

CUNARD Regional Council Presentation



September 29, 2020



CUNARD RENDERING

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





SOUTH PARK MEWS



2011 Rendering

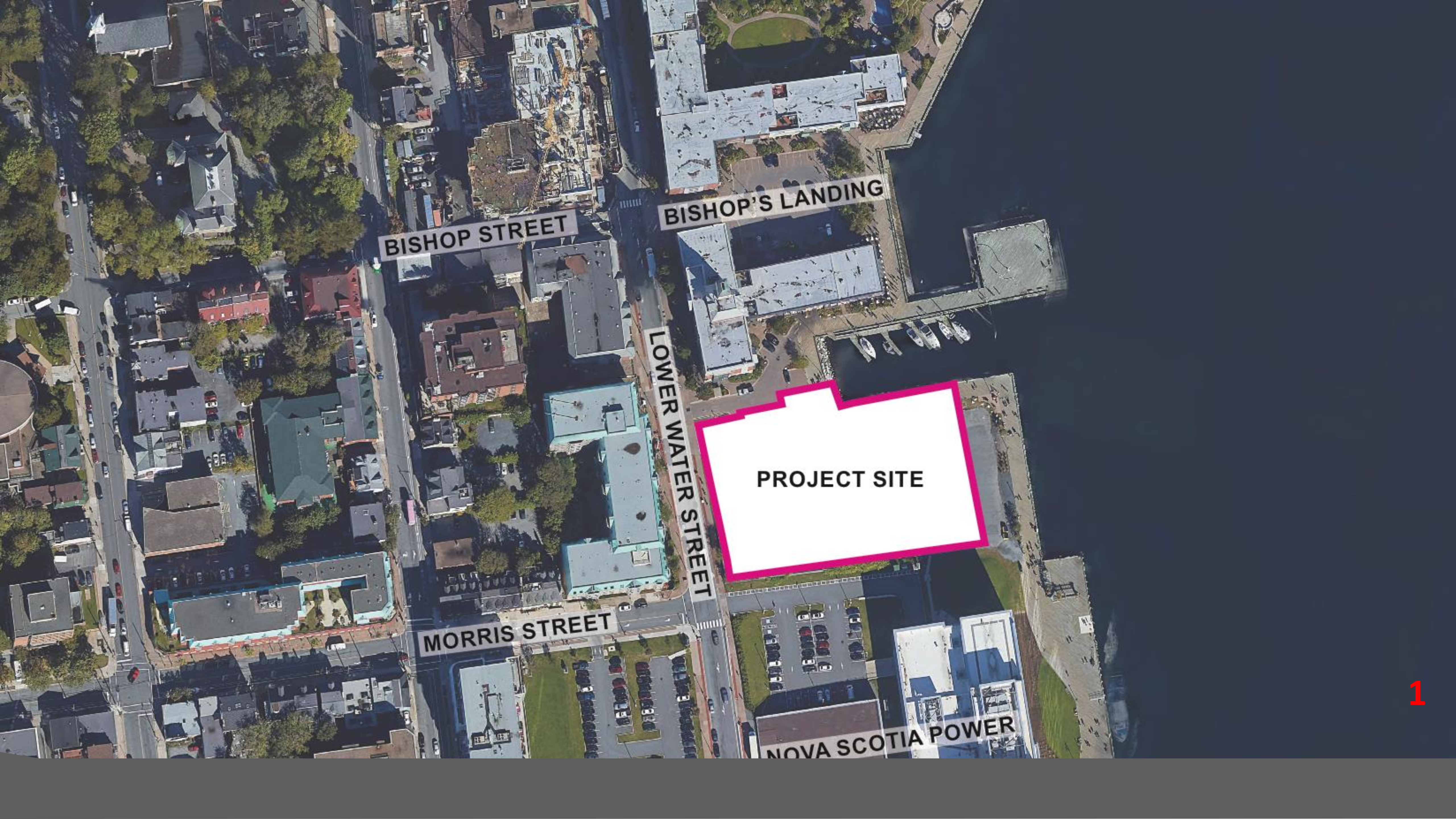


SOUTH WEST BUILDING VIEW ALONG MORRIS STREET



CUNARD VARIANCE REQUEST

Stephen Bugbee - Zeidler



BISHOP STREET

BISHOP'S LANDING

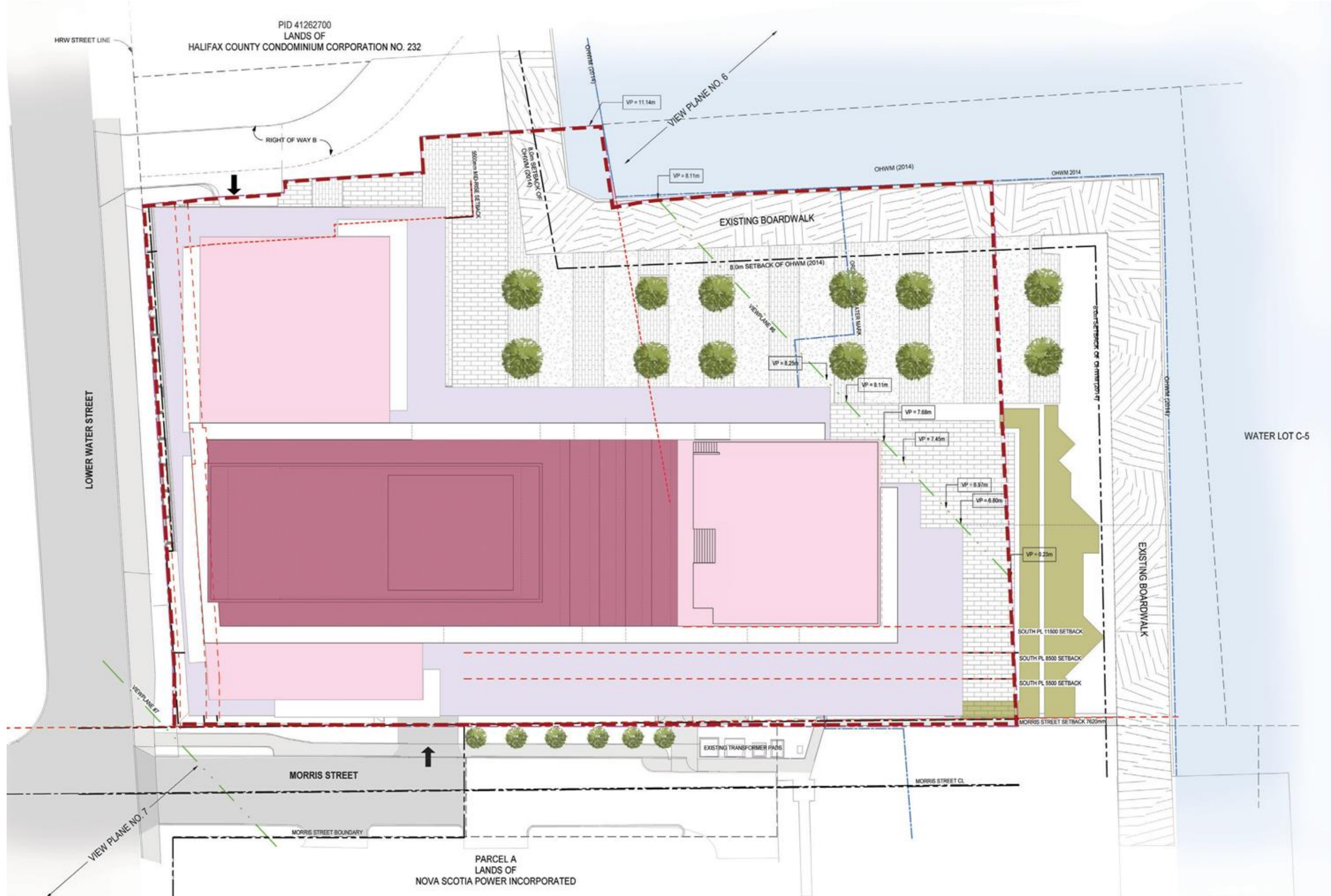
LOWER WATER STREET

MORRIS STREET

PROJECT SITE

NOVA SCOTIA POWER

PUBLIC SPACE PLAN



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**

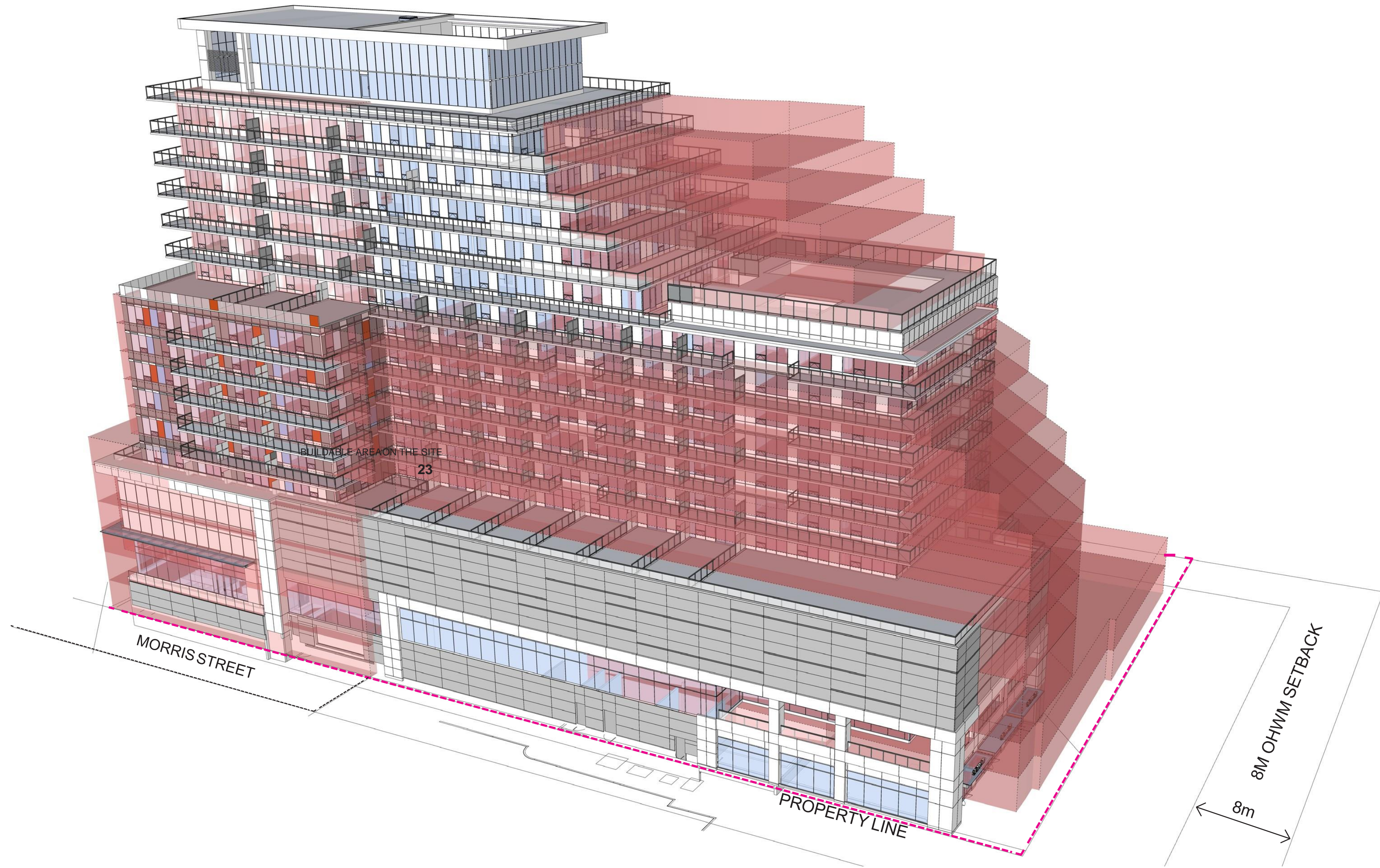
**TOTAL AREA
UNUSED - 10,010 sq m**

**PERCENTAGE
AREA UNUSED - 22.0%**

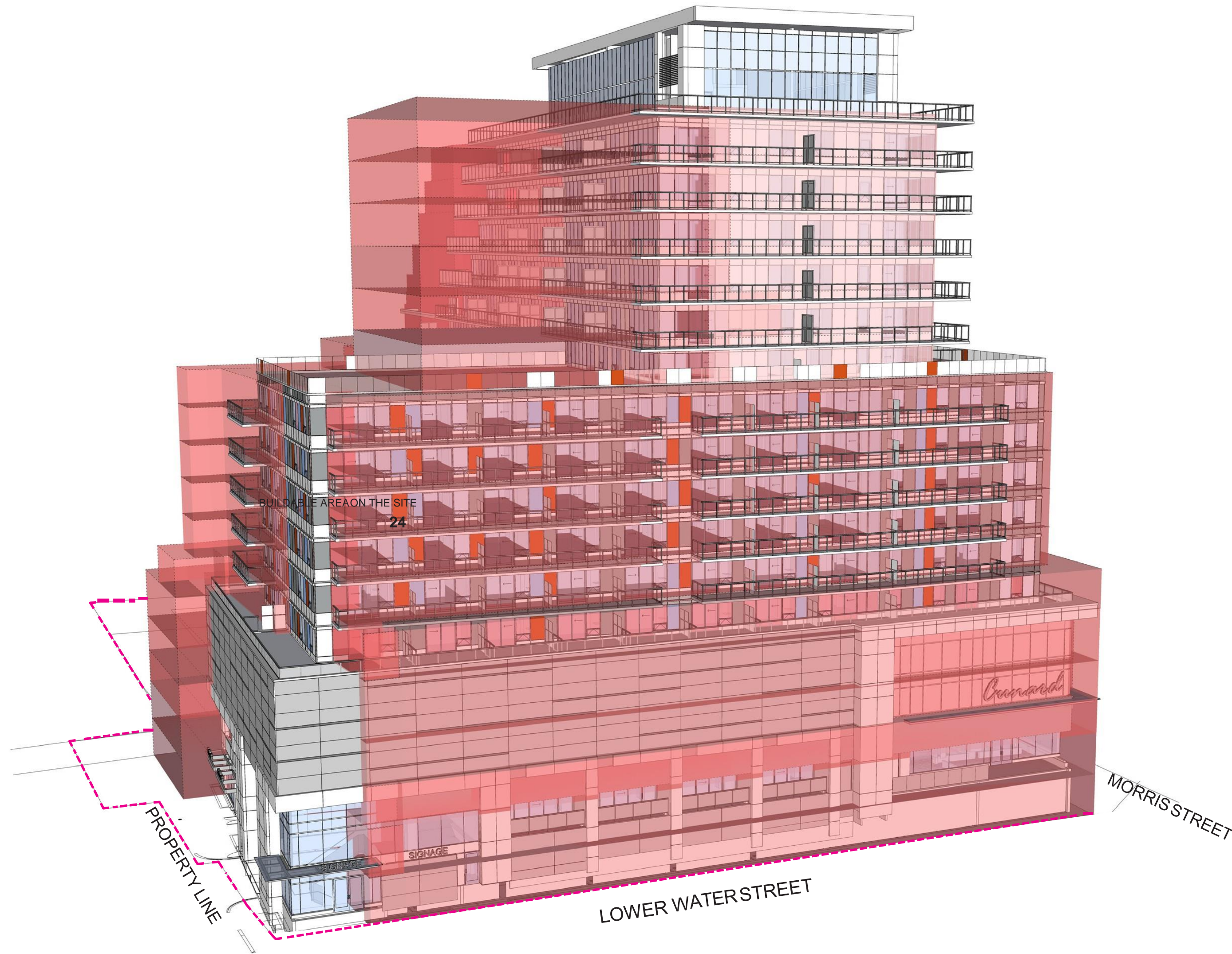
**BUILDING AREA FOR VARIANCE
- 2,485 sq m [5.0%] INCLUDED IN
TOTAL BUILDING AREA**



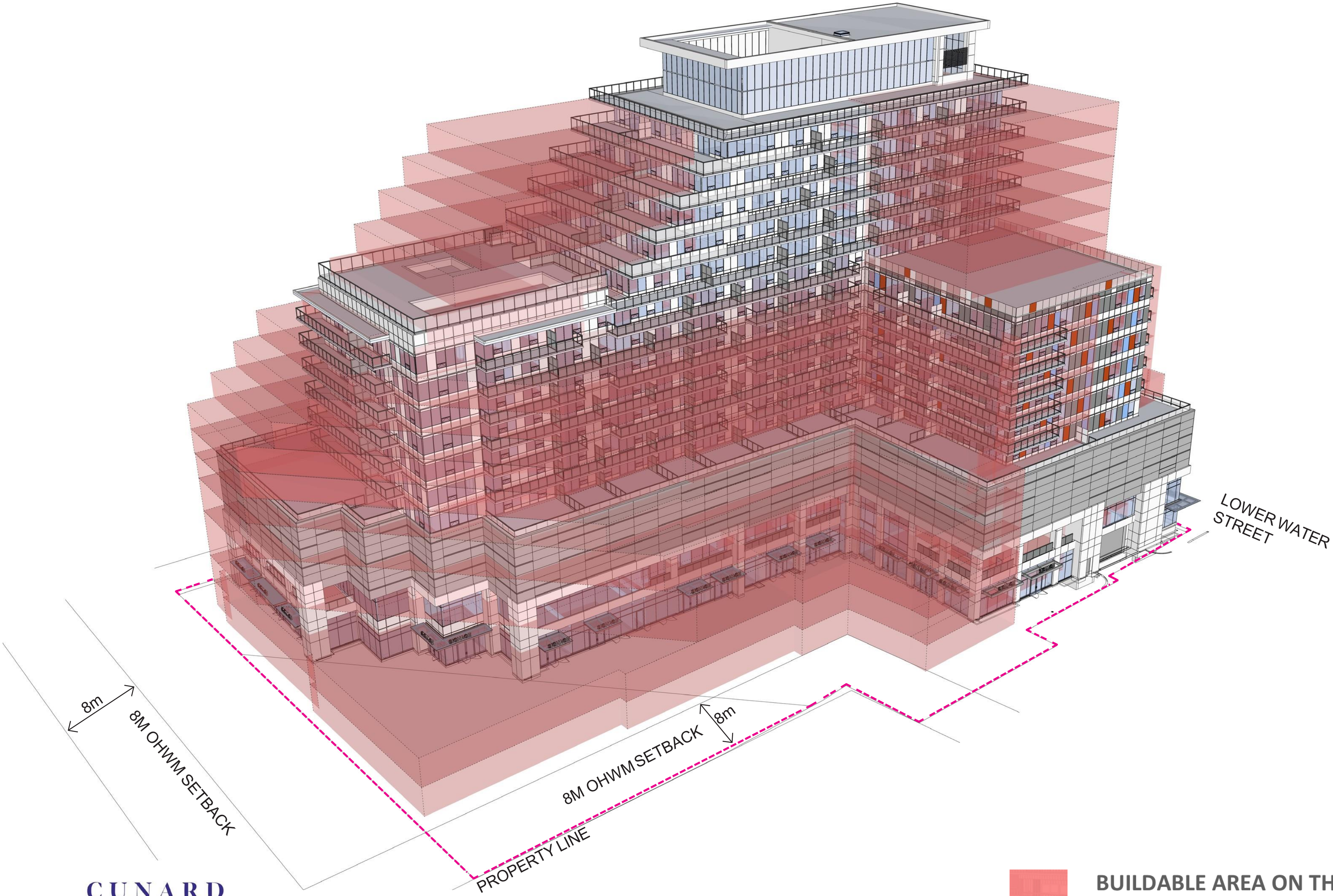
**BUILDABLE AREA VS DESIGNED AREA
SE VIEW ALONG MORRIS STREET EXTENSION**



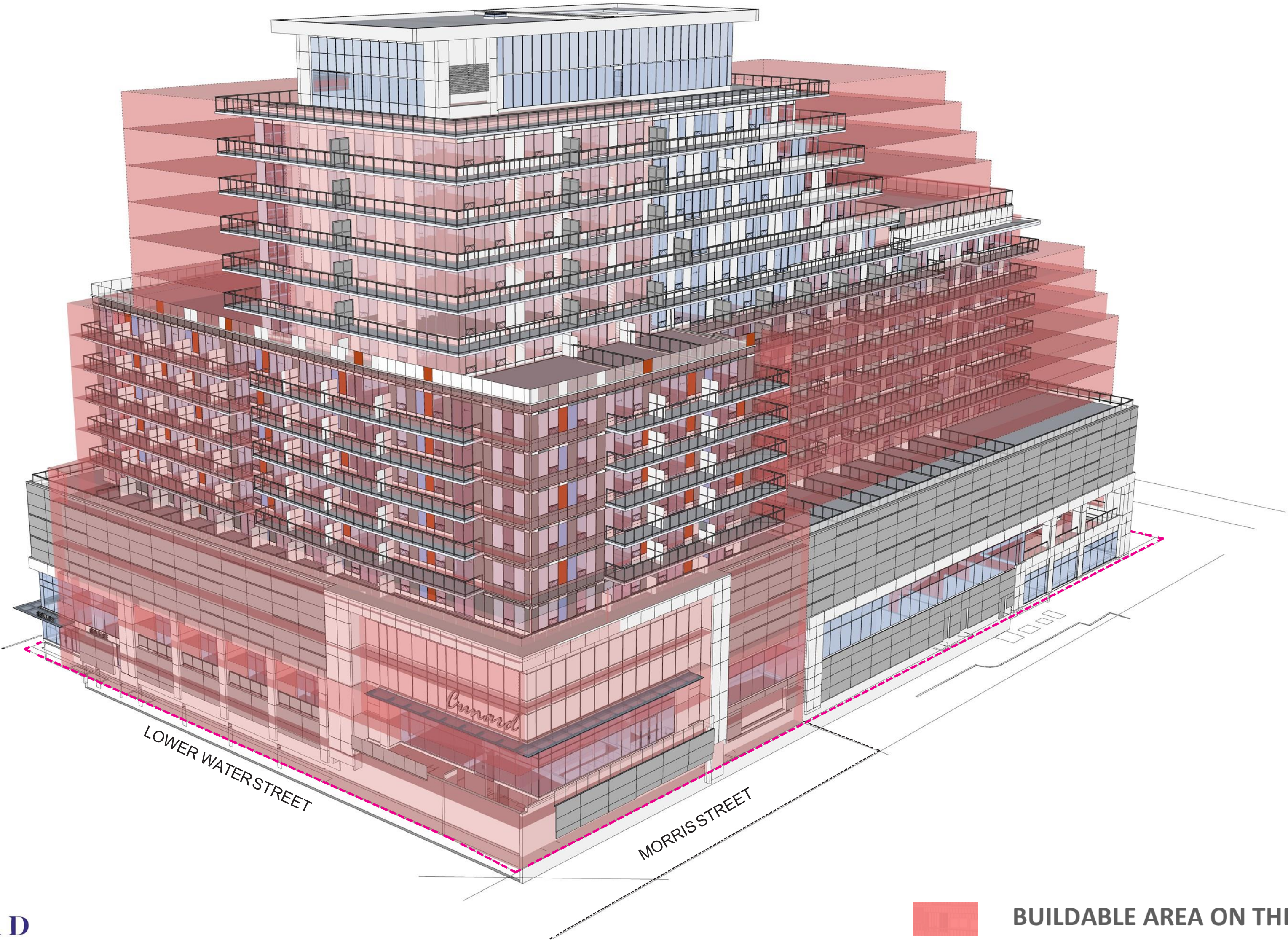
BUILDABLE AREA VS DESIGNED AREA
NW VIEW ALONG LOWER WATER STREET



BUILDABLE AREA VS DESIGNED AREA NE VIEW ALONG THE PLAZA



BUILDABLE AREA VS DESIGNED AREA
SW VIEW ALONG LOWER WATER STREET



VARIANCES 3, 4 AND 8

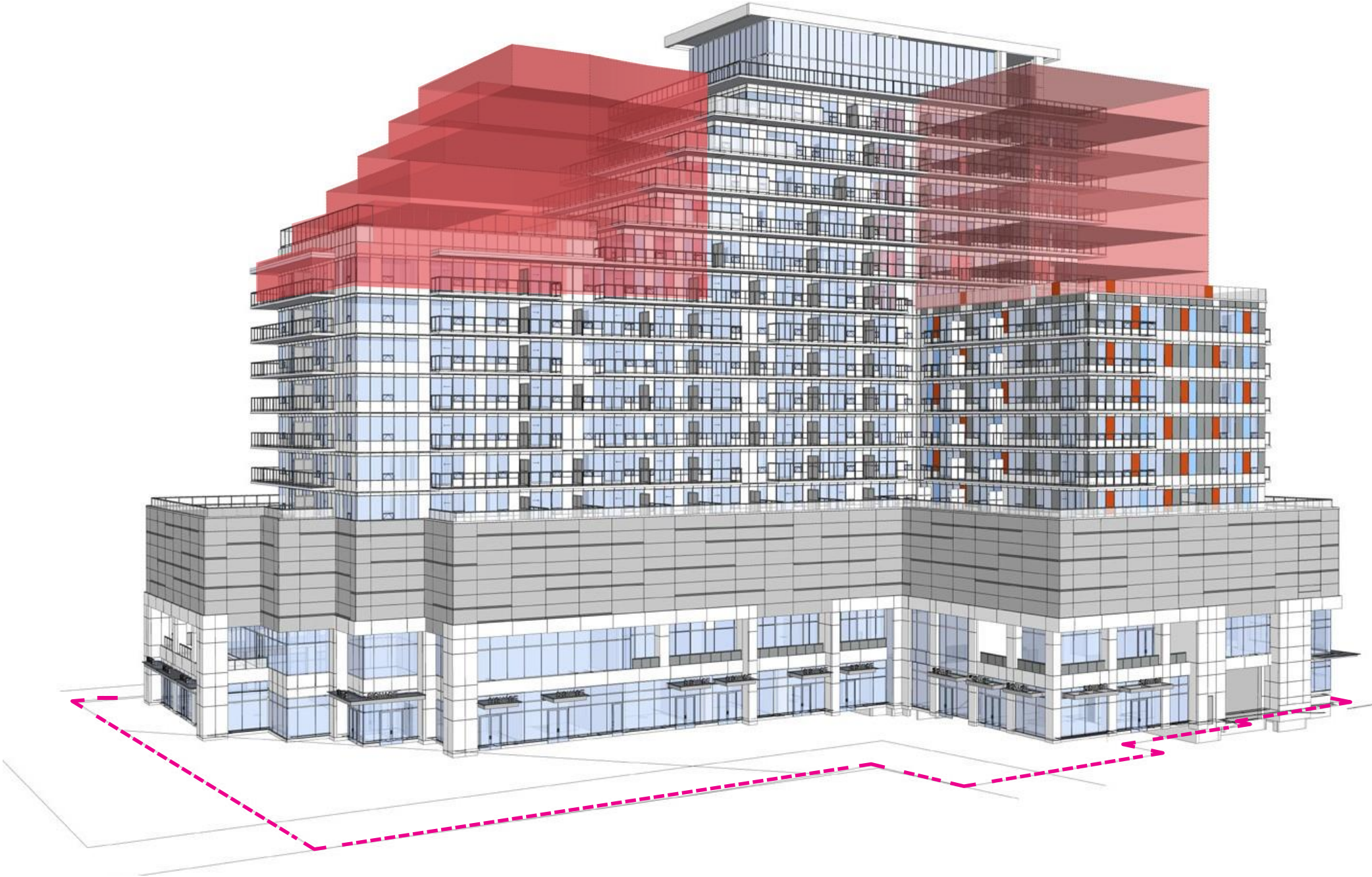
VARIANCE 3 - Section 10(9) portion of a high-rise building above a height of 33.5 metres shall be separated a minimum of 23 metres between the high-rise portion of other buildings on the same lot or the high-rise portion of the same building on the same lot, where both of the high-rise portions are used for residential purposes.

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.

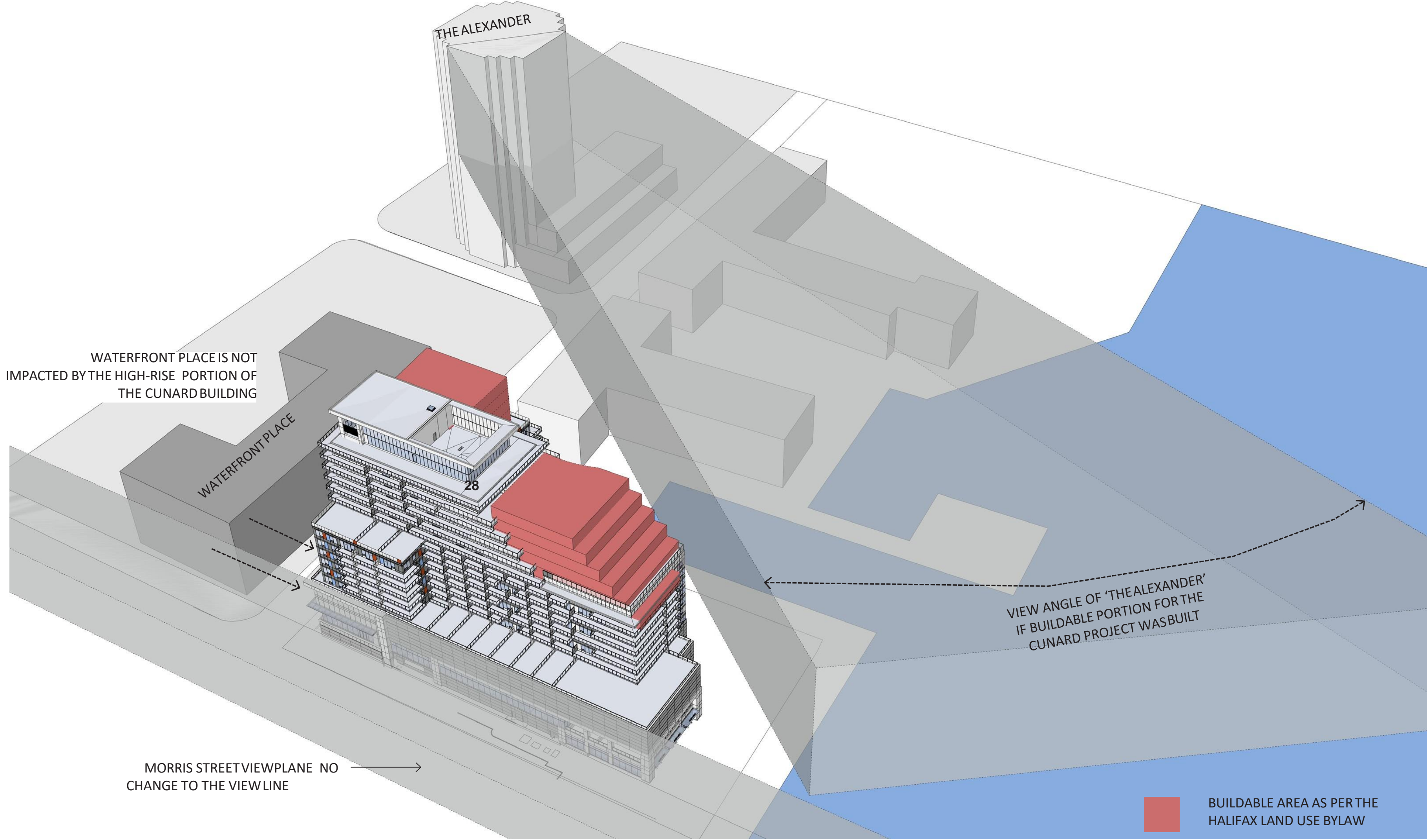


ALTERNATIVE TWO TOWER OPTION

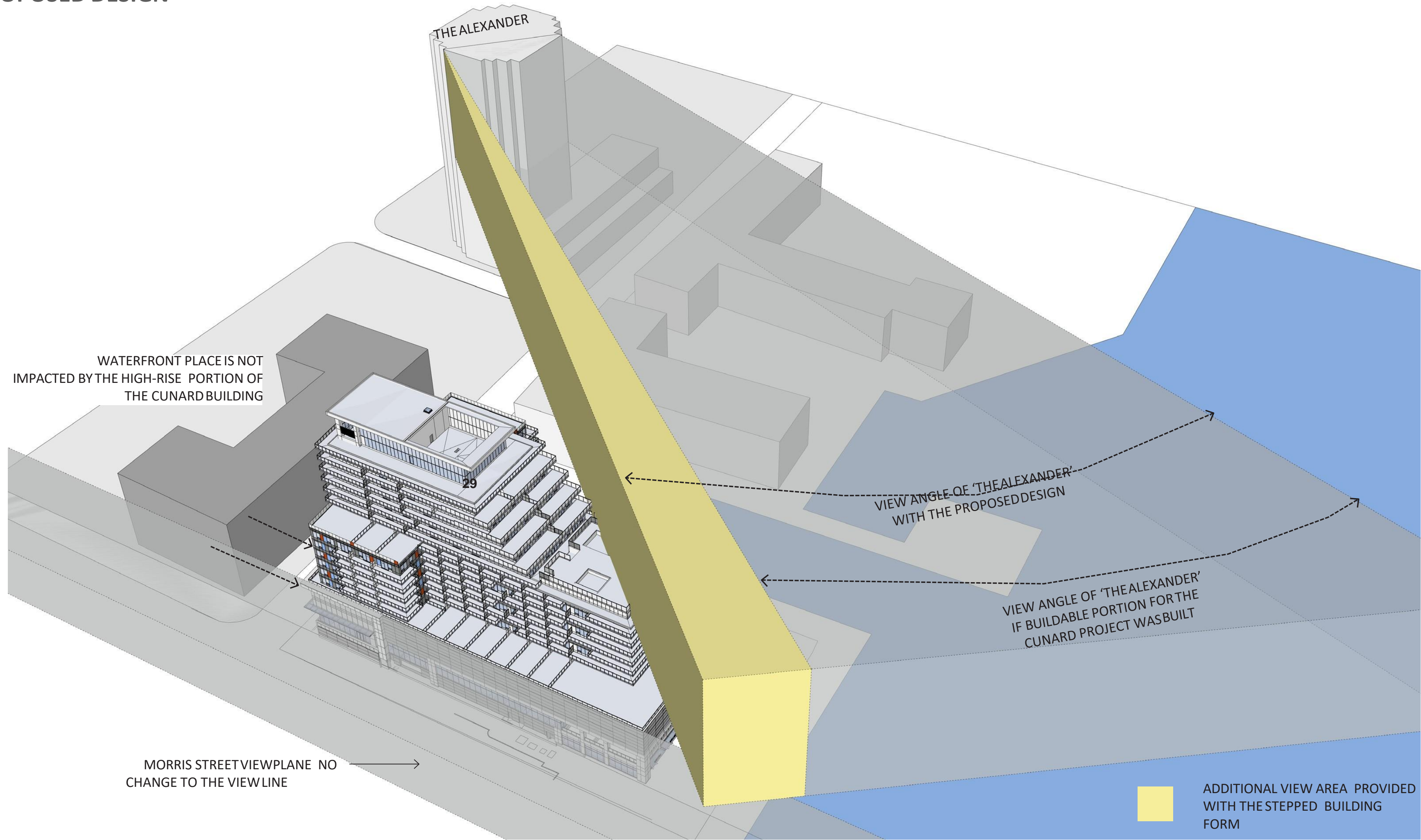


 BUILDABLE UNUSED AREA ON THE SITE

**AFFECT ON VIEWS
WITH THE REQUIRED BUILDABLE DESIGN**

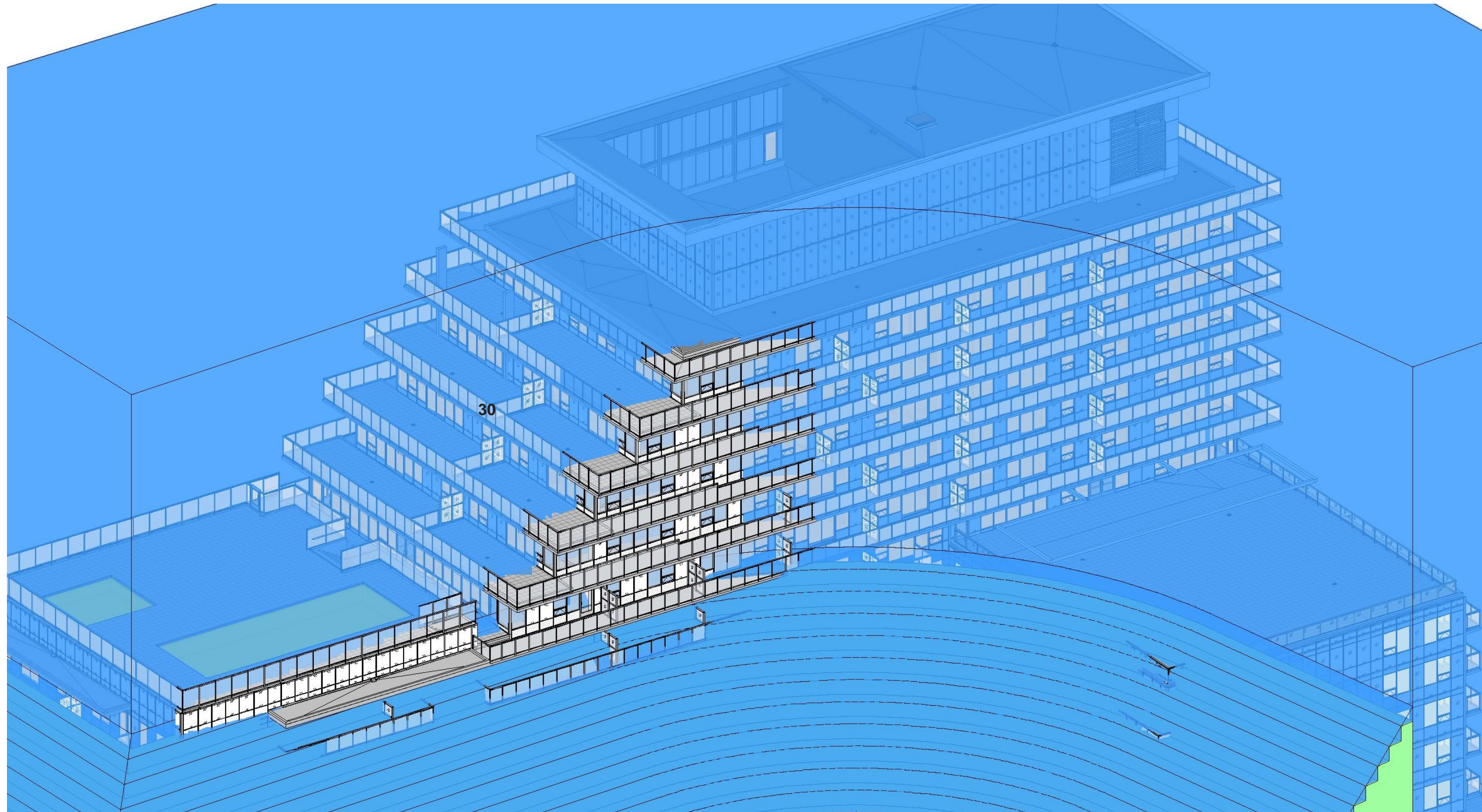


**AFFECT ON VIEWS
WITH THE PROPOSED DESIGN**



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;



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

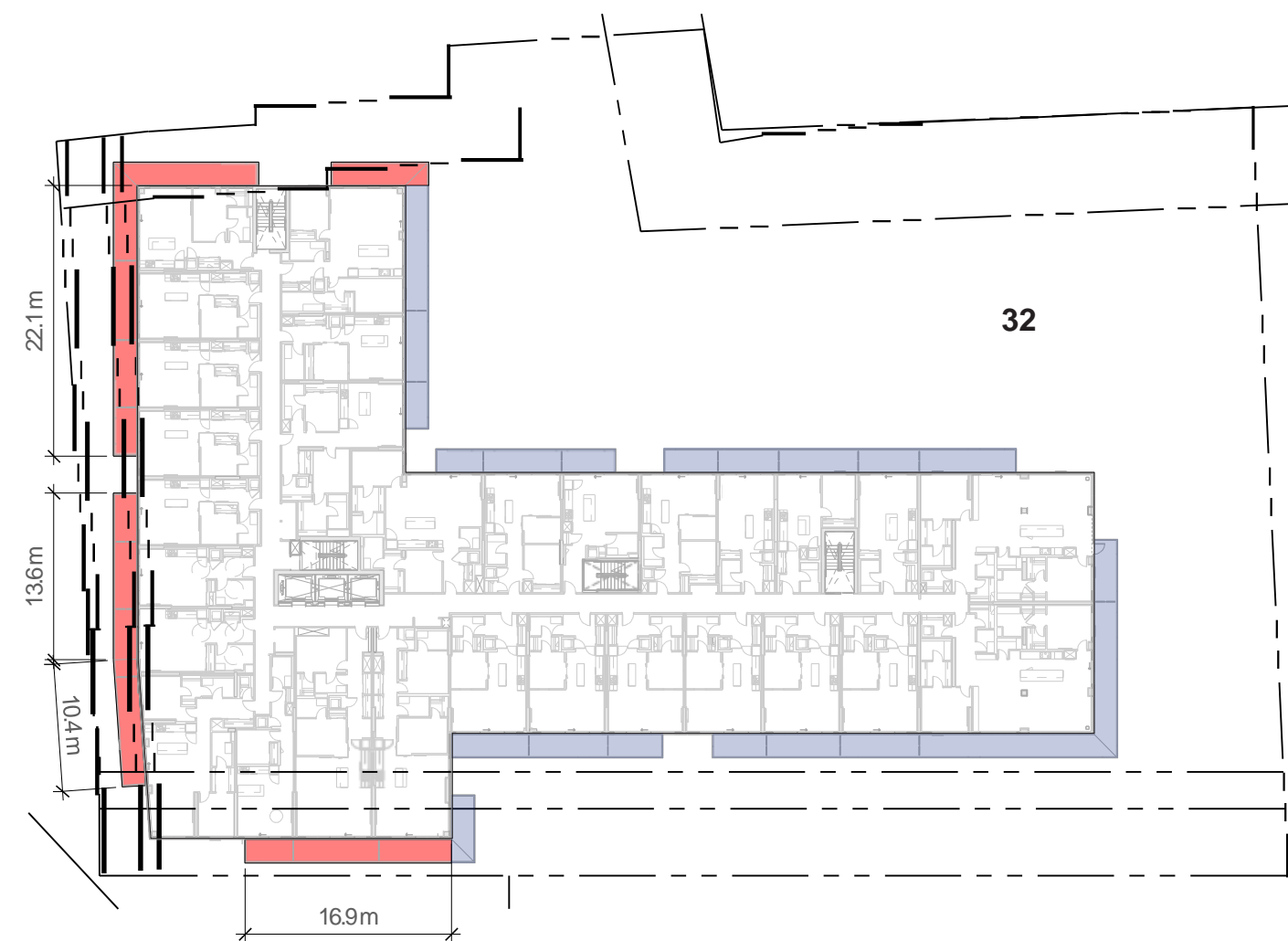
SOUTH WEST BUILDING VIEW ALONG MORRIS STREET



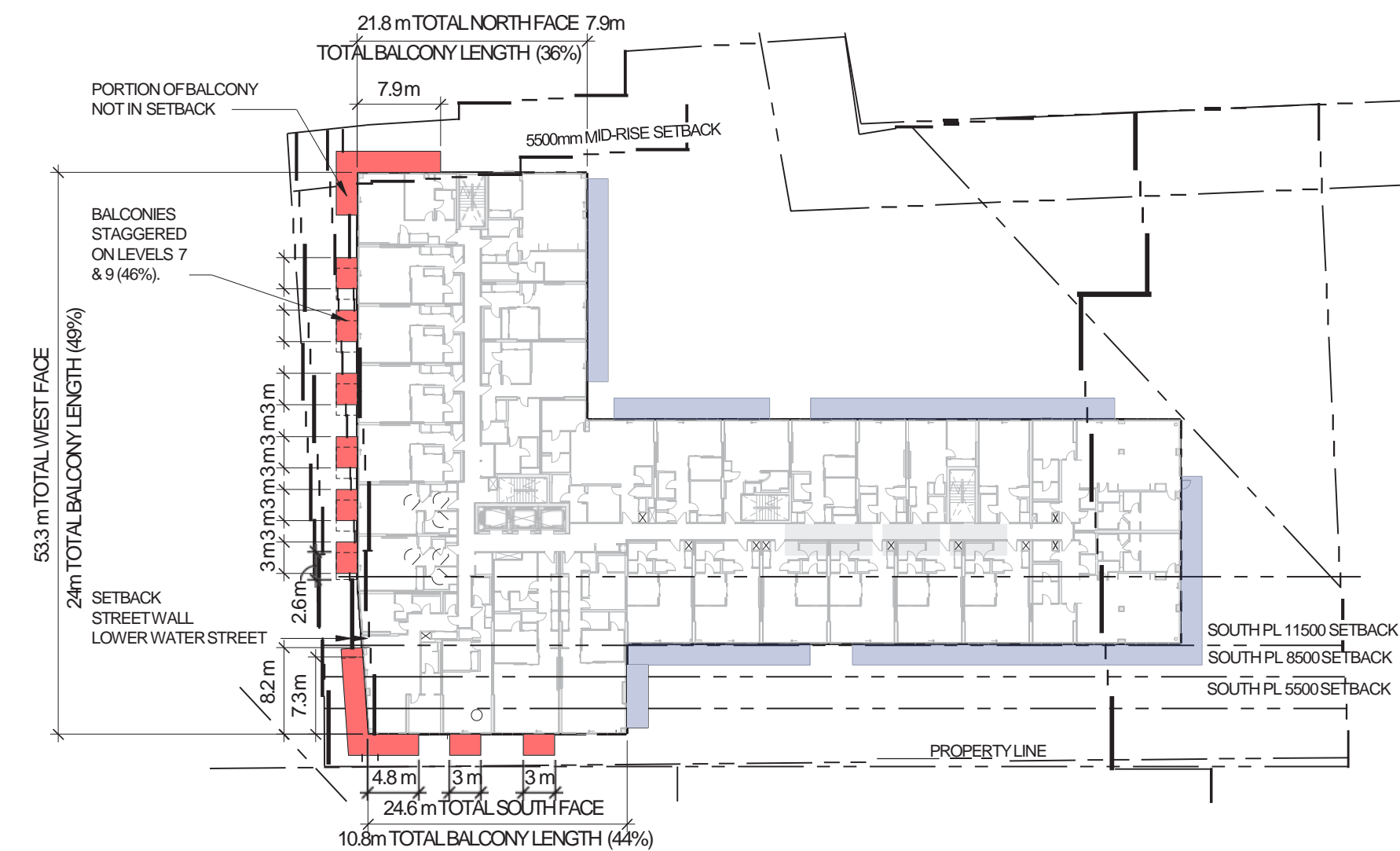
VARIANCE 5

Section 10(13) Balconies shall be permitted encroachments into a setback, step- back 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.

ORIGINAL DESIGN WITH
VARIANCE FOR THE BALCONY
LENGTH



DESIGN WITH BALCONY LENGTH 50%
OF THAT BUILDING FACE IN THE
SETBACK AREA



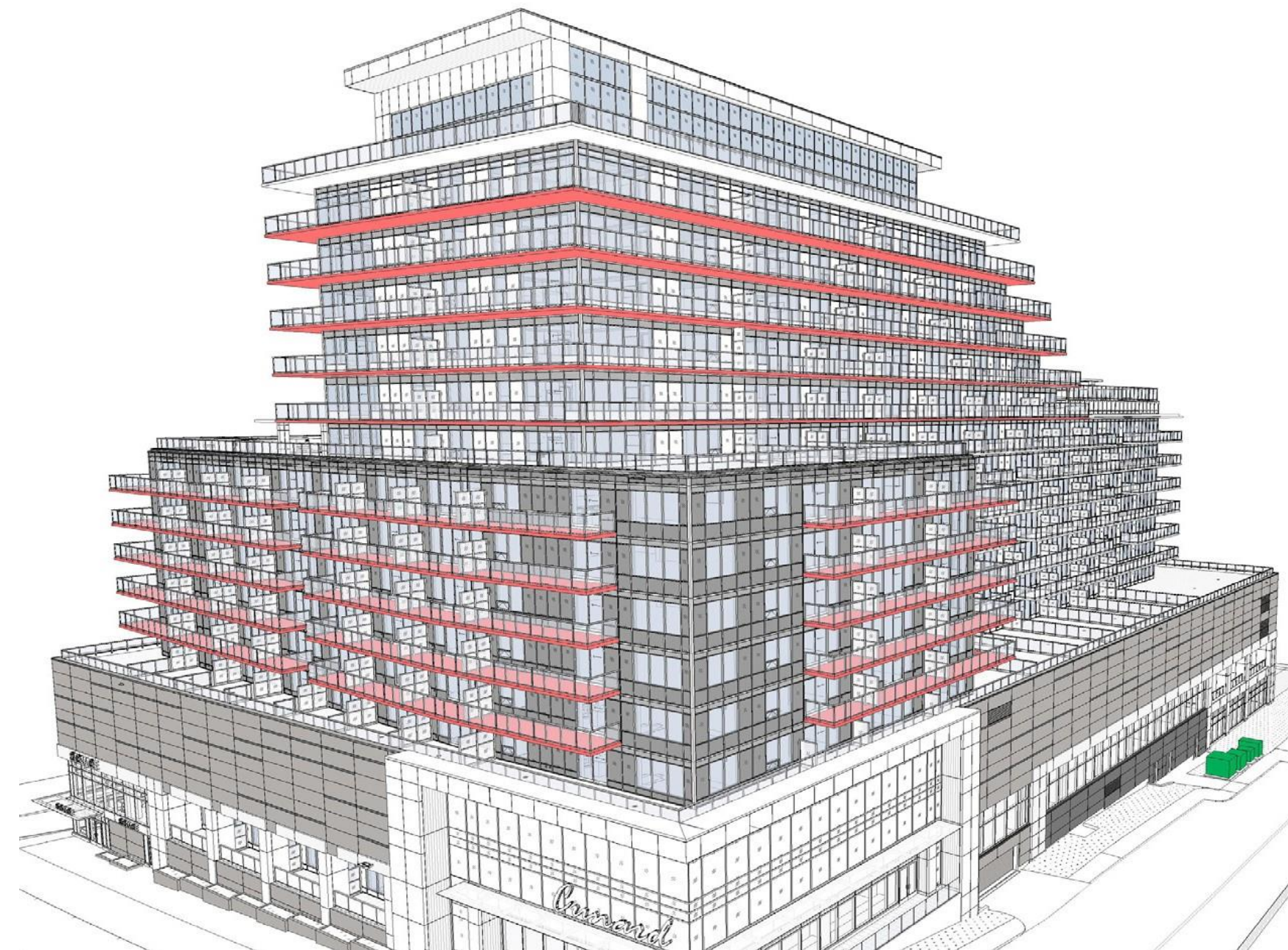
BALCONIES NOT IN THE
SETBACK AREA

BALCONIES IN THE
SETBACK AREA

LEVELS 6 - 10 FLOOR PLAN COMPARISON

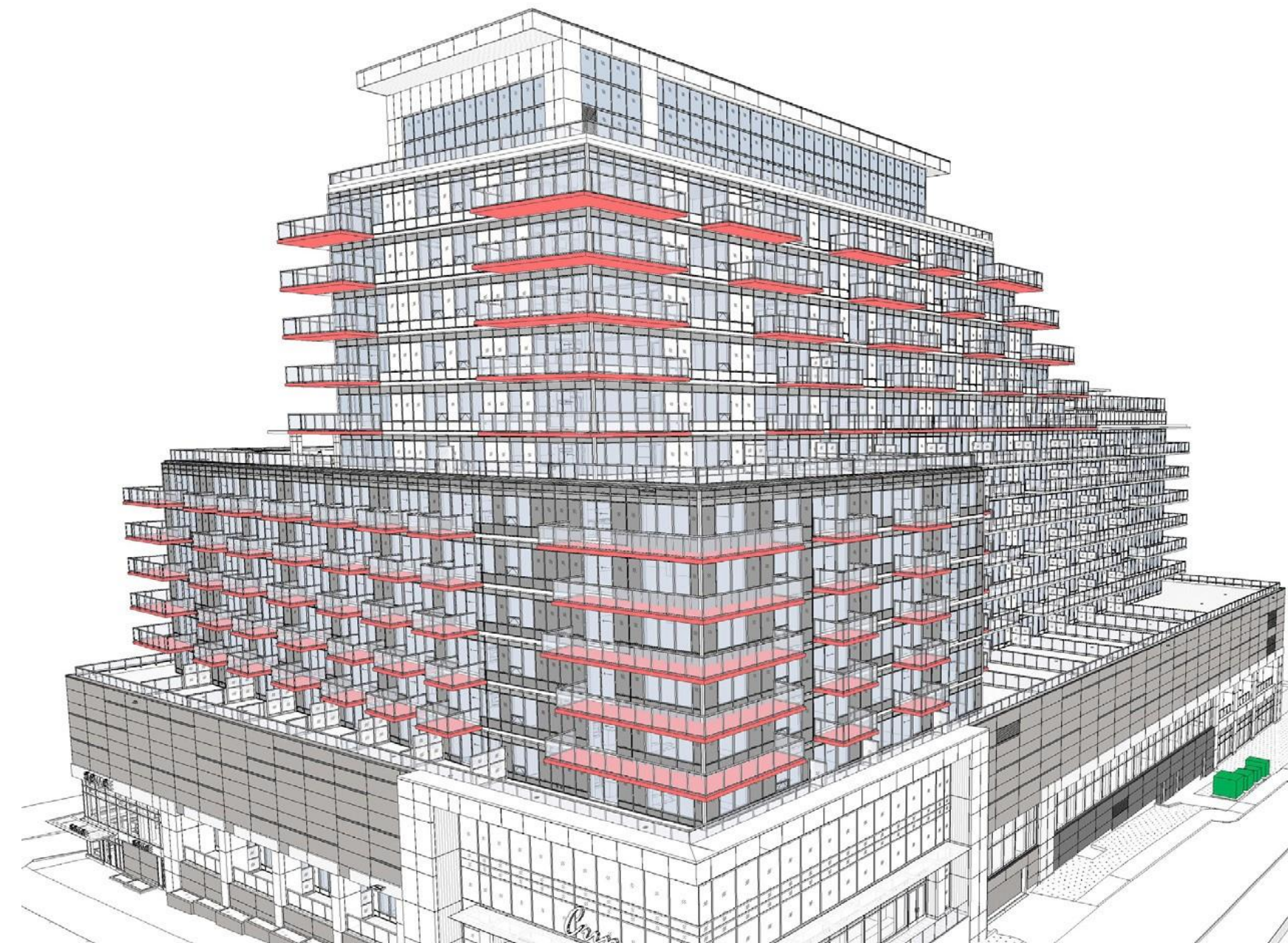
ORIGINAL DESIGN WITH
VARIANCE FOR THE BALCONY
LENGTH

SOUTH WEST CORNER VIEW



DESIGN WITH BALCONY LENGTH
50% OF THAT BUILDING FACE IN
THE SETBACK AREA

SOUTH WEST CORNER VIEW





NORTH EAST VIEW ALONG THE PLAZA



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