

Gorsebrook

*In pursuit of the idyllic, an urban retreat takes root  
in the heart of Halifax's leafy South End*

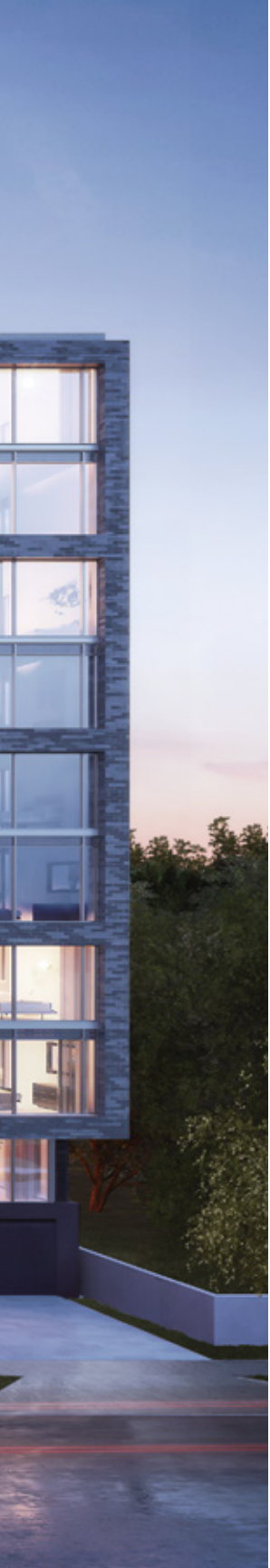


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*A stylish modern residence with a parkside sensibility.*

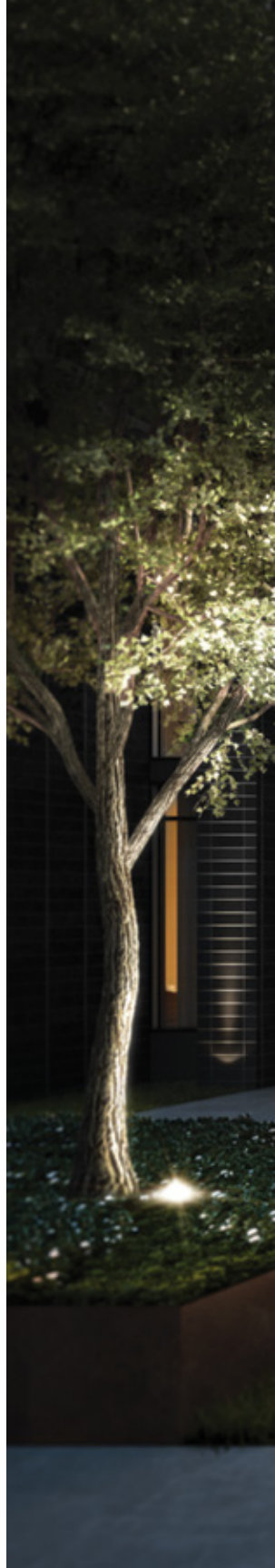
## CALM & CULTIVATED

From the developers of Southport comes something new and decidedly different. A city escape located close to the hub and brought to life through a fusion of modern architectural design and pastoral serenity. Scaled, configured, and designed to complement both the neighbourhood and the surrounding greenscape, Gorsebrook Park is a condominium residence that offers not only sophistication and strong contemporary appeal, but also the unique: parkside living in the heart of the South End.

*Your entrance as a signifier of what is to come.  
At Gorsebrook Park modernity rules.*

## ENTER & EXIT

An entranceway frames the life of a building. Your exits, entrances, comings and goings. It's the feature that announces "you're home". It also establishes the tone and architectural gravitas of the building. In our interpretation, Gorsebrook Park's entrance manifests its spirit: modern, sophisticated, understated enough to be compatible with the neighbourhood, but with a signature all its own.









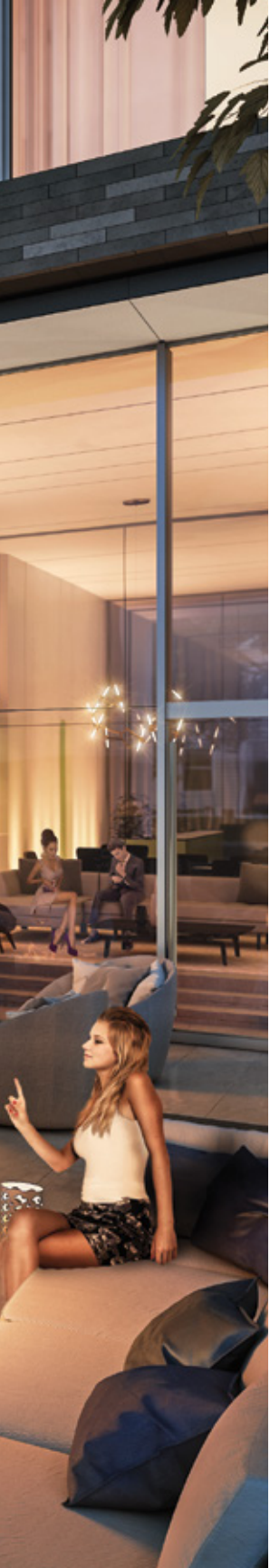
*A spare interior design that keeps the park in full view.*

## MODERN DESIGN & MOTHER NATURE

Often the biggest design impact happens not by what you put in, but rather by what you leave out. In this minimalist spirit we've designed a simple yet elegant double-height lobby with a full-glass entranceway – a design decision that not only fills the lobby with natural light but enables you, on entry, to see right through to Gorsebrook Park beyond.

Located just past the lobby, an indoor dining and common room takes full advantage of our ground floor's two-storey height. Exit the common room and just a few steps down you find an outdoor lounge; this extended open air living room allows for relaxation and events, and also has the added benefit of looking out onto an element that is, by association, your backyard: the park.





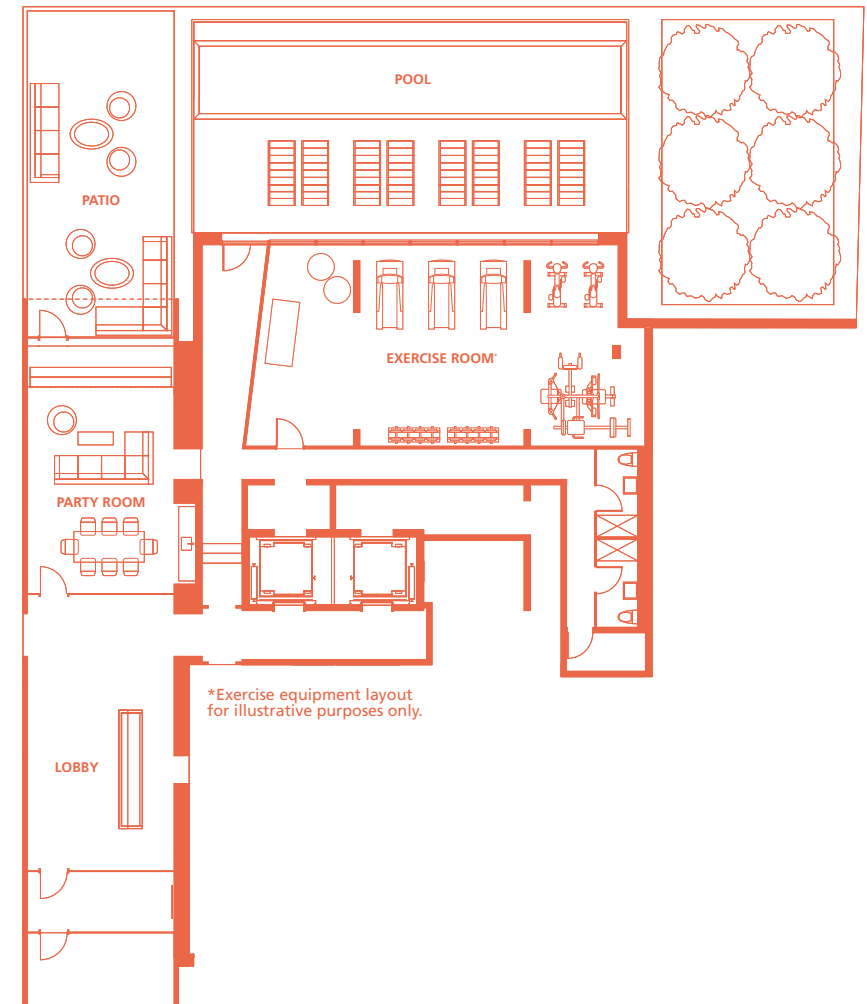
*Spin, swim, or go for a stroll,  
the choice is yours.*

## POOLSIDE & PARKSIDE

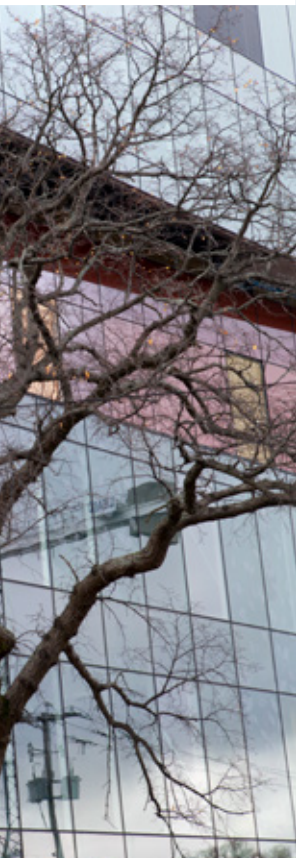
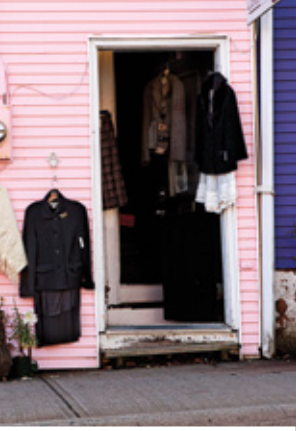
If living on a park is on your wish list, chances are you like the outdoors and making the most of your leisure time. In this spirit we've added some key amenities. Located adjacent to the common room, there's a fully-equipped fitness room with an element sure to inspire your spin or treadmill session – a park view.

Outside, there's the refreshing indulgence of a swimming pool and lounging area as well as the outdoor lounge itself, complete with two fire-pits, perfect for evening get-togethers.

As for everything else, including that daily fetch session, stroll, or soccer practice, there's the park, naturally.







*An urban retreat that keeps everything “Halifax” within easy reach.*

## HERE & THERE

Long considered Halifax’s most desirable neighbourhood, the South End has been favoured by Haligonians who enjoy the idea of a mature residential neighbourhood while still remaining connected to the core. This contrasting combination puts Gorsebrook Park in the enviable position of possessing the peace and quiet of family-friendly streets and leafy glades, while all else – work, play, entertainment, academia and Halifax’s most go-to destinations - remain firmly on the radar.

# AND EVERYWHERE

## Universities:

1. Saint Mary's University
2. Dalhousie University
3. Kings College
4. NSCAD

## Hospitals

5. IWK Health Centre, Victoria General & Nova Scotia Rehabilitation Clinic
6. QEII

## Schools:

7. Citadel High School
8. Halifax Grammar School
9. Sacred Heart School of Halifax
10. Gorsebrook Jr High
11. Armbrae Academy
12. Inglis Street School

## Shopping / Groceries

13. Seaport Farmer's Market
14. Sobeys
15. Superstore
16. Petes
17. Spring Garden Road
18. Park Lane Mall

## Fine Dining Restaurants

19. Chives  
Contemporary dining room with artfully plated, seasonally inspired Canadian cuisine and wine.
20. La Frasca  
Lively haunt offering Italian staples, including pasta, pizza and seafood, with wine and craft beer.

## 21. McKelvie's

Refined restaurant serving oysters, lobster and steaks in a former fire station.

## 22. Bicycle Thief

An atmosphere that blends Old School style with New School attitude.

## 23. Hamachi Steak House

Offers the finest Japanese Fusion cuisine in a unique and memorable waterfront setting.

## 24. Cut

Steak house offers relaxed fine dining experience sure to please the most sophisticated of diners.

## 25. Da Maurizio

Known for its exquisite variations on Italian cuisine.

## 26. Press Gang

Choice seafood & meat dishes, classic cocktails and weekend live music in a rustic 18th-century space.

## Casual Dining / Pubs

### 27. Two Doors Down

Locally sourced fare from burgers to curries and a long wine list served in a laid-back space.

### 28. Wooden Monkey

Sustainable restaurant, serves one of the best organic, Nova Scotia grown meat, gluten free, and vegetarian dishes.

### 29. Piatto

A gathering place centred around a passion for fine food, fabulous wines, friends and family.

## 30. Durty Nelly's

This stylish, traditional pub was built in Ireland then shipped to and assembled in Canada.

## 31. Amano

Upscale eatery with a patio and water views serving classic Italian plates in a contemporary interior.

## 32. Stillwell Bar

Stylish, bi-level beer bar with many local micro-brews on tap and a menu of artisanal pub fare.

## 33. Lot Six Bar

Lot Six is large and lively, combining historical details with modern flair in the heart of downtown Halifax.

## Café/Coffee Shops

34. Uncommon Grounds
35. Starbucks
36. Just Us Coffee & Tea

## Public buildings

37. Public Library
38. Pier 21 Museum
39. Natural History Museum
40. Science World
41. SMU Fit
42. Halifax Oval
43. Good Life Gym
44. Park Lane Cinemas
45. Neptune Theater
46. Rebecca Cohn Auditorium (Dalhousie University)





HALIFAX CITIDEL  
NATIONAL HISTORIC SITE

6  
QEII HEALTH  
SCIENCES  
CENTRE

CAMP HILL  
CEMETARY



HALIFAX  
PUBLIC  
GARDENS

DOWNTOWN  
HALIFAX

2  
DALHOUSIE  
UNIVERSITY

JUBILEE RD

SPRING GARDEN RD

VICTORIA  
PARK

QUEEN ST

37

COBURG RD

UNIVERSITY AVE

HOLY CROSS  
CEMETARY

SOUTH ST

CORNWALLIS  
PARK

5  
NOVA SCOTIA  
REHABILITATION  
CENTRE

5  
VICTORIA  
GENERAL  
HOSPITAL

2  
DALHOUSIE  
UNIVERSITY

5  
IWK HEALTH  
CENTRE

14

OXFORD ST

WICKWIRE  
FIELD

SOUTH ST

WELLINGTON ST

TOWER RD

YOUNG AVE

VICTORIA RD

INGLIS ST

GORSEBROOK  
PARK

OAKLAND RD

INGLIS ST

1  
ST MARY'S  
UNIVERSITY

41

8

YOUNG AVE

TOWER RD

POINT PLEASANT DR

GEORGES  
ISLAND

NORTHWEST  
ARM

THE  
MEMORIAL  
TOWER







*Thoroughly modern (and intelligent) interiors, with a view.*

## INSIDE & OUT

Cool, calm, contemplative. That's the aura conveyed by our suites. Designed to create a maximize sense of space, with 9' high ceilings, creative layouts and sliding floor-to-ceiling doors (rather than conventional swing doors) that allow rooms to be completely opened up or closed off, here are residences that inspire the best in modern, streamlined living.

In keeping with the location, all suites feature oversized floor-to-ceiling windows\*. These have the benefit of allowing light to stream in while framing the pastoral views outside. With this window on the world, who needs a screen?

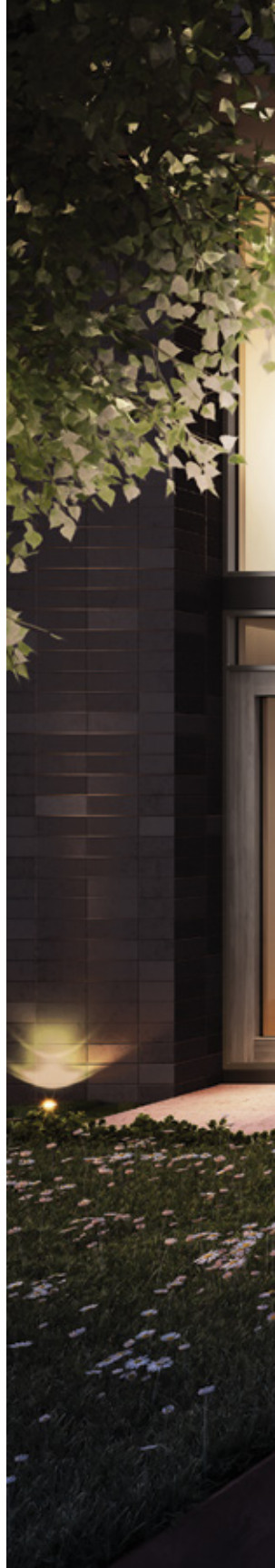
\*Some windows on floors 3, 5, 7 and 9 start at 400 mm (approximately 1'4") above the floor. See sales representative for details.

*A townhouse to suit the modern need for better space with less fuss.*

## UPSTAIRS & DOWNSTAIRS

Townhouses on a neighbourhood park are a rare occurrence – particularly downtown – and ours take the architectural tact of being seamlessly integrated into the main body of the building. With two floors, an upstairs and a downstairs, they offer a house-like experience with all the benefits of condominium living. To wit: there's a sense of home ownership that comes with having your own front door, but those freehold chores that typically come along with this, like gardening and snow removal, can be removed from your to-do list. Another benefit: all Gorsebrook Park's amenities – conveniently accessed by an interior corridor – are yours to enjoy.

As for personal outdoor space: each townhome possesses a patio – overlooking either leafy Wellington Street or the vast expanse of Gorsebrook Park.









# FORWARD THINKING DEVELOPMENT

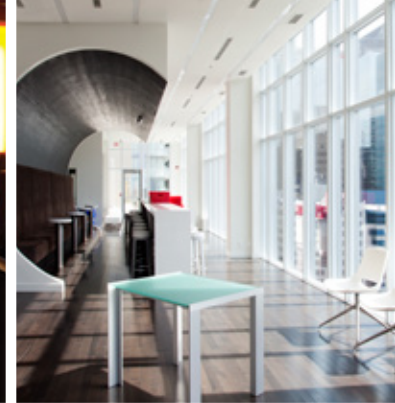
With over 5,500 condominiums developed (or under development) since 1996, Urban Capital, the developer behind Gorsebrook Park, is an innovator with a reputation for architectural design, environmental sustainability, and commitment to cities. Working closely with Canada's best architects, designers and planners, the company is widely recognized for its pioneering role in bringing high-design urban living to Canadian cities. This quest for locations that match its urban regenerator reputation has taken Urban Capital across the country: Toronto, Ottawa, Montreal, Winnipeg and Halifax have all benefited from the company's high standards and visionary approach to neighbourhood-friendly development.

Arriving in Halifax in 2013 with its Southport development – which, in design, mimicked the colourful shipping containers of the nearby port – Urban Capital paid homage to the commercial history of that location. Now, in Gorsebrook Park, the same insightful vision and reverence for community shapes a contemporary residence designed to live in harmony with one of Halifax's heritage green spaces.

[urbancapital.ca](http://urbancapital.ca)

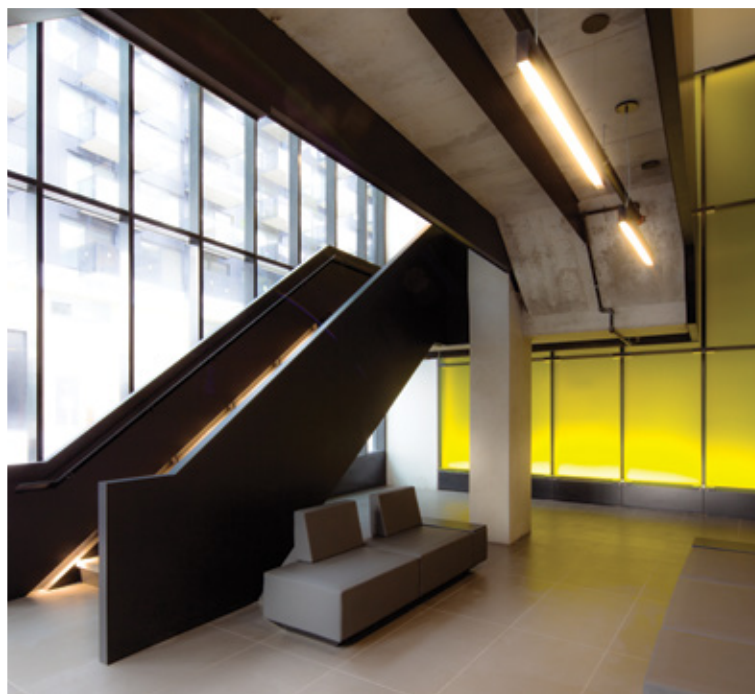


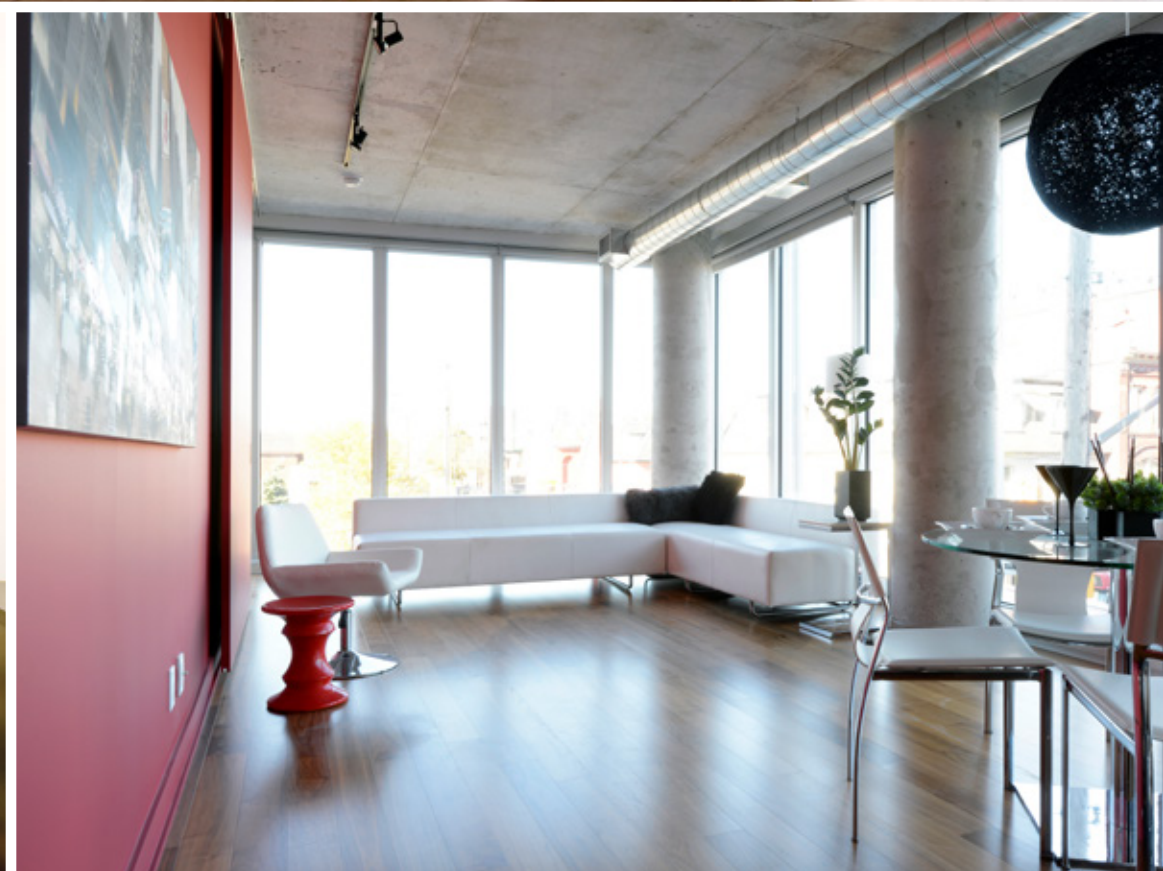




1	3	9	12	14	17	18
	4	5		15		19
		10	13			
2	6	7	11	16	20	
	8					

- 1. NICHOLAS, Toronto
- 2. RIVER CITY 3, Toronto
- 3. TRINITY BELLWOODS, Toronto
- 4. SOUTHPORT, Halifax
- 5. NICHOLAS, Toronto
- 6. CAMDEN, Toronto
- 7. TABLEAU, Toronto
- 8. SMARHOUSE, Toronto
- 9. RIVER CITY 1, Toronto
- 10. CENTRAL, Ottawa
- 11. CENTRAL, Ottawa
- 12. THE RAVINE, Toronto
- 13. NICHOLAS, Toronto
- 14. MCGILL OUEST, Montreal
- 15. RIVER CITY 2, Toronto
- 16. RIVER CITY 1, Toronto
- 17. BOUTIQUE, Toronto
- 18. BOUTIQUE, Toronto
- 19. MONDRIAN, Ottawa
- 20. CENTRAL, Ottawa









1	3	5	7
2	4	6	8

1. RIVER CITY 1, Toronto
2. MCGILL OUEST, Montreal
3. EAST MARKET, Ottawa
4. CENTRAL, Ottawa
5. CENTRAL, Ottawa
6. RIVER CITY, Toronto
7. EAST MARKET, Ottawa
8. RIVER CITY 2, Toronto





architectsAlliance: 1. Cairns, St. Catharines 2. Pier 27, Toronto 3. Four Seasons, Toronto 4. Terrance Donnelly Centre Interior, Toronto 5. Terrance Donnelly Centre, Toronto 6. Ice Condominiums, Toronto

## TEAM

*For Gorsebrook Park, Urban Capital has assembled a team of architects, partners and contractors to create a residential development unlike any other in the city.*

### *architectsAlliance* DESIGN ARCHITECT, TORONTO

architectsAlliance is responsible for award-winning buildings and public spaces that reflect an approach to architecture and urbanism that is progressive and pragmatic, conscious of context, and profoundly modern. Working through a diverse range of projects, aA expresses a clear, consistent philosophy regarding the cultural, social and aesthetic role that architecture can play in the modern city. aA's ability to think and work at a variety of scales – from individual buildings and public spaces to large-scale mixed use developments – has been demonstrated in cities across Canada, the US, Western Europe and the Near East, and has been recognized by the international design press and by its peers in Canada, the US and the UK.

### *Michael Napier Architects* PROJECT ARCHITECT, HALIFAX

While providing architectural services over the past 30 years, MNA has matured from a sole practitioner to a dynamic, innovative firm led by an energetic and committed group of professionals. The firm has strong roots in all aspects of the built form ranging from the local vernacular, with its strong heritage roots, to in-fill development within a varied context. MNA's intimate involvement in Southport has given it an insight into Urban Capital's design standards and expectations, and positions it perfectly to ensure that all details at Gorsebrook Park are as they should be.



**Marco Maritimes:** 7. INCO Innovation Centre Memorial University of Newfoundland 8. Qplex Wellness & Conference Centre, Quispamsis 9. Grey Eagle Casino Interior, Calgary, Alberta 10. William D Finn Centre for Forensic Medicine, Dartmouth 11. St. John's International Airport St. John's, NL  
**Sonco:** 12. Grey Eagle Casino, Calgary, Alberta 13. AP Garage, Halifax

*Marco Maritimes* **CONTRACTOR, HALIFAX**

Marco is one of the leading construction firms in Atlantic Canada, involved in the residential, commercial and industrial sectors for over 30 years. From its offices in Dartmouth, NS and St. John's, NL, Marco has built a stellar performance record based on trust, ingenuity, and having the right people to get the job done quickly and successfully. This winning combination has earned Marco a high degree of repeat business from clients such as Groupe Germain, Killam Properties, Ivanhoe Cambridge, and the Sonco Group. As it embarks on its second project with Urban Capital, Marco is pleased to play a role in the enrichment of Halifax's historic South End.

*Sonco* **PARTNER & PROPERTY MANAGER, HALIFAX**

Sonco is a full service, multi-faceted property management and development company in business since 1981, with a commitment to providing the highest calibre of service in all facets of property management. Sonco's experience spans six decades and includes all types of real estate investment including commercial, residential, industrial, mixed-use, and hospitality/entertainment. The company's executive team has been involved in a number of major projects in both Canada and the US including being the owner / manager of approximately 1,000 apartment units in Halifax and approximately 600 units in the Province of Quebec.

*Harbour Equity* **PARTNER, TORONTO**

Harbour Equity is focused on providing equity capital by way of joint ventures to experienced real estate developers throughout Canada. The company participates in developments on an equity basis and also provides acquisition, development and financing expertise to augment that of its partners. Gorsebrook Park represents Harbour Equity's second condominium project in Halifax with Urban Capital and its 27th development project since 2011.

*Keller Williams* **REALTOR, HALIFAX**

Keller Williams operates on the premise that if a real estate brokerage focuses all its resources on building its agents' businesses, its agents will in turn build the company beyond all expectations. With that philosophy, the company is today reshaping the global industry landscape. More than 139,000 associates and over 790 market centers across the globe are now affiliated with Keller Williams. It is the largest real estate franchise by agent count in North America.



# DETAILS

## Features and Finishes

### BUILDING

- 8 storey (south side) and 10 storey (north side) modernist brick and glass building containing approximately 165 suites, designed by Toronto-based architects Architects and Halifax-based Michael Napier Architects
- Two storey high residential lobby on Wellington Street, with executive concierge service<sup>++</sup>; opening to a shared lounge with a double-storey view onto Gorsebrook Park
- Two residential elevators
- Underground parking containing approximately 140 parking spaces
- High security features including Enterphones in the lobby and parking vestibules; a fob-based access system at all condominium entry points and to the amenity areas; and strategically located security cameras

### AMENITIES

- Double height party room containing a kitchen, dining area and lounge seating, with wireless internet access and

- a large screen TV, opening to the outdoor terrace and Gorsebrook Park beyond
- Fully equipped exercise room with free weights, weight machines and state-of-the-art cardio equipment
- Outdoor common area with communal seating surrounding two fire pits
- Heated outdoor pool with loungers, overlooking Gorsebrook Park
- Entire outdoor amenity to be visually open but secured from Gorsebrook Park

### SUITES AND TOWNHOUSES

#### GENERAL

- High-design suites with 9' high exposed concrete ceilings<sup>\*\*\*</sup>
- Solid core suite entry doors with security viewers
- Open concept designs with rolling "barn doors"<sup>\*\*</sup>
- Single plank engineered hardwood floors<sup>\*\*</sup> in all areas other than washrooms
- Oversized windows extending from the floor<sup>+</sup> to approximately 300 mm (1') below the

- ceiling, with sliding doors onto balconies<sup>\*</sup>
- Brushed aluminum contemporary hardware
- Interior wood stairs<sup>#</sup> in townhouses and penthouses with rooftop access
- Forced air heating and cooling based on in-suite heat-pumps, allowing for seasonal and shoulder season heating and air conditioning

#### KITCHENS

- European-style flat panel kitchens with open shelves, valence lighting and stone countertops<sup>\*\*</sup>
- Single stainless steel sinks, with retractable single-lever chrome faucets
- Ceramic backsplash<sup>\*\*</sup>
- Four stainless steel appliances consisting of a frost free refrigerator, self-cleaning oven, dishwasher and microwave
- In-suite stacked washer and dryer

#### BATHROOMS

- European-style flat panel bathroom vanities with stone

- countertops<sup>\*\*</sup> and contemporary faucets
- Matching medicine cabinet
- White, contemporary designed dual-flush toilets
- Tubs or showers<sup>\*</sup>, with full height tile tub / shower surrounds<sup>\*\*</sup>
- Glass shower doors for separate showers<sup>\*</sup>
- Porcelain tile flooring<sup>\*\*</sup>
- Temperature controlled valves in all showers

#### ELECTRICAL

- Service panel with breakers at suite entry
- Pre-wired telephone and cable outlets in living areas and bedrooms to be connected by owner
- Switched controlled receptacles in living areas and bedrooms, wall sconce fixture(s) or pot lights in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- Smoke, CO<sub>2</sub> and heat detectors as per code

### GREEN

- Gorsebrook Park is being developed on an urban site, close to public transit, using existing municipal infrastructure – "smart" urban development is probably the single most important step we can take in ensuring that we build sustainable communities for the future
- All suites will have dual flush toilets and water efficient faucets and showerheads; sustainable hardwood flooring; and zero VOC-emitting paints and low-emitting paints, coatings, adhesives, sealants and flooring
- Overall energy usage will be reduced by using energy efficient windows and lighting, Energy Star appliances, and energy recovery ventilators (ERVs) that recover heat typically exhausted from suites
- An advanced recycling system will be installed in the building, allowing residents to separate recyclable materials at source

<sup>\*</sup>As per plan <sup>\*\*</sup>From builder's samples <sup>\*\*\*</sup>Ceiling heights may be subject to bulkheads, exposed spiral ducts, dropped ceilings and / or structural beams. Ceilings can be plastered or painted as an upgrade.

<sup>+</sup>Windows on odd floors at the perimeter of the building (typically the bedroom windows) start at 400 mm (approximately 1'4") above the floor. <sup>\*\*</sup>Refer to the condominium budget for particulars on the hours of operation of the concierge service <sup>#</sup>Choice of stain for wood stairs may not match wood flooring.





# Gorsebrook Park

SOUTH END

[www.gorsebrookcondos.com](http://www.gorsebrookcondos.com)

1034 Wellington Street, Halifax, Nova Scotia, B3H 2Z8

t. 902.429.0089

e. [info@gorsebrookcondos.com](mailto:info@gorsebrookcondos.com)

All renderings are artist concept only. Specifications subject to change without notice. E. & O.E. 2016

 URBAN CAPITAL

