

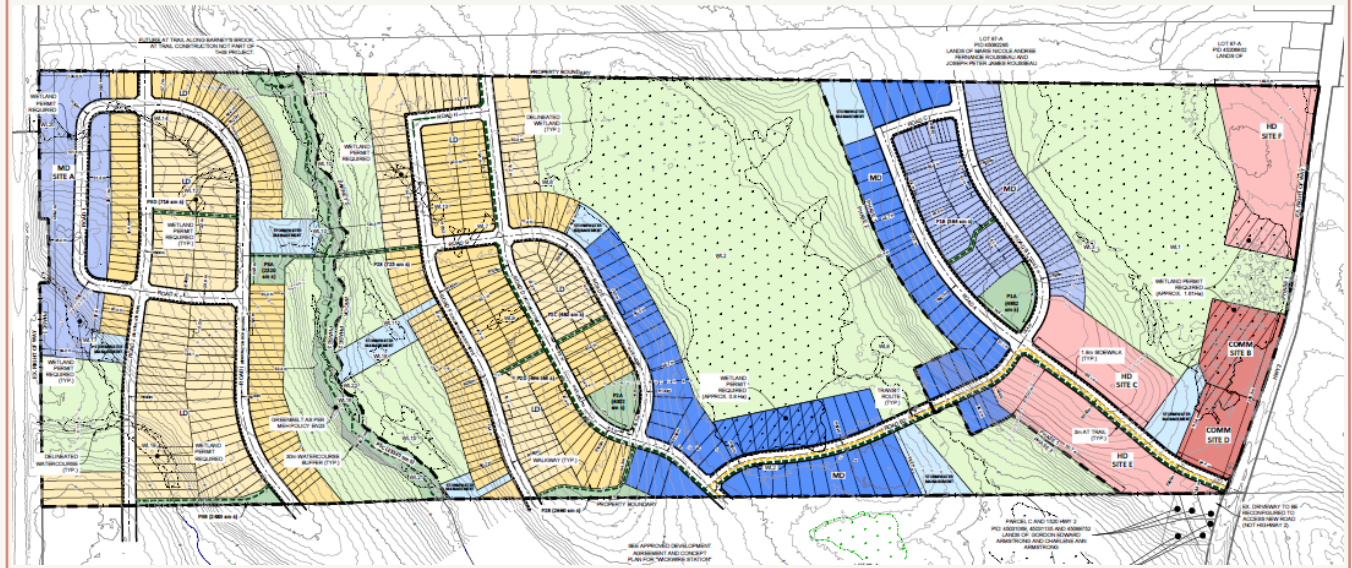
FH Development Group Inc.

Proposed Development at
Milford, Highway 2
PID 45089802

East Hants

Public Hearing Presentation

January 24, 2024



The Proposal

To develop 1,461 residential units and up to 79,160 square feet of commercial space in a phased, master planned, walkable community design.

Proposed development includes:

- High, medium, and low-density residential formats
- Highway 2 commercial development
- Green space
- Internal sidewalk and trail network
- Walkable amenities
- Connectivity with Armco development to the south



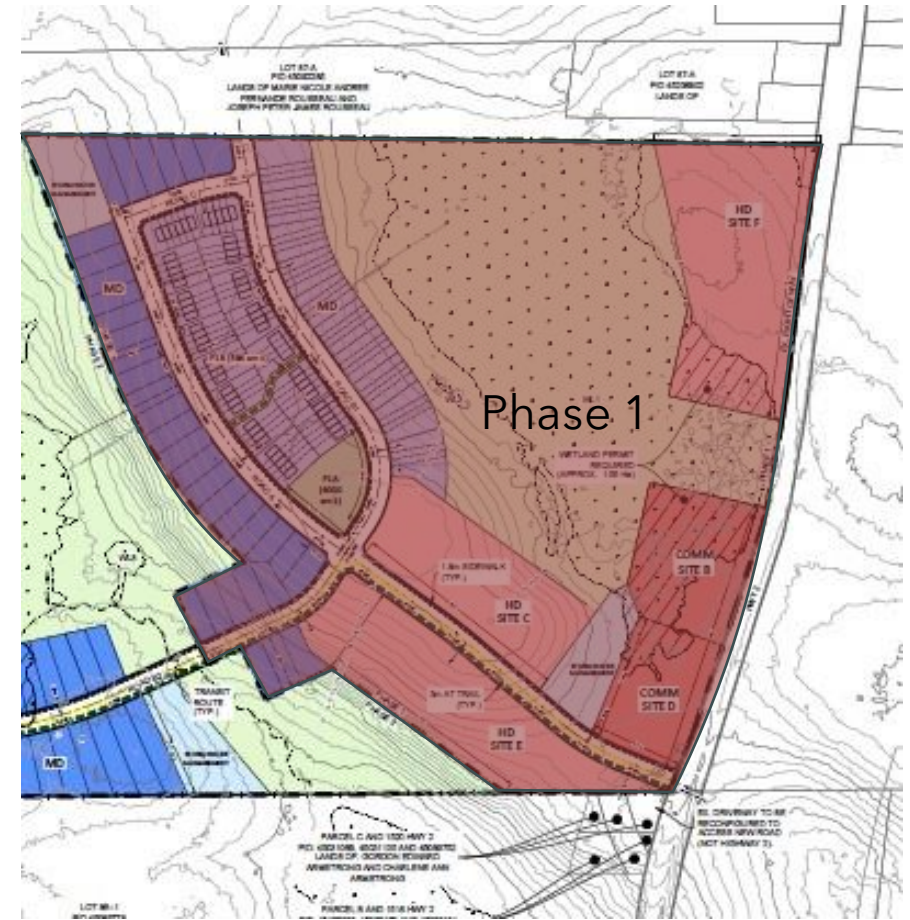
Area Context



Site Concept Plan - Phases

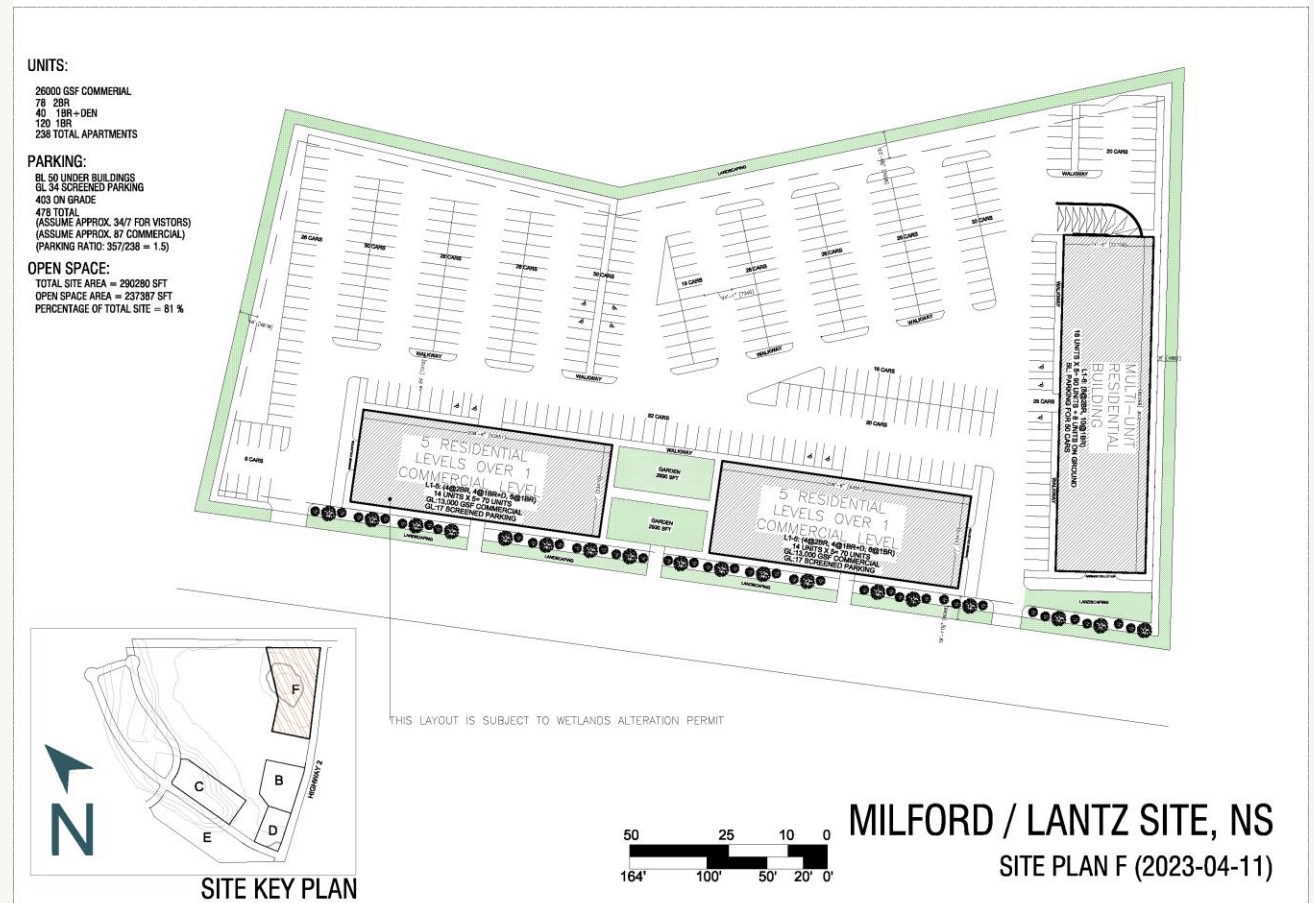
Phase 1

- Residential Uses
 - Semi-detached
 - Townhouse
 - Multi-unit
- Commercial Uses



Phase 1 - Site F

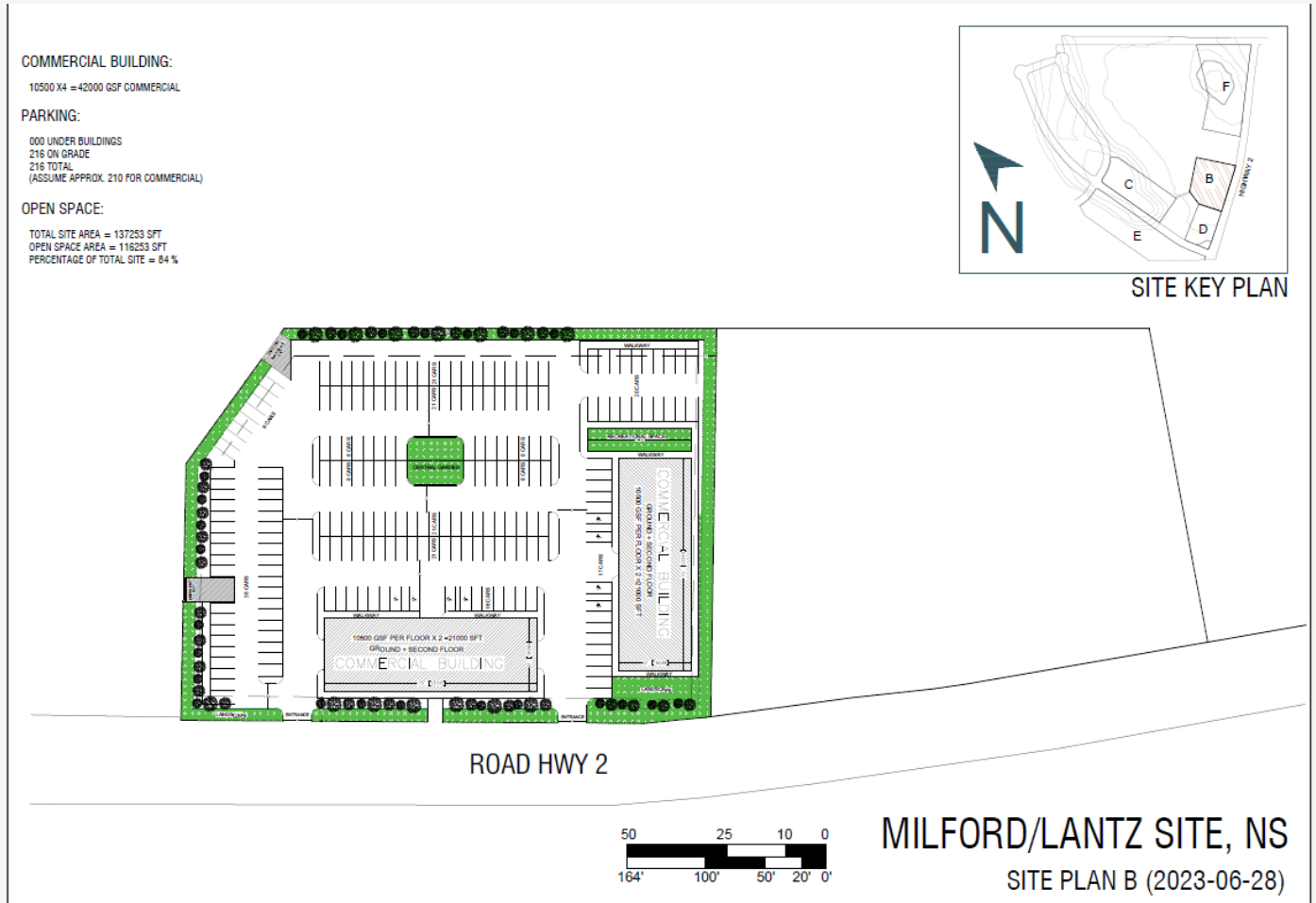
- 3 x 6-Storey Buildings
- 2 Buildings facing Hwy 2, each:
 - Ground lvl commercial (13,000 gsf)
 - 5 floors residential (70 units)
- Northern Building
 - 98 residential units





Phase 1 - Site B

- 2 x 2-Storey Commercial Buildings
- 21,000 gsf per Building
- 2 Emergency Exits

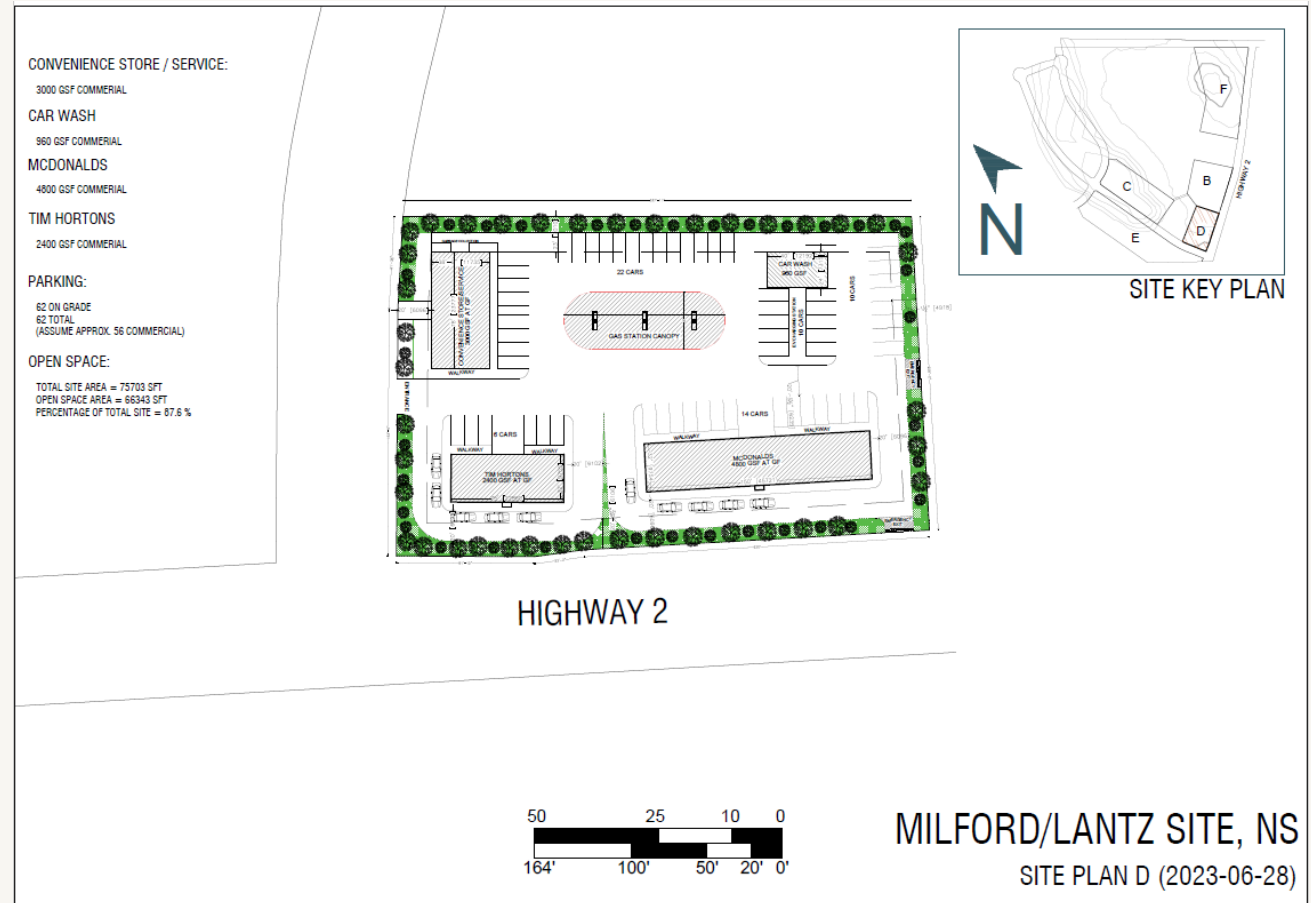






Phase 1 - Site D

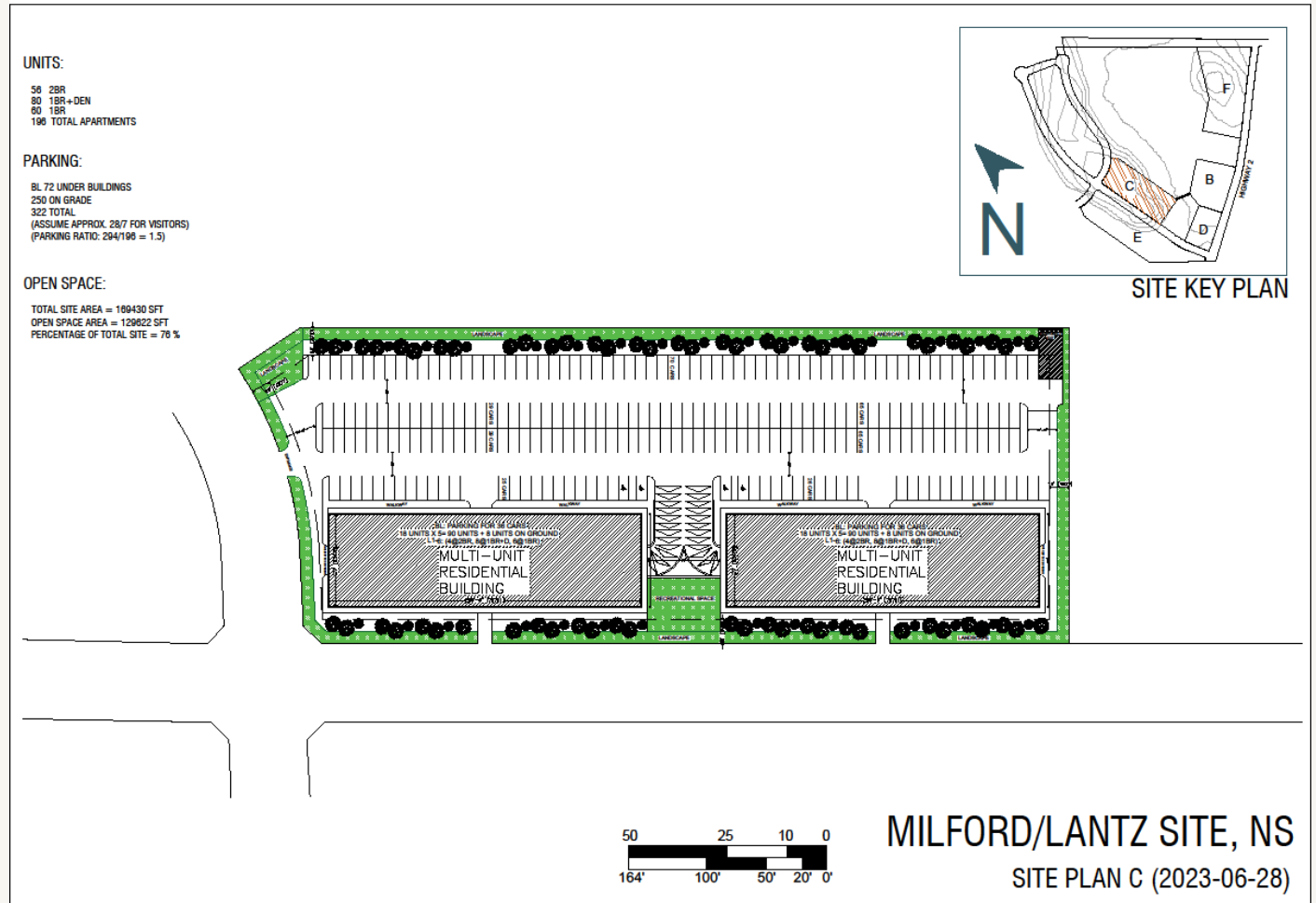
- Concept for 4 x Commercial Buildings
 - 4,800 gsf (Drive-thru Restaurant)
 - 2,400 gsf (Drive-thru Restaurant)
 - 3,000 gsf (Gas Station/ Convenience Store)
 - 960 gsf (Car Wash)
 - Access from new road
 - 2 Emergency Exits

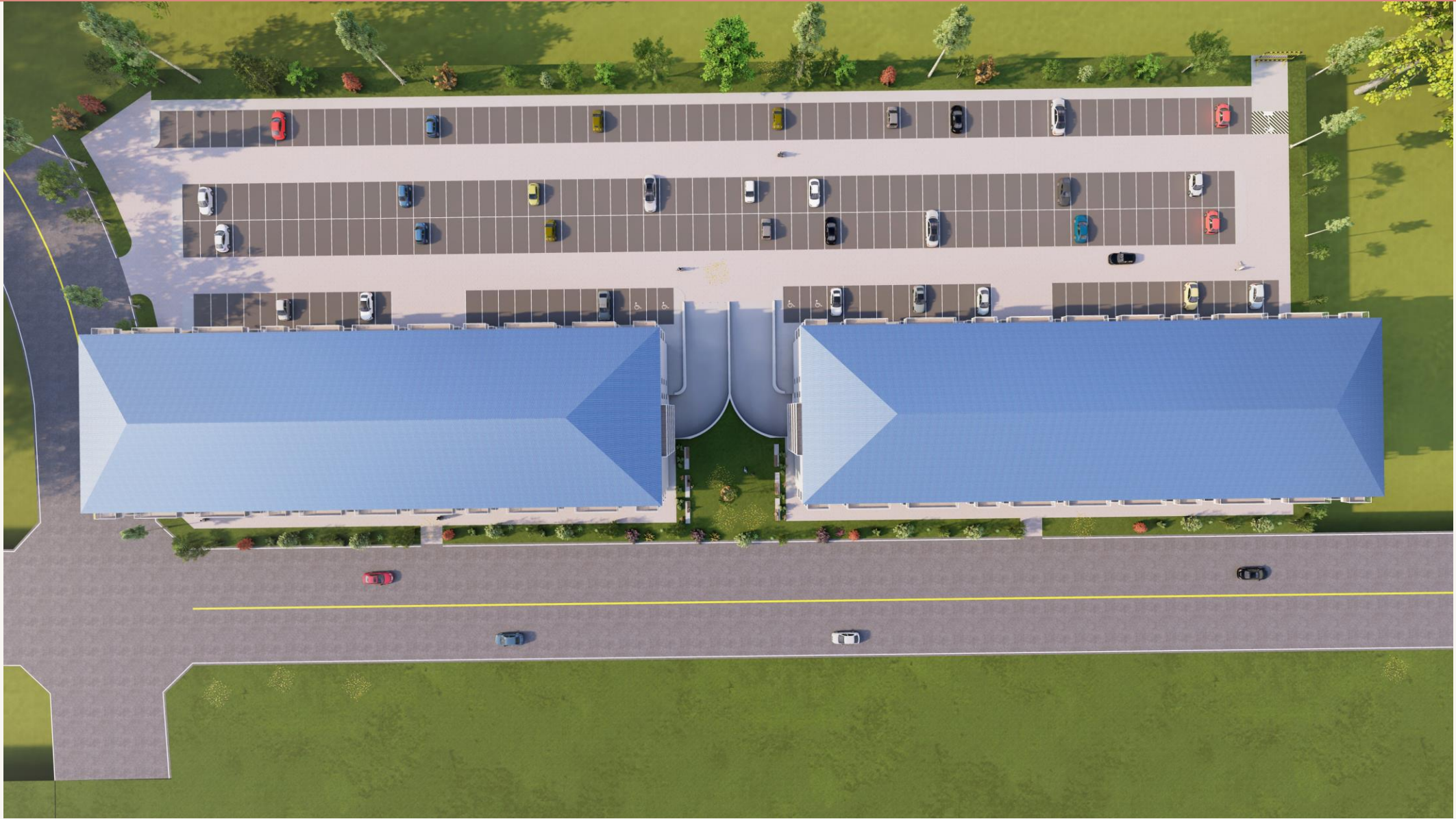




Phase 1 - Site C

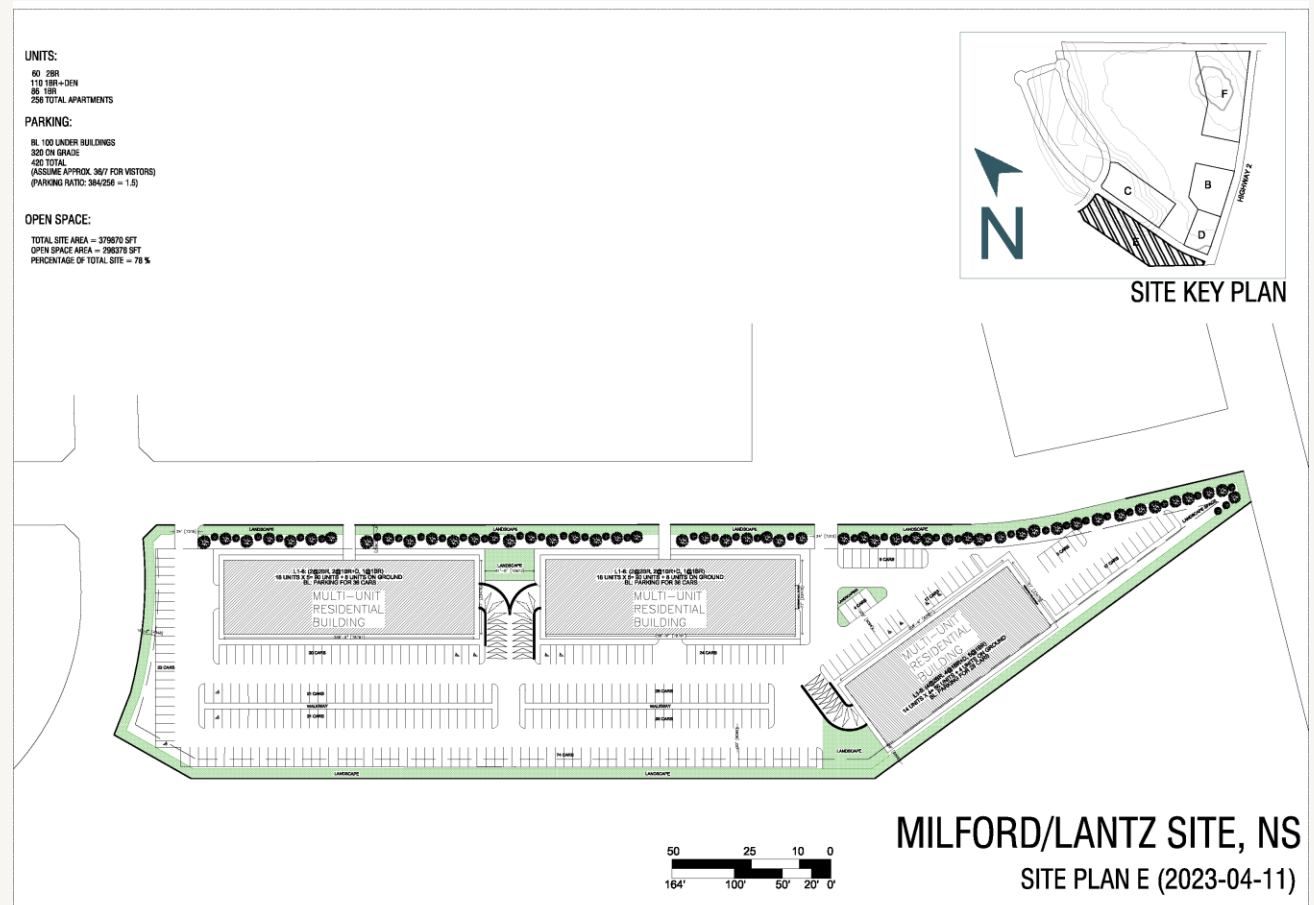
- 2 x Residential Buildings
 - 6-storey buildings
 - 98 units per building
 - Fronts road w. sidewalk
 - Back to conservation area
 - Emergency exit to Site B





Phase 1 - Site E

- 3 x residential buildings
 - 2 buildings fronting road & AT trail
 - 98 units per building
- Angled building
- 5 storeys
- 60 units



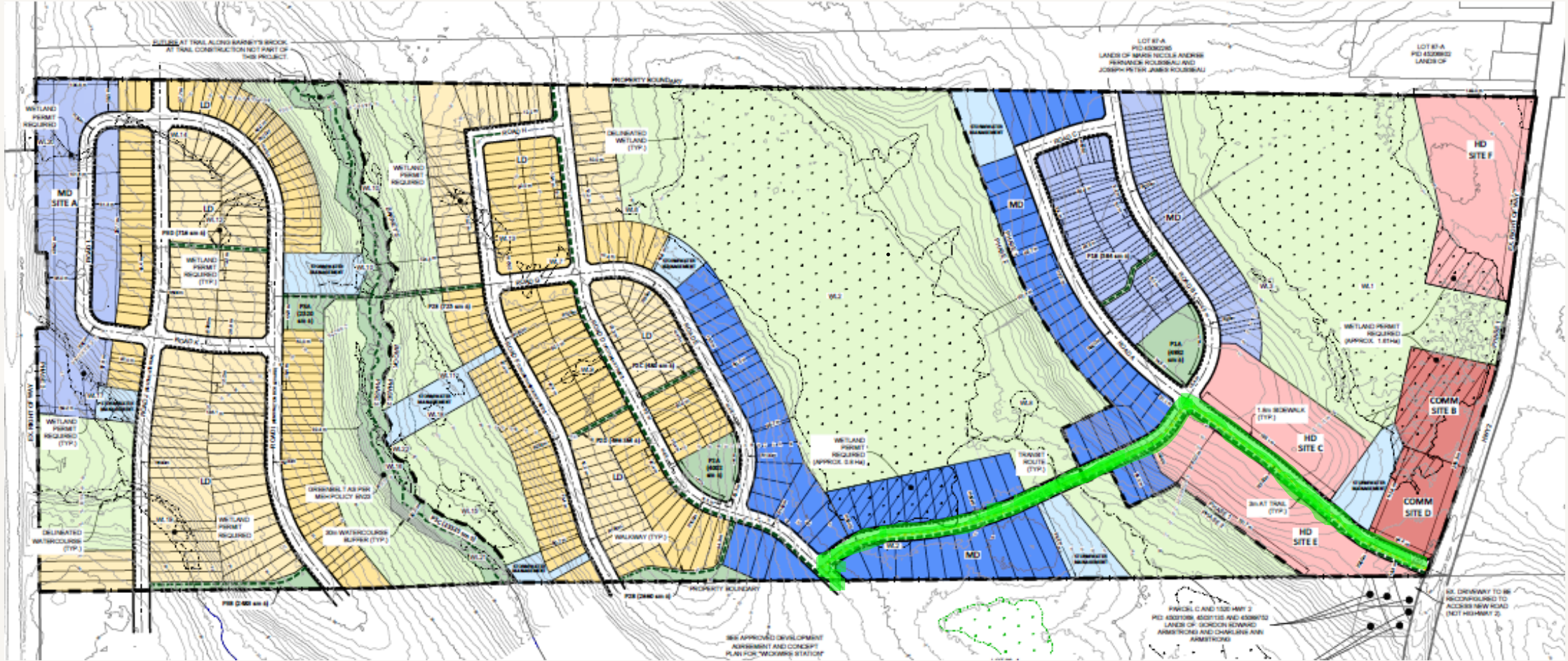


Providing Housing Options

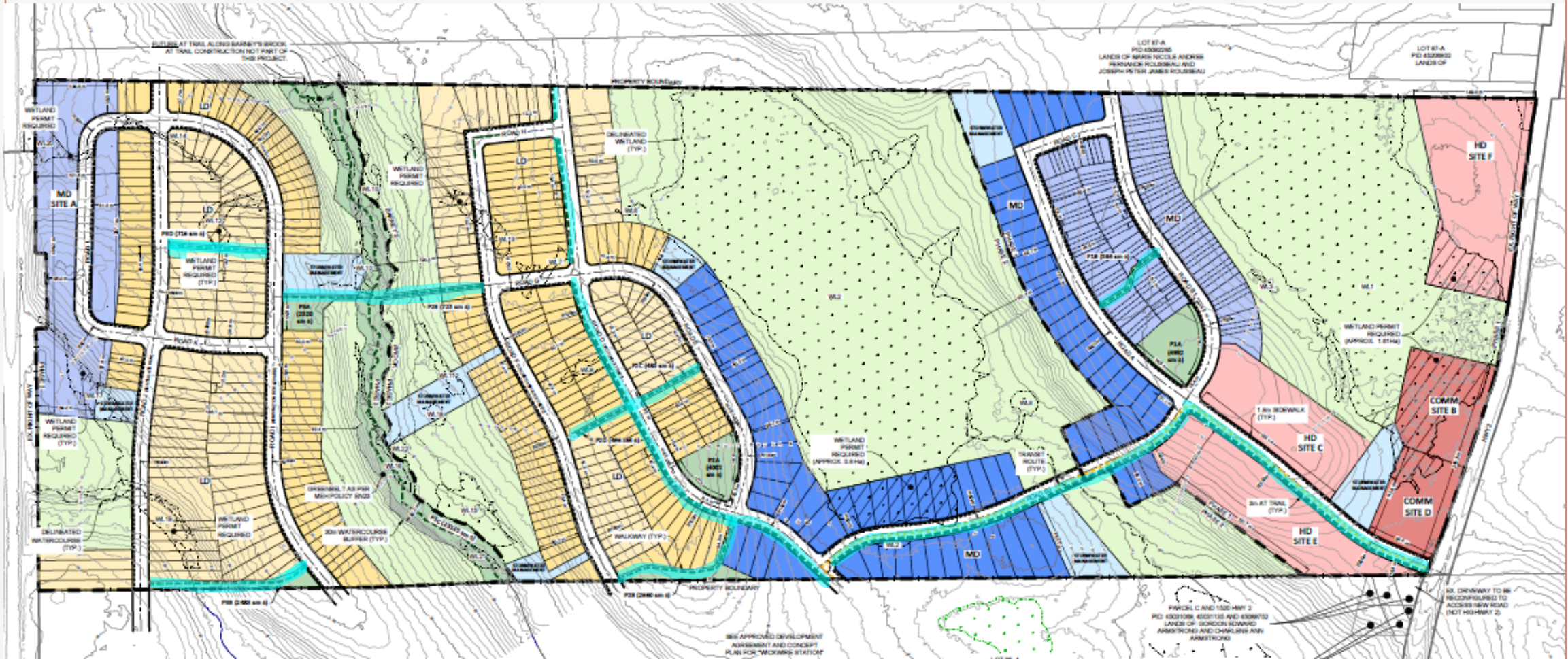
Medium & Low-Density Development

Format	Phase 1	Phase 2	Phase 3	Total by Type
Single Detached Units	0	207	168	375
Semi-Detached Units	66	98	0	164
Townhouse Units	104	0	128	232
Total Units by Phase	170	305	296	771

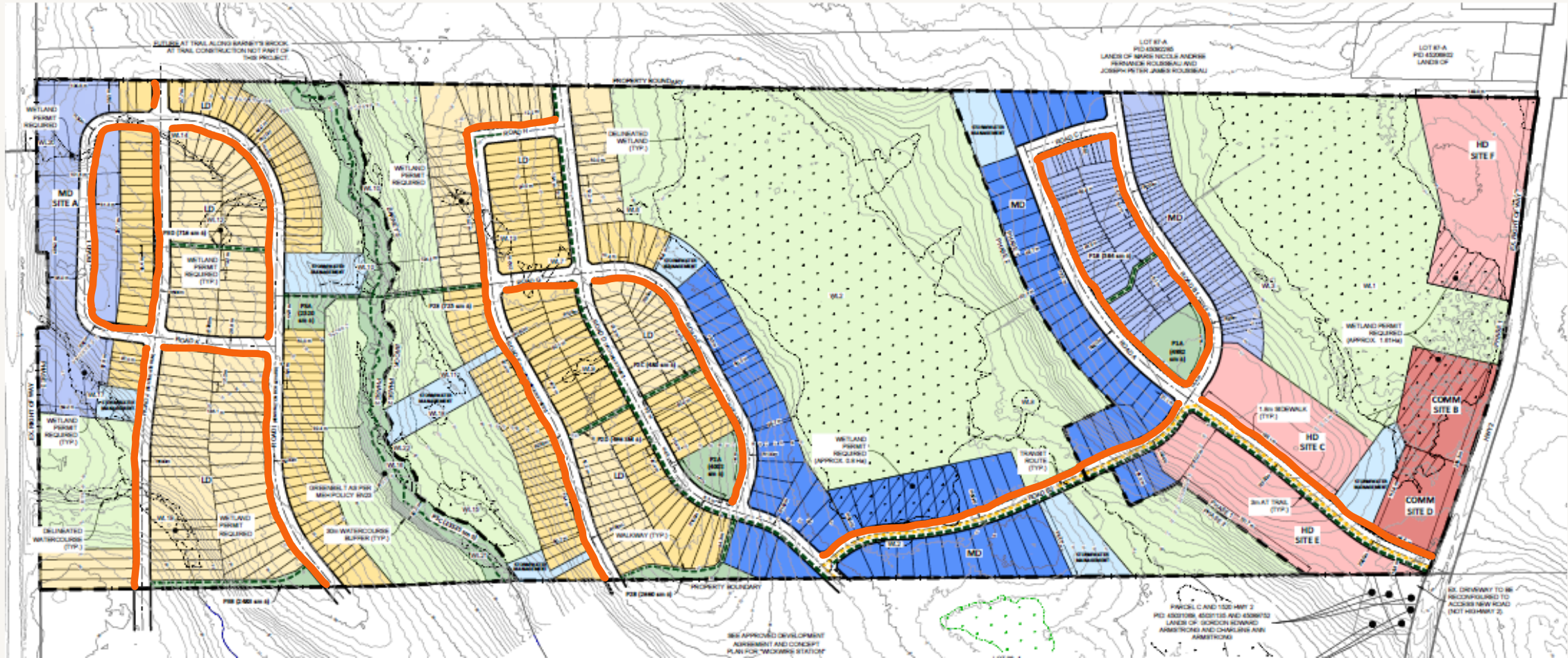
Proposed Transit Route



Proposed Active Transportation Route



Proposed Sidewalk Network



Summary

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

- Provide much needed housing in a location which has the potential for a high degree of walkability and connectivity within, also linking with future residential development planned in the area.
- Create a variety of housing forms over three phases which are well-integrated into the natural setting and preserves a high degree of the existing green space.
- Support local commercial activity by having people live close to important neighborhood services (Hwy 2) and area services like grocery stores and drug stores (Lantz).
- Develop a large-scale, mixed-use project that meets the intent of Council with buildings fronting streets and a network of functional multi-modal trails and pathways connecting homes, parks, and commercial amenities.