MASSING AND SCALE - DOWNTOWN HALIFAX ZONE

DEVELOPED UNDER THE DOWNTOWN HALIFAX ZONE

"The Alexander"

"The Jade"

"Queens Marque"

"The Maple"

These examples are provided to demonstrate possible outcomes of planning regulations. Their inclusion does not represent an endorsement of their design, or any organization or person associated with each building.

MASSING AND SCALE - DOWNTOWN HALIFAX ZONE

DEVELOPED UNDER THE
DOWNTOWN HALIFAX ZONE

This model is a theoretical representation of Cogswell District building massing if the Downtown Halifax Zone was applied for public engagement purposes only.

MASSING AND SCALE - CENTRE PLAN

DEVELOPED UNDER THE CEN-2, DD OR HR-2 ZONE

190 Portland Street

"The Ventura on Young"

"The Rob"

"The Terraces" - *Note: This building was developed under a development agreement. The built form regulations are similar to Centre Plan.*

These examples are provided to demonstrate possible outcomes of planning regulations. Their inclusion does not represent an endorsement of their design, or any organization or person associated with each building.

MASSING AND SCALE - CENTRE-2 ZONE

DEVELOPED UNDER THE CEN-2 ZONE

This model is a theoretical representation of Cogswell District building massing if the Centre-2 Zone was applied for public engagement purposes only.

HALIFAX EXAMPLES

EXAMPLES OF PEDESTRIAN-FRIENDLY SPACES AND BUILDINGS FROM HALIFAX

Photo: Discover Halifax

Argyle Street

- Mixture of architecture
- Public seating adjacent to the street creates a vibrant and interactive experience and blends the public-private space
- Active uses at grade - office, residential and commercial above grade
- Variety of commercial spaces support local and other businesses

Barrington Street

- Integration of modern and historic architecture
- Three to six storey streetwalls
- Mix of land uses
- Frequent changes in materials, architecture and lot widths creates a distinct “rythm” to the street
- Transparent shopfronts

Photo Wikimedia Commons. Citobun.

CANADIAN EXAMPLES

EXAMPLES OF PEDESTRIAN-FRIENDLY SPACES AND BUILDINGS FROM AROUND THE WORLD

510 West Georgia Street, Vancouver

Photo: PropertyShark

- Modern Architecture
- Unique architectural pedestrian shelter - provides weather protection, clearly delineates pedestrian entrances, use of wood and different materials make it distinct from the rest of the building

Photo: Canary Landing

Canary Landing, Toronto

- Pedestrian scale commercial and residential at street level
- Architectural details and material textures at street level are interesting to pedestrians
- Building broken into three distinct sections providing unique and varying materials throughout
- High-rise towers set back from the public realm

CANADIAN EXAMPLES

EXAMPLES OF PEDESTRIAN-FRIENDLY SPACES AND BUILDINGS FROM CANADA

First Peoples House, University of Victoria

- Inspired by the indigenous Coast Salish culture and Long House design
- Employs native plantings and materials in the building
- Creates a welcoming space for pedestrians with weather protection, inviting facade, and high quality landscaping
- Incorporates and showcases Indigenous art as a cultural resource

Photos: UVic

INTERNATIONAL EXAMPLES

Photo: Wikimedia Commons, Allie Caulfield

EXAMPLES OF PEDESTRIAN-FRIENDLY SPACES AND BUILDINGS FROM AROUND THE WORLD

Victoria Street, Edinburgh

- Colourful facades
- Narrow shopfronts support a variety of businesses in a short walking distance
- Variety of materials
- Architectural diversity
- High degree of ground-floor transparancey
- High-density
- UNESCO World Heritage Site

Bryant Park, New York

- Integration of modern and historic architecture
- Succesful public park - private development interface
- High-rise development which supports vibrancy with active uses at-grade

Photos from Wikimedia Commons. starting left clockwise: Moxxlox, Jean-Christope Benoist, Beyond My Ken, Jim Henderson