



CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA

Shannon Park Public Engagement Session November 25, 2015





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1. Introduction

Canada Lands Company hosted a public engagement session on November 25, 2015 at the Shannon Park School to gather input based on three draft development concepts prepared for the Shannon Park redevelopment. The three concepts were evaluated based on six community design principles. The following report summarizes this session.

2. The Agenda

Plan Shannon – Public Engagement Session

November 25, 2015, 7:00pm – 9:00pm

Shannon Park School Gymnasium

7:00 pm | Welcome | Chris, 5 min

7:10 pm | Presentation | Greg and Eric, 25 min

7:35 pm | Breakout Session | Workshop Format (8 people per table), 1 hour

WSP personnel

One per workshop group

Objective

Discuss the principles and how each of the three draft development concepts measures up against the principles.

Questions

- What do you like about each concept?
- How would you improve each of the concepts?
- How well do you think each concept reflects the principles and themes?
- Are there areas of concern around Shannon Park that aren't being addressed in the concepts? (i.e. access, traffic, noise, pollution) Where? Identify areas on map.
- What are the major design elements you like (could be from any of the three concepts)?
- What are the major design elements you dislike? Why?
- Is there anything that is missing from all three of the concepts?

8:35 pm | Closing | Wrap Up Discussion, 15 min

- Thank you
- Three 'Big Ideas' from each table
- Website for information / update
- Back in February with next version
- Next steps in planning and development process



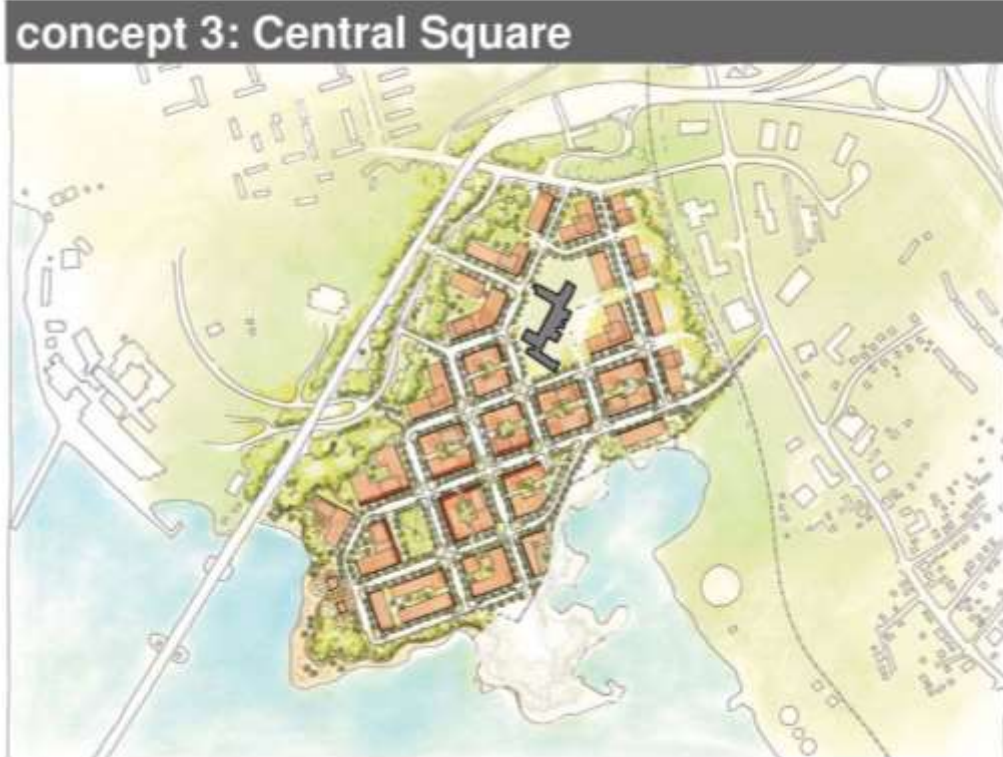
3. The Three Development Concepts

concept 1: Grand Boulevard



concept 2: Harbour Vista





4. The Six Community Design Principles

1. **Vibrancy:** Supporting the creation of a vibrant urban centre.
2. **Public Realm:** Shaping new parks, trails and pedestrian connections.
3. **Mobility:** Supporting mobility within the site.
4. **Land Use & Built Form:** Providing a range of land uses and building types.
5. **Commemoration:** Celebrating the rich history of the community.
6. **Waterfront Access:** Providing access and connections to the waterfront.



5. Comments Received

5.1 Vibrancy

Concept Likes & Dislikes:

- Concept #1: Do not like the upscale residential towards the water, seems too private.
 - Commercial should be near the water for greater vibrancy and a destination feel.
- Concept #1: A very good layout for small town commercial.
- Concept #1: Would offer good possibilities for needed increase in availability of daily needs.
- Concepts #1 & #2: Green space should be much larger.
- Concept #2: Extending the shops into the open space.
- Concept #2: Activities along the main streets and at viewpoints.
- Concept #2: Best parkland.
- Concept #2: Works well.
- Combine Concepts #2 and #3: The Square and the views.
- Concept #3: A good concept.
- Concept #3: Is vibrant.

Green Space:

- Green space, Cafés, Landscaping / streetscaping: this all adds to pedestrian realm and vibrancy.
- More green space, undeveloped area for the school.
- Include green roofs.

Waterfront:

- Eastern Passage Fisherman's Cove is an example of what should be on the waterfront.
- Boardwalk; all three concepts.
- An accessible waterfront is important.
- Mixed use works well close to the waterfront.

Recreation:

- Sports facility, recreational facilities for community activity / public community areas.
 - Including winter season recreational facilities.
- A community center; connect a community building to the school.
- Want to see a recreational centre, community hub with vibrancy.
- Different uses for different times of day / year / season.

Facilities & Uses:

- Museum.
- Families / school.
- Church: A venue or community gathering.
- A grocery store is key for people to come and stay (within walking distance).
 - Have business store fronts supplying food / grocery.
 - Problems with affordability.
- Coffee shops (Tim Horton's).



- The school has potential to contribute to vibrancy.
 - This should be a community center, not just a school.
 - Matter of public will (difficult with the HRSB).
- Can these proposed shops stay in business?
- Mix of affordability.

Connection:

- Connection to the surrounding uses around the school.
- How does Shannon Park connect to the surrounding area? There needs to be a reason to come into the site. Vibrancy is dependent on this.
- Accessibility to the site from other areas of the city / connect to community.
 - How would people get there?
 - Shuttles
 - Trail system in all areas

Built Form:

- Don't create enclosed spaces.
 - No gates, be open.
- Connected built form.
- Small scale: live, work and play.
- Contemporary.
- A concept that draws people in.
- Have a gateway feature.
- Interior court space between the blocks creates vibrancy through connection.
 - These court spaces also benefit from weather protection, and enhance the overall use.
 - No more divided, isolated areas in Dartmouth.
- Mix of uses / small scale (Hydrostone).

Miscellaneous:

- Hydrostone: good example of vibrancy.
- Sidewalks should be fun to walk on – benches, green spaces, gathering spaces.
- “Even though I don't live here, I would like to spend time here.”
- Shannon Park is the centre of the city.
- Make it welcoming.

5.2 Public Realm

Concept Likes & Dislikes:

- Concept #1: Public realm around the edge is more inviting / welcoming to public.
- Concept #1: Playgrounds, community gardens, places where families come together.
- Concepts #1 & #3: Development must leave room for climate adaption (sea level rise).
- Concepts #1 & #3: Central squares are good to have.
- Concept #2: Hydrostone market configuration (boulevards / green space).
- Concept #2: Public space is best with this concept.
- Concept #2: Good green space.



- Concept #2: Like the green space.
- Concept #2: Best option for adding water features.
- Concept #2: The shared internal space seems more inviting.
- Concept #2: We like the 'wedge' public space going towards the water.
- Concept #3: More pocket parks around the site needed.
- Concept #3: Central to only a small group, what will bring you into the central park?
- Really like the Vista in Concept #2, but also like Concept #1 with the commercial on Windmill.
- Playgrounds, community gardens and orchards, splash pads.
 - Concept #2: Water integrated into a children's playground located in the 'wedge' of open space in this concept.

Trails & Green Space:

- Trail network!
 - Pedestrian connection with BIO (built in customers); if the trail network is connected to BIO, this makes more of a connection off-site.
 - Multi-use trails.
 - Pedestrian only streets.
- Natural trails.
- How do we connect to the existing trail systems / Trans Canada Trail?
 - Make Shannon Park a destination in the trail network.
- Continue the trail access all around the Harbour.
- Parks with mix of uses: gardens, playgrounds, arts / statues, central features, water features.
- Preserve the natural forest and green space.
- Protect the existing trees.

Waterfront

- Boardwalk? Reference to Bishops Landing.
- A waterfront public boardwalk is essential.
- Safety while on the waterfront boardwalk is a concern; it seems to be separated by green space, seems shielded.
- Preserving coastal access / natural access.

Utilities:

- Utilities located underground and have ornate / decorative lamp posts.
- District power system (i.e. steam plant).
 - PMQs were run by steam.
- NSPI transmission towers: eye sore, possibility of running them under the harbour.

Facilities:

- Reduce commercial and provide local services / services supporting community (no big box retail).
- Likes: No big box retail, small shops to attract a more pedestrian-friendly vibe along the main streets.
- Need for facilities that are publically owned, not private businesses.
- Skating rink, splash pads, kids park.



- An off leash dog park (fenced in).
- Farmers market, police station / fire station, health clinic, local library (this is available nearby), music venue.
- Community sports, outdoor field space.
- Landmark facility.
- High quality seating.

Built Form:

- Like the courtyards between the residential developments.
- Sense of enclosure, counteracted by terraces, open public spaces.
- Strategically located street parking and high quality parking design.
- Slope building height down to the waterfront.
- Public space not facing the bridge.
- Different colours / different materials throughout.

Miscellaneous:

- Bike lanes.
- LED lighting.
- Public realm activated by retail; activate water, highlight corridor.
- Places that bring people in.

5.3 Mobility

Concept Likes & Dislikes:

- Concepts #1 & #2: Best option for trails.
- Concept #2: Needs greater connection to the waterfront.
- Concept #2: Pattern of streets is more organic.
- Concept #2: The school is more accessible through this roadway pattern.
- Concept #2: A good example of creating walkability north / south.
- Concept #2: Best response on mobility; people will walk around more.
- Concept #3: Seems to have less ways in / out of the site.

Parking:

- Shuttle system to allow parking further back on the site so that waterfront isn't taken up by parking lots.
- No huge parking lots.
- Concerns about underground parking and the sea levels.

Connections:

- Commercial connections.
- Connect BIO and CFA (i.e. additional connections).
 - They could walk to Shannon Park for lunch and shopping, or a park setting during lunch hour.
- Connection to surrounding neighborhood.
- Pedestrian access to neighbouring sites.



- The current configuration cuts off the site; it is not integrated enough and should have more connections.
- Isolation might be an issue.

Busing & Transit:

- Shuttle bus within the community (no charge).
- Shuttle bus from community to major destinations, i.e. downtown, Dartmouth terminal (minimal charge).
- Will there be busses servicing this area?
- Transit needed closer to the entrance, closer to high-rises & commercial spaces; this is good for people with mobility issues.
- Bus connection / public transit.
 - Connection to Ocean Breeze Estates.
- Metro Transit. Need better transit connections & regular bus service.
 - Integrated into the site.
- Bus and ferry terminal; the site is contained / choked by vehicle access.

Active Transportation:

- Bicycle lanes, bike storage and bike rentals.
 - A bike lane added to Windmill Road and the McKay Bridge for greater connections.
- Bike friendly. Complete streets with segregated bike lanes.
- Good biking and walking space around the site.
 - Main Street should have bike lane.
- Connection to the Harbour Trail (get people out and using the trail).
 - People would walk down the hill to use the trail.
- Trail connections to neighbours / businesses.
- Dartmouth central trail should be connected to Shannon Park; it's a destination for cyclists.
- Accessibility is key for seniors and the disabled: proper ramps, curb cuts, etc.
- Seems to be a lot of intersections; this presents a safety issue for walkability.
 - Walkability should be geared towards children.
- Likes: curb bump-outs, integrated with separated, safe bike lanes.

Water Access:

- Docking access & a water taxi from Shannon Park to / from Seaview Park and McNabb's Island.
- Walkways.
- Ferry, water taxi (Ex. Grandville Island water taxi in Vancouver).
- Where is the wharf?
- Ferry access to the site / a ferry terminal.
- Ferry: need one? Would rather see more investments into bus services.
- Bring a ferry, but do not want a giant Park and Ride like in Woodside.

Railway:

- Possibility of turning train tracks into a communal rail. This could connect to the ferry and Burnside.
- Design must consider the future possibility of railway use.



- Concerns with traffic at the railway crossing.
- Need to address the train.
- Commuter rail.
- Consider train activity.

Miscellaneous:

- Space for snow; filter and dump into the harbour?
- Improve the surrounding roads.
- Accessibility: barrier free is a must.
- Bring people in (make a destination spot).

5.4 Land Use and Built Form

Concept Likes & Dislikes:

- Concept #1: Grand Blvd. high rise commercial on edge is good!
- Concept #1: The Commercial should face onto Windmill Road.
- Concept #1: Landscape of school area, adding community space near school.
- Concept #1: Creating Bishop's Landing.
- Concept #1: Parks, areas for people to play, enjoy the outdoors. What is there for the kids?
- Concepts #1 & #2: High-rises northwest of the school property.
- Concepts #1 & #2: Offices closer to the bridge for the noise aspect.
- Concepts #1 & #3: Important to keep pre-existing ecological aspects, build paths connecting.
- Concept #2: Like the step-back concept, this provides a view for everyone (wants to see taller buildings near the rear of the site and shorter buildings near the water).
- Concept # 2: Best use of wetlands / reusing wetlands.
- Concept # 2: Most liked option for creating parklands.
- Concept #2: Grandville Island is a good example of creating an active community; combination of small shops, school, arts and crafts, waterfront, etc.
- Concept #2: Character cafes and restaurants.
- Keep views of the water as much as possible; strategically choose direction of streets / buildings.
Concept #2: Does this best.
- Concept #2: Community space as central space (the school).
- Concept #2: Who uses the current school? School should be replaced with a modern design school and accommodate social activities around the site.
- Concepts #2 & #3: Off leash dog area, skate park, library, playground near school.
- Concepts #2 & #3: Like the concept of live-work-play.
- Concept #3: Low income housing.
- Concept #3: Good idea but should include commercial.

Elevations & Site layout

- Lower building heights and densities close to the water.
- High rises at the community gateway.
- Height should be placed away from the bridge.
- Don't like the tall commercial next to the bridge; this would block out Ocean Breeze Estates.
- Higher density by bridge.
- Large scale commercial should be towards the bridge and smaller scale commercial near the water.



- Height is appropriate. But, be mindful of shadows and wind.
- Don't want to raise families in high rise. Children need to be able to play outside.
- Variation in heights.
- Gradual heights of the buildings and multiple step backs on individual buildings.
- We like the multi-layer approach of the buildings.
- Avoid tiered buildings.
- Mixed use: taller buildings to frame the site.
- Open concept, minimize density / congestion.
 - Closed in townhouse style appears really congested.
- Townhouses near the school.
- Create neighbourhoods / districts.
- Integration of small retail and residential.
- Should have a good ratio between commercial and residential within the site.
- Avoid large floor plates (wind and shadow mitigation).

Building Aesthetics:

- Design: wood / color.
- Aesthetic of buildings is essential; buildings must be beautiful.
 - Variety of architecture, no cookie cutter development.
- Modern, exciting buildings.
- Not too rectangular.
- Curved building forms.
- Different buildings.
- Focus on good quality design.
- East coast character.
- Consistent theme (with variety).
- Have a variety of building forms and architecture.
- Protect exciting materials at the site, recycle.

Housing:

- Can't play music instrument while living in an apartment (concerns with housing types).
- Mixed elevations and mixed use (families, seniors, professionals, etc.).
 - Include 3 bedroom units, condos as well as rentals.
- Affordable housing should be mixed in with owned / condos; shouldn't be visibly obvious.
- Should have variety of economic status in the neighborhood, this is really important.
- Mixed prices of housing that is distributed throughout the site.
- Mix of incomes and demographics.
 - Services provided must be varied for low and high incomes.
- Rent subsidy.

Facilities & Green Space:

- Green roofs / rooftop gardens or podiums of buildings.
- Provide as many services as possible, i.e. grocery store, doctor services, a market / outdoor market.
- Health clinic, Tim Horton's, restaurants, small businesses / store fronts, music venue, movie theatre.
- Offices, residential (affordable, density designed well), senior housing.



- Underground parking so land is not wasted.
- Ferry.
- Community gardens.
- Have a boardwalk.
- Preserve existing trees (i.e. during demolition).
- Need a landscape buffer for wildlife adjacent to the bridge.

Connectivity:

- Organic connection with Millbrook.
- Connect to the rest of Dartmouth; don't have concepts turn back to Windmill Road.
- More connectivity on the northeast portion of the site (i.e. no barrier).
- Walking-only streets with access lanes in the back.

Miscellaneous:

- Different types of streets (ex. Boulevard with green space). Main Street being central is great!
- Railroad tracks make sound at night; commercial would help block the sound.
- Better school / expansion of the school.
- Be mindful of the sea level rise.
- Have an iconic building.
- Artist's renter space.
- More focus on independent businesses (not office park).
- Address noise of the bridge.
- Stormwater.
- Off grid opportunity: Alternate energy sources.

5.5 Commemoration

Past Community & Military Presence:

- Thousands of people lived in Shannon Park; commemorate the previous community.
 - A street dedicated to representing the former community.
 - Would be nice to recognize the families with a parent in the military.
 - Plaque or commemorative bricks / pavers in remembrance of someone from the former community.
- Talk to people who lived here.
- Public art connected to military history.
- Statue related to the Navy.
- A focus on naval commemoration.
 - Street names to be kept.
- Shannon ship.
- DND.



Millbrook Land & First Nations:

- Millbrook heritage.
- Commemoration must be important to Millbrook lands / Turtle Cove.
- History of Tuft's Cove; thriving community, livestock raised, "cattle yard road".
- Commemorate the effects of the Halifax explosion on Millbrook First Nation.
- Work closely with First Nations and the school board to have cool and exciting projects and buildings.
- First Nations should be engaged.
- Mi'kmaq: bring into development, lots of iconic themes and contributions make to society.
 - Street names, furniture, public art.
- The whole Mi'kmaq community was wiped out during the Halifax Explosion.

The Harbour & Halifax Explosion:

- Halifax Explosion (art, info boards).
- Use the harbour's history.
- Halifax explosion and effects on Dartmouth are often ignored.

Methods of Commemoration:

- Fund / sponsor for commemoration; money goes towards public realm.
- Reunion happens at Shannon Park every year.
- Events.
- Distinctive entrances to the community.
- Make the materials of the waterfront boardwalk tell a commemorative story.
- Commemorative trail, follow coloured bricks.
- Distinctive street signs / names.
- Street names (ships, naval / military).
- Information booths / way findings.
- Create a theme for the project.
- Victorian lights / lamp poles.
- Better plaques and signage.
- Tourism attractions, such as a museum or interpretive center; in a central location.
- Commemoration should be done through relevant, public art and sculpture.
- Commemoration reflected in design.
- Somewhat commemorate architecture (one street or a hint of what was here before; former materials).
- Commemoration elements should be located in public spaces.
 - Family monument to represent military families that lived here.
- Public realms / parks named after heritage. Locate "landmark" destinations based on commemoration names.
- Aquatic theme to recognize reserve work on adjacent lands.
- Shannon bell: use as a center piece.
- Have something that could be seen from the Harbour & the Halifax side (i.e. a beacon).
- Preserve the natural forest and ecosystem.
- Trees by the water (natural vegetation).



5.6 Waterfront Access

Concept Likes & Dislikes:

- Concept #1: Commercial along the water.
- Concepts #1 & #2: Best option for keeping a natural waterfront.
- Concepts #1 & #2: Very good walkability.
- Concept #2: This view works the best.
- Concept #2: How can the green space bring more activity to the waterfront?
- Concept #2: Has the best waterfront trail.
- Concept #2: Boardwalk like Vancouver.
- Concept #2: Swimming pool close to the water like Stanley Park.
- Concept #2: Increase green space.
- Concept #2: Preferred option for using the water as an experience; use the water as a functional and aesthetic feature.
- Concept #3: Good possibility for connecting the institution (aquarium) with the waterfront.

Water Access:

- Why not a ferry? Can it be a potential for the future?
 - Water taxi, dock for boats.
- Boat launch at a Marina.
- Access for water taxis.
- Marina / boat launch / pad for small boats / canoes.
- Would like to take a boat ride from this waterfront and fish from the shore line.

Land Access:

- Public parking near the waterfront (but would need to be underground).
- Places for pedestrians and bike paths.
- Boardwalk is essential.
 - Out into the water, build a wharf / piers?
- Public access for entire length of the waterfront. Touch the water.
- Public area along the waterfront.
- Pedestrian streets along water.

Miscellaneous:

- Commercial space on the waterfront.
- Multi-use / barrier-free.
- Private uses (restaurants, public washrooms / facilities).
- View corridors.
- Central portion of the buildings should be taller, height to step down towards the water.
- Low building height preferred.
- More green space needed.
- Keep it green! There is not enough green space provided.
 - Connection through the perimeter trail is great.
- Wetland growth opportunity; don't build over the wetland, preserve it.



5.7 Our Three Big Themes

Table 1

1. Green space! Keep natural coastal forest ecology and waterfront connection (Concept # 2 achieves this best).
2. Connect public and commercial space with the waterfront; makes the area accessible, more inclusive and provides a welcoming feel to the public.
3. Synergies with Millbrook First Nation development, BIO and Windmill Road (do not have back walls / turn back on Windmill Road).
4. More recreation space. Call on the City to help develop more than 10% recreation area (community center). We want Shannon Park to be a place to live, work and PLAY.

Table 2

1. Access to the water and recreational facilities for families, an active community, skating rink, swimming pool, shared park; this all provides a regional draw (diverse amenities).
2. Buildings on an angle (building heights to slope down towards the water), much to capitalize on view.
3. More focus needed on the existing natural spaces; green space, waterfront, wildlife (ton of deer present here).
4. High rise, buffer the school (more green space around the school), AT, train connection

Table 3

1. Green roofs / rooftop gardens.
2. A community integrated museum.
3. Connection to the surrounding communities and trails.

Table 4

1. Small town commercial (most possible in Concept #1).
2. Create a theme for the project.
3. Use the water as functional and aesthetic feature (preferred Concept #2).

Table 5

1. Community Centre: this is vital for community cohesion and neighbourhood vibrancy.
2. Mixed housing integration.
3. Commemorate the history to Mi'kmaq and the connection they have to the area.
4. Connection of the area to the surrounding neighbourhoods must be good!



Table 6

1. Affordable and diverse residential and commercial.
2. Waterfront access, greenery, and consideration of sea level rise.
3. Sustainability overall (mobility, water, sustainable building practices, district energy).
4. Safety.

Table 7

1. Community sports and recreation.
2. Waterfront green space and vista.
3. Height and density steps up away from the water.
4. A unique destination (i.e. Granville Island, Hydrostone).

Table 8

1. Public waterfront coupled with mixed use development and accessibility.
2. Bring people to the community to live and visit; transit, ferry, multi-purpose trails.
3. Appealing to multi-generation-backgrounds.
 - a. Vibrancy all day / year / season.
 - b. Appealing and reflective of Nova Scotia.



5.8 Final Thoughts

- Concept #2: The view is more interesting.
- Concept #3: No good, not attractive.
- Please remember: green space, sustainable energy, inclusive development, should leave more space for school expansion and the importance of old growth trees.
- It feels like Canada Lands really listened. People were asking for Shannon Park to be a complete community, and the proposed plans really reflect that. Thank You!
- Build on the site's assets (maximize them); view, waterfront access, large parcel of land in urban core
- Supplement or diminish its weaknesses!
- Buffer bridge noise with high rises.
- Have great metro transit access to reduce geographic isolation.
- Amenities to draw visitors (trails, rec centre, shops, skate parks, etc.)
- Anchor facilities owned by HRM and publicly available community centre, library, etc.
- The site needs to bleed with theme: turn the Maritime Museum of the Atlantic into a neighbourhood, put artefacts in all buildings.
- A recreation Center needs to be located here.
- A community center with a daycare should be built.
- A sport arena is no longer being built, changed everything with regards to recreation.
- Should have recreation: community basketball / tennis courts, pool and a rink (outdoors).
- Height is a concern. Views should be maintained.
- School needs to go.
- Don't want to raise families in high rise. Children need to be able to play outside.
- The current configuration cuts off the site; it is not integrated enough and should have more connections.