Cogswell District will...

- be a walkable and transit oriented neighbourhood
- re-establish fine grain street grid of the downtown
- reconnect neighbourhoods
- be a mixed-use core
- prioritize active transportation
- include well designed public and private spaces
- be a renewable energy district

Endorsed by Regional Council May 2014

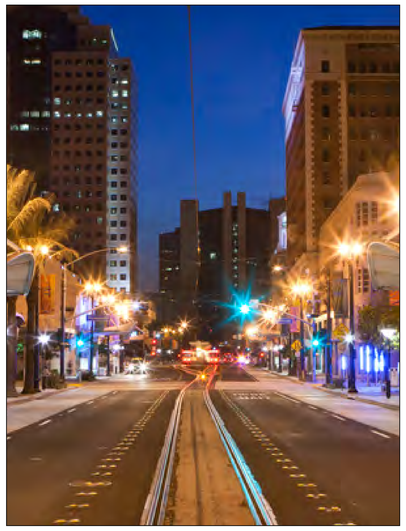














cogswell DISTRICT

PROJECT SCHEDULE

HALIFAX

2017

04

- Infrastructure design and utility coordination intitiated
- Constructability and phasing plan developed
- Design of public consultation sessions

OCT - DEC

2018

01

- Land acquisition with Halifax Water & DND concluded
- Infrastructure design and utility coordination completed
- Construction phasing plan developed

JAN - MAR

02

- Completion of 60% design development
- Construction phasing traffic analysis
- Public engagement on public spaces
- Presentation to Council for decision (go/ no-go)

APR - JUN

03

- Land acquisition with Crombie REIT concludes
- Release of construction Request for Qualifications (RFQ)
- Completion of 90% design development
- Release of construction tender

JUL - SEP

04

- Award of construction services to contractor

SEP - DEC

2019

01

- Demolition and construction begins

JAN - MAR

We Are Here

wsp

cogswell DISTRICT

OVERALL CONCEPT PLAN

HALIFAX



wsp

OVERALL MASTER PLAN

cogswell DISTRICT

HALIFAX

THEME AREA 1

THEME AREA 2

THEME AREA 3

DND

POPLAR STREET PARK

BARRINGTON STREET

STP

HMCS SCOTIAN

CASINO NOVA SCOTIA

CASINO PARKING

PARKING

CORNWALLIS STREET

POPLAR STREET

BRUNSWICK STREET

PROCTOR STREET

J

F

E2

E1

D2

D1

C2

C1

B2

B1

S

A

BRUNSWICK PLACE

COGSWELL STREET

BARRINGTON STREET

UPPER WATER STREET

PURDY'S WHARF TOWER 1

PURDY'S WHARF

HALIFAX MARRIOTT HOTEL

WATERFRONT TRAIL

ORDNANCE PLAZA

GRANVILLE SQUARE

BELLS LANE

COGSWELL TOWER

ALBEMARLE STREET

DELTA HALIFAX HOTEL

DELTA BARRINGTON HOTEL

GRANVILLE MALL

HOLLIS STREET

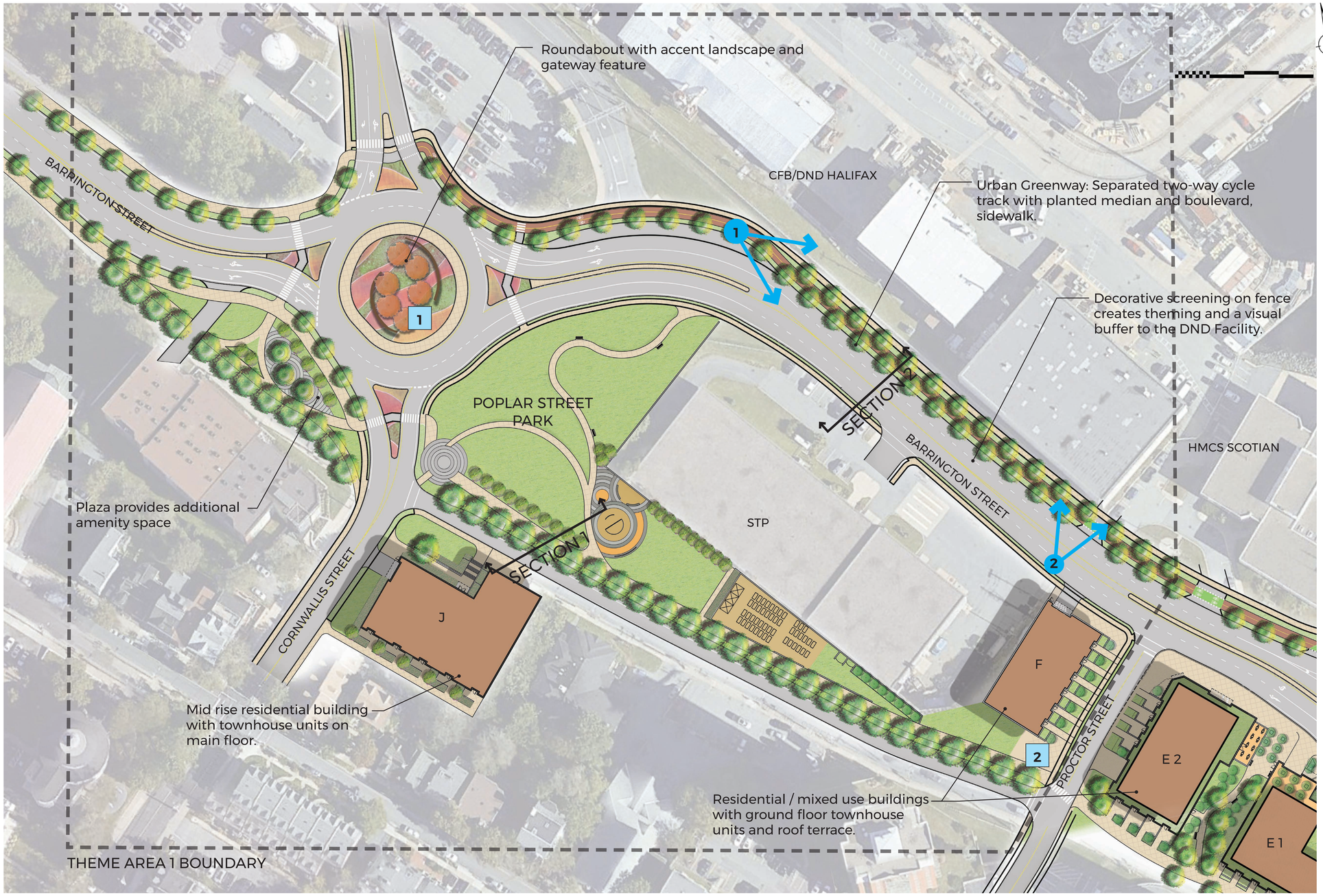








wsp



SEE ADDITIONAL BOARDS FOR DETAIL OF POPLAR STREET PARK AND ILLUSTRATIVE RENDERINGS.

CHARACTER IMAGES



1 The roundabout at Cornwallis and Barrington Street will integrate accent landscape and gateway features for visual impact.

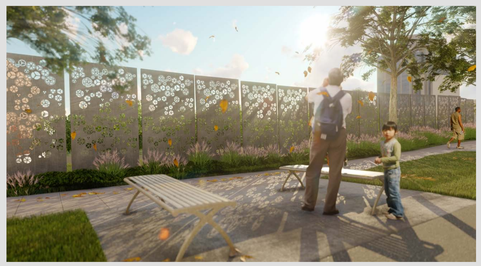


2 Street-facing residential units reflect traditional Halifax row houses with a contemporary flair, and can form the lower floors of mid-rise or mixed use buildings.

ILLUSTRATIVE RENDERINGS



1 A two-way cycle track separated from vehicles by a planted median creates an urban greenway for walking and active transportation.



2 A two-way cycle track separated from vehicles by a planted median creates an urban greenway for walking and active transportation.



Poplar Street Park



Roundabout Plaza



Roundabout Plaza (plan view)



Activity Zone



Activity Zone (plan view)



Public art can act as a landmark / gateway and add interest.



Unique play structures encourage physical activity and interaction.



Activated social space through community gardens.



Promotion of active living with calisthenics circuit.



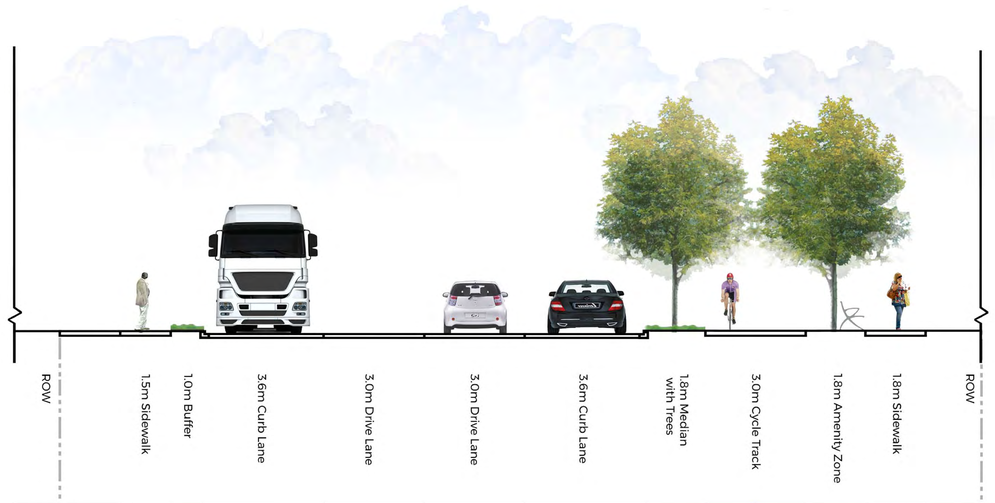
Addition of whimsy by playing with landscape forms.

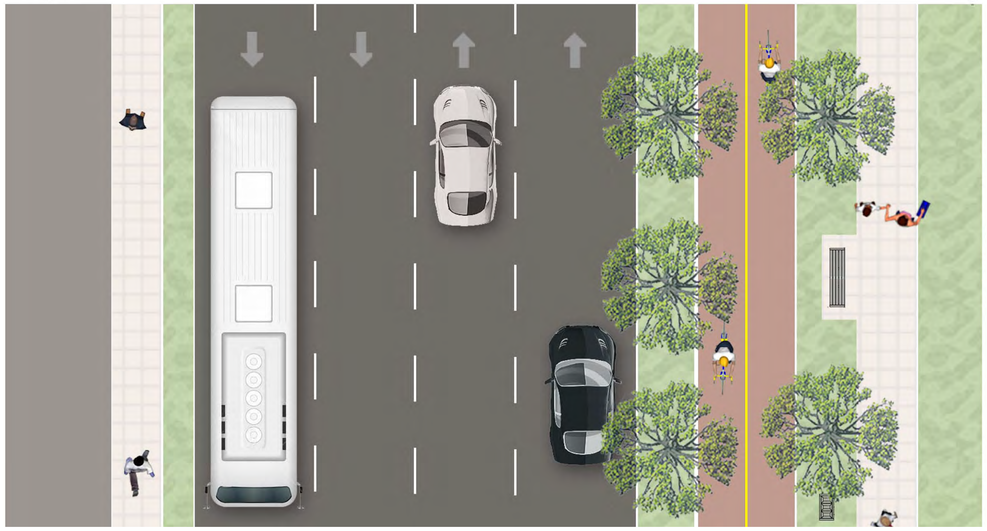
NOTE: Character images shown may be the work of WSP or other firms, and are intended only as representative design options.





Street Section 1 - Poplar Street and Park





Street Section 2 - Upper Water Street and Separated 2-way Cycle Track

POPLAR STREET PARK CHARACTER IMAGES



Addition of whimsy by playing with landscape forms.



Plaza development in high-traffic social spaces.



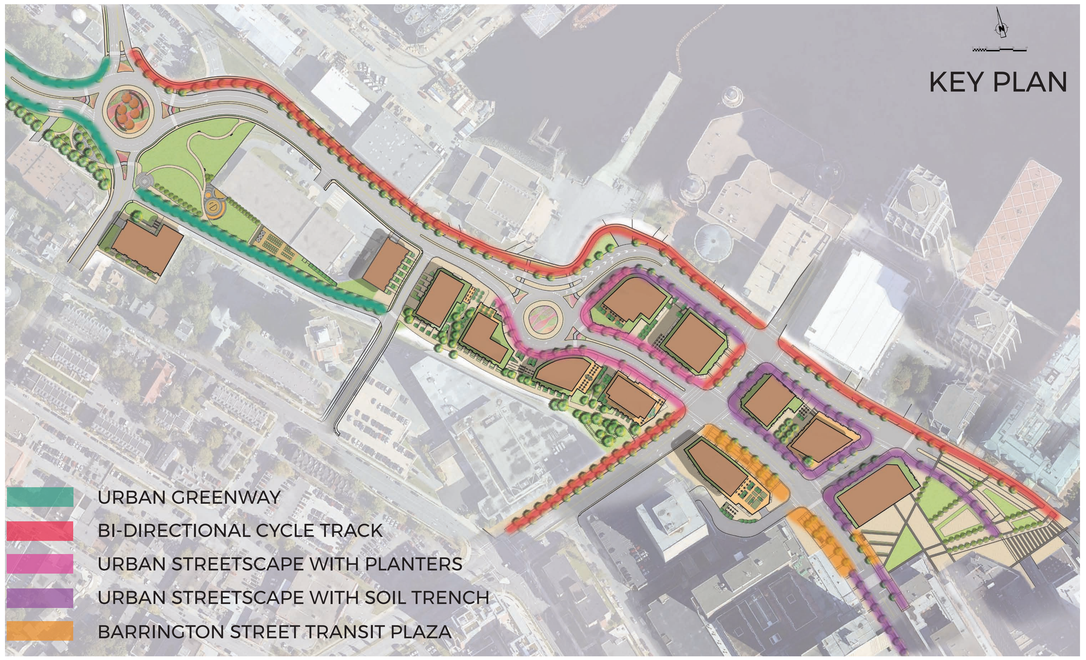
Bike infrastructure promoted along the AT corridor.

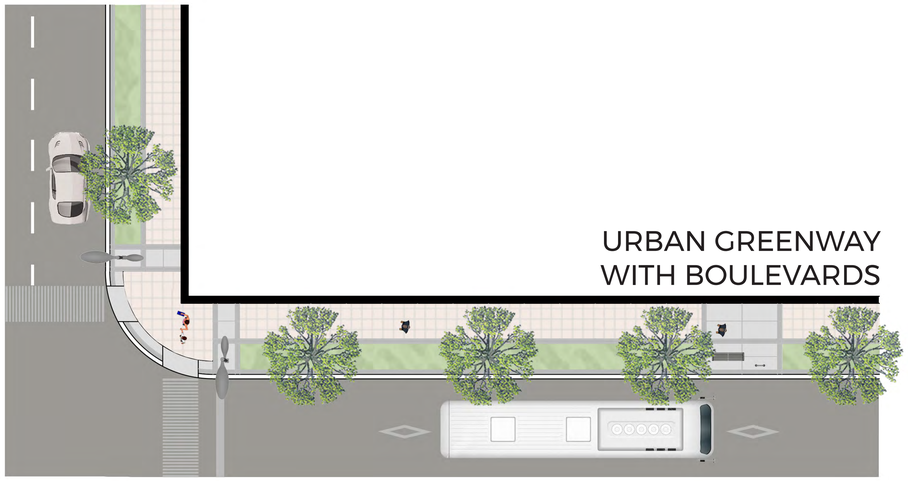


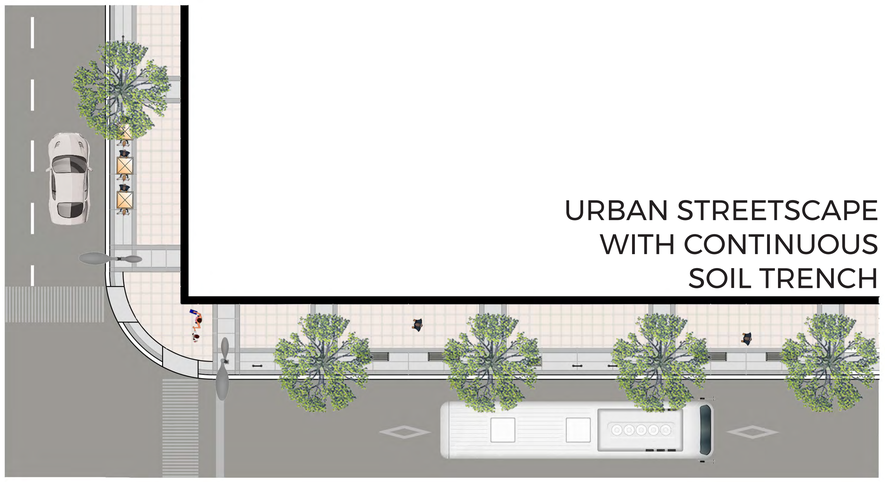
Creative uses of ground plane dimension and lighting.

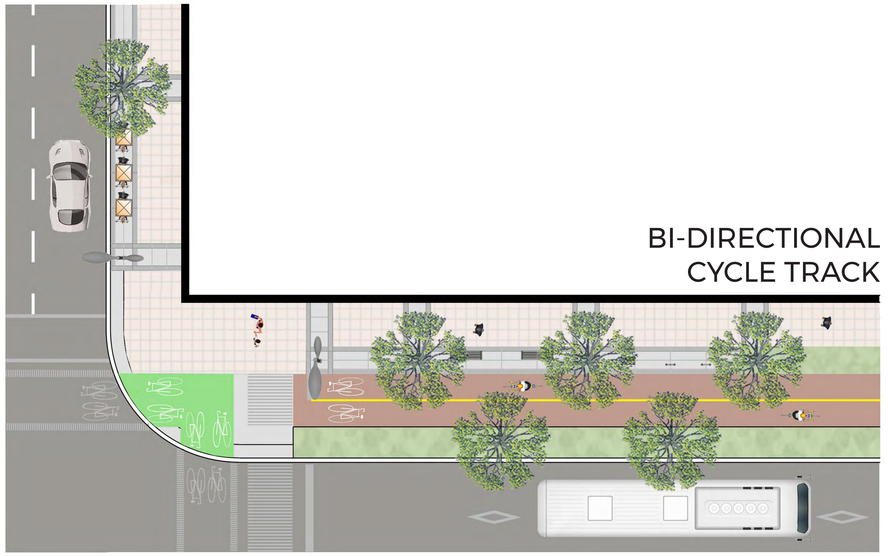


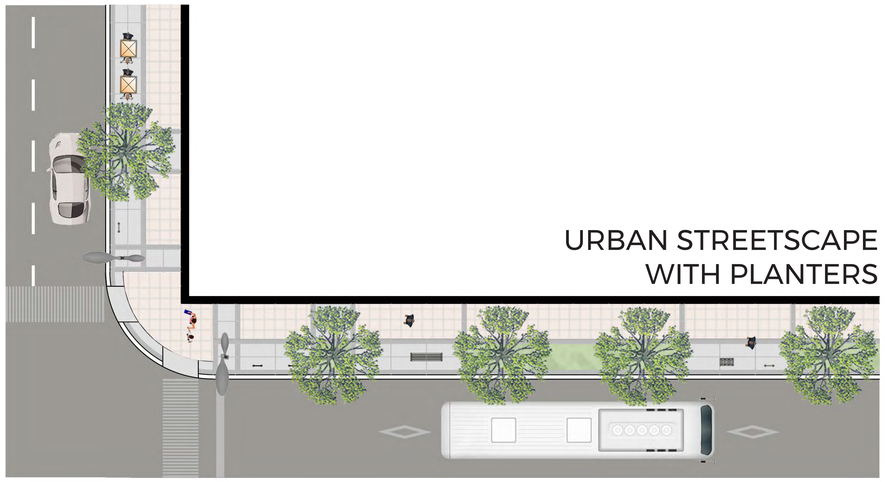
Gateway indicators through lighting and art installation.

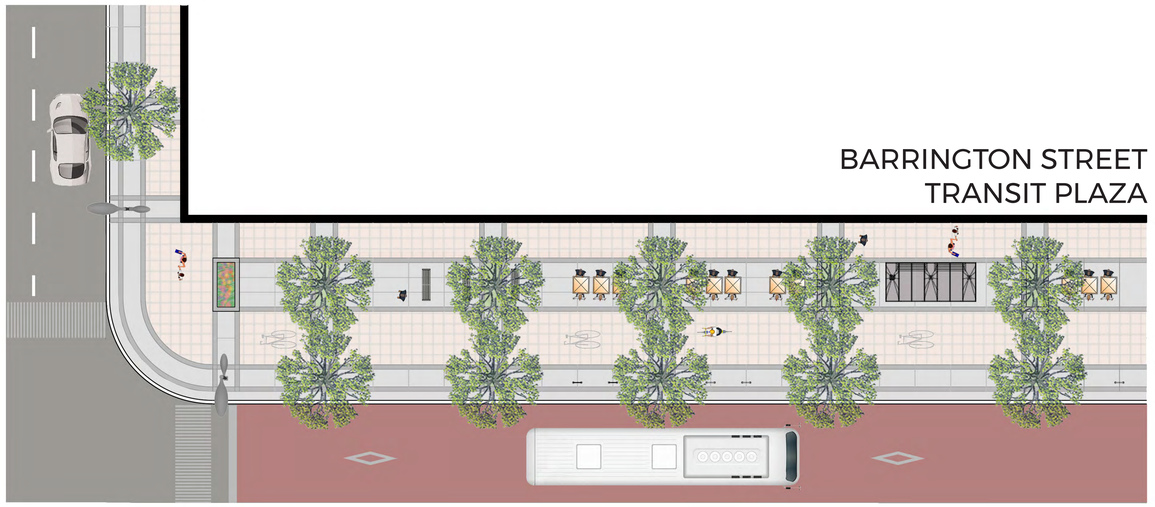

KEY PLAN
URBAN GREENWAY
BI-DIRECTIONAL CYCLE TRACK
URBAN STREETSCAPE WITH PLANTERS
URBAN STREETSCAPE WITH SOIL TRENCH
BARRINGTON STREET TRANSIT PLAZA


URBAN GREENWAY
WITH BOULEVARDS


URBAN STREETSCAPE
WITH CONTINUOUS
SOIL TRENCH


BI-DIRECTIONAL
CYCLE TRACK


URBAN STREETSCAPE
WITH PLANTERS

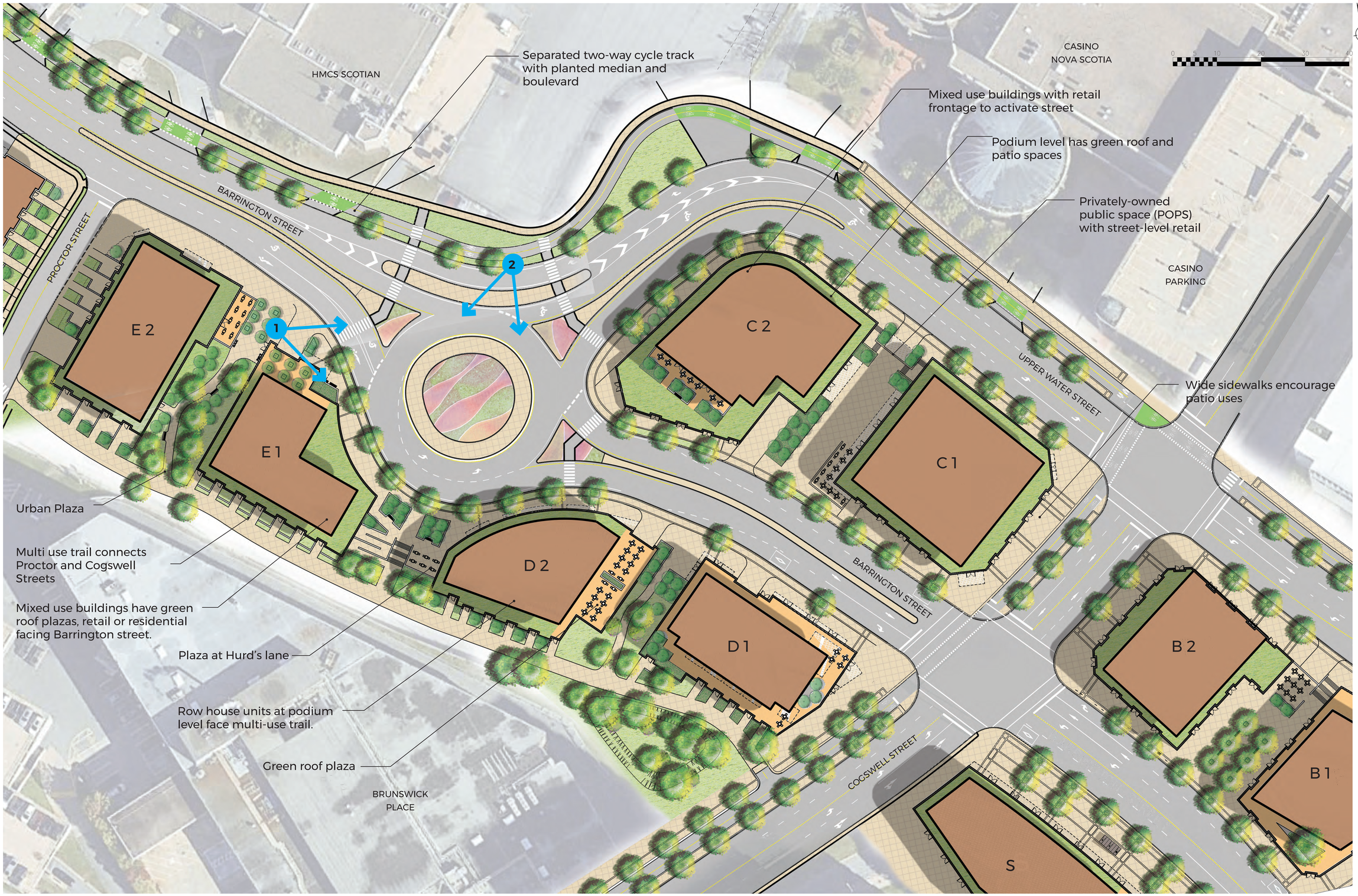

BARRINGTON STREET
TRANSIT PLAZA

ILLUSTRATIVE RENDERING LOCATION 1

URBAN GREENWAY AND CYCLE TRACK



ILLUSTRATIVE RENDERING LOCATION 2 - THEMED FENCE PANELS PROVIDE VISUAL BUFFER


HMCS SCOTIAN
Separated two-way cycle track with planted median and boulevard
CASINO NOVA SCOTIA
0 5 10 20 30 40
Mixed use buildings with retail frontage to activate street
Podium level has green roof and patio spaces
Privately-owned public space (POPS) with street-level retail
CASINO PARKING
BARRINGTON STREET
PROCTOR STREET
1
2
E 2
E 1
C 2
C 1
UPPER WATER STREET
Wide sidewalks encourage patio uses
Urban Plaza
Multi use trail connects Proctor and Cogswell Streets
Mixed use buildings have green roof plazas, retail or residential facing Barrington street.
Plaza at Hurd's lane
Row house units at podium level face multi-use trail.
Green roof plaza
BRUNSWICK PLACE
D 2
D 1
BARRINGTON STREET
B 2
B 1
COGSWELL STREET
S



ILLUSTRATIVE RENDERING LOCATION 1 - BIRDSEYE VIEW OF TRAFFIC CIRCLE AND PLAZAS



ILLUSTRATIVE RENDERING LOCATION 2 - TRAFFIC CIRCLE AND HURD'S LANE PLAZA







Street Section 3 - Barrington Street and Plazas

CHARACTER IMAGES



1 Mixed use buildings with street-oriented, human-scaled storefront and cafe spaces activate the street.



2 Active podiums with green roof and patio support public / private spaces and vibrant streetscapes.



3 Inground lighting can lighten the sidewalk, accent landscape and improve public safety.

COGSWELL STREET EAST: BRUNSWICK ST. TO BARRINGTON ST.

STREET TREE BOULEVARDS AND PLANTERS



1 Raised planters can include seating and colourful plantings. They can be positioned in the curb or in the wider parts of the sidewalk.



2 Flush planters can accommodate ground covers or turf, and are ideal for street tree health.



3 In narrow areas of the sidewalk, trees can be planted in continuous soil trenches with bridged pavement, soil cells or structural soil. Granite screening is a good alternative to a tree grate.



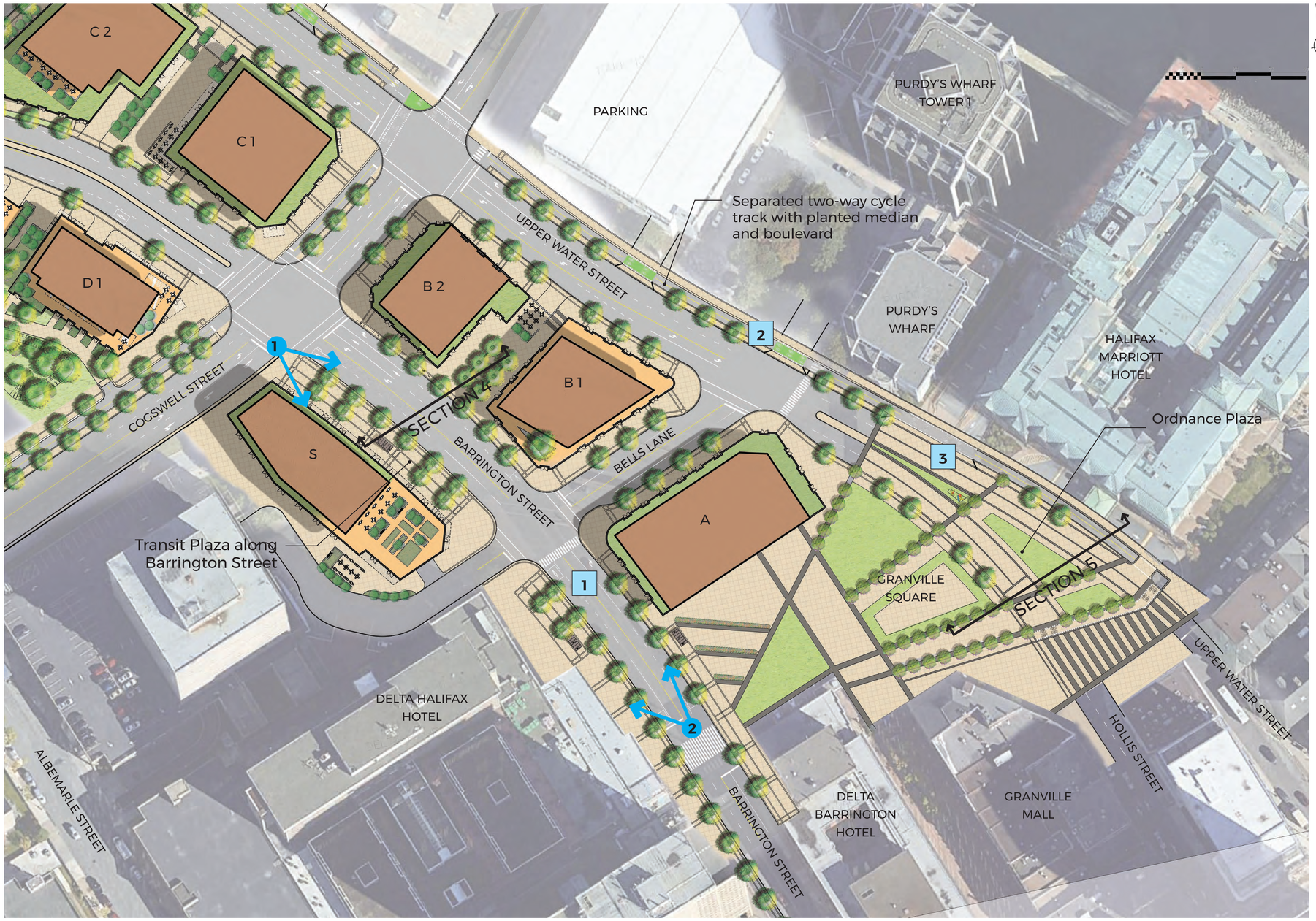
1\2 The plan view diagram shows the layout of an open planter which can be either flush or raised.

(Tree Planting Solutions for Hard Boulevard Surfaces, City of Toronto)

NOTE: These diagrams show high-level alternatives for the streetscape layout, with precedent examples to inspire the many possibilities for the streetscape. Further refinement is required to fully develop the concepts.

3 Continuous soil trenches with paving bridges, structural soil or planting cells help to ensure the health of trees in tight spaces.

(Tree Planting Solutions for Hard Boulevard Surfaces, City of Toronto)



CHARACTER IMAGES



1 Barrington Street incorporates dedicated bus lanes and transit infrastructure. Transit shelters enhance the streetscape and coordinate with new architecture.



2 Bi-directional cycle track traverses the waterfront with enhanced pedestrian space connected to existing public and private uses.



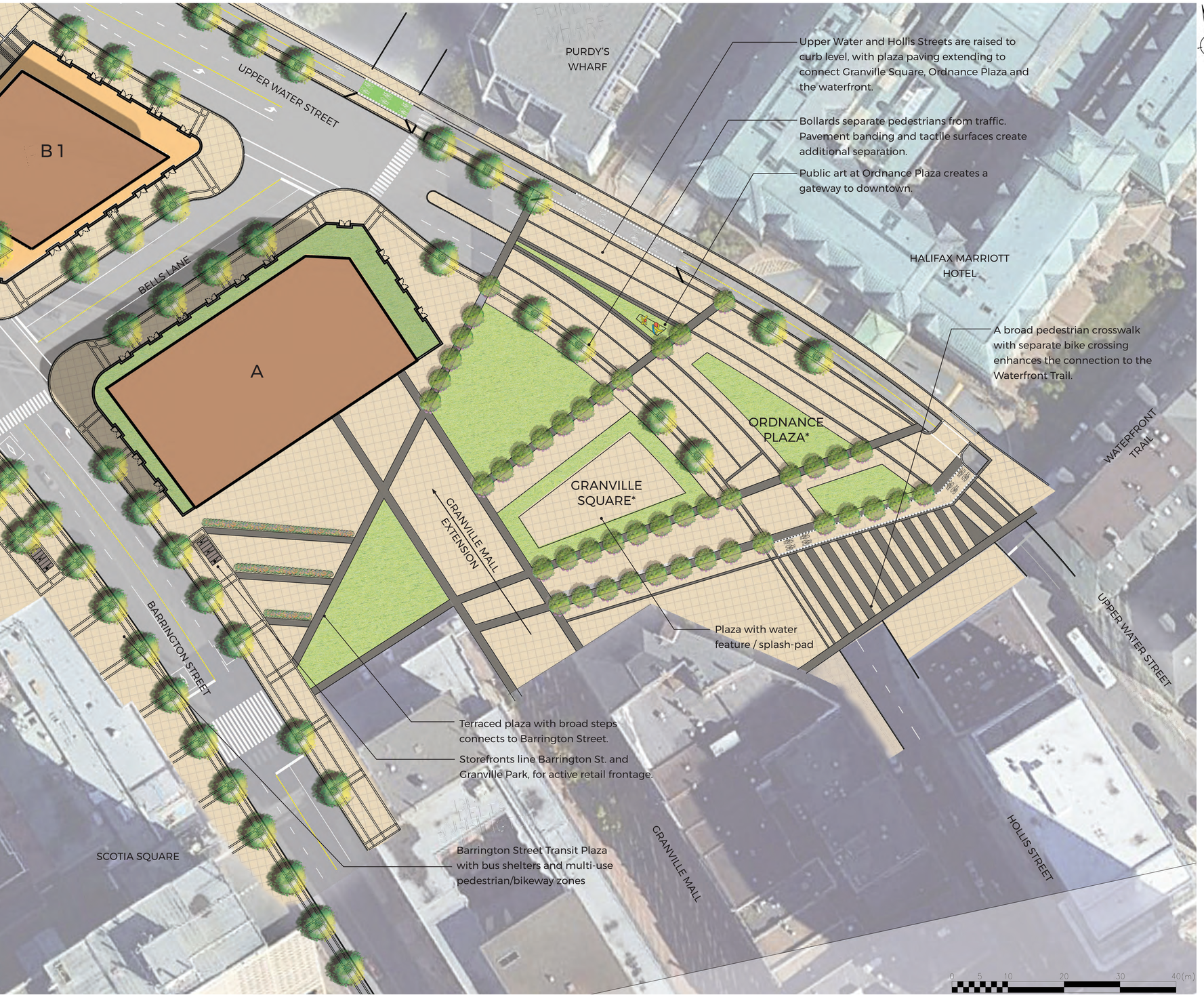
3 Corner islands can be integrated into plazas and active destinations

SEE ADDITIONAL BOARDS FOR DETAILS AND ILLUSTRATIVE RENDERINGS.

GRANVILLE SQUARE & ORDNANCE PLAZA

Cogswell DISTRICT

HALIFAX



*THE DESIGN OF GRANVILLE SQUARE AND ORDNANCE PLAZA IS CONCEPTUAL AND WILL BE REFINED THROUGH ADDITIONAL CONSULTATION.



Flexible streets are raised to curb level, creating plaza space when streets are closed. Bollards separate traffic from pedestrian zones.



The plaza at Granville Square can include an interactive water feature / splash-pad.



Turf areas provide urban green space for gathering and passive recreation.



Ordnance Plaza can become a new public space connecting Granville Square to the waterfront.



A terraced plaza with a broad staircase connects Granville Park to Barrington Street.

WSP

PLAN + CHARACTER IMAGES



ILLUSTRATIVE RENDERING LOCATION 1



ILLUSTRATIVE RENDERING LOCATION 2





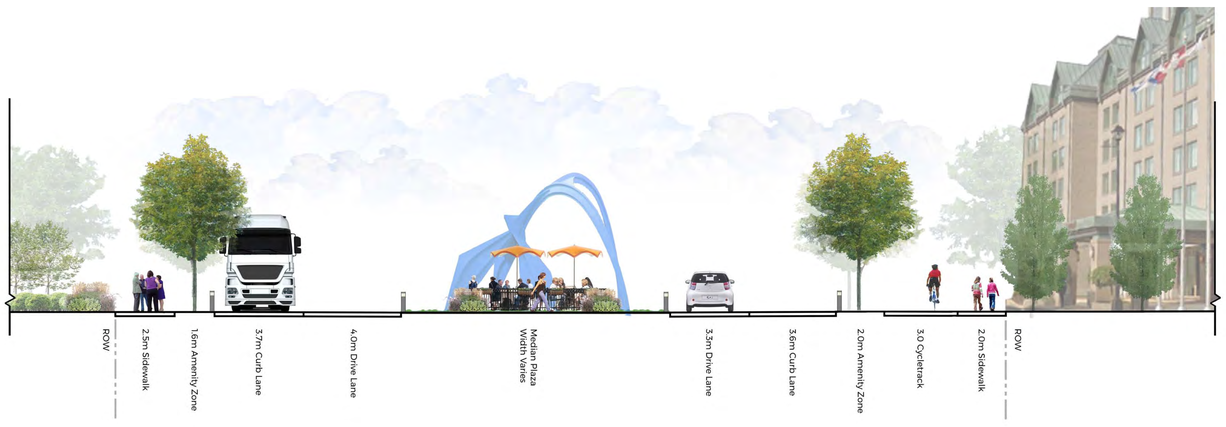


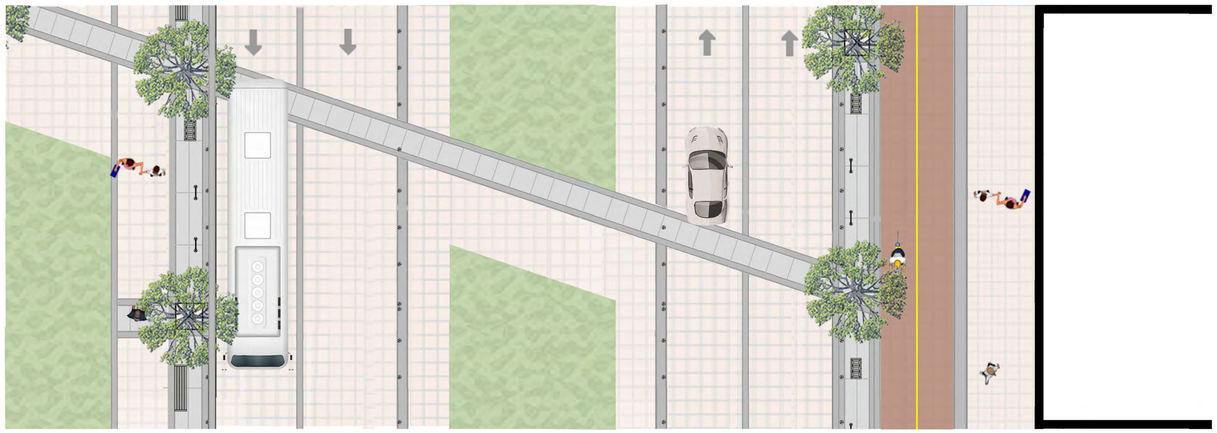






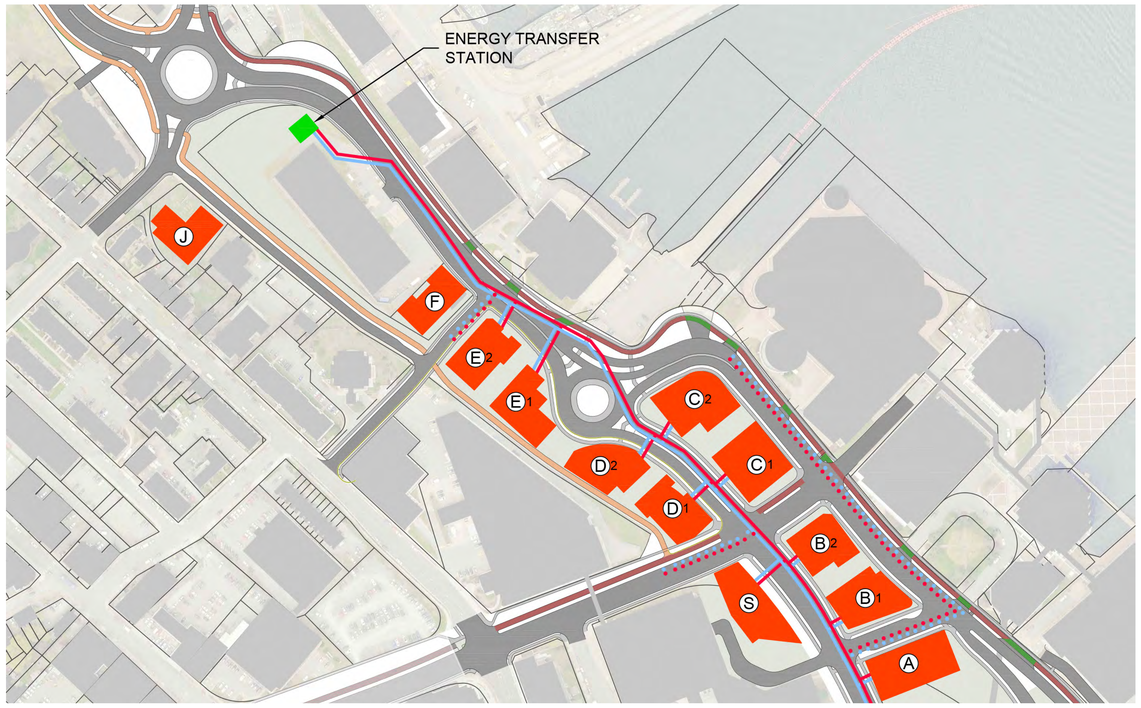
Street Section 4 - Transit Plaza



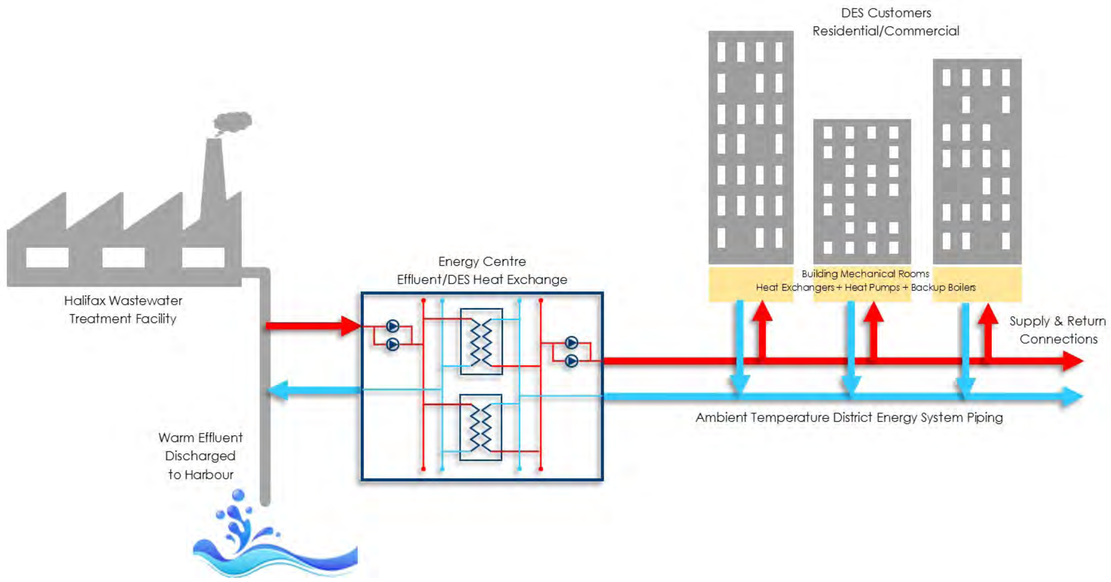


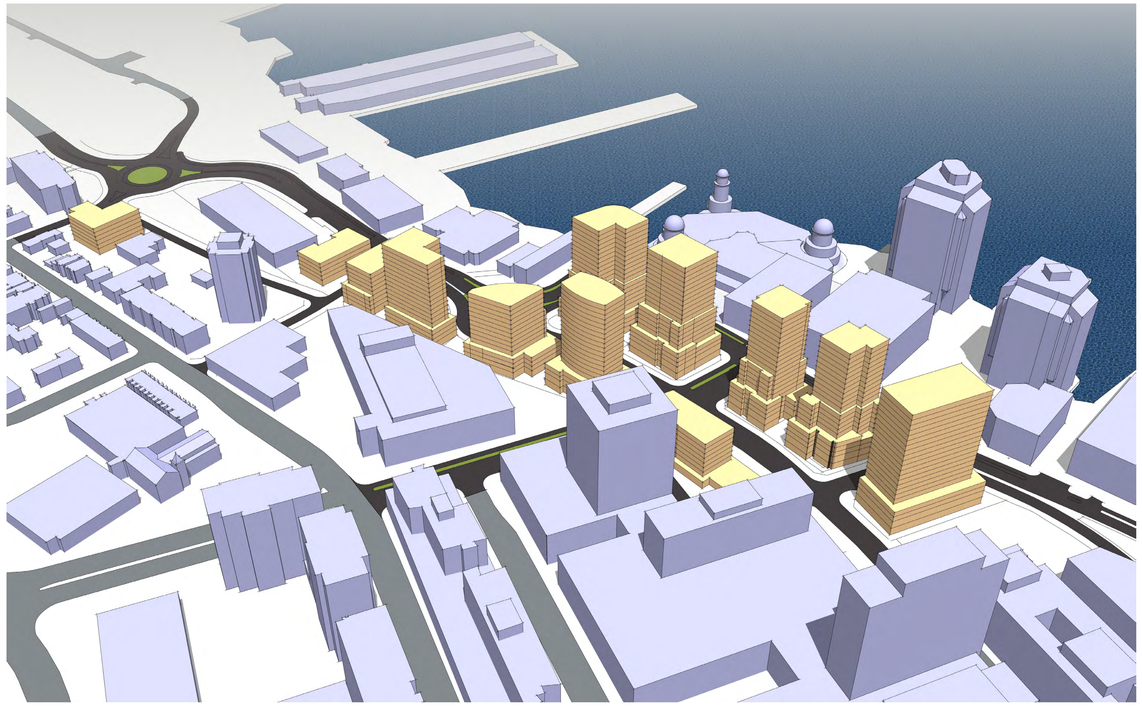
Street Section 5 - Ordnance Plaza

DISTRICT ENERGY OPPORTUNITY



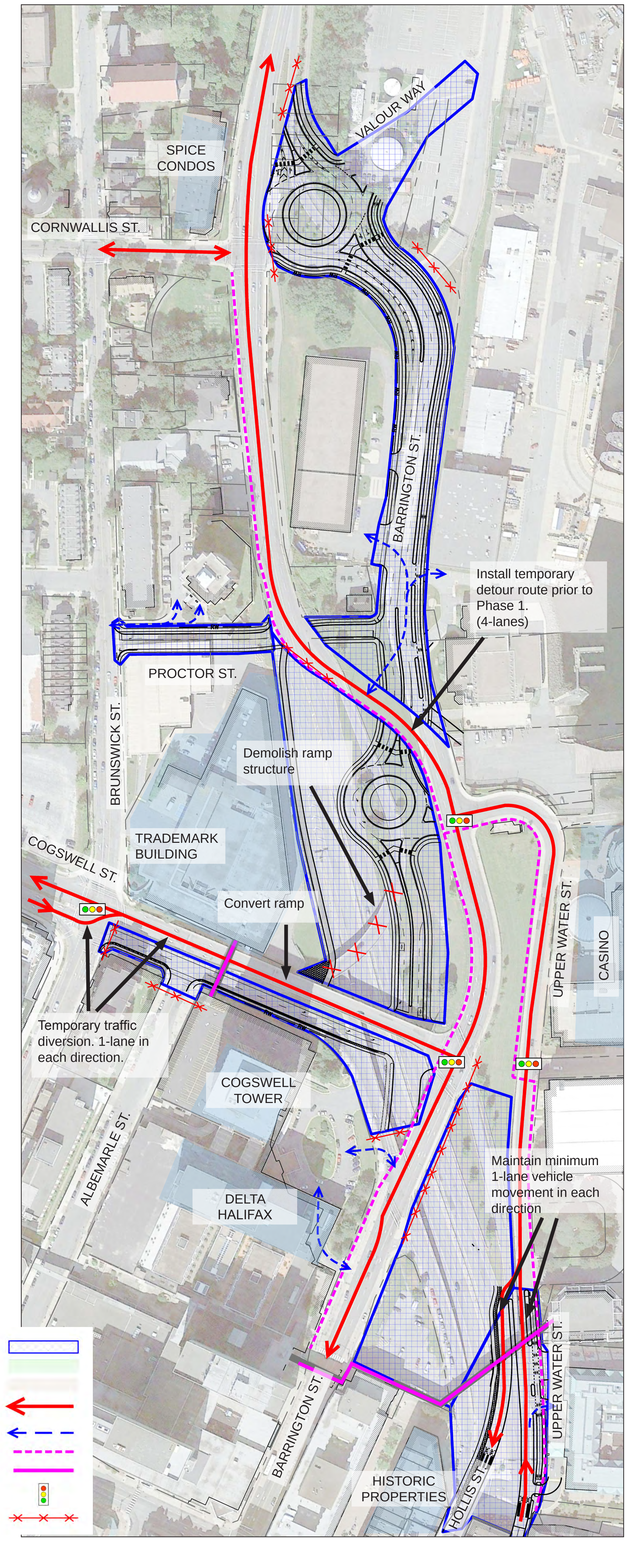




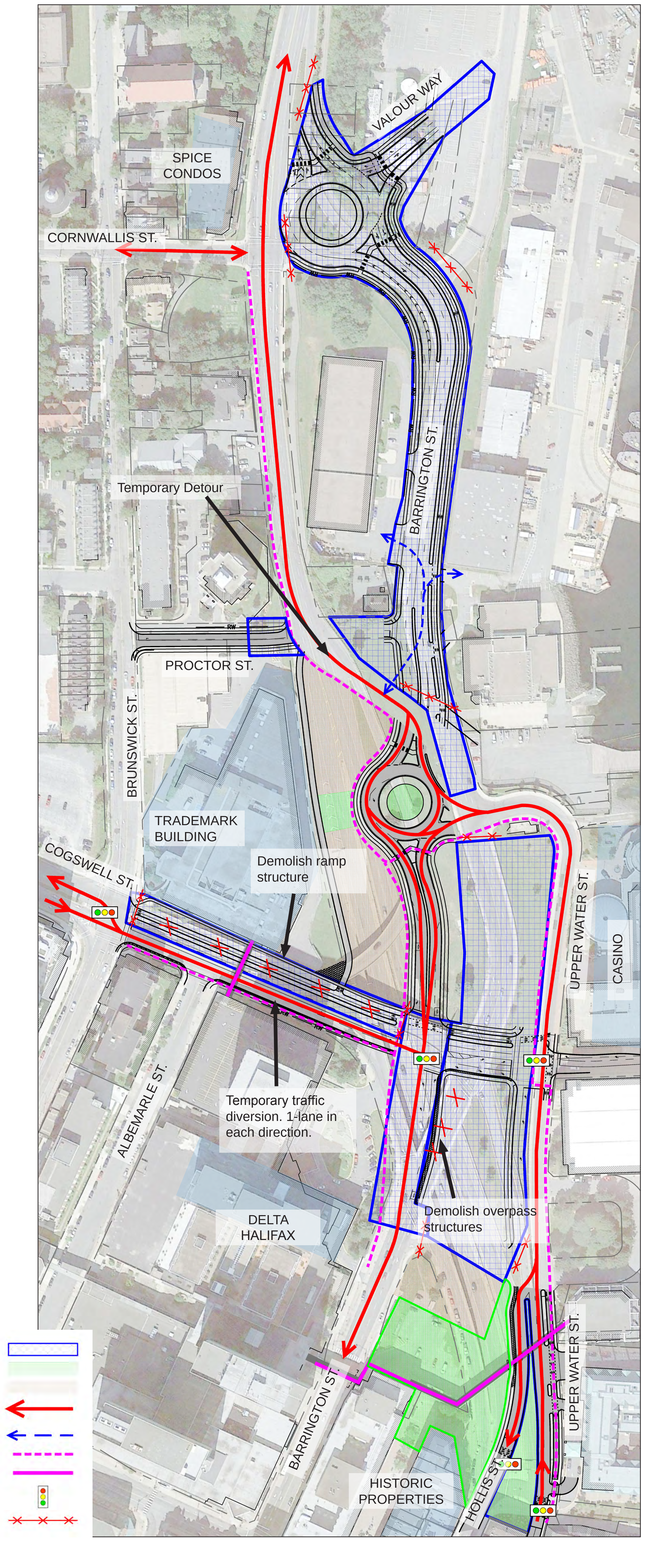


CONSTRUCTION PHASING PLAN

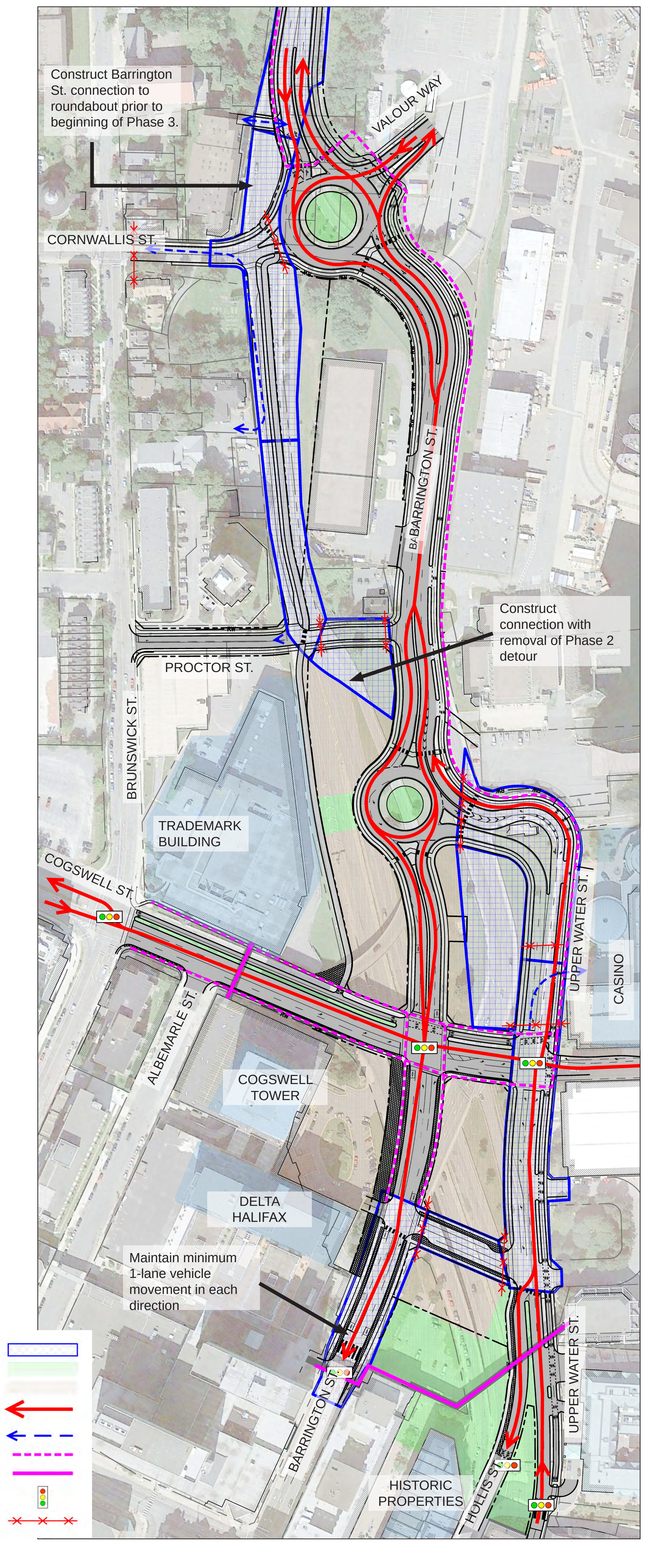
PHASE 1: Spring 2019 - Summer 2020



PHASE 2: Summer 2020 - Summer 2021

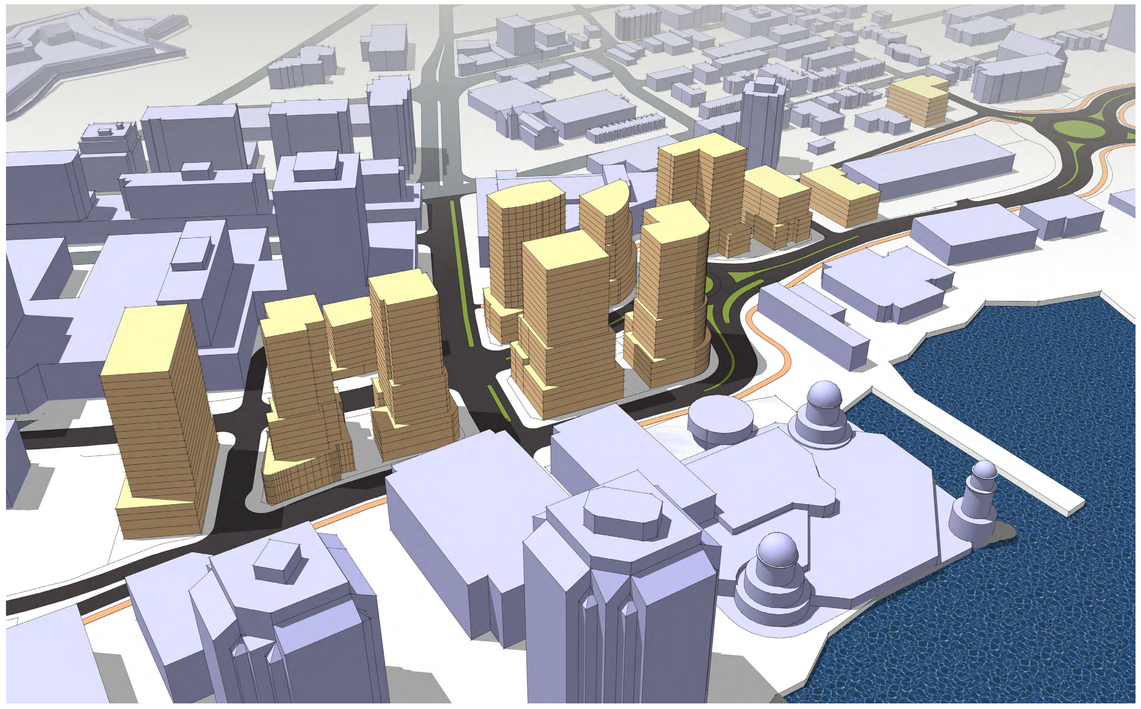


PHASE 3: Summer 2021 - Spring 2022

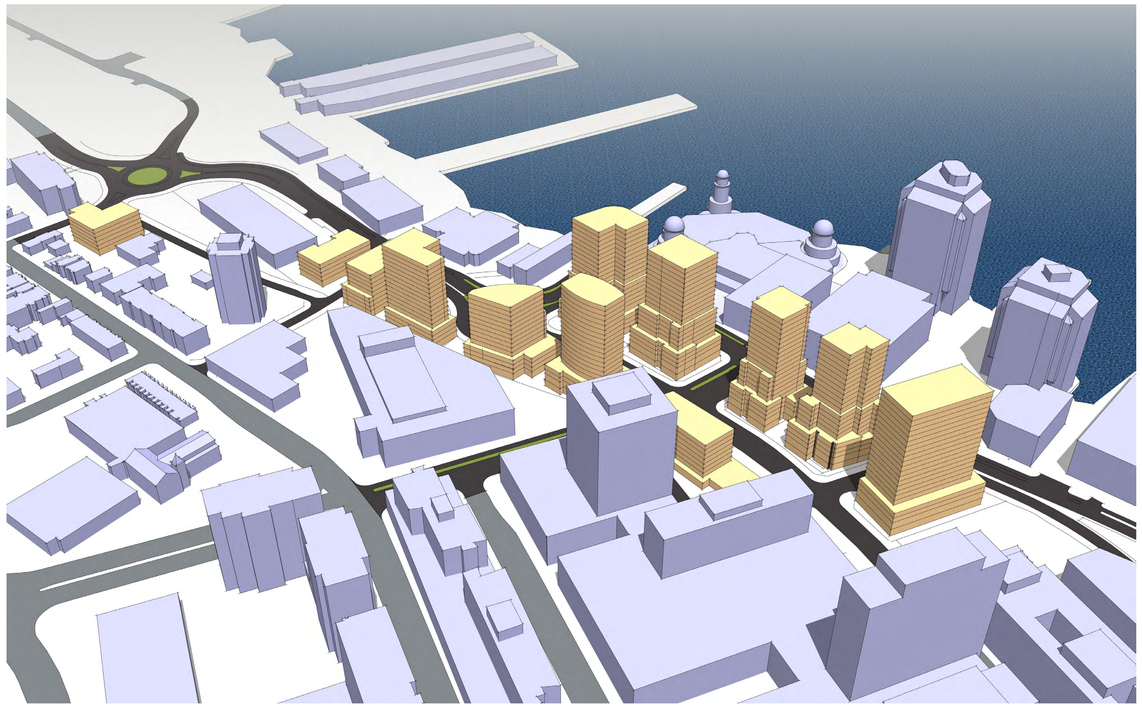


COGSWELL MASSING ANALYSIS

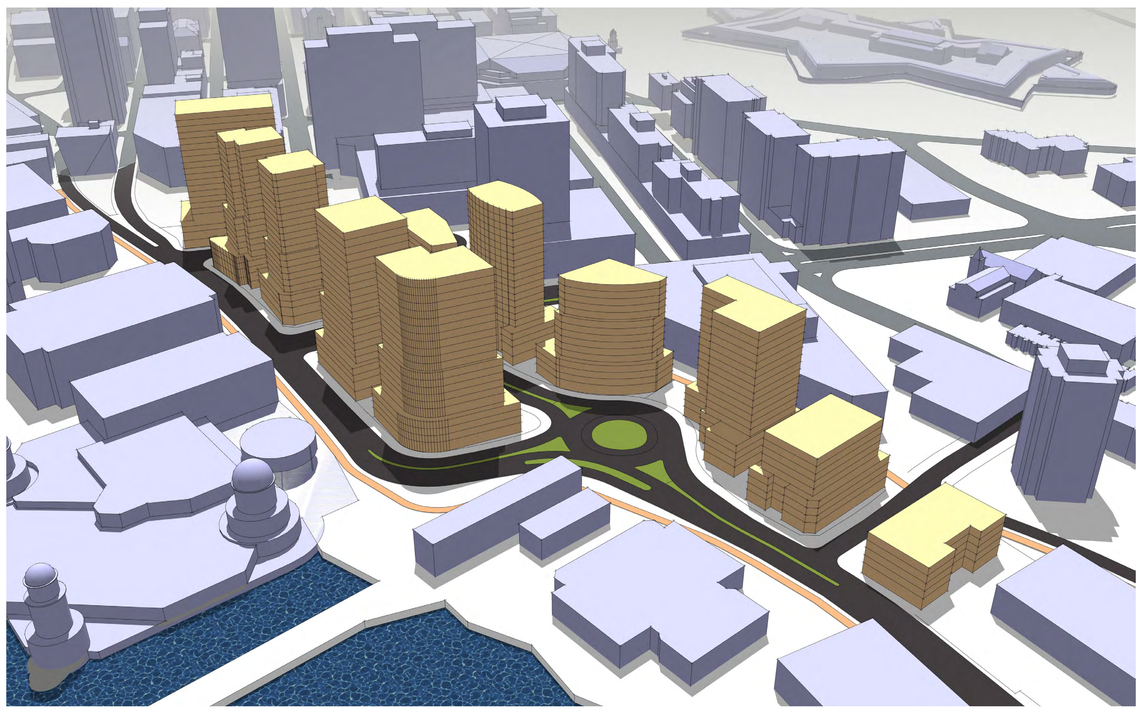
NORTHWEST VIEW



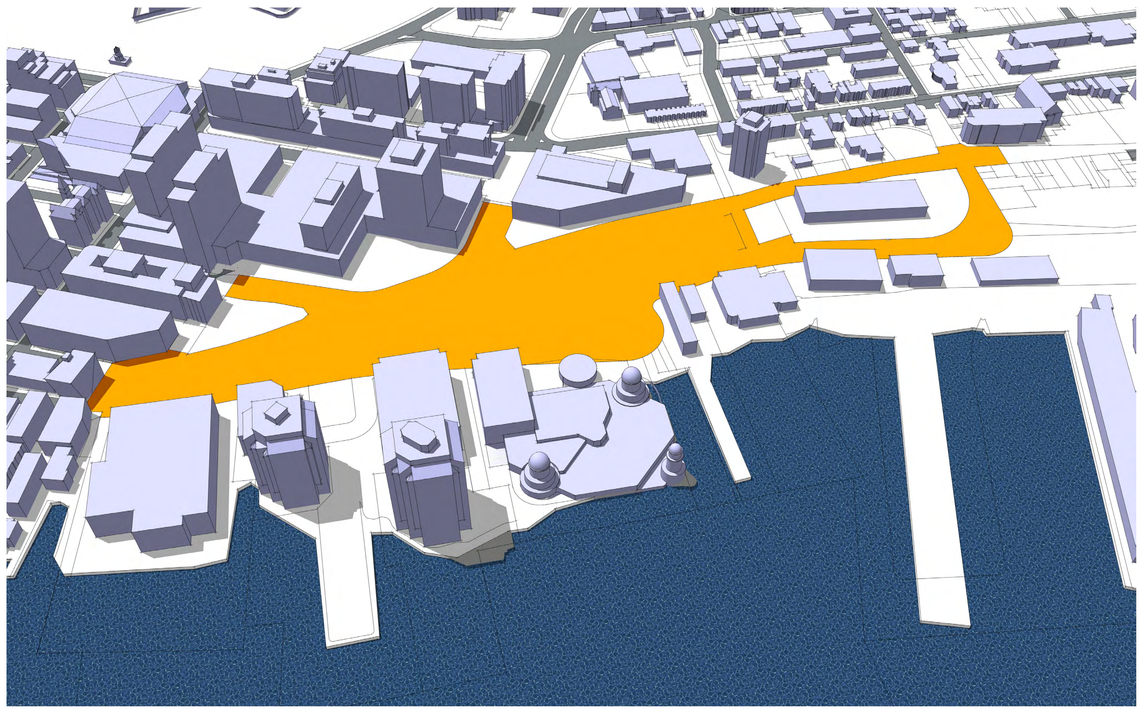
NORTHEAST VIEW



SOUTHWEST VIEW



STUDY AREA BOUNDARY

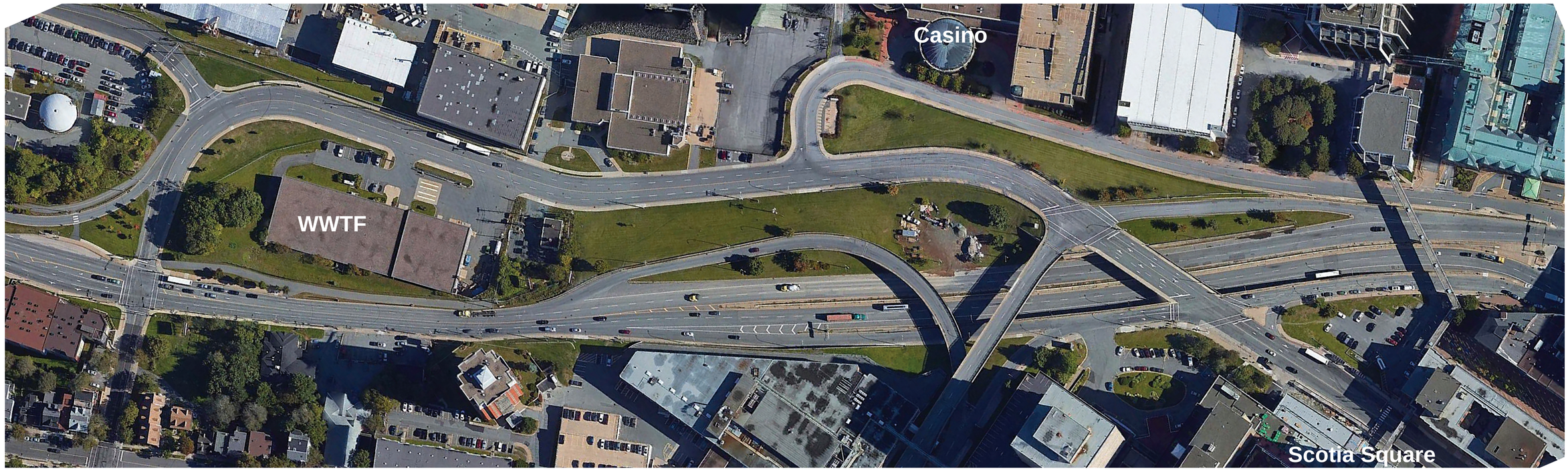


COGSWELL OVERALL PLAN: BEFORE & AFTER

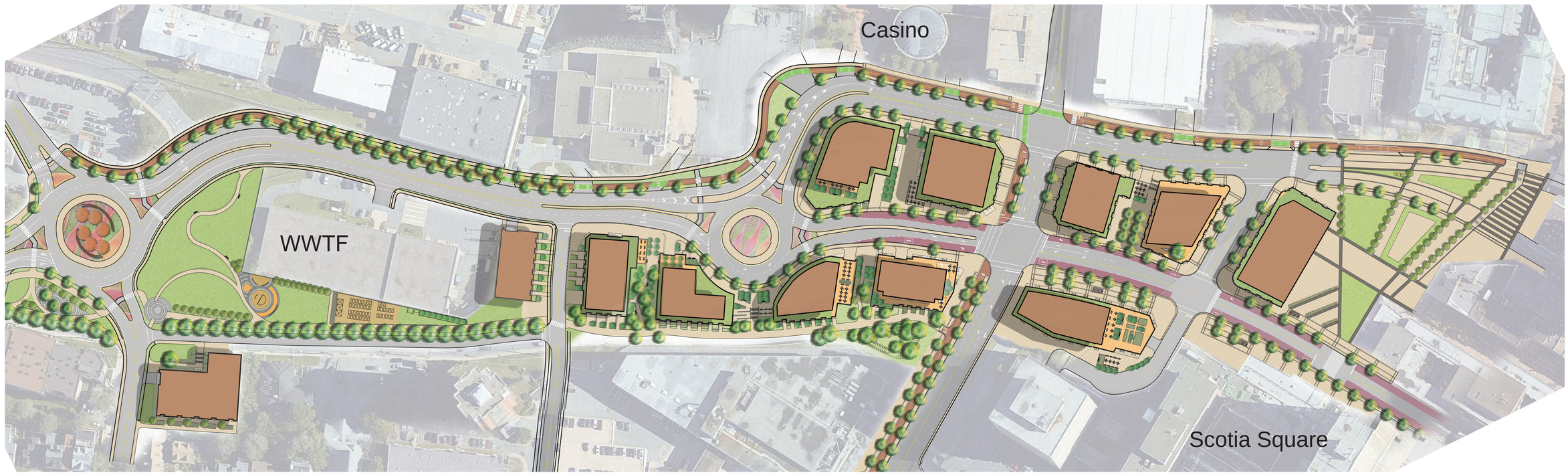
cogswell DISTRICT

HALIFAX

Cogswell Area: Existing



Cogswell Area: Proposed



wsp