

Re-Inventing Strip-Mall Heaven For Multi-Generational Living



Where is Main Street?

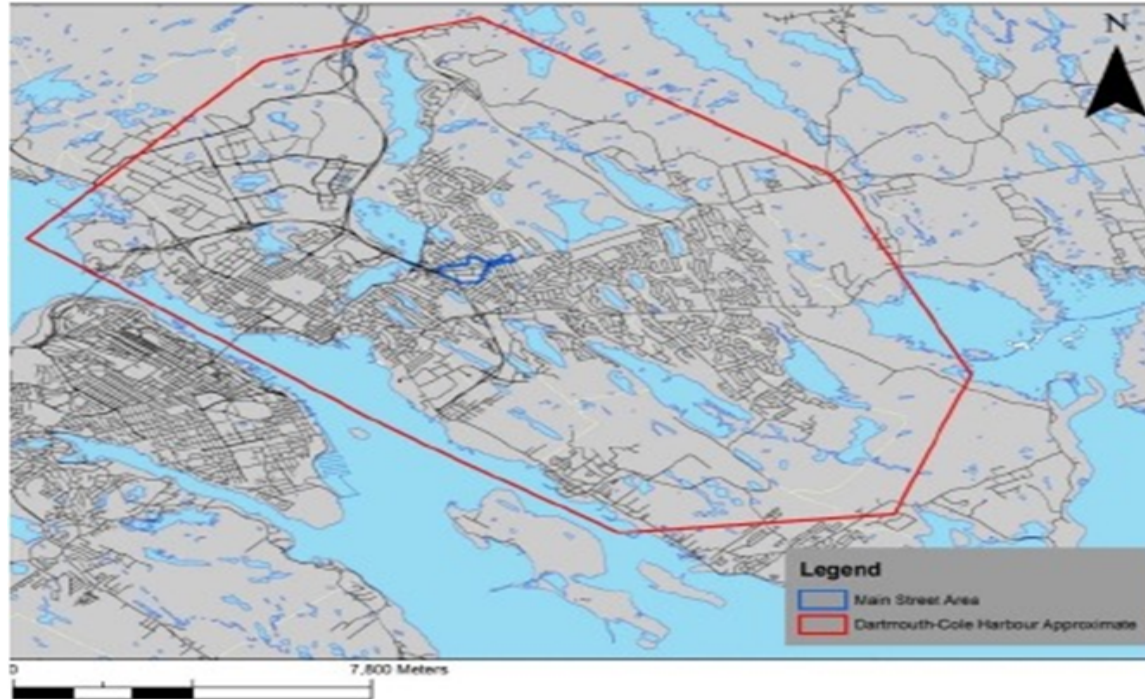


Image courtesy of Bing Maps









Bad News

- Getting By Is Not Getting Easier
- More Older Folk and Fewer Youngsters

Good News

- Older Folk Know How To Get Things Done
- Awareness Of The Problems
- Innovation

Urban Village

Life



Streets Of Paris

Paris



Retrofitting Suburbia- Lakewood, CO



Vision: A Complete Community

- The strip mall model of suburban shopping is no longer appealing
- Growth of online shopping
- Cost of a suburban home too high for millennials
- Baby boomers and millennials moving into condos and apartments
- The BID is a strong proponent for the area

Suburban City's Annual Cost, per Household



SP Sustainable Prosperity

For more data and more reports, visit thecostofcareful.com
Data based on Halifax Regional Municipality

Urban City's Annual Cost, per Household



SP Sustainable Prosperity

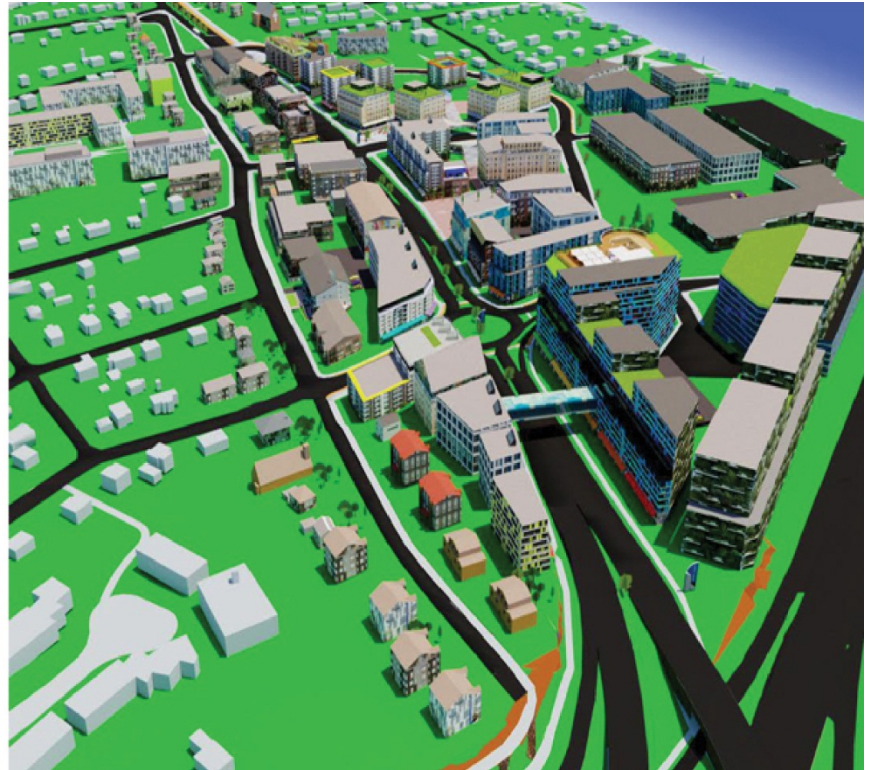
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How to Get From

Here

To

There



It's All About People

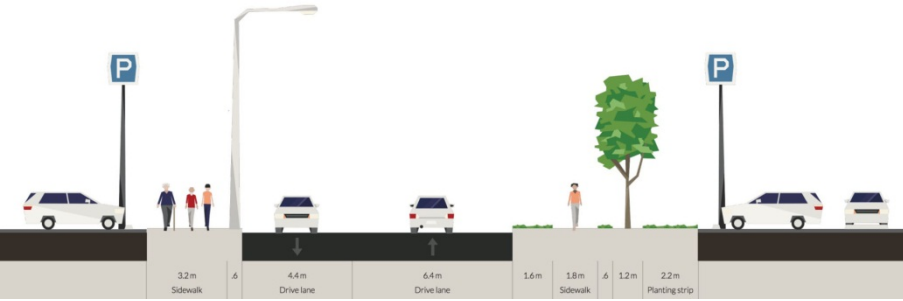




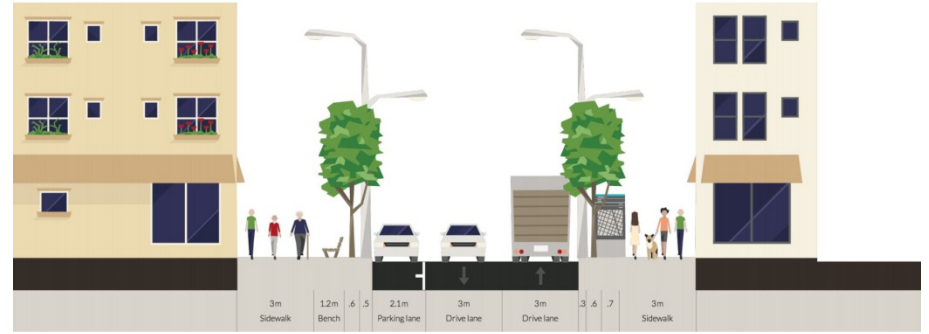
The Village
on Main

**MAIN STREET
DARTMOUTH
BUSINESS
IMPROVEMENT
DISTRICT**

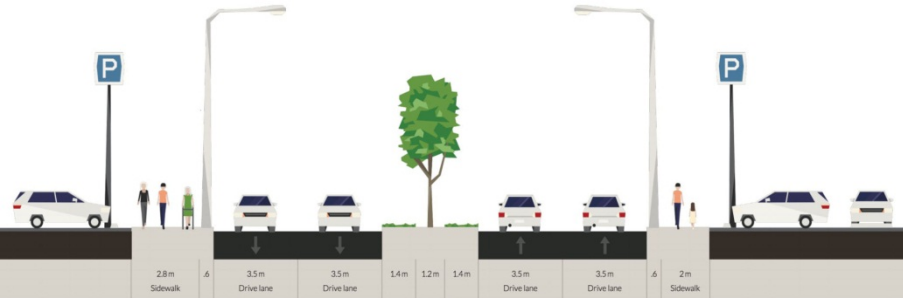
| Current Tacoma Drive



| Tacoma Improvements

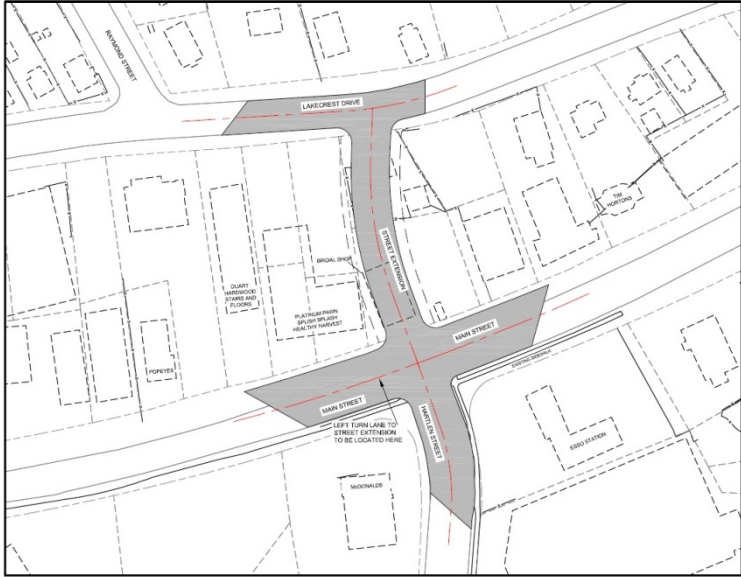


| Current Main Street



| Main Street Streetscape Improvements





The Main Street Area

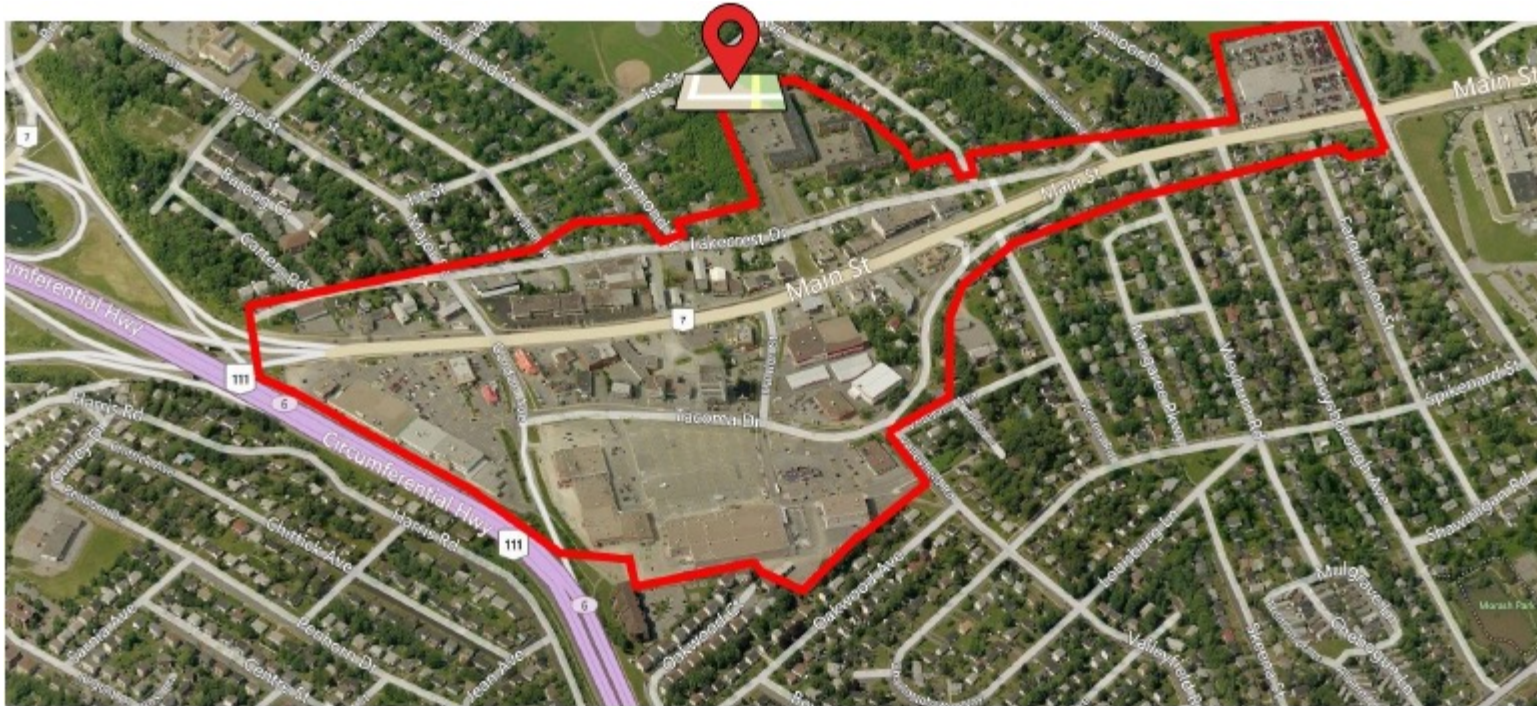


Image courtesy of Bing Maps



What Does This Area Have?

- High accessibility
- High density neighborhoods surround the area
- Strong history of commercial and retail development
- 10 minutes to Downtown Dartmouth, 15 to Halifax, 20 to the airport



45 Health and Wellness Centers



Education and Community Centers



1- NSCC Akerley Campus

2- Caledonia Jr High
and East Dartmouth
Community Centre

3- Bridgeway Academy

4- Admiral Westphal
Elementary

5- Prince Andrew High
and Dartmouth Performing
Arts Society

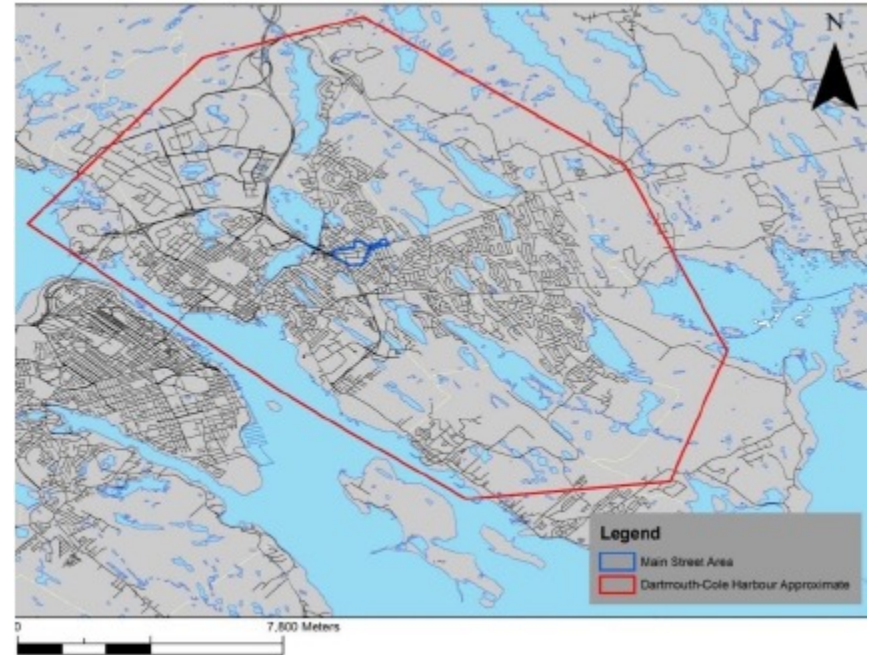
Traffic

- Roughly 37'000 vehicles daily
- Future traffic calming measures
- Pedestrian friendly oriented future

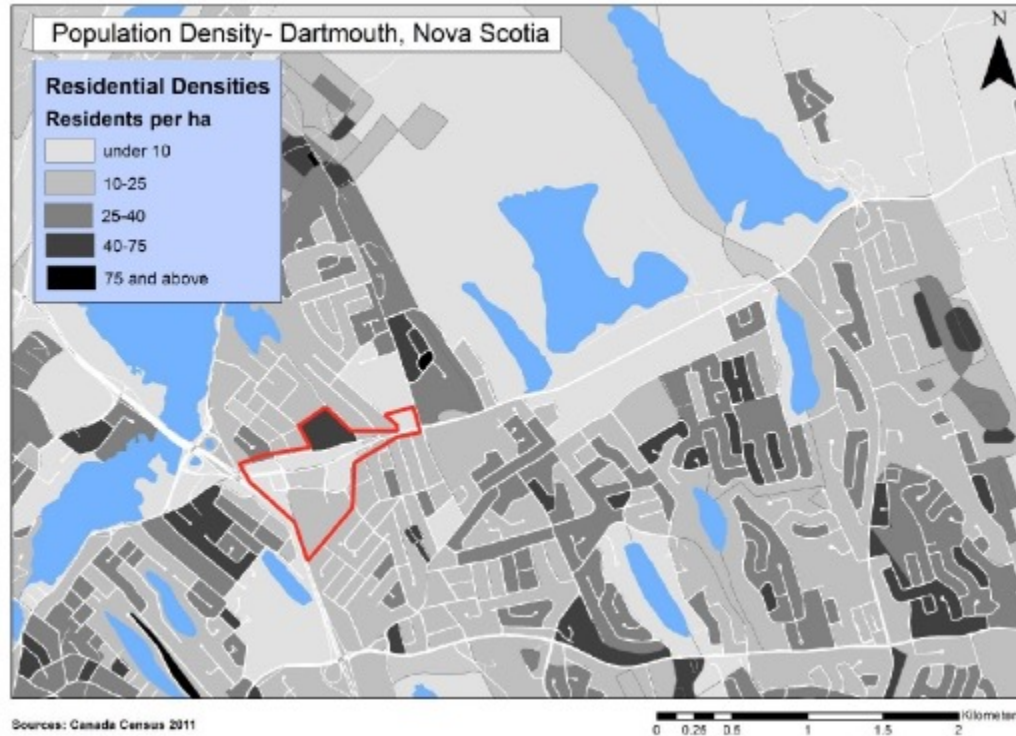


Population

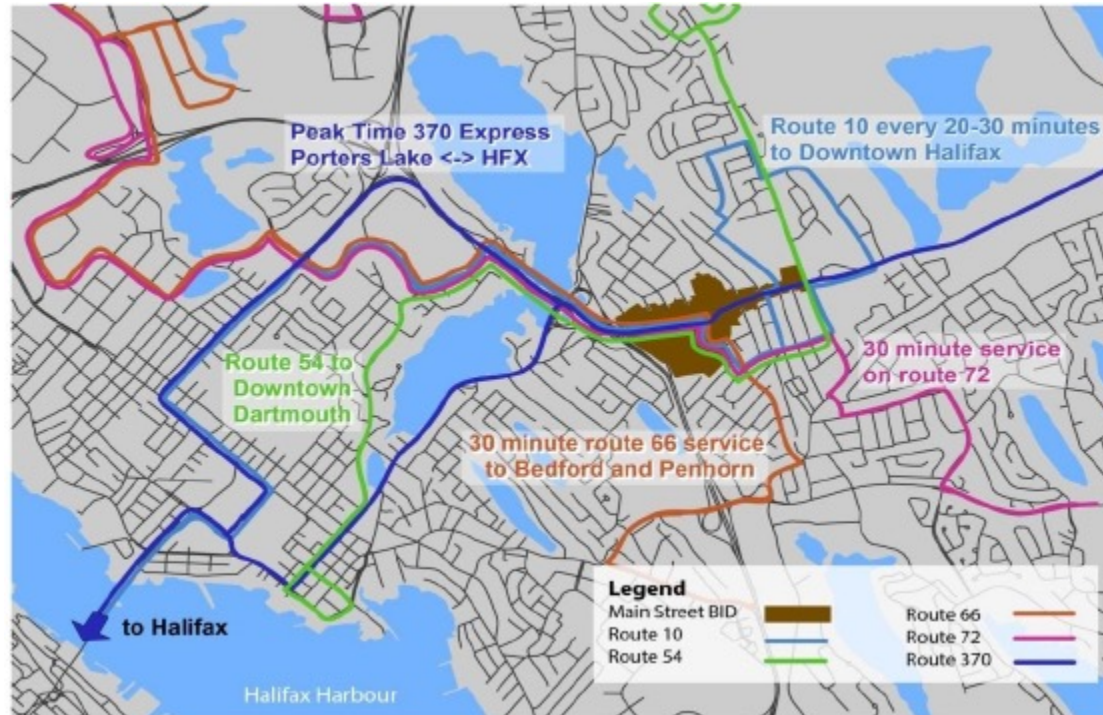
- Population 93,000
or;
~10% of Nova Scotia population
- 10 minute drive radius
- Among the highest densities in Eastern Canada



Population Density



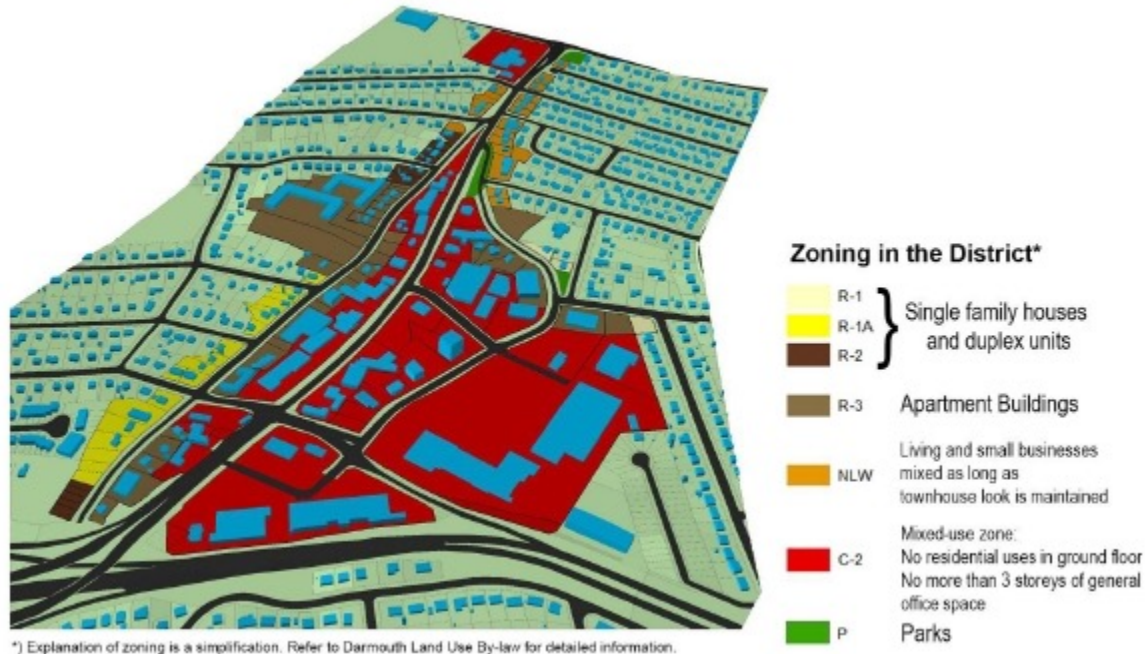
Transit Connections



Development Possibilities and Advantages



Zoning

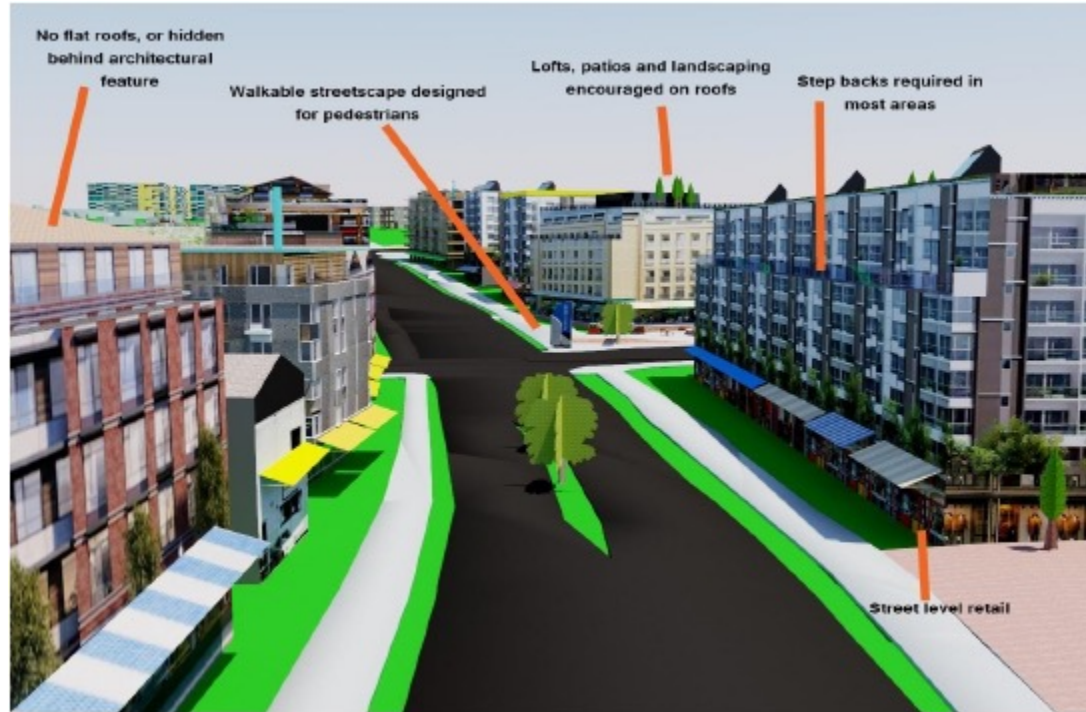


Development Possibilities and Advantages

Height Possibilities



Main Street Architectural Features



The Vision

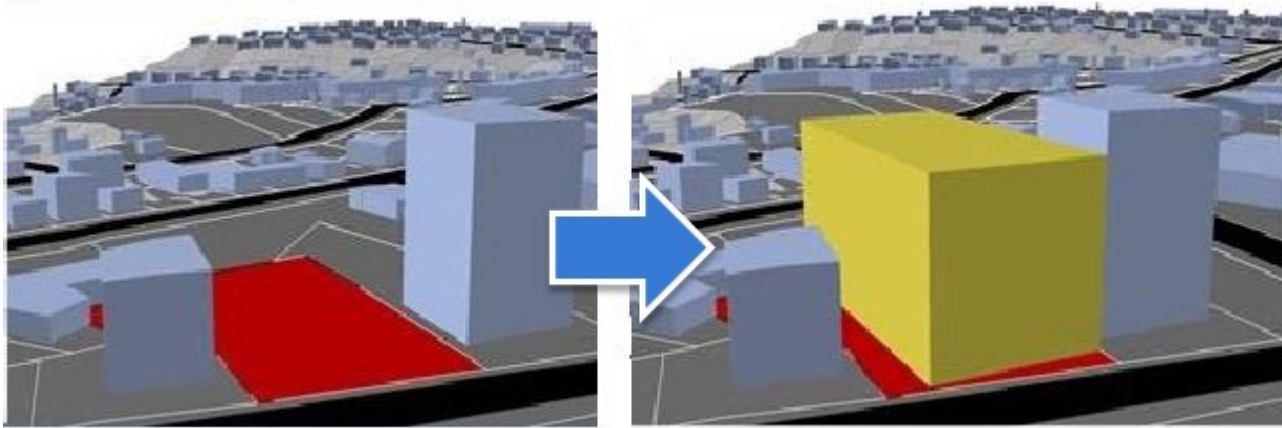




46 Lakecrest Drive



67 Tacoma Drive



Current Conditions

Property size: 31,084 sq ft
Building Footprint: n/a
Building Type: vacant
Floors above ground: n/a
Estimated sq footage: n/a

As of Right Development Opportunity

Property size: 31,084 sq ft
Building Footprint: 19,874 sq ft
Building Type: Mix: res/com
Floors above ground: 8
Estimated sq footage: 158,996 sq ft

Questions?

