



Dartmouth Crossing Residential Development

Project Description

The initial phases of Dartmouth Crossing have been a resounding success with over 2 million sf of space occupied.

Less widely known, the plan for Dartmouth Crossing always included a large residential component to fulfill the live, shop and work vision of the site. The designated residential area is on a ridge west of Findlay Avenue extending from Wright Ave all the way to Frenchman's Lake. In total, there are approx. 140 acres of land ready for residential development. It is the intention of Dartmouth Crossing Ltd. and their development partners to begin construction of the first 280-unit building in the spring of 2022 as part of a 4000-unit development.

- ✓ Spectacular Highway Connections
- ✓ Water/Wastewater in Place
- ✓ Transit in Place
- ✓ Adjacent to Parks/Trails/Sports Fields/Arenas
- ✓ Proximity to Best Retail
- ✓ Largest Employment Hub in Atlantic Canada
- ✓ Meets HRM Planning Criteria
- ✓ No Existing Neighbours
- ✓ Living near Work is Best for Environment
- ✓ Adjacent to High School



Existing Community

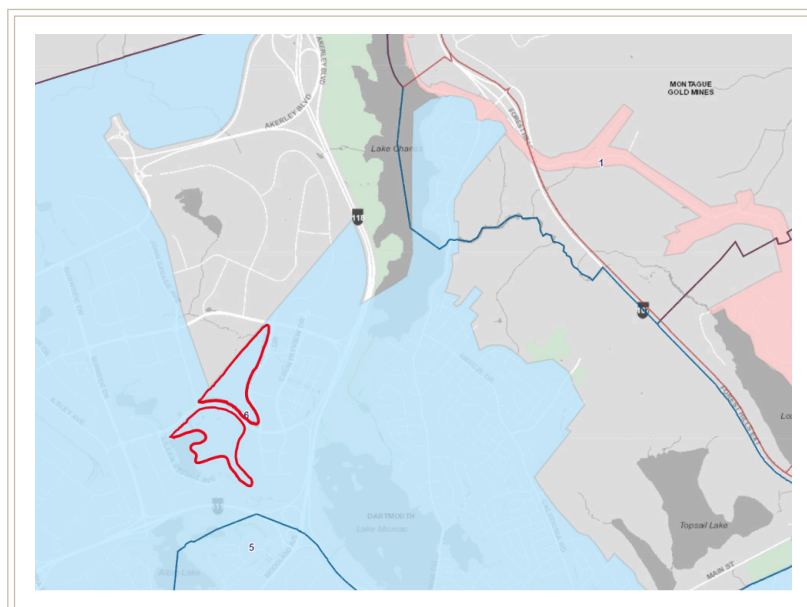
Together, Dartmouth Crossing and Burnside offer a full range of employment, recreation and daily shopping needs. Within walking distance of the development site are two grocery stores, several banks, recreational facilities, unlimited retail choices, office buildings, parks, walking trails, and a new school.



An aerial image of the surrounding community

Municipal Services - Water and Wastewater

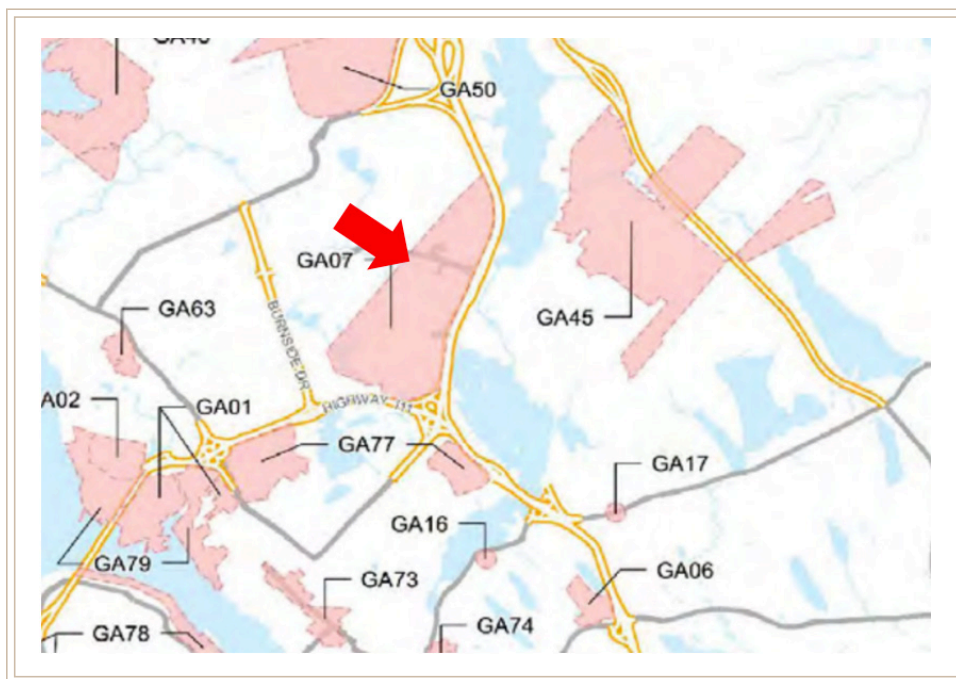
The Dartmouth Crossing residential development site is fully within the existing HRM urban service boundary. The blue-shaded areas below must all connect to the central water and sewage system. The North Dartmouth Trunk sewer runs through Dartmouth Crossing and was sized sufficiently to handle the proposed residential development. No new regional infrastructure is required for the planned residential development of these lands. The abutting public streets contain all the required municipal infrastructure.



HRM Urban Service Boundary (blue)

Explore HRM website - Service Requirements Layer (Dec 2021)

Halifax Water identified Dartmouth Crossing as a Growth Area in their 2020 HRM Infrastructure Master Plan. This Plan marked areas where future serviced development is anticipated. This study allocates 5,710 population equivalents to the Dartmouth Crossing Growth Area.



Identified Growth Area in HRM Infrastructure Masterplan (GA07)
HRM Infrastructure Master Plan – General Information. Volume 1 Report,
prepared by GM BluePlan Engineering (Dec 2019)



Table 5: Growth Projections for Developments

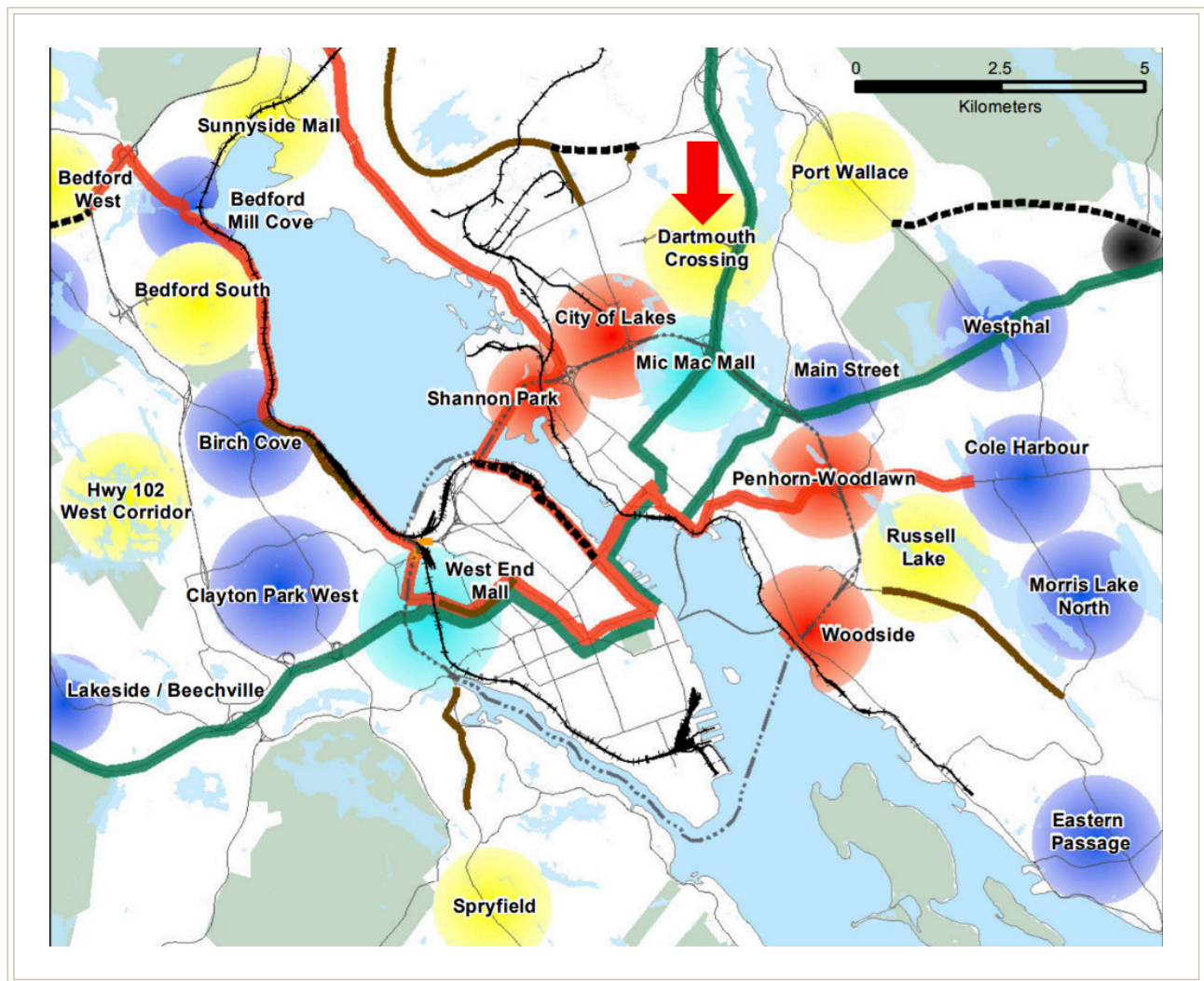
ID #	Growth Area	Growth Type	Population Growth PE	Employment Growth PE	Total Growth to 2046 PE
1	Shannon Park	Regional Centre	7,320	4,246	11,566
2	Ocean Breeze	Regional Centre	92	170	262
3	King's Wharf	Regional Centre	1,830	1,592	3,422
6	Penhorn Mall	Regional Centre	549	637	1,186
7	Dartmouth Crossing	Suburban	3,940	1,770	5,710
8	Morris Lake	Suburban	1,491	1,853	3,344
13	Woodside (Innovacorp)	Regional Centre	-	1,964	1,964
14	Woodside Growth Centre - Urban	Regional Centre	458	266	724

Halifax Water Infrastructure Masterplan Growth Targets

HRM Planning Direction and Trail Connections

The HRM Regional Plan sets out areas for future growth. Map 1, 'Settlement and Transportation' of the Plan identifies Centres to direct future growth towards. Dartmouth Crossing is identified in yellow as an Urban District Growth Centre. The Urban District Growth Centres are to be developed with a mix of low, medium, and high density residential, commercial, institutional and recreation uses (Table 3-1 Regional Plan). The centres are described as existing retail plazas and shopping centres where infill development is encouraged. Connection points for transit and AT trail systems are outlined as key elements.

Dartmouth Crossing responds exceedingly well on all these criteria. The internal trail system being developed as part of the residential project will link into the Shubie Park system and the Trans Canada Trail thereby providing an expansive trail network throughout the community.



HRM Regional Plan Urban District Growth Area (yellow)

HRM Regional Planning Strategy (Oct 2014)

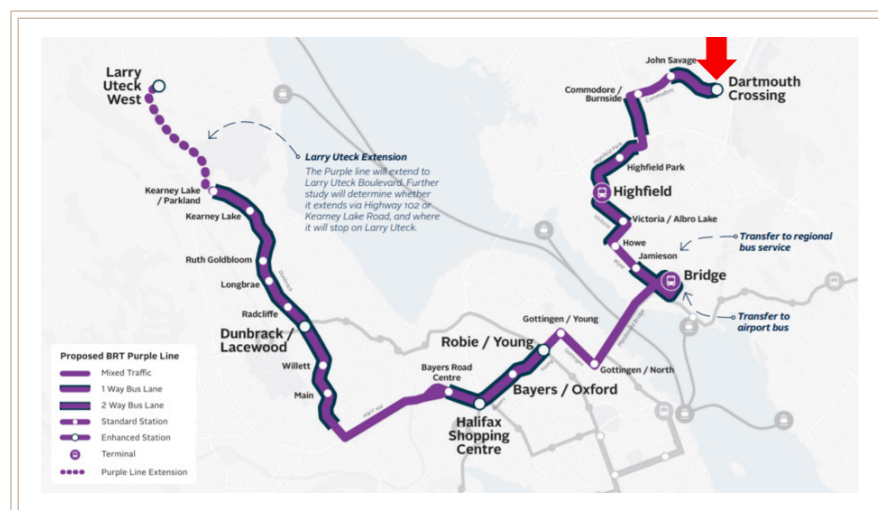
Traffic, Transportation and Public Transit

The existing interchanges into Dartmouth Crossing anticipated future residential development and contain the appropriate lanes and ramps to service the planned residential. No additional access ramps or roadway improvements are required. The recently completed Rapid Transit Strategy (2020) identifies Dartmouth Crossing as an Enhanced Station, anchoring the end of the proposed purple line. The purple line links into the regional network and will provide residents with access across the regional centre. The proposed Enhanced Station will provide shelter, bicycle parking, and daily amenities for residents utilizing the transit service.

Although very few details are available on the exact size and location for the station, Dartmouth Crossing Ltd. is integrating a space into the residential portion of the project near Commodore Drive. The images below show the approved BRT (Bus Rapid Transit) network and details around the purple line.



Bus Rapid Transit Network
Halifax Rapid Transit Strategy (May 2020), page 2

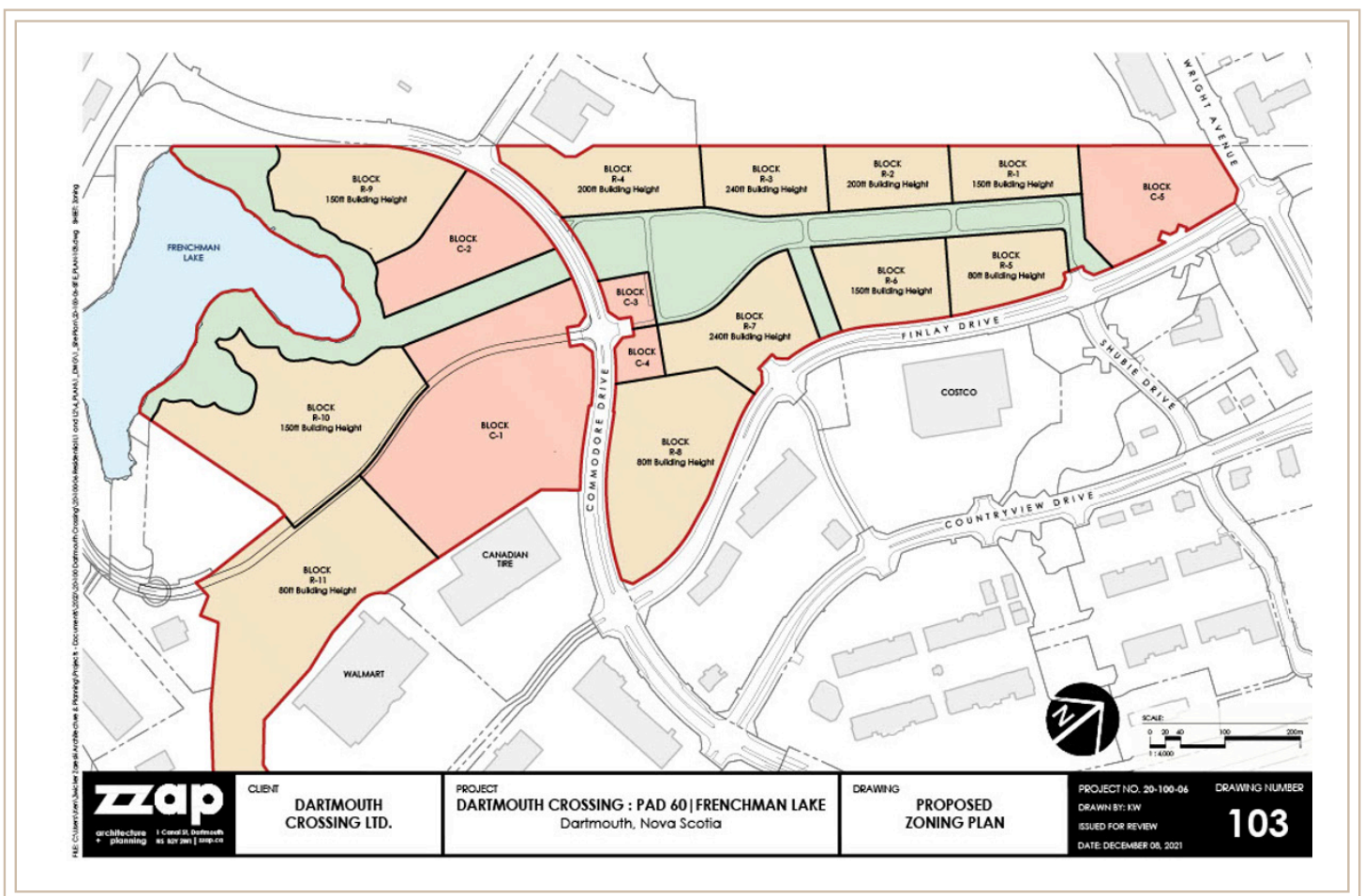


HRM approvals

While portions of the land have appropriate zoning and an associated Development Agreement in place for residential development, the more southern sections around Frenchman's Lake require Secondary Planning and new zoning applied. It's our understanding that new policy and land use designations will be applied to these lands enabling residential development proposed here, but this process could take at least two years if the traditional process is followed, assuming it functions efficiently.

Zoning and Site Concept -up to 4,000 residential units within decade

The attached site plan illustrates our intention for the full residential community. A mix of unit types and sizes are provided in a range of buildings, from low rise to stacked townhouses to residential towers of 22- 24 stories. Driveway construction has commenced. Construction of the first building is expected to begin Spring 2022. HRM Subdivision File#23573 (Dartmouth Crossing) was filed in Spring 2021.



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