

# 5151 TERMINAL ROAD

PROPOSED MID-LIFE REFRESH & PEDWAY



Illustration showing the proposed renovation from Lower Water Street looking, south-west with the Westin Hotel in the background

The renovation of 5151 Terminal Road is a midlife refresh of a 40-year-old building. The design objective of this project is to visually update and upgrade the quality of the exterior envelope of the building. This will result in achieving six principle goals:

- Support Emera's long-term commitment of investing in downtown Halifax by building high-quality, well designed projects;
- Maintain and grow the number of workers and visitors to downtown Halifax;
- Visually integrate the existing Emera headquarters on Lower Water Street with the renovated Terminal Road building by using a shared design language and materials palette;
- Move 5151 Terminal Road towards a 'Class A' office level of quality;
- Significantly improve the building energy efficiency with low impact and sustainable design; and,
- Develop a physical link between the two buildings with an elevated pedestrian crossing, or pedway, across Lower Water Street that offers an alternative protective public path that links the Waterfront to Hollis Street.

Property Owner:



Architect:

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Urban Planning:



# 5151 TERMINAL ROAD

PROPOSED MID-LIFE REFRESH & PEDWAY



Existing



Proposed Renovation

Property Owner:



Architect:



Urban Planning:



# 5151 TERMINAL ROAD

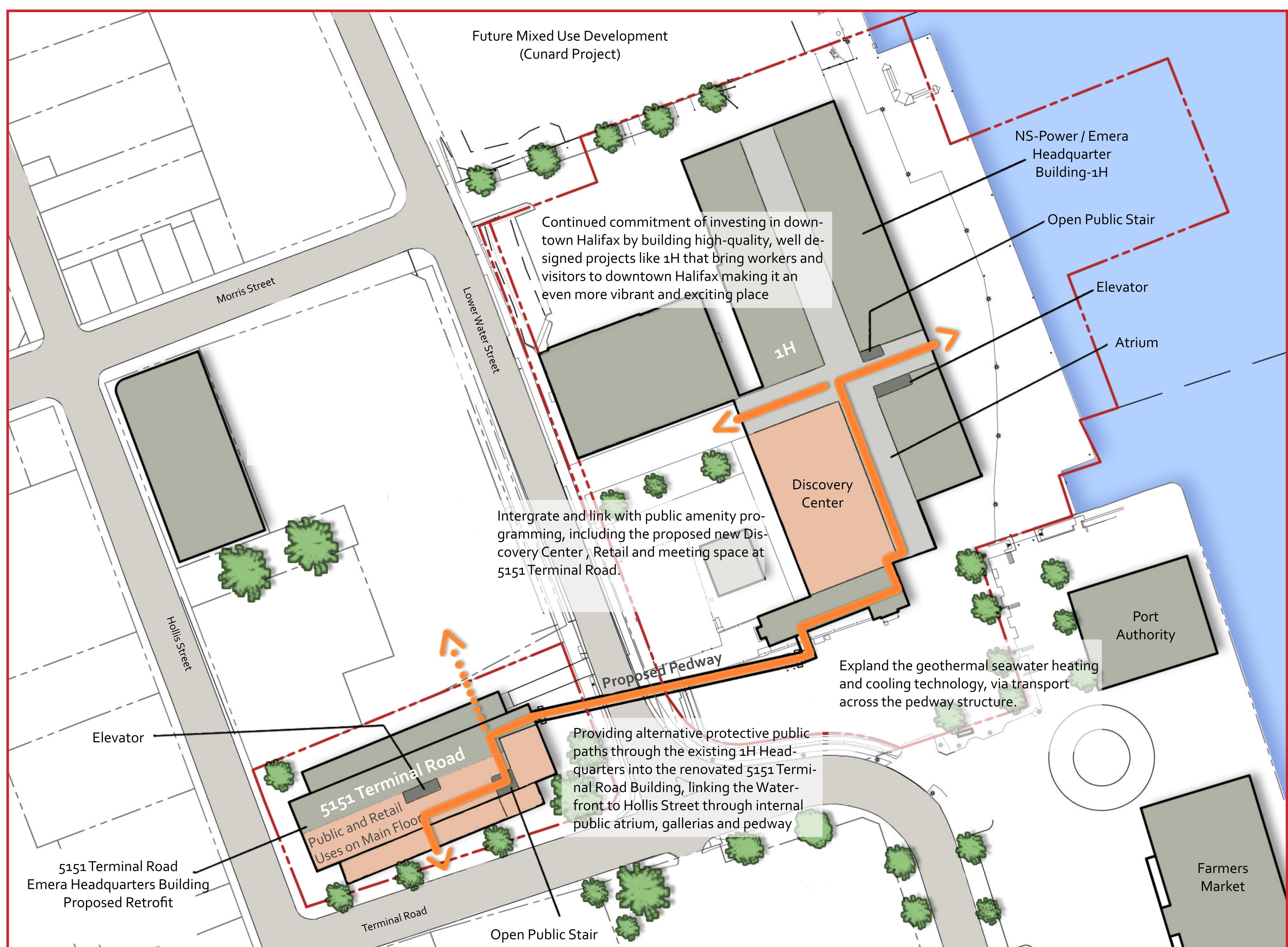
PROPOSED MID-LIFE REFRESH & PEDWAY

The new design scheme for 5151 Terminal Road integrates with and emulates the architecture language that exists on the existing Emera headquarters on Lower Water Street. The use and function of the building remains unchanged and will continue to function as a commercial office space with public and retail uses on the ground floor. The new skin will replace the present look of the building which basically layers one floor after the other resulting in little definition. The proposed re-cladding accentuates the building's existing massing and defines the articulation. The overall composition echoes the tripartite design encouraged in subsection (a.) of Section 3.3.1 of the Downtown Halifax Design Manual. Furthermore, replacing the existing single glazed vision glass and the spandrel panels offers the opportunity to lower energy costs while significantly improving the quality of the interior environment.

The Downtown Halifax Design Manual recognizes that pedways may be appropriate in some cases. The guidelines regarding pedways between buildings in the downtown area are quite specific with respect to where they are and are not permitted. The proposed connection can be considered because it's located on an east-west roadway and will not obstruct views of the harbour. In addition the proposed design positively responds to the following parameters:

- Is not more than a single storey in height;
- Designed to have as low a profile as possible;
- Is comprised of highly transparent materials; and,
- Responds in an elegant and minimal manner to its context.

The pedway further respects the design guidelines and will be built using high quality materials.



Illustrated Site Plan

Property Owner:

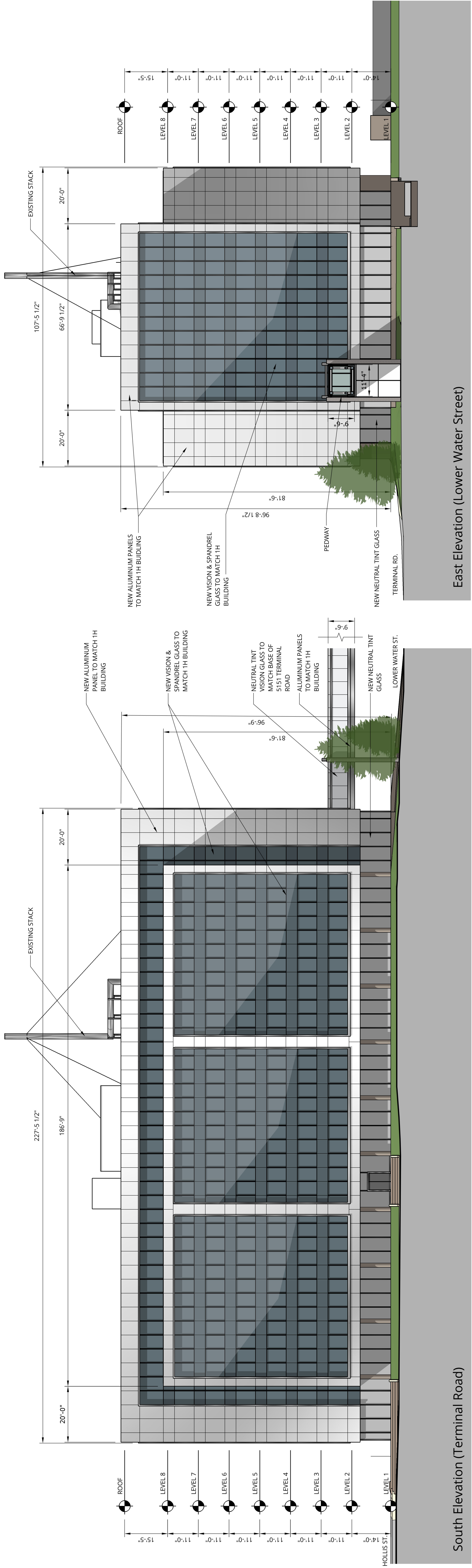


Architect:

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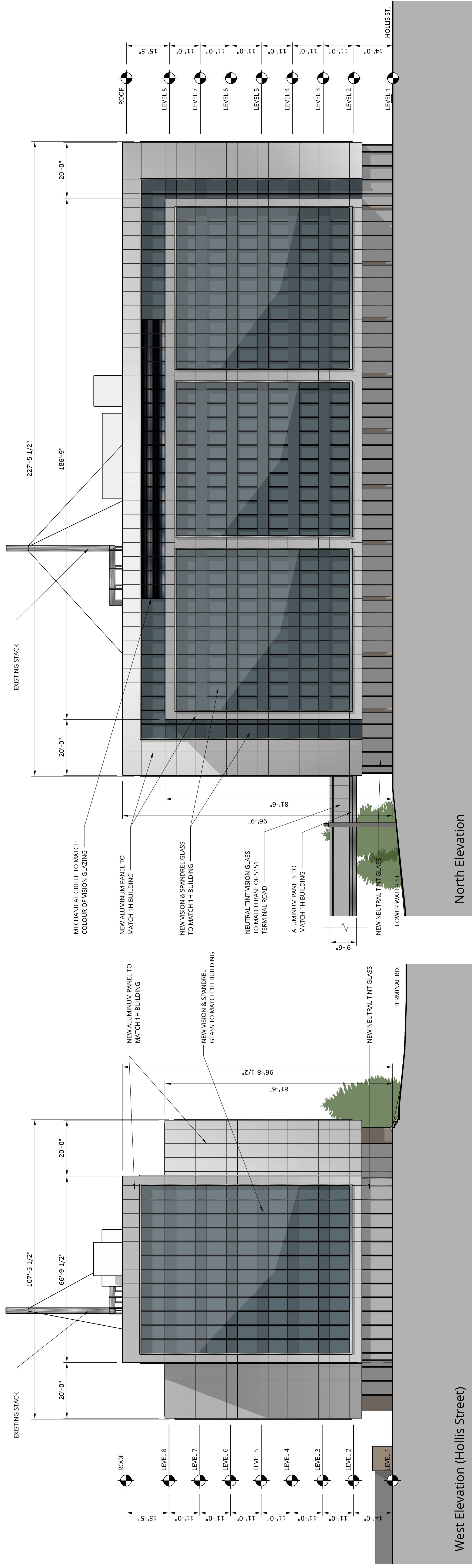
Urban Planning:





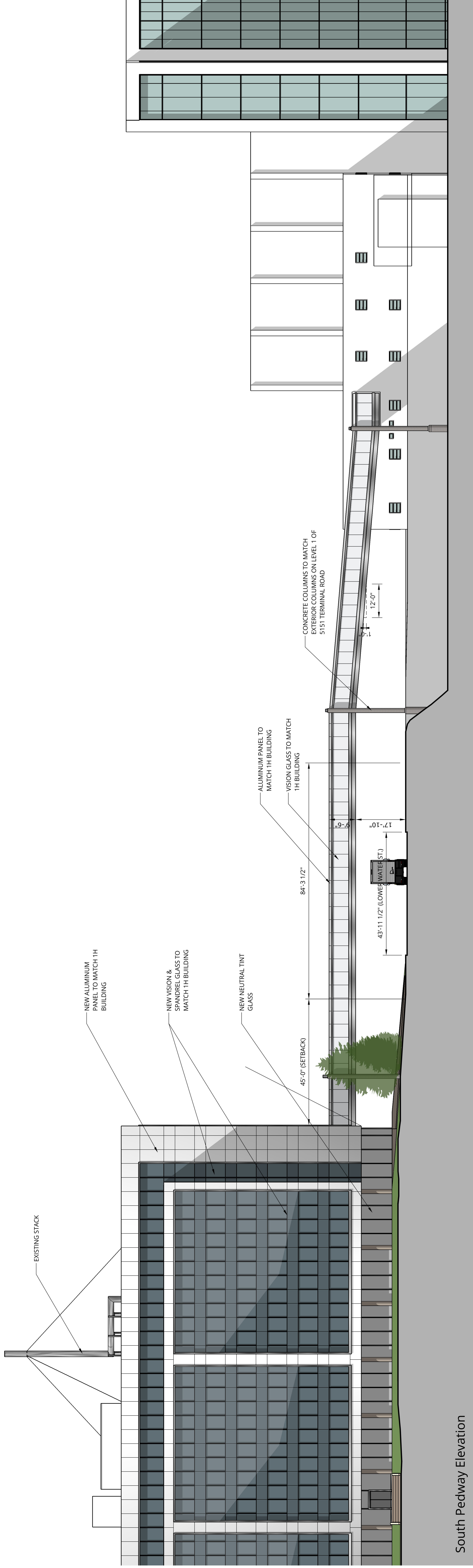
South Elevation (Terminal Road)

East Elevation (Lower Water Street)

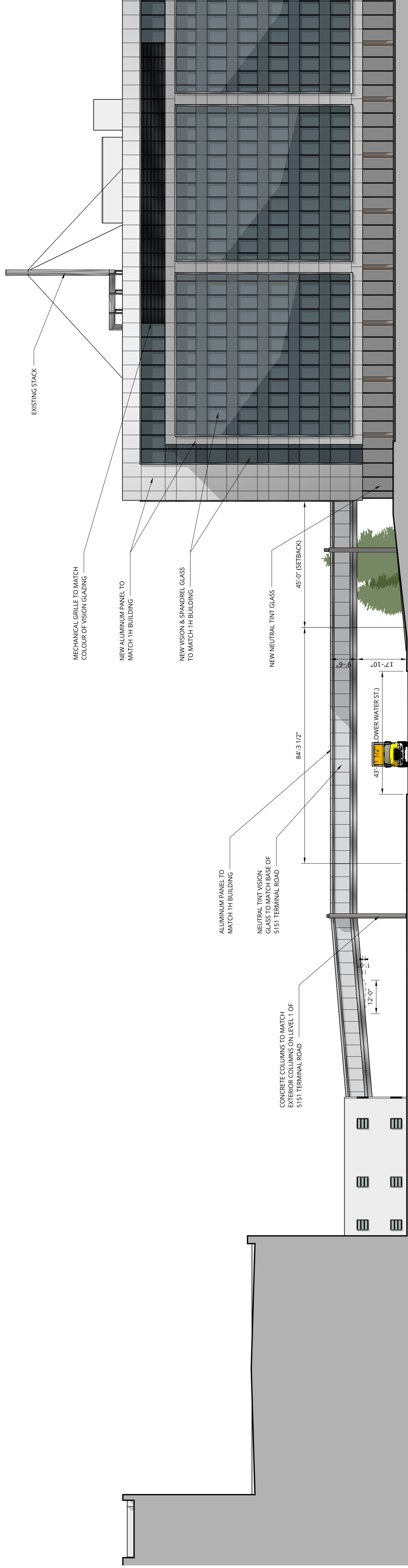


West Elevation (Hollis Street)

North Elevation



South Pedway Elevation



North Pedway Elevation