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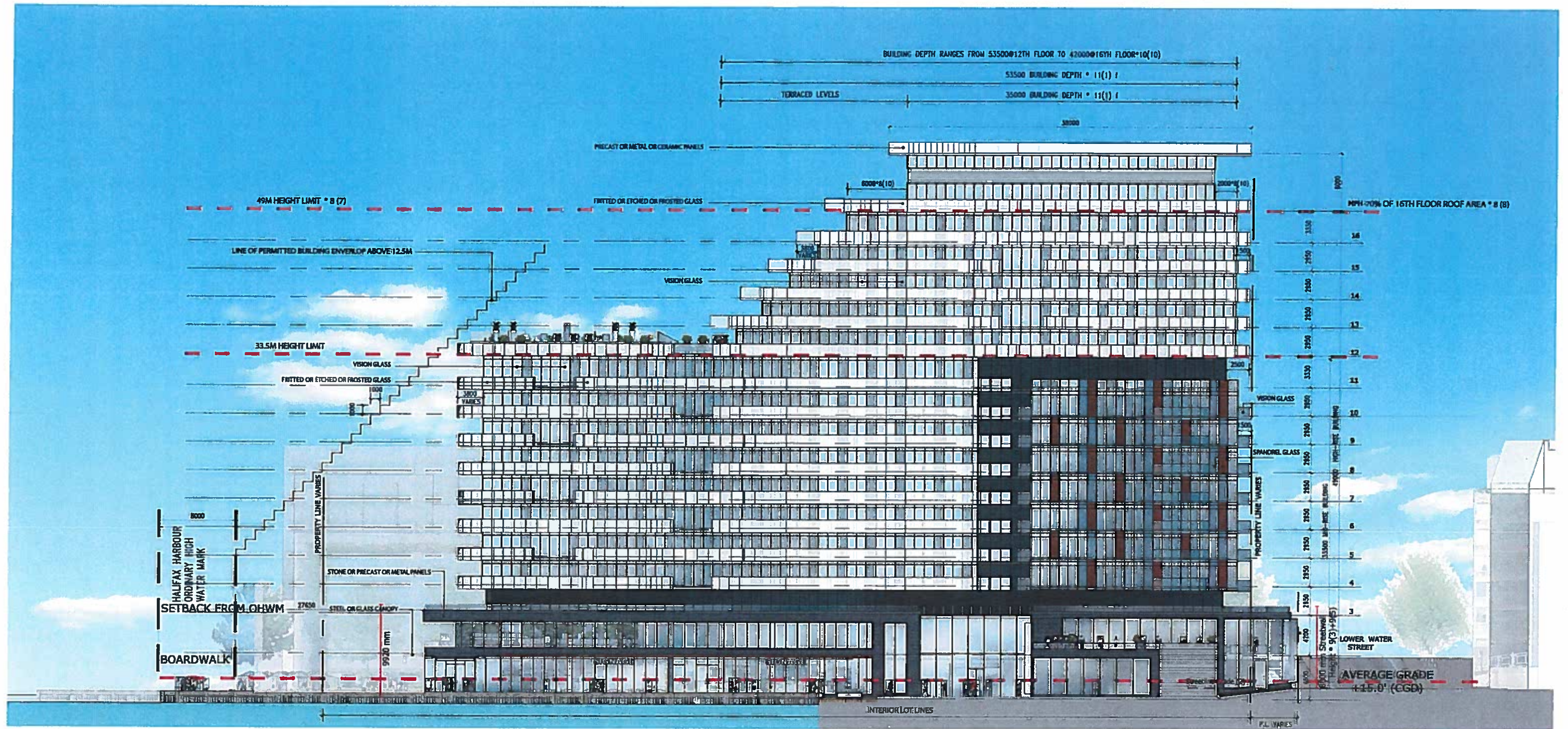
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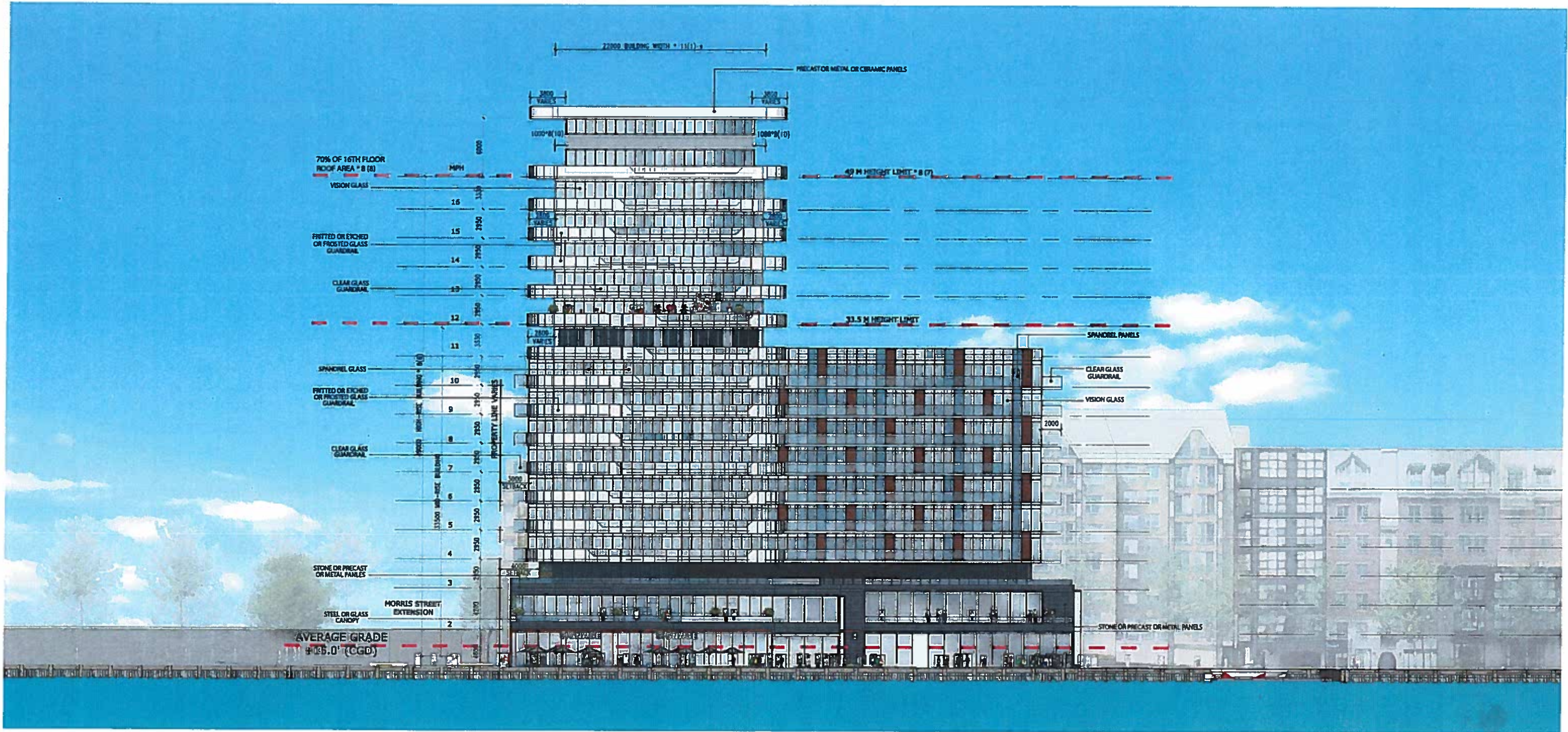
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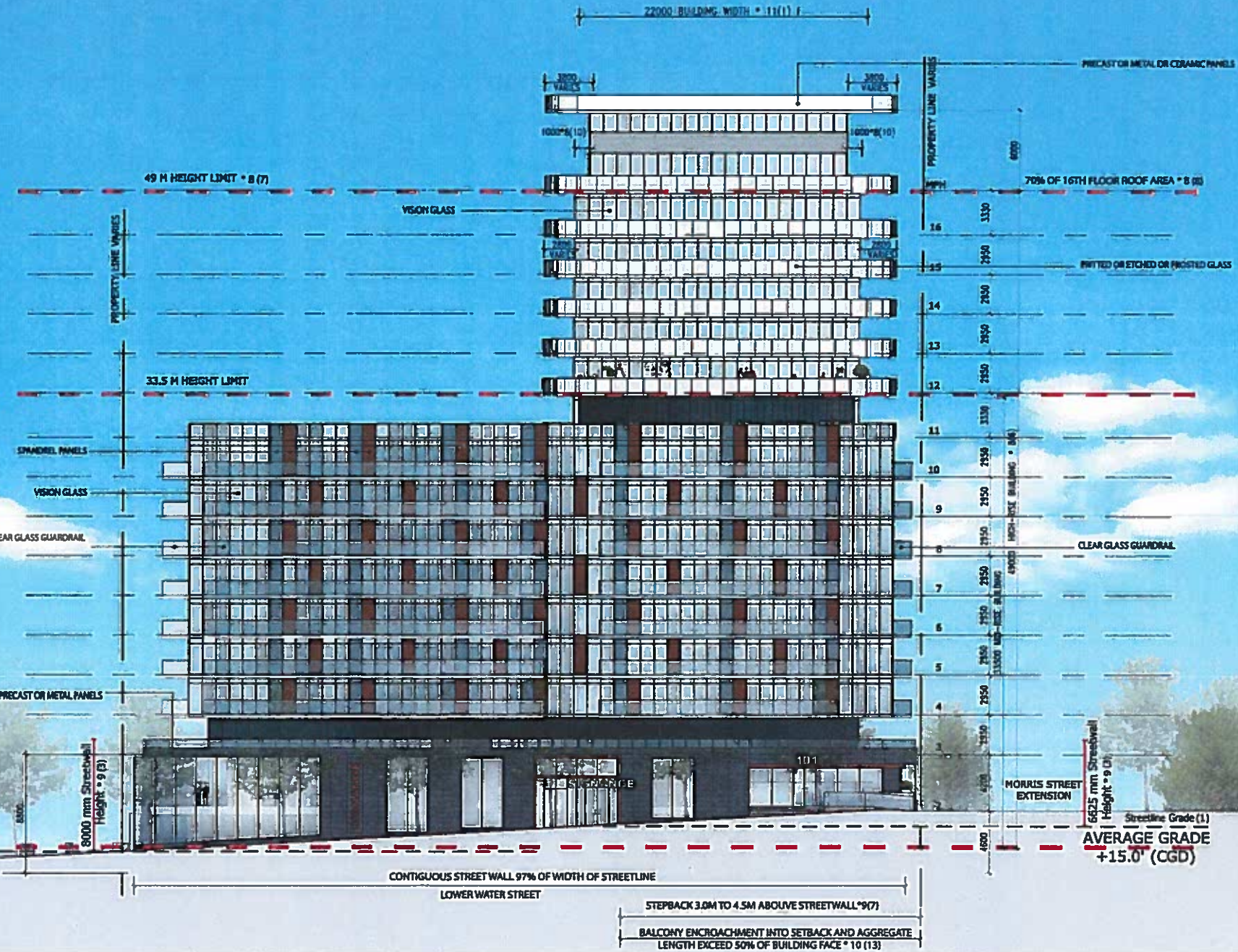


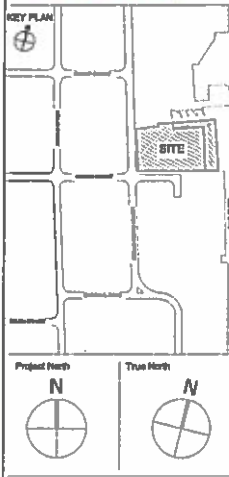




COUNARD - 1225 LOWER WATER STREET HALIFAX, NOVA SCOTIA		DOWNTOWN HALIFAX ZONE (DH-1) PRECHICT 1		ESTIMATED LUB VARIANCES	
LAND USE BY-LAW SECTION	#	PROPOSED VARIANCE	PROPOSED BUILDING	REASON FOR VARIANCE	REASON FOR VARIANCE
BUILDING HEIGHT	1, 24	8 (7)	Proposed building height 49 m	Public benefit will be provided as required in Section 22 of Downtown Halifax Land Use By-Law	
	3	8 (3)	Mechanical penthouse 70% of roof area	Mechanical penthouse is an integral part of overall building design and integrated into the architecture. The glass facade of the mechanical penthouse is an architectural feature and is to be illuminated at night time, to create a distinctive building character and enhance the building's presence at the prominent location. Additional floor area is required for the mechanical penthouse to accommodate equipment for retail uses and LEED requirements.	
	9	8 (3)(B)	Mechanical penthouse set back by no less than 3 m from roof edge	Mechanical penthouse is set back by 3.0m from east side, 4.0m from the east side and 1.5 m from north & south sides.	
STREET WALLS					
STREET WALL HEIGHT	4	9 (3)	Minimum streetwall height is 13m	Height from 6.425m to 8.0m measured from average grade	For architectural design and building massing considerations and to achieve a consistent continuous podium design line.
STREET WALL SETBACKS	5	9 (7)	Minimum setback of 4.5m for portion of building that is greater than 13.5m in height	The south portion setback parallel to Lower Water Street ranges from 8.0m to 4.5m.	For architectural design conditions and also due to integrate circulation.
BUILDING SETBACKS AND SETBACKS					
	6	14 (7)	Any portion of a high-rise building above a height of 13.5m shall be setback 11.0m from lot line	The proposed setback is 5.0m above 13.5m.	For architectural considerations consistent with a terraced building massing.
	7	14 (3)(B)	Building shall be a maximum width of 30 m and a maximum depth of 30 m	Building depth ranges from 23.5m @ 12th floor to 42.0m @ 16th floor	The architectural concept of a terraced building towards the Halifax Harbour & surrounding areas.
PERMITTED ENCROACHMENTS	19	14 (12)	Substructure shall be permitted encroachments into a setback or setback 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 facade. Same exceed balconies exceed 2.0m depth.	The architectural concept of continuous balconies with glass guardrails, as an architectural design feature to improve the building's massing and form.
PRECHICTH ADDITIONAL REQUIREMENTS					
PRECHICTH SOUTHERN WATERFRONT	10	21 (2) & 14 (2) f	Maximum width of building parallel to waterfront shall be 22.5m	The proposed building width is 22m	The width of the principal building form is required to achieve target massing and scale.
	10	14 (2) f	Maximum width of any portion of a building above a height of 13.5m shall be 22.5m parallel to Lower Water Street and a maximum depth of 30.0m	The proposed building depth is from 13.5m to 13.0m	The width of the principal building form is consistent to the 15th floor level. For architectural considerations consistent with a terraced building form.

Note: plan examiner may adjust the variances identified.





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No.	Revisions	Date
1.	PRELIMINARY DRAFT	2014-01-07
2.	CLIENT REVIEW	2014-01-07
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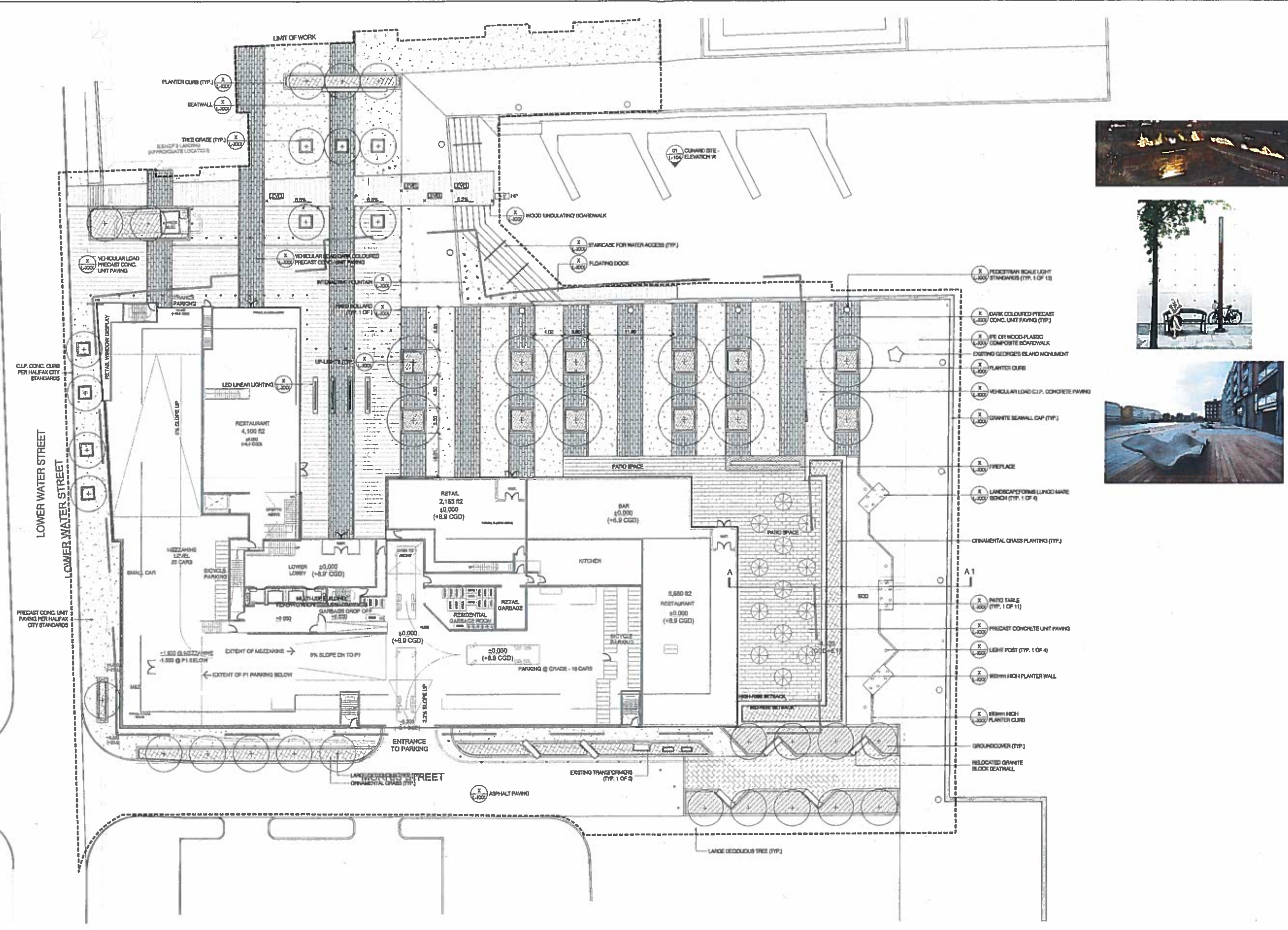
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DESIGNED BY: ICI
 CHECKED BY: TM
 DATE: 2014-01-09

Project Title
THE CUNARD BLOCK
 1325 LOWER WATER STREET,
 HALIFAX

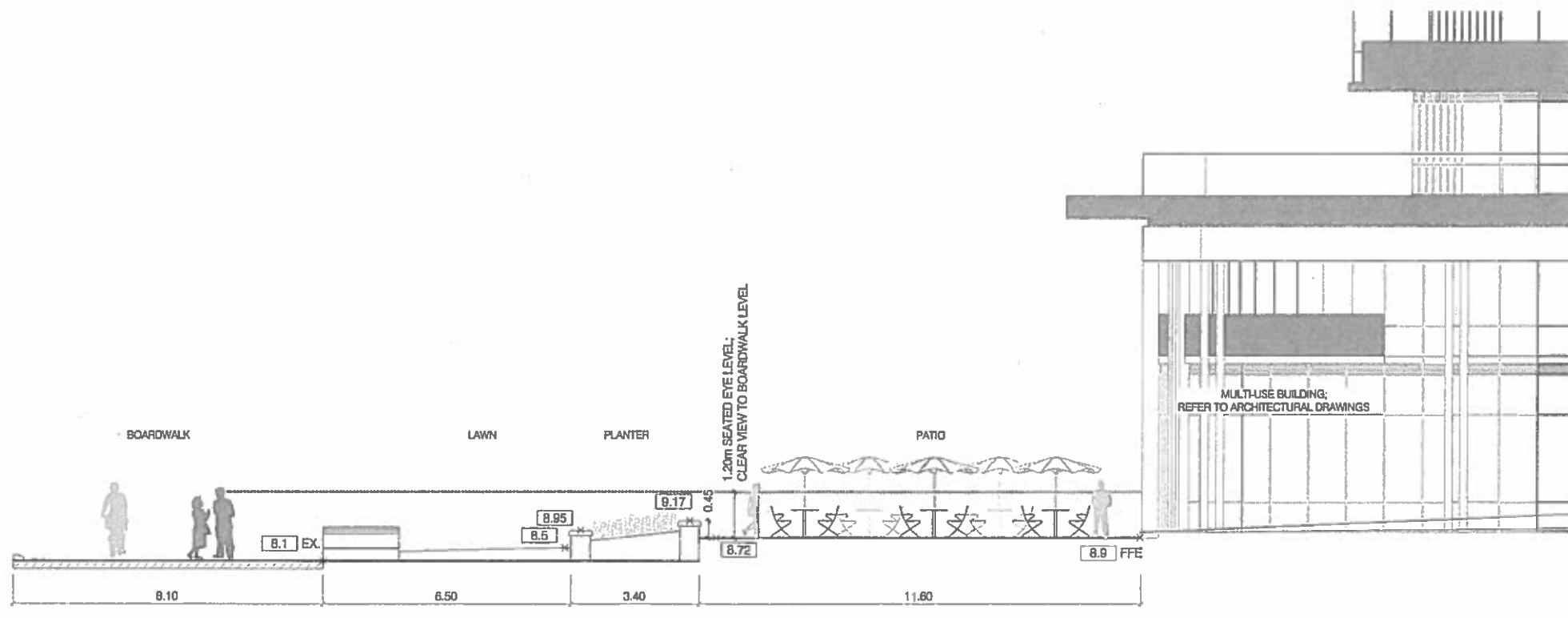
Sheet Title

Scale
 Project Number: 34853
 Drawing Number



01 CUNARD SITE - OVERALL LANDSCAPE PLAN
 L-101 1:250

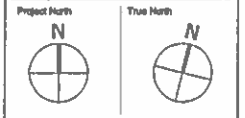




01 CUNARD SITE - SECTION / ELEVATION 'A' - 'A1'
L-102/ 1:75



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No.	Revision/Issue	Date
1.	PRELIMINARY SUBMISSION	2013-03-27
2.	CLIENT REVIEW	2013-03-27
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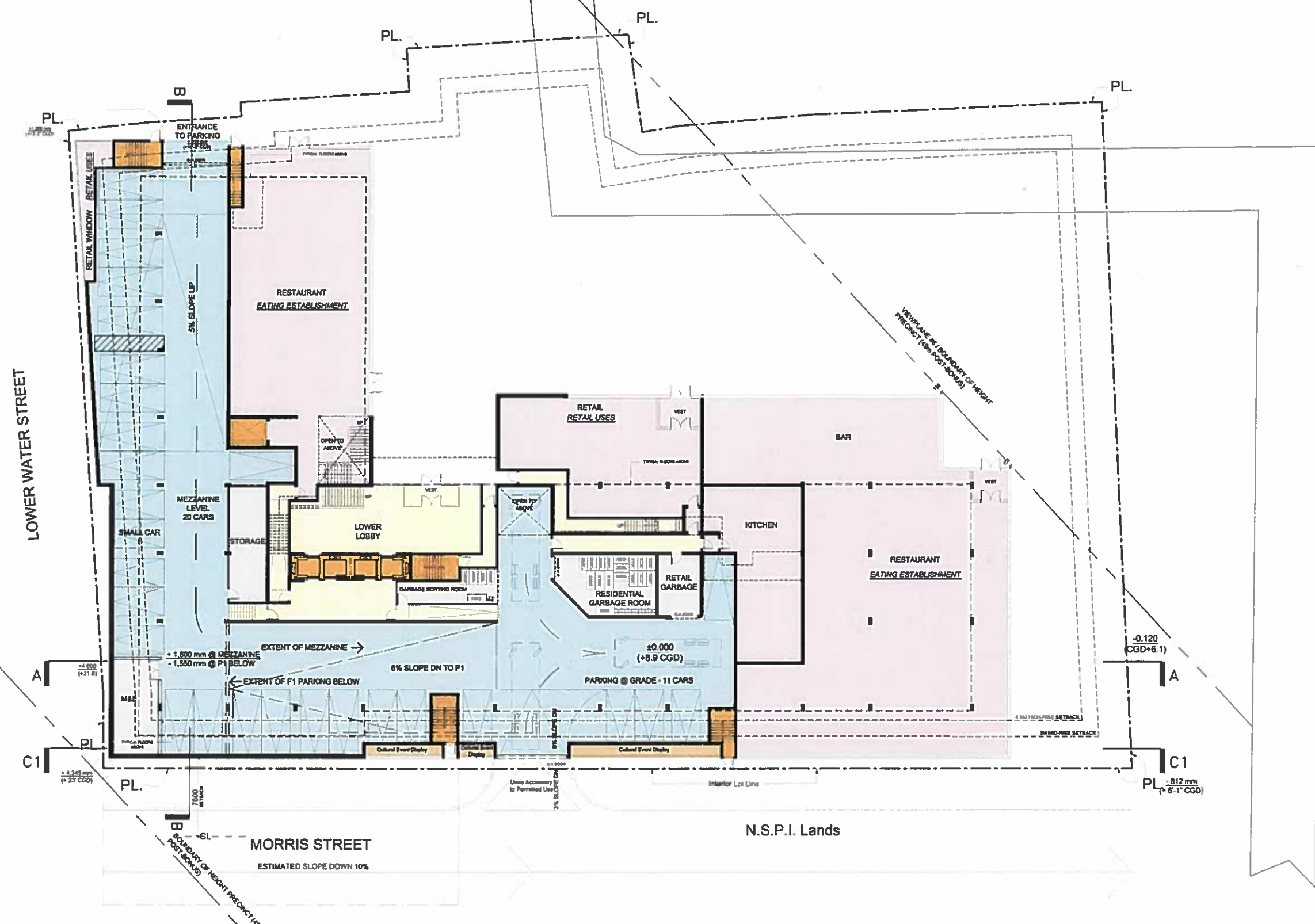
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Project Title
THE CUNARD BLOCK
1325 LOWER WATER STREET,
HALIFAX

Sheet Title

Scale
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Drawing Number: [Blank]

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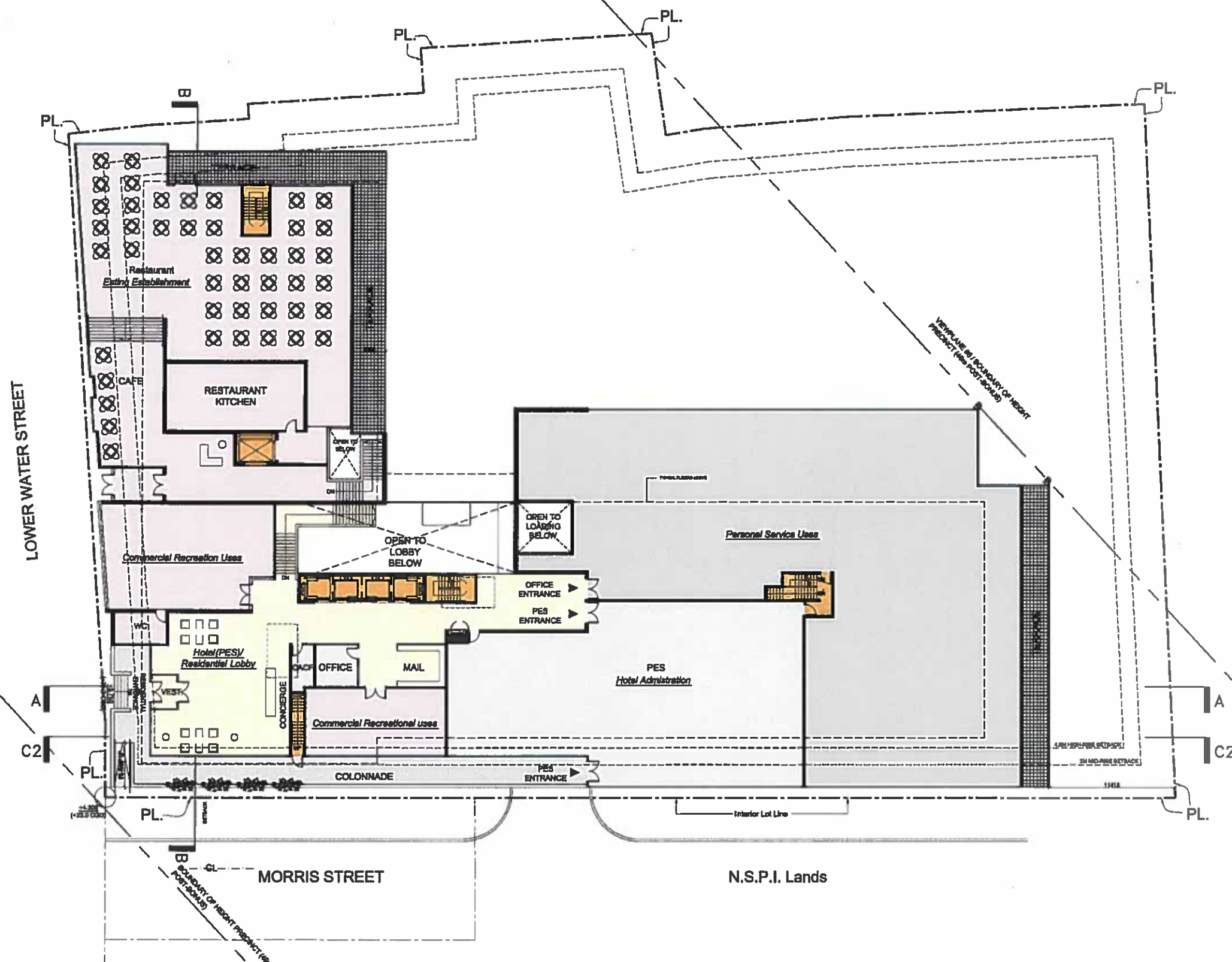
WATERFRONT DEVELOPMENT - 1325 LOWER WATER STREET - HALIFAX NOVA SCOTIA

LOWER GROUND FLOOR - MORRIS STREET ENTRANCE

PROJECT NO.: 33067

DATE: SEP. 2nd, 2014





WATERFRONT DEVELOPMENT - 1325 LOWER WATER STREET - HALIFAX NOVA SCOTIA

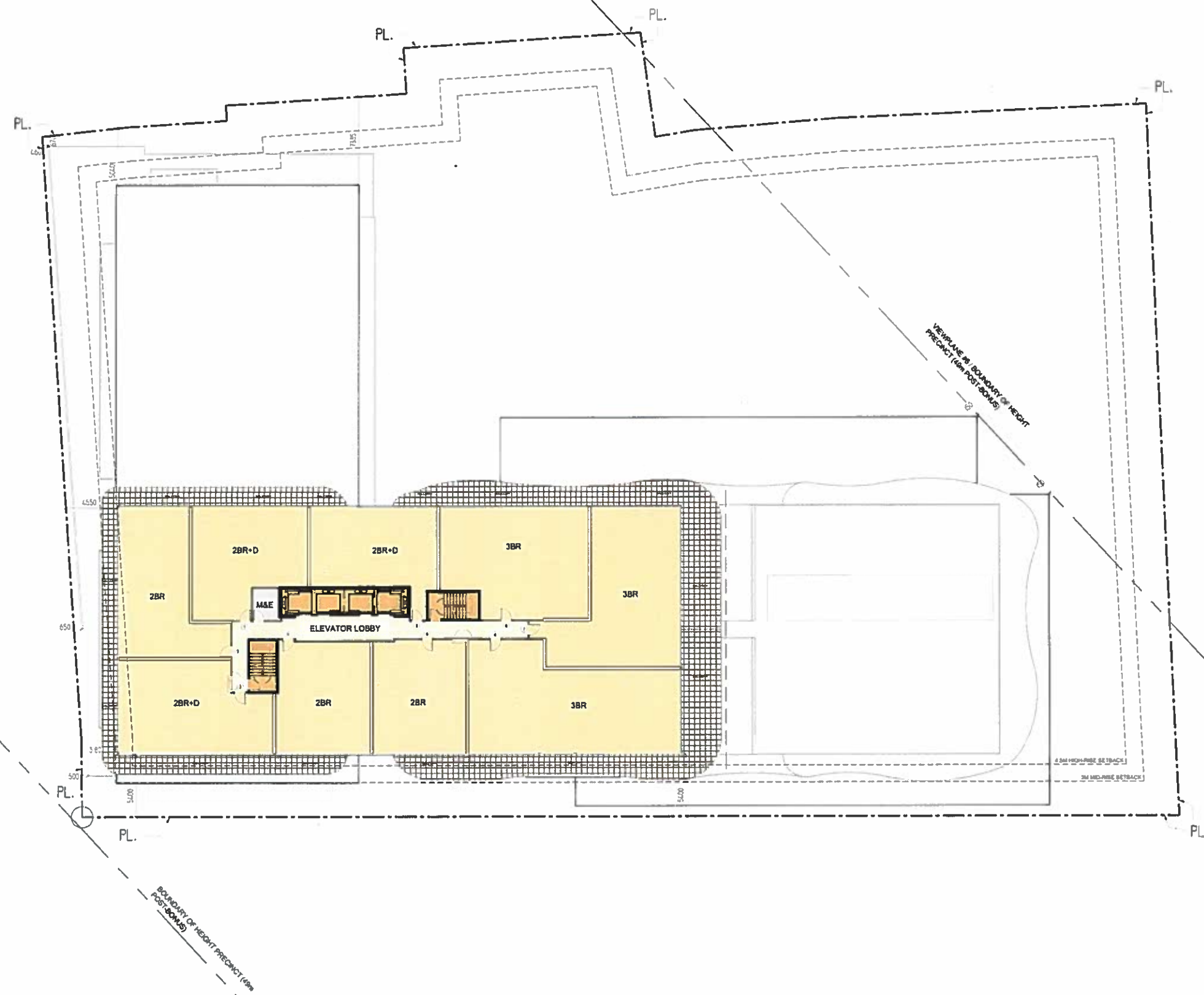
UPPER GROUND FLOOR - LOWER WATER STREET ENTRANCE





WATERFRONT DEVELOPMENT - 1325 LOWER WATER STREET - HALIFAX NOVA SCOTIA





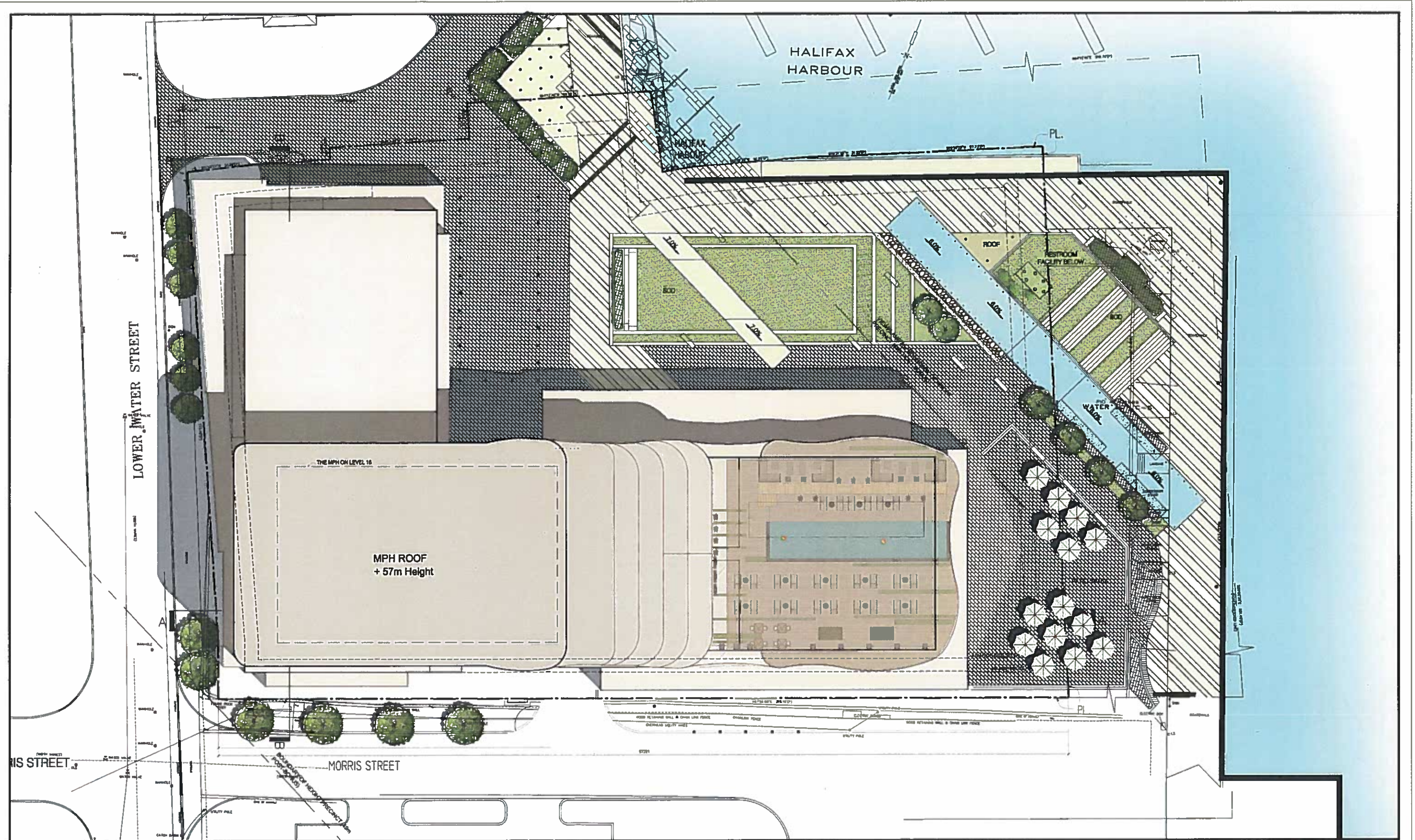
WATERFRONT DEVELOPMENT - 1325 LOWER WATER STREET - HALIFAX NOVA SCOTIA

13 FLOOR PLAN

PROJECT NO.: 33067

DATE: SEP. 2nd, 2014





WATERFRONT DEVELOPMENT - 1325 LOWER WATER STREET - HALIFAX NOVA SCOTIA

ROOF PLAN / SITE PLAN

PROJECT NO.: 33067

DATE: SEP. 2nd, 2014

