

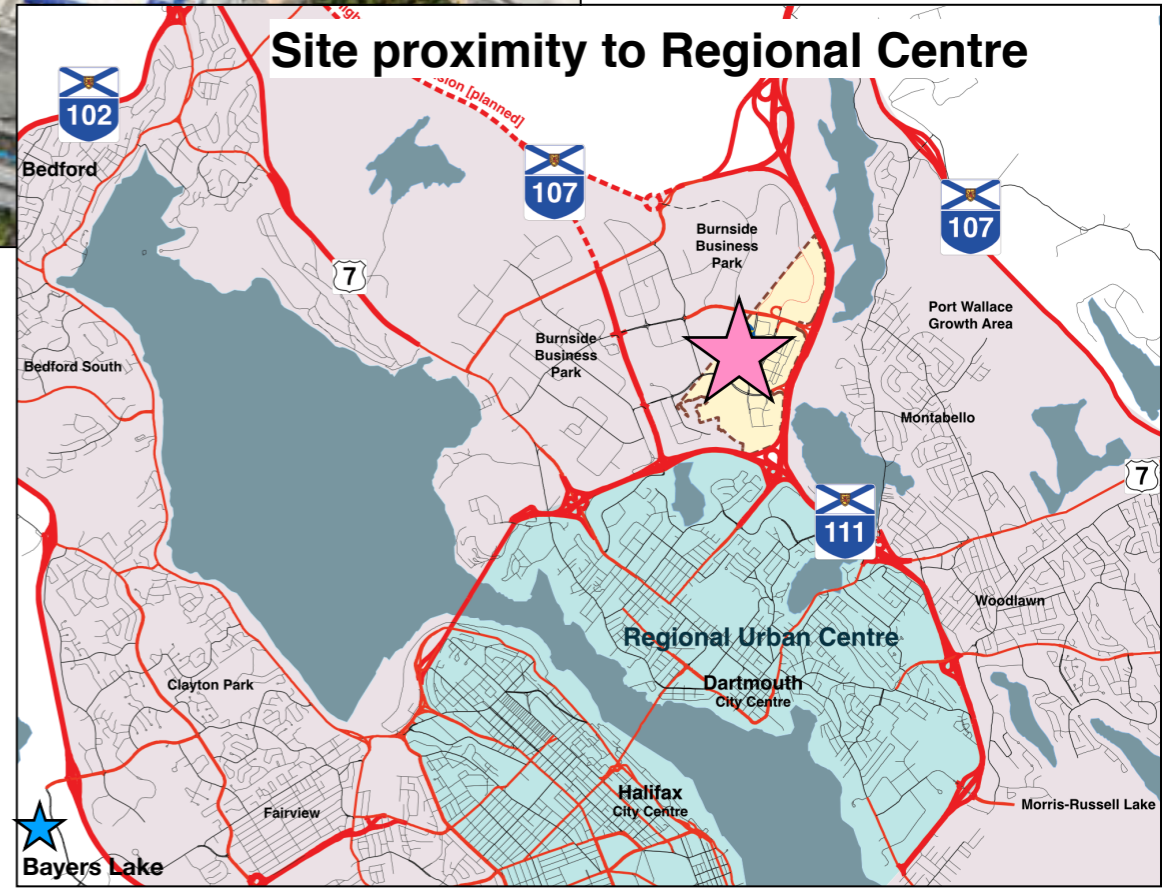
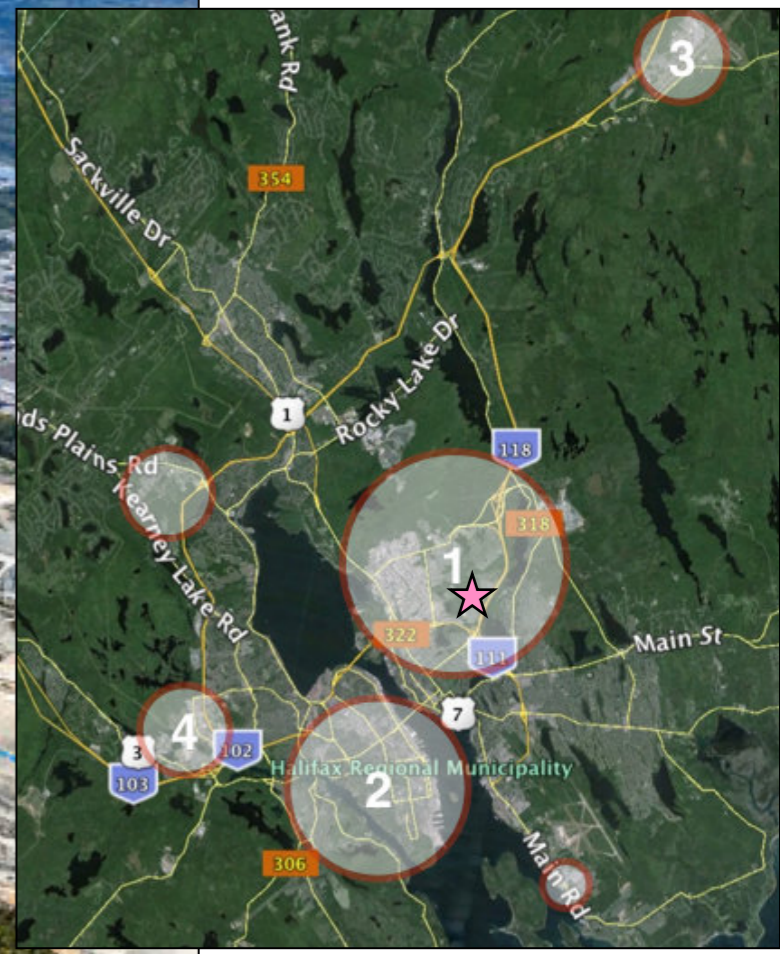


# RESIDENTIAL AT DARTMOUTH CROSSING

Phase 1



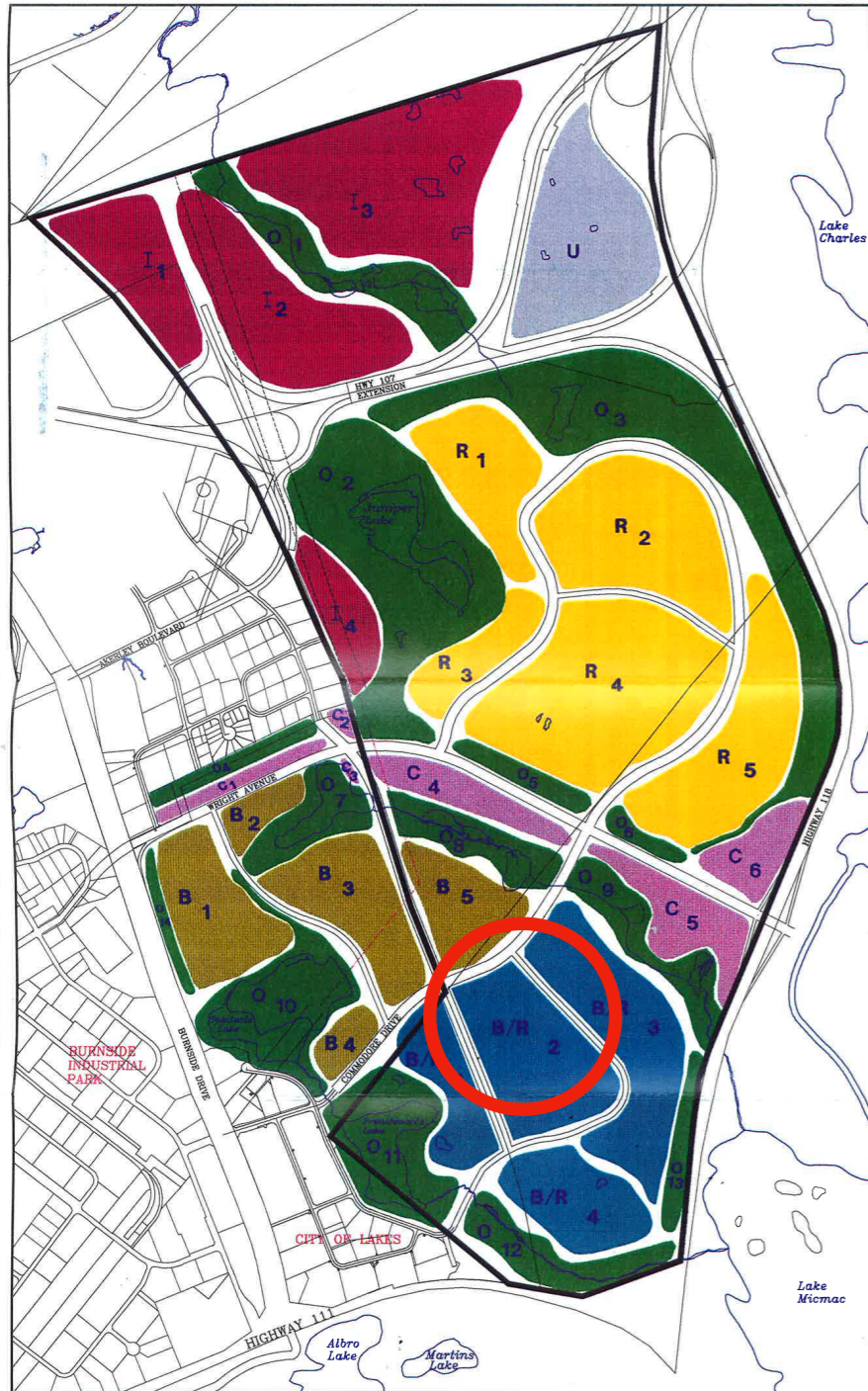




Site proximity to major regional employment centres

# LOCATION

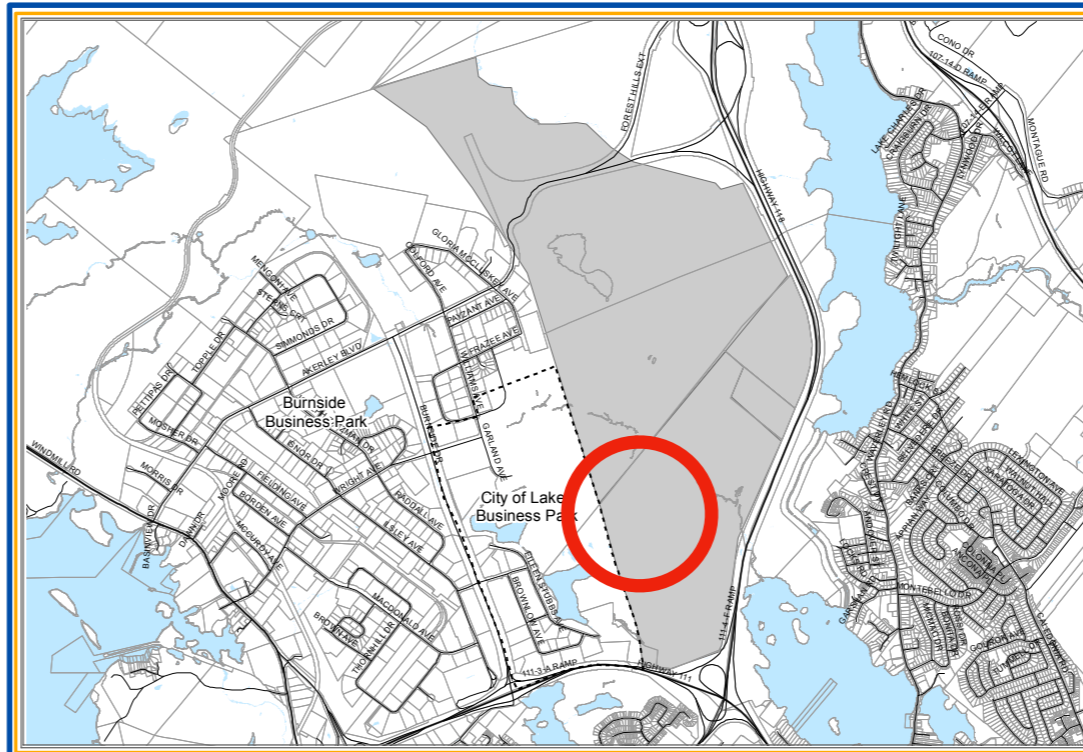




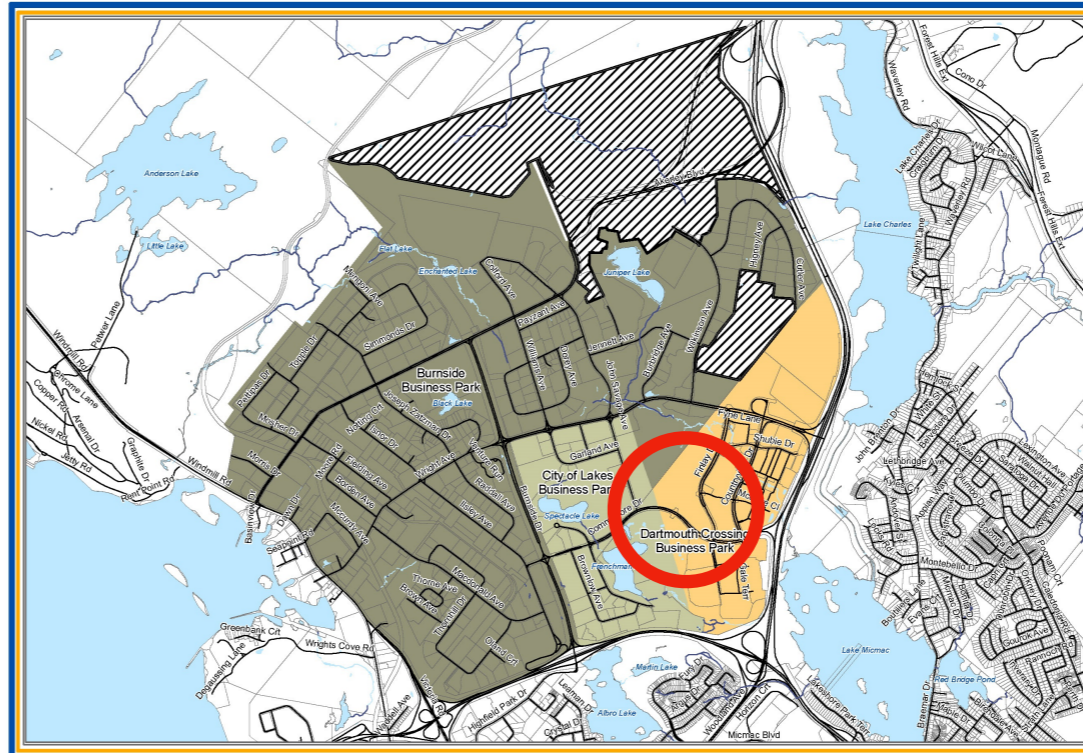
North Dartmouth Planning Study  
City of Dartmouth

0 300 600 Metres

North Dartmouth Planning Study - 1994  
Dark Blue shows Office / Residential



BCDD  
Boundary,  
RMPS, 2006



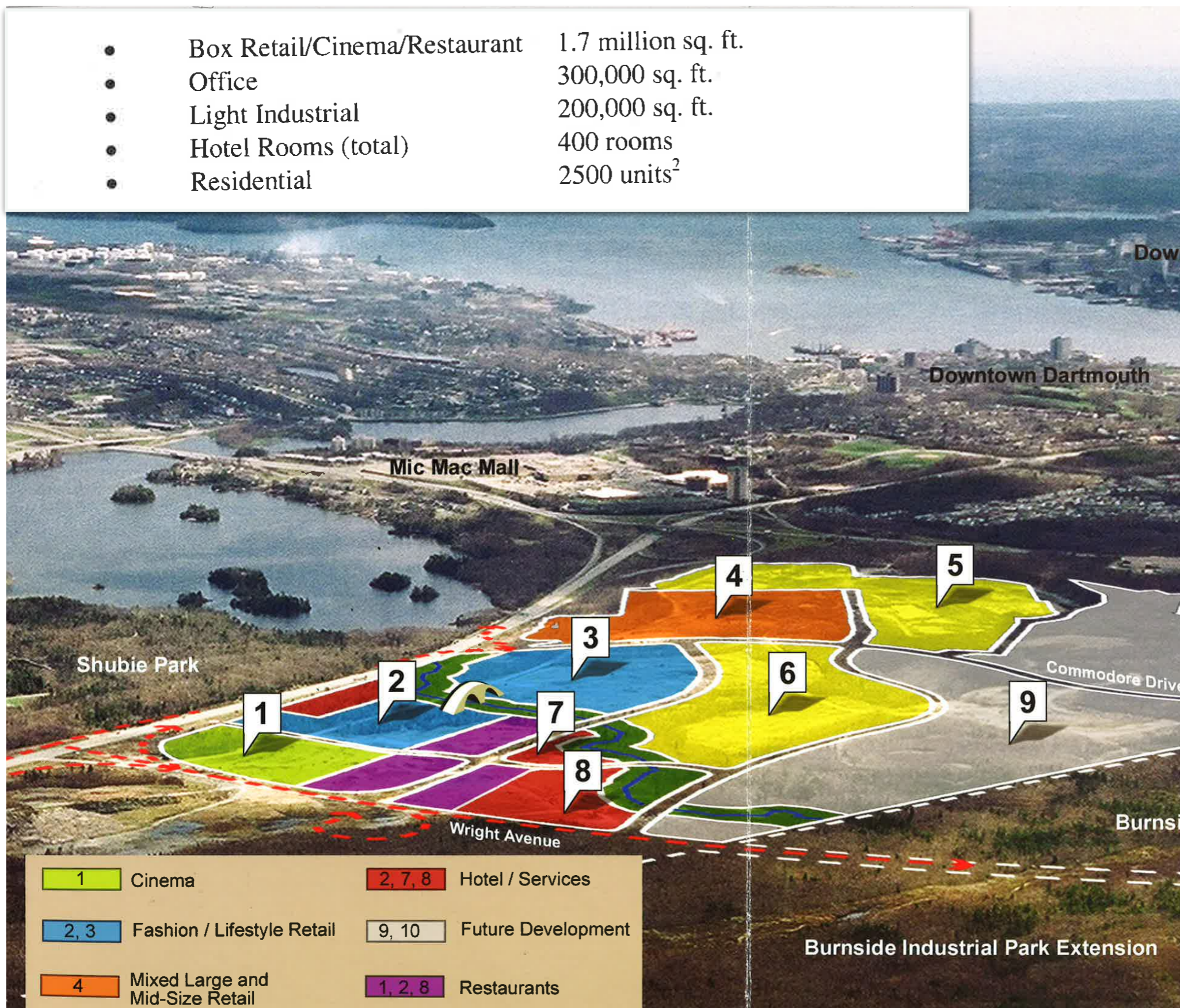
BCDD  
Boundary,  
RMPS, 2014

# PLANNING CONTEXT



- Box Retail/Cinema/Restaurant 1.7 million sq. ft.
- Office 300,000 sq. ft.
- Light Industrial 200,000 sq. ft.
- Hotel Rooms (total) 400 rooms
- Residential 2500 units<sup>2</sup>

Original land use schematic used for infrastructure design, approval and construction of the highway interchange, trunk sewer and water, Wright Avenue Extension, stormwater master plan, as well as internal servicing.



# PLANNING CONTEXT





**BURNSIDE BUSINESS PARK**

FUTURE A.T. CONNECTION

PUBLIC PARK

KENT

IKEA

EXISTING A.T. PATHS / BIKE LANES

FUTURE A.T. PATH

HOTEL (U/C)

THEATRE

VILLAGE NORTH (RETAIL / RESTAURANT)

A.T. CONNECTION

CHILD CARE FACILITY

SPECTACLE LAKE PARK

NEW BRIDGE ACADEMY (SCHOOL)

REZONING / DA AREA

GRASSY BROOK PARK

COSTCO

FISH PARK

HOTEL

ALL WEATHER REC. FIELDS

FUTURE DEVELOPMENT / MIXED-USE (13 HA)

VILLAGE SOUTH (RETAIL / OFFICE)

4-PAD ARENA

SHUBIE REGIONAL PARK

FUTURE DEVELOPMENT / MIXED-USE / OFFICE (30 HA)

CANADIAN TIRE

CHILD CARE FACILITY

FRENCHMAN LAKE PARK

WALMART

HOME DEPOT

**CITY OF LAKES BUSINESS PARK**

BUS ROUTE 56, DIRECT SERVICE TO BRIDGE TERMINAL

FUTURE A.T. CONNECTION

CYRIL SMITH GOLDEN ACRES PARK

# PLANNING CONTEXT

**DARTMOUTH CROSSING LIMITED**  
SITE MAP

Date: 18-2-9  
File name: DCLMap.vwx

SCALE:  
1:10,000

DATE:  
2018-02-09





**BURNSIDE BUSINESS PARK**

KENT

IKEA

EXISTING A.T. PATHS / BIKE LANES

FUTURE A.T. PATH

HOTEL (U/C)

THEATRE

VILLAGE NORTH (RETAIL / RESTAURANT)

A.T. CONNECTION

REZONING / DA AREA

GRASSY BROOK PARK

COSTCO

HOTEL

FISH PARK

VILLAGE SOUTH (RETAIL / OFFICE)

SHUBIE REGIONAL PARK

CITY OF LAKES BUSINESS PARK BOUNDARY

CHILD CARE FACILITY

SPECTACLE LAKE PARK

NEW BRIDGE ACADEMY (SCHOOL)

ALL WEATHER REC. FIELDS

FUTURE DEVELOPMENT / MIXED-USE (13 HA)

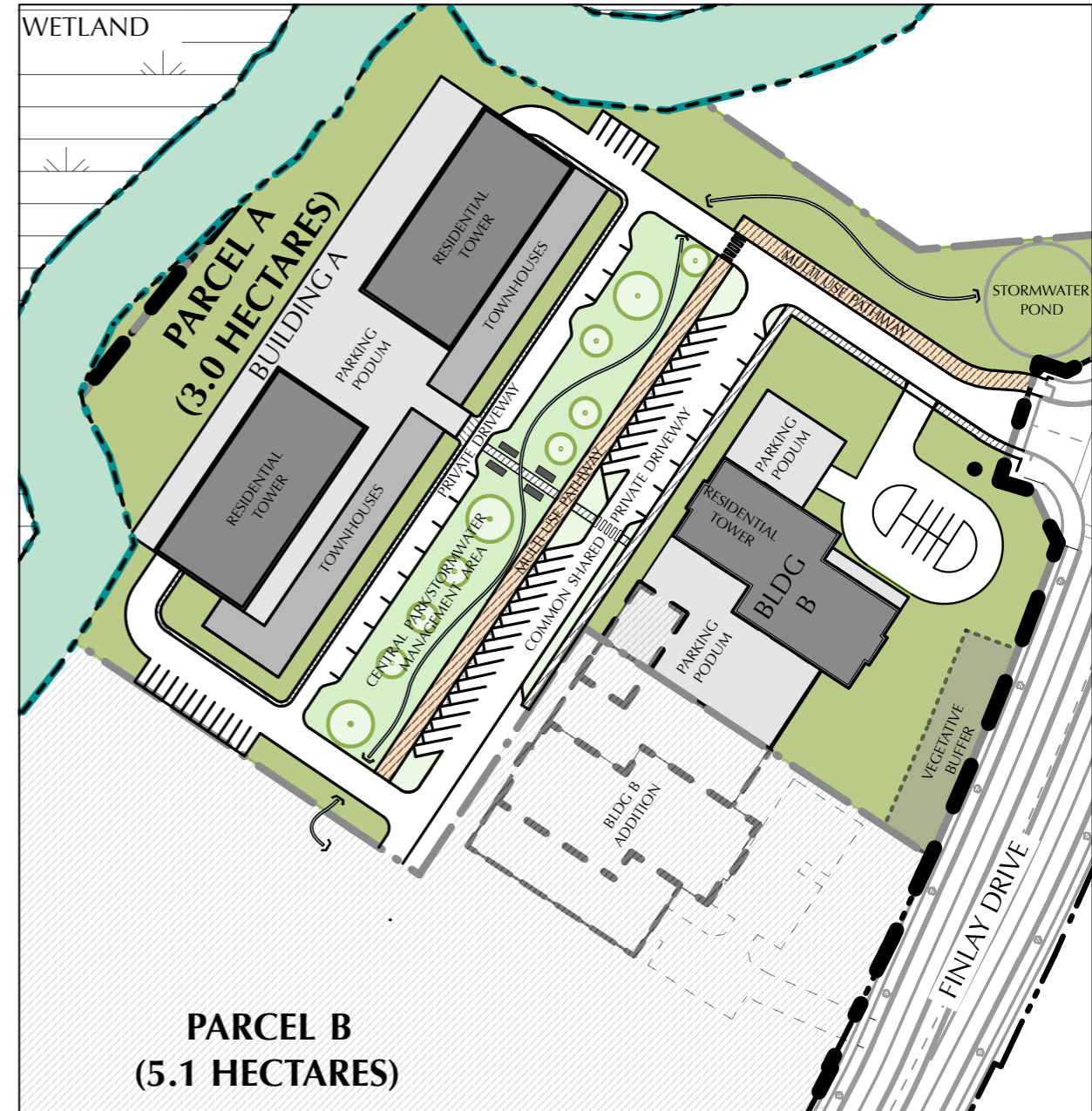
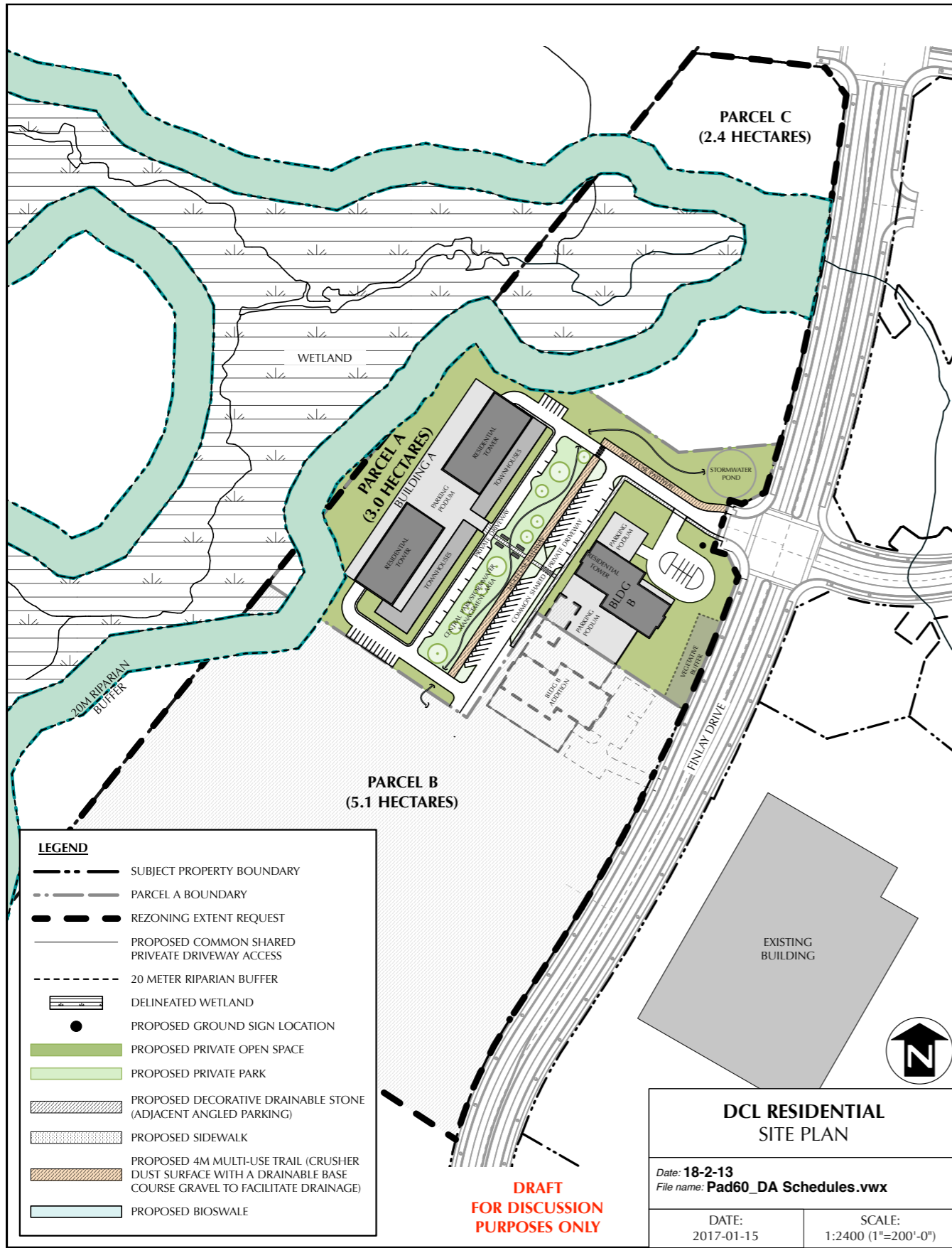
FUTURE DEVELOPMENT / MIXED-USE / OFFICE (30 HA)

4-PAD ARENA

CANADIAN

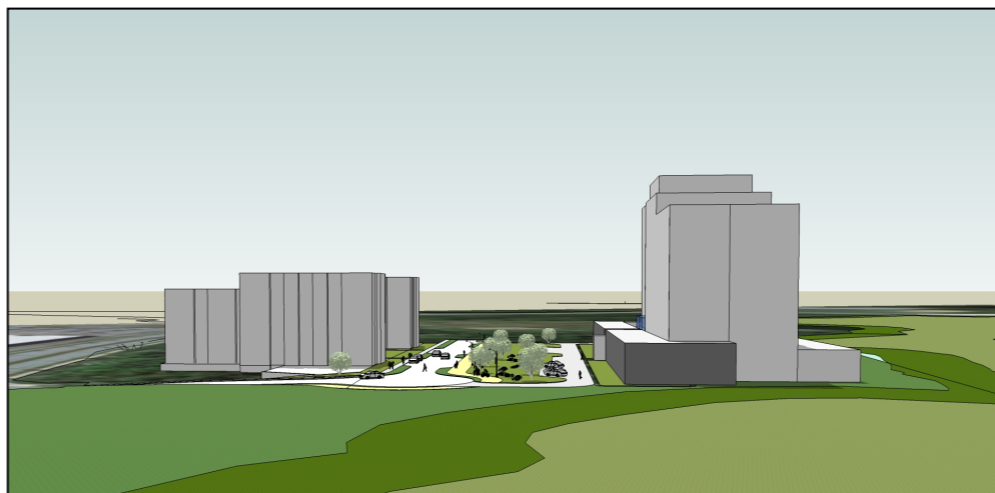
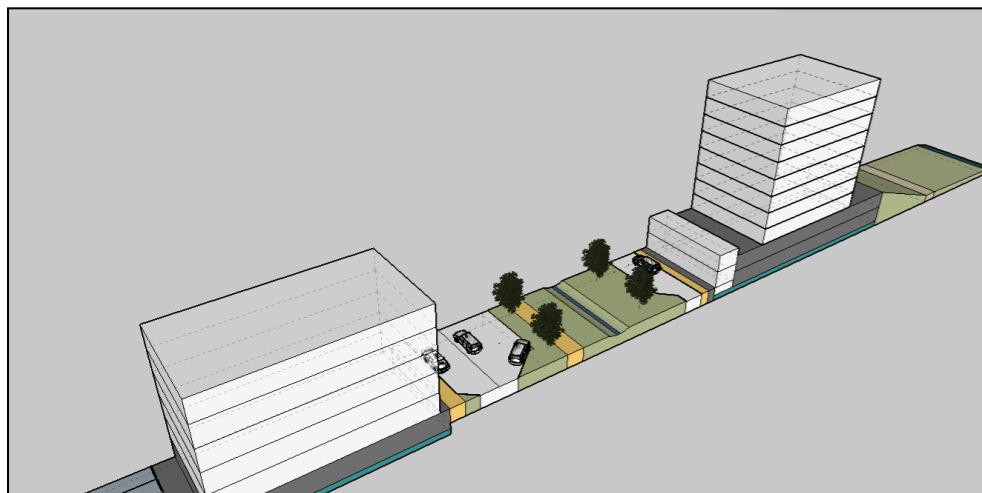
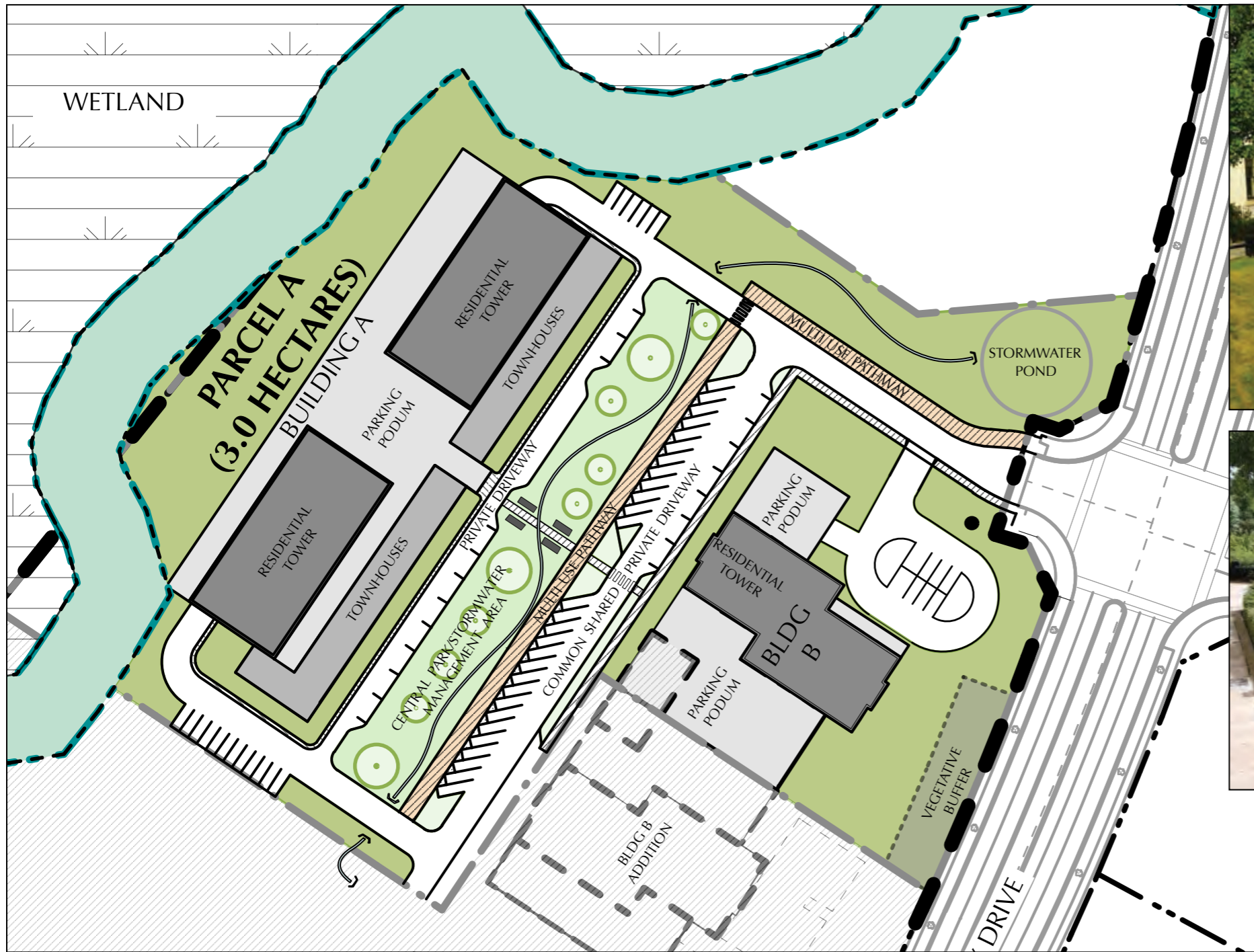




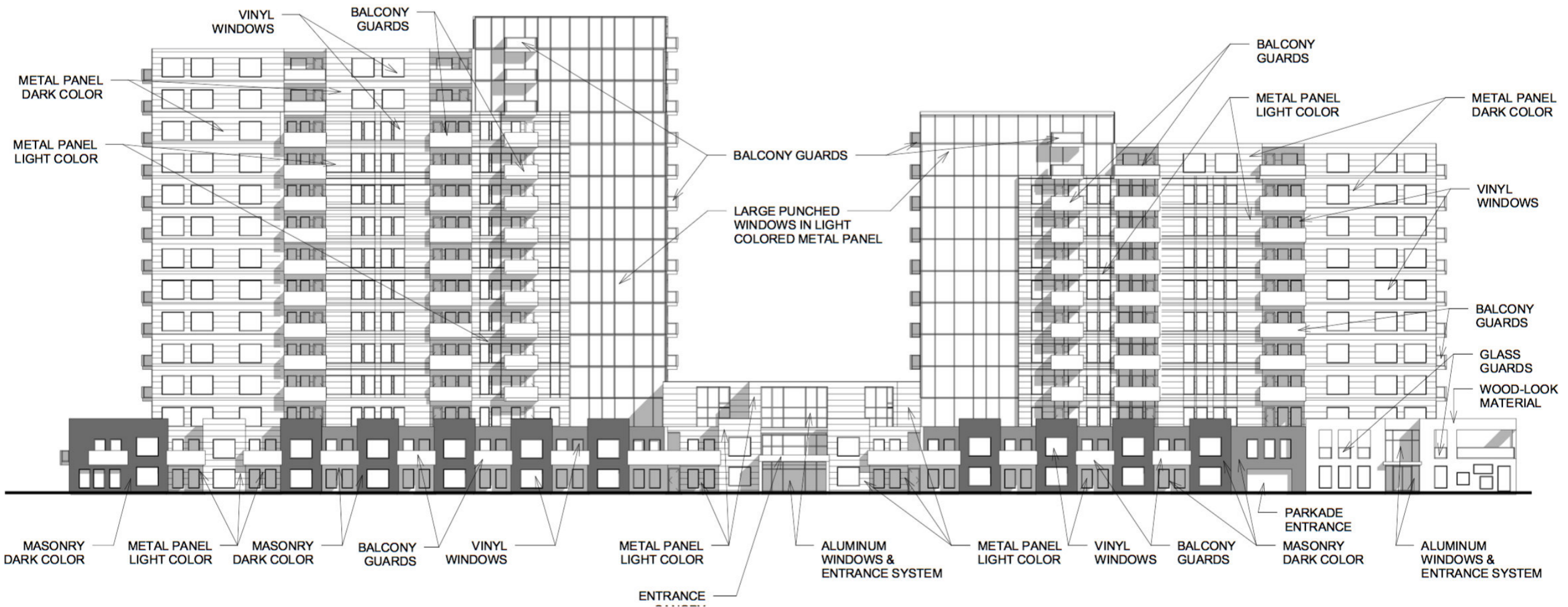


# RESIDENTIAL PHASE 1







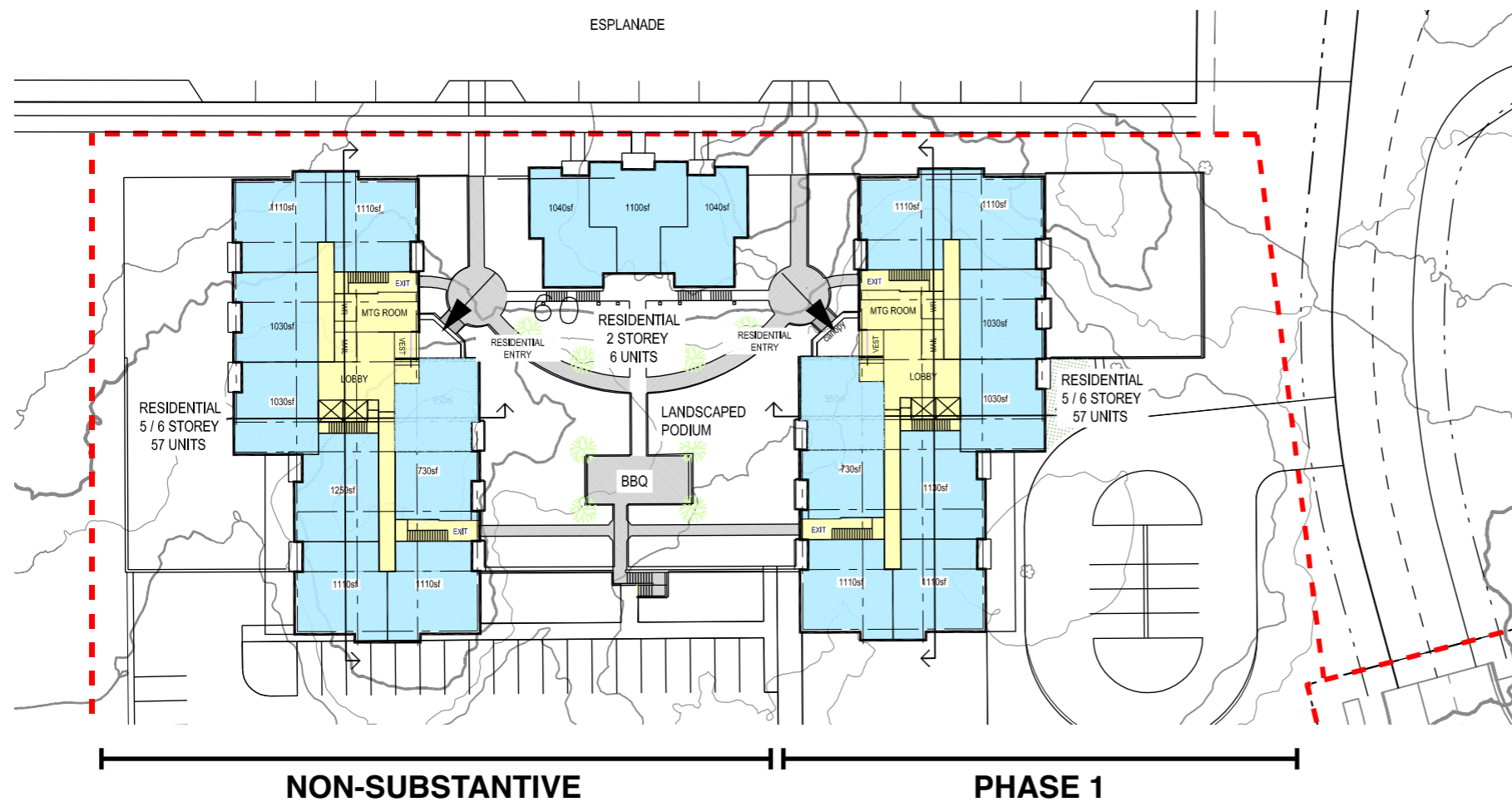


Apartment-style and ground level townhouse-style units (MNA)

# BUILDING A







Loft-style units with  
community commercial  
use on Shubie / Finlay  
Corner (KGA)

## BUILDING B





★ Bridge to Shubie Regional Park

# RESIDENTIAL INTEGRATION





**THANK YOU.**





# SAMPLE ELEMENTARY SCHOOL CATCHMENTS

**Legend**

- School
- School English Boundary (Elementary)
- Shannon Park Elementary School Early French Immersion Boundary (Elementary)



Google Earth  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

8 km




## ACCESS TO SCHOOLS





# SAMPLE JUNIOR HIGH SCHOOL CATCHMENTS

**Legend**

-  Caledonia Junior High School Late French Immersion Boundary
-  Junior High School
-  Junior High School English Boundary



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

# ACCESS TO SCHOOLS

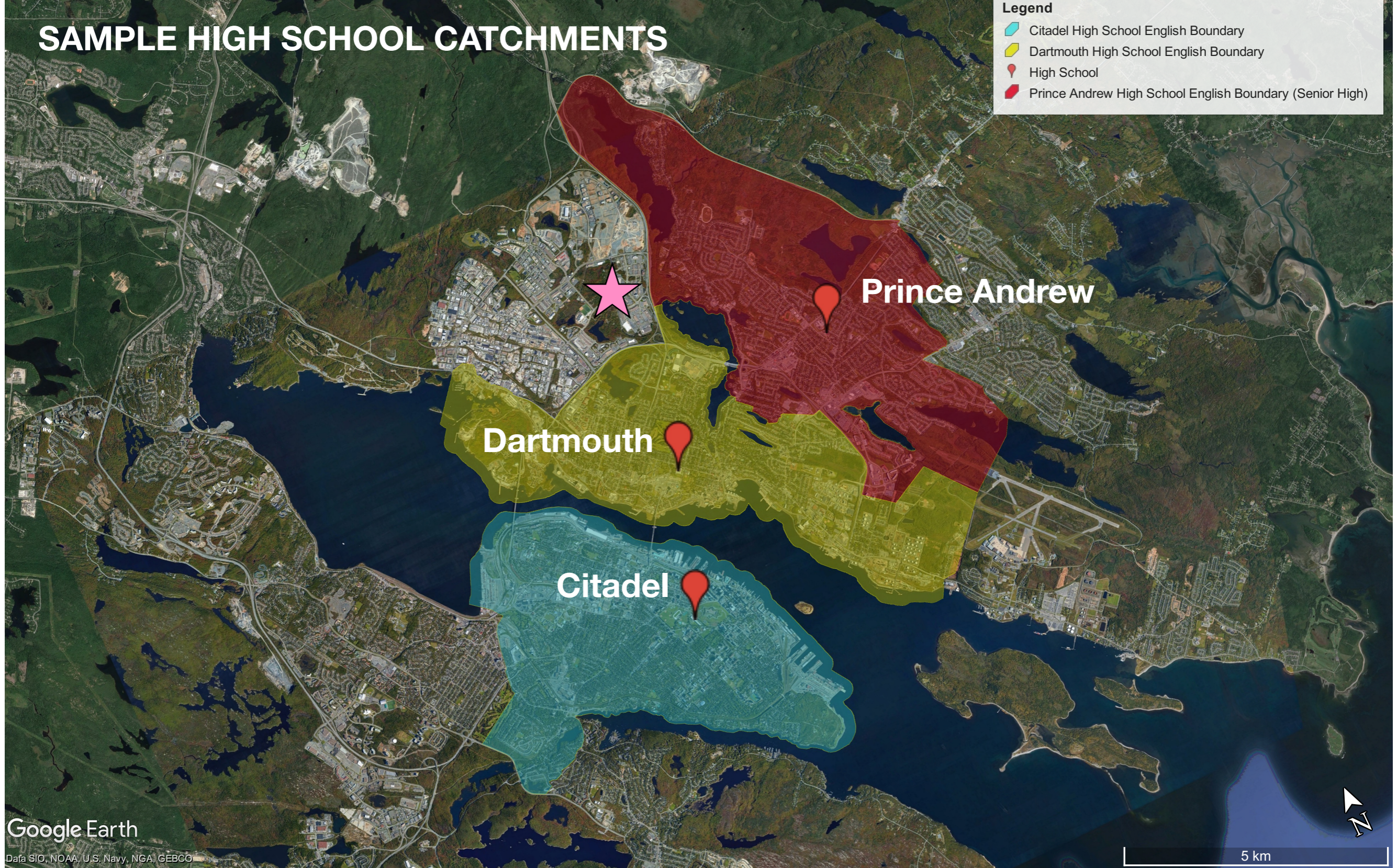




# SAMPLE HIGH SCHOOL CATCHMENTS

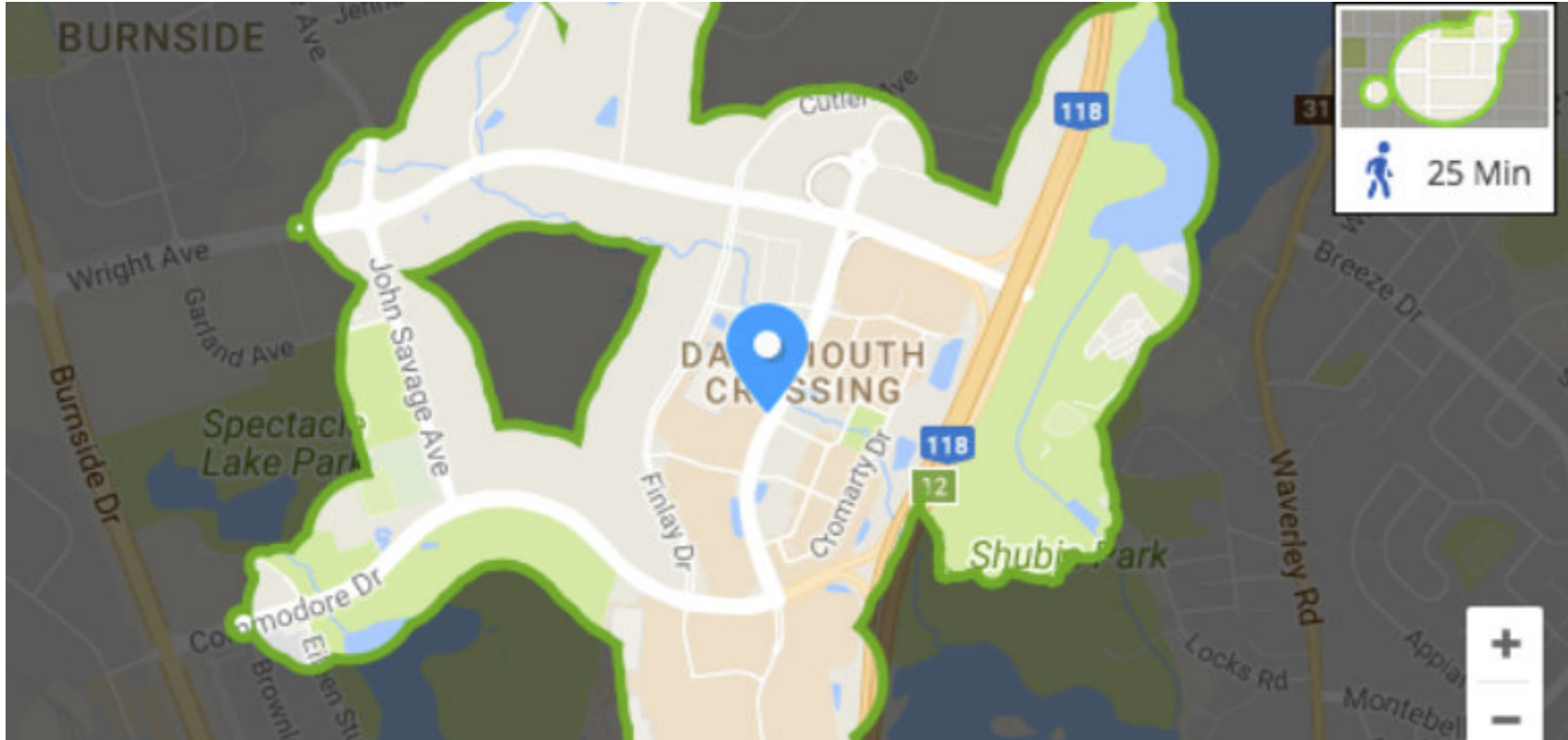
**Legend**

- Citadel High School English Boundary
- Dartmouth High School English Boundary
- High School
- Prince Andrew High School English Boundary (Senior High)

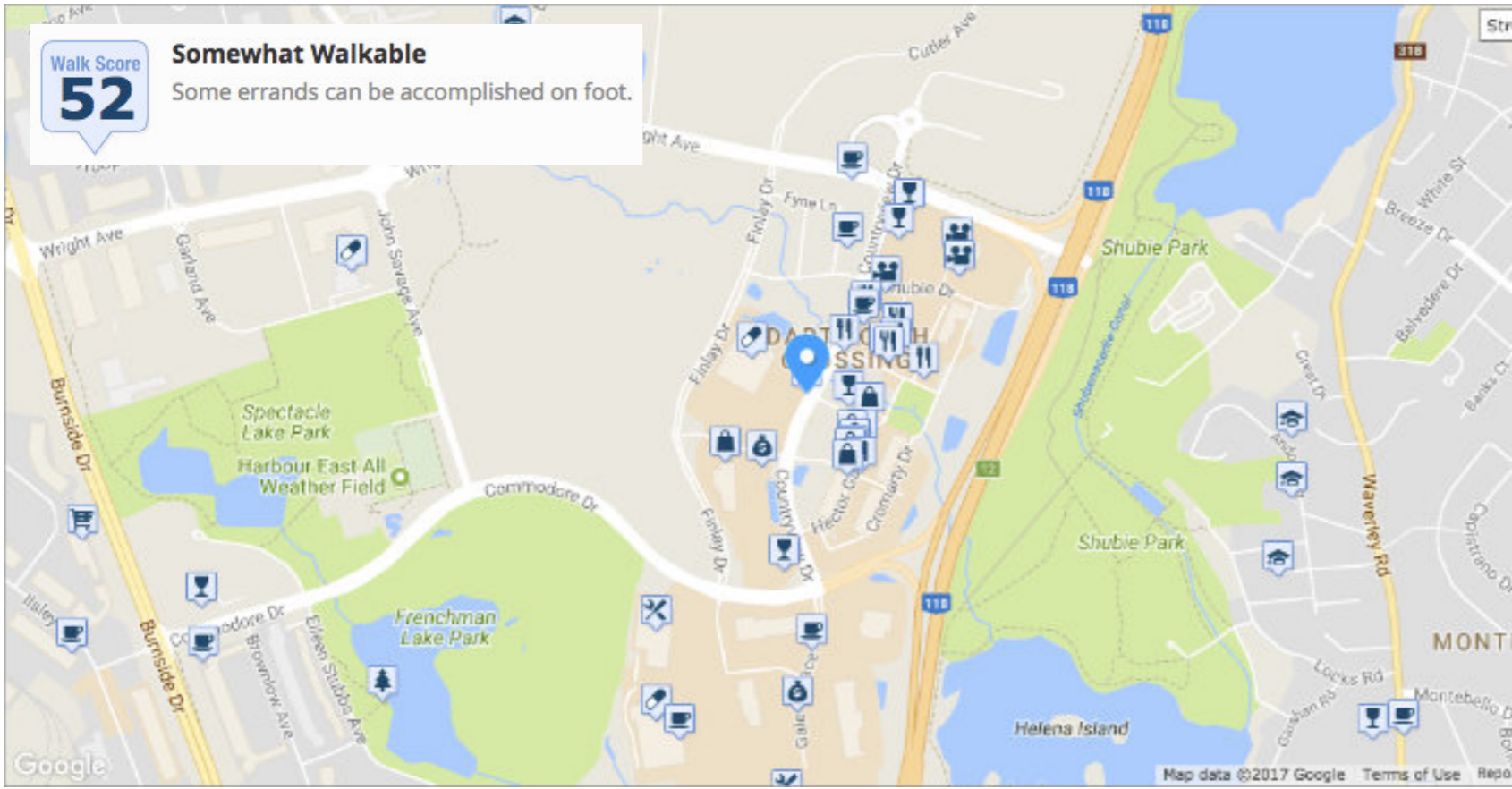


# ACCESS TO SCHOOLS





**25 Min Walk Zone**  
 - walking distance to schools, ice rink, regional park, community parks, child care, restaurants, cinema, shops, bank, coffee, hotels, hardware store, grocery, etc.



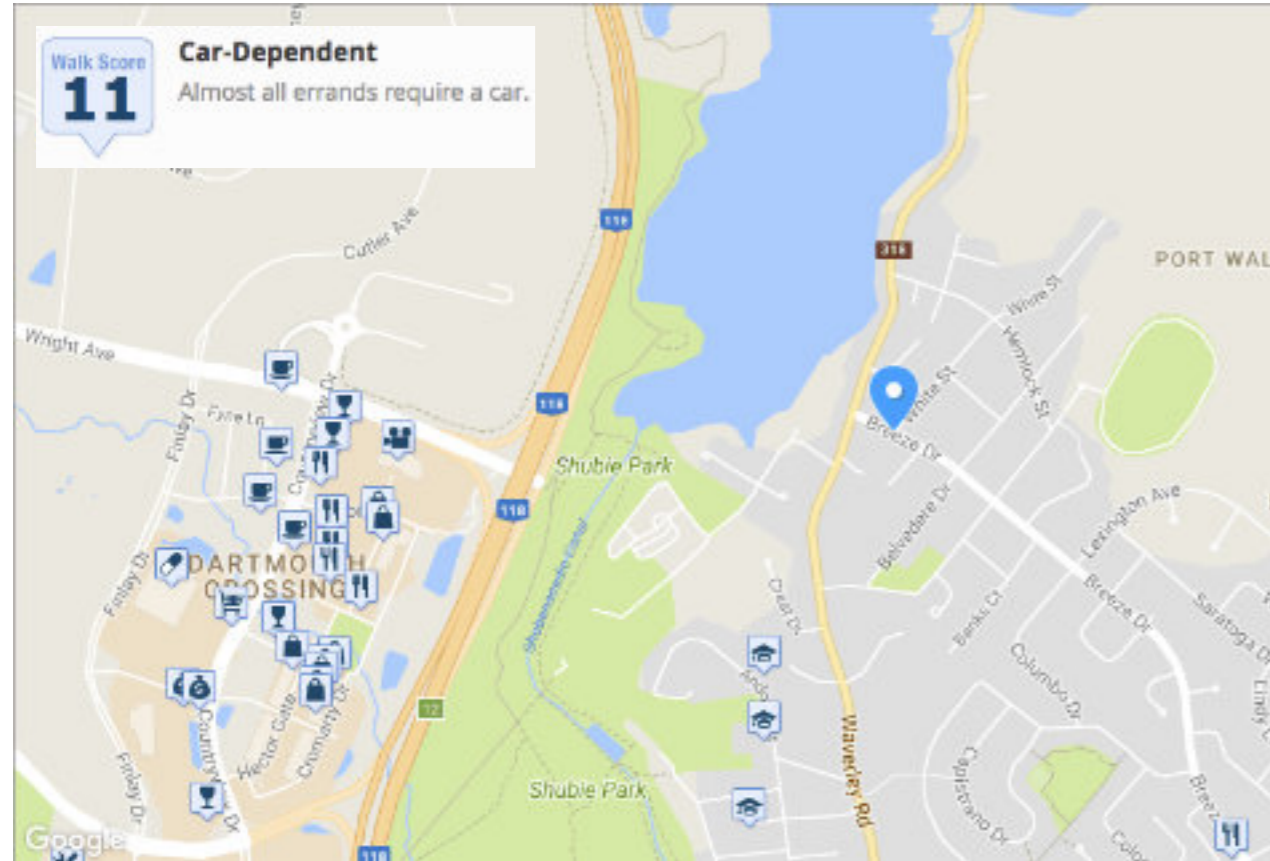
- 90-100 Walker's Paradise**  
Daily errands do not require a car
- 70-89 Very Walkable**  
Most errands can be accomplished on foot
- 50-69 Somewhat Walkable**  
Some errands can be accomplished on foot
- 25-49 Car-Dependent**  
Most errands require a car
- 0-24 Car-Dependent**  
Almost all errands require a car

**ACCESS TO AMENITIES**

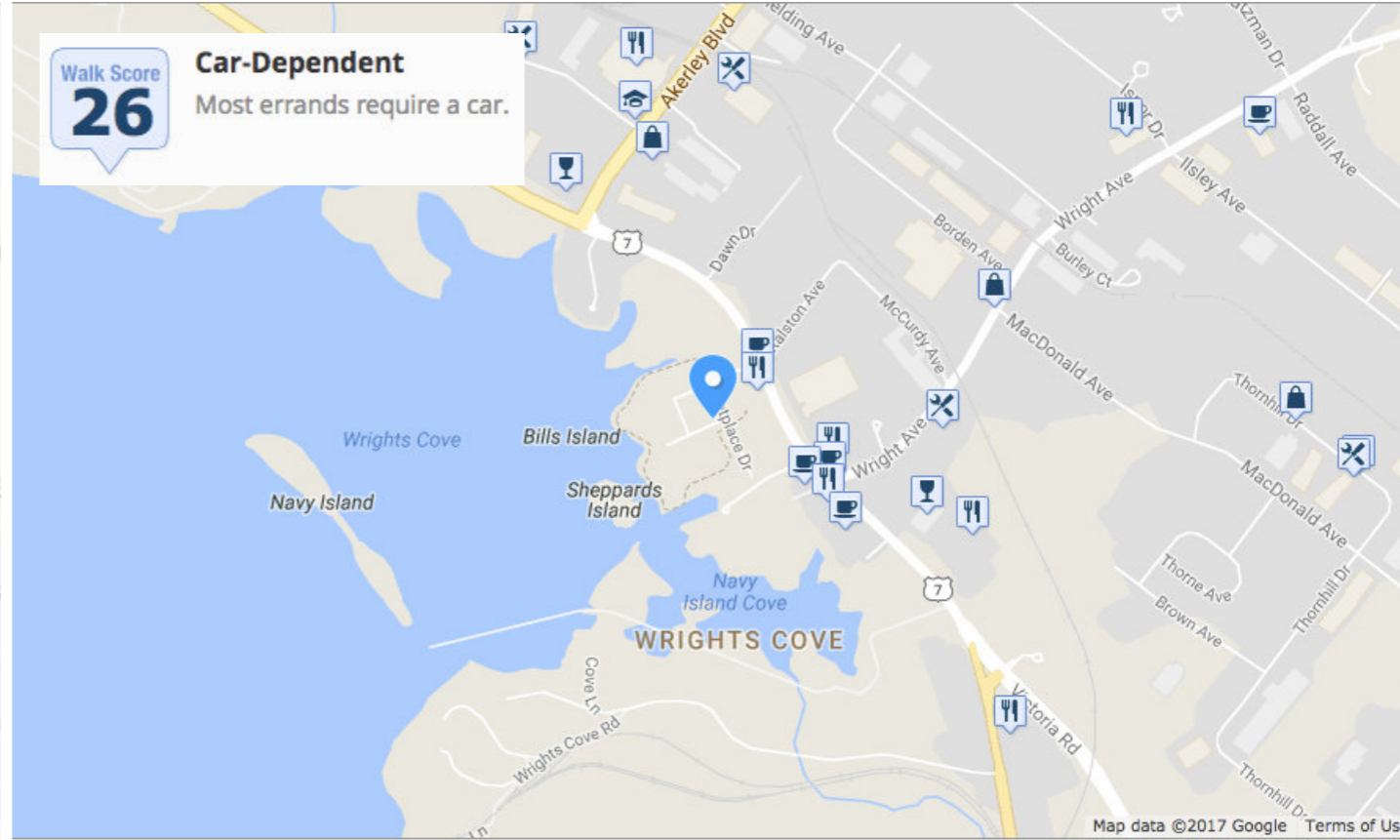




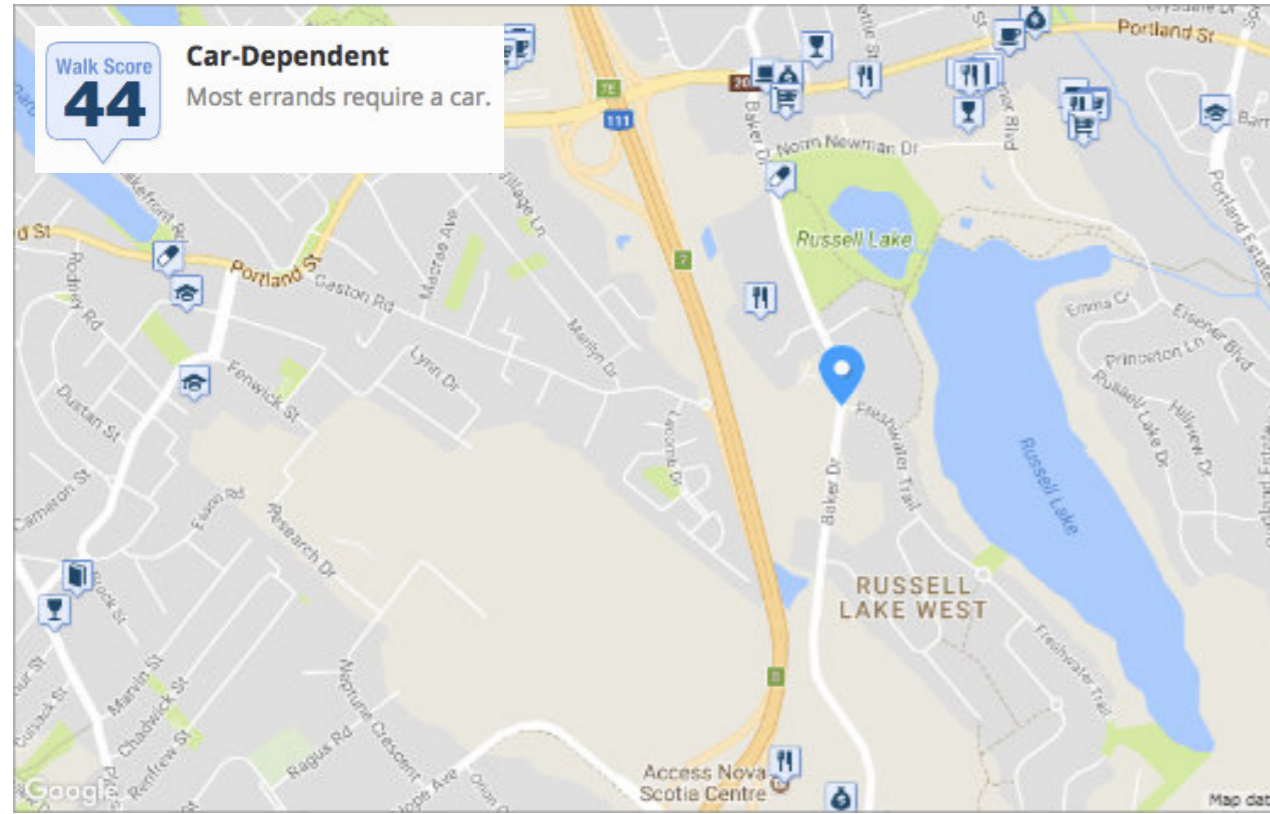
# Port Wallace



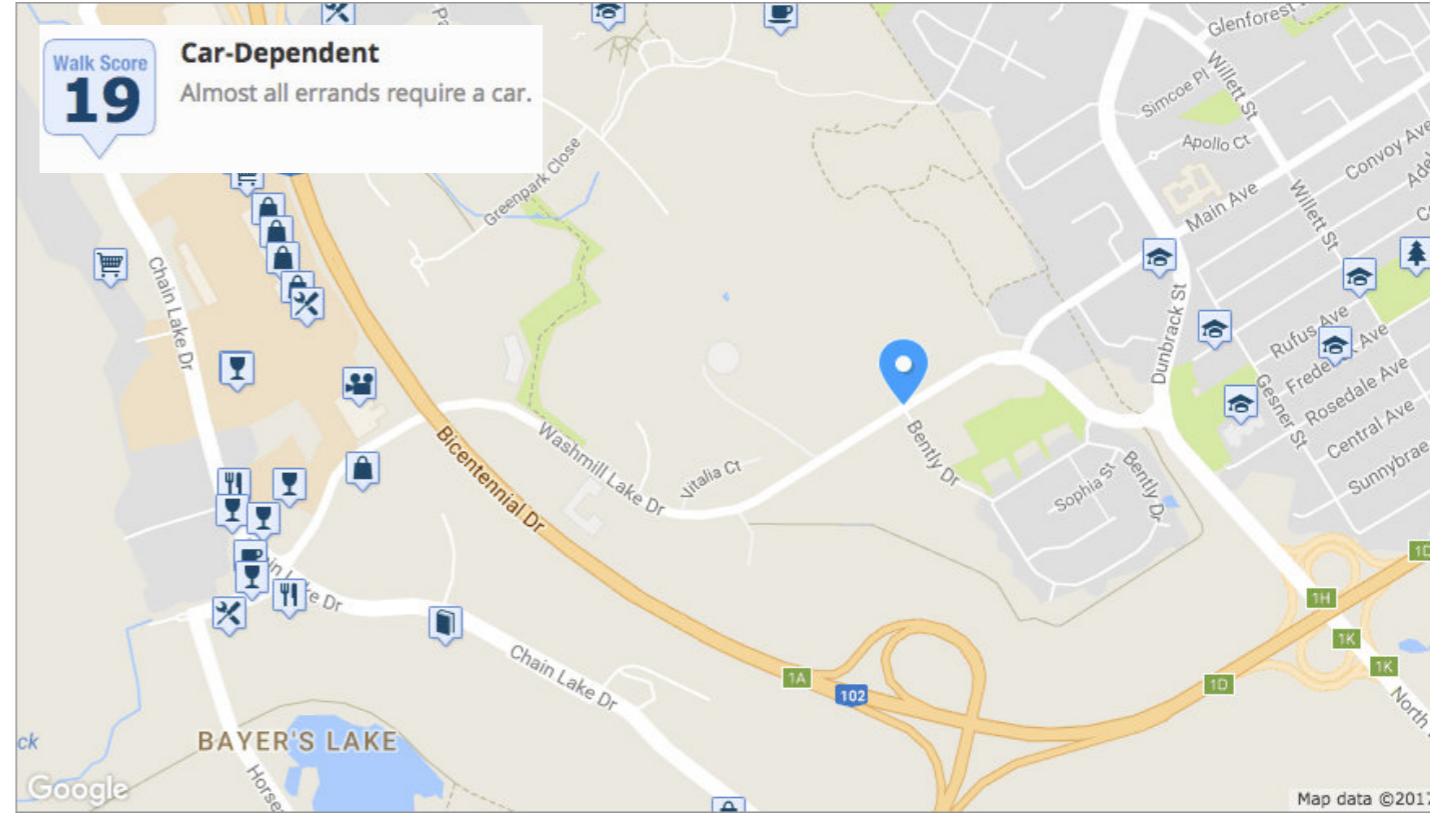
# Harbour Isle



# Baker Drive



# Washmill Lake



# ACCESS TO AMENITIES

