



# PROJECT UPDATE



February 2026

As of **Monday, February 9th** we will be entering a new phase of the development project on Lucknow Street.

This Phase will include **site drilling and controlled blasting** as part of the planned site excavation program.

These activities are expected to continue for approximately seven months.

We recognize that the current site shoring work and the next portion of the construction will involve periods of increased activity, and we want to assure you that safety, clear communication, and regulatory compliance remain top priorities throughout this phase of work.



### 2026 Project Timelines

The installation of construction site safety fencing has been installed. Site signage will be in place and a new website will be launch during the month of February. [southwest.ca/fortuna](https://southwest.ca/fortuna)

The winter months will be active with digging and the removal of soil from the site. Excavation of the site will last apprcximately 7 month. We anticipate the redevelopment project will take approximately three years to complete with **resident occupancy in 2028**.

## CONSTRUCTION

### What to expect

We understand that construction sites can be busy, and we are committed to minimizing the impact on our neighbours and providing proactive communications on site activity.

#### Here is what you can expect:

**Our Plans:** Our Construction Management Plan fully complies with HRM construction site rules and regulations.

#### Adherence to Regulations

Our construction management team, contractors, and sub-trades will adhere to all applicable municipal blasting and noise regulations, including prescribed working hours.

Blasting activities are permitted only between **8:00 a.m. and 6:00 p.m., Monday to Friday.**

Construction noise is regulated under By-law N-200, which permits construction activities during the following times:

- **Monday to Friday:** 7:00 am – 9:30 pm
- **Saturday:** 8:00 am – 7:00 pm
- **Sundays & holidays:** 9:00 am - 7:00pm

Additional updates will be shared as key milestones are reached and the project progresses.

## STAY IN TOUCH

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## DEVELOPMENT DETAILS

### FORTUNA

- A **174-suite rental building**
- **17-storey building** – set over a three-storey podium with some street-level walk-up suites.
- Suite styles include studios, one bedroom, one + dens, two bedrooms, two + dens and three bedroom suites.
- **Expansive 4th Floor** exterior resident terrace with lounge areas.
- **Roof-top amenity room & terrace** including:
  - **Fitness Centre** with connecting exterior terrace for yoga, fitness
  - **Great room** with televisions, fireplace, games and seating areas
  - **Resident dining room & kitchen** for private events / bookings
  - **Private individual work or study pods** for reserving
  - **Exterior terrace with barbecues**, fireplace and lounge areas
  - **Interior parking** with car wash area and dog wash facilities
  - **City and Harbour Views**



## CONSTRUCTION FACTS

- 28,800 cubic meters of material will be excavated & removed from the Fortuna site.
- 10,000 cubic meters of concrete will be poured when constructing the building.
- A roof top solar photovoltaic system will be installed to generate solar electricity for the building.
- Through triple glazed window units, added insulation and high efficiency mechanical systems, Fortuna will produce a 30% energy savings and a 36% green house gas savings relative to the National Energy Code for Canada's Baseline.