

Cogswell Lands Plan

Halifax Regional Council
May 13, 2014

Cogswell Transformed

Key Ideas

- Cogswell is about City Building
- Based on approved Council Policy
 - Releasing land to grow the downtown
 - Removing a barrier, and reconnecting and strengthening downtown neighbourhoods
- Balance
- Next Steps
 - Sharing Information with Public, Stakeholders, Land Owners
 - Public Engagement on Public Spaces, MPS changes, and design review



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Task... Create a Feasible Plan

Engineering

- Street network
- Grades
- Utilities
- Transportation
- Transit

Financial Analysis

- Demolition Costs
- Replacement Costs
- Lot and Floor Area Yield
- Tax Yield
- Impact on Adjacent Lands

Urban Design

- Land Use
- Integration with surrounding neighbourhoods
- Built form
- Lotting public realm
- Parks and Public Streets

Market Analysis

- Sector
- Uptake
- Impact on Downtown

Existing Infrastructure
Condition



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Documents



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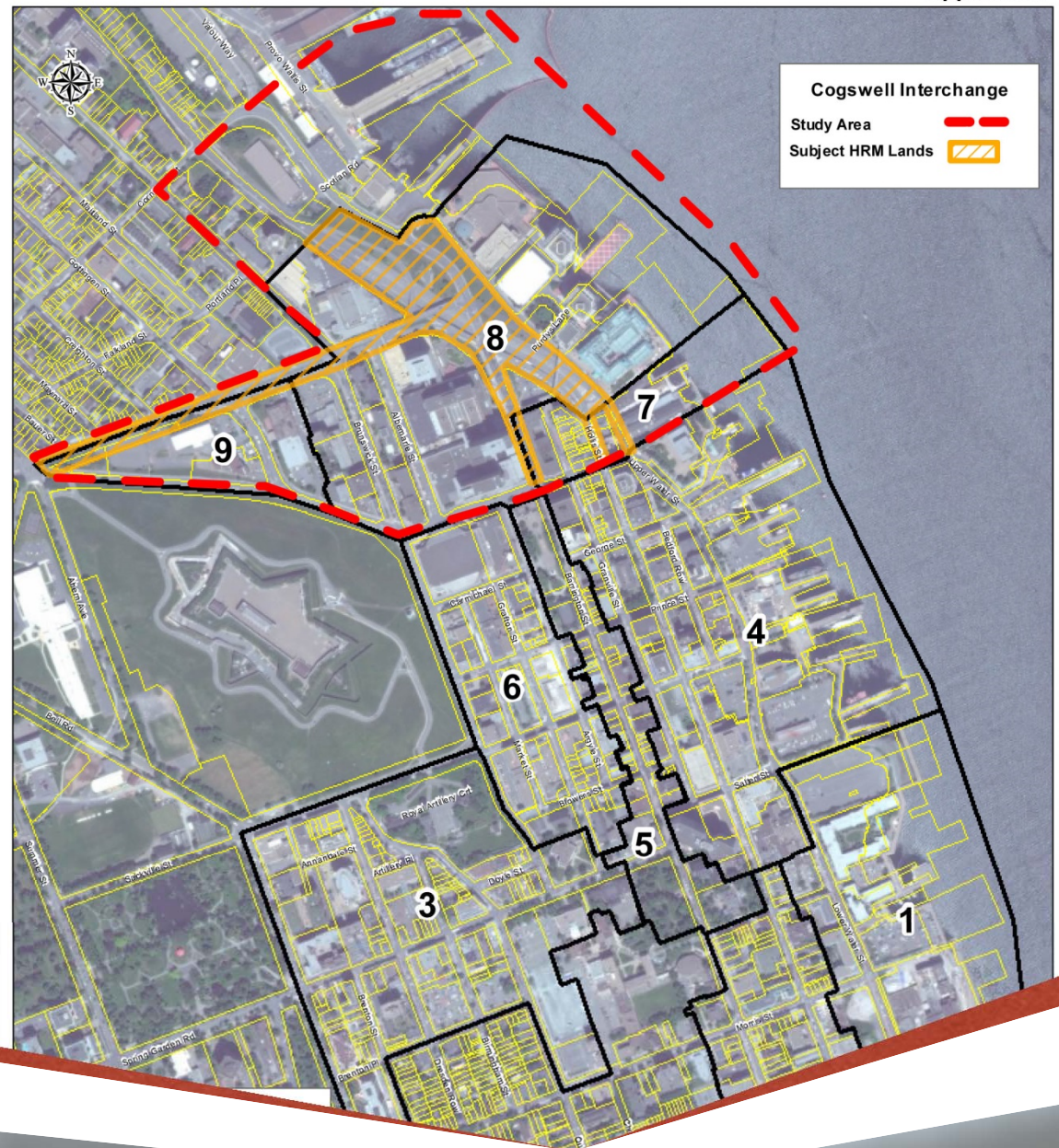
Study Area

Wider Context

- Precincts 7,8,9
- Halifax North Plan Area

Detailed Focus

- Municipally owned lands associated with Cogswell Interchange
- Council Controls
- Key to changing the Precinct



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Background

- ▶ Interchange for a highway never built
- ▶ Catalyst for a new approach to downtown in 1970s
- ▶ Divides adjacent neighbourhoods physically
- ▶ Opportunity to build on recent downtown success



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May 1968



Cogswell Transformed

May 2013



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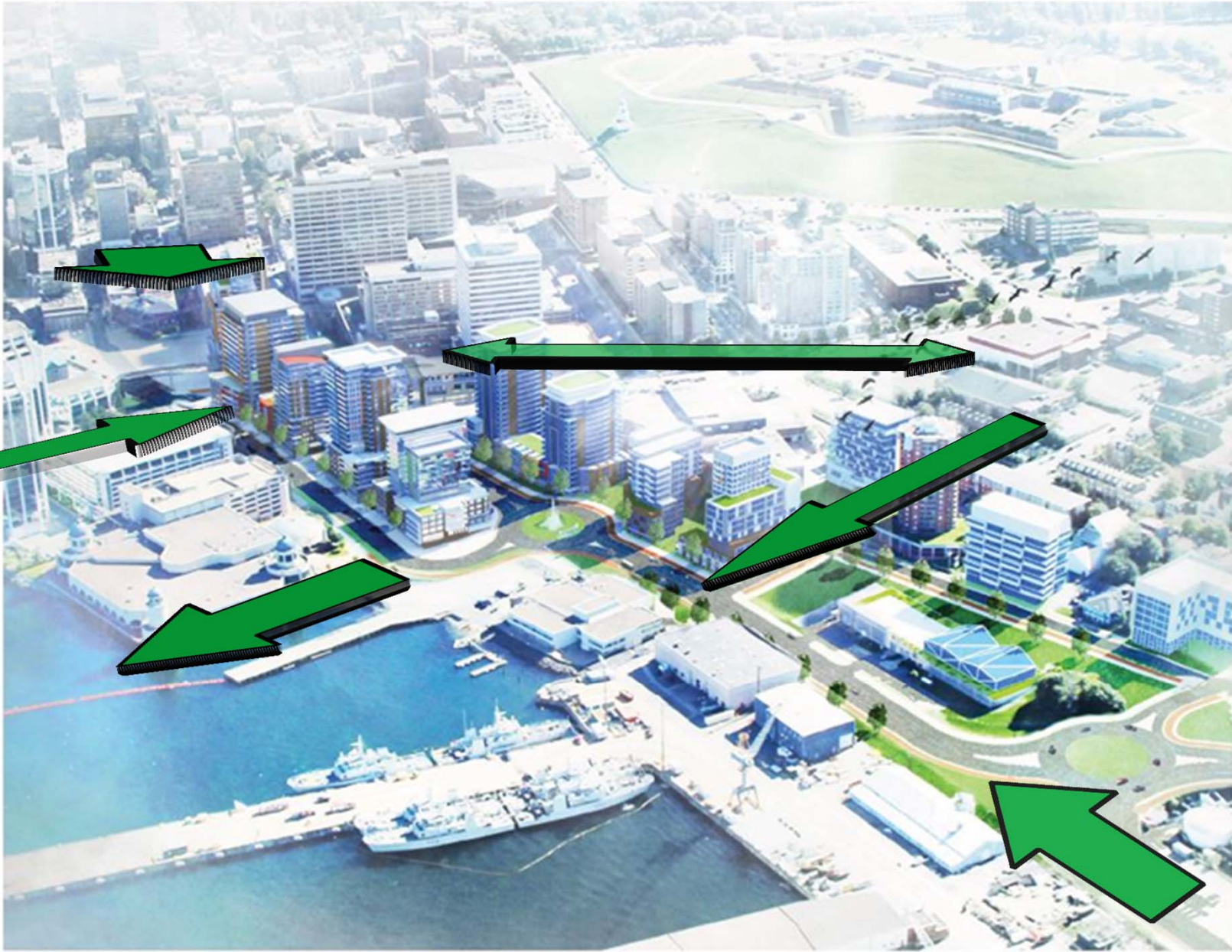
Our Challenge...

Municipal public policy challenges us to use the Cogswell Lands...

- Ensure Sustainability of Downtown
- Activate underutilized public lands
- Increase Live and Work Opportunities
- Increase people living downtown
- Increase Connectivity and Open Space
- Create great streets and walkable neighbourhoods
- Improve Quality of Urban Design
- Provide Transit and AT Options
- Maintain and strengthen a vibrant historic heart for the Region



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Current Interchange

- 0 sq. ft. of development
- 0 Residential Units
- 0 residents
- 55 k vehicle trips/day
- 0 kms of bike lanes
- 0 acres of public space
- 3.04 kms of highway
- \$0 tax revenues annually

Proposed Neighbourhood

- 2.5 m sq. ft of mixed use development
- 1644 Residential Units
- 2300 - 2500 residents
- 60k vehicle trips/day
- 3 kms of bike lanes
- 4 acres of public space
- 3.03 kms of city streets
- \$3.25 m tax revenues annually



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Cogswell Lands Plan Highlights

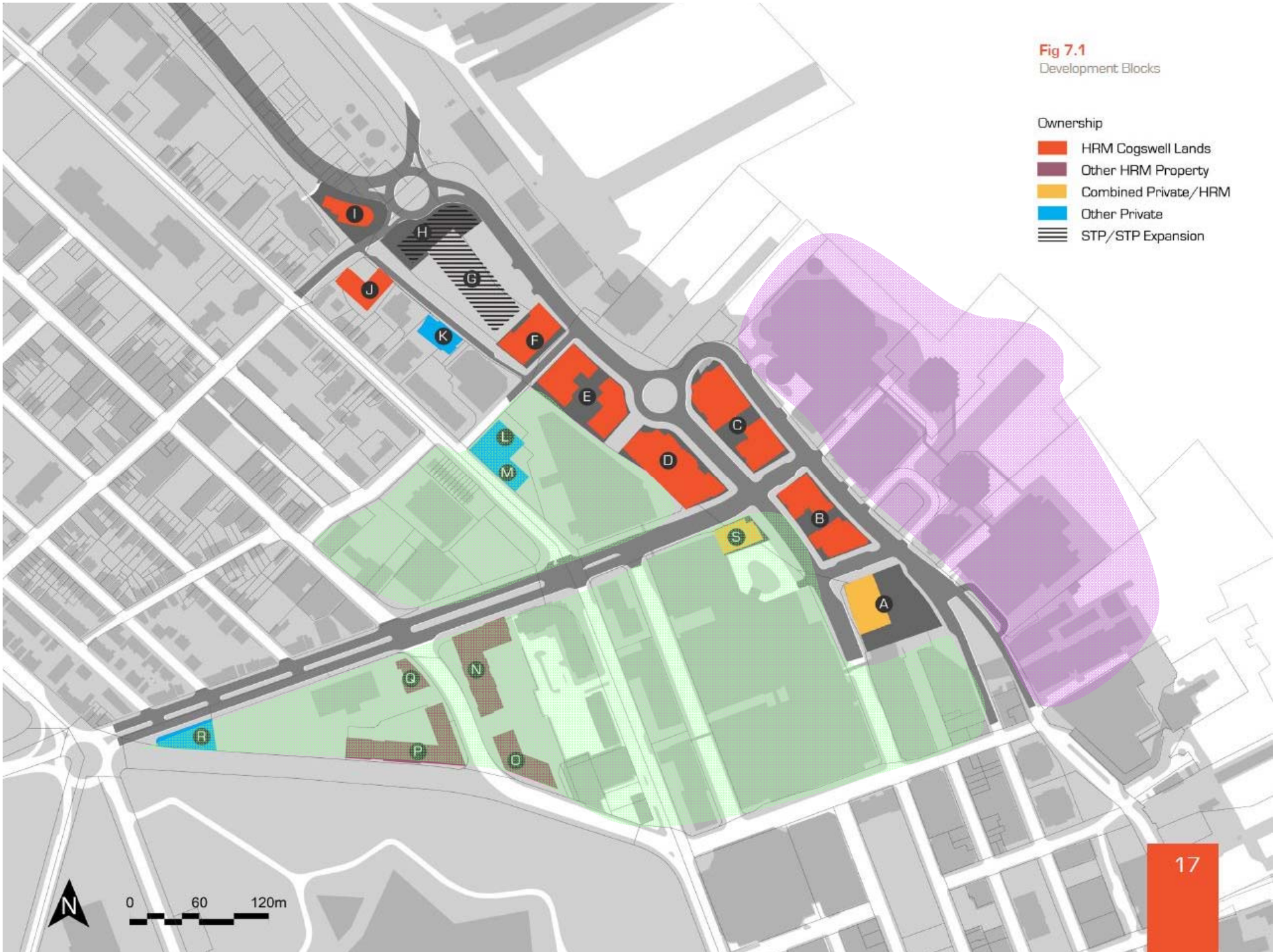
- 16 acres of redevelopment...
 - 6 acres of HRM land for buildings, 6 acres road, 4 acres public spaces
 - New connections for North/South/Waterfront, CFB Halifax and West End
 - Walkable/Compact/Dense
 - Provides Public Squares/Parks/Streetscapes/Gardens
 - Network of Active Transportation/Transit/Vehicles
- Leverages development on private lands

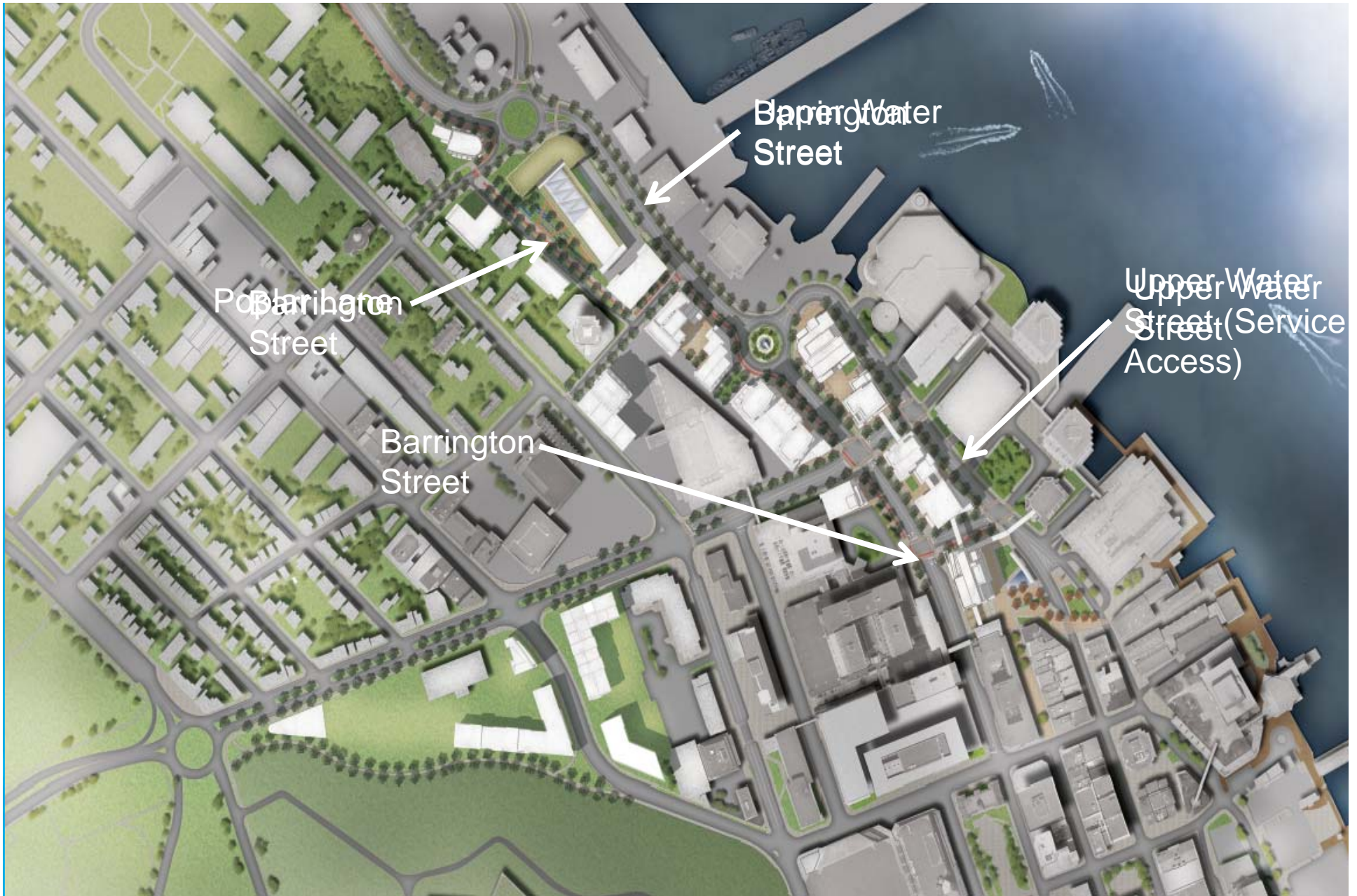


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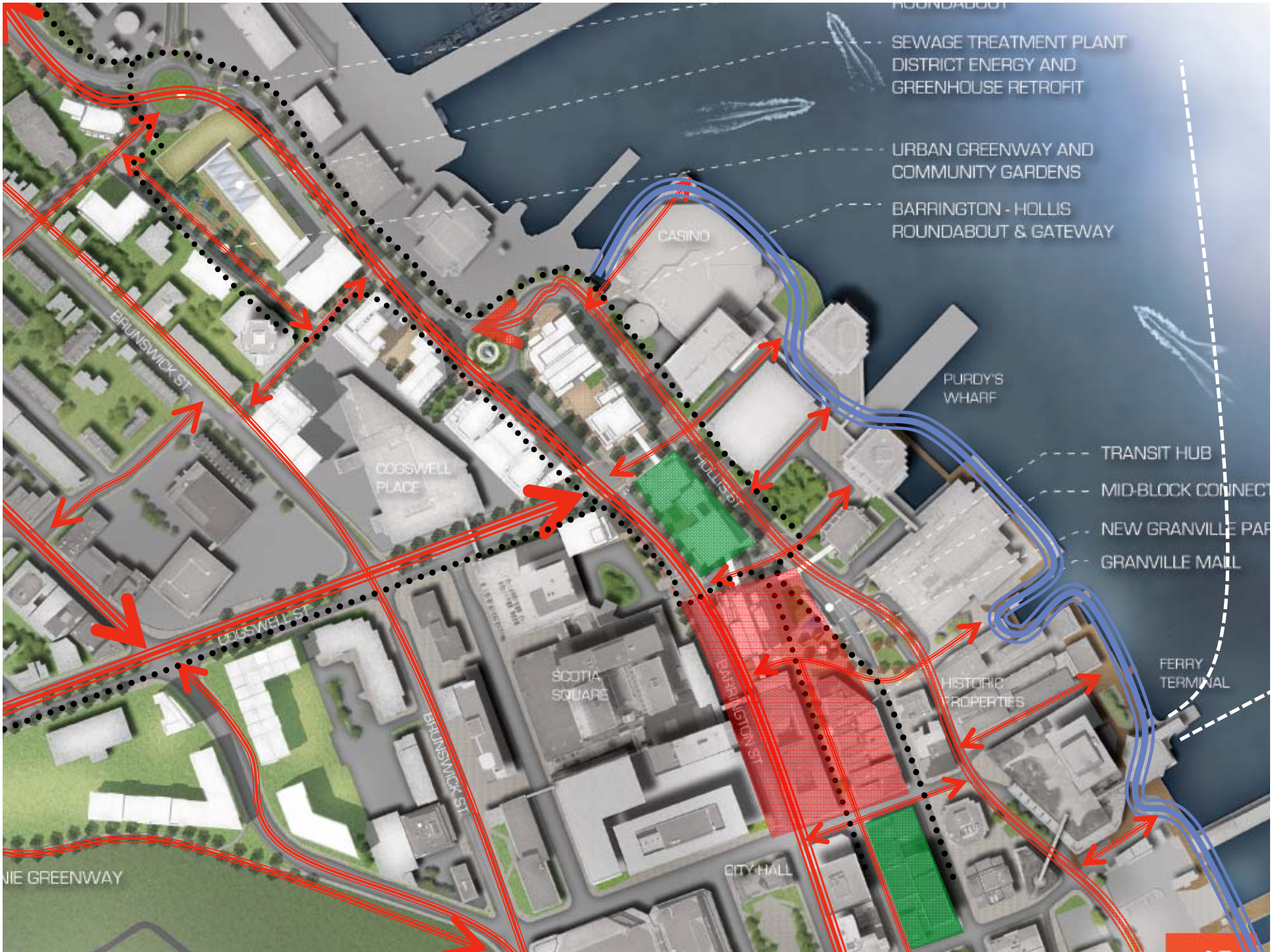
Fig 7.1
Development Blocks

- Ownership
- HRM Cogswell Lands
 - Other HRM Property
 - Combined Private/HRM
 - Other Private
 - STP/STP Expansion





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- ROUNDABOUT
- SEWAGE TREATMENT PLANT DISTRICT ENERGY AND GREENHOUSE RETROFIT
- URBAN GREENWAY AND COMMUNITY GARDENS
- BARRINGTON - HOLLIS ROUNDABOUT & GATEWAY

PURDY'S WHARF

- TRANSIT HUB
- MID-BLOCK CONNECT
- NEW GRANVILLE PARK
- GRANVILLE MALL

FERRY TERMINAL

IE GREENWAY

CITY HALL

SCOTIA SQUARE

HISTORIC PROPERTIES

CASINO

COGSWELL PLACE

BRUNSWICK ST

COGSWELL ST

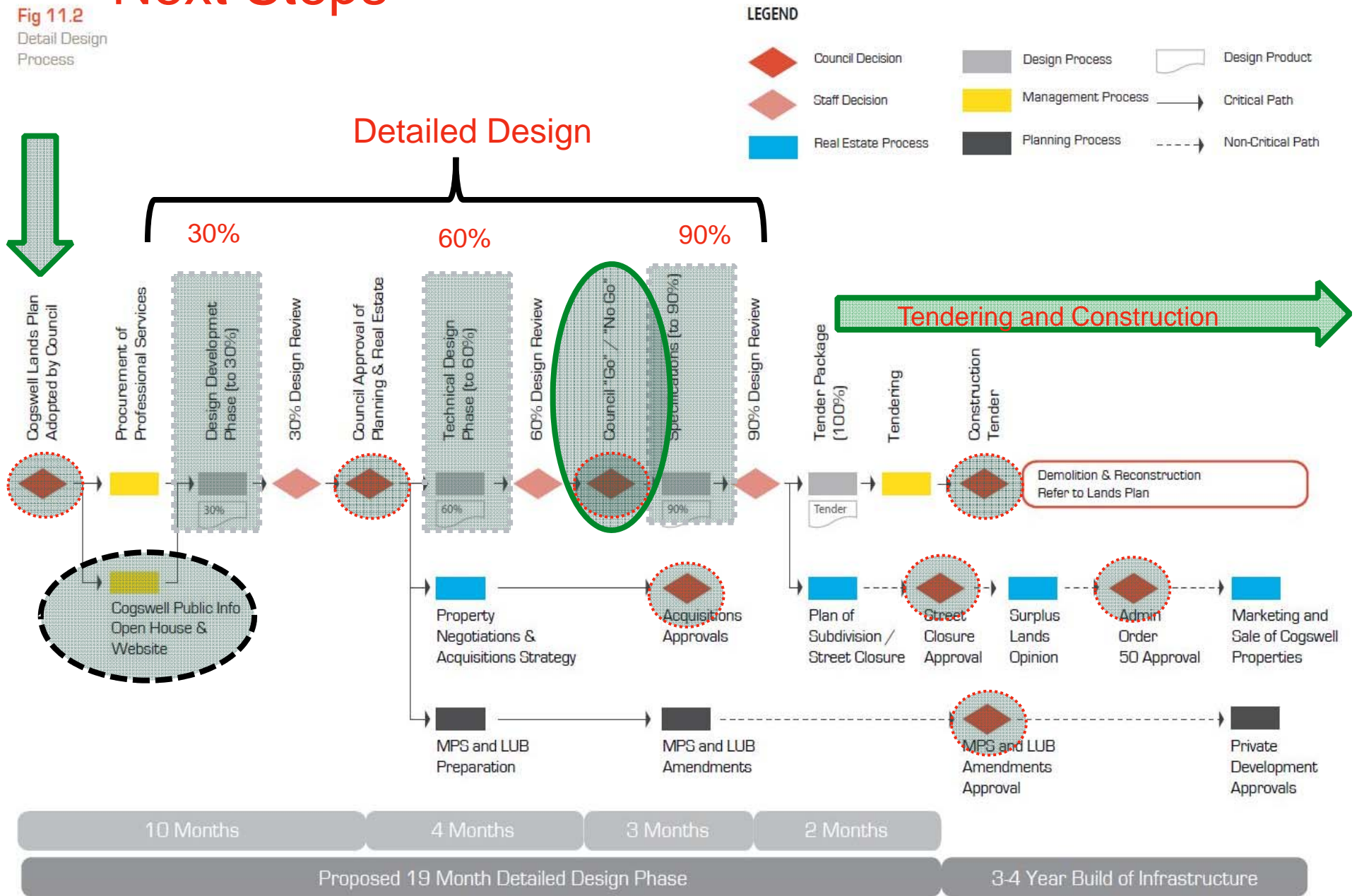
BRUNSWICK ST

HOLLIS ST



Next Steps

Fig 11.2
Detail Design
Process



Council Recommendations

1. Approve the Cogswell Lands Plan as the guiding document for the next stage of work for the removal and re-design of the Cogswell Interchange
2. Approve the functional road network as proposed in the Cogswell Lands Plan.

Recommendations Continued on next Slide

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Council Recommendations

3. And further, direct staff to initiate the following work and return to Council as required;

- a) Communicate the Cogswell Lands Plan, as approved, to the public adjacent landowners and future developers through the municipal website, individual meetings and a public open house held in conjunction with the Strategic Urban Partnership.
- b) Proceed with the Detailed Design for the demolition and redevelopment of the Cogswell Interchange including Issuing Requests For Proposals (RFP) to retain necessary expertise.
- c) Enter into negotiations for land acquisitions required to advance the Cogswell redevelopment.
- d) Prepare a financial plan for the demolition and redevelopment of the Cogswell Interchange.
- e) Commence preparations for Municipal Planning Strategy /Land Use By-law amendments and necessary street closures as per the HRM Charter.

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An aerial architectural rendering of a city development project. The scene shows a dense cluster of modern buildings, including several tall skyscrapers and lower-rise structures with varied facades. A large body of water is visible on the right side, with a marina area containing several boats. The sky is light blue with two birds in flight. The overall atmosphere is bright and clear.

Questions

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