

# The Crossing

## Public Information Meeting

Development Agreement: 22 Fourplexes  
on extension of Irven Dr (PID 45162005 and PID 45408374)  
March 5, 2024



# Context Map

- Part of The Crossing's larger community development
  - Southwestern edge
  - Targeted primarily to seniors, retirees, and empty nesters
  - Connected trail system and parks
- Nearby services:
  - Hospital
  - Schools
  - Grocery Stores
  - Community Centre
  - Local Businesses



# Subject Property

- Combined lot area = 6.3 Acres
  - 5.4 acres excluding road
- PID 45408374
  - Zoned Two Unit Residential (R2)
  - Designated Residential (R)
  - Small section within the West Hants Plan area
  - Mainly cleared
- PID 45162005
  - Zoned Agricultural (AG)
  - Designated Residential (R)
  - Single unit dwelling on remaining property



# The Proposal

- Enter a DA to construct 22 fourplexes
  - Rezone AG property to R
  - Total of 88 units
  - 16.3 units/acre
- Provide Medium Density Housing
  - Only area in The Crossing

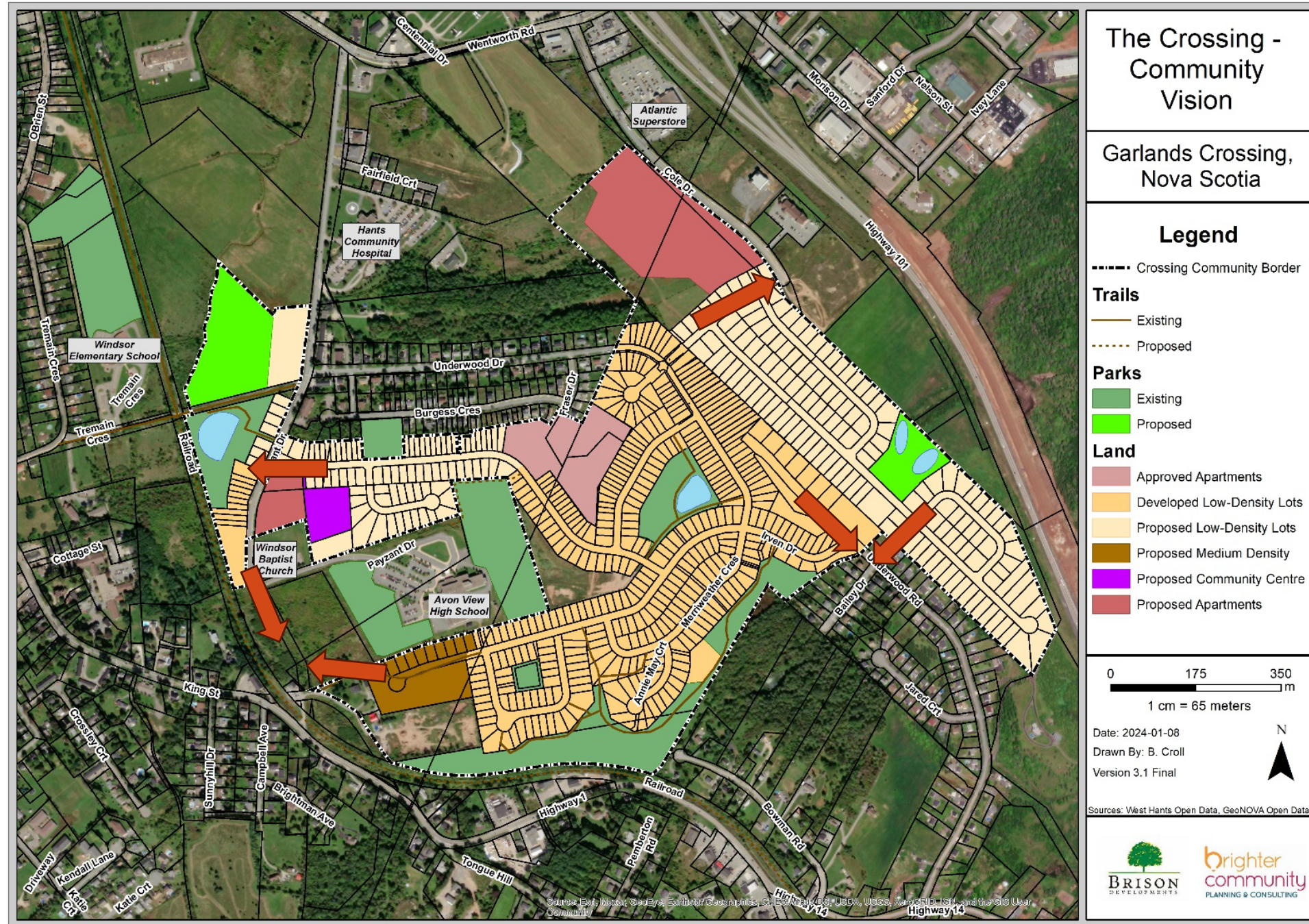






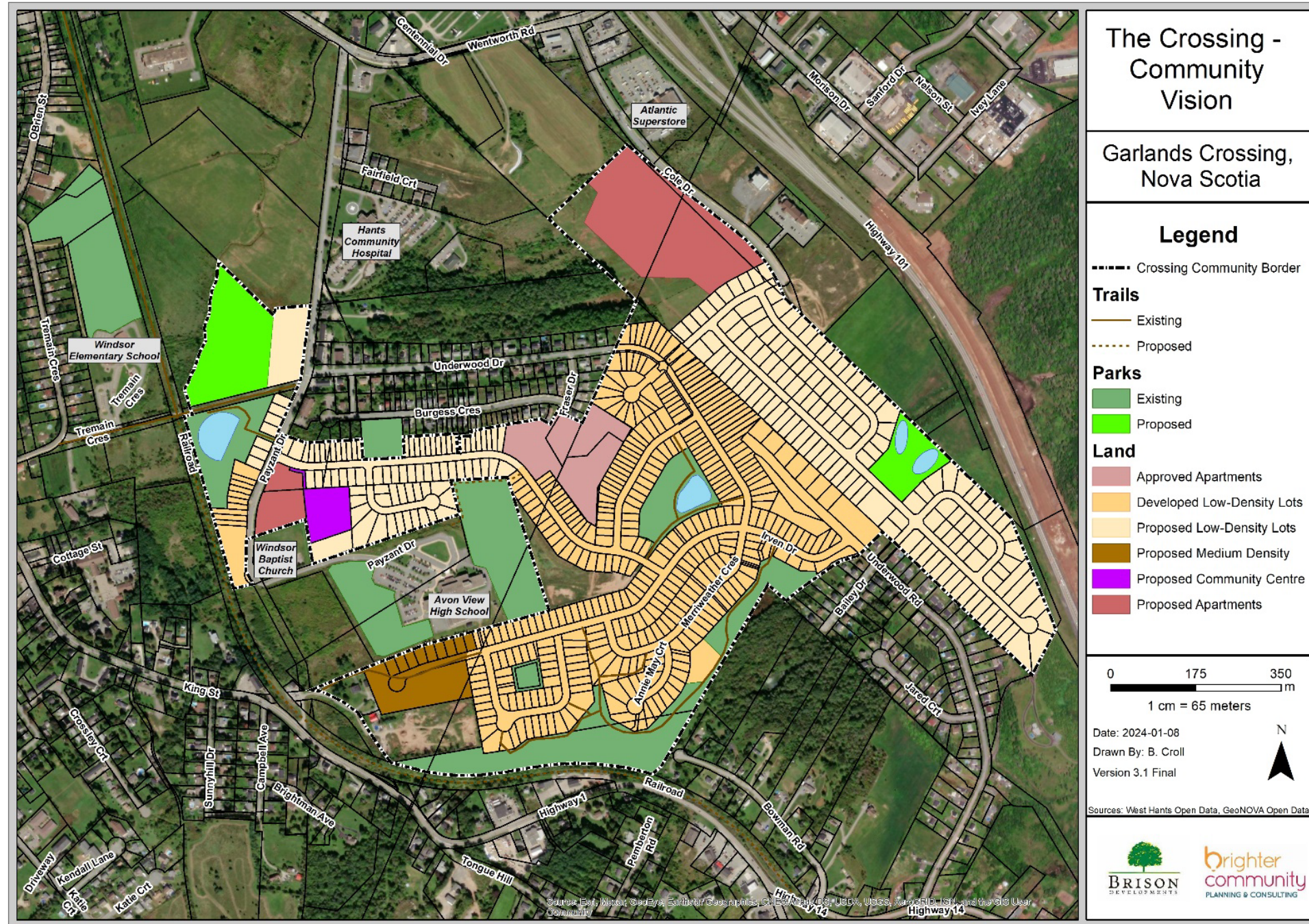
# Connectivity

- Variety of connection points



# Benefits

- Expansion of an already well-established community
- Promotes gentle density
  - Better use of land and municipal infrastructure
  - Environmentally friendly
  - Affordability



# Summary

- Development Agreement for 22 fourplexes
  - 88 units
- Part of a larger community development
  - Surrounding communities and services
  - Trails, roads, and parks
- Connectivity
- Provides another housing options and market demands
  - Promotes density





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community  
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# The Crossing - Community Vision

Garlands Crossing, Nova Scotia

## Legend

----- Crossing Community Border

### Trails

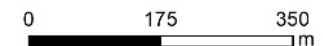
- Existing
- Proposed

### Parks

- Existing
- Proposed

### Land

- Approved Apartments
- Developed Low-Density Lots
- Proposed Low-Density Lots
- Proposed Medium Density
- Proposed Community Centre
- Proposed Apartments



1 cm = 65 meters

Date: 2024-01-08  
 Drawn By: B. Coll  
 Version 3.1 Final



Sources: West Hants Open Data, GeoNOVA Open Data

