

CUNARD Design Review Committee



Southwest™

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July 30, 2020



Southwest History

SOUTHWEST DEVELOPMENT HISTORY



**Canadian Rental
Development of the
Year 2020**





SOUTHWEST DEVELOPMENT HISTORY



M A P L E

Canadian Rental Development of the Year 2018

Excellence in Green Build New Construction





SOUTHWEST DEVELOPMENT HISTORY



the grainery
lofts

2012 – LEED GOLD

*Canada Green
Building Council*



SOUTHWEST DEVELOPMENT HISTORY

2002 – *Winner - Best Mixed Use – Waterfront
Centre of Washington*



SOUTHWEST REPUTATION



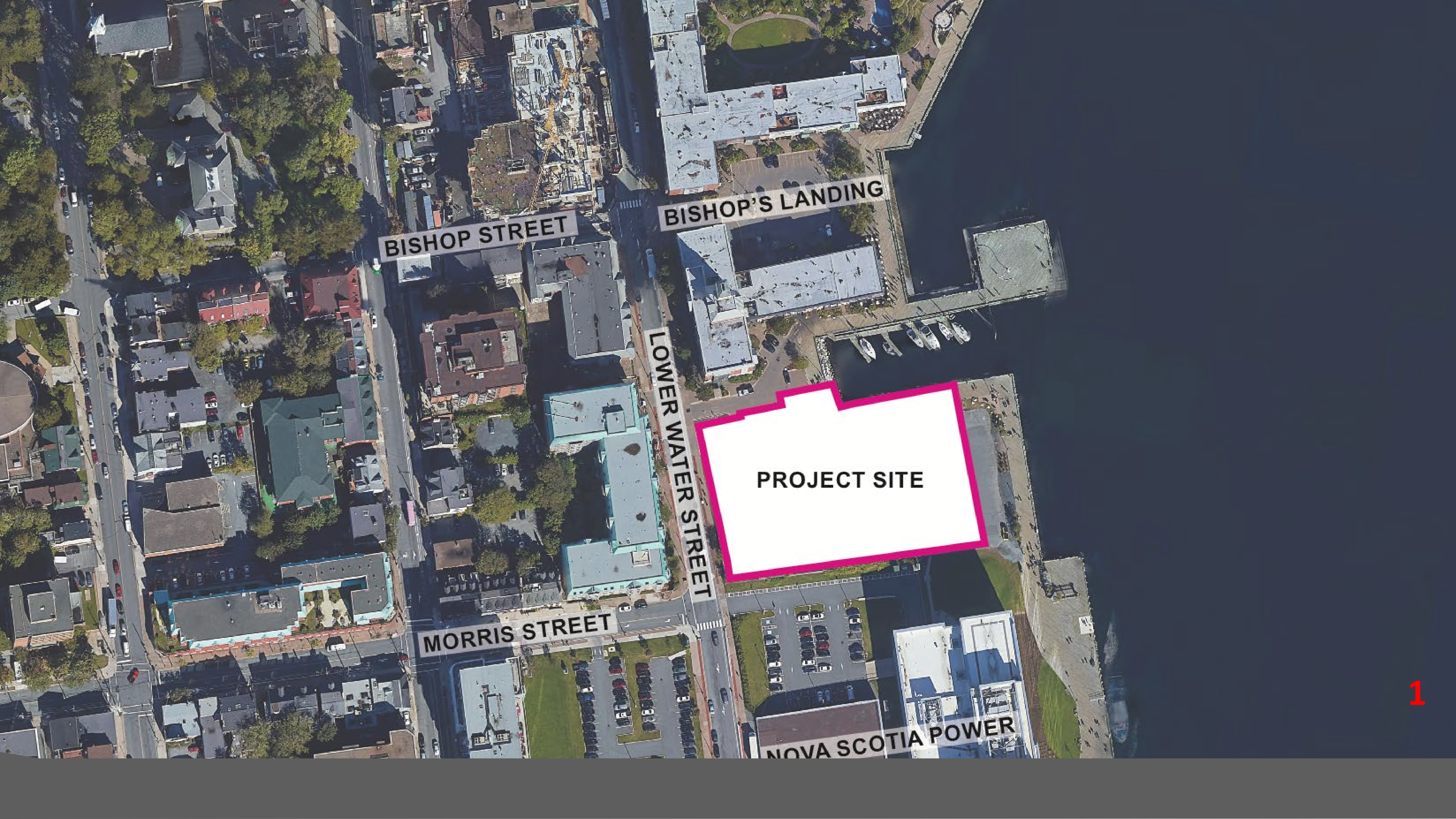
- 2020 CURVE - Canadian **Rental Development of the Year**
- 2018 Canada's **Most Admired CEO**
- 2018 **Most Admired Corporate Culture**
- 2018 MAPLE – Canadian **Rental Development of the Year**
- 2018 MAPLE - **Excellence in Green Building** – New Construction
- Platinum – Canada **Best Managed Companies**
- 2017 – IPOANS **Income Property Owner of the Year**
- 2012 - **LEED[®] Gold Status** – Grainery Lofts
- 2002 – **Best Mixed Use Project** – Bishops' Landing
- 1992 & 1998 – **Maple Lead Award** – Sunnyside Mall

SOUTH WEST BUILDING VIEW ALONG MORRIS STREET



CUNARD VARIANCE REQUEST

Stephen Bugbee - Zeidler



BISHOP STREET

BISHOP'S LANDING

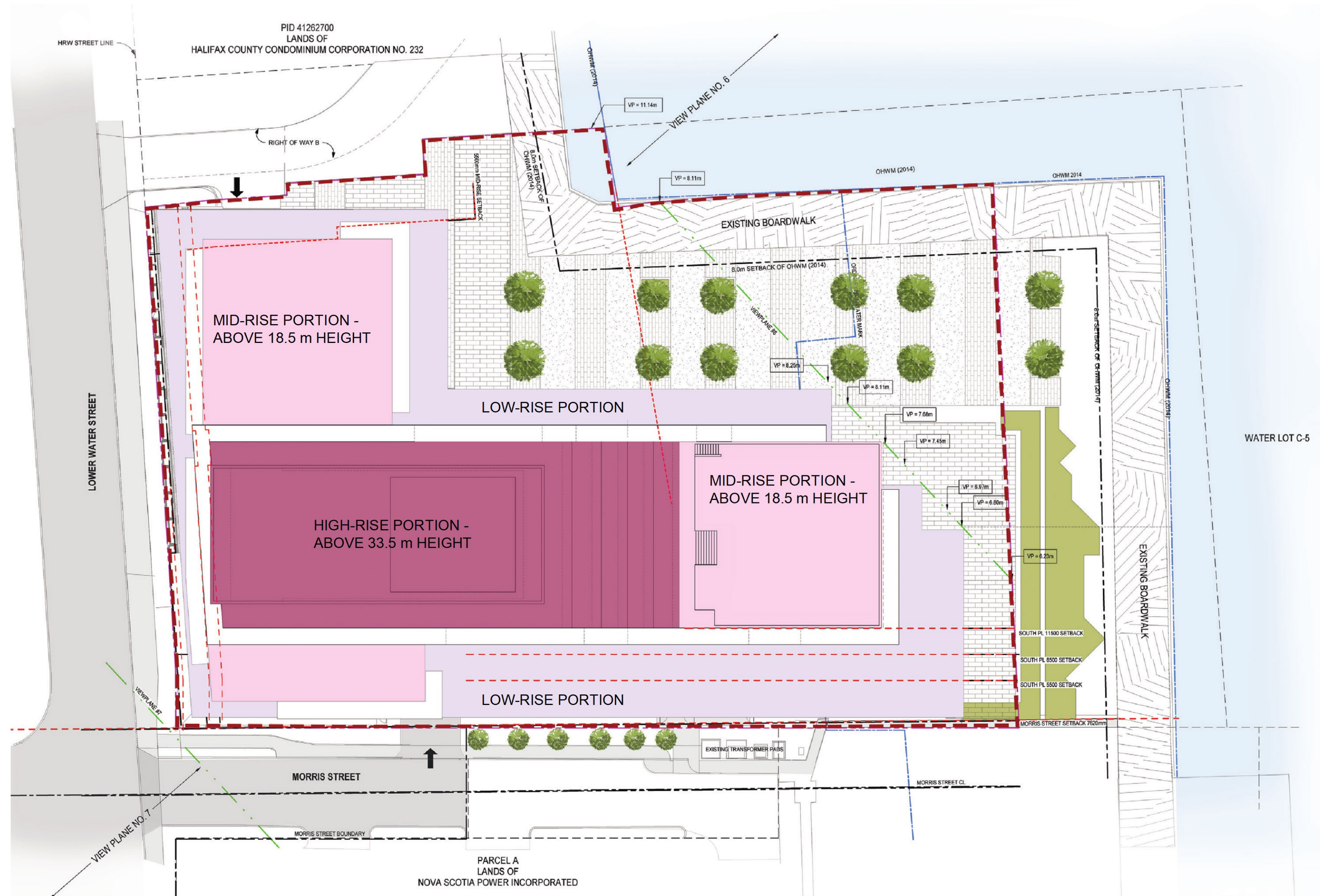
LOWER WATER STREET

MORRIS STREET

NOVA SCOTIA POWER

PROJECT SITE

LANDSCAPE PLAN



CUNARD

BY Southwest
Architectural Firm

SOUTHWEST BUILDING
VIEW ALONG LOWER WATER
STREET



NORTH WEST BUILDING VIEW
ALONG LOWER WATER STREET





NORTH EAST VIEW ALONG THE PLAZA

SOUTH WEST BUILDING VIEW ALONG MORRIS STREET



AREA SYNOPSIS

**TOTAL BUILDABLE AREA -
46,110 sq m**

**TOTAL BUILDING AREA USED -
36,100 sq m**

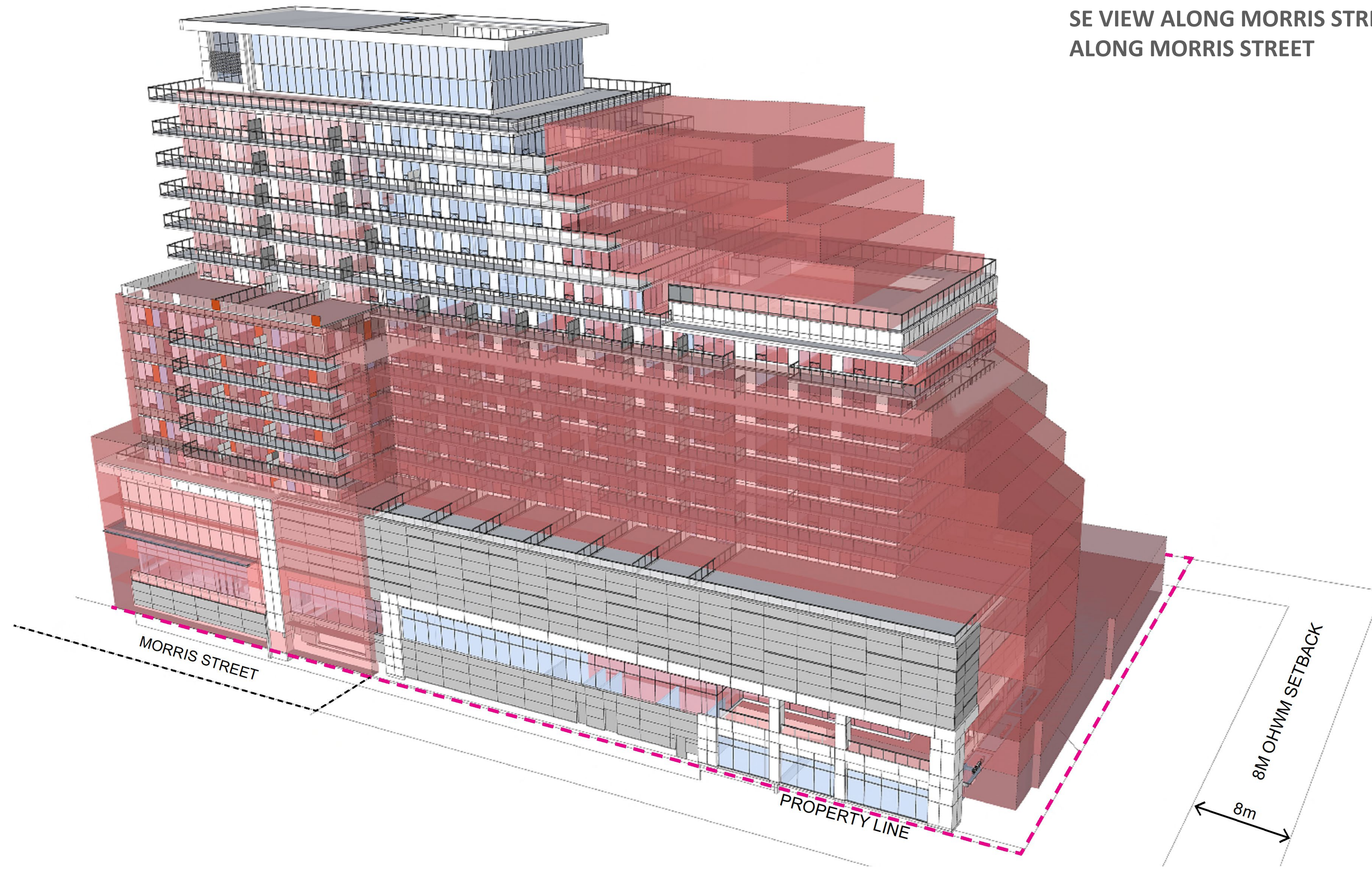
**TOTAL AREA
UNUSED - 10,010 sq m**

**PERCENTAGE
AREA UNUSED - 22.0%**

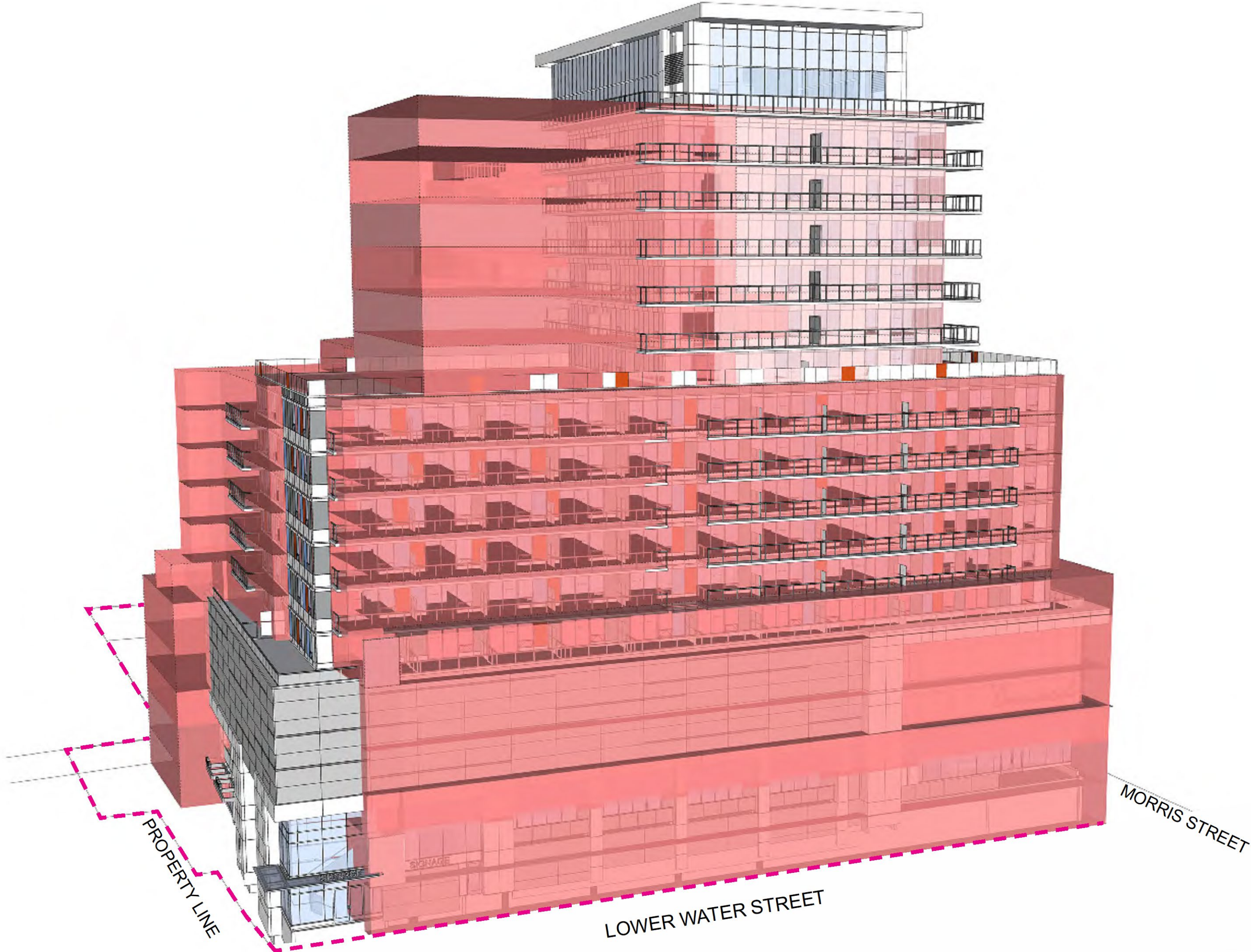
**BUILDING AREA FOR VARIANCE
- 2,485 sq m [5.0%] INCLUDED IN
TOTAL BUILDING AREA**



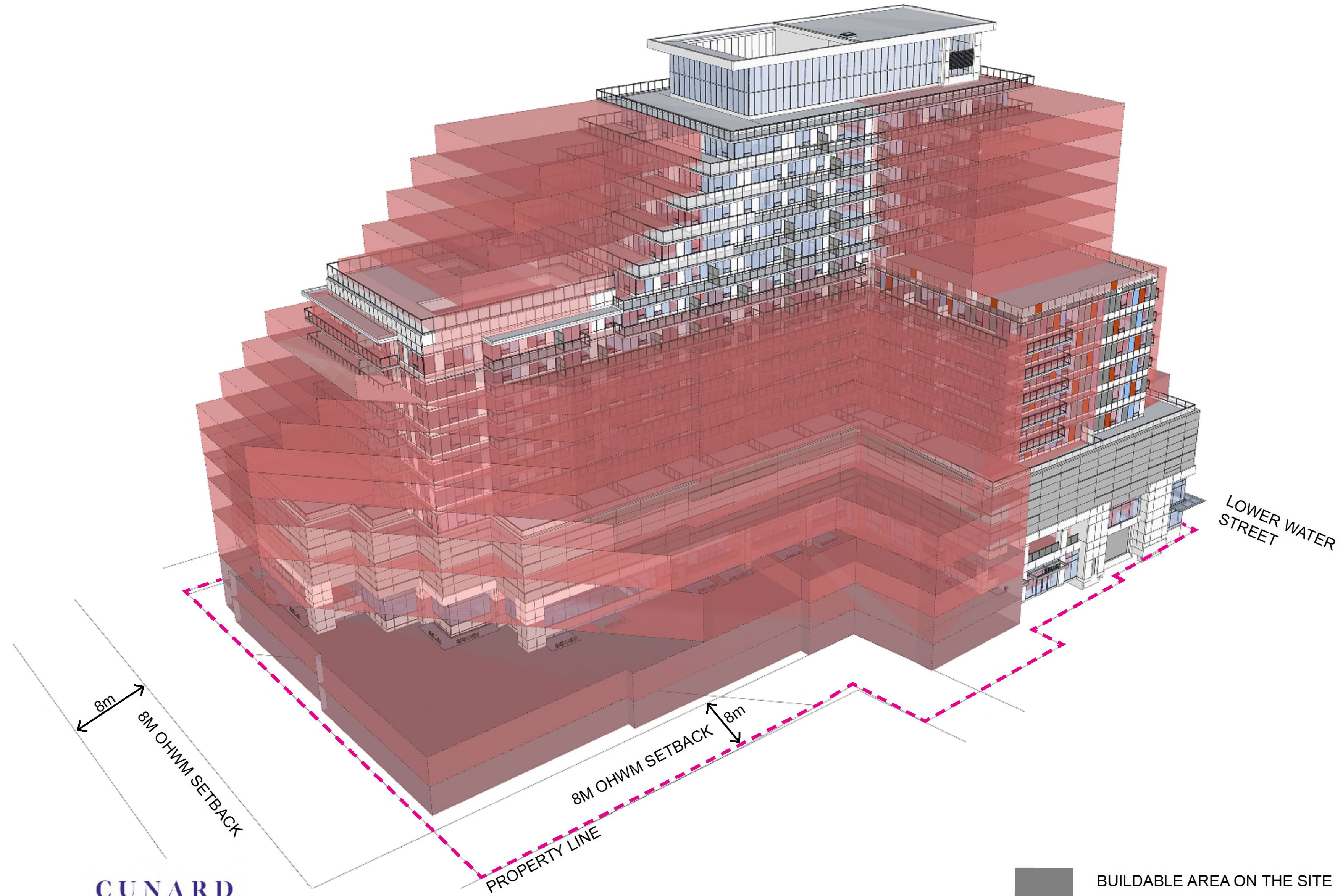
**BUILDABLE AREA VS DESIGNED AREA
SE VIEW ALONG MORRIS STREET EXTENSION
ALONG MORRIS STREET**



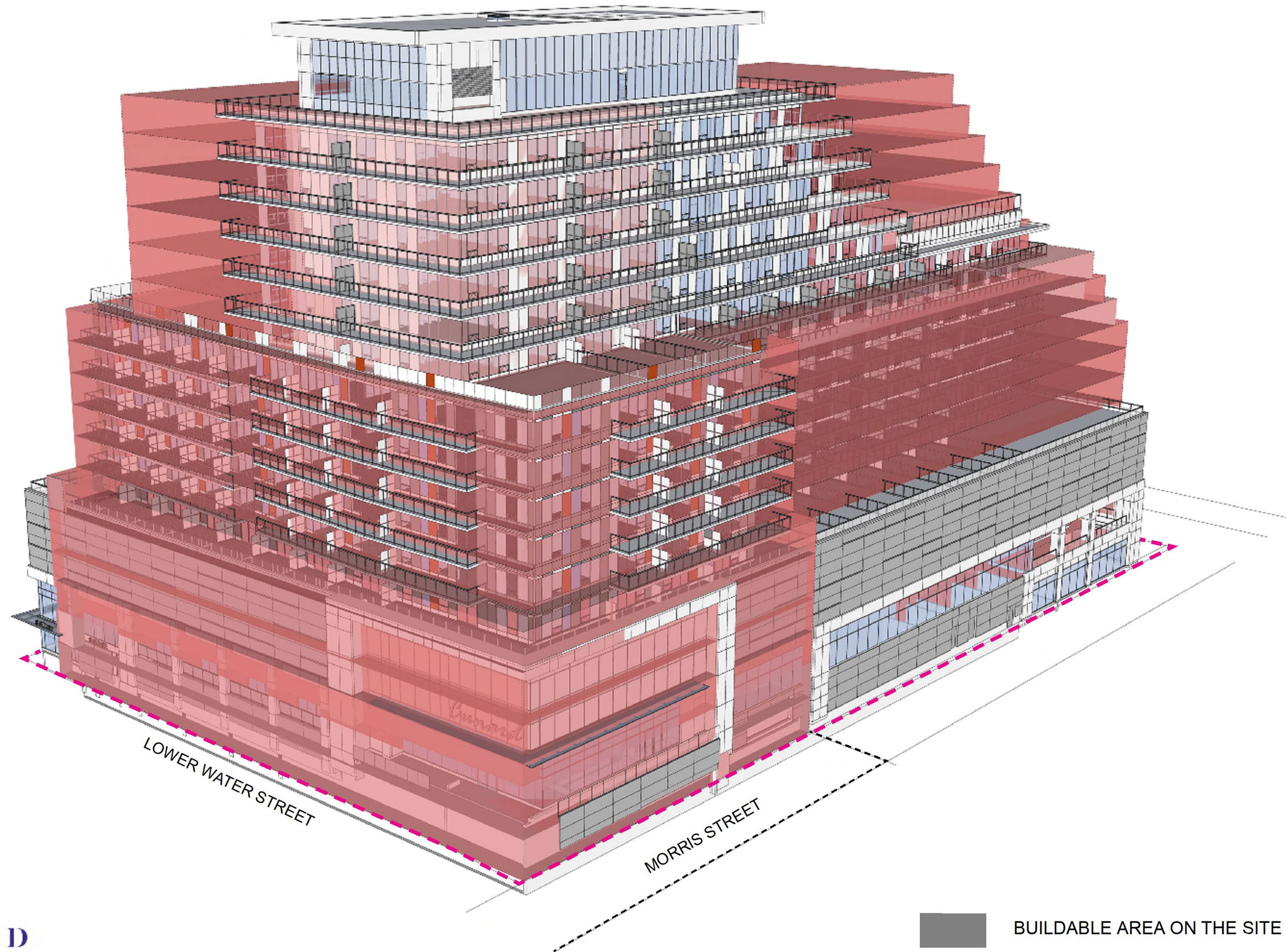
BUILDABLE AREA VS DESIGNED AREA
NW VIEW ALONG THE LOWER WATER STREET



**BUILDABLE AREA VS DESIGNED AREA
NE VIEW ALONG THE PLAZA**



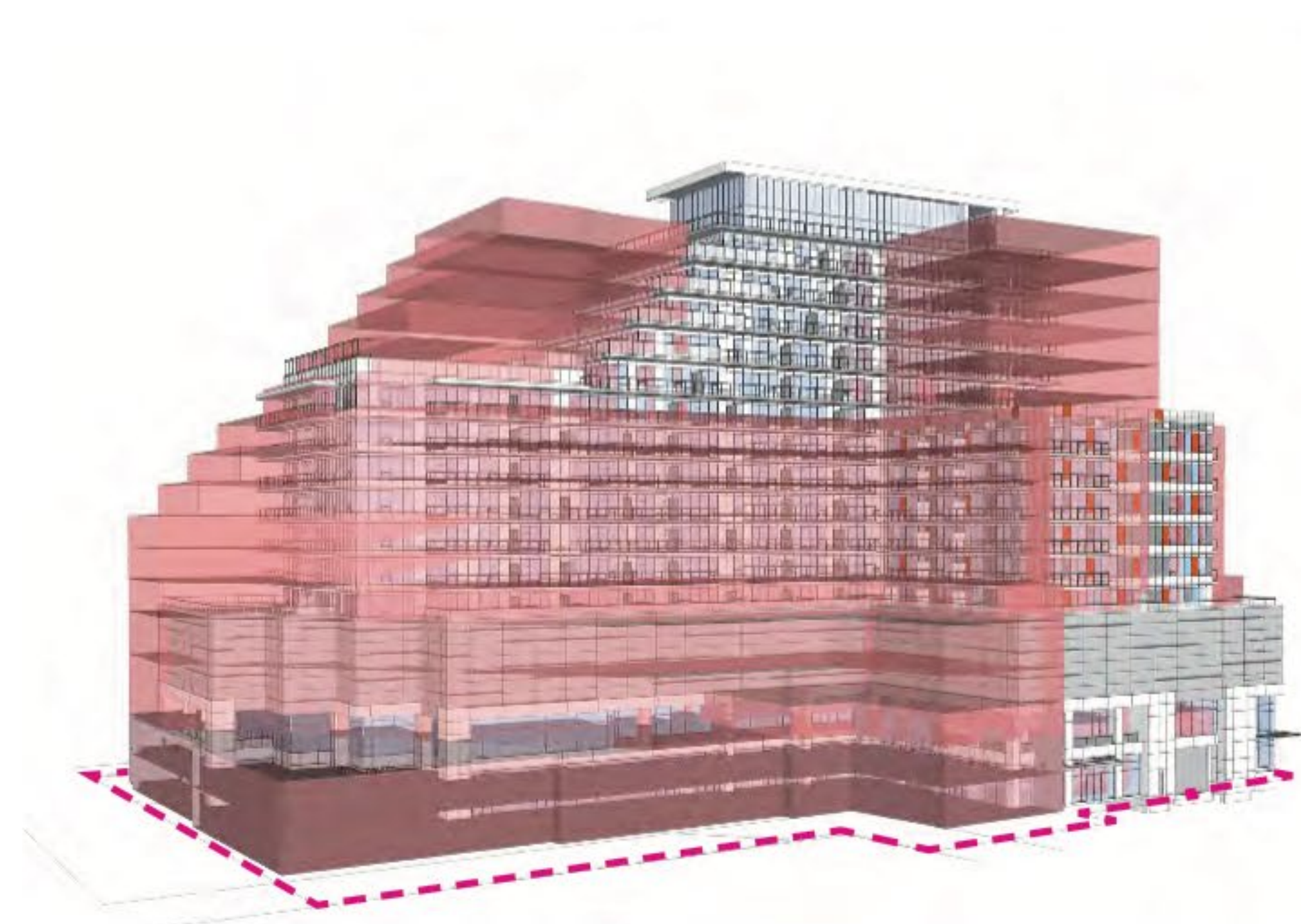
**BUILDABLE AREA VS DESIGNED AREA
SW VIEW ALONG LOWER WATER STREET**



VARIANCES 4 AND 8

VARIANCE 4 - Section 10(10) Any portion of a building above a height of 33.5 metres shall be a maximum width of 38 metres and a maximum depth of 38 metres.

VARIANCE 8 - Section 11(1)(f) Any portion of a building above a height of 33.5 metres shall be a maximum width of 21.5 metres parallel to Lower Water Street and a maximum depth of 38.5 metres.



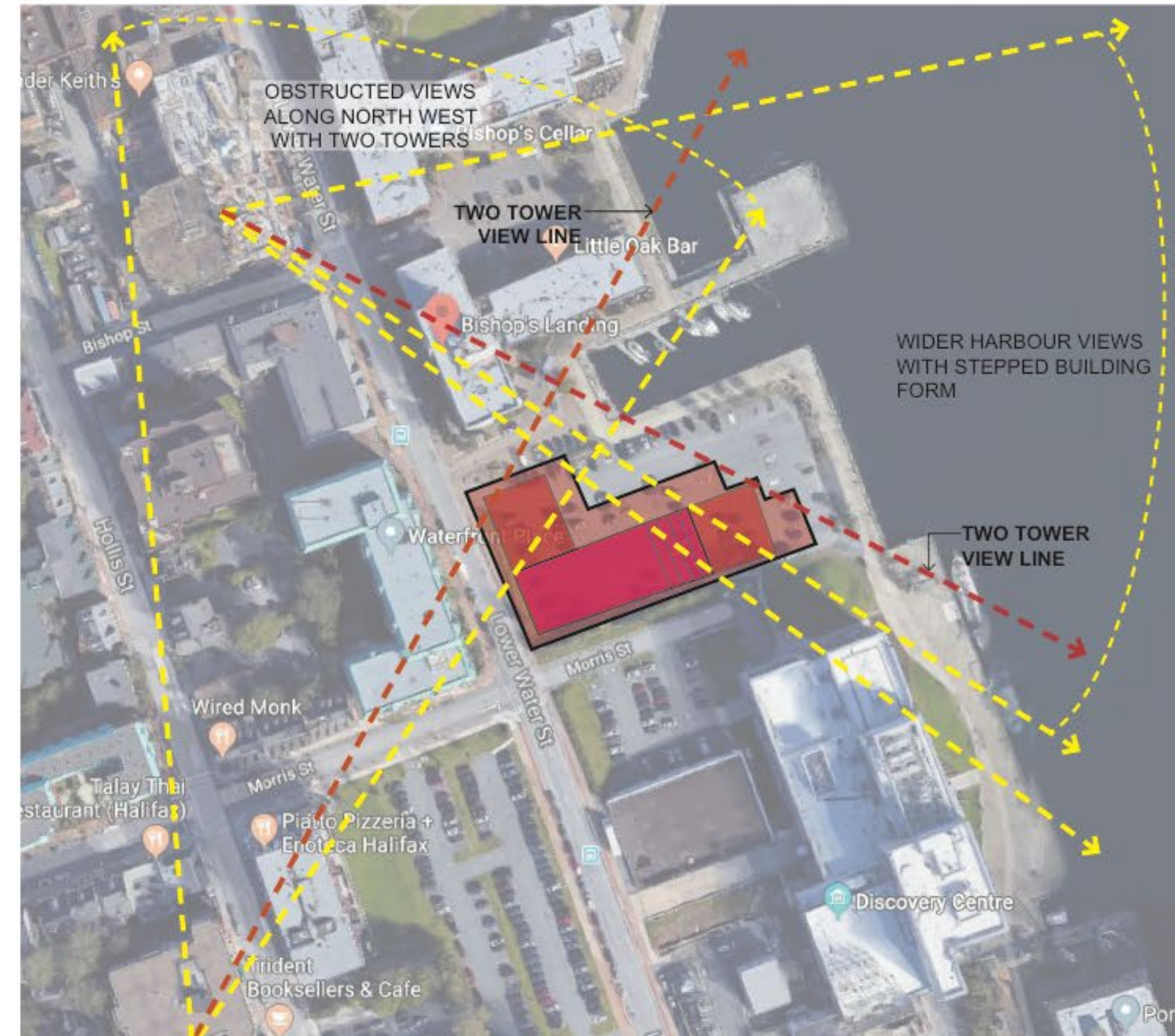
 BUILDABLE UNUSED AREA ON THE SITE

VARIANCE 3

Section 10(9) portion of a high-rise building above a height of 33.5 metres shall be separated a minimum of 23 metres between the high-rise portion of other buildings on the same lot or the high-rise portion of the same building on the same lot, where both of the high-rise portions are used for residential purposes.



**TWO TOWERS WITH 23 M SEPARATION -
VIEWLINES IN RED**

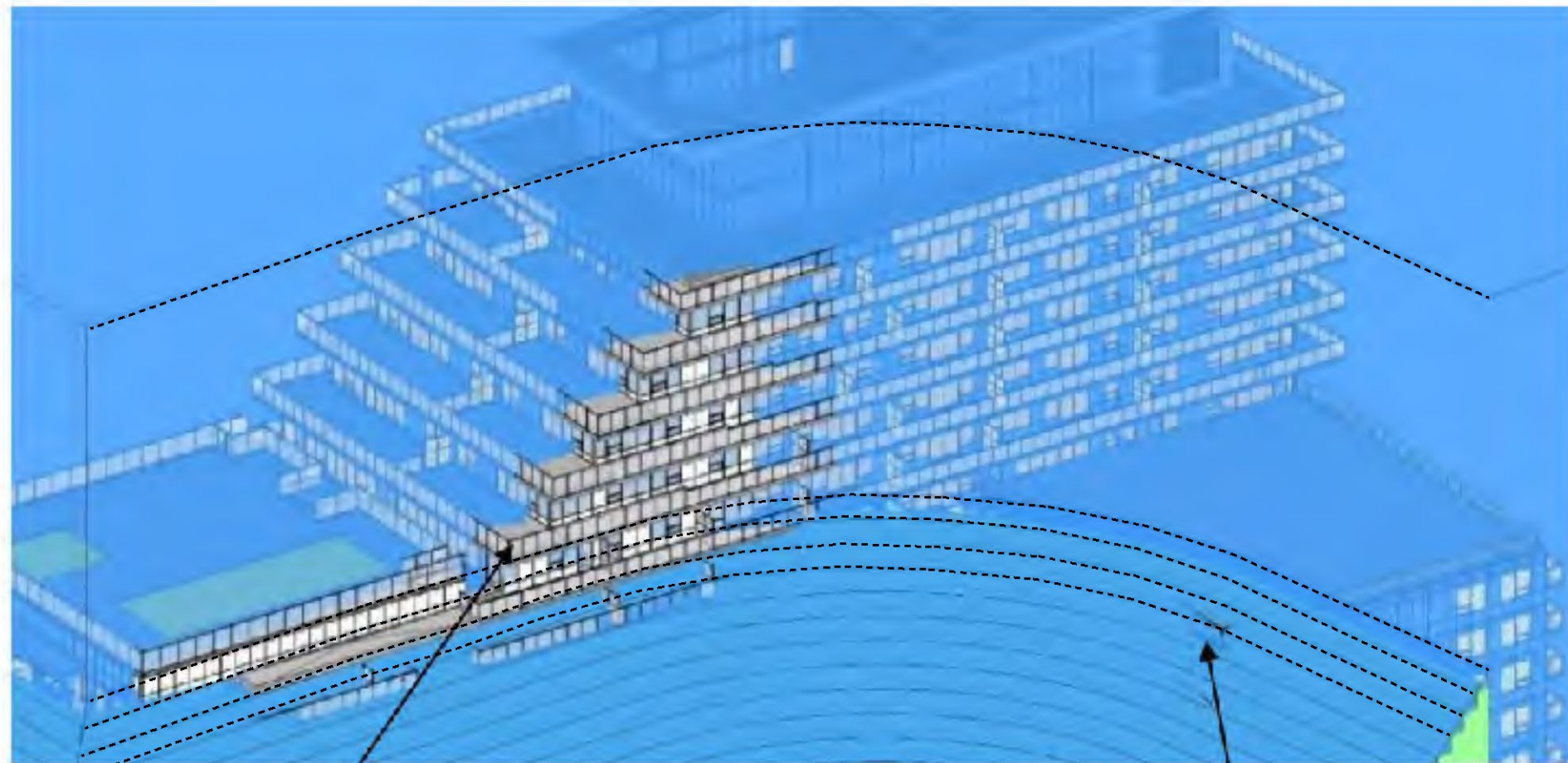


**STEPPED BUILDING FORM -
VIEWLINES IN YELLOW**

VARIANCE 6

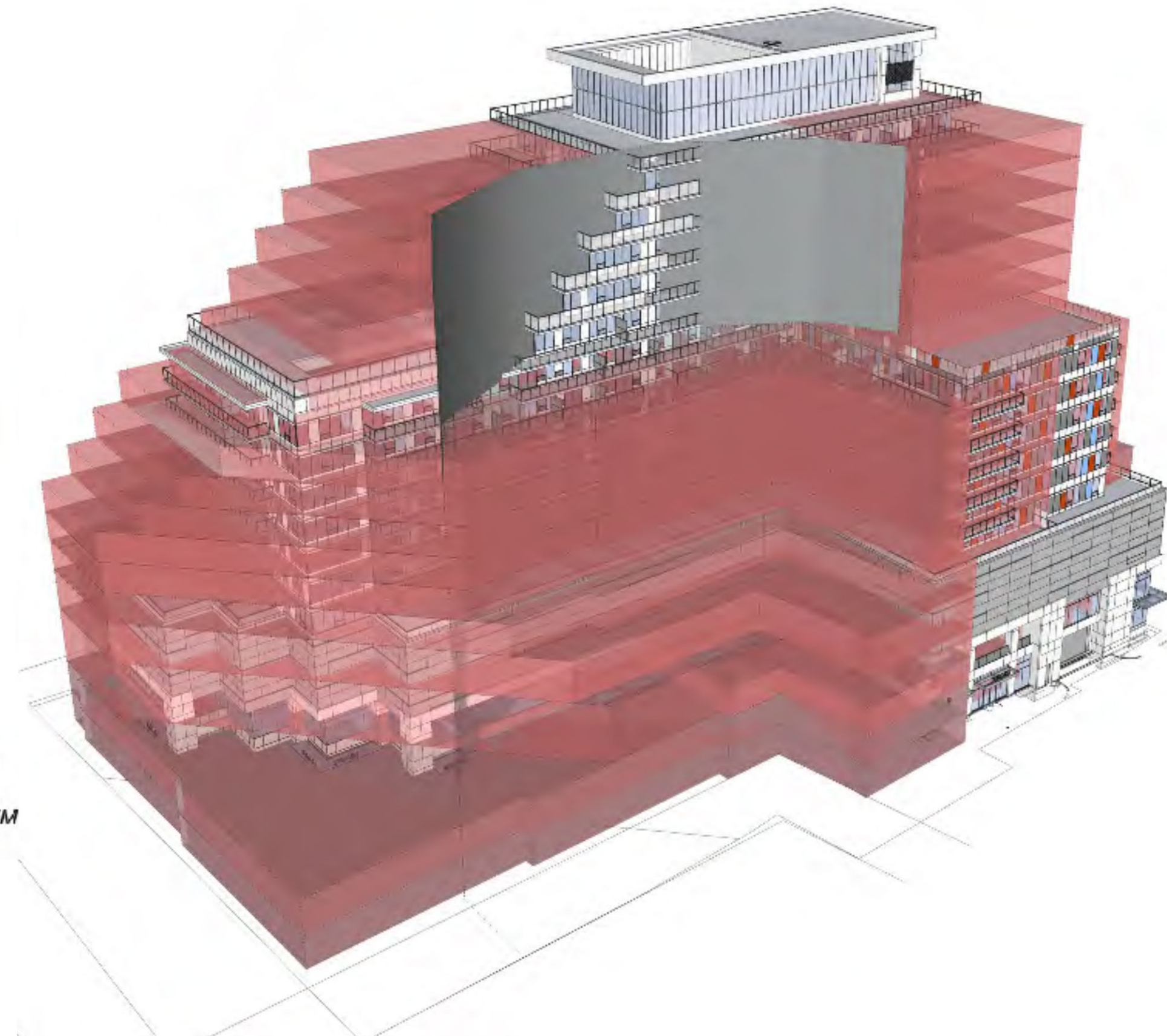
Section 11(1)(c) The maximum height of any building shall be 12.5 metres;

Section 11(d) building height in clause (c) may increase at a rate of 1 metre for every additional 1 metre of setback from the minimum required setback from the ordinary high water mark;



Portions of the north-east building face on levels 12, 13, 14, 15 and 16 that are within 30 metres of OHWM and over the required 33.7 metres of building height limit require this variance.

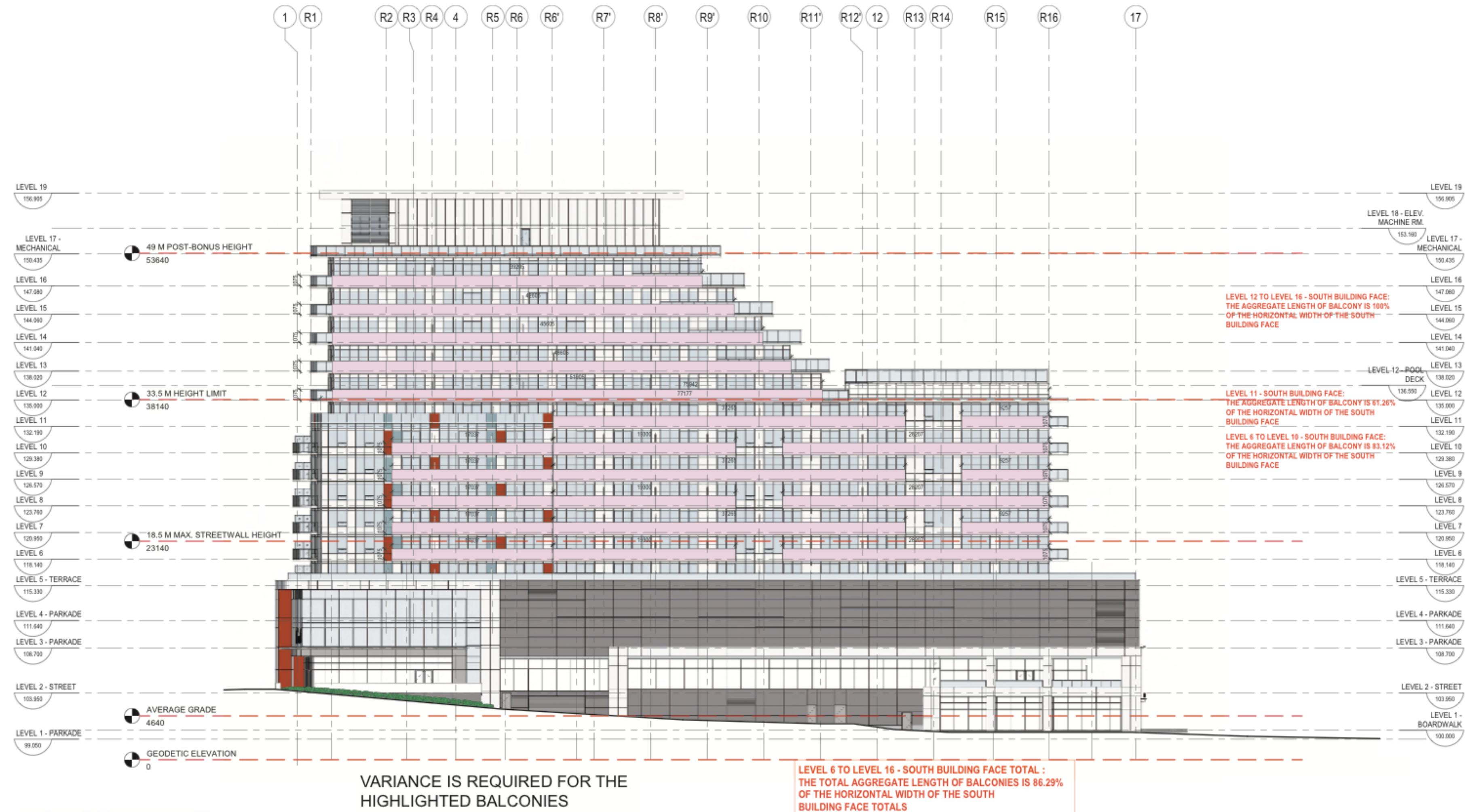
Portion of the railing that is over the required 31.37 metres of building height and within 30 metres of OHWM setback requires this variance.



 BUILDABLE UNUSED AREA ON THE SITE

VARIANCE 5

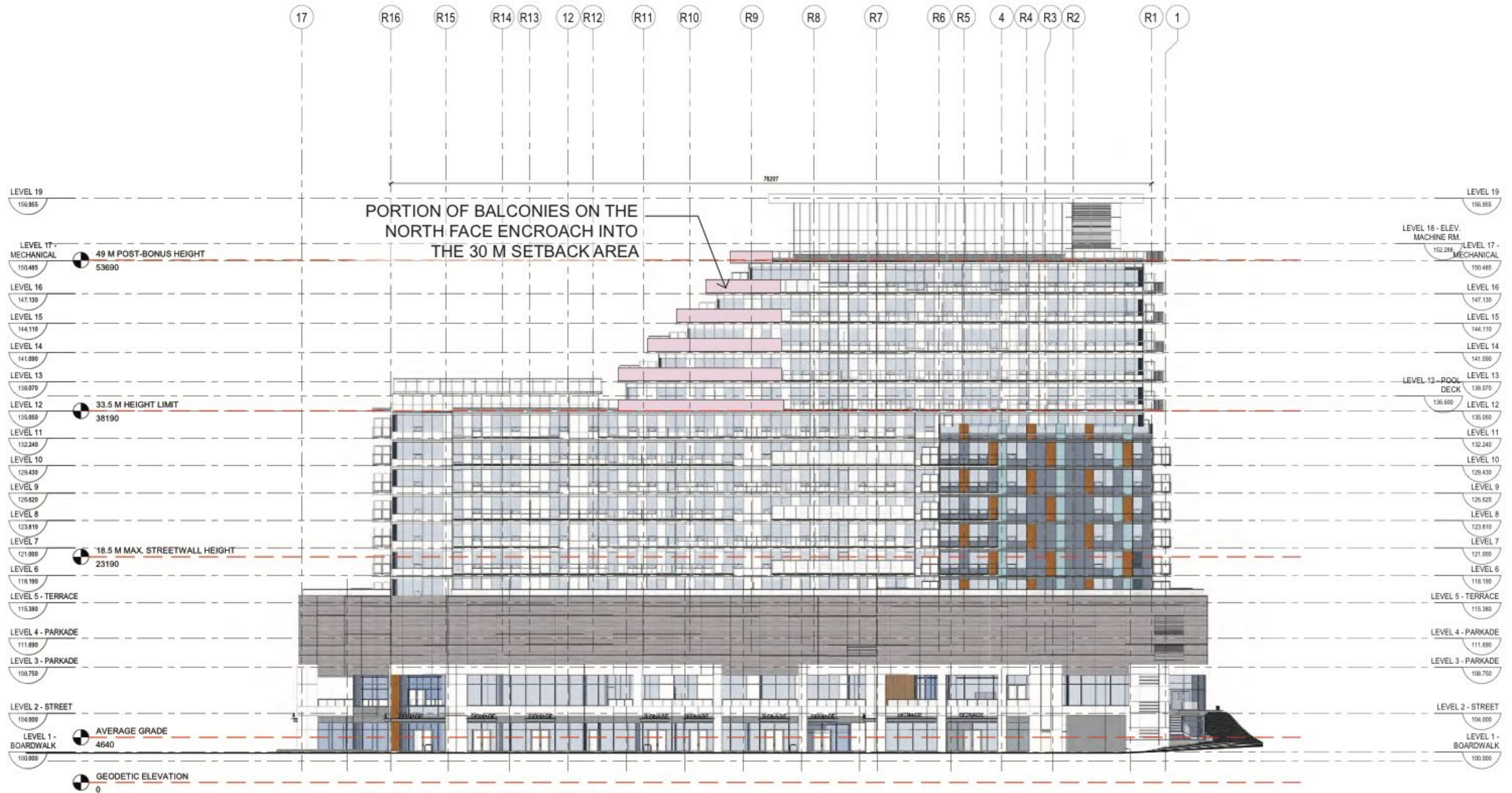
Section 10(13) Balconies shall be permitted encroachments into a setback, stepback or separation distance, at or above the level of the second storey of a building, provided that the protrusion of the balcony is no greater than 2 metres from the building face and the aggregate length of such balconies does not exceed 50% of the horizontal width of that building face.



VARIANCE IS REQUIRED FOR THE HIGHLIGHTED BALCONIES

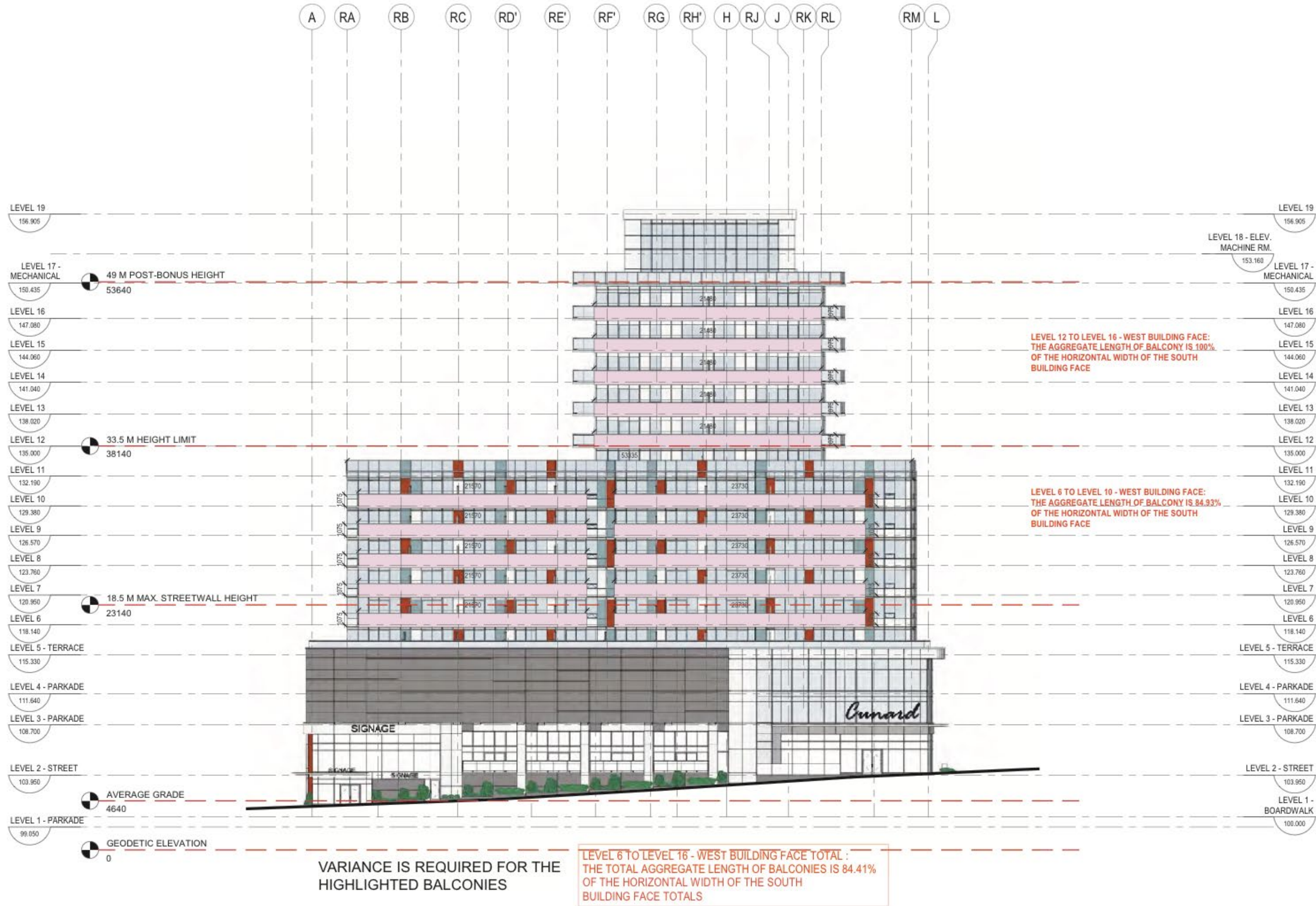
LEVEL 6 TO LEVEL 16 - SOUTH BUILDING FACE TOTAL : THE TOTAL AGGREGATE LENGTH OF BALCONIES IS 86.29% OF THE HORIZONTAL WIDTH OF THE SOUTH BUILDING FACE TOTALS





PORTION OF BALCONIES ON THE NORTH FACE ENCRUCH INTO THE 30 M SETBACK AREA

VARIANCE IS REQUIRED FOR THE HIGHLIGHTED BALCONIES



VARIANCE IS REQUIRED FOR THE HIGHLIGHTED BALCONIES

LEVEL 6 TO LEVEL 16 - WEST BUILDING FACE TOTAL : THE TOTAL AGGREGATE LENGTH OF BALCONIES IS 84.41% OF THE HORIZONTAL WIDTH OF THE SOUTH BUILDING FACE TOTALS



NORTH EAST VIEW ALONG THE PLAZA



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SOUTHWEST.CA

SUITE 100 · 1475 LOWER WATER STREET · HALIFAX

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