

DESIGN PRINCIPLES DEFINED



CONNECTIVITY/POROSITY

'Connectivity' (or 'Porosity', as used in planning and urban design professions) is the idea of providing visual and/or physical space between buildings. These spaces are open to the public but may be located on private land. These spaces allow for the passage of light, air, and views between buildings. They also provide an opportunity for movement through or around a site and permit walking from one point to another. To enable this design principle, the site design should promote neighbourhood connectivity and encourage pedestrian access through the site.



HUMAN SCALE

The impression of a building when seen in relation to its surroundings, or the size and proportion of parts of a building or its details, that relate in a positive way to the visual and physical experience of a pedestrian.



OPEN SPACES

Open spaces are essential for any healthy neighbourhood. Offering a greater diversity of open spaces and social devices such as playgrounds, fountains, art, bicycle racks, and seating areas can make a mixed use development more attractive.



VARIETY OF REAL ESTATE

A healthy social environment involves people from all walks of life. Offering different residential typologies will make the future development at this site more lively.

Commercial spaces are a great part of a neighbourhood's spirit. Just as much as open spaces, they are a prime spot for people to socialize. Commercial spaces at this site should be carefully intertwined with the open spaces in order to make them truly attractive.



NEIGHBOURHOOD CHARACTER

Character manifests itself in many ways, from authenticity to originality, and the neighbourhood surrounding the project site certainly has plenty. Capturing the spirit of the neighbourhood, and adding to it through this development, are essential for this project.



CREATIVITY IN DESIGN

The recent construction of the Halifax Library is a great example of how good design can have a positive impact on a community, and infuse it with optimism. Creativity in design to create a new landmark through architecture will be a defining principle for this project.