

# HALIFAX

## Public Hearing Case 22734

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

Harbour East Marine Drive Community Council  
February 2, 2023

# Applicant Proposal

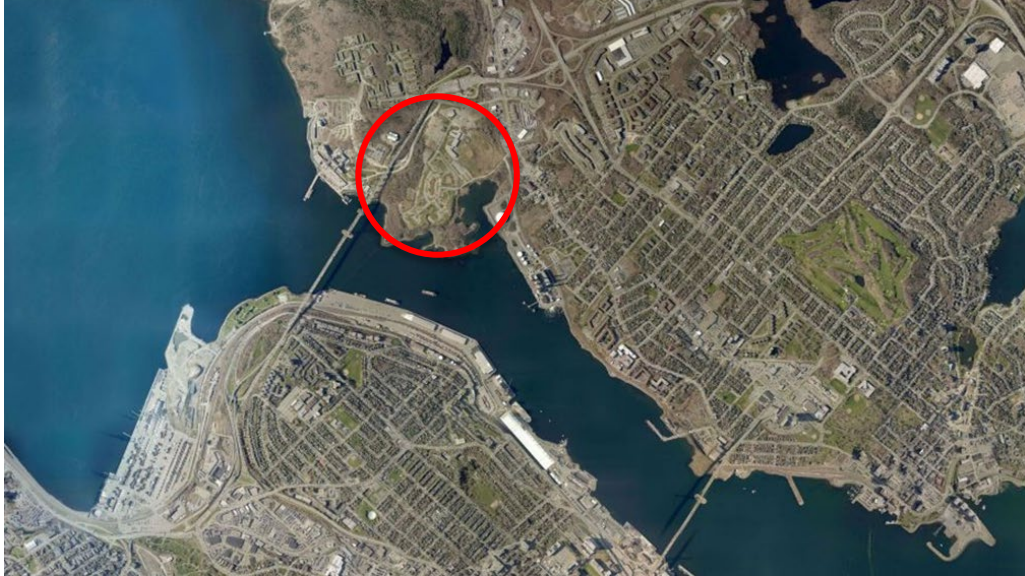
**Applicant:** WSP Global Inc.

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

**Proposal:** To allow the creation of a new mixed-use community in north Dartmouth



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context



# Planning Policy Outline



**Regional Plan &  
Subdivision  
Bylaw**

Guide where population growth and the investment of services like transit, piped water and sewer should occur



**Community Plan**

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community



**Land Use Bylaw  
(Zoning)**

Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & Bylaw Overview

## Regional Centre SMPS & LUB



Municipal Sewer and Water



Zone

Comprehensive Development District 2 (CDD-2)



Designation

Future Growth Node (FGN)



Existing Use

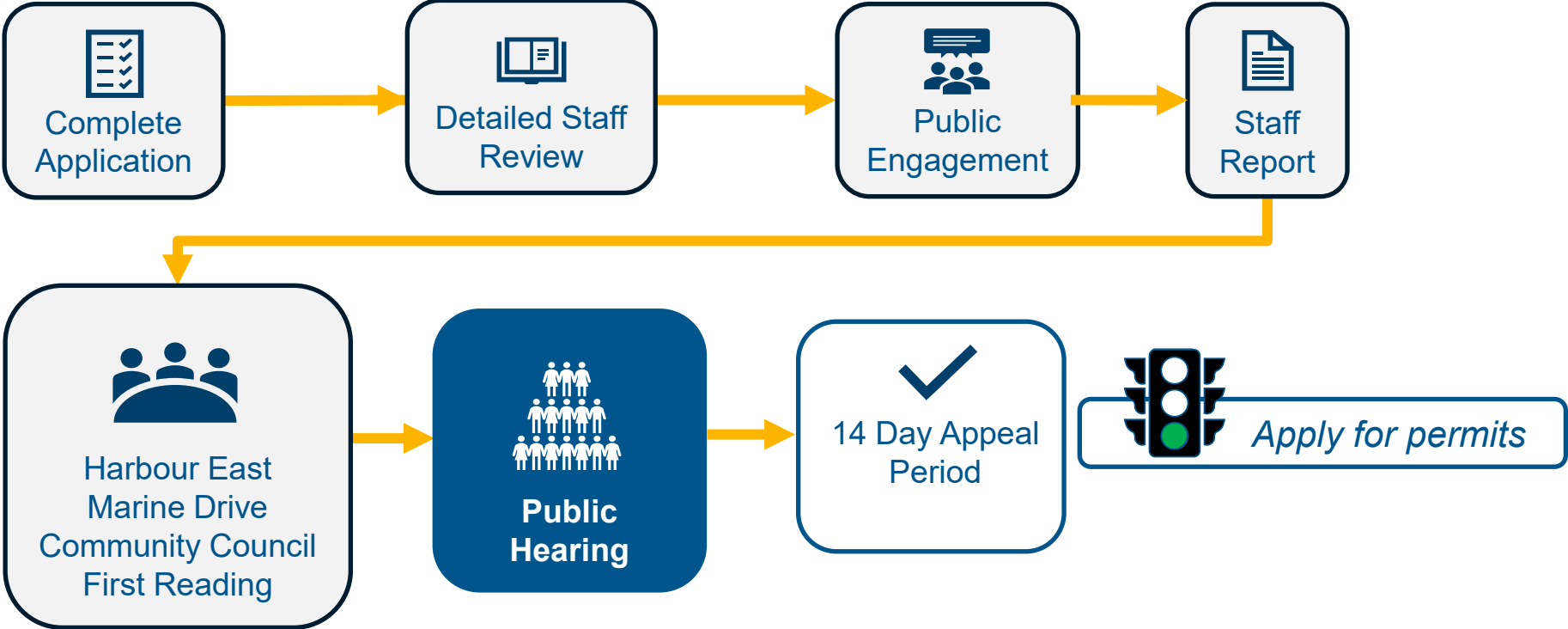
Vacant & Institutional (School)



Enabling Policy

Policies F-1, F-3, F-5, F-6, F-7, F-8 and IM-7

# Planning Process



# Proposal

- 23 new city blocks
- 3,000 dwelling units within a range of building forms;
- ~7.5 acres of public parkland, including a waterfront park;
- Both on and off-street active transportation trails and pathways;
- Includes new public streets, municipal services such as water and sewer, and a transit hub.



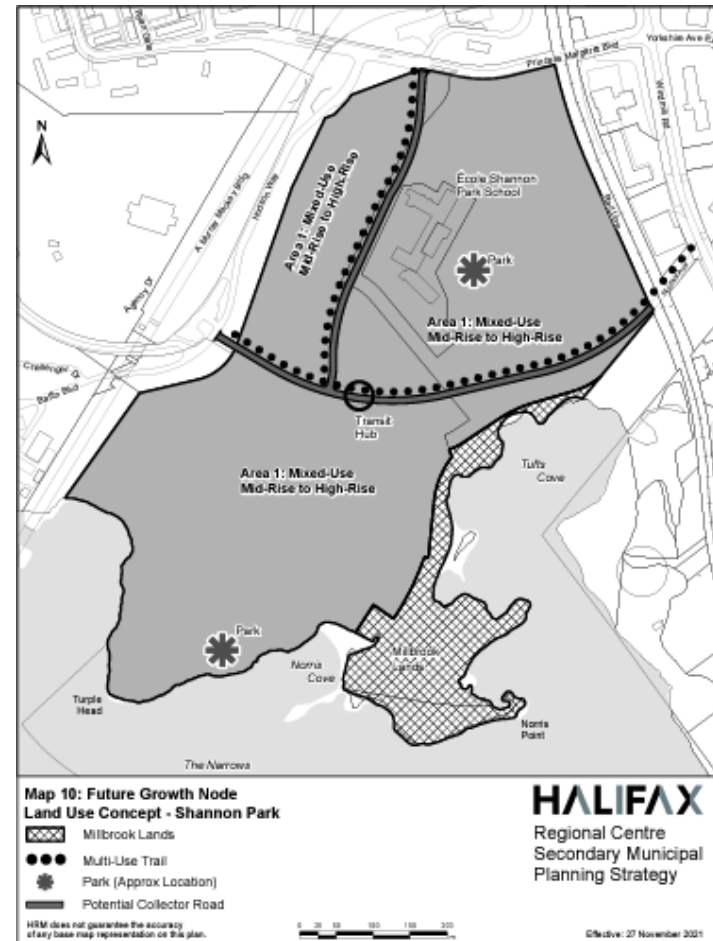


# Policy Consideration

## Regional Centre SMPS & LUB

The subject property is designated a Future Growth Node (FGN). Future Growth Nodes are lands which are identified as having potential to accommodate significant growth due to the site size, location, and proximity to municipal services.

Site specific development agreement criteria and a land use concept for the Shannon Park FGN was developed through the public consultation of the Centre Plan adoption process.



# Policy Consideration

## Regional Centre SMPS & LUB

Enabling policies outline specific criteria that Council shall examine when considering a development agreement for the former Shannon Park Lands. It includes criteria such as:

- A mix of building sizes be provided (mid-rise, tall mid-rise, and high-rise buildings);
- Land use requirements reference the appropriate zones and sections of Land Use By-law;
- Parks and open spaces are provided, including a waterfront park, a centrally located multi-use park, and other parks as required;
- A transportation network that prioritizes multi-modal transportation (walking, cycling, transit) and includes a transit facility and multi-use trails;
- The buildings and public infrastructure is designed & located to mitigate potential climate change and storm surge risks.

# Policy Consideration

## Regional Centre SMPS & LUB

What is being decided on tonight

### Centre Plan Adoption

- Density
- General land use concept
- Items to examine further in DA

### Development Agreement

- Location of roads, parks, and new lots
- Zoning (incl. Bonus zoning)
- Heights
- Built form requirements
  - Setbacks
  - Pedestrian Oriented Streets




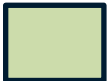
### Subdivision & Permits

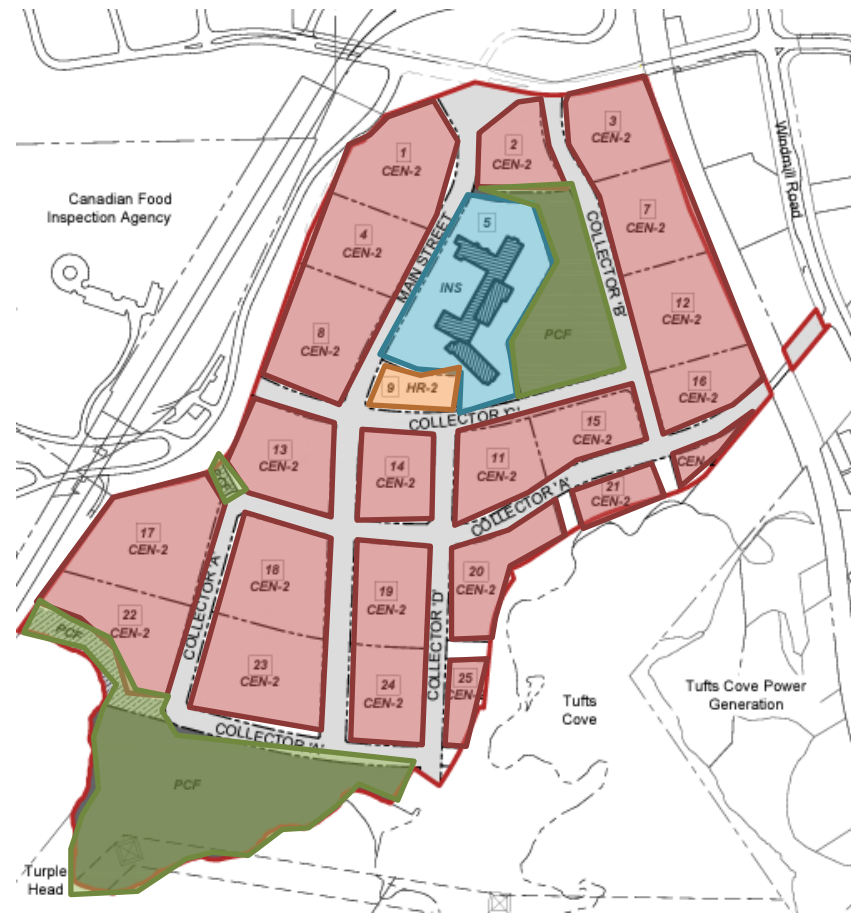
- Detailed road and park design
- Detailed building design
- Collection of public benefit money for affordable housing

Timeline

# Proposal

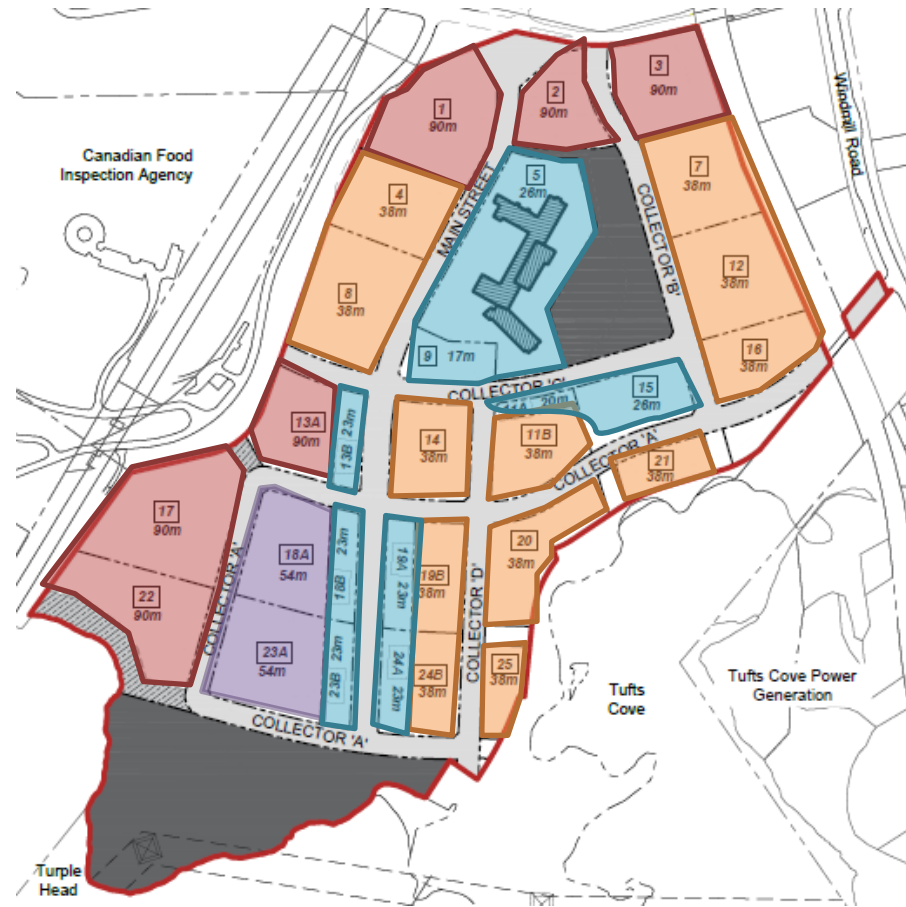
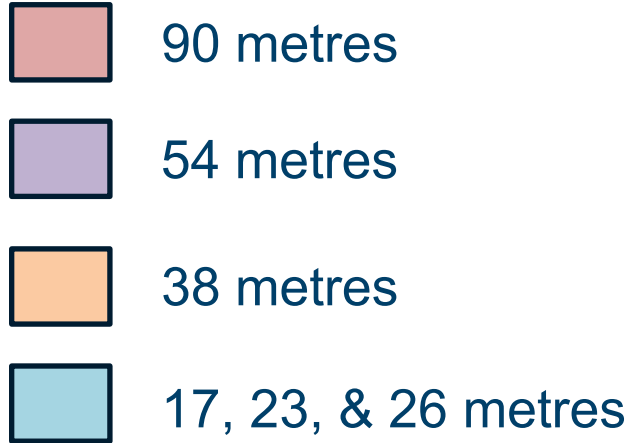
## Zoning:

-  Centre-2
-  Institutional
-  High Order Residential
-  Parks and Community Facilities Zones



# Proposal

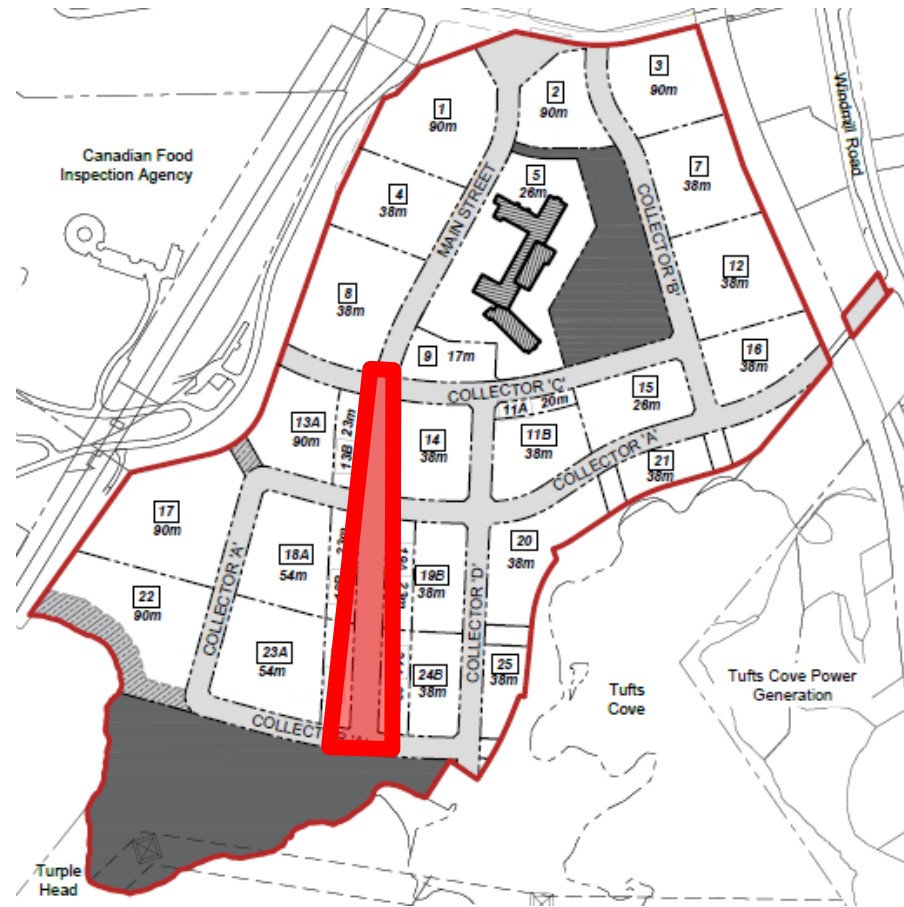
## Height Maximum



# Proposal

A portion of “Main Street” is classified as Pedestrian Oriented Commercial street which requires pedestrian oriented building facades.

Setbacks increase from north to south to enhance the view corridor of Halifax Harbour.

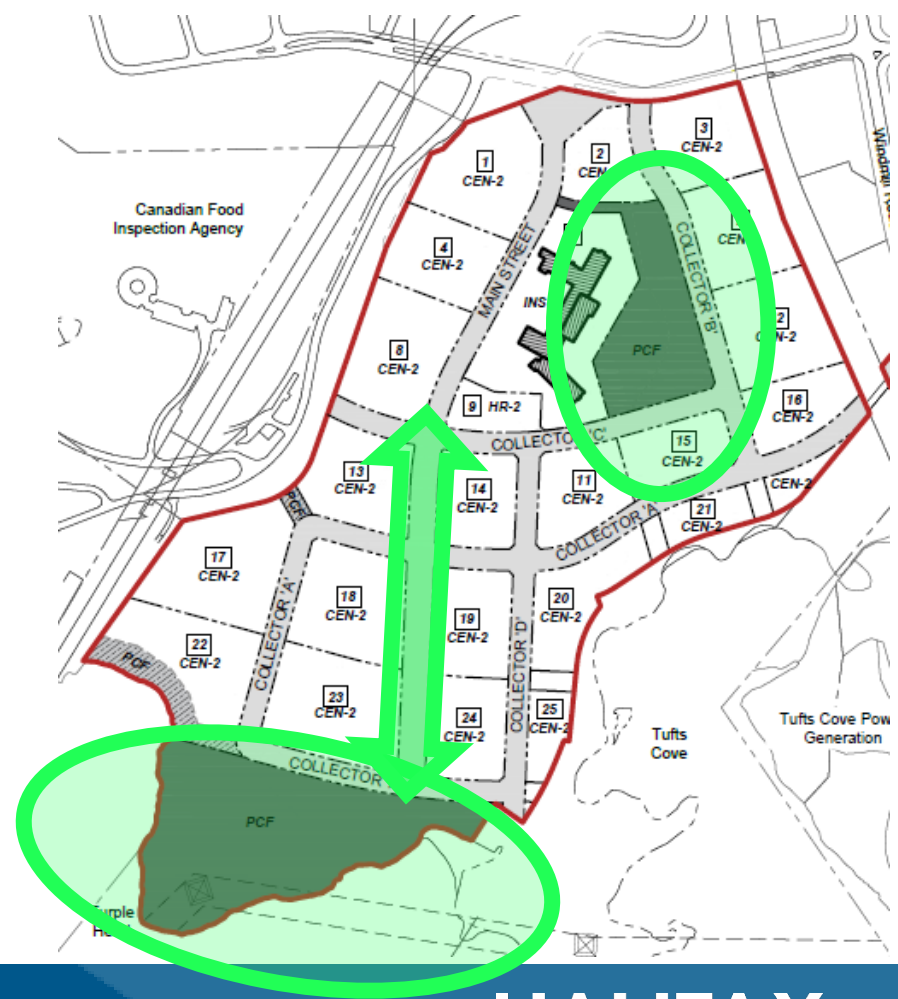


# Proposal

Central Park seen as a multi-use park to allow outdoor recreation facilities and passive open spaces.

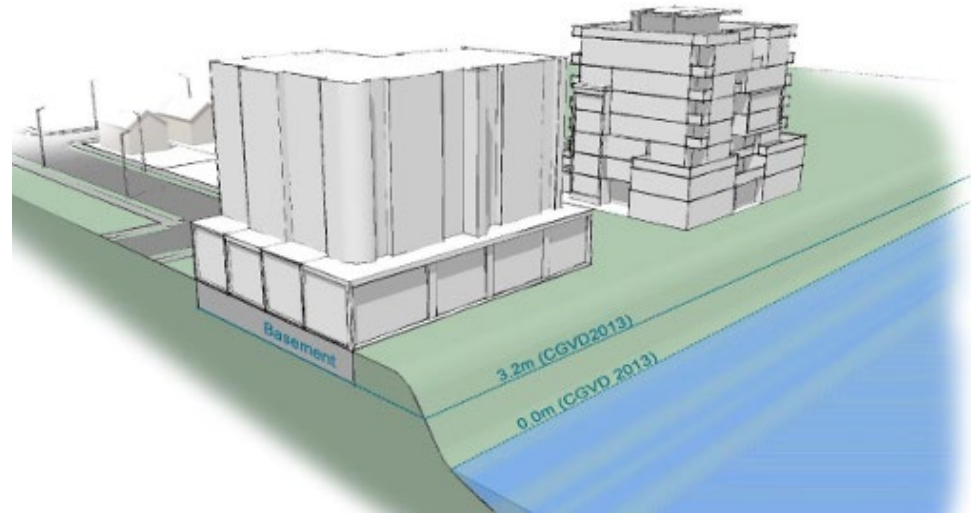
Waterfront Park with natural green spaces and areas for social gathering and passive recreation with unique views of Halifax Harbour.

Enhanced landscaping requirements along “Main Street” to act as a green connection between the two parks.



# Proposal

All roads are required to be built at, or above, the storm surge/sea level rise elevation established in the Regional Centre LUB.

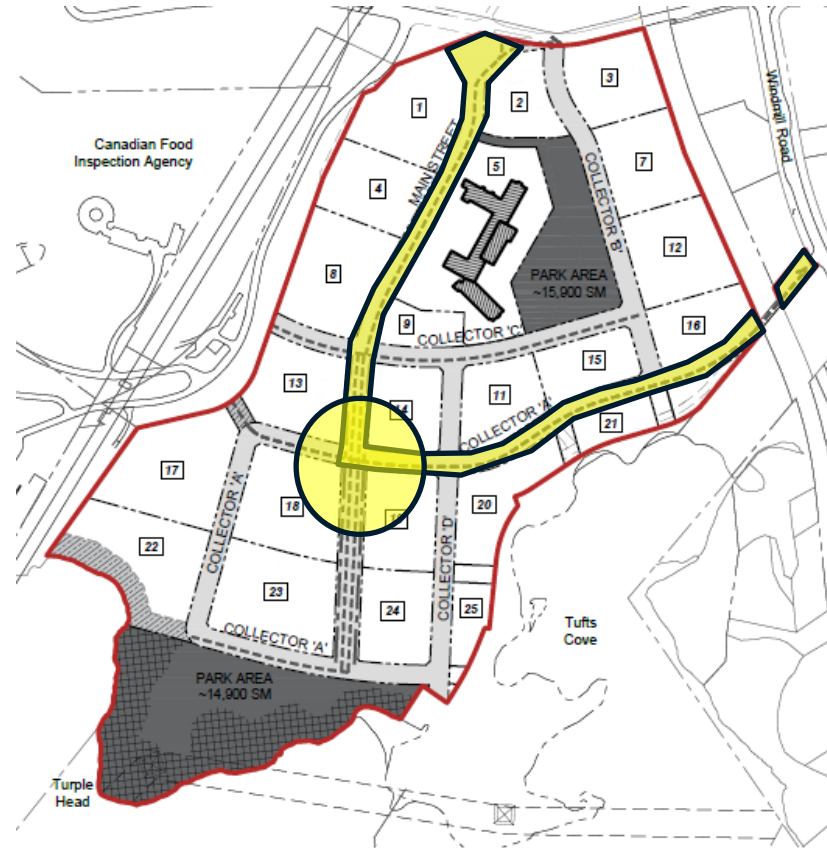




# Proposal

The transportation network promotes connectivity and prioritizes walking, cycling, and transit services.

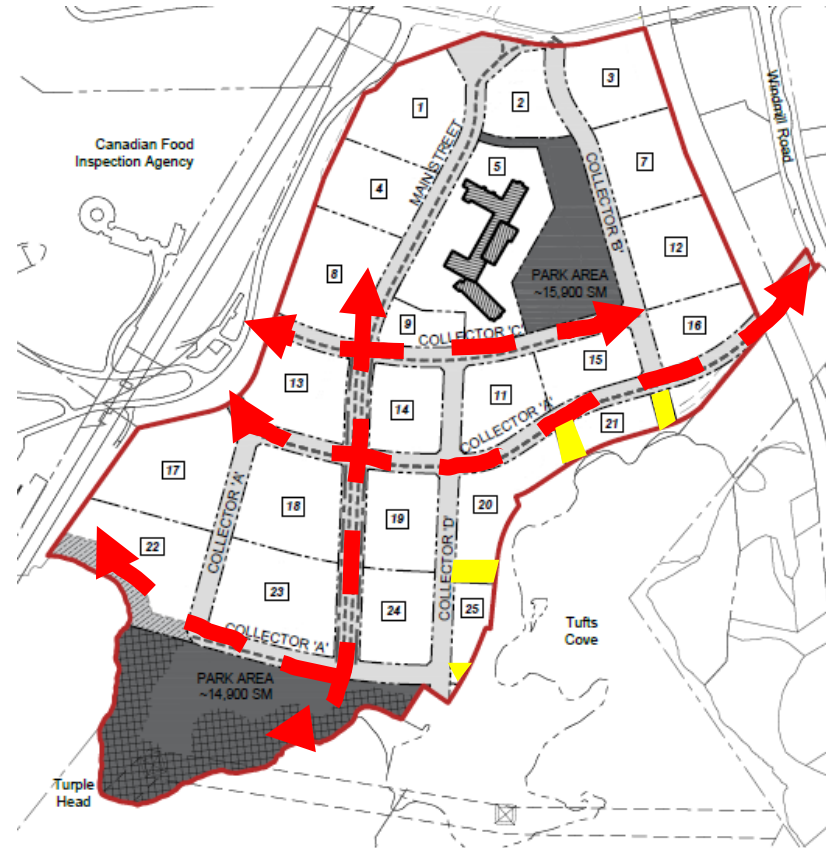
- Collector road with transit service and AAA bike lanes
- Transit hub



# Proposal

The transportation network promotes connectivity and prioritizes walking, cycling, and transit services.

- AT trails, both on and off street
- Ensure connectivity to potential future ferry through road reserves (yellow)



# Proposal

## Incentive or Bonus Zoning (money in lieu)

- Developer is required to pay a public benefit value equal to the market value of the development multiplied by a coefficient of 0.12.
- 60% of this money must be used towards affordable housing within the Regional Centre.
- The remaining 40% must be either directed to affordable housing, or one or more of the four other public benefit categories (public art, park improvements, community or cultural indoor space)

# Public Engagement Feedback

- Level of engagement completed was consultation, achieved through information sharing on the HRM website, signage posted on the subject site, a mail out notification, online presentation videos, and an online survey.
- Feedback from the community generally included the following:
  - The need for affordable housing and seniors housing
  - Type of park space desired and importance of having harbour access
  - Importance of active transportation and transit infrastructure.

**Notifications  
Mailed**



**Individual Contacts  
(Phone Calls & Email)**



**Webpage Views**



# Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Re-zoning of Shannon Park School site to High Order Residential and Established Residential Designation should this be warranted at a future date;
- Changes to the agreement required to accommodate active transportation and transit routes to an off-site transit hub;
- Changes to accommodate potential future Halifax Harbour Bridge and Nova Scotia Power infrastructure relocations;
- Changes to the proposed phasing plan; and
- Extension to the dates of commencement and completion of development.

# Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated January 6, 2023

# HALIFAX

## Thank You

**Dean MacDougall**



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