

CONSTRUCTION TIMELINE

2016

Site Decommissioning

October 2016–January 2017

- remove boardwalk kiosks
- relocate and install new services
- prepare site for construction

2017

Heavy Civil

January 2017–August 2017

- install steel sheet pile cofferdam
- mass excavation
- environmental remediation
- remove wharves

2018

Substructure

June 2017–August 2018

- drill rock anchors
- pour foundations
- construct two levels of underground parking
- construct three new wharves

Superstructure

September 2018–December 2019

- concrete formwork
- building envelope
- building systems
- interior fit-ups

2019

Project Completion

November 2019 (est.)

- most project components open
- most public areas open



QUEEN'S MARQUE

CONSTRUCTION MITIGATION MANUAL

Armour Group Limited
1701 Hollis Street, Suite 1400
Halifax, NS B3J 3M8
info@queensmarque.com | 902.422.4424

Waterfront Development
The Cable Wharf
1751 Lower Water Street, 2nd Floor
Halifax, Nova Scotia B3J 1S5
info@wdcl.ca | 902.422.6591

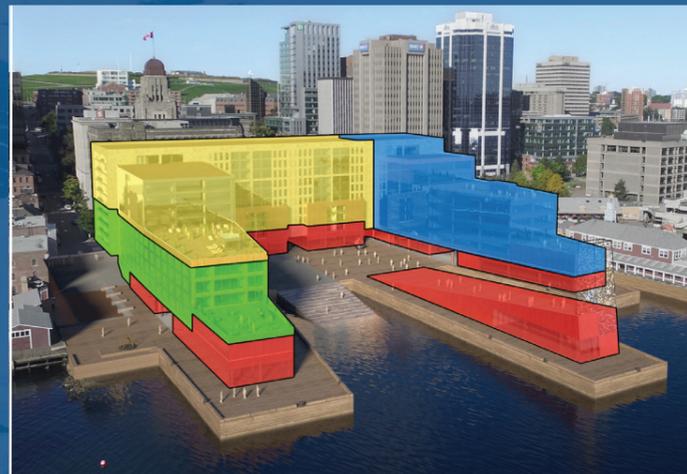


QUEEN'S MARQUE IS A NEW DISTRICT ON THE HALIFAX WATERFRONT WITH 66% OF THE TOTAL SITE DEDICATED TO NEW PUBLIC OPEN SPACE.

This includes a new boardwalk, three new public plazas, and the "Rise Again" rooftop, which will be fully accessible to the public with views up and down the Harbour. The proposed 10-storey development will feature class A office space, luxury rental residences, a boutique hotel, a range of retail and dining and ample underground parking.

The Armour Group Limited and Waterfront Development are working with Halifax Regional Municipality (HRM) and have developed a Construction Mitigation Plan (CMP) in an effort to reduce potential negative impacts during construction on the surrounding businesses and community. The first phase of construction work generally involves all site works, including removing and relocating existing services, mass excavation and soil remediation (October 2016 to August 2017). The second phase of project work generally involves all works associated with building construction (September 2017 to January 2020).

This document—the "Construction Mitigation Manual"—has been prepared as a supplement to the CMP to help our neighbours and community members understand key project milestones and potential construction impacts. The Construction Mitigation Manual will be an evolving document and will be routinely updated to help keep the lines of communication open and to try to identify and address any unforeseen challenges and opportunities.



- LUXURY RESIDENTIAL
- COMMERCIAL OFFICE SPACE
- BOUTIQUE HOTEL
- FOOD AND BEVERAGE, RETAIL + CULTURAL

HOARDING + SIGNAGE

The Queen's Marque development site will be completely enclosed on four sides with high-quality hoarding. This is required for two primary reasons: first, to ensure site safety at all times for the public, and; second, to provide aesthetically pleasing visual relief from an active construction site.

Queen's Marque is proposing a hoarding concept unlike anything ever experienced in Halifax. The concept—prepared by MacKay-Lyons Sweetapple Architects—will be a prelude to what Queen's Marque will have to offer. The hoarding will use high-quality materials, lighting and varying forms to help activate the site. Installation of the hoarding is expected in June 2017.

QUESTIONS + ANSWERS

HOW LONG WILL THE BOARDWALK BE CLOSED?

The boardwalk closed in early 2017, and will stay closed during most of the construction period. This is necessary to ensure pedestrian and construction site safety.

WHERE WILL I BE ABLE TO PARK DOWNTOWN?

Waterfront Development continues to operate a number of public parking locations in the Downtown. These include: Foundation Place, Salter, Bishop's Landing, Cunard Block and museum lot. Parking is also available at Metro Park, the Law Courts, and other Downtown locations such as Purdy's Wharf and Scotia Square. Please refer to updated parking options at www.my-waterfront.ca

HOW DO I WALK AROUND DOWNTOWN?

There are currently two suggested walking paths. The first is crossing the street at the Salter Street temporary crosswalk, and then continuing on the opposite side of Lower Water Street. The second option is to cross at Prince Street and turn right onto Bedford Row and then right again on George Street. These suggested walking routes are to ensure public safety during construction and are outlined on the map with the dotted red lines. The temporary crosswalk will remain until it is deemed safe for public to cross elsewhere.

CAN YOU TELL ME ABOUT THE SEA BRIDGE?

The sea bridge is a 10' wide x 520' long floating boardwalk which will provide visitors the ability to access the Halifax waterfront between Cable Wharf (south side) and the Maritime Museum of the Atlantic (north side), in a new and interesting way. This new feature is expected to be installed in late spring 2017. The sea bridge will open seasonally during construction, as often as possible, when weather and work around the area permits.

HOW WILL THIS IMPACT TRAFFIC FLOW?

Vehicular traffic will occupy one lane on Lower Water Street between Prince and George Streets. Queen's Marque will continue to work closely with Waterfront Development and the Halifax planning department to communicate any disruptions and optimal routes for drivers.

WHAT IS HAPPENING WITH ALL THE BOARDWALK KIOSKS?

The Queen's Landing vendor area is moving to a new home in Spring 2017. The new site is located near the water side of Foundation parking lot, near the Summit Building, Stubborn Goat Beer Garden and Waterfront Warehouse. This new location will offer a vibrant, central area for local Nova Scotian art, dining and entertainment.

PEDESTRIAN PATH



I HEARD THERE IS A TRAIN?

Ambassadors, and community partners, will be offering a trolley train from mid May - October 2017. The train consists of an "engine" and three 20-passenger train carriages, the vehicle will run a circular loop stopping at businesses along the Halifax waterfront.

WHERE CAN I GET MORE INFORMATION?

We encourage people to sign up for our emails at info@queensmarque.com and follow Waterfront Development for the most current updates @My_Waterfront on social media.

CONSULTATION + NOTIFICATIONS

Throughout the duration of the project, the Queen's Marque team will communicate construction milestones, potential impacts, and ongoing notifications via mail, social media and email. Please feel free to contact the project team with any questions or comments:

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