



CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA

Shannon Park

Public Session June 24, 2015





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On June 24, 2015, WSP Canada Inc. and Canada Lands Company held two Open House meetings at the Shannon Park School in Dartmouth. Sessions were 4:00pm – 6:00pm and 7:00pm – 9:00pm. Approximately 65 attendees were at each session for a total of 130 interested individuals. Each session started with a short introduction to the project and the team, then participants circulated through seven stations. The doodles found on page 12 of this report were created at the event based on discussions and comments heard around the room. The following comments have been taken ‘as written’ at the event. Those items mentioned several times include an ‘x’ and a number after the item. For example, x3 means we received the same comment three times.

This report is a summary of comments/input, and the information is formatted on the basis of the different “stations”.

1 HISTORY

What Memories Do You Have Of Shannon Park? What Does The Area Mean To You?

Have we missed any key events or places?

- 1880s – rail bridge footing (first bridge crossing the harbour)
- 1917 – Halifax Explosion
- 1964 – Wallis heights
- 1979 – first parade night of 865 Dartmouth Kiwanis air cadet squadron in Shannon Park School
- 2004 – Shannon Park closes
- 2004 – 10 years ago, announcement that could be a tech. hub to complement bid
- 2008 – bid for Commonwealth Games

What memories do you have of Shannon Park; what does the area mean to you?

- DND ferry crossing
- Streets named after famous ships from WWII
- Timeline should start earlier – First Nations occupation in Dartmouth region for thousands of years
- Parade sock hop party
- Go cart race
- We used the pool
- All the kids would be in the court yard areas
- Land needs environmental cleanup
- My son and his 20 year old friends still use the sport field here
- Streets named after ships from WW2

What historic moments are important to you?

- Mi’kmaq encampment affected
- Albro Lake – cannon piece
- Great place for our kids to grow up



- My kids went to this very old school for French immersion
- My mother was a teacher at the school and my dad worked at BIO
- Roller skating rink across the street in the 1970s
- Canex was a big deal to the community, it was like a Costco
- Memories – my dad would sell chocolate to Canex
- I drove past to work at BIO, and walked in the woods and streets for exercise
- Teaching tennis outdoors on the court by the school
- My 17 year old son was referee

Are there any particular locations that are special to you?

- The pool and the rink allowed for a lot of community togetherness
- Tufts Cove
- The entire waterfront
- Park space
- My junior high school (John Martin) had our track and field days here at the track

How should the history and culture of Shannon Park be reflected in the new development?

- Throughout the whole area – i.e. Halifax explosion, loss of Tufts, bell, new monument demonstrating Naval History, Mi'kmaq land
- Some type of museum to centralize past significant events (Shannon ship monument, museum, partners with Mi'kmaq)
- Heating plant tunnels
- Traditional land and ways of the Mi'kmaq
- Bid for 2014 Commonwealth Games
- DND had a duty boat that went from Shannon Park to the Dockyard – bring it back
- Memorial to the moms that man our community – and did an amazing job
- Re-create the original shoreline and wetlands from 1749
- Public art / plaza space to honour the experiences of naval families who lived here
- Memorial for previous residents of Shannon Park to remember their home
- Mi'kmaq art / cultural relevance to land / water use
- Access to sports, dances, etc. – we had everything we needed here





2 Community Inventory

What Valuable Services Exist In The Surrounding Community?

What valuable services exist is in the community?

- Beautiful fresh filtered air with all the trees
- School (French immersion) x2
- 865 Dartmouth Kiwanis Air Cadet Squadron (35 cadets ages 12 – 1)
- Field and track
- Green spaces and natural spaces on the water
- Model aircraft fly in field
- Rink, school
- Maintain street names
- Boys and girls club, Farrell Hall

What services/amenities are missing?

- Transition support centre of excellence (veterans and civilian first responders)
- Leveraging the waterfront for use by existing HRM residents and tourism and possibly revenue generator x2
- Mi'kmaq language and culture program for all school children and adults
- Community garden
- Grocery store and amenities
- Seniors social activities
- Waterfront walking trails x4
- Waterfront biking trails
- Seniors affordable housing x2
- Indoor botanical gardens
- Drug store and health clinic
- Ferry to downtown Halifax x2
- 4 plex, stadium , bike trails to downtown Dartmouth
- Return it all to the rightful caretakers – Mi'kmaq
- Day care centre
- A community where people can live, work and play x2
- A walkable community with easy access to transit x3
- A community where people can age in place
- An affordable community – mixed housing with a range of cost x2
- Affordable housing for young families
- Rec. center x2
- Realistic timeline for change x2
- Facilities and activities for youth x2
- Stadium x2
- Active transportation (bike and walking trails) connecting site to downtown Dartmouth x2
- Seniors complex



- Social services community hub
- Opportunity to link to the ocean
 - BIO
 - Search and rescue
 - Military / naval force
 - Aquarium
 - Marina
 - Water tours
 - Water boardwalk
- Boat launch, arena, transit terminal, outdoor concert area (like Moncton), pool, indoor basketball courts
- War memorial
- Smaller scale rec facilities
- Community centre hub, activity places i.e. swim pool, basketball court





3 Access & Connections

How Will Shannon Park Connect To The Rest Of The City?

What should be considered when designing Shannon Park:

- Pedestrian bridge walkway
- Marina
- Put bike lane from MacDonald bridge on Mackay bridge bike path x2
- Outdoor concert area like in Moncton
- Public access to water / shore – parks and walkways
- Power town design? Sculpture or bury transmission line
- Clinic / Dr. office
- Green energy
- Community centre, pool, rec centre
- Market, local
- Pool
- Community garden
- Walking trail, through waterfront
- Stadium condos
- Public aquarium (link to BIO)
- Townhouse style condos
- Retail, like fisherman's cove
- Rec centre, pool, gym, rink, allow school use
- Outdoor common area
- Playgrounds free space for school to use
- Outdoor rec area playground
- Change and maintain grass sports field
- Affordable seniors housing mix of single homes apartments
- Sports fields
- Townhouses
- Ferry downtown
- Mini market
- No huge condos!
- Stadium x3
- Parking lot – park and ride your bike and walk on new trails
- Memorial site for Shannon Park
- More playgrounds on field behind school
- Use this road for access
- Take care of displaced wildlife!
- District energy
- Aquarium
- Seamless integration of whole site
- Boat docking to access shops, services, restaurants, etc.



- Multi use trail – no ATVs
- Aquarium and water theme park
- Fast ferry access
- Transit – needs to connect to spaces on Dartmouth, Halifax, Bedford and Sackville quickly with Hubs to support smaller local lines
- Full service area with telephone, internet, TV, unlimited broadband with maximum future capabilities
- Better / more regular transit service
- A transit hub with express routes to down-town, Burnside, etc.
- Improved access to bridge and highway (reduce bottle necks)
- Enough density to make it worthwhile
- Walk, ride bike, run, stroller – along a harbour boardwalk! x6
- Kayak sail access
- Bus shuttles from Dartmouth crossing then to stadium in Shannon Park (done in Ottawa and Moncton)
- Waterfront trail with bike connections
- Transit hub, bus / ferry
- Bike rentals across the city
- Waterfront trail
- All buses with bike racks





4 Sustainability

What Sustainability Features Are Most Important To You?

Society

- Community Center
- Bus Terminal
- District Energy
- Affordable and Homeless housing
- 865 Dartmouth Kiwanis / air cadet squadron / free youth program for kids ages 12 – 18
- History significance partner with region
- Public open space
- Zero energy = supports society
- Dr. Office – walk-in clinic
- Recreation fields and facilities accessible to North Dartmouth residents
- School – as an active central part of the community
- Ocean industries museum
- Common areas
- Transportation and active transportation
- Athlete campus
- Community gardens
- Green space nature trails
- Cultural mixed use waterfront – like Seattle
- Mixed housing options
- Millbrook cultural centre?
- Halifax Explosion

Environment

- Any / all ideas must be cautious of the land and waterfront
- Community garden
- Green space, nature trails
- Passive, e.g. houses and apartment buildings
- District heat (NSPI)
- Net zero energy buildings
- Community
- Walking trails – pedestrian connections between home, business, a retail centre
- Green energy
- Aquarium transit & bike lanes & walkability for residents
- Best practices for water and wastewater management
- With power, utilize rain water (capture) and use on site
- District energy
- Open green space



- Take care of the wildlife in the area whose habitat we are developing. Also, attention to feral cats people have dumped.
- Economy
- I'd like to see a revenue generator and usable and affordable by existing residents
- Community markets
- Community wide Wi-Fi and business and artist lofts to encourage economic activity
- Botanical gardens (indoor) / bring in tourists who will spend money / keep the locals from going south in the winter.
- Mini Canex history and cultural
- Local market
- CFL stadium expansion / team = hosting of grey cup, = millions into economy
- Local shops for walkable community
- Do something for great Halifax not just local
- Farmers market
- Stadium would bring in international sports, music, etc. CFL franchise as major tenant
- District energy
- Farmers market (fresh produce)
- Stadium not compatible with residential
- Integrate Millbrook development with Shannon park
- Mini grocery stores, i.e. superstore, Walmart
- Green stadium





5 Design & Land Use

What Is Your Vision For Shannon Park?

- No stadium! Area can't handle the traffic
- No full stadium – maintain and enhance the sport fields
- No stadium – it will overwhelm and ruin the site
- Arts space
- Space that students could use
- A stadium should go on outskirts of town
- #865 air cadet squadron currently trains over 35 air cadets in Shannon park school. Over the past 40 years, several thousand youth from Dartmouth and surrounding communities have participated in the cadet program in Shannon Park. It is important we provide facilities for youth and to keep them involved in the community.
- Library
- Senior housing
- Aquarium and water theme park – can be in conjunction with BIO
- Outdoor concert area like the one in Moncton
- I would like to believe that we (the children of Shannon Park and our families) would be remembered fondly. The best place in the world to grow up. Gym, basketball court, community centre, pool
- Community ice rink
- Housing for homeless and low income people
- District energy
- Aquarium next to BIO
- Affordable housing
- Veterans transition support centre
- Aquarium (right beside BIO)
- Maintain field area for model airplane flights (gas powered)
- Refugee camp
- harness race track - with first nation casino
- small diversity ships – sports living quarters for teams to stay – campus
- Gates community for senior living. E.g. apartments, single homes
- Native run international peace center & refugee camp



Land Use Voting Results

Stadium	Trail Network	Waterfront Amenities	Medium Density	Recreation Facility	Public Space	Retail Shops	Transit Terminals	High Density Residential	Pedestrian-Friendly Streets	Parks and Playgrounds	Natural Open Spaces	Bike Lanes	Community Gardens	Low Density Residential	Public Art	Institutional	Offices	Industrial
70	50	49	47	44	37	35	30	29	29	25	19	18	15	12	10	6	5	4



6 Takeaway Survey

Eighteen surveys were received (as of July 7). Several themes emerged from these and can be summarized as follows (in no particular order):

1. When thinking about the redevelopment of this site, what is the most important thing to you in terms of use(s)?

- Affordable housing (seniors, independent living, homelessness, etc.)
- Stadium/Aquarium/Botanical Garden/Arena/Theme park
- Residential (varying density)
- Commercial
- Waterfront amenities
- Community amenities
- Open/park spaces
- Infrastructure (transit, stormwater, etc.)

2. What do you definitely not want to see at Shannon Park?

- Stadium
- Affordable housing
- Large shopping
- Condos/high-rises
- Residential (varying density)
- Development

3. What can Shannon Park offer this community that is not currently available?

- A well-planned development
- A sports/concerts venue
- Attractive green space
- Transportation to downtown
- Affordable housing
- Recreate lost wetlands
- Access to waterfront
- Rental housing



7 Doodle Wall

Shannon Park IDEAS FAIR

June 24, 2015, 4-6 PM

www.seemeaning.ca

What's YOUR best idea?

Remember & Honour
the thousands of years of Mi'kmaq history

History & MEANING
The BELL the POOL & rink
Remember the Halifax EXPLOSION monument

One of the LAST economic development opportunities for the CITY

Community
Drug store, Wi-Fi, Doctor's office, Banks, Grocery store, MINI MARKET, Mi'kmaq language program, Seaborn's First Nations

WATERFRONT
Waste heat, Cooling water, Pedestrian bridge, Role of school, Ocean Industries museum, Reclaiming the lost WETLANDS, LEED Platinum, All construction to meet LEED Platinum, Land & WATER CONSCIOUS, Playground, Storm water treatment, SOCIAL ENVIRONMENT, ECONOMIC, US&P rainwater, No company's, Massive towers

Shannonville
Low-rise residential, Light Commercial, Design & LAND USE, STADIUM, Love the STADIUM, Public boat launch & mooring, Water tower, Water club, Small 4000sq ft store, WATER

Services & ASSETS
Affordable HOUSING for seniors & young families, Friendly Streets, CUSE water front, Concerts elvis! concert!

ACCESS & CONNECTIONS
Walking & biking TRAILS, Marina, Ferry to downtown, Boardwalk around the HARBOUR

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Shannon Park IDEAS FAIR

June 24, 7-9

www.seemeaning.ca

What's YOUR best idea?

think B-I-G

First Nations
Public art to depict this
use of land & water
Hunting
Fishing
Baskets
Significance
Koller rink in 70s
Novel family experiences
Remember children who went to school here
Connex

Watch out for PRESSURE from the big shots!

HISTORY & MEANING
Name streets after WW II ships
Memorial for previous residents (esp. Mi'kmaq)
Millbrook Cultural Centre
Outdoor lessons
Pool
gym
Indoor courts
play space
Public art

SERVICES & ASSETS
Aquarium!
Track field
Outdoor concert area
Boat launch
community HUB
Youth facilities
shopping
Public art

ACCESS & CONNECTIONS
Water tower
Ferry & TENNIS hub
More & better transit
Pedestrian forum
ACTIVE transport & EXPRESS routes
WATERFRONT access
Boardwalk
Bus from the crossing to stadium

ENVIRONMENT & sustainability
GREEN
Green space
Passive financing
geo channel
Water & wastewater management
School as Active part of a community
Waterfront like Seattle
Public open spaces
Needs an environmental clean up!

DESIGN & land uses
Multi-cultural community
Value MORE than money
Low medium & high home financing
Affordable
Mixed housing options
STADIUM would bring \$ & people
places for ALL
New Scotra

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9 Common Themes

The Ideas Fair on June 24th, 2015 produced many great ideas and conversations about the site. Residents from across the City are attached to these lands and excited to see something finally happen at Shannon Park. The preceding pages include all of the ideas that were discussed at the session. Generally, these topics fall into the following four common themes:

1. Take Full Advantage of the waterfront. The Harbour edge is a precious resource. The Shannon Park waterfront should be accessible by the public and be incorporated into a system of roads and trails, allowing easy access to the water. Waterfront activities such as marinas, piers, boardwalks, shops and restaurants will help activate the Harbour edge.
2. Social Hub. At one time Shannon Park was a lively place where residents from the surrounding communities would gather for social events, services and sporting events. North Dartmouth seems to be lacking a central gather place and service centre. Shannon Park should become a vibrant community consisting of services, events and unique places.
3. Environmental Awareness. The Shannon Park lands should be carefully remediated back to an acceptable level for residential and commercial use. In developing the 'new' Shannon Park, environmental sustainability should be incorporated through items like community gardens, district heat, mixed land-uses, natural trail networks, active play spaces and interconnected transit systems.
4. Commemoration. Shannon Park was a special place for many people and the community still holds many great memories. The First Nations community and DND presence should both be recognized/commemorated in the development. Shannon Park is known as a great place to live and raise a family. On top of a great physical development, there is an opportunity for great programming. Shannon Park has a great history of bringing people and families together. This interaction should be commemorated and re-invigorated in a new development.



10 Next Steps

From here, the Planning Team will be gathering all of the comments received at the Ideas Fair, online, surveys and stakeholder discussions and will start to create Development Scenarios. The scenarios will be developed and tested through the rest of the summer and early fall, with the goal of bringing development options back to the community in October.

In the meantime, be sure to follow the Shannon Park project online at the sites below:

Website: www.shannonpark.ca

Facebook: PlanShannon

Twitter: @planshannon