

1	july 26/2017	issued for DA
No.	Date	Remarks

ISSUED/REVISIONS:

NORTH ARROW

CLIENT:

Fares & Co. Development Inc.
31 King's Wharf Place
Keelson Sales Centre
Dartmouth, NS B2Y 0C1

PROJECT:

kings Wharf

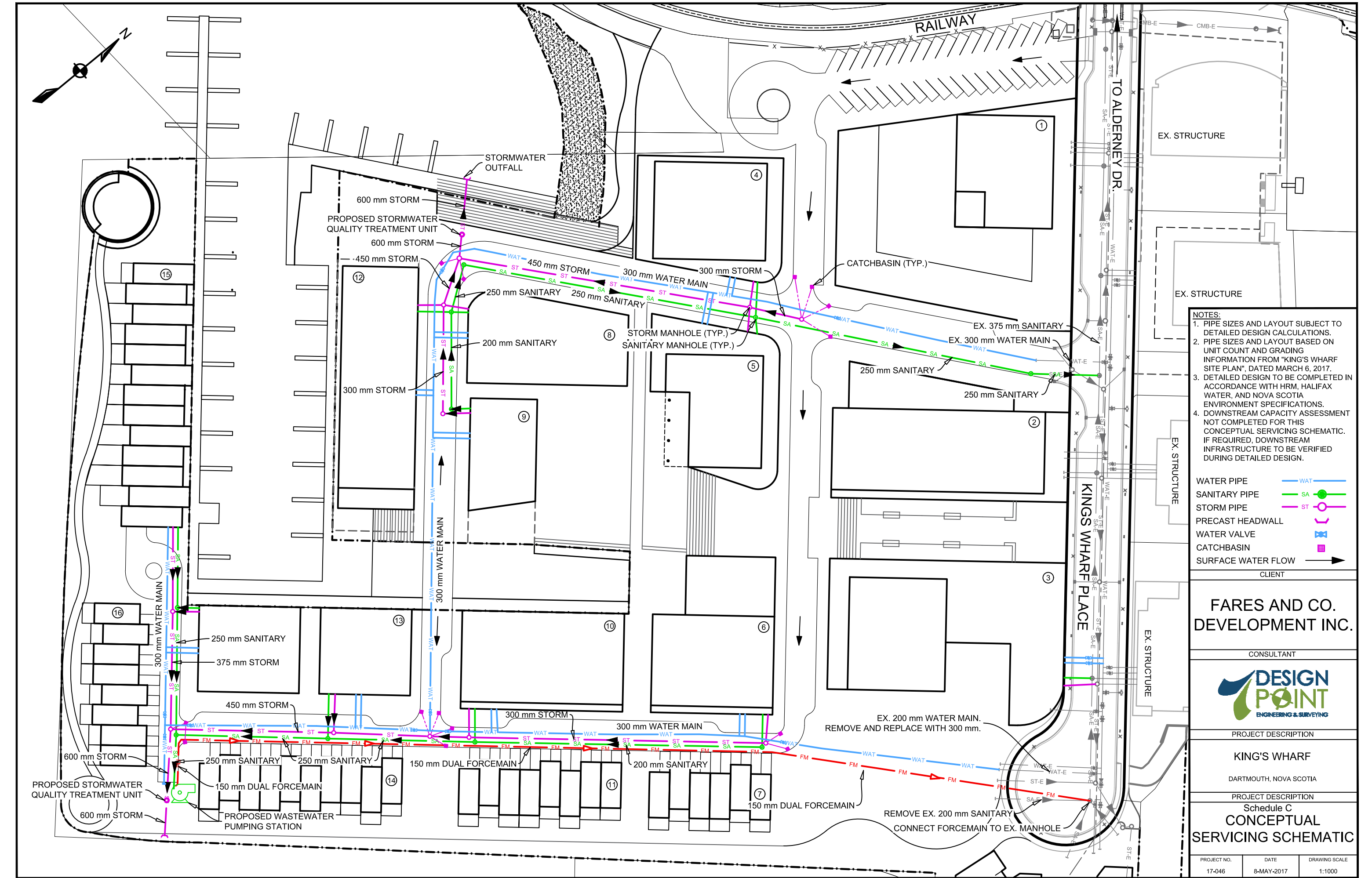
TITLE:

SITE PLAN

DRAWN BY: Breakhouse

PROJECT #: FRF-002

SCALE: $1/64" = 1'-0"$



- NOTES:
1. PIPE SIZES AND LAYOUT SUBJECT TO DETAILED DESIGN CALCULATIONS.
 2. PIPE SIZES AND LAYOUT BASED ON UNIT COUNT AND GRADING INFORMATION FROM "KING'S WHARF SITE PLAN", DATED MARCH 6, 2017.
 3. DETAILED DESIGN TO BE COMPLETED IN ACCORDANCE WITH HRM, HALIFAX WATER, AND NOVA SCOTIA ENVIRONMENT SPECIFICATIONS.
 4. DOWNSTREAM CAPACITY ASSESSMENT NOT COMPLETED FOR THIS CONCEPTUAL SERVICING SCHEMATIC. IF REQUIRED, DOWNSTREAM INFRASTRUCTURE TO BE VERIFIED DURING DETAILED DESIGN.

WATER PIPE — WAT —

SANITARY PIPE — SA —

STORM PIPE — ST —

PRECAST HEADWALL —

WATER VALVE —

CATCHBASIN —

SURFACE WATER FLOW —

CLIENT

FARES AND CO.
DEVELOPMENT INC.

CONSULTANT



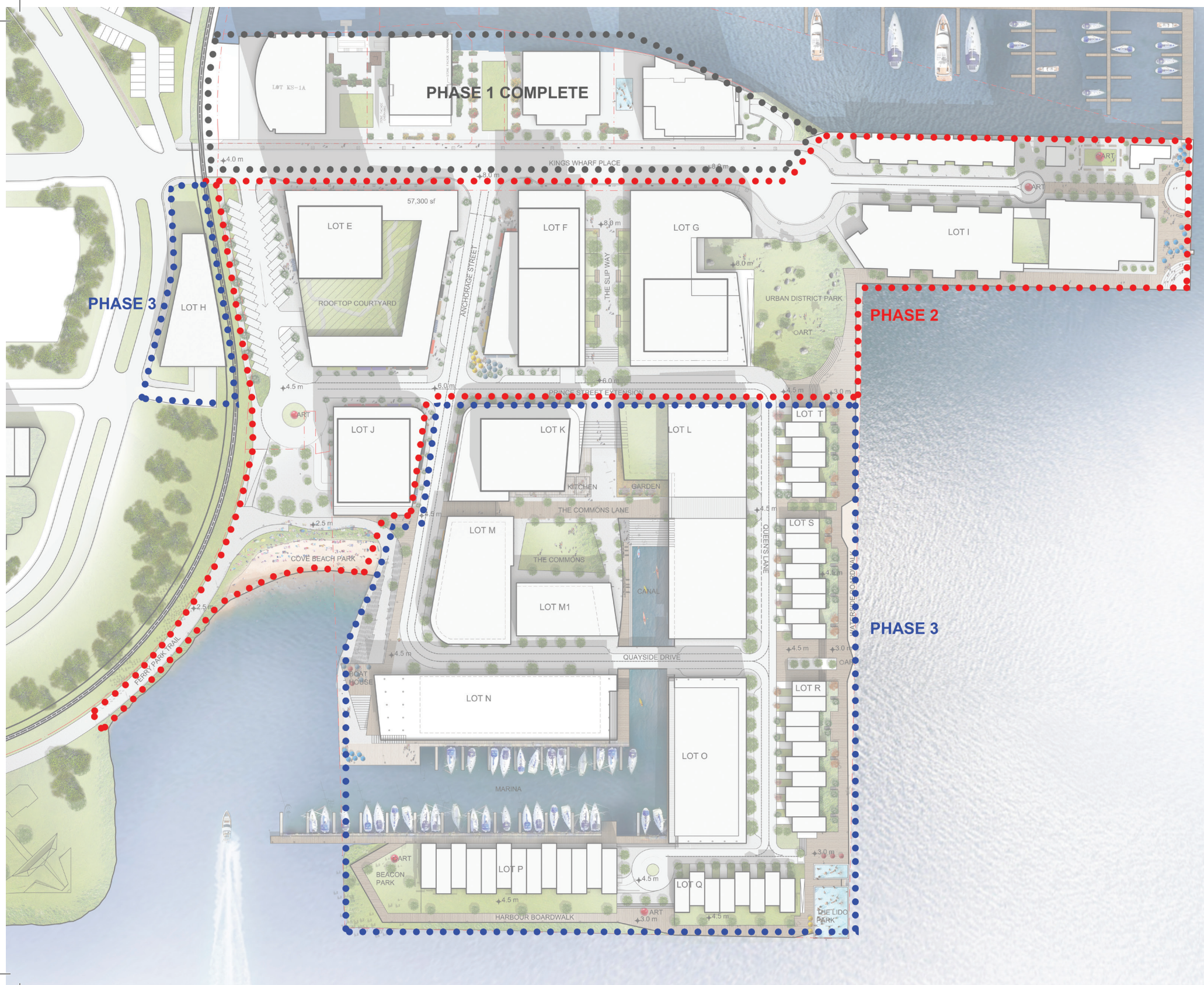
PROJECT DESCRIPTION

KING'S WHARF
DARTMOUTH, NOVA SCOTIA

PROJECT DESCRIPTION

Schedule C
CONCEPTUAL
SERVICING SCHEMATIC

PROJECT NO.	DATE	DRAWING SCALE
17-046	8-MAY-2017	1:1000



Phasing & Overlapping DAs

With lessons learned during completion of Phase 1, we now propose revised phasing - moving from 5 further phases to 2; these are logical in terms of construction logistics, market uptake and completion of complete community sections. This approach should reduce or eliminate non-substantive DA amendment applications but is contingent on the ability to have multiple DAs running concurrently.

Phasing

While the lower portion of the site will be the most exciting and unique part of this development, we understand and share the City's desire for a complete street along King's Wharf Place. As such, it is proposed that Phase 2 will see the completion of King's Wharf Place, The Point, the Urban District Park and the Cove Beach Park. As it will also be impacted by construction of the Ferry Park Trail, it is also proposed that Building 4 be included in this phase. This will bring construction of the Urban District to a conclusion. More

importantly, it will knit together the existing waterfront with King's Wharf and substantially increase site safety.

Phase 3 comprises the bulk of the Marina District and the Residential District. It includes the Waterside and Harbour Boardwalks, the two parks on the breakwater, the Canal and the Commons.

On completion of the main marina, it can be expected that any interim marina would cease operation. Alternatively, a significant interim marina may later be formalized as part of the main marina. This may be the preferred route as it will allow fine-tuning of the design. Phase 1 of construction of the Maristella Marina may start in Phase 2 with full buildout slated for Phase 3.

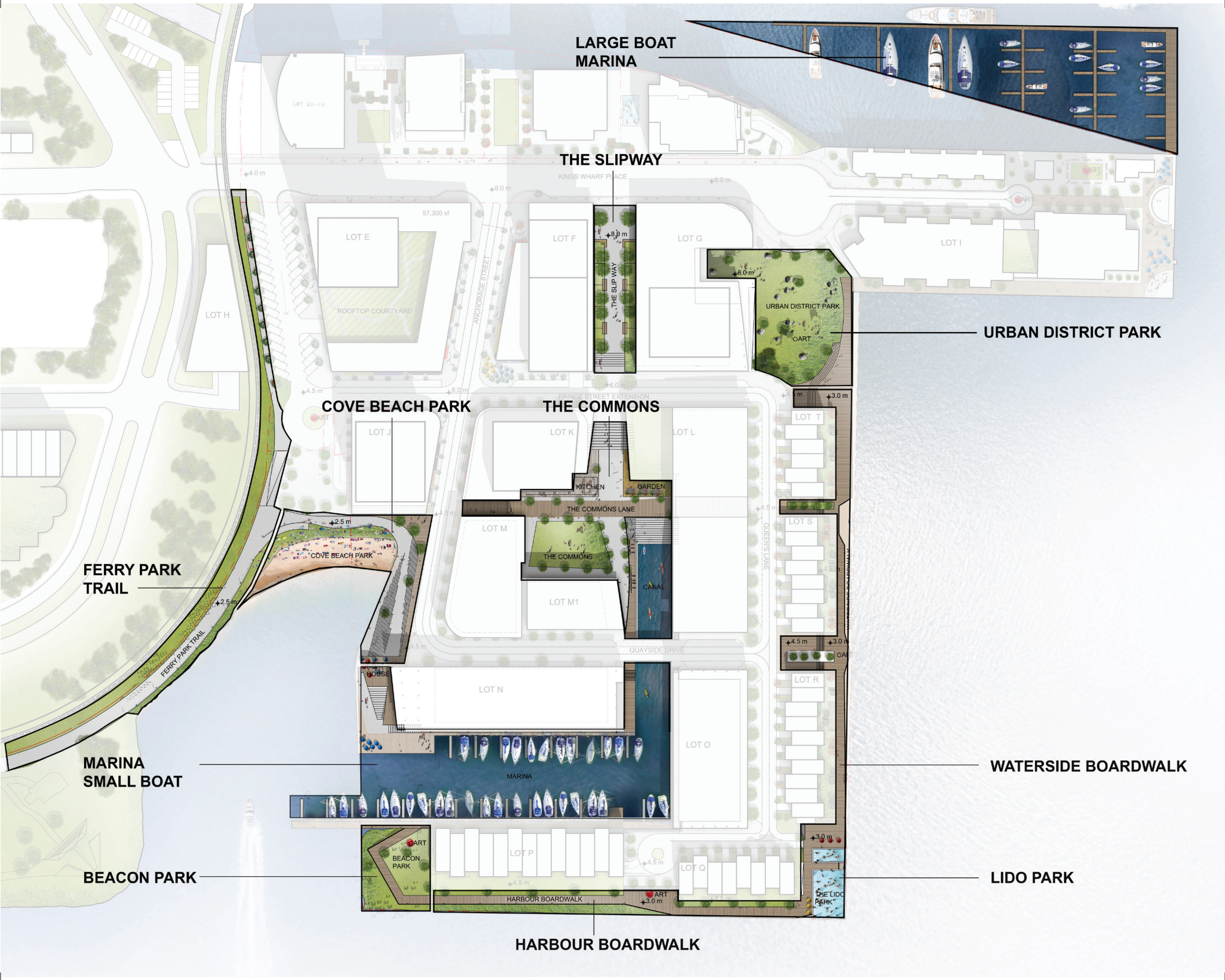
Overlapping Stage 2 DAs

As noted earlier, multiple, overlapping stage 2 DAs, within a phase, are a key component in the revised approach. In Phase 1, pre-design of 4 buildings at once lead both to a sameness

of design, but also amendment requests as development progressed.

Smaller DAs are easier to conceptualize by the developer, and to review by city staff. The resulting development pattern will be more organic and, as a consequence of the framework provided by the site plan and Design Guidelines, will result in buildings which form a complementary whole. Apart from being financially beneficial (leaving more money for project quality), this provides for team continuity through seamless continuation of construction. The current system results in large gaps which lead to substantial layoffs and loss of seasoned team members.

By permitting overlapping stage 2 DAs, deep, underground garages can be constructed prior to infilling for roads falling between them. In this way, roads are not undermined when foundations are excavated nor cut to install services for new buildings.



LARGE BOAT MARINA

THE SLIPWAY

URBAN DISTRICT PARK

COVE BEACH PARK

THE COMMONS

FERRY PARK TRAIL

MARINA SMALL BOAT

BEACON PARK

WATERSIDE BOARDWALK

LIDO PARK

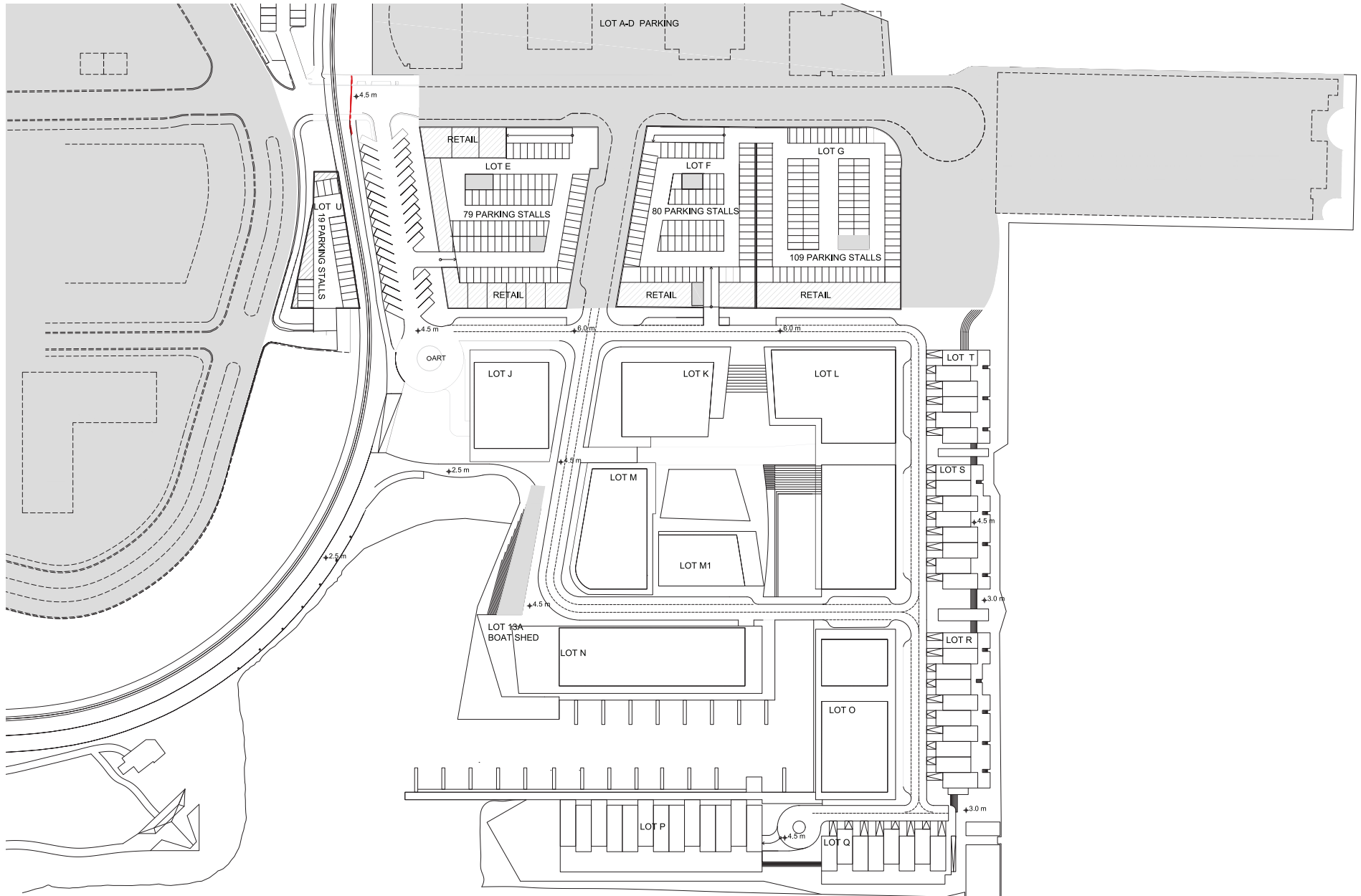
HARBOUR BOARDWALK

Schedule F - View
Corridors



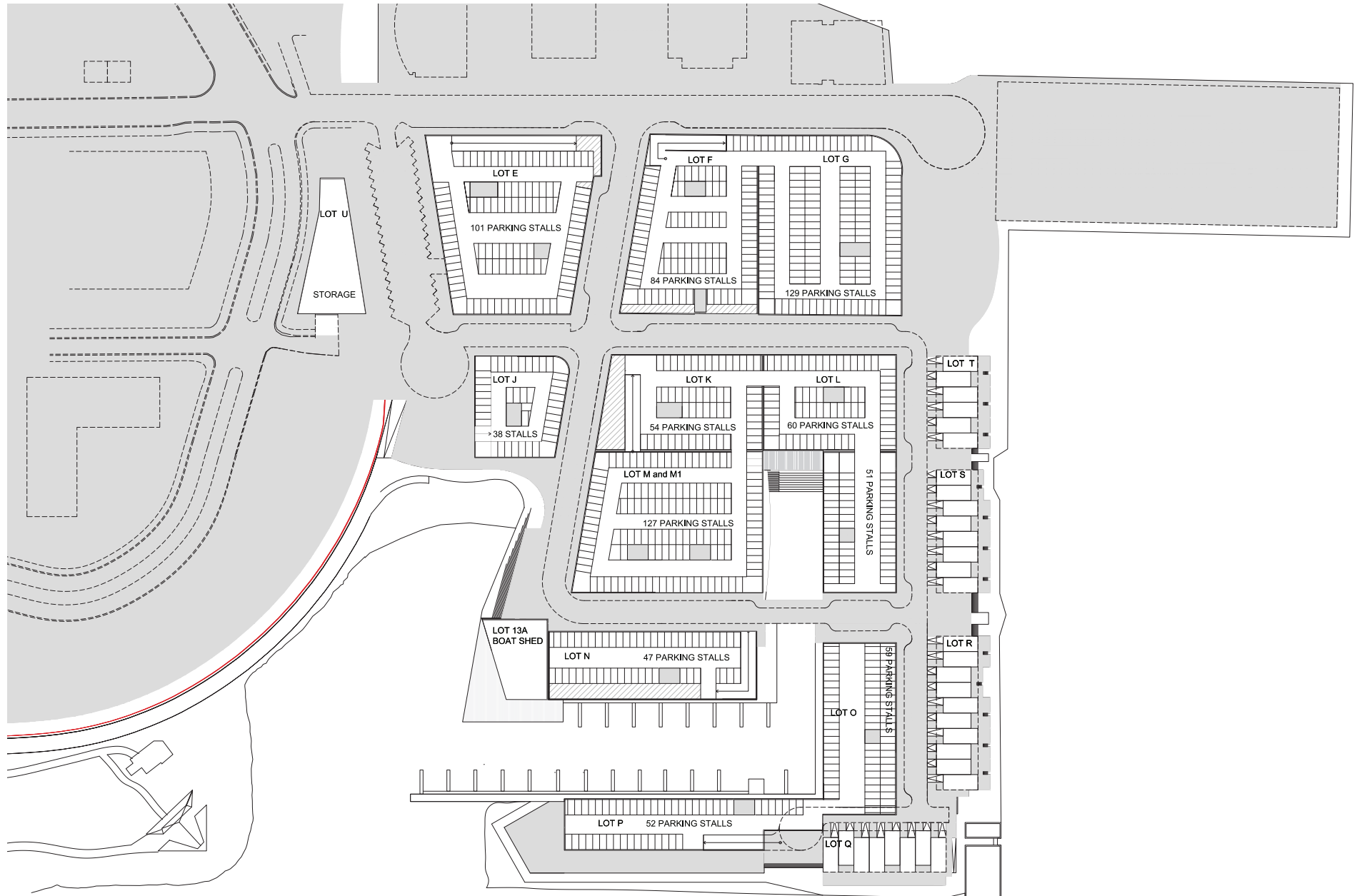
Kings Wharf: Development Agreement

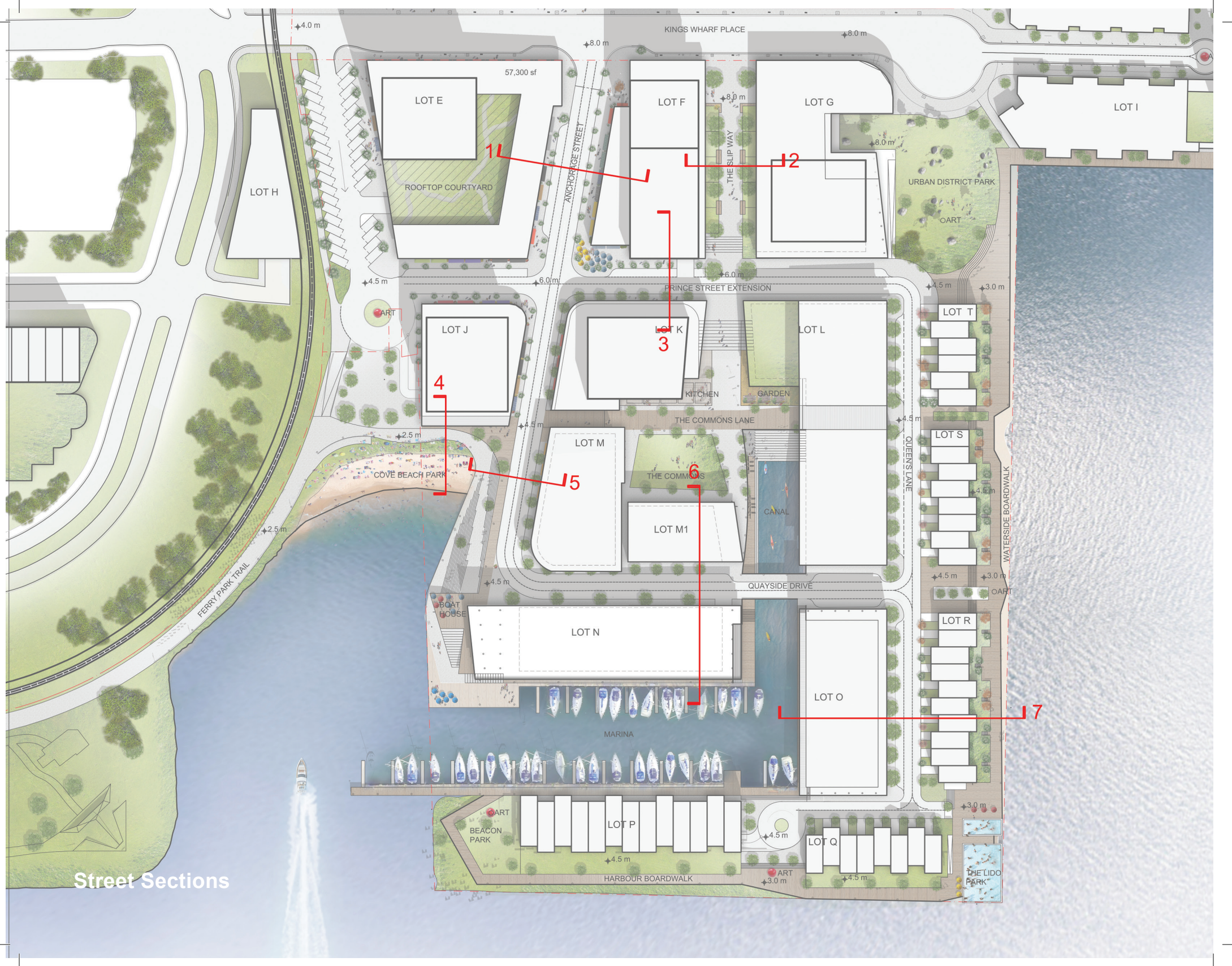
Parking Plans 1



Schedule G: Parking

Parking Plans 2

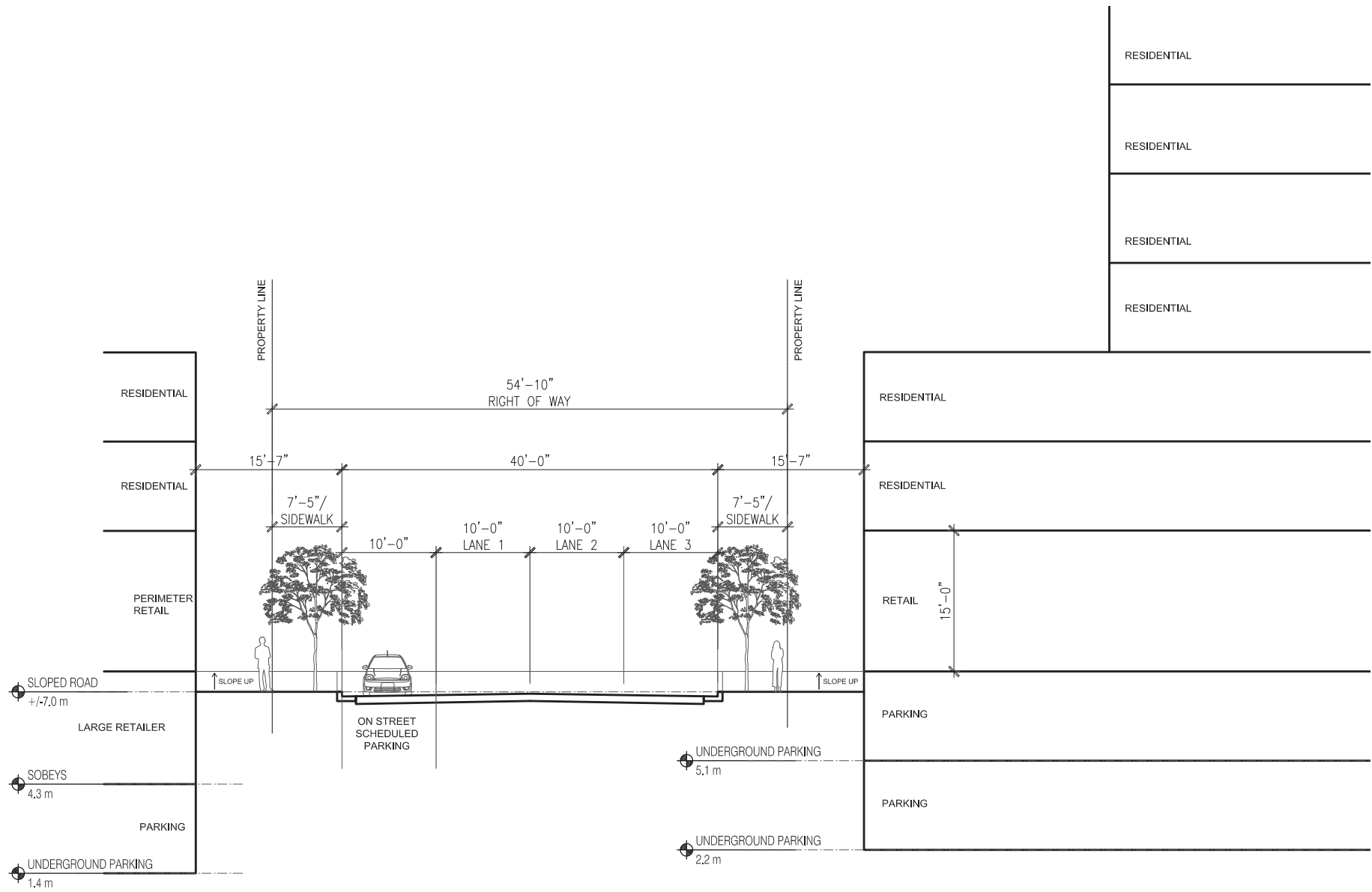




Street Sections

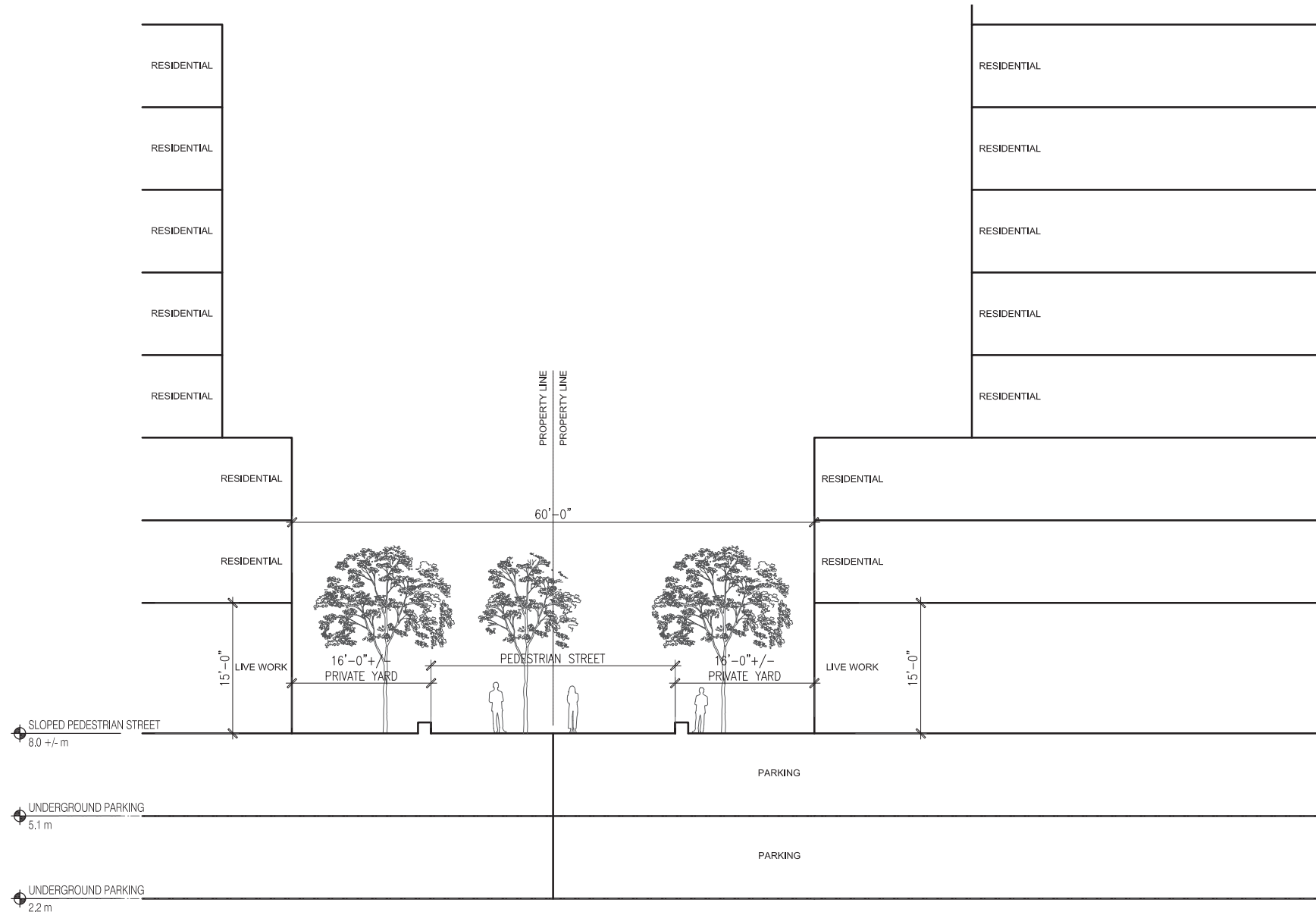
Schedule H: Cross Sections

Street Sections: 1



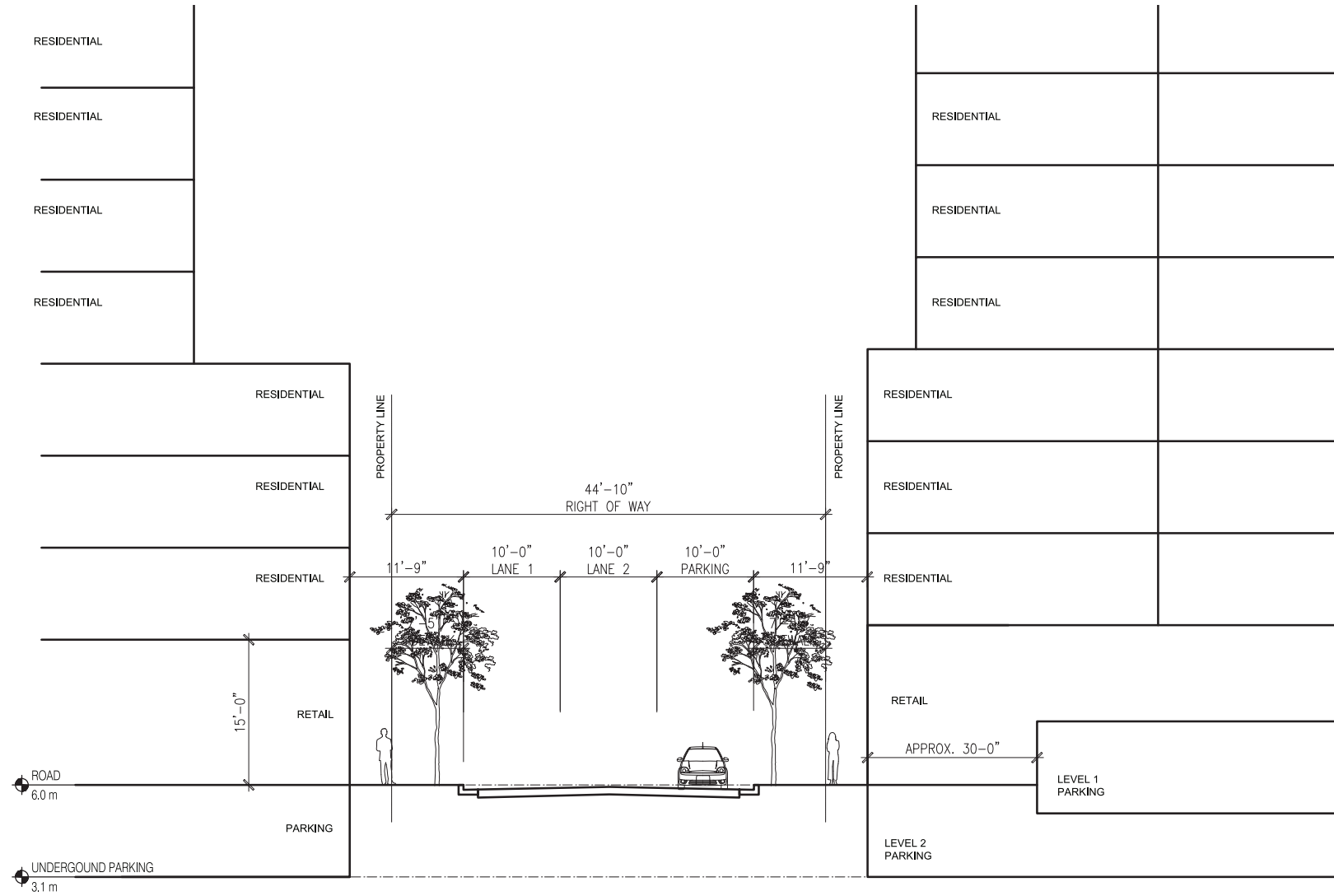
Kings Wharf: Development Agreement

Street Sections: 2



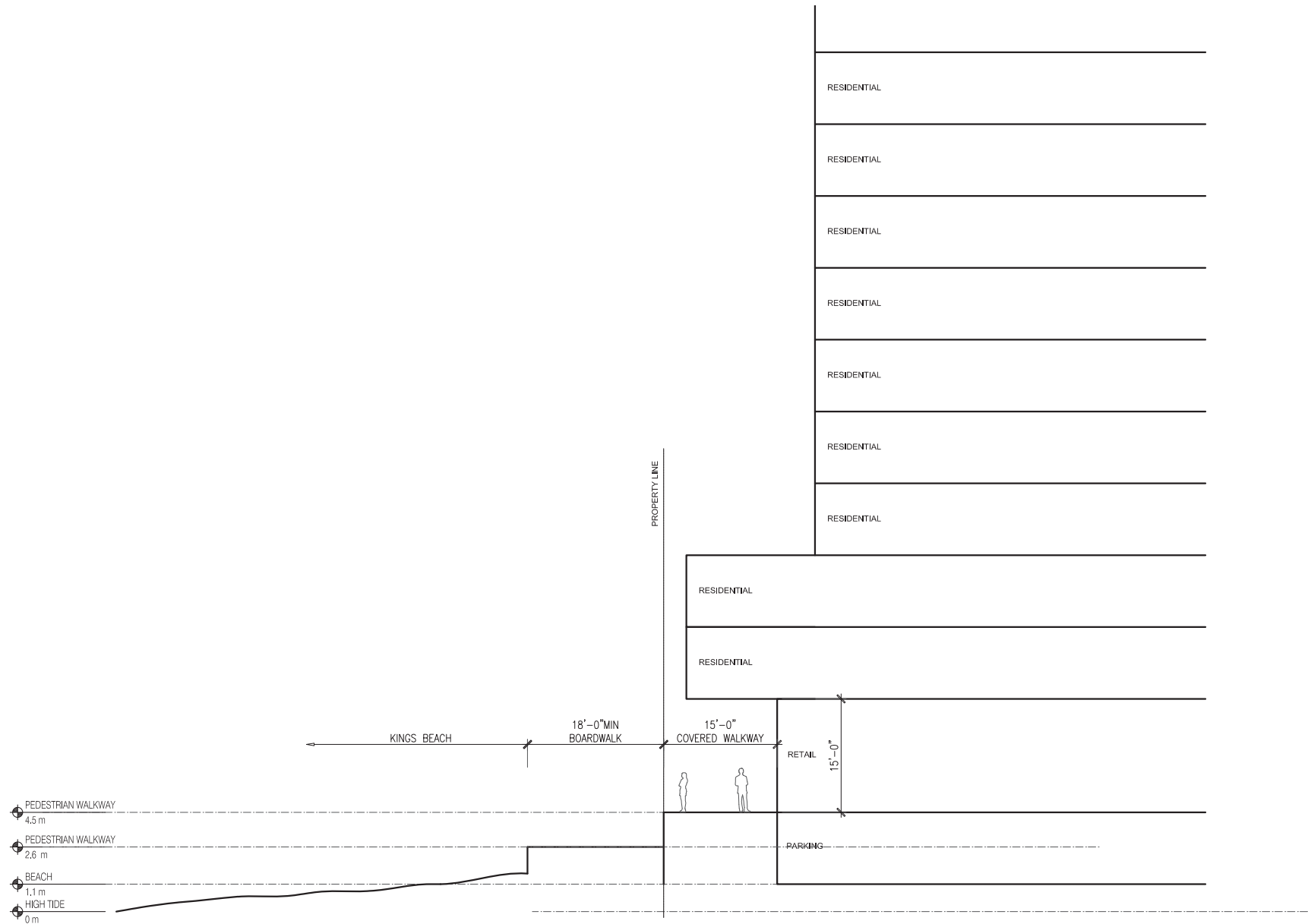
Schedule H: Cross Sections

Street Sections: 3



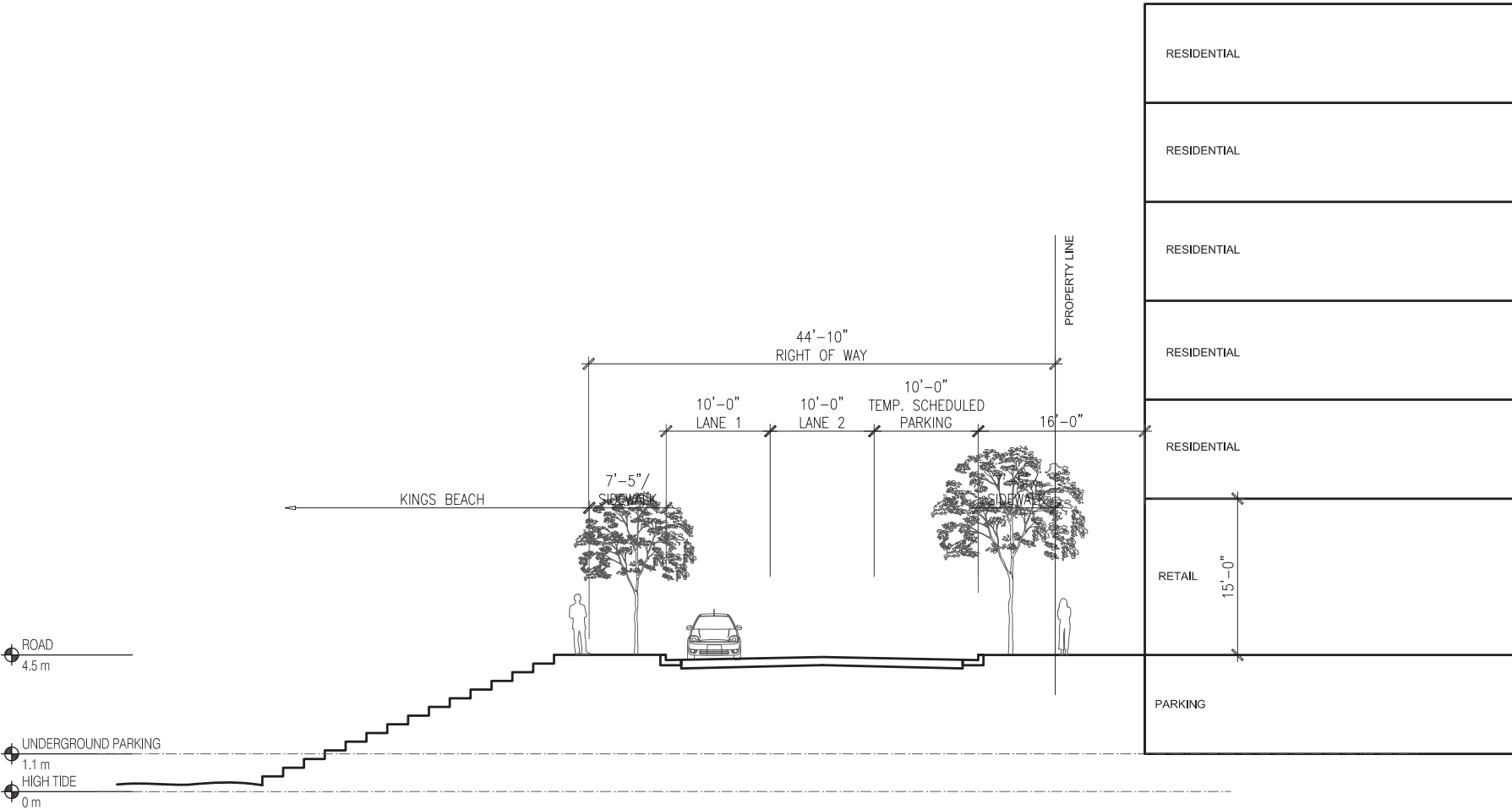
Kings Wharf: Development Agreement

Street Sections: 4



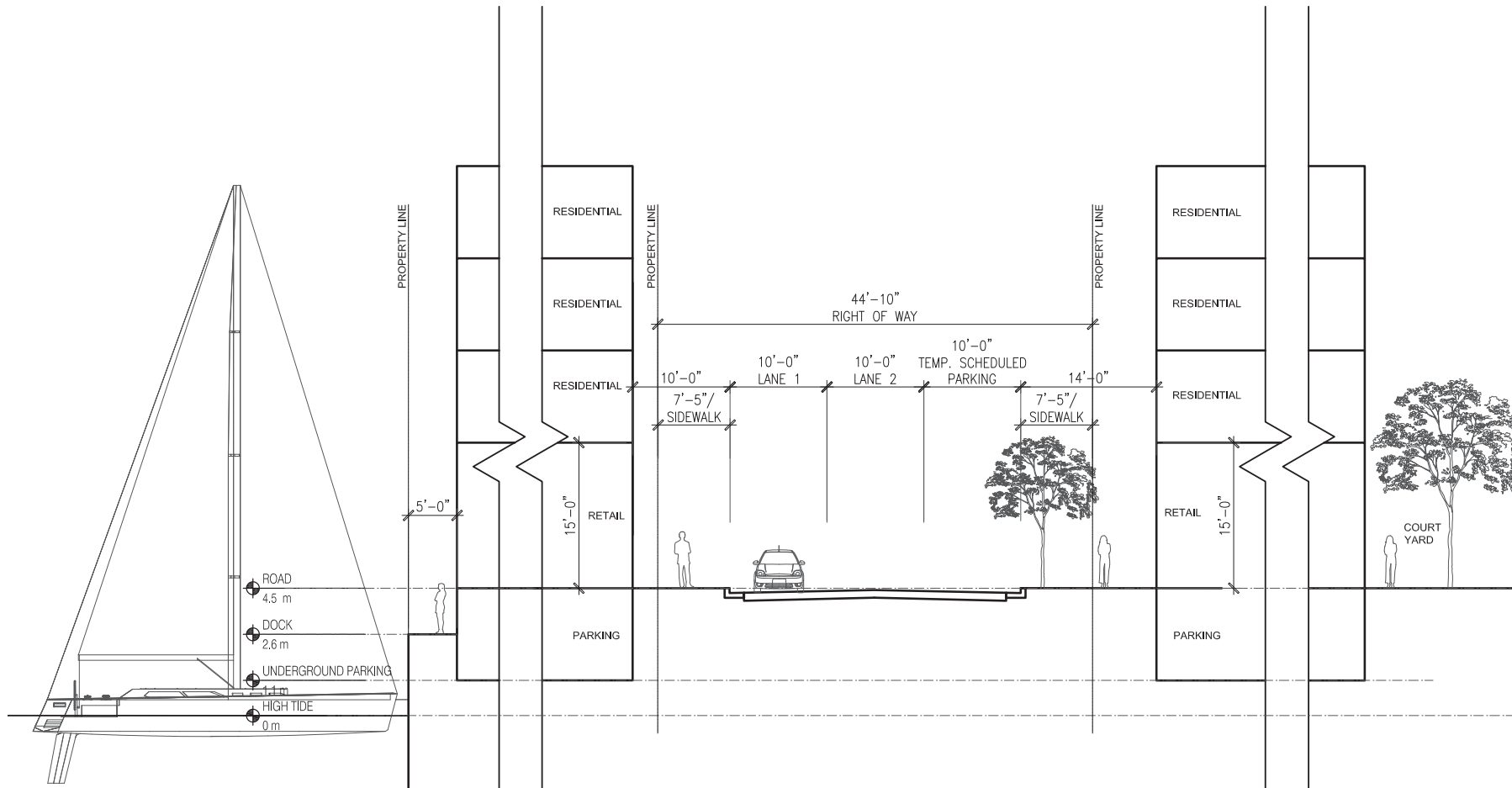
Schedule H: Cross Sections

Street Sections: 5



Kings Wharf: Development Agreement

Street Sections: 6



Schedule H: Cross Sections

Street Sections: 7

