



Nova Centre

WHERE NOVA SCOTIA CONNECTS

OUR VISION.

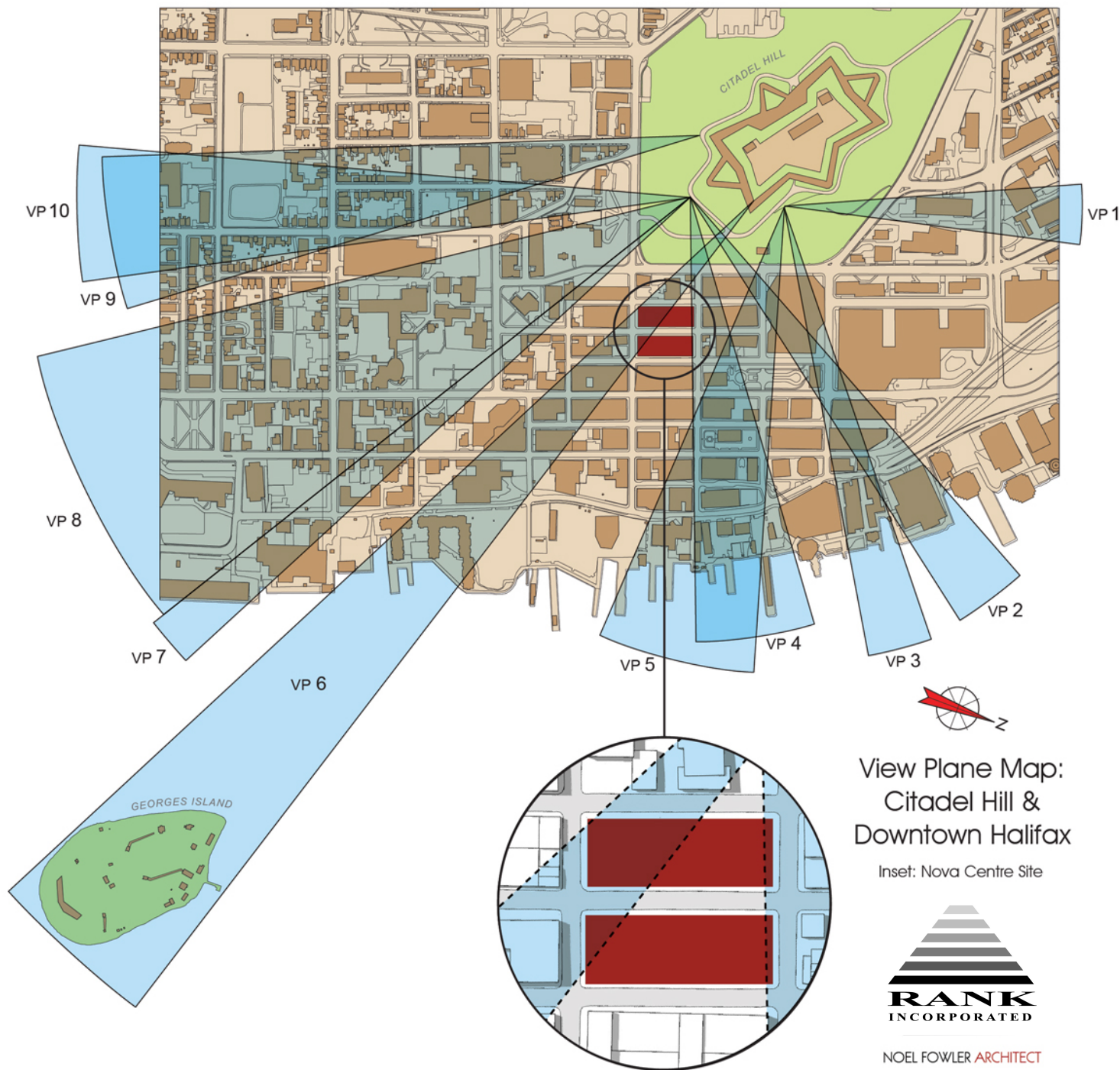
Regardless of where people come from, either next door, across the Province or from the furthest corners of the world, Nova Centre will be a welcoming place for Nova Scotians and visitors to connect. It will be a place to work and experience the best of Nova Scotia's people, innovative thinking, entrepreneurial spirit, local food, entertainment and culture.





Noel Fowler Architect

Original Design



THOMPSON CONN LIMITED

Rodney E. Humphreys, N.S.L.S.
Kenneth M. Lord, N.S.L.S.
John D. Conn, B.A., N.S.L.S.
Kenneth M. Whalen, N.S.L.S.
Allan J. Owen, B.Sc., N.S.L.S., C.L.S.
Christopher W. Parsons, P.Eng., N.S.L.S.

Land Surveyors


3597 Dutch Village Road
Halifax, Nova Scotia B3N 2T1 Canada
Telephone: 902-422-4800
Fax: 902-454-4700
E-mail: info@tcl.ca

December 30, 2013

Re: Height Precinct and View Plane By-law Compliance- Nova Centre, Halifax, Nova Scotia

I hereby certify that the proposed Nova Centre as shown on: "Site Plan Maximum Allowable Heights", drawing SPA-002, dated December 17, 2013, prepared by IBI Group, conforms to the Downtown Halifax Land Use By-law (Section 8(14)) and the Halifax Peninsula Land Use By-law (Section 24) with respect to View Planes, as such View Planes are shown on Map Number TT-17-20158A dated January 31, 1974.

I further certify that the proposed Nova Centre as shown on: "Site Plan Maximum Allowable Heights", drawing SPA-002, dated December 17, 2013, prepared by IBI Group, conforms to the Downtown Halifax Land Use By-law (Section 8(17)) and the Halifax Peninsula Land Use By-law (Section 26B) with respect to maximum building height requirements as defined on Height Precinct Map ZM-17 and the published rampart elevations shown thereon.



Allan J. Owen, BSc., N.S.L.S., C.L.S.

Comparison of Original and Current Proposal

Dimension / Detail	Existing LUB App	Proposed LUB App	Delta
A – Streetwall Width on Argyle	100.2 m	68.34 m	- 31.86 m
B – Tower Width on Argyle	73.4 m	95.55 m	+ 22.15 m
C – Streetwall Width on Prince (East)	33.8 m	27.80 m	- 6 m
D – Tower Width on Prince (East)	19.9 m	32.34 m	+ 12.44 m
E – Streetwall Width on Prince (west)	35.9 m	33.59 m	- 2.31 m
F – Tower Width on Prince (West)	25.8 m	32.75 m	+ 6.95 m
G – Streetwall Width on Market	100.2 m	100.2 m	0 m
H – Tower Width on Market	40.8 m	39.37 m	- 1.43 m
I – Streetwall Width on Sackville (West)	35.9 m	37.65 m	+ 1.75 m
J – Streetwall Width on Sackville (East)	35.3 m	32.75 m	- 2.55 m
K – Tower Width on Sackville (East)	19.9 m	32.75 m	+ 12.85 m
L – Grafton Street Face to Face Distance	13.0 m	15.15 m	- 2.15 m
Tower Height from Argyle (South)	18 Story	15 Story	- 3 Story
Tower Height from Argyle (North)	18 Story	14 Story	- 4 Story
Tower Height from Market	14 Story	16 Story	+ 2 Story
Podium Height from Argyle	6 Story	5 Story	- 1 Story
Podium Height from Prince	5 Story	4 Story	- 1 Story
Podium Height from Market	7 Story	3 Story	- 4 Story
Podium Height from Sackville	5 – 7 Story	4 Story	- 1 Story

* Tower heights of the new design are no greater than the tower heights of the original design and both respect the view planes and ramparts By-Laws.

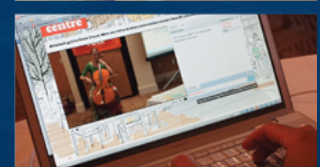
BUILD YOUR CENTRE PUBLIC ENGAGEMENT.

From July to December 2012:

- 1 Stakeholder event
- 11 Public events
 - 5 across Nova Scotia
 - 6 in Halifax
- 8 Pop up engagements on Argyle Street
- 1 Large street engagement as Part of Nocturne Art at Night
- Engagement online via social media and BuildYourCentre.ca



Build Your centre



WHAT WE HEARD.



**Performance
Space**



Green Space

**Gathering
Space**



Revitalization

Public Art



**Pedestrian
Friendly**



Iconic



Permeable And Interactive



**Respect the Past /
Look Toward the
Future**

**Convention Centre
Above Ground**



**Modern With
Lots Of Glass**



buildyourcentre.ca



**Inclusion
And
Diversity**



**Multi Sensory
Experience**



**Connectivity
To
Surroundings**



**Move Parking
Garage Entrance
And Hotel Off
Argyle**

Showcase Nova Scotia

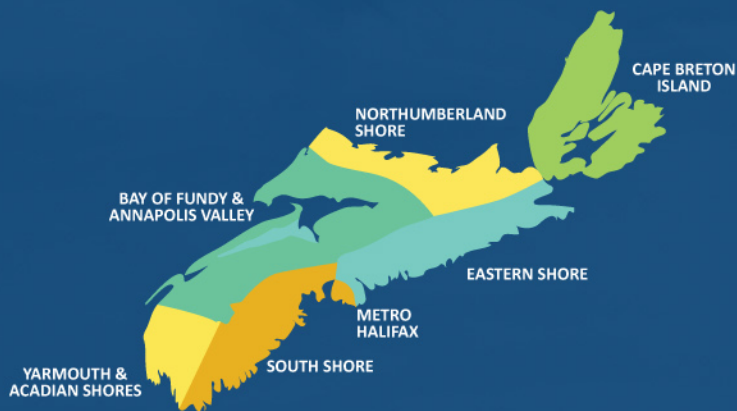


Local Street Vendors

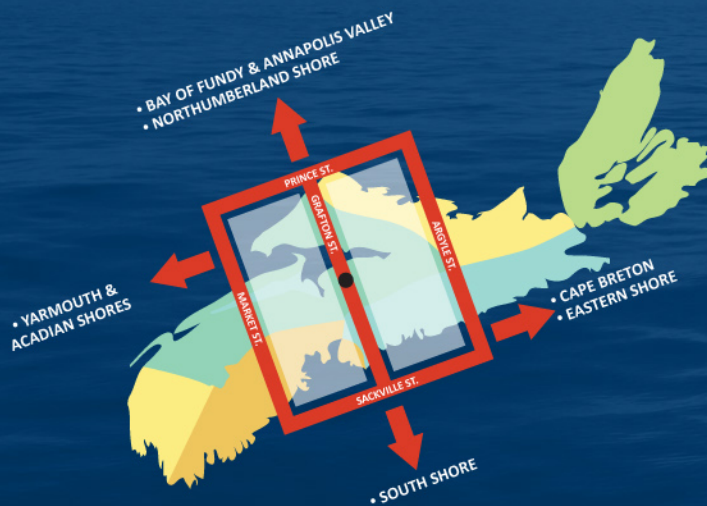


Retail And Restaurants





NOVA SCOTIA



NOVA CENTRE SITE - HALIFAX

PUBLIC SPACE.

This space will bring Nova Scotians together, connecting the four areas of the province, by celebrating our past and future.





IBI Group
Noel Fowler Architect

Corner of Sackville Street and Argyle Street



IBI Group
Noel Fowler Architect

Corner of Sackville Street and Argyle Street



IBI Group
Noel Fowler Architect

Sackville Street / Grafton Street



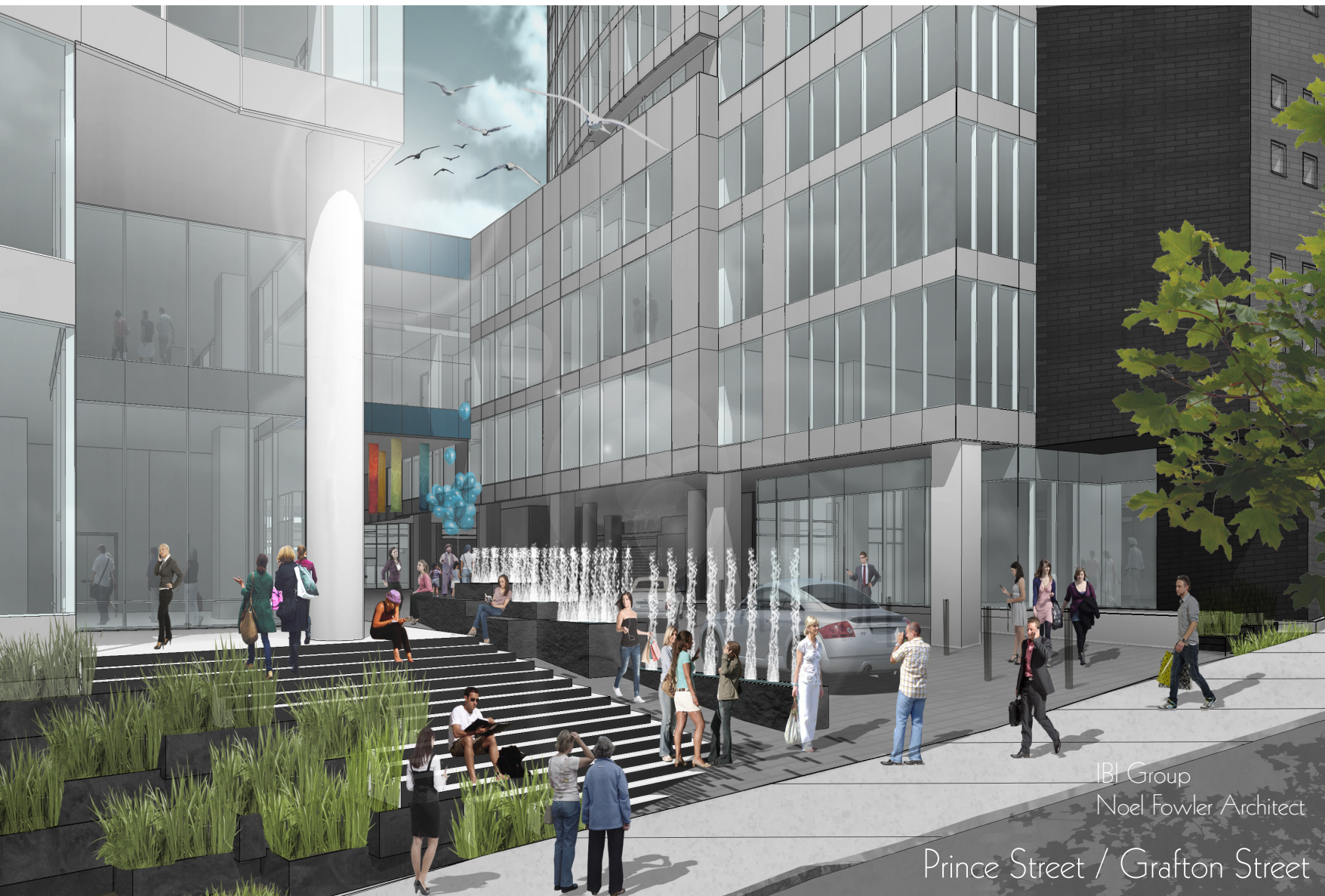
IBI Group
Noel Fowler Architect

Corner of Prince Street and Argyle Street



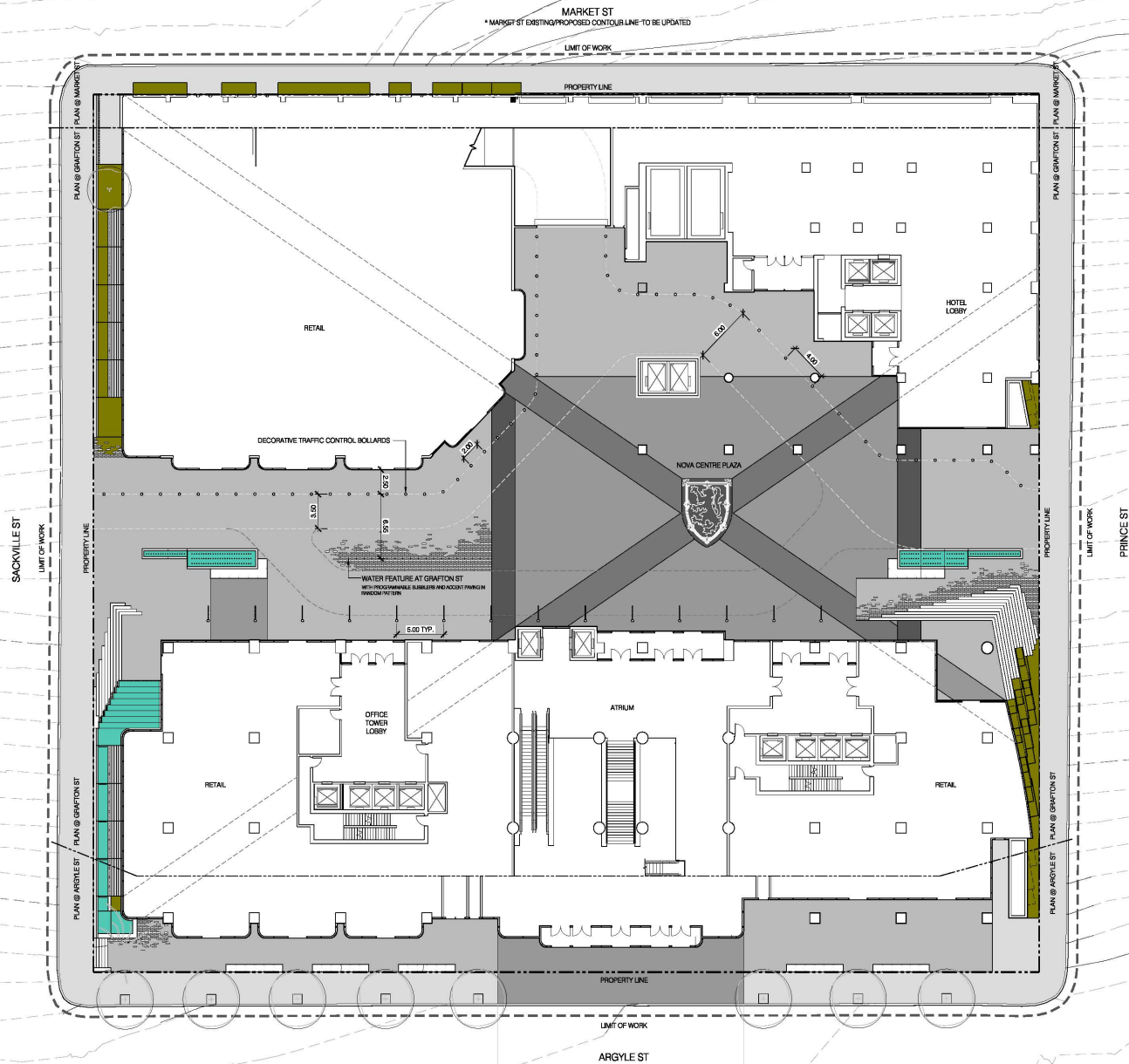
IBI Group
Noel Fowler Architect

Corner of Sackville Street and Argyle Street

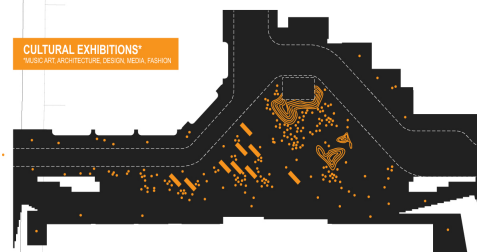
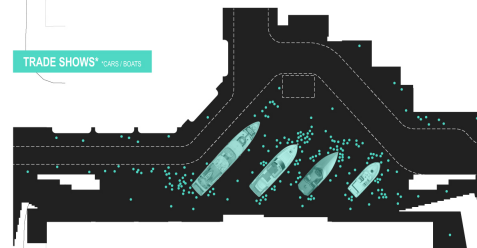
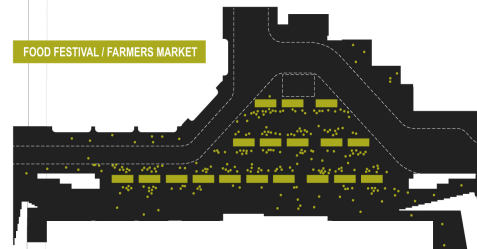
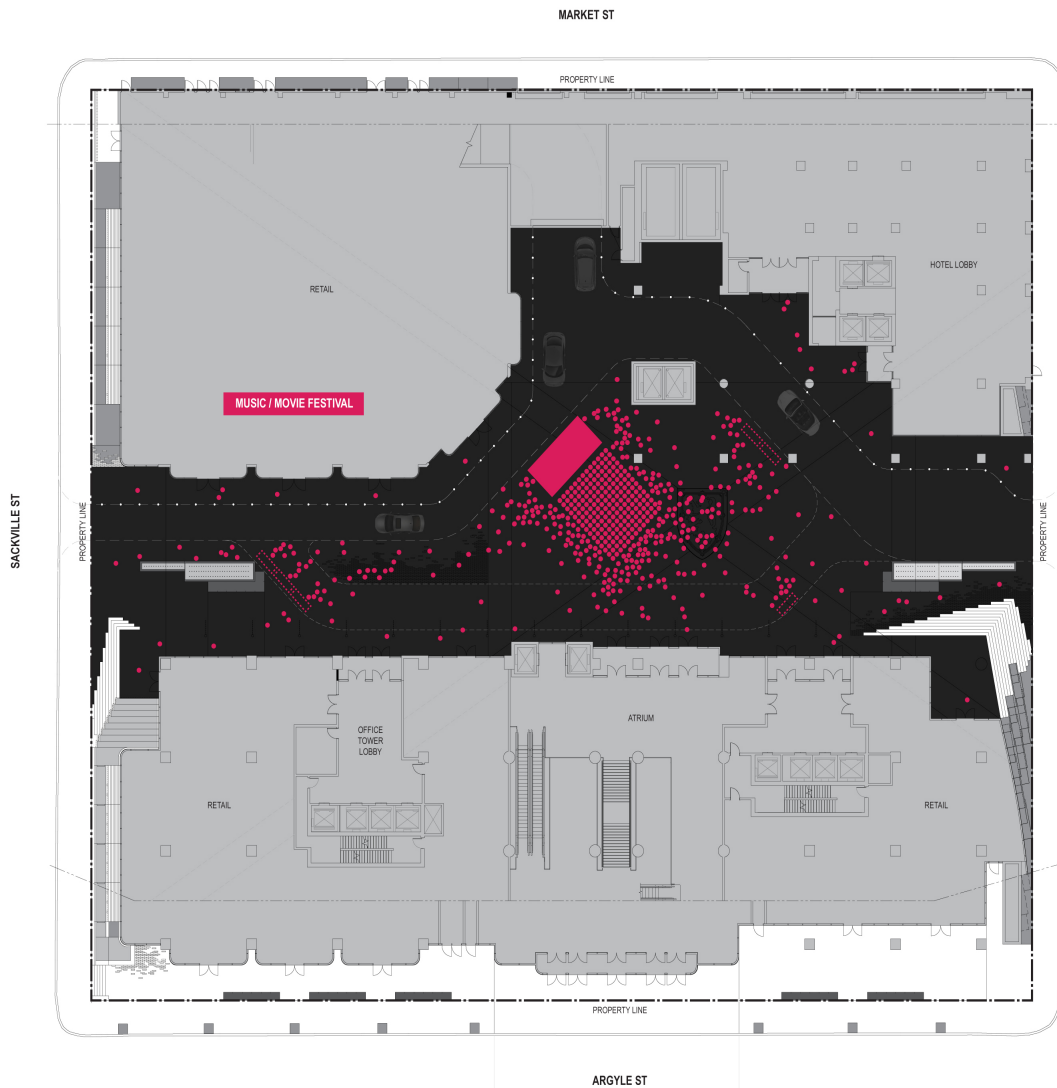


IBI Group
Noel Fowler Architect

Prince Street / Grafton Street



Grafton Street Site Plan



Events Plaza

Grafton Street Proposed Activities



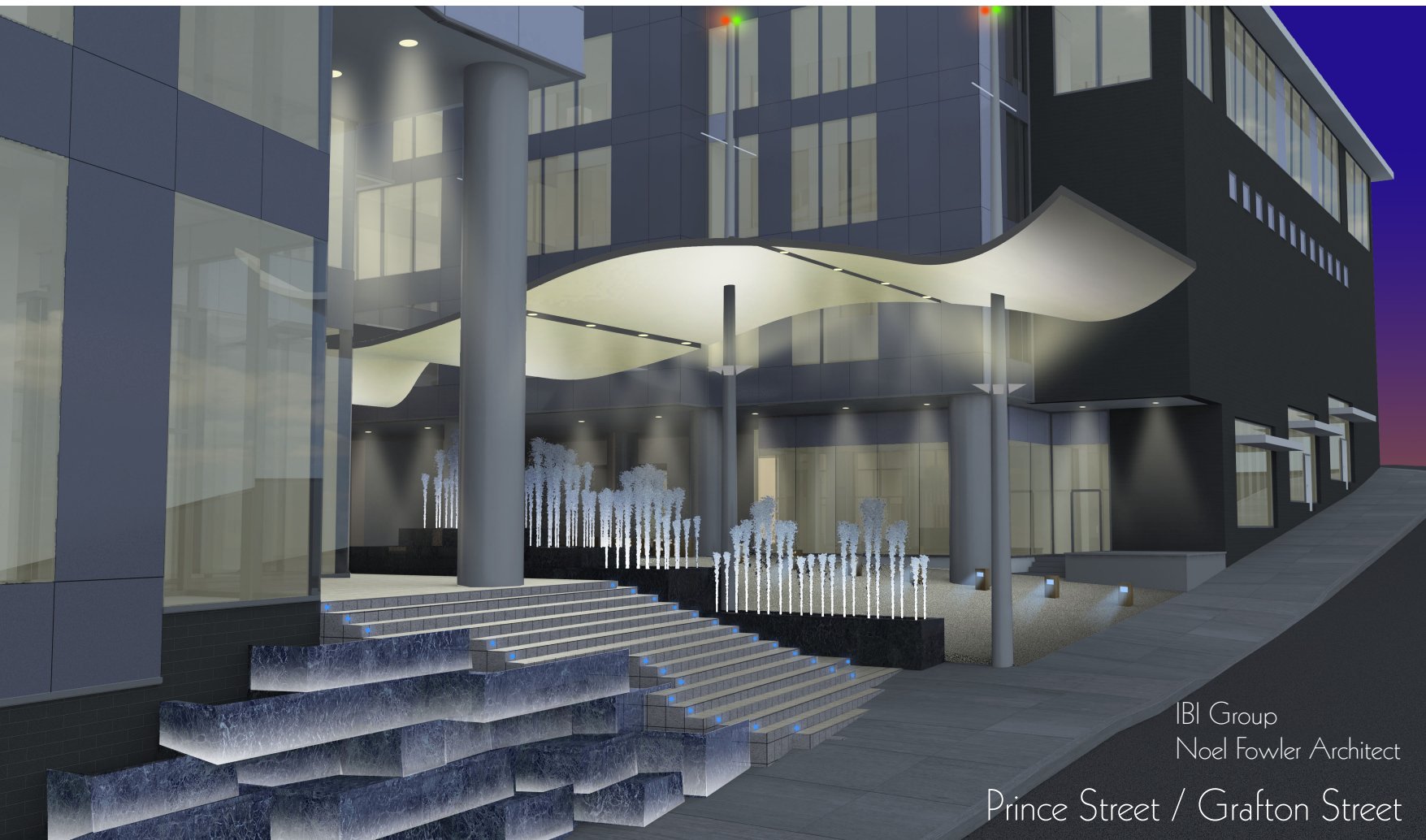
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Events Plaza / Grafton Street



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