

NAVY LANE



# To something old comes something new. Introducing Navy Lane.

To one of Halifax's oldest streets comes a residential development that tips its hat to everything past and future about its storied neighbourhood. A building that responds with flair to the need for high-design, quality homes in the city, and also helps shape the further evolution of this important part of our community.

Introducing Navy Lane, on historic, eclectic Gottingen Street.

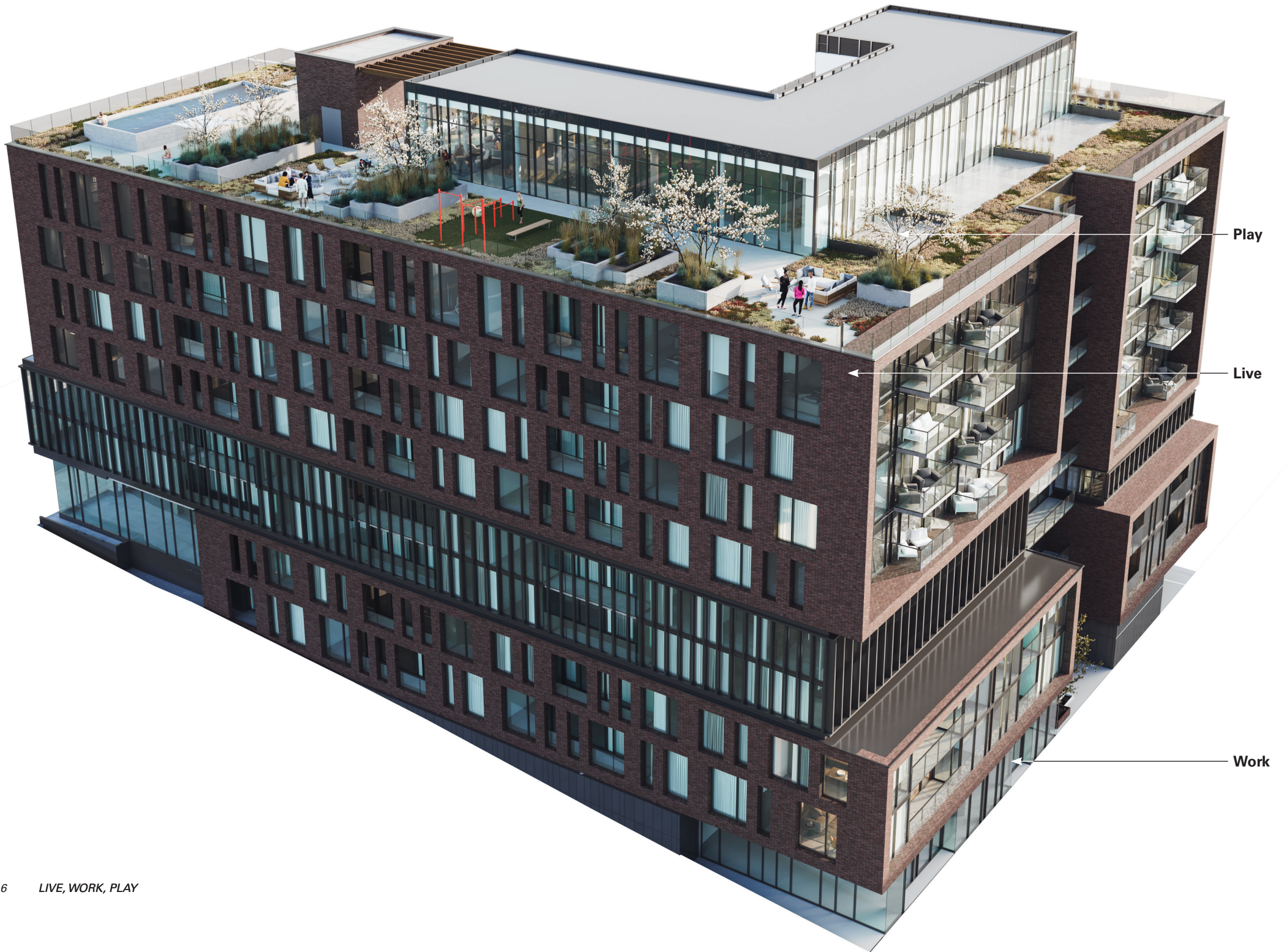
The fourth of Urban Capital's residential condominiums in Halifax, it joins Southport, Gorsebrook Park and NRTH – all of which, in their own way, fit into their neighborhoods through design and intent to become part of the broader community. And in this regard, Navy Lane – so named because of the lane that runs beside it down towards Halifax's naval base – is no different.

# Architecture that's bold and eclectic. Like the streets that it's on.

In considering Navy Lane we thought about our own contribution to Gottingen and Maitland Streets. We looked at the colourful diversity of these streets, and in keeping with their dynamic mix of scale and architectural typology, designed a building of 9 storeys and 169 condominiums that would ease into the space with grace and élan.

Like all Urban Capital buildings, Navy Lane will be a notable addition to Halifax's architectural scene. Defined by its distinct forms, mauve-black brick and varied window patterns, it will be both very unique in the city, yet at the same time seem totally at home.





Play

Live

Work

# Live, Work, Play.

## The three essentials of a balanced life.

Attaining a balanced life has become today's lifestyle aspiration, and Navy Lane delivers the goods: a place where the "live-work-play" activities of everyday life come home. Consider living in a building where a day's "work" can be achieved by a short trip down to a work-share space next to the lobby, and one's après-work stretch (or swim) is just seconds away, on our amenity-rich rooftop.

Navy Lane neatly, functionally, and with more than a nod to good design, lives up to its promise of offering a truly balanced life.

# Contemporary, calm spaces to live in. The perfect tonic to the hustle & bustle outside your front door.

“Live” is the place we design as the canvas for our life, what we cultivate as our home and personal zone. At Navy Lane, Urban Capital’s signature approach to design provides living spaces that marry good form with performance, the raw elements of an industrial loft with the polished good looks and smooth function of its many features and elements.

A residence where modern tastes find themselves comfortably at home.

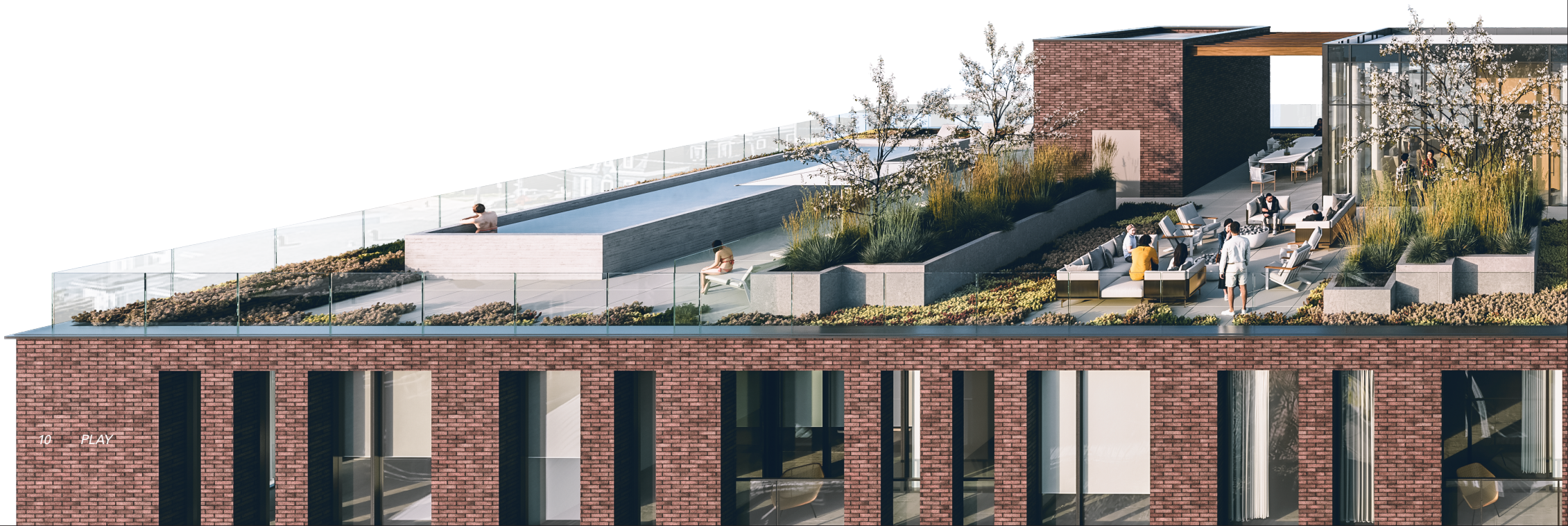




Urban Capital's suites feature exposed concrete walls, ceilings and columns; spaces that flow one into another through sliding doors that run from floor to ceiling; oversized windows and 9' high ceilings; all supported by contemporary fixtures and finishes that create a modern yet warm home.



Your very own roof-top play zone.  
Unwind through stretching, swimming,  
or just hanging out.



Navy Lane's rooftop is the perfect spot for residents to relax, restore energy, and refresh themselves. A place of private retreat or social get-togethers, of lounging by the pool or working-out, as well as the quintessential pleasures of the all-Canadian barbecue.

For fitness buffs, there's an indoor and an outdoor gym, both offering state-of-the-art equipment.

And to top it off, a homage to Halifax's harbour to the east via our retro-style Tower Viewer. The perfect spot to look out over the harbour and remind yourself that Gottingen Street, and the Navy Lane rooftop, is just where you want to be.



# On this page, a list of your sweet spots, on the roof:

**Outdoor barbecue, prep area and dining room.** A trellised, roof-top spot dedicated to al-fresco dining.

**Gym.** Fully equipped fitness room, with the added bonus of a city view.



We learn from our successes. So we're repeating Gorsebrook Park's pool at Navy Lane, only this time a few floors up.

**Heated salt-water pool.** Sky meets water to make a splash on our roof-top. Swim or just lounge in the sun, it's the ultimate staycation amenity.



**Indoor Bar & Lounge.** Adjacent to the communal dining room, your indoor entertaining place. Or a quiet hangout in the winter months.

**Outdoor gym.** Work out in the fresh air, courtesy of your own Trek-equipped outdoor fitness area.

**Lounges and fire-pits.** Clusters of lounge chairs and fire pits, where you can socialize, or simply rest and restore.



**Tower viewer.** A retro-addition to the roof-top's best lookout spot.



# When your commute to work is a short elevator ride.

Maybe you work remotely, or you're writing a presentation, or there's a novel in the works – whenever you need a dedicated place where “work” can be accomplished, there's our ground floor work-share space.

Need to attend a private video meeting? There's a “zoom”-room available. Want to make a presentation or host an in-person meeting? There's a boardroom that can be reserved. Elsewhere, a large harvest table and chairs provide what's required for more communal or group work. And, finally, two lounge areas offer more informal work spaces.

To support your work efforts, there's free wifi, and a printer/scanner at your disposal, for when you actually need to print something out.

And no need to run out for java either – the work-share space comes equipped with its own Nespresso machine.





Navy Lane's ground floor, fronting Maitland Street, plays dual purpose. At the southern end, an innovative work-share space. To the north, the building's stylish entrance, with concierge desk, seating area, mail and parcel rooms, and two elevators.



1

**Boardroom.** To reserve for that formal get-together, a boardroom with table and chairs and room for eight.



2

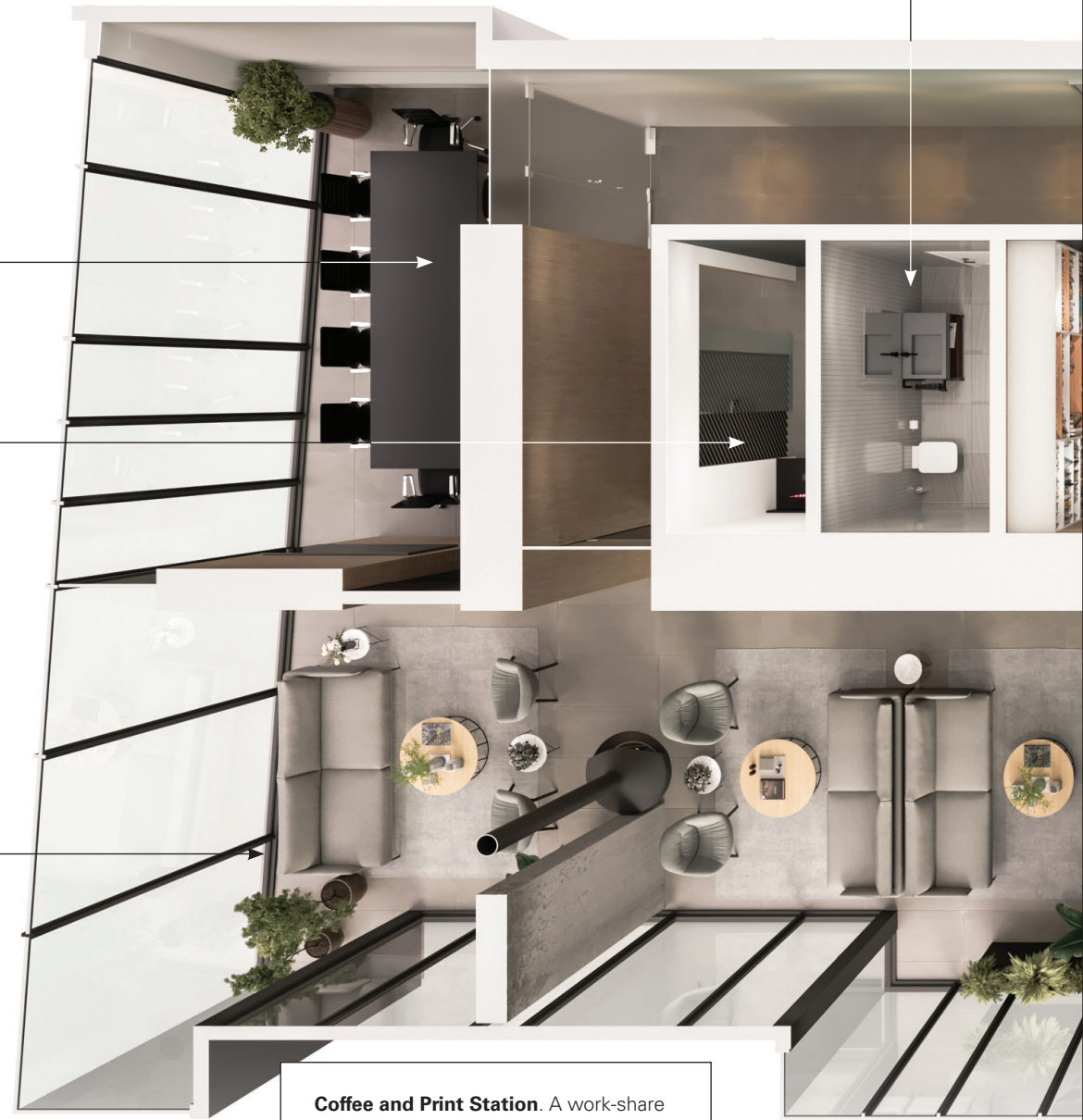
**Zoom Room.** For those private connections via Zoom or Facetime, or Teams, or Go To.

**Informal soft-seating areas.** When your creative juices need a space that's more informal, we've designed two soft-seating areas. For the intersection of work and lounge.

2

**Product Library.** Need a steam cleaner, or a power drill? How about a ladder? This awesome lending library has all the items you occasionally need, but may not have the space to actually own.

**Washroom**



**Coffee and Print Station.** A work-share essential, and also a place to talk about what you watched last night.

\* See Budget in Disclosure Documents for concierge hours.

\*\* Condominium corporation may put restrictions on the number of packages you can receive.





**Property Manager's Office**

**Concierge.** Navy Lane residents will have the benefit of an Executive concierge; a friendly face to welcome you home (and accept your deliveries).\*

**Mail and parcel rooms.** Where you go to pick up the occasional thing sent to you via Canada Post, or the five to ten items delivered to you on a daily basis by Amazon.\*\*

**Harvest Table.** Also along Maitland Street, a large harvest table, when you have collaborative work, or you prefer more human contact.

**Lobby Waiting Area.** A place to wait, in style, for your guests or Uber pick-up.

1



# North Central Halifax, at the centre of it all.

Anchored by Gottingen Street – legendary in its own right as one of the city’s oldest streets, and linking the Common with the uber-urban North End – here is a city district that allows you to connect to all that Halifax has to offer, where vibrancy and community come together through the rubbing shoulders of old and new, a place where someone in search of an authentic neighbourhood, that raw/refined mix of past meet present, can find their true home.

# Restaurants, Coffee Shops & Bars

## **Bar Kismet (Restaurant)**

Ranked 15th on Canada's 100 Best Restaurants, Bar Kismet is the project of Chef Annie Brace-Lavoie and her award-winning bartender husband and co-owner Jenner Cormier. Bar Kismet gives off a rustic elegance that doesn't distract from the superb food and drink – and we mean both evenly, given its listing as one of North America's Top 50 bars. Brace-Lavoie's beautifully executed Mediterranean cuisine and Cormier's meticulously designed cocktails complement each other perfectly. It's rare for a restaurant to deliver both food and drinks at this high a level, and even rarer to find a seat after 6 pm.

## **The Narrows Public House (Restaurant)**

Featuring traditional east coast cuisine and local craft beer, The Narrows Public House is nestled in a 1896 Victorian Heritage Home at the northern end of Gottingen Street with views of the MacDonald Bridge and the Halifax Harbour. The 80 seat Pub was a long time passion project by local restaurateurs Myles Baldwin and Tyson McDow who spent years funding the renovation of the space. Only a year since it opened in 2022, it has already gained preeminent status in a city known for cozy pubs.

## **Edna (Restaurant)**

Cited as one of Canada's 10 best new restaurants in enRoute's 2014 list, Edna instantly became a symbol of the changing food scene in Halifax. Edna continues as culinary leader in the city, having landed on the Canada's 100 Best several times. Nine years later, Edna continues to be one of Halifax's favourites, offering local, fresh and innovative dishes. Their brunch Caesars (with a raw oyster) are particularly perfect!

## **Ratinaud (Local Deli & Bistro)**

Ratinaud and its owner, Frédéric Tandy, have become synonymous with fine charcuterie in Halifax. Located on Gottingen Street, this authentic Quebec style deli continues to expand, with a larger store added in 2015. Featuring

some of the best specialty cured meats and cheeses on the East Coast, hitting up Ratinaud for your personal catering needs will make you the elite host among your friends.

## **DeeDee's Ice Cream**

DeeDee's sets the bar for ice cream parlours in Halifax. Located on Cornwallis Street off Gottingen – it offers traditional favourites alongside their own classics like Banana Cardamom and Mexican. This family friendly place also offers up some of the best burritos in town, making it a perfect stop for lunch before you grab a couple of cones to go with your walk through the Commons just a block away.

## **The Local – Seahorse – Marque (Pub/Club/Live Music)**

A three-in-one deal, the Local is the oldest licenced pub in Halifax, and still serves as a traditional haunt for North Enders looking for a relaxed environment to have a few pints with friends. While the Local offers casual live music, people watching and pool, the Marque hosts great up-and-coming shows, and The Seahorse, downstairs, comes alive on the weekends with DJs and dancing till 3am, the 80s & 90s nights being especially popular.

## **Salvatore's (Restaurant)**

Up in the Hydrostone neighborhood, you find the 10-time gold winner of The Coast's Best of Halifax. Salvatore's is a hip North End fixture with a Mom and Pop feel serving up the best pizza in the city.

## **Bus Stop Theatre (Local Theatre)**

A regular venue for the Fringe Festival, the Bus Stop offers a lively venue for theatre on Gottingen Street. It recently received a fresh make-over, so be sure to check out their upcoming roster for an eclectic mix of plays and events by local Halifax artists.

## **Fortune Donuts (Bakery/Coffee Shop)**

With the motto "Donuts are Fun!," Fortune offers a playful selection of everyone's favourite fried dough – made fresh in house daily, a new menu is created every morning by their very own donut "wizards."

## **LF Bakery (Bakery/Coffee Shop)**

Be prepared to wait at this local bakery and coffee shop on Gottingen. With that perfect Parisian crunch around a soft center, the baguettes are particularly popular, and make sure to also give the almond croissants a try, but be warned, they sell out quick.

## **Local Source Market (Local Food Market)**

If you don't have time to stock up for your needs at all of Halifax's artisanal bakeries and butchers in a single shopping run, have no fear, Local Source is the only stop you need. This small local market curates the best of Halifax for you – offering everything from Ciro's cheeses, Ratinaud's cured meats, Dee Dee's Ice Cream, Maria's Pasta sauces and Java Blend's Coffee - giving you the most efficient high end food shopping experience in the city.

## **The Tusket Falls Beer Project (Beer Hall and Brewery)**

While Halifax is known for having the most bars per capita in North America, most are of the east coast pub variety. Tusket Falls breaks that mold with their beer garden approach. You can drop in for the finger food, but the real attraction is the craft beer brewed and served onsite by the friendly staff – or just drop in and pick up from their robust selection on your way back home!

## **CHKN CHOP (Dinner/Fast Food)**

One of the keys to being a local in any city is knowing the best homegrown fast food. As a Haligonian, you can forget the drive throughs - instead you'll be coming to this North End chicken shop. With the best fried chicken sandwiches in the city, CHKN CHOP does a new, special fried

chicken sandwich each week in addition to the permanent Hot Chicken, Nashville Style Spicy Chicken. If you're not in the mood for a sandwich, no worries, their rotisserie style chicken is just as delicious with ample sides – the Mac'n'Chz, Brussel Sprouts, and Pulled Chicken Poutine being a must.

## **Seven Bays Bouldering and Café (Climbing Gym and Café)**

Ever wanted to learn how to boulder while working on that screenplay you've been talking about to your friends? Well, the south end of Gottingen has got you covered. Seven Bays offers a mix of Climbing facilities and café, where the relaxed vibe of the coffee shop almost seems to melt away any inhibitions you might have of hitting the mat from their more complicated bouldering puzzles – while simultaneously giving you a place to lick your wounds until you're ready to go again.

## **Elliot and Vine (Wine Bar)**

This refined wine bar is a great place for a date night or small celebration. The staff is friendly and knowledgeable, giving a relaxed feel with an excellent choice of wines from anywhere in the world. Make sure to order some of the tasty small plates and oysters to take your night out to the next level.

## **Java Blend (Coffee Shop & Roaster)**

Java Blend is Halifax's oldest coffee roaster. Part artisanal roaster, part busy café, this iconic stop is a neighborhood favourite to sit, chat, work or pick up a coffee and a bag of fresh Fairtrade beans to go.

## **Brother's Meats (Local Deli)**

Another iconic Halifax shop, Brother's is part of the heart of the old North End. Look for the classic neon sign and find out why Brother's in-house wood smoke sausages are a staple of any care package for out-of-Province east-coasters.

### Café Lara

Café Lara is a place that locals use to catch up with friends for an hour or five. Low stress, quaint, comfortable and quiet, Lara allows you to start with coffee and move into cocktails as your conversations get juicier.

### Cyclesmith (Bike Shop)

Cyclesmith is one of the city's biggest bike shops. It covers all your biking needs, from cruisers to fat bikes to e-bikes to high end road bikes – all delivered by a friendly and knowledgeable staff that will have you happily taking advantage of this North End cycling hub. (Inquire about their winter storage options if you need a place to stow your bike during the colder months).

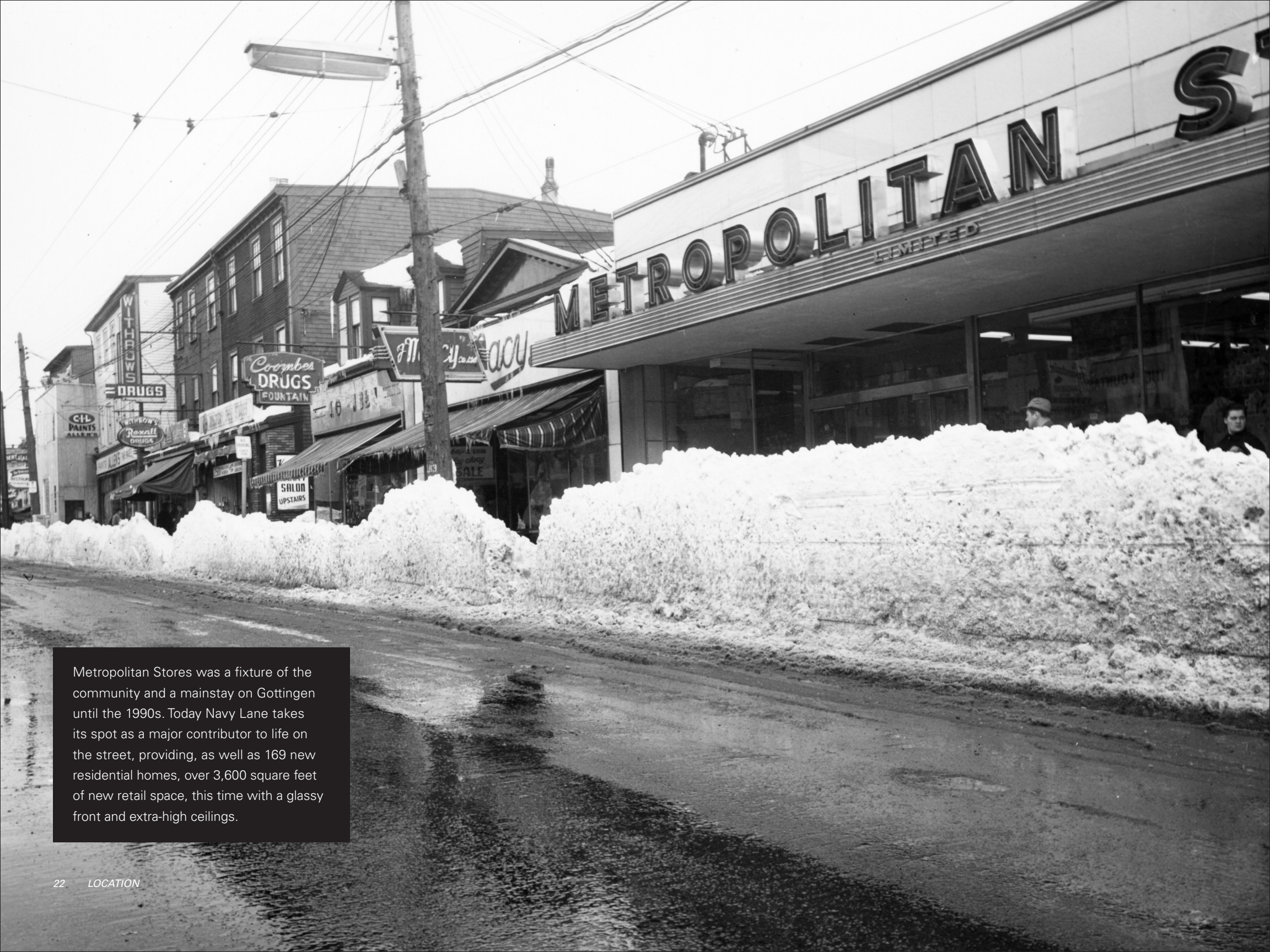
### Chainyard (Cidery and Restaurant)

Whether you're dropping into this gastropub for a meal or just to fill a growler of cider, Chainyard Cidery doesn't disappoint. Its patio is a favourite stop in the summer for a cool drink and bite while people-watching in the sun.

### Café Amora Latina

Halifax isn't exactly known for its outstanding Latin food; however Café Amora Latina provides an authentic island in that barren landscape. Known for its fantastic lunch and breakfast menu, this is the place for your Latin fix in the North End. And don't forget to visit the small attached bodega where you can buy all the ingredients to cook your own versions at home.





Metropolitan Stores was a fixture of the community and a mainstay on Gottingen until the 1990s. Today Navy Lane takes its spot as a major contributor to life on the street, providing, as well as 169 new residential homes, over 3,600 square feet of new retail space, this time with a glassy front and extra-high ceilings.

# Gottingen Street is long on history, and ready for the next chapter.

From its beginnings in the mid 18th century as a long, dusty country road, to a bustling urban corridor of the early 20th century, to the destruction caused during the Halifax Explosion of 1917, Gottingen has always, economically and socially, reflected the moment.

Gottingen Street got its start when Halifax was in its infancy and the landing zone for immigrants from everywhere, including Germans from the Lower Saxony town of Gottingen. For much of the 20th century the street was a thriving commercial corridor – with retailers such as F.W. Woolworth, Metropolitan Stores and local “small” shops making Gottingen Street the go-to place for everything from clothes to provisions. After hours there was the attraction of bars and other entertainments including the popular Vogue cinema. However, Halifax’s growing suburbia, residential clearances, and flawed urban planning in the latter decades of the 20th century decimated businesses and essentially knocked the wind out of Gottingen Street as a thriving post-war community.

A street with Gottingen’s key location may at times be down but, as the 2000’s have shown, it can never be out. Throughout the past decade the street has been reimagined. The indie/alt vibe brought to the area through Halifax’s creative and entrepreneurial community together with the flow of capital into the area has made Gottingen Street the up-and-coming place to live. Store-front art galleries, bars, yoga studios, cafes with trendy offerings, and new residential buildings have brought residents and others back to the area, ensuring that Halifax’s oldest street has something new to offer.

# UC + Halifax: 10 years on, a beautiful relationship.

It started back in 2013 with the launch of Southport, Urban Capital's cheeky nod to Halifax's shipping and industrial past (and present). No condominium project had been launched in the city in over 10 years, and certainly nothing like what we were proposing. We were told we would sell three, maybe four units on our launch weekend. We sold over 60.

Then in 2016 we launched Gorsebrook Park, in the heart of the city's South End. Sophisticated, contemporary living, parkside. An urban retreat, Gorsebrook is today one of the most quietly beautiful buildings in Halifax.

In 2020, just as the pandemic was hitting, we launched NRTH. Our first foray in the super-cool North End, NRTH is a boutique-sized gem among the rough.

And now, 10+ years after our first tentative steps, our largest, most ambitious building in Atlantic Canada's hub: Navy Lane. The romance continues.









# A long history of trailblazing developments

With over 9,700 condominiums developed or under development since 1996, valued at over \$3.8 billion, Urban Capital has become widely recognized as an innovator and trailblazer in the Canadian marketplace, pushing the envelope in terms of architectural and interior design, and commitment to cities. To date Toronto, Mississauga, Ottawa, Montreal, Halifax, Winnipeg and Saskatoon have all benefited from the company's high standards and visionary approach to development, development that not only offers design-focused living concepts, but also typically sets a trend that results in flourishing new neighbourhoods.

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







1	3	5	7	9
2	4	6	8	10

Buildings that inform and complement their neighbourhoods

1. River City 3, Toronto
2. Southport, Halifax
3. Gorsebrook Park, Halifax
4. McGill Ouest, Montréal
5. River City 1, Toronto
6. Tableau, Toronto
7. M City, Mississauga
8. River City 1, Toronto
9. River City 2, Toronto
10. Central 3, Ottawa







1	3	5	7
2	4	6	8

1. River City 1, Toronto
2. Mc Gill Ouest, Montreal
3. Cité Midtown, Montreal
4. Central, Ottawa
5. Central, Ottawa
6. River City, Toronto
7. Glasshouse, Winnipeg
8. River City 2, Toronto



# TEAM

In developing Navy Lane, Urban Capital is supported by a top-notch team of development partners, professionals and brokers.

## **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 Architecture**

*Project Architect*

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, Gorsebrook Park and NRTH has given it an insight into Urban Capital's design standards and expectations, and positions it perfectly to ensure that all details at Navy Lane are as they should be.

## **First Pen Studio**

*Landscape Architect*

First Pen Studio designs contemporary landscape architecture for private and commercial, residential and mixed-use projects predominantly in Atlantic Canada. Its priority is to create exciting outdoor spaces that combine a contemporary aesthetic – drawing on elements of art, environment, and architecture – with a functionality that enhances the way life happens around buildings. The FPS team has previously worked with Urban Capital in Halifax at Gorsebrook Park and NRTH, designing neighbourhoods that aim to shape, inspire, and integrate the best of indoor and outdoor living.

## **Marco Group Limited**

*Contractor*

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 and Ivanhoe Cambridge. As it embarks on its fourth project with Urban Capital, Marco is pleased to play a role in the enrichment of Halifax's vibrant North Central neighbourhood.

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[architectsalliance.com](http://architectsalliance.com)

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

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

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



## Larry Allen Real Estate Team

*Sales*

Larry and Jesse Allen are one of Nova Scotia's and Canada's leading real estate teams, having been recognized nationally and regionally for their efforts with a multitude of "top ranking" awards presented by Keller Williams Canada. With extensive experience in selling new construction developments in the Halifax area, Larry and Jesse provide much valued local knowledge of this dynamic market. This assures buyers that they are investing in a home or condo that provides the best opportunity to capitalize on Halifax's vibrant real estate market.

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[larryallenrealestate.com](http://larryallenrealestate.com)

## Harbour Equity

*Equity Partner*

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

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[harbourequity.com](http://harbourequity.com)



# DETAILS

## Building

- 9 storey modernist brick and glass building containing approximately 169 residential suites, designed by Toronto-based architects Alliance (design architects) and Halifax-based Michael Napier Architects (project architects), with landscape design by Halifax-based FirstPen
- Residential lobby on Maitland Street, with “executive” concierge service\* and two elevators
- Enclosed underground parking garage containing approximately 83 parking spaces plus an additional 4 tandem spaces
- High security features including 1 Valet entry system in the lobby; a fob-based access system at all building and amenity entry points; and strategically located security cameras
- Approximately 3,600 square feet of Class A retail space on Gottingen Street

## Rooftop “Play” Amenities

### Interior Amenities

- Fully equipped exercise room with free weights, weight machines and cardio equipment
- Indoor bar and lounge, with direct access to outdoor dining room and barbecue

### Exterior Amenities

- Heated salt water pool with loungers
- Lounge areas with fire pits
- Trek-equipped outdoor fitness area
- Look-out point with tower viewer

## Ground Floor “Work” Amenities

- Private boardroom seating 8 to 10 people
- Work areas including one room with a harvest table and chairs, and two soft-seating zones
- Private “zoom” room
- Coffee and print stations

## Other Amenities

- Product library
- Parcel room
- Property management office
- Internet access in roof-top and ground floor amenity areas

## Suites

### General

- High-design suites with exposed concrete walls\*, 9’ high exposed concrete ceilings\*\*\* and exposed spiral ducts
- Solid core suite entry doors with security viewers
- Open concept designs with rolling “barn doors”\*\*
- Wide plank luxury vinyl flooring (LVF)\*\* in all areas other than washrooms
- Oversized windows with sliding or swing doors onto balconies\*
- Brushed aluminum contemporary hardware

- Forced air heating and cooling supplied by in-suite heat-pumps, allowing for seasonal and shoulder season heating and air conditioning

### **Kitchens**

- European-style flat panel kitchens and islands\* with engineered quartz countertops\*\*
- Single stainless steel sinks, with retractable single-lever chrome or black faucets
- Ceramic backsplash\*\*
- Integrated frost-free refrigerator and dishwasher, stainless steel self-cleaning oven, separate cooktop and hood-fan

### **Laundry**

- In-suite stacked or side-by-side\* washer and dryer

### **Bathrooms**

- European-style flat panel bathroom vanities with engineered quartz countertops\*\* and chrome or black contemporary faucets
- Matching medicine cabinet
- White, contemporary designed dual-flush toilets
- Tubs or showers\*, with full height tile tub / shower surrounds\*\*
- Glass shower panels\*
- Porcelain tile flooring\*\*
- Temperature controlled valves in all showers

### **Electrical**

- Service panel with breakers at suite entry
- Pre-wired outlets for CAT5e (high-speed internet/phone) and coax (cable) cable\*\*\*\*
- Switched controlled receptacles in living areas and bedrooms, ceiling 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

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+ See condominium documents for details.

\* As per plan

\*\* From builder's samples

\*\*\* Ceiling heights may be subject to bulkheads, exposed spiral ducts, dropped ceilings and / or structural beams. Ceilings can be plastered and painted as an upgrade

\*\*\*\*Services at owner's cost.



[navylanecondos.com](http://navylanecondos.com)

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