



THE MARINER



KWR Approvals Inc. 

Presented by 3247003 NS LTD

The Mariner 592 Bedford Highway
June 12, 2017



Project Team	Project Responsibility	Contact Name	Contact Information
3247003 NS Ltd.	Developer	Karim J Barghouti	(c) 902.809.5000 karimbarghouti@gmail.com
KWR Approvals Inc.	Project Manager, Urban Planning, Approvals & Developers Representative.	Kevin W. Riles President & CEO	(w) 902.431.1700 (c) 902.403.7847 kevin@kwrapprovals.com
TEAL Architects	Urban Design, Architecture including: site plan, floor plan, elevations, building form, materials, and shadow studies	Tom Emodi Principal	(c) 902.489.5080 tom.emodi@tealarchitects.com
RWDI Inc.	Pedestrian Wind Assessment	Frank Kriksic, Principal, Senior Project Manager	(w) 519.823.1311 frank.kirksic@rwdi.com
exp Services Inc.	Stormwater Management Plan, Erosion & Sedimentation Control Plan and Site Servicing Schematics	Beth Casey Senior Civil/Municipal Engineer	(o) 902.453.5555 ext. 5356 beth.casey@exp.com
WSP (formerly Genivar Inc.)	Transportation & Traffic Studies	Ken O'Brien Senior Traffic Engineer	(c) 902.443.7747 ken.obrien@wspgroup.com
SDMM	Surveying & Topography	Geoff MacLean Municipal Design - Project Engineer	(c) 902.789-6374 gmaclean@sdmm.ca

The Mariner showcases:

- Proximity to the major arterial road network, public transit and major employment areas of Bedford
- Sitting at the base of a steep rise in topography and on grade with the Bedford Highway, the design greatly enhances the streetscape along the Bedford Highway by creating a more inviting pedestrian-level, landscaped site front and entrance.
- The Mariner colour scheme of blues and greys reflects the nature of the Bedford Basin and the landscaping provides an 'ocean breeze' feel to the site.
- Traffic, wind and stormwater studies and assessments have determined the existing transportation and water systems can accommodate the increase in use.
- Signature, unique architecture design with high-quality building material that infuses a mixture of uses on the site promotes a diversity of socio-economic groups as tenants.
- Promotion of bike travel, public transit and outdoor activity due to site location, orientation and architectural design.
- Significant landscaping provided on-site and rooftop
- No commercial development to reduce traffic impact

Public Consultation and Listening

- The Mariner application in 2012 has seen seven follow up submissions to HRM Planning & Development.
- Over the past five years these seven supplemental submissions have listened to neighbours, the community (PIM), staff and the local councillor to arrive at today's design and development.

Item	Original Approach July 27 th , 2012 (Submission No. 1)	Current Approach March 24 th , 2016 (Submission No. 6)	Improvement
Height & Views	10 storey	8 storey	Views of residents to Bedford Basin not blocked or disrupted
Traffic	7,000 commercial/office space proposed	Eliminated	Reduced 24 parking spaces (78 to 54 or -30.8%) and traffic onto Bedford Highway
Density	63 units	50 units	13 unit reduction or -20.6%.
Setback of building from Bedford Highway	32 ft	52 ft	20 feet or +62.5% Increased space for public realm and future transportation infrastructure
Pedestrian Access	No sidewalk in front of The Mariner	Sidewalk in front of The Mariner	Developer agrees to pay full cost
Mechanical Equipment	Can be seen	Intake and exhaust vents incorporated in and concealed by landscape feature	Hidden from view
Guest and Visitor Parking	7 spaces	10 parking spaces (6 guest parking and 4 visitor parking)	Increase of 3 parking spaces or +42.9%
Landscaping	Fewer landscape elements	Revised and enriched landscape strategy for roofs, courtyards and entry court. Added landscape buffer between new sidewalk and Bedford Highway,	Significant upgrade
Fine-grained Architectural Details & North Elevation of The Mariner	Fewer coloured and textured panels and description of them.	Additional coloured panels using a more dynamic pattern for the whole building. Increased number of textured panels facing entry court to enhance pedestrian experience. More architectural emphasis on street related façade.	Further development of architectural strategies including form, colour and building materials. Detailed architectural response to comments from community, councillor and staff to enrich the experience of the building for users of the highway, surrounding neighbours, and residents of The Mariner.





original 10 storey volume

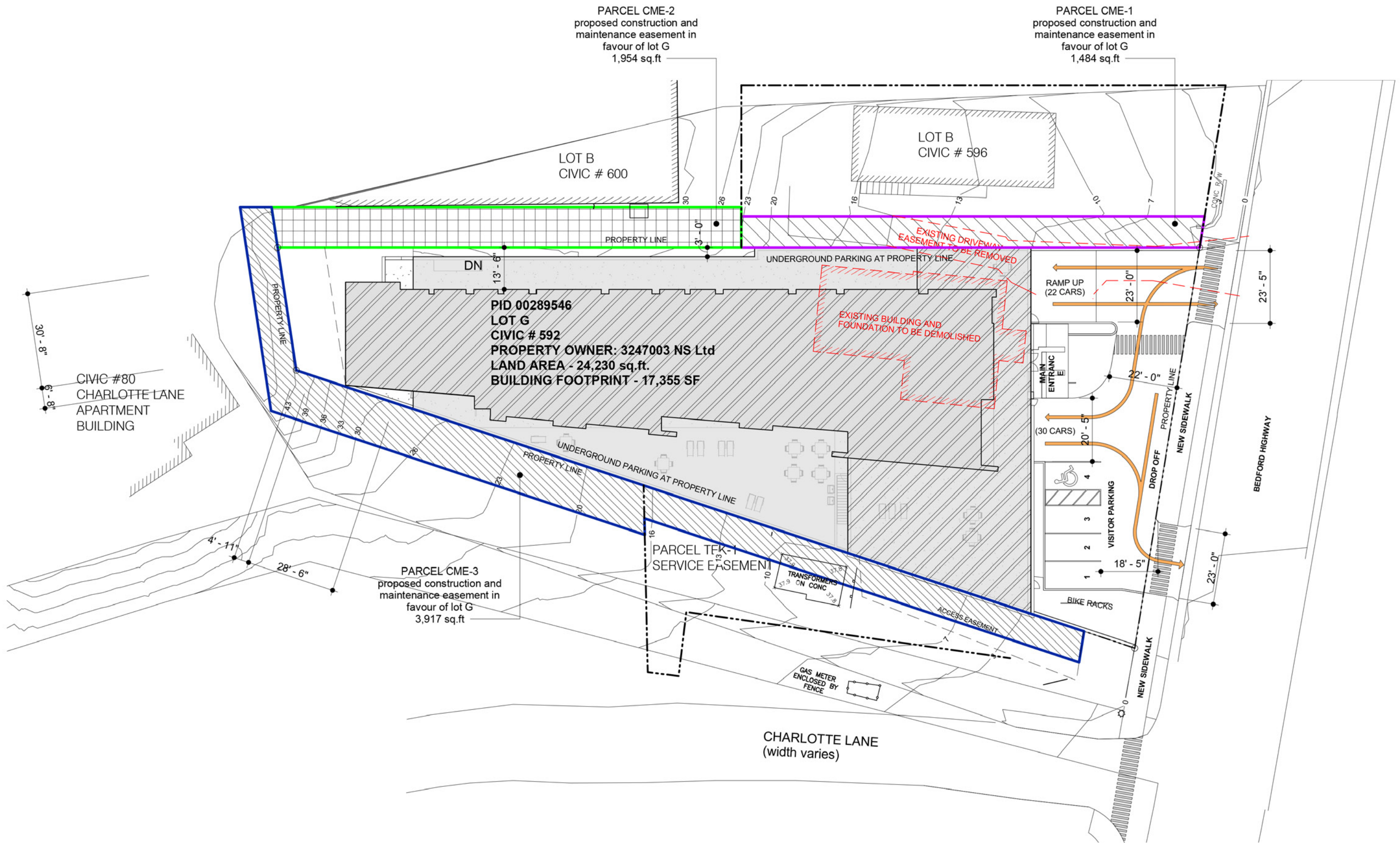


8 storey volume with setback



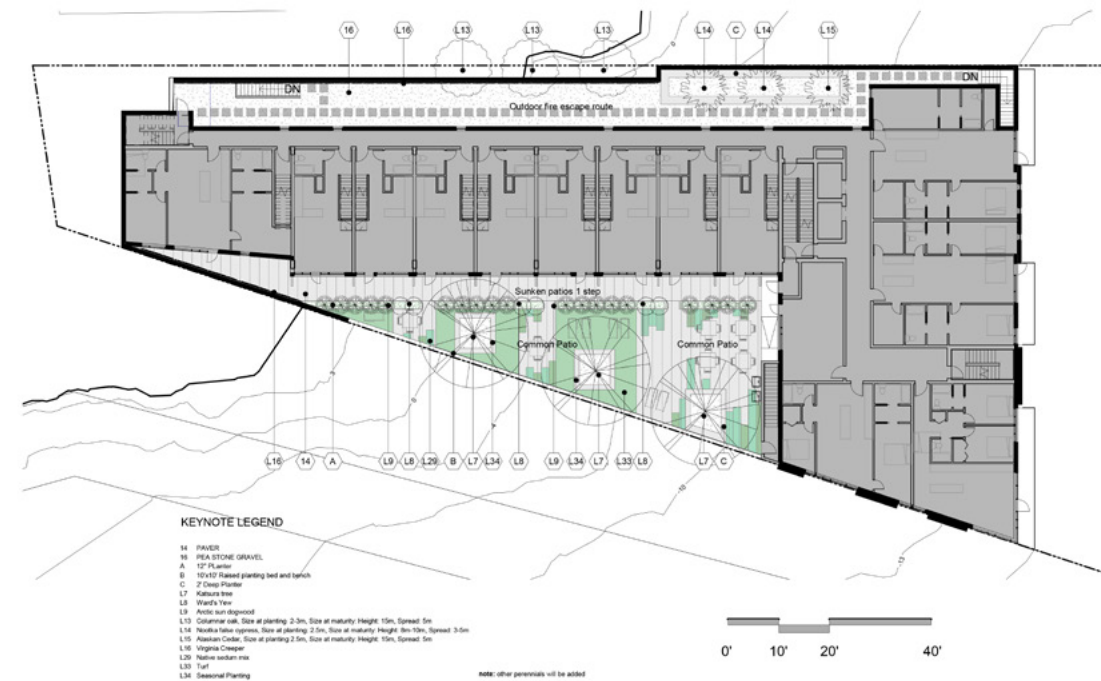
8 storey volume with setback and stepback

8 storey volume with setback, stepback and reconfigured forecourt





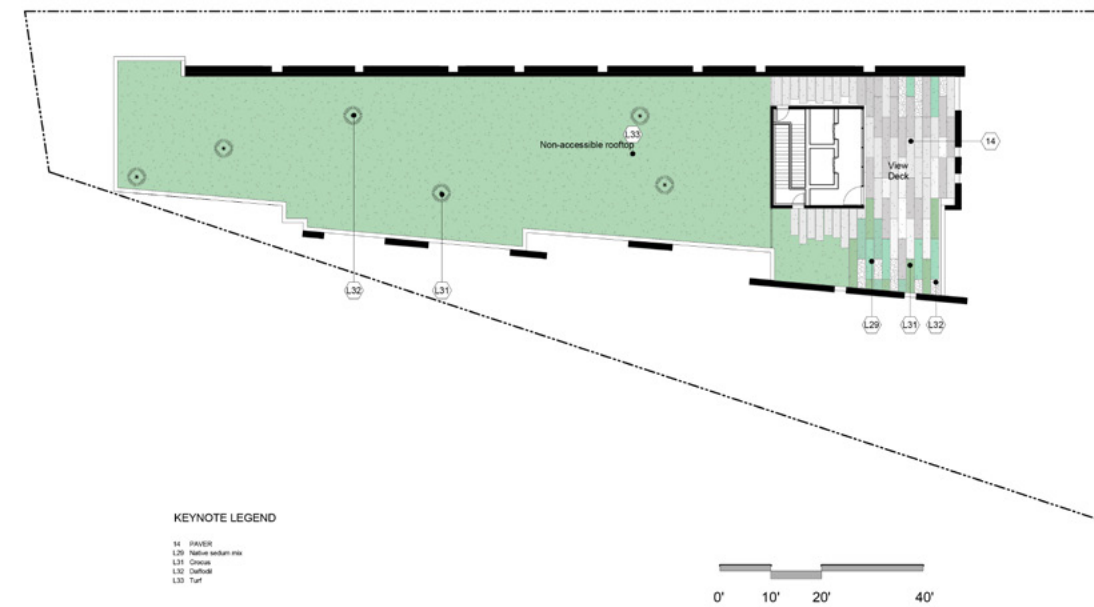
level p1 landscape



level 3 landscape



level 5 landscape



roof landscape



view from bedros lane



view from charlotte lane



view from bedford highway



view from the royalton

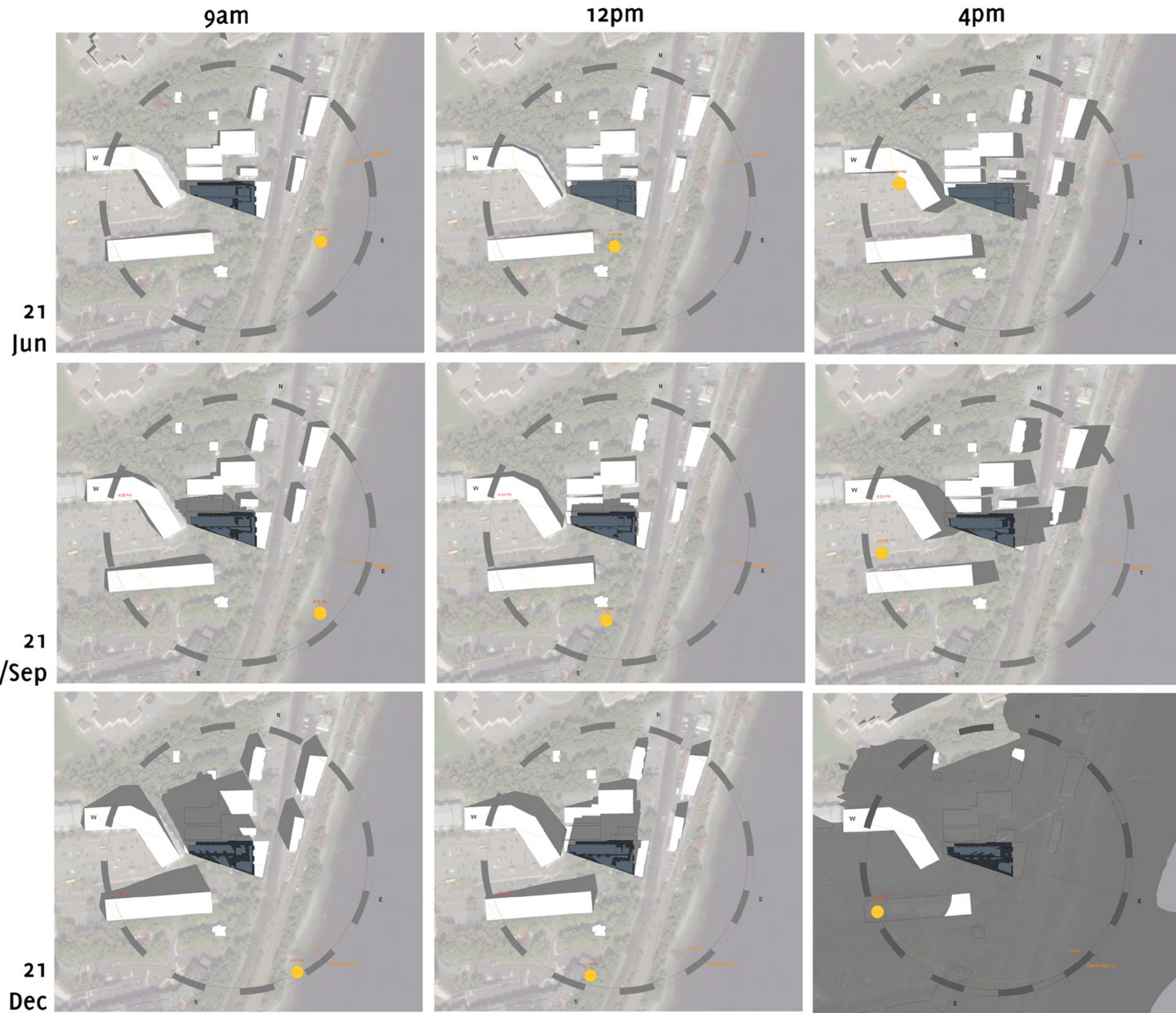


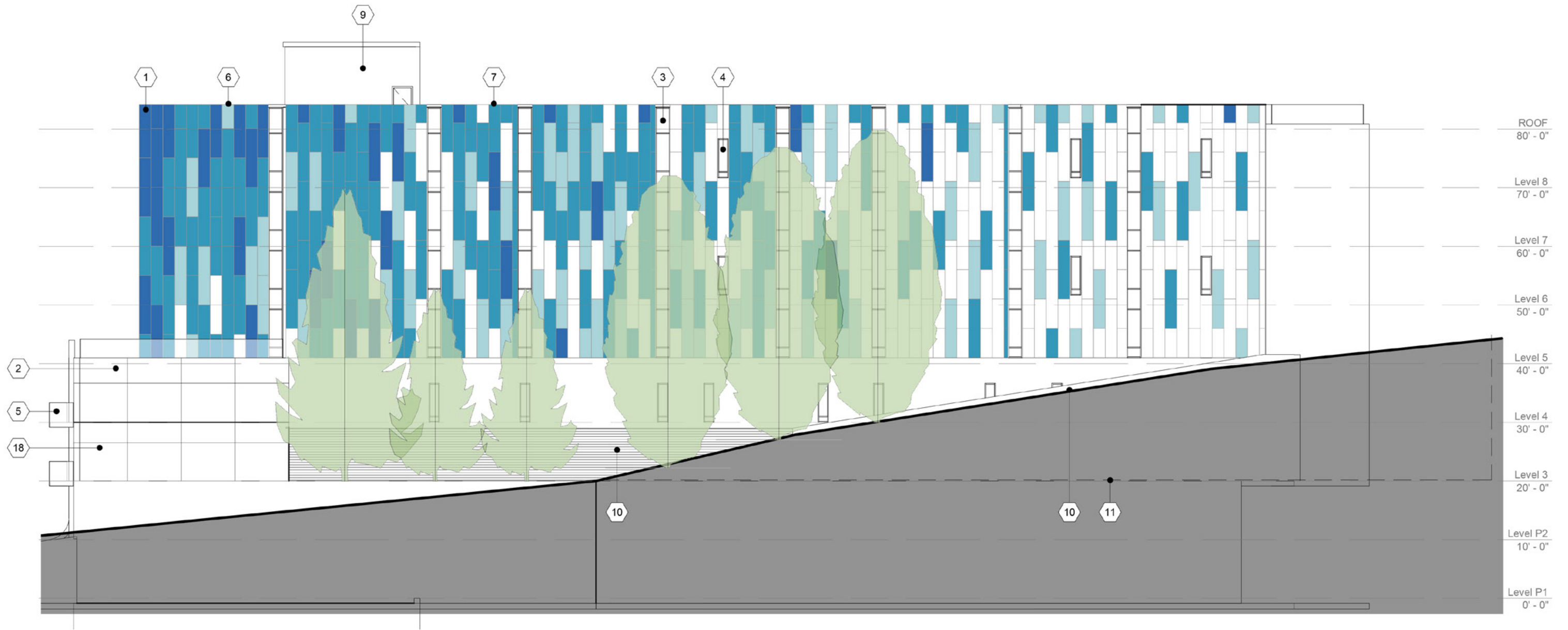


- 1. coloured fiber cement panels
- 2. aluminum glazing system
- 3. landscaped accessible roof
- 4. coloured fiber cement panels
- 5. horizontal wood board
- 6. permeable paving
- 7. impermeable paving



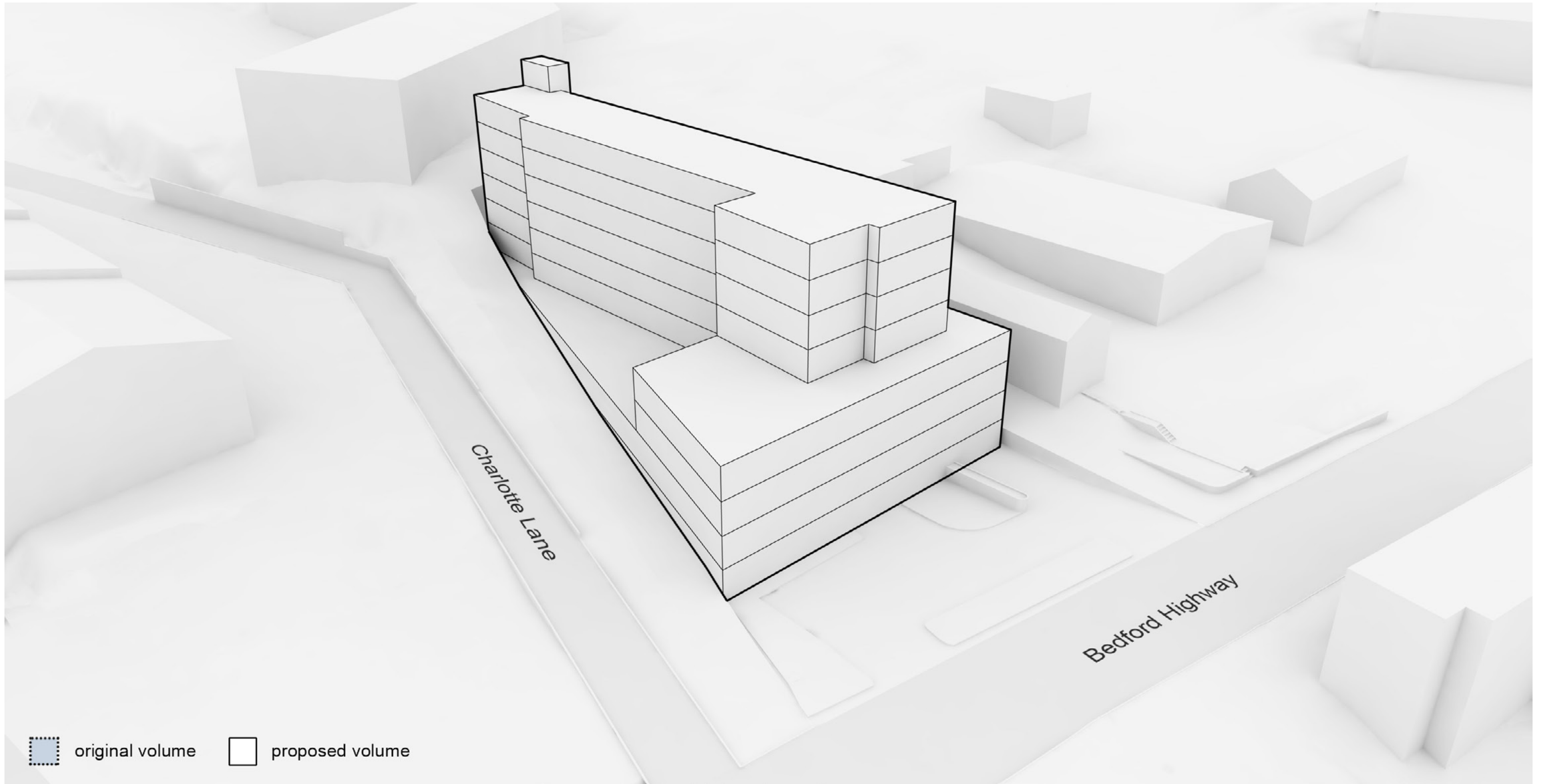


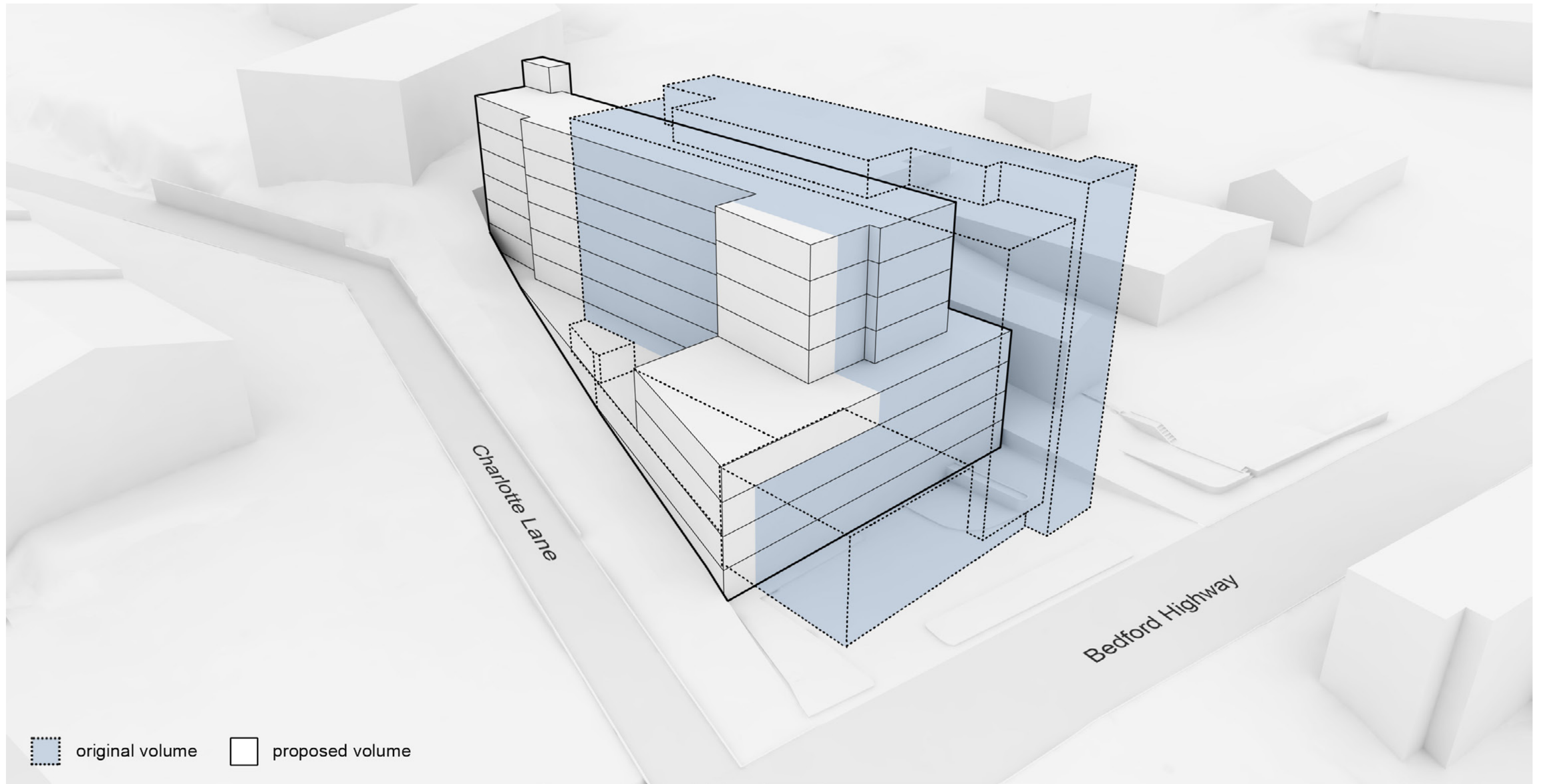




KEYNOTE LEGEND

- 1 COLOURED FIBER CEMENT PANELS
- 2 INSULATED PRECAST CONCRETE PANELS
- 3 ALUMINUM GLAZING SYSTEM: VISION & SPANDREL PANELS
- 4 ALUMINUM GLAZING SYSTEM (FIRE SHUTTERS WHERE NECESSARY)
- 5 BALCONIES WITH FRAMED GLASS GUARDS
- 6 LANDSCAPED ACCESSIBLE ROOF
- 7 LANDSCAPED NON-ACCESSIBLE ROOF
- 9 MECHANICAL ENCLOSURE: PRECAST CONCRETE PANELS
- 10 CONCRETE RETAINING WALL c/w GUARD RAIL
- 11 OUTLINE OF CONCRETE RETAINING WALL BEYOND
- 18 FINE GRAINED ARCHITECTURAL TREATMENT





Charlotte Lane

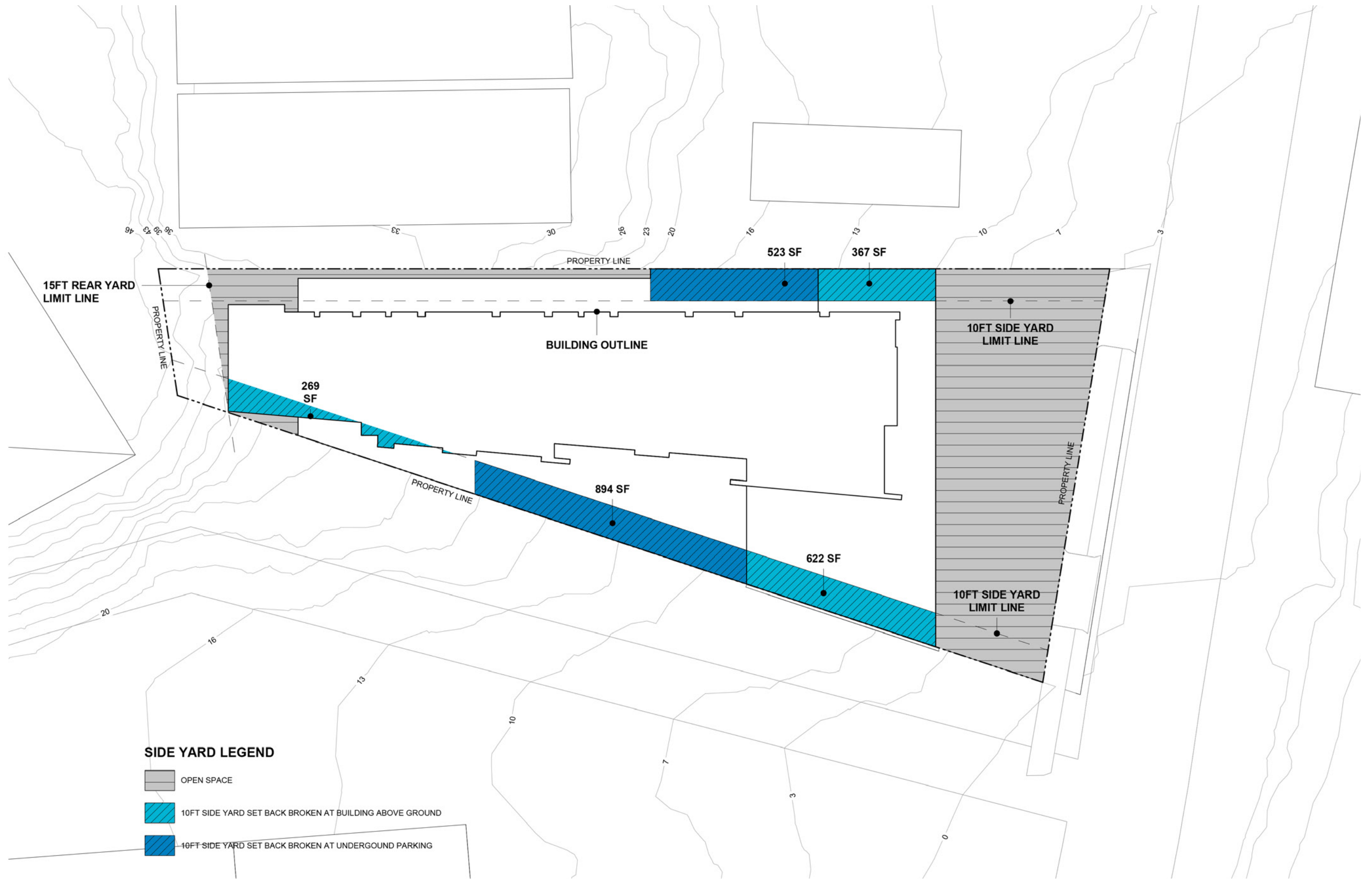
Bedford Highway



original volume



proposed volume



SIDE YARD LEGEND

- OPEN SPACE
- 10FT SIDE YARD SET BACK BROKEN AT BUILDING ABOVE GROUND
- 10FT SIDE YARD SET BACK BROKEN AT UNDERGROUND PARKING