



Attachment E:

PUBLIC CONSULTATION

Summary



ENGAGEMENT METHODS

An important part of the Midtown North project was including public consultation from the very beginning. Design elements, aspirations and land uses that are desired by the community and fit within the context of the North End were introduced to approximately 60 people who were engaged in the first phase of the Public Consultation. The consultation session was held on February 24, 2016. An online survey was also conducted for 4 weeks after the community meeting in February.



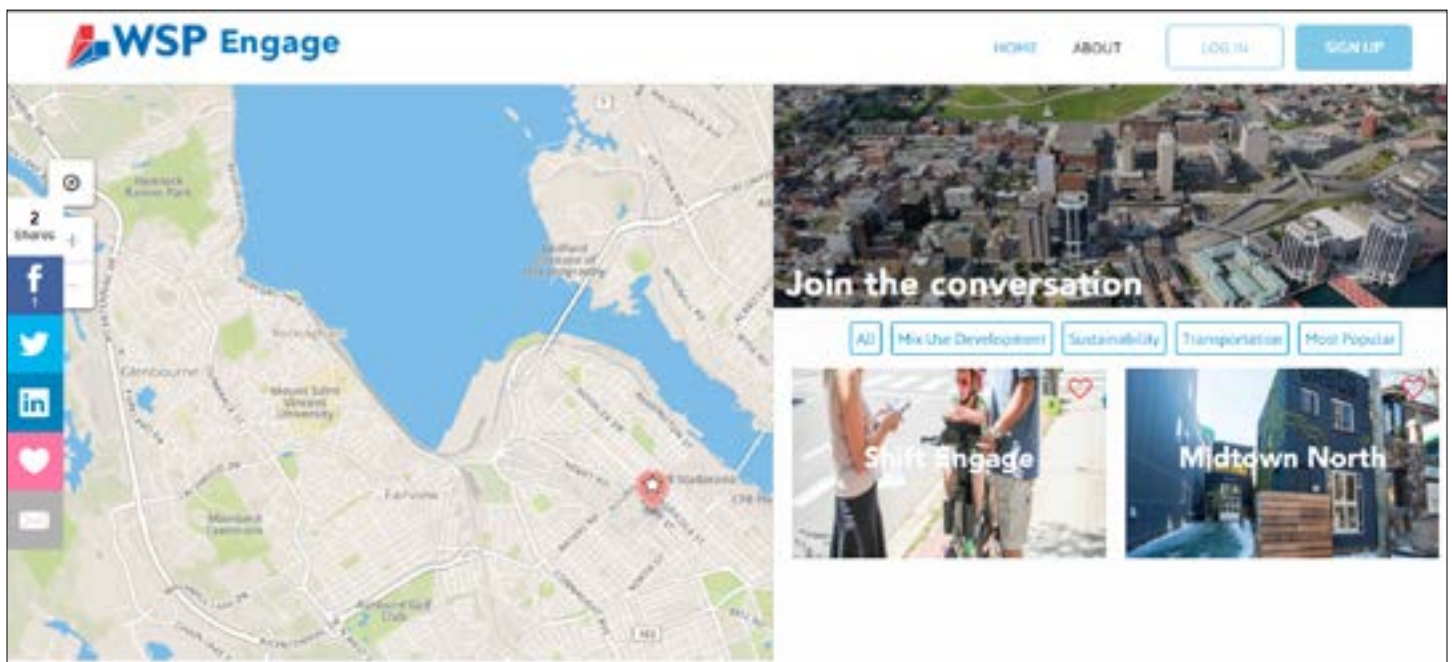


ENGAGEMENT METHODS

The following is a summary of the first round of public engagement.

1.1 WSP ENGAGE WEBSITE

WSP launched WSP Engage as a platform to engage the residents with the Midtown North project. The website includes information about the site, the project, as well as tools to discuss and ask questions about the project online. The first round of online engagement involved a survey on the three main topics: Planning and Context, Public Realm and Social Spaces, and Building Form. Respondents filled out the survey that was launched on February 24, 2016



1.2 SOCIAL MEDIA

On February 24th, a social media campaign was also launched through the introduction of the hashtag #MidtownNorth. This drew attention to the website and the first community consultation meeting, as well as providing a way to keep track of online discussions.



ENGAGEMENT METHODS

1.3 IDEAS FAIR

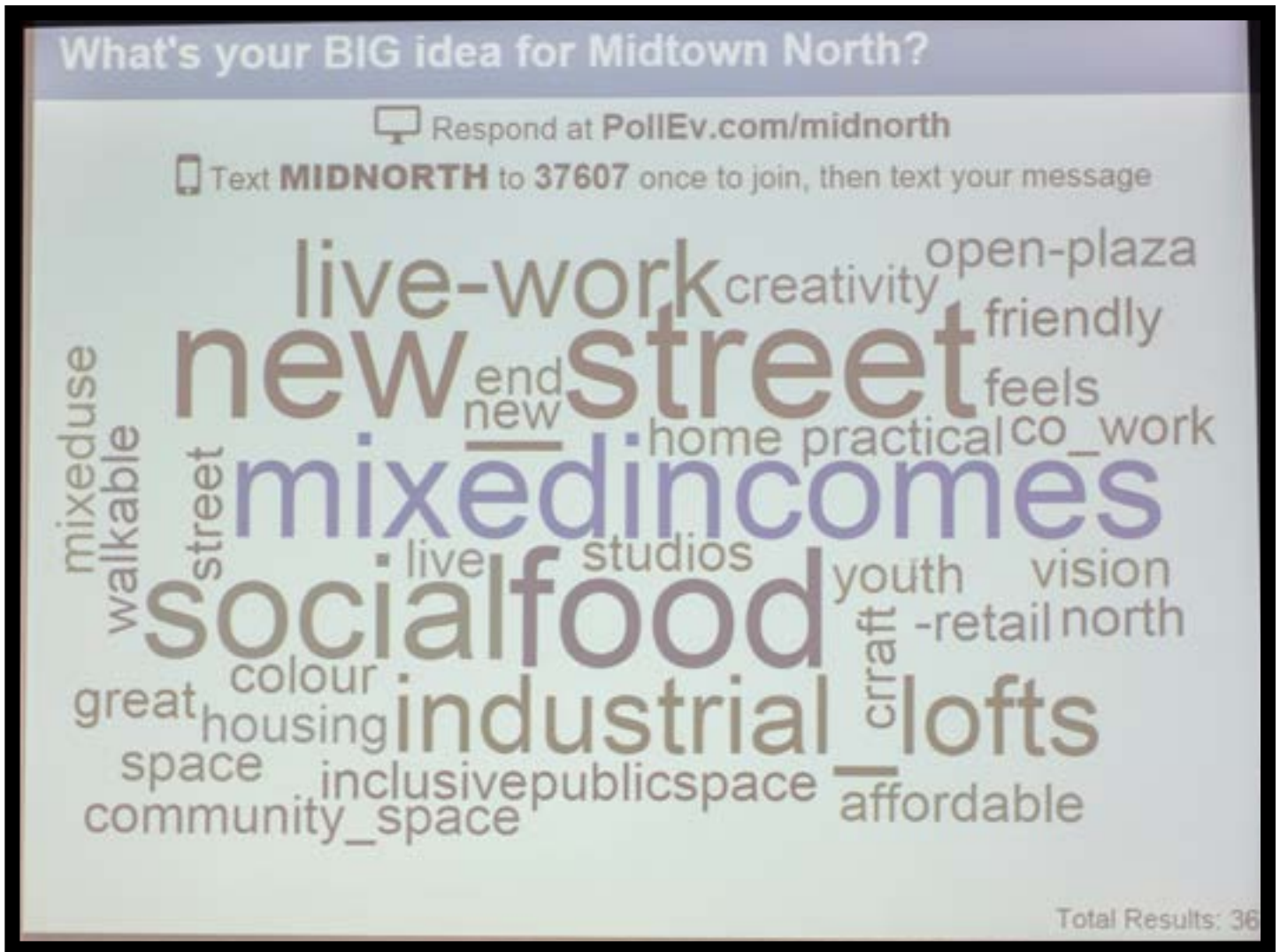
An Ideas Fair was held on February 24, 2016 on the same day as the website and social media launch. Residents were engaged through two separate sessions at 3:00 pm and 6:00 pm. The sessions were held in the Maritime Hall at the Halifax Forum, located just a five minute walk away from the subject site.

The Ideas Fair started with a short presentation outlining the project site, what progress has been made, and the format of the meeting. The participants were asked to break into smaller groups and join one of three themes of conversation: Planning and Context, Public Realm and Social Spaces, and Building Form. Planners and architects were available at each station for discussion and questions. Residents had a chance to draw on maps, provide written comment, or vote on pictures with sticky dot voting. Over sixty people attended the Ideas Fair over the course of the two sessions, participating and providing a variety of responses.





CONSULTATION I SUMMARY





CONSULTATION I SUMMARY

2.1 PLANNING & CONTEXT

The Ideas Fair asked residents to provide comment and rank photos with sticky dot voting in person and through an online survey. They were asked to think of the surrounding neighbourhood and to compare and contrast what they like versus what they do not like. Residents reacted positively and mostly responded to what they liked. There were a few areas that they found required rethinking, including huge setbacks and car dependent development. Coupled together, the neighbourhood has areas that are uncomfortable for pedestrians. Large parking lots were generally disliked, and smaller-scale buildings with character defining features were liked.

When neighbourhood residents thought of what they liked, they also thought about what the neighbourhood needed. They liked that the neighbourhood was generally walkable and pedestrian friendly. Through new development they want to see blocks broken up so they can continue to get around easily by foot. Similar to this idea is the need for green spaces that offer a pleasant pedestrian experience.

Another desire is to see additional smaller-scale spaces for businesses. These would provide spaces for small businesses, and an incubator centre for entrepreneurs. Some suggested that rents for smaller spaces could be balanced with larger businesses to make a project financially viable. Finally, residents talked about a need for larger residential units. These large units are not available in new buildings, but are important in attracting and obtaining families in the area.

2.2 PUBLIC REALM & SOCIAL SPACES

This category elicited a number of varied responses, offering many ideas on what can be done with public realm and social spaces. Residents again provided comments and voted on photos with sticky dot voting or selection with the online survey. One of the most frequent responses was the need for family-friendly parks that can be used all the time. There is a need to provide spaces throughout the winter and at different times of the day. Two of the most popular photos featured an outdoor space at night with lighting, and an ice rink. Playgrounds were mentioned a number of times as a necessary element. Public spaces should feel enclosed, either with small shops or public art. Outdoor games such as ping pong, chess, or washer toss were considered to be a nice addition. Urban farming was also mentioned a number of times as being important.

When residents thought of social spaces, the idea of small spaces for community organization was raised. Other descriptions such as creative hubs were used. These would be shared spaces where different small businesses could rent spaces. This was echoed in picture selections, with many residents selecting variable work spaces, or small-scale businesses.



CONSULTATION I SUMMARY

2.3 BUILDING FORM

For this activity, residents were asked to vote on building types with sticky dot voting. The most popular photo included an older brick streetscape consisting of four storey brick buildings and vegetation such as potted trees (see page 48 of report). Other favourites included mixed-use midrise brick buildings, and a corner business consisting of two storeys. What most had in common was a similar aesthetic comprising of brick, large windows, and black detailing. This is a look very reminiscent of the former Piercey's Building on Robie Street just a block away. The turn-of-the-century industrial appearance is evidently something residents in the community would like to see again.

When sticky dot voting different materials, residents did not show a strong preference for any one material but a trend did emerge. Most preferred real or natural materials such as stone, brick, or wood. The highest rated photo showed shingle siding painted a bright orange (see page 49 of report). This is represented elsewhere in the North End, especially with different lively colours. There was only one photo that elicited a strong negative response. This was a photo showing a chain link fence.

2.4 FINAL THOUGHTS

Some of these thoughts included: accommodating the creative class, keeping the process open and honest, providing affordable housing, designing for inclusiveness from the start, and creating beautiful walking spaces. Overall residents enjoyed their interaction and were excited to be involved as the project moves forward.





CONSULTATION I SUMMARY

COMMENTS RECEIVED IDEAS FAIR

3.1 PLANNING & CONTEXT

Dislikes:

- Huge setbacks
- Lack of bike lanes
- The unattractive buildings
- Lack of public washrooms
- Car-centric development
- Huge setbacks are of little value; better to create a public space with a sense of enclosure where people want to linger.

Likes:

- Less of a business commercial (big box store) more development like Java Blend.
- Can it be broken up with streets / lanes? Not one huge block or development?
- Make sure development is pedestrian friendly
- Small units for a range of uses
- Balance rents to achieve incubator space with higher rent
- Family units and variety of building types would be good
- Trees
- Social enterprise, i.e. bike again, tool library
- Walkability
- Interaction between residents
- Something unique to give me a reason to live or work there beyond price or newness.
- Small scale
- How to integrate industrial into new development
- Please allow for setback like the Gladstone did
- This city needs to grow through immigration which tends to mean larger families – larger units needed
- Halifax still needs small business, entrepreneur style buildings, big is not necessarily better.
- For large residential developments, provide discounts or bonuses for forgoing a parking space
- 3 bedroom family size units, green space for families and pedestrians, small scale independent retail space
- I'd love to be able to pass mid-block where Clifton meets St. Albans Street. Small linear park?



CONSULTATION I SUMMARY

- More variety of unit types (e.g. studio or one to two bedroom apartments)
- I want to be able to engage with these properties. Looking in windows, visiting a friend who lives there, stopping at a bench or garden. No faceless walls (e.g. Rona), no large parking lots fronting the street (e.g. Shoppers).
- Keep historic façade and green spaces
- Small commercial
- Housing for families, larger units – 3 bedrooms. Affordability.
- Green space. Play areas for children.
- Building set-backs from sidewalks very important. Walkable neighbourhood.
- Consider 3 bedroom units as an opportunity for affordable housing. In Peninsula Northwest there are only 219 three bedroom units.
- Need to think about one person / household trend.
- Incubator space not on high retail areas. Instead, located at rear to save high retail areas for higher rent payers.



YOUR FAVORITE PLACES IN YOUR NEIGHBOURHOOD?

Number 1 received the highest amount of votes - Number 8 received the lowest amount of votes



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13



10



14



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15



12



16



CONSULTATION I SUMMARY

3.2 PUBLIC REALM & SOCIAL SPACES GENERAL COMMENTS

Creation & Working Space:

- Tool library
- Maker spaces (electronics, metal, wood)
- Daytime hot desk co-working space (entrepreneurships)
- Creative hubs: number of arts organizations under one roof and share certain spaces (board room, washrooms, etc.). Have specific offices, production space, presentation spaces.
- Woodshop
- Co-working space: group, individuals (Hive in Vancouver)
- Wood shop
- Proto space (look online, in Calgary)
- Halifax Tool Library, Community Woodshop, Maker Space

Shared Community Space

- Community shared spaces
- Community space
- Public shared art space
- Affordable spaces for the community

All-age Friendly Space

- Seniors
- Family space, parks in broken angles
- Playground is needed, but not the standard plastic kind; kids like to test themselves and take risks.
- Small bouldering wall
- Small playgrounds
- Playground
- For all ages
- Parents in café looking after children playing outside
- Snow men in open spaces
- Open space for family
- Accessible new streets for aging population, 4 – 80 design
- Engaging for all users
- Kids playing
- Natural play equipment and space



CONSULTATION I SUMMARY

- Kid-friendly green space
- Kids play, multi-purpose
- Ecologically friendly playground

All-season Friendly Space

- Winter design
- Solar heated sidewalks
- All-weather use
- Shelter, heated areas - having site active in all seasons
- Shelter: cause for wrong uses?
- Shelter
- Activating winter uses

Amenities

- Fire pits
- Benches
- Wide sidewalk
- No empty green space (trees, watercourses, physical elements / high quality street furniture)
- people like to feel enclosed
- Benches / tables for picnics / block parties
- Public washrooms
- Music
- Outdoor oven, fire, sidewalk, feel welcoming
- Music
- Outdoor wood baking oven

Retail & Dining

- Small frontage shops on Almon Street
- Small scale retail
- Restaurant, pubs, café, shops, daycares
- Cafes and small pubs would be great
- Pub with good food
- Market
- Outdoor farmers market



CONSULTATION I SUMMARY

Activities

- Outdoor chess / games, outdoor sport
- cast acting lab
- A mix of uses and activities
- Outdoor public games, ex. Ping pong table
- Baseball
- Horse shoe pits
- Washer toss
- Outdoor bouldering wall
- Winter community skating
- Butterfly room / bio dome
- Public theatre
- Bio dome

Health & Fitness

- Active living opportunities
- Yoga
- Gym studio
- Outdoor gym equipment
- Bicycle lane
- Food (learn nutrition, food preservation, etc.)
- Promote physical activity
- Elderly workout area
- Mindfulness studio

Water Features

- Water feature
- Sprinkler area for kids (spray park)
- Salt lake city waterways inside building
- Splash pad

Green Space

- Roof-top green space / gardens
- Natural gardening
- Urban farm on roofs



CONSULTATION I SUMMARY

- Community gardens
- Urban farm
- Green roofs
- Garden
- Small parks

Public Art Displays

- Public art to be a land mark and destination (done by local artists)
- Graffiti / mural education program for kids
- Public arts

Site Layout

- Thoughtful streetscape on Almon Street
- Break up the block (New Street)
- Connectivity
- No parking / loading on Almon Street; it is a candidate route for bicycle lanes
- No need for straight line curve
- Good access
- Visible
- Streets for people, perhaps it doesn't get taken over by HRM, perhaps it's a private street with pavers which are not permitted in the ROW by Halifax but a private drive could do it
- Linear park, walk through, benches
- access to other buildings
- Broken blocks having open spaces in between – access
- Pathways and bicycle trails important (to go through the site)

Building Design

- First floor public space, open but programmable
- How to integrate industrial into new building?
- Wood, stone
- Human scale
- Human scale, attractive streets. Redefine areas
- Human scale, small shops, frontage
- Good management practices for stormwater, including permeable paving, retention features
- Stormwater ponds.



CONSULTATION I SUMMARY

Misc.

- Affordable non-profit space, 1500 sq. feet or less. Need a hub-mix of activities / co-working space. Whole North End is lacking space. Need shared kitchens and resources. Sub-divided space
- Dance NS needs space, also Radstorm, Halifax Music Coop.
- A section like Richmond 401
- Free / low-cost price of entry / cost to use
- For public
- Safe
- Having reasons to go to this site
- Creating personality / development
- Being different, not just the price
- “I want to be part of that”
- Smaller, affordable office / retail space – flexibility
- Immigrant friendly
- Have rooftop access for non-residents.
- Stairwell and elevator outside of building so people feel comfortable going up.
- Consider offering some public open space to the city
- Caring for people who walk by the areas
- Hubs of different kinds
- landmark
- Use the tires from the junkyard

WHAT TYPE OF OUTDOOR SOCIAL SPACES WOULD YOU LIKE TO SEE IN THE AREA?

Number 1 received the highest amount of votes - Number 8 received the lowest amount of votes



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WHAT TYPE OF INDOOR SOCIAL SPACES WOULD YOU LIKE TO SEE IN THE AREA?

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WHAT TYPE OF BUILDING FORM WOULD YOU LIKE TO SEE IN THE AREA?

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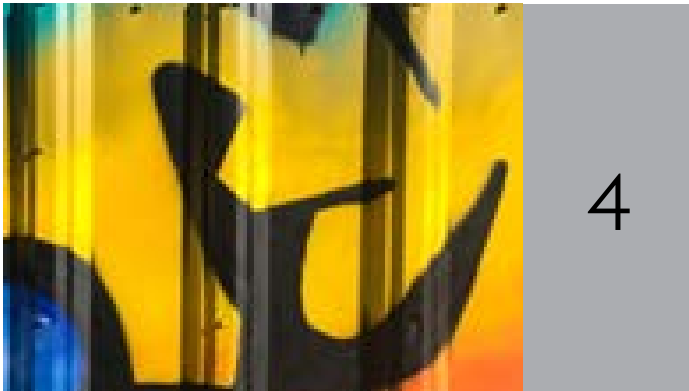
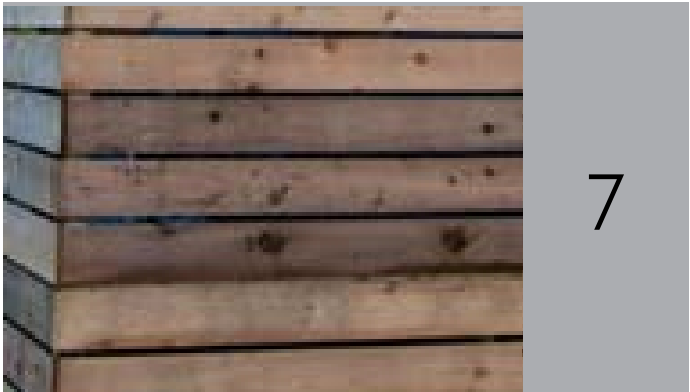
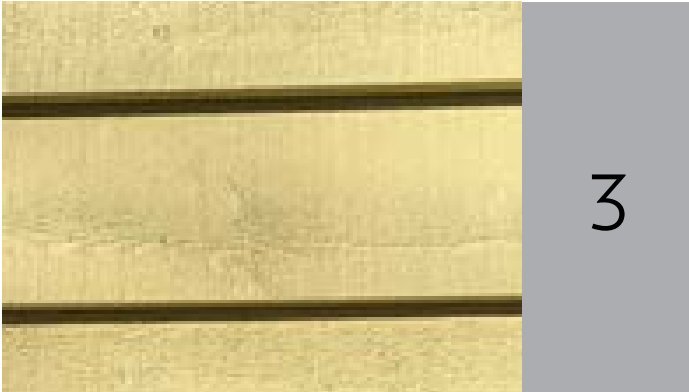
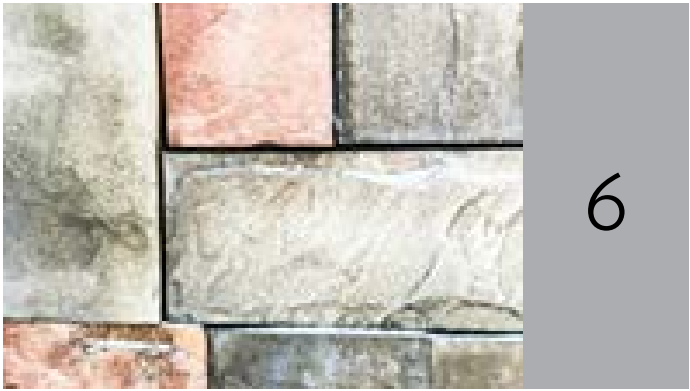
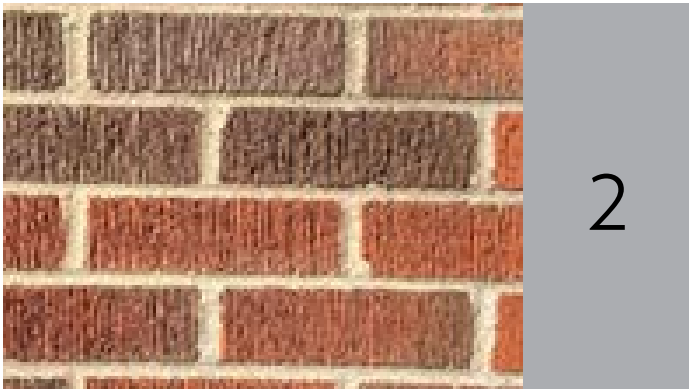
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WHAT TYPE OF MATERIALS, TEXTURES AND COLOURS YOU LIKE TO SEE MORE OF?

Number 1 received the highest amount of votes - Number 8 received the lowest amount of votes





CONSULTATION I SUMMARY

4.4 FINAL THOUGHTS

- Keep up the good work – there's huge potential to foster and accommodate the creative class in this neighborhood. Just look to your current tenants at 6070 Almon Street!
- Honesty goes a very long way.
- Design for physical accessibility and social inclusion at center of all design.
- Hopscotch, ginormous candy machines

5 COMMENTS RECEIVED ONLINE

5.1 FINAL COMMENTS

- A pathway/greenway connecting Clifton St./St-Albans St. to Almon St.
- Any parking on the site should be indoor, underground, or hidden away from the pedestrian environment.
- Make it walkable, liveable, and beautiful
- Pay attention to how the buildings meet the ground and contribute to a welcoming public realm.
- Plan for the mitigation of construction impacts early on in the process.
- Shorten the distances across the intersection to Shoppers and Bloomfield with bumpouts.
- Your focus on social interaction is very encouraging.
- Everything at a human scale.
- Public space, please! Cafes and restaurants don't count as public - especially in the North End, there is a segment of the population that simply cannot afford to make use of them. We need a space where people can come and collaborate to build the community and get to know one another, not another place where we go, sit down, pay, and leave without talking to anyone. And if you're planning on putting in any high density residential, PLEASE ensure that a chunk of it is allocated toward affordable housing.



Attachment F Continued:

PUBLIC CONSULTATION

Summary of Second Event





CONSULTATION II SUMMARY

On Wednesday June 22, 2016 WSP and Architecture49 (A49) hosted a public open house event from 4:00 – 7:00pm in a common room at 2761 Gladstone Street. The purpose of this event was to reveal the preliminary Midtown North design to the public and receive comments. The event was set up so community members could drop-in at any time for discussion, there was no presentation. The event included various boards, which are presented in this report. They illustrate the preliminary design for the site and summarized the background analysis that informed the design.



NEIGHBOURHOOD ANALYSIS



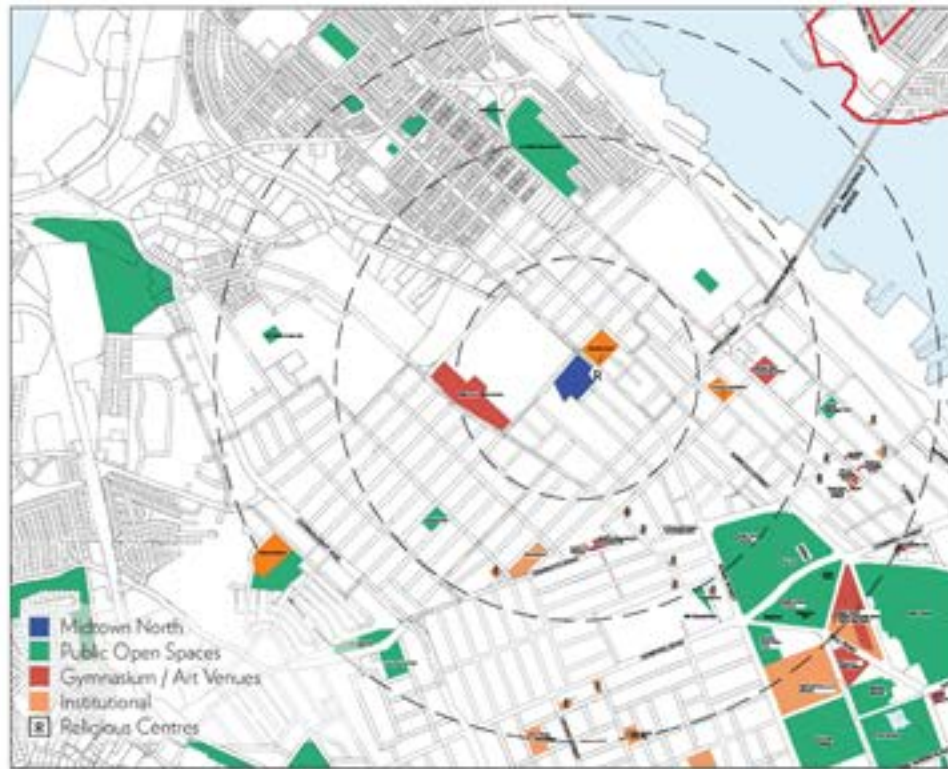
SITE LOCATION



SUN ORIENTATION



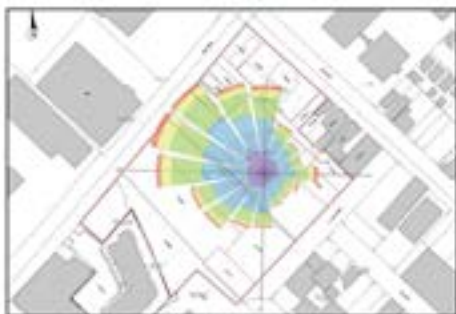
EXISTING ACTIVE FRONTAGES



AMENITIES MAP



CONNECTIVITY MAP



WINTER WIND



SUMMER WIND

The Midtown North site is located at the corner intersection of two prominent streets that run north-south, in proximity to a variety of Halifax's prominent landmarks as Halifax Commons, Fort Needham Park and the Halifax Peninsula. The site presents an opportunity to create a meeting place for community members throughout the peninsula. For its prominent location and enhance its role in the city, to public transit, enhancing active transportation movement. This can be achieved by designing pedestrian movement, in all directions, and creating multiple streets, which connect the site to other destinations.



PROPOSED ACTIVE FRONTAGES



er of Robie Street and Almon Street, an
h/south and east/west. The site is also within
marks, including popular public spaces such
Halifax Forum. The sites prominent location
or destination that can be easily accessed by
uture development of the site must respect
connectivity network by improving access
n infrastructure and prioritizing pedestrian
the site to allow for seamless mobility for
e access points to Almon Street and Robie
s.



EXTENSION OF KING STREET



EXTENSION OF CLIFTON STREET



EXTENSION OF BLOOMFIELD STREET

STREETSCAPES & OPEN SPACE



Extension of King Street



Extension of Clifton Street



Extension of King Street and Bloomfield Street



Almon Street



Midtown North: P

CES



Robie Street



Plan View

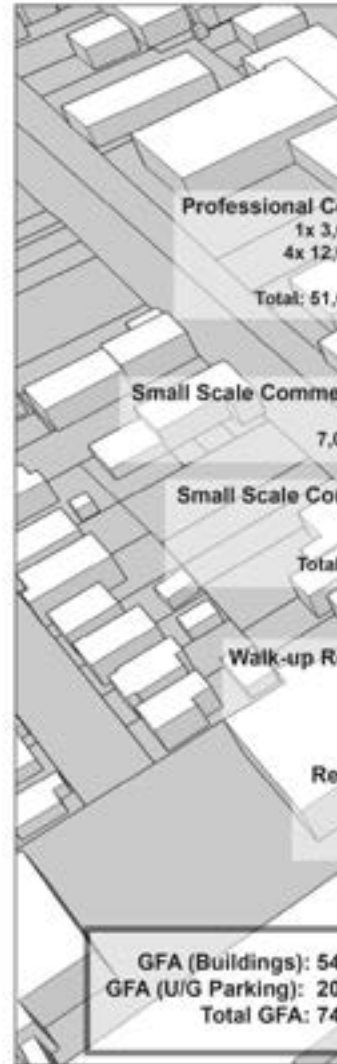


Corner park and access to the underground parking



Staircase connecting Midtown North to Gladstone

ARCHITECTURAL DESIGN



WHAT WE HEARD...



What's your BIG IDEA for Midtown North?

i Poll is full and no longer accepting responses

ground define welcoming pavement wall
poles family pedestrians first select
racks awnings woodshop create width
space listen street public
uses careful-backofhouse vibrant
containers realm parking fire rad's lighting
waste now level use centreplan pavers pits trees benches
planters furniture components open city place zones
materials across bike high

Poll Everywhere





What's your BIG idea for Midtown North?

i Poll is full and no longer accepting responses



Total Results: 41

i Poll Everywhere





CONSULTATION II SUMMARY

At the second consultation event, members of the public had a chance to discuss the project with WSP and A49 staff while providing positive and/or constructive comments. Following the event, WSP staff compiled all of the comments received and grouped them into three categories in association with the board that were presented at the event:

NEIGHBOURHOOD ANALYSIS

- Hair dresser
- Greenery
- Outside seating
- Good vision
- Great place gateway
- I thought Hydrostone
- Band, music
- Low key
- Coffee style, casual
- Library = bad landscaping
- Natural, wood, natural colors and materials
- Places to seat and feel comfortable
- Water fountain shooting in the air; sound of this is calming
- Water runoff from a façade / wall
- Wood, steel, brick, glass
- Old
- Community kitchen
- Cross walk to Bloomfield street
- Love the gatherings, parks, seating
- Love small retains
- Mix use is great
- Lovely
- Wheelchair access
- No ramps
- Automatic doors
- Patios access – light, wide doors, no steps
- We like the “eyes on the street” approach to make the area safe. The outdoor public space



CONSULTATION II SUMMARY

STREETSCAPE AND OPEN SPACE

- Legal daycare
- Great plaza, love the activities
- Car share on Clifton Street
- Gardens
- A farmers market – veggie market
- Don't mind height
- Good connections
- Grocery by road a bad idea
- Activate site
- Small commercial along big box
- Party surface
- Great connectivity plans!
- Great public space plans!
- I appreciate how about ground parking could be used for events on evening and weekends.
- Would you consider small naturalized area with wildflowers, environment for birds, insects, etc.?
- Good for kids to get to interact with nature in this very urban setting.
- Some covered outdoor space so in rainy weather people could still use it for market, yoga class, kids playing, theatre, etc. (e.g. all-weather outdoor public space)
- Please ensure all streetscapes are 'alive' and friendly – no scary dead concrete walls on any side.
- Winter use, seasonal



CONSULTATION II SUMMARY

ARCHITECTURAL DESIGN

- Bike access and storage
- Fitness center
- Non-smoking floors
- A/C
- Balcony access
- Elevator from Gladstone to area
- Hair salon
- Must have a plan in place for noise management during construction
- Lots of senior citizens
- Concerns about parking spilling to other streets
- Will underground stall be free? For visitors and commercial customers
- No power lines
- Reduced parking / car sharing
- Sky lounges
- Think about accessibility for seniors and people with disabilities when designing
- Handicap units; design of spaces
- Love the pedestrian connection from neighbourhood
- Look into possibility of district energy – may actually be a cheaper option
- There is a strong demand for accessibility units in the city... can that be addressed through this large scale development?



ONLINE SURVEY RESULTS

On the same day as the second public consultation event, WSP and A49 released an online survey. The survey was created to provide opportunity for community members who were unable to attend the event to comment on the preliminary design. The survey was active online for approximately three weeks after the event. The following is a summary of the comments received from the online survey:

Surveys Completed: 58

Q 1: ARE YOU SATISFIED WITH THE PROPOSED CONNECTIONS AND THEIR LOCATIONS THROUGH THE SITE?

Total responses: 55

Skipped question: 3

Of the 55 responses received, 44 were of a positive nature. Below are suggestions provided within responses to this question:

- Ensure walkways are well lit and secure
- Include bike lanes on all connections
- Robie Street should be widened
- Ensure connectivity to public transit
- All extensions should be pedestrian only

Q 2: ARE YOU SATISFIED WITH THE VARIETY OF SITE PROGRAMMING?

Total responses: 46

Skipped Question: 12

Of the 46 responses, 40 were of a positive nature; however, a concern for adequate parking is expressed multiple times as well as a desire for additional green / open public space. Below are some additional suggestions provided within responses to this question:

- Include an open field for sport and recreation
- Provide parking for electric cars (pay-as-you-charge electrical stations), bike parking and accessible parking
- The 17 storey building is too tall, out of character for the neighbourhood
- The large retail along Almon will kill the street instead of activating it. Also, is not set back enough for the height.
- Small-scale commercial, especially food service, should be at the plaza, instead of big box at the plaza



ONLINE SURVEY RESULTS

Q3: WHAT COMMERCIAL USES WOULD YOU LIKE TO SEE WITHIN THE DEVELOPMENT?

Total responses: 43

Skipped question: 15

Out of the responses received, common uses identified include:

- Restaurants, Cafes and eateries
- Bars and breweries
- Small, local retail
- Big box retail
- Hair salon / spa services
- Medical office / dental office / pharmacy
- Fresh, local produce / products (local grocery stores & markets)
- Bank / ATM access
- Office space specifically for community groups and not-for-profit organizations

Q4: WHAT IS YOUR IMPRESSION OF THE PROPOSED STREETScape DESIGN AND FACADE TREATMENTS?

Total responses: 45

Skipped question: 13

Of the comments received, roughly 70% were of a positive nature; below are some noteworthy suggestions:

- Façades require more texture, shape, color and variety. Currently too plain. This will be especially important during our gray, winter months.
- Streetscapes are too harsh (especially along Almon and Robie) – require more landscaping, trees, planters, benches, etc.
- Sidewalks should be widened along Almon and Robie to provide more separation from the street traffic.
- Consider the pathway materials – paving stones can be dangerously slippery during winter months.
- More gardens, benches, places to sit.
- Greater setback for the tower along Almon.
- More trees, fountains, awnings, etc. should be incorporated to counterbalance the heat of summer months.



ONLINE SURVEY RESULTS

- Ensure everything is accessible for wheelchairs and strollers.
- Ensure streets and pathways are well lit.

Q5: WHAT OTHER TYPE OF ACTIVITIES WOULD YOU LIKE TO SEE IN THE PLAZA AND PUBLIC OPEN SPACES?

Total responses: 43

Skipped question: 15

Throughout the comments received, it is expressed that parking is not desired within the plaza area. Suggestions for the plaza and public space include:

- Space for food trucks, markets, beer gardens, festivals
- Water features, such as a fountain
- Playground for children
- Landscaping and benches, so people can sit and talk, rest, check phones, etc.
- Some kind of sheltered outdoor space, so events, programs and festivals can happen rain or shine, also to provide shade during the summer
- Pop up craft fairs
- Green space for recreational activities (soccer, zumba, yoga, etc.)
- Platform for entertainment



ONLINE SURVEY RESULTS

Q6: DO YOU HAVE ANY COMMENTS WITH REGARDS TO AT AND TRANSIT OPTIONS PROVIDED?

Total responses: 40

Skipped question: 18

Mixed feedback was received in response to this question. Noteworthy suggestions include:

- Ensure proper bike parking is provided
- Have protected bike lanes on Robie, as well as different surface materials for biking and pedestrian space throughout the development
- The City should consider new crosswalk placements in relation to the new corridors
- Consider continuing the Clifton bike lane onto Almon
- Provide sheltered seating at bus stops
- Consider partnering with Metro Transit to design complementary bus stops
- Ensure everywhere is accessible (where there is stairs, there should be a ramp as well)
- Provide sufficient bike lanes and facilities for parking-and-charging electric cars
- Robie should be 4 lanes, not including transit priority measures, so leave plenty of space

Q7: HOW DO YOU FEEL ABOUT THE PROPOSED PARKING ARRANGEMENTS AND THEIR ACCESS POINTS?

Total responses: 46

Skipped question: 12

Of the responses received, 21 were of a positive nature. Of the remaining responses received, there are two clear themes for concern:

1. The plan to have parking in the plaza area is not favorable (mentioned 15 times). It is noted this parking could take away from the pedestrian friendly atmosphere. Suggestions for improving the plaza include: having absolutely no parking within the plaza at all times; having only accessible parking within the plaza; limiting the plaza parking to 1 or 2 hours max; having paid parking within the plaza, such as meter parking or pay-and-display; and, having attractive surfacing and landscaping to remove the 'parking lot feel'.

2. The plan to have surface parking along extension of Clifton Street is not favorable (mentioned 9 times). Concerns are expressed for the limited amount of space on Clifton Street, indicating that parking may interfere with cyclists and that parking on Clifton Street is not needed.



ONLINE SURVEY RESULTS

Q8: WHAT ARE YOUR COMMENTS ABOUT THE OVERALL DESIGN AND AESTHETICS OF THE PROJECT?

Total responses: 43

Skipped question: 15

Of the response received, 16 were positive, 14 included positive comments as well as suggestions for improvement, and 13 consisted only of suggestions for improvement.

With regards to the height, while some said the tower is too tall, most of the respondents were either silent on the height (suggesting they are not concerned) or said more height such as this is needed throughout the development and the city. Other noteworthy suggestions include:

- Adding an additional park area in the centre of the development.
- Add more variety, detail and creativity to the streetscapes, materials and overall design. Architecture is key.
- More color is needed especially for the towers.
- Add features to the façades that could be changed seasonally.
- Maritime culture and heritage needs to be brought into the design; this design is too modern, unfitting with north end Halifax.
- Roof top gardens should have windbreaks and / or shelter.
- Additional green roof space should be provided.

Q9: IS THERE ANYTHING ELSE YOU WOULD LIKE US TO CONSIDER AS WE REFINE THE DESIGN OF THE PROJECT MOVING FORWARD?

Total responses: 33

Skipped question: 25

All of the comments received in response to this question were of a positive nature. The following suggestions were identified:

- More height
- Ensure it is accessible for all
- Ensure there are lots of trees, bushes, seating, lighting, landscaping, etc.
- More green roofs, utilize storm water
- Include a water feature, such as a fountain
- Include public art displays