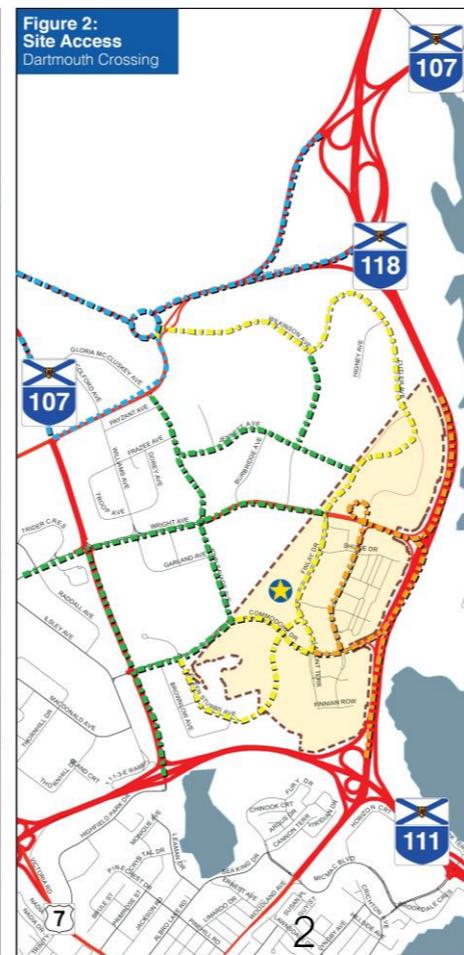
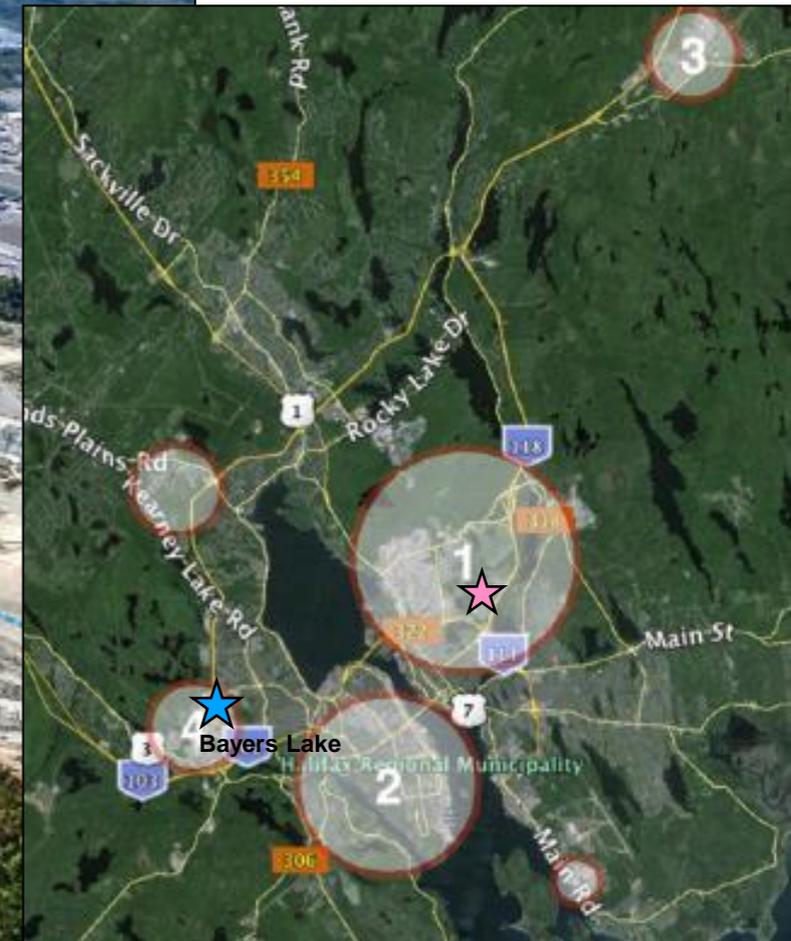


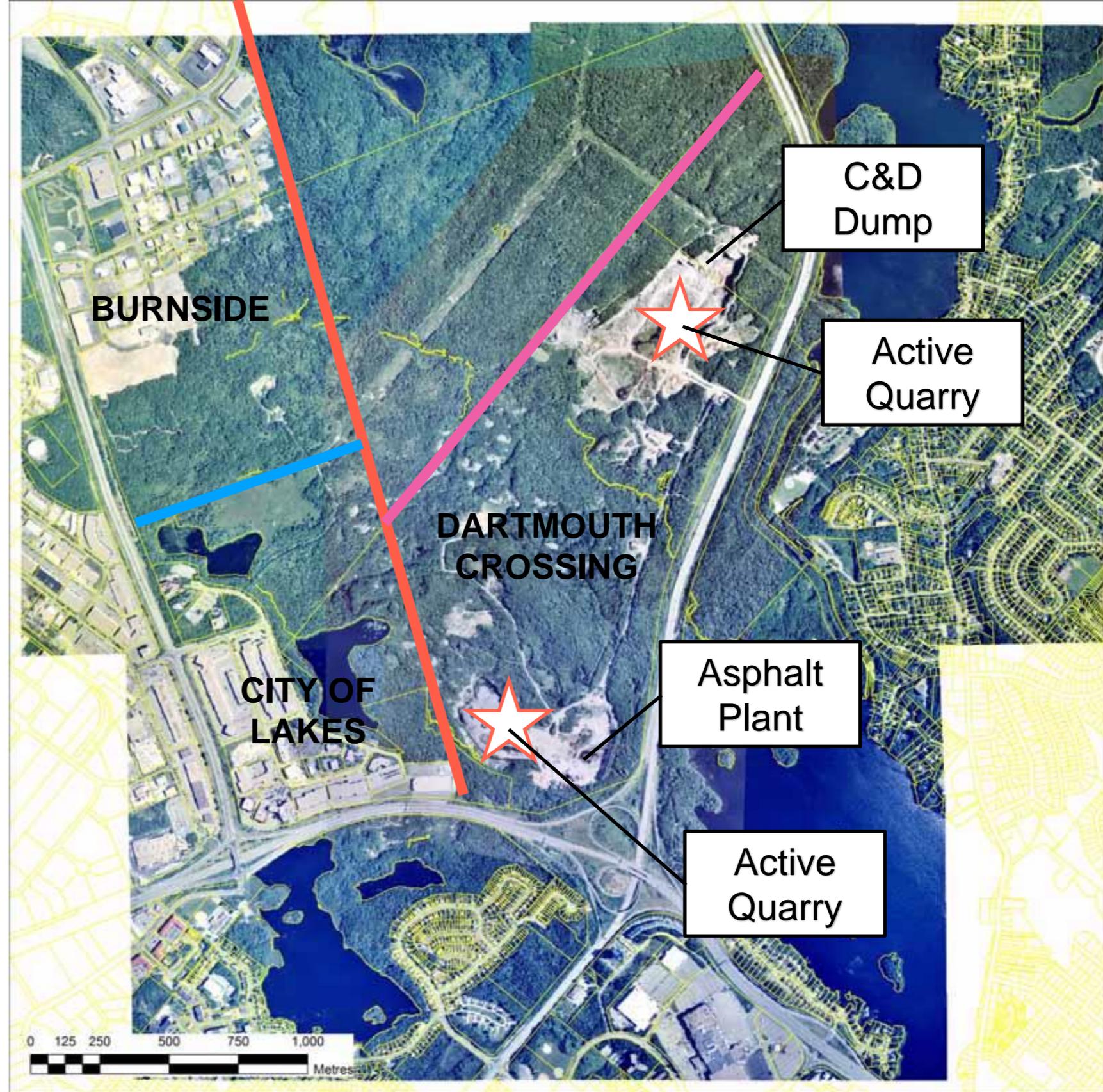


Site proximity to major regional employment centres





1982
Maximum Quarry Activity



HISTORIC BROWNFIELD USES



Grassy Brook at Fish Park, 2004



Grassy Brook at Fish Park, Spawning Bed



Trout From
Grassy Brook
Post-
Rehabilitation

GRASSY BROOK RESTORATION PLAN



COMPLETED FISH PARK

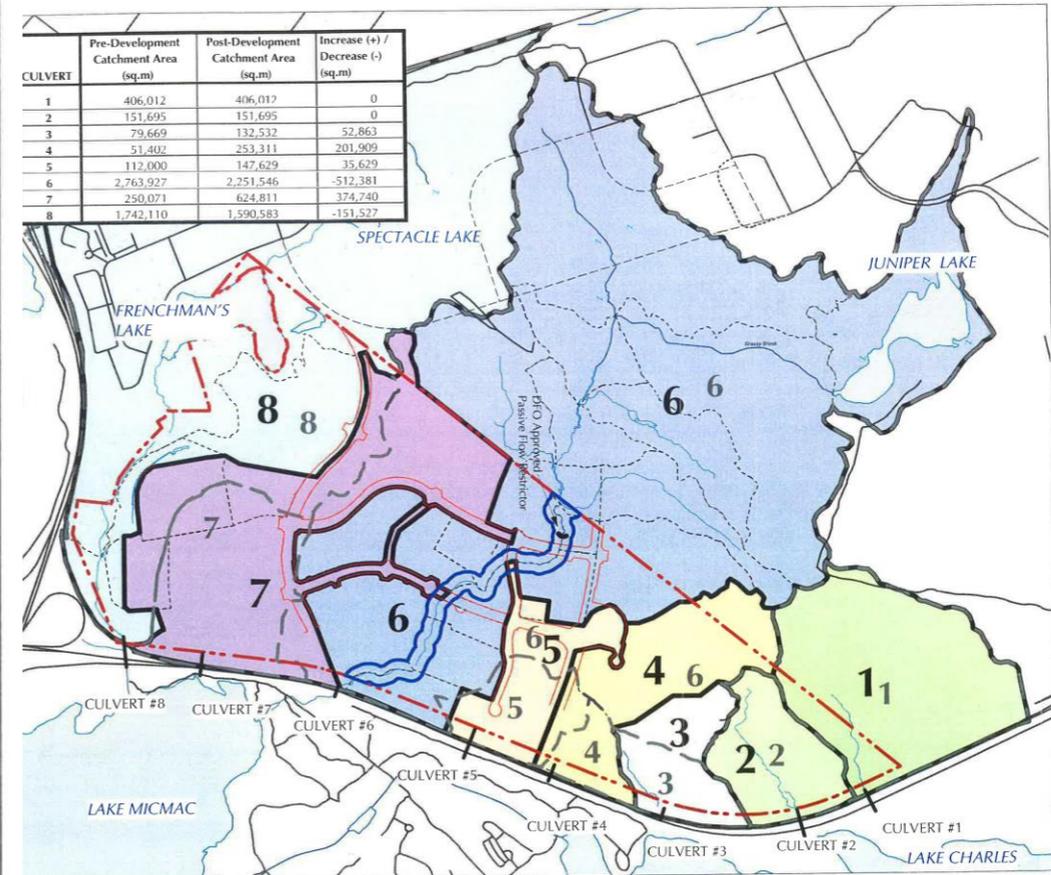
**Dartmouth Crossing:
Tentative Stormwater
Management Plan**

FINAL

Prepared for:
Dartmouth Crossings Limited

Prepared by:
EDM•Environmental Design
and Management Ltd.
Neill & Gunter Nova Scotia
Ian MacCallum
Dale Knox, P.Eng

February 2006



**DARTMOUTH
CROSSING
TENTATIVE SUBDIVISION
APPLICATION**

**FIGURE 3.2
POST-DEVELOPMENT
OUTLET CATCHMENTS**

LEGEND:
 - Proposed Watershed Divide
 - - - Proposed Watershed Sub-Catchment
 - Existing Watershed Divide

GRID NORTH
 Scale 1:11,000
 0 500 METRES
 0 2500 FEET

**Dartmouth
CROSSING**
EDM
 ENVIRONMENTAL DESIGN
 AND MANAGEMENT LIMITED
 FEBRUARY 6, 2006



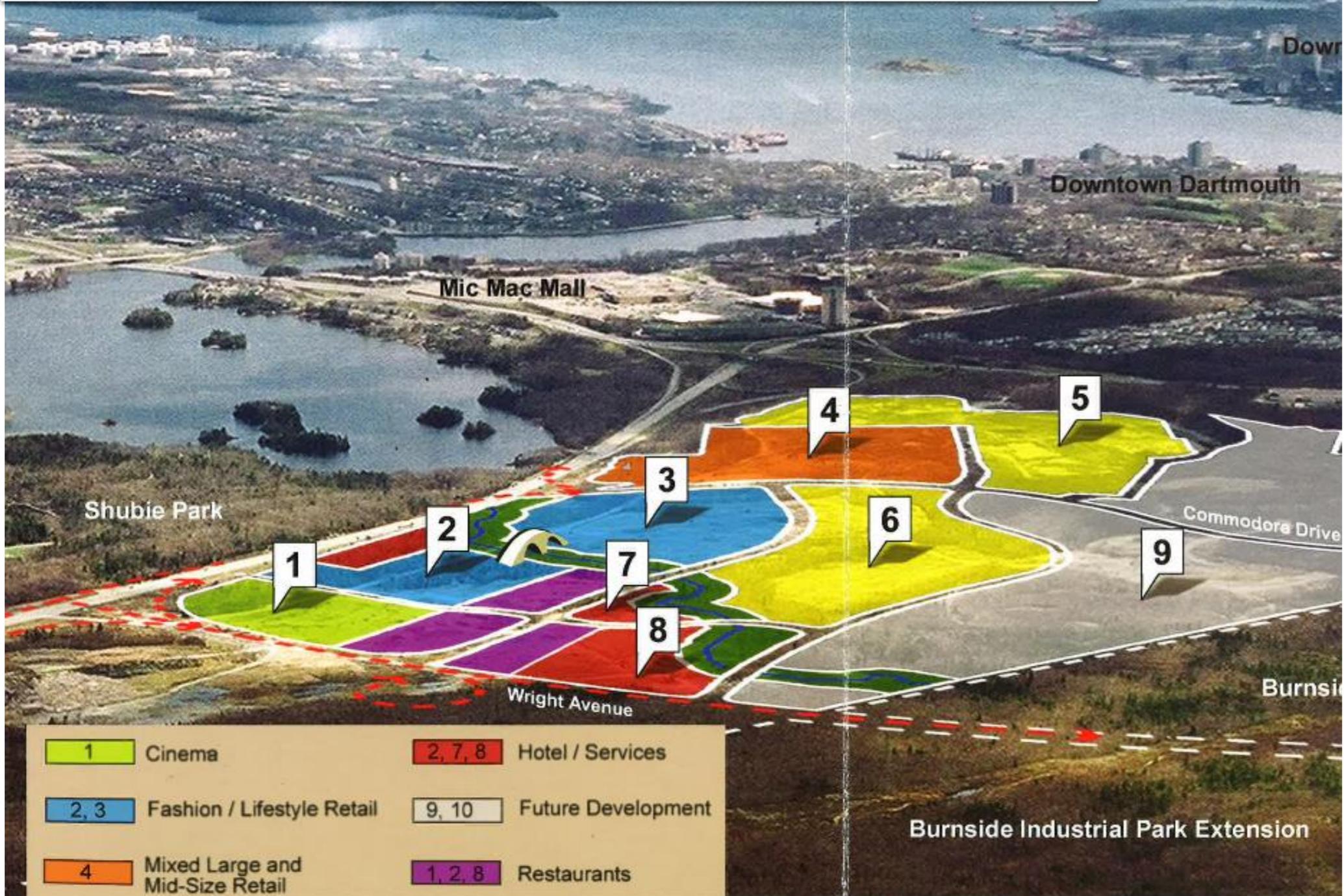
**DARTMOUTH
CROSSING
TENTATIVE SUBDIVISION
APPLICATION**

**FIGURE 3.1
PROPOSED DEVELOPMENT**

GRID NORTH

**Dartmouth
CROSSING**
EDM
 ENVIRONMENTAL DESIGN
 AND MANAGEMENT LIMITED
 FAHEY & ASSOCIÉS
 NOVEMBER 21, 2005

- 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 units²



PLANNING CONTEXT

**BURNSIDE INDUSTRIAL PARK
MAJOR ROUTES
TRAFFIC ACCESS STUDY
DARTMOUTH**

FINAL REPORT

May 2001
1975/200

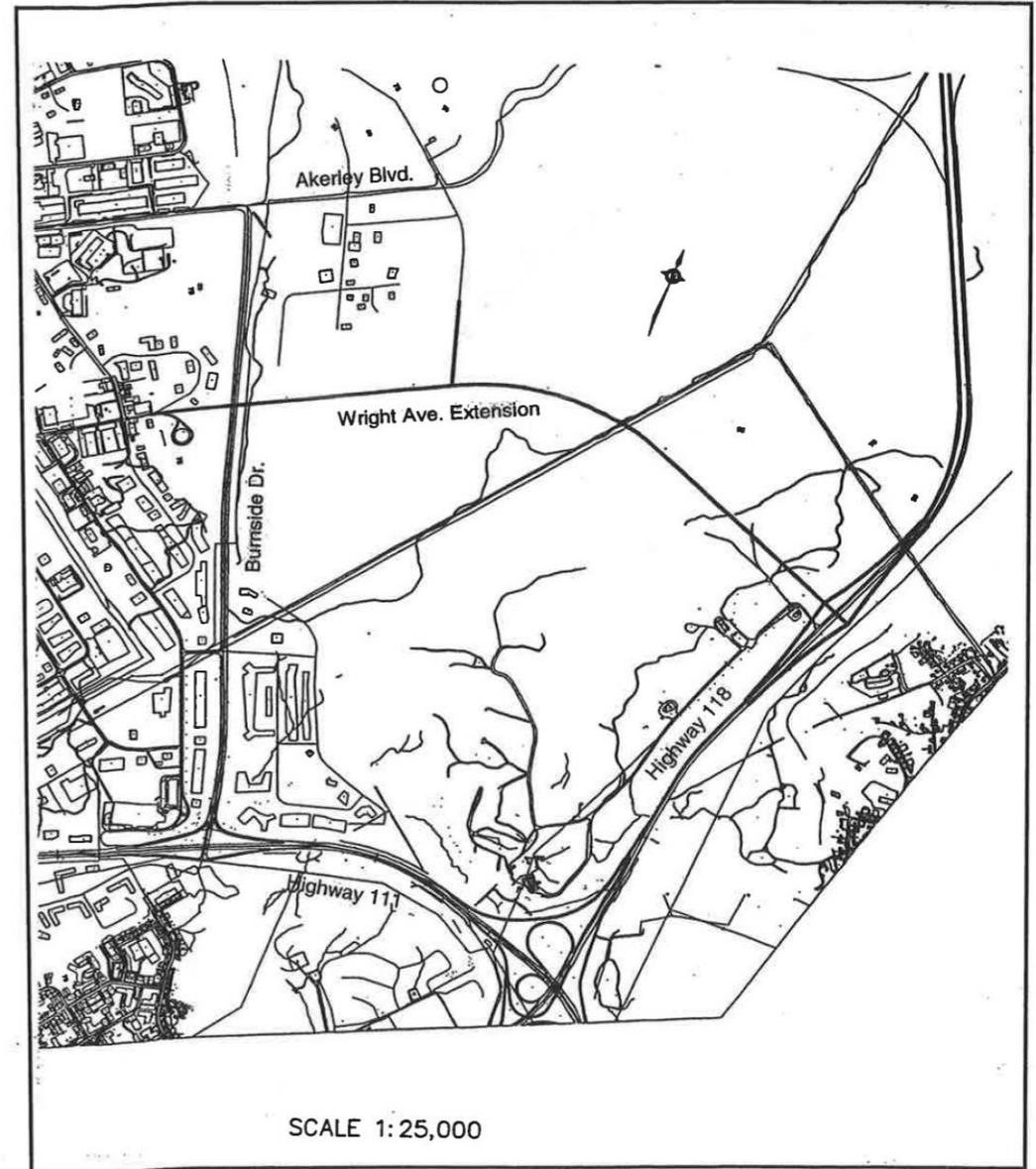


Figure 5.1: Concept Plan for Wright Avenue Extension



Wright Avenue Extension
and Highway 118 Interchange
Traffic & Functional Design Review
Burnside Business Park
and
Countryview Centre

In Association with:
Neill and Gunter Limited
EDM Environmental Design and Management Limited

Prepared For:
North American

September, 2004

This report summarizes key traffic impact findings for the proposed Countryview Centre. The approximately 500 acre site is located immediately west of Highway 118, north of Highway 111 in the (former) City of Dartmouth. The lands represent a logical future extension of the Burnside Business Park. Countryview Centre land use statistics are summarized as follows:

- 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 units¹¹
(Mixed/Medium Density)

Mark VanZyl
EDM



SITE CONTEXT

B GROUP Countryview Centre, Halifax
6891-03, October 04

Figure 1

Internal Traffic Study
for
Dartmouth Crossing Retail Centre
(formerly Countryview Centre)

In Association with:
Neill and Gunter Limited
EDM Environmental Design and Management Limited

Prepared For:
North American

August, 2005

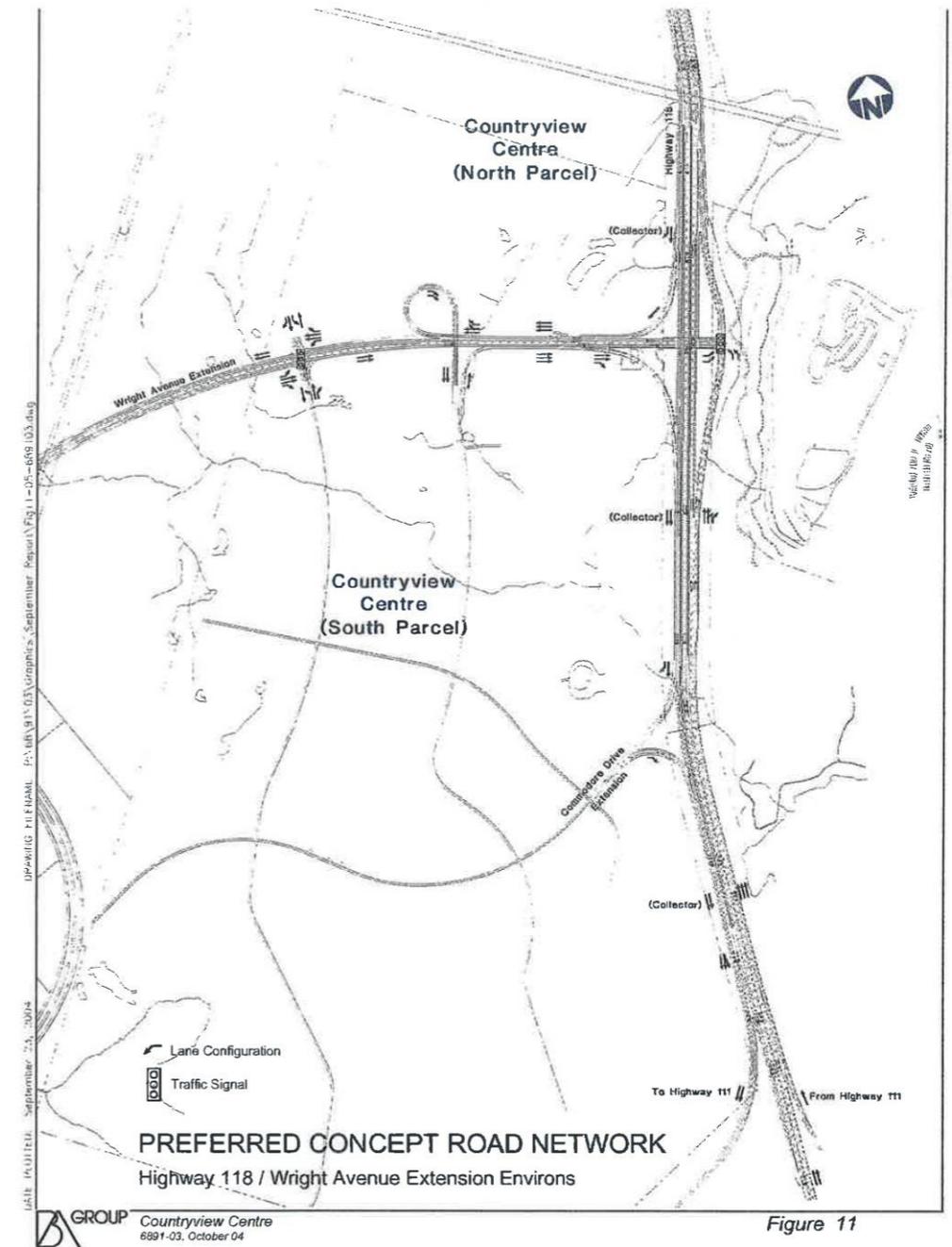
BA Group previously prepared a report, *Wright Avenue Extension and Highway 118 Traffic & Functional Design Review*, October 2004 (referred to herein as the "BA Group External Traffic Report"). This prior document established the key 'external' road linkages required to support comprehensive build-out of Dartmouth Crossing (and other area redevelopment within Burnside Business Park) in the context of long-term travel forecasts. Key recommended external road improvements are conceptually illustrated in Figure 1 (Figure 11 extracted from BA Group External Traffic Report).

Site development statistics and 'external' traffic forecasts for the comprehensive site remain unchanged from the prior BA Group External Traffic Report. These are summarized as follows:

- 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 units⁵

DRAWING FILENAME: P:\6891\03\Graphics\Fig01-00-669103.dwg

DATE PLOTTED: August 30, 2005



PREVIOUSLY RECOMMENDED EXTERNAL ROAD LINKAGES

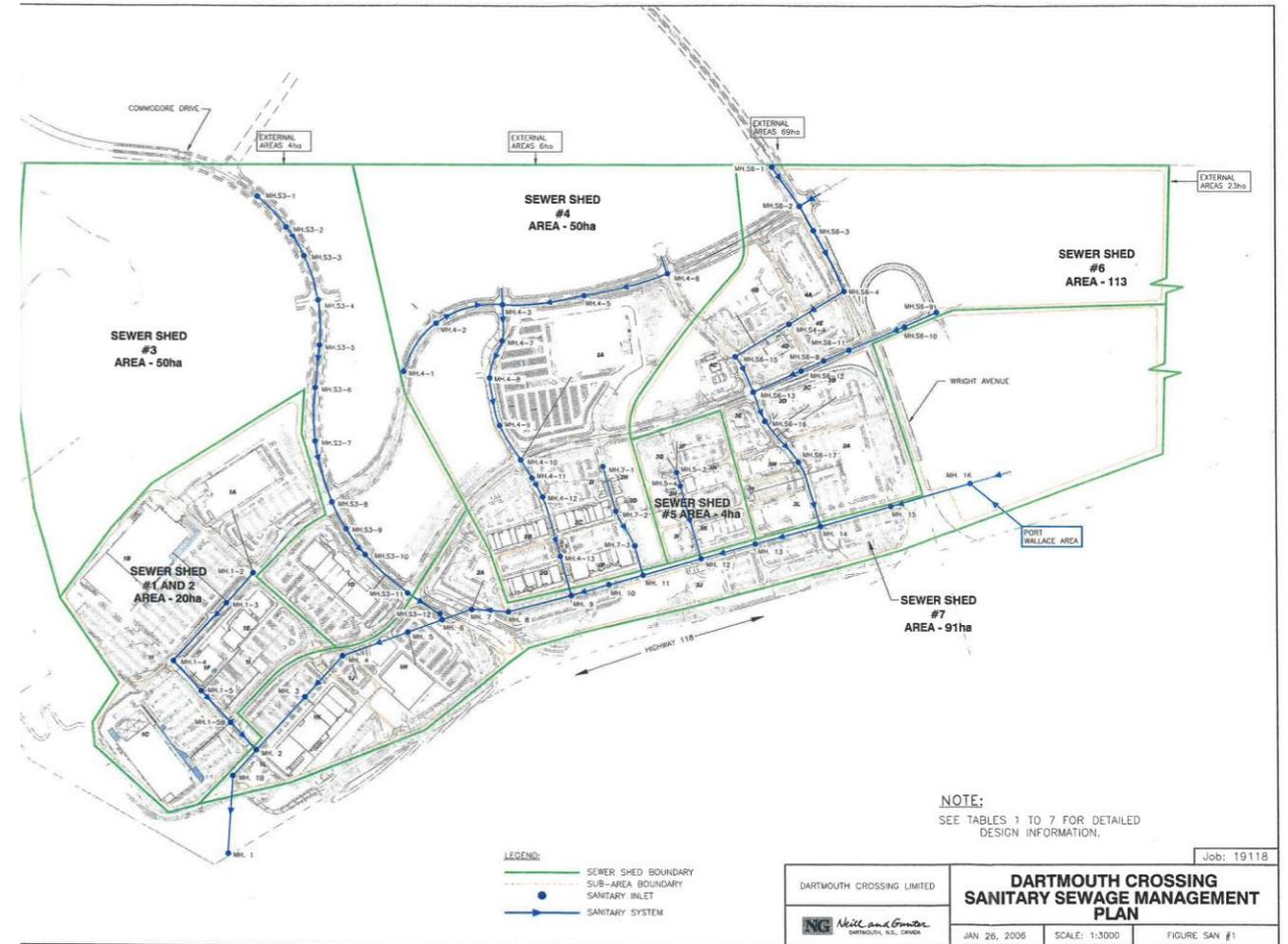
**DARTMOUTH CROSSING DEVELOPMENT
(formerly Countryview Development)
SANITARY SEWERAGE SYSTEM**

DESIGN BRIEF

Prepared by:

Neill and Gunter (Nova Scotia) Limited
130 Eileen Stubbs Avenue, Suite 1 South
Dartmouth, Nova Scotia B3B 2C4

NGNS Job No. 19118



Neill and Gunter (Nova Scotia) Limited



February 6, 2006



PLANNING CONTEXT

**DARTMOUTH CROSSING LIMITED
SITE MAP**

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

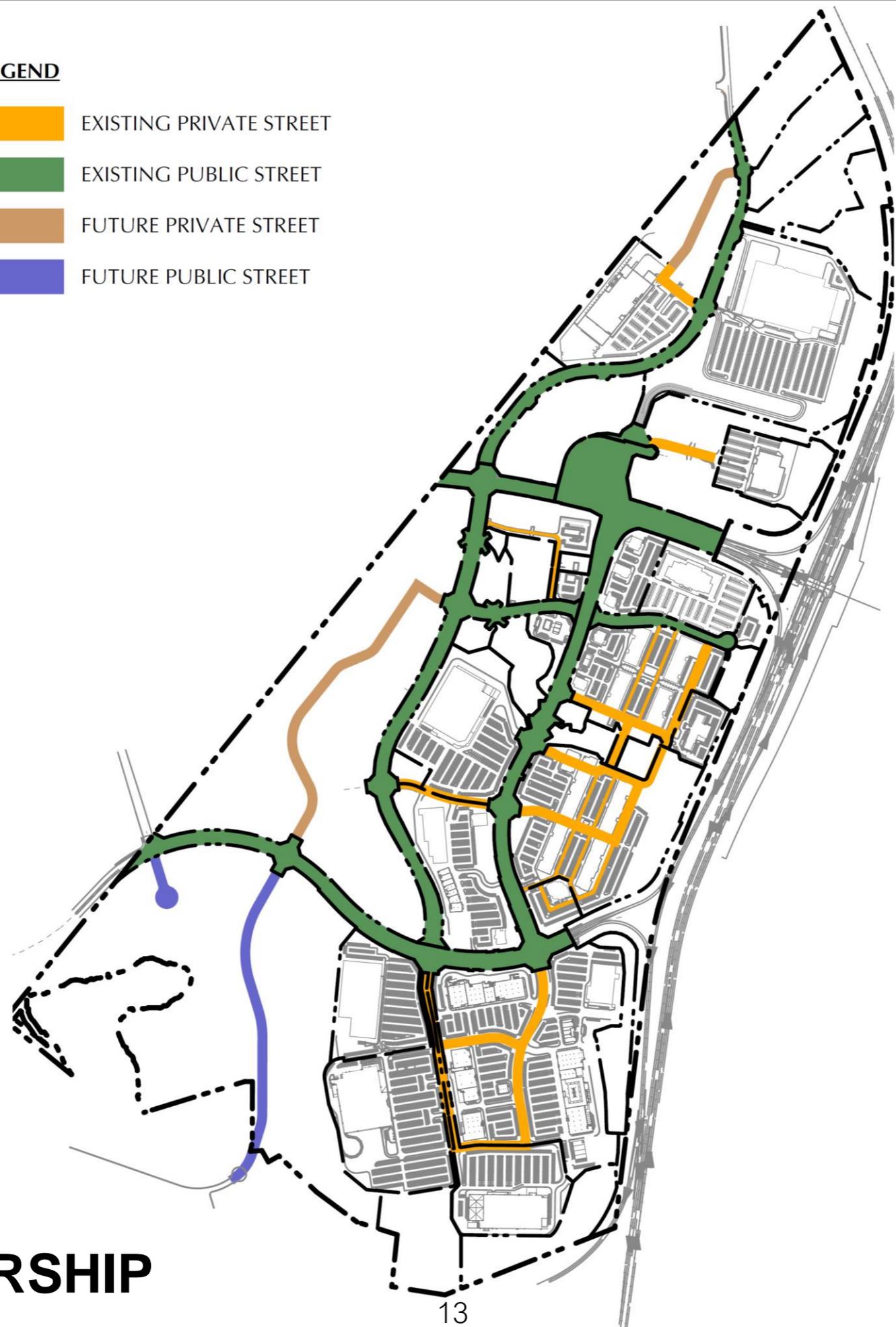
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DATE:
2018-02-09

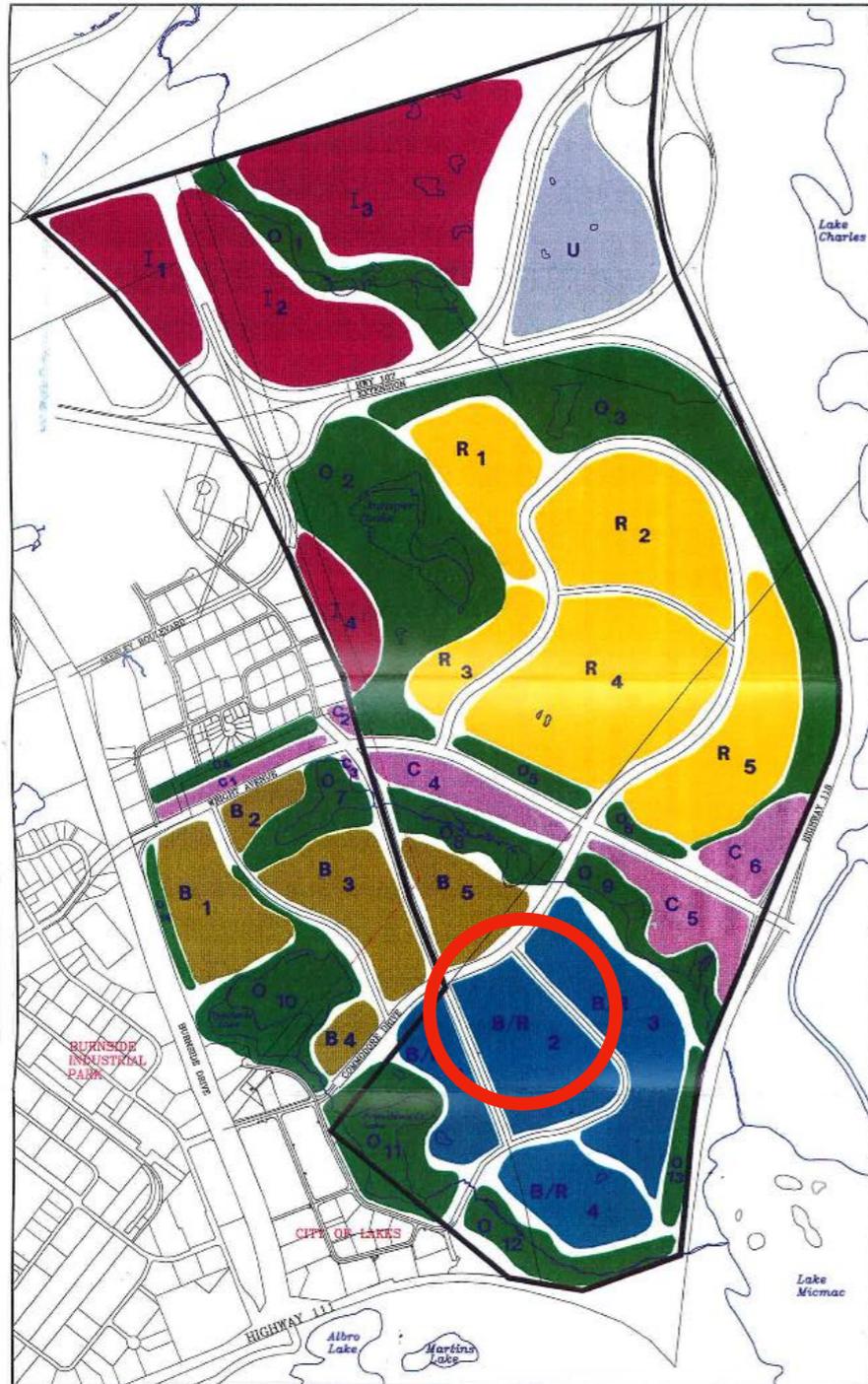


LEGEND

-  EXISTING PRIVATE STREET
-  EXISTING PUBLIC STREET
-  FUTURE PRIVATE STREET
-  FUTURE PUBLIC STREET



STREET OWNERSHIP

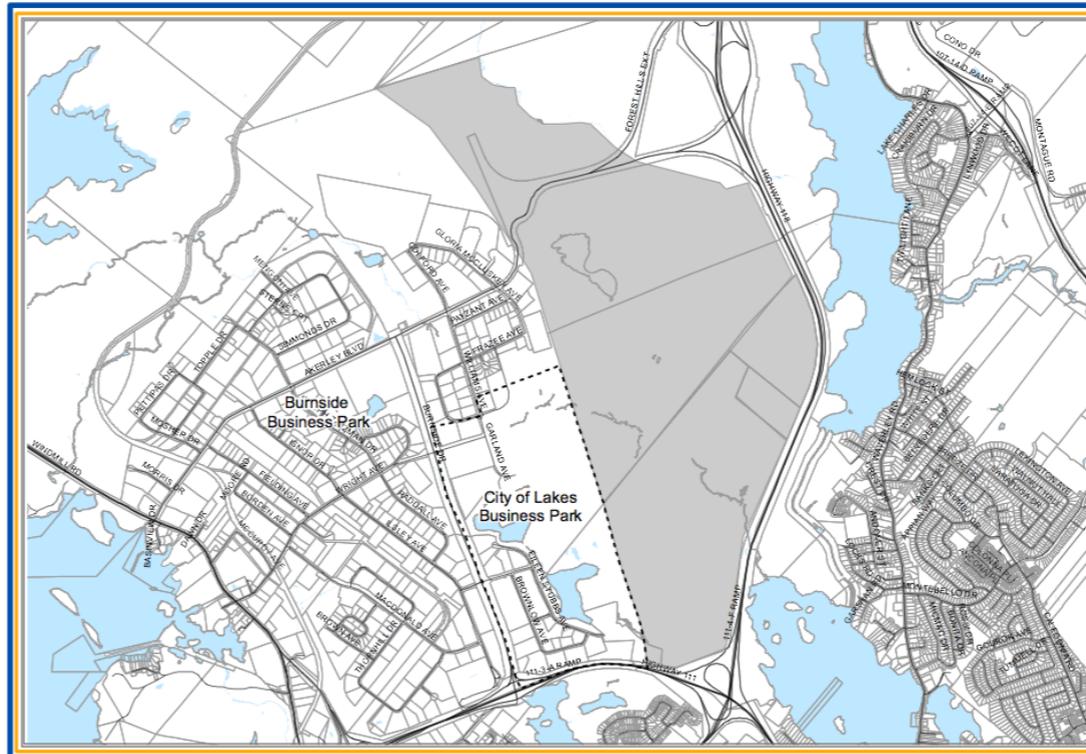


North Dartmouth Planning Study
City of Dartmouth

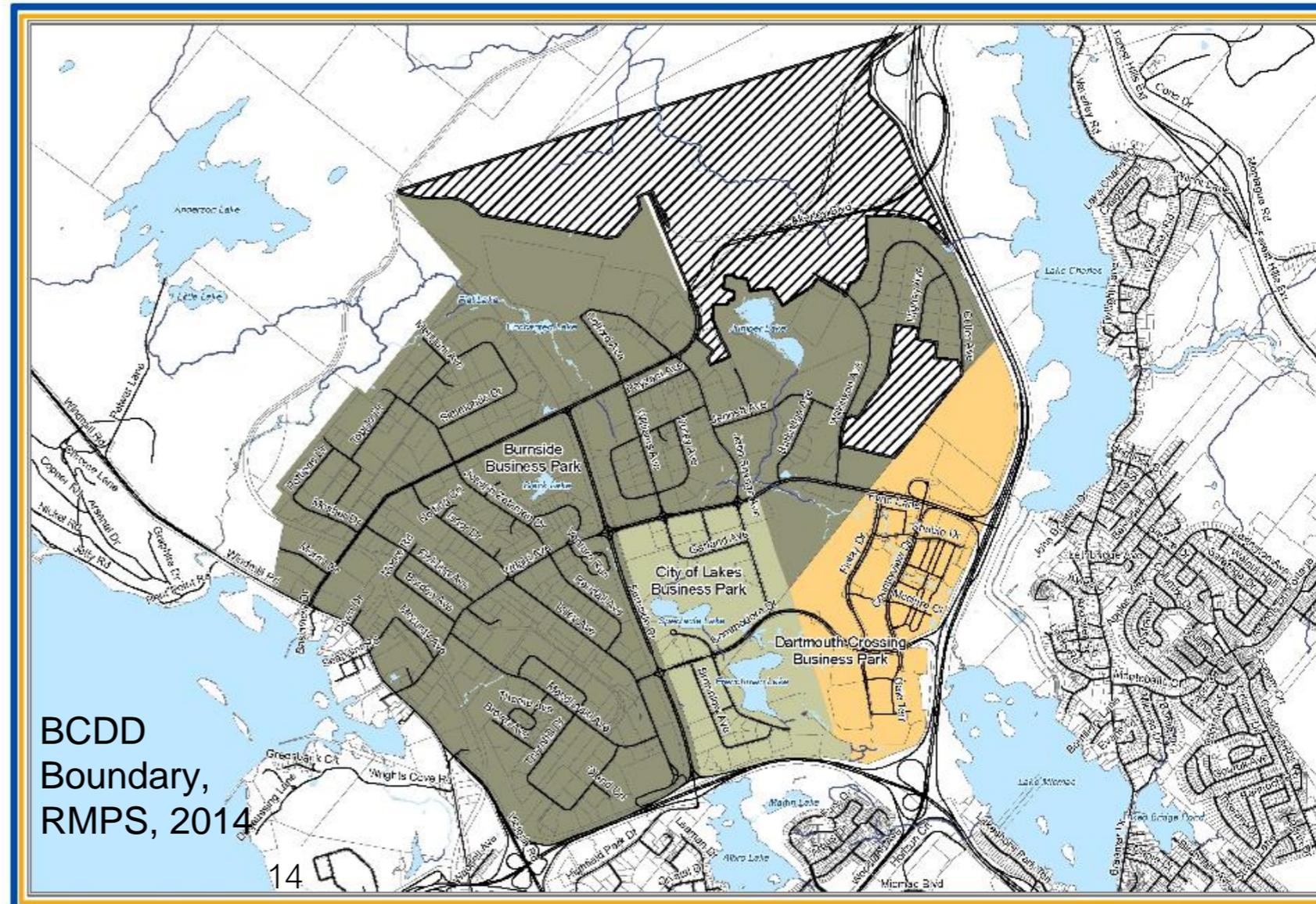
0 300 600 Metres

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

PLANNING CONTEXT



BCDD
Boundary,
RMPS, 2006

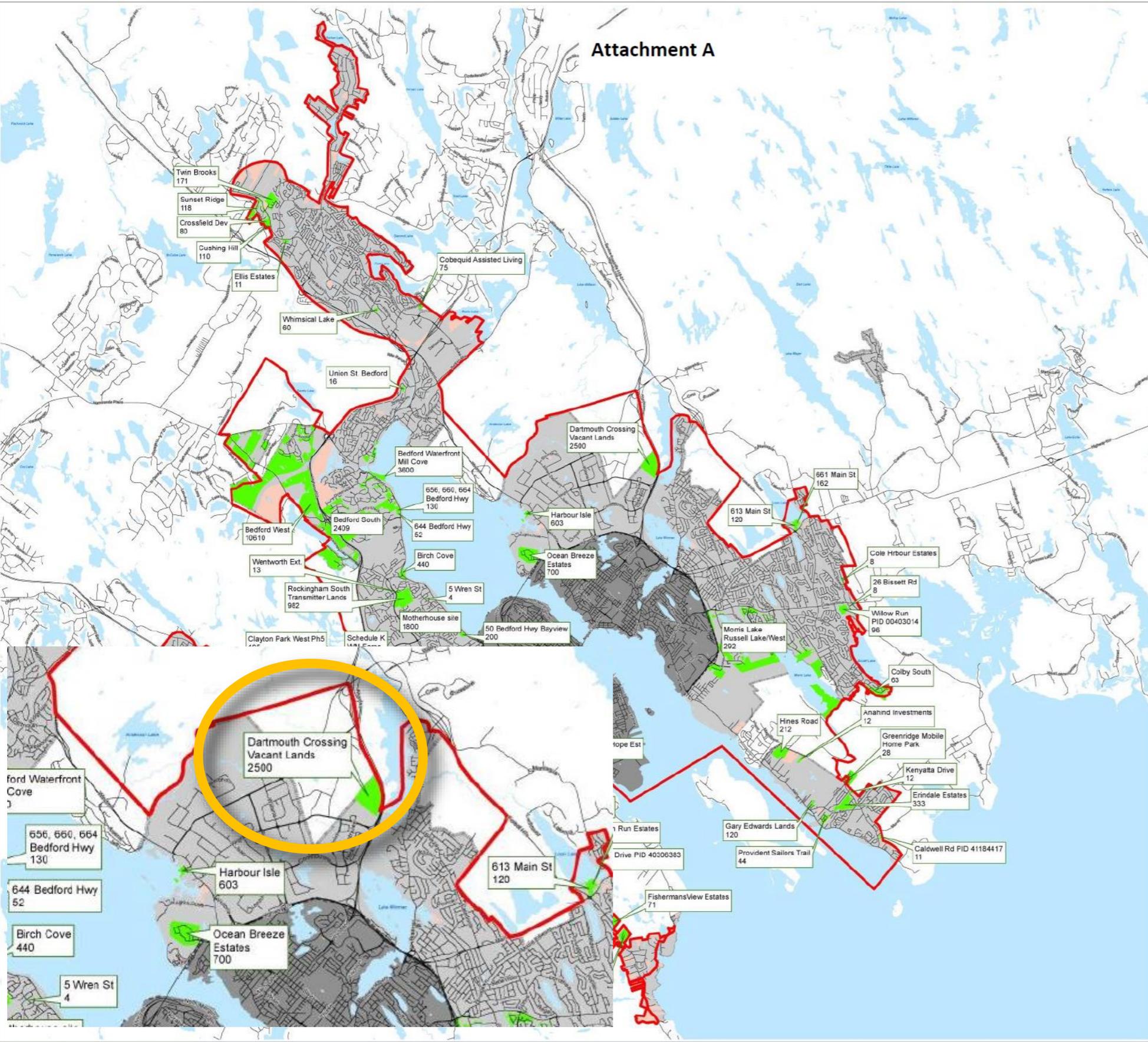


BCDD
Boundary,
RMPS, 2014

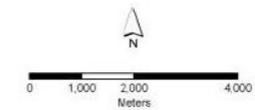
Attachment A

Inventory of Suburban Serviceable Lands

-  Urban Transit Service Boundary
-  Regional Centre Boundary
-  Urban Settlement Designation
-  Active Subdivision and/or Planning Applications 2013
-  Vacant Lands 2013
-  Label & dwelling unit count



October 2013



The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

The information presented in this map is intended to provide an illustration of projected build out capacity based upon master plan projects, potential large infill projects and potential vacant serviceable lands within the urban service area, excluding the regional centre.

This information was compiled from various sources and is as accurate as possible, however, it should be used as a general reference only for summary purposes.

Summary of Staff Reports on the BCDD					
Dartmouth Crossing					
Historical Summary - HRM Staff Reporting					
Report Date	Council	Report	Author(s)/ Approval	General Finding/Position	Notes
April 19, 2006	Regional Council	Regional Planning Strategy Report	Susan Corser Autin French Paul Dunphy Betty MacDonald	POSITIVE	Established the BCDD Policy
March 13, 2009	Harbour East	Case 01222: Rezoning - Dartmouth Crossing	Joseph Driscoll Austin French	POSITIVE	Recommended Rezoning the North Quarry (Ikea Area) to BCDD
January 14, 2014	COW	RP+5: HRM Regional Municipal Planning Strategy	Paul Morgan Susan Corser Austin French Greg Keefe	POSITIVE	Reaffirmed the BCDD Policies and moved them to the Dartmouth SMPS
October 28, 2015	Harbour East	Case 20132: Rezoning a portion of Dartmouth Crossing, Dartmouth	Ben Sivak Kelly Denty	POSITIVE	Reverted Ikea area to I-2 from BCDD
March 14, 2018	Harbour East	Case 20395: LUB Amendment and Development Agreement for Multi-unit Residential Buildings in Dartmouth Crossing, Dartmouth	Jennifer Chapman Maggie Holm	POSITIVE	DA for the Residential Area off of Finlay Drive
November 18, 2020	Regional Council	Case 20396: Planning Policy Review of the Burnside Comprehensive Development District	Sean Gillis	NEGATIVE	After a 5 year delay, a staff report that does not address the application made by EDM/DCL.

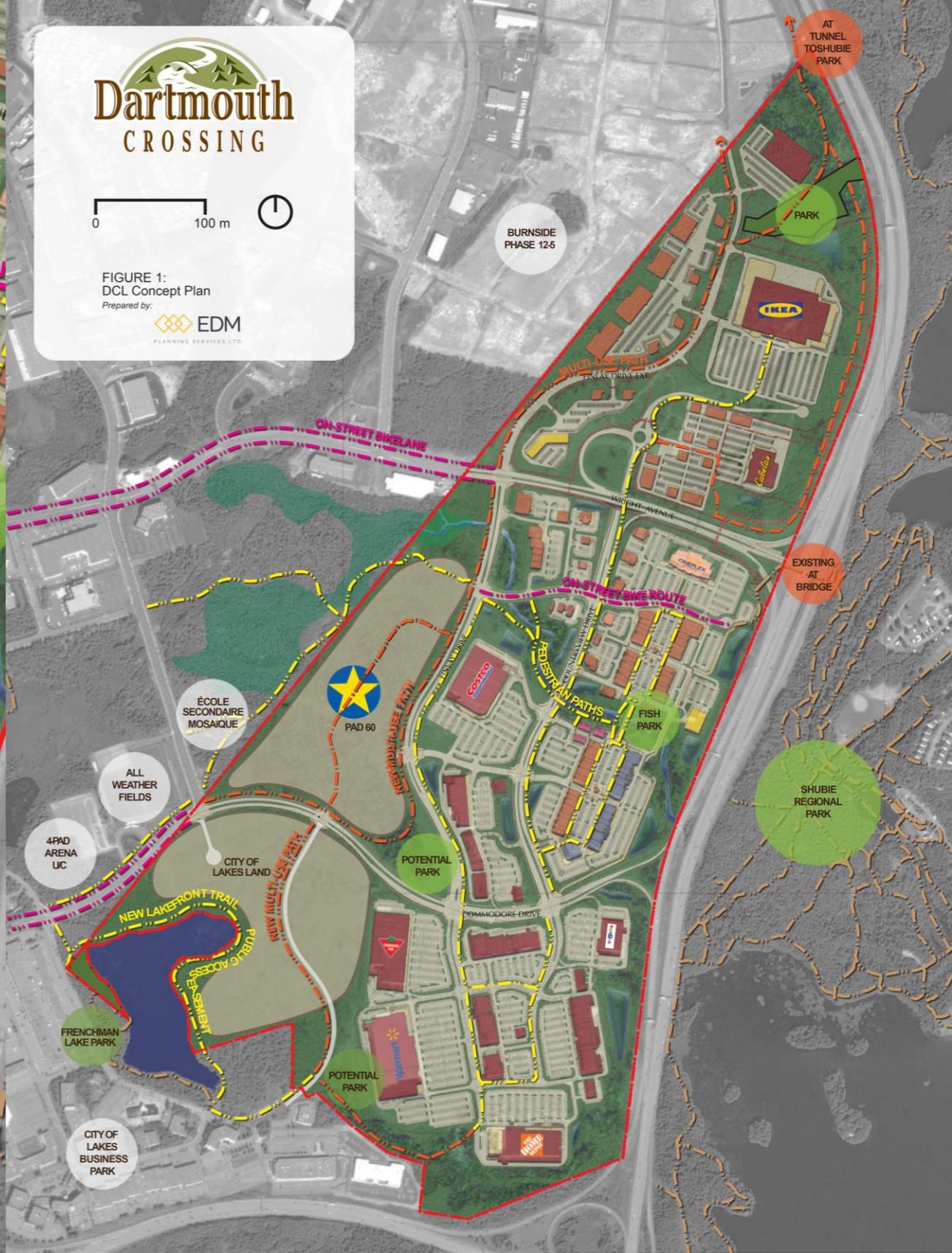


**Dartmouth
CROSSING**

0 100 m

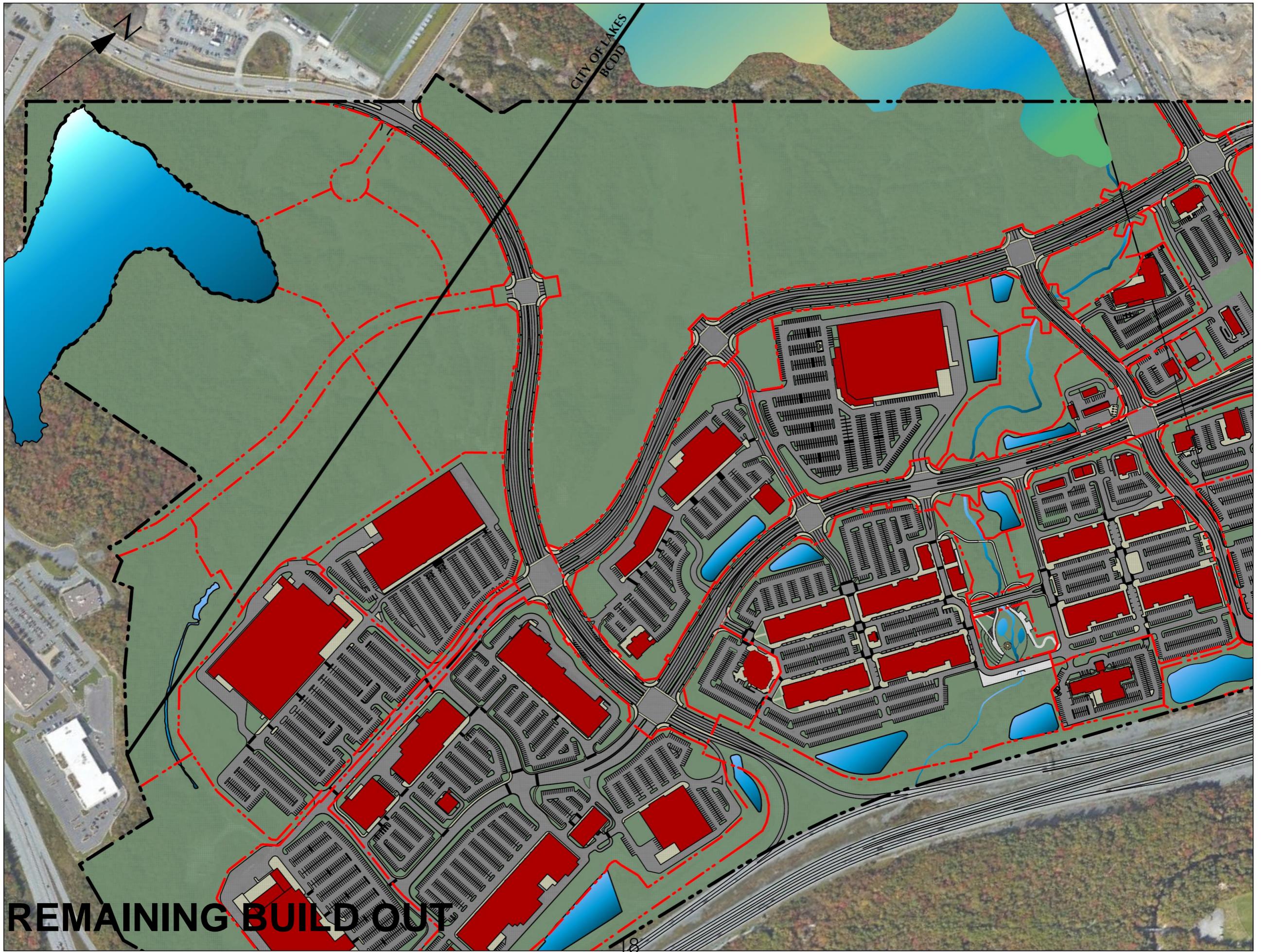
FIGURE 1:
DCL Concept Plan
Prepared by:

EDM
PLANNING SERVICES LTD.



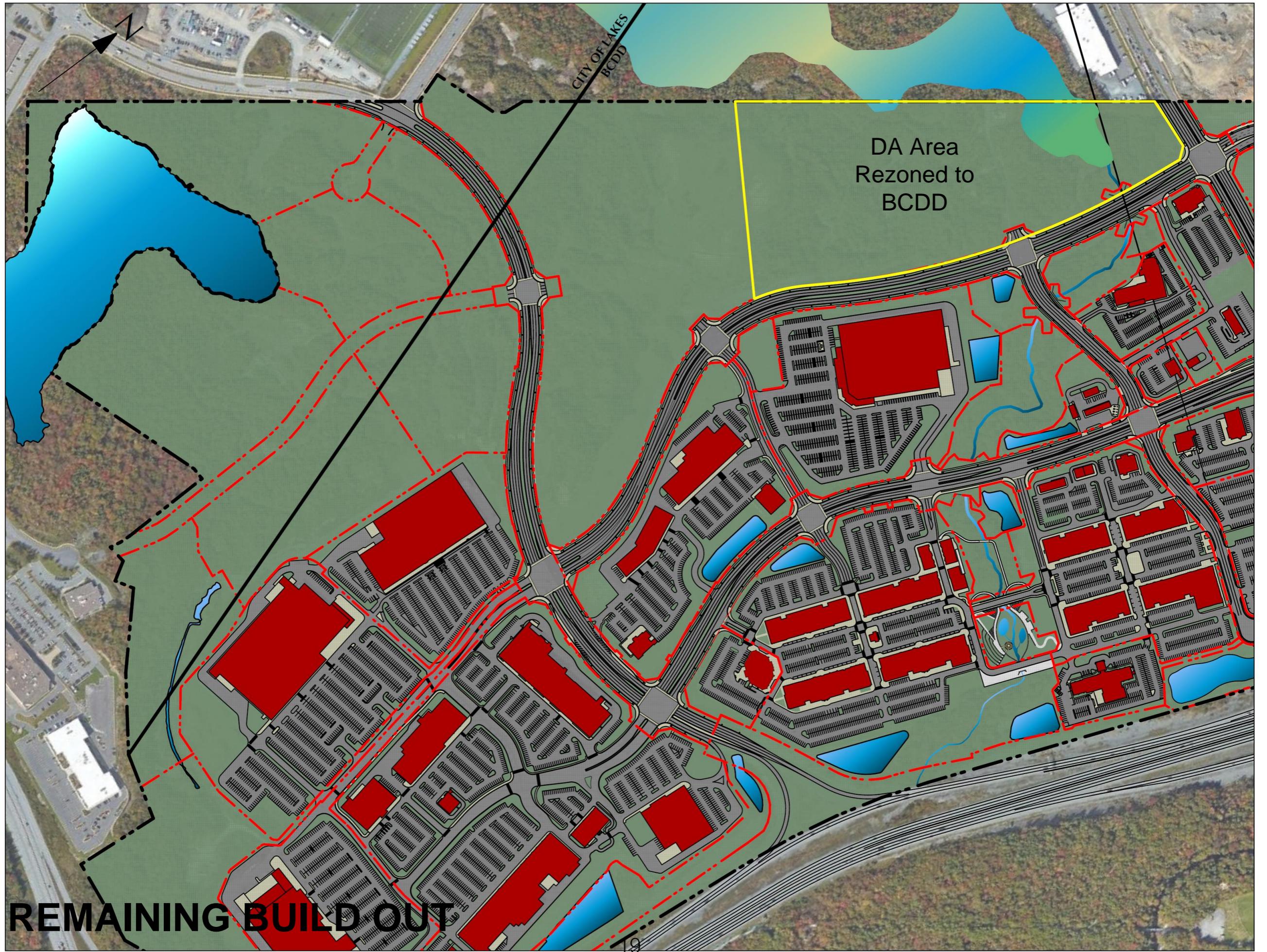
Current Concept Plan with Trail Linkages - 2021

BIKE AND PEDESTRIAN TRAILS



REMAINING BUILD OUT

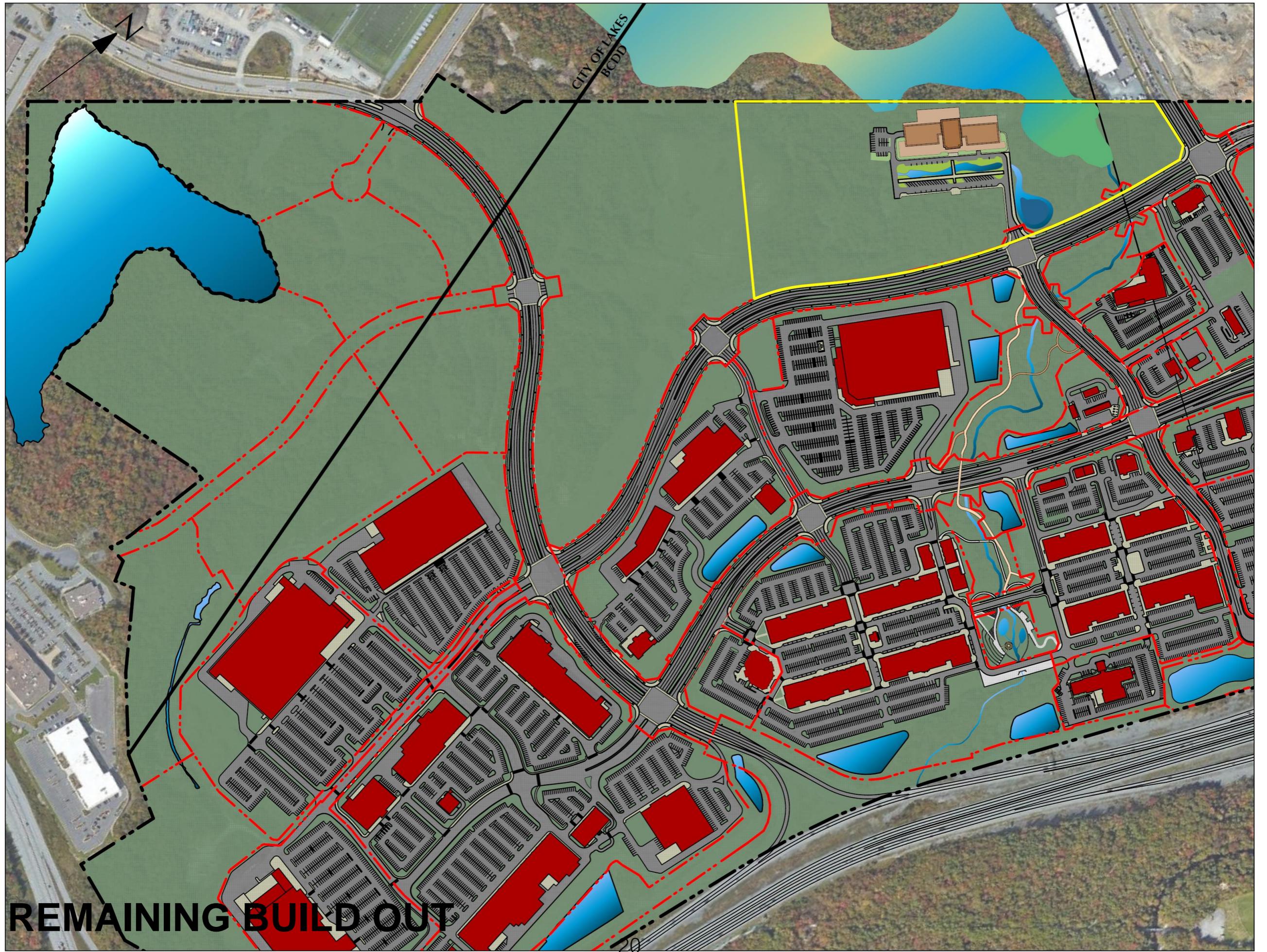
CITY OF LAKES
BCDD



CITY OF LAKES
BCDD

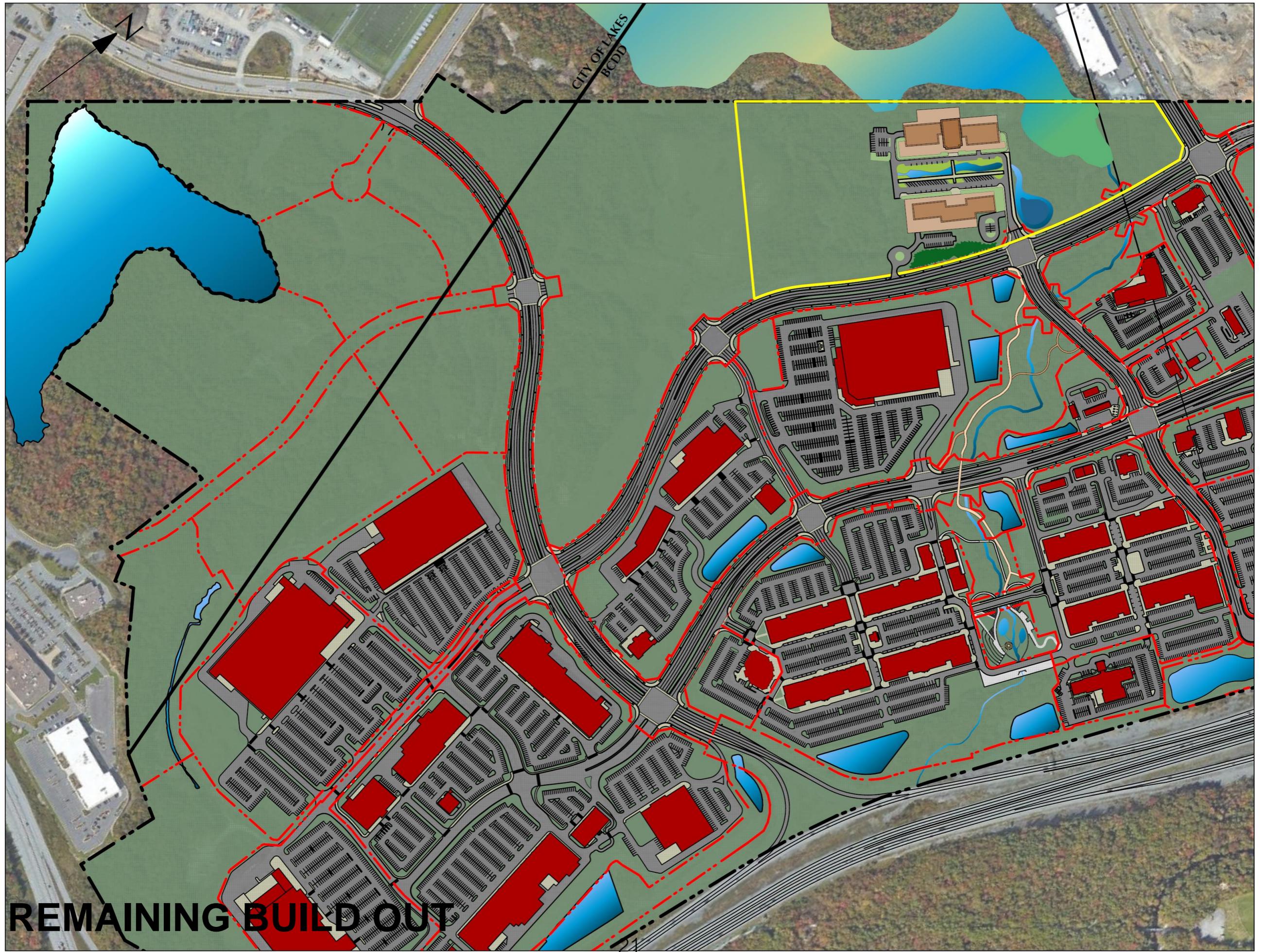
DA Area
Rezoned to
BCDD

REMAINING BUILD OUT



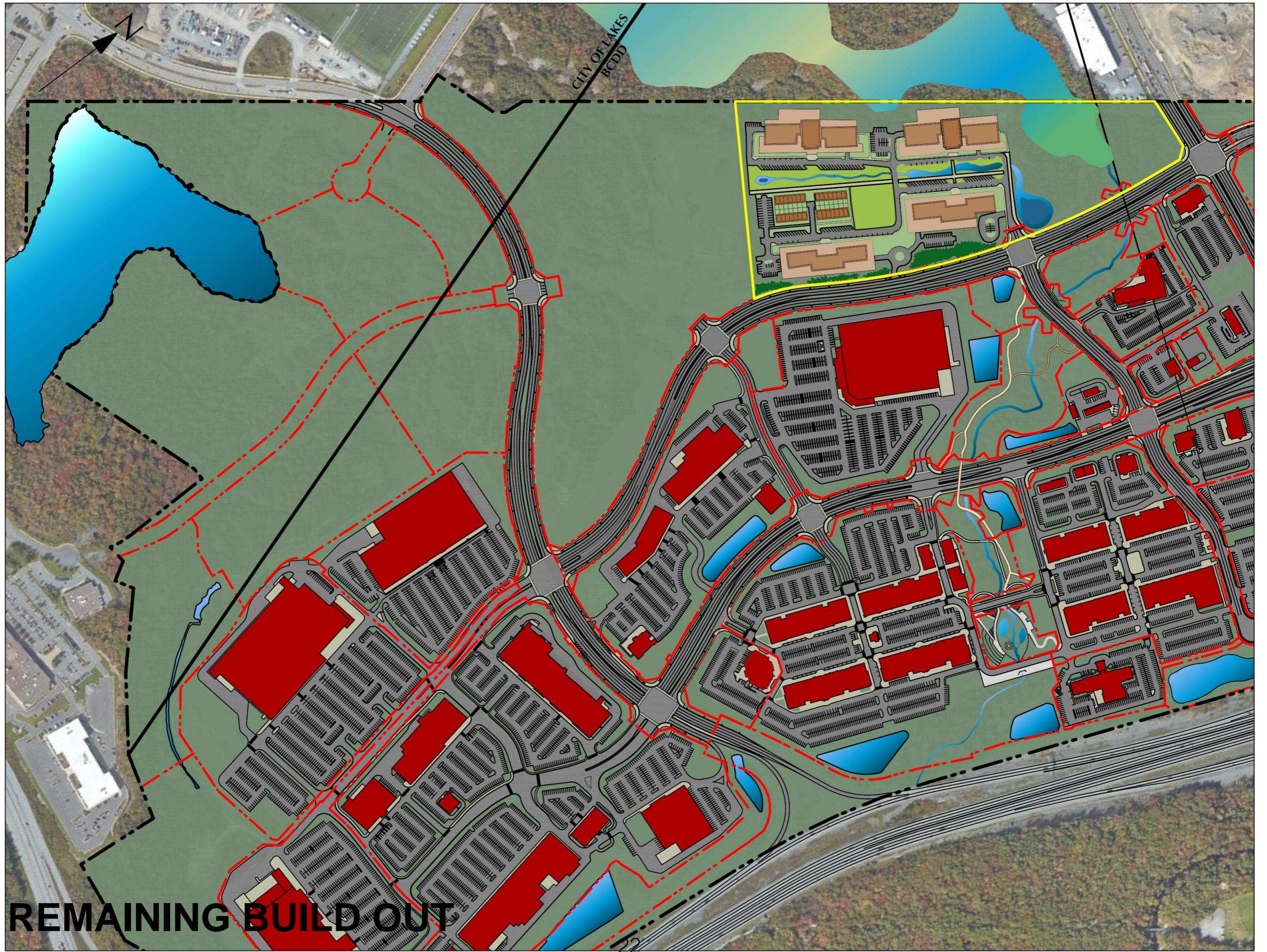
CITY OF LAKES
BCDD

REMAINING BUILD OUT



CITY OF LAKES
BCDD

REMAINING BUILD OUT



REMAINING BUILD OUT

CITY OF LAKES
BCDD



CITY OF LAKES
BCDD

FUTURE

FUTURE

REMAINING BUILD OUT

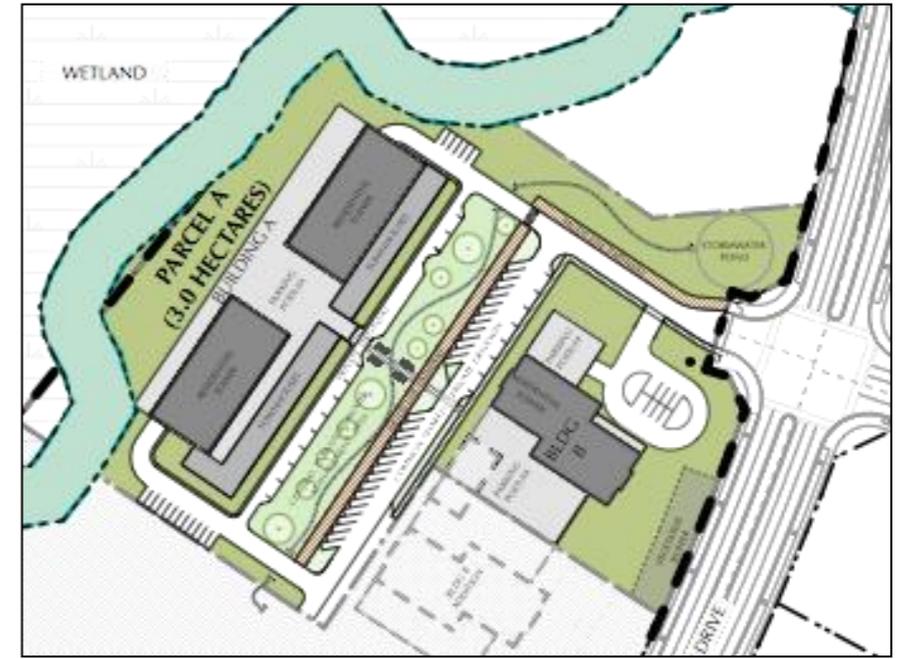




RESIDENTIAL INTEGRATION







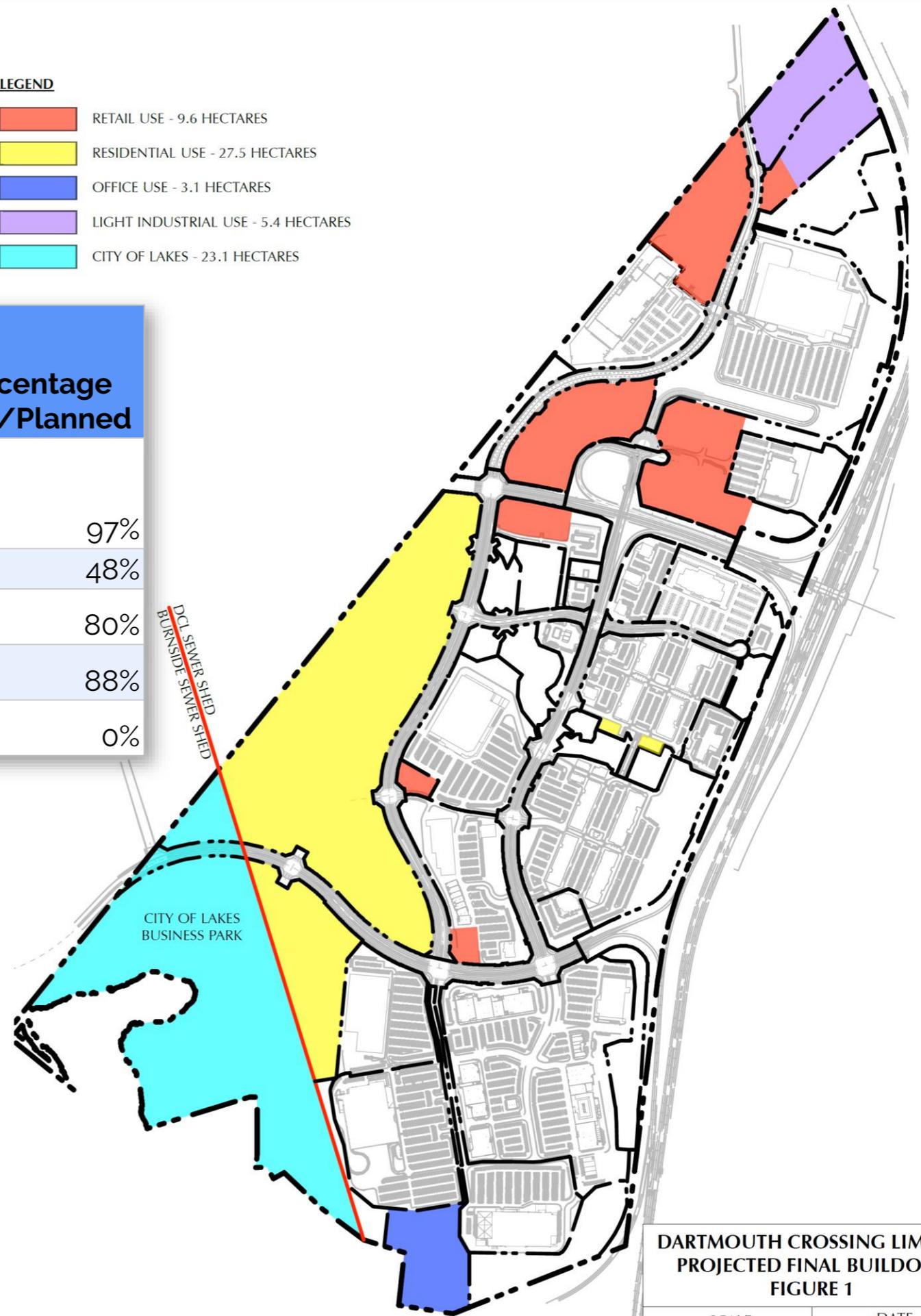


VAUBAN ECODESIGN, GERMANY

LEGEND

- RETAIL USE - 9.6 HECTARES
- RESIDENTIAL USE - 27.5 HECTARES
- OFFICE USE - 3.1 HECTARES
- LIGHT INDUSTRIAL USE - 5.4 HECTARES
- CITY OF LAKES - 23.1 HECTARES

Use	Allotted Space (sq ft)	Approximate Build Out/Planned to Date (sq ft)	Percentage Built/Planned
Box Retail/Cinema/Restaurant	1,700,700	1,649,700	97%
Office	300,300	144,100	48%
Light Industrial	200,200	160,200	80%
Hotel Rooms	400	350	88%
Residential	2500 units	0	0%



REMAINING DEVELOPMENT

DARTMOUTH CROSSING LIMITED
 PROJECTED FINAL BUILDOUT
 FIGURE 1

SCALE: NTS
 DATE: 2017-12-08

THIS IS NOT A BUILDING PERMIT

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION ACTIVITY

THIS PERMIT CERTIFIES COMPLIANCE WITH LAND USE BYLAW REQUIREMENTS ONLY, AND NO REVIEW WAS COMPLETED BY DEVELOPMENT ENGINEERING, THE HALIFAX REGIONAL WATER COMMISSION, THE BUILDING INSPECTOR, OR ANY OTHER AUTHORITY HAVING JURISDICTION.

PRIOR TO UNDERTAKING ANY CONSTRUCTION ACTIVITY, A BUILDING PERMIT IS REQUIRED TO CERTIFY COMPLIANCE WITH THE TECHNICAL REQUIREMENTS OF THE APPLICABLE BUILDING CODE REGULATIONS AND REQUIREMENTS OF THE ABOVE NOTED REVIEW AGENCIES.

DEVELOPMENT PERMIT

HRM File Number 166110

GRANTED TO

EDM ENVIRONMENTAL DESIGN

Project Description

CONSTRUCT COMMERCIAL BUILDING

Subject Property: PID #41215476 (Lot 1RL-1) 2 FINNIAN ROW, DARTMOUTH

Property owner(s): DARTMOUTH CROSSING LIMITED 1-2851 JOHN ST, MARKHAM L3R 5R7

APPROVAL CONDITIONS

DEVELOPMENT PERMIT APPROVED FOR 12 OFFICE BUILDINGS BASED ON THE INFORMATION PROVIDED. A THE TIME OF CONSTRUCTION, A SEPARATE PERMIT WILL BE REQUIRED FOR EACH BUILDING. ANOTHER DETAIL REVIEW WILL BE REQUIRED AT THAT TIME. ANY ALTERATION OF WETLANDS REQUIRE NSDEL APPROVAL PRIOR TO CONSTRUCTION. NO ENGINEERING INFORMATION SUPPLIED AT THIS TIME, FULL REVIEW WILL OCCUR AT BP APPLICATION.

This permit has been issued based on plans and specifications provided by the applicant. Any departure from the approved plans requires submission of revised plans and the approval of the Municipality in the form of a revised permit.

HALIFAX

PO Box 1749, Halifax, Nova Scotia B3J 3A5
Website: <https://www.halifax.ca/PermitsInspections>

Halifax: Tel: 490-5650; Fax: 490-4645

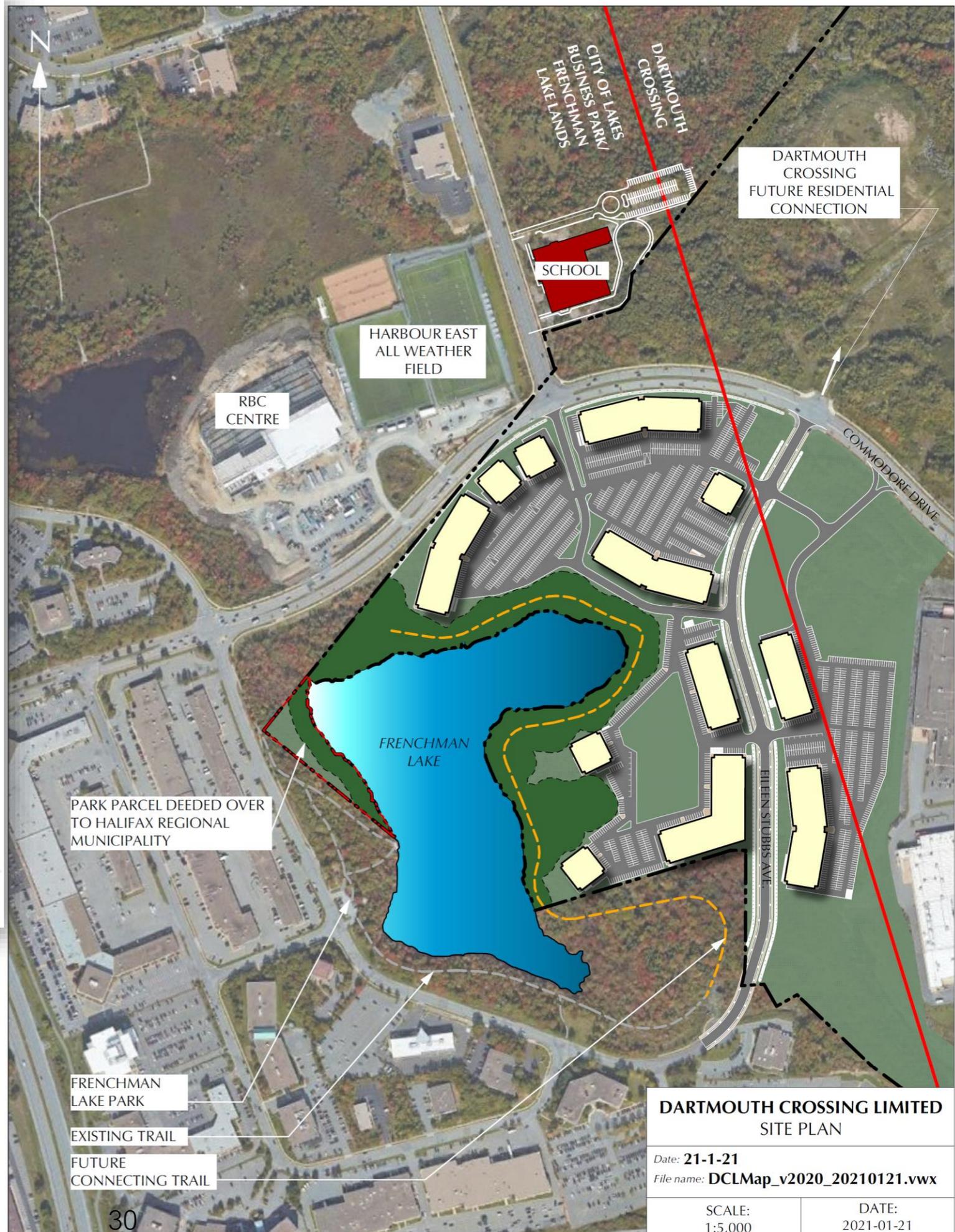
DATE OF ISSUANCE Wednesday, September 19, 2018

ISSUED BY TREVOR CREASER

SIGNATURE



FRENCHMAN LAKE



DARTMOUTH CROSSING LIMITED
SITE PLAN

Date: 21-1-21

File name: DCLMap_v2020_20210121.vwx

SCALE:
1:5,000

DATE:
2021-01-21



PAD60

DARTMOUTH CROSSING LIMITED PAD 60 - CONCEPT PLAN	
Date: 10/11/19 File name: DCLMap_EC.vwx	
SCALE: 1:4000	DATE: 2019-10-10





MICHAEL NAPIER ARCHITECTURE

PAD60





MICHAEL NAPIER ARCHITECTURE

PAD60





MICHAEL NAPIER ARCHITECTURE

PAD60





THANK YOU.

Dartmouth

CROSSING