

WELCOME



We want to hear from you

We are here to gather community ideas and feedback on the design of public spaces and urban design rules for new buildings in the Cogswell District - taking it from the 60 per cent to the 90 per cent design stage. The goal is to incorporate the preferred design concepts for public spaces developed in the coming week into the final design as part of municipal staff's presentation to Regional Council.

We ask you to:

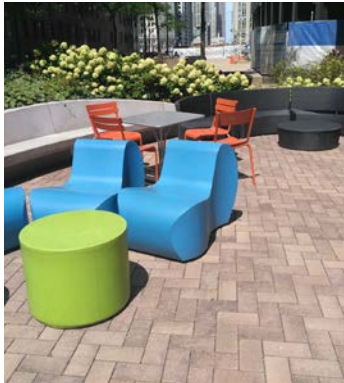
1. Review the material on display.
2. Ask questions of the project team.
3. Share your feedback.

Creating a welcoming environment

Success today means hearing from everyone in a safe manner.

- Show respect. Every participant brings information, points of view, and ideas to contribute.
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

CHARRETTE SCHEDULE



	Date	Location	Design Focus
KICK-OFF	MONDAY Sept 24 6-8:30 p.m.	Dalhousie Student Union Building	Identify priorities and opportunities for public spaces and urban design guidelines
DESIGN SESSIONS	TUESDAY Sept 25 11:00 a.m.	Meet on the Granville Mall at Duke Street	Site Visit
For the Design Sessions you are invited to RSVP at cogswelldistrict.eventbrite.ca . You can sign-up for any, or all sessions	Series of two-hour sessions running from 1 to 8 p.m.	Dalhousie Student Union Building Council Chambers	Session 1 (1-3 p.m.) Walking, Cycling Network & Transit Hub Session 2 (3:30 - 5:30 p.m.) History & Commemoration Session 3 (6-8 p.m.) Parks & Plazas Design
	WEDNESDAY Sept 26 Series of two-hour sessions running from 1 to 8 p.m.	Dalhousie Student Union Building Council Chambers	Session 4 (1-3 p.m.) Design of Trails, Greenways & Connection to Water Session 5 (3:30 - 5:30 p.m.) Streetscape Features & Gateways Session 6 (6-8 p.m.) Building Design Rules
EXPO	FRIDAY Sept 28 Noon - 5 p.m.	Scotia Square Centre Court	Visit to see the work of the design sessions and provide your comments

OTHER WAYS TO GET INVOLVED

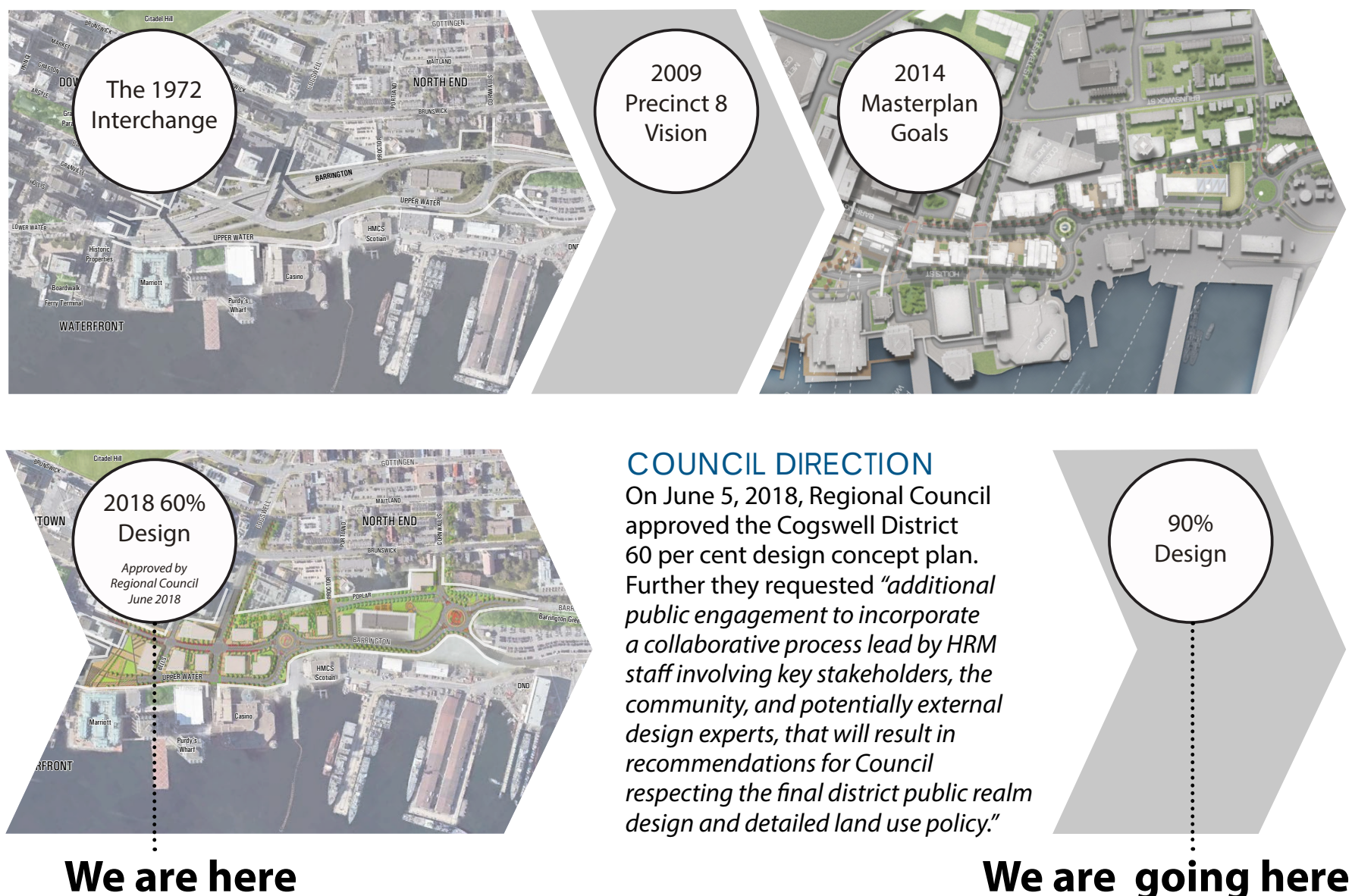
Visit our website for project updates:
 halifax.ca/cogswell

Provide feedback online at:
 shapeyourcityhalifax.ca

Contact the project team at:
 cogswelldistrict@halifax.ca

WHY WE ARE HERE

The purpose of this engagement is to provide input into the final design for the Cogswell District. The 60 per cent design was approved by Regional Council in June 2018. We are refining the design with a focus on the public spaces and the urban design rules for new buildings.



PROJECT SCHEDULE (UPDATED JUNE 2018)

2017		2018		2019	
Q4 OCT - DEC		Q1 JAN - MAR		Q1 JAN - MAR	
- Infrastructure design and utility coordination initiated - Constructability and phasing plan developed - Design of public consultation sessions		- Land acquisition with Halifax Water & DND concluded - Infrastructure design and utility coordination completed - Construction phasing plan developed		- Release of construction tender - Award of construction services contract followed by demolition and construction beginning mid-2019	
Q3 JUL - SEP		Q2 APR - JUN		Q4 OCT - DEC	
- Public engagement on public spaces and design rules for new buildings - Design work on underground infrastructure - Release of construction Request for Qualifications (RFQ)		- Completion of 60% design development - Construction phasing traffic analysis - Public engagement on 60% design - Regional Council approved 60% design		- Completion of 90% design - Land acquisition with Crombie REIT concludes	

PUBLIC SPACES & BUILDING REGULATIONS



Well Condos, Toronto, Hariri Pontarini Architects

The design of public spaces and its buildings will shape the Cogswell District. The district's public spaces will invite community members to explore and contribute to the area's identity, local character and a sense of place. High-quality public spaces are vital to creating harmonious and inclusive communities – places where everyone can feel a level of safety, comfort and enjoyment.

High-quality public spaces support pedestrian activity, enhance public safety, encourage private investment and allow citizens to embrace and celebrate a community.

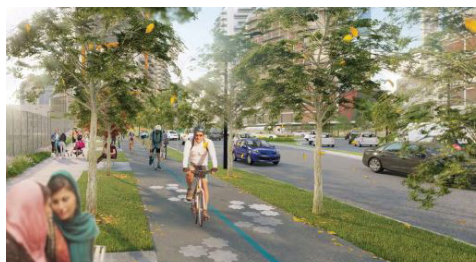
WHAT ARE PUBLIC SPACES

Public spaces are the publicly owned places which belong to and are accessible to all community members. This includes squares, plazas, sidewalks, trails, parks, transit hub, and natural areas. These public spaces are where people meet one another and where city life flourishes.

COGSWELL VISION

The vision for the Cogswell District adopted by Regional Council in 2014, specified the redevelopment will:

Be a walkable and
transit oriented neighbourhood



Reconnect
neighbourhoods

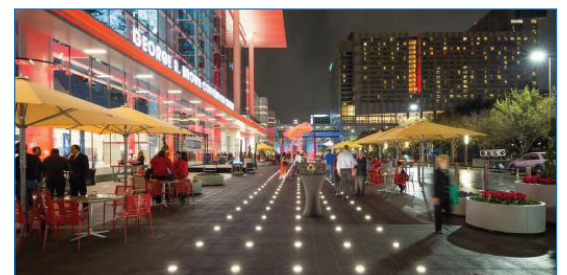
Re-establish fine grain street grid
of the downtown



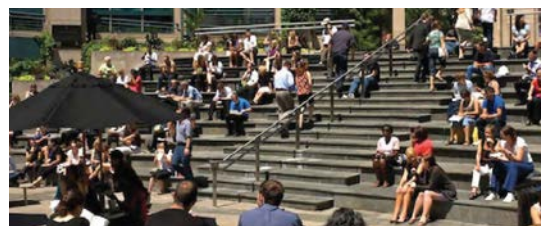
Include well designed public
and private spaces



Be a mixed-use core



Prioritize active transportation

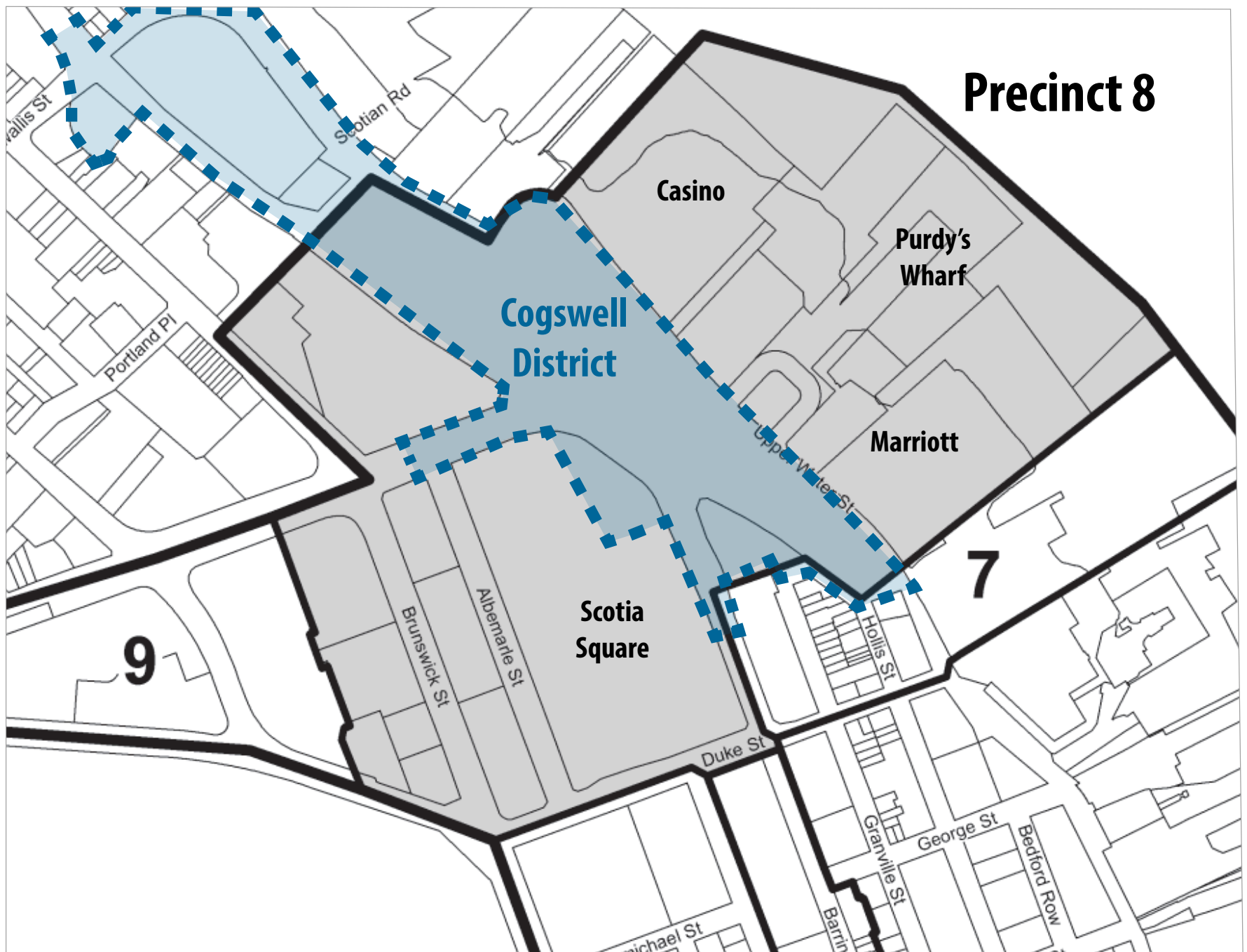


Be a renewable
energy district

RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION

Design considerations for the project will include accessible design provisions. To support this objective, discussions are being held on achieving accessibility certification by the Rick Hansen Foundation.

PRECINCT 8 VISION



Halifax Regional Council approved the vision for Precinct 8 in 2009, through the Downtown Halifax Secondary Municipal Planning Strategy.

THE VISION CALLS FOR:

- enhancing pedestrian connections from downtown to North End and waterfront
- quality streetscapes along Cogswell and Barrington streets, including clearly defined gateways and public art
- pedestrian-scaled blocks
- high-quality public spaces
- a mix of uses in new buildings (residential, commercial and office)
- towers that sit on low-rise podiums accommodating rooftop gardens and amenity spaces
- contemporary landmark towers that enhance the skyline
- building heights stepping downwards towards the North End and the waterfront

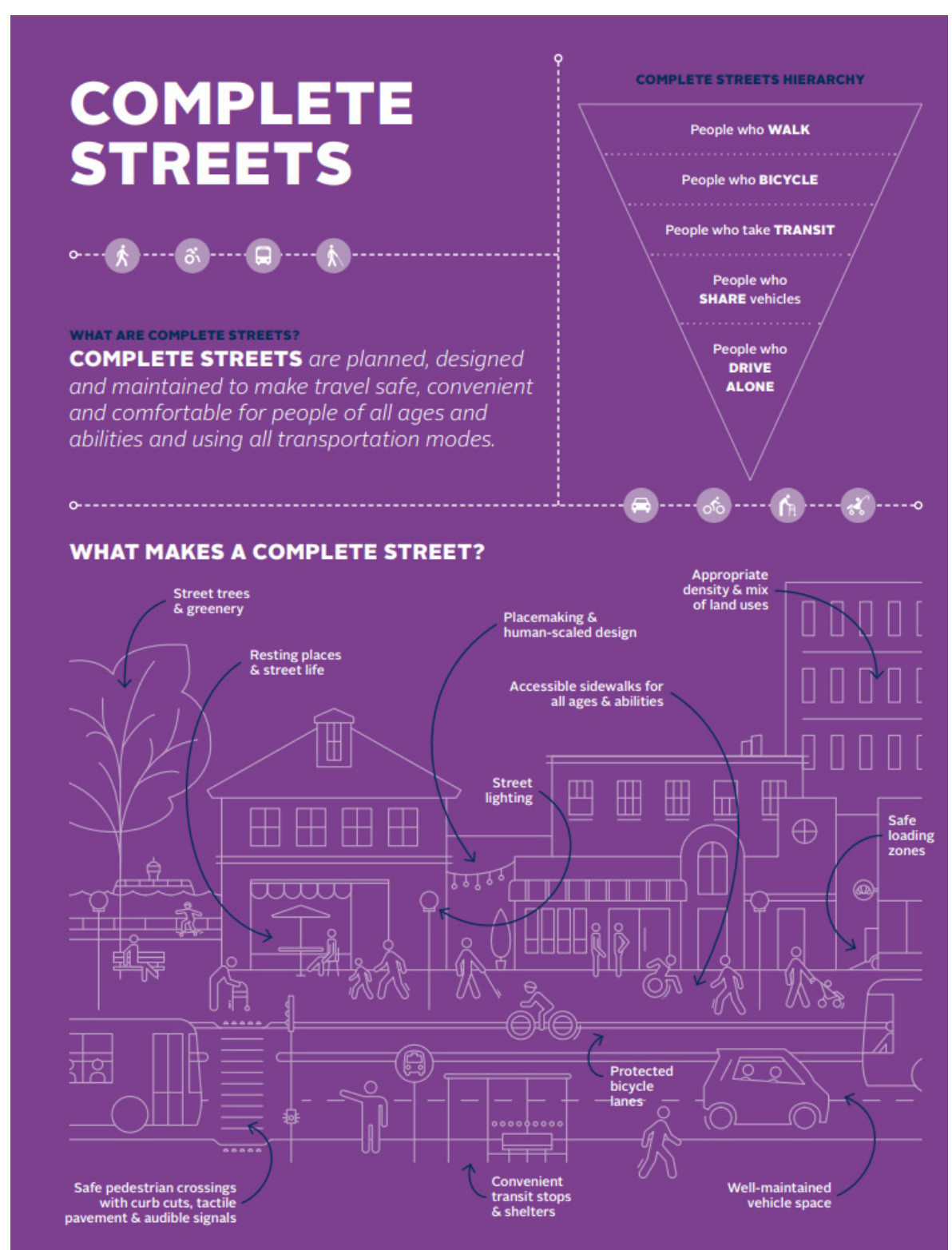
INTEGRATED MOBILITY PROGRAM

Integrated Mobility Program (IMP)

The new street grid and improvements to replace the Cogswell Interchange will create benefits addressing all four principles of the IMP:

- **Complete Communities:** Redevelopment of lands into high density mixed-use and green space.
- **Moving People:** Safer, easier, more enjoyable access to the harbour; potential for transit-only lanes and expanded terminal facilities.
- **Managing Congestion:** Marks a shift in thinking about congestion management.
- **Integrate Strategies:** New design considers many factors: access to waterfront, vibrant public spaces, goods movement, integration with surrounding lands.

Source: HRM's Integrated Mobility Plan, page 127



Source: HRM's Integrated Mobility Plan, page 56



60% DESIGN



SHAPE THE 90% DESIGN

In April 2018, the Halifax Regional Municipality held engagement sessions on the Cogswell District 60% design. That initial feedback has been valuable. In the coming week, we are asking for your input focused on the design of public spaces and new buildings in the Cogswell District.

What we
heard in
April 2018

PUBLIC SPACE

Common themes for all spaces:

- Safe, open, easy to navigate and and connected to nature.
- Include trees, natural green spaces, seating areas, and lighting.
- Connect Granville Square and the Transit Hub to greenways, bikeways, the multi-use train and Poplar Park.

Suggestions for specific spaces:

- Granville Square and Ordnance Plaza: Include potential for events along with passive use.
- Poplar Park: Can include a community garden, flowers, and play structures.
- Multi-use trail: Encourage walking and mobility.
- Separated bikeways: Include short-term and long-term bike parking and repair stations.

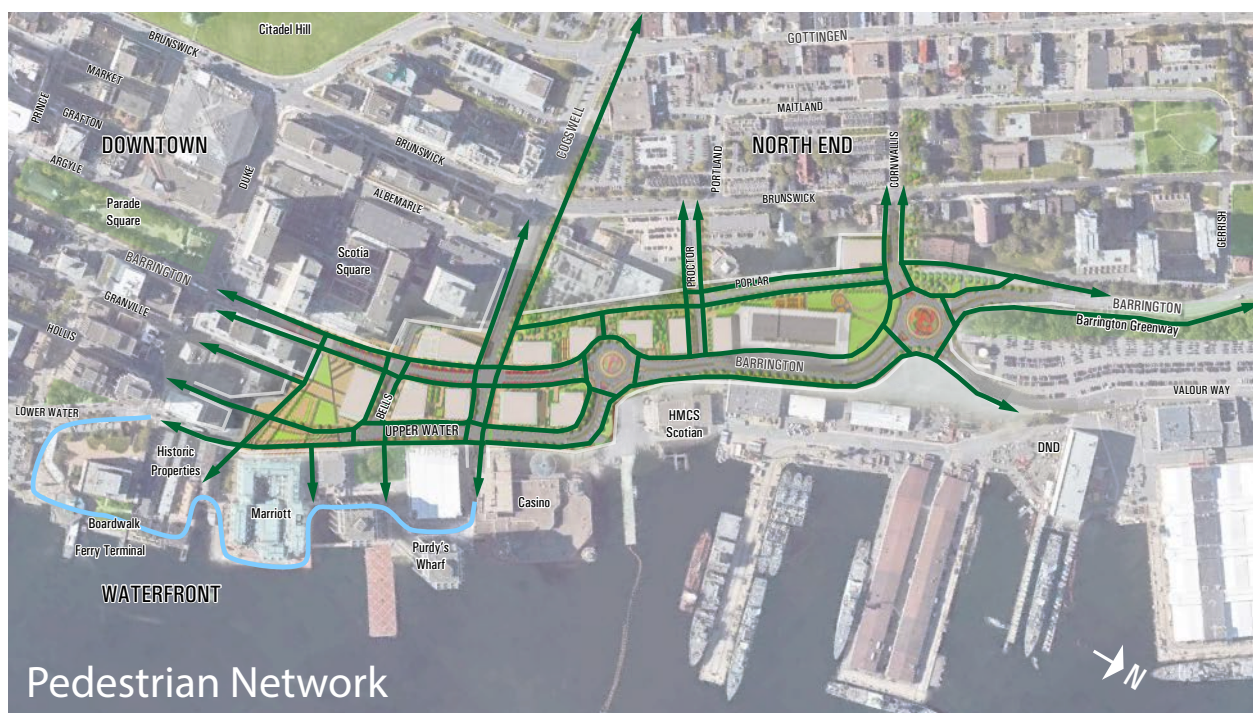
Additional ideas:

- History should be celebrated in commemorative street and park names.
- Gateway features should include landscaping, public art, signage, lighting and water features.
- Streetscape features should unify the look of the district as a distinctive neighbourhood.

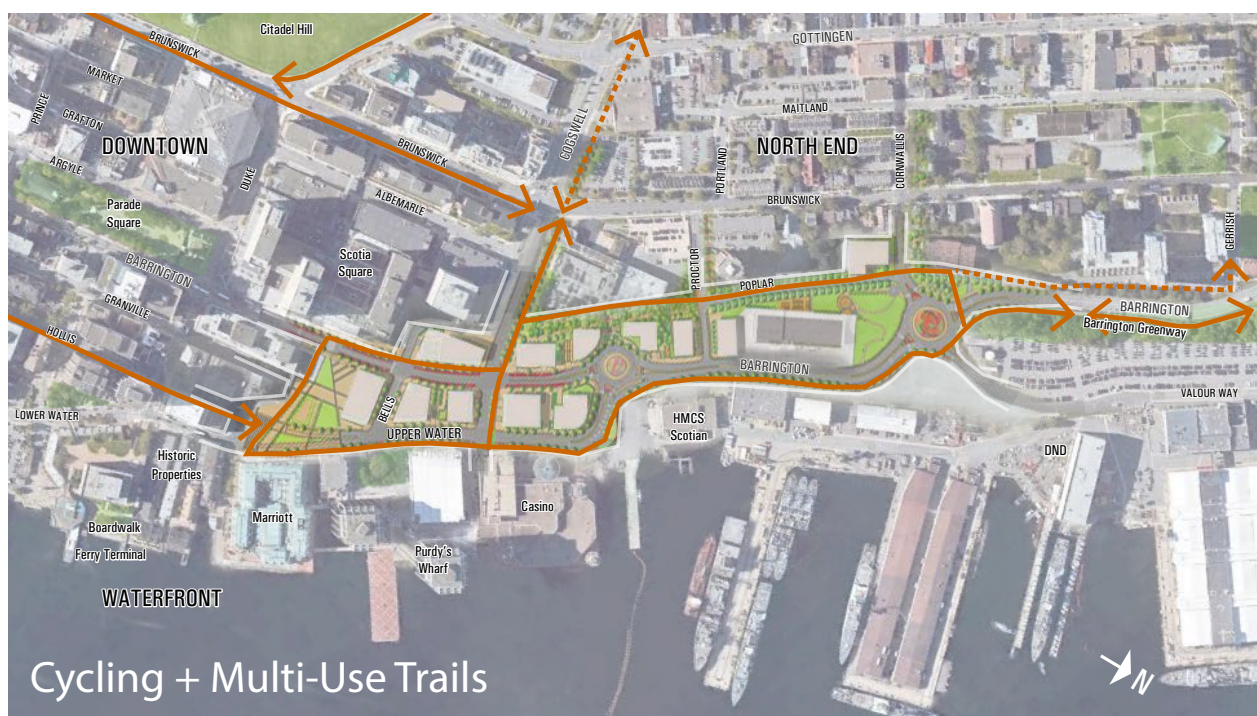
BUILDING DESIGN RULES

- We generally heard the area is appropriate for higher density development.
- Size and massing of the buildings requires further design consideration.

60% DESIGN



**CONNECTING
DOWNTOWN
AND THE
NORTH END**

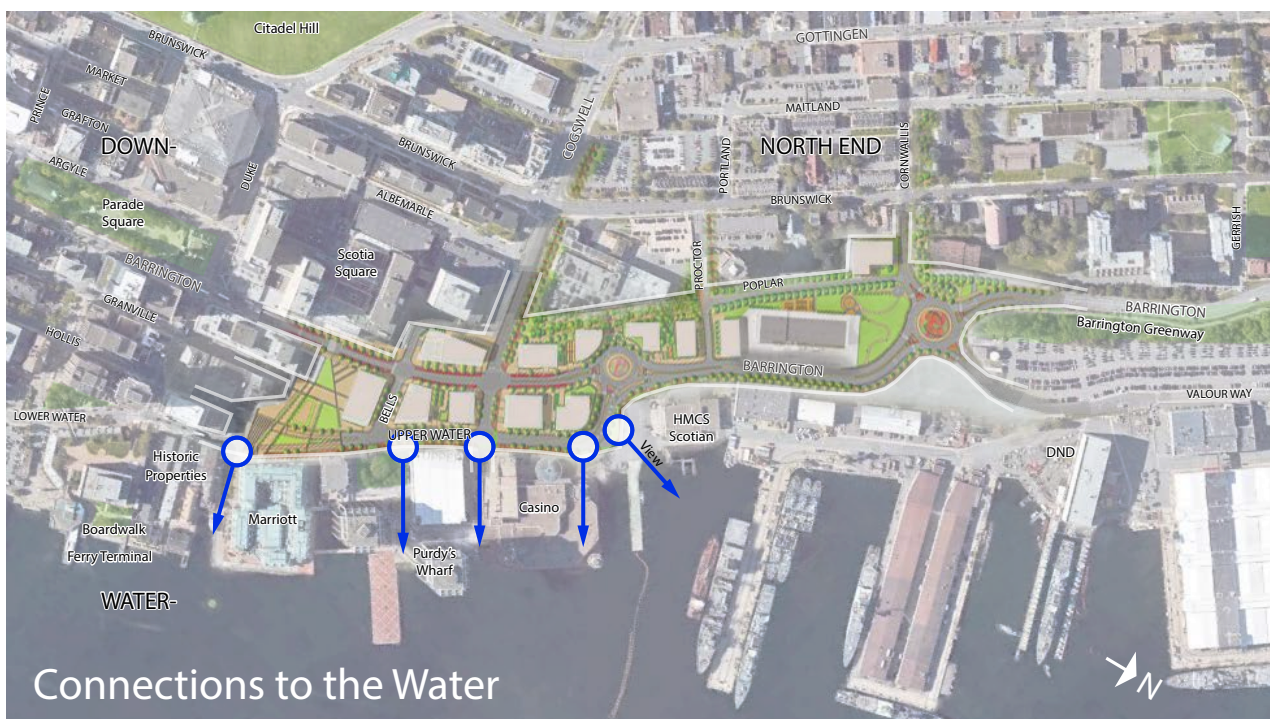


**2 KM
OF NEW
SEPARATED
CYCLING AND
MULTI-USE
TRAILS**

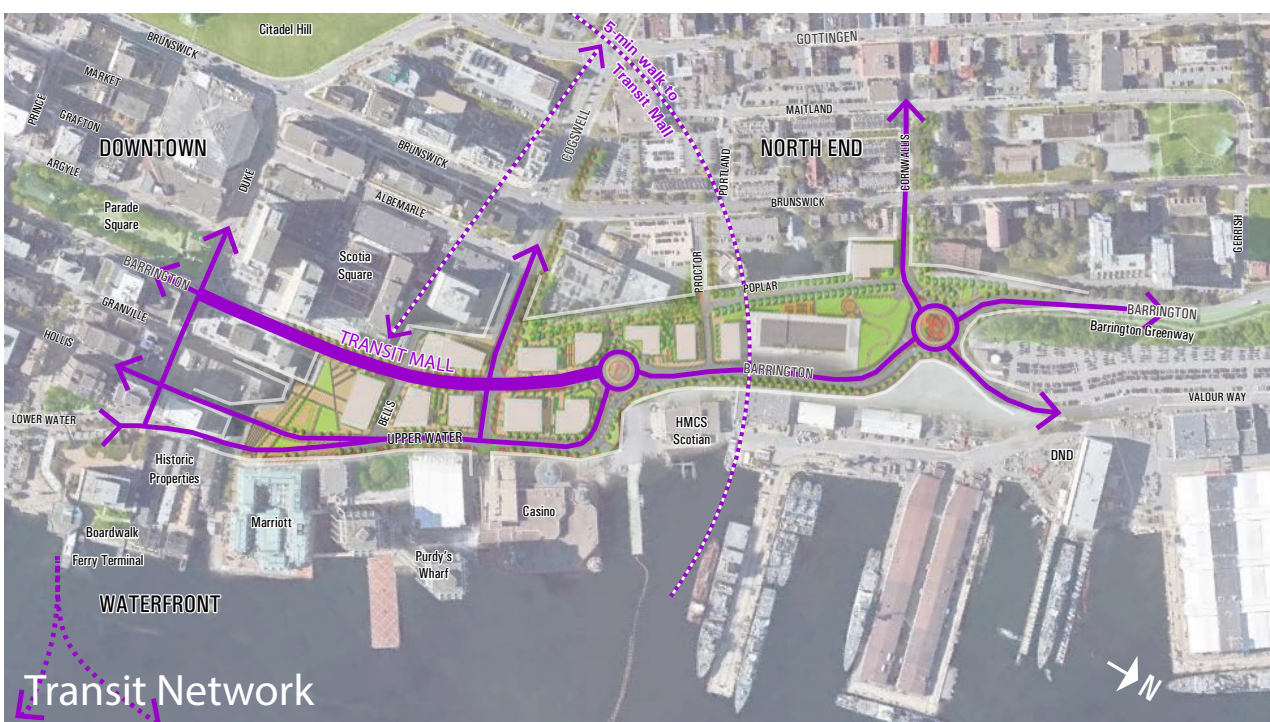


**RECONNECTING
THE URBAN
STREET GRID**

60% DESIGN



**CONNECTING
TO THE
WATERFRONT**



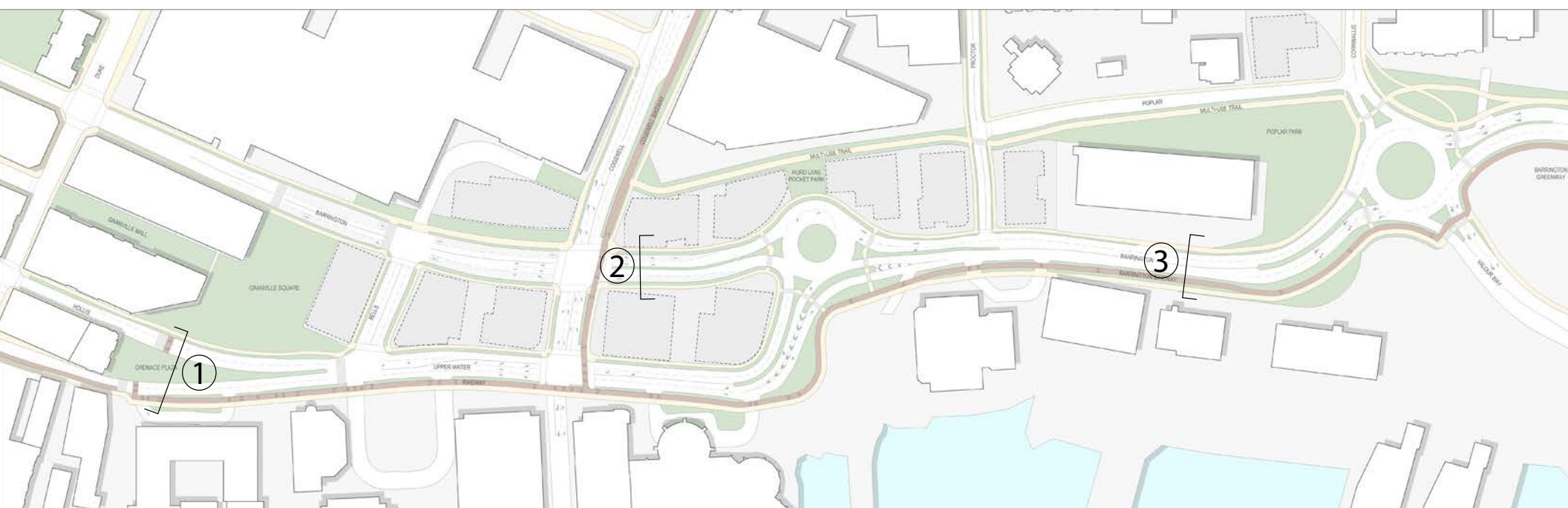
**CONNECTING
2,500 NEW
RESIDENTS TO
THE BARRINGTON
STREET TRANSIT
HUB**



**ACCOMMODATES
EXISTING VEHICLES
AND GOODS
MOVEMENT**

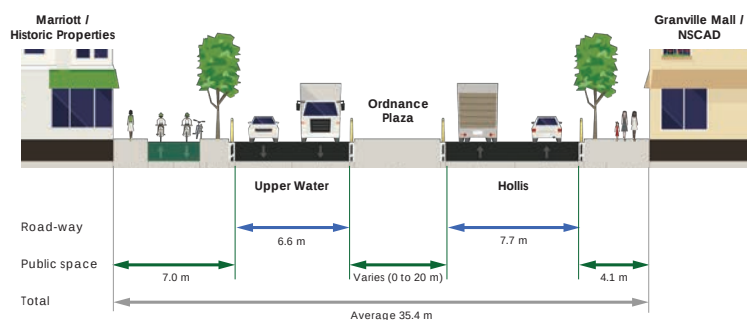
60% DESIGN

NEW URBAN STREETS | THINKING ABOUT SCALE

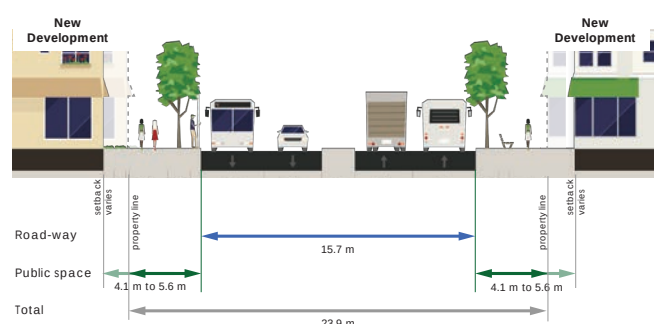


New urban streets

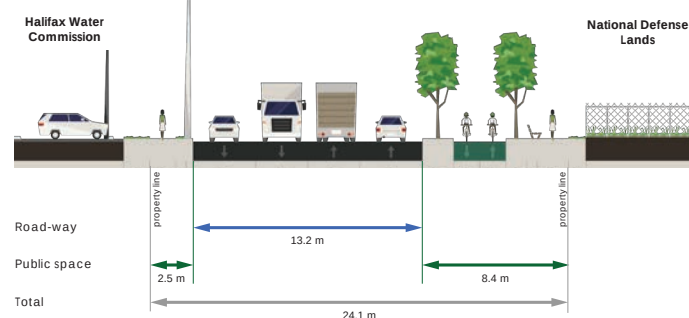
1_ Upper Water and Hollis



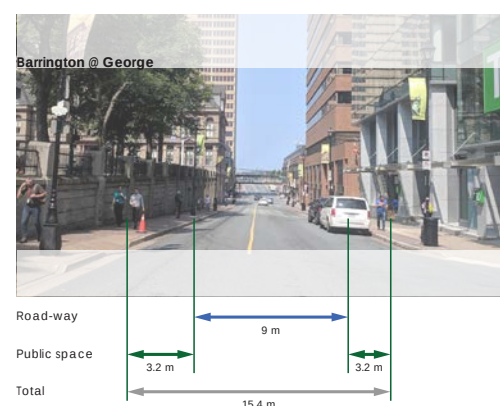
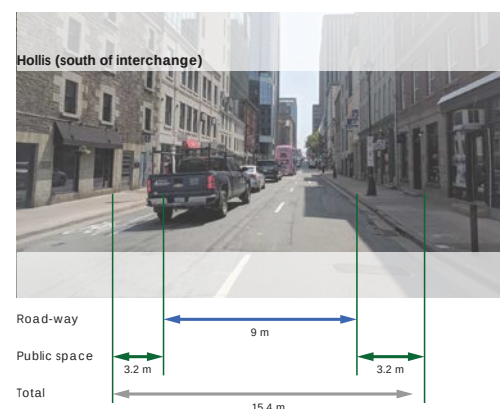
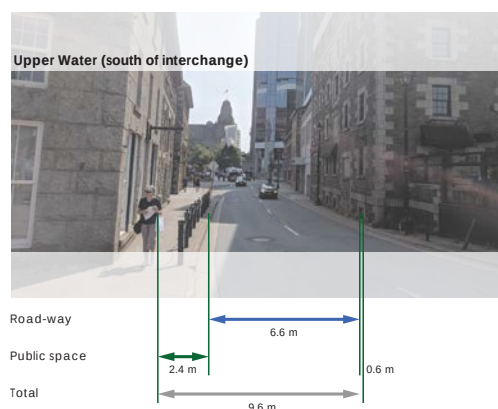
2_ Barrington at Cogswell



3_ Barrington (North)



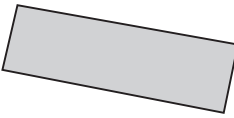
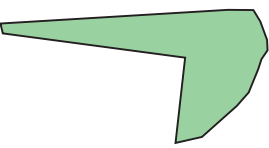
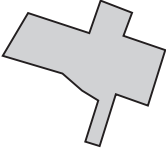
Existing Halifax streets



60% DESIGN

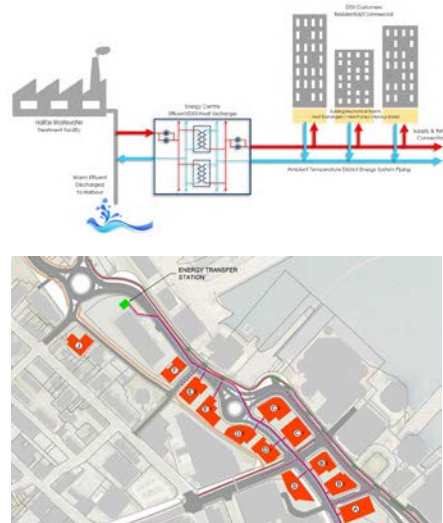
NEW PARKS | THINKING ABOUT SCALE



	Granville Square and Ordnance Plaza 6350 m ²	
	Grand Parade 5500 m ²	
	Poplar Park 5340 m ²	
	Sackville Landing 3470 m ²	
	Central Library Plaza 1300 m ²	
	Hurd Lane Park 392 m ²	



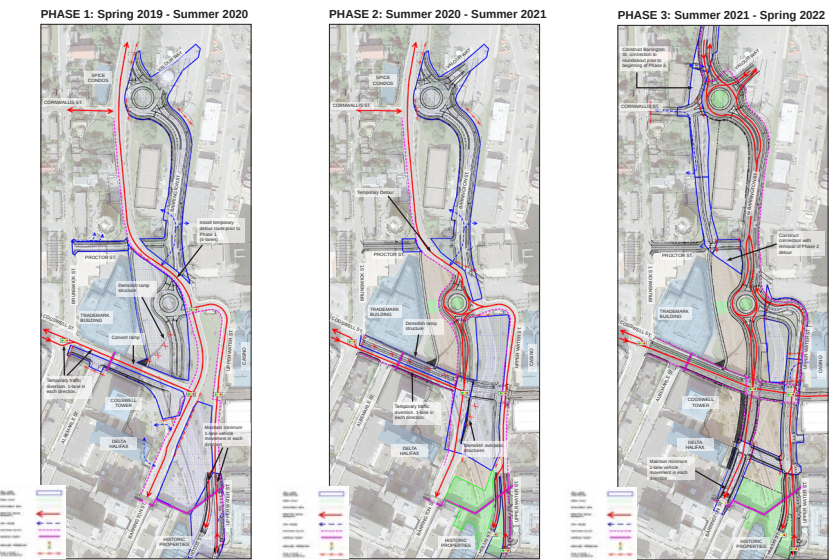
DISTRICT ENERGY OPPORTUNITY



Green Energy

A district energy system (DES) recovering heat from the wastewater effluent stream at the Halifax Wastewater Treatment Facility (WWTF) will provide green energy to the Cogswell District with subsequent reduction in greenhouse gas production by 53% versus conventional energy sources.

CONSTRUCTION PHASING



Project Phasing

The high-level, three phased construction plan maintains key north/south and east/west connections through the project site during all stages of construction.

Traffic Management During Construction

A complete traffic analysis associated with the phasing plan was completed by CBCL Ltd., in April 2018. Significant efforts will be made to help mitigate traffic congestion throughout the Cogswell corridor during construction.

This panel contains previously shown information for the 60 per cent design.