

HALIFAX

Case 22734

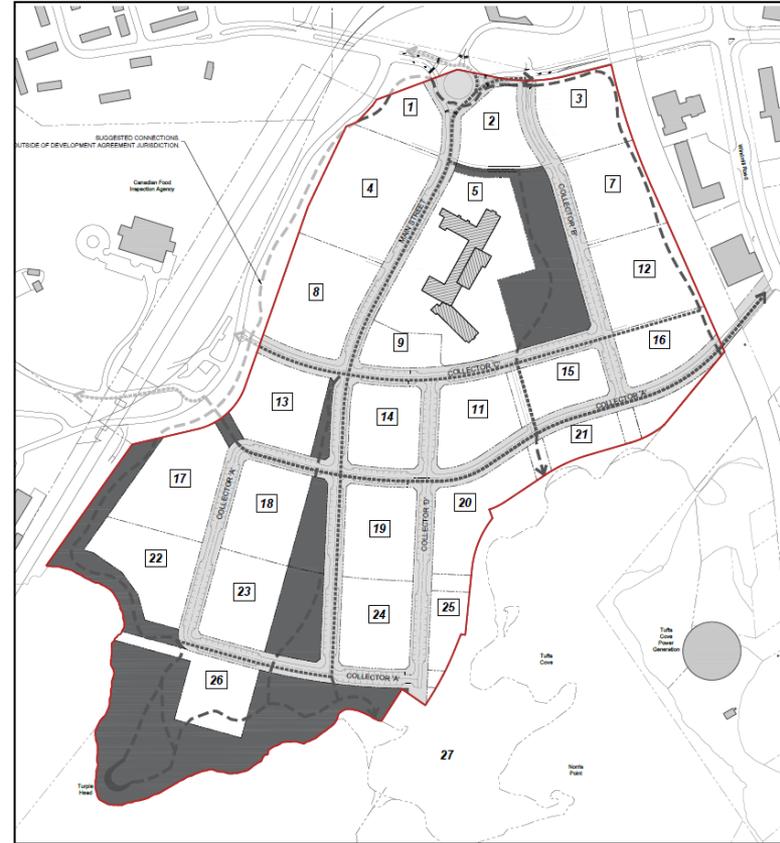
Development Agreement for the
redevelopment of the former
Shannon Park lands, Dartmouth
North

Applicant Proposal

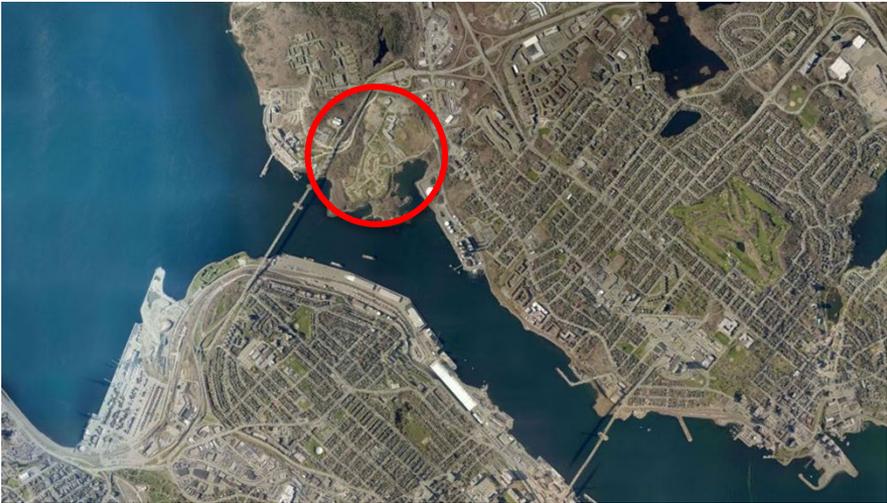
Applicant: WSP Global Inc.

Location: Former Shannon Park lands, Dartmouth (PIDs 41402942, 41404104, 41402934, and 41394016)

Proposal: To allow the creation of a mixed-use community of approximately 7,000 residents.



Site Context



General Site location in Red



General Site Boundaries in Red

Proposal

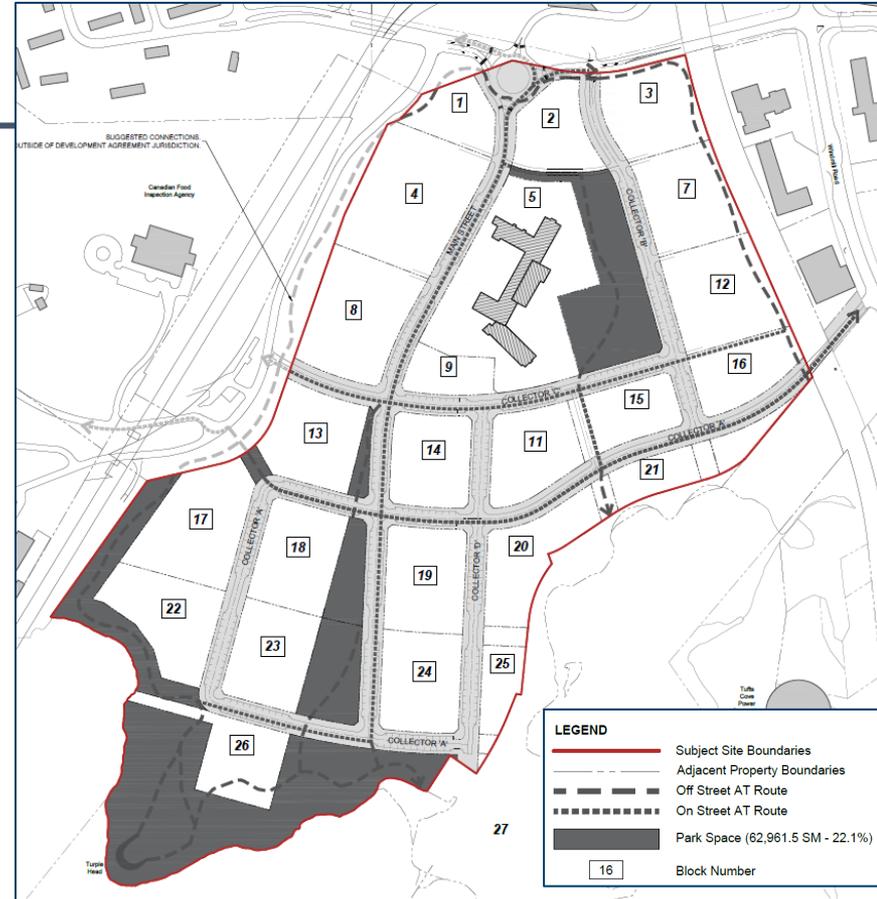
- 26 new city blocks
- ~7,000 residents housed in a range of building forms
- ~145,000 square feet of commercial space
- ~15.5 acres of public park space
- Will include new public streets, municipal services such as water and sewer, and a new transit facility



Development Agreement

The development agreement is meant to be high level in that it will:

- identify the location of the roads, parks, and new lots;
- provide provisions for the subdivision of the land;
- identify zones;
- set maximum building heights;
- set specific built form and land use requirements; and
- outline the phasing for the development.



Active Transportation

LEGEND

-  Subject Site Boundaries
-  Adjacent Property Boundaries
-  Off Street AT Route
-  On Street AT Route
-  Park Space (62,961.5 SM - 22.1%)
-  Proposed Transit Hub



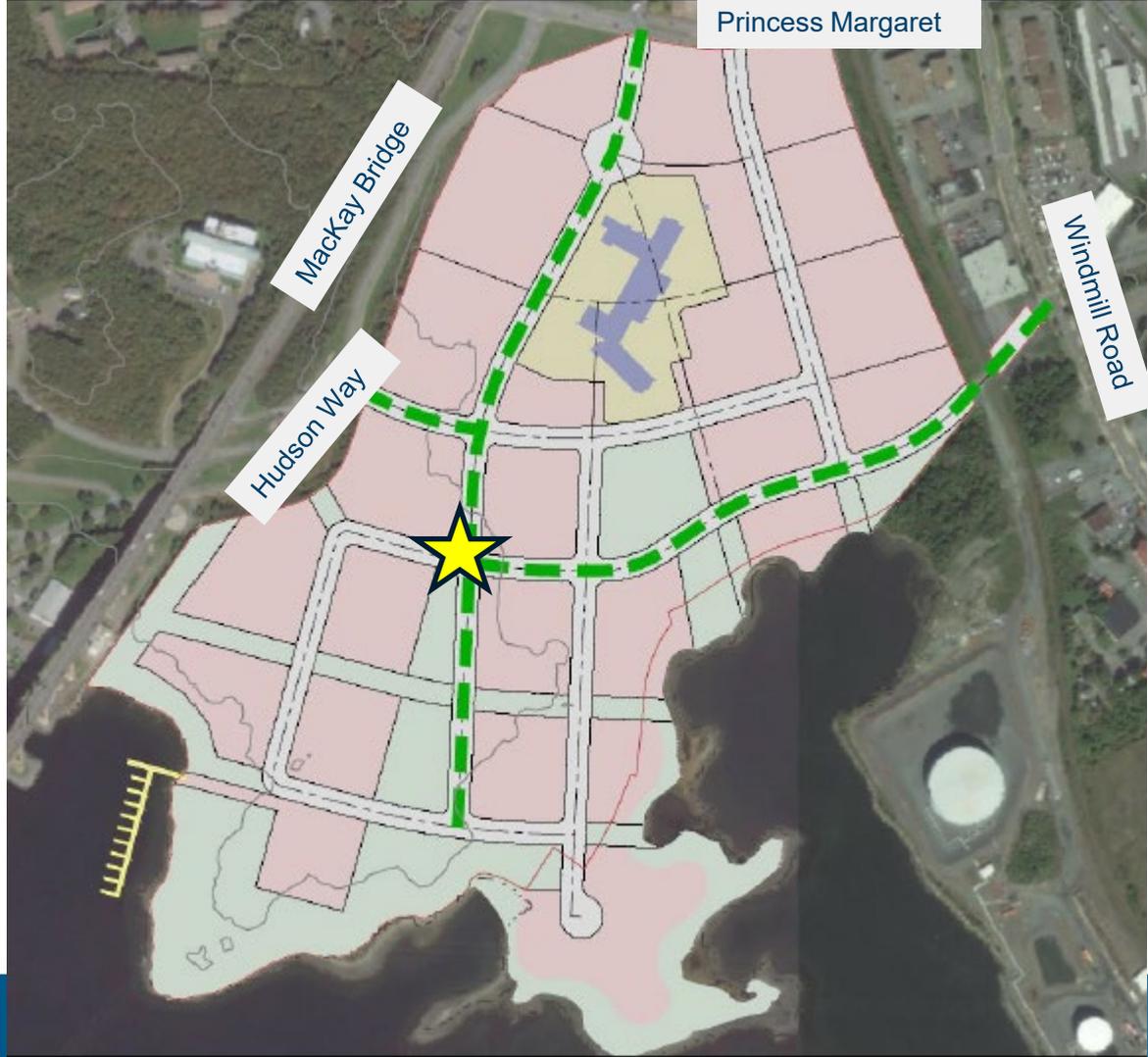
Active Transportation



Proposed main bike route

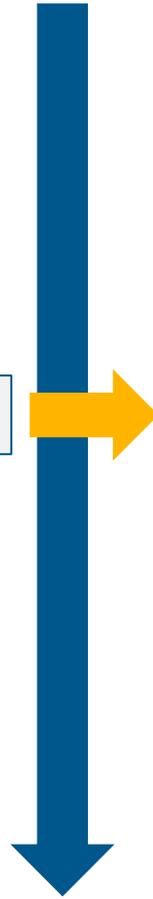


Proposed Transit Hub



Planning Process

We Are Here



Application Received

HRM Internal Circulation & Review

Public Information Meeting

Plan Revisions & Refinement

Staff Report with Policy Review and Recommendation

Community Council – Public Hearing

14-day Appeal

HALIFAX

Thank You

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<https://www.halifax.ca/business/planning-development/applications/case-22734-former-shannon-park-lands-dartmouth>

