

PRELIMINARY

HALIFAX SHOPPING CENTRE MASTER PLAN

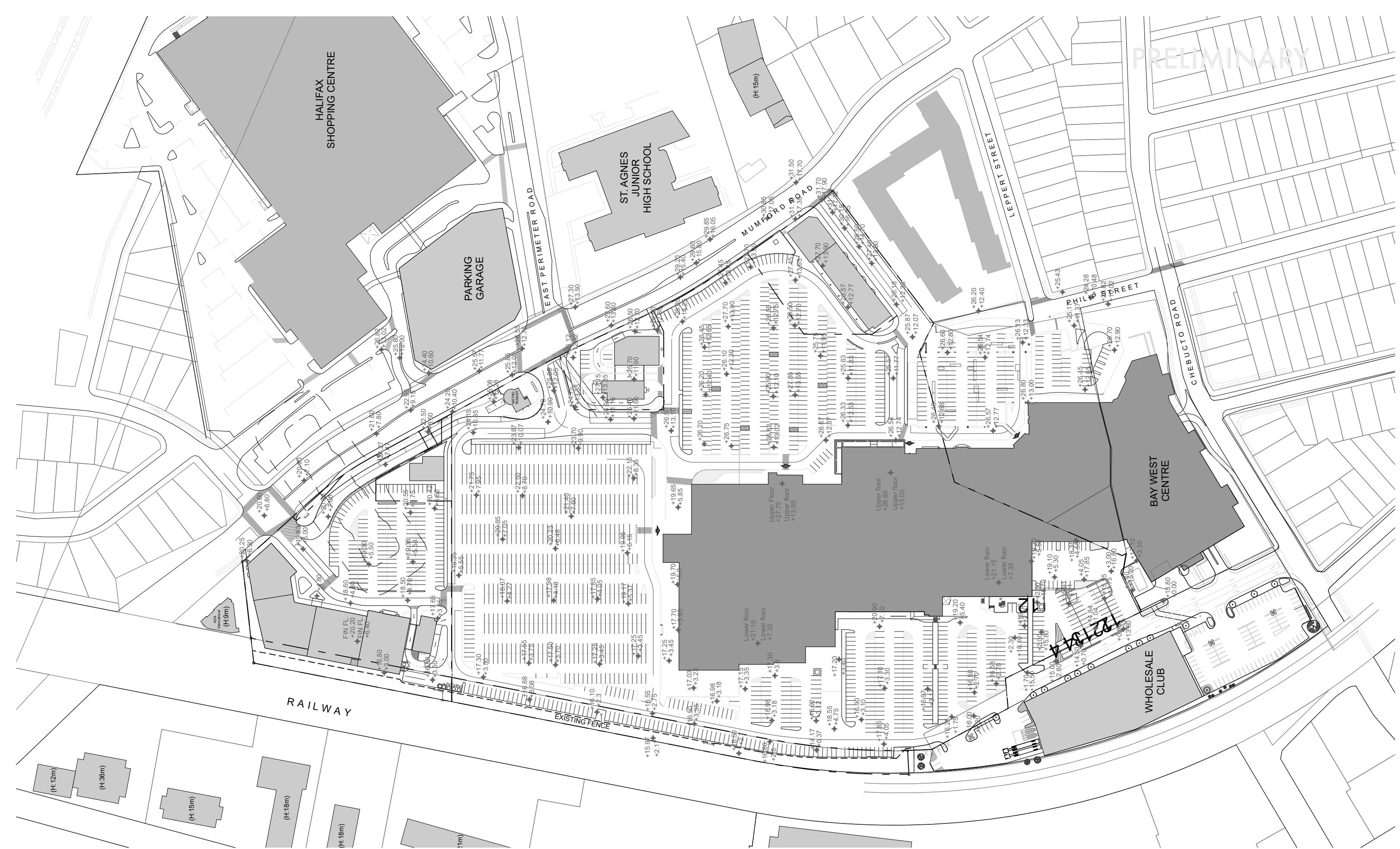
2021-05-21

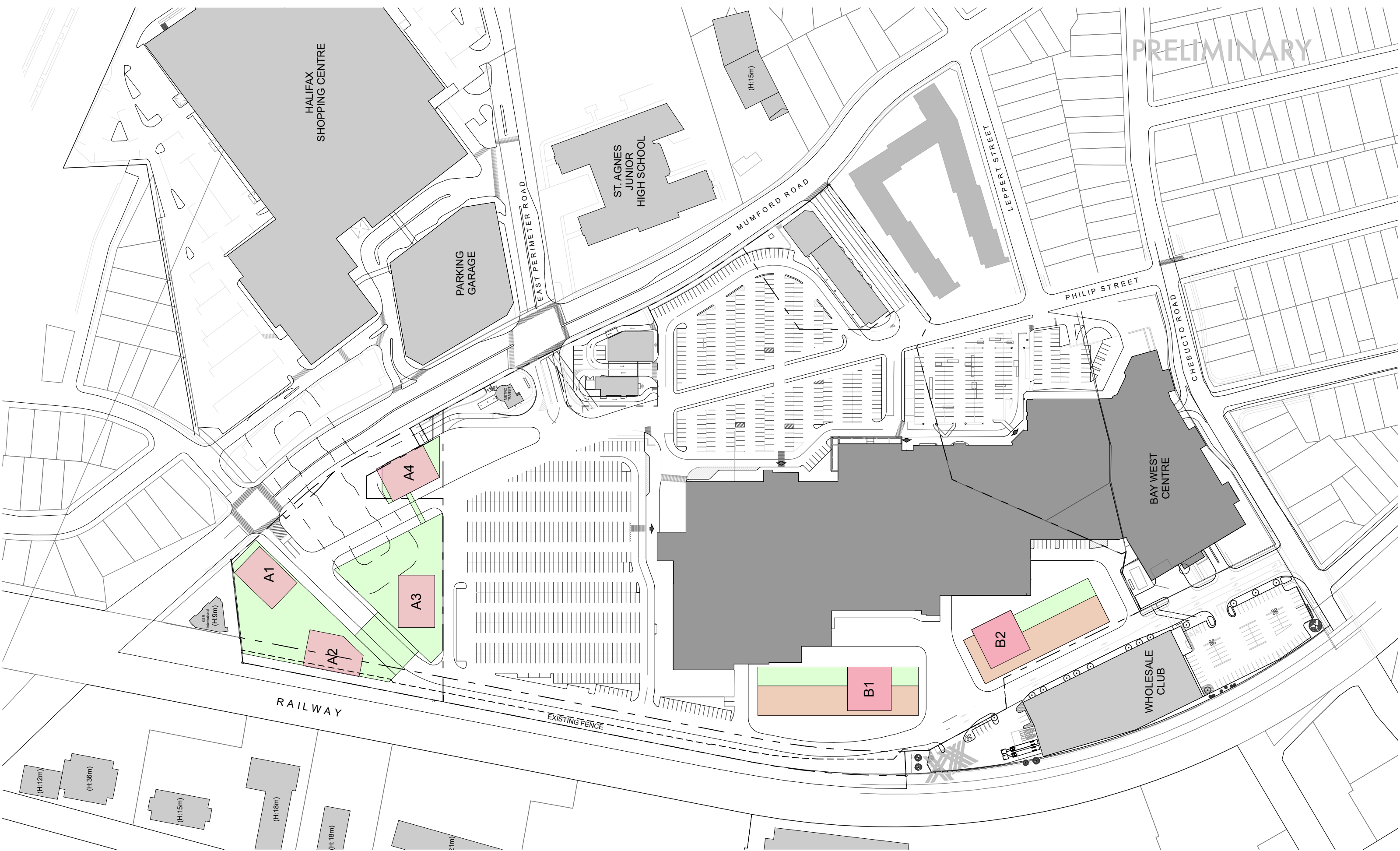
Cushman & Wakefield

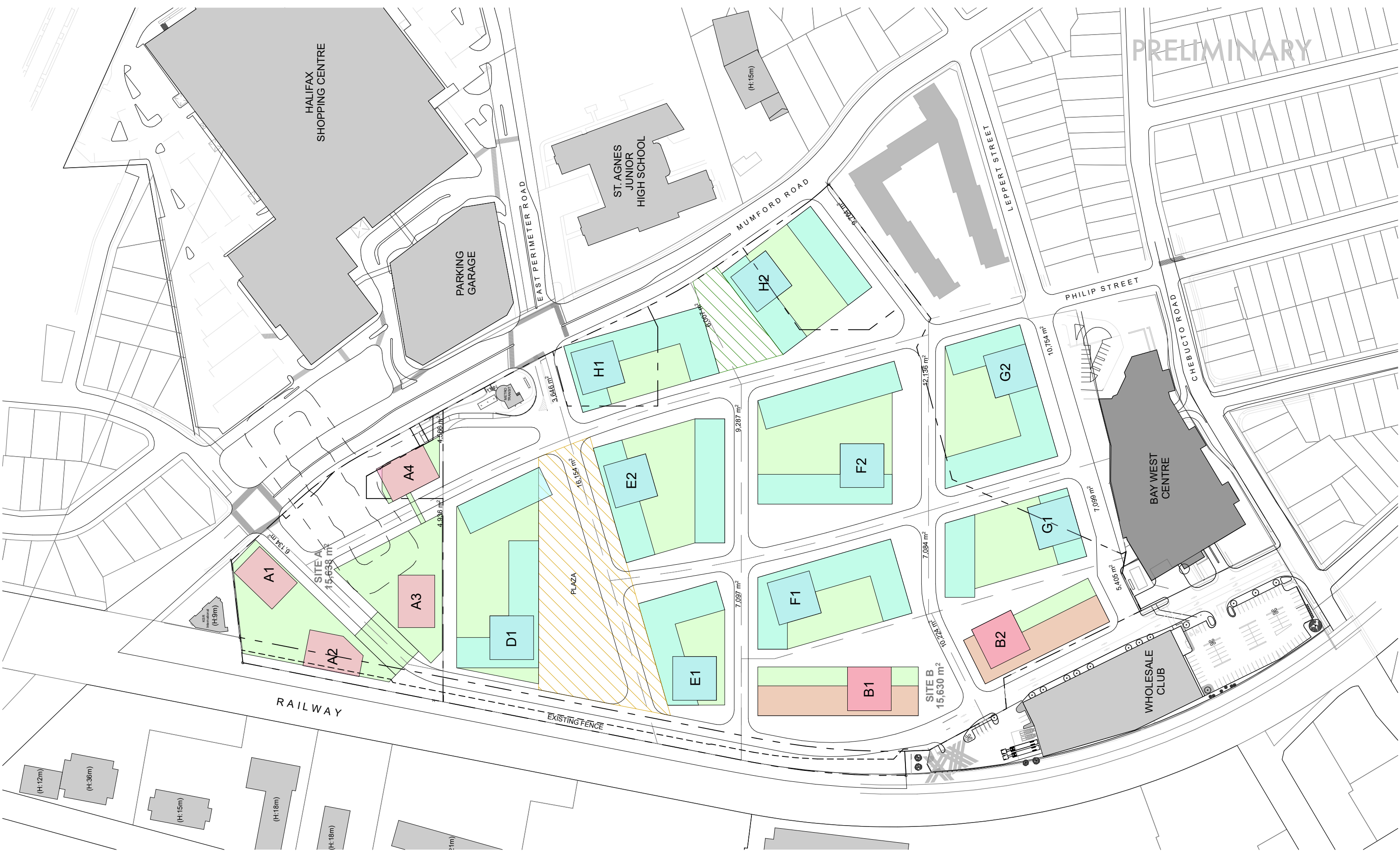
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JKO Planning Services

PRELIMINARY







PRELIMINARY



Halifax Shopping Centre

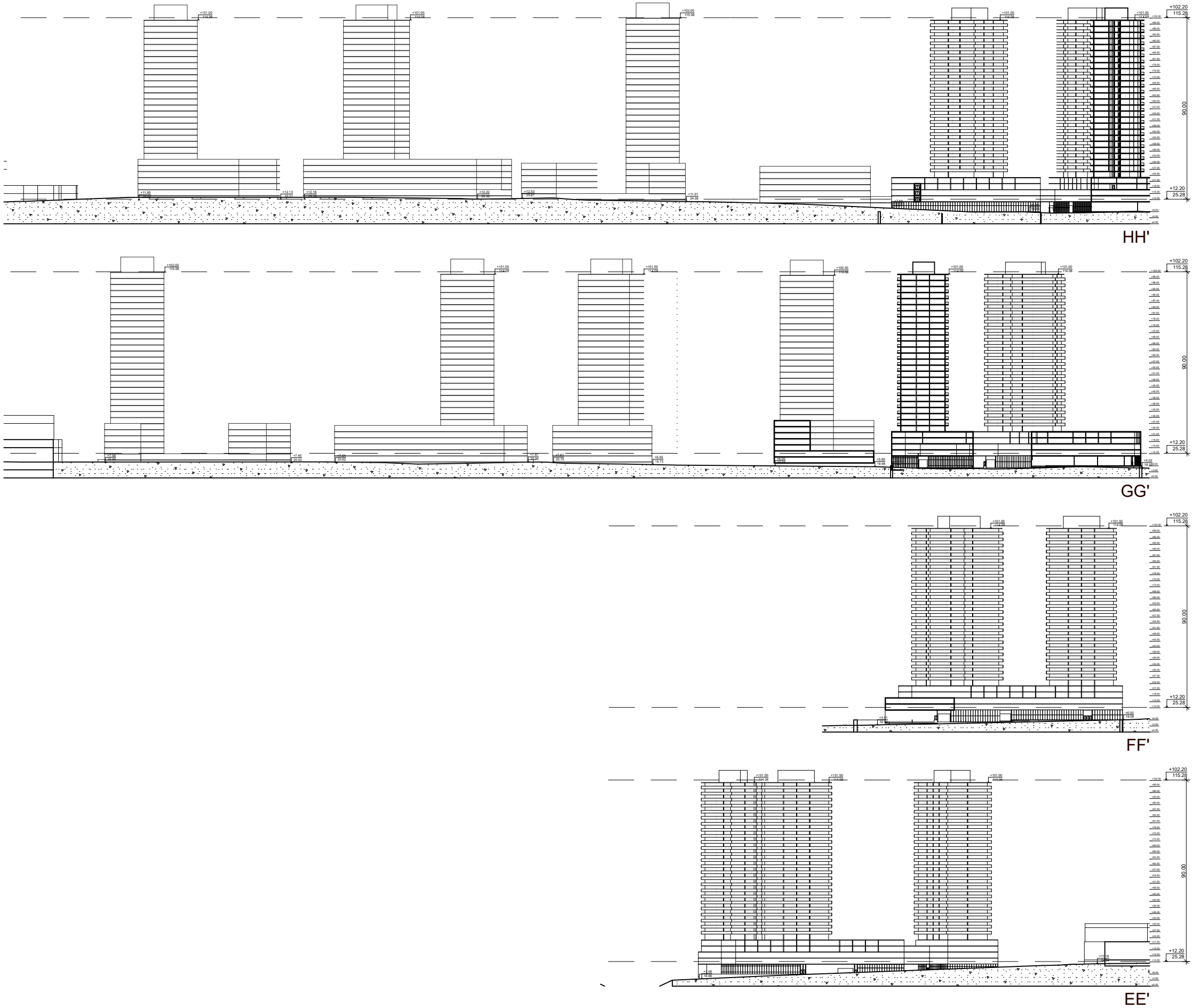
SITE PLAN GROUND

2021-05-21
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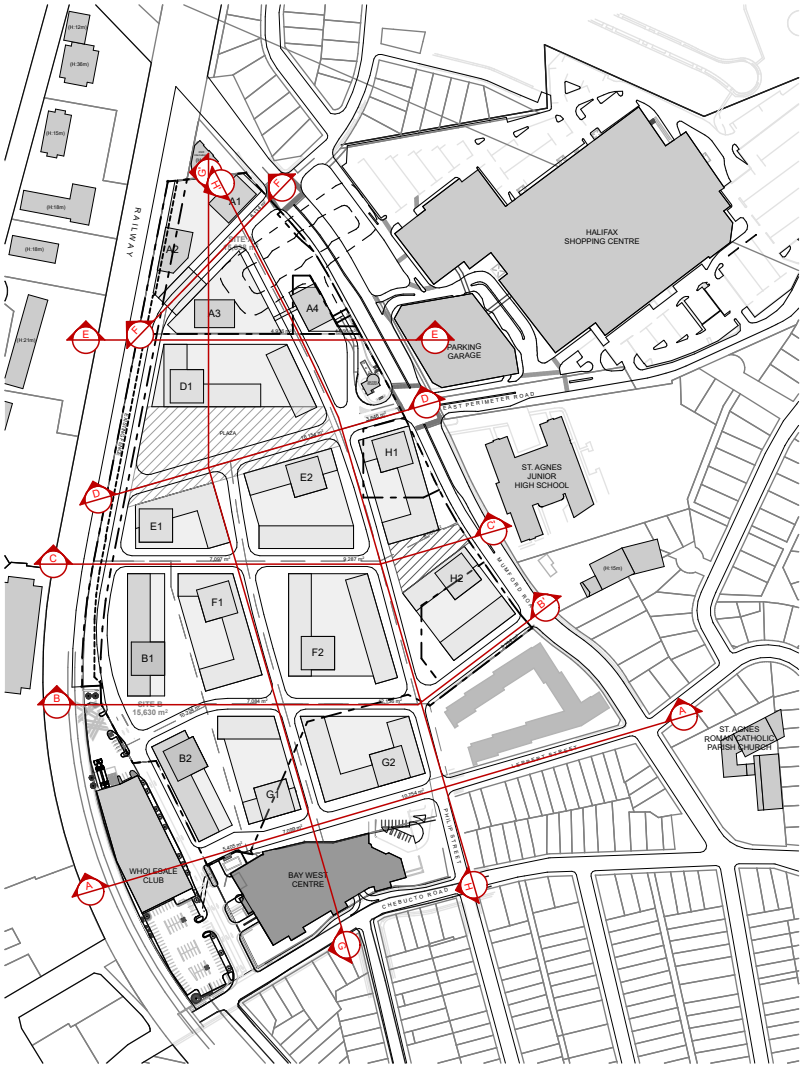
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SITE SECTIONS



PRELIMINARY



HALIFAX SHOPPING CENTRE STATISTICS 2021-05-19

PHASE 1																		
BLOCK A1&A2		Site Area: 6,060		FSI: 6.96														
Residential	Floor Area										Units		Saleable Area		Parking & Loading			
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls	
	P1	1	10,608	10,608														
	P2	1	10,608	10,608														
	Total below grade:																	
	1	1	3,874	3,874	513			1,786	1,575	3,361	0	0	3,226	3,226	394			
	2	1	4,208	4,208	4,052			0	156	156	0	0	156	156		4,052		
	3	1	4,208	4,208	4,039			0	169	169	0	0	169	169		4,039		
	4	1	3,779	3,779	166	693	1,406	0	2,207	2,207	28	28	2,017	2,017				
	5	1	2,388	2,388	167			0	2,221	2,221	28	28	2,030	2,030				
	6	1	1,400	1,400	73	1,672	435	0	892	892	12	12	820	820				
	7-31	25	1,400	35,000	1,825			0	33,175	33,175	18	450	1,190	29,750				
	M ²	Total above grade:		31		54,857	10,835	2,365	1,841	1,786	40,395	42,181		518		38,168	394	8,091

BLOCK A3		Site Area: 5,010		FSI: 4.57														
Residential	Floor Area										Units		Saleable Area		Parking & Loading			
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls	
	P1	1	0	0														
	P2	1	0	0														
	Total below grade:																	
	1	1	3,136	3,136	438			1,931	767	2,698	0	0	2,632	2,632	380			
	2	1	3,480	3,480	3,480			0	72	72	0	0	72	72		3,480		
	3	1	3,480	3,480	3,480			0	72	72	0	0	72	72		3,480		
	4	1	3,136	3,136	148		1,027	0	1,961	1,961	24	24	1,793	1,793				
5	1	2,135	2,135	149			0	1,985	1,985	24	24	1,814	1,814					
6	1	700	700	73	1,566	198	0	429	429	6	6	427	427					
7-31	25	700	17,500	1,825			0	15,675	15,675	9	225	595	14,875					
M ²	Total above grade:		31		33,566	9,593	1,566	1,225	1,931	20,961	22,892		279		21,684	380	6,960	265

BLOCK A4		Site Area: 4,566		FSI: 4.43														
Residential	Floor Area										Units		Saleable Area		Parking & Loading			
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls	
	P1	1	0	0														
	P2	1	0	0														
	Total below grade:																	
	1	1	826	826	22			519	286	805	0	0	780	780				
	2	1	844	844	59			0	785	785	8	8	717	717				
	3	1	844	844	59			0	785	785	8	8	717	717				
	4	1	844	844	59			0	785	785	8	8	717	717				
	5	1	844	844	59			0	785	785	9	9	717	717				
	6	1	700	700	73	1,566		0	627	627	9	9	595	595				
	7-31	25	700	17,500	1,825			0	15,675	15,675	9	225	595	14,875				
	M ²	Total above grade:		31		22,402	2,156	1,566	0	519	19,727	20,247		267		19,120	0	0

PHASE 1																		
BLOCK B1		Site Area: 10,224		FSI: 2.69														
Residential	Floor Area										Units		Saleable Area		Parking & Loading			
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls	
	P1																	
	P2																	
	Total below grade:																	
	1	1	2,858	2,858	1,290			455	1,113	1,568	12	12	1,472	1,472	1,206			
	2	1	1,950	1,950	52			0	692	692	0	0	692	692				
	3-7	5	2,050	10,250	718			0	9,533	9,533	29	145	1,743	8,713				
	8	1	700	700	6		620	0	74	74	0	0	68	68				
	9-33	25	700	17,500	1,825			0	15,675	15,675	9	225	595	14,875				
M²	Total above grade:		33		33,258	3,890	0	620	455	27,087	27,542		382		25,820	1,206	0	363

BLOCK B2		Site Area: 5,405 FSI: 5.20																	
Residential	Floor Area										Units		Saleable Area		Parking & Loading				
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls		
	P1																		
	P2																		
	Total below grade:																		
	1	1	2,847	2,847	1,254			383	1,210	1,593	12	12	1,489	1,489	1,163				
	2	1	1,907	1,907	52			0	692	692	0	0	1,907	1,907					
	3-7	5	2,162	10,810	757			0	10,053	10,053	31	155	1,838	9,189					
	8	1	700	700	6		620	0	74	74	0	0	68	68					
9-32	25	700	17,500	1,825			0	15,675	15,675	9	225	595	14,875						
M²	Total above grade:		33		33,764	3,893	0	620	383	27,705	28,088	392		27,527	1,163	0	372		

PHASE 2																	
BLOCK D1		Site Area: 16,154		FSI: 2.04													
Residential	Floor Area										Units		Saleable Area		Parking & Loading		
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls
	P1																
	P2																
	Total below grade:																
	1	1	5,705	5,705	2,258			2,364	1,083	3,447	8	8	3,354	3,354	2,176		
	2	1	2,672	2,672	35			0	461	461	0	0	461	461			
	3-7	5	3,117	15,585	1,091			0	14,494	14,494	45	225	2,649	13,247			
	8	1	700	700	6		620	0	74	74	0	0	68	68			
	9-31	23	700	16,100	1,679			0	14,421	14,421	9	207	595	13,685			
M ²	Total above grade:		31		40,762	5,068	0	620	2,364	30,534	32,898	440		30,816	2,176	0	418

BLOCK E1		Site Area: 7,097		FSI: 3.81														
Residential	Floor Area										Units		Saleable Area		Parking & Loading			
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls	
	P1																	
	P2																	
	Total below grade:																	
	1	1	3,023	3,023	1,505			791	727	1,518	6	6	1,456	1,456	1,450			
	2	1	1,760	1,760	22			0	288	288	0	0	1,760	1,760				
	3-7	5	2,168	10,840	759			0	10,081	10,081	31	155	1,843	9,214				
	8	1	700	700	6		620	0	74	74	0	0	68	68				
	9-32	24	700	16,800	1,752			0	15,048	15,048	9	216	595	14,280				
M ²	Total above grade:		32	33,123	4,043	0	620	791	26,219	27,010		377		26,778	1,450	0	358	

BLOCK E2		Site Area: 9,287		FSI: 3.27													
Residential	Floor Area										Units		Saleable Area		Parking & Loading		
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls
	P1																
	P2																
	Total below grade:																
	1	1	5,210	5,210	3,319			864	1,027	1,891	5	5	1,802	1,802	3,242		
	2	1	3,552	3,552	22			0	288	288	0	0	3,019	3,019			
	3-7	5	2,949	14,745	1,032			0	13,713	13,713	42	210	2,507	12,533			
	8	1	700	700	6		620	0	74	74	0	0	68	68			
	9-31	23	700	16,100	1,679			0	14,421	14,421	9	207	595	13,685			
M ²	Total above grade:		31		40,307	6,058	0	620	864	29,523	30,387	422		31,108	3,242	0	401

BLOCK F1		Site Area: 7,084		FSI: 4.28													
Residential	Floor Area										Units		Saleable Area		Parking & Loading		
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls
	P1																
	P2																
	Total below grade:																
	1	1	4,011	4,011	2,660			284	1,067	1,351	10	10	1,259	1,259	2,580		
	2	1	3,200	3,200	43			0	577	577	0	0	577	577			
	3-7	5	2,721	13,605	952			0	12,653	12,653	39	195	2,313	11,564			
	8	1	700	700	6		620	0	74	74	0	0	68	68			
	9-33	25	700	17,500	1,825			0	15,675	15,675	9	225	595	14,875			
M ²	Total above grade:		32		39,016	5,487	0	620	284	30,045	30,329	430		28,343	2,580	0	409

BLOCK F2		Site Area: 12,136		FSI: 2.81													
Residential	Floor Area										Units		Saleable Area		Parking & Loading		
	Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls
	P1																
	P2																
	Total below grade:																
	1	1	6,104	6,104	3,064			763	2,277	3,040	28	28	2,844	2,844	2,893		
	2	1	3,874	3,874	69			0	912	912	0	0	912	912			
	3-7	5	3,497	17,485	1,224			0	16,261	16,261	50	250	2,972	14,862			
	8	1	700	700	6		620	0	74	74	0	0	68	68			
	9-30	22	700	15,400	1,606			0	13,794	13,794	9	198	595	13,090			
M ²	Total above grade:		30	43,563	5,969	0	620	763	33,318	34,081	476		31,776	2,893	0	452	

BLOCK G1		Site Area: 7,099		FSI: 3.71																
Residential		Floor Area										Units		Saleable Area		Parking & Loading				
		Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls		
		P1																		
		P2																		
		Total below grade:																		
		1	1	3,599	3,599	1,750			540	1,309	1,849	11	11	1,737	1,737	1,651				
		2	1	2,371	2,371	50			0	670	670	0	0	670	670					
		3-7	5	1,863	9,315	652			0	8,663	8,663	27	135	1,584	7,918					
		8	1	700	700	6		620	0	74	74	0	0	68	68					
		9-32	24	700	16,800	1,752			0	15,048	15,048	9	216	595	14,280					
M ²		Total above grade:				32		32,785	4,210	0	620	540	25,764	26,304	362		24,672	1,651	0	344

BLOCK G2		Site Area: 10,754		FSI: 2.94														
Residential		Floor Area										Units		Saleable Area		Parking & Loading		
		Level	Total Levels	GCA per Level	Total GCA	GFA Deductions	Exterior Amenity	Interior Amenity	Commercial GFA	Residential GFA	Total GFA	Units per Level	Total	SA per floor	SA Total	Loading Area	Parking Area	Parking Stalls
		P1																
		P2																
		Total below grade:																
		1	1	5,123	5,123	3,090			837	1,196	2,033	9	9	1,930	1,930	3,000		
		2	1	3,558	3,558	39			0	519	519	0	0	519	519			
		3-7	5	3,259	16,295	1,141			0	15,154	15,154	47	235	2,770	13,851			
		8	1	700	700	6		620	0	74	74	0	0	68	68			
9-30	22	700	15,400	1,606			0	13,794	13,794	9	198	595	13,090					
M ² Total above grade:		30		41,076	5,881	0	620	837	30,738	31,575	442		29,458	3,000	0	420		

HALIFAX SHOPPING CENTRE STATISTICS

2021-05-19

PRELIMINARY

PHASE 1									
Overall Statistics									
Block	Block #	Site Area	FSI	Floors	GCA	GFA	Saleable Area	Units	Parking Stalls
BLOCK A	1&2	6,060	6.96	31	54,857	42,181	38,168	518	492
	3	5,010	4.57	31	33,566	22,892	21,684	279	265
	4	4,566	4.43	31	22,402	20,247	19,120	267	254
Subtotal (M ²)		15,637	5.46		110,825	85,320	78,973	1,064	1,011

Overall Statistics									
Block	Block #	Site Area	FSI	Floors	GCA	GFA	Saleable Area	Units	Parking Stalls
BLOCK B	1	10,224	2.69	33	33,258	27,542	25,820	382	363
	2	5,405	5.20	33	33,764	28,088	27,527	392	372
Subtotal (M ²)		15,629	3.56		67,022	55,630	53,347	774	735

Phase 1 Total		Site Area	FSI		GCA	GFA	Saleable Area	Units	Parking Stalls
		31,266	4.51		177,847	140,950	132,320	1,838	1,746

PHASE 2									
Overall Statistics									
Block	Block #	Site Area	FSI	Floors	GCA	GFA	Saleable Area	Units	Parking Stalls
BLOCK D	1	16,154	2.04	31	40,762	32,898	30,816	440	418
Subtotal (M ²)		16,154	2.04		40,762	32,898	30,816	440	418

BLOCK E	1	7,097	3.81	32	33,123	27,010	26,778	377	358
	2	9,287	3.27	31	40,307	30,387	31,108	422	401
Subtotal (M ²)		16,384	3.50		73,430	57,397	57,886	799	759

Block F	1	7,084	4.28	32	39,016	30,329	28,343	430	409
	2	12,136	2.81	30	43,563	34,081	31,776	476	452
Subtotal (M ²)		19,220	3.35		82,579	64,411	60,119	906	861

BLOCK G	1	7,099	3.71	32	32,785	26,304	24,672	362	344
	2	10,754	2.94	30	41,076	31,575	29,458	442	420
Subtotal (M ²)		17,853	3.24		73,861	57,879	54,130	804	764

BLOCK H	1	6,007	4.77	29	34,014	28,673	26,826	394	374
	2	9,764	2.85	29	34,892	27,833	26,028	383	364
Subtotal (M ²)		15,771	3.58		68,906	56,506	52,854	777	738

Phase 2 Total		Site Area	FSI		GCA	GFA	Saleable Area	Units	Parking Stalls
		85,382	3.15		339,538	269,091	255,805	3,726	3,540

Phase 1&2 Total		Site Area	FSI		GCA	GFA	Saleable Area	Units	Parking Stalls
		116,648	3.52		517,385	410,041	388,124	5,564	5,286

Lower Podium			
Ground Floor GCA	L2 GCA	L3 GCA	Subtotal GCA
3,874	4,208	4,208	8,082
3,136	3,480	3,480	6,616
826	844	844	1,670

Upper Podium (L4 - L5)		
L4 GCA	L5 GCA	Subtotal GCA
3,779	2,388	6,167
3,136	2,135	5,271
844	844	1,688

Tower			
L6 Amenity GCA	Typical Floor GCA	No. of Typical Floors	Subtotal GCA
1,400	1,400	25	36,400
700	700	25	18,200
700	700	25	18,200

Units		
Townhouse	Podium units	Tower units
0	56	462
0	48	231
0	33	234

Lower Podium		
Ground Floor GCA	L2 GCA	Subtotal GCA
2,858	1,950	4,808
2,847	1,907	4,754

Upper Podium (L3 - L7)		
Typical Floor GCA	No. of Typical Floors	Subtotal GCA
2,050	5	10,250
2,162	5	10,810

Tower			
L8 Amenity GCA	Typical Floor GCA	No. of Typical Floors	Subtotal GCA
700	700	25	18,200
700	700	25	18,200

Units		
Townhouse	Podium units	Tower units
12	145	225
12	155	225

Lower Podium		
Ground Floor GCA	L2 GCA	Subtotal GCA
5,705	2,672	8,377

Upper Podium (L3 - L7)		
Typical Floor GCA	No. of Typical Floors	Subtotal GCA
3,117	5	15,585

Tower			
L8 Amenity Gca	Typical Floor GCA	No. of Typical Floors	Subtotal GCA
700	700	23	16,800

Units		
Townhouse	Podium units	Tower units
8	225	207

3,023	1,760	4,783
5,210	3,552	8,762

2,168	5	10,840
2,949	5	14,745

700	700	24	17,500
700	700	23	16,800

6	155	216
5	210	207

4,011	3,200	7,211
6,104	3,874	9,978

2,721	5	13,605
3,497	5	17,485

700	700	25	18,200
700	700	22	16,100

10	195	225
28	250	198

3,599	2,371	5,970
5,123	3,558	8,681

1,863	5	9,315
3,259	5	16,295

700	700	24	17,500
700	700	22	16,100

11	135	216
9	235	198

3,578	2,276	5,854
4,132	2,795	6,927

2,552	5	12,760
2,513	5	12,565

700	700	21	15,400
700	700	21	15,400

20	185	189
14	180	189

PHASE 1

GCA
10,608.40 m²





BIMcloud, Clgeo, BIMcloud Basic for ARCHICAD 22/21001 Halifax/Halifax A
Printed On: Friday, May 21, 2021

RAILWAY

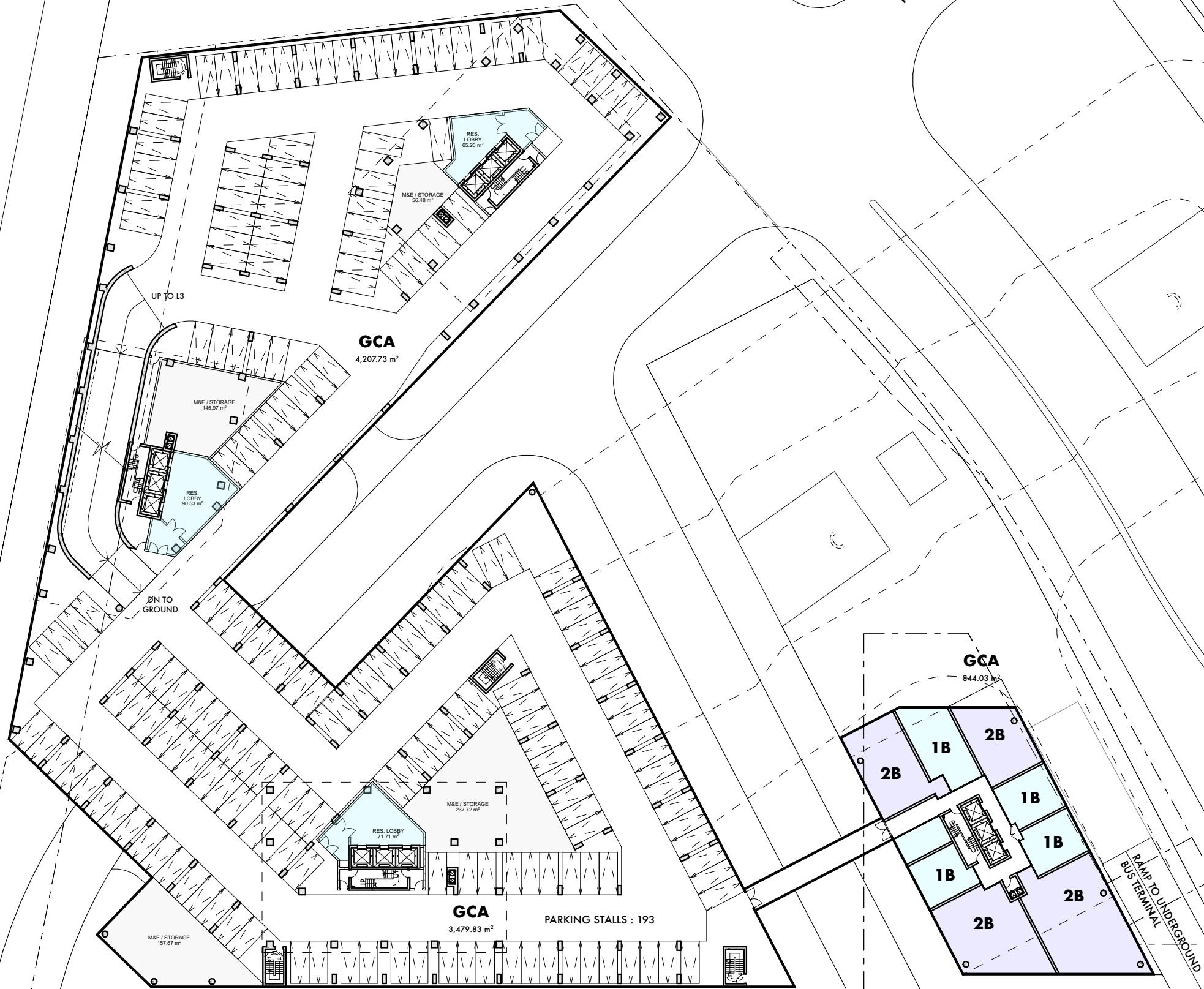
ROMANS AVE

HALIFAX
SHOPPING
CENTRE

MUMFORD ROAD

PUBLIC
PARKING
GARAGE

EXISTING FENCE



aA

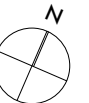
architectsAlliance
205 - 317 Adelaide Street West
Toronto, ON M5V 1P9 Canada
1 416 593 6500
1 416 593 4911

Halifax Shopping Centre Redevelopment
Cushman & Wakefield
Project No. 21901

L2

Scale: 1:600
Issued on: 2021-05-21

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BIMcloud, Clgeo - BIMcloud Basic for ARCHICAD 22/21001 Halifax/Halifax A
Printed On: Friday, May 21, 2021

RAILWAY

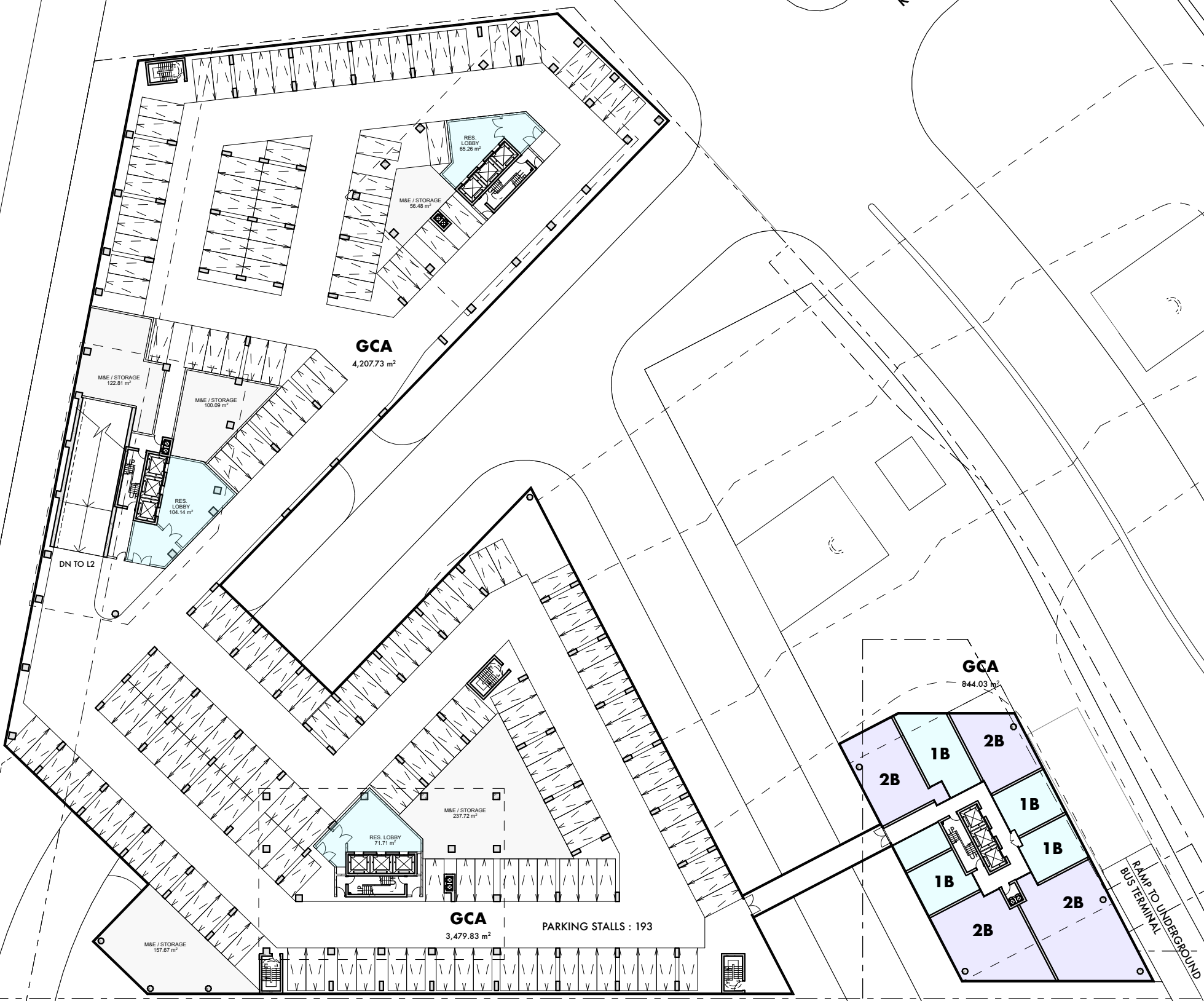
ROMANS AVE

HALIFAX
SHOPPING
CENTRE

MUMFORD ROAD

PUBLIC
PARKING
GARAGE

EXISTING FENCE



aA

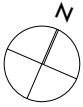
architectsAlliance
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Toronto, ON M5V 1P9 Canada
1 416 593 6500
1 416 593 4911

Halifax Shopping Centre Redevelopment
Cushman & Wakefield
Project No. 21901

L3

Scale: 1:600
Issued on: 2021-05-21

A.7



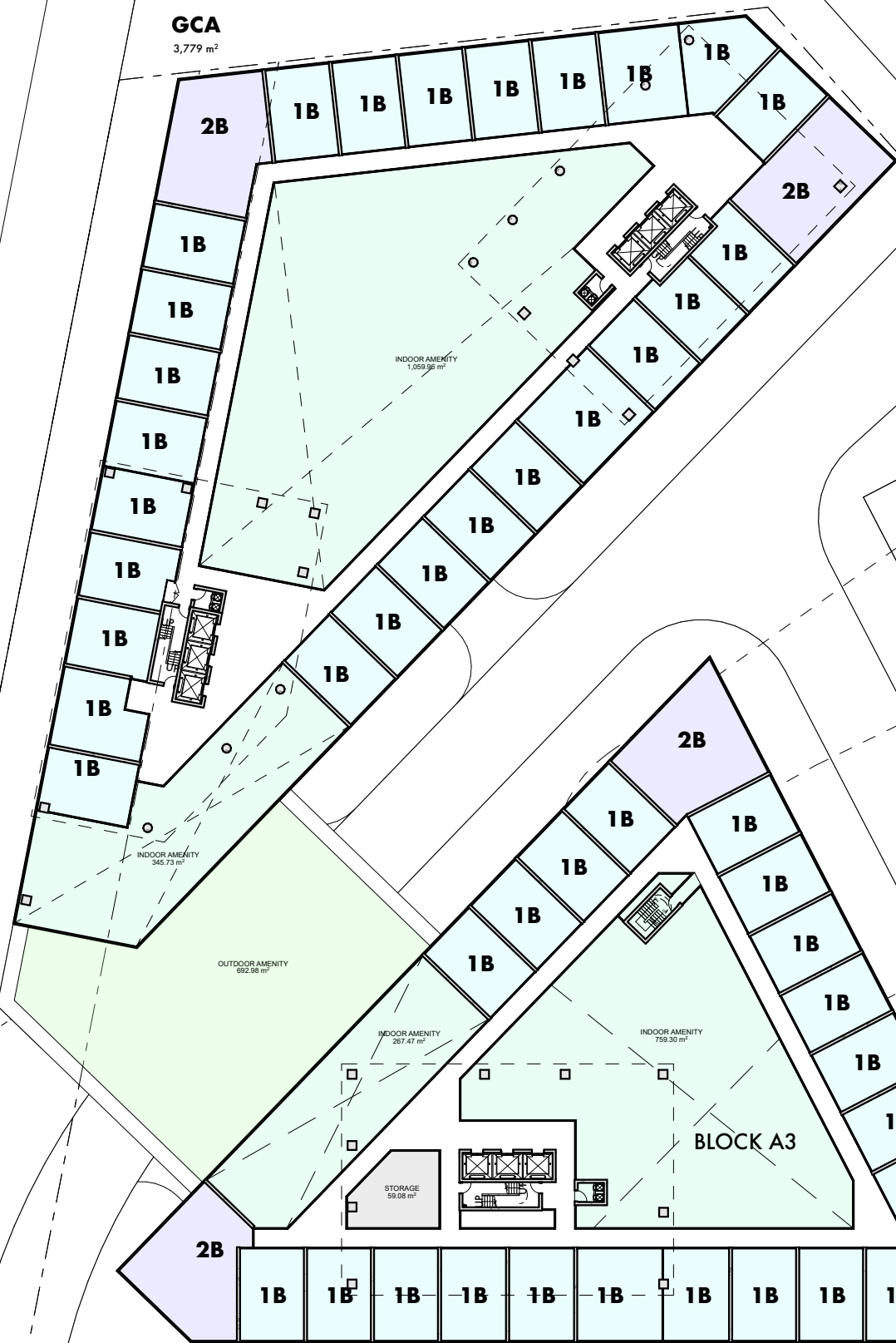
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Printed On: Friday, May 21, 2021

RAILWAY

BLOCK A1+2

GCA

3,779 m²



ROMANS AVE

HALIFAX
SHOPPING
CENTRE

MUMFORD ROAD

PUBLIC
PARKING
GARAGE

BLOCK A4

GCA

844 m²

GCA

3,136 m²

RAMP TO UNDERGROUND
BUS TERMINAL

aA

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1 416 593 4911

Halifax Shopping Centre Redevelopment

Cushman & Wakefield

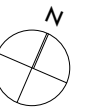
Project No. 21901

L4

Scale: 1:600

Issued on: 2021-05-21

A.8



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RAILWAY

ROMANS AVE

MUMFORD ROAD

HALIFAX
SHOPPING
CENTRE

PUBLIC
PARKING
GARAGE

GCA
2,388.25 m²

GCA
844.03 m²

GCA
2,134.60 m²

EXISTING FENCE

(4) PODIUM

STORAGE
59.06 m²

(2)

(2)

UNDERGROUND
AND RAMPAL
BELOW

RAMP TO UNDERGROUND
BUS TERMINAL

aA

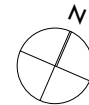
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Toronto, ON M5V 1P9 Canada
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1 416 593 4911

Halifax Shopping Centre Redevelopment
Cushman & Wakefield
Project No. 21901

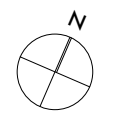
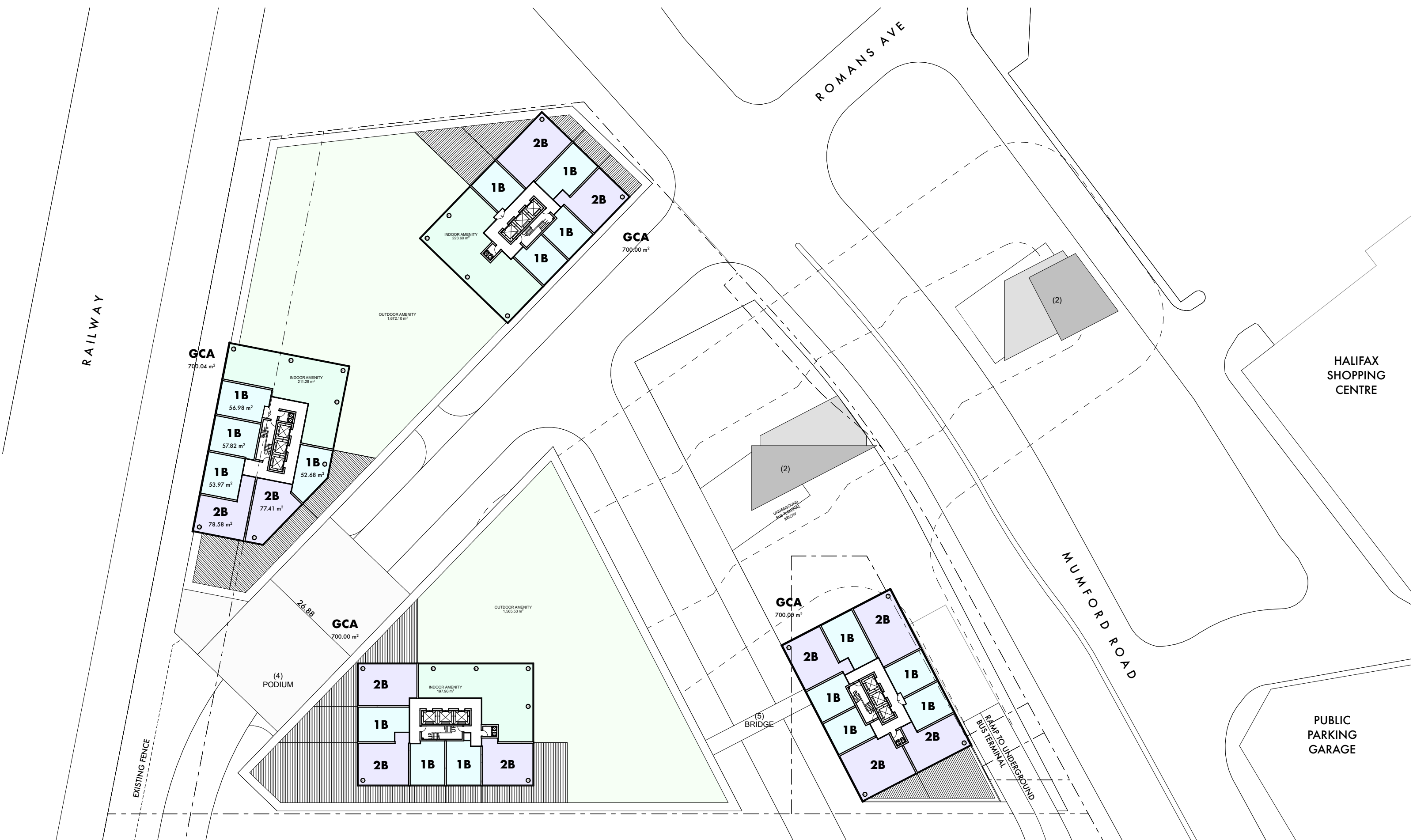
L5

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Issued on: 2021-05-21

A.9



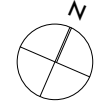
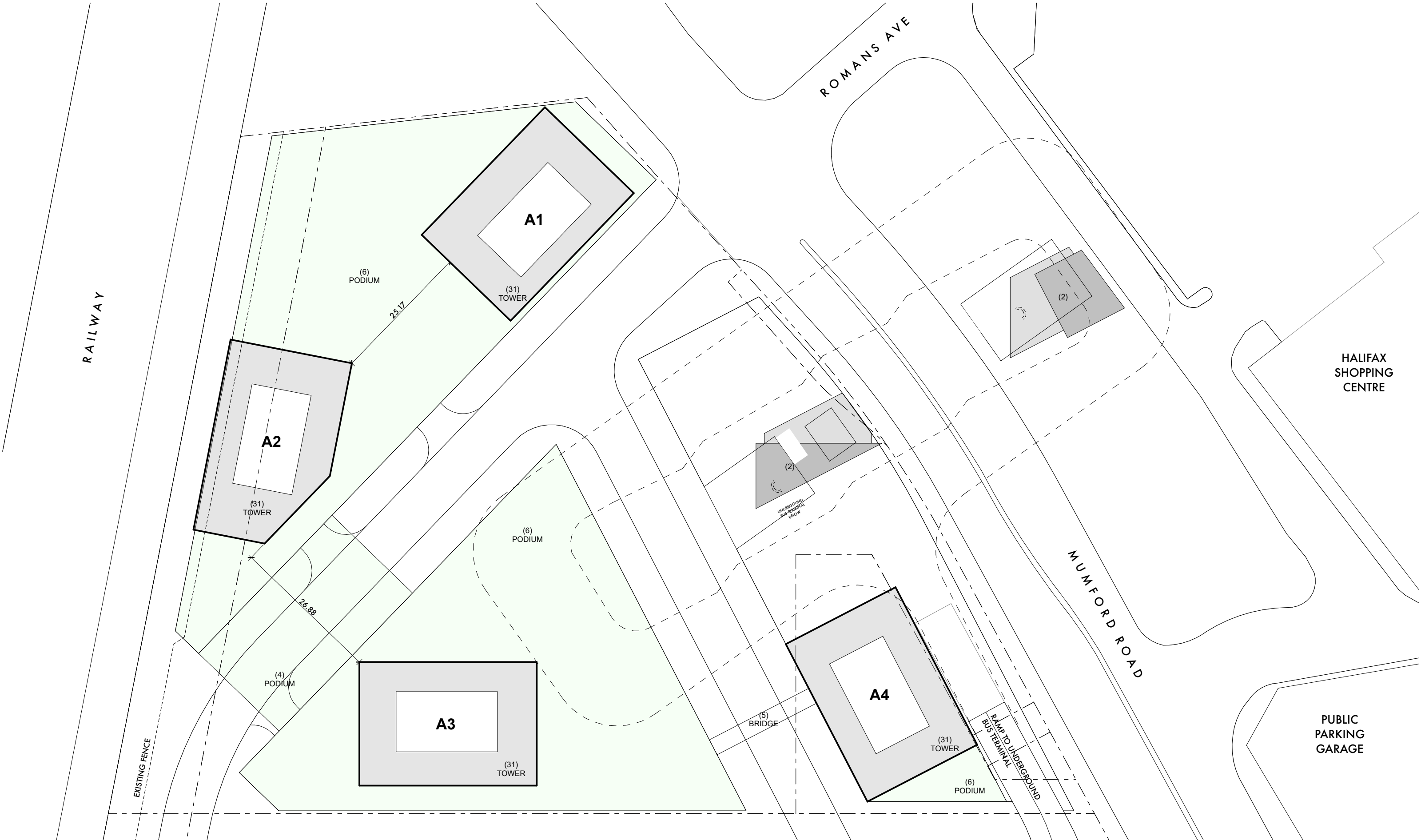
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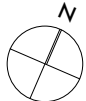
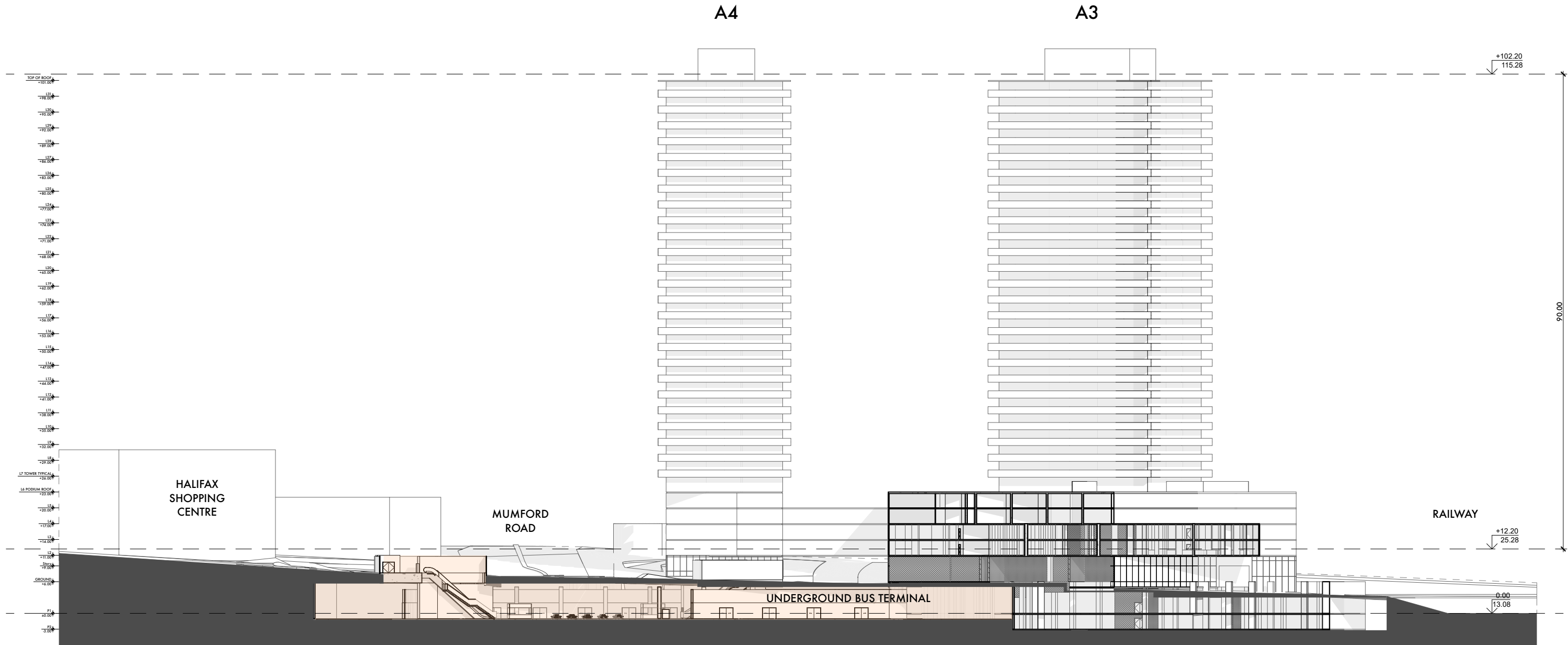


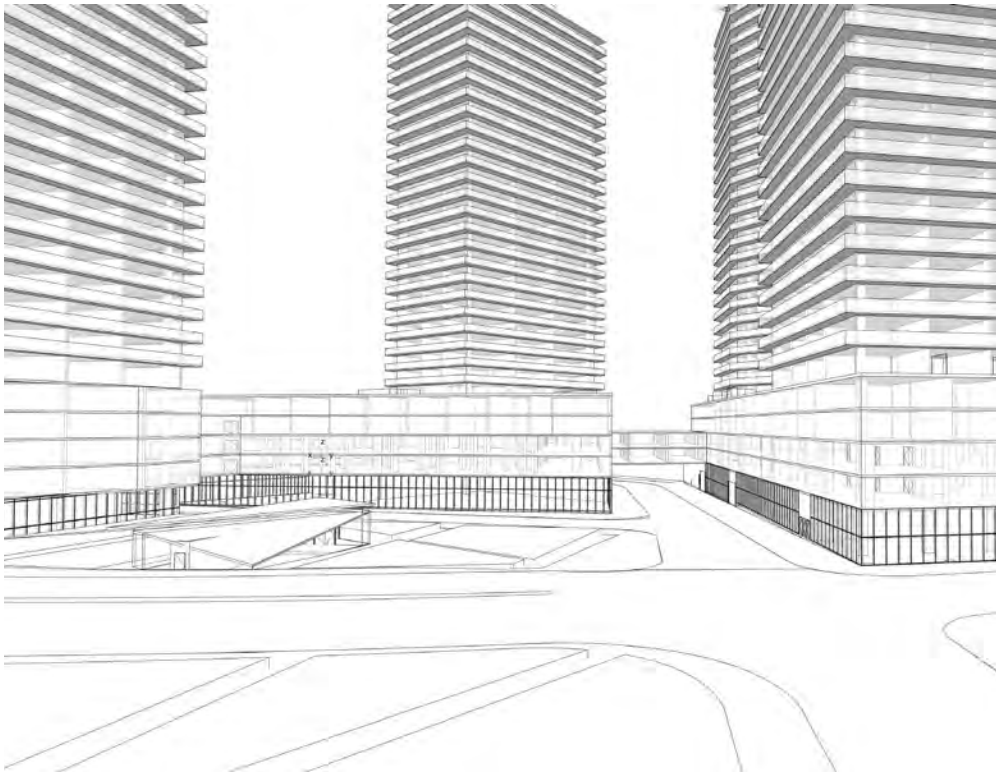
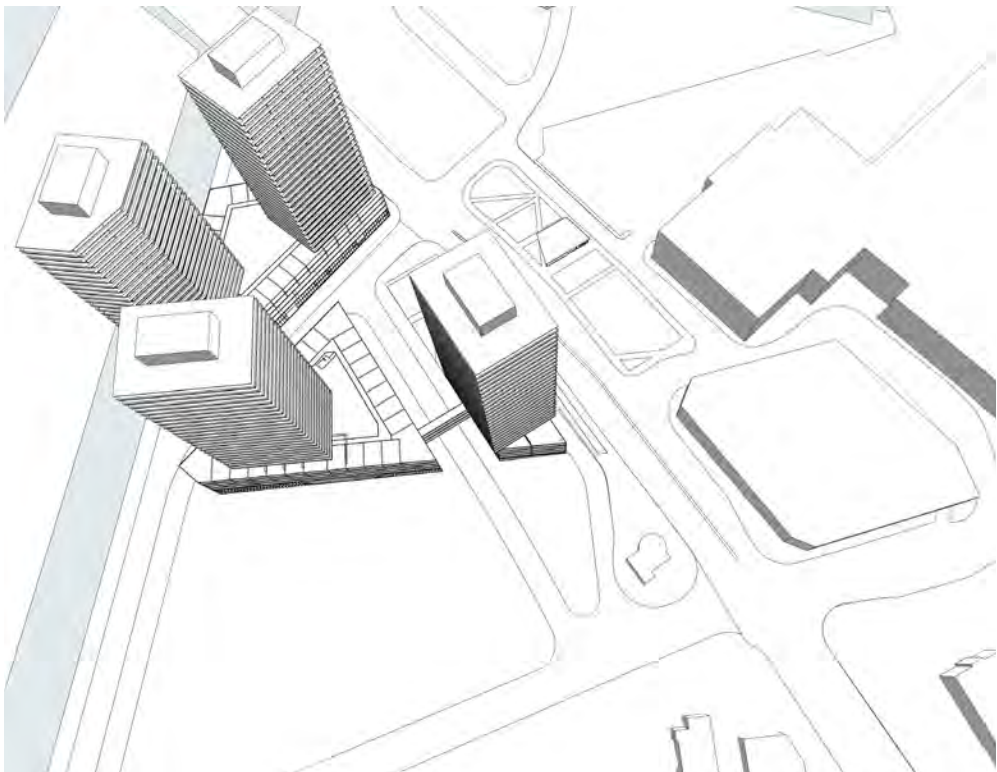
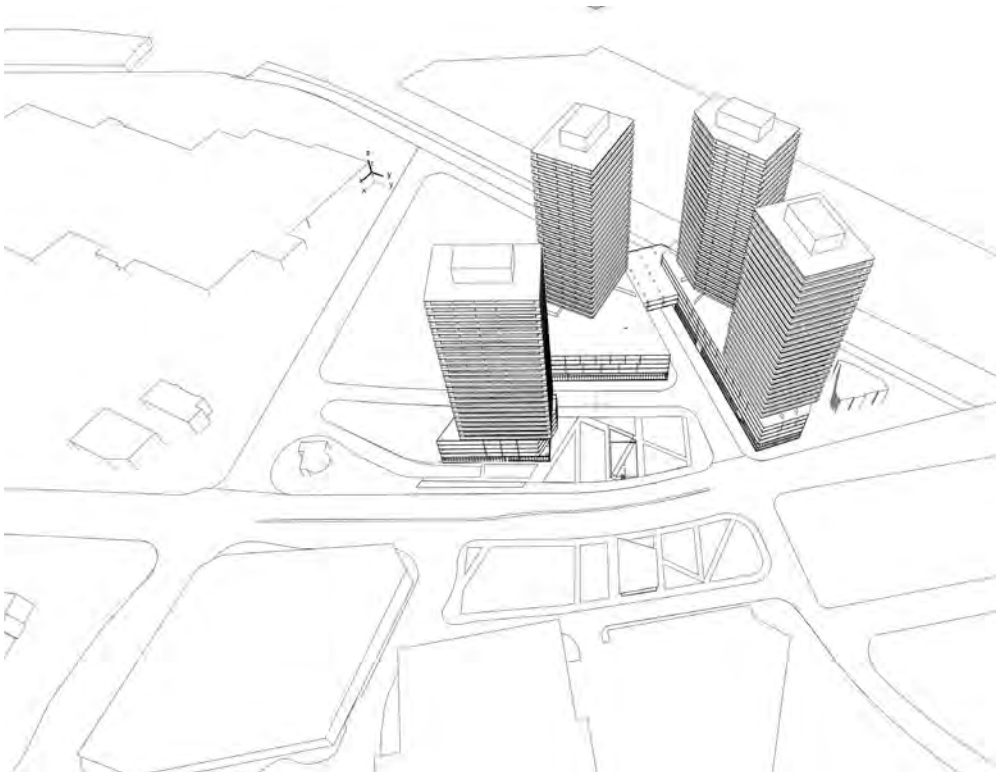
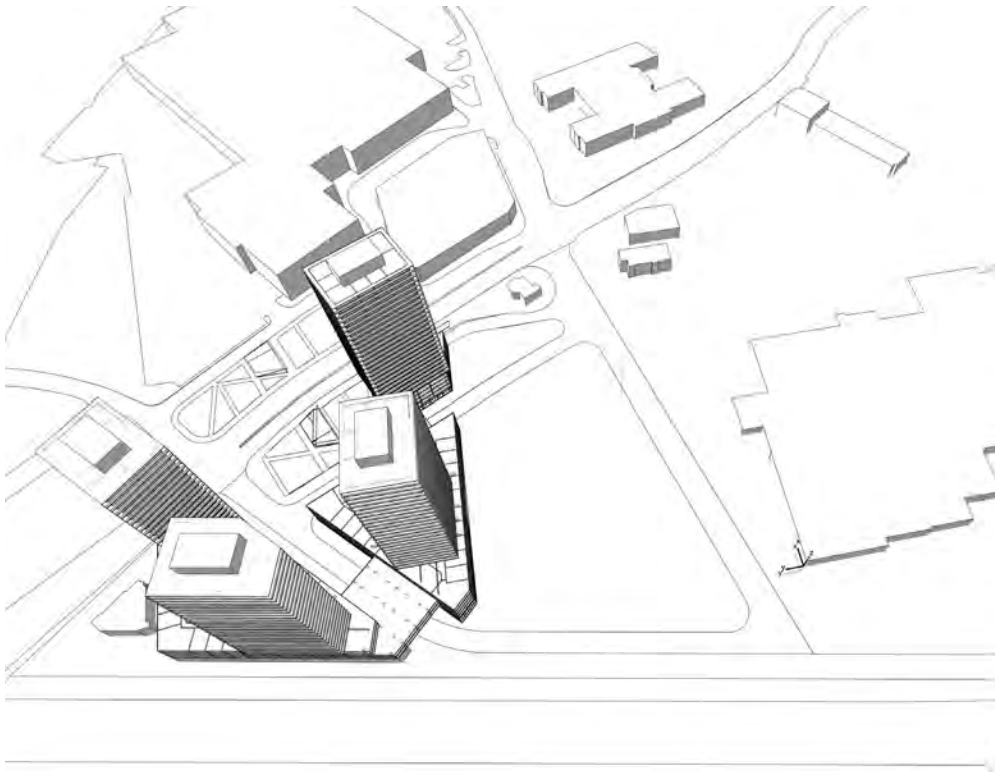
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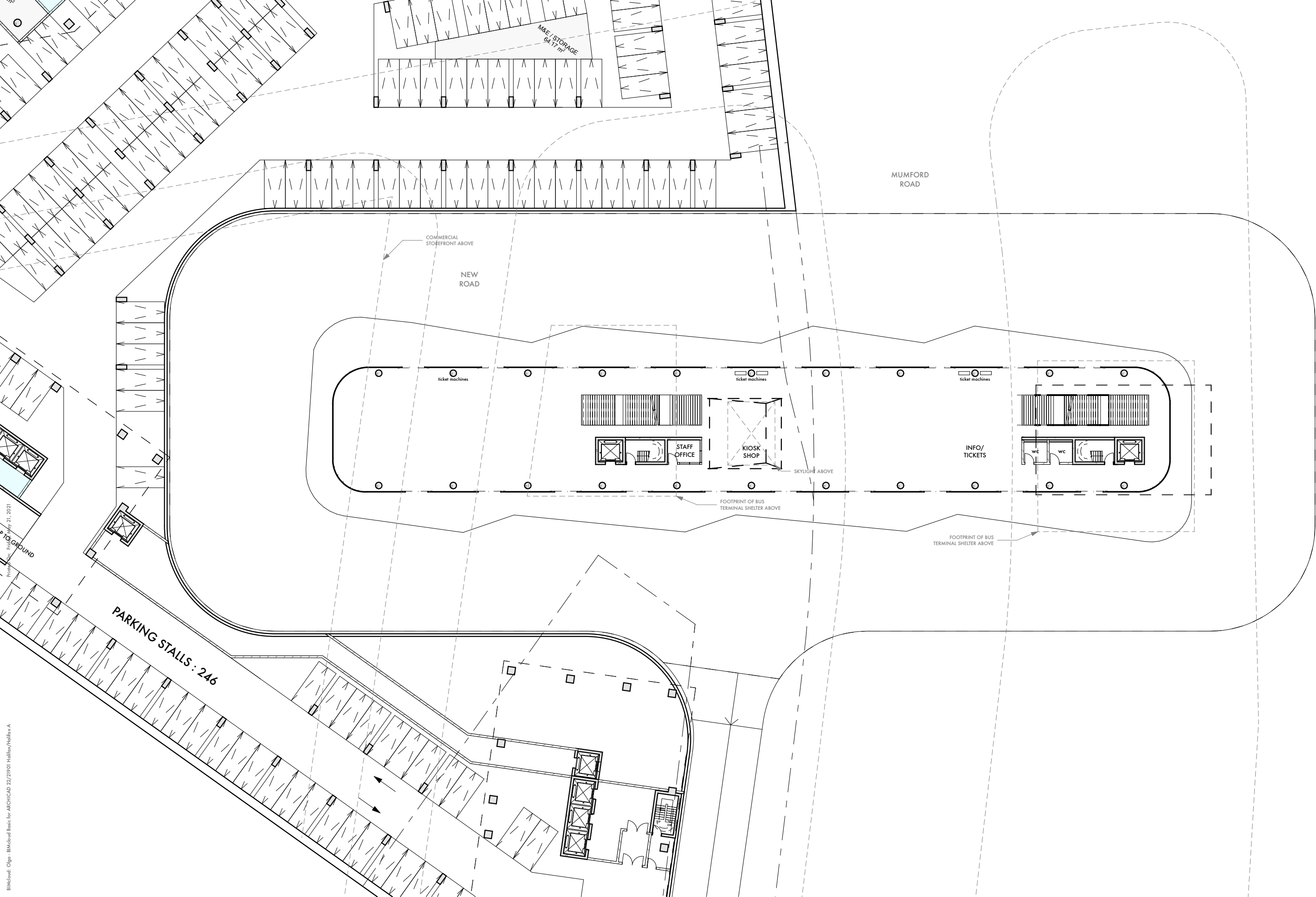
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BIMcloud: Clio: BIMcloud Basic for ARCHICAD 22/21001 Halifax/Halifax A





UNDERGROUND BUS TERMINAL



BIMcloud, Clgeo, BIMcloud Basic for ARCHICAD 22/21001 Halifax/Halifax A

aA

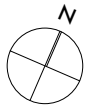
architectsAlliance
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1 416 593 4911

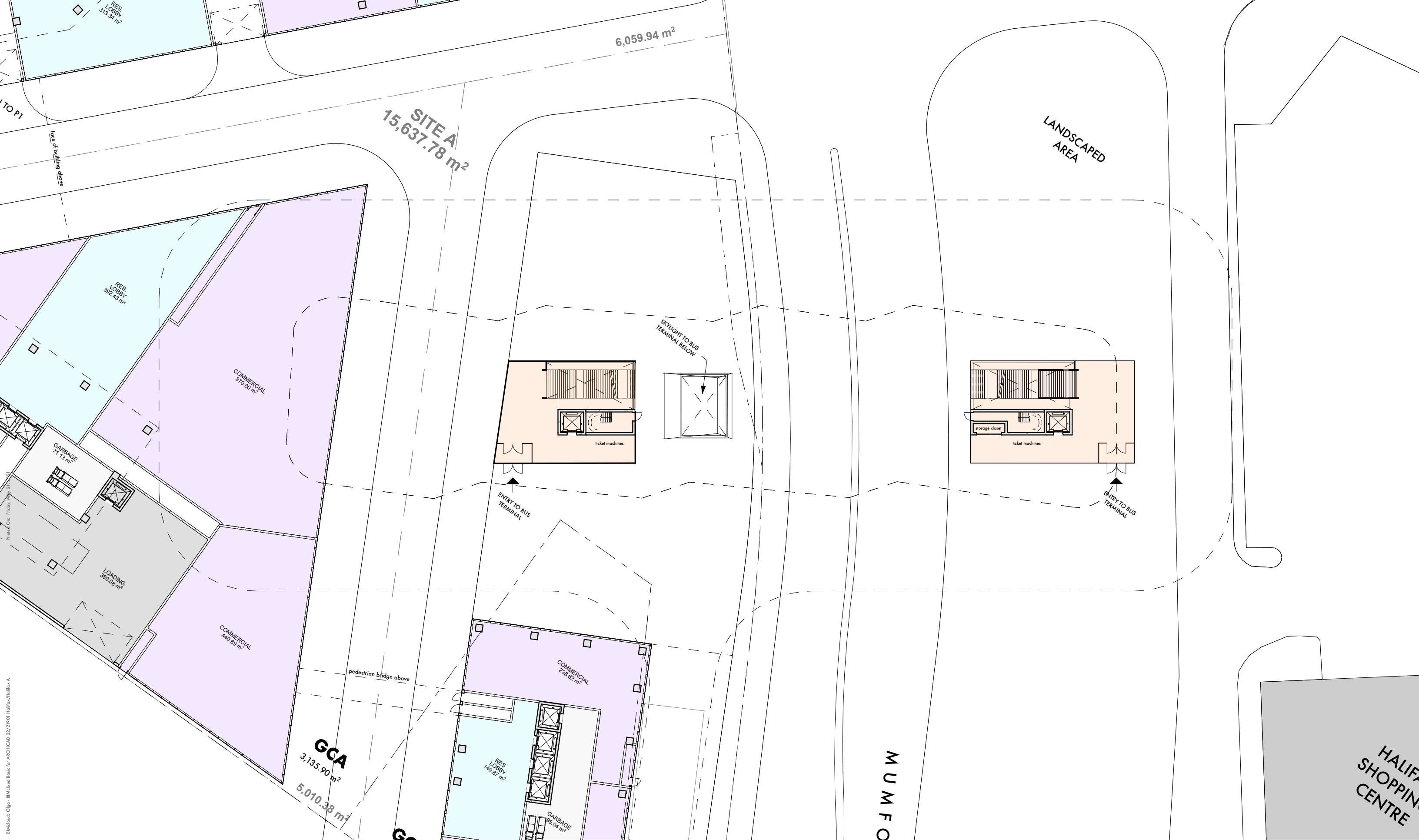
Halifax Shopping Centre Redevelopment
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Project No. 21901

BUS TERMINAL - P1

Scale: 1:400
Issued on: 2021-05-21

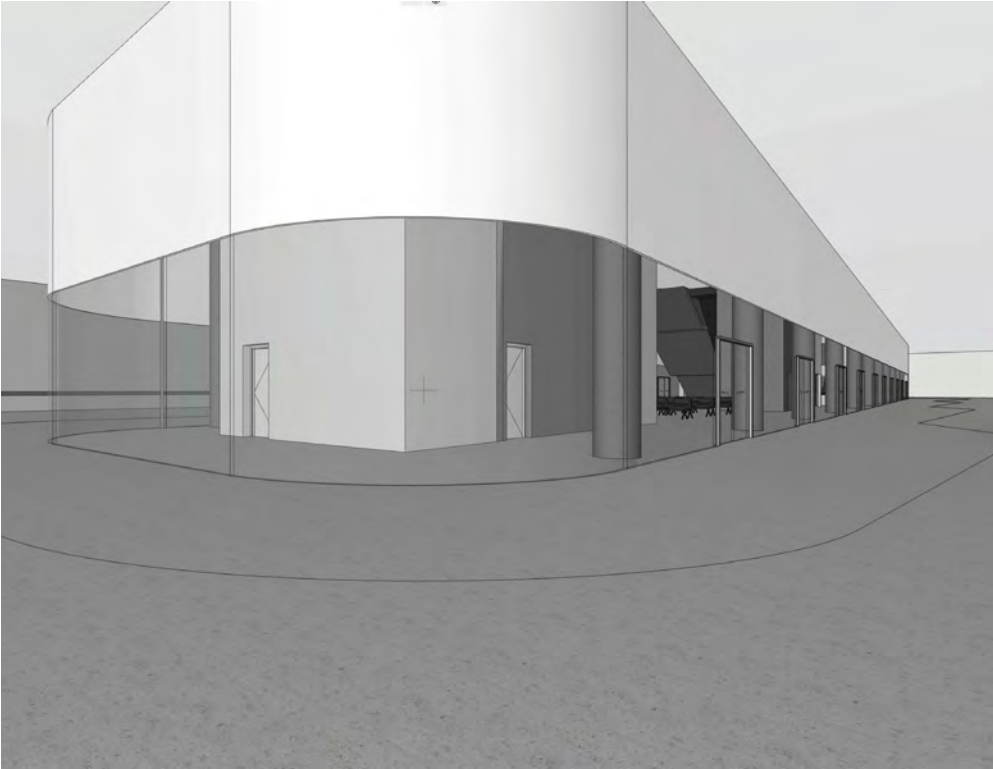
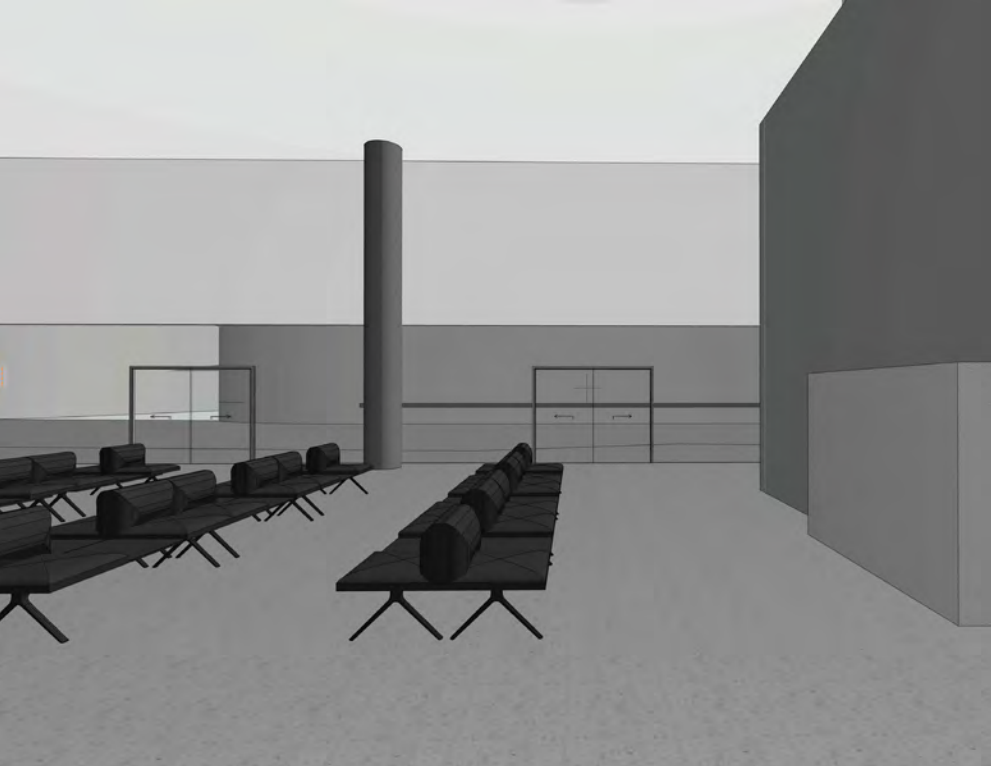
A.16

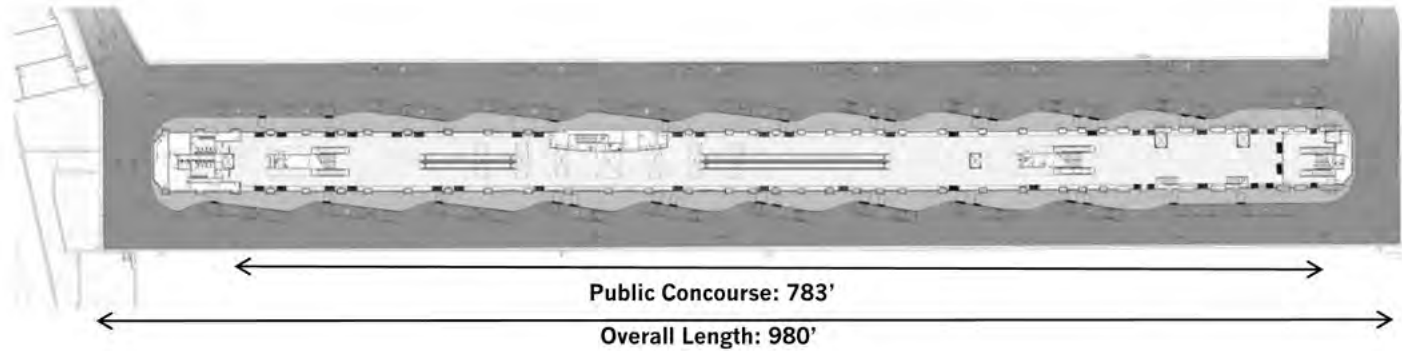
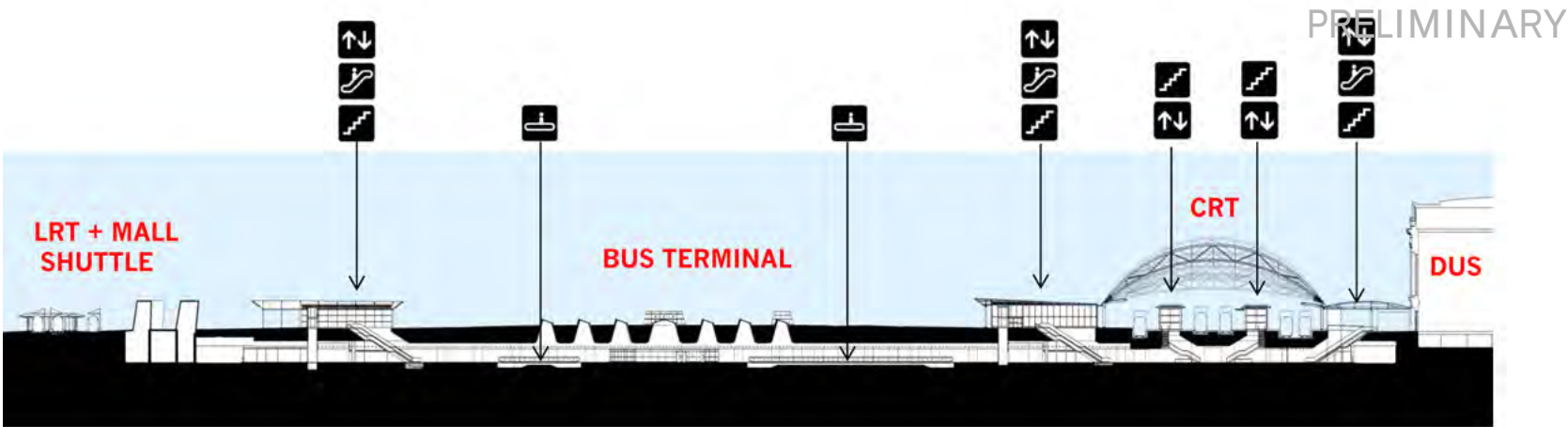




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PRECEDENTS
 Denver Union Station Bus Terminal Redevelopment, Colorado, USA



PRECEDENTS
Dilworth Park, Philadelphia, Pennsylvania, USA

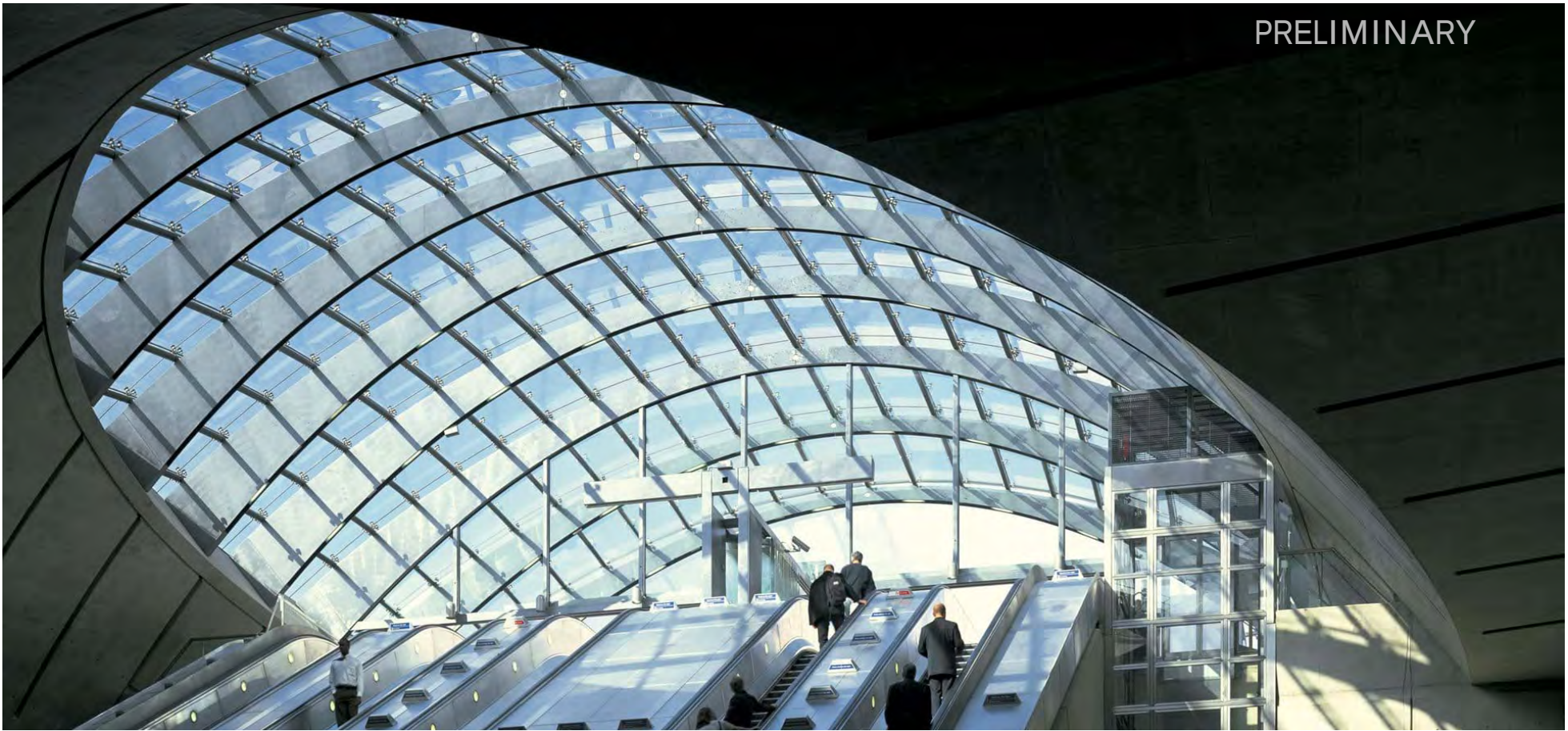


PRECEDENTS

Landscaped Pavilion

HALIFAX SHOPPING CENTRE
REDEVELOPMENT
May 2021





PRELIMINARY



PRECEDENTS

Glazed Pavilion

HALIFAX SHOPPING CENTRE
REDEVELOPMENT
May 2021

