



3D Perspective
South East Facing North West



3D Perspective
North West Facing South East



3D Perspective
South West Facing North East



3D Perspective
North East Facing South West

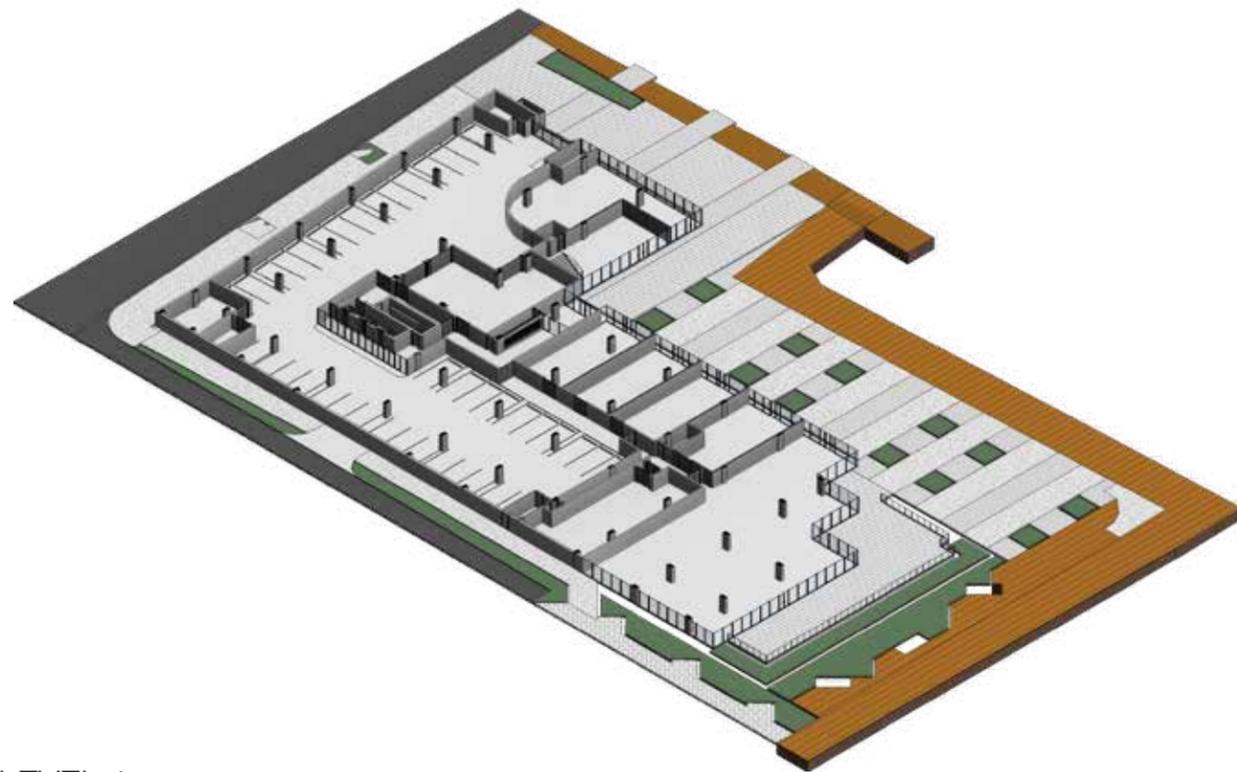






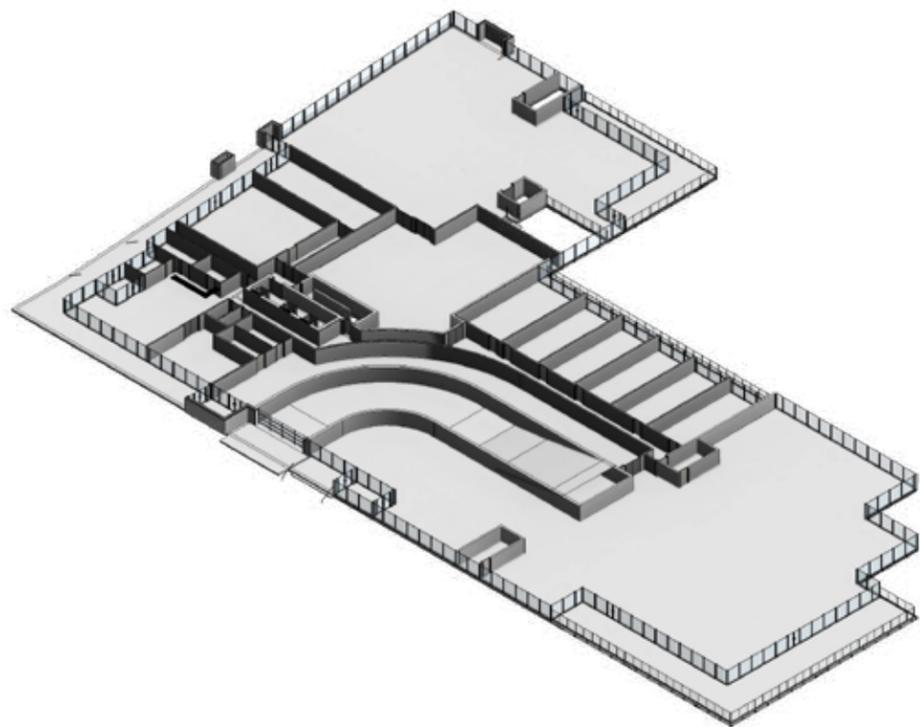






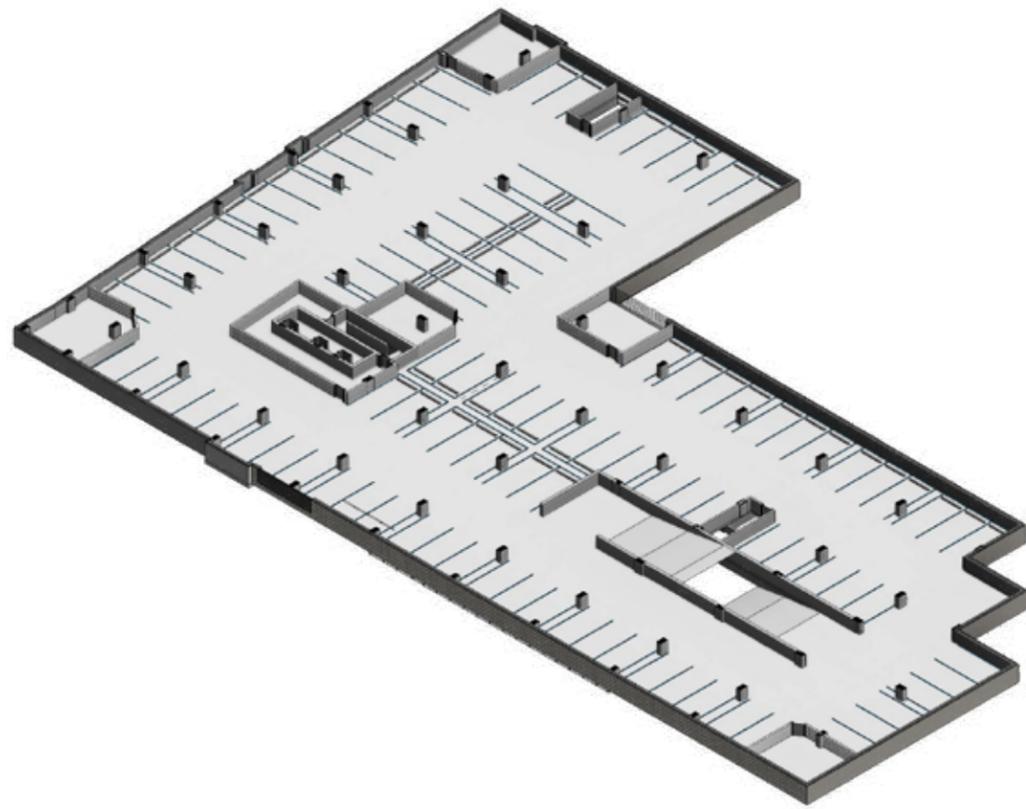
LEVEL 1
MIXED-USE



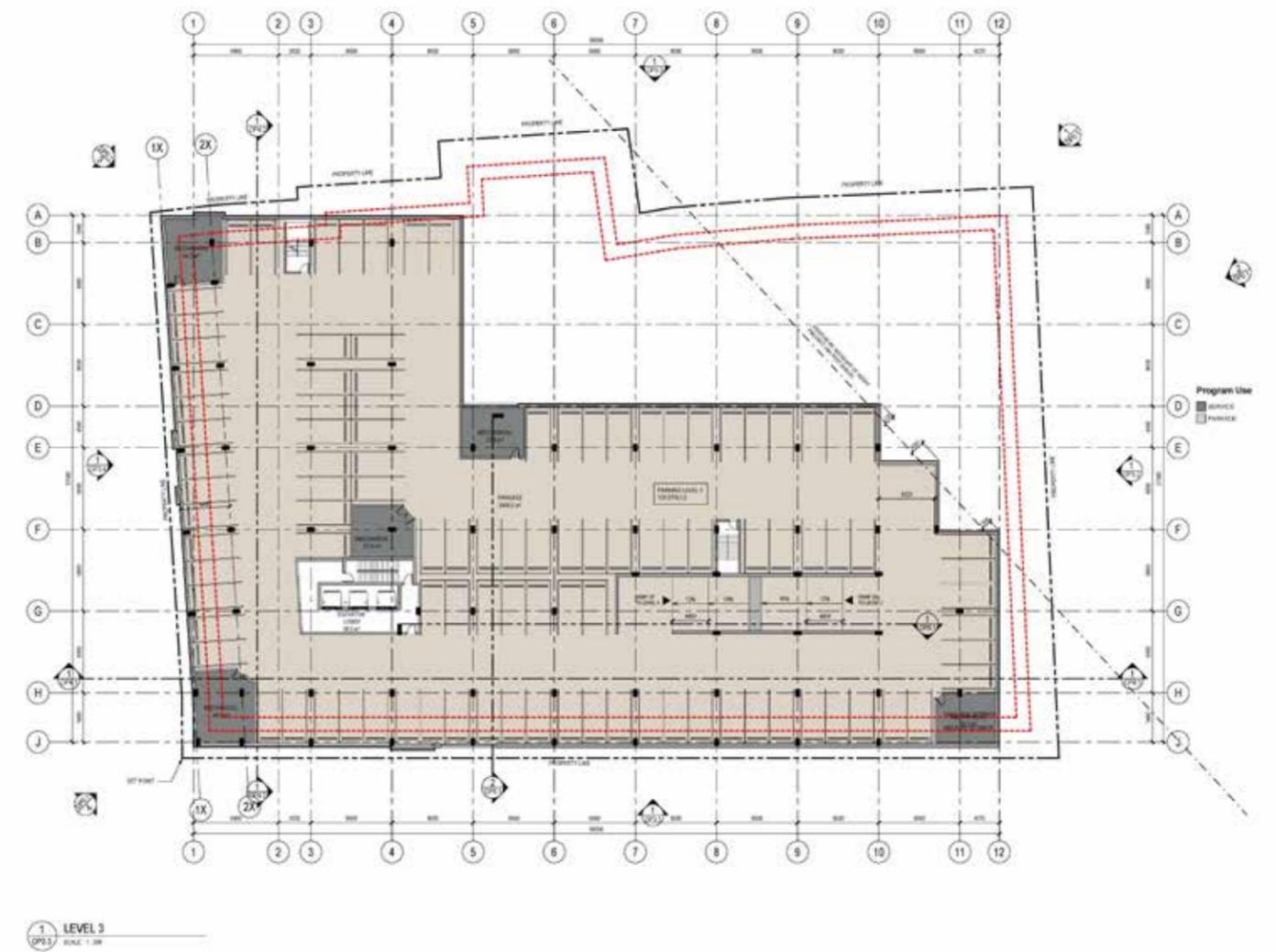


LEVEL 2
MIXED-USE



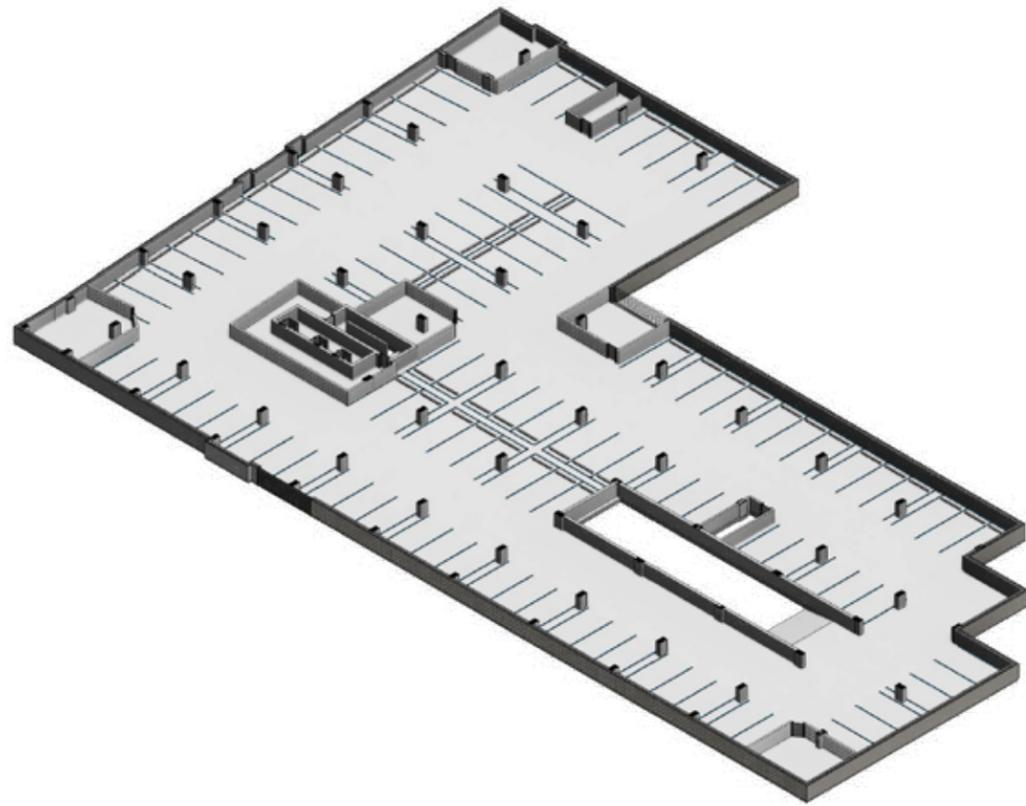


LEVEL 3
PARKADE

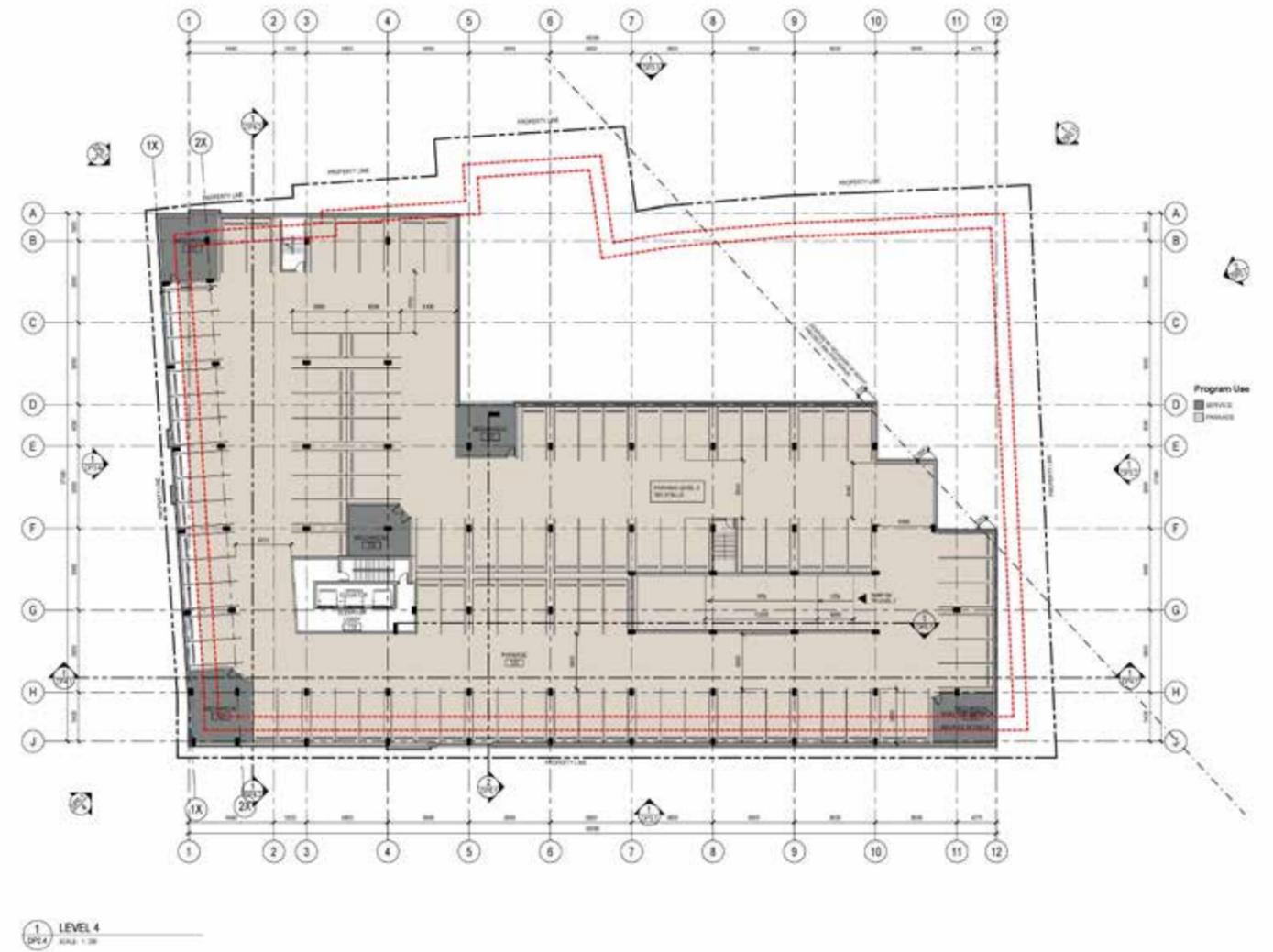


LEVEL 3
SCALE 1:300

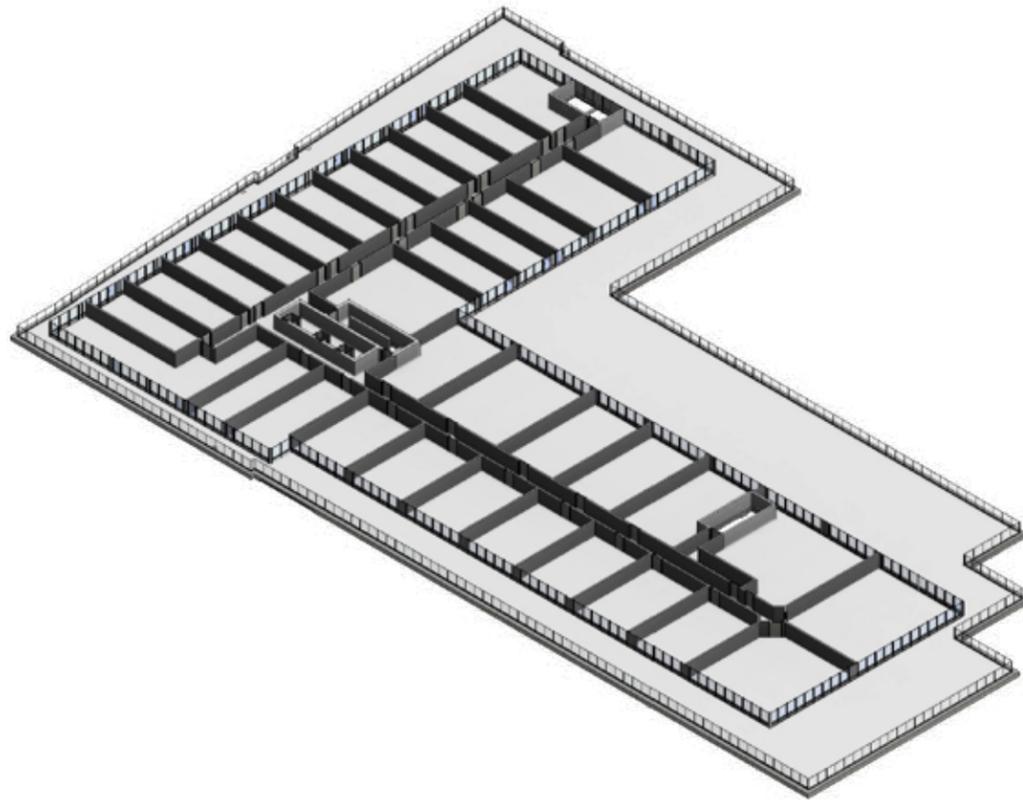
Cunard Block 1325 Lower Water Street
Level 3 - Parkade and Service



LEVEL 4
PARKADE



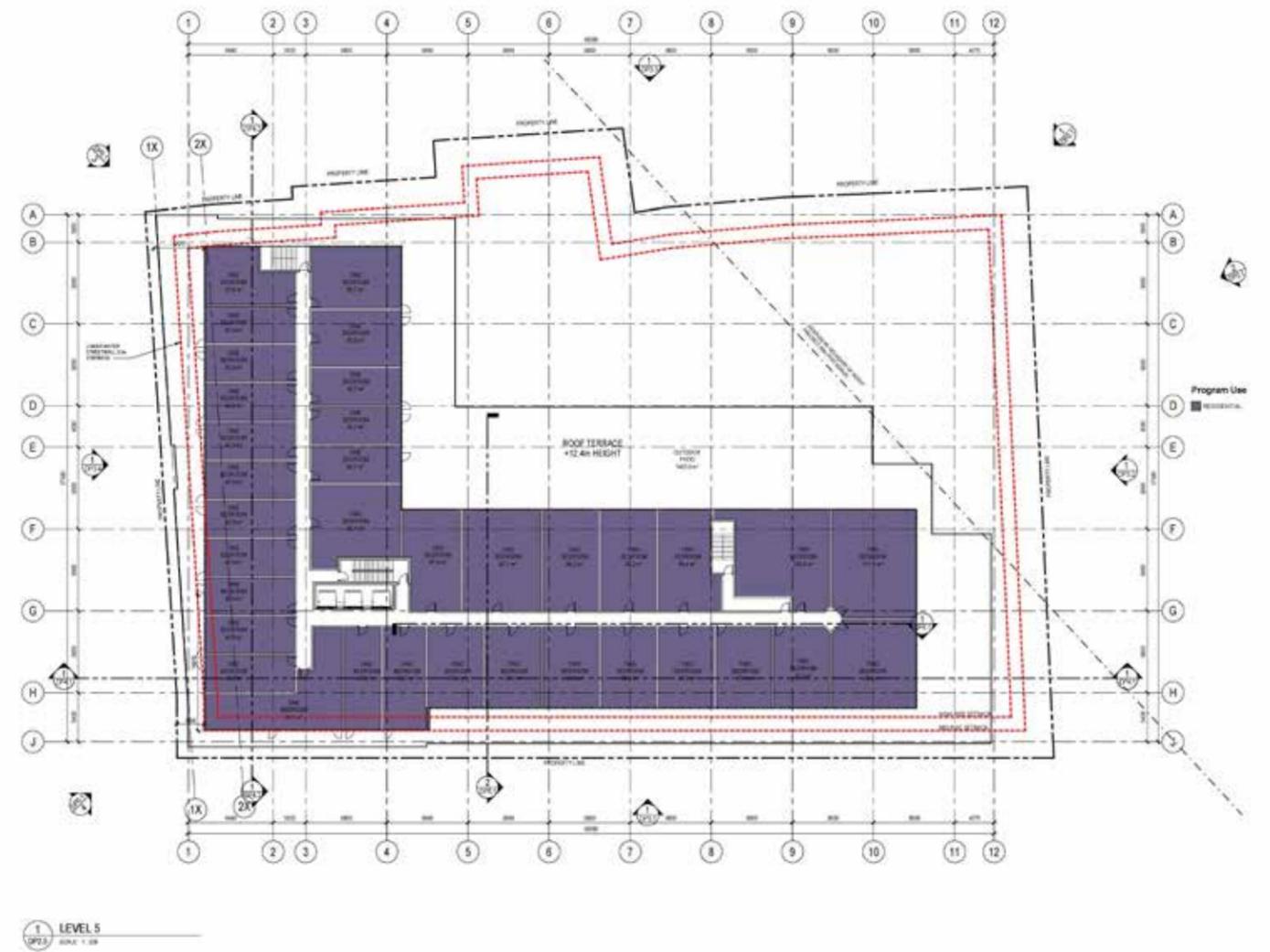
Cunard Block 1325 Lower Water Street
Level 4 - Parkade and Service

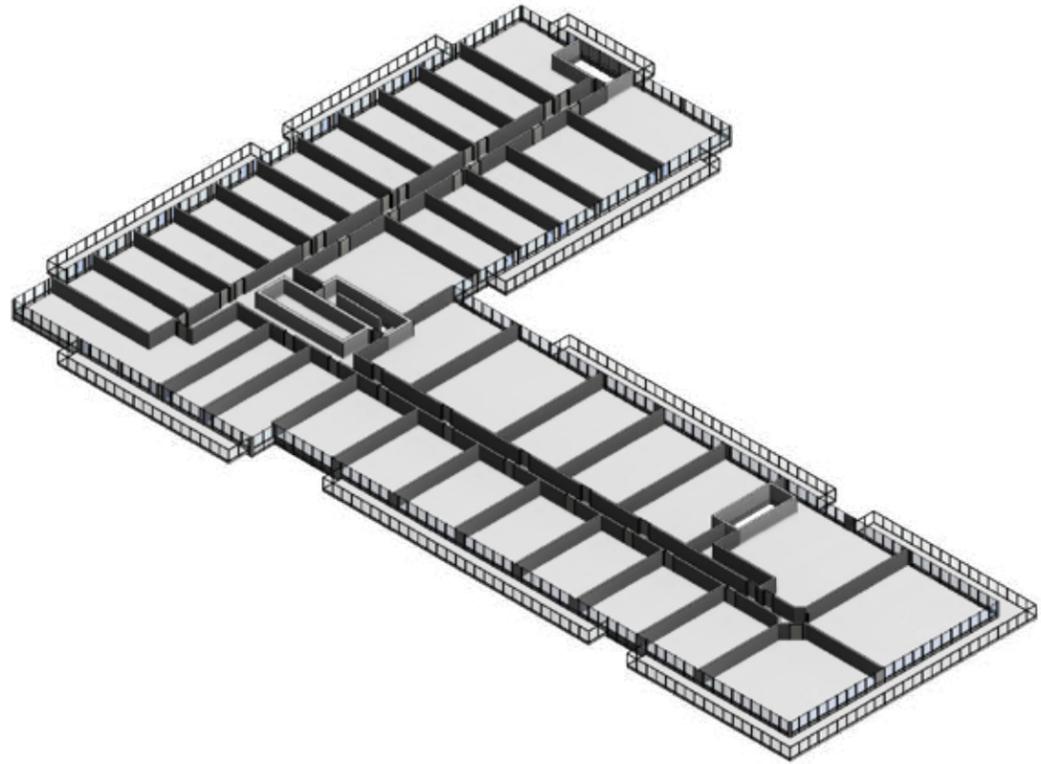


LEVEL 5
RESIDENTIAL

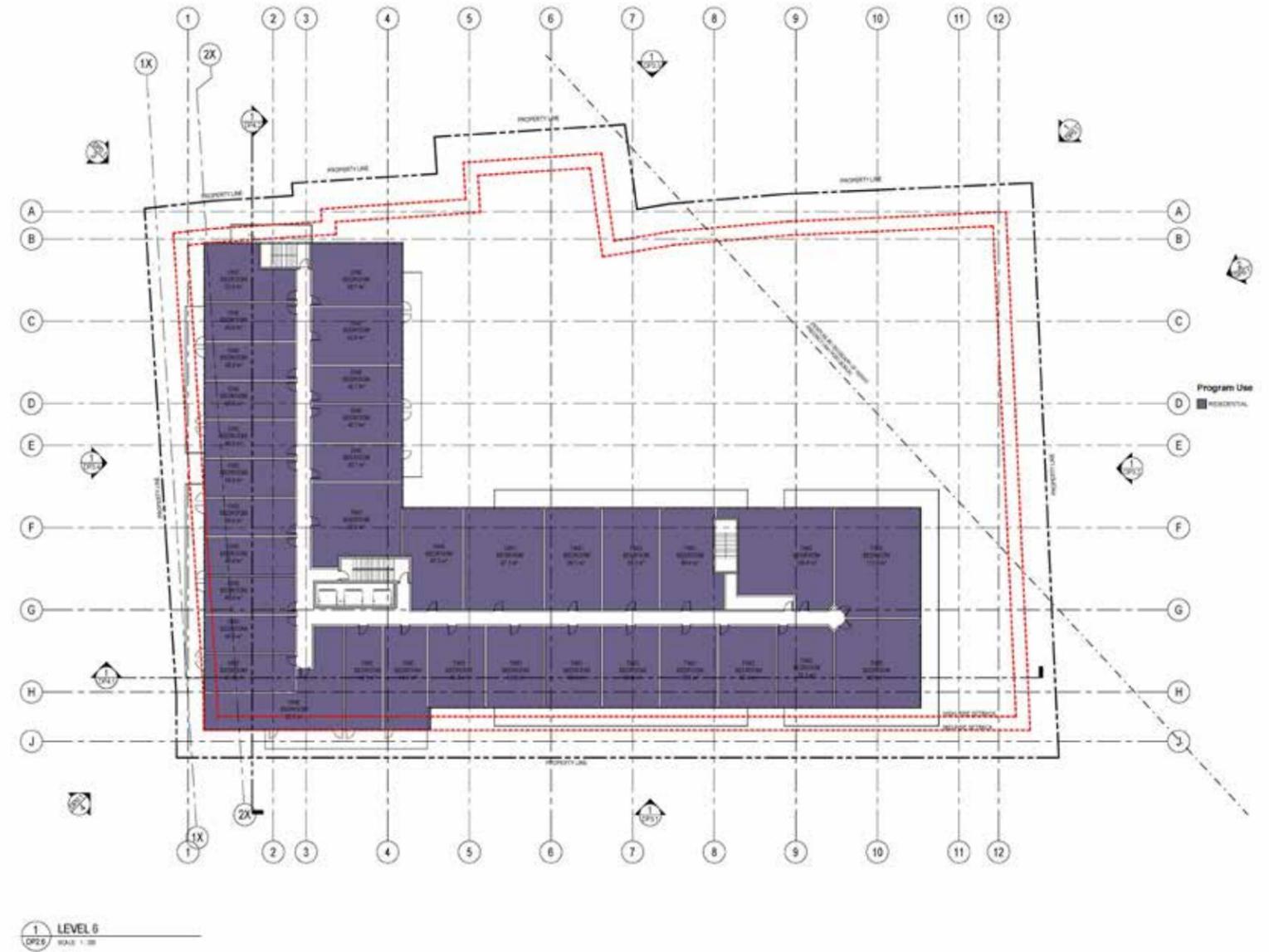


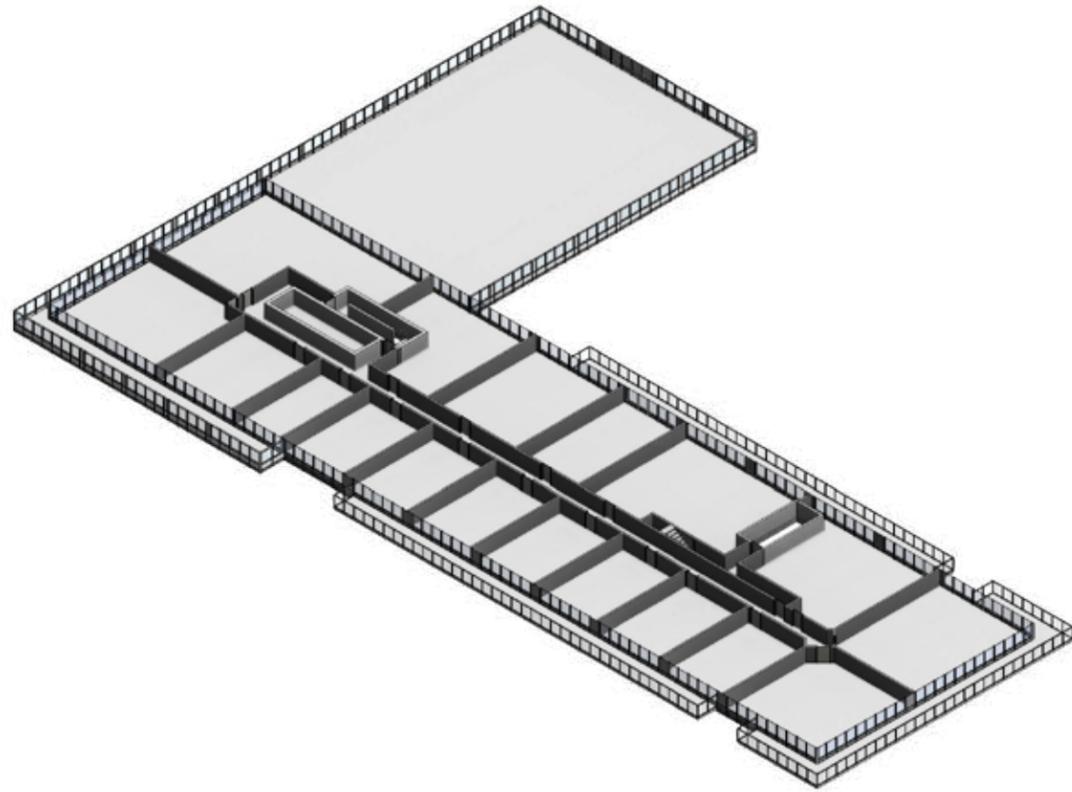
Cunard Block 1325 Lower Water Street
Level 5 - Residential Dwelling Units



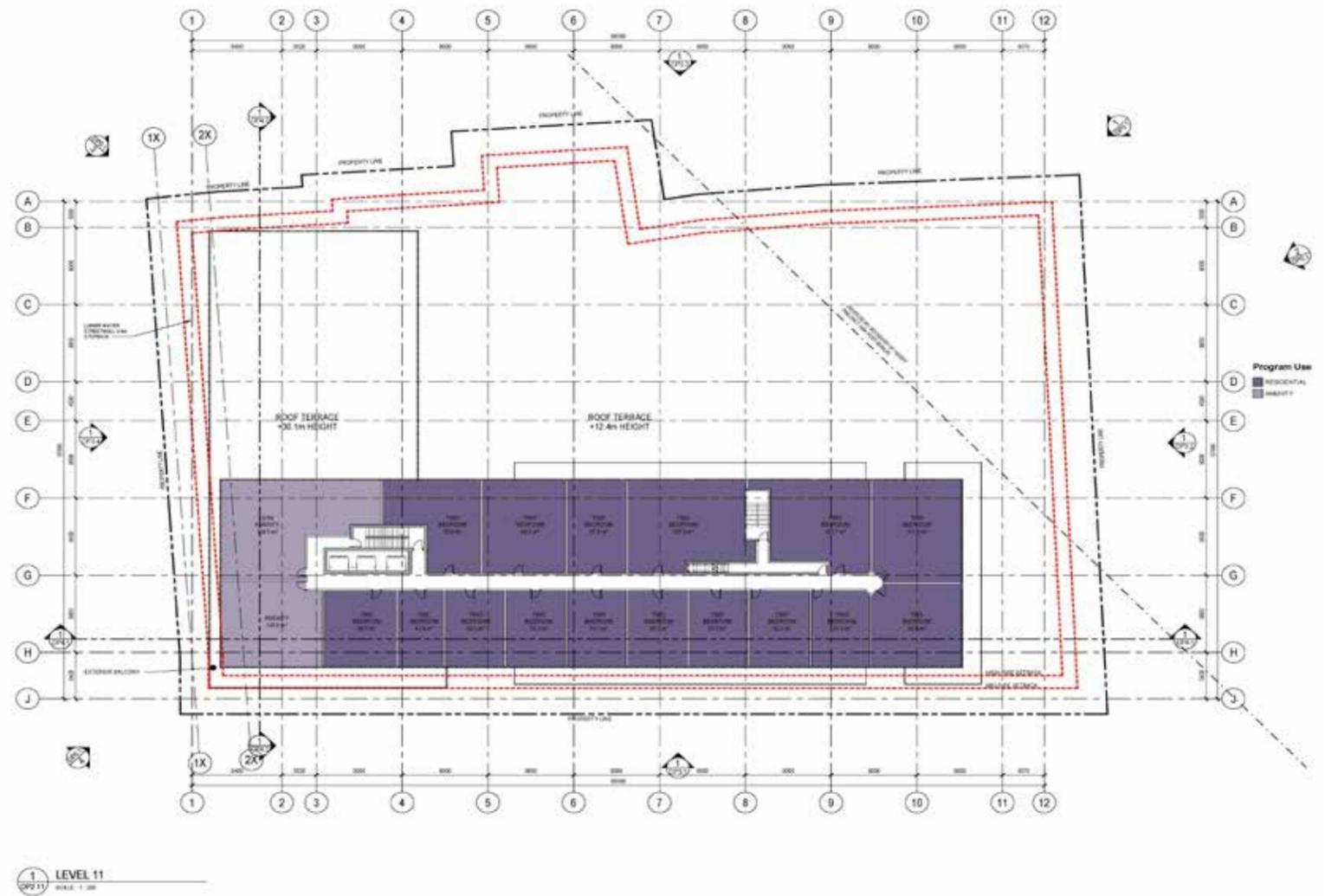


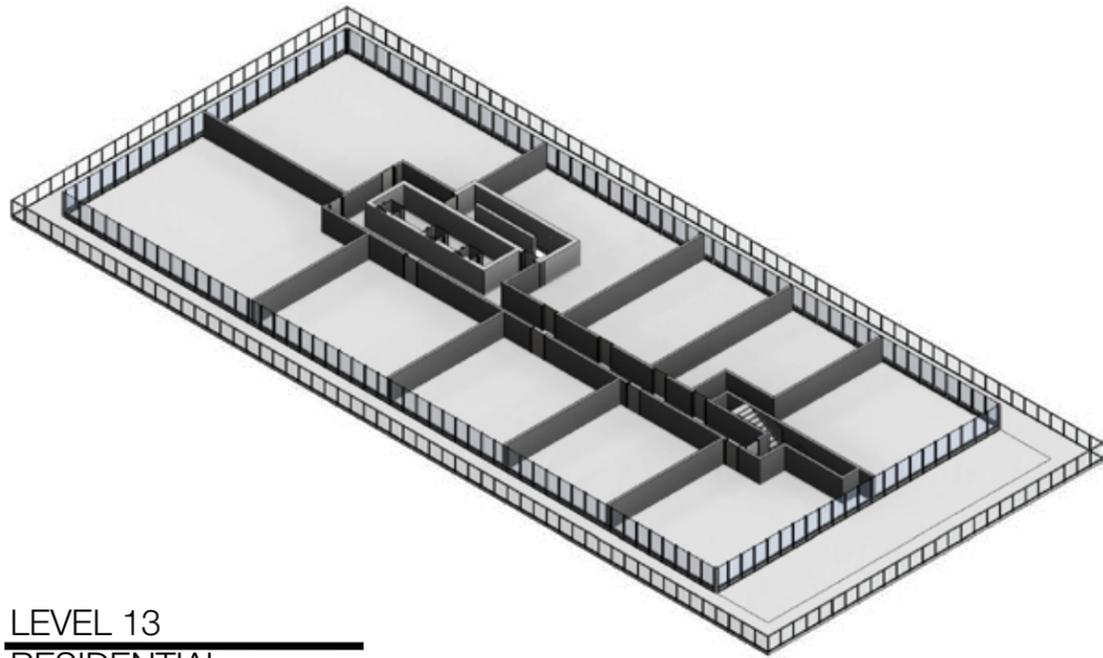
LEVEL 6 TO LEVEL 10
RESIDENTIAL



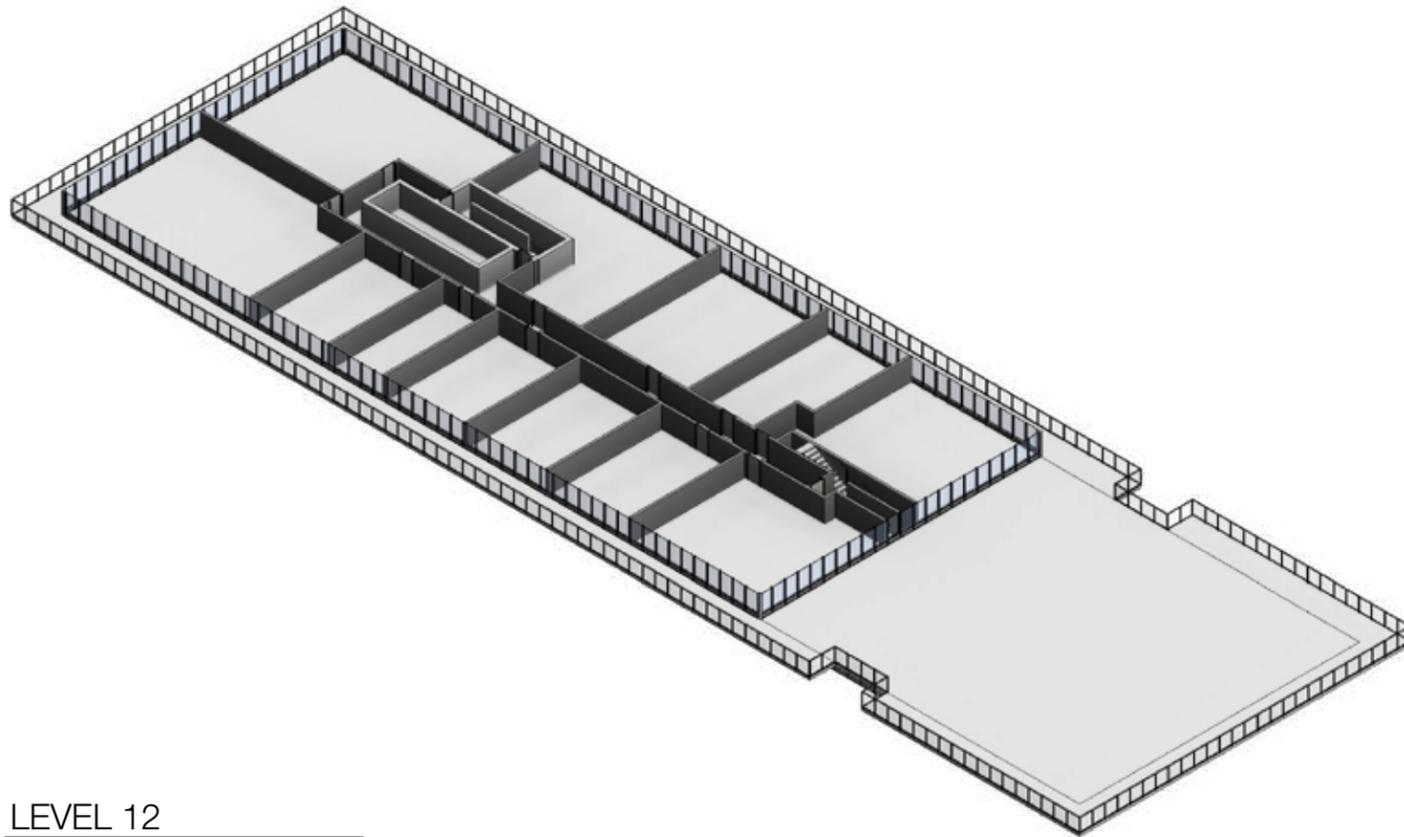


LEVEL 11
RESIDENTIAL

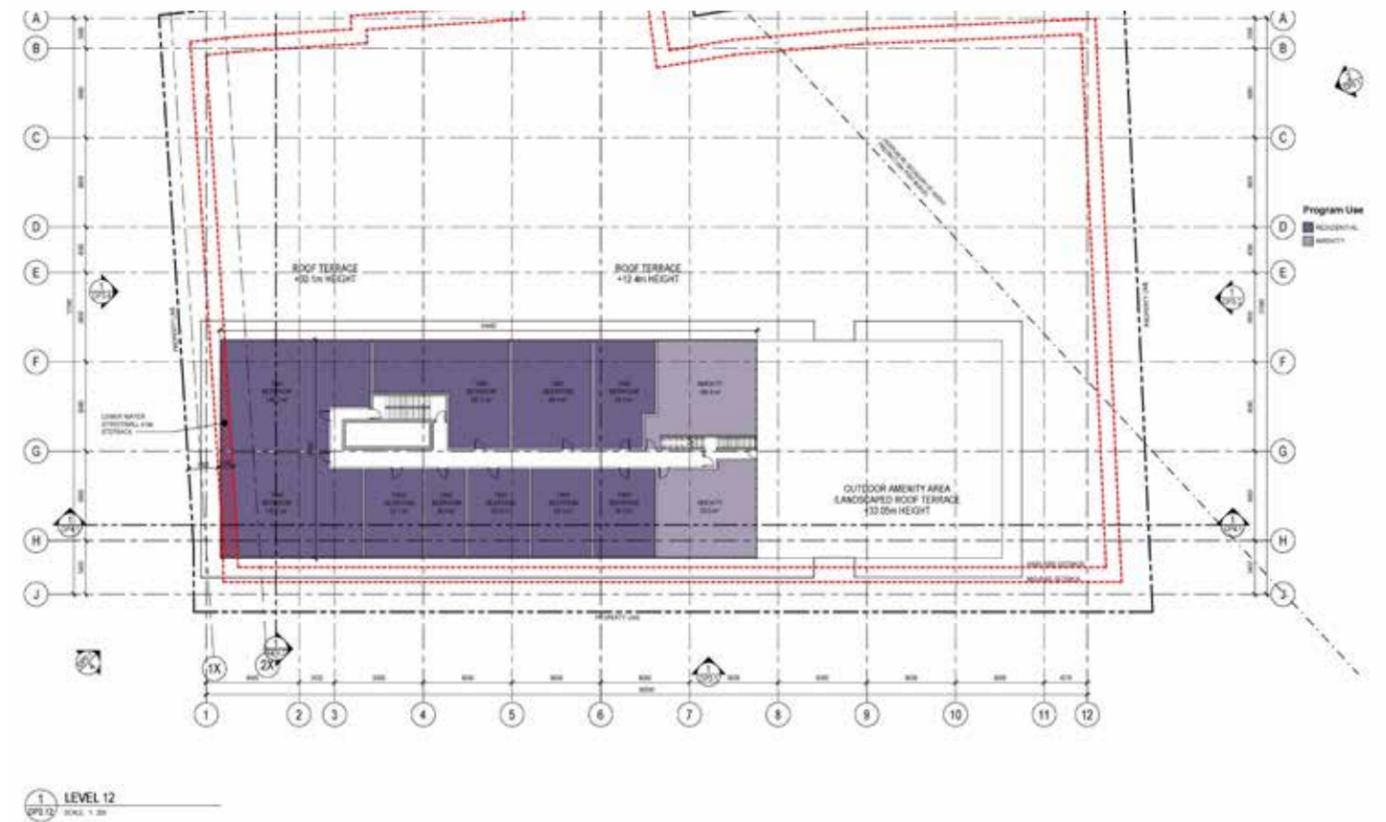
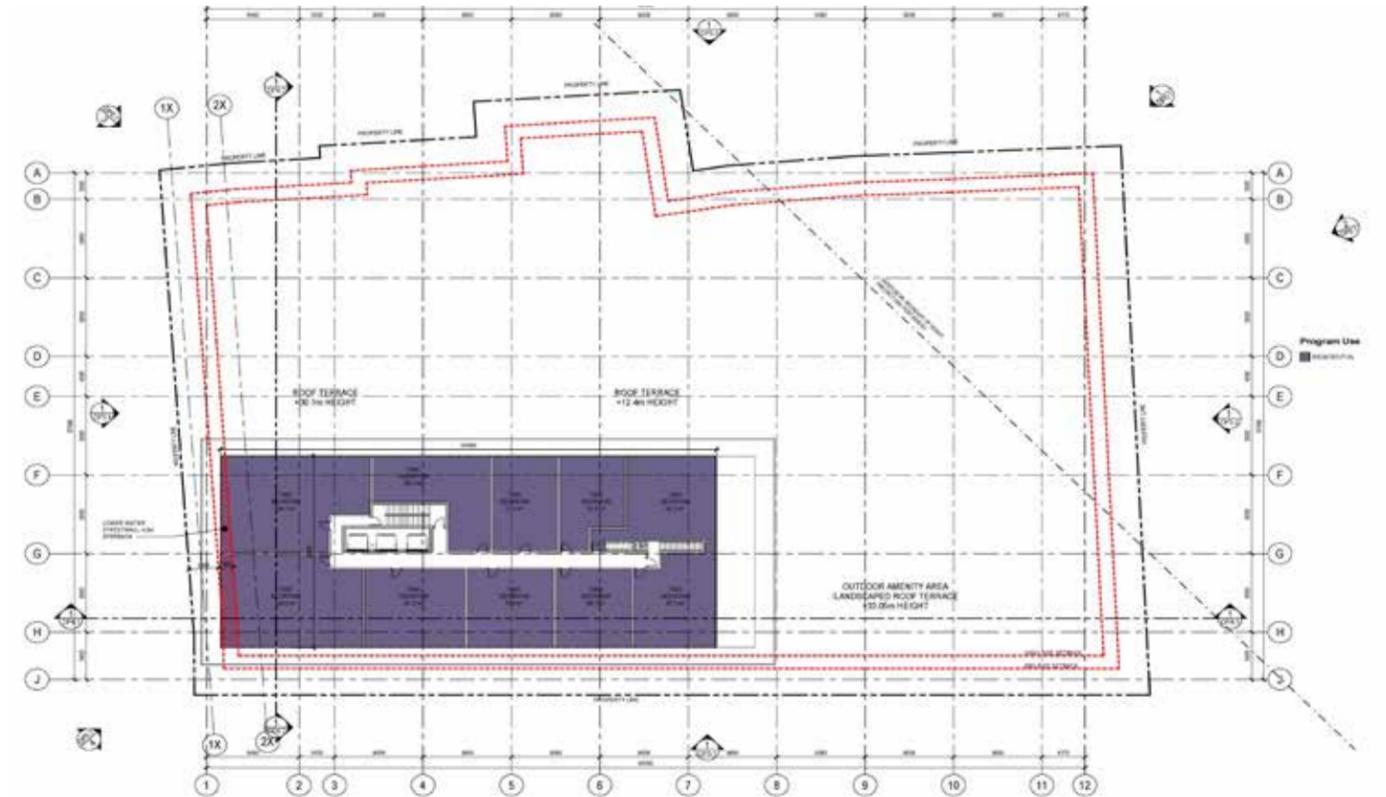


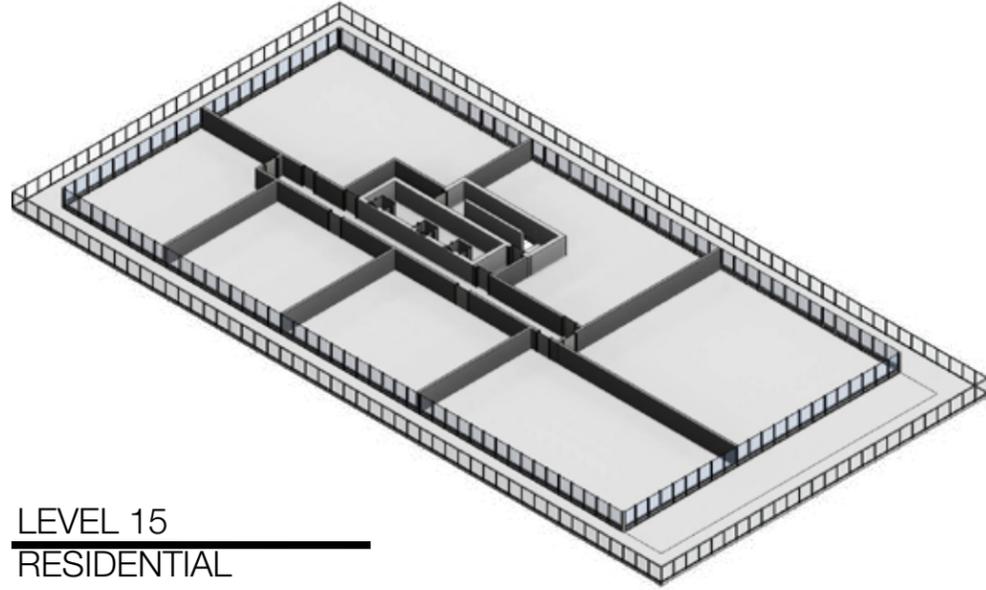


LEVEL 13
RESIDENTIAL

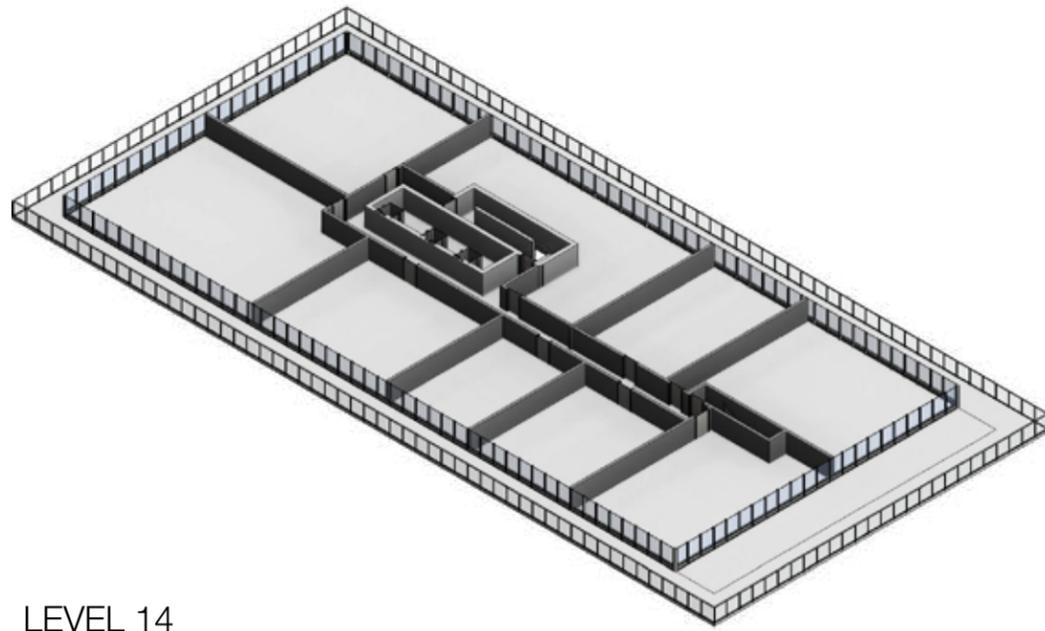


LEVEL 12
RESIDENTIAL

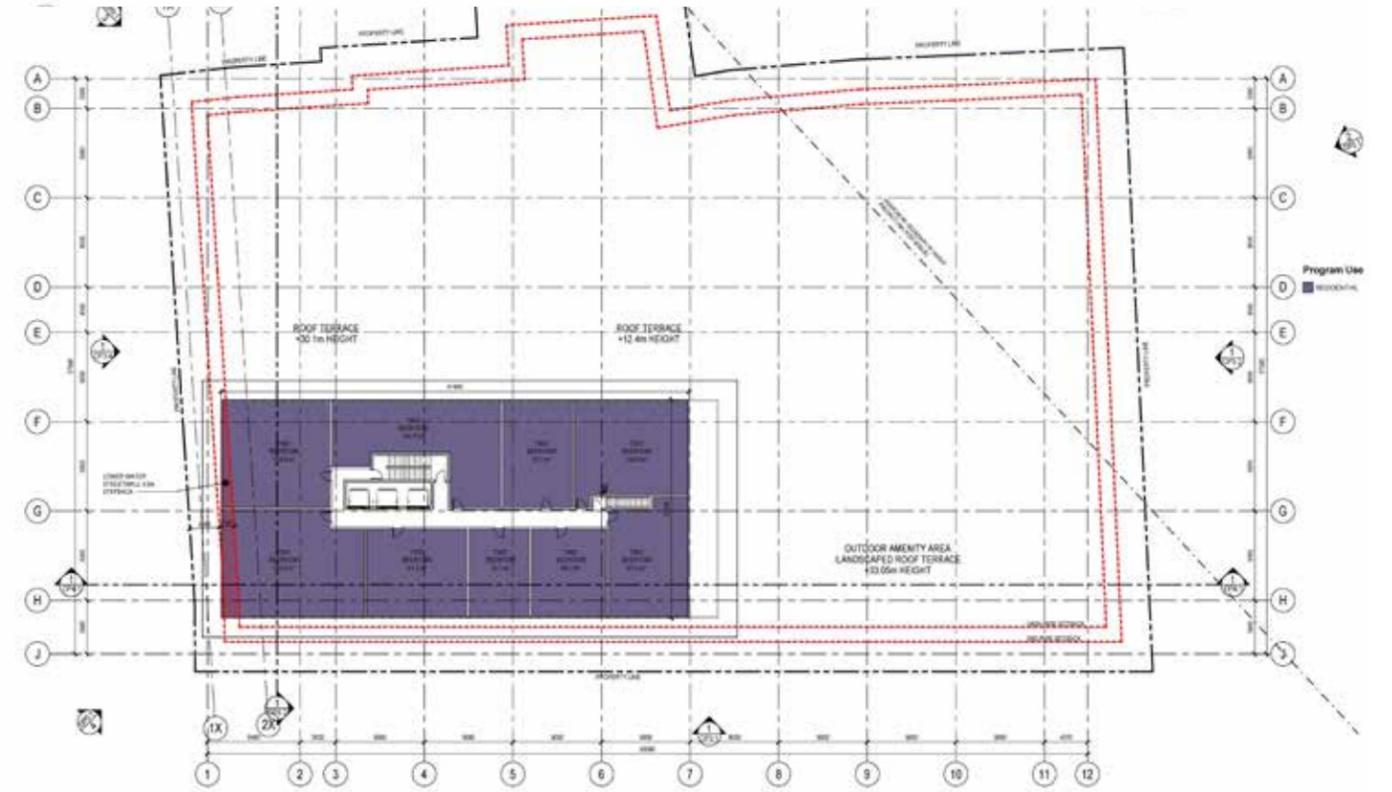
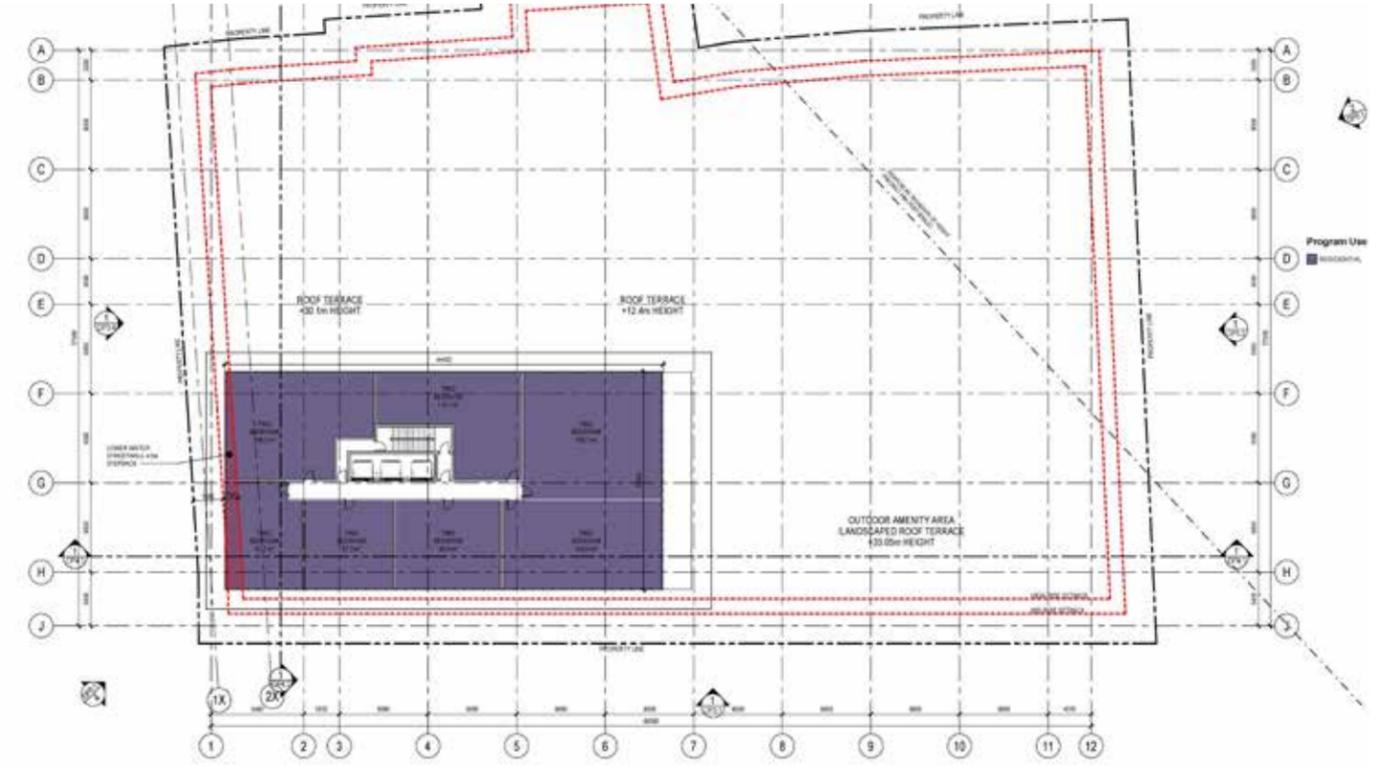


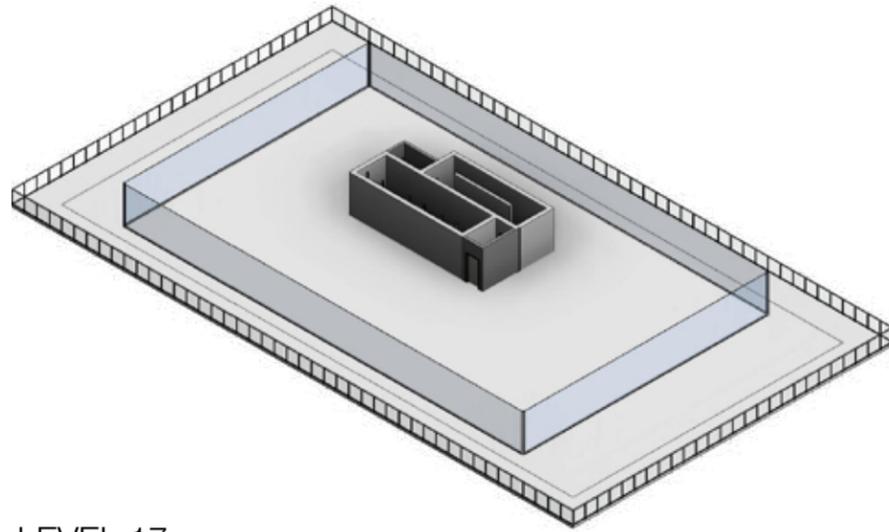


LEVEL 15
RESIDENTIAL

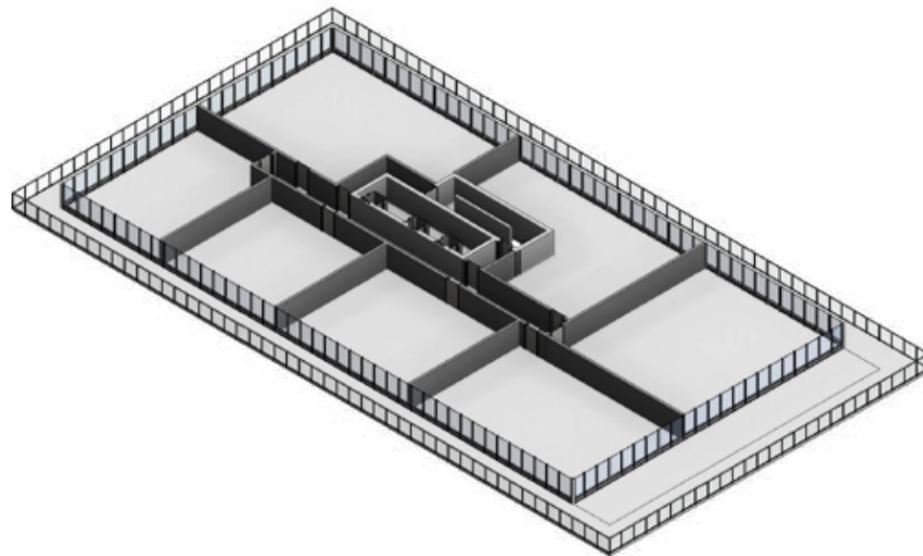


LEVEL 14
RESIDENTIAL

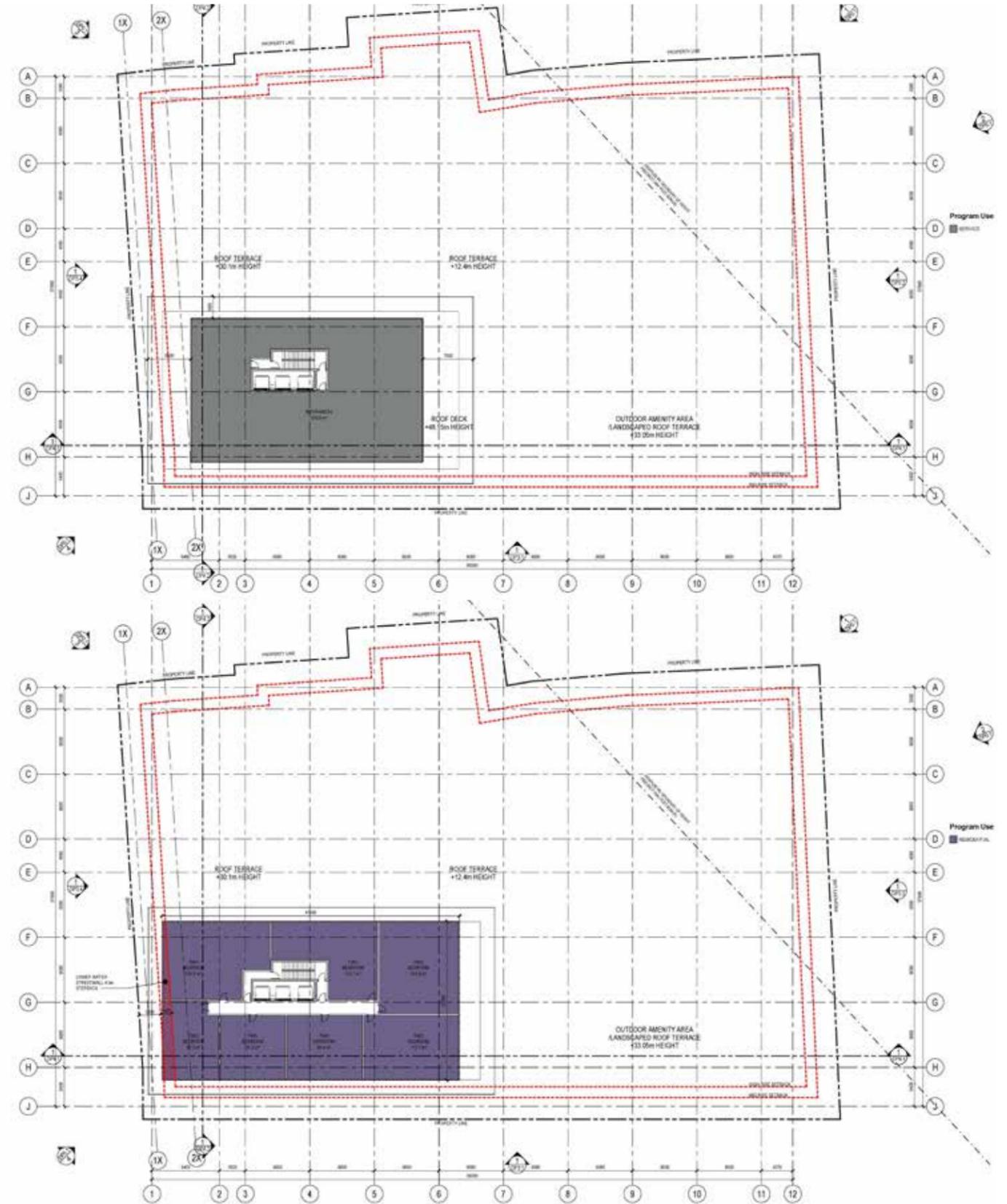




LEVEL 17
MECHANICAL PENTHOUSE



LEVEL 16
RESIDENTIAL





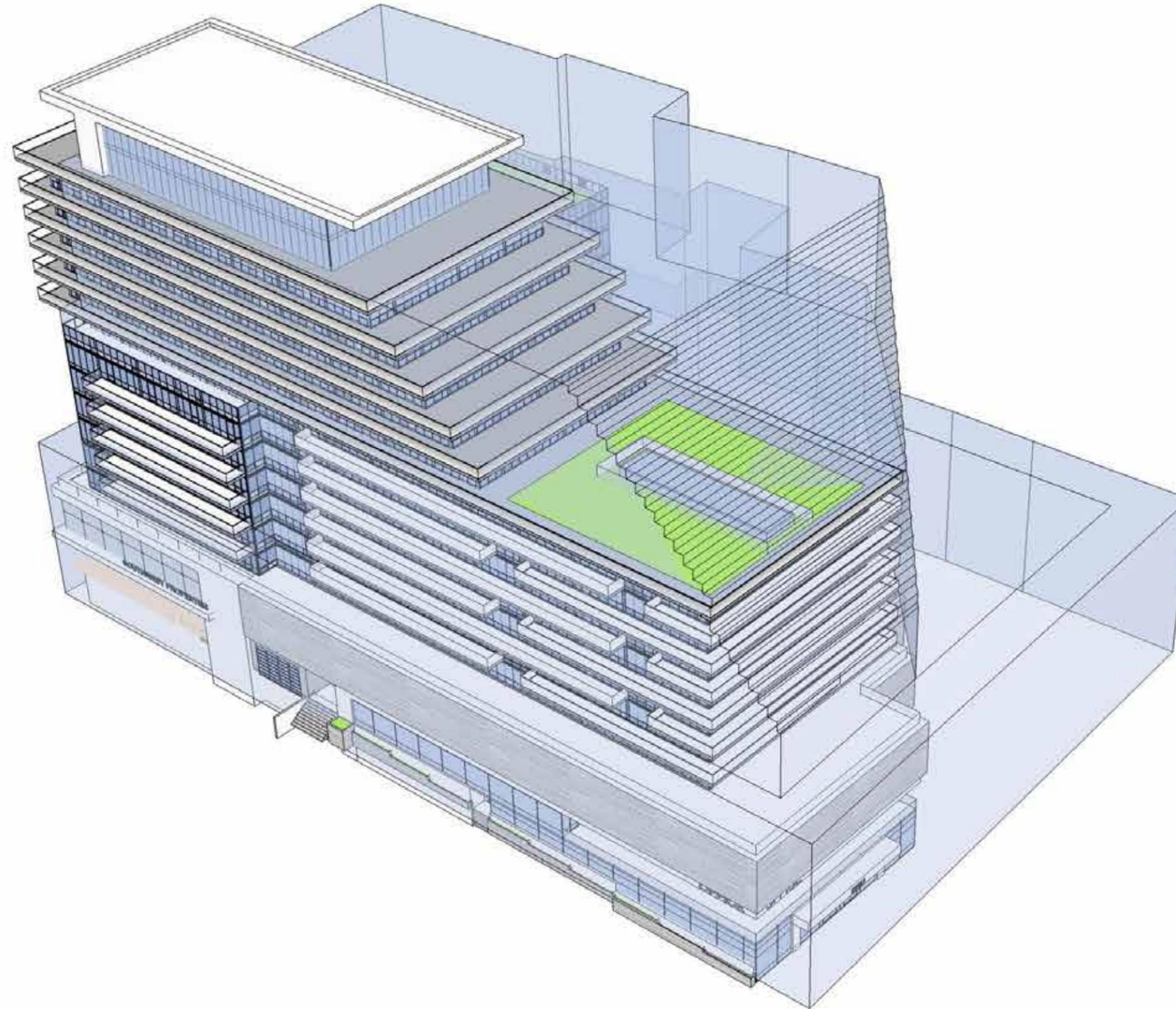
VISION GLAZING

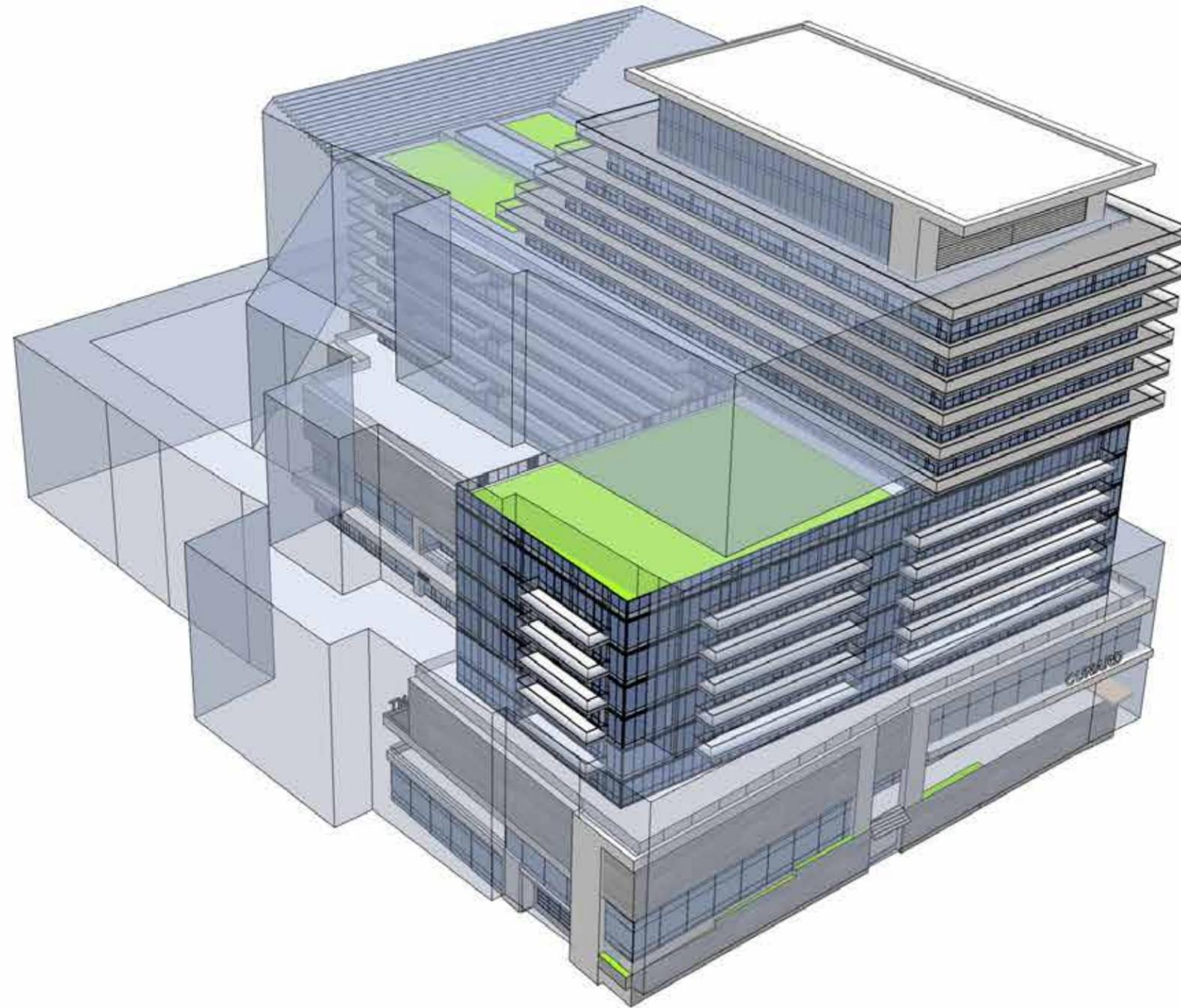


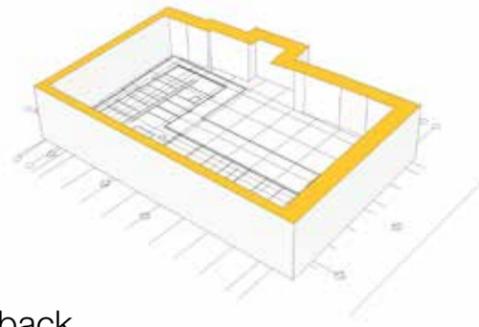
FEATURE LARGE FORMAT PORCELAIN TILE & LIGHTING



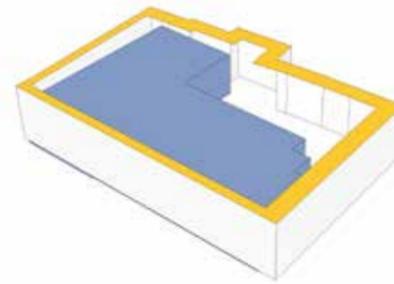
METAL PANELING & SOFFIT



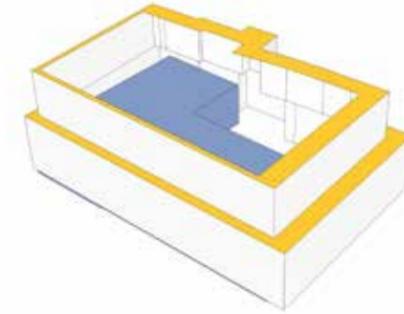




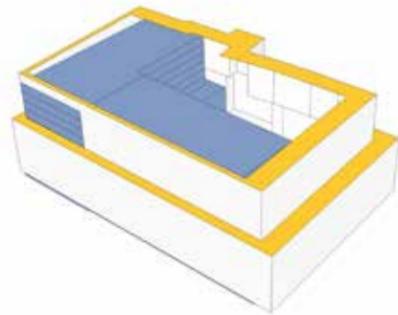
Podium Setback
Maximum Allowable



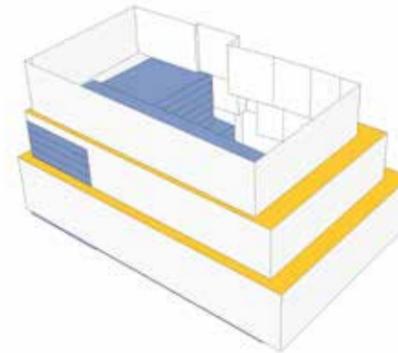
Podium Setback
Built Form



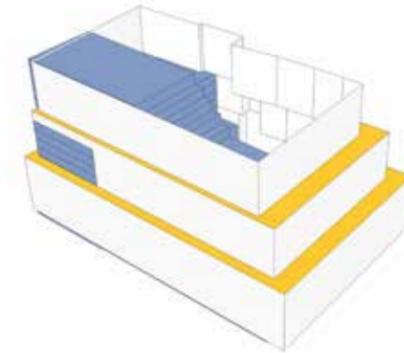
Mid-Rise Stepback
Maximum Allowable



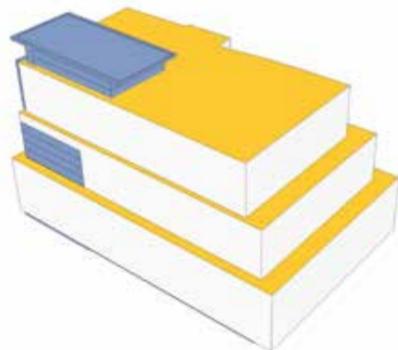
Mid-Rise Stepback
Built Form



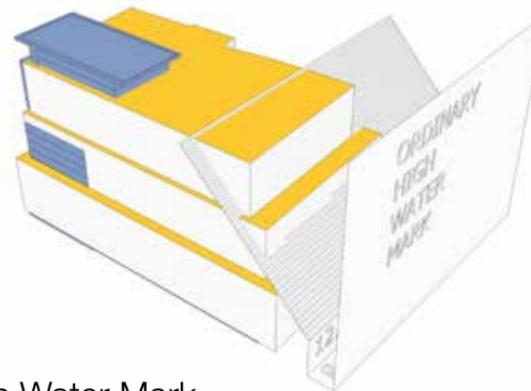
High-Rise Stepback
Maximum Allowable



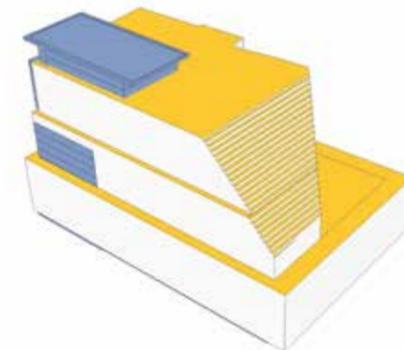
High-Rise Stepback
Built Form

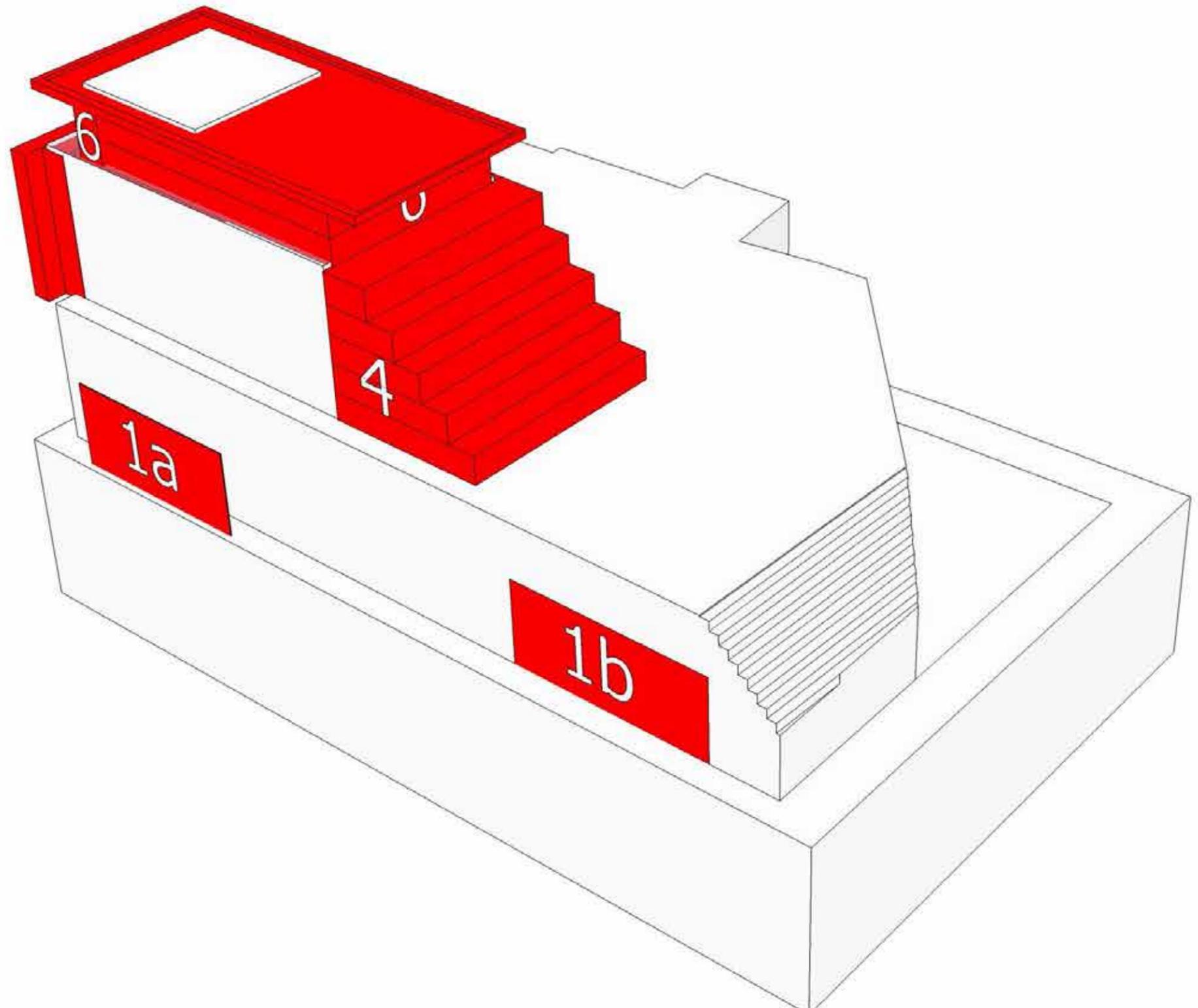


MPH Max 30%
Built Form



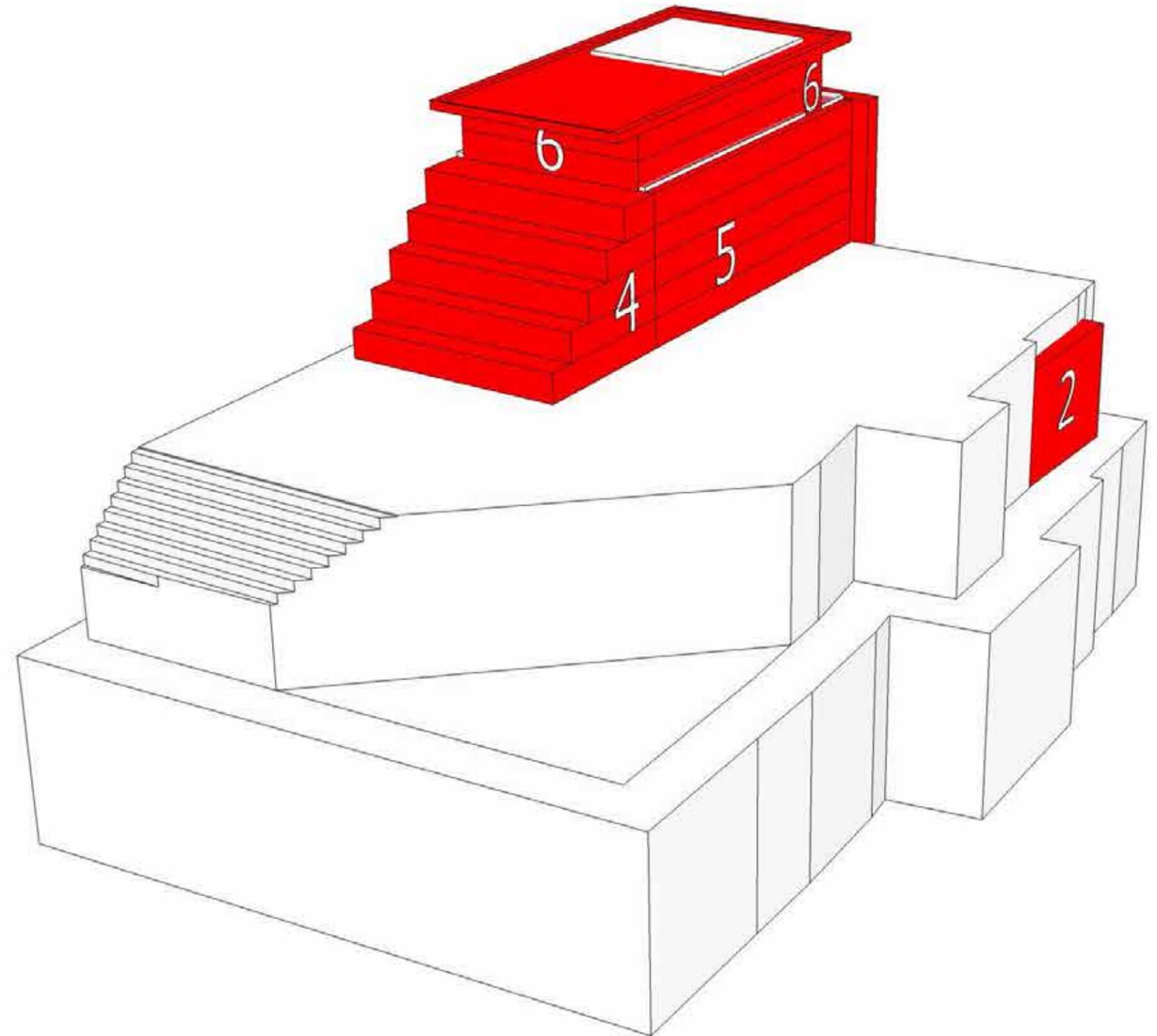
Ordinary High Water Mark
Maximum Buildable Height





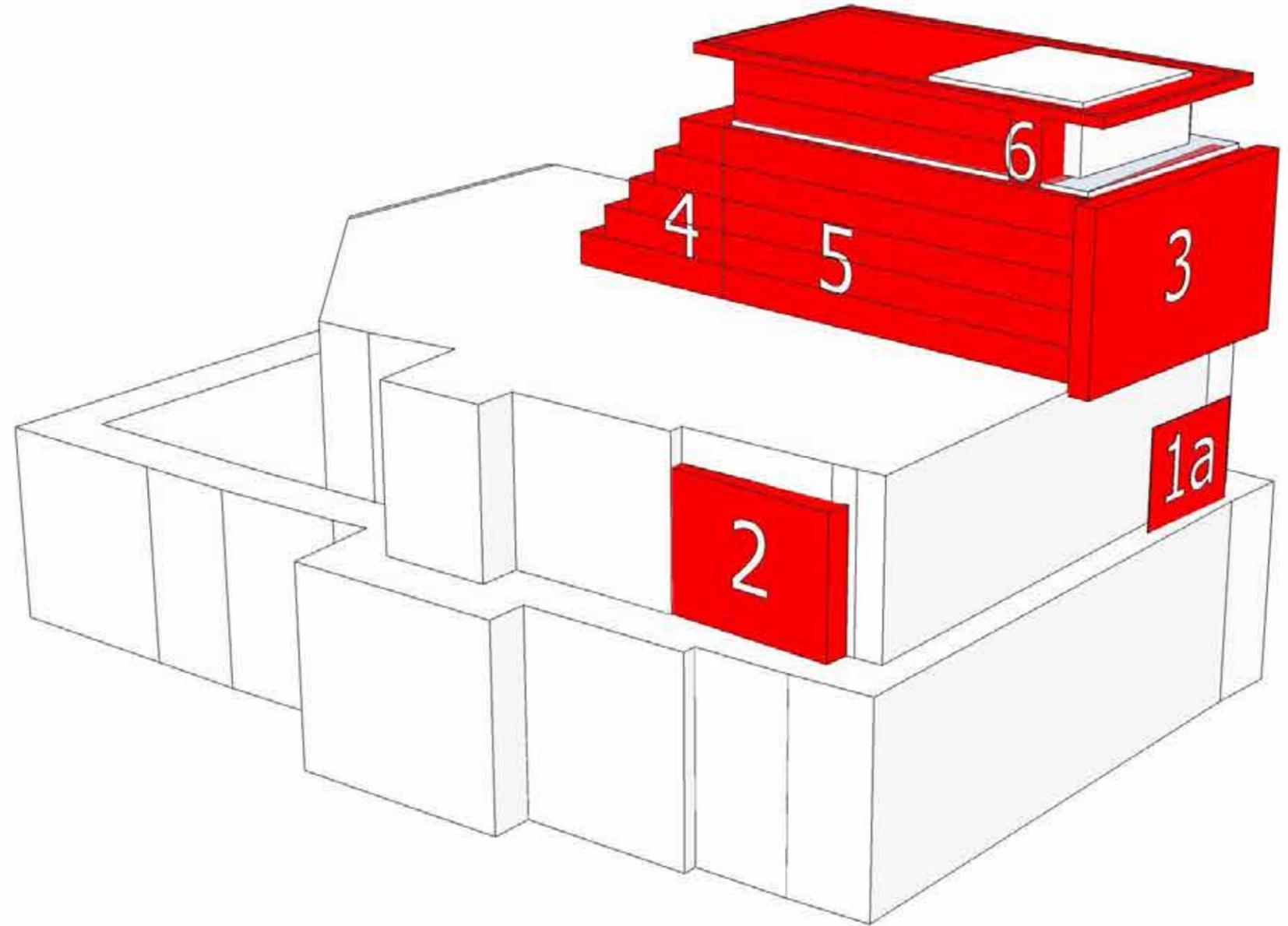
Estimated LUB Variance Table

LAND USE BY-LAW SECTION	PG	SOUTHERN WATERFRONT HALIFAX LUB REQ.	PROPOSED BUILDING	DESIGN RATIONALE FOR REQUESTED VARIANCES	VP	DRM	LUB Model #
8 BUILT FORM REQUIREMENTS							
BUILDING HEIGHT	24	8(7) Maximum Pre Bonus Height 49 meters	Proposed building height 49m	Public benefit will be provided as required in Section 12 of Downtown Halifax Land Use By-Law			
	24	8(8) Mechanical penthouse shall not occupy more than 30% of roof area	Mechanical penthouse occupies 64.2% of roof area it occupies or 6.37% total roof area.	The proposed Mechanical Penthouse is 6.37% of the development roof area, to allow for maximum roof accessibility on lower roofs mechanical space is proposed to shift to a central location. The centralized mechanical penthouse allows for an architecturally integral part of the architectural design as per the best practices of section 3.3.4 of the design manual.	8(11)	3.3.4	Var 6
	25	8(10) Mechanical penthouse shall be set back by no less than 3 m from roof edge	Mechanical penthouse is set back by +6.0m from West and East side, 2.3m from North and South side.				Var 6
9 STREETWALLS							
STREETWALL STEPBACKS	27	9(7)B Minimum setback of 4.5m for portion of building that is greater than 33.5m in height	The building form above 33.5 meters cantilevers over the mid-rise along lower water street for a length of 22m for a total of GFA 26.135m ² per floor.	For architectural design conditions and also due to irregular streetline. Accentuating the meandering quality of Lower water street.	9.8	3.6.5	Var 3
10 BUILDING SETBACKS AND STEPBACKS							
	28	10(7) Any portion of a high-rise building above a height of 33.5m shall be setback 11.5m from interior lot lines.	The proposed setback is 5.4m above 33.5m.	For architectural considerations consistent with a terraced building massing.	10(14)	3.6.6	Var 4
	29	10(10) Building shall be a maximum width of 38 m and a maximum depth of 38 m.	Building depth ranges from 54.5m @ 12th floor to 42.0m @ 16th floor	The architectural concept of a terraced massing towards the Halifax harbour & amenity spaces.	10(14)	3.6.7	Var 4
PERMITTED ENCROACHMENTS	29	10(13) Balconies shall be permitted encroachments into a setback or stepback provided that aggregate length of balconies does not exceed 50% of building face	Continuous balconies at a portion of Lower Water St. & Morris St. exceed 50% of building façade.	The architectural concept of continuous balconies, with glass guardrails, as an architectural design feature to express the building's massing and form.	10(14)	3.6.7	Var 1a
PRECINCTS: ADDITIONAL REQUIREMENTS							
PRECINCT1: SOUTHERN WATERFRONT	30	11(1)e Maximum width of building parallel to ordinary high water mark is 21.5m	The proposed building width is 22m	The width of the principle building form is required to achieve functional design dimension	11(2)	3.6.7	Var 5
	30	11(1)f Maximum width of any portion of a building above a height of 33.5m shall be 21.5m parallel to Lower Water Street and a maximum depth of 38.5m	The proposed building width is 22m The proposed building depth is from 35.0m to 53.5m	The width of the principle building form is consistent to the 16th floor level. For architectural considerations consistent with a terraced building form.	11(2)	3.6.7	Var 5



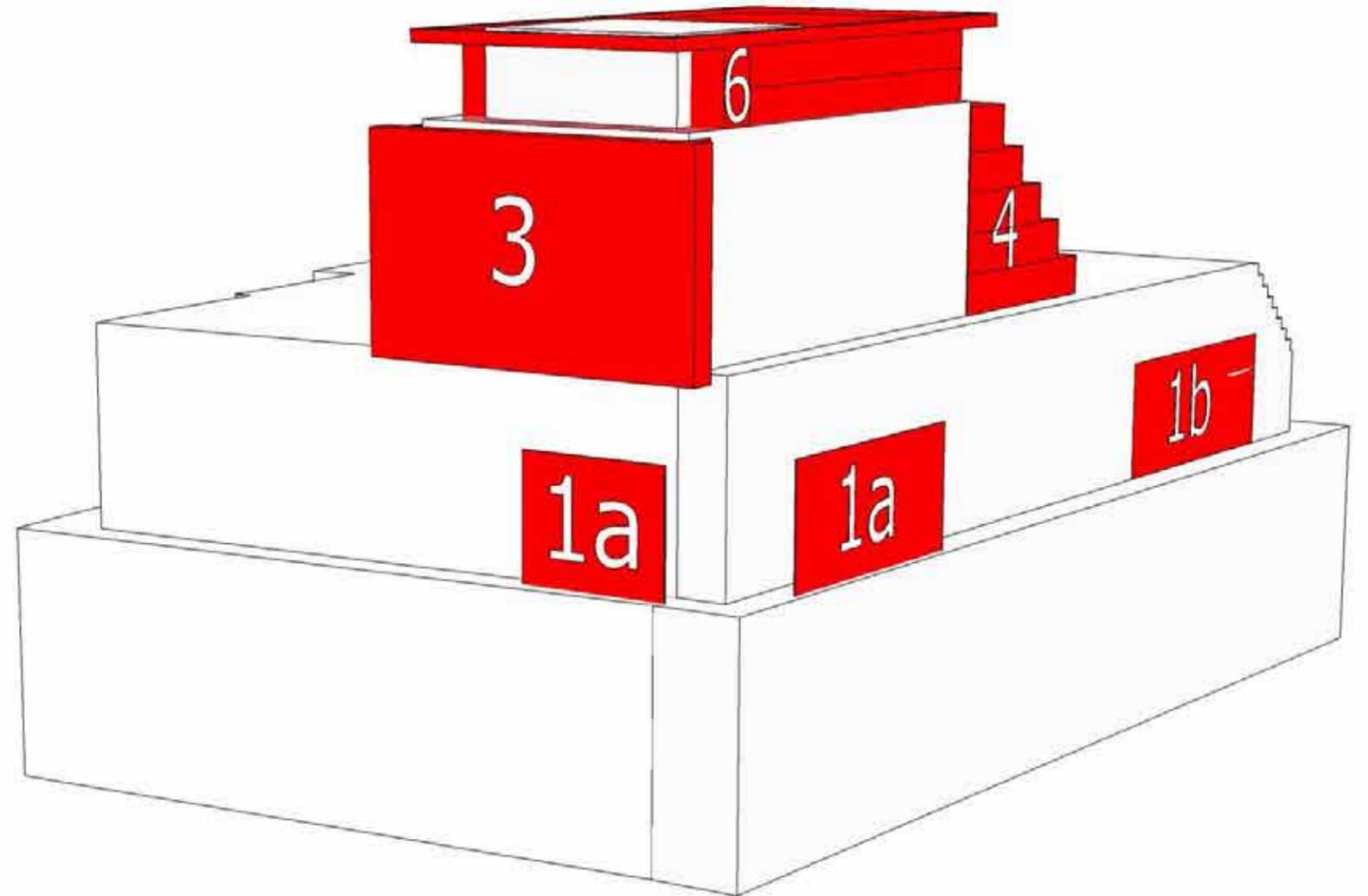
Estimated LUB Variance Table

LAND USE BY-LAW SECTION	PG	SOUTHERN WATERFRONT HALIFAX LUB REQ.	PROPOSED BUILDING	DESIGN RATIONALE FOR REQUESTED VARIANCES	VP	DRM	LUB Model #
8 BUILT FORM REQUIREMENTS							
BUILDING HEIGHT	24	8(7)	Maximum Pre Bonus Height 49 meters	Proposed building height 49m			
	24	8(8)	Mechanical penthouse shall not occupy more than 30% of roof area	Mechanical penthouse occupies 64.2% of roof area it occupies or 6.37% total roof area.	8(11)	3.3.4	Var 6
	25	8(10)	Mechanical penthouse shall be set back by no less than 3 m from roof edge	Mechanical penthouse is set back by +6.0m from West and East side, 2.3m from North and South side.			Var 6
9 STREETWALLS							
STREETWALL STEPBACKS	27	9(7)B	Minimum setback of 4.5m for portion of building that is greater than 33.5m in height	The building form above 33.5 meters cantilevers over the mid-rise along lower water street for a length of 22m for a total of GFA 26.135m ² per floor.	9.8	3.6.5	Var 3
10 BUILDING SETBACKS AND STEPBACKS							
	28	10(7)	Any portion of a high-rise building above a height of 33.5m shall be setback 11.5m from interior lot lines.	The proposed setback is 5.4m above 33.5m.	10(14)	3.6.6	Var 4
	29	10(10)	Building shall be a maximum width of 38 m and a maximum depth of 38 m.	Building depth ranges from 54.5m @ 12th floor to 42.0m @ 16th floor	10(14)	3.6.7	Var 4
PERMITTED ENCROACHMENTS	29	10(13)	Balconies shall be permitted encroachments into a setback or stepback provided that aggregate length of balconies does not exceed 50% of building face.	Continuous balconies at a portion of Lower Water St. & Morris St. exceed 50% of building façade.	10(14)	3.6.7	Var 1a
PRECINCTS: ADDITIONAL REQUIREMENTS							
PRECINCT1: SOUTHERN WATERFRONT	30	11(1)e	Maximum width of building parallel to ordinary high water mark is 21.5m	The proposed building width is 22m	11(2)	3.6.7	Var 5
	30	11(1)f	Maximum width of any portion of a building above a height of 33.5m shall be 21.5m parallel to Lower Water Street and a maximum depth of 38.5m	The proposed building width is 22m The proposed building depth is from 35.0m to 53.5m	11(2)	3.6.7	Var 5



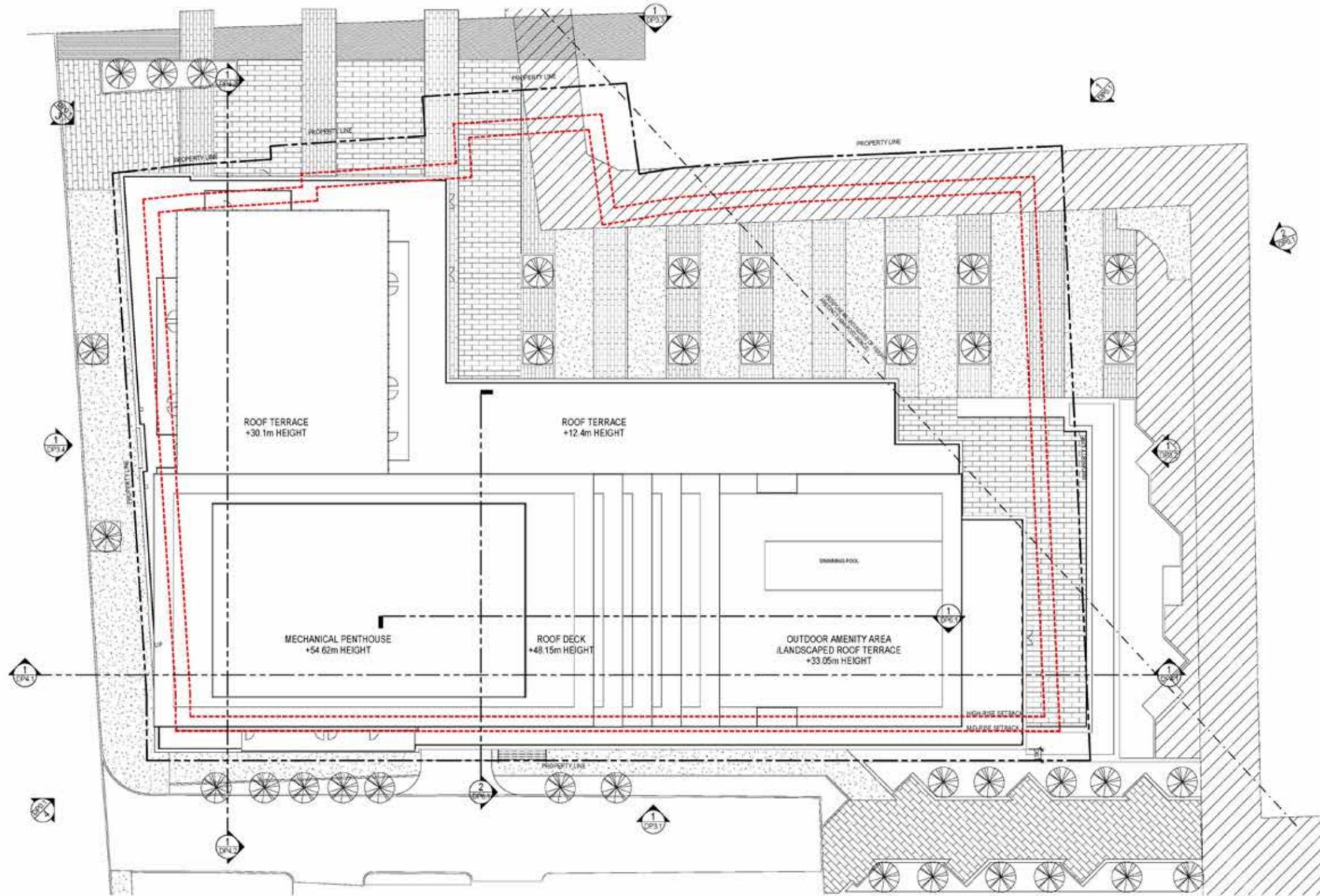
Estimated LUB Variance Table

LAND USE BY-LAW SECTION	PG	SOUTHERN WATERFRONT HALIFAX LUB REQ.	PROPOSED BUILDING	DESIGN RATIONALE FOR REQUESTED VARIANCES	VP	DRM	LUB Model #
8 BUILT FORM REQUIREMENTS							
BUILDING HEIGHT	24	8(7)	Maximum Pre Bonus Height 49 meters	Proposed building height 49m			
	24	8(8)	Mechanical penthouse shall not occupy more than 30% of roof area	Mechanical penthouse occupies 64.2% of roof area it occupies or 6.37% total roof area.	8(11)	3.3.4	Var 6
	25	8(10)	Mechanical penthouse shall be set back by no less than 3 m from roof edge	Mechanical penthouse is set back by +6.0m from West and East side, 2.3m from North and South side.			Var 6
9 STREETWALLS							
STREETWALL STEPBACKS	27	9(7)B	Minimum setback of 4.5m for portion of building that is greater than 33.5m in height	The building form above 33.5 meters cantilevers over the mid-rise along lower water street for a length of 22m for a total of GFA 26.135m ² per floor.	9.8	3.6.5	Var 3
10 BUILDING SETBACKS AND STEPBACKS							
	28	10(7)	Any portion of a high-rise building above a height of 33.5m shall be setback 11.5m from interior lot lines.	The proposed setback is 5.4m above 33.5m.			Var 4
	29	10(10)	Building shall be a maximum width of 38 m and a maximum depth of 38 m.	Building depth ranges from 54.5m @ 12th floor to 42.0m @ 16th floor	10(14)	3.6.7	Var 4
PERMITTED ENCROACHMENTS	29	10(13)	Balconies shall be permitted encroachments into a setback or stepback provided that aggregate length of balconies does not exceed 50% of building face.	Continuous balconies at a portion of Lower Water St. & Morris St. exceed 50% of building façade.	10(14)	3.6.7	Var 1a
PRECINCTS: ADDITIONAL REQUIREMENTS							
PRECINCT1: SOUTHERN WATERFRONT	30	11(1)e	Maximum width of building parallel to ordinary high water mark is 21.5m	The proposed building width is 22m	11(2)	3.6.7	Var 5
	30	11(1)f	Maximum width of any portion of a building above a height of 33.5m shall be 21.5m parallel to Lower Water Street and a maximum depth of 38.5m	The proposed building width is 22m The proposed building depth is from 35.0m to 53.5m	11(2)	3.6.7	Var 5



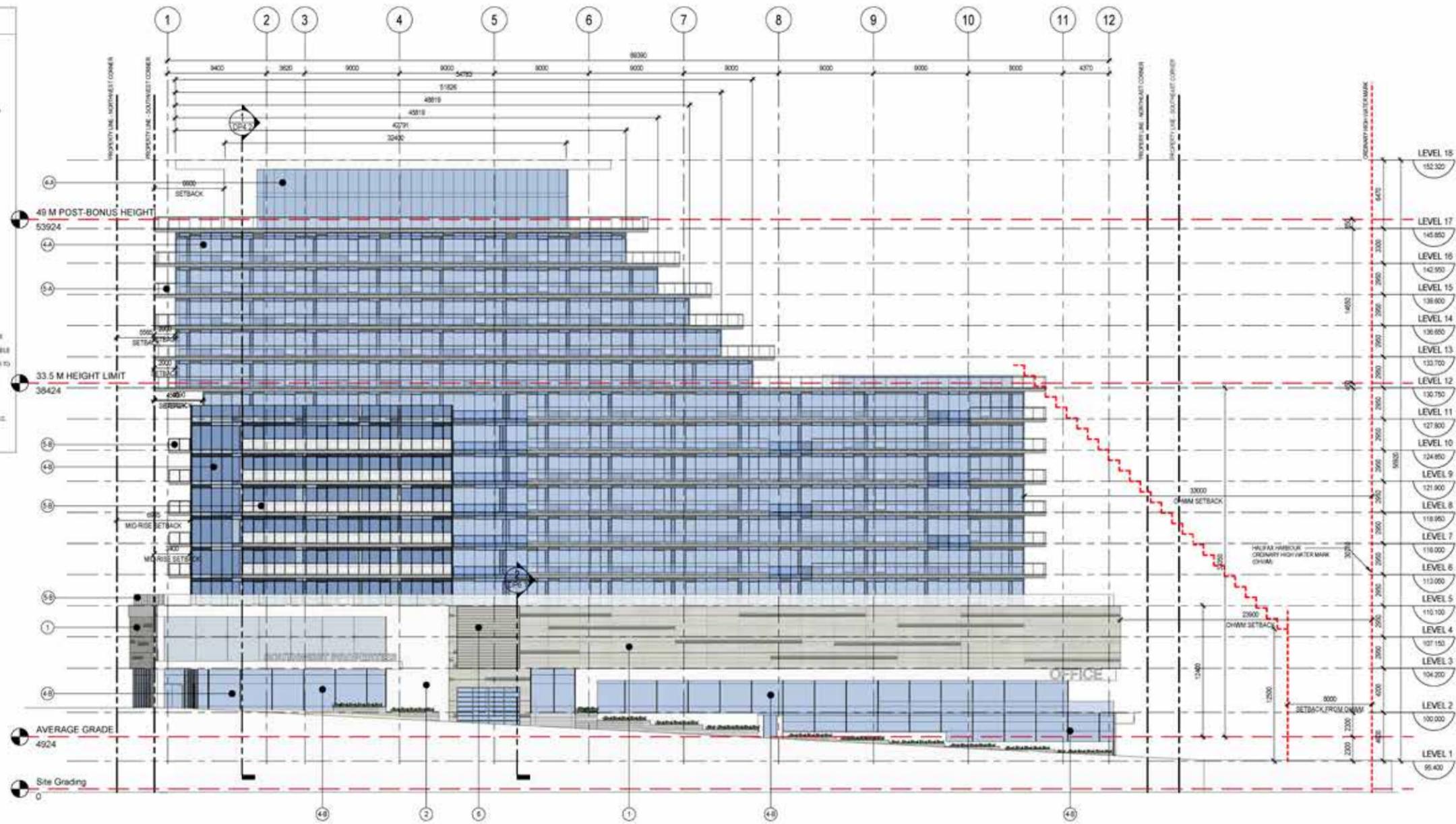
Estimated LUB Variance Table

LAND USE BY-LAW SECTION	PG	SOUTHERN WATERFRONT HALIFAX LUB REQ.	PROPOSED BUILDING	DESIGN RATIONALE FOR REQUESTED VARIANCES	VP	DRM	LUB Model #
8 BUILT FORM REQUIREMENTS							
BUILDING HEIGHT	24	8(7)	Maximum Pre Bonus Height 49 meters	Proposed building height 49m			
	24	8(8)	Mechanical penthouse shall not occupy more than 30% of roof area	Mechanical penthouse occupies 64.2% of roof area it occupies or 6.37% total roof area.	8(11)	3.3.4	Var 6
	25	8(10)	Mechanical penthouse shall be set back by no less than 3 m from roof edge	Mechanical penthouse is set back by +6.0m from West and East side, 2.3m from North and South side.			Var 6
9 STREETWALLS							
STREETWALL STEPBACKS	27	9(7)B	Minimum setback of 4.5m for portion of building that is greater than 33.5m in height	The building form above 33.5 meters cantilevers over the mid-rise along lower water street for a length of 22m for a total of GFA 26.135m ² per floor.	9.8	3.6.5	Var 3
10 BUILDING SETBACKS AND STEPBACKS							
	28	10(7)	Any portion of a high-rise building above a height of 33.5m shall be setback 11.5m from interior lot lines.	The proposed setback is 5.4m above 33.5m.			
	29	10(10)	Building shall be a maximum width of 38 m and a maximum depth of 38 m.	Building depth ranges from 54.5m @ 12th floor to 42.0m @ 16th floor	10(14)	3.6.7	Var 4
PERMITTED ENCROACHMENTS	29	10(13)	Balconies shall be permitted encroachments into a setback or stepback provided that aggregate length of balconies does not exceed 50% of building face.	Continuous balconies at a portion of Lower Water St. & Morris St. exceed 50% of building façade.	10(14)	3.6.7	Var 1a
PRECINCTS: ADDITIONAL REQUIREMENTS							
PRECINCT1: SOUTHERN WATERFRONT	30	11(1)e	Maximum width of building parallel to ordinary high water mark is 21.5m	The proposed building width is 22m	11(2)	3.6.7	Var 5
	30	11(1)f	Maximum width of any portion of a building above a height of 33.5m shall be 21.5m parallel to Lower Water Street and a maximum depth of 38.5m	The proposed building width is 22m The proposed building depth is from 35.0m to 53.5m	11(2)	3.6.7	Var 5



Landscape Plan
Public Use Areas

MATERIALS LEGEND	
1	<p>PARADE SCREEN WALL Large format porcelain tile Size: 300 mm x 1000 mm x 13 mm Finish: Lustrous Collection: Pura & Serice - Pura (Porcelain Light Grey) - Serice (Porcelain Dark Grey)</p> <p>Slab: 150 Representation: MILEY THALLEN Senior Design - Architectural Fabric Representation mthallen@sw.com 416.224.7174 EXT. 234 MILEY THALLEN</p>
2	<p>PRE-FINISHED COMPOSITE METAL PANEL SYSTEM COLOUR: WHITE</p>
3	<p>ALUMINUM WINDOW WALL SYSTEM IN VIEW BLACK MULLIONS AS SCHEDULED</p>
4	<p>VISION GLAZING: A) LowE Glass Neutral IGU or Clear B) LowE Glass Neutral IGU or Clear + Clear C) LowE Glass 5MM or Clear + Clear</p> <p>Quantity Class Representation: Ryan Green Architectural Design Manager rgreen@sw.com mobile: 775.426.5401</p>
5	<p>PRE-FINISHED ALUMINUM RAILING SYSTEM A) CLEAR TONEMED SAFETY GLASS PANELS B) TINTED TONEMED SAFETY GLASS PANELS</p>
6	<p>PRE-FINISHED MECHANICAL LOUVER COLOUR TO MATCH HOST WALL FINISH</p>
7	<p>PRE-FINISHED METAL FLASHING COLOUR TO MATCH ADJACENT WALL FINISH</p>
8	<p>METAL BOLLARDS PAINTED BLACK</p>
9	<p>ILLUMINATED CHANNEL LETTER SIGNAGE - N/C</p>



South Elevation LUB Variances
Built Form

MATERIALS LEGEND	
1	PARADE SCREEN WALL Large format porcelain tile Size: 300 mm x 100 mm x 3.5 mm Finish: Lustrous Collector: Panels & Panels • Panels: Randomly Laid • Grout: Randomly Laid (2x4 Day) Stone Tile Representation: HALEY HAVLEN Senior Designer - Architectural Sales Representative haley@haley.com 416 591 7174 EXT 134 416 591 4333 CELL
2	PRE-FINISHED COMPOSITE METAL PANEL SYSTEM COLOUR: WHITE
3	ALUMINUM WINDOW WALL SYSTEM (SILVER) BLACK MULLION AS SCHEDULED
4	VISION GLAZING A SunGuard Neutral AD 50 on Clear B SunGuard Neutral 70 on Clear + Clear C SunGuard 5766 on Clear +
5	PRE-FINISHED ALUMINUM RAILING SYSTEM A CLEAR TEMPERED SAFETY GLASS PANELS B FROSTED TEMPERED SAFETY GLASS PANELS
6	PRE-FINISHED MECHANICAL LOUVER COLOUR TO MATCH HOST WALL FINISH
7	PRE-FINISHED METAL FLASHING COLOUR TO MATCH ADJACENT WALL FINISH
8	METAL BOLLARDS, PAINTED BLACK
9	ILLUMINATED CHANNEL LETTER SIGNAGE - NLC



East Elevation LUB Variances
 Built Form

MATERIALS LEGEND

- 1 PARKADE SCREEN WALL
Large format porcelain tile
Size: 3050 mm x 1500 mm @ 3.3 mm
Finish: Lustrous
Collection: Pura & Tulle
• Pura Scazzola (Light Grey)
• Tulle Scazzola (Dark Grey)
Stone: Tile
Representative:
RALPH SPALLEN
Senior Design + Architectural Sales Representative
Info: @ralph.spallen@hok.com
416.224.2744 EXT. 234
416.611.6252 (CELL)
- 2 PRE-FINISHED COMPOSITE METAL PANEL SYSTEM
COLOUR: WHITE
- 3 ALUMINUM WINDOW WALL SYSTEM, SILVER
BLACK MULLIONS AS SCHEDULED
- 4 VISION GLAZING
A FourGuard Neutral 40 51 on Clear
B FourGuard Neutral 50 on Clear + Clear
C FourGuard 5848 on Clear +
Quarter Glass
Representative: Brock Davis
Architectural Design Manager
b.davis@fourguard.com
Mobile: 336.426.8453
- 5 PRE-FINISHED ALUMINUM FINISH SYSTEM
A CLEAR TEMPERED SAFETY GLASS PANELS
B TINTED TEMPERED SAFETY GLASS PANELS
C PRE-FINISHED MECHANICAL LOUVER, COLOUR TO MATCH WINDOW WALL FINISH
- 6 PRE-FINISHED METAL FLASHING, COLOUR TO MATCH ADJACENT WALL FINISH
- 7 METAL SOLLICK, PAINTED BLACK
- 8 ILLUMINATED CHANNEL LETTER SIGNAGE - N.I.C.

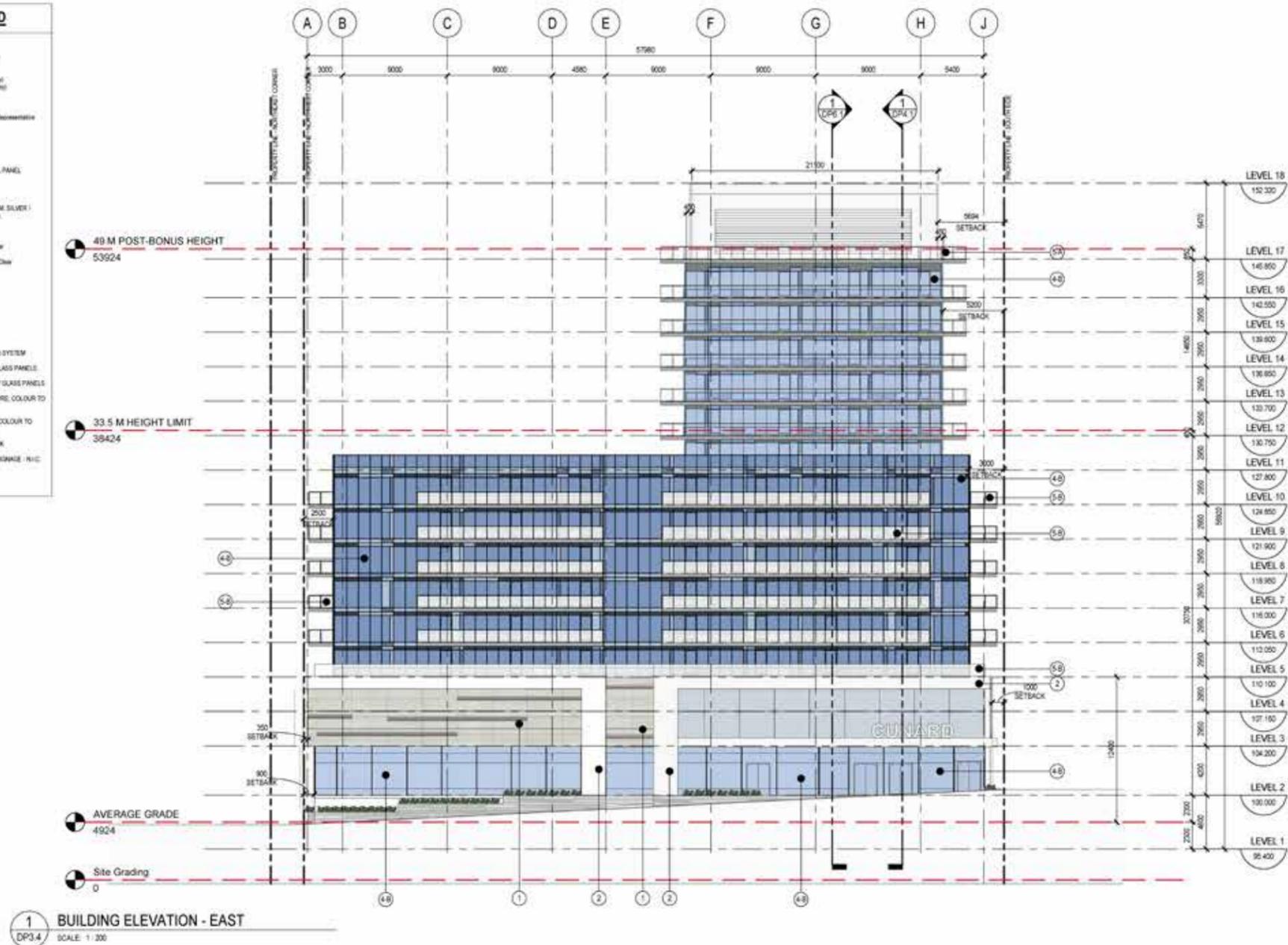


North Elevation LUB Variances
Built Form



Cunard Block 1325 Lower Water Street
Building Elevation - North

MATERIALS LEGEND	
1	<p>FAWAKE SCREEN WALL Large format panels 16 Size: 1000 mm x 1000 mm x 2.5 mm Finish: Limestone Collection: Pella & Savat - Pella Rosewhite (Light Grey) - Pella Rosewhite (Dark Grey)</p> <p>Stone Tile Representation: HALLY (HALLS) Senior Design - Architectural Stone Representative Sales@hally.com 401 241 7114 EXT 714 401 461 5000 CELL</p>
2	<p>PRE-FINISHED COMPOSITE METAL PANEL SYSTEM COLOUR: WHITE</p>
3	<p>ALUMINUM WINDOW WALL SYSTEM, SILVER / BLACK MULLIONS AS SCHEDULED.</p>
4	<p>VISION GLAZING: A SunQuest Neutral AG 30 or Clear B SunQuest Neutral AG on Clear - Clear C SunQuest 5888 or Clear</p> <p>Quantity Glass Representation: Eya Glass Architectural Design Manager eyaglass@cunard.com mobile: 226 406 9403</p>
5	<p>PRE-FINISHED ALUMINUM RAILING SYSTEM A CLEAR TEMPERED SAFETY GLASS PANELS B TINTED TEMPERED SAFETY GLASS PANELS</p>
6	<p>PRE-FINISHED MECHANICAL LOUVER, COLOUR TO MATCH HOST WALL FINISH</p>
7	<p>PRE-FINISHED METAL FLASHING, COLOUR TO MATCH ADJACENT WALL FINISH</p>
8	<p>METAL BOLLARDS, PAINTED BLACK</p>
9	<p>ILLUMINATED CHANNEL LETTER SIGNAGE - R/C</p>



West Elevation LUB Variances
Built Form

