Cogswell Transformed
a plan for the redevelopment of the Cogswell Interchange

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Presentation Outline

1.0  Cogswell Origins
2.0  Design Options
3.0  Cogswell Transformed
4.0  Development Sites
5.0  Implementation
1.0 Cogswell Origins
1749 Map showing palisade wall & forts

Cogswell Transformed
1766 Ordnance Yard

Cogswell Transformed

Morses Tea

Hollis St

Upper Water St

Granville St

Buckingham St
By 1956, the peninsula has reached full buildout.

Access to downtown and limiting growth potential is a serious issue.

Angus MacDonald Bridge built 1955
1963 Harbour Drive Schematic
14 acres expropriated for Central Redevelopment Area
July 1967 Schematic Plan for the Cogswell Interchange
May 1968. Construction ongoing
2014 Cogswell Interchange

- Over-designed, under-utilized
- Redevelopment has the potential to repair the fracture that divided the city over 40 years ago
The Responsibility

- Cogswell has become an unintended gift from one generation to the next, of 16 acres of downtown land.
- We have the responsibility to imagine a ‘people oriented’, dynamic community that will invigorate and enliven downtown.
The Vision

- Walkable and Transit Oriented
- Reestablish fine grain of the City
- Reconnect neighbourhoods
- Emphasize public space
- Mixed Use Core
- Renewable Energy District
- Inspirational public & private space
- Highest Environmental Standards
- Cost Neutral Solution for HRM
Building Heights

5 stories or less
6-10
11-20
21+

Study Area
2.0

Design Options
Option 1: Mega Project

Developable area from the removal of Cogswell Interchange

Metro Centre, Halifax, NS
Capacity: 10,000-13,000 people

Markham Centre, Toronto
Capacity: 20,000 people, cost $325 million

Study Area
Option 2: Mid Grain
Option 3: Fine Grain

Cogswell Transformed
3.0
Cogswell Transformed
Cogswell Transformed

Master Plan
New Roads

1. Barrington - Cornwallis Roundabout
2. STP District Energy & Gardens Hub
3. New Urban Greenway
4. Barrington - Hollis Roundabout & Gateway
5. Granville Park
6. Ornance Square
7. Granville Mall
8. Privateers Gateway
9. Rainnie Greenway
10. North Park Roundabout
New Open Space

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Privateers Gateway
Granville Park
Northern Boardwalk Gateway
Purdy's Gateway
Granville Park
Privateers Gateway
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New Multi-Use Trail

- Offstreet Greenway
- Onstreet Bicycle Lanes
- Waterfront Boardwalk
- Transit Block

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New Multi-Use Trail

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Offstreet Greenway
Onstreet Bicycle Lanes
Waterfront Boardwalk
Transit Block

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Barrington Passage
STP Urban Agriculture Greenhouses
Gateway Roundabout

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CSO Chamber & Plaza

Cogswell Transformed
Barrington Street Plan

Cogswell Transformed
Cogswell Transformed

Downtown Gateway

- Scotra Square
- Delta Courtyard
- Granville Mall
- Upper Water
- Granville Park
- Xerox
- Purdy's Garage
- Cogswell St
- Purdy's 1
- Buckingham Passage
- Barrington
- CSO
- Holli's
- Cogswell Transformed
- Development Site
- Development Site
Barrington at Bell’s Lane

Cogswell Transformed
Cogswell Transformed

Rainnie

Cogswell Dr

Future Developments

Citadel Greenway

Close Rainnie

North End Roundabout

Brunswick St
4.0 Development Sites
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
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<tr>
<td>Lot Size (SM)</td>
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<tr>
<td>Podium Footprint SM</td>
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<tr>
<td>Podium Height (Floors)</td>
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<tr>
<td>Tower Footprint (SM)</td>
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<tr>
<td>Tower Height (Floors)</td>
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<tr>
<td>Total # Floors</td>
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<tr>
<td>Total # Buildings</td>
<td>2</td>
</tr>
<tr>
<td>Total # Parkings</td>
<td>212</td>
</tr>
</tbody>
</table>

Cogswell Transformed
Thank You!