

# Implementation

The Bloomfield Master Plan establishes a conceptual framework for how the site can and should be developed. It lays out a built form, urban design and programming mix that is economically feasible and community-supported. The future implementation of the Master Plan will depend on the completion of more detailed analysis of certain elements and a more detailed planning process to take the proposed development of the site from concept to reality.

## 1. HRM Regional Council Approvals

- ❖ Staff presentation for Council's endorsement of the Master Plan:
  - Peninsular Community Council, February 9th, 2009;
  - Regional Council, February 24th, 2009.
- ❖ Future approvals for planning amendment and development agreement requirements.

## 2. Program Development

- ❖ Consultation with potential community nonprofit partners for the development and operation of community facilities and program design.
- ❖ Establish development and community management partners through an Expression of Interest and Request for Proposal process.
- ❖ Establish potential public funding partners through infrastructure and/or program development programs.

## 3. Detailed Planning & Design

- ❖ Process to amend the Municipal Planning Strategy to allow for a mixed-use development on the site.
- ❖ Public consultation to develop planning policies and design of the lands and future buildings on the site.
- ❖ Any necessary environmental studies such as wind effects, traffic capacity, etc.
- ❖ Further study and analysis to determine opportunities and viable options for affordable housing.
- ❖ Further study and analysis to determine design and building techniques that address environmental sustainability.
- ❖ Detailed financial analysis and pro-forma calculations to establish development value and public investment requirements.
- ❖ Transition plan to accommodate gymnasium users.