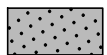


Legend



Parkland



Low Rise Residential



Walkway



Mid-Rise to Tall
Mid-Rise Residential



Site Boundary



Proposed Street Network

Southdale (Mount Hope) Lands

Dartmouth, Nova Scotia

DATE: NOVEMBER 15, 2021

XXXX Southdale (Mount Hope) Lands

The Southdale Lands is a large track of undeveloped land located to the northeast of the Highway 111 and Mount Hope Ave. interchange. Now vacant, the approximately 100 acres site is intended to be developed into a compact mixed residential community of approximately 750 dwelling units.

As a site that includes a large wetland, and is bounded by mixed residential uses, industrial lands and a provincial highway, special attention is required to reasonably preserve environmental features and connect the community to surrounding neighbourhoods, employment centres and transit services.

When considering a development agreement for the Southdale (Mount Hope) Lands Future Growth Node, Council shall consider Policy XXX and with the following:

- a) The general location of proposed land uses, road network connections, parks, and pathways is reasonably consistent with Map X;
- b) New parks and open spaces provide adequate outdoor recreation spaces needed to serve the community and active transportation connections throughout the community. The following satisfies subdivision parkland dedication requirements:
 - i. A large natural park as shown in Map X that includes the preservation of an existing large wetland on the property with trails or walkways along its perimeter to enable passive recreation activities;
 - ii. One parkland parcel as shown in Map X that provides additional recreational activities and facilitates pedestrian connections within the community or to surrounding areas;
- c) Site and Building Designs supports a compact, residential neighbourhood by:
 - i. planning for a variety of residential forms including low-rise buildings, mid-rise buildings and tall mid-rise buildings that transition to low-rise residential;
 - ii. focusing mid-rise and tall mid-rise buildings on properties that front along main streets or abut parks and open spaces;
 - iii. including pedestrian-oriented building facades and designs for mid-rise and tall-midrise buildings with ground oriented units;
 - iv. allowing for the consideration of both underground and landscaped surface parking areas to support residential uses;
 - v. inclusion of ground based low-rise housing that is attainable and affordable through reduced minimum lot frontages of 4.8 metres, reduced lot sizes and any other relevant zoning provisions.
- d) A transportation network that prioritizes walking, the use of mobility devices and cycling, by:
 - i. Planning for a street network generally consistent with Map X and that supports pedestrian movement;
 - ii. Providing a minimum of two street accesses to the development as illustrated on Map X;
 - iii. Creating pedestrian pathways, walkways, sidewalks or trails that support pedestrian connectivity within the community and to surrounding areas;