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OUR SHIPPING PAST.

The ocean. It's in our blood. Our maritime past defines us; from sailing ships like the Bluenose to the technologically advanced vessels that ply our oceans today, shipping helped build our city, and it continues to be a part of our economy and our identity.

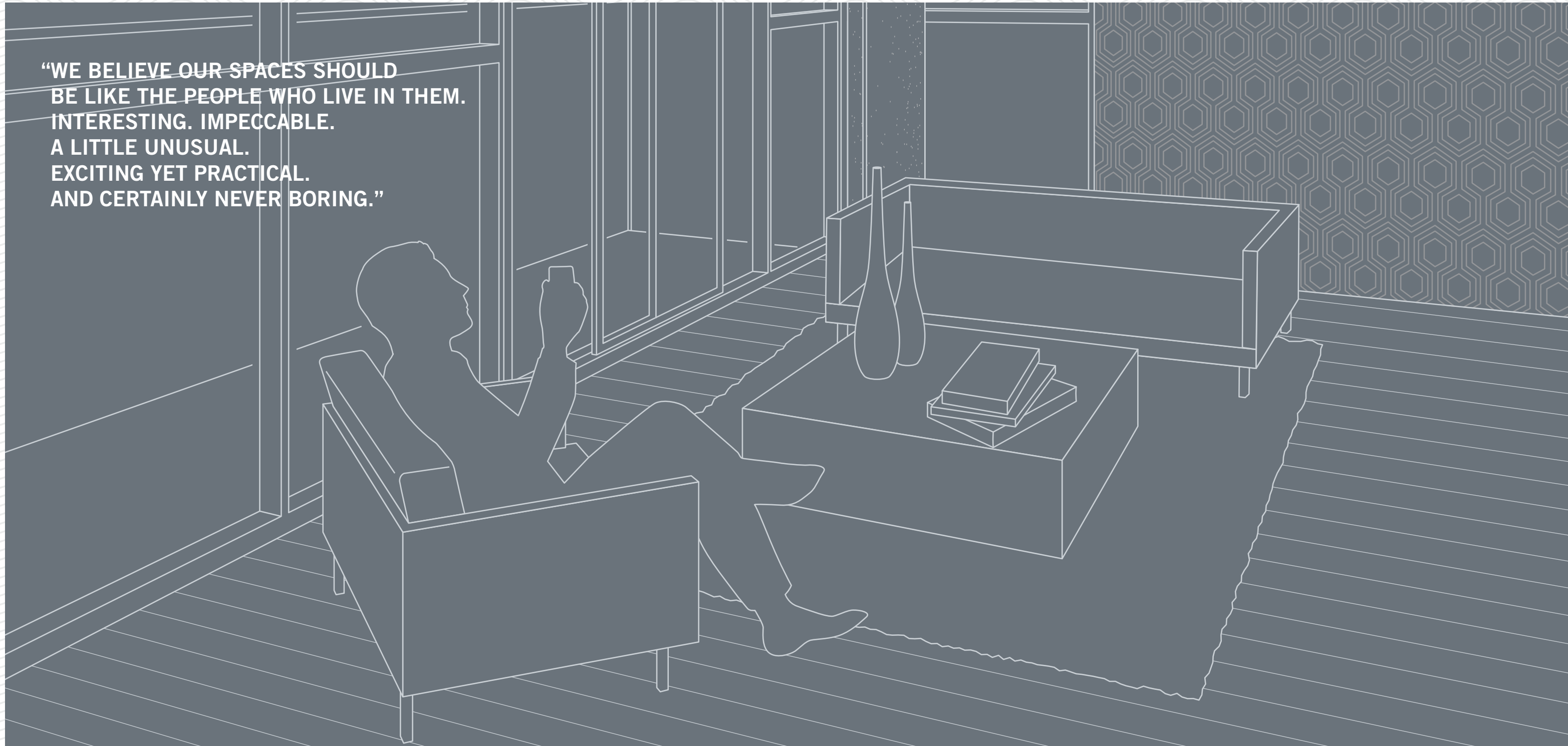
Southport pays tribute to that past, while at the same time reinventing it to suit the way we live, work and play today.



6 STOREYS. STACKED.

Southport's exterior design is inspired by Halifax's maritime past, referencing the colours and modularity of metal shipping containers to add texture and context to the city's first loft-style development. Located at the south end of Barrington Street, this six-storey, 142 unit structure will reinvent city living, bringing a dramatic urban sensibility to this highly sought-after historic district.

“WE BELIEVE OUR SPACES SHOULD BE LIKE THE PEOPLE WHO LIVE IN THEM. INTERESTING. IMPECCABLE. A LITTLE UNUSUAL. EXCITING YET PRACTICAL. AND CERTAINLY NEVER BORING.”



SLEEK URBAN STYLE.

Urban Capital brings their signature interior design flare to Halifax, with a look that's edgy and contemporary – a beautiful raw aesthetic that is in keeping with the maritime industrial heritage of the site's location.

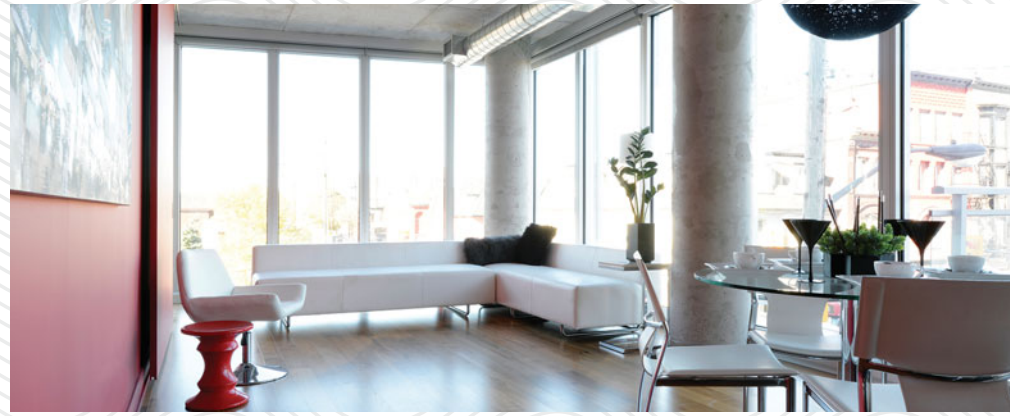
Southport's loft-style condominiums are completely unique in the city, with a focus on light and space – cubic footage, rather than square footage. Huge floor-to-ceiling windows, 9-foot exposed concrete ceilings, open concept layouts, exposed columns and spiral ducts, moving walls, sleek modern kitchens with stainless steel appliances, and luxe bathrooms – “industrial chic” in temperament, Southport offers a strikingly different design aesthetic that's new, exciting, and completely inviting.

URBAN CAPITAL INTERIORS

- 1 TRINITY BELLWOODS, Toronto
- 2 CENTRAL, Ottawa
- 3 MCGILL OUEST, Montreal
- 4 CENTRAL, Ottawa
- 5 TRINITY BELLWOODS, Toronto
- 6 TABLEAU, Toronto
- 7 EAST MARKET, Ottawa
- 8 CENTRAL PHASE 2, Ottawa
- 9 CENTRAL PHASE 2, Ottawa
- 10 TRINITY BELLWOODS, Toronto
- 11 EAST MARKET, Ottawa



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LIFE IS STACKED IN YOUR FAVOUR.

At Southport, your life is steps from everything the city has to offer. Right by the waterfront, it's an easy walk to work, the city's top restaurants, entertainment and shopping, and the residential tranquility of the South End. Southport's location brings together an urban, industrial and residential feel in an exciting mix that's vibrant, interesting and fun.

Take in all the energy of Barrington Street, with its eclectic shops and cozy cafes, vibrant pubs and nightlife. And of course, Dalhousie, Saint Mary's and the hospitals are close by.

The Halifax Seaport is a stone's throw away; so much more than the city's popular farmers' market, this reinvigorated waterfront arts and cultural district offers artisans, restaurants, galleries, offices, shopping, the Pier 21 museum, and the incredible spectacle of the world's biggest cruise ships.

The beautiful new Halifax Central Library is right around the corner. A soaring architectural space that's all glass and metal and hard angles, it's as much community gathering place as stacks of books, reflecting contemporary library theory. From here, all the diverse shopping of Spring Garden Road is at your feet.

Beautiful green spaces, from Point Pleasant Park to Cornwallis Park, and Victoria Park to the Victorian Halifax Public Gardens – your escape from the city is right here in the city, with spaces perfect for playing, reading, running, and taking your pup for a stroll.

And plenty of blue. The harbour is right there, with the world's longest urban boardwalk spanning the city, and the Atlantic stretching far beyond.

At Southport, living with all this is within your reach.



PUBLIC GARDENS



ARGYLE STREET



QUEEN STREET



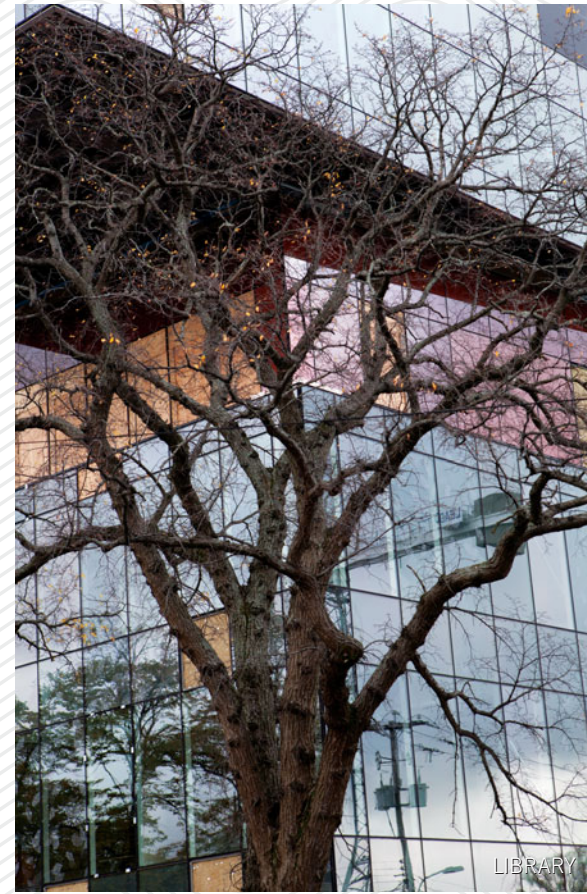
JUBILEE ROAD



FARMERS MARKET



BARRINGTON STREET



LIBRARY



BIRMINGHAM STREET



SEAPORT FARMERS MARKET



BARRINGTON STREET



POINT PLEASANT PARK



POINT PLEASANT PARK



BIRMINGHAM ST. NEAR MORRIS ST.



THE CONTAINER ON TOP.

Southport's amenities are perched on the roof, centred around a repurposed shipping container that is the inspiration for the building's unique design.

Outside, there's chic lounge seating and an extra-long communal dining table for dinners with friends and family, all with an edgy industrial aesthetic in a serene field-like setting. Industry meets nature.

Indoors, there's a beautiful flex space with a full kitchen and bar, lounge, fireplace and billiards table, all surrounded by floor-to-ceiling glass. Inside or out, the city is at your feet.

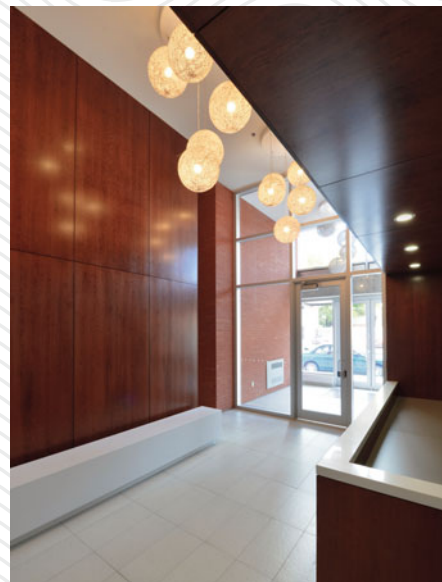
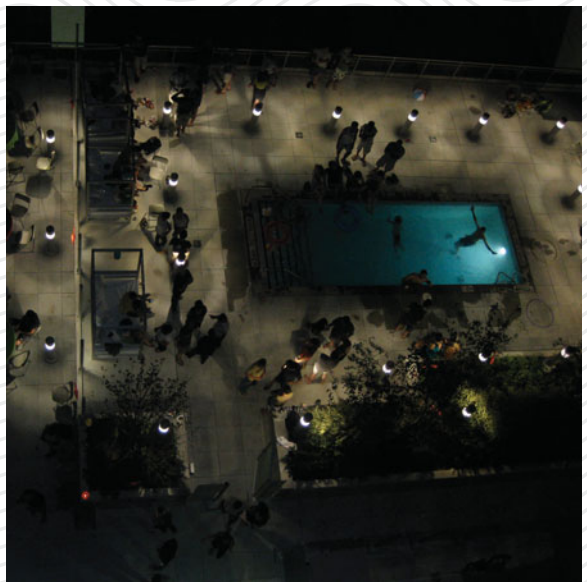
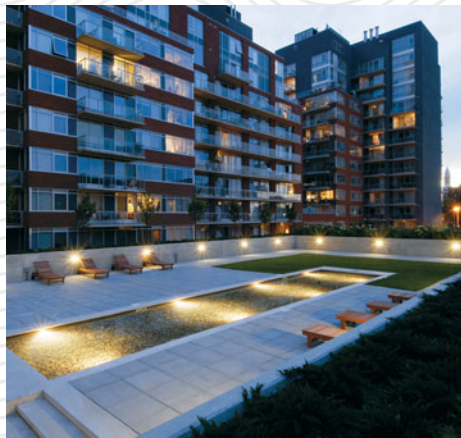
On the ground floor, a large fully equipped fitness facility awaits, making it easy to work off your city lifestyle.





ARRIVE IN STYLE.

Return home through a spare, modern lobby of glass and striking walls of board formed concrete made to look like sea-weathered wood. Thoughtful design elements evoke the building's shipping theme, with a corrugated metal mail room adding colour and texture to your striking entryway.



SIGNATURE STYLE.

Urban Capital is one of Canada's most innovative real estate development companies, with condominium developments in Toronto, Montreal, Ottawa and Winnipeg. And now with Southport, they're bringing their unique vision to Halifax. They have a reputation for pushing the envelope in terms of design, use of materials and commitment to urban living, and building fresh, inspired living spaces that are design-forward yet remarkably affordable.

DESIGN IS KING.

Modern, minimalist design and an edgy, industrial sensibility are the company's calling card. Every building and every unit makes a statement with clean lines, sleek kitchens, granite and concrete, metal and glass.

LOCATION, LOCATION.

When you live in the city, you want to LIVE in the city. Urban Capital developments are never far from the action.



- 1 CENTRAL, Ottawa
- 2 BOUTIQUE, Toronto
- 3 BOUTIQUE, Toronto
- 4 MCGILL OUEST, Montreal
- 5 EAST MARKET, Ottawa
- 6 MONDRIAN, Ottawa
- 7 MONDRIAN, Ottawa
- 8 MONDRIAN, Ottawa
- 9 CENTRAL, Ottawa
10. BOUTIQUE, Toronto

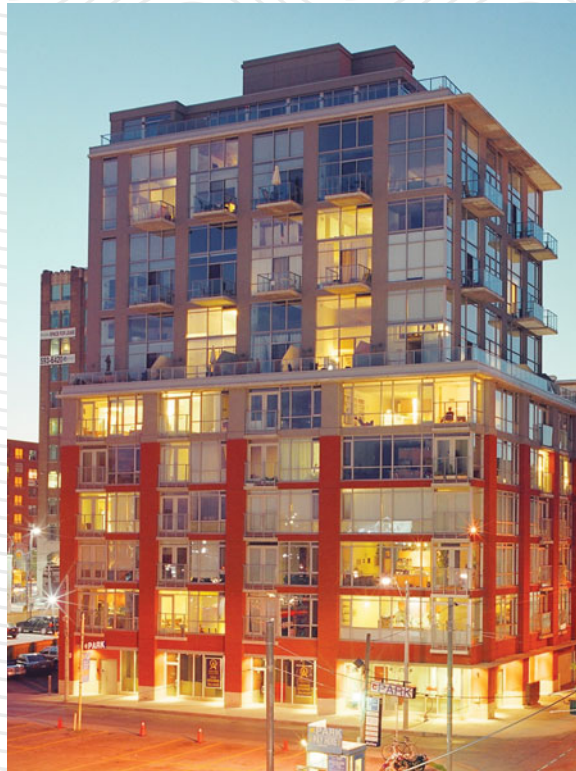
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FORWARD THINKING DEVELOPMENT

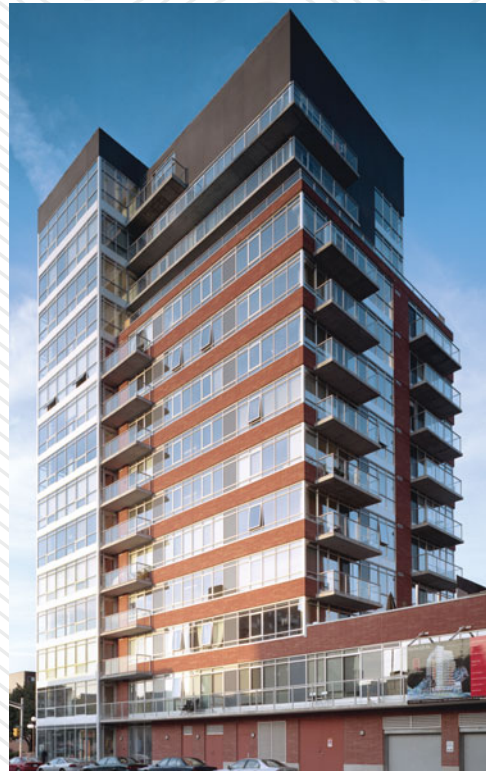
Since 1999, Urban Capital has delivered over 2,500 condominium units in Toronto, Ottawa and Montreal, with another 1,500 now underway in those cities plus Winnipeg and Halifax, for a total portfolio of almost \$2 billion.



CAMDEN LOFTS, Toronto 1996



CHARLOTTE LOFTS, Toronto 2001



THE EAST MARKET, Ottawa 2003



MONDRIAN, Ottawa 2006



McGILL QUEST, Montreal 2006



BOUTIQUE, Toronto 2008



CENTRAL, Ottawa 2011



RIVER CITY PHASE 1, Toronto 2013

CURRENT DEVELOPMENTS



LEFT TO RIGHT
UNDER CONSTRUCTION
 TABLEAU, Toronto
 NICHOLAS, Toronto
 RIVER CITY PHASE 2, Toronto
 HIDEAWAY, Ottawa
PRE-CONSTRUCTION
 GLASSHOUSE, Winnipeg
 SMART HOUSE, Toronto



THE DETAILS

SOUTHPORT

– Six storey residential building containing a total of 142 units, designed by RAW Architects as a nod to shipping containers

– Approximately 1,800 square feet of retail space on the ground floor

– **Units on Floors 4 to 6 to be sold as condominium residences;** units on Floors 1 to 3 to be owned by Killam Properties as rental units*

– **12 ft high residential lobby** on Barrington Street, with executive concierge service**

– Two residential elevators (one to service the condominium units on floors 4 to 6, and one to service the rental units on floors 1 to 3***)

– **Underground parking,** with separate gated parking area for condominium residents, containing approximately 36 parking spaces

– High security features including Enterphones in the lobby and parking vestibules; **a fob-based access system** at all condominium entry points and amenity areas; and strategically located **security cameras**

AMENITIES

Rooftop Amenities (exclusive to condominium residents):

– **Outdoor terrace** centred on a repurposed shipping container, containing an elongated dining table and chairs for al fresco dining, with adjacent barbecue and lounge seating, all surrounded by a green roof of field flowers

– Rooftop **party room** containing a kitchen and bar, lounge seating and fireplace, wireless high speed internet access and a billiards table and large screen TV

Ground Floor Amenities

(shared with rental residents):

– Fully equipped **exercise room** containing free weights, weight machines and state-of-the-art cardio equipment

LOFTS

– High-design “industrial chic” **lofts** with **9 ft high ceilings*****

– Solid core suite entry doors with security viewers

– Loft-style designs, with exposed concrete ceilings and exposed concrete columns*, and rolling “barn doors”*

– **Single plank engineered hardwood floors**** in all living areas and bedrooms

– **Floor-to-ceiling windows** with sliding doors onto balconies*

– Brushed aluminum contemporary hardware

– Year-round energy-efficient **heating and air conditioning**

– Open concept **European-style flat panel kitchens** with **stone countertops****

– Single stainless steel sinks, with **retractable single-lever chrome faucets**

– **Stainless steel appliances** consisting of a frost free refrigerator, self-cleaning stove, dishwasher and white stacked washer-dryer

– Ceramic backsplash**

– European-style flat panel bathroom vanities with **stone countertops**** and contemporary faucets

– White bathroom fixtures throughout

– Tubs or showers*, with full height tub/shower surrounds**

– Ceramic tile flooring**

– Temperature controlled valves in all showers

– Service panel with breakers at suite entry

– Pre-wired telephone and cable outlets in living areas and bedrooms, for **high-speed internet access**

– 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 and heat detectors as per code

GREEN

– Southport is being developed on a **dense urban site,** 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 lofts 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

– Full building **commissioning** will be put in place, reducing callbacks and complaints and ensuring that the building and all its equipment operate at the optimum performance level, so that all efforts in design and execution actually bear fruit

+ Refer to condominium documents for provisions related to the partition of the building into condominium and rental components. Vendor reserves the right to convert the entire building to condominium units.

++ Concierge service to be shared with rental component. Refer to the condominium budget for particulars on the hours of operation of the concierge service

+++ Condominium and rental elevators will be available for use by residents of the other building component if their elevator is out of use.

* As per plan

** From builder's samples

*** Ceiling heights may be subject to bulkheads, exposed spiral ducts, dropped ceilings and structural beams.

SOUTHPORT

SOUTHPORTHALIFAX.COM

902.429.0077

SALES CENTRE

1057 Barrington Street

 **URBAN CAPITAL**

Renderings are an artist's impression. All sizes and specifications are subject to change without notice. E.&O.E.

