



Public Hearing | February 2, 2023

Case# 22734



Shannon Park Development Agreement



Canada Lands Company
Société immobilière du Canada

About Canada Lands Company



Garrison Crossing
Chilliwack, BC



Griesbach
Edmonton, AB



Project Information

Application Details

- A submission made by WSP Canada Inc. on behalf of Canada Lands Company to develop the 85-acre former military installation known as Shannon Park into a mixed-use, transit-oriented community through the development agreement process.

Enabling Planning Policies

- The subject property is designated FGN and zoned CDD-2 under the Regional Center SMPS and Regional Center LUB.
- Under policies F-1, F-3, F-5 – F-8 and IM-7 of the Regional Centre Secondary Municipal Planning Strategy and section 490 of the Land Use By-law, Council may consider permitting the comprehensive development of Shannon Park lands through the DA process.

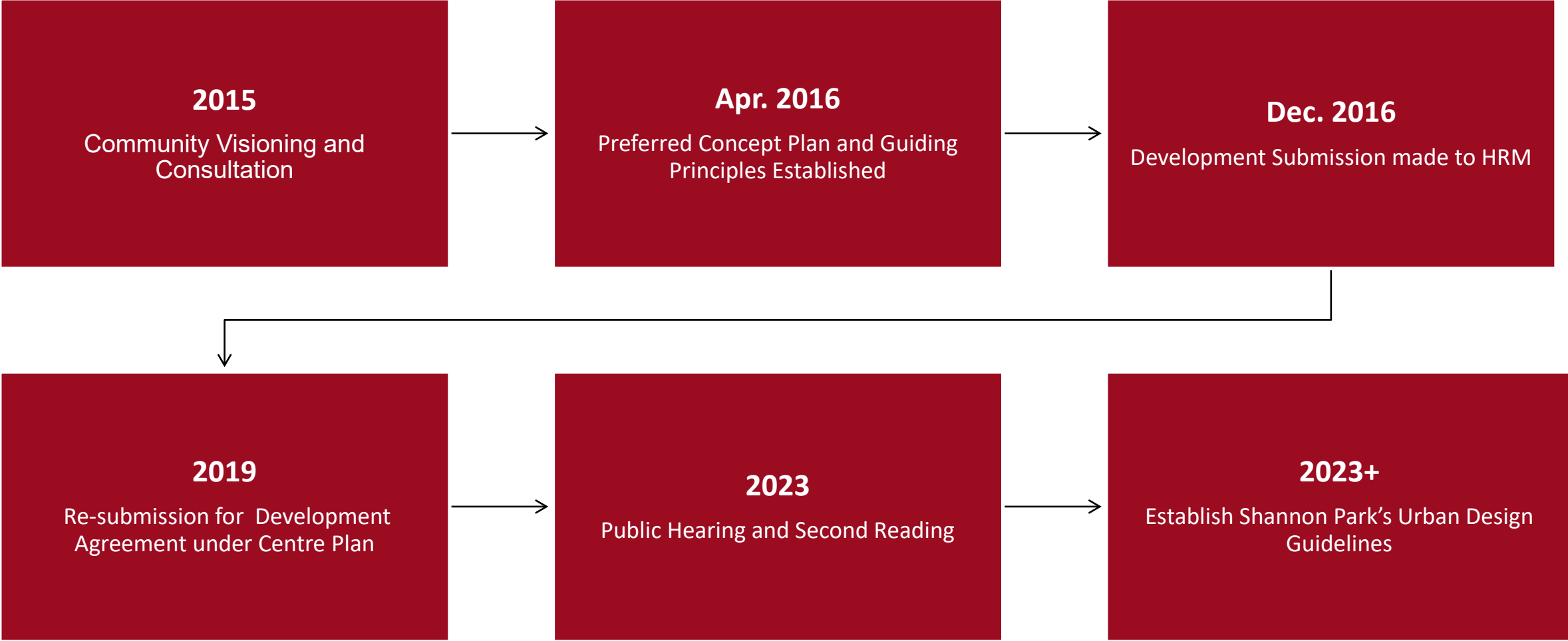


Overview of Shannon Park

Location	Dartmouth, Nova Scotia
Regional Plan Designation	Harbour (HARB)
Community Plan Designation (Map 1)	Future Growth Node (FGN) under SMPS
Zoning (Map 2)	Comprehensive Development District 2 (CDD-2) under Regional Center LUB
Size of Site	34 hectares (85 acres)
Proposed Zoning	CEN-2, HR-2, PCF, INS
Max Height Ranges	17 m – 90 m
Land Use	Mixed use (residential, institutional, commercial, parkland)
Park Space	18+ acres
Unit Count	3,000
People	7,500



Shannon Park Timeline



External Factors:

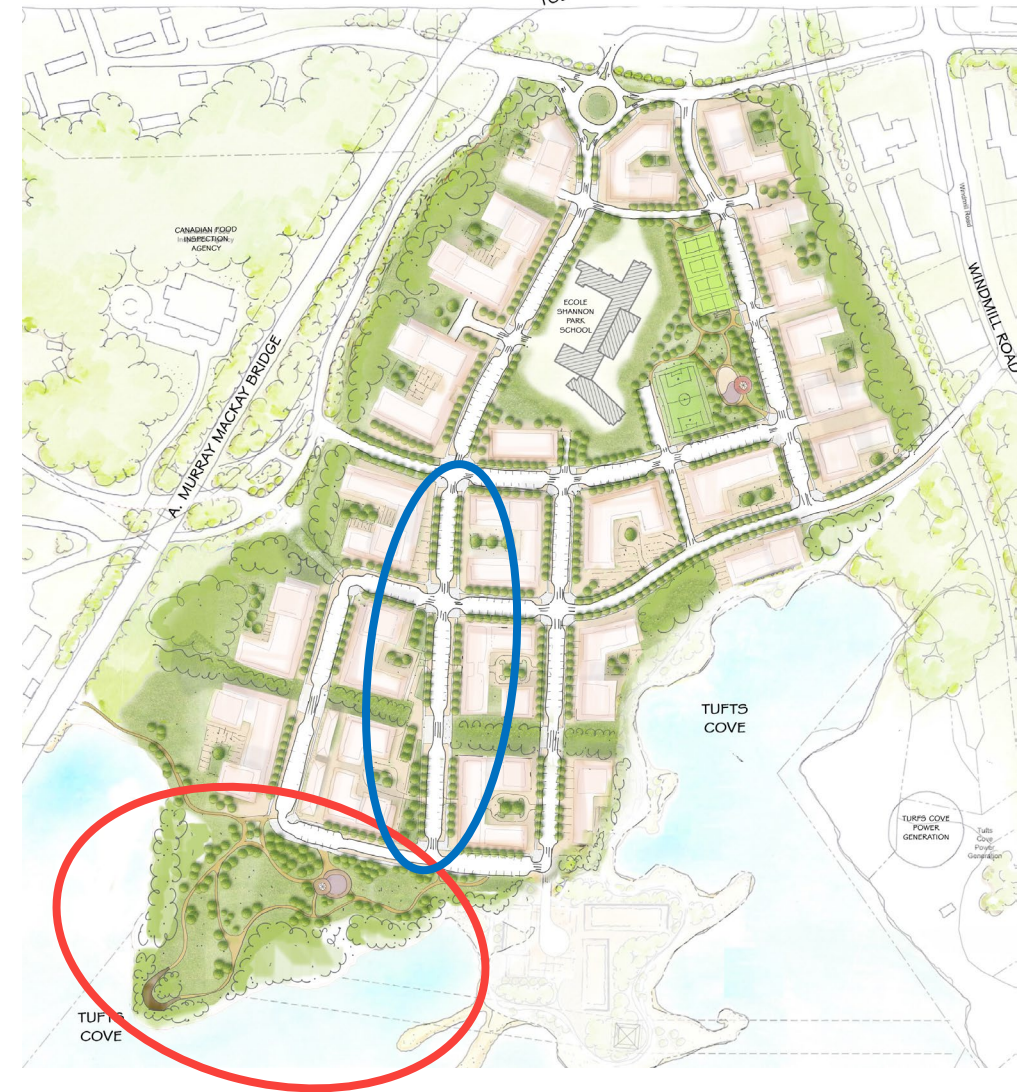
- 1. Advancement of Centre Plan required a re-submission of Development application
- 2. Discussions and studies conducted on alternative land uses – Stadium, Amazon
- 3. COVID-19 – navigating through land development applications and statutory processes in a pandemic.

Overview of Shannon Park

Preferred Concept Plan (2021)



Revised Concept Plan (2022)



Guiding Principles

1. Vibrancy
2. Public Realm
3. Mobility
4. Land Use & Built Form
5. Commemoration
6. Waterfront
7. Accessibility and Inclusiveness
8. Flexibility and Sustainability



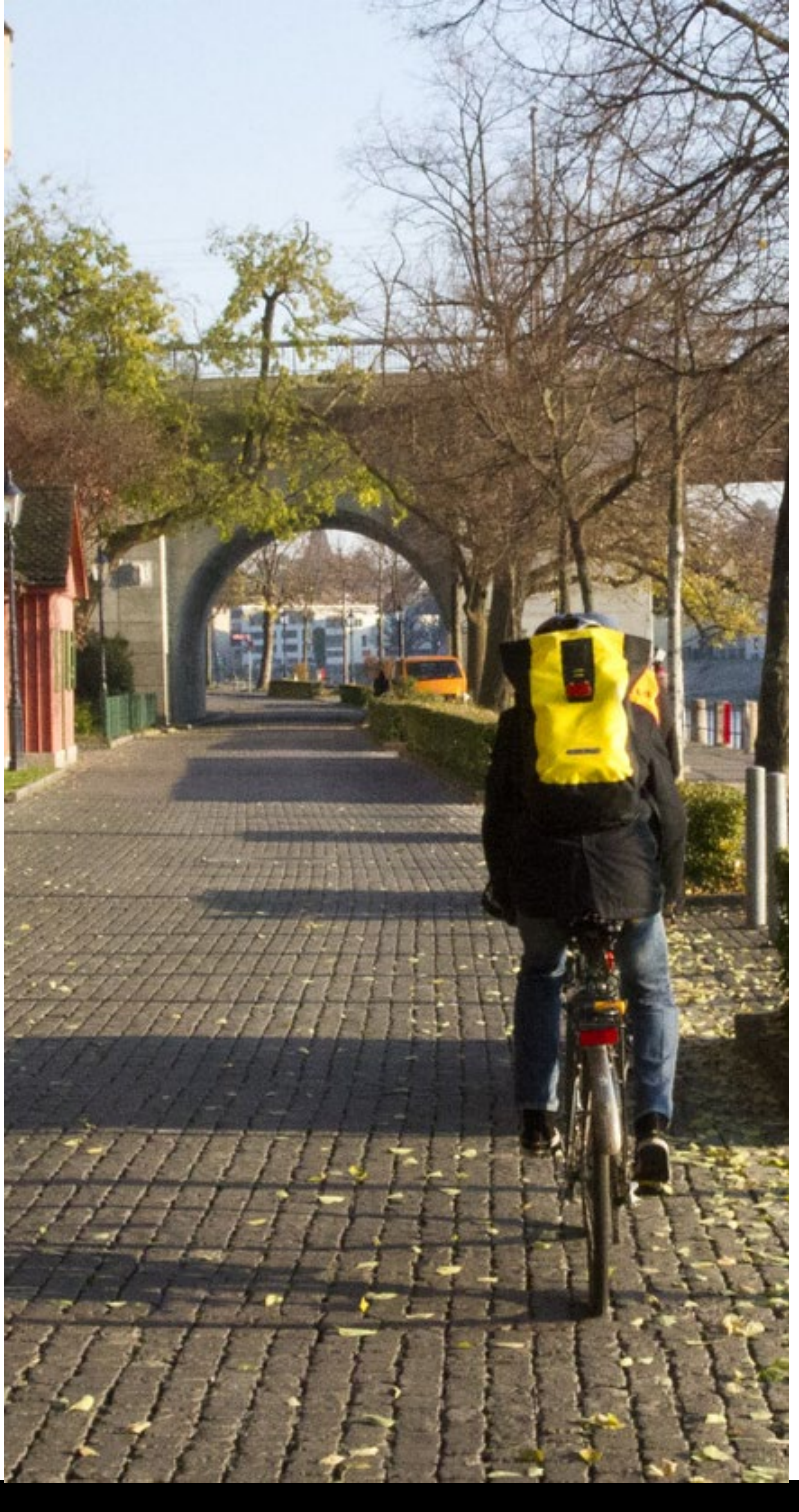
Vibrancy, Land Uses and Built Form



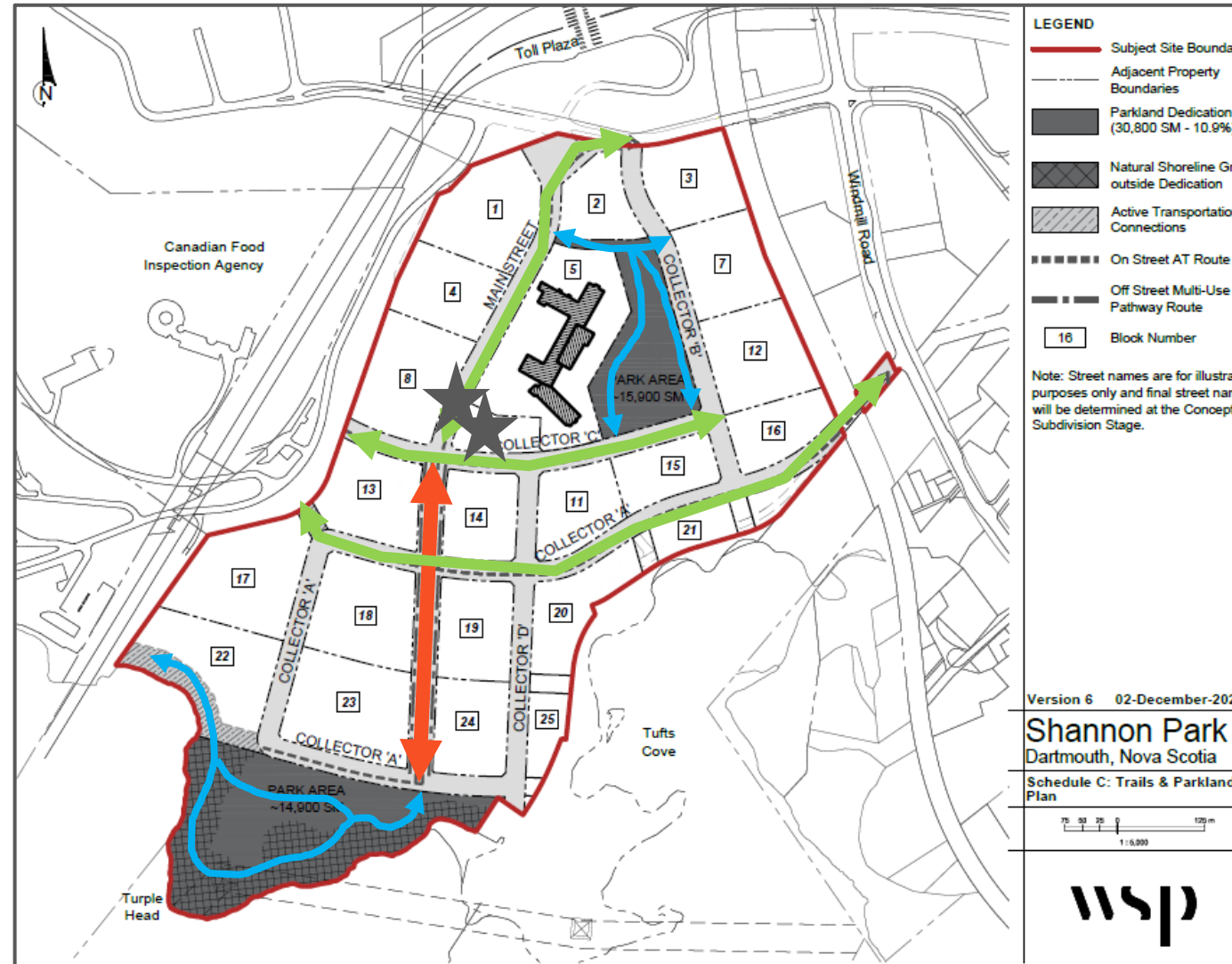
Vibrancy, Land Uses and Built Form



Mobility



Mobility



Two-way on street Active Transportation (AAA facility e.g. protected bikeways) + Two-way off-street Active Transportation (off-street Multi-Use Pathways)

Two-way on street Active Transportation (AAA facility e.g. protected bikeways)

AT connections via parks and open space (approximate locations)

Potential location of future transit hub

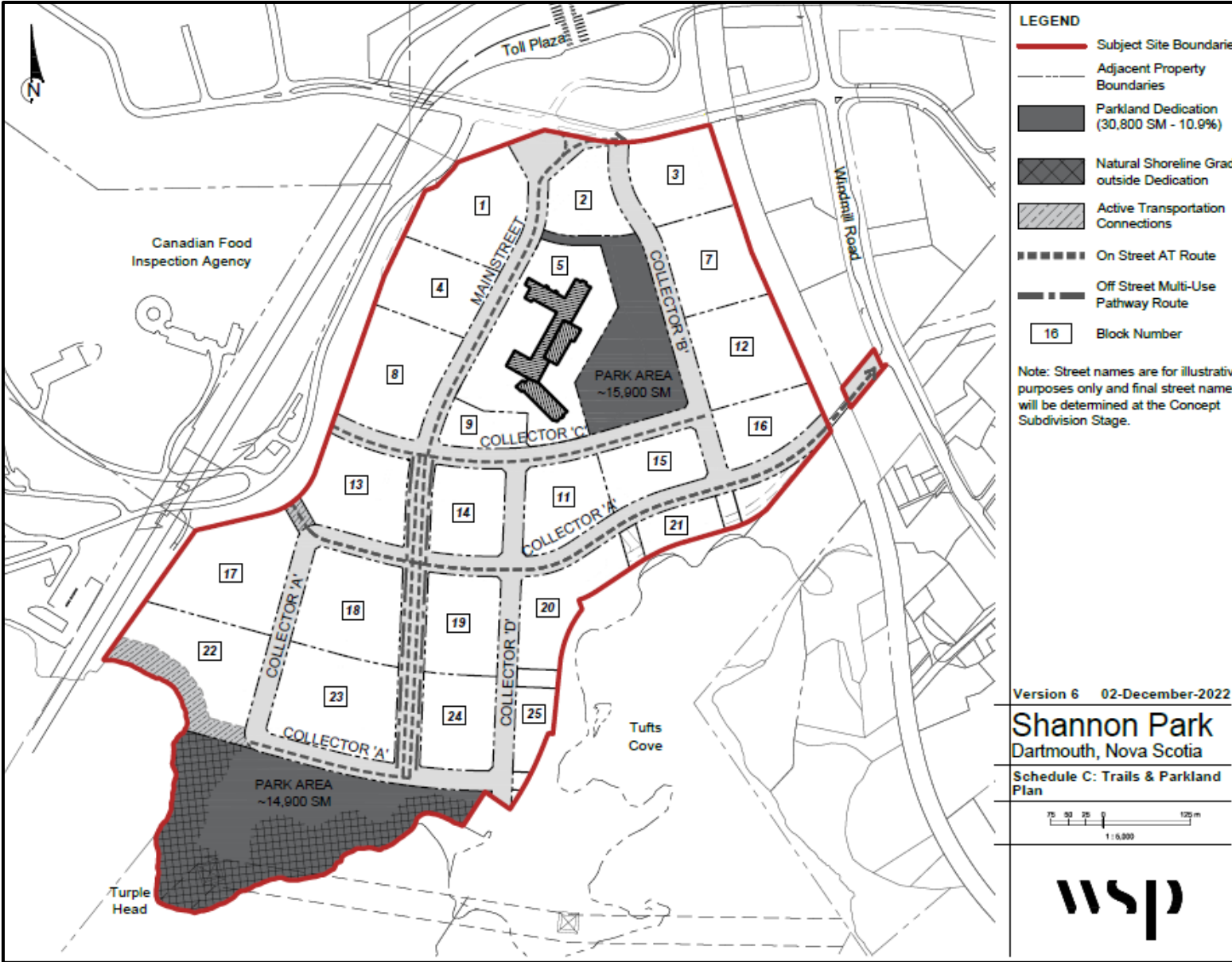
Pedestrian and Bicycle Network



Parks, Open Spaces, and Waterfront

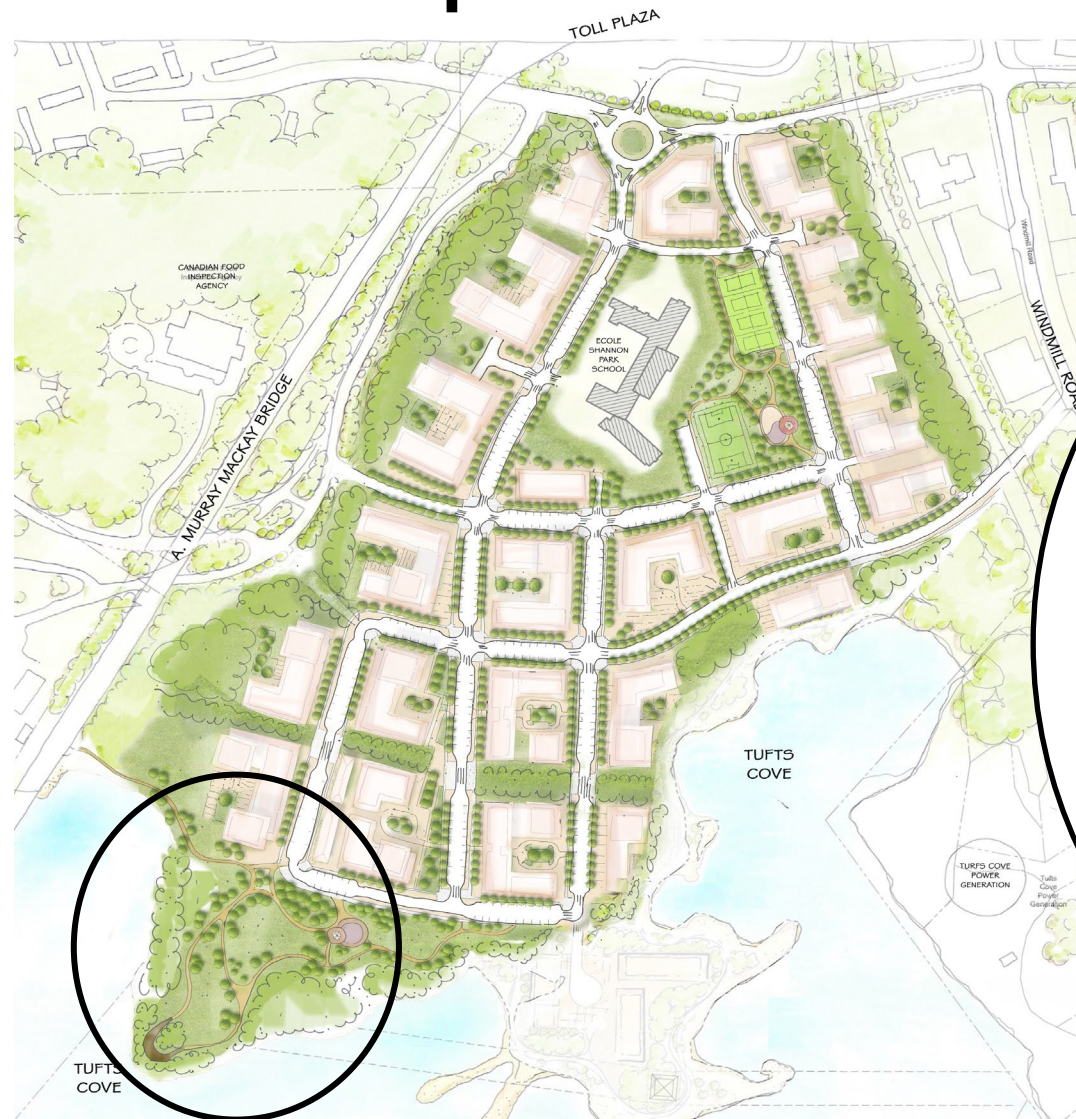


Trails & Parkland Plan



Park Fit-up Plans

Park A – School Park



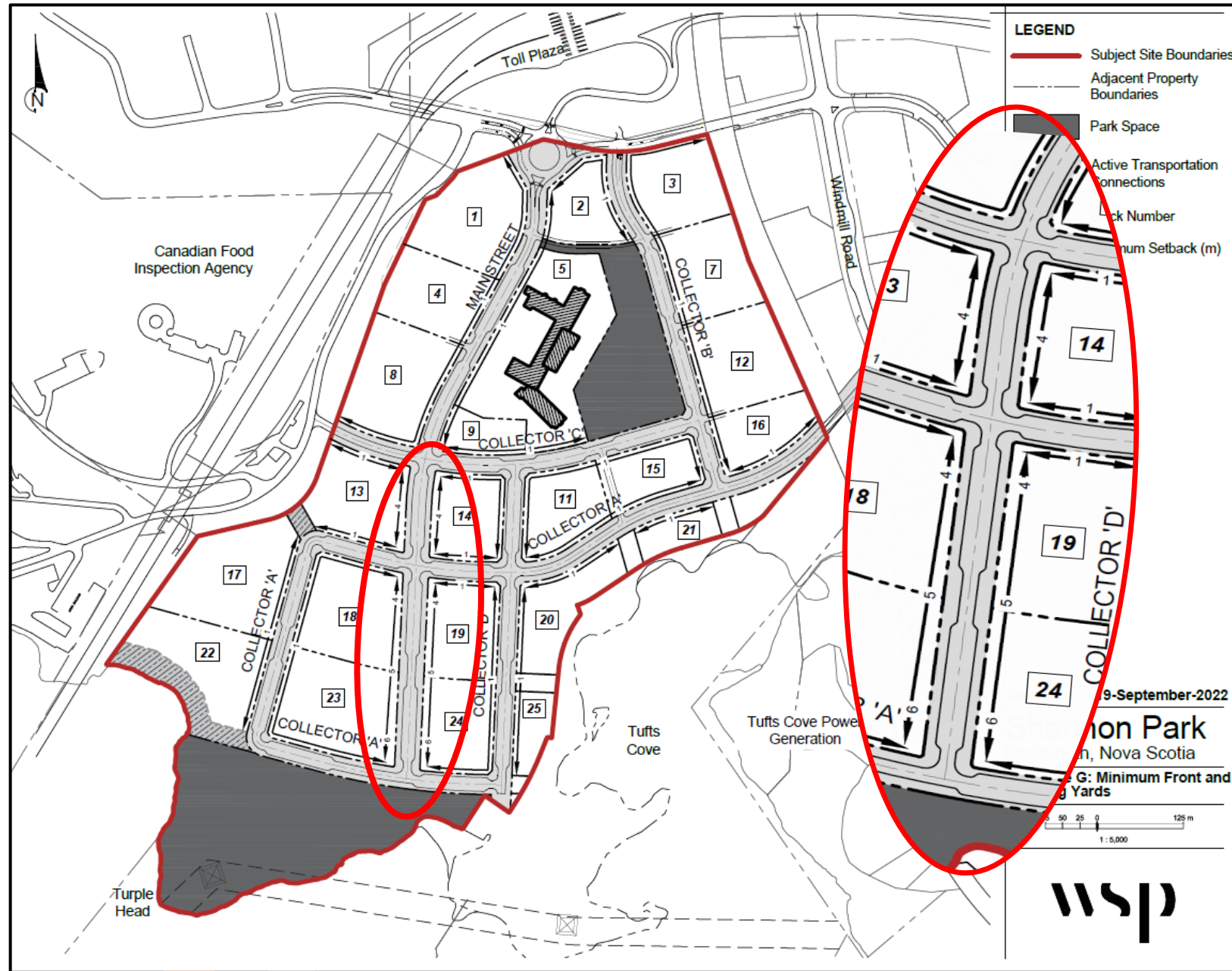
Parks and Open Spaces



Public Realm, Accessibility and Inclusiveness



Image of minimum setbacks in DA



Activated Streetscapes



Commemoration



Commemoration



Other Areas of Interest



Millbrook
First Nation

Affordable
Housing

Ferry
Terminal &
Transit
Connectivity





Canada Lands Company
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Shaping places and spaces

