



zeidler DSRA



PROJECT #11-1-039
2016-06-29

SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT
VIEW FROM DUKE AND ALBEMARLE



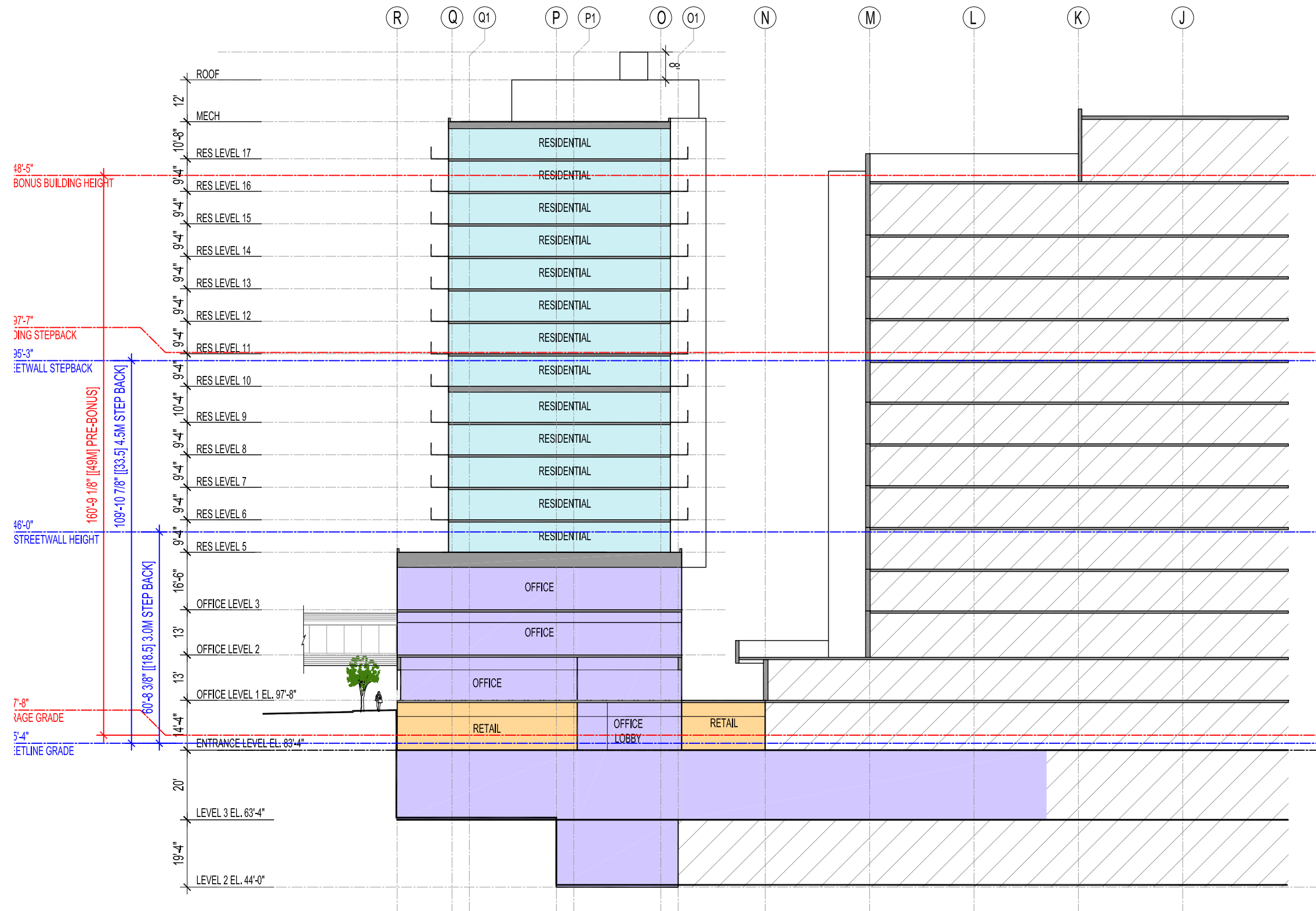
zeidler DSRA



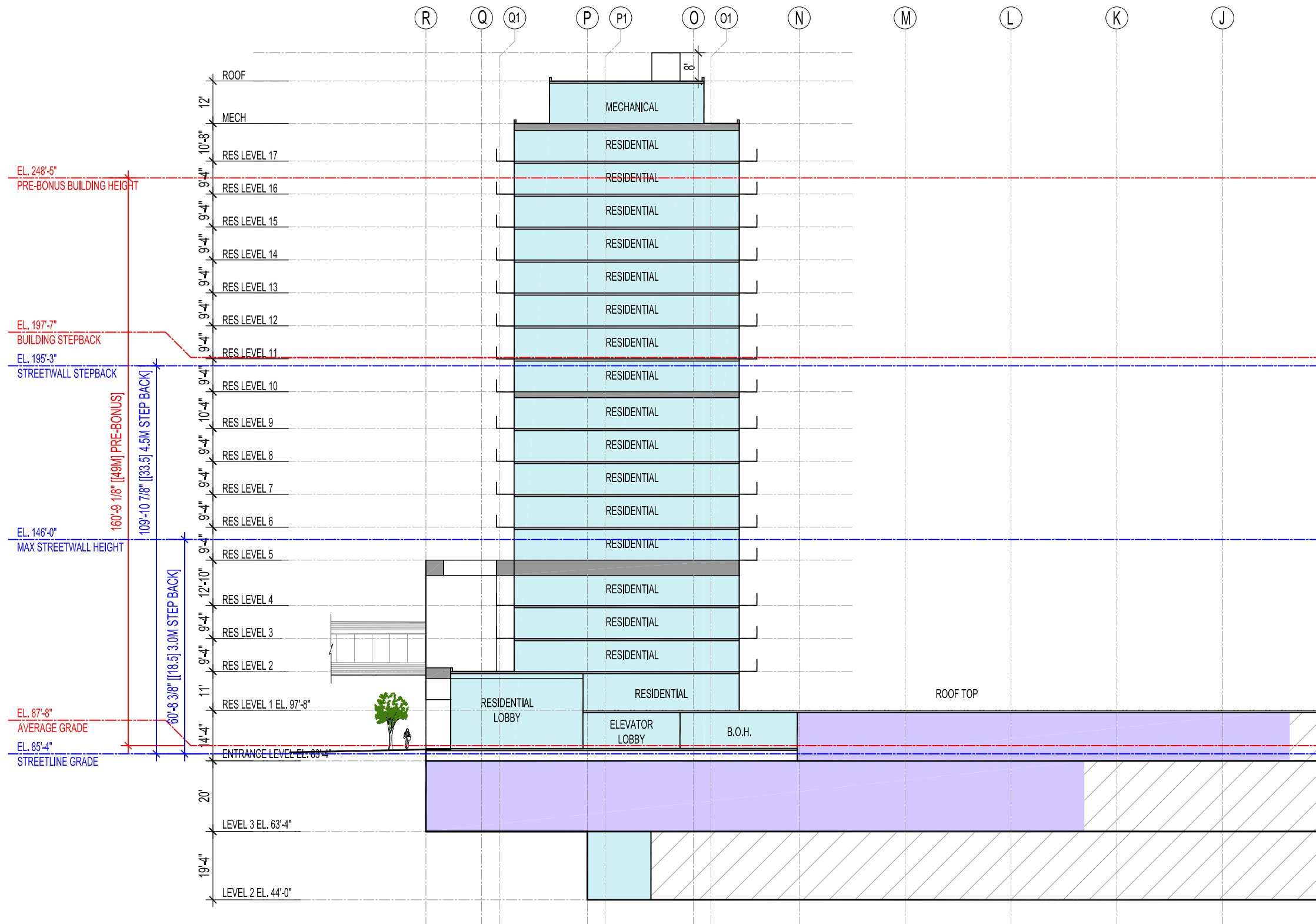
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VIEW FROM ALBEMARLE AND BREEZEWAY

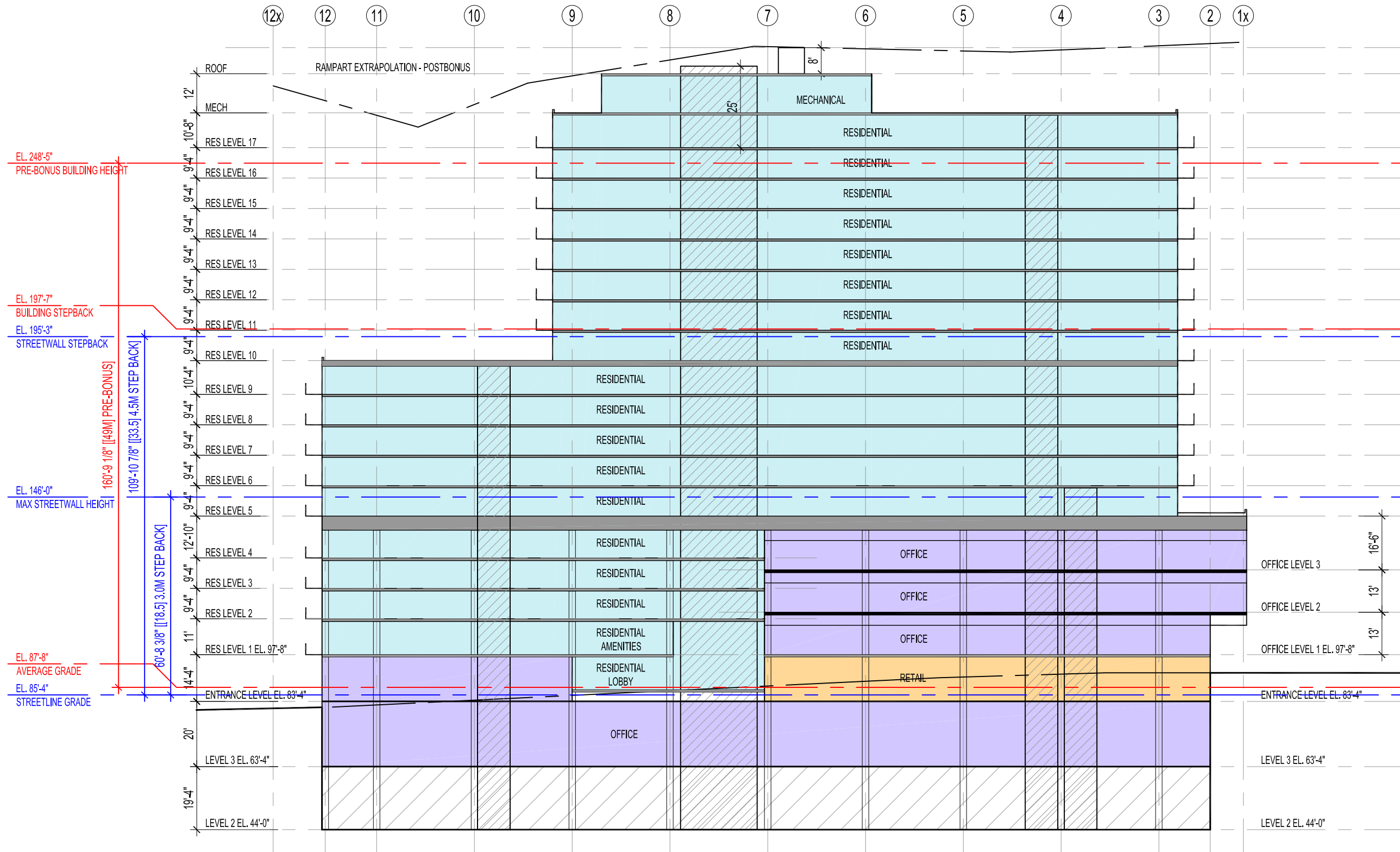
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- OFFICE
- RESIDENTIAL
- PEDWAY

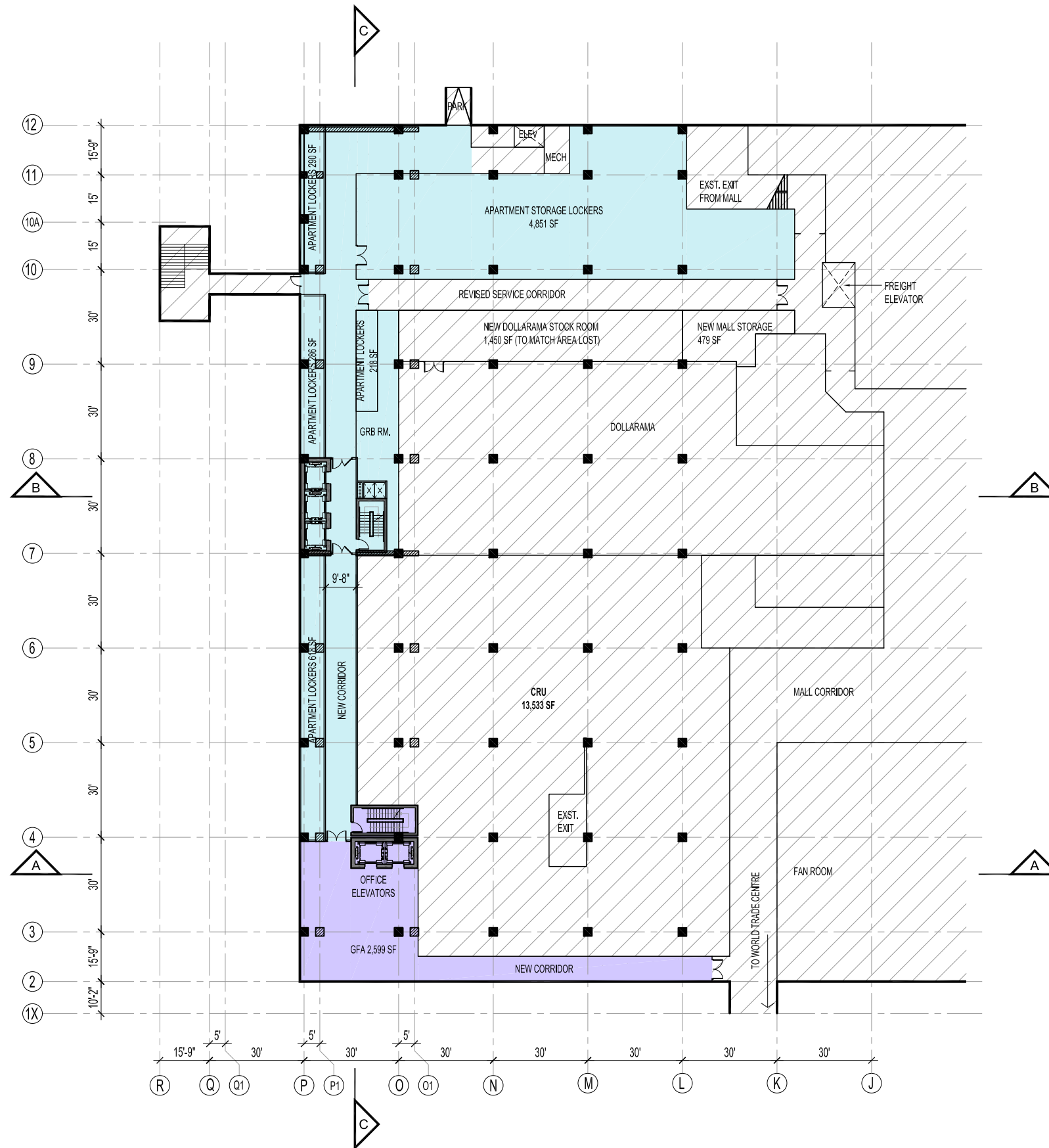


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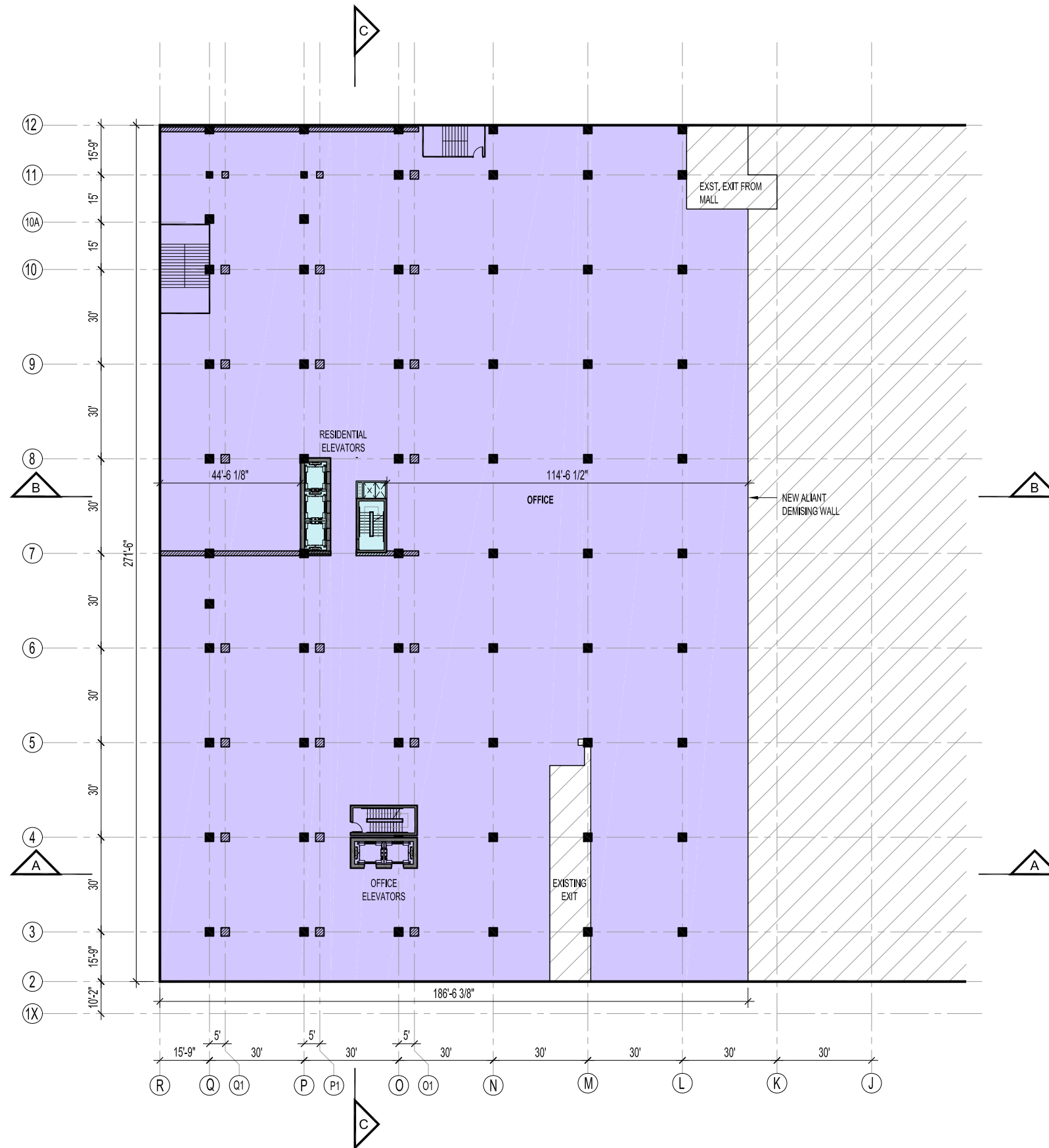


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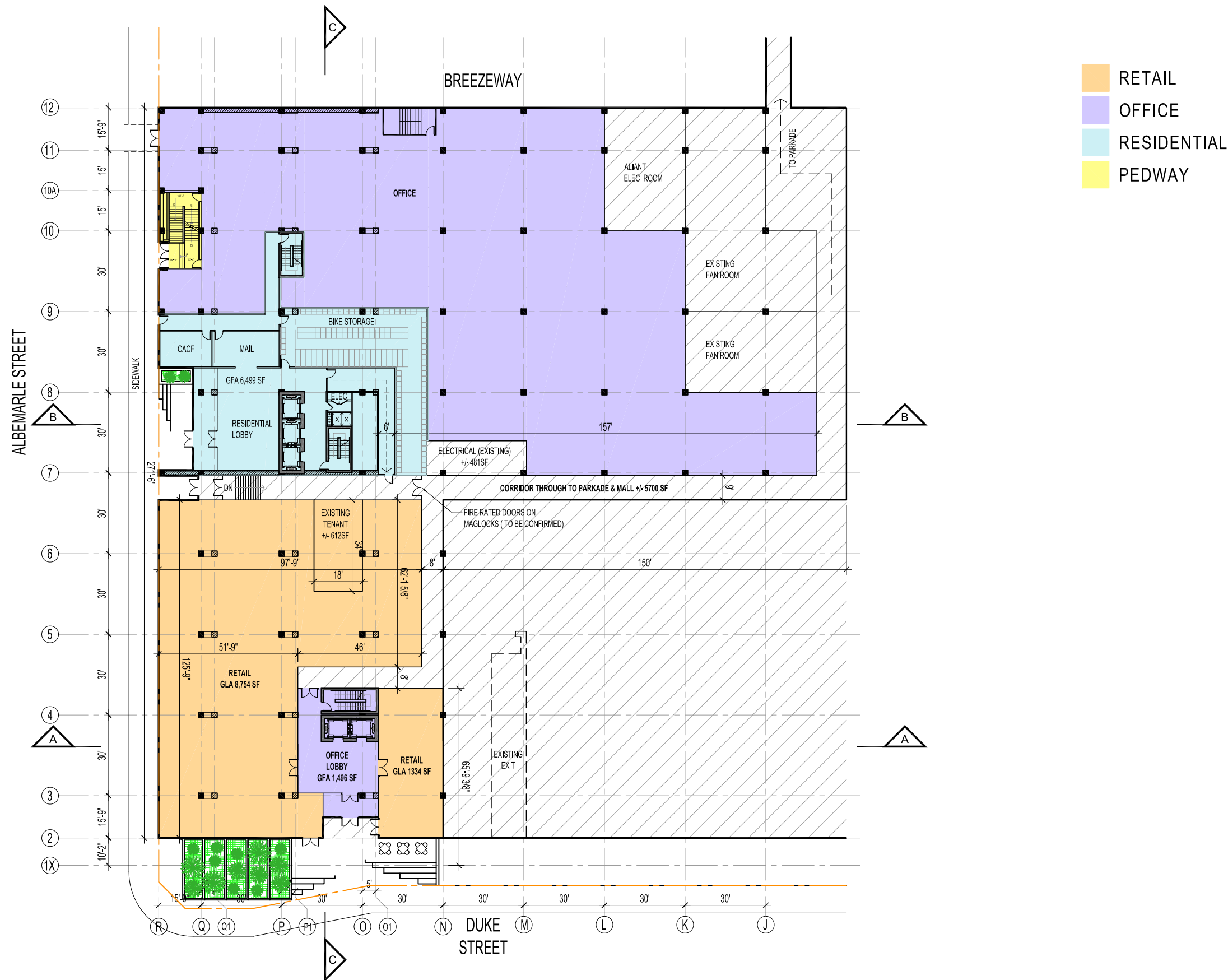




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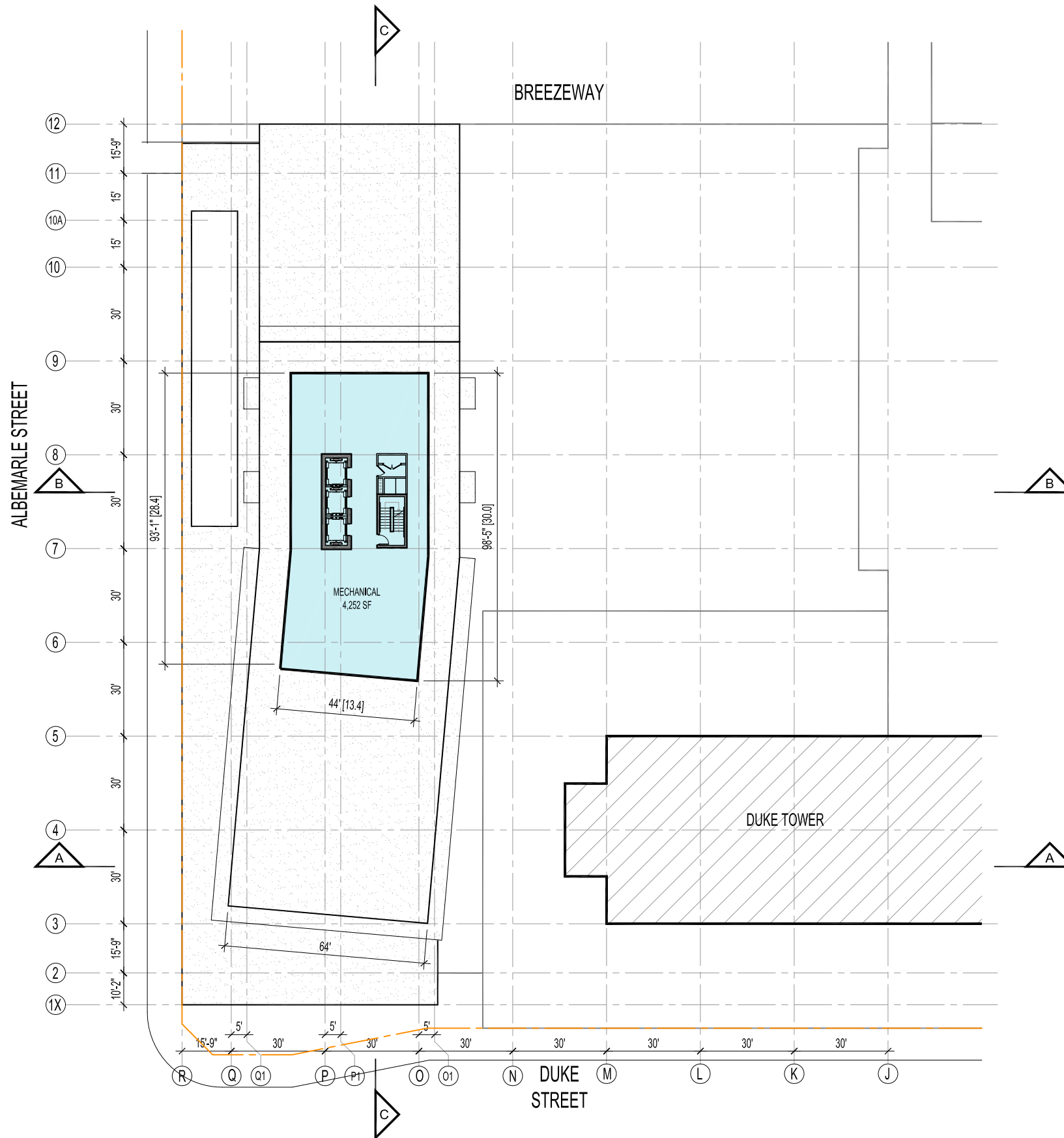
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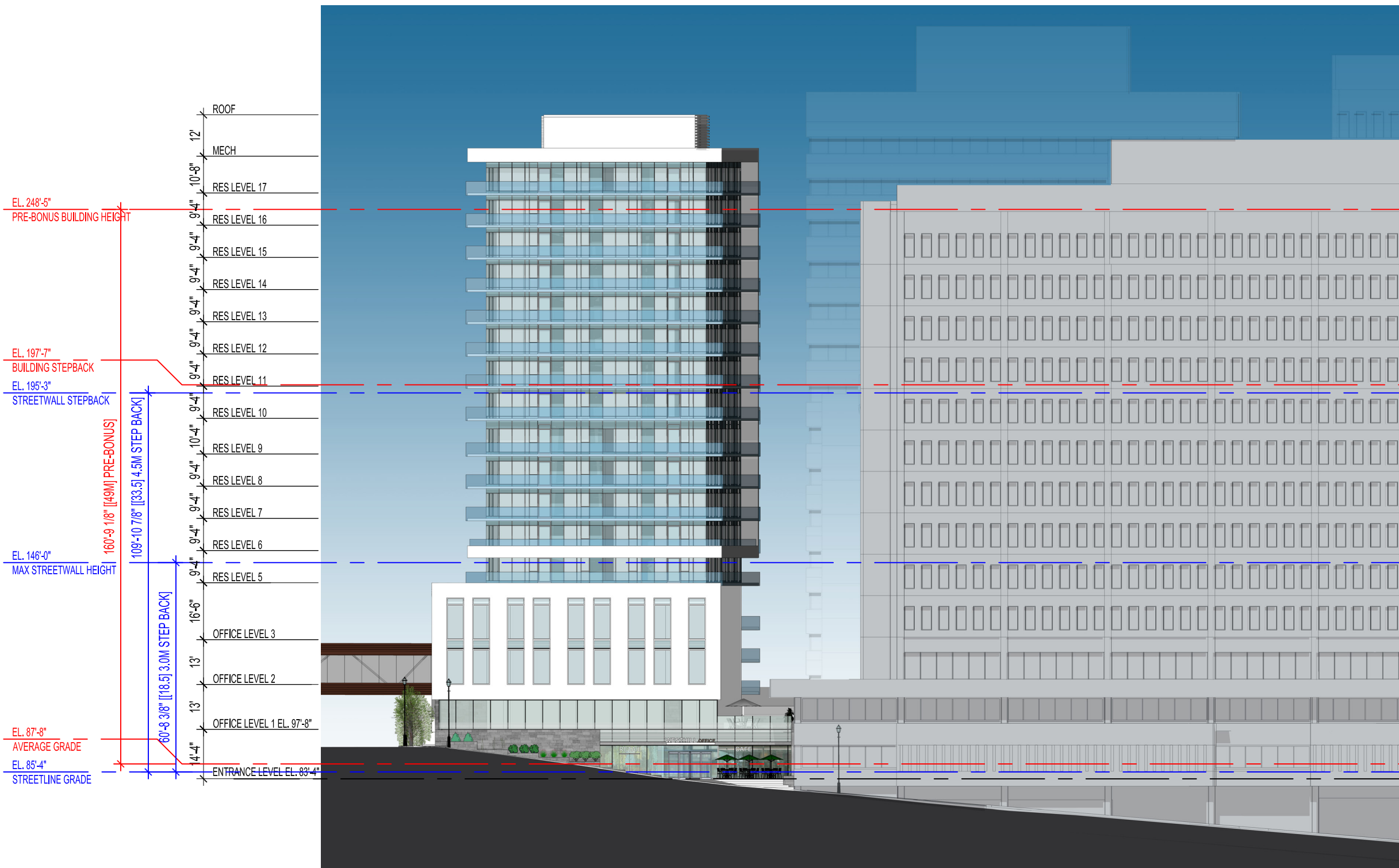
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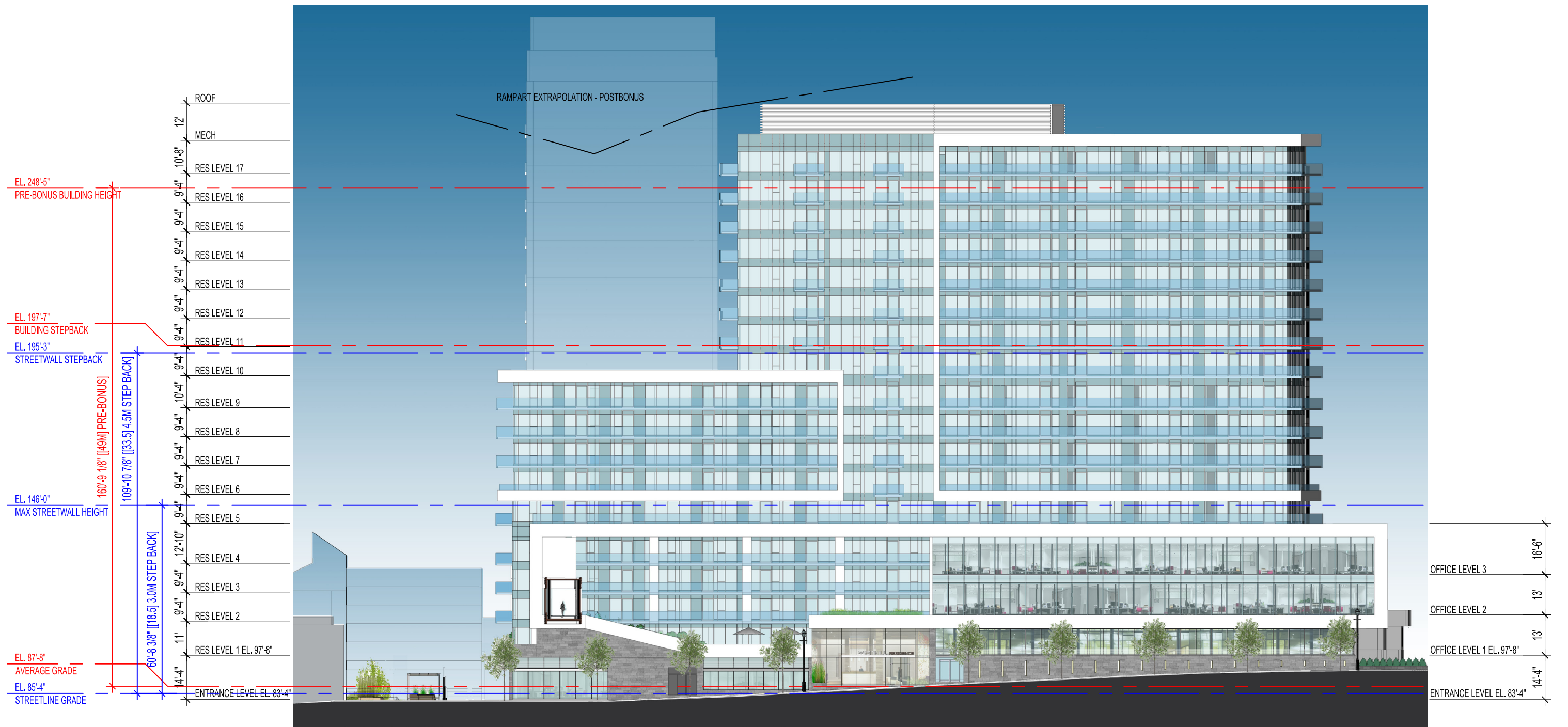


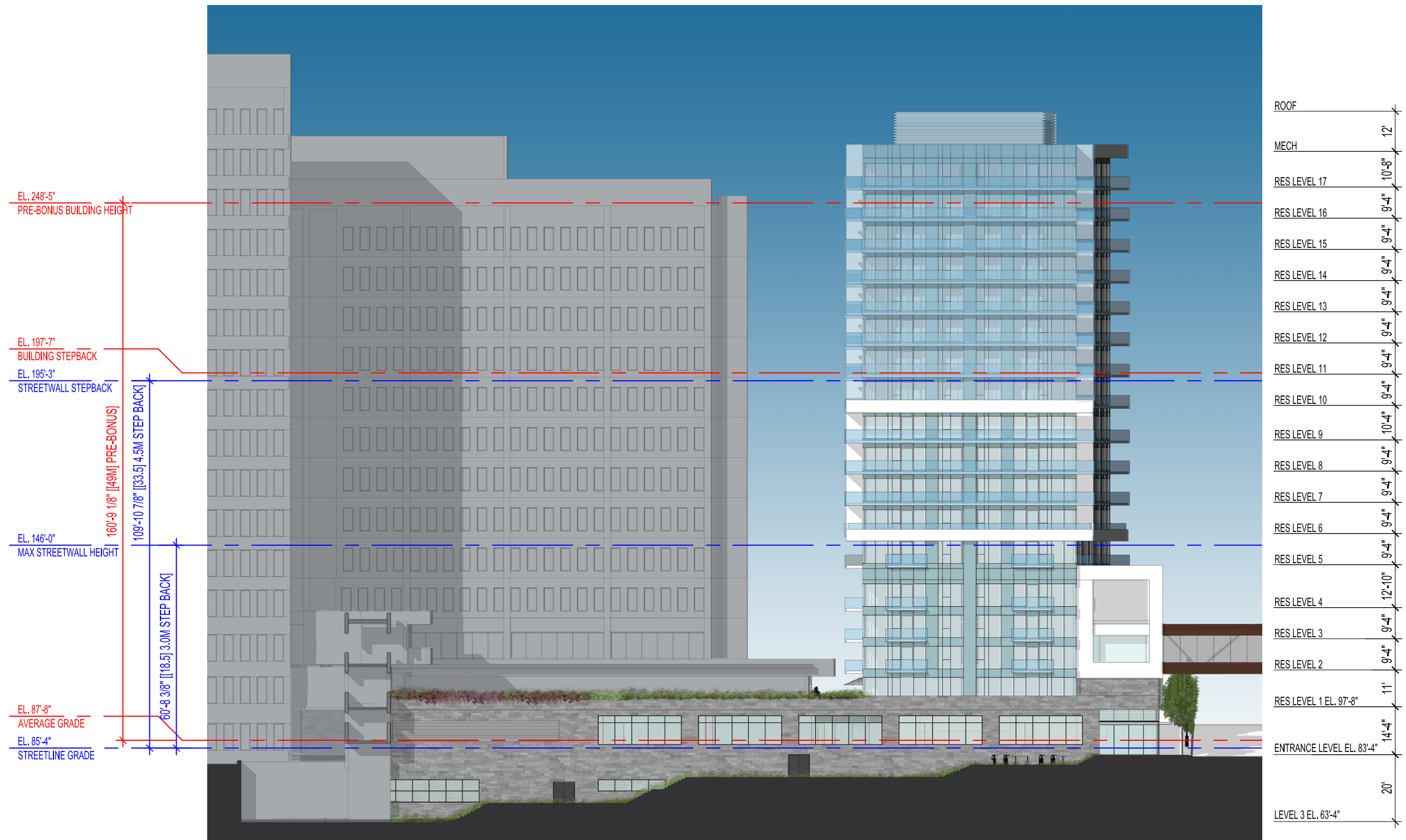
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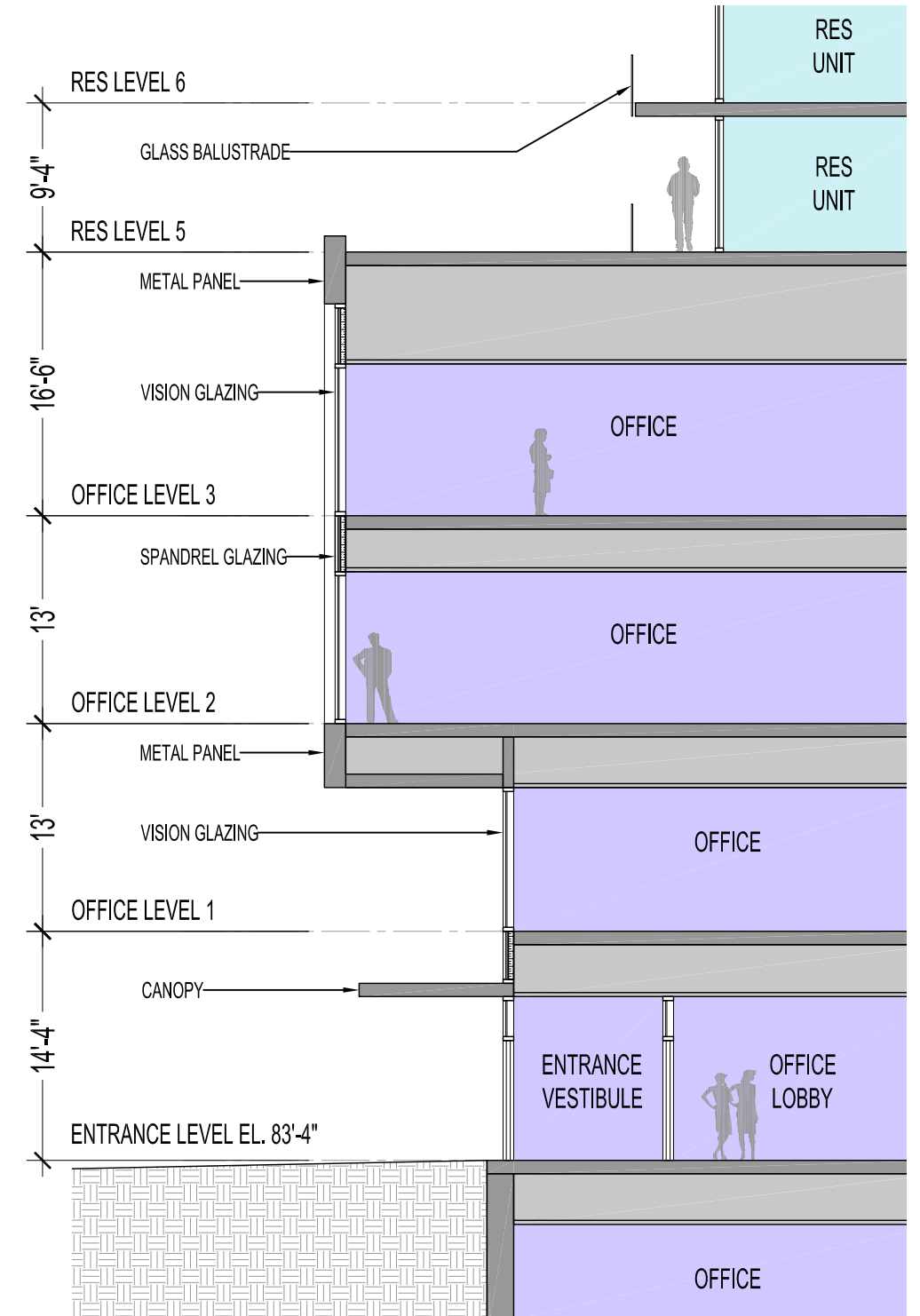
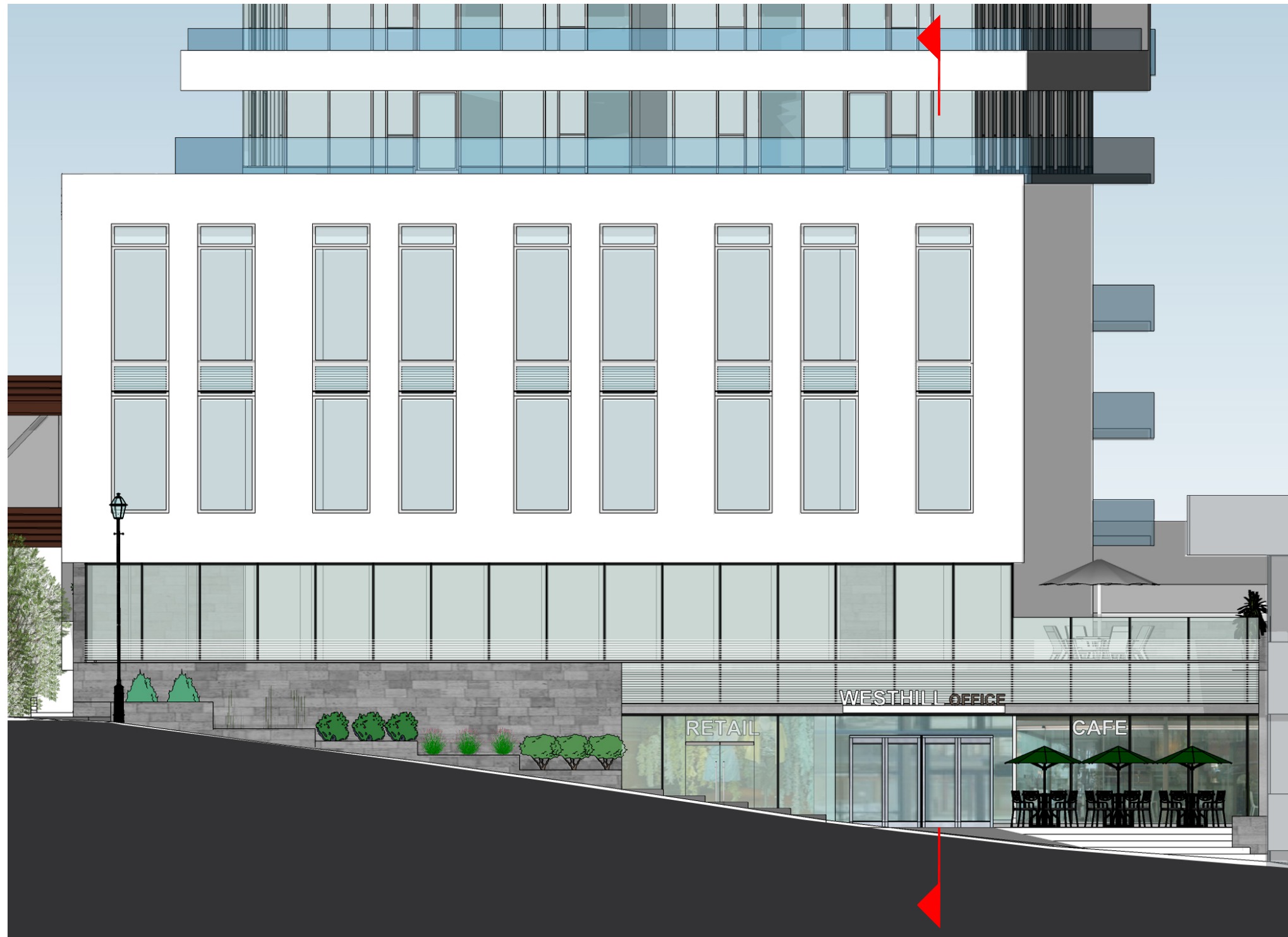
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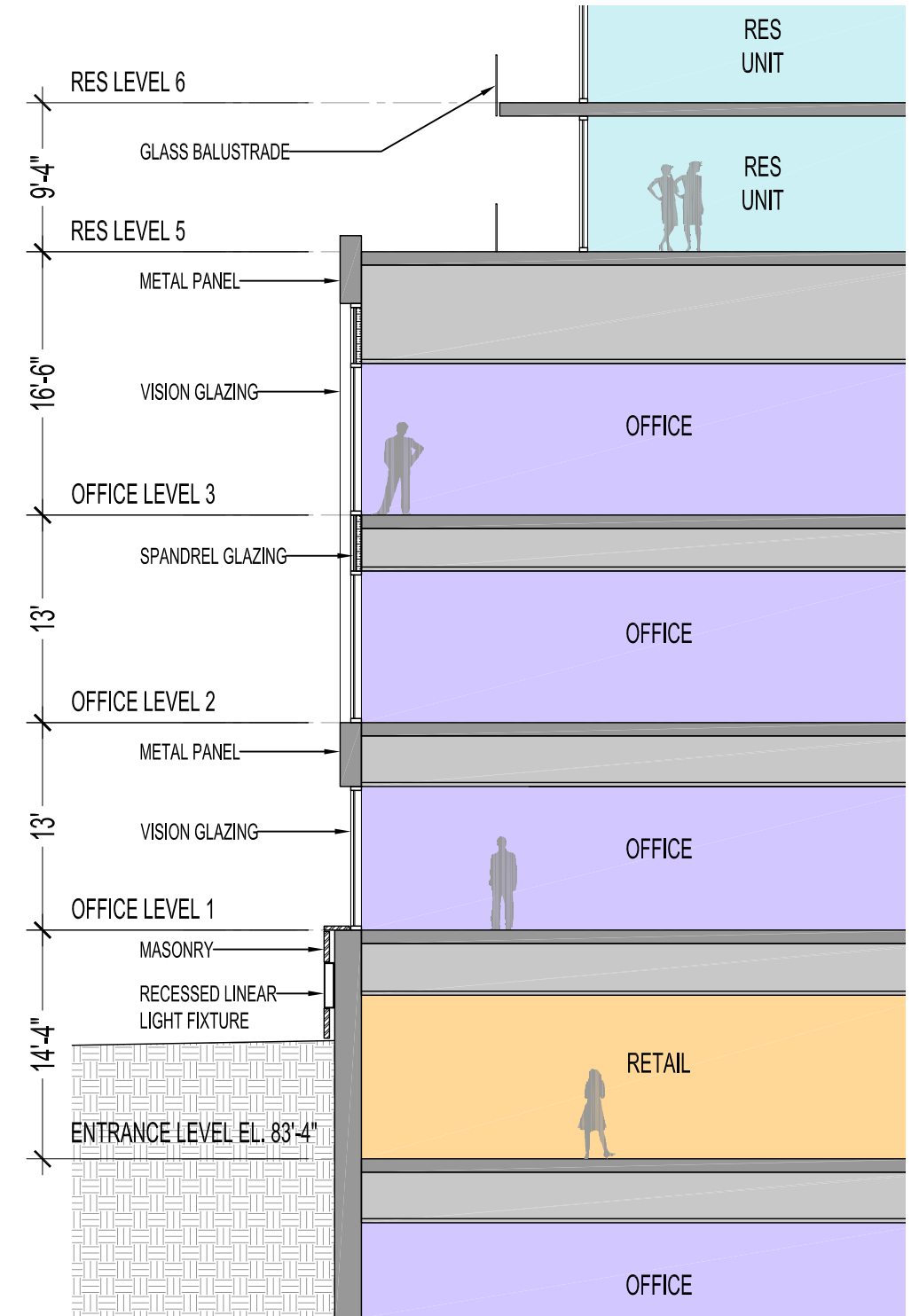
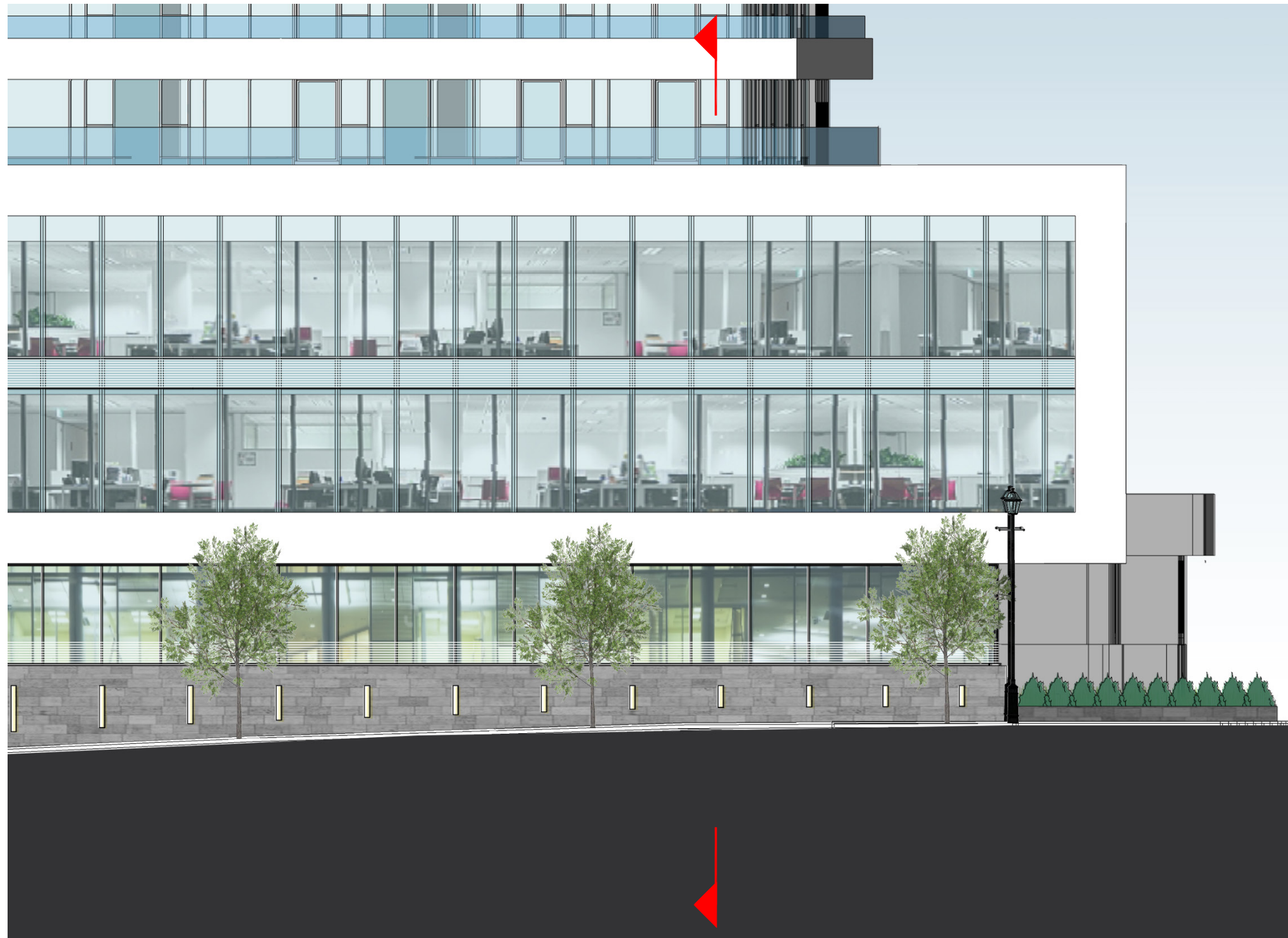




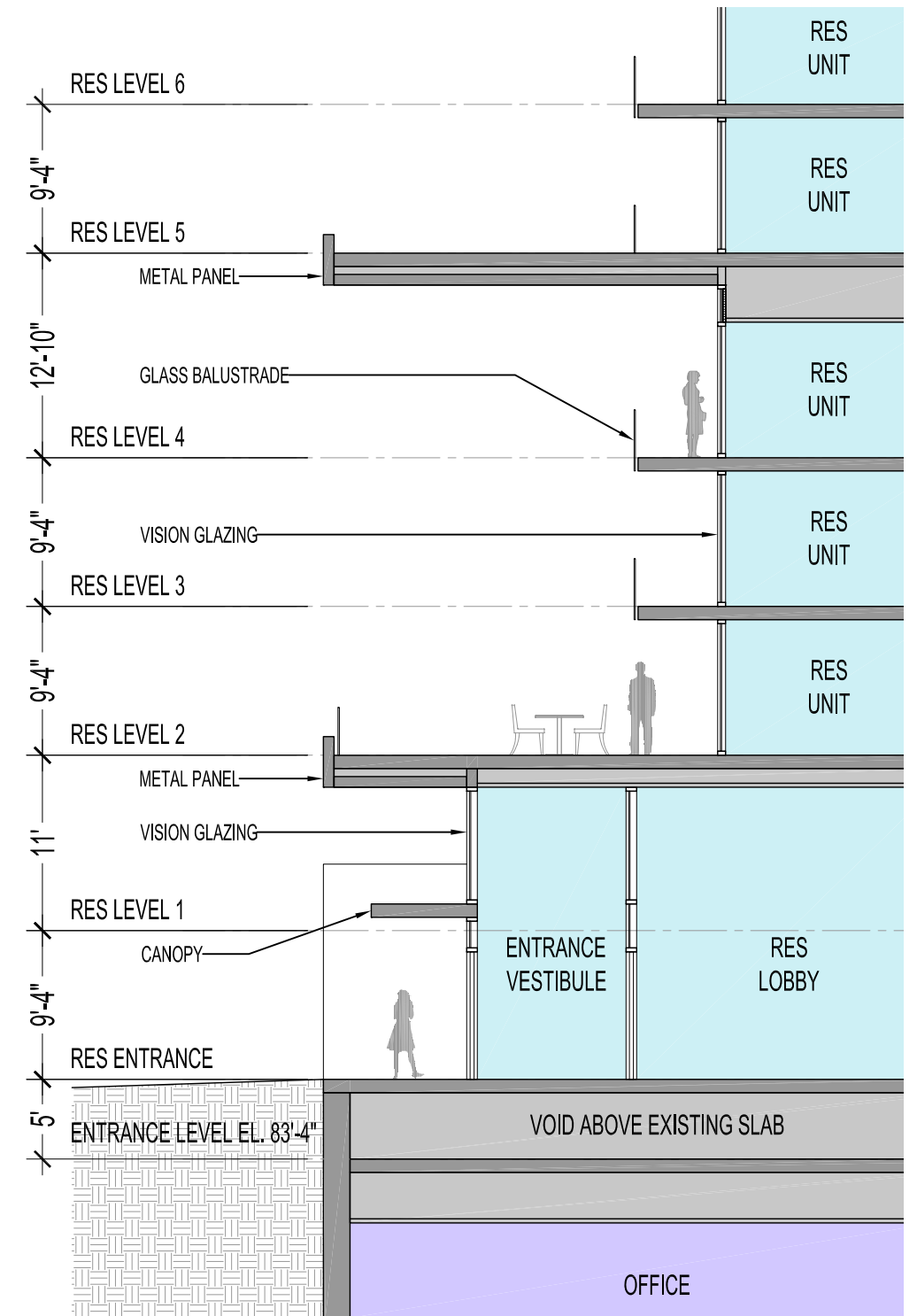




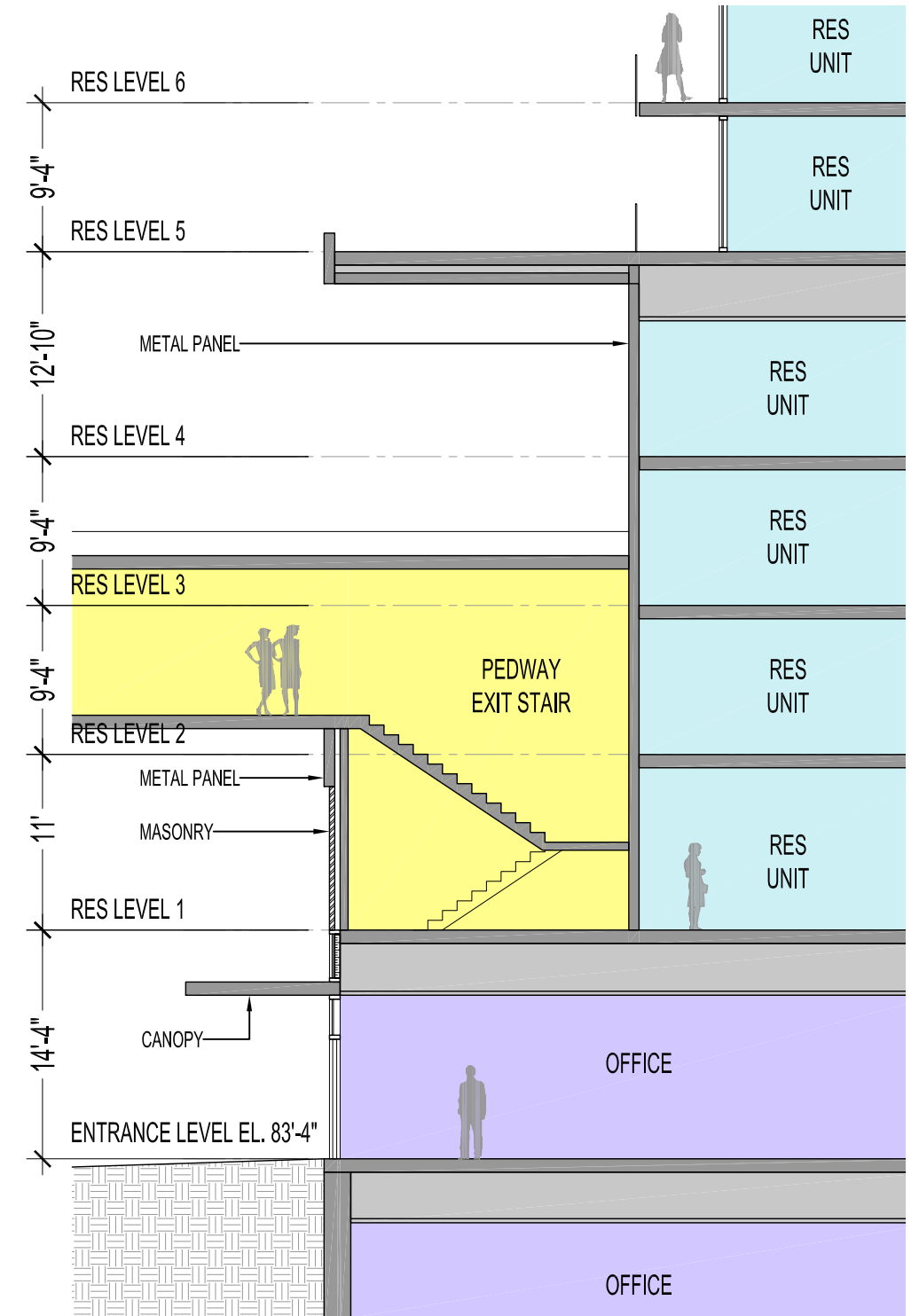
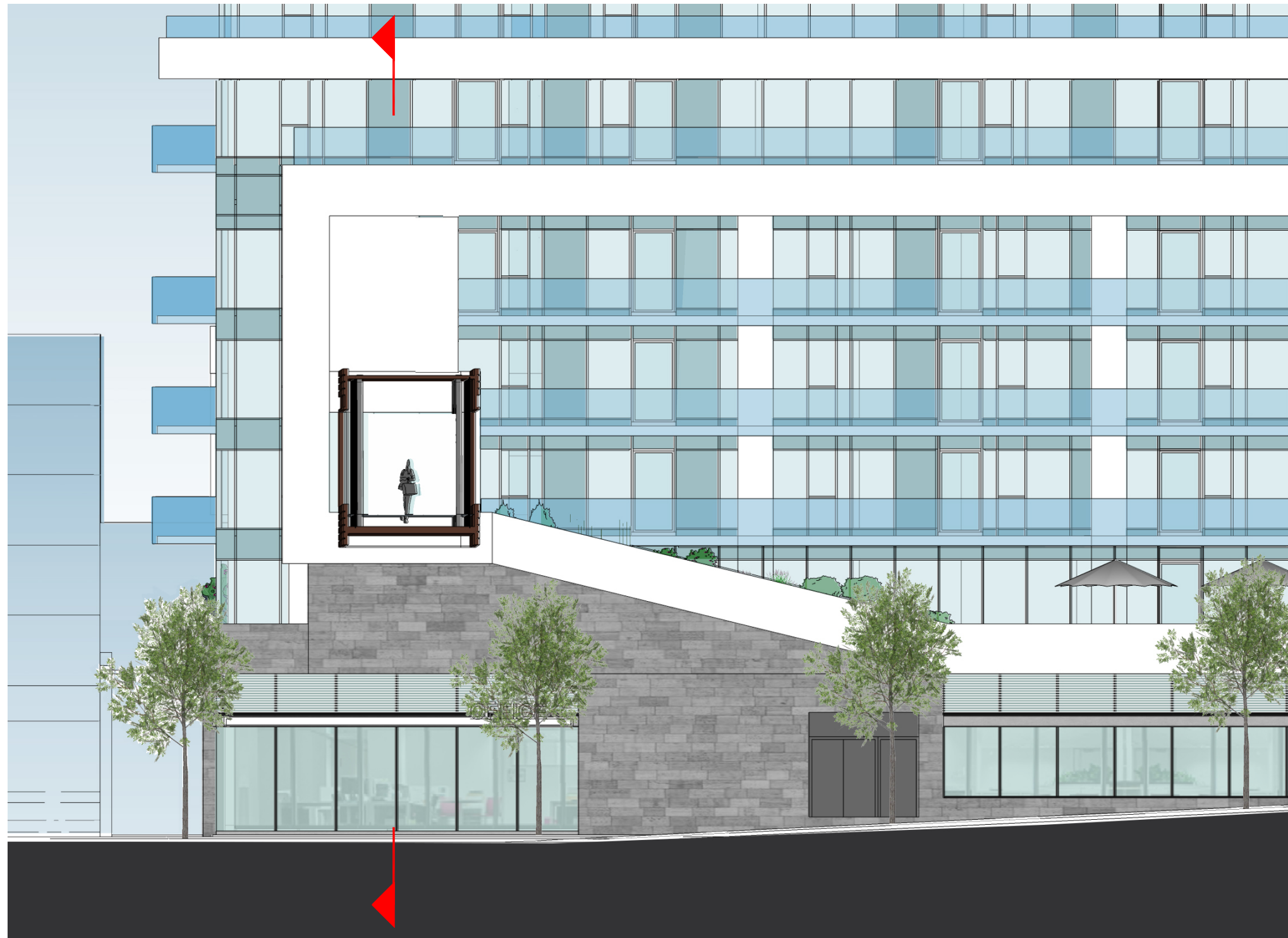


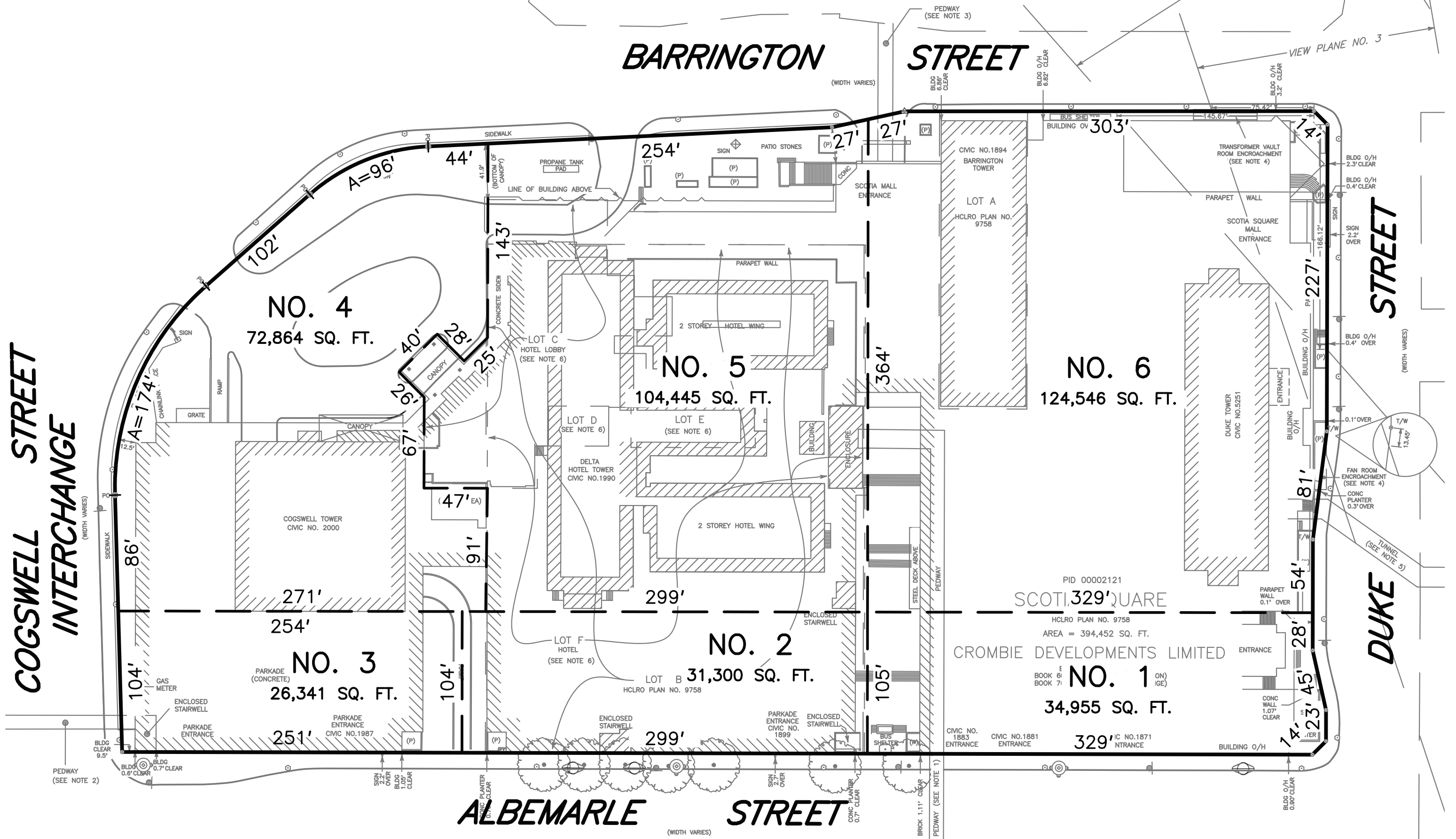


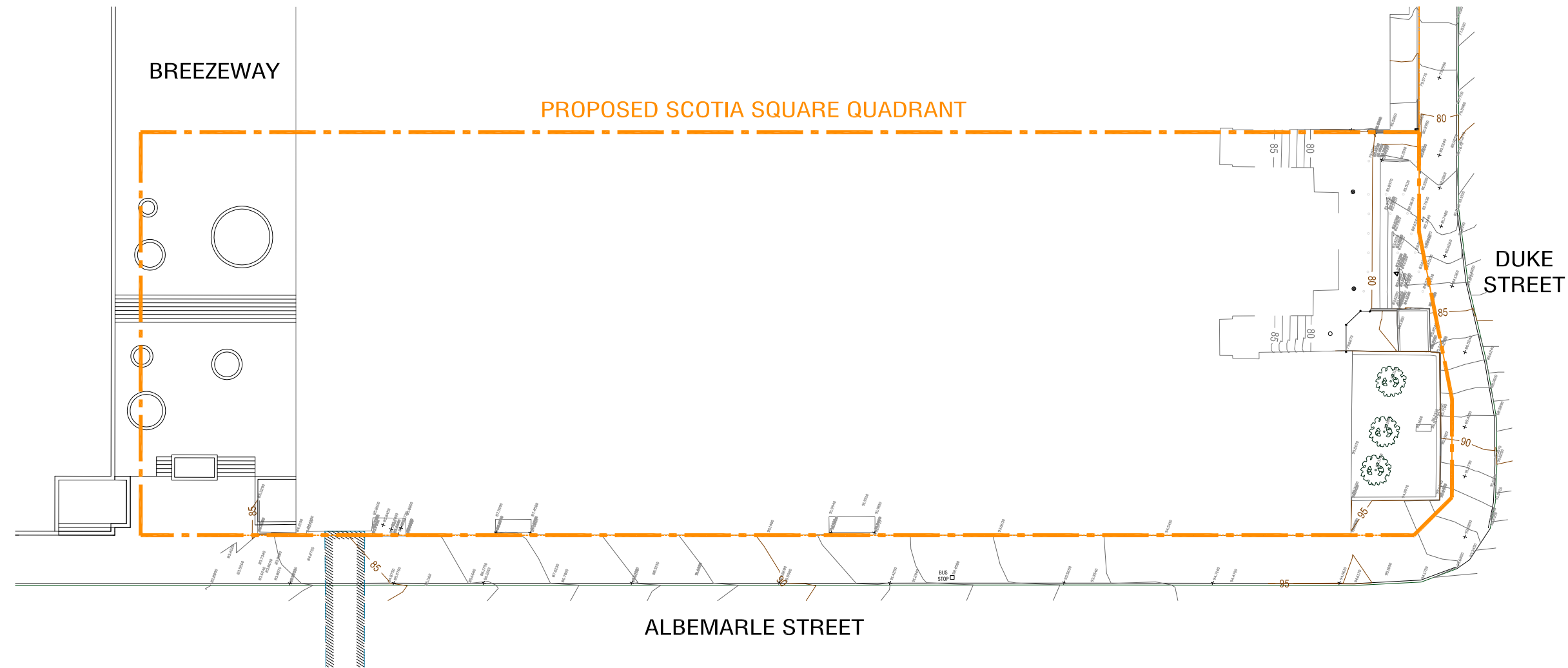




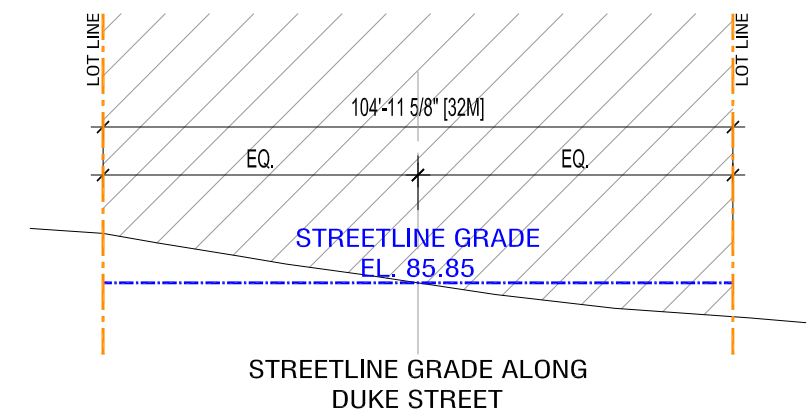
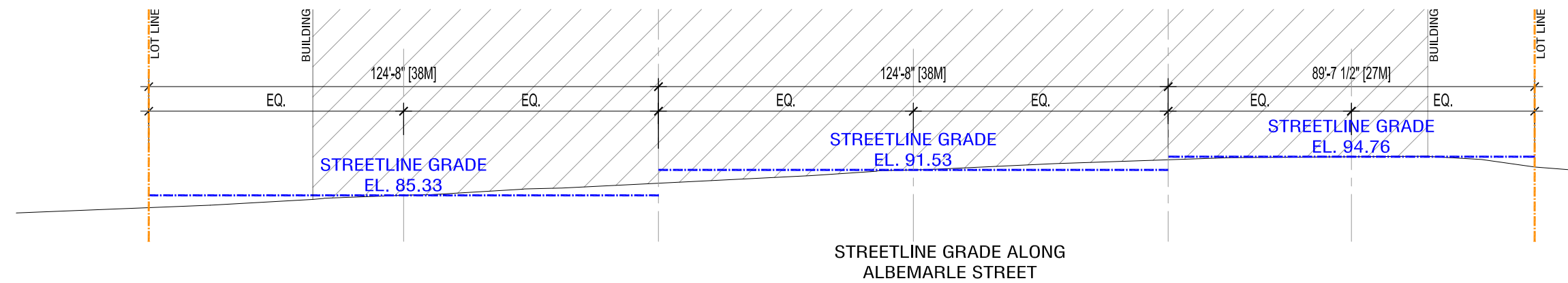


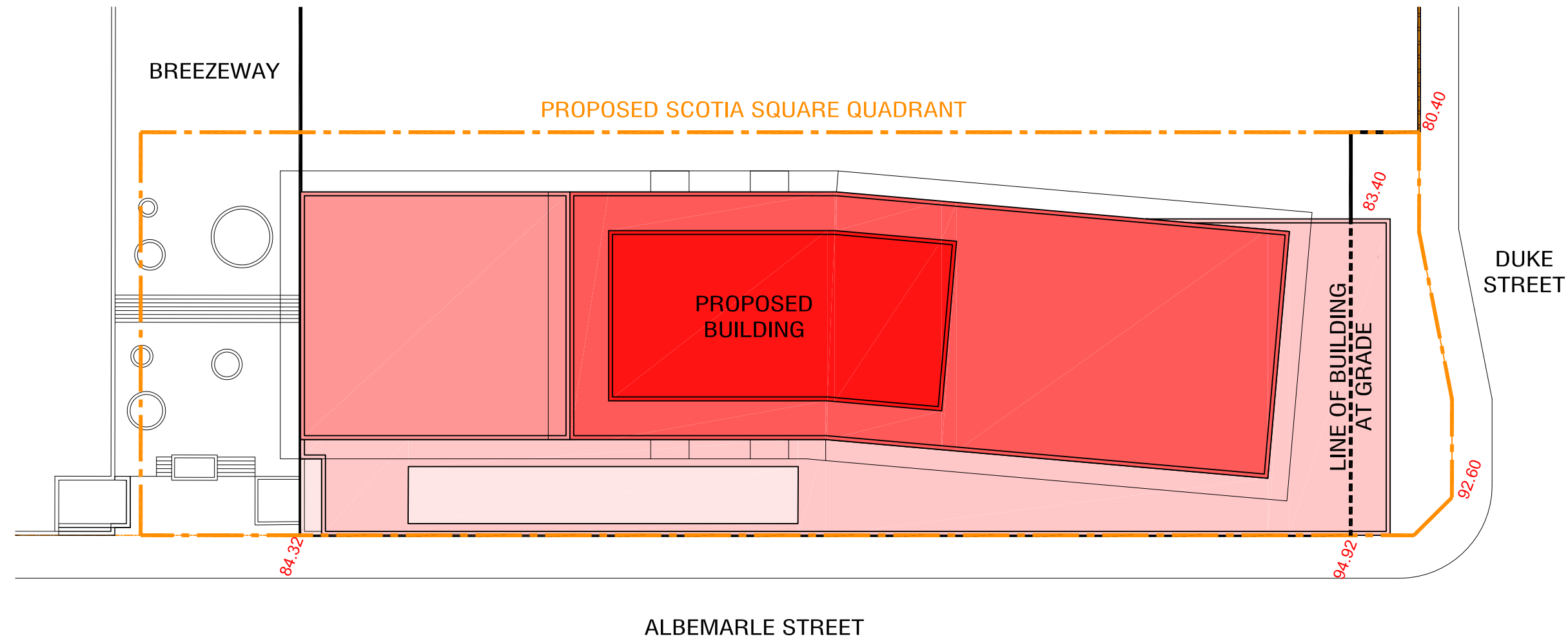






- STREETLINE - LOT LINE
- LOWEST STREETLINE GRADE - **EL. 85.33**
- MAXIMUM STREETWALL HEIGHT - **EL. 146.03**
18.5M / 60.70' AS PER LAND USE BY-LAW MAP 7
- STREETWALL STEPBACK ABOVE STREET WALL
MIN. 3M BETWEEN 18.5M / 60.70' AND 33.5M / 109.91' IN HEIGHT
BETWEEN EL. 146.03 AND EL. 195.24
MIN. 4.5M ABOVE 33.5M / 109.91' IN HEIGHT
ABOVE EL. 195.24



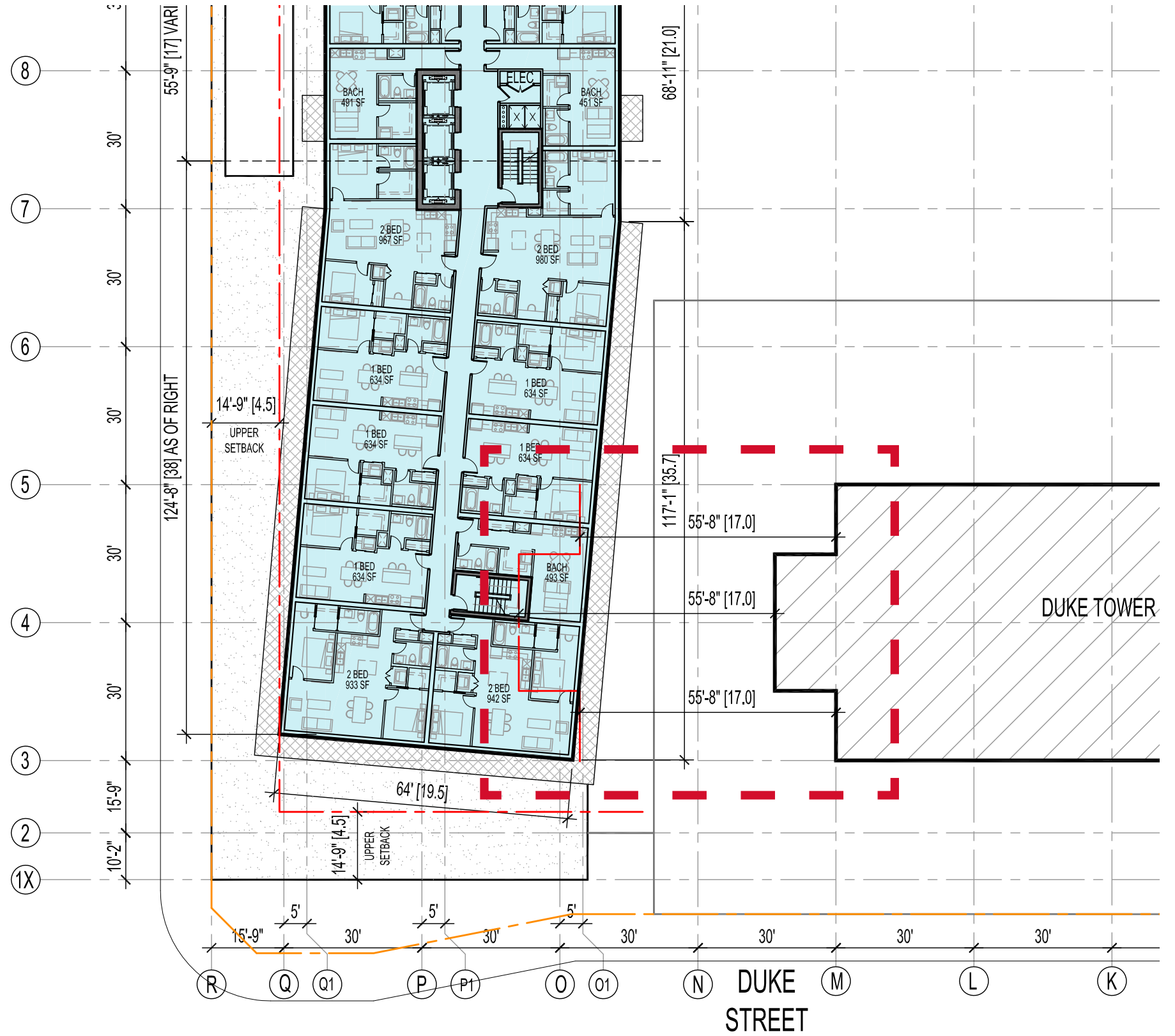
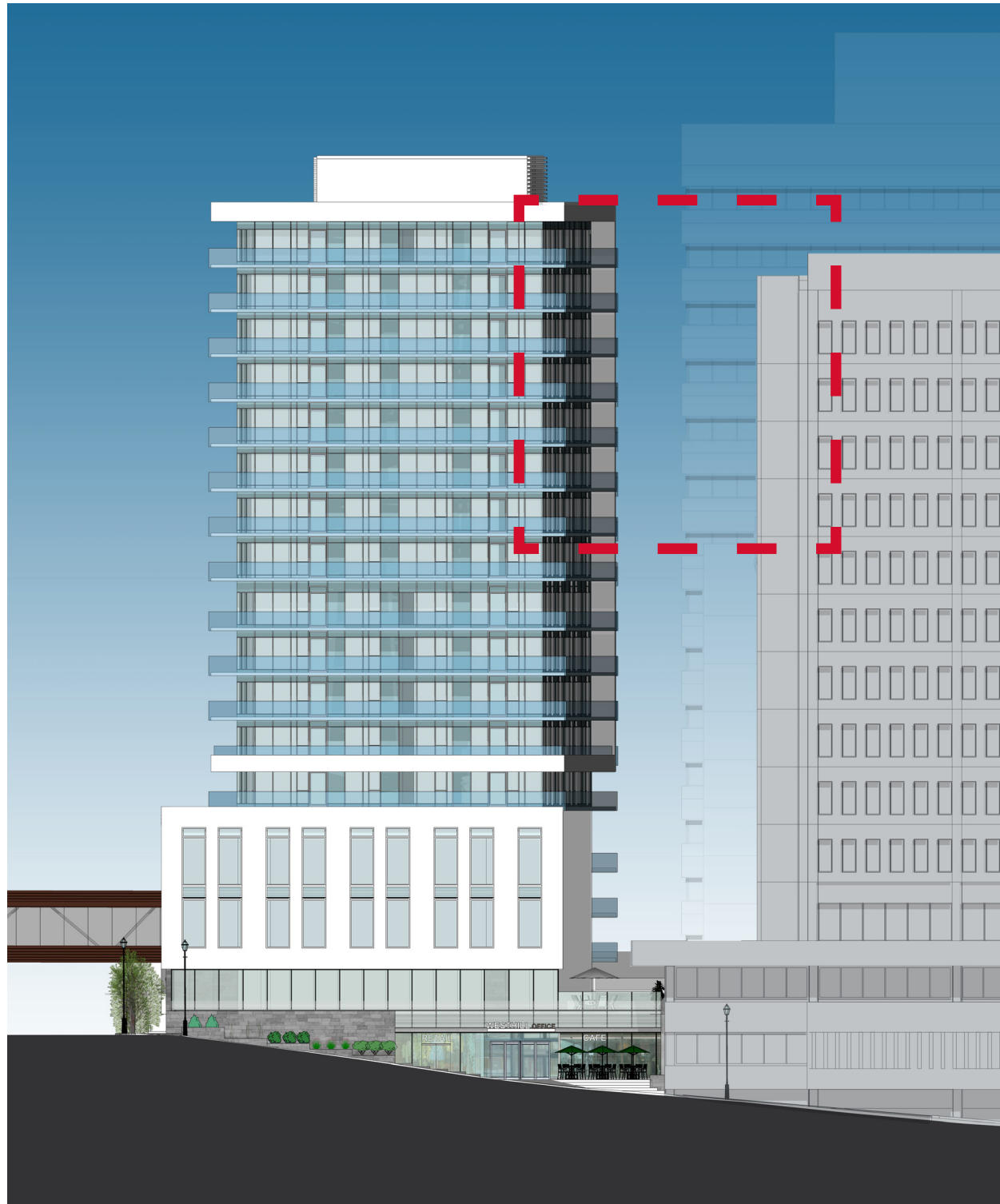


FINISHED ELEVATION HIGH POINT - EL. 94.92
 FINISHED ELEVATION LOW POINT - EL. 80.40
 AVERAGE GRADE - EL. 87.66

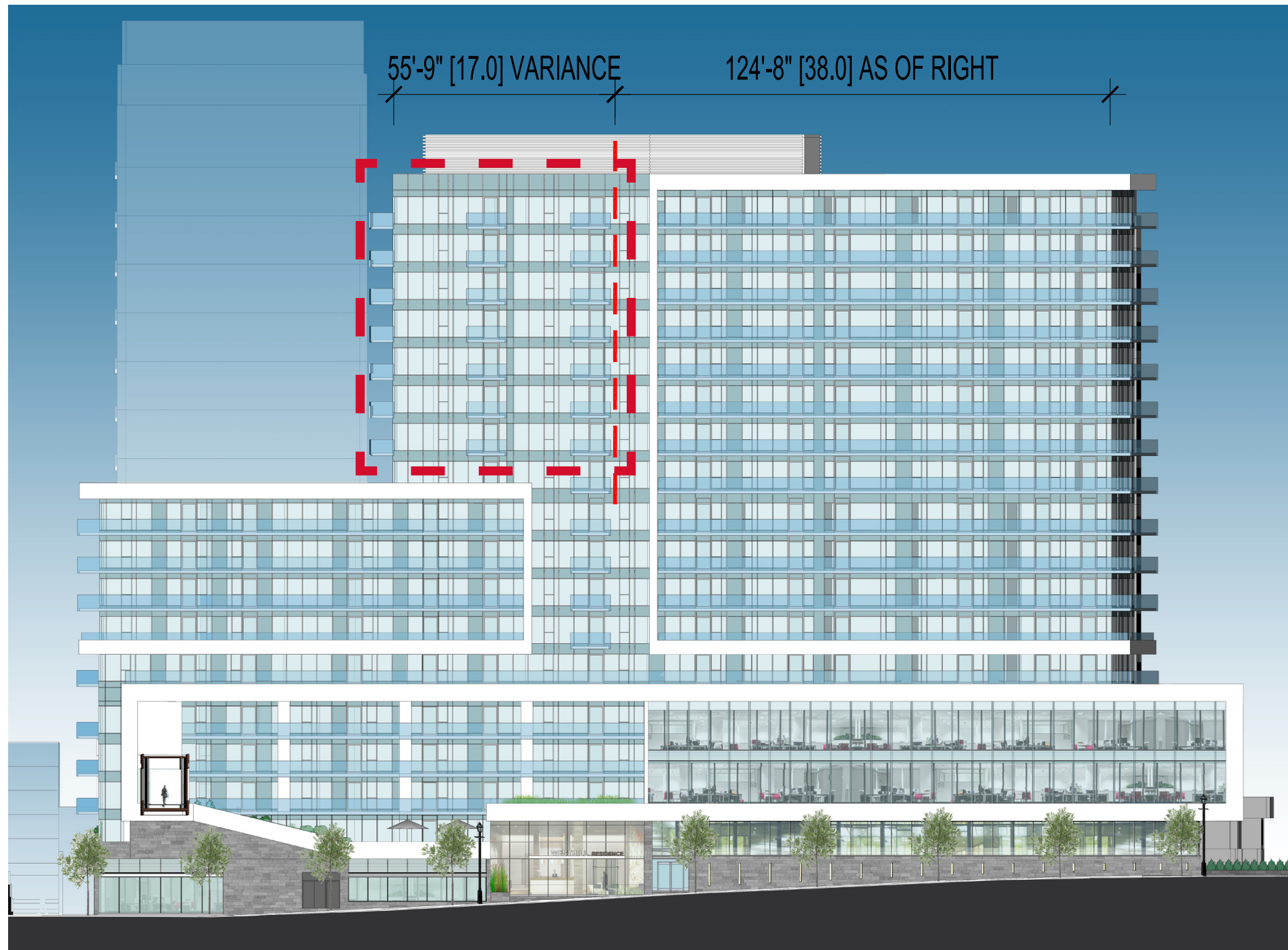
PRE-BONUS BUILDING HEIGHT - EL. 248.42
 49M / 160.76' AS PER LAND USE BY-LAW MAP 4

POST-BONUS BUILDING HEIGHT - RAMPART MAXIMUM
 AS PER LAND USE BY-LAW MAP 5

HIGHRISE BUILDING SETBACKS AND STEP BACKS - EL. 248.42
 MIN. 17M SEPARATION ABOVE 33.5M / 109.91' IN HEIGHT
 MAX. WIDTH AND DEPTH OF 38M ABOVE 33.5M / 109.91' IN HEIGHT



Downtown Halifax Land Use By-Law
 High-Rise Buildings - Building Setbacks and Stepbacks
 (8) Any portion of a high-rise building above a height of 33.5 metres shall be separated a minimum of 17 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.

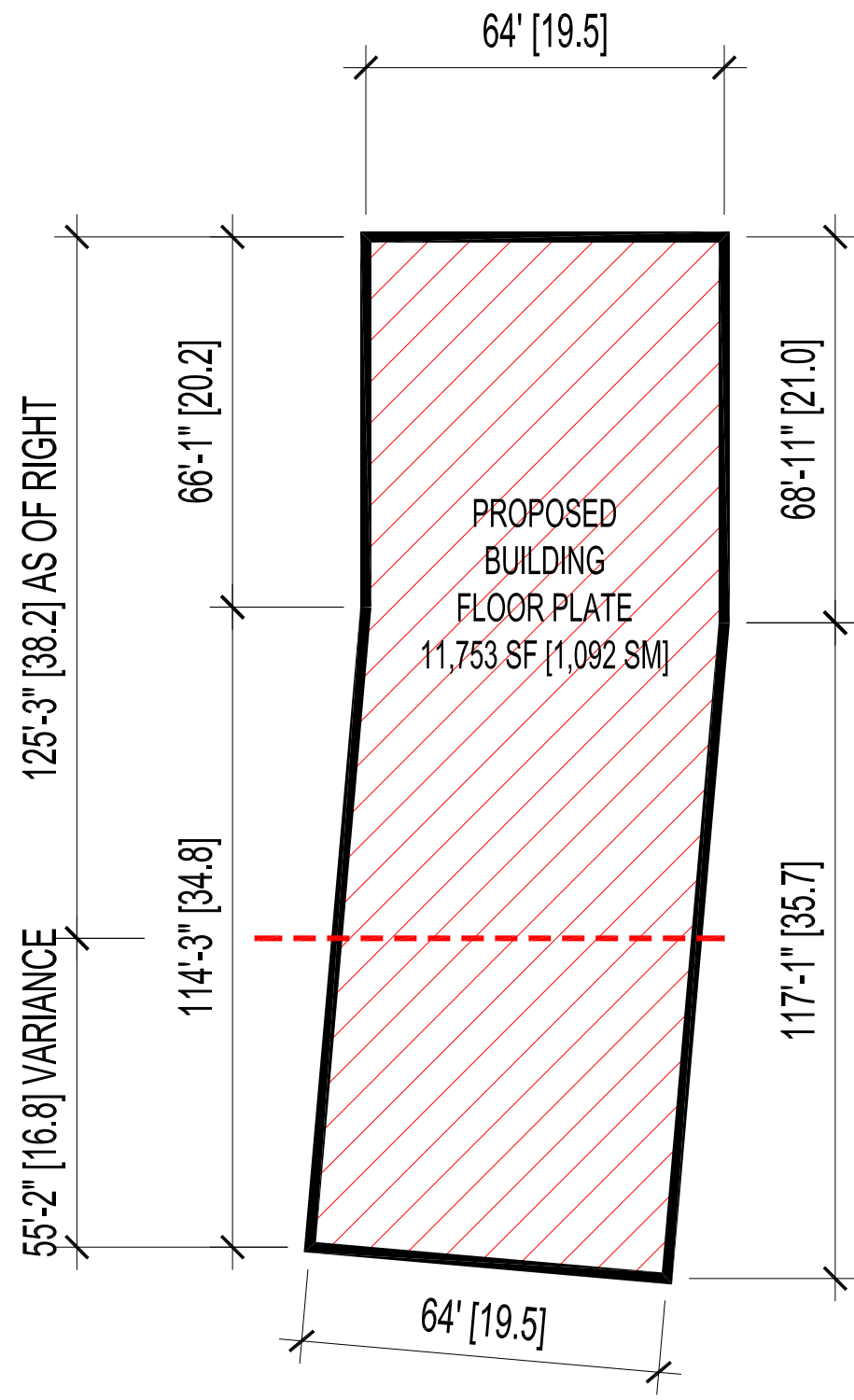
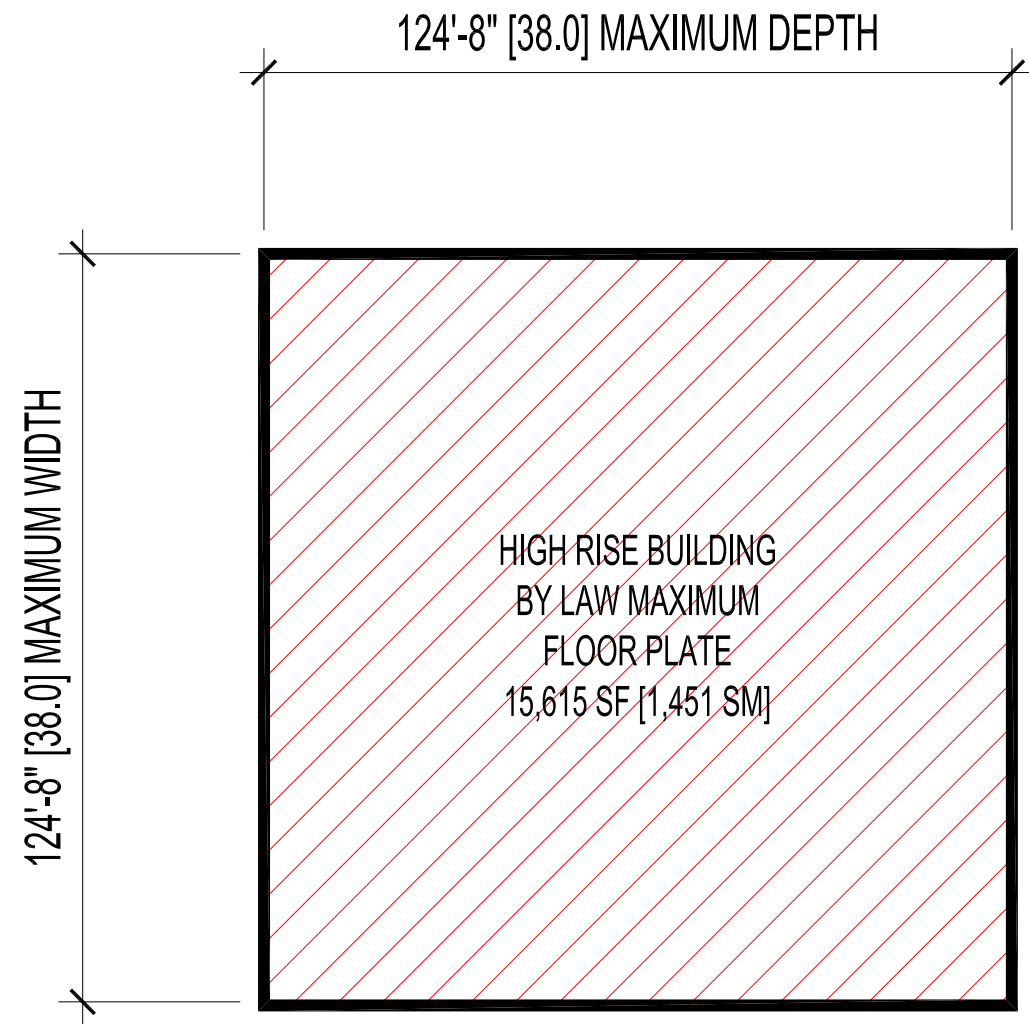


Downtown Halifax Land Use By-Law
 Building Setbacks and Stepbacks - High-Rise Buildings
 (10) Any portion of a building above a height of 33.5 metres shall be a maximum width of 38 metres and a maximum depth of 38 metres.









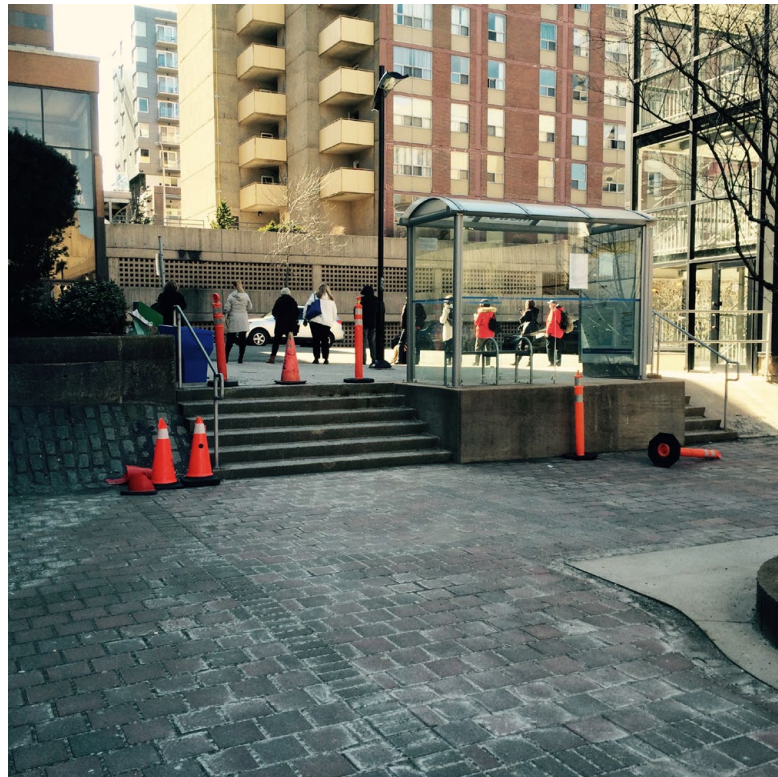
BY-LAW REQUIREMENT

PROPOSED BUILDING

SCOTIA SQUARE BREEZEWAY

April 19 2016

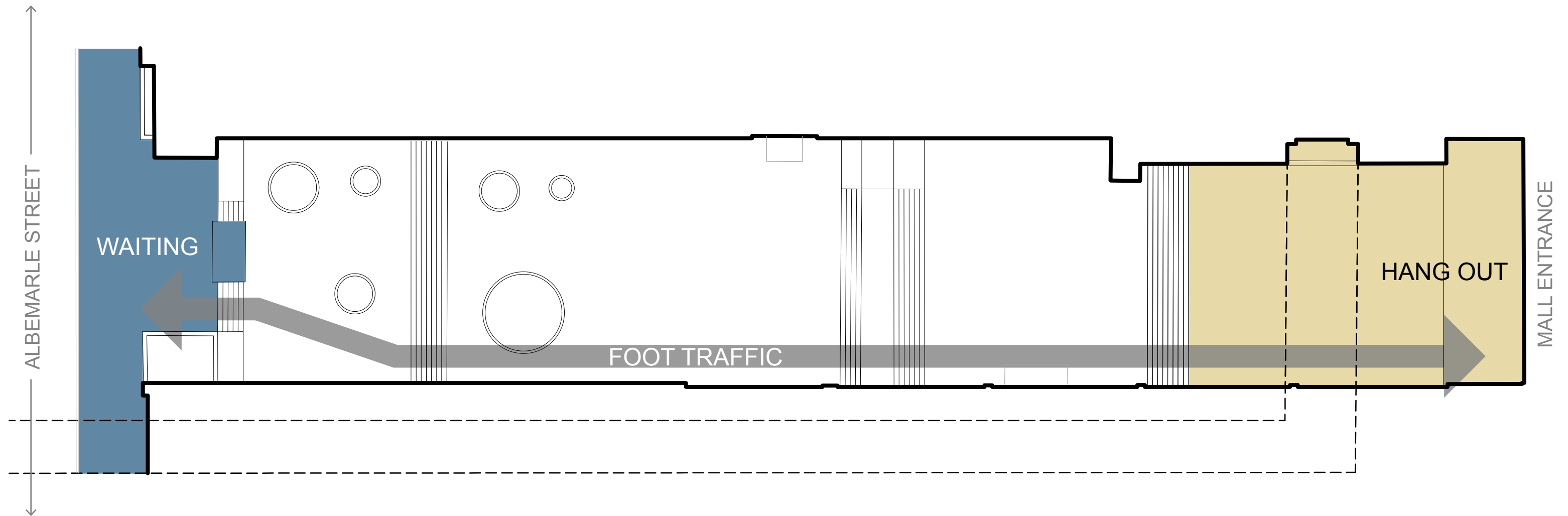




TODAY

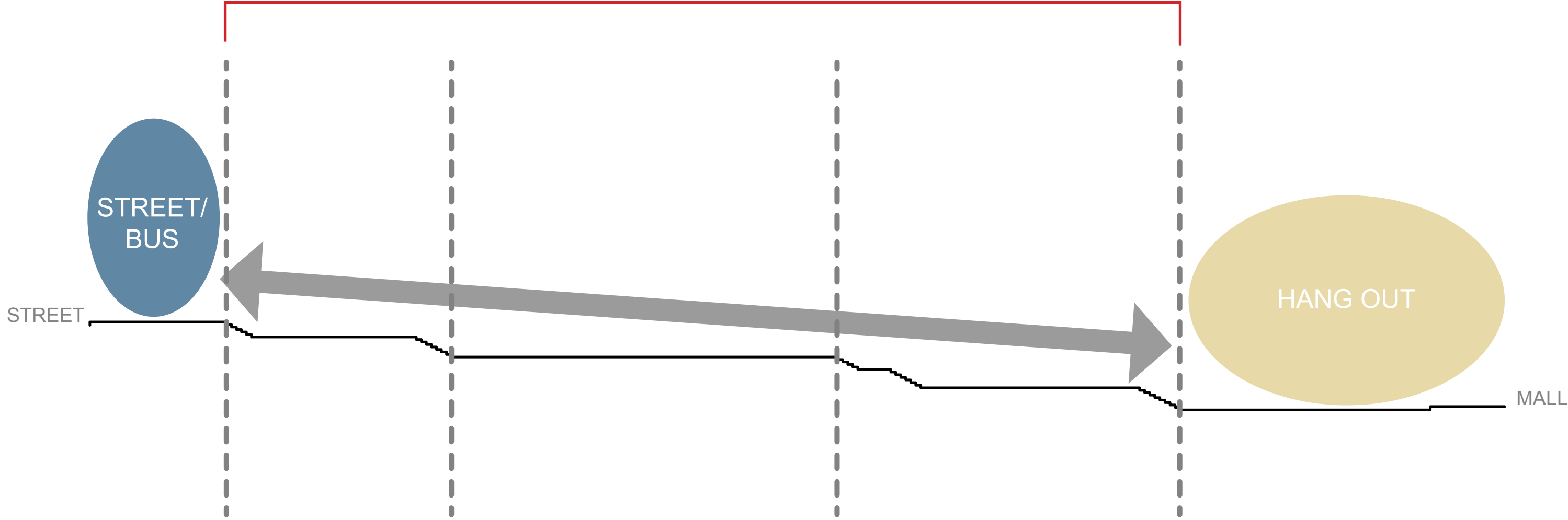


2 ACTIVITIES



DIVIDED INTO PLATFORMS

NOTHING GOING ON HERE.

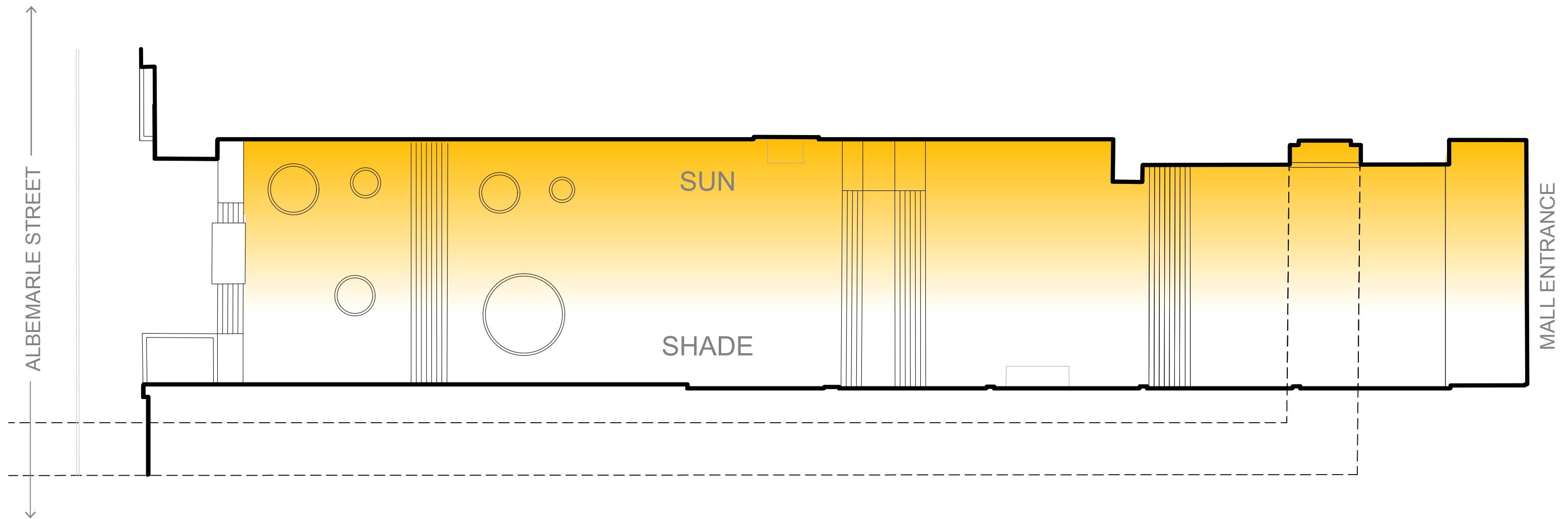




THE ENVIRONMENT

SUN DIVIDES SPACE

ALWAYS A SUNNY SIDE



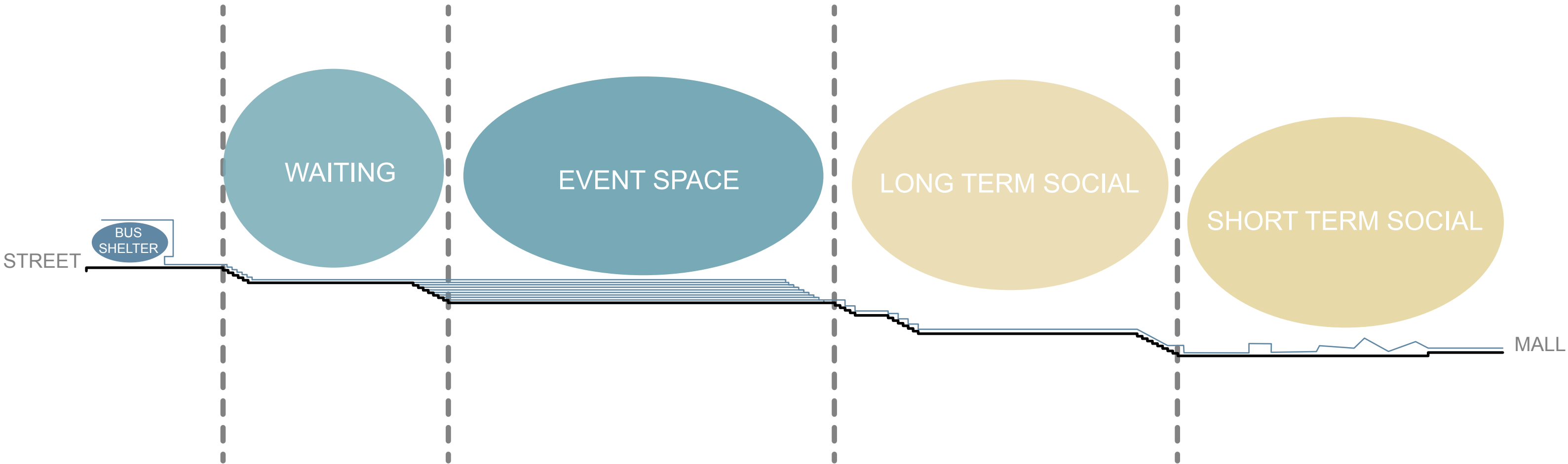


THIS CAN BE MORE THAN JUST A PATH?

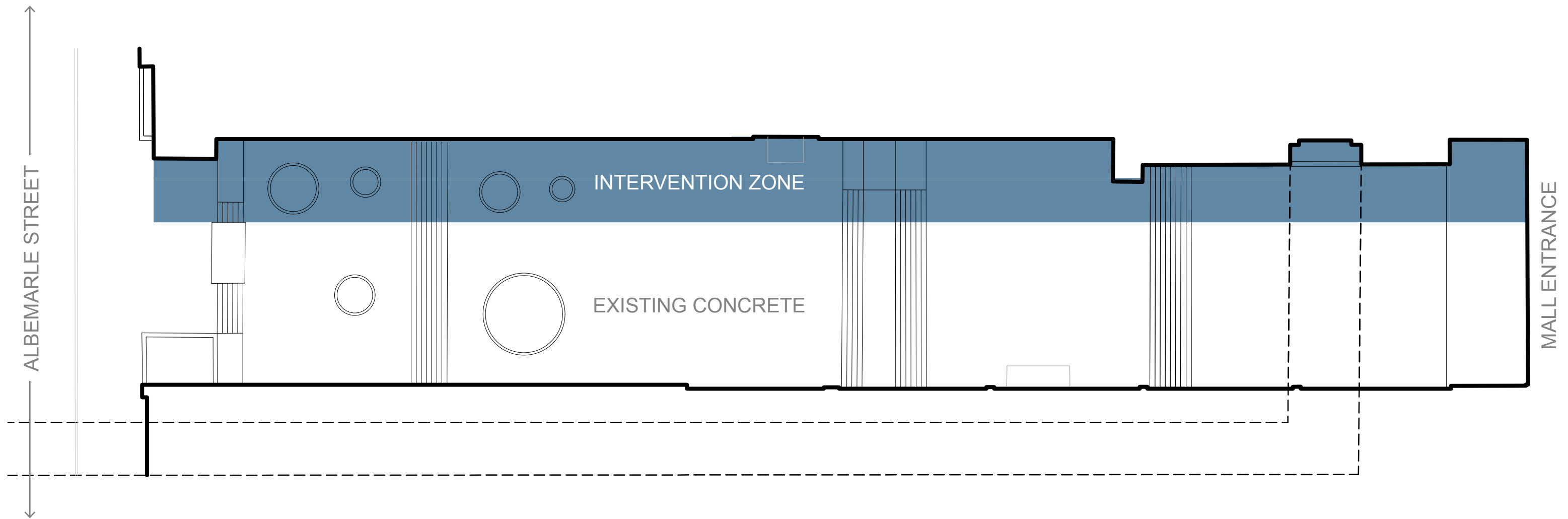
BRINGING PURPOSE

MEANDER UP THE TERRAIN

CONNECT STREET TO MALL ENTRANCE

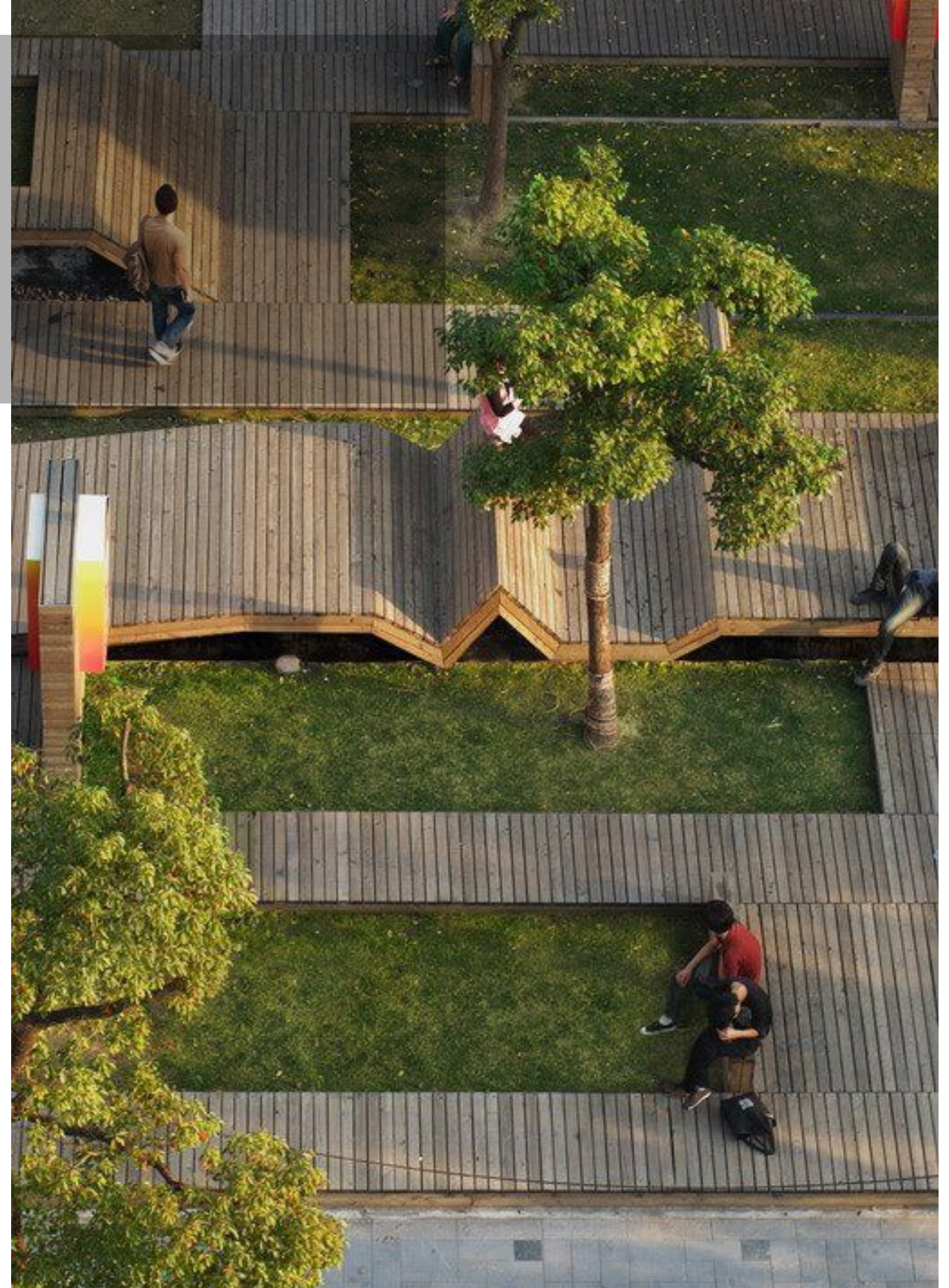


ALONG SUNNY SIDE



URBAN PRECEDENT

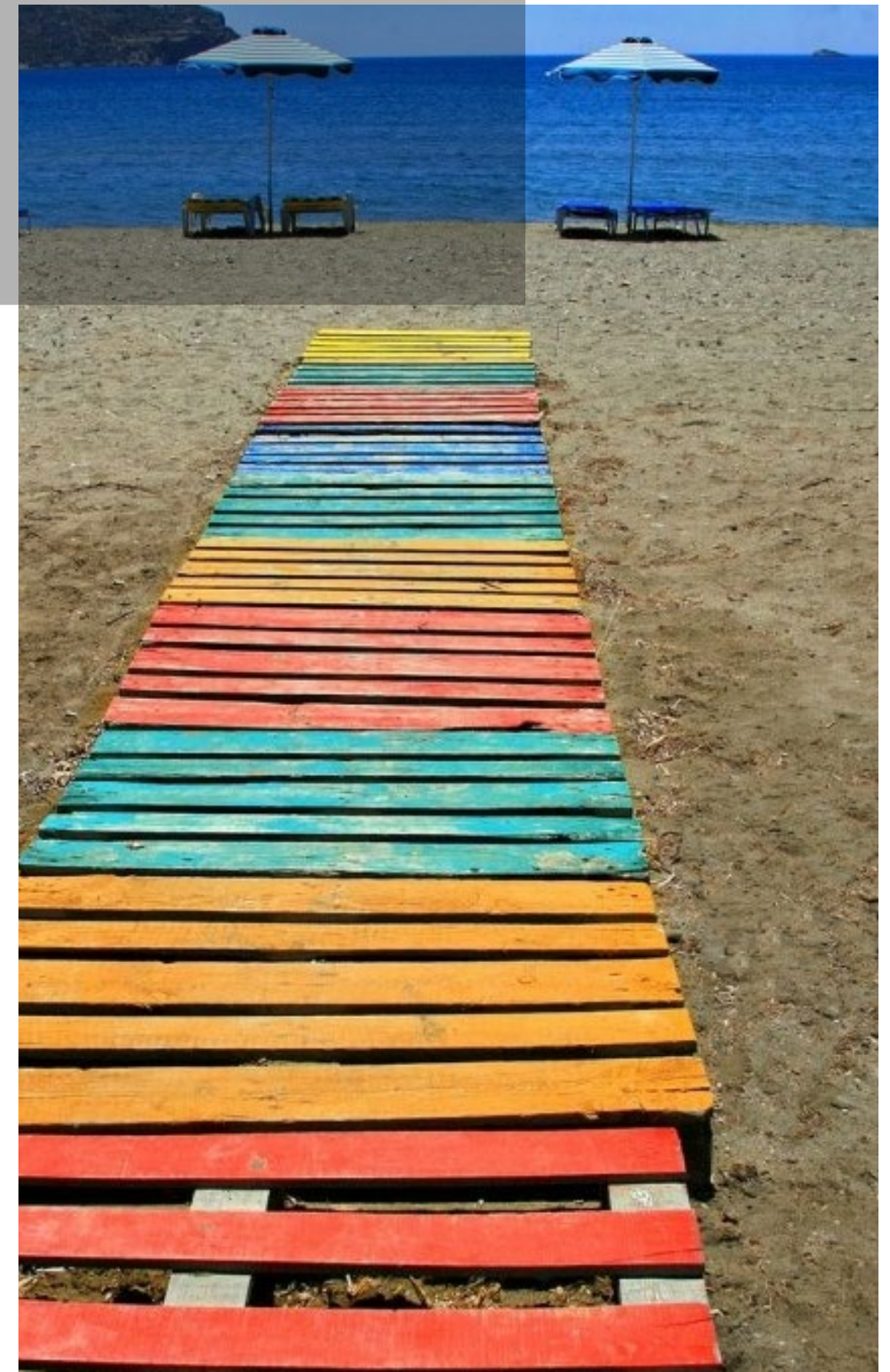
SOCIAL SPACES



SOCIAL SPACES

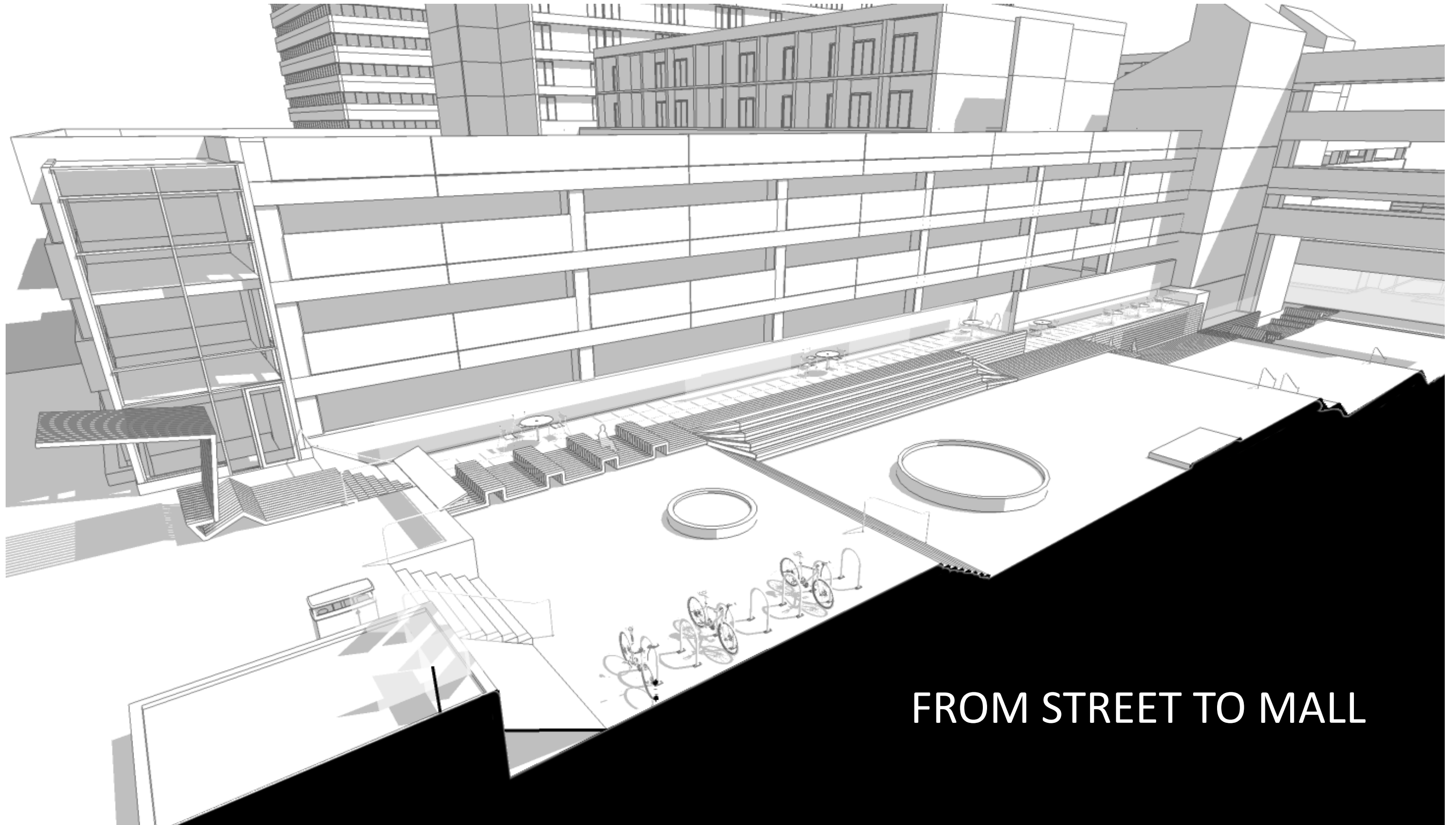


PLAYFUL



PROPOSED DESIGN

OPTION 1



FROM STREET TO MALL

Breakhouse®



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SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT
BREEZEWAY STUDY - OPTION 1

A WOODEN RIBBON



A BUS SHELTER

AN EVENT SPACE

LOOSE SEATING & PLANTS

EXISTING CONCRETE
(MAINTAINED IN WINTER)

FIXED SEATING



SHORT TERM SOCIAL SPACE



EVENT SPACE

Breakhouse®



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SCOTIA SQUARE - WESTHILL ON DUKE DEVELOPMENT
BREEZEWAY STUDY - OPTION 1

PROPOSED DESIGN

OPTION 2

