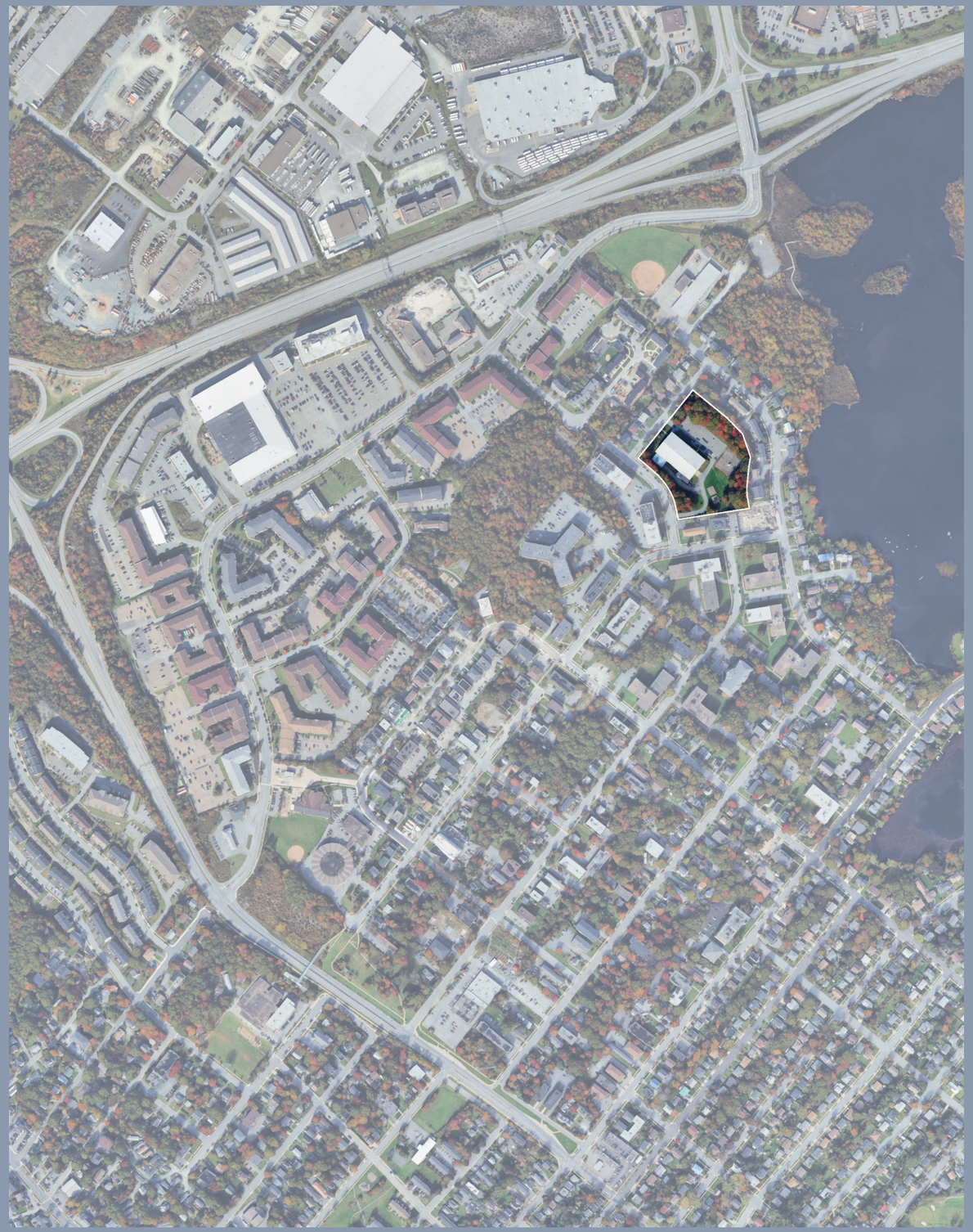


Gray Arena

Redevelopment Concepts

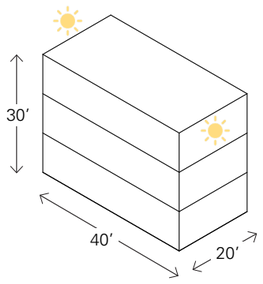
10 Monique Ave
Dartmouth NS

July 7, 2025

UPLAND

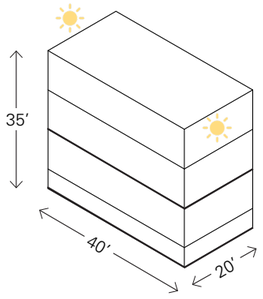
FBM

BUILDING TYPOLOGY MATRIX



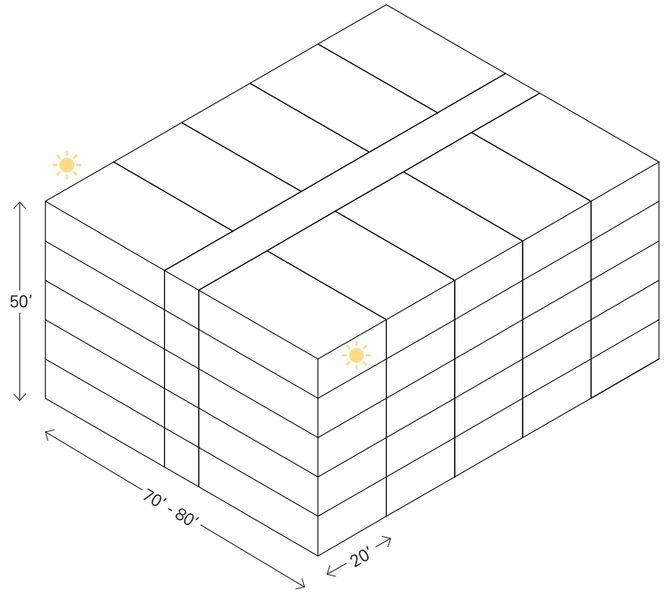
Townhouse A

Single Unit



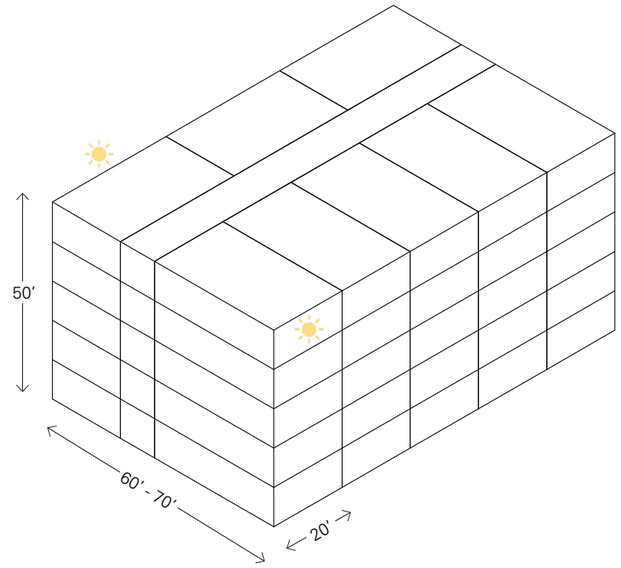
Townhouse B

2 Stacked Units



Multi-Unit Residential A
Double Loaded Corridor

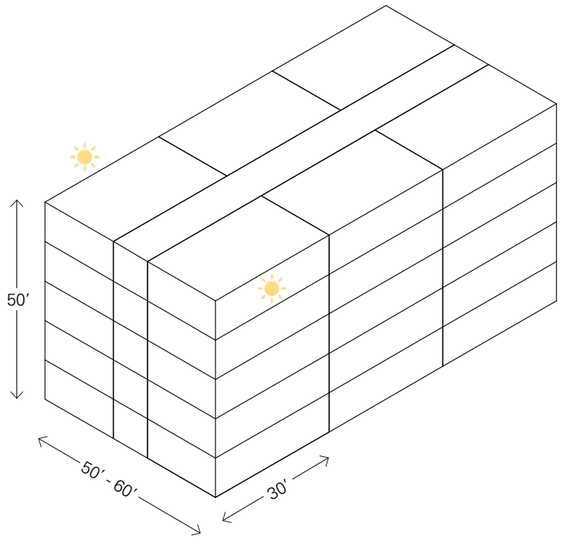
Limited Access to Daylight



Multi-Unit Residential B
Double Loaded Corridor
Rotated Units

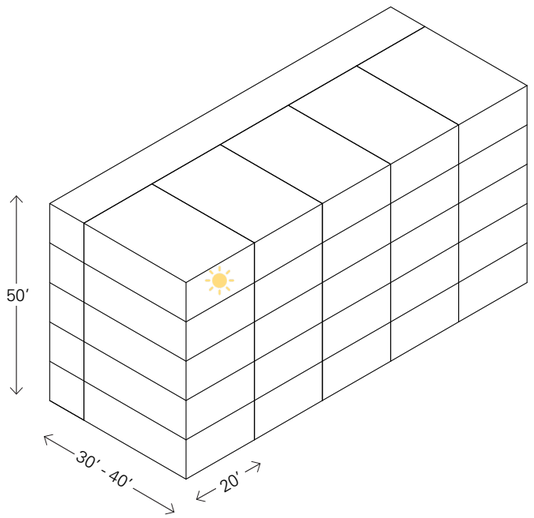
Improved Access to Daylight

BUILDING TYPOLOGY MATRIX



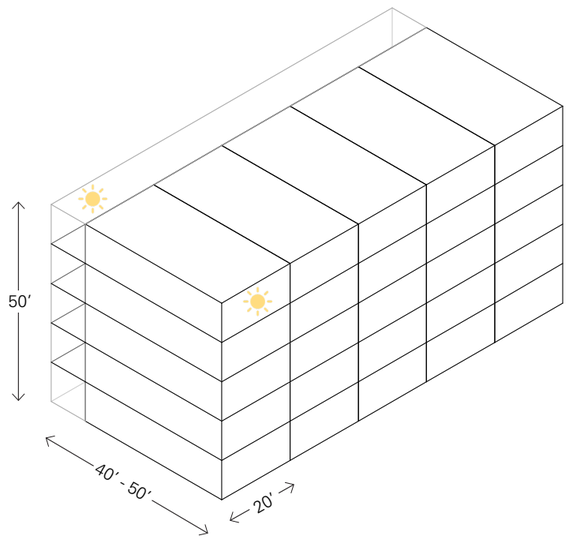
Multi-Unit Residential CC
Double Loaded Corridor
Rotated Units

Excellent Access to Daylight



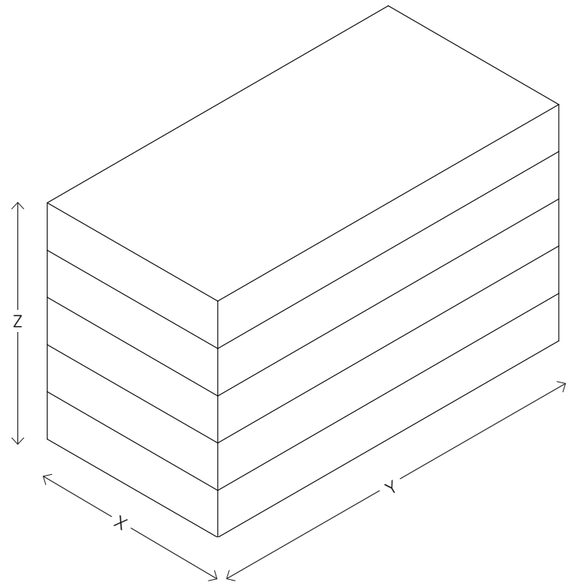
Multi-Unit Residential D
Single Loaded Interior Corridor

Limited Access to Daylight



Multi-Unit Residential E
Single Loaded Exterior Corridor

Excellent Access to Daylight



Community Asset

BUILDING CODE REQUIREMENTS

Accessibility Requirements

Applies to all buildings except:

- Houses
- Duplexes, triplexes, townhouses, row houses
- High Hazard Industrial (Group F, Division 1 Major Occupancy)
- Ref: NSBC 3.8.2.1.(1)

In a building with multiple suites of care or residential occupancies:

- One unit for every 20 units to be barrier free
- Every unit to meet adaptable housing requirements (new requirement)
- Ref: NSBC 3.8.2.1. (6)

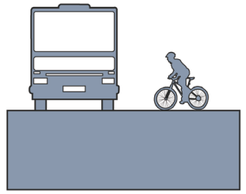
Areas Requiring a Barrier-Free Path of Travel

- Entrance storey
- Each storey exceeding 600m²
- Each storey served by an elevator
- Ref: NSBC 3.8.2.3.(1)

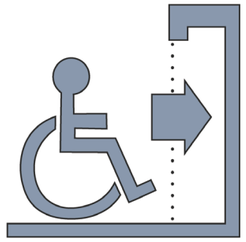
Application of Part 9

- 3 Storeys or less
- Building area under 600m²
- Major Occupancies: Residential (Group C), Home-Type Care (Group B, Div. 4) Business and Personal Services (Group D), Mercantile (Group E), Low and Medium-Hazard Industrial (Group F, Div. 2 & 3)
- Ref: NBCC 1.3.3.3.(1)

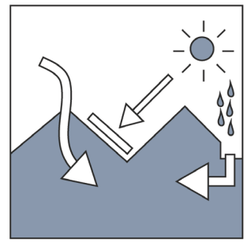
DESIGN PRINCIPALS



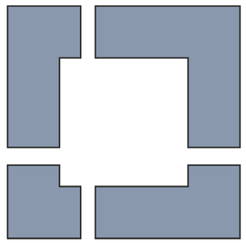
Connectivity



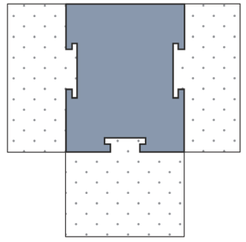
Accessibility



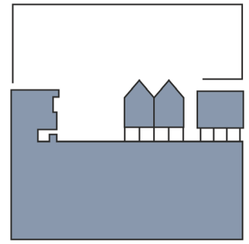
Sustainability



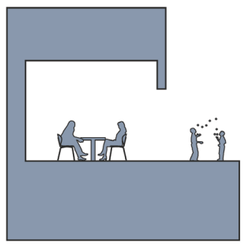
Recognizable Urban Form



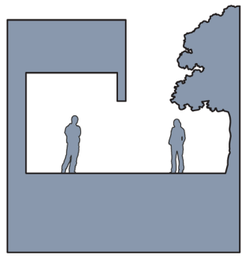
Active Frontage



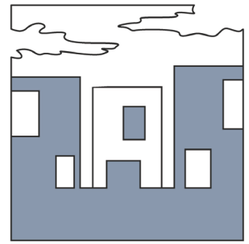
Mixed Housng



Quality of Life

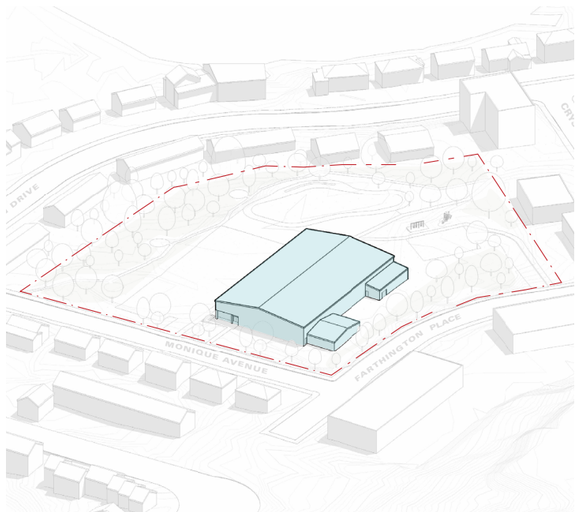


Animated Ground Floor



Scale

REDEVELOPMENT CONCEPT APPROACH



Option 1 — Status Quo

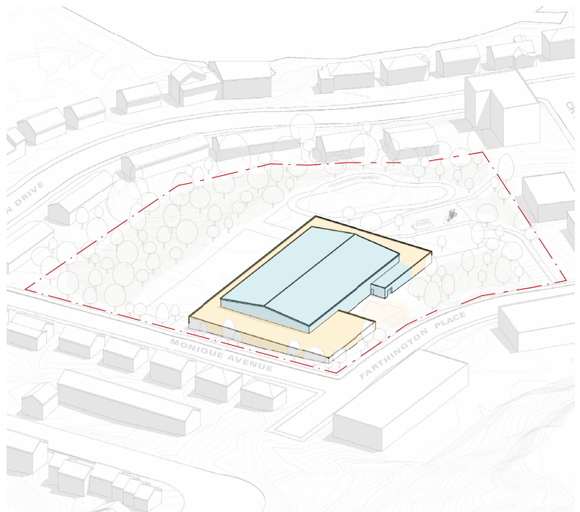
- Existing arena maintaned / enhanced
- Identify building updates required to meet Building Code and accessibility requirements
- Identify site upgrades
- No new buildings

Opportunities

- Reduced embodied carbon
- Arena continues as a recreation facility
- Outdoor space enhanced to better serve community

Challenges

- Extensive work needed to bring arena up to Code
- Arena's less than ideal relationship with the streets



Option 2 — Partial Redevelopment

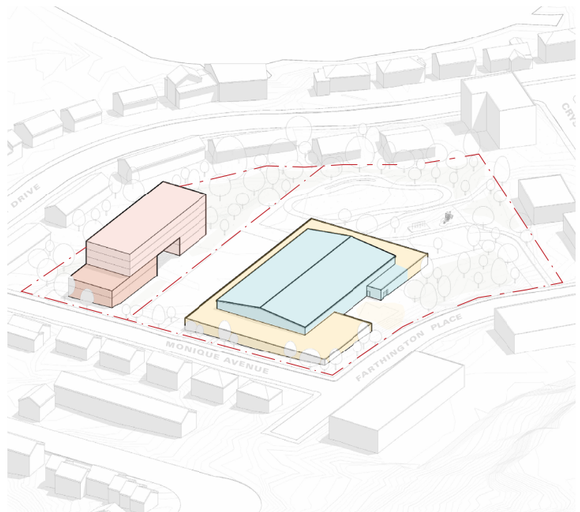
- Existing arena maintaned / enhanced
- Identify building updates required to meet Building Code and accessibility requirements
- Identify site upgrades
- Identify new uses added to the arena

Opportunities

- Reduced embodied carbon
- Arena continues as a recreation facility
- New programs introduced to fill gaps in the neighbourhood
- Outdoor space enhanced to beter serve community
- Better relationship with the streets

Challenges

- Extensive work needed to bring arena up to Code



Option 3 — Partial Redevelopment+

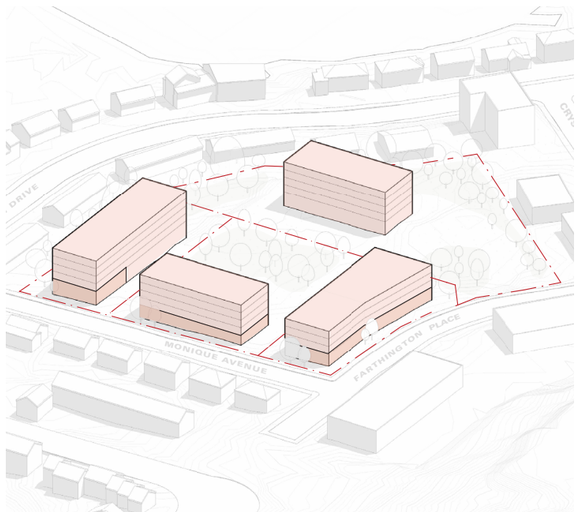
- Existing arena maintained / enhanced
- Identify building updates required to meet Building Code and accessibility requirements
- Identify site upgrades
- Identify new uses and buildings added to the site

Opportunities

- Reduced embodied carbon
- Arena continues as a recreation facility
- New programs introduced to fill gaps in the neighbourhood
- Outdoor space enhanced to better serve community
- Outdoor space framed by enhanced arena and new building
- Additional housing provided
- Better relationship with the streets

Challenges

- Extensive work needed to bring arena up to Code
- Arena's relationship with the street



Option 4 — Full Redevelopment

- Existing arena demolished
- Entire site available for redevelopment

Opportunities

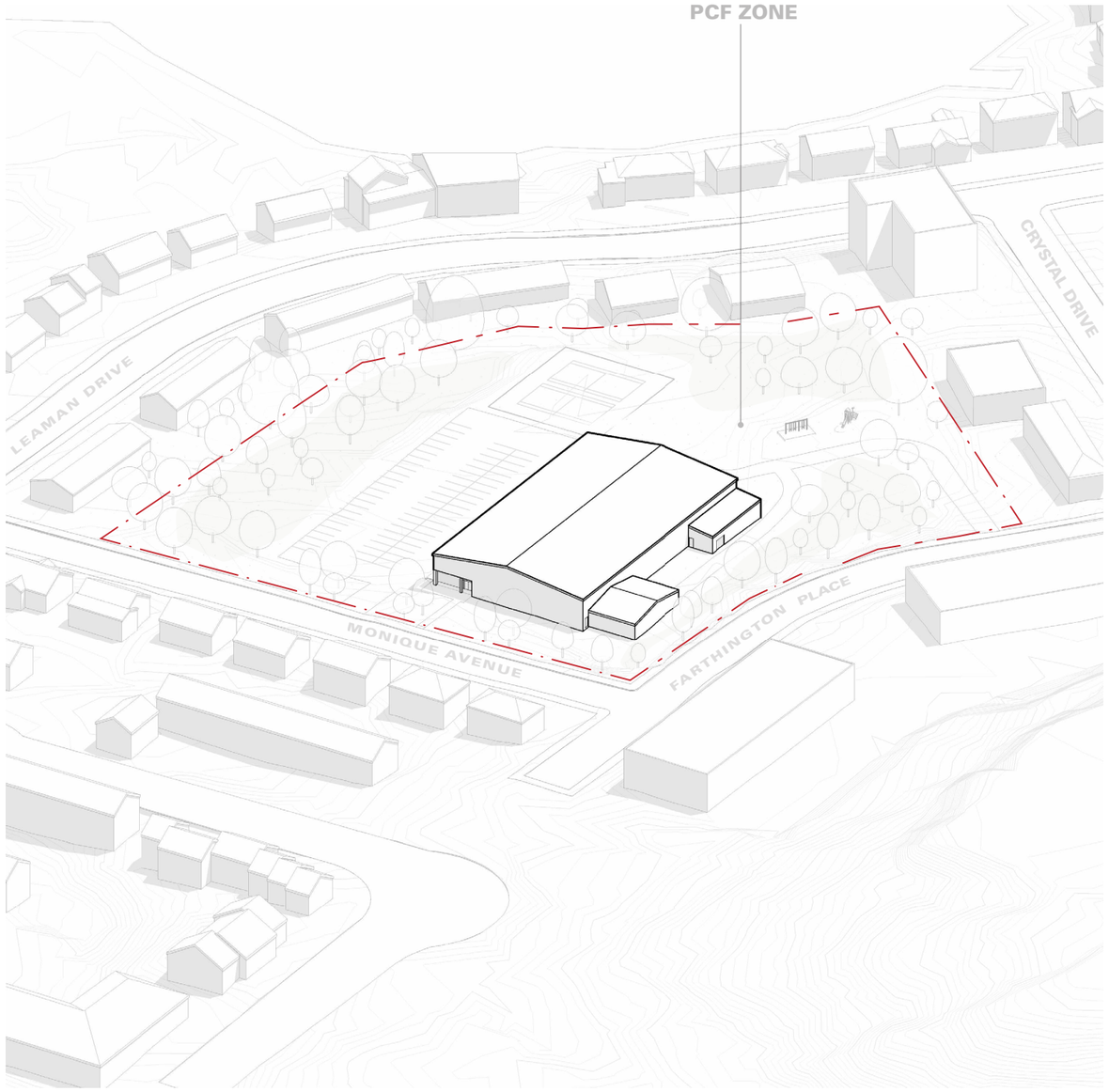
- Address the street in a more pedestrian friendly way
- New buildings situated in a way that defines outdoor space and addresses place making
- New buildings work with existing grades
- Ability to provide a significant amount of housing
- Enhanced accessibility features in new buildings

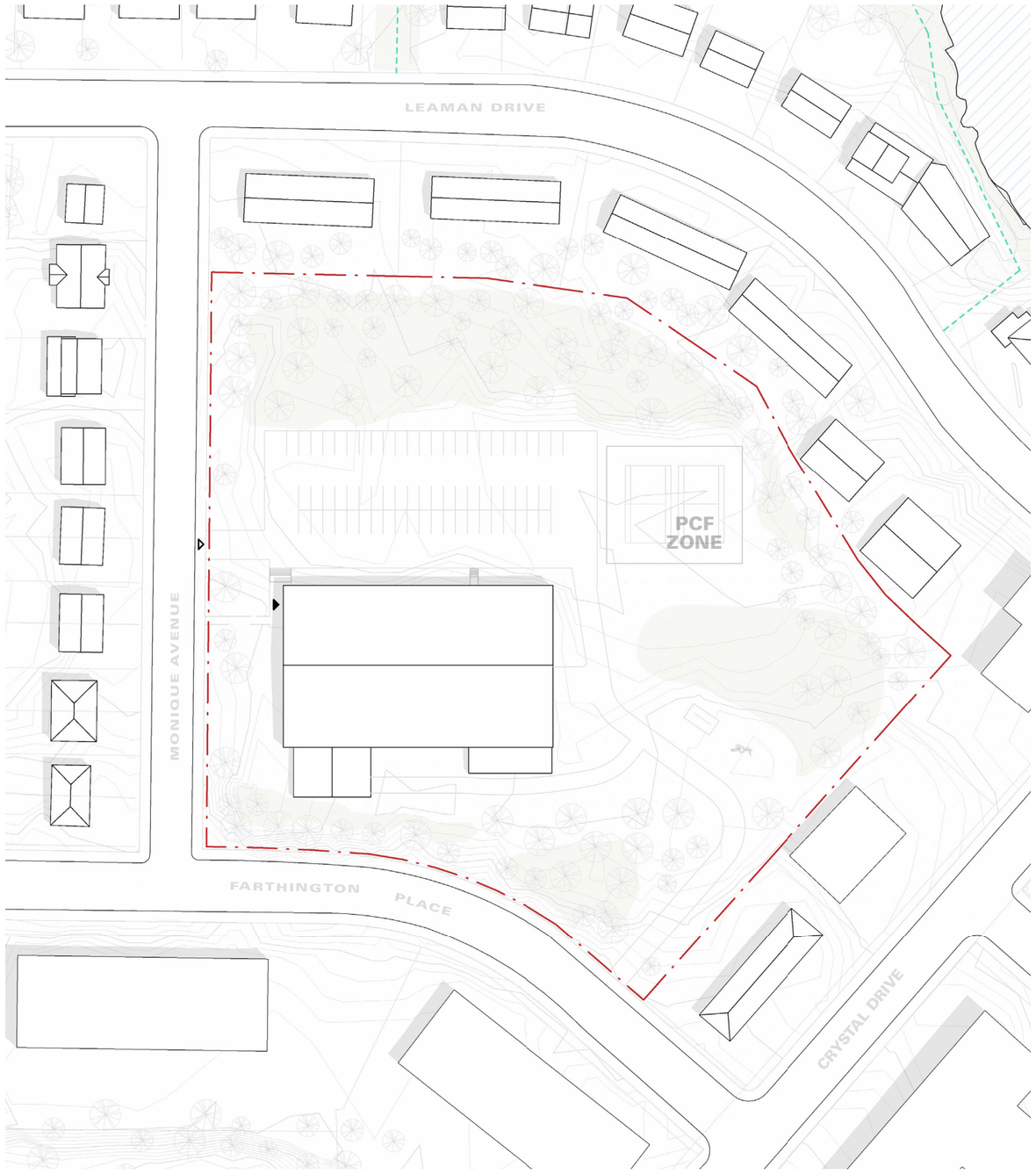
Challenges

- Loss of recreation facility
- Cost of redeveloping entire site

Upgraded Community Facility
New Community Facility
Residential
Commercial / Institutional/ or grade related dwelling units

EXISTING





- Upgraded Community Facility
- New Community Facility
- Residential
- Commercial / Institutional/ or grade related dwelling units

- Building Entrance
- Parking Entrance

0′ 100′

REDEVELOPMENT CONCEPTS

EXISTING

Dry Arena



Entance



Tree Buffer



Old Tennis Court



Swings



Playground



Path



Opportunities

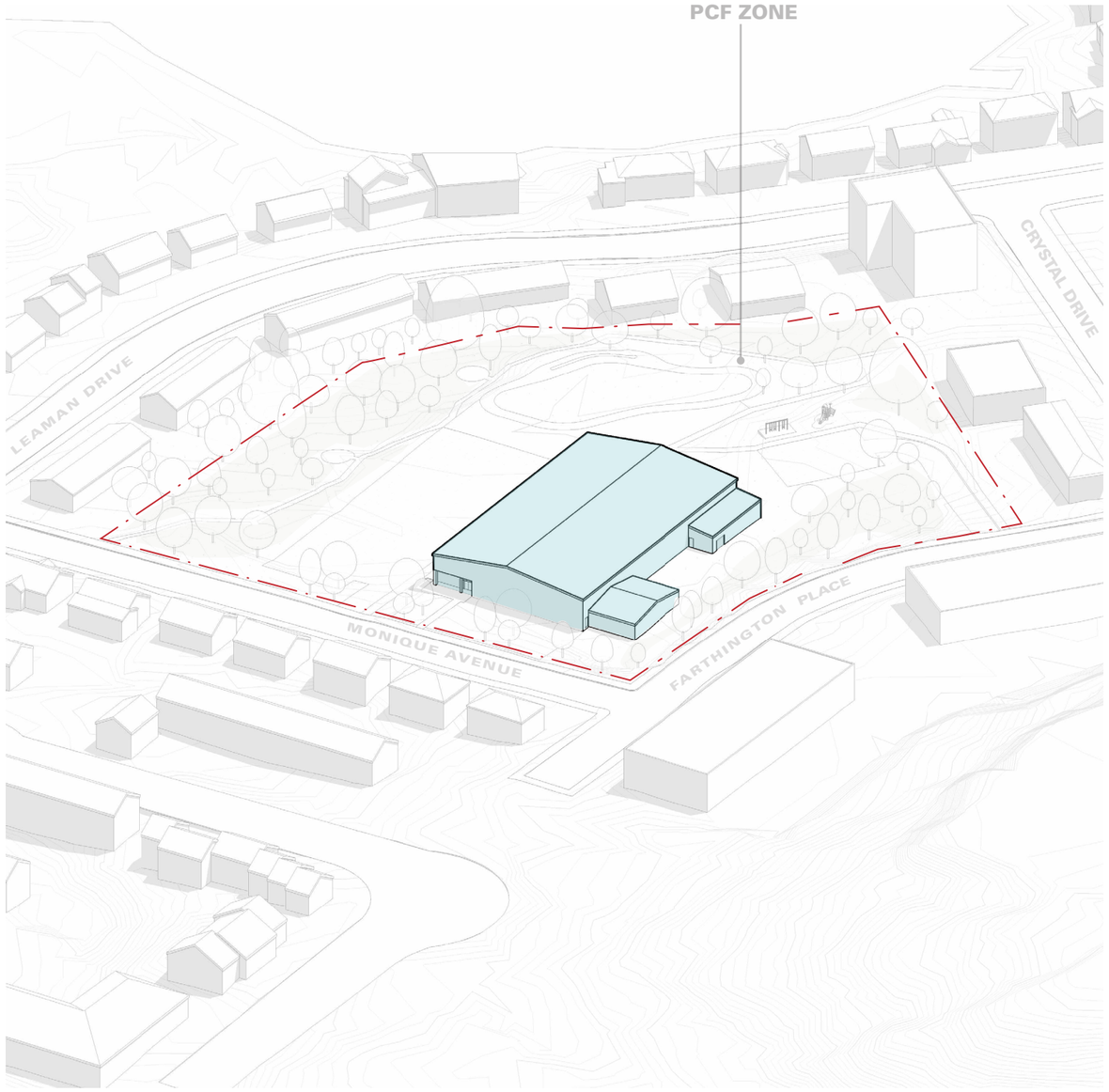
- Dry surface arena
- Outdoor space enjoyed by neighbours

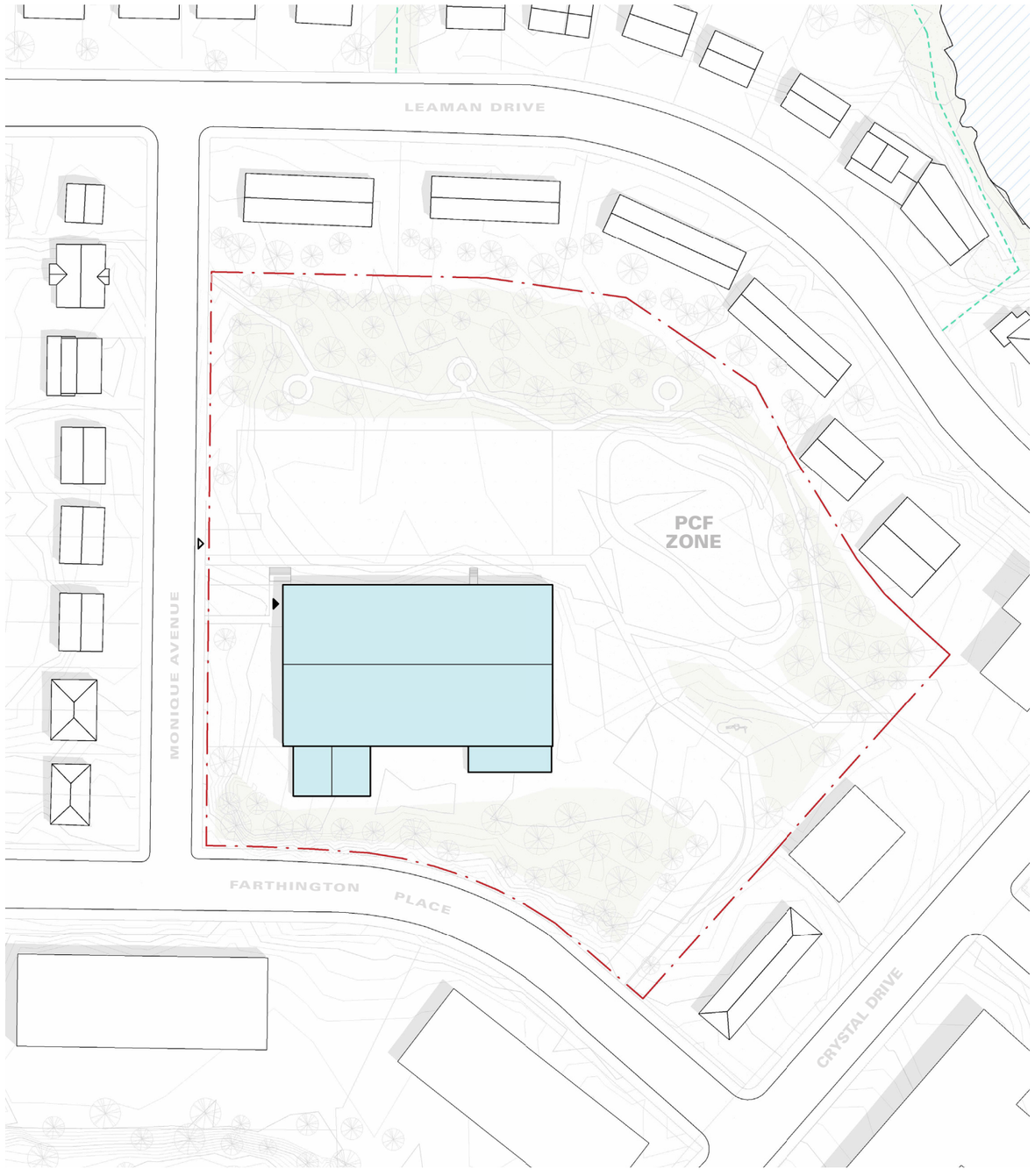
Challenges

- Arena's relationship with the street
- Building is not accessible
- Building does not meet current Energy or Building Codes

REDEVELOPMENT CONCEPTS

OPTION 1





- Upgraded Community Facility
- New Community Facility
- Residential
- Commercial / Institutional/ or grade related dwelling units

- Building Entrance
- Parking Entrance

0′ 100′

REDEVELOPMENT CONCEPTS

OPTION 1

Outdoor Ice Rink



Dry Arena



Skateboard Park



Walking Path



2–5 Year-Old Playground



Outdoor fitness circuit



Community Garden



Multi-Purpose Sport Court



5–12 Year-Old Playground

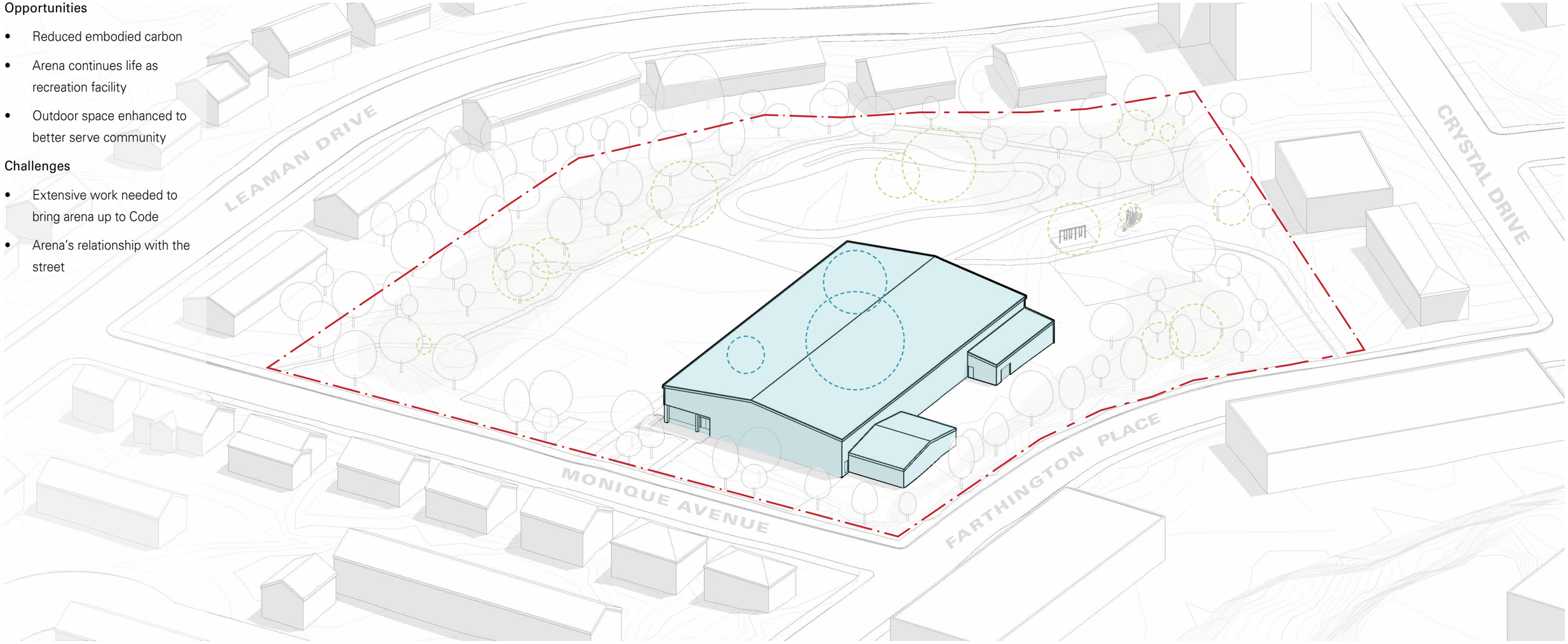


Opportunities

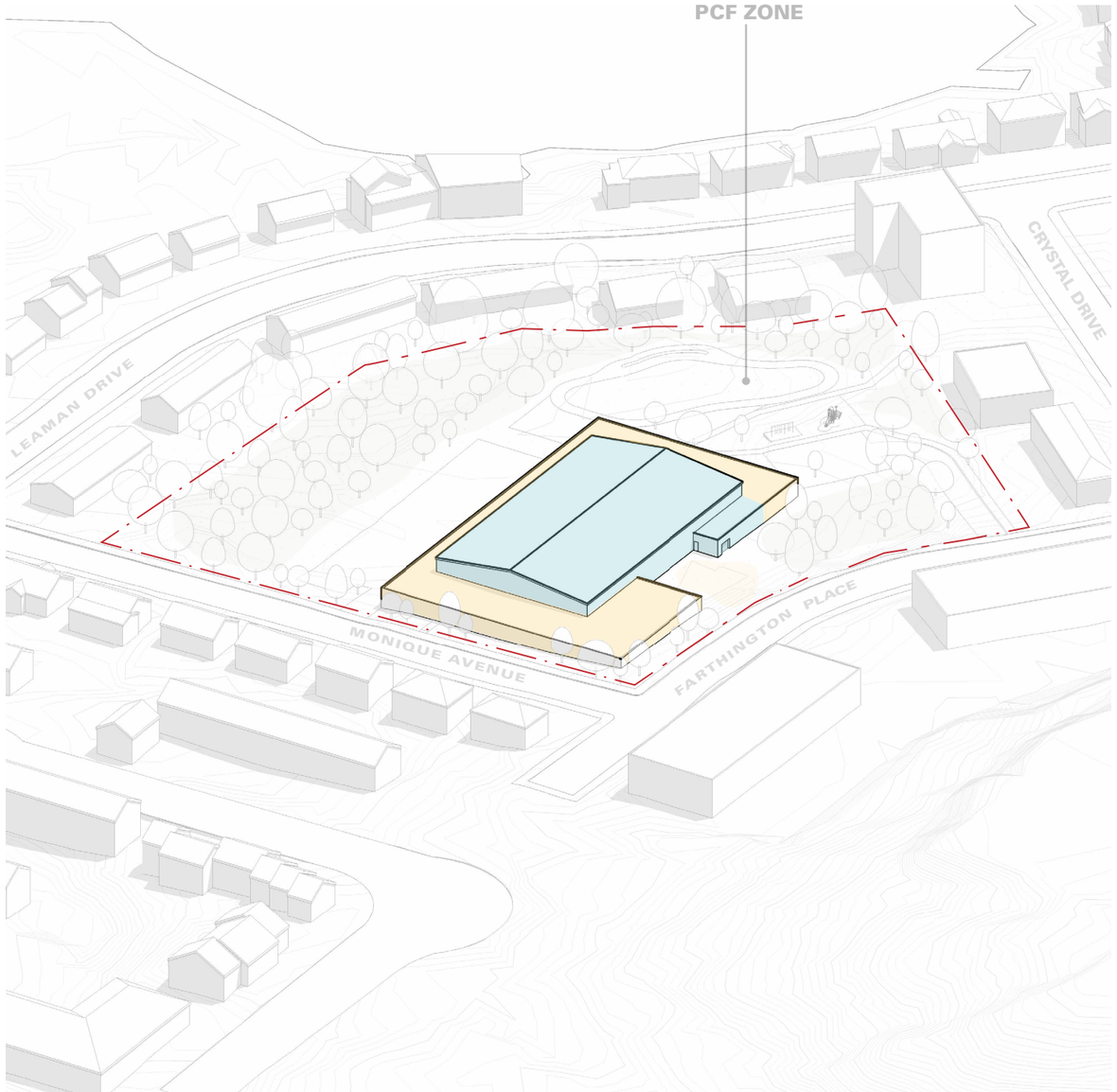
- Reduced embodied carbon
- Arena continues life as recreation facility
- Outdoor space enhanced to better serve community

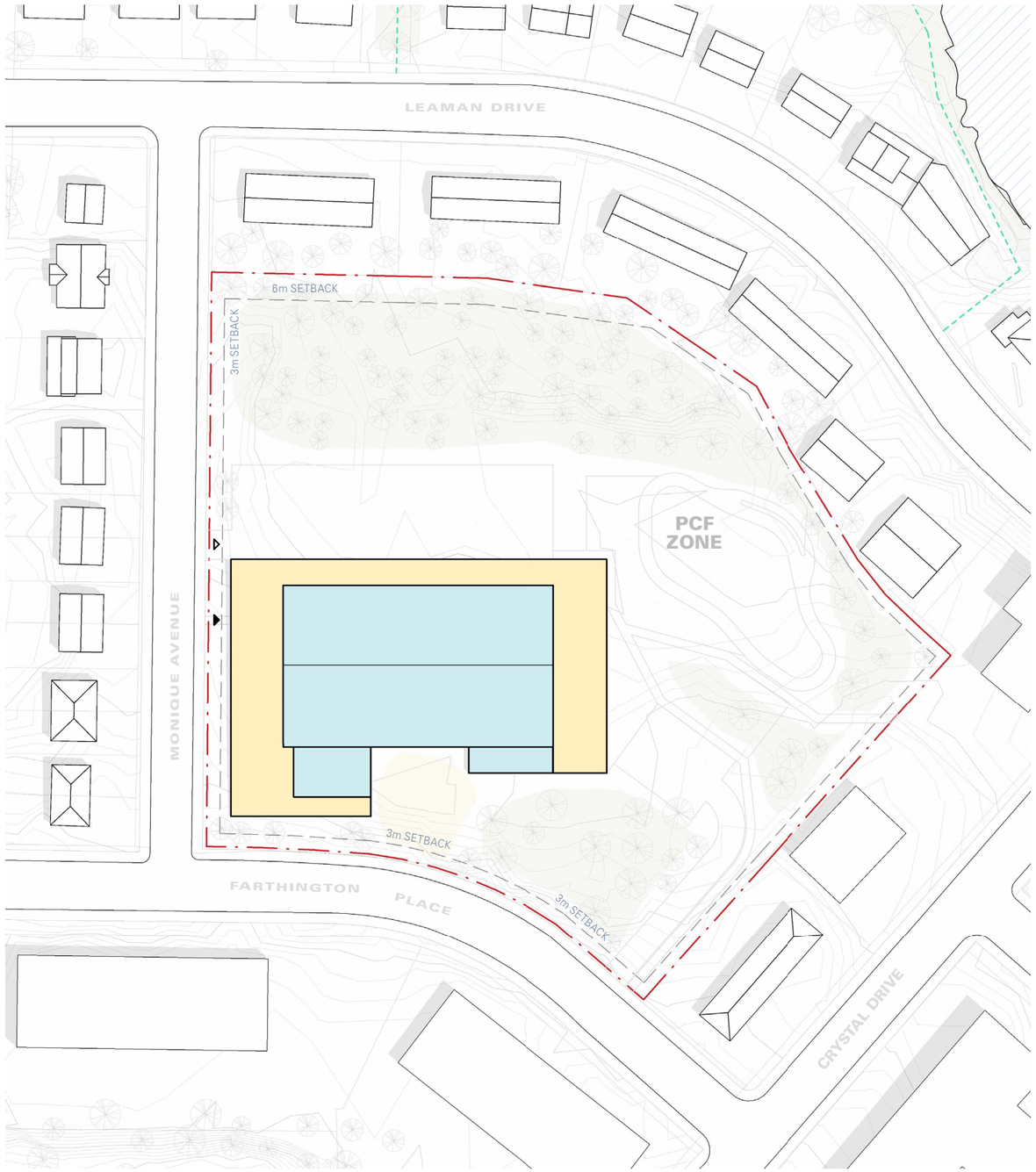
Challenges

- Extensive work needed to bring arena up to Code
- Arena's relationship with the street



OPTION 2





- Upgraded Community Facility
- New Community Facility
- Residential
- Commercial / Institutional/ or grade related dwelling units

- Building Entrance
- Parking Entrance

0’ 100’

REDEVELOPMENT CONCEPTS

OPTION 2

Multi-Purpose Room



Dry Arena



Indoor Skateboard Park



Walking Path



Gym



Outdoor Amphitheatre



Community Garden



Food Bank



Playground

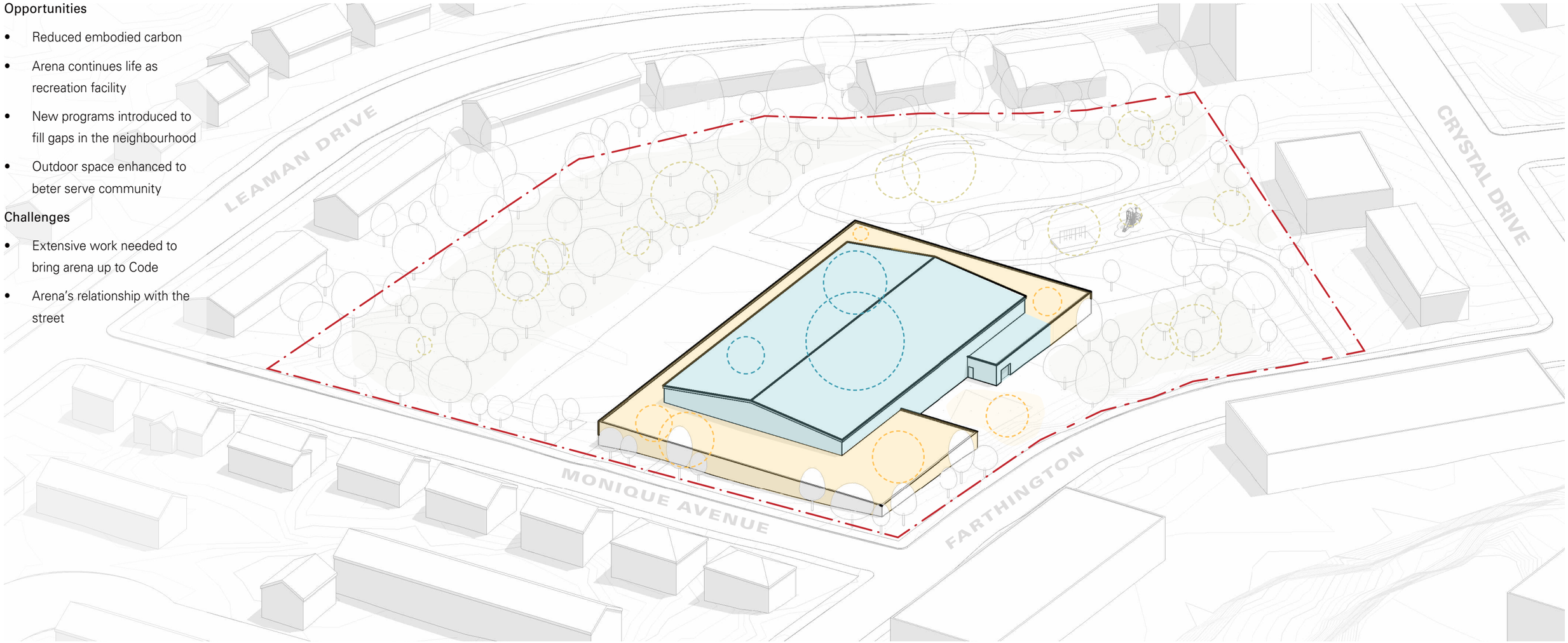


Opportunities

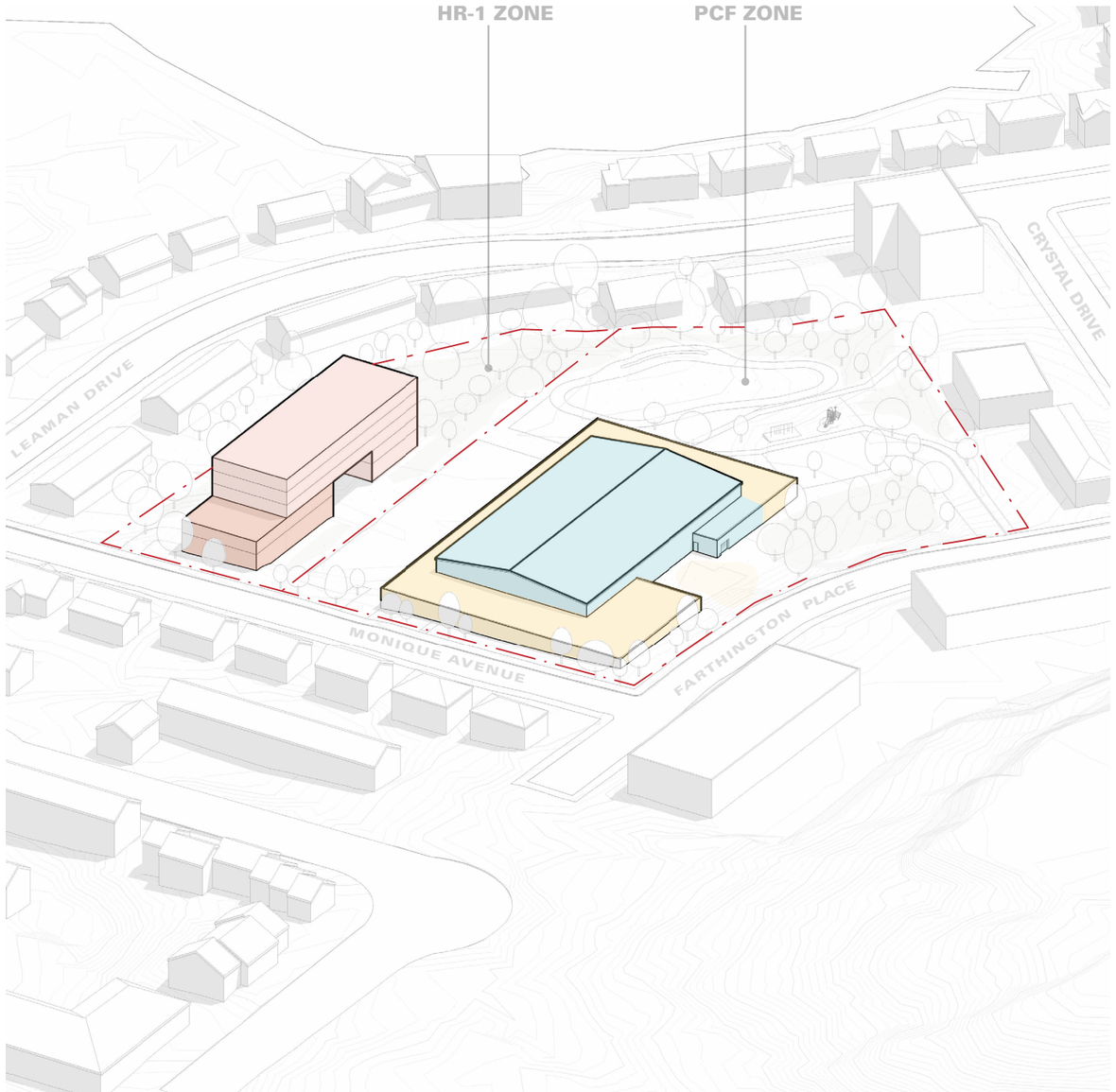
- Reduced embodied carbon
- Arena continues life as recreation facility
- New programs introduced to fill gaps in the neighbourhood
- Outdoor space enhanced to beter serve community

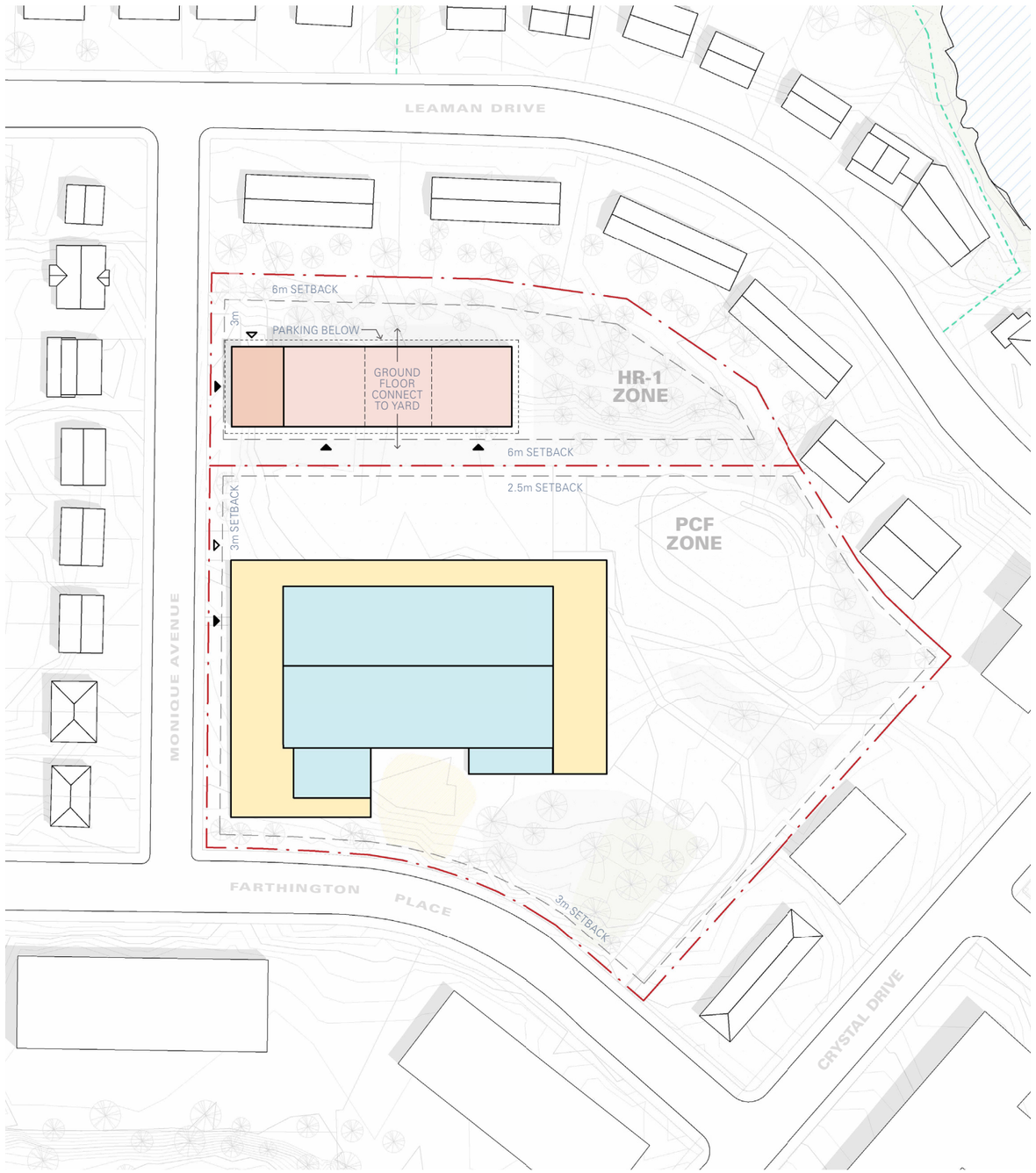
Challenges

- Extensive work needed to bring arena up to Code
- Arena's relationship with the street



OPTION 3





- Upgraded Community Facility
- New Community Facility
- Residential
- Commercial / Institutional/ or grade related dwelling units

- Building Entrance
- Parking Entrance

0’ 100’

OPTION 3

Multi-Purpose Room



Dry Arena



Shop



Restaurant/Coffee shop



Gym



Outdoor Amphitheatre



Community Garden



Housing



Playground

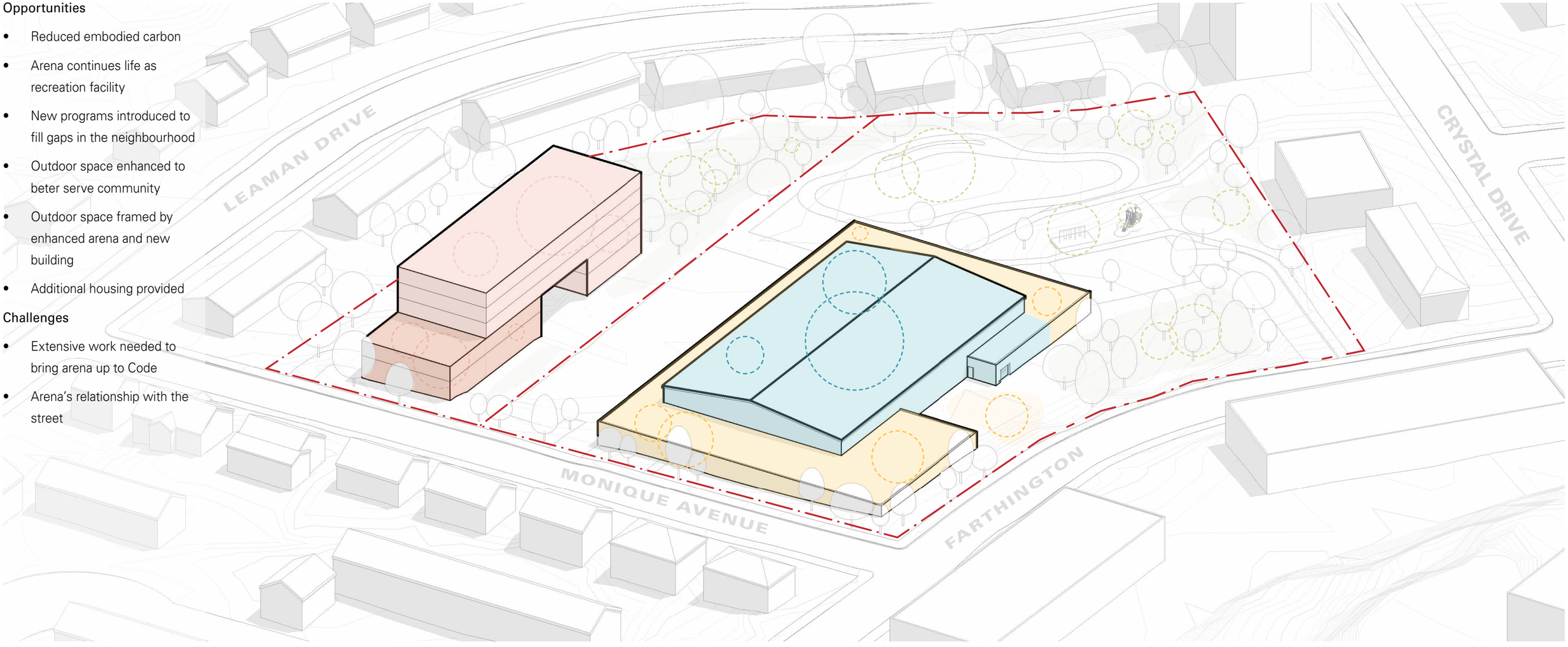


Opportunities

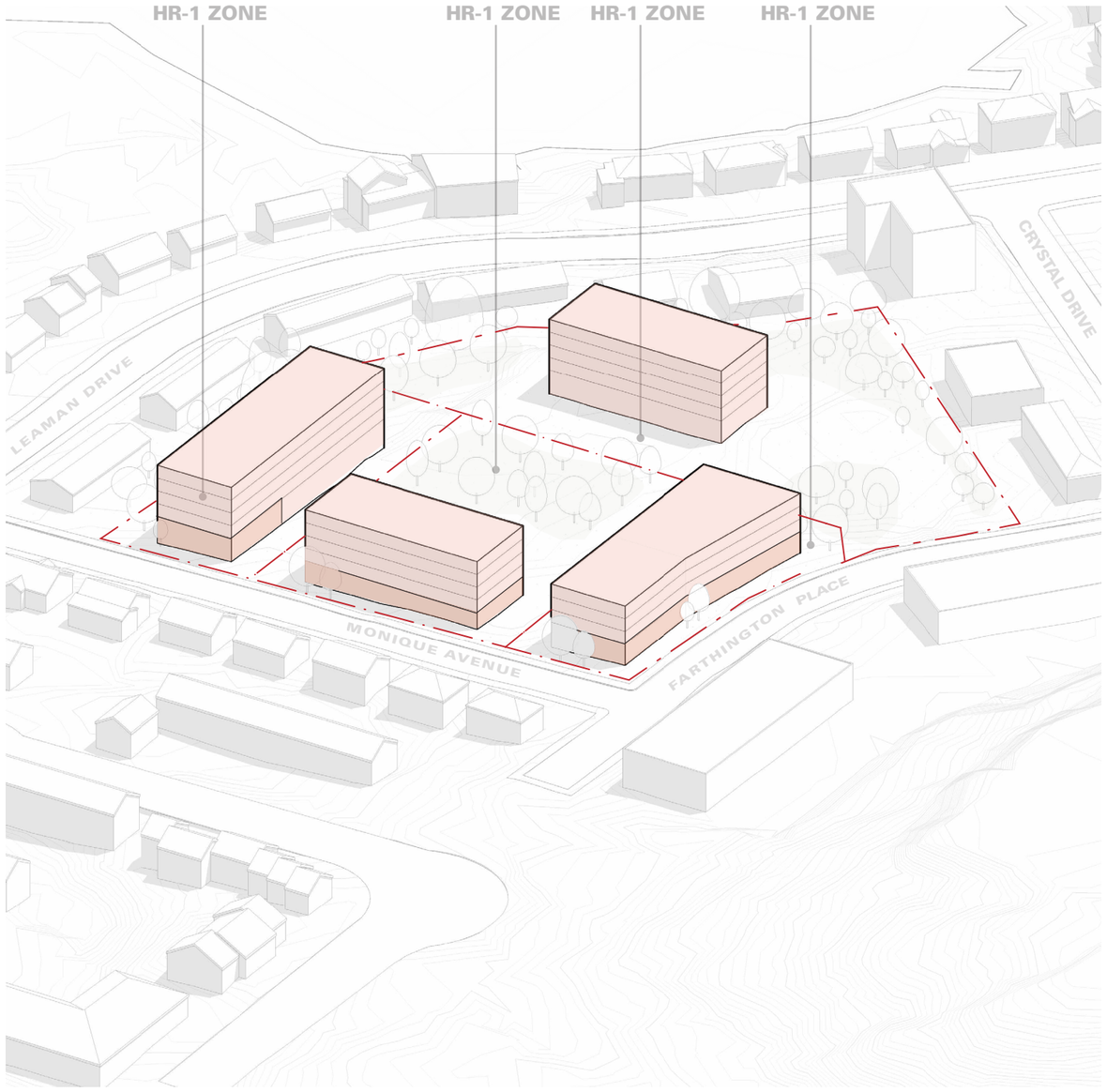
- Reduced embodied carbon
- Arena continues life as recreation facility
- New programs introduced to fill gaps in the neighbourhood
- Outdoor space enhanced to beter serve community
- Outdoor space framed by enhanced arena and new building
- Additional housing provided

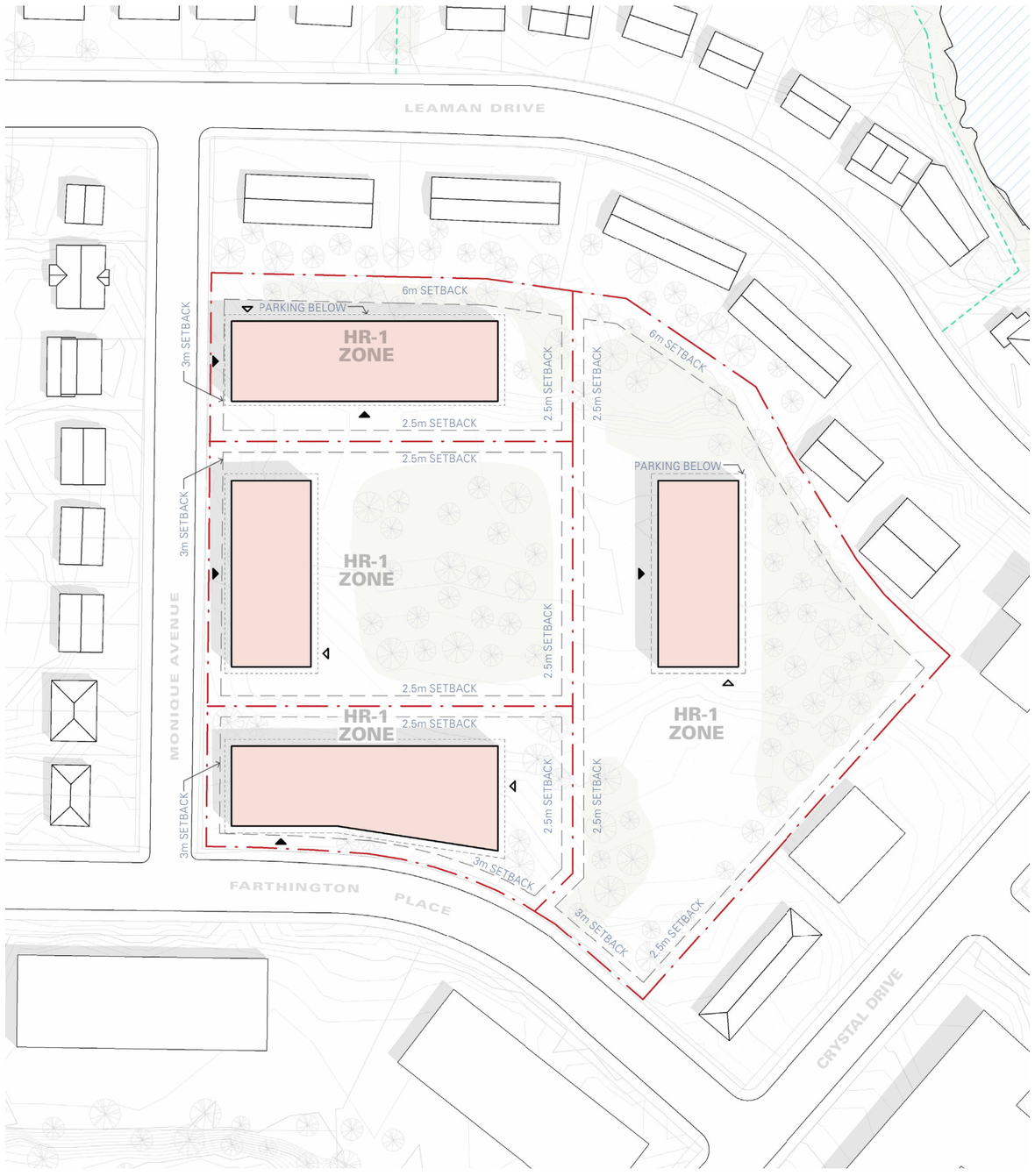
Challenges

- Extensive work needed to bring arena up to Code
- Arena's relationship with the street



OPTION 4





- Upgraded Community Facility
- New Community Facility
- Residential
- Commercial / Institutional/ or grade related dwelling units

- Building Entrance
- Parking Entrance

0′ 100′

OPTION 4

Community Garden



Grocery Store/Farmers Market



Shop



Restaurant/Coffee shop



Housing



Daycare



Personal Service Shops



Medical Office



Playground

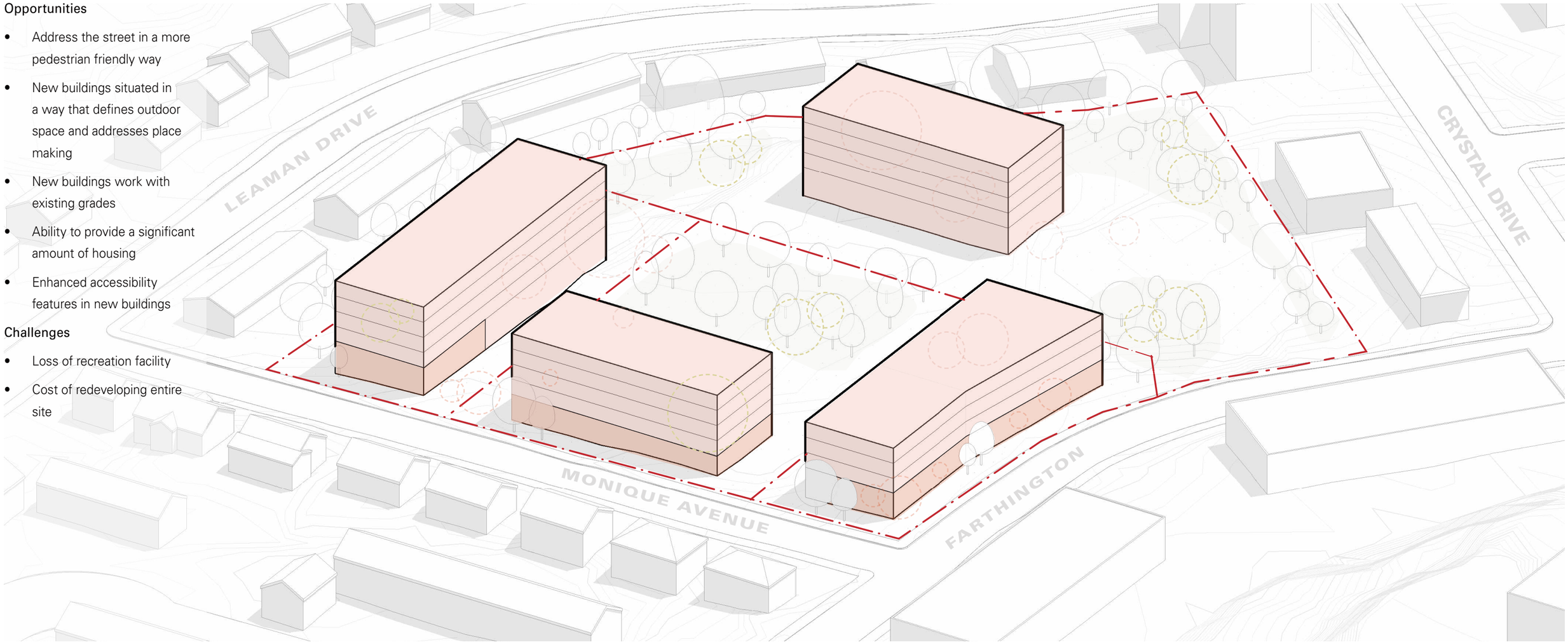


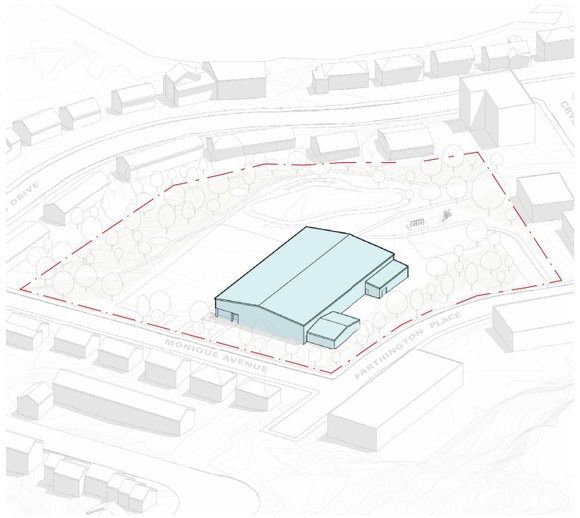
Opportunities

- Address the street in a more pedestrian friendly way
- New buildings situated in a way that defines outdoor space and addresses place making
- New buildings work with existing grades
- Ability to provide a significant amount of housing
- Enhanced accessibility features in new buildings

Challenges

- Loss of recreation facility
- Cost of redeveloping entire site





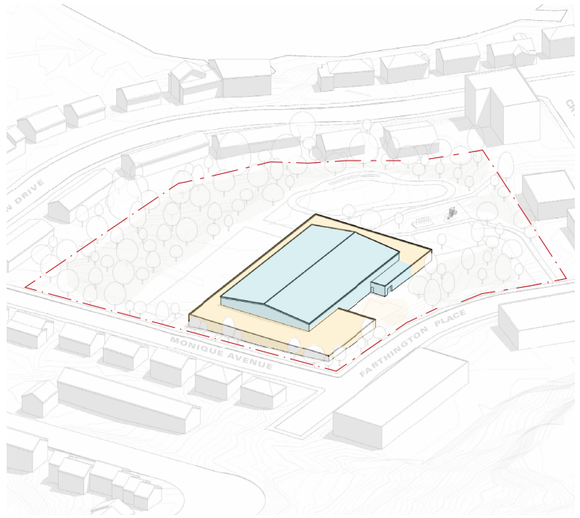
Option 1 — Status Quo

Approximate Building Size

- 27,800sf existing arena

Approximate Parking Counts

- TBD
- Surface Parking for Community Building



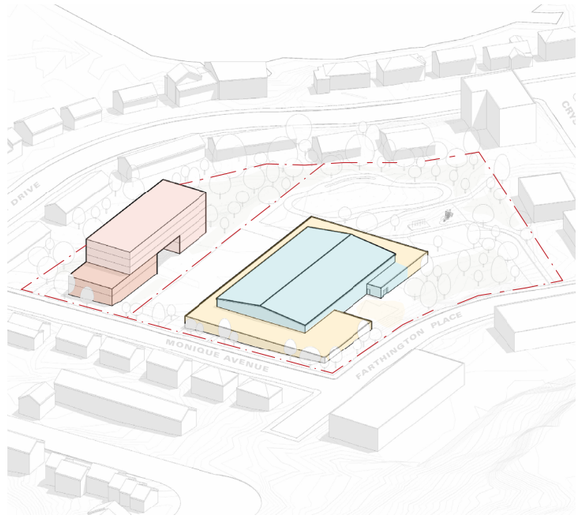
Option 2 — Partial Redevelopment

Approximate Building Size

- 27,800 sf existing arena
- 19,200 sf additional community space
- 47,000 sf total community space

Approximate Parking Counts

- TBD
- Surface Parking for Community Building



Option 3 — Partial Redevelopment

Approximate Building Size

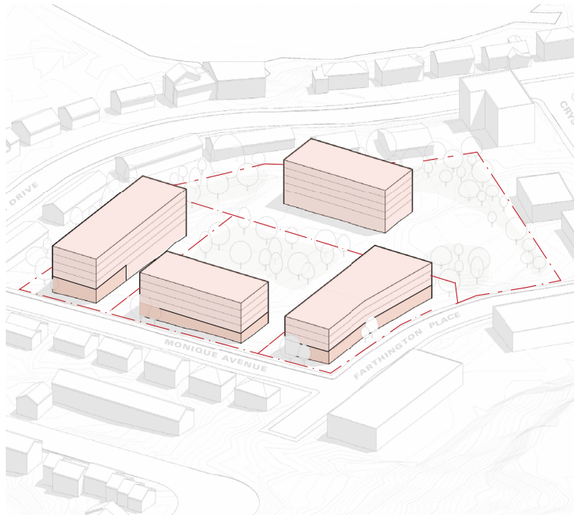
- 27,800 sf existing arena
- 19,200 sf additional community space
- 47,000 sf total community space

Approximate Unit Counts

- 30 Units Total
- 3 x 3-Bedrooms
- 15 x 2-Bedrooms
- 12 x 1-Bedrooms

Approximate Parking Counts

- TBD
- Surface Parking for Community Building
- Below Grade Parking for Residential / Commercial / Institutional Building



Option 4 — Full Redevelopment

Approximate Unit Counts

- 185 Units Total
- 12% 3-Bedrooms
- 26% 2-Bedrooms
- 62% 1-Bedrooms

Approximate Parking Counts

- TBD
- Below Grade Parking

Upgraded Community Facility
New Community Facility
Residential
Commercial / Institutional/ or grade related dwelling units

Zoning and Planning Policy Considerations:

In order to redevelop the Gray's Arena parcel for any form of residential uses, a re-zoning will be required. Between the three concept options, varying extents of the Gray's Arena Property are proposed to be rezoned to Higher Order Residential (HR-1 or HR-2) to allow for a mixture of residential, commercial, and institutional uses. While the HR-1 zone is applied in areas abutting low-density residential areas such as along Leaman Drive, it also restricts uses that provide services, amenities, and employment opportunities such as fitness centres, financial institutions, restaurants, and retail. Community feedback is needed to determine which of these zones would be most appropriate, and if any amendments to the zones should be considered. For the time being, the HR-1 zone is contemplated in these requirements.

Policy IM-6 of the Regional Centre Land Use By-law does not enable a rezoning between the PCF zone to a zone in a different urban structure designation, therefore both a Municipal Planning Strategy amendment to Map 1 of the Regional Centre Secondary Municipal Planning Strategy and a Land Use By-law amendment to Schedule 2 of the Regional Centre Land Use By-law will be required. While some of the site is adjacent to the ER-3 zone, this is mitigated in the concepts with an enhanced side-yard setback from this zone and by a recommended maximum height of 7 storeys - a height which is keeping with other HR-1 zoned properties. To allow for an increase to the maximum height on the re-zoned parcels, an amendment would be required to Map 4 / Schedule 15.

Key zoning considerations for the HR-1 / HR-2 zone are included in the following table. While all applicable requirements have been reviewed, for the sake of brevity only requirements which substantially impact building programming, siting, and massing have been included. The proposals in Concepts 1, 2, 3, and 4 each comply with the HR-1 / HR-2 zone requirements. Where the level of detail required to comply with requirements is not included in the scope of this work (such as building articulation or detailed landscaping), the concepts have been designed to support compliance. Further, the proposed lot configurations in each concept complies with the Regional Subdivision By-law and the Regional Centre Land Use By-law. No public streets have been proposed as part of these concepts - any road within the concept plan should be considered a 'private driveway'.

Development Strategy:

Should HRM decide to pursue the sale of land as shown in concepts 3 or 4, the following development process is recommended.

1. Register a final plan of subdivision with the Land Registry Office to create new development parcels.
2. Designate the new parcels as surplus land under Administrative Order 50, Respecting the Disposal of Surplus Real Property and be given the categorization of Affordable Housing under section 2.(2)(g).
3. Amend the Municipal Planning Strategy and Regional Centre Land Use By-law to rezone the new parcels from PCF to HR-1 / HR-2 zone.
4. Apply restrictive covenants to the new parcels in favour of the remaining HRM park parcels to guide the siting, design, and location of buildings where the intention is to obligate future development to a higher or more specific standard than the HR-2 zone requires (i.e. larger setbacks, active uses along park, commercial / institutional space at building ground floor). This would in some respects have a similar outcome to a Development Agreement without the need to have a specified purchaser, and giving HRM greater latitude to waive requirements if the need should arise. Note that unlike a Development Agreement, restrictive covenants can not circumvent requirements of the Land Use By-law, they can only be more stringent.
5. Follow Administrative Order 50 to dispose of the properties at below market value to a not-for-profit organization.

HR-1/HR-2 Zone Key Sections Summary

Land Use By-law Section	Requirement
64 - Dwelling Unit Mix	Minimum 20% 2 bedroom Minimum 5% three + bedrooms
67 – Amenity Space	If a building has greater than 40 units: 5 sq. m. per unit is required as amenity space. 50% of this space must be located indoors. 25% must be located outdoors, at grade or on a roof top, and available for shared use by building's residents.
69 – Ground floor uses	A minimum of 50% of the length of the ground floors facing the street (excluding one parking entrance or portal) shall be occupied by commercial uses, grade-related dwelling units, work-live units, amenity spaces, or residential lobbies.
85 - Minimum Lot Area / Frontage	558 sq m / 12.2 metres
196 - Maximum Building Height	Height is regulated by Schedule 15. Current height is 17m, recommended to amend to 7 storeys (21 m using a conventional 3m height storey).
197 - Minimum Front or Flanking Setbacks	3 metres
198 / 199 - Side and Rear Setbacks	2.5 metres for side yards, 3 metres for rear yards. If abutting ER zones or PCF zone, 6 metre side and rear yard setback.
200 / 201 - Minimum / Maximum Streetwall Heights	Minimum = 2 storeys, maximum = 3 storeys or for building no taller than 5 storeys (6 storeys for wood-frame or mass timber), the height of the building.
202 - Streetwall Stepbacks	Above height of streetwall = 2 metres for Mid-rise, 3 metres for Tall Mid-rise.
204 - Max Lot Coverage	NA
208 - Side and rear stepbacks	Not required for a Mid-rise except when abutting ER, or PCF zone, 6 m stepback above the 2nd, 3rd, or 4th storey. Side not required if setback by a minimum of 8 metres.
209 - Minimum Separation Distances	If multiple portions of a building above grade, then 4 metres below the streetwall and 6m above the streetwall (mid rise) and 12.5 metres for Tall Mid-rise.
210 - Maximum Building Dimensions	64 m depth, 64 m width
433 - Motor Vehicle Parking	Not required for residential uses, varying requirements for commercial / Institutional uses.
439 - Bicycle Parking Requirement	1 space / 2 units (80% Class A, 20% Class B)