

REGIONAL CENTRE ARCHITECTURE & PUBLIC SPACE

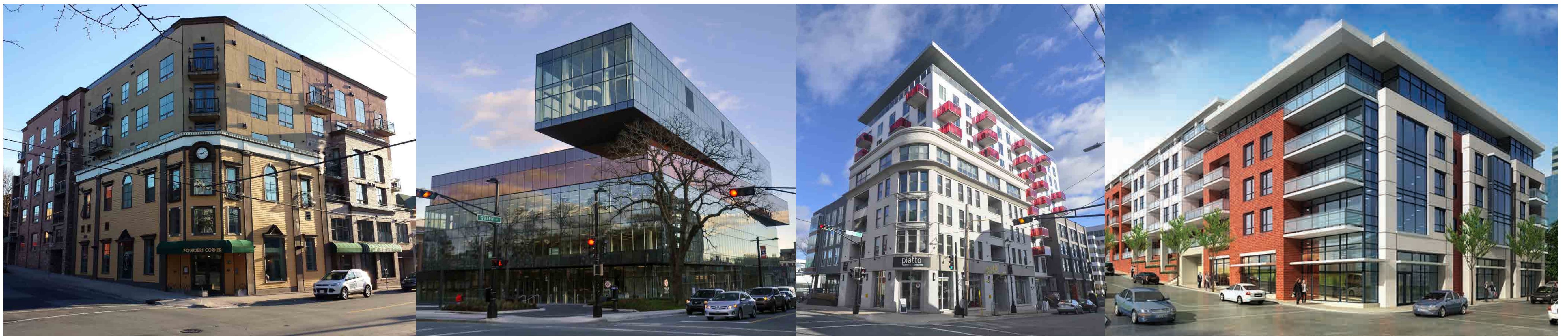
The Look and Feel of Commercial Areas

The Centre Plan will establish a much higher benchmark for the quality of architecture and public space design than has previously existed in HRM. This new “design-based” approach was pioneered in HRMbyDesign Phase 2 - The Downtown Halifax Plan. The Centre Plan will use the same approach, which includes:

- Detailed design guidelines covering items like high quality building materials, street level vibrancy, concealed loading and servicing areas, etc.
- A requirement for ground floor commercial/retail uses. Where that is not viable, the space has to be designed for future conversion to commercial/retail.
- The requirement that every building must feature a base, middle and top, which helps to ensure high quality design and human scale.
- A pedestrian scaled “streetwall” the height of which is no more than 60%-80% of the width of the street that the building faces.
- Building mass must step back from the street above the streetwall to ensure sunlight penetration into the street and skyview from the street.
- Building mass must transition downward in scale as it approaches adjacent residential areas.



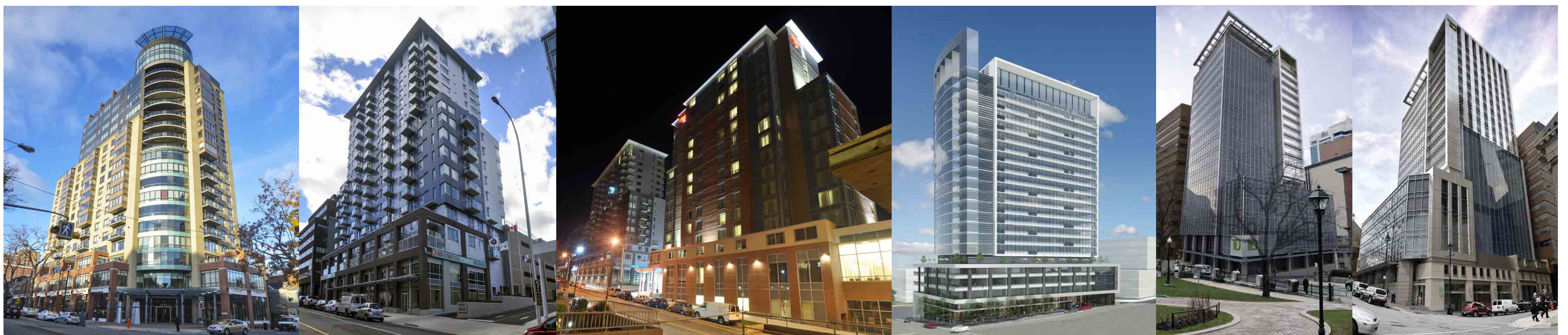
2 - 4 Storeys



5 - 10 Storeys



11 - 15 Storeys



16+ Storeys