

HALIFAX

Cogswell District 90% Construction Design

Regional Council, February 26, 2019

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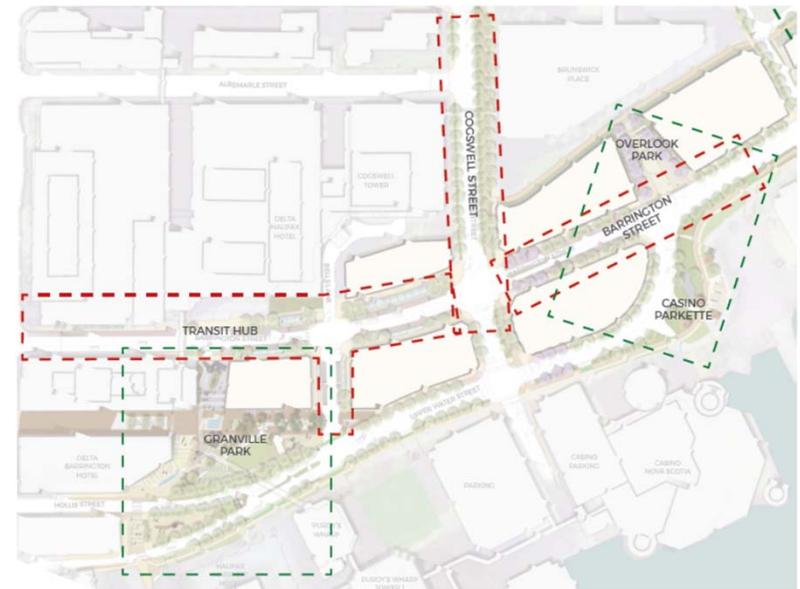


- Public Engagement Program
 - August-October 2018
 - Fowler, Bauld & Mitchell (FBM)
 - 1500 interactions
 - Focus groups, pop-ups, charrette, expo, SYC, emails
 - 98 recommendations

- Gehl Initiative



- Completion of public realm design
- Parks, plazas, parkettes
- Streetscapes
- Transit Hub
- Greenways
- Gateway
- Engineering drawings for relocated and new infrastructure- 90%
- Excludes building design and use- MPS/LUB amendment process







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.



Ordinance 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.

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



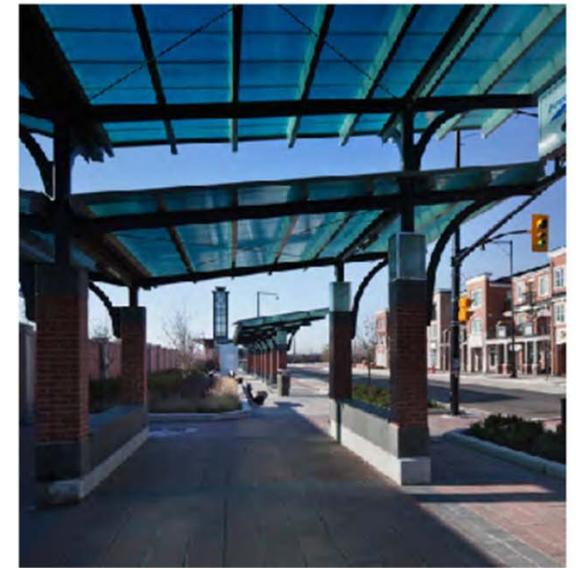




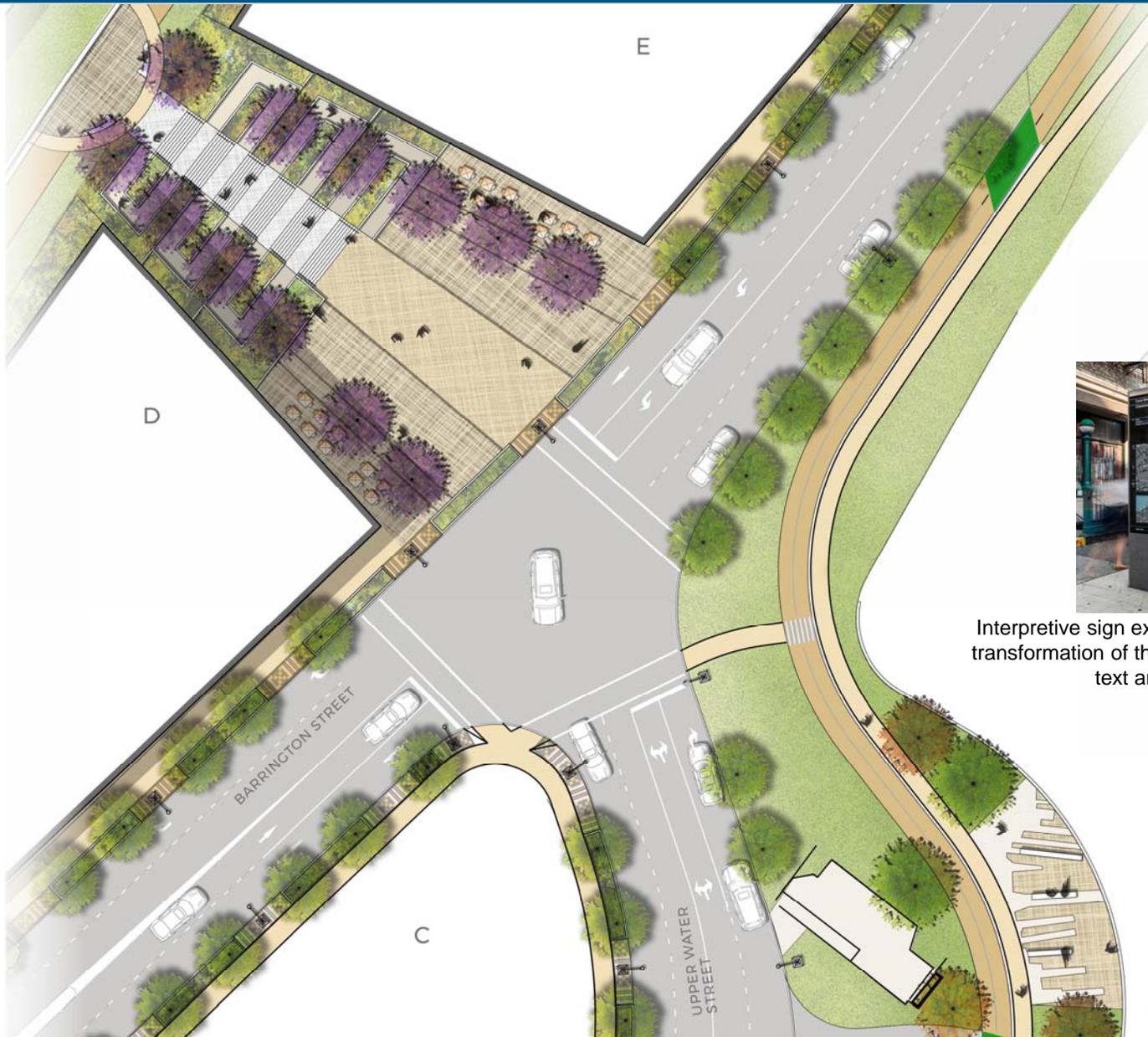












Map sandblasted into pavement



Interpretive sign explains the transformation of the wharf in text and images



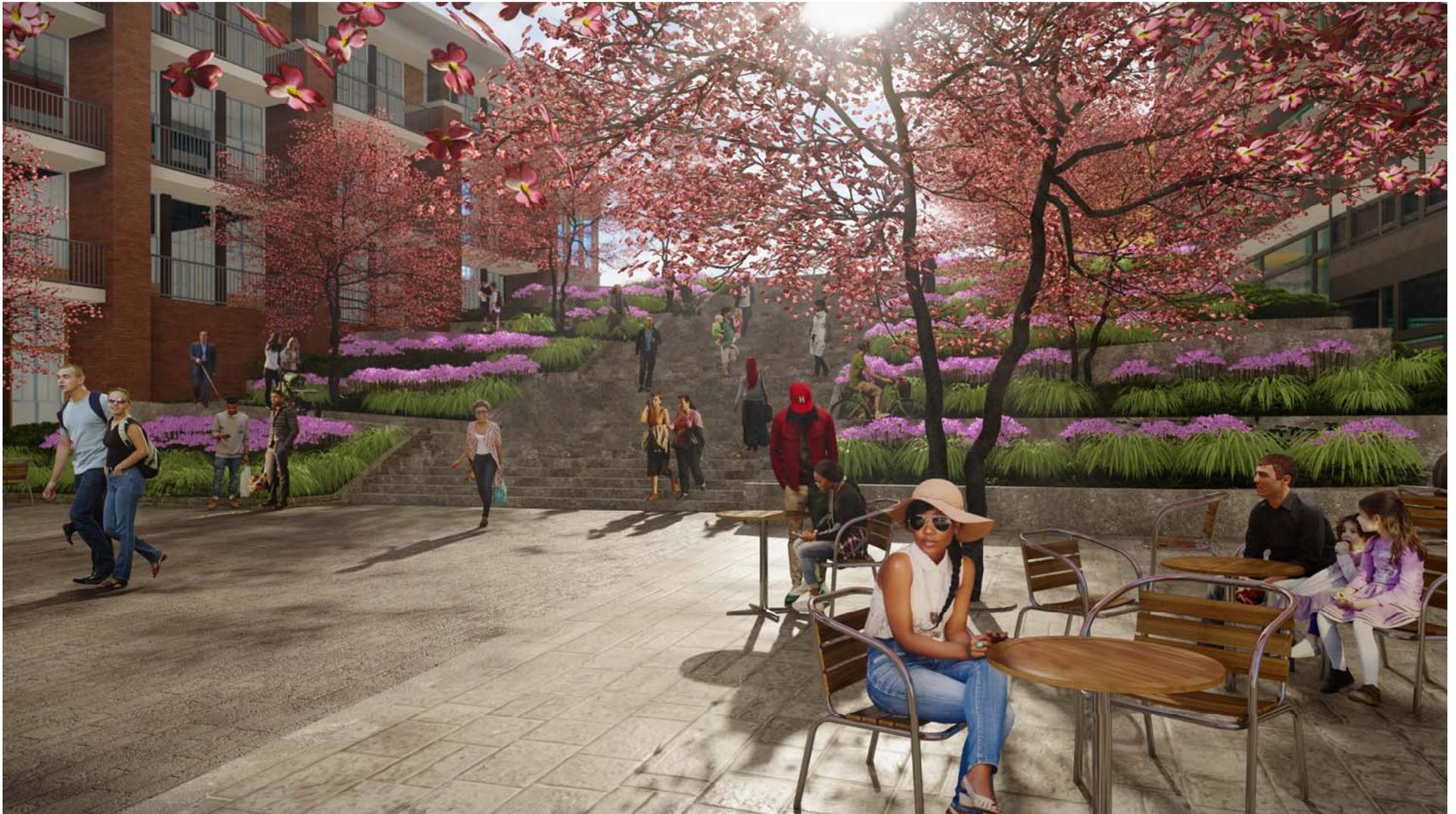
Example of precast concrete benches and paving pattern



Halifax waterfront 1849











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.



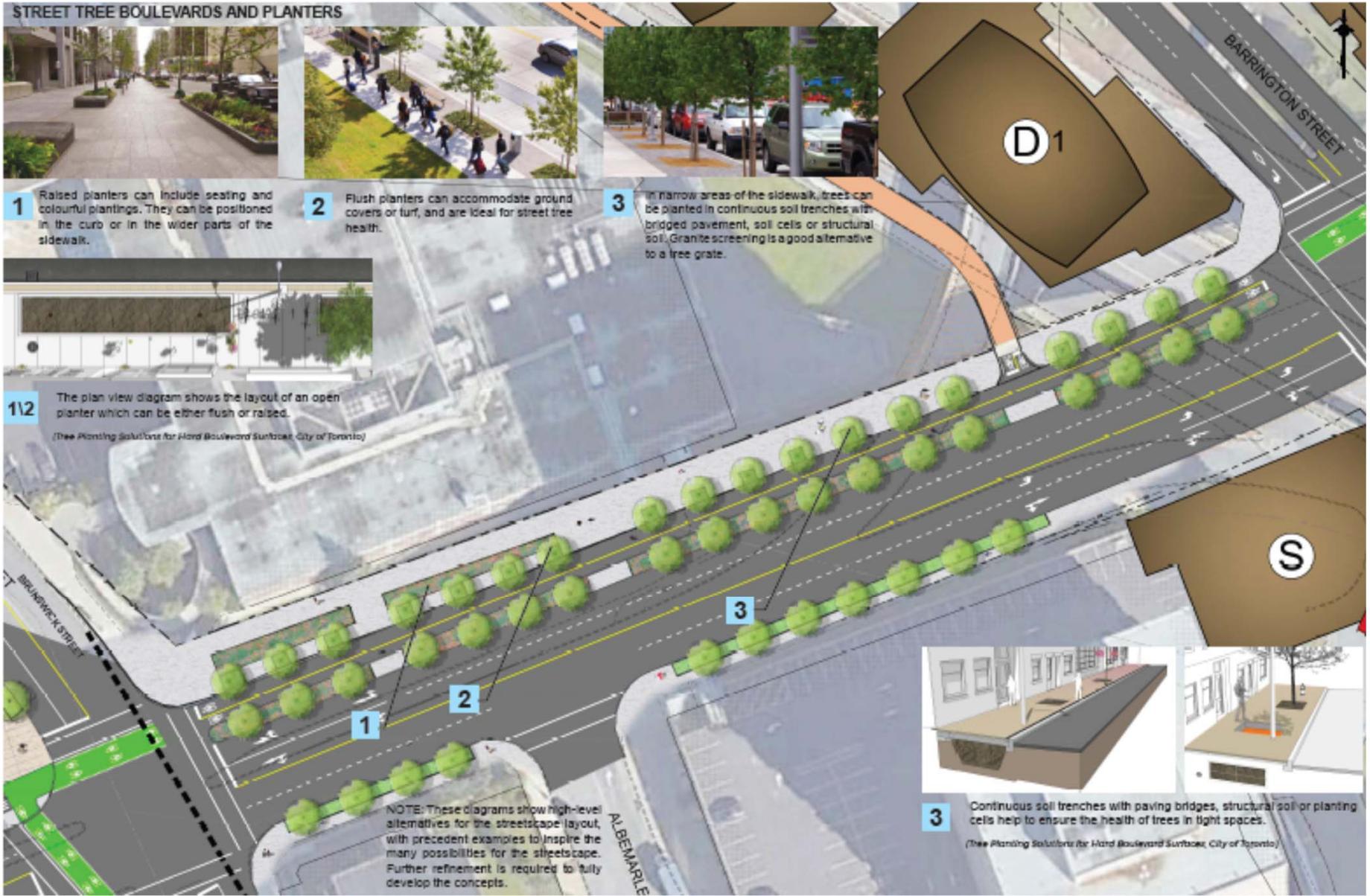
2 Flush planters can accommodate ground covers or turf, and are ideal for street tree health.



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 Streetscape, City of Toronto)



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 Streetscape, 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.





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



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



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



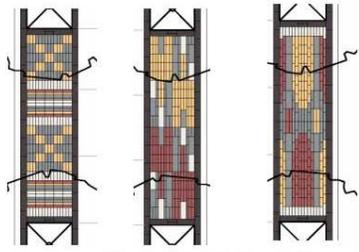








Native / Indigenous Landscapes



Kente Cloth Paving Patterns



Commemorative Signage



Example of mural



Concept: Monument to the Protesters



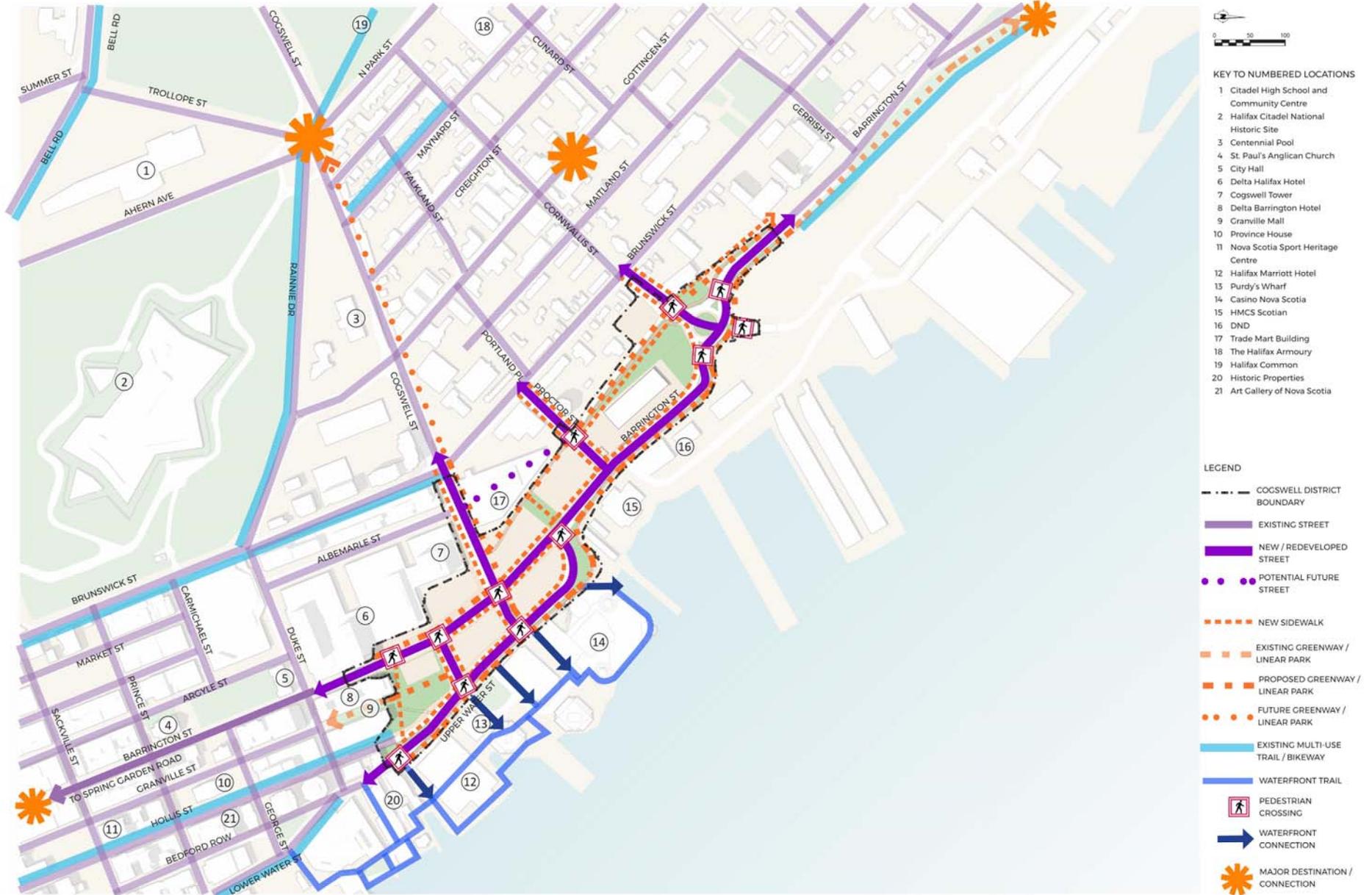
Laser-cut fence panels



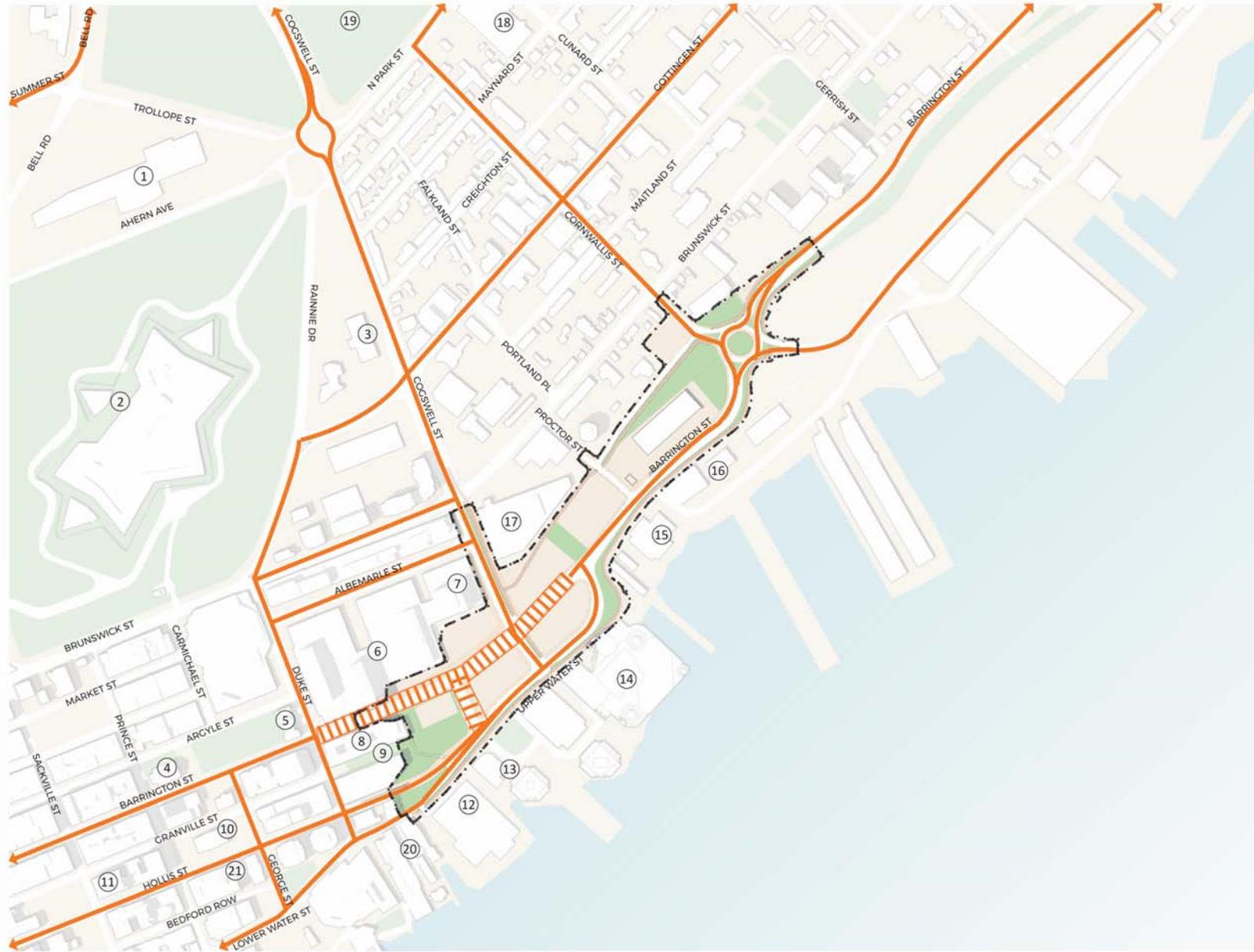
Remembering the historic city











KEY TO NUMBERED LOCATIONS

- 1 Citadel High School and Community Centre
- 2 Halifax Citadel National Historic Site
- 3 Centennial Pool
- 4 St. Paul's Anglican Church
- 5 City Hall
- 6 Delta Halifax Hotel
- 7 Cogswell Tower
- 8 Delta Barrington Hotel
- 9 Granville Mall
- 10 Province House
- 11 Nova Scotia Sport Heritage Centre
- 12 Halifax Marriott Hotel
- 13 Purdy's Wharf
- 14 Casino Nova Scotia
- 15 HMCS Scotian
- 16 DND
- 17 Trade Mart Building
- 18 The Halifax Armoury
- 19 Halifax Common
- 20 Historic Properties
- 21 Art Gallery of Nova Scotia

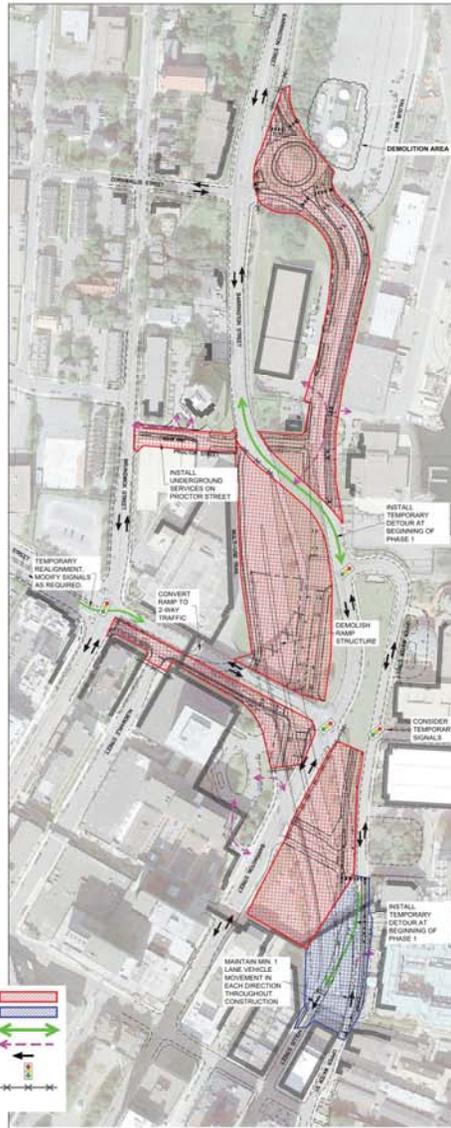
LEGEND

- COGSWELL DISTRICT BOUNDARY
- NEW TRANSIT HUB & TRANSIT PRIORITY LANES
- EXISTING BUS ROUTES

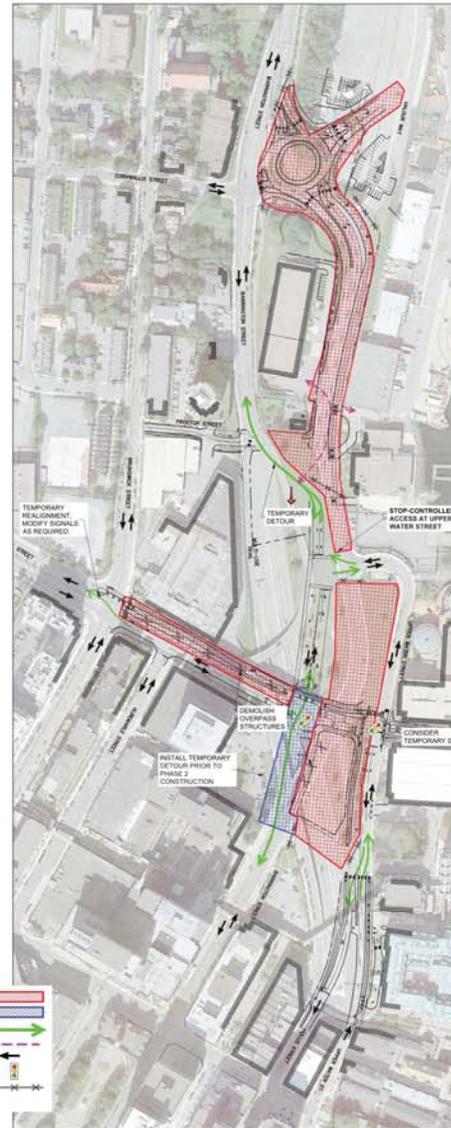
- Class “B” cost estimate
- 3 real estate assessments since 2014
- 90%-93% funded from sale of development blocks
- Phased release of blocks
- Land sale/lease options
- Buy-back agreements



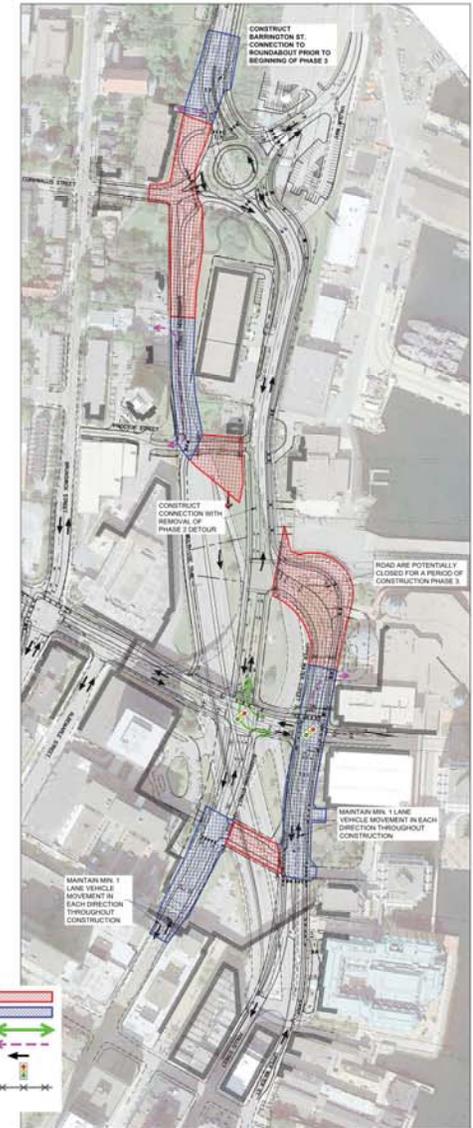
PHASE 1: Fall 2019 - Winter 2020



PHASE 2: Winter 2020 - Winter 2021



PHASE 3: Winter 2021 - Winter 2022



- Construction mitigation communications strategy
- Residents, visitors, property owners, stakeholders and Regional Council
- Progress of project, construction details/status, time lines, and changes to traffic, transit, and pedestrian movements
- Owned, paid and unpaid channels
- On-going public engagement for MPS/LUB amendment process



- Complete construction drawings and review by internal staff
- Continue Rick Hansen certification process
- Constructor Services Tender-release to qualified short list- early April
- Regional Council contract award
- Commence demolition/ construction
- Continue MPS/ LUB amendment process- building design. Led by Planning & Development



