

344 SACKVILLE DRIVE REDEVELOPMENT FEASIBILITY

Lower Sackville, NS

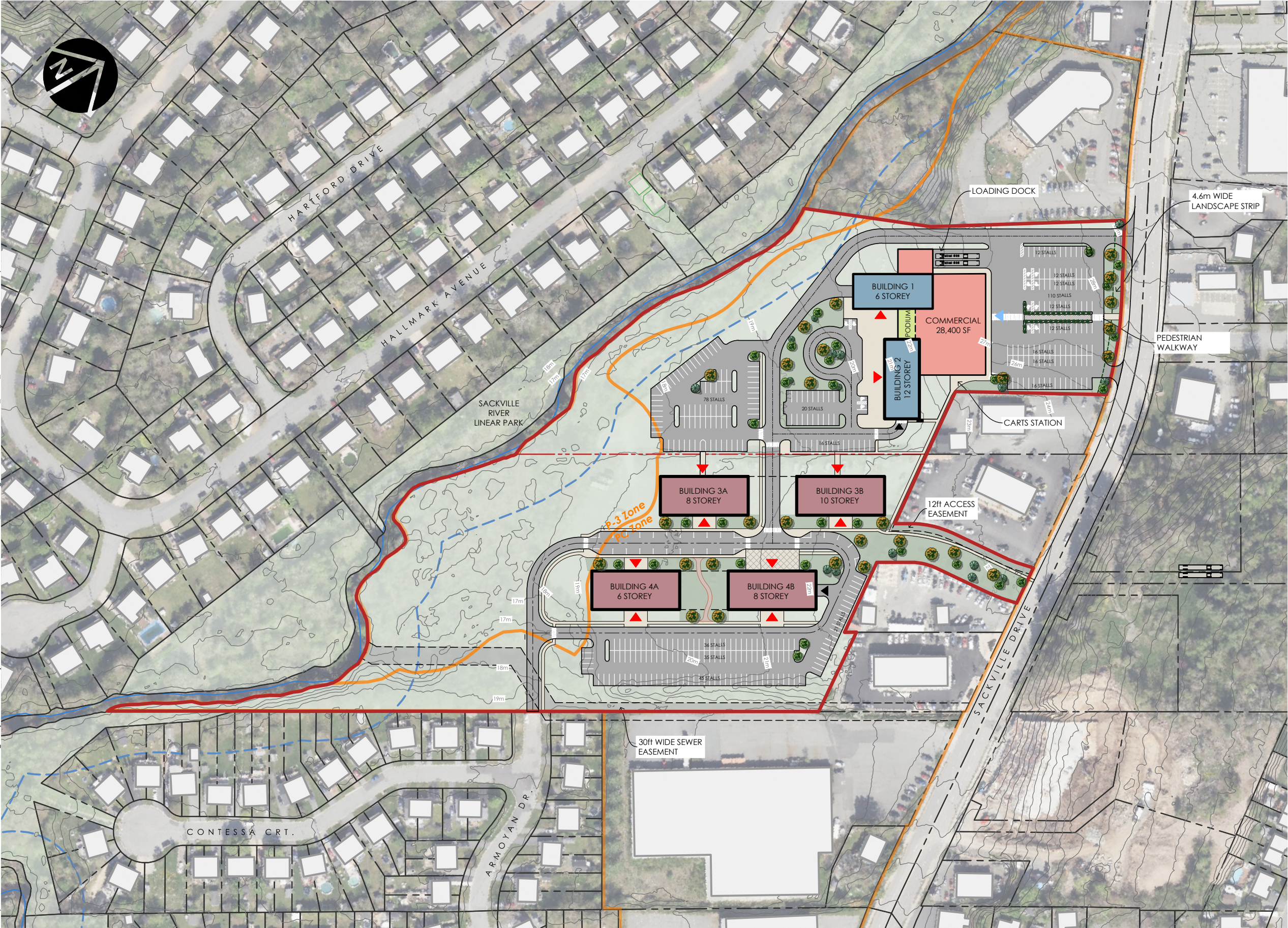
September 17, 2025

Premax



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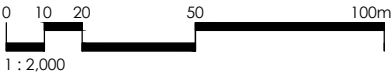
- LEGEND**
- SITE BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY
 - EXISTING ZONING BOUNDARY
 - 30.5M WATERCOURSE BUFFER
 - COMMERCIAL ENTRANCE
 - NEW RESIDENTIAL ENTRANCE
 - U/G PARKING ENTRANCE

- SITE STATISTICS:**
- PID:00376848 3.0 ACRES
 - PID: 41052283 7.0 ACRES
 - TOTAL LAND AREA: 10.0 ACRES
 - EXISTING ZONE: P-3 / PC

- NOTES:**
- SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
 - SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

PRELIMINARY

- SOURCES:**
- PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING
 - FLOODLINE DELINATION FROM MAP 9 OF THE SACKVILLE RIVER FLOODPLAIN STUDY - PHASE II, CBCL LIMITED, MARCH 2017





LEGEND	
	PROPERTY BOUNDARY
	LOT SUBDIVISION BOUNDARY
	COMMERCIAL ENTRANCE
	RESIDENTIAL ENTRANCE
	VEHICULAR ENTRANCE

DEVELOPMENT STATISTICS								
BUILDING	1	2	3A	3B	4A	4B	CRU	
GFA PER FLOOR / SF	12	8,396						
	11	8,396						
	10	8,396		8,396				
	9	8,396		8,396				
	8	8,396	8,396	8,396		8,396		
	7	8,396	8,396	8,396		8,396		
	6	8,396	8,396	8,396	8,396	8,396		
	5	8,396	8,396	8,396	8,396	8,396		
	4	8,396	5,317	8,396	8,396	8,396		
	3	5,037	5,317	8,396	8,396	8,396		
	2	5,931	6,264	9,900	9,900	9,900		
	1	5,931	6,264	9,900	9,900	9,900	28,400	
TOTAL GFA	42,087	90,330	70,176	86,968	53,384	70,176	28,400	
TOTAL GLA (85%)	35,774	76,781	59,650	73,923	45,377	59,650	28,400	
AVG. UNIT SIZE	850sf	850sf	850sf	850sf	850sf	850sf		
UNIT COUNT	+/- 42	+/- 90	+/- 70	+/- 87	+/- 53	+/- 70		
TOTAL UNIT COUNT	+/- 413							

TOTAL DEVELOPMENT GFA: 441521 SF

- NOTES
- Site subject to survey. Property lines and topographic features are approximate only.
 - Actual number of stories may vary depending on building survey.
 - All areas are approximate.



LEGEND

- PROPERTY BOUNDARY
- LOT SUBDIVISION BOUNDARY
- COMMERCIAL ENTRANCE
- RESIDENTIAL ENTRANCE
- VEHICULAR ENTRANCE

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