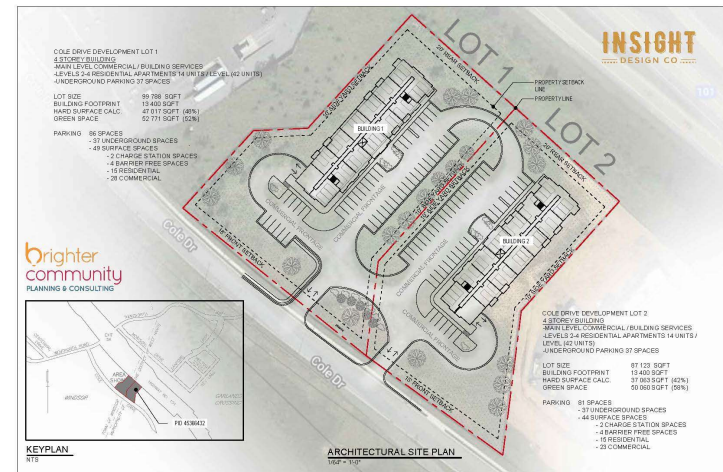


# Mainland South Investments Inc.

## Development Agreement for Cole Drive - PID 45366432

West Hants Public Information Meeting Presentation

June 6, 2023



# The Proposal

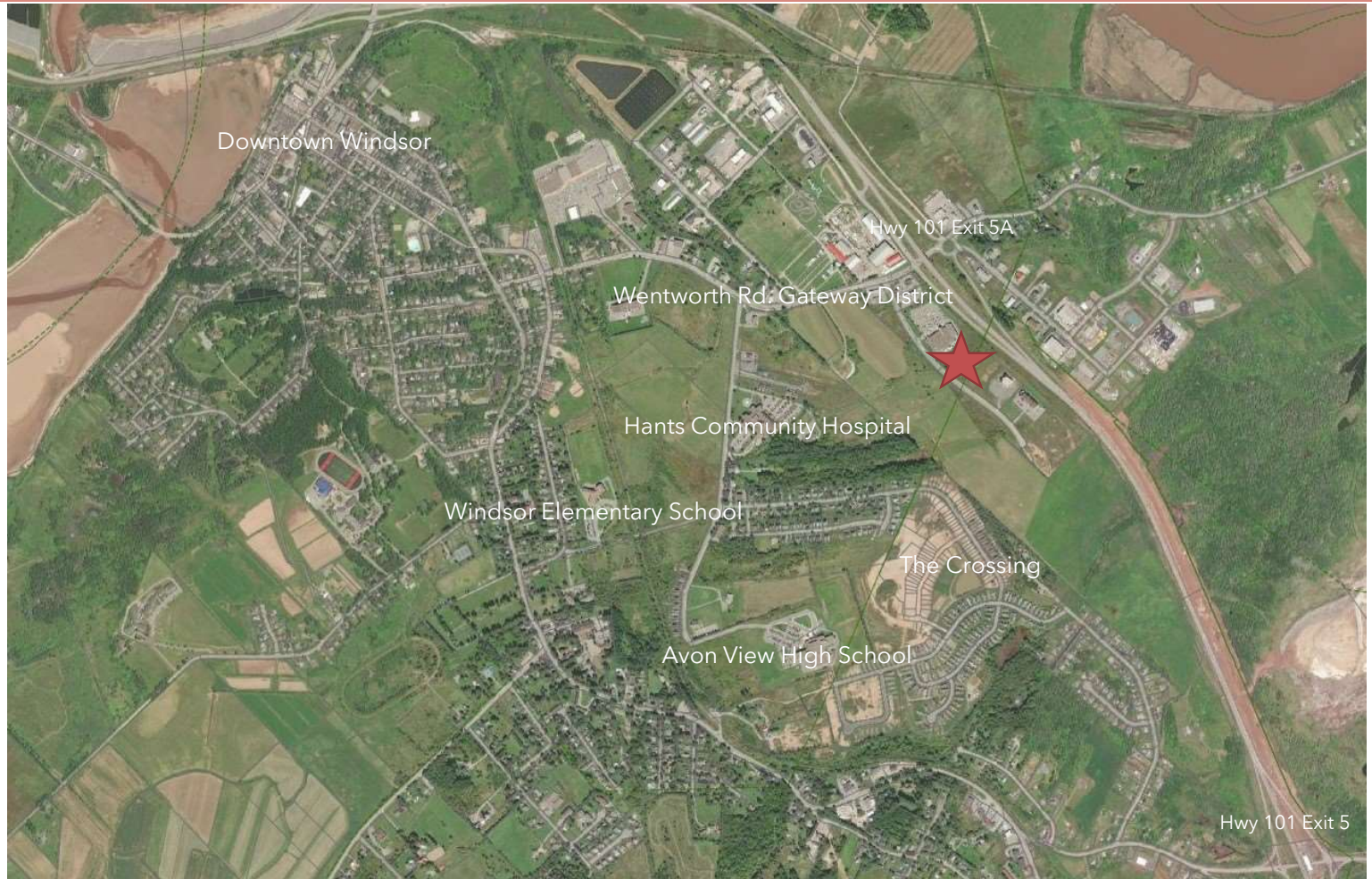
To develop 42 new residential units with 13,400 square feet of ground floor commercial in an attractive and well-integrated site design.

Proposed development includes:

- 1 x 4-storey building
- Open space
- Internal sidewalk network
- Mixture of underground and above ground parking
- Walkable amenities
- Highway access
- High visibility/views



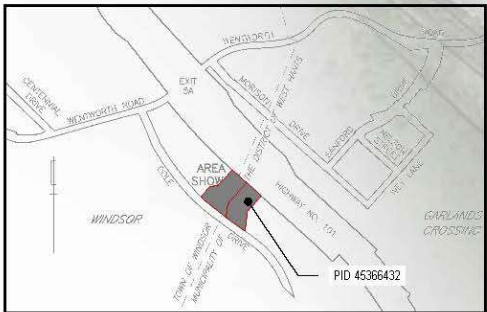
# Area Context



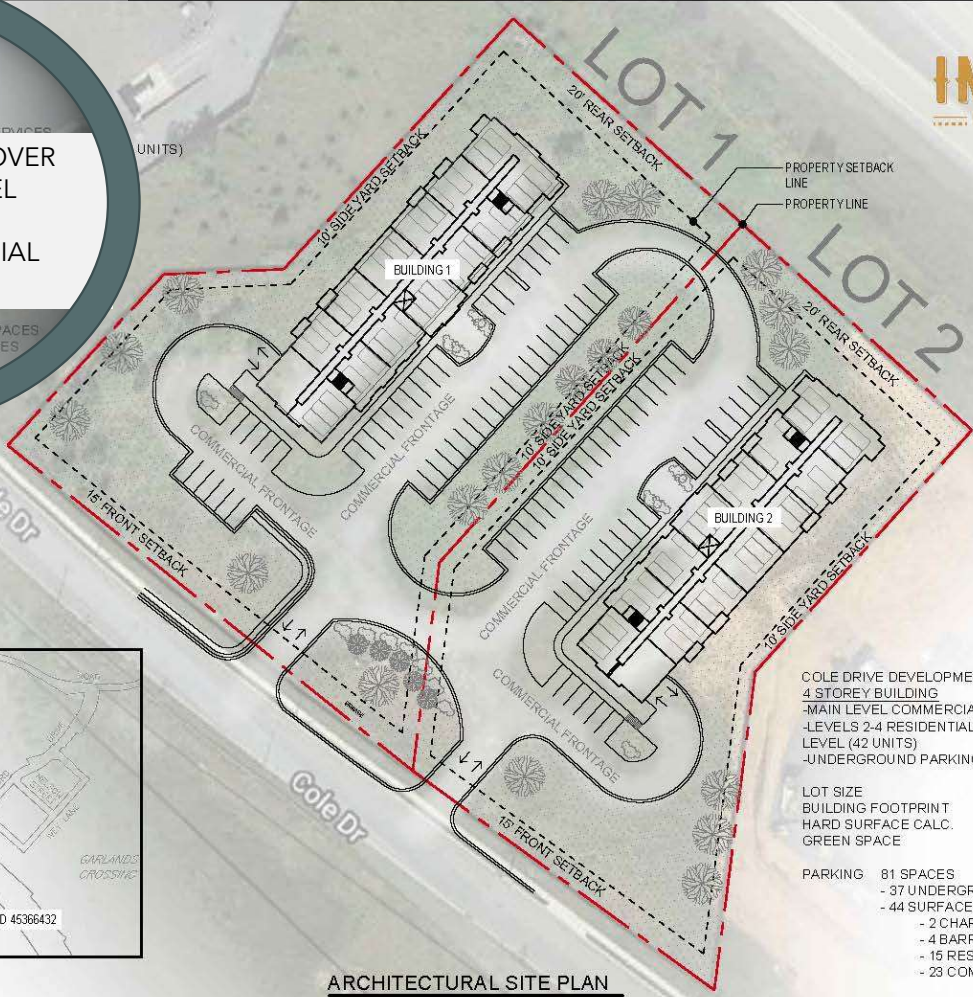
COLE DRIVE DEVELOPMENT LOT 1  
 4 STOREY BUILDING  
 MAIN LEVEL COMMERCIAL / BUILDING SERVICES  
 3 RESIDENTIAL LEVELS OVER  
 1 COMMERCIAL LEVEL  
 42 UNITS  
 13,400 GSF COMMERCIAL  
 2.29 Acre Lot  
 - 49 SURFACE SPACES  
 - 2 CHARGE STATION SPACES  
 - 4 BARRIER FREE SPACES  
 - 15 RESIDENTIAL  
 - 28 COMMERCIAL

**INSIGHT**  
 DESIGN CO

**brighter**  
**community**  
 PLANNING & CONSULTING



**KEYPLAN**  
 NTS



**ARCHITECTURAL SITE PLAN**  
 1/64" = 1'-0"

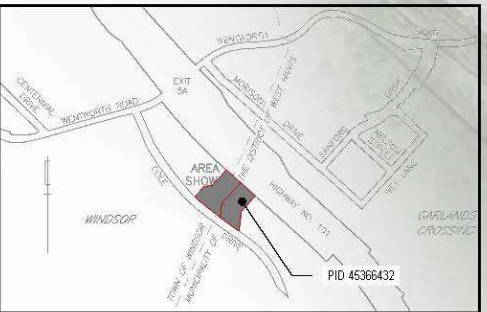
**COLE DRIVE DEVELOPMENT LOT 2**  
 4 STOREY BUILDING  
 - MAIN LEVEL COMMERCIAL / BUILDING SERVICES  
 - LEVELS 2-4 RESIDENTIAL APARTMENTS 14 UNITS / LEVEL (42 UNITS)  
 - UNDERGROUND PARKING 37 SPACES  
 LOT SIZE 87 123 SQFT  
 BUILDING FOOTPRINT 13 400 SQFT  
 HARD SURFACE CALC. 37 063 SQFT (42%)  
 GREEN SPACE 50 060 SQFT (58%)  
**PARKING** 81 SPACES  
 - 37 UNDERGROUND SPACES  
 - 44 SURFACE SPACES  
 - 2 CHARGE STATION SPACES  
 - 4 BARRIER FREE SPACES  
 - 15 RESIDENTIAL  
 - 23 COMMERCIAL

86 Parking Spaces Total  
 37 Underground  
 49 Surface  
 2 EV Charging Station  
 4 Barrier Free  
 15 Residential  
 28 Commercial

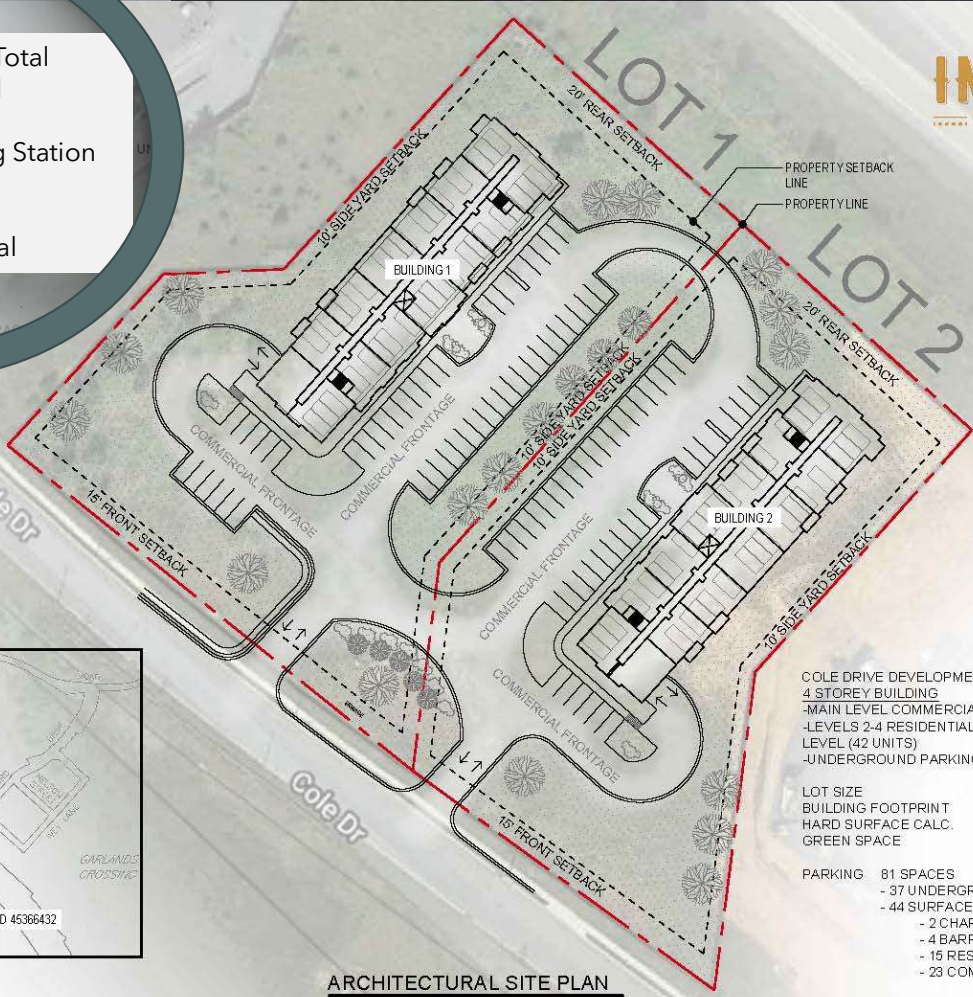
PARKING 86 SPACES  
 - 37 UNDERGROUND SPACES  
 - 49 SURFACE SPACES  
 - 2 CHARGE STATION SPACES  
 - 4 BARRIER FREE SPACES  
 - 15 RESIDENTIAL  
 - 28 COMMERCIAL

**INSIGHT**  
 DESIGN CO

**brighter**  
**community**  
 PLANNING & CONSULTING



**KEYPLAN**  
 NTS



**ARCHITECTURAL SITE PLAN**  
 1/64" = 1'-0"

**COLE DRIVE DEVELOPMENT LOT 2**  
 4 STOREY BUILDING  
 - MAIN LEVEL COMMERCIAL / BUILDING SERVICES  
 - LEVELS 2-4 RESIDENTIAL APARTMENTS 14 UNITS / LEVEL (42 UNITS)  
 - UNDERGROUND PARKING 37 SPACES

LOT SIZE 87 123 SQFT  
 BUILDING FOOTPRINT 13 400 SQFT  
 HARD SURFACE CALC. 37 063 SQFT (42%)  
 GREEN SPACE 50 060 SQFT (58%)

**PARKING 81 SPACES**  
 - 37 UNDERGROUND SPACES  
 - 44 SURFACE SPACES  
 - 2 CHARGE STATION SPACES  
 - 4 BARRIER FREE SPACES  
 - 15 RESIDENTIAL  
 - 23 COMMERCIAL

# Summary

With this proposed development, we are looking to...

- Support local commercial activity by having people live close to important services like grocery stores and drug stores.
- Provide much needed rental housing in a location which has the potential for higher walkability and connectivity with future residential development planned in the area.
- Develop a vacant parcel of land and maximize the use existing water and sewer systems. Infill development allows for growth without the municipality developing new infrastructure.

# Summary

- This development will include large areas of landscaped green space. All apartment units to include balconies to increase onsite amenity space.
- High visibility of commercial development near Highway 101, increased opportunities for stop-over visits to area. Providing a new format of commercial space with potential on-site clients.
- We look to realize the full potential of the views and visibility of this location by providing a landmark mixed-use development, further enhancing the nearby Wentworth Road Gateway District.