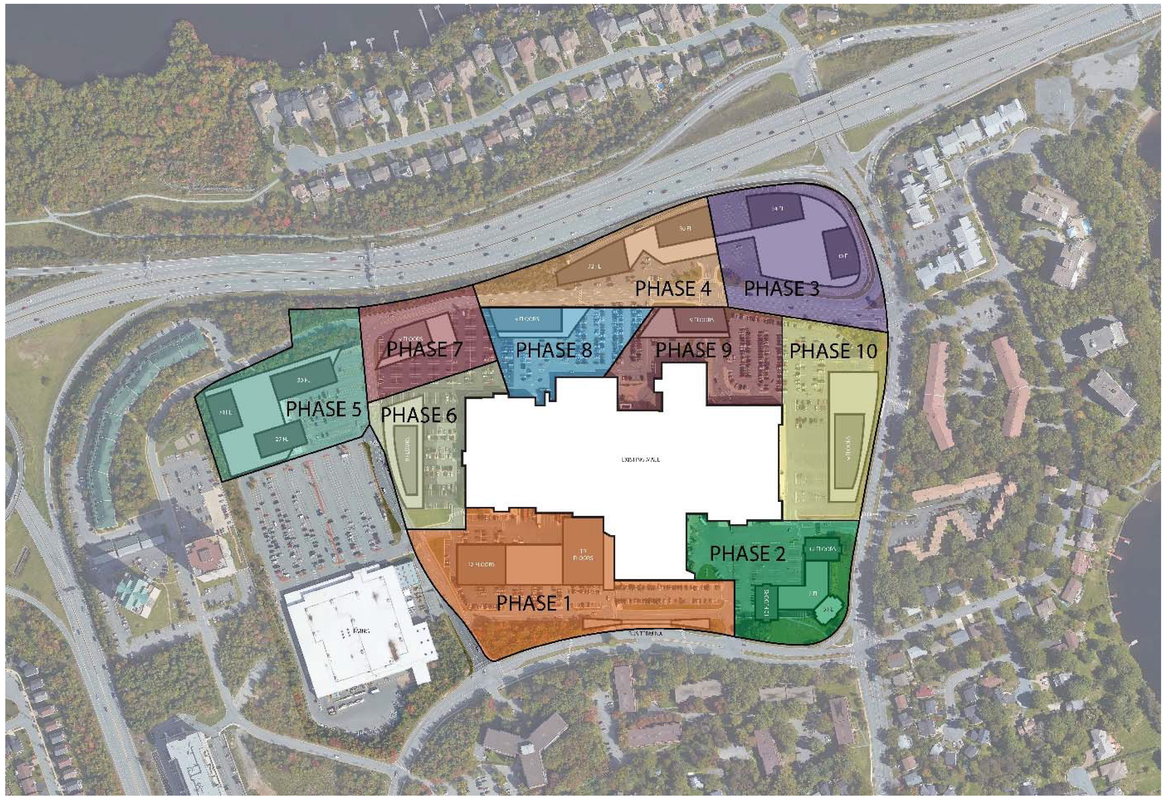
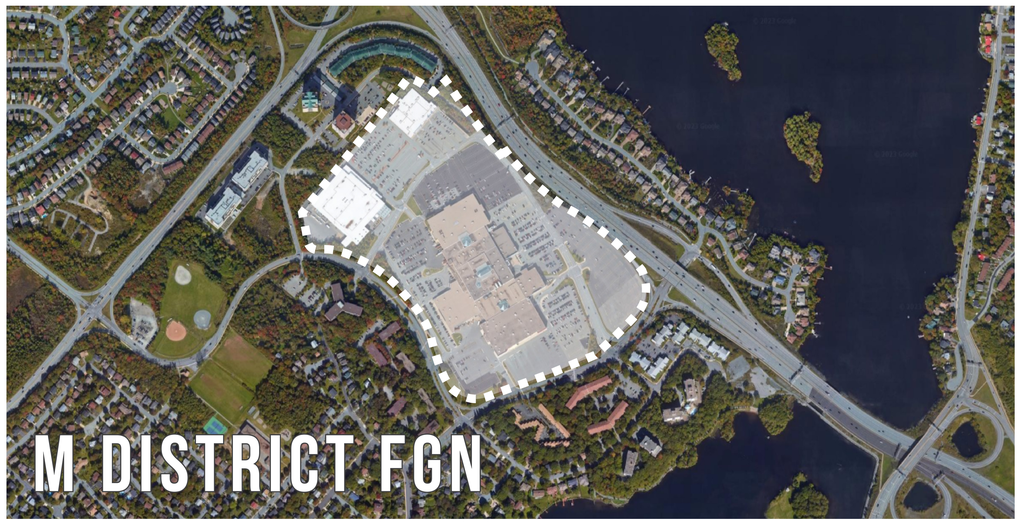


Figure 2: WM Fares Architects Proposed Development Phasing

M DISTRICT FUTURE GROWTH NODE



WHAT ARE FUTURE GROWTH NODES?

Future Growth Nodes (FGN) are large sites located close to future rapid transit routes that can accommodate significant growth. A comprehensive planning process is required to produce a new neighbourhood plan to create a "complete community". The planning process goes beyond any single property or development proposal and considers all properties in an FGN. Policies will be drafted to address the need for new streets, parks, paths, land uses, buildings and infrastructure.

THE PLANNING PROCESS

START

FINISH

1. BACKGROUND STUDIES

The applicant submits studies on water and sewer service capacity, traffic forecasts, and land suitability. Various HRM departments then review these studies and provide comments. The proposal and all available information are reviewed by the Municipality. HRM plan policies and goals are assessed for how they can be incorporated into the proposal.

2. COMMUNITY ENGAGEMENT

Community engagement is a vital component of the comprehensive planning of a FGN. During this stage residents are invited to share their vision for the area and provide feedback on draft planning policy once it is prepared. Where possible, feedback is incorporated into planning policy and regulation.

3. PLANNING POLICY

Planning policy is drafted to create a new neighbourhood plan that forms a "complete community". Policies will be based on comments from review agencies, HRM plans and policies, and public feedback. Planning policy may address issues including land use, parks, transportation, density, building design, and more.

4. IMPLEMENTATION

After hosting a public hearing, Regional Council may adopt the proposed planning policy and implement new regulations to guide future development within the FGN. These regulations can be included in a development agreement or be placed directly into a land use by-law.

PUBLIC FEEDBACK

WHAT FEEDBACK CAN BE INCORPORATED INTO PLANNING POLICY?

PLANNING POLICY CAN ADDRESS THE FOLLOWING MATTERS:

LAND USE



DENSITY



TRANSPORTATION



PARKS AND LANDSCAPING



BUILDING DESIGN



HERITAGE AND CULTURE



COMMUNITY FACILITIES

