



# Main Street Centre Dartmouth

Annual General Meeting  
October 18, 2022

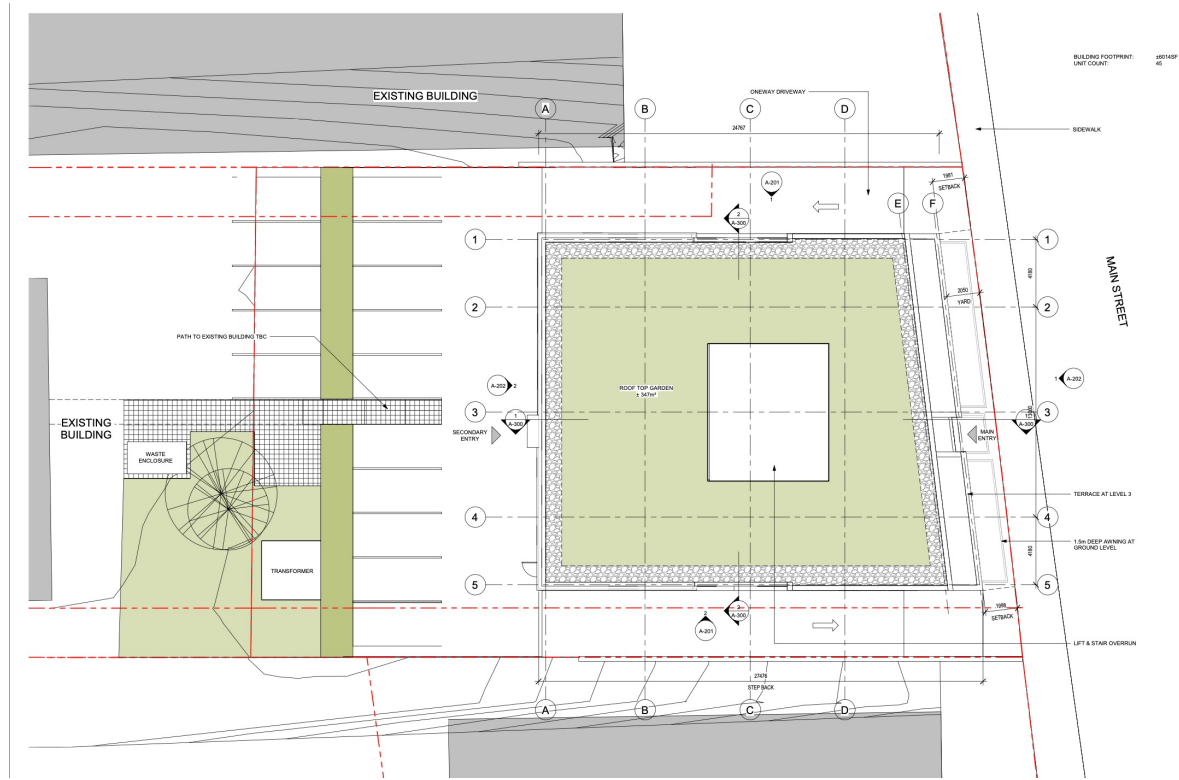


# Design

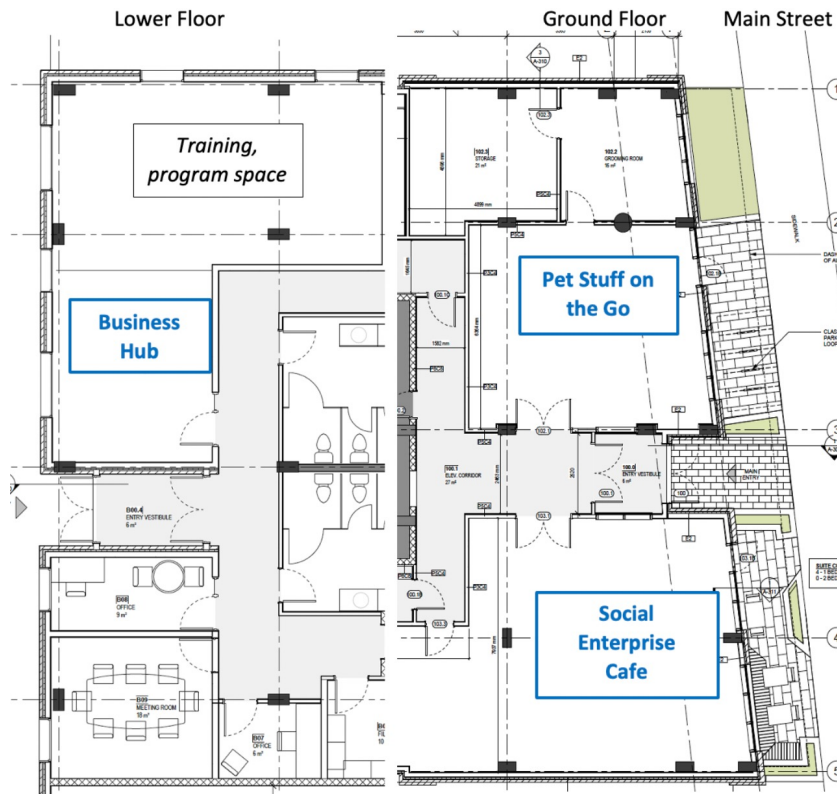
- ▶ Harvey Architecture
- ▶ Design package completed September 30



# Site Plan



# Non Residential Space

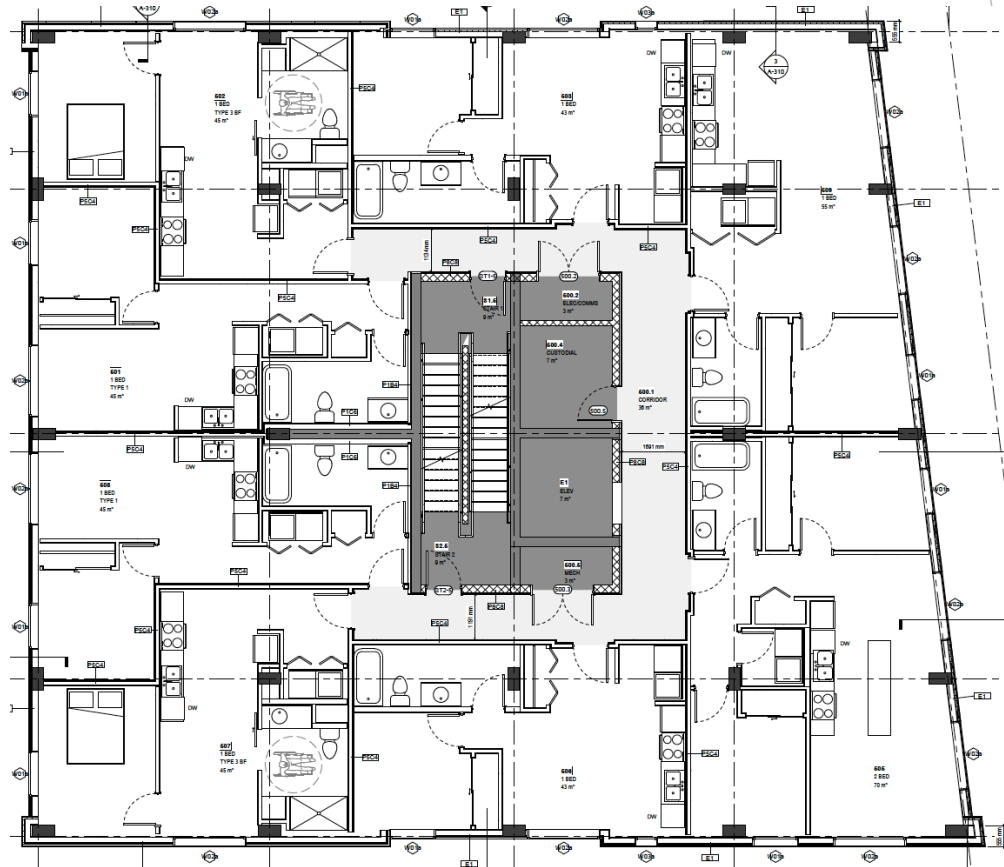


# Main Street Perspective



# 5 Residential Floors

- ▶ 39 one bdrm units
- ▶ 6 two bdrm units
- ▶ 25 units for AV clients
- ▶ 20 seniors units



# Construction Manager



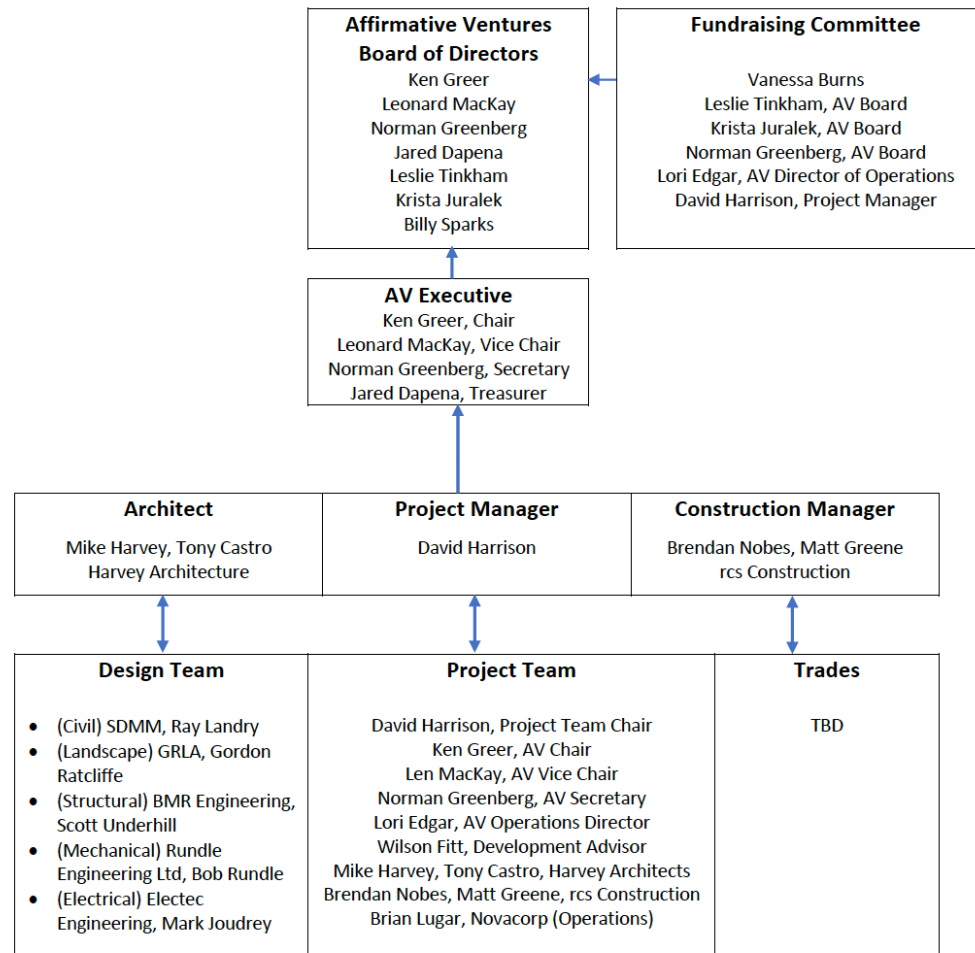
- ▶ rcs Construction
- ▶ Building permit submitted Oct 14
- ▶ Tendering underway soon

TABLE 5 - BUILDING PERMIT (Application Submitted, pending review by HRM)				
	Document	Status	Responsibility	Notes
1	Right of Way Permit	Received	rcs	
2	Construction Management Plan	Received	Design Point	
3	A- Letter of Undertaking Confirmation by Owner	Received	Affirmative / Harvey Architecture	
4	Elevation Drawings	Received	Harvey Architecture	
5	A1 - Commitment Certificate	Received	Harvey Architecture	
6	A10 - Letter of Undertaking Energy Conservation	Received	Harvey Architecture	
7	A2 - Letter of Undertaking - Architectural	Received	Harvey Architecture	
8	A3 - Letter of Undertaking - Structural	Received	BMR Engineering	
9	A4 - Letter of Undertaking - Mechanical	Received	Rundle Engineering	
10	A5 - Letter of Undertaking - Electrical	Received	Electec Engineering	
11	A6 - Letter of Undertaking - Sprinkler	Received	Viking Fire Protection	Viking to provide
12	A7 - Letter of Undertaking - Geotechnical	Received	Gemtec / BME	
13	A8 - Letter of Undertaking - Plumbing	Received	Rundle Engineering	
14	HRM Energy Code Checklist	Received	Harvey Architecture	
15	Site Plan	Received	SDMM	
16	Professional Design Requirements (Drawings)	Received	Harvey Architecture	

# Development Team

## Project Organization During Construction

October 13, 2022





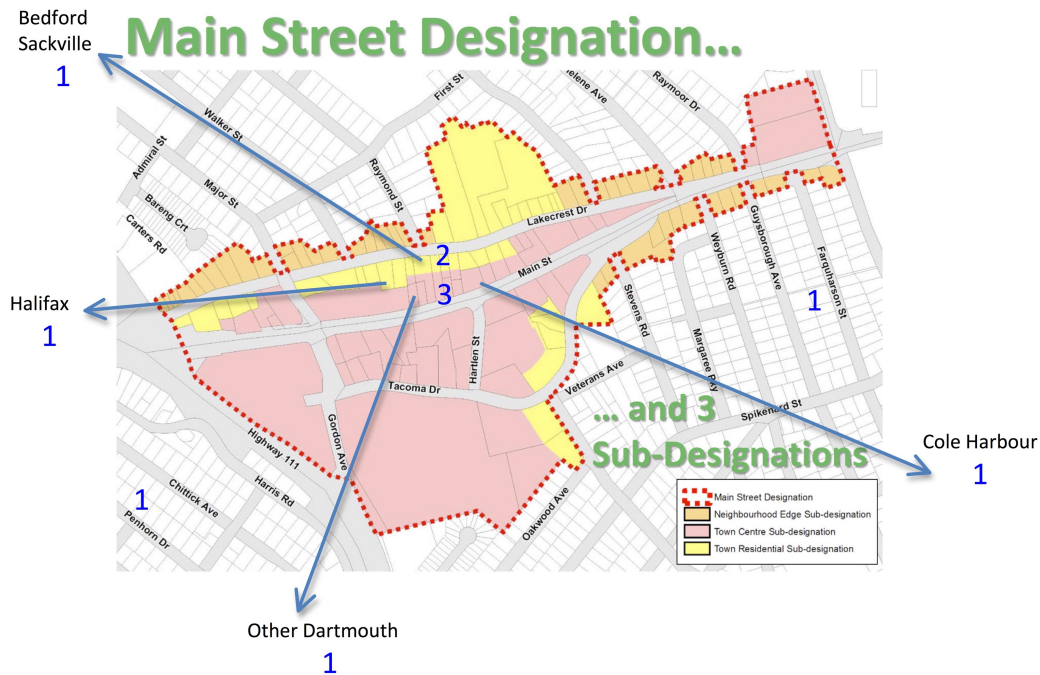
# Financing and Start of Construction

- ▶ Fixed price must meet June cost estimate
  - ▶ If yes, goes to 3<sup>rd</sup> party verification and financing
  - ▶ If no, review options for reducing costs, then 3<sup>rd</sup> party verification and financing
- ▶ Funding partners include CMHC, Province, HRM, others
- ▶ Relocate AV offices (end of 2022)
- ▶ Demolition (January)
- ▶ Construction: 16 months
- ▶ Operations, tenancy

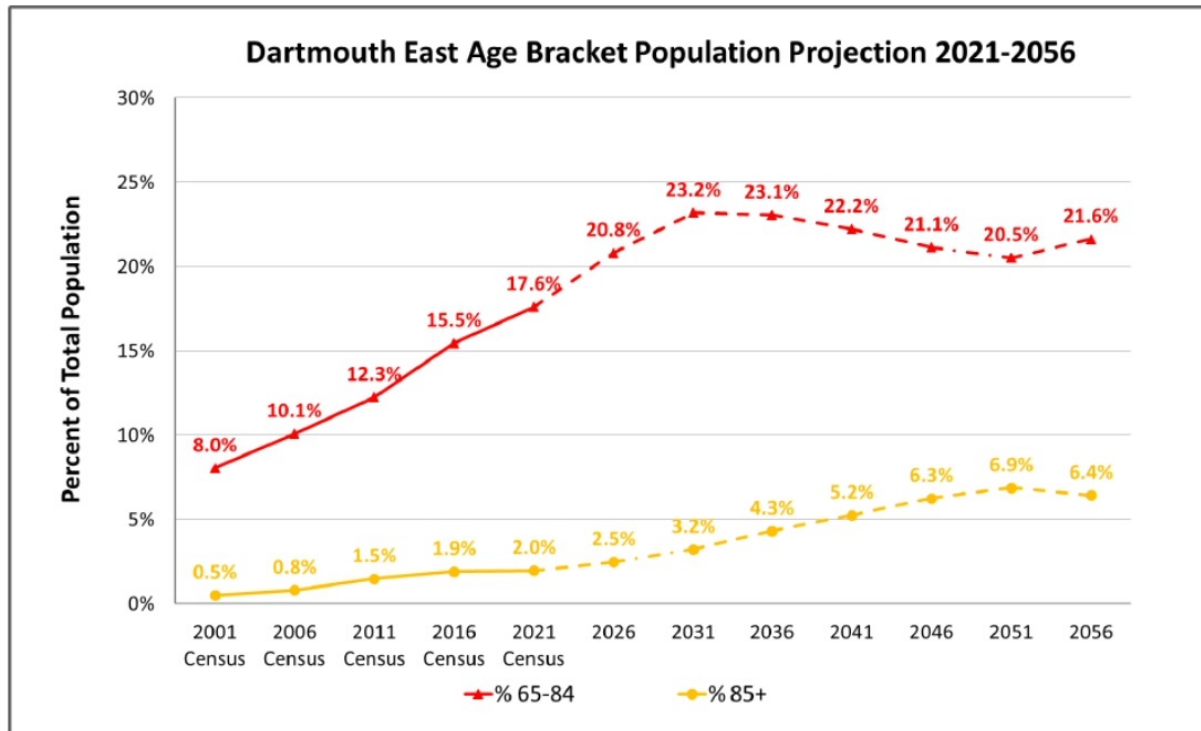
# Mental Health Housing Continuum

## Visualization of the Independent Living Housing Plan

- Option 1** Affirmative Homes
- Option 2** Affirmative House
- Option 3** Main Street Centre



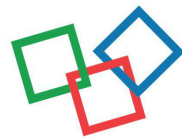
# Seniors Housing



Thank You!

▶ Comments?

▶ Questions?



David Harrison, MCIP