



PROJECT UPDATE



July 2026

Construction with Fortuna on Lucknow is progressing well. As planned, the excavation stage is nearing completion and structural concrete formwork activities will start soon.

This week will mark the expected completion of blasting activities. We will then transition into the concrete structure phase.

Our first concrete pour will take place during the **week of July 13, 2026**. This pour is required for the large base needed to install the tower crane.

On August 5th through to the 8th, 2026 a street closure will be required to install the tower crane from Lucknow St. Our team has compiled all necessary permits with the authorities having jurisdiction for this operation and will work to minimize the impact on residents.



Traffic control measures and personnel will be on site as needed to ensure safety of the public and workers.

Once the crane is operational, crews will be installing formwork and pouring concrete just about **every workday for the next 12-14 months**. Our building enclosure trades will begin work completing the building envelope starting in early 2027, with mechanical & electrical systems also starting around that time.

The normal day to day operations of the site will inherently create noise of normal construction activities, deliveries and traffic to and from the site. Our team will remain focused to mitigate this as much as possible and work to complete activities as quickly as possible.

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 - 7:00 pm

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

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 bedrooms, one + den units, 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**

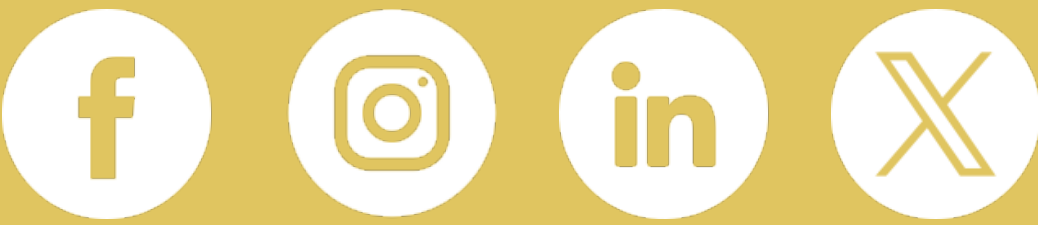


CONSTRUCTION FACTS

- 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% greenhouse gas savings relative to the National Energy Code for Canada's Baseline.

STAY IN TOUCH

Southwest Properties
1315 Lower Water Street
Halifax, NS B3J0L4
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MEET OUR TEAM



Jim Mullan - VP Construction & Development
Jim is a member of Southwest's management team and is responsible for overseeing the portfolio of construction, development and design activities.



Sia Sedighian - Senior Project Coordinator. Sia is a valued member of the team supporting key project work, including our Fortuna project.



Mike Manning - Construction Manager
Mike plays a leadership role in the planning, coordination, and execution of construction projects, including Lucknow.



Jason Darlington - Site Superintendant
Jason is responsible for the on-site, day-to-day operations of the Lucknow project, overseeing the construction and trades.



Scott Wellard - Project Director
Fortuna development is under the direction of Scott who is responsible for the project planning and construction.



Deanna Nearing - Project Coordinator Deanna has several years of experience in the construction and new development industry and will support the site team on Fortuna.

Live. Shop. Work. Play.

SOUTHWEST PROPERTIES

Southwest Properties is a leading Halifax developer with deep roots in the downtown core. Since its inception in 1950, we have lived up to the high standard we set for ourselves, to offer the best places to live, shop, work, and play. We strive to be a community leader in residential developments and corporate culture.

At Southwest, we believe that innovative and thoughtfully designed buildings can inspire wonderful things to happen inside and out. We believe in the communities we invest in. Our winning practices continue to focus on the best locations and great design. We construct our buildings to last and invest in them for the long term.



Cunard Residences



Maple



Pavilion & Curve

RECENT PROJECTS

Southwest recently opened **Cunard Residences** on the Halifax waterfront in June 2024. The building received Provincial Development of the Year 2025 by the Rental Housing Providers of Nova Scotia - a testament of our approach to design and build.

Within the last 10 years, other new developments included **MAPLE** on Hollis, **CURVE** on South Park and **PAVILION** condominium. Three of the four projects received LEED® certification and are also provincial and national award-winning buildings.

In addition to our latest mixed-use developments, our residential portfolio includes other landmark destinations such as **Bishop's Landing** on the Halifax waterfront, the **Grainery Lofts** on South Bland Street and many sound residential offerings throughout the Halifax Regional Municipality.

We are now embarking on the redevelopment on Lucknow Street and have started the new community of **Seton Ridge**, just off the Bedford Highway.

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