

## Public Engagement FAQ Shannon Park

### 1. Where is the property and who owns it?

Shannon Park is a former military community located on the eastern shore of the Halifax Harbour. Now vacant, the 85-acre site is intended to be developed into a compact, mixed use community by the Canada Lands Corporation, a self-financing, federal Crown corporation that specializes in real estate & development of Federal Lands.

### 2. How will affordable housing be addressed?

The development of the site will be subject to the Regional Centre Incentive or Bonus Zoning Regulations which includes money-in-lieu for affordable housing as a public benefit option. For more information on this process, please visit this link: <https://www.halifax.ca/about-halifax/regional-community-planning/affordable-housing>

### 3. How many people will end up living here?

Once fully built out over the next several decades the community will consist of approximately 7,000 residents.

### 4. What will the buildings look like?

The agreement will regulate streets, parks, subdivision, uses, and zones, but will not determine what the buildings will look like. This will be done via the Site Plan Approval process on a lot by lot basis. Maximum heights will be included in the development agreement and the development will consist of a mix of high-rise buildings (greater than 26m or 8 storeys greater in height), tall mid-rise buildings (20-26m or 6-8 storey buildings), and mid-rise buildings (11-20m or 4-6 storey buildings).

### 5. Will a new ferry be part of the development?

Regional Council, through the Rapid Transit Strategy, has identified this area as a potential location for a future ferry service and staff will work with Canada Lands Corporation and adjacent property owners on how we can incorporate this service as the city and area changes and grows.

## **6. Will the school be part of the development?**

The proposal incorporates the Shannon Park School site into the design of the community. The policy also requires the proposal to identify how the school lands could be readily integrated into the neighbourhood design should it be closed in the future. The Halifax Regional Centre for Education is the body responsible for making decisions regarding the school.

## **7. Will this development agreement cover the Millbrook lands?**

No, the development of the Millbrook lands will happen separately and are not part of this proposal. The agreement, however, will coordinate road, park, servicing, and trail designs with the anticipated development of the lands owned by the Millbrook First Nation.

## **8. How do I get involved?**

You can participate and provide your input through the following ways:

- Completing the survey (link found on the application webpage)
- Email comments to: [macdoude@halifax.ca](mailto:macdoude@halifax.ca)
- Speak to the Planner at: 902.240.7085