

Urban Development in The Village on Main Community Improvement District

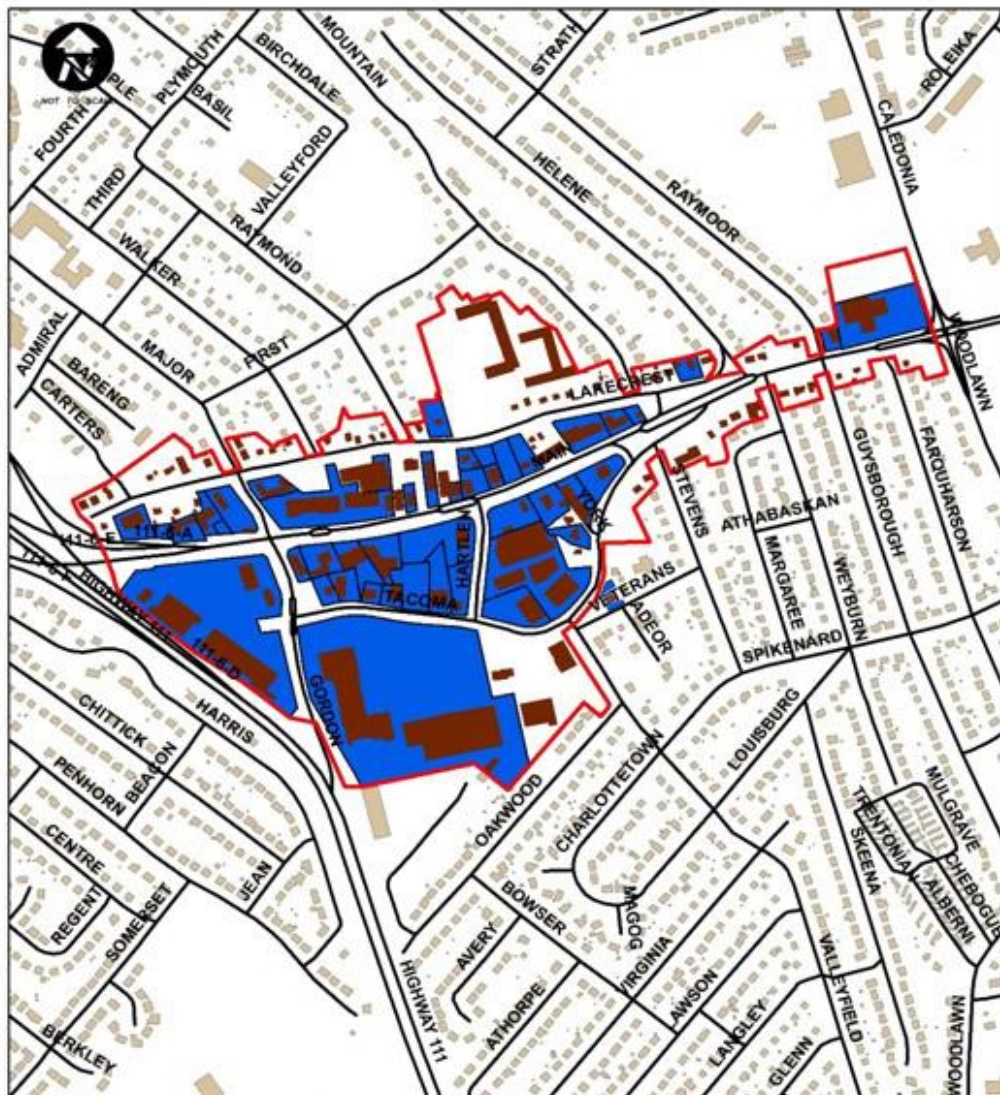


1. Introduction to the CID
2. Recent Policy and Plan Changes
3. Community Prospects
4. Current CID Projects

Introduction to the CID

Introduction to the CID

BID Members



Legend

-  Main Street Designation Area
-  Streets

Introduction to the CID

1 kilometer in diameter

170+ businesses

58 health and
wellness facilities

5 churches

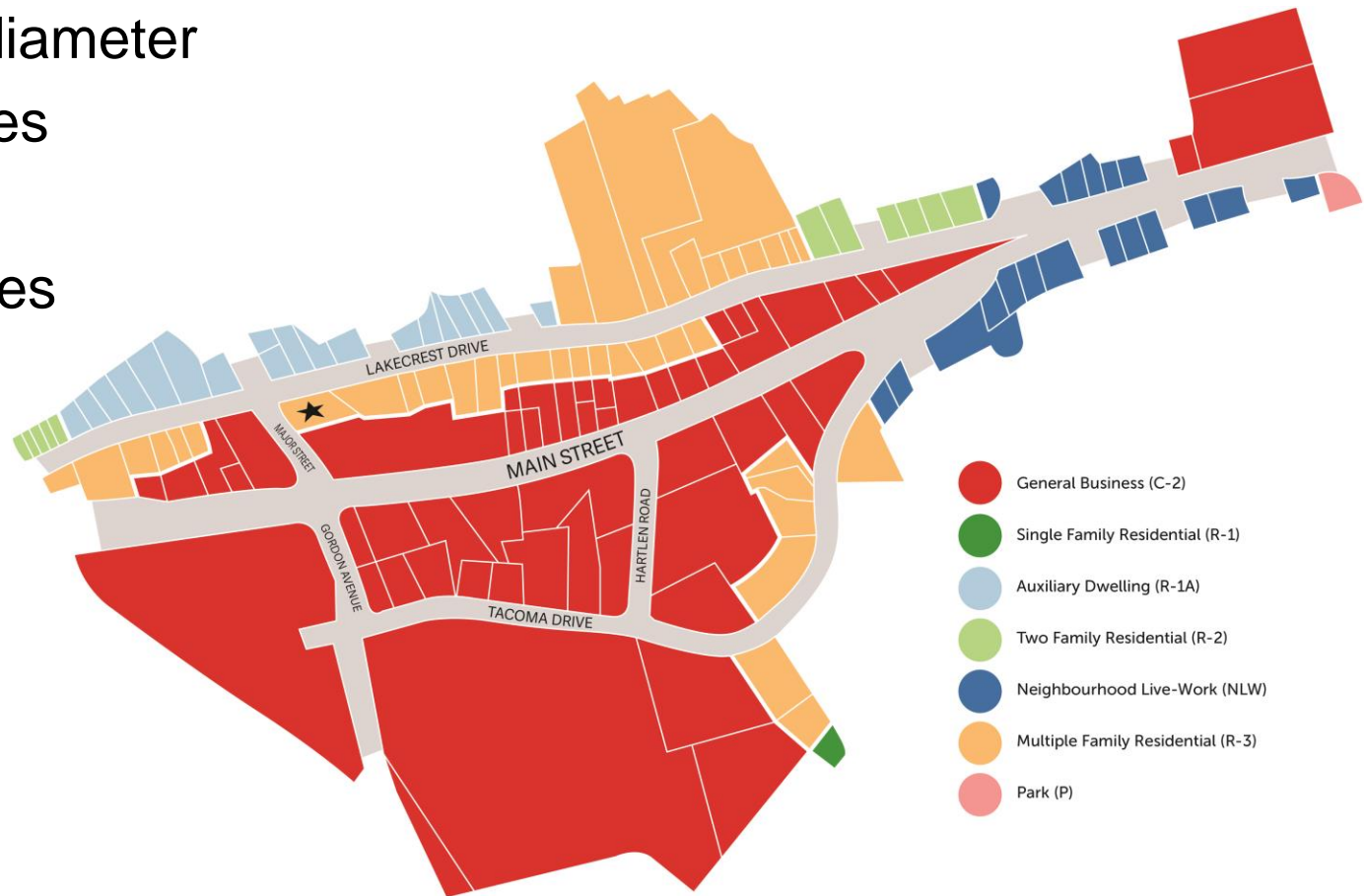
4 schools

Elementary

Junior High

High School

College



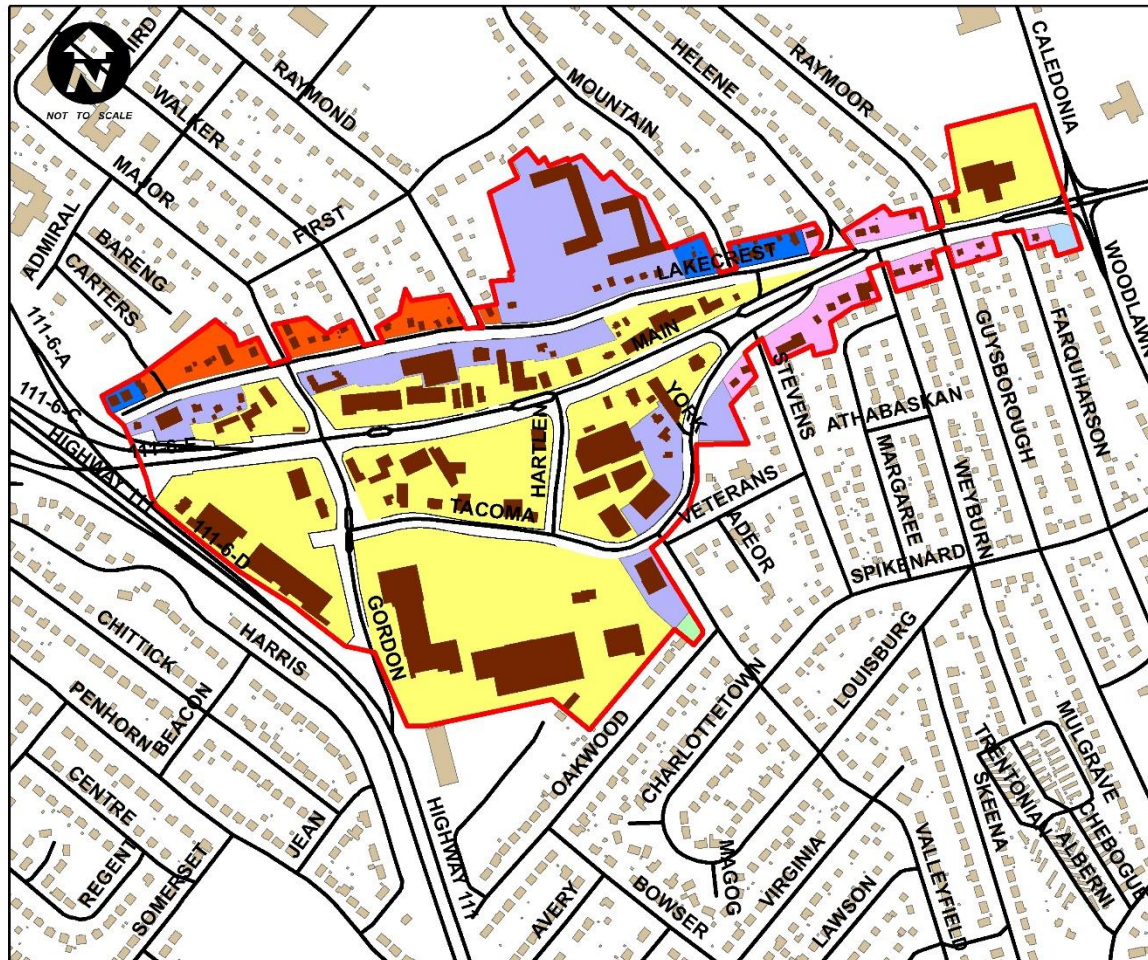
Recent Policy and Plan Changes

The Road to Bylaw Changes

- Ekistics study: Main Street Planning Vision and Streetscape Concept, approved by council (20/01/2008)
- The Study's vision: a pedestrian oriented, mixed-use town center
- Result: new zoning for Main Street Designation come into effect 23/11/2013
- LUB and MPS now reflect the changes proposed in Ekistics report

Policies and Plans

Main Street Designation Zoning



Legend

Main Street Designation Area

Streets

Main Street Designation Zoning

ZONE

C-2

NLW

P

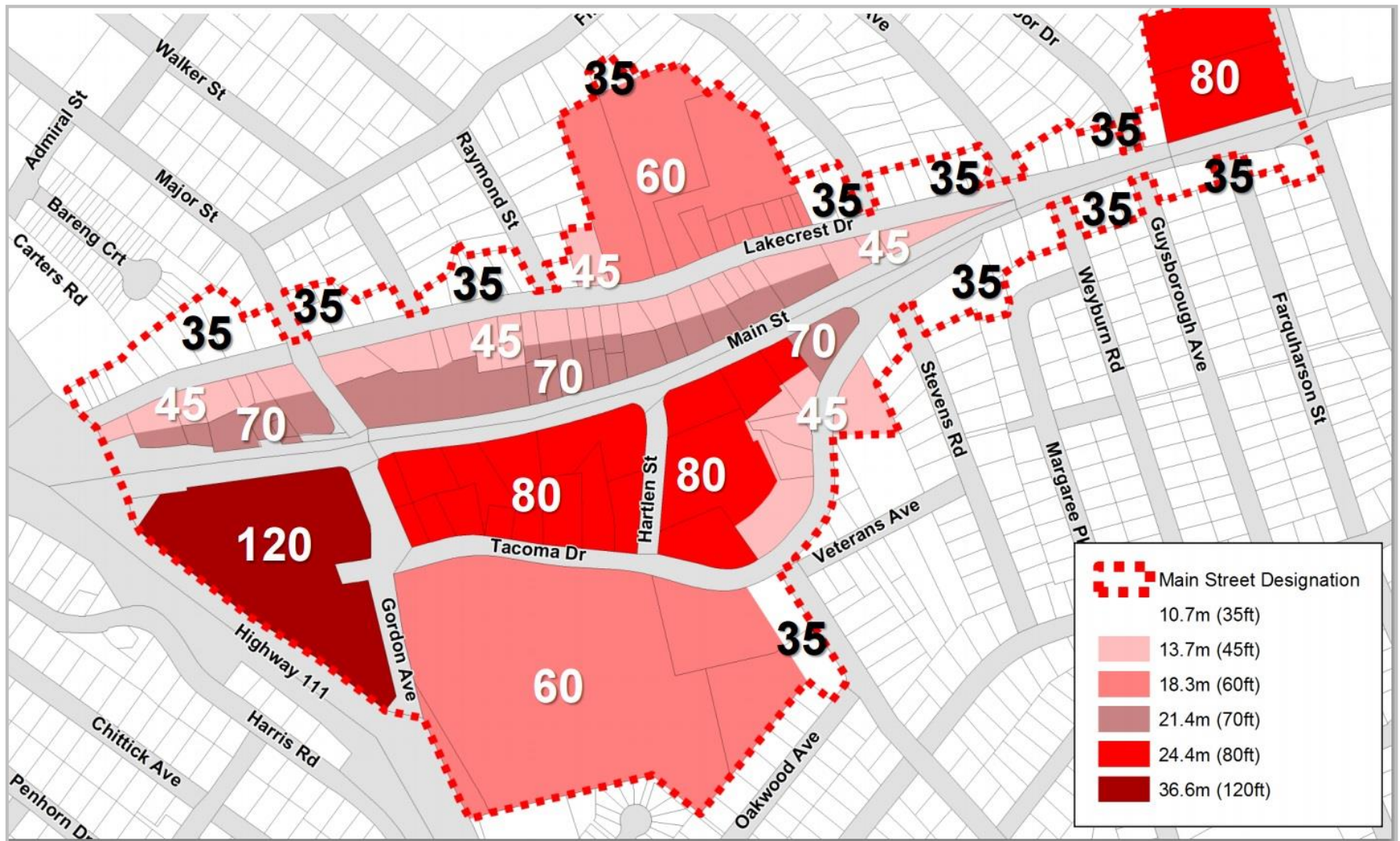
R-1

R-1A

R-2

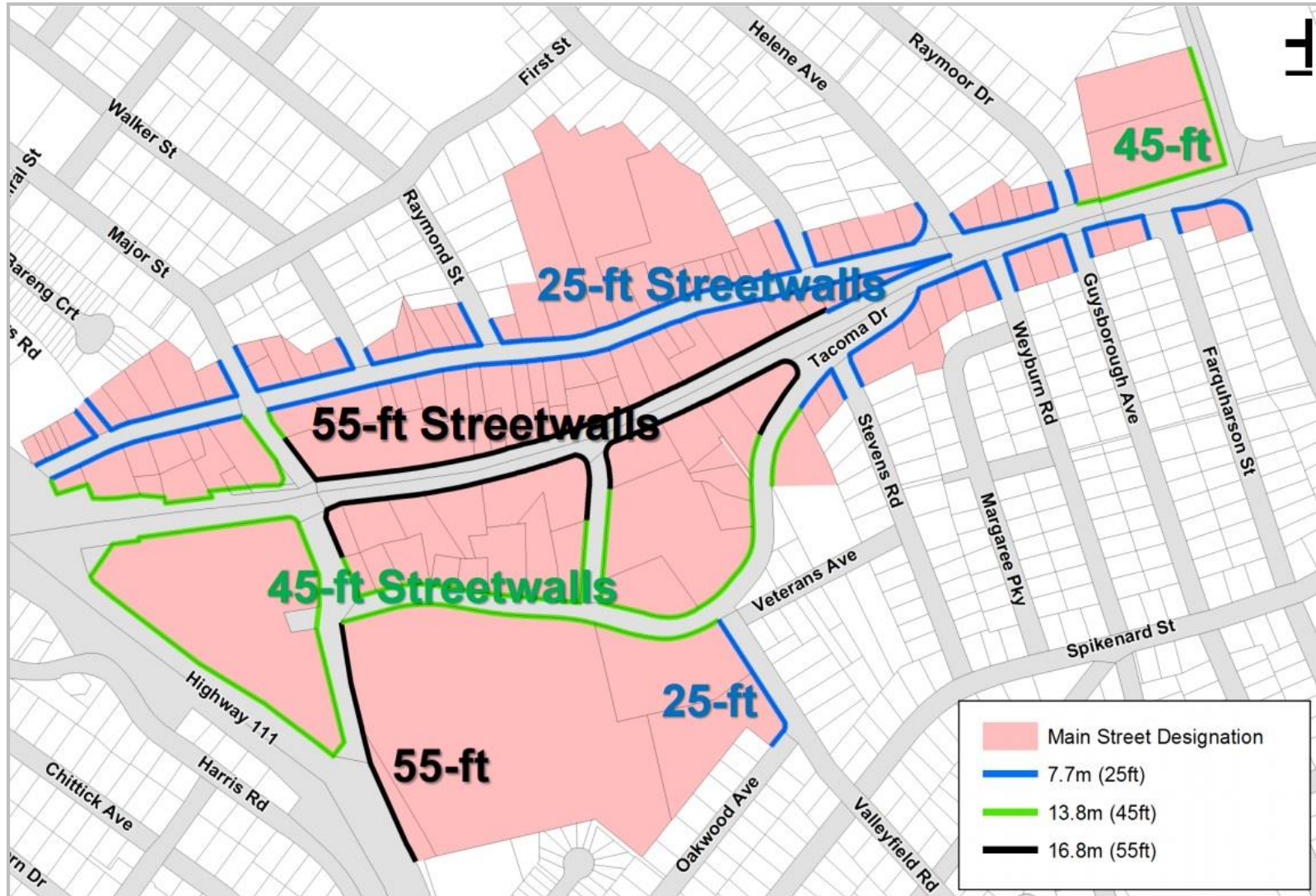
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Policies and Plans



Marcus Garnet, 2008

Policies and Plans



Marcus Garnet, 2008

2015 Property Assessments

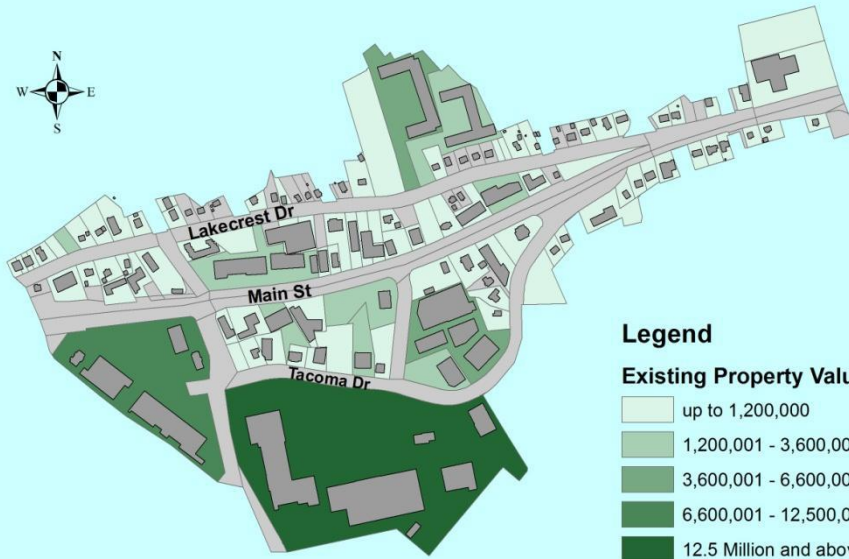
CAD 101,821,600

+ CAD 184 Million in
assessment values

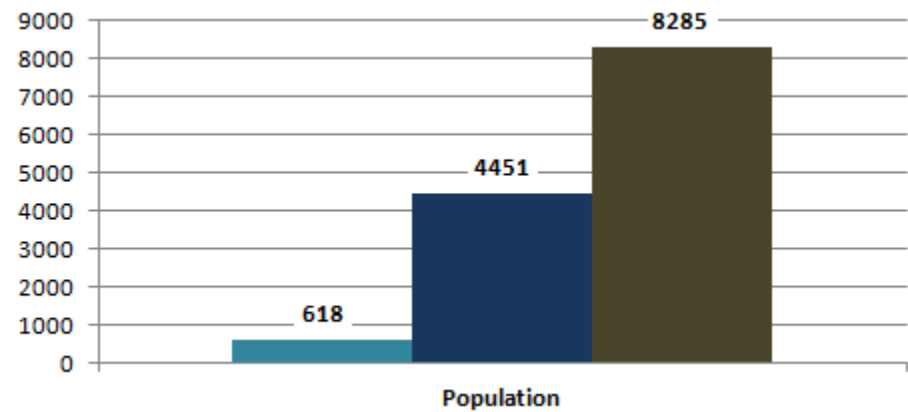
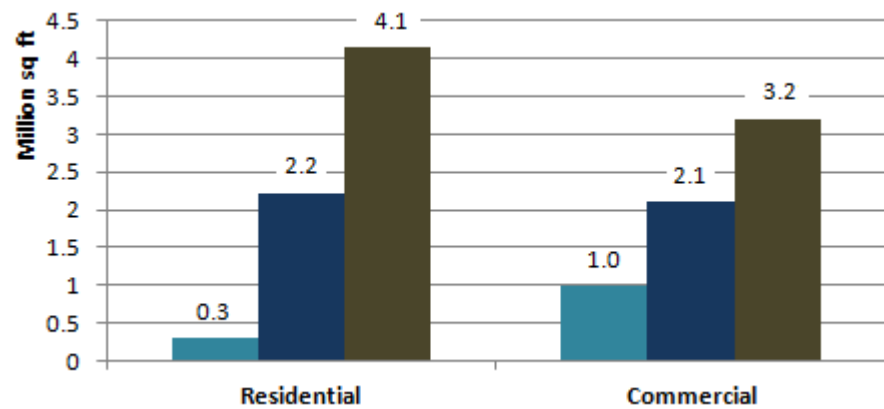
+ 181 % tax revenue

CAD 286,693,341

Projected Property Assessments



Community Prospects



■ 2015 ■ 2035 - Conservative scenario ■ 2035 Max Scenario
50% of development Full Density Utilization of by-law



+ 6 million sq ft (3x Cogswell)

+ 7500 residents



Recently Completed Developments



Lakecrest Terrace 46 Lakecrest Drive

Opened for occupancy November 2016
33 residential units



32 Lakecrest Drive

Developments in Progress



139 Main Street

48 residential units + commercial space

Development permit & design ready to go, waiting for buyer



77 Lakecrest Drive

Proposed 100-unit apartment building

Developments in Progress



Garden View Village

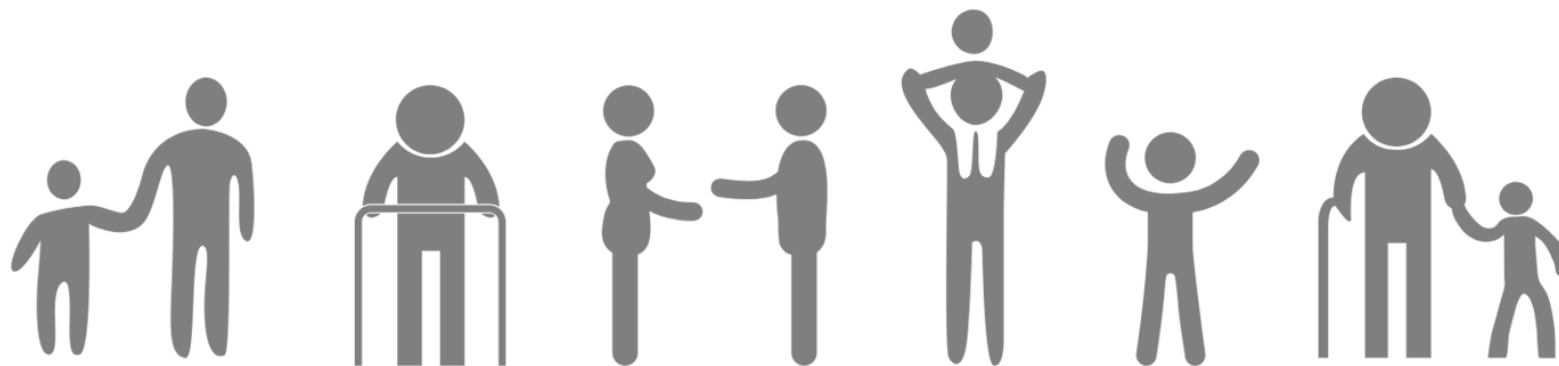
174 Main St
Multi-generational living: studio, one- and two-bedroom apartments

Ground floor commercial – including new Garden View Restaurant

Live-work units fronting on Tacoma

Current CID Projects

Age Friendly Community Plan



Adopted: June 2017

Vision: To be an Age Friendly Community

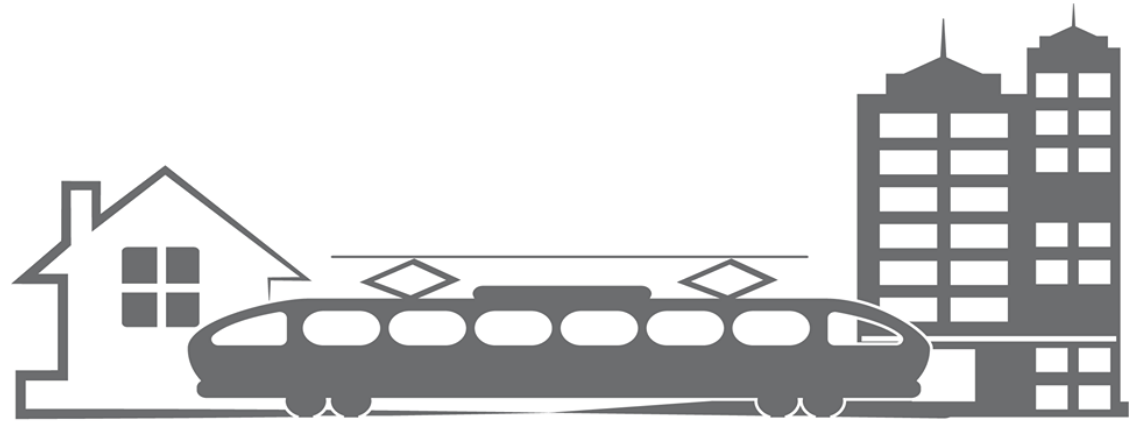
8 Goals:

1. Open Space and Built Environment
2. Transportation
3. Housing
4. Social Connectivity and Civic Engagement
5. Health and Community Support Services
6. Community Economic Development
7. Awareness and Communication
8. Implementation

On-going Community Consultation

- Rationale: we need to better understand the needs of the community so that we can effectively advocate for it
- Method:
 - Development of a series of surveys starting Summer 2017
 - Online & face-to-face implementation in Summer 2018

Housing
Public Space
Accessibility
Where do you go and
how do you get there?
Transit
Active Transportation
What will you do with
less parking?



Leading **W**ith **T**ransit

- Coalition of all 8 BIDs & other organizations
- Goal: develop a long-term vision & action plan for transit in HRM and Nova Scotia
- First round of public forums completed April-May 2018

Potential Park Design



Potential Park Design



Potential Park Design



Public Space: Pop-Up Picnic Park



Public Space: Village on Main Bench & Sign



Summary



- The Village on Main is a Community Improvement District that represents 170+ businesses
- Form-based code was adopted in the LUB in 2013, allowing for accelerated development
- New projects are starting to move the District toward its vision

Thank you!
Any questions?