

UPLAND



70 First Lake Drive - Lower Sackville, NS

PUBLIC INFORMATION MEETING

November 1st and 2nd, 2023



SITE HISTORY

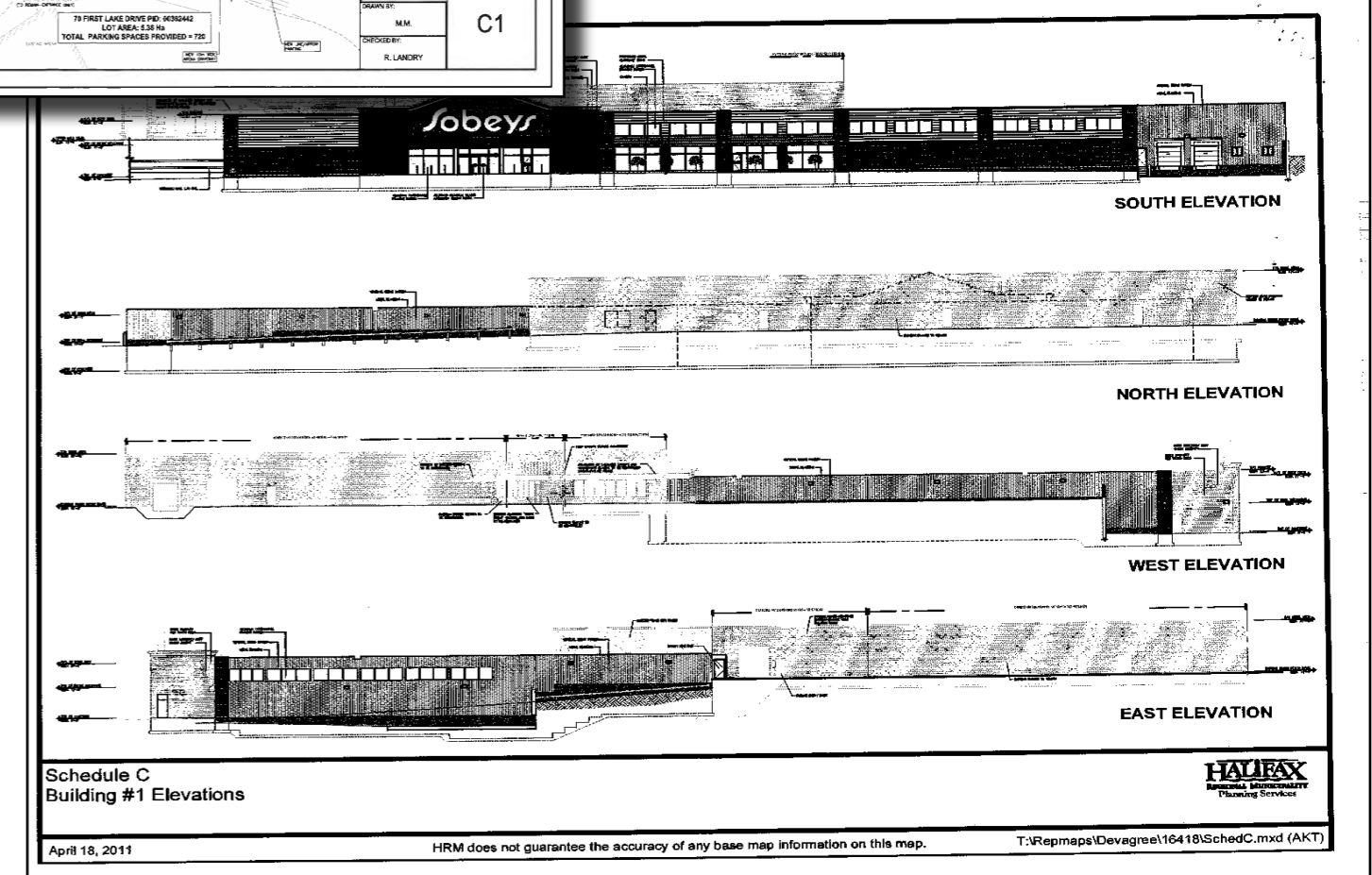
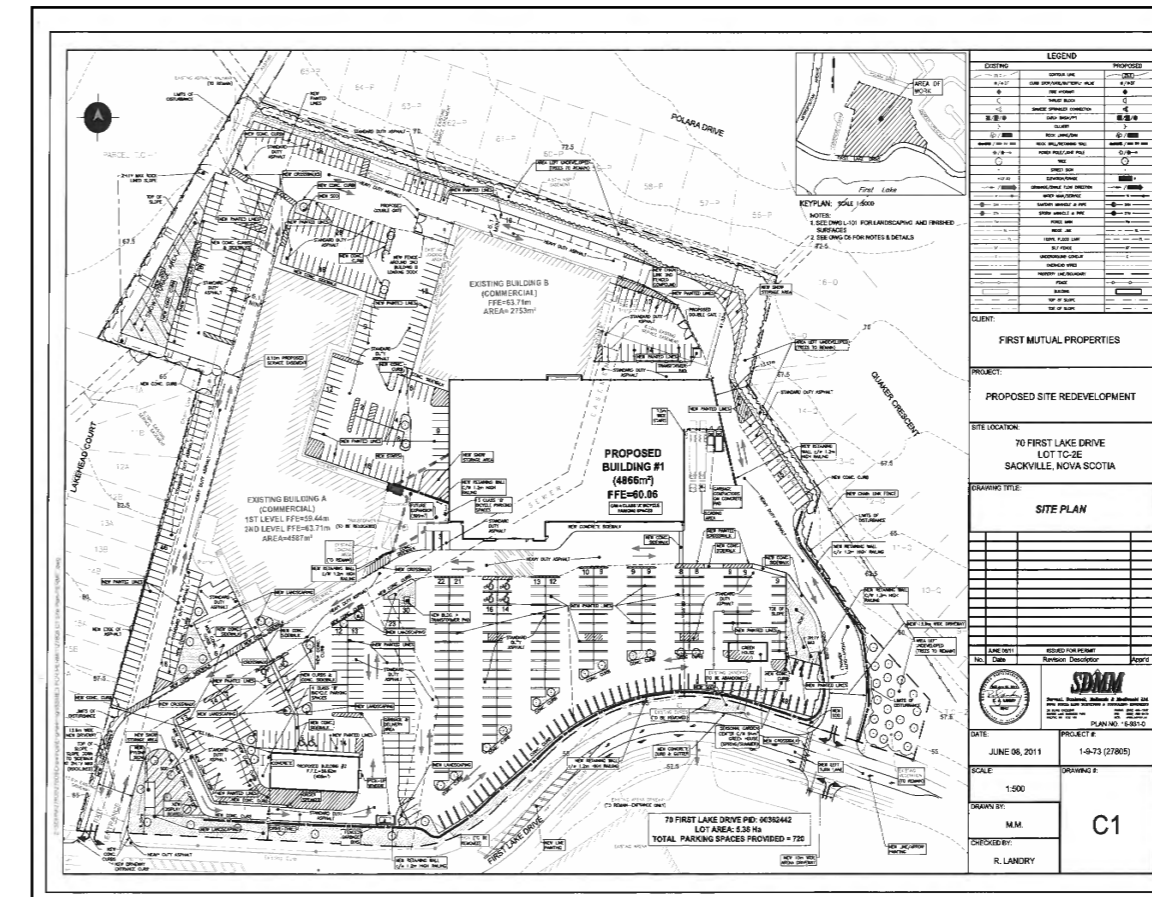
- + Mall purchased by First Mutual Properties in 2010
 - + Grocery Store added in 2012
 - + NSLC added in 2016
 - + Site keeps adapting to community needs
- => current #1 need is housing



EXISTING DEVELOPMENT AGREEMENT

Development Agreement between
Halifax Regional Municipality and First Mutual Properties:

- + original August 08, 2011
- + amendment on August 15, 2016

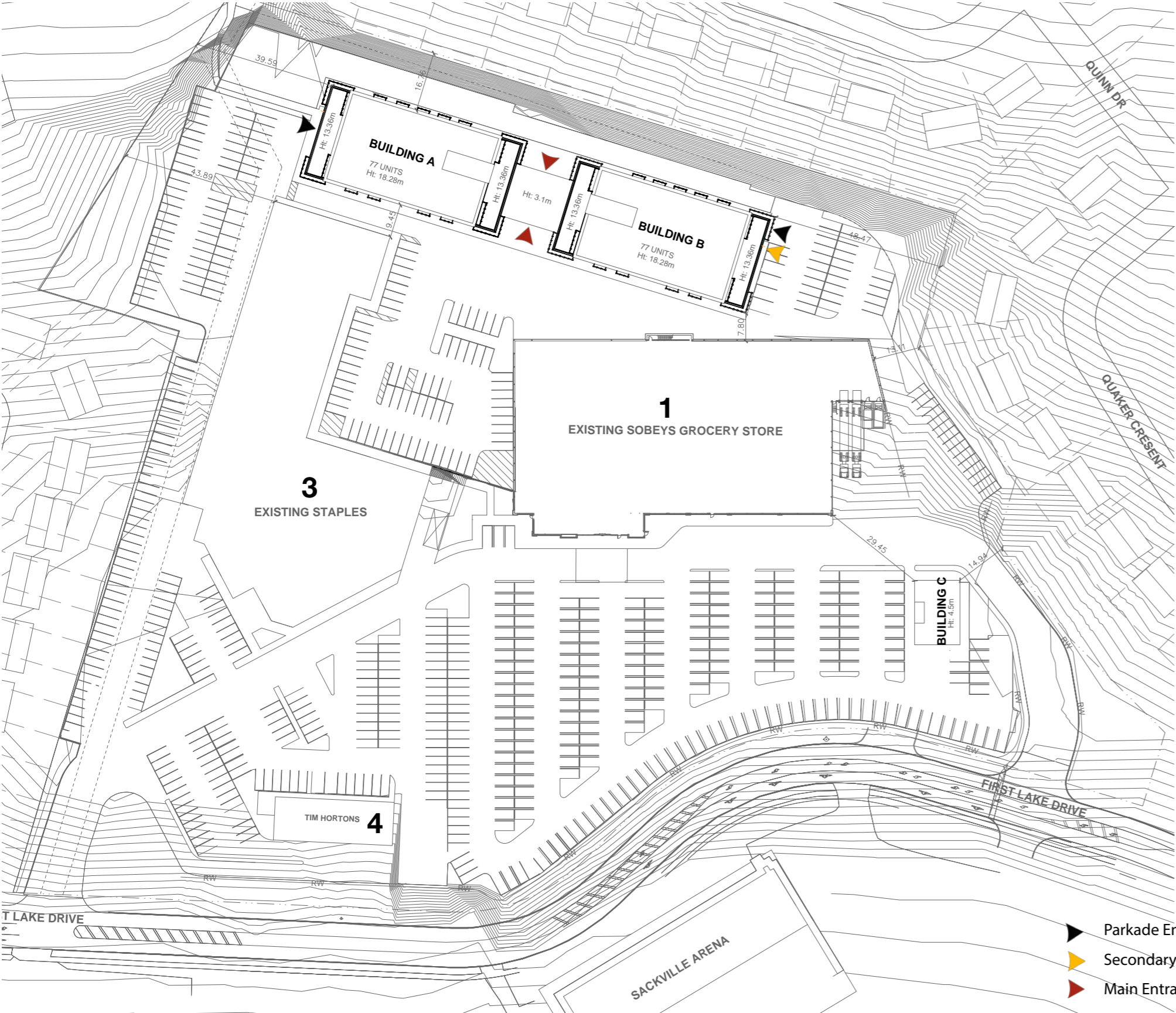


CURRENT OVERVIEW OF SITE



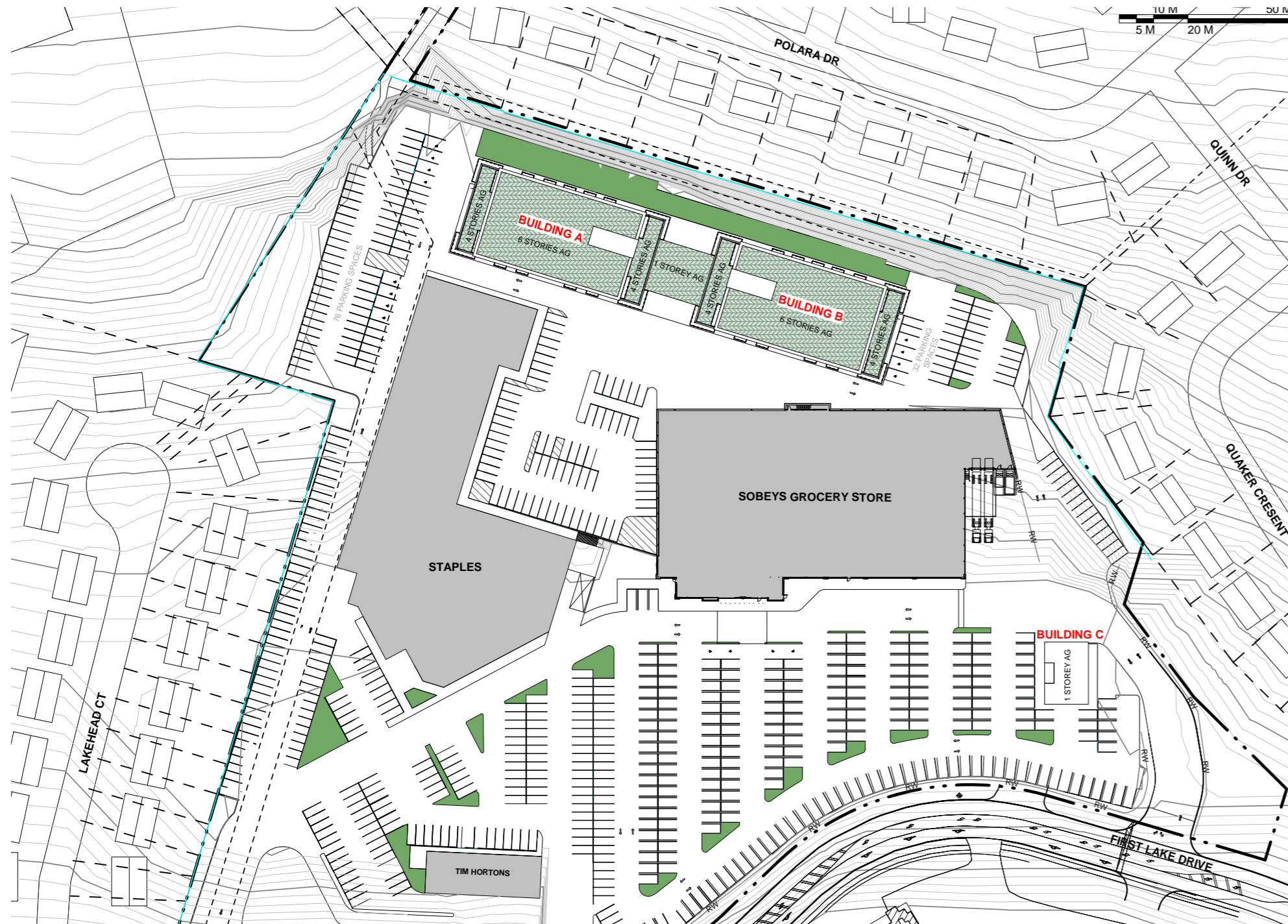
#		Commercial Floor Area (m ²)
1	'Sobeys' Grocery Store	4,929
2	Multi-business commercial building	2,753
3	'Staples' call centre and office space	7,246
4	'Tim Hortons' / 'Needs'	409
TOTAL		15,337

PROPOSED SITE OVERVIEW



Building #	Land Use	Commercial (m ²)	Housing Units
1 (existing)	'Sobeys' Grocery Store	4,929	-
3 (existing)	'Staples' call centre and office space	7,246	-
4 (existing)	'Tim Hortons' / 'Needs'	409	-
A (new)	Residential multi-unit	-	77
B (new)	Residential multi-unit	-	77
C (new)	Drive-through restaurant	230	-
TOTAL SITE CONFIGURATION		12,814	154

NEW BUILDING DATA



BUILDING A

TOTAL FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: **7,912 m²**

20% SERVICE & CIRCULATION AREA: **1,582 m²**

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: **6,330 m²**

BUILDING B

TOTAL FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: **7,912 m²**

20% SERVICE & CIRCULATION AREA: **1,582 m²**

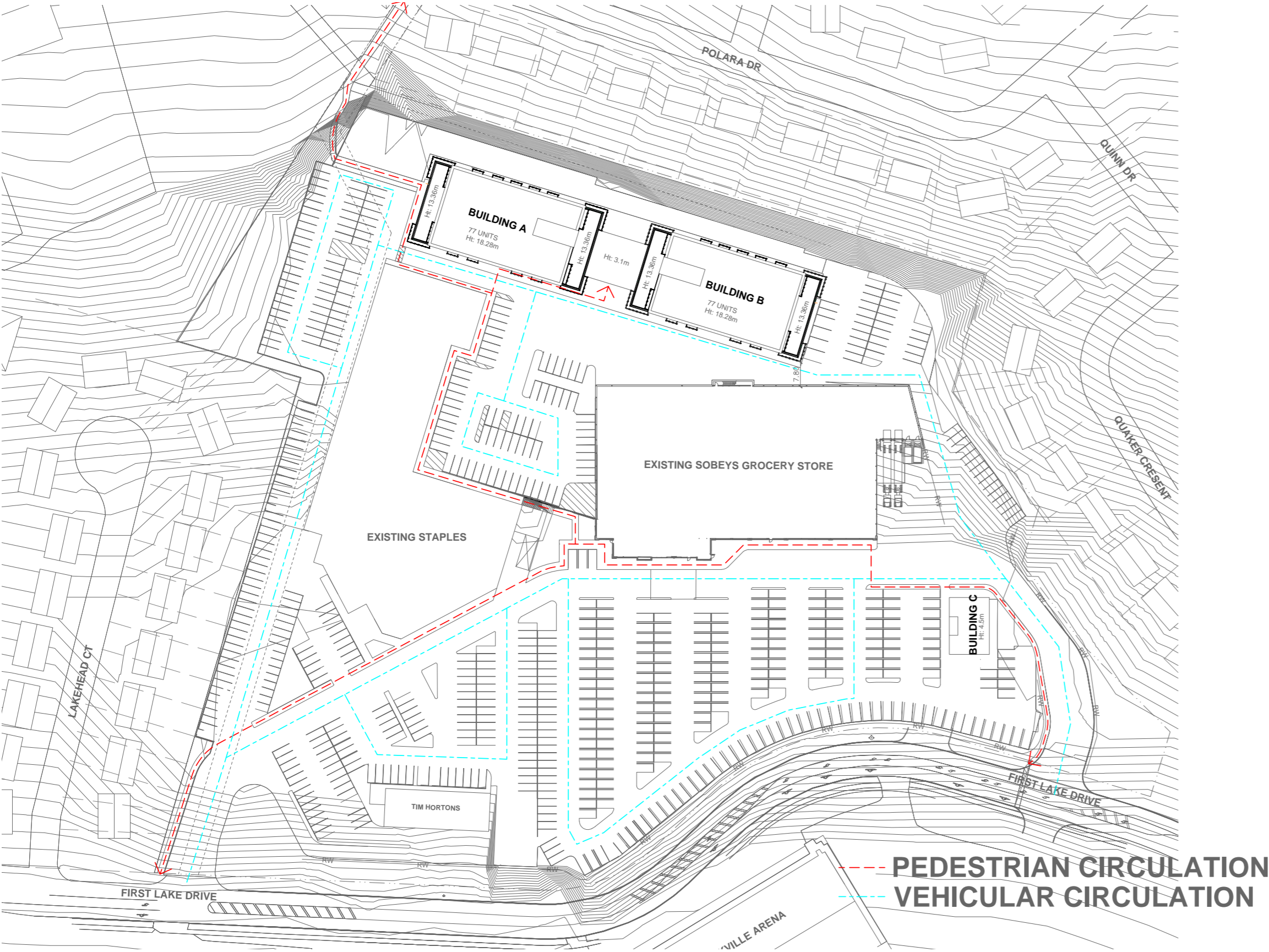
TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR ALL BUILDING LEVELS ABOVE GROUND: **6,330 m²**

BUILDING C - COFFEE & FAST FOOD BUILDING

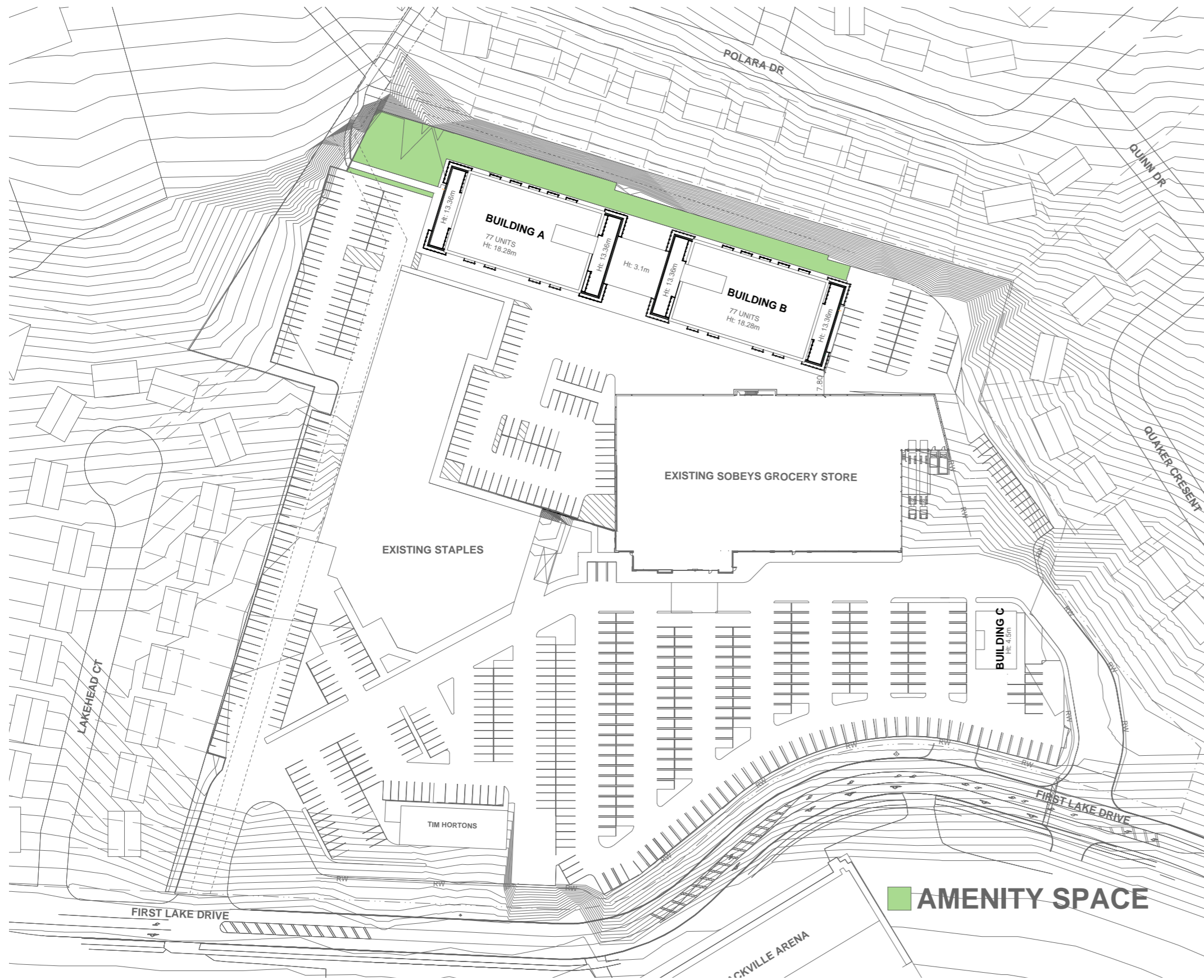
TOTAL FLOOR AREA FOR BUILDING LEVEL ABOVE GROUND: **230 m²**

TOTAL APPROXIMATE RENTABLE FLOOR AREA FOR BUILDING LEVEL ABOVE GROUND: **230 m²**

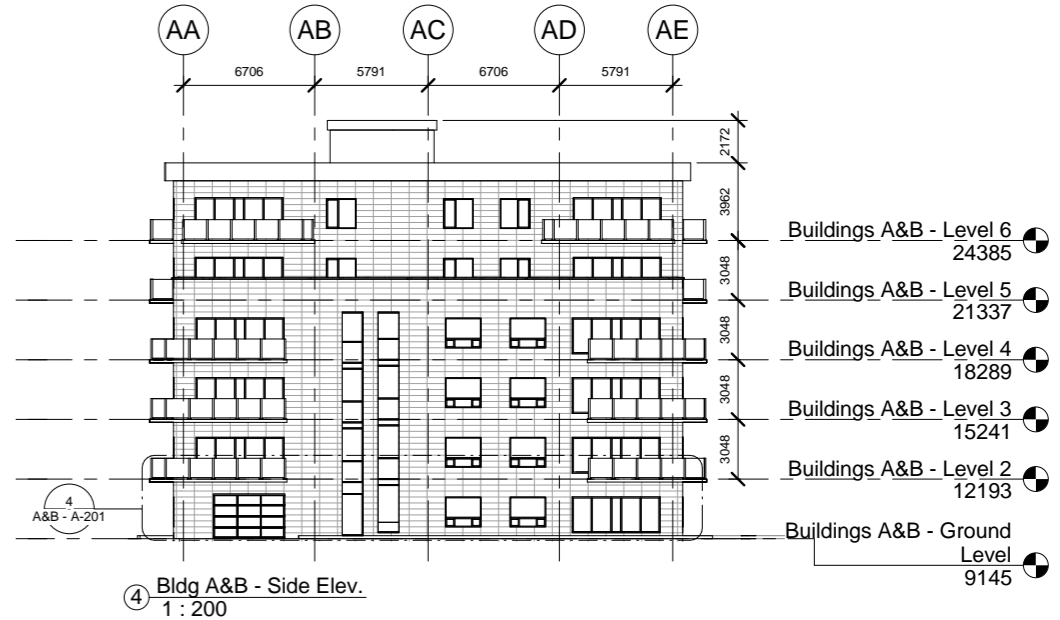
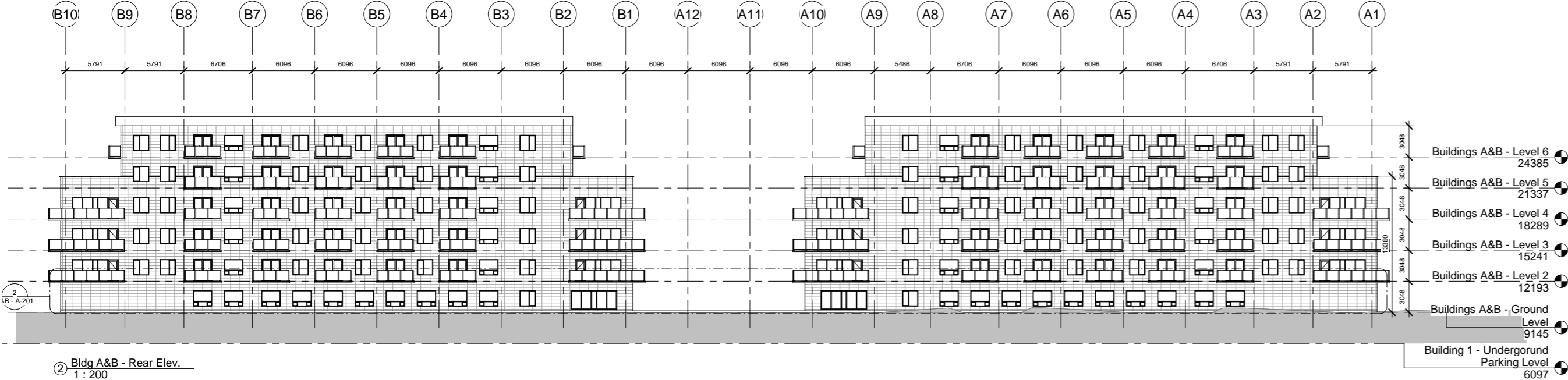
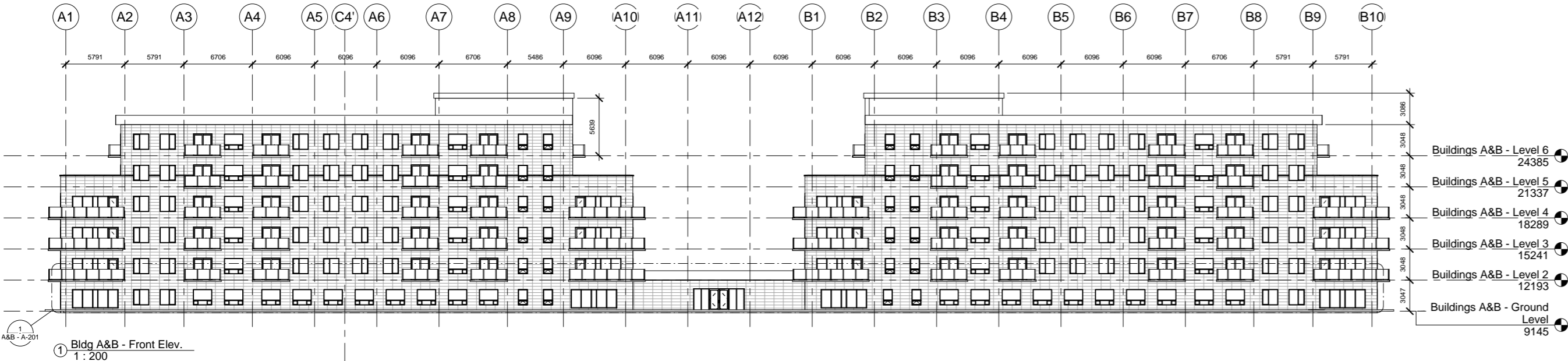
MOVEMENT THROUGH THE SITE



AMENITY SPACE



ELEVATION DRAWINGS



3D VIEWS



UPLAND



THANK YOU!

Planning + Design Studio