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Cogswell District

Land Use Planning Process

Public Open House

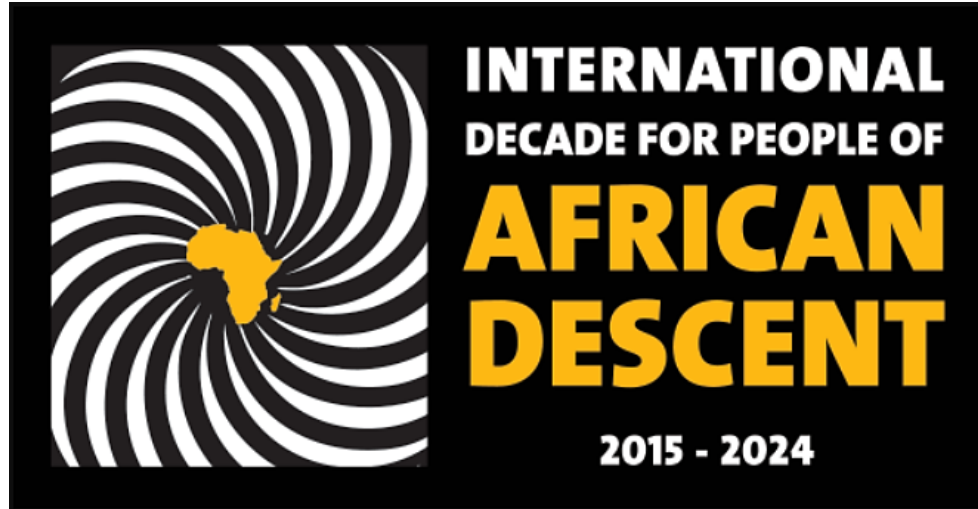
May 22, 2024

Halifax Convention Centre

Land Acknowledgement



International Decade for People of African Descent



Agenda

1. Staff Presentation (15 minutes)
2. Round Table Discussions (~90 minutes)
 - Q and A
 - Visioning on building design, streetscape experience, land use and affordable housing
3. Wrap up

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Presentation Outline

1. Purpose of Open House
2. Project Background
3. Current Project Focus
4. Public Engagement
5. Session Format



1 – Purpose of Open House

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Purpose

Share information about the **Cogswell Land Use Planning Process**



Purpose

Generate a **vision** for **building design** and **development** in the Cogswell District together, building on previous engagement and infrastructure design



2 – Project Background

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Cogswell District

- 1960's – incomplete “urban renewal” highway; part of a larger “redevelopment plan” that displaced many Black and other residents from the area
- Future – “...transform the Cogswell Interchange from an area of underutilized road infrastructure into a vibrant, urban neighbourhood in Downtown Halifax”
- Today: Developing Community vision and objectives for building design and development



Infrastructure Background

- Walkable, mixed-use transit-oriented neighbourhood
- Reconnecting the North End and Downtown Halifax
- Well-designed public and private spaces
- Renewable energy – district heating

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Cogswell District Land Ownership



Construction Update

- Project on track for completion December 2025
- Phase 1 completed October 2023; 6 months into Phase 2
- Most interchange structures have been removed
- Significant amount of new underground infrastructure installed under new road alignments
- Completed portions of project can be seen at Granville Square, Bells Lane, Proctor Street, and area in front of Baton Rouge and Marriott hotel

3 – Current Project Focus

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Current Project Focus

- Engaging the Community
- Land Use focus:
 - Building Design
 - Land Use (residential, business, etc.)
 - Integrating design with surrounding neighbourhoods
- Development Process (“as-of-right”, site plan approval, or development agreement)
- Affordable Housing Strategy
- Other Community/Public Benefits (incl: affordable community spaces, food production and public services)



Affordable Housing Strategy

- Regional Council directed staff to include an affordable housing strategy for Cogswell
- Staff investigating a variety of potential solutions:
 - Community Land Trusts, Inclusionary Zoning, partnership with other governments, partnership with developers, leases and more – could be more than one option
- Discussions with key partners, housing and service providers is ongoing

Other Community Benefits

- Previous community engagement has highlighted the importance of community benefits tied to development
- Cogswell Infrastructure project:
 - Contracting designated for businesses owned by local equity-deserving groups;
 - Workforce development targets for equity-deserving groups;
 - Local advisory committee; and
 - Commemorative art and culture spaces and programs
 - Rick Hansen Gold Certification

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Other Community Benefits

- Using planning tools, bonus zoning and potential partnerships spaces within buildings may include:
 - Affordable community spaces;
 - Additional on-site food production; and
 - Public services

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What is not part of the project?

- Design of:
 - Streets
 - Parks
 - Public Spaces
 - Utilities
- The design for these is complete and construction is underway
- Art + Culture Commemoration Engagement Ongoing



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4 – Public Engagement

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Previous Community Engagement

- 2018: Multiple stakeholder engagement sessions, 9 pop-up sessions across HRM, project website, multi-day design charette and expo of engagement ideas
- 2019: Gehl Report on 60% design with certain key partners
- Ongoing: Shape Your City website, Cogswell District Website and app, stakeholder meetings, commemoration consultation

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Previous Community Feedback

- Precincts
- Active Frontages
- Density
- Height and Massing
- Affordability



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Previous Community Feedback

Commemoration + Community

- Recognize history and contributions of African NS communities
- Ways to incorporate Mi'kmaw history and culture
- Community spaces, local business opportunities – community economic development
- ANSREP: opportunities for land ownership, capacity building, planning impacts

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Future Engagement

- Design Walks– **June 4, 5, 8**
- Reddit Q and A – **June 6**
- Shape your city website
 - Survey
 - Documents
 - Sign up for a design walk
- More discussions with key partners



Planning Process: Next Steps

- Public Engagement Concludes: **June**
- Draft Planning Policies: **Summer 2024**
- HRM Internal Review: **Fall 2024**
- Regional Council Hearing: **Spring/Summer 2025**

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5 – Session Format

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Format

- Round Table Discussions
- More details about the feedback HRM is seeking
- A planner is at each table to
 - Answer questions
 - Guide discussion topics
 - Record feedback

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How Feedback is Used

- Feedback collected will contribute to a community vision for **building design and development** in Cogswell and inform planning policy, building off previous engagement and infrastructure plan
- A “What We Heard” report will summarize feedback from all sources
- Published on the project website

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Thank you!

Project website:

shapeyourcityhalifax.ca/cogswell-district-land-use-policies

