

Case 22734 - Shannon Park

SURVEY RESPONSE REPORT

01 July 2013 - 07 June 2021

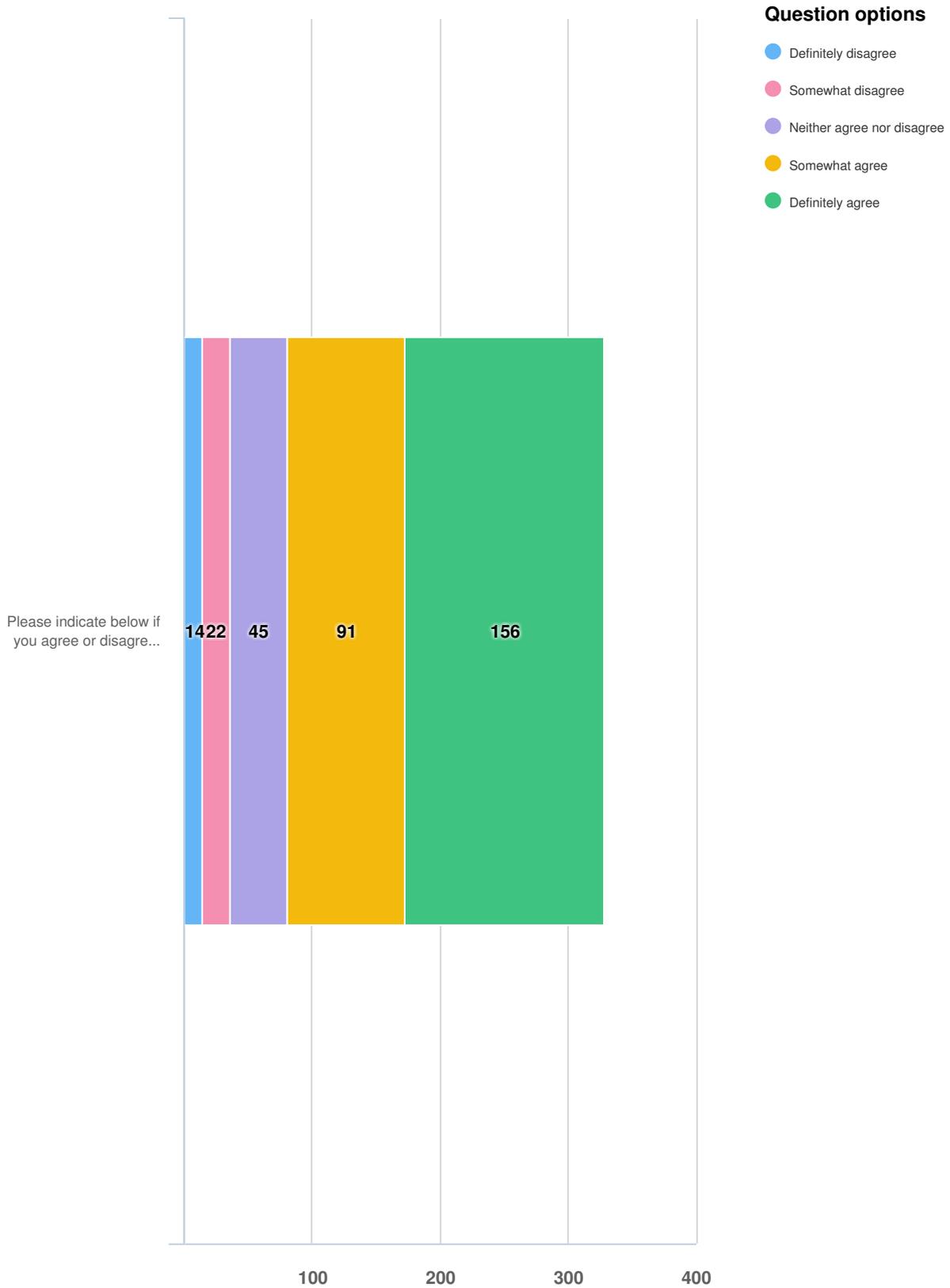
PROJECT NAME:

Municipal Planning Applications



SURVEY QUESTIONS

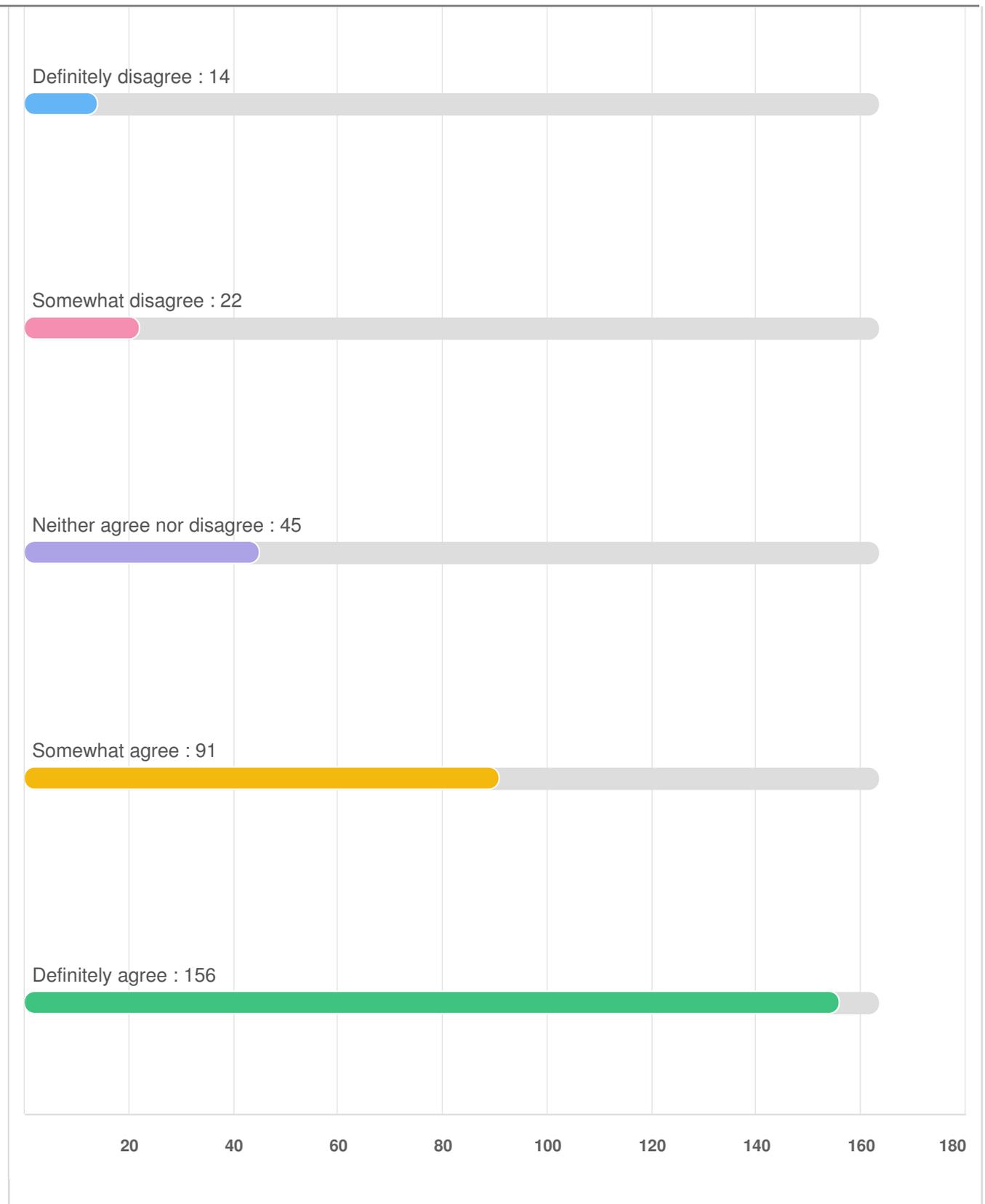
Q1 The transportation network provides options to walk, roll, and cycle to and through the site.



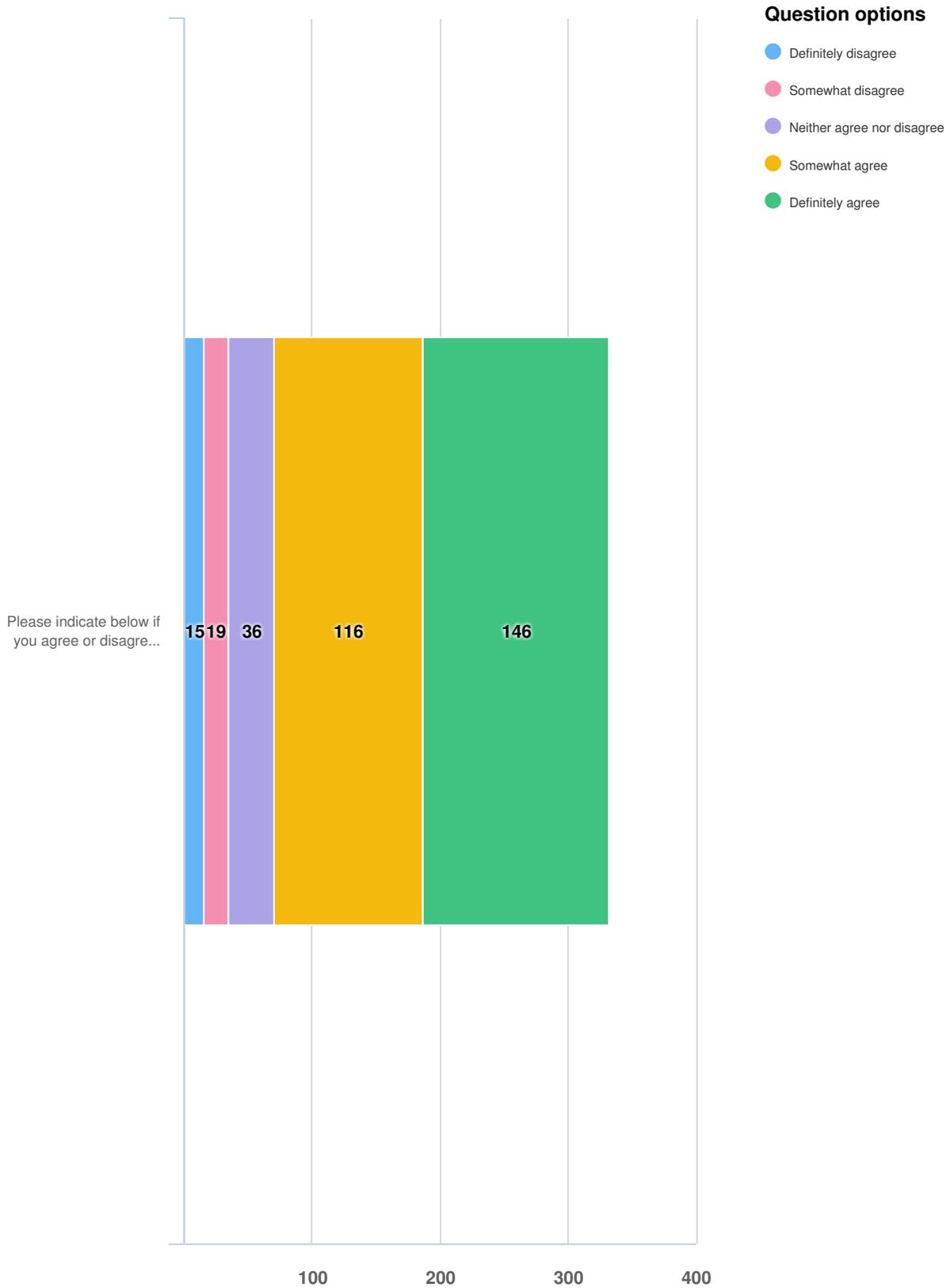
Optional question (328 response(s), 7 skipped)
Question type: Likert Question

Q1 | The transportation network provides options to walk, roll, and cycle to and through the site.

Please indicate below if you agree or disagree with this statement



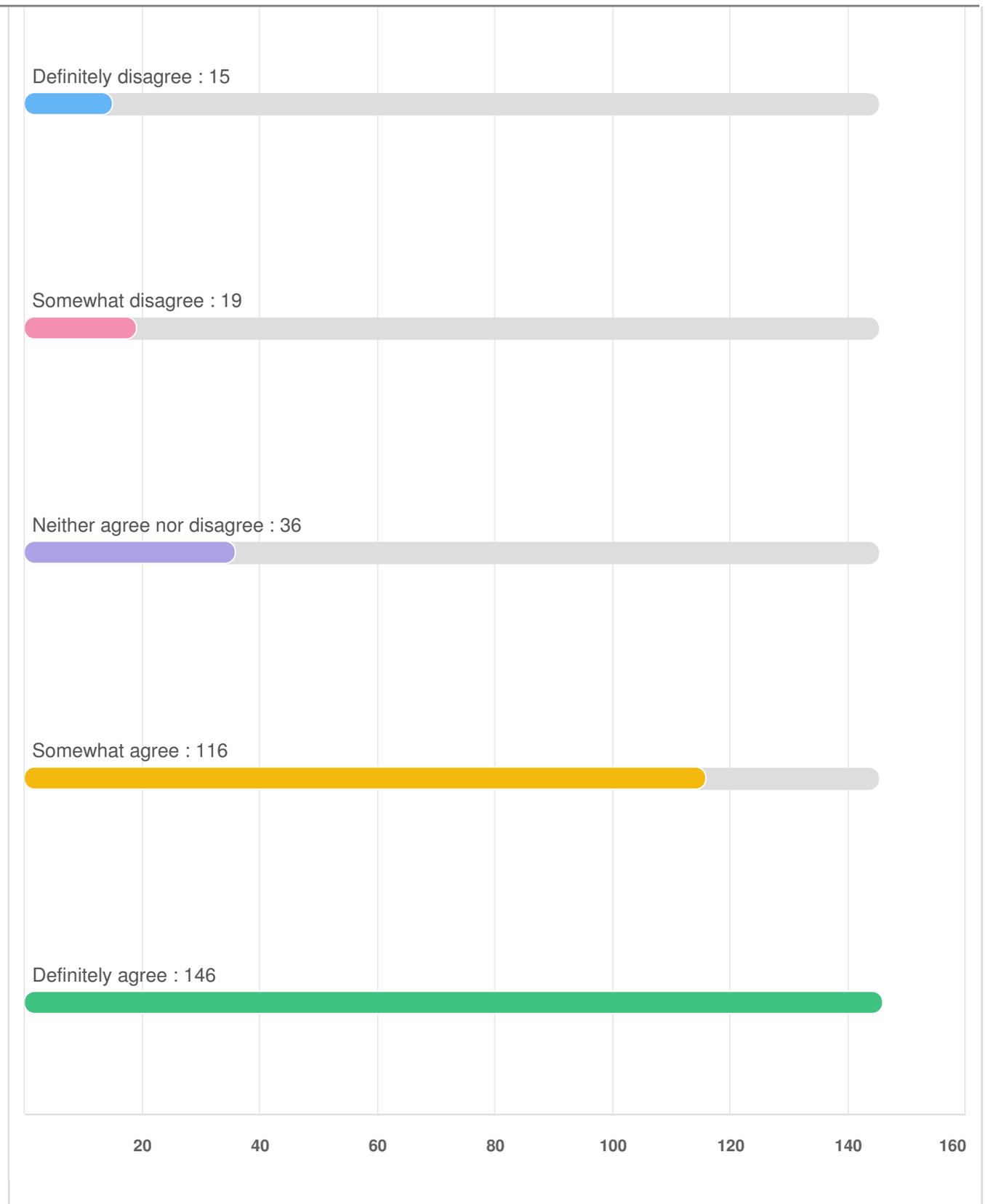
Q2 | The proposal captures opportunities to provide scenic views and connections to the harbour.



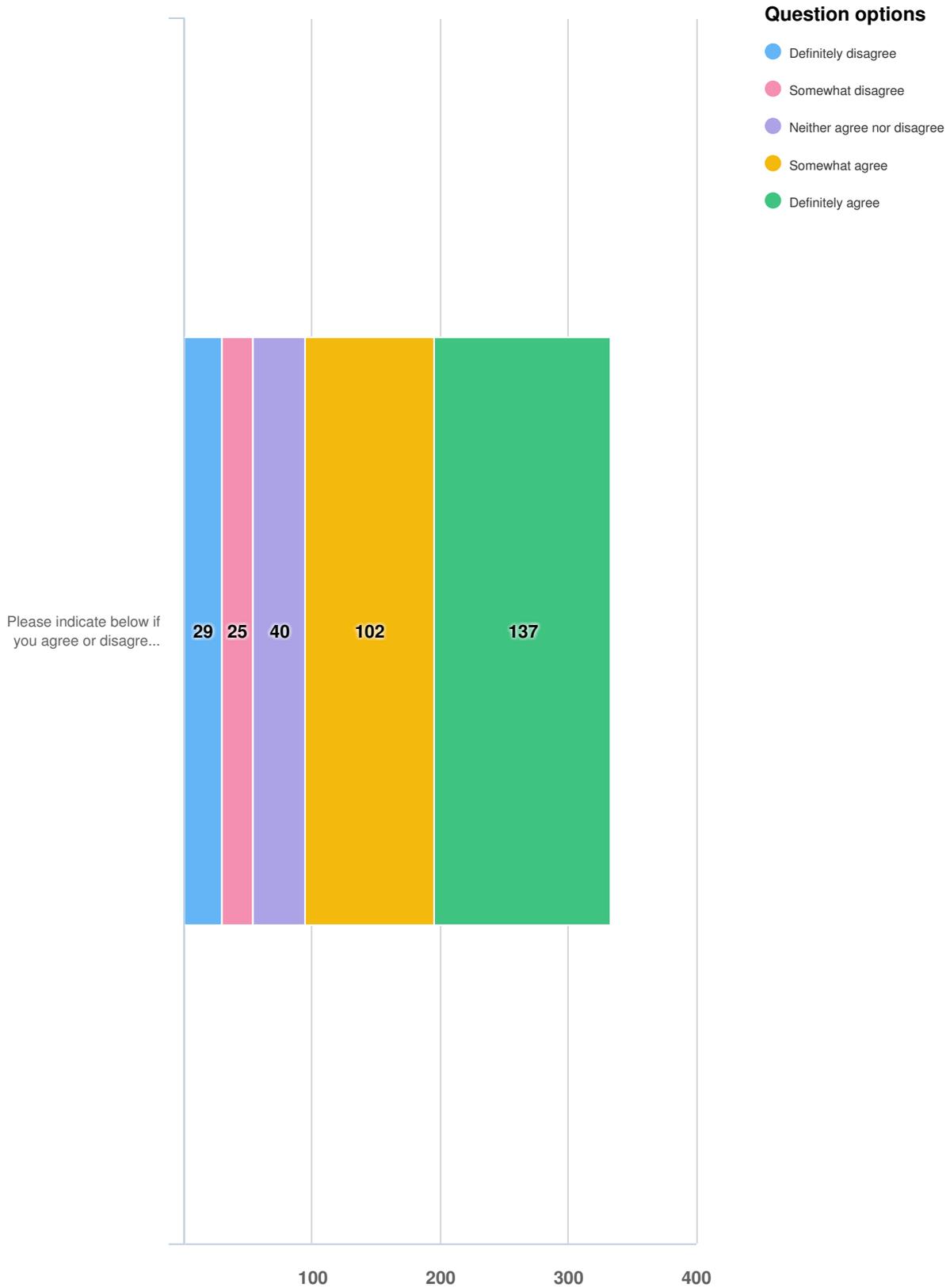
Optional question (332 response(s), 3 skipped)
Question type: Likert Question

Q2 | The proposal captures opportunities to provide scenic views and connections to the harbour.

Please indicate below if you agree or disagree with this statement



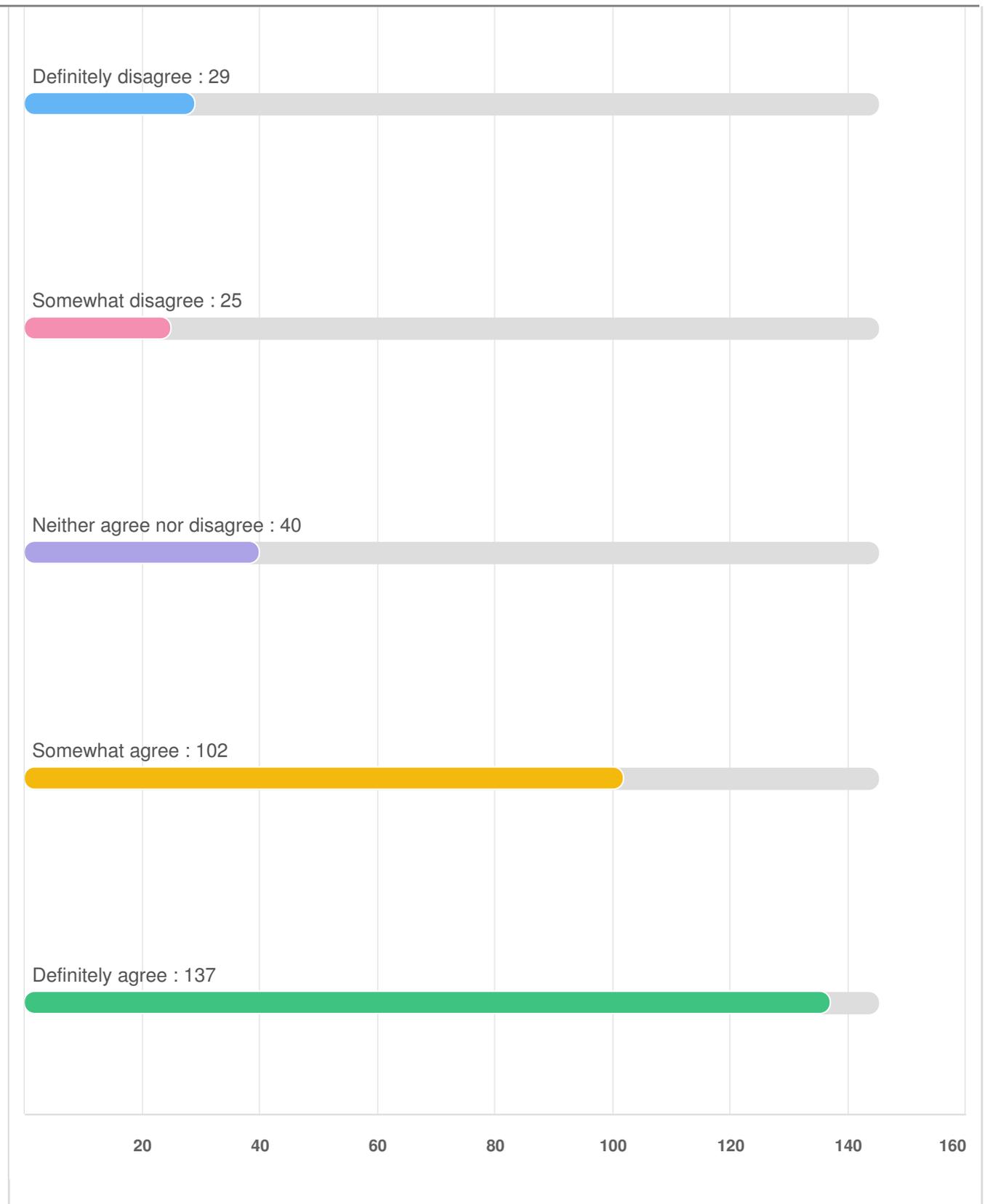
Q3 | Placing the taller buildings next to the bridge to limit the highway noise for the rest of the community is fair.



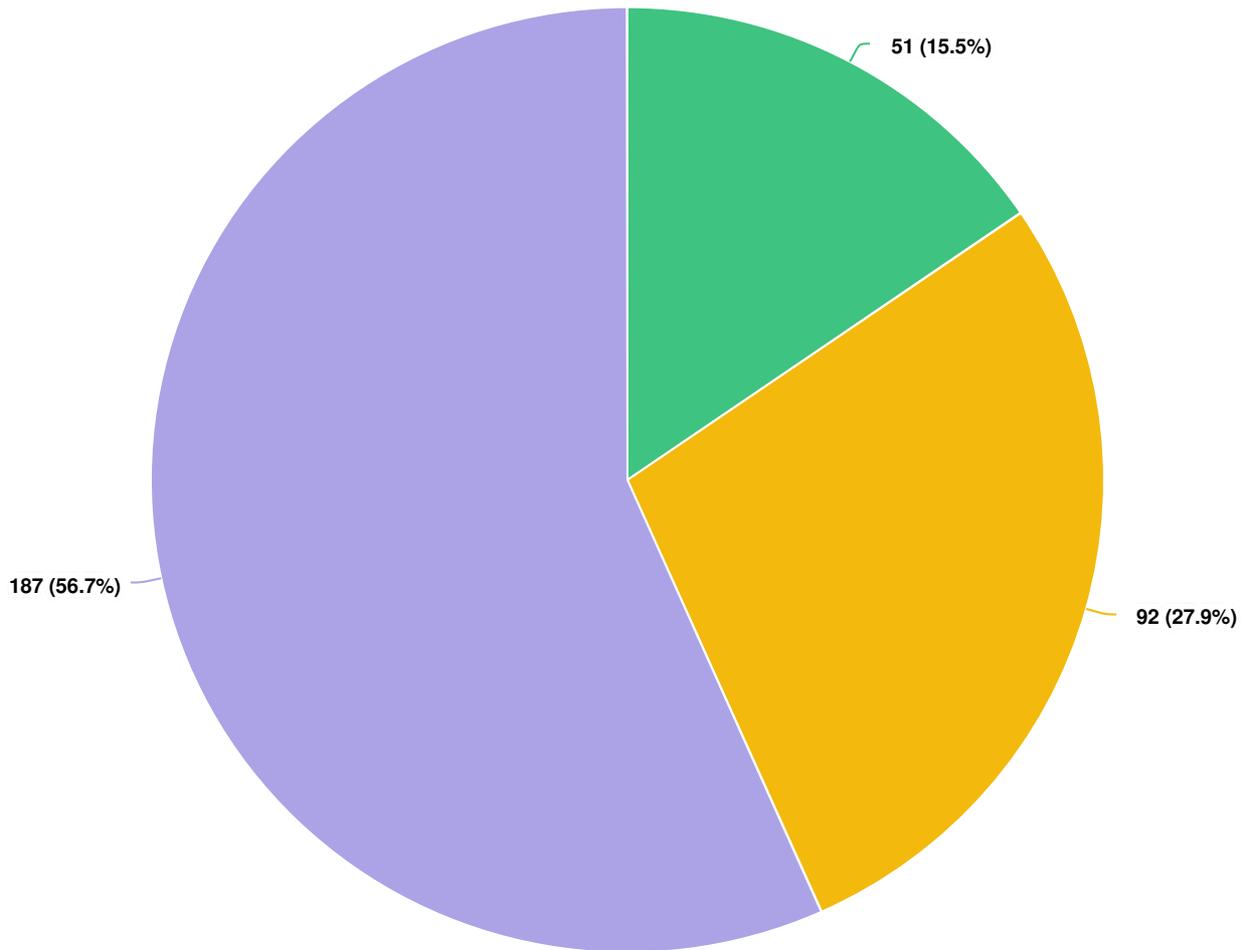
Optional question (333 response(s), 2 skipped)
Question type: Likert Question

Q3 | Placing the taller buildings next to the bridge to limit the highway noise for the rest of the community is fair.

Please indicate below if you agree or disagree with this statement



Q4 About 7,000 residents will live in this development. What type of buildings would you like to see those people housed in?

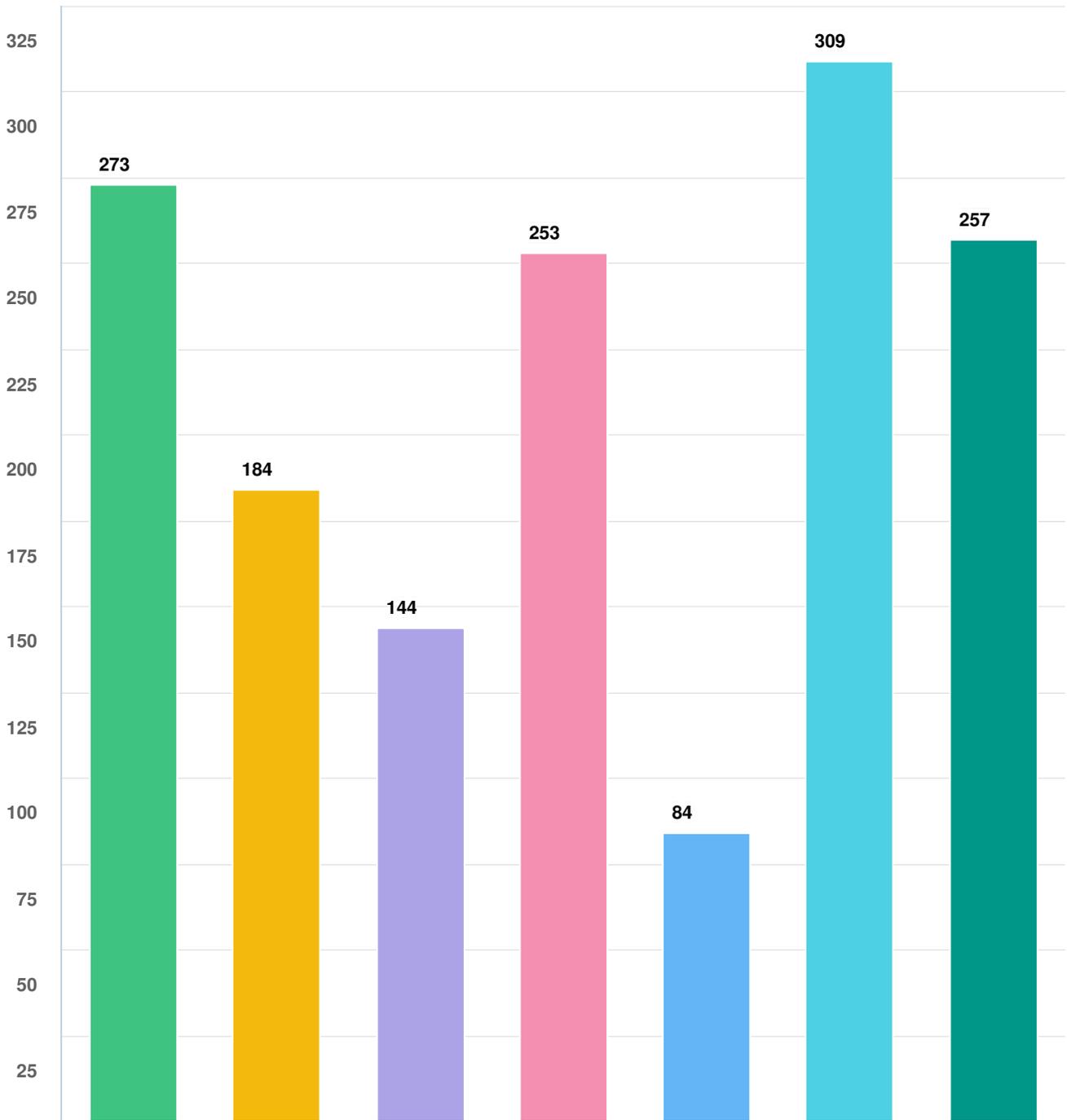


Question options

- Mostly mid-rise buildings (11m-25m or 4-7 storeys) with a few tall buildings (more than 26m or about 8 storeys)
- An equal amount of tall (more than 26m or about 8 storeys) and mid-rise buildings (11m-25m or 4-7 storeys)
- Mostly tall buildings (more than 26m or about 8 storeys) with a few mid-rise buildings (11m-25m or 4-7 storeys)

Optional question (330 response(s), 5 skipped)
Question type: Radio Button Question

Q5 Tell us the types of park facilities that you feel would be important to meet the needs of the new Shannon Park residents? (mark all that apply)

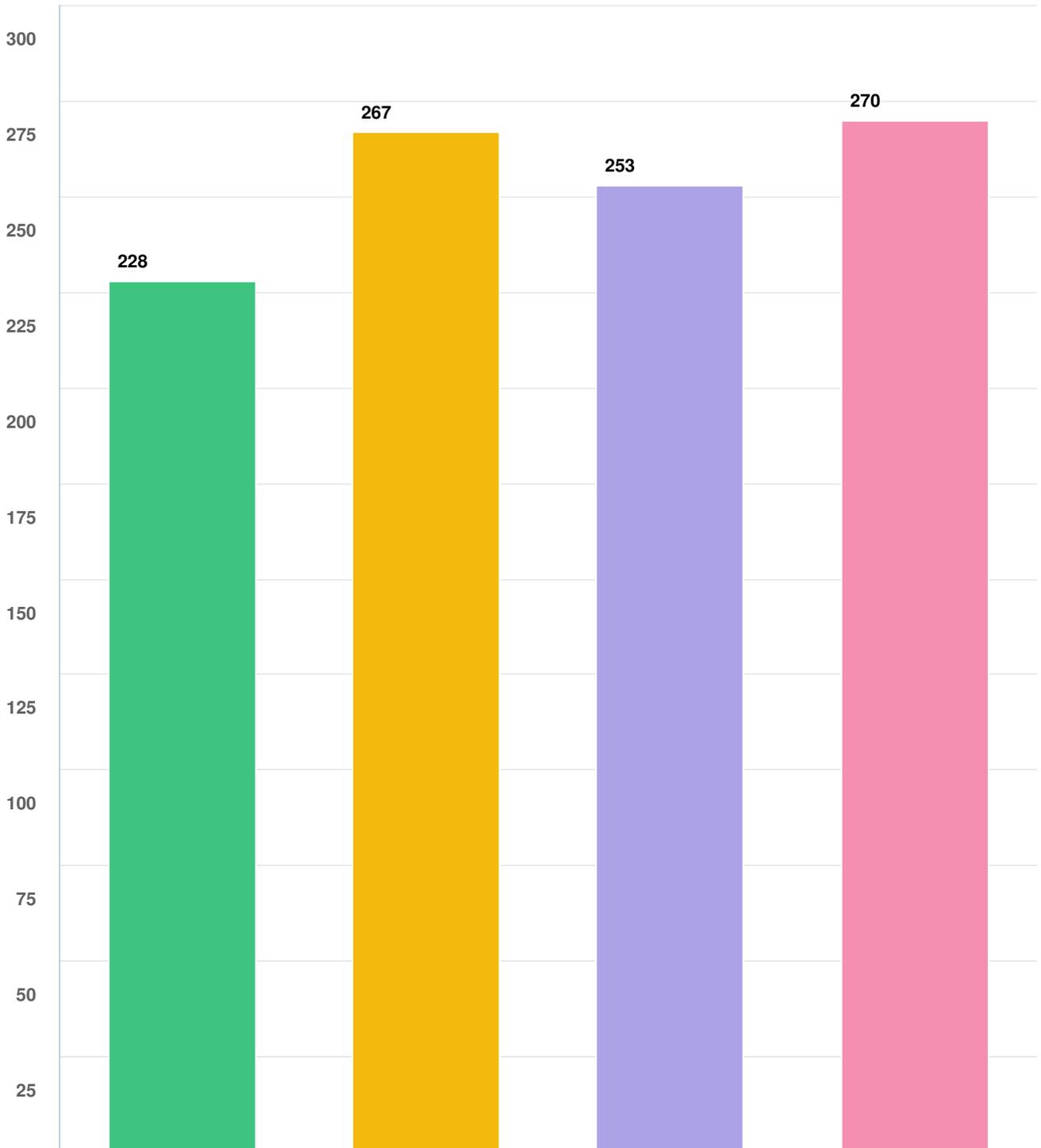


Question options

- Social Gathering Spaces
- Trails and Paths
- Specialized fields for organized sport
- Fields/play lawns for general unstructured play
- Specialized courts, such as tennis and basketball courts
- Sports courts for general play
- Playgrounds

Optional question (333 response(s), 2 skipped)
 Question type: Checkbox Question

Q6 The Waterfront Park will be a Regional Park expected to draw park users from all areas of HRM. Understanding there are steep hills and cliffs on this site, which facilities do you feel are necessary for the park to accommodate this type of use? (ma...



Question options

- Fully accessible trails & Pathways
- Places to Access the Harbour / Water
- Public Washrooms
- Parking Area

Optional question (333 response(s), 2 skipped)
Question type: Checkbox Question

Q7 | Is there another park within the Municipality that has a layout and/or park facilities that you could see working well in Shannon Park?

DMesservey

5/05/2021 10:33 AM

Let us pretend this is Bedford or the
Halifax Waterfront!

Patti Christie

5/05/2021 06:58 PM

Unsure

WindmillEstates

5/06/2021 10:29 AM

I can't think of any.

ColinHFX

5/06/2021 01:45 PM

This is a joke, right? The City already
did a massive round of public
consults. for this several years ago.
What, did you toss it in the trash? A
public park on the shore of the
Harbour with the scenic and relaxing

sounds of the MacKay bridge in the background. Right. You can't be serious!

Harrison

5/06/2021 02:26 PM

Victoria Park (good example of well-designed green space in a dense area), Cornwallis Park (playground), Hope Blooms (for community amenities), Needham Park (although Needham is too big, I like that it has a mixture of open space, naturalized playground, trails, and tree coverage areas with shade)

MegBlumenthal

5/06/2021 02:28 PM

Shubie Park. Access for small craft to enter the harbour (like canoes/kayaks) Public Washrooms Heritage Interpretation and signage Trails for all season use Gathering spaces Parking

LeBlancJ

5/06/2021 03:01 PM

I personally like the set-up of the the set of trails in and around Portland Estates.

SP_Lover

5/06/2021 03:48 PM

I guess something similar to The Public Gardens but with space for sports activities.

DartmouthCat

5/06/2021 04:21 PM

I can't think of a park in HRM. I would look to Victoria Park in Truro as a model on which to base this park. Victoria Park in Truro has steep hills, cliffs, and water features such as a running stream, and waterfalls.

PetraErika

5/06/2021 04:40 PM

DeWolf park in Bedford

Jonathan Lampier

5/06/2021 04:43 PM

Not really. This is more akin to the boardwalk or maybe Alderney Park as it sits in what will be an urban context with lots of facilities located nearby.

Colleen Robar Upson

5/06/2021 05:36 PM

Shubie Park, more than 1 way in and out, with washrooms and beach and benches.

Jewel78

5/06/2021 06:15 PM

Ya, one that doesn't have crappy apartments everywhere, destroying

	the natural beauty we have going on there right now.
Chatcher 5/06/2021 06:41 PM	Not that I know of. Opportunity to do something new.
Kdubz686 5/06/2021 07:20 PM	Alderney/Downtown Dartmouth Waterfront. Fisherman's Cove, Eastern Passage.
Ian Westhaver 5/06/2021 07:38 PM	Point pleasant park; Shubie park; albros lake park
bent6543 5/06/2021 08:14 PM	Shubie Park
Stephanie09 5/06/2021 08:52 PM	Point pleasant park
JHartigan 5/06/2021 09:15 PM	The trails, open spaces, parking, and water access at Point Pleasant The playground/play space, paved walkways, water frontage, parking, and public washrooms of DeWolfe Park
abrookside 5/06/2021 09:41 PM	Alderney Landing - ideally continuing the trail from Woodside to Alderney to Shannon Park would be an incredible use of greenway along the harbour and draw many folks from within and outside the HRM. The access to waterfront is one of the most important most special park of our space along the harbour. Point Pleasant Park. Peggy's Cove washroom restructuring.
Natalie Price 5/07/2021 07:44 AM	Halifax Commons
Christine1 5/07/2021 08:47 AM	A children's pool like at the halifax commons
halifornia 5/07/2021 08:57 AM	Dewolf park in Bedford where one can walk in front of the townhouses.
Troy Mrazek	Point Pleasant

5/07/2021 10:06 AM

budandhon

frog pond

5/07/2021 11:06 AM

JIMBOB

Westmount..Playground and
Spashpad...need a splashpad

5/07/2021 11:24 AM

wildrose55

Possibly Shubie Park

5/07/2021 01:55 PM

CamBourne

DeWolf park

5/07/2021 03:56 PM

EBurton

Point Pleasant Park or Shubie Park

5/07/2021 07:05 PM

Angus22

Point pleasant

5/08/2021 09:14 AM

MuffinHK

Shubie Park

5/08/2021 10:06 AM

gribbo

The proposed space "Waterfront
Park" is most definately not large
enough to be classed as a regional
park--it will be a local
space.....UNLESS it is better
designed and can have , or at least
have the possibility of , links to other
trails/ open space along the harbour
front. A long term plan for a trail
around the harbour should be part of
the goal for this space

5/08/2021 02:08 PM

JohnWesleyChisholm

No.

5/08/2021 02:27 PM

Mark B

The Dingle area

5/08/2021 08:52 PM

SAucoin

Acadia Park in Sackville, perhaps
areas for urban gardens.

5/08/2021 09:50 PM

Kirby

Not that I know of

5/08/2021 10:15 PM

Lukehx

5/09/2021 06:53 PM

Point Pleasant

Camila

5/10/2021 09:23 AM

Shubie park, with plenty of nature and habitat for wildlife. Please consider wildlife habitat corridors connecting with adjacent wildlife habitat to the site.

Digital6th

5/10/2021 02:53 PM

n/a

Randal Stevenson

5/10/2021 03:56 PM

Look for yourself!

BessFriend

5/10/2021 04:01 PM

Halifax Commons to an extend. 3-4 tennis courts, 2 basketball courts, with running/walking trail. in 15 & 11 block looks like a good spot for them. but i assume they are going behind the school in the park space. a ODR for hockey could be considered too.

NCAIL

5/10/2021 05:51 PM

No -

Dave O

5/11/2021 05:26 PM

Can't think of any that I really feel have been done right...maybe Halifax waterfront with more green space and a larger multi use community Ampa Theater

Mryeti

5/12/2021 09:50 AM

Ferry Terminal Park in Dartmouth

Don Andrea

5/13/2021 10:07 AM

None come to mind?

Sarah Proude

5/14/2021 10:18 PM

Not sure

BriantJerome

5/16/2021 01:55 PM

Point Pleasant

Bren

5/17/2021 10:39 AM

Woodside Area Park

MatthewCreelman 5/17/2021 02:05 PM	Create a new Public Gardens, similar in concept to the one on the Halifax side, and put it in The Square.
fkeys 5/17/2021 03:15 PM	Alderney Gate, or Dewolfe park perhaps? However I feel strongly that the Millbrook community should have major input into the design/development of this park.
sarah_dando1 5/17/2021 04:31 PM	No
Jmt 5/17/2021 05:01 PM	Shubie and the salt Marsh trail have good facilities.
Rude Soup 5/17/2021 05:03 PM	Areas for food trucks would be good too. I think the Commons has a good layout and amenities, although it could use more public washrooms.
oldsalt49 5/17/2021 05:30 PM	No as the city will not spend the money to do this.
Chris Marriott 5/17/2021 05:42 PM	Sir Stanford Flemming Park
gcmac 5/17/2021 05:42 PM	Similar to Shubie park
Dhartt 5/17/2021 06:02 PM	DeWolf
Suzanne Bruce 5/17/2021 06:26 PM	Old pt pleasant beach and boating style
Cdnguy 5/17/2021 06:28 PM	No
Mystique 5/17/2021 07:41 PM	No
MarshaCurry 5/17/2021 08:03 PM	The dingle park
Florries Lane 5/17/2021 08:56 PM	I don't know of any at this moment.

shickmcphee
5/17/2021 09:33 PM

Baker Drive

Sjohnston
5/17/2021 10:24 PM

Shubie Park is fairly accessible

SuejacMac
5/17/2021 10:31 PM

Aldermen Landing Park ares.

boyletons
5/17/2021 11:08 PM

The naturalized playground at Needham park - or something similar- to blend in with the landscape. Alternatively, a splash pad- which the Dartmouth area is lacking.

KD
5/17/2021 11:14 PM

Build the community the way it used to be. Young growing families.

Heidi Schaefer
5/17/2021 11:29 PM

DeWolfe Park in Bedford

902Strong
5/17/2021 11:46 PM

Na

Anna Kristina
5/18/2021 07:29 AM

Point pleasant

Steve C
5/18/2021 08:33 AM

DeWolf park in Bedford

asdfsdfdfg
5/18/2021 09:51 AM

answers to the questions are very narrow and are not inclusive of all options available. For example, affordable housing is best accomplished with modular homes. These homes are very affordable for first time home buyers. No commercial space should be put into this development as the existing commercial space is less desirable and competes with the neighboring business park. This leave the proposed space and surrounding area to more attractive to problematic businesses such as large noise

polluting businesses such as car repair facilities which already pollute the area. There is more than enough commercial space in the area already, no more is required.

Erin Crosby

5/18/2021 10:26 AM

No

TGRIGGS

5/18/2021 10:39 AM

Something between Victoria Park and Dartmouth commons

marta

5/18/2021 11:19 AM

do not know

JUMPvalley5

5/18/2021 12:23 PM

BEDFORD WATERFRONT PARK AREA

Torment99

5/18/2021 03:18 PM

Shubie point pleasant

Madmaximillion

5/18/2021 05:47 PM

Dogs allowed

DarkSideDude

5/18/2021 06:27 PM

Alderney Landing makes very good use of its waterfront location, park, and public space. It's definitely a good model if we're considering putting in a new ferry terminal at Shannon Park.

ben.macleod

5/18/2021 10:00 PM

Ensure walking route between the bus stop and the park is legible and well-designed. Given the amount of on-street parking planned, there is no need for a parking lot.

Edward

5/18/2021 10:13 PM

Dingle

michele777

5/18/2021 11:33 PM

The parks around Lake Banook which have mid-rise and taller residential buildings nestled by the pathway, surrounded by forest. It is a gem in the middle of Dartmouth.

Brittany S

5/19/2021 08:15 PM

Westmount playground

David Kerr

5/20/2021 10:18 AM

Dewolf park has an extensive walking area...of course, it needs a restaurant...

SellingDartmouth

5/20/2021 10:48 AM

Point Pleasant Park

Tanya Matheson

5/20/2021 10:55 AM

Probably Alderney - mix of open space, playground, benches, tables, dock, harbour access, and a multi-use building with facilities.

Deirdre

5/20/2021 11:40 AM

HRM has many great examples of integrating park facilities with uneven terrain and cliffs where lookouts are established. Perhaps consider a mixture of trails and urban wilderness trails with lookoffs/picnic areas. Significant vegetation will need to be re-introduced in some areas.

Deidre

5/20/2021 03:49 PM

Shubie Park - This has an enclosed trail that "feels" like the woods but is by the side of a highway. It would be nice to see something similar near our community - especially with so many new residents coming. A trail that feels like an escape but is actually right next door.

adowe

5/20/2021 05:03 PM

Seaview

ctobin

5/20/2021 06:35 PM

Baker Drive Dartmouth

James C

5/20/2021 07:08 PM

Point Pleasant Park

Alysa

5/21/2021 09:14 AM

Shubin park... it has more trees than what you guys are planning to leave and more pathways... you could easily not put in the 4 city blocks closest to the pathway now and allow for the boardwalk path to be more treed off.

Jenn1

Hemlock Ravine for hills and cliffs,

5/21/2021 03:19 PM

Dartmouth Waterfront Trail for boardwalk

Ilsa

A larger focus on accessibility.

5/22/2021 02:47 PM

Robsaucier

Unknown

5/23/2021 09:24 AM

Harmonygirl40

Bedford Waterfront Dewolfe Park

5/23/2021 07:58 PM

Dartmarts

Off of Baker Drive

5/24/2021 08:33 AM

corbett

Public Gardens

5/24/2021 10:36 AM

desawler

shubie

5/25/2021 09:54 AM

Scott Shreenan

Fort Needham (once the washrooms are built)

5/25/2021 10:01 AM

Jaimme

Fort Needham has a great layout. HRM so look more towards provincial park layouts like Long Lake that allows a variety of trail uses.

5/25/2021 10:42 AM

KRankin

A cross between the playground section of the Commons and waterfront portion of the commons. The boardwalks at Dewolf park in Bedford are nice as are some elements of the Long Lake multi-use paths (off Dunbrack).

5/25/2021 12:19 PM

Daniel Robinson

Not sure

5/26/2021 02:57 PM

Kyle R. Middleton

Not that I can think of, but I've noticed a lot of parks and paths in the city are missing proper waste bins, causing a lot of areas to have litter.

5/26/2021 04:42 PM

Wanda62

MacCormacks Beach Provincial Park

5/26/2021 06:34 PM

MelK94 5/26/2021 10:00 PM	Fleming park
HS 5/26/2021 11:35 PM	Na
Ian Murray 5/27/2021 02:03 PM	The Harbour Walk is a nice Dartmouth success story.
Local.viewer 5/27/2021 02:32 PM	Shubie
Key 5/27/2021 03:24 PM	Needham with a mix of Le Marchants schools playground.
ScreenName 5/27/2021 07:04 PM	No
Cb92 5/27/2021 07:08 PM	Dog park
sicilian 5/27/2021 10:33 PM	The entire waterfront needs to be public parkland, with connectivity to and from the area via trail system.
ssmith 5/28/2021 08:16 AM	All of the parks with good harbour access I can think of are with beaches. This will be new having access that must go down an incline- -I like it. Connections to the water are very needed on this side: crossing the tracks and climbing over rocks to get to the shore on the multi-use trail or further north from the streets off Windmill.
JAC 5/28/2021 01:31 PM	Parkland around Cole Harbour Place and around the Oceanview School in Eastern Passage. However, there would have to be a more compact design in Shannon Park. Also, multi-use fields should be used.
Andrea C 5/28/2021 02:05 PM	Not that I can think of

Trevor Rollin

5/28/2021 02:52 PM

No non come to mind. I would like there to be a beach-like area though.

KEPDuffy

5/28/2021 03:23 PM

Shubie Park has nice wide trails in some spaces and facilities that make visiting the area easier, that could be a good example

Nuthatch

5/28/2021 09:03 PM

Halifax Commons. I think a skate park for Shannon Park would be much appreciated.

Molly D.

5/29/2021 07:49 AM

Don't know.

Reneeb

5/29/2021 10:57 AM

The dingle park has a beautiful water walk way and also has a forest trail system. I think having a forested park (also similar to point pleasant park) would be amazing, especially for environmental and educational purposes for youth (unstructured play, science, etc.)

Karen Davison

5/29/2021 12:01 PM

Westmount Subdivision perhaps although all the houses there are more than most people can afford and there are only a limited number of duplexes but there are tennis courts, playgrounds, school fields, back pathways for biking, etc. that make it a very accessible, kid-friendly neighbourhood. Plus, it's close to schools, amenities and bus routes.

Abbie

5/29/2021 01:04 PM

Not too sure

Kleaman

5/29/2021 09:32 PM

Dartmouth common

Emma2021

6/01/2021 06:57 PM

Dewolfe park in Bedford

Ebissonnette

6/01/2021 10:11 PM

Point pleasant park, in terms of walking near the water, Needham park, in terms of play structure and field As well as Illsville park, in terms

	of multiage play structures and splash pad!
Dusan Soudek 6/01/2021 10:14 PM	Each site is unique... Possibly Point Pleasant Park?
Dj_kit89 6/01/2021 11:24 PM	Shubie
jasymonds 6/02/2021 10:47 AM	I like how natural Africville Lookoff park is. Many, many people use this site to spend some time in nature. Shannon park should retain as much of the wooded area surrounding the Canada 150 park area as possible.
Devyn 6/02/2021 08:42 PM	Sir Sanford Flemming Park
Doris 6/03/2021 07:49 PM	Not really and one with great ammenities for all ages/abilities would be a great jewel for this fair city ♥
hinglecc 6/03/2021 08:04 PM	Point Pleasant Park but with more green space
Sonia 6/03/2021 09:29 PM	Bedford bay park sorry I do not know the exact name
Kevin Finch 6/05/2021 12:58 PM	I like the walking trails along the river, from Bedford (True North Diner) to Lower Sackville. I like the Canada 150 Trail, although it should be open for use from May 1 to Oct. 31, if not more.
bucketlister 6/06/2021 09:05 AM	Shubie Park
jason.macdonald1 6/06/2021 09:36 PM	Shubie park
Amy Kathleen MacKay 6/06/2021 09:57 PM	It really as I feel all our parks need some work to be more accessible to everyone. My trash cans, accessible washrooms, places of interest. A combo of the commons and public

gardens would be good but with water front similar to point pleasant and shubie. A botanical gardens would be fantastic with year round ascees. Such can be found in Wellington NZ and Helsinki Finland.

cedh

6/07/2021 10:36 AM

Water park/splash pad

SED

6/07/2021 11:12 AM

No, Dartmouth has been ignored with park facilities. Shannon Park is an opportunity to add this for all of Dartmouth citizens. A point pleasant park idea would be great!!!

firemanJoe

6/07/2021 11:38 AM

Shubie Park

catkin127

6/07/2021 12:21 PM

I love the park layout of the Halifax Commons - It provides so much to the residents there. I also like that they added something unique - the Oval, which draws people in and promotes year-round physical activity. It has open fields for groups to play, baseball and soccer areas, playgrounds, and a fountain. It is a huge area but so necessary, and I think Dartmouth deserves one as well.

ShelleyO

6/07/2021 12:23 PM

Alderney Landing

coleogilvie

6/07/2021 12:26 PM

Dartmouth Commons or the Alderney Ferry terminal park

JMR2020

6/07/2021 12:36 PM

Point Pleasant

NRector

6/07/2021 01:13 PM

No

Mickmous1

6/07/2021 01:24 PM

The Eastern Passage Boardwalk near Fishermans Cove is one style that would be accessible. Also like the Shubie Park trails.

chris902

6/07/2021 02:06 PM

The Dartmouth Commons has a really nice mix of unstructured space, multiple types of spaces (gardens, community oven, treed areas, community gardens, sports facilities, a track, paths, etc) rather than being single use.

hfxtom

6/07/2021 09:51 PM

Dartmouth commons

Tree

6/07/2021 10:36 PM

Alderney landing playground

Optional question (149 response(s), 186 skipped)

Question type: Essay Question

Q8 | Overall is there anything else you would like to tell us about how you feel about the development?

DMessenger

5/05/2021 10:33 AM

This should be a beautiful spot that can be the pride of the HRM

Patti Christie

5/05/2021 06:58 PM

Having grown up in Shannon Park (military family) in the 60's and 70's, I welcome a "new community" on this land. It's been sad seeing nothing there all these years. It was once a robust part of Dartmouth and the thousands of families calling it "home" loved it. Most of us will always feel a connection to the land with our fondest memories and life-long friendships. It would be nice to be able to visit the area again or possibly live there.

WindmillEstates

5/06/2021 10:29 AM

1. Wildlife. Please consider the dozens of deer that are home in this area of the city, especially around the bridge. I see the deer around Shannon Park school, and they use the tracks to come further up Windmill Road. There is inadequate signage at the present time to signal to non residents that deer frequent

this area. If 7,000 residents are going to live in Shannon Park, I am worried about the increased traffic that put wildlife at risk. The deer are a special thing in our community, just as special as the geese of Sullivan's Pond. There should be some research into the design that considers the flow and safety of wildlife in this area. 2. Integration with existing community. There are many children who live in the St. Margaret's Boulevard subdivision who go to Shannon Park school, and walk to & from school. It's hard to tell from the drawings how those children will be safe from traffic. 3. Green space. There doesn't appear to be much green space in this plan. If 7,000 residents are going to live in this area, shouldn't it provide for more green space?

Angela32

5/06/2021 01:34 PM

More transportation to/from Halifax required. Traffic is already a problem.

Maxwell Payne

5/06/2021 01:35 PM

Need some single family homes too

ColinHFX

5/06/2021 01:45 PM

More public housing / co-ops. Less parking lots and more trees. And dear lord please don't build a crappy bus terminal that you then force a bunch of routes to go to, thereby dragging out their schedules and making the bus worse for everyone.

Maggiokarp

5/06/2021 01:56 PM

Listen to the people's input from previous outreach and stop the development.

MarkMo

5/06/2021 02:20 PM

It's a great plan. I really appreciate what the city of Oslo has done with its BarCode development: mix of access to water, high rise, streetscape feel even though mostly high-rises. Underground (paid) parking for visitors, customers, is a

must if people from other neighbourhoods are going to visit and frequent shops. On street parking is insufficient. Don't let this turn into a Clayton Park apartment wasteland.

Harrison

5/06/2021 02:26 PM

There needs to be a strong affordable housing component. Given that a federal crown corporation is proposing this development, there is an obligation to ensure that all of these units are below market rates. This development will change the face of Dartmouth North, which is one of the poorest areas of HRM. The density and walkability that this development will provide is valuable, but it cannot have the exclusive feeling that Kings Wharf has. No information was given on what will happen with the Millbrook portion. Why was it greyed out?

LeBlancJ

5/06/2021 03:01 PM

I am concerned about affordable housing. This new development is a great opportunity for the city to provide us with affordable apartments and houses. I am low income and struggling to find quality apartments I can afford. I only make \$19 an hour. I can not afford anything over \$1200 a month.

Natefiss

5/06/2021 03:35 PM

Traffic in and out of the new development will need more than the current existing exits to manage the 7,000 people

SP_Lover

5/06/2021 03:48 PM

It's much better than a football field! I have no faith in the CLC. I am a photographer and was promised, by Chris Hillier, access to the former Shannon Park to document my history as a former resident (i.e. photograph places where my family lived, my bedrooms, etc.). He went back on his word. Jerk.

DartmouthCat

If there are to be multi-unit residential

5/06/2021 04:21 PM

buildings, I think they should be publicly owned and operated either by HRM, the Province of Nova Scotia, or the Government of Canada and be available to those with the greatest need for housing within our municipality.

Jonathan Lampier

5/06/2021 04:43 PM

One thing I did not see in the plan is the placement for a future ferry terminal and how that might work with the parks and road network in the area. I also do not think it is necessary to limit the height of buildings on what plots will

Colleen Robar Upson

5/06/2021 05:36 PM

more green space the better, and ensure you are planting a mix of edible and native plants - feed the people and feed the pollinators

Steve17

5/06/2021 06:12 PM

This is a strangely unresolved and uninspired concept for this key site.

Jewel78

5/06/2021 06:15 PM

I'm grossed out by this development option. The stadium was a far better idea. Get rid of these privately owned high-rise apartments and bring something in that will help the city and our existing community.

Chatcher

5/06/2021 06:41 PM

Please do something unique!

Kdubz686

5/06/2021 07:20 PM

I would like to see a walking and cycling path connection along Mackay Bridge and a ferry terminal within Shannon Park with additional connecting bus routes. I think these additions would be highly significant to the community and I often hear of people not wanting to live off Windmill Road due to weak or inconvenient transportation options. Also, encouraging a grocer to operate in the neighborhood would be beneficial!

Ian Westhaver

1) would like to see timelines

5/06/2021 07:38 PM

attached to the phasing plan; 2) would like more attention to types of commercial developments planned 3) would like to see folks able to live/shop/possibly work in the community 4) LEED certification and green materials 5) good overall plan, well thought out

Hunter9o2

5/06/2021 07:50 PM

I can't wait for this new community! I think it'd be awesome to get some ideas from Miami lol nice tall beautiful condos, maybe a little artificial beach with a boardwalk like McCormacks Beach

Sundaypancakes

5/06/2021 08:01 PM

Would like for this to help Shannon Park elementary

MustangDave

5/06/2021 08:11 PM

Along with residential housing, a museum for Dartmouth and/or HRM would be beneficial along with an interactive aquarium. This would allow HRM to show current and future generations as well as Indigenous people the interaction of the past, the present and the future. With municipal, provincial and federal funding a museum and/or aquarium is feasible. In recent years, a football stadium in this area was considered because of easy access and parking. A museum/aquarium would allow people from all of Nova Scotia access. Along with the proposed plan, this would change the industrial feel of Dartmouth North.

weebitwit

5/06/2021 08:18 PM

Has potential if residents have good public transportation and bike lanes to access for their general transportation requirements.

Calib

5/06/2021 08:45 PM

It will be important to work with Millbrook FN on connections through their parcel to allow future trails that may be on the Dartmouth waterfront. And while I think the active transit options in Shannon Park will be

- good, the options outside the park are limited.
- Stephanie09**
5/06/2021 08:52 PM
I'd very much like to see affordable housing projects for all or the vast majority of the new Shannon Park development. HRM is in desperate need of affordable housing options and Shannon park is a great opportunity.
- Camizzl**
5/06/2021 09:12 PM
Some amount of mid density, stacked town homes, townhomes would be a great feature to break up some of the mid and high rise buildings
- JHartigan**
5/06/2021 09:15 PM
Make it unique!
- abrookside**
5/06/2021 09:41 PM
The document said this would take place over decades - I'm curious why it would take nearly so long considering the rate at which building is being done other places. Also, in regards to structured sports fields: they take so much space, cause less access to nature, and exist in many places (and people often drive to them). I think having unstructured fields that can be used for sports (thinking about Central Park) can be a more useful and accessible use of park space.
- Angelariley87**
5/06/2021 11:37 PM
Hopefully it will help alleviate the debris that collects in that area
- Oml**
5/07/2021 04:44 AM
This needs to have adequate low income housing opportunities for families.
- Natalie Price**
5/07/2021 07:44 AM
Section that honours the Indigenous lands that it is on would be nice. Playgrounds that have options for children with disabilities to play on them. Affordable and income assistance housing mixed within would be good. Urban garden facility

or space or weekend market to create a weekly designation site for others

halifornia

5/07/2021 08:57 AM

there should be no reason why a 25 to 34 story building couldn't be build here, higher the better leaves more land for green space. StreetCar system could work and link it to the ferry terminal.

sydblum

5/07/2021 09:27 AM

Shannon Park and North Dartmouth are traditionally low-income neighbourhoods, it's important that this development isn't gentrifying the neighbourhood and the majority of the housing built is set aside for low-income housing. Whether this be mandated through conditions of development/sale, community benefits agreements, or inclusionary zoning.

Troy Mrazek

5/07/2021 10:06 AM

Excited, but also a bit skeptical! Big aspirations are great, but don't want this to be another community where lower income folks are pushed to. It needs to be a community that is welcoming to various income levels with a supply of affordable housing. Also - transit is an issue (will likely always be an issue), but let's make sure we're not only relying on vehicle transportation. Bike lane access is a must!

budandhon

5/07/2021 11:06 AM

I think the entire area should be converted to green space / park / trails. Way to much development already in the city.

JIMBOB

5/07/2021 11:24 AM

Not low income housing...and no sale to one individual group

KVee

5/07/2021 12:25 PM

I think too many buildings may not be great fir the area . What about single family homes or townhouses at least.

wildrose55

5/07/2021 01:55 PM

I think the development of this area is a wonderful idea, however, it would

be nice to see affordable housing available to senior, disabled, and low income families as well.

CamBourne

5/07/2021 03:56 PM

A great opportunity to build many tall buildings without the need of protecting view planes and help with the housing and rent crisis.

m.steele

5/07/2021 06:43 PM

I think this is a good development and there should be more people/taller buildings here. Trails and water access would be great.

EBurton

5/07/2021 07:05 PM

Maintaining the integrity of natural greenspace and harbour access and views should be integral when developing this area. Affordable housing that is high quality is imperative. Luxury apartments or condos should be avoided.

Angus22

5/08/2021 09:14 AM

Should be mostly parkland

MuffinHK

5/08/2021 10:06 AM

Please ensure commercial space is integrated with the housing. Not separated. Ground floor spaces for restaurants and shops in buildings on the centre axis of the development. Perhaps a central square for festivals and community events would be appropriate as well.

gribbo

5/08/2021 02:08 PM

--It is very "engineered" and unimaginative in the 1950's suburban grid layout -- has the topography and vegetation been taken into account with the layout? -- where is the leadership into the future for sustainable and environmental urban design? -- Has "Halifax2050" been considered in guidelines for future housing ? -- Involve local urbanplanners, landscape architects imaginative thinkers to round off the final concept.

JohnWesleyChisholm

5/08/2021 02:27 PM

You are going in the wrong direction. Again. This development is another

monopoly. Trading last ever opportunities for diversely held communities to mega corps and big developers. This land should be broken down into small parcels so that owner occupied businesses, factories, and residences can be crafted into a wholistic community. Small holdings diversity held are the key to stability, resilience and prosperity. The game Monopoly was originally designed to illustrate the economic and social consequences of EXACTLY what you are doing here. It is wrong. Always has been always will be. What you are doing, again, is a bad thing. You are hurting Halifax, hurting Nova Scotia, and most of all, destroying any hope for the future progress and prosperity of regular people who need to have access to and own capital to survive in the globalized economy.

Bmurr23

5/08/2021 07:45 PM

I'd like to see a mix of affordable housing. Also a large general purpose area fir outdoor concerts and other festivals would be nice to have.

Megarns

5/08/2021 07:47 PM

AFFORDABLE
HOUSING!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Mark B

5/08/2021 08:52 PM

I like it, better than the eyesore that's there right now.

Dre1992

5/08/2021 08:52 PM

I think providing housing and places for outdoor recreation that is available to all is great!

SAucoin

5/08/2021 09:50 PM

I think it's good use of prime real estate, but be cautious adding more people to that area. From the tolls to exit 2w on the circ is just a mess. Increased traffic will make it worse unless that's redesigned first or concurrently.

Kirby

Include a transit hub, and make the

5/08/2021 10:15 PM

streets 'fietstraats' (dutch style bike streets, where cars are 'guests')

Cilantrosanchez

5/09/2021 08:03 AM

It is over reliant on big roads. One side of each block with access to collector road is more than sufficient. Any other roadways should be created as shared roads where non-vehicle traffic is as expected and respected as vehicular traffic. IE narrow, not wide enough for two vehicles to drive past at speed, service road types where over 25km/h is uncomfortable. See Barcelona's superblocks.

adamtravis

5/09/2021 08:05 AM

I think it's important to note that while AT facilities within the neighbourhood are great, there's currently no AT connection to the bridge, nor is there AT infrastructure along Windmill. While outside of the boundary, these would be critical connections to make the area convenient to cycle to and from. Access to groceries is also a much needed, as the nearest store is quite far.

ColinSonnichsen

5/09/2021 01:14 PM

Multi-use trail connections to the rest of Dartmouth, preferably along waterfront Bike path connections to the rest of Dartmouth, i.e. cycling path on windmill road

Dreaminginhues

5/09/2021 02:20 PM

It needs to be affordable!

EileenR

5/09/2021 04:48 PM

Provide low-income housing options. This should be mandatory - and often is - for new developments. Considering the displacement of people who have been pushed into tents to make room for people who can afford to live in a condo unit (or to rent one out for an exploitative side-gig), this is the bare-minimum request to best serve all of our community. Designate low-income, and LOW-BARRIER housing. This is

everyone's land, act like it.

Lukehx

5/09/2021 06:53 PM

I think this is an excellent use of the land. As much as possible, the development should be planned to be well-served with transit and have a good ratio of commercial and residential space to allow residents to rely minimally on private cars. Consider mandating electric vehicle charging infrastructure for those parking spaces that do exist on the site.

Camila

5/10/2021 09:23 AM

I would like for this place to be very inclusive, and perhaps part of the connection to Halifax can be that on the waterfront, there is space for water taxis/docking private boats. Also, considering the wonderful AT trails, please provide plenty of bicycle racks to park bikes. I would love to see lots of restaurants/community spaces such as corner stores, and perhaps pubs/bars, i.e. natural gathering spaces throughout the community and especially near the waterfront, so that it is a populated and safe space at night as well.

Scott M

5/10/2021 01:55 PM

Totally against any sale to any developer - should be reserved for green space or public buildings only
!!!!

Digital6th

5/10/2021 02:53 PM

I hope there will be affordable housing for lower income families.

Lzzy

5/10/2021 03:28 PM

Keep rent prices for these new development low and I think it's great. If you are going to jack the prices up on the units, then don't bother. The prices around here are already stupidly high. We need affordable places.

Randal Stevenson

5/10/2021 03:56 PM

Affordable housing!!! Affordable housing!!! No need to come to our community and the housing cost

more than we currently pay! It's only going to cause our landlords to raise rents!

BessFriend

5/10/2021 04:01 PM

To make Dartmouth to appeal to Halifax, from the halifax side, shorter buildings should be close to the water with the taller ones in the back. like in block 1,2,3,4,7,12,8. like a gradient from the water view. especially if the plan is to have a ferry system. the only thing i dont want to lose is the view from Nadia drive of the bridge. Hopefully 8 stories doesnt block that view. We have a lot of people and no where to put them. Big fan of the round about in the image. I am worried about the access off the bridge to come down to princess. i think there needs to be a offramp with access right onto windmill. The cove area for boat access will look really cool at 21/20. or ferry station too. do not let killam have any of these buildings.

NCAIL

5/10/2021 05:51 PM

The location you are talking about does not fit what you want to do. There is already way too much traffic in the area since the BIO and Coast Guard put an access road in. Deer are coming into our backyards now because their land keeps getting taken from them.

Dave O

5/11/2021 05:26 PM

A Walkable, Livable, Interactive community accessible by land or water. Commercial buildings outlining the waterfront with with housing thats open in front yard to patios with car ports in the back yard. Its some of the last sizeable waterfrontage available therefore something different and planned properly.

Mryeti

5/12/2021 09:50 AM

No Casinos

Don Andrea

It will be a great use os the vacant

5/13/2021 10:07 AM

space.

Sarah Proude

5/14/2021 10:18 PM

I just hope it's not a bunch of overpriced places people can't afford

BriantJerome

5/16/2021 01:55 PM

Build a CFL stadium there

Rexawrex

5/17/2021 07:47 AM

There should be some affordable units in the area, not while buildings necessarily, but definitely units within some of the larger buildings

Bren

5/17/2021 10:39 AM

All setbacks should be aiming for 5 meters including along the 'main street' and 'collector A'. Space needs to be allocated to allow for 3 meter sidewalks along with additional space for greenery, bike racks, retail space, etc. Covid-19 has demonstrated that the sidewalk width across the HRM is severely lacking and can be unsafe. Let's not make the same mistake here.

SJackson

5/17/2021 12:23 PM

I'm hoping this plan will be affordable for all Dartmouth residents

MatthewCreelman

5/17/2021 02:05 PM

In descending order of priority: I want a fully walkable neighborhood, a fully bikeable neighborhood, mixed use of space (commercial ground floors, residential upper floors), minimal or no setbacks, minimal use of buildings over 6 to 8 stories in height, bicycle connections to the rest of Dartmouth and the HRM. Fewer apartments, more condos. Build the kind of flexible European style neighborhood with the middle ground between single family detached homes and sky towers that isn't going to be a taxpayer liability in twenty five years, that'll instead be able to renew itself indefinitely. If I live there, I want to be able to go get groceries on foot, or walk to a cafe or bar where I can

- hang out on the patio.
- fkeys
5/17/2021 03:15 PM
This property offers an enormous opportunity to build a community where people can live, learn, work, and play all without the need for a car. It should offer affordable and safe housing no matter what! I am interested in this development since I work at the government facility nearby and am keen to see better transit, active transportation, housing, and services in general in this location.
- Hal
5/17/2021 03:57 PM
The trail at Shannon Park is currently open June-Oct. This is ridiculously limited at a time when there's no building activity at the site.
- sarah_dando1
5/17/2021 04:31 PM
Please look at affordable housing
- CallieGrl
5/17/2021 04:56 PM
I think this development *ABSOLUTELY* must contain affordable units. If there will be 7,000 new units for resident, I think at least 10% must be offered as affordable (which I define as no more than 30% of an applicants gross income - the definition used by ACORN).
- Jmt
5/17/2021 05:01 PM
I encourage the use of native plant species, a naturalization approach, and food forests including species like amelanchier. Also, it's nice to have off leash space for dogs!
- Rude Soup
5/17/2021 05:03 PM
I think the tall buildings being by the highway is a great idea for placement of the highest density buildings, with the benefit of noise diversion. It's also good placement in the west so that the tall buildings won't block much of the sunlight during the day for the other residents and park users. It's important to have higher density in the more urban areas of HRM, and this plan provides a good

balance where it's not all high rise but still fairly high density. It also seems to have a great community feel. I'd like to see initiatives to make a high proportion of this area be dedicated to affordable housing, sponsored mainly by the developer and only in small degree by HRM.

oldsalt49

5/17/2021 05:30 PM

This land should NOT be used for housing. We need a stadium for sports. As the field in St. Mary's has out lived its time. The rugby field is too small and no place to park at both spots. There are far better spots for 7000 homes to live in the city. The homes will take away from the view of the harbour. Look at the class of people that live in that area, who would want to live in that area? If I am paying over \$300000. For a place or rent of \$1500 or more the area is not a place I would feel safe. With the murders, stabbing's, robberies, and drugs that happen just a few streets away from there who would want to live in that area. I feel that over a few years (less than 5) the area would become a slum just like the rest of the area. This plan to use it for housing is a bad one. No it should not be made into a shopping centre as well. If you do and must have housing there than it should be a gated area that only the people living there would be let in. There also should be NO LOW COST HOUSING aloud to be built into any plan as, there is enough low cost housing in that area. Better plans will have to be worked out as the bridge can't handle the traffic now. By adding that many homes you are going to have a much bigger mess than you do now.

Chris Marriott

5/17/2021 05:42 PM

Tall buildings of 20 or more stories should be a priority despite planning

	<p>rules. This is a huge opportunity to bring density to the waterfront. Direct access to the bridge, circumferential highway are just as critical.</p>
<p>gcmac 5/17/2021 05:42 PM</p>	<p>Do something sooner then later. It has been an eye sore for to long! Get city planners to start approving projects so developers can get shovels in the ground and create tax dollars.</p>
<p>Suzanne Bruce 5/17/2021 06:26 PM</p>	<p>Question 4 no option to pick no buildings at all Thia should be a greenspace and accessible from land and water open to the public No buildings or stadium pls</p>
<p>trevpenney 5/17/2021 06:28 PM</p>	<p>I disagree with this development</p>
<p>Cdnguy 5/17/2021 06:28 PM</p>	<p>Low income housing part of the project.</p>
<p>Karen12 5/17/2021 06:49 PM</p>	<p>This will become a slum. If you have low end buildings with high end, it will eventually become low end slums because people don't want to pay higher rent to live in the same community as low end renters. It doesn't work. It will become a slum.</p>
<p>ShannonA 5/17/2021 07:03 PM</p>	<p>There should NOT be another high priced apartment complex built, housing in HRM does not reflect the rate of pay.</p>
<p>bbwhalifax 5/17/2021 07:22 PM</p>	<p>would like to see some low income housing included in the mix</p>
<p>Mystique 5/17/2021 07:41 PM</p>	<p>A big portion of this should be affordable housing and all of it should match the current area's average rental market ie. . As a resident of the area, I wouldn't want this part of town to be posh or for the wealthy only.</p>
<p>Bebi 5/17/2021 07:53 PM</p>	<p>I don't believe this is a good fit for north end Dartmouth, more housing</p>

will just congest the area

MarshaCurry

5/17/2021 08:03 PM

There is not enough green space and not enough parking near the school

AK Properties

5/17/2021 08:51 PM

Would like to see a full-size grocery store on site, to provide groceries for residents on site and from Princess Margaret Blvd area.

Florries Lane

5/17/2021 08:56 PM

This should not be classified as a "Keep up with the Joneses" type of community where everyone else is trying to outdo house size just for status. I think this should be available to lower and middle economic status people and families. I believe they should be able to put in a modular home (mini-home) that is more affordable than the larger types of homes that are prevalent in other areas of HRM. If putting in apartment buildings, the apartment should be reasonably priced for the size, as well as not being necessary to have high-end finishes IE quartz countertops.

shickmcphee

5/17/2021 09:33 PM

Dartmouth North has enough low income. I know it is needed but why in all the same area. It has beautiful views. People should have to pay a premium to live there. Make Dartmouth North a desired location to live. Not live there because it the only place they can afford.

Ian Earle

5/17/2021 10:07 PM

Would be nice if the development was mixed use!

Sjohnston

5/17/2021 10:24 PM

I'm so excited to know this site is finally be utilized!

SuejacMac

5/17/2021 10:31 PM

it is an amazing development proposal as long as there is an opportunity for low to moderate income citizens to be able to afford to live there. It would definitely pay homage to the thousands of low rank

families that called the PMQ accommodations home for so many years. Best idea in a very long time. Needed more than a stadium.

boyletons

5/17/2021 11:08 PM

Allotted low income housing is a necessity, especially for families. Given the access to housing crisis in the area right now, prioritizing the housing aspect of the development and making units available as soon as possible would be nice to see. The existing school is in need of repair, and hopefully a renovation for the school itself would come along with this plan.

KD

5/17/2021 11:14 PM

Affordable housing for the working taxpayer

Heidi Schaefer

5/17/2021 11:29 PM

I wish it included a ferry terminal or some kind of opportunity for better transportation use of the harbour.

902Strong

5/17/2021 11:46 PM

We need proposals that are forced to make 50% of the housing affordable or no funding. Affordable would be: a 1 bdrm - \$400-\$500 a month. 2 bdrm - \$500-\$600 a month. 3 bdrm - \$600-\$700 a month. NOT \$1000 to \$2000 a month!!!! The working poor cannot find housing due to the rent prices now. I know it's no big deal for those in government who have had everything handed to them and have a home they won't be evicted from because the owner sells. All the "big wigs" with money, don't have to figure out if they're paying power, rent, prescriptions, or food this month. They already have those covered for themselves. They aren't forced to live with violent crackhead neighbors who force them to sleep on the couch for 1 yr because of the fighting and loud music and banging on the shared bedroom wall. They don't have to live with the Pharoah

ants, or cockroaches, silverfishes, or with buildings not suitable for living in. Somebody MUST start caring and STOP being money hungry. We need clean, healthy, rentals without violent people who deal drugs out the window next to ours. We need more than a few 1 bdrms, a few 2 bdrms and hardly any 3+ bdrms. We need to force affordable housing on every proposal.

katerose

5/18/2021 07:18 AM

Affordable housing is imperative. And not just a few token units. We can't afford to just keep adding units for higher income people.

J&DP

5/18/2021 07:22 AM

This development needs to be created with the water and harbour showcased.

Anna Kristina

5/18/2021 07:29 AM

I don't think it's necessary right now. With businesses forced to close due to Covid and the fact that the province can't help them anymore financially then we cannot afford to build something like this right now. We should wait for at least a few years until our local economy can get moving and can afford this. I just don't support this development RIGHT NOW.

Genevieves

5/18/2021 08:29 AM

Some low income housing is needed, four to five bedrooms.

Steve C

5/18/2021 08:33 AM

Buildings should be taller than eight stories

krbyggdin

5/18/2021 08:39 AM

The city must push for affordable housing developments. We are never going to see an opportunity of this magnitude in a core neighbourhood of the city again. It would be unconscionable to allow this development to go ahead without a guarantee of substantial affordable housing given our current housing crisis across the province.

asdfsdfdfg

5/18/2021 09:51 AM

Yes, the current plan is not representative of the communities needs. We don't need commercial space in the area. We need affordable housing for purchase and rent in the city core! A mobile home park with a higher end modular home section including larger affordable apartment buildings would be ideal with nature trail surrounding the perimeter. There is currently lots of shared public space in HRM and more is not needed! Affordable housing is! Seems like a clear problem to me, but based on your proposal you have failed to understand the issues at hand and the desires of the community. Sports fields litter the municipality and are often under used (2 months of the year and only on weekends) and are very costly to maintain. There are sport fields in the area already that are more than sufficient for the proposed community. It is time to stop ignoring the fact that mixed use residential developments are affordable. Mix use developments are what have caused the affordable housing crisis in the first place. This development has failed to recognize the issues facing Canadians, such as a lack of affordable housing and the gentrification of affordable communities. Very sad that i had to take the time to write in to provide such information. You owe it to the residents to listen and stop making their communities less affordable. This should not be a mutually beneficial agreement between residents and developers, this should only benefit those who are in need! Low income residents of HRM who are currently lacking affordable housing to purchase or rent should be your target audience not the

salivating developers. There should be no commercial space due to the neighboring business park and their negative connections to property valuations! Only affordable units allowed such as mobile homes, modular homes, and apartment buildings should be built. This space is in great proximity to services and would make an ideal affordable housing community, exactly what the province and its residents need! Time to fix the problem rather than working around it with smoke and mirrors. Step up or move along.

DGaston

5/18/2021 09:58 AM

I feel strongly that this development needs to ensure and protect, over the long term, shared green and outdoor space within the development, and not just in the park along the water. Greenspace should not be eventually converted into more lots for more buildings. In particular, bordering the area with taller/denser building, while limiting the interior to midrise and open green space will create a real community.

Erin Crosby

5/18/2021 10:26 AM

No

TGRIGGS

5/18/2021 10:39 AM

I think there is an opportunity here to create a mikmaw / acadian quarter. It's a part of our heritage which isn't celebrated adequately in the downtown core. If we had a combined museum, much like the shubie canal museum, and offered acadian and mikmaw cuisine, it could bring something very special to Dartmouth.

marta

5/18/2021 11:19 AM

I think overall it is a great plan. And I especially like the roundabout coming off the bridge from Halifax which includes the road to bio. As it is now it is extremely difficult to left onto

Micfrachi59

5/18/2021 11:37 AM

Princess Margaret coming from HFX at certain times of the day. I give my full endorsement to this project

7000 residents, 26 city blocks. Why waste time with a survey when the major elements are already decided. Where's a question on a Stadium.

JUMPvalley5

5/18/2021 12:23 PM

IMPORTANT TO (WITHIN 10 YEARS), HAVE A FERRY TERMINAL WITHIN THE LARGE SITE, TO HALIFAX FROM SHANNON PARK. NEARBY TUFTS COVE POWER SITE CAUSES CONCERN FOR ME TO ACTUALLY LIVE THERE SOMEDAY (I WOULD MOVE TO THE SOUTH END). A HOLIDAY INN OR SIMILAR MAY BE OK ON THE WATERFRONT THERE AT SHANNON PARK. A NON-POLLUTION CALL CENTER LOCATION MAY BE FINE TOO FOR SHANNON PARK.

klw

5/18/2021 01:08 PM

Please ensure green spaces and any bike infrastructure is readily accessible from Bedford Institute of Oceanography. Any trails on Shannon Park will be used frequently by those staff

Torment99

5/18/2021 03:18 PM

Don't do it!!! Affordable single family homes not a concrete jungle of apartments. Will be an eye soar. Just like Larry Uteck apartments view going over bridge. Lots of other areas to put apartments

DarkSideDude

5/18/2021 06:27 PM

7000 people is fewer than this area should be housing. We are in a housing crisis and need to make more extensive use of the lands at Shannon Park. We're not going to get a second chance to develop this area from scratch, so we need to do it right and get the most out of this resource, that means more housing, likely with taller buildings than are currently proposed, and/or by cutting

in slightly to proposed park land.
There's room for another city block south of Block 26 for example, if we could do with marginally less park space. The plans are excellent, but I worry too few people will be able to enjoy them, and the promise of affordability the site offers. We should be looking at housing more like 10,000 people, especially with a rapidly growing urban population.

DartmouthProud

5/18/2021 07:26 PM

We need affordable housing for low income families... it needs to be guaranteed and not a false promise by developers

kelittle

5/18/2021 08:22 PM

Shannon Park was my first home when I was born. Between there and Wallis Heights I lived in the area for 15 years and I always felt a great sense of community. I also always felt safe there, even when I was out running around all day, playing in the surrounding woods. It'd be nice to have that feeling in the area again. I suggest talking to Sobeys or another company about putting in a building with a grocery store on the lower level and apartments above it. Also, please don't allow just condos at outrageous rents to be built. Some affordable housing needs to be added. Everyone should be able to access and live in this area. The area also needs a pool and an ice-skating ring.

ben.macleod

5/18/2021 10:00 PM

The roads are lined with a lot of car parking. The cycling facilities should be designed so as to not put cyclists within the "door zone" of parked cars. Consideration should be given to designating a site for a potential future ferry terminal. Such a site should be selected with consideration for 1) connectivity with bus transit, 2) proximity to commercial/retail space, creating an all-in-one town centre

[there are many such examples in Hong Kong, such as Ma Wan, Discovery Bay, Mui Wo, etc.], 3) connectivity with planned cycling facilities. The traffic report outlines a potential future bus route connecting with Baffin Blvd. The jog around block #13 should be straightened out if possible in order to speed up the bus route. Block #13 might have to be deleted/replanned for this to happen. It would be preferable if that stormwater drain was not planned to empty into Norris Cove, but further out into the harbour if possible, in order to improve the water quality within the cove following rainy days, potentially allowing for swimming in the summer months. Sufficient space should be provided for healthy tree growth along sidewalks, allowing trees to grow to the size we typically see in old Halifax neighbourhoods, thereby permitting the growth of a tree canopy that improves pedestrian comfort in rainy or sunny weather. Space should be provided to prevent root systems from uplifting sidewalks over time (appropriate species selection will also help in this regard).

Edward

5/18/2021 10:13 PM

Opportunity to have a number of progressive senior living complexes as well as a palliative care centre within the neighborhood.

michele777

5/18/2021 11:33 PM

This is strongly, strongly needed to deal with the present housing crunch and the return of international students and immigration. There are lots of us living on a middle-class income who now cannot afford to purchase a home and need to continue renting or would rather continue to do so.

Adjust

5/19/2021 04:41 PM

Rather than a housing site - the site would be better used for a new

Hospital. It would be central to Halifax, Dartmouth, Bedford and Sackville. It would have plenty of room for a number of hospitals in future and parking.

J. Thomas HC

5/20/2021 10:18 AM

This would be a hugely beneficial development for Dartmouth.

David Kerr

5/20/2021 10:18 AM

HRM has insufficient water access for the public, particularly on the Bedford Basin and Dartmouth side. Trails along the entire waterfront of the Shannon park site is the right step to take. Also, places to sit and have a drink/snack/meal, overlooking the water would help fill a need.

SellingDartmouth

5/20/2021 10:48 AM

I am strongly in favor of the Shannon Park development proposal. Adding density to the north end of Dartmouth will help surrounding areas as well as making use of an amazing piece of realestate.

Tanya Matheson

5/20/2021 10:55 AM

It is blah. It is just a continuation of Wallace Heights and nothing over all appealing to it. The current layout does not draw anyone to a park or outdoor areas. Was hoping it would be more of a community with mix-use buildings and community resources. It appears to be just the same boring subdivision which HRM builds. This survey is also a little pointless and appears to just be an exercise to give the appearance of public input. The questions asked you already know the answer and/or better answered buy the planning committee and staff. There did not appear to be a general overview of the development plan and I don't know the technical knowledge or desire to read all of the reports. I think the community are not overly concerned about this aspect of they plan. They want to make sure there

is affordable housing, housing for seniors and families, outdoor space, safe neighbourhoods, accessible facilities and resources nearby.

Where/how will this neighbourhood get groceries? How will the access medical care? What is in place for transportation? What physical and non-physical attributes are included which will help build community?

Deirdre

5/20/2021 11:40 AM

I am glad to see some positive movement on this site. I feel it's much better suited to a residential community vs a stadium. There is simply not the infrastructure to accommodate 50,000 people leaving an event at the same time.

Significant consideration will need to be given to increasing roadways and access to the highway and main thoroughfares without creating bottlenecks and hazardous conditions. The train tracks will also need to be considered. Establishing a ferry stop at this location would be a significant enhancement. I note the survey only asks about medium and high buildings. Is there no intent to have a mixture of single family dwellings, townhouses or duplexes available as a total mixed used residential area? Will this end up looking like areas of HRM where there are nothing but apartment buildings that look the same? There is a well established subdivision at Ocean Breeze estates and several large number employers in this immediate area to also be mindful of. If this is being redeveloped, is there any consideration or partnership opportunities with the School Board to updating Shannon Park elementary school? Appreciate the opportunity to share my opinion.

Deidre

Please do not obstruct the view. One

5/20/2021 03:49 PM

of the major reselling features of our home (and a lot of homes on our road) is the view of Bedford Basin. Additionally, high rises would make the community disconnected. Affordable homes for families with a few commercial spaces for local businesses would really bring some value to Shannon Park and get rid of the stigma. We do not need any more high rises. PLEASE bring some local business to Shannon Park - it would be amazing to have a small brewery near the water for residents/HRM to see the great view and increase the overall value of Shannon Park.

ctobin

5/20/2021 06:35 PM

I'm really disappointed about tall buildings being considered. I just purchased a home on Nadia Drive with a view of the bridge. I do not hear any highway noise, so I do not feel tall buildings are necessary. We knew development would be taking place in this area, but if tall buildings are constructed I would consider moving.

James C

5/20/2021 07:08 PM

Seems like very high density. Maybe a ferry terminal would be a good idea?

AndieAubie

5/20/2021 10:45 PM

I think it's a great idea but I hope the Shannon Park Trail will be able to stay.

Alysa

5/21/2021 09:14 AM

I am frustrated that the city feels the need to develop this land to that extent. It would be nice for everyone who lives around this area to have more pathways and scenic walking trails as there are none close by, but by developing it with 26 city blocks it will cut into a lot of the beautiful trees and privacy that is already there. If you could not build the 4 closest city blocks to that boardwalk it would be more ideal and the trees that are

along the bio road provide a good sound barrier already so please leave as many as possible.

Jenn1
5/21/2021 03:19 PM
needs to be mixed housing for all, would like to see some low cost Senior's housing also

AF
5/21/2021 06:23 PM
Ensure there is trails that connect as much as possible to the Dartmouth Harbour walk trail. Once trails are available to commute/run/walk to the Dartmouth center more folks will choose to use it. But if the layout is junk I wouldn't use it.

Ilsa
5/22/2021 02:47 PM
A portion of the housing to be built fully accessible. The public spaces to all be accessible. Affordable homes.

Robsaucier
5/23/2021 09:24 AM
Public transport system is a must.

Harmonygirl40
5/23/2021 07:58 PM
PLEASE DO NOT PUT SPORTS STADIUM HERE!! No need for a hockey, football, or ball teams etc. that would be a wasted space for this beautiful area.

Jen10
5/23/2021 09:52 PM
Don't make it crowded. Make it more of a natural space with access to the water views.

Darlb0525
5/23/2021 10:58 PM
I would like to see Affordable housing,as part of this development.

corbett
5/24/2021 10:36 AM
Boardwalk would be nice.

justinlogan
5/24/2021 05:00 PM
This is a great opportunity to grow the North End of Dartmouth. Please do due diligence but let's aim to get this project moving quickly. The application mentions buildings higher than 8 storeys, I'd really like to see taller buildings up to and higher than 20 storeys. Halifax is a growing city let's not waste the opportunity for extra room for people to live here and secure a higher tax base.

Scott Shreenan

5/25/2021 10:01 AM

Overall I love it. Such a great spot to increase density. Living at the other end of the MacKay, I can attest to the issue of noise (and dust/dirt) from the bridge. Anything you can do to mitigate it would be appreciated by future residents. Additionally, I would like to see Block 26 removed from the plan and allow it to be part of the park. While I'm sure an iconic building could be put there, developers in HRM are not so creative with their designs so I'd prefer it not take away a chunk of what is otherwise a nice park. You could make up for the loss by adding another floor to each of the other buildings. I also think that HRM should make it a requirement that this development be serviced by a central sea-water heating and cooling system to make more efficient use of energy.

Jaimme

5/25/2021 10:42 AM

I believe that the municipality should require net zero ready in new multi unit developments. Solar and district power should be considered in new developments as well.

Karynne Cianfaglione

5/25/2021 10:49 AM

I think this development should keep energy efficiency in mind since it is relatively large and dense. It's important this uses district energy

KRankin

5/25/2021 12:19 PM

This area is near Tuft's Cove and there is a lot of potential to use waste energy to heat/power this development. Take the time to plan that and other energy efficiency measures into the development, it will make the community last longer and help future proof it as an investment for HRM.

Andrew L Crooks

5/25/2021 04:19 PM

I really hope that this development uses a central heat solution with Tufts cove right beside the development. There is a great deal of

- waste heat that could be used for this development. Go Greener!
- alombardi**
5/26/2021 08:19 AM
- Given the proximity to Tufts Cove generating station, there is an opportunity for district heating using the waste heat from Tufts Cove. The development should also be considering district energy for electricity; solar PV and battery storage
- JessieL**
5/26/2021 10:38 AM
- Please consider a short micro/beginner disc golf course (3-6 baskets). It's a great low cost low barrier activity that would be great in that area.
- ThatAprilChick**
5/26/2021 11:07 AM
- We NEED affordable housing. Some families can not afford \$1000+ a month for a two bedroom.
- kcurwin**
5/26/2021 02:52 PM
- Parking/school pick up at the shannon park school especially in winter time is incredibly dangerous. This needs to be strongly considered and improved on as the area is developed. Children from all over Dartmouth attend Shannon Park and I would venture a guess that there is a higher amount of pick ups compared to other schools as we want to avoid long bus rides for our young kids who may be travelling from across town, as opposed to schools with more localized populations.
- Daniel Robinson**
5/26/2021 02:57 PM
- There needs to be affordable housing, we dont need more 1300\$ one bedroom apartments in this city, we need places that ordina y folks with median incomes can not only live but thrive
- Alloy82**
5/26/2021 03:14 PM
- I would like to see low income housing included.
- Kyle R. Middleton**
5/26/2021 04:42 PM
- I would like this development to be affordable, we dont need more

\$1200++ apartments and condos. Its hard to find anything in the city at a reasonable rate, people need to be housed.

nightajar

5/26/2021 06:15 PM

We need affordable and low income housing included in this development. Mix development allows for a better quality of life for those who are of lesser means.

SarahJane

5/26/2021 06:17 PM

I have lived in Wallis Heights since 2004, which is extremely close to Shannon Park. I think this development should remain an affordable housing community for middle class working families. I would also like to see a new school in this area as well. Shannon Park Elementary is in desperate need of an upgrade with the population growing in that school every year. This community has always been a family friendly area and I really hope we can keep it that way and support the community as it grows by offering lots of resources that all children and teenagers can enjoy while being mindful to the families and not gouge them on rental increases that seems to be a growing concern in this city.

VMParker

5/26/2021 06:27 PM

I don't think it is a good idea at all. It's a risk to the school children, it takes away from their field. It takes away the option for low income housing we don't need anymore expensive apartments. It will be horrible for people living on princess Margaret blvd as well.

Wanda62

5/26/2021 06:34 PM

It needs to be for low income people. There's enough expensive buildings already built and empty, time to give low income people a place where they are raise children in clean new apartments, and still have access to the shoreline.

HOPE

needs to be actually affordable for

5/26/2021 08:15 PM

the average resident

AlannaW

5/26/2021 08:18 PM

Make living affordable!!

K.becker

5/26/2021 08:52 PM

Affordable housing

Phillips902

5/26/2021 09:13 PM

HRM definitely need more low to mid level housing units as there are very few available in the city. I personally think that this is a much better value for the city than a stadium.

Davidvts

5/26/2021 09:57 PM

We need more affordable housing

MelK94

5/26/2021 10:00 PM

It is crucial that there is sufficient affordable housing provided and not primarily luxury living.

HS

5/26/2021 11:35 PM

Affordability for current and recently displaced community members should be the #1 priority. Affordable housing is essential. Housing is a UN declared human right that has become precarious for too many residents of HRM. Housing is not a luxury and there is no room for luxury housing in a city where lifelong residents are sleeping rough. Government spending should always prioritize ensuring that all residents have access to housing, utilities, nutritious food and potable water, and healthcare services (including access to medical specialists within reasonable waiting times and a family doctor for every resident).

hollyboudreau

5/27/2021 04:53 AM

Affordable housing is needed for all income levels.

ryan2

5/27/2021 09:17 AM

Please ensure that the development contains everything need for an average person by diversify the commercial section (restaurants, groceries, hang out spaces, gyms,

etc.), to cut down on suburban sprawl.

CMosher

5/27/2021 12:51 PM

Needs to maximize views and access to the harbour, for strolling, dining, entertainment. Would like to see a Dartmouth boardwalk with ferry docking, dining, shopping, strolling. like the Bishop's Landing area in Halifax with shops and patio's and a view across and down the harbour. Affordable housing is not a priority for me nor do I think prime waterfront property is the proper location for anything other than high-end, attractive housing and retail.

KimDares

5/27/2021 12:55 PM

AFFORDABLE HOUSING needs to be the priority! As many affordable units as can be fit! Without affordable housing this would be an absolute disgrace and completely miss the point of development.

anndsc14

5/27/2021 01:36 PM

This development should first and foremost be comprised of AFFORDABLE housing for those living in HRM. We do not need another expensive condominium building being built in the city, which most members of the community cannot afford. The people of Halifax need homes, and the housing crisis is only getting worse. This new development has the potential to contribute towards fixing this crisis.

Ian Murray

5/27/2021 02:03 PM

Keeping affordable housing in mind, a good mix of high and low density residential combined with commercial/retail. Allow for the community to have 'destinations' embedded in it's fabric (parks, trails, restaurants, services). Sidewalks are an over-looked luxury ... add some. Leave space to 'green' the neighbourhood with trees. An upgraded and SAFE transit node would be appreciated. Some public

art (perhaps historical and/or Indigenous) would be a nice addition.

samantha_noseworthy

5/27/2021 02:17 PM

I have significant concerns regarding increased traffic in the area. With 7000 more residents in an area directly next to the MacKay Bridge, there is bound to be significant increases in traffic, especially during peak commuting hours. Another concern is increased traffic along Wyse Road as well as the speed of this traffic. Considerations should be made by the City for implementing traffic calming measures and expanding AT infrastructure along Wyse Road.

Local.viewer

5/27/2021 02:32 PM

I dont see any acknowledgement of the historic M'ikmaw land, cultural facilities etc located here. It also looks as though the buildings sited in Tufts cove are too close to the cove. Inwould like to see the small "wild" space there extended.

Key

5/27/2021 03:24 PM

I almost beg of you to keep these places affordable. I have been renting in Halifax for over 10 years and it's a struggle. I make over minimum wage and I currently live in a one bedroom basement apartment that is over \$1000. I was 1 day from being homeless on the streets before I found this place. My old apartment was torn down for more buildings to be put up. For \$1095 I pay to live in a mold filled apartment with obvious signs of cheap fixes, like floor boards that don't even touch. Over a half of pay goes to something that won't even show up on my credit score. Be the positive change, please!

ScreenName

5/27/2021 07:04 PM

Canada Lands currently has a parking lot to the Canada 150 trail which they do not close off nor do they plow or salt during the winter. It's a fatality waiting to happen.

KyleCigs

5/27/2021 07:05 PM

Definitely needs a ferry terminal that connects to Alderney and Bedford

Cb92

5/27/2021 07:08 PM

Shannon Park should be brought back into affordable housing

AFaulk

5/27/2021 08:28 PM

Affordable housing within the new development as well as retail space, and community space

Chin-Yee

5/27/2021 09:18 PM

This would be a great opportunity to make the development net zero, a way to demonstrate what is possible for a green development.

sicilian

5/27/2021 10:33 PM

Public or non-profit housing should be prioritized; units for families (3+beds), space for urban food production; public art, relationship to adjacent reserve land

ssmith

5/28/2021 08:16 AM

Wasn't sure of the green space plan from the documents. Rents are increasing and home ownership is becoming a luxury - affordability is key. Is there a way to encourage units to be bought by regular people and not snapped up by investors as an asset? It would be nice to have a dedicated bike path the length of the neighbourhood that doesn't require you jog over to be on the street for two blocks south of the school.

JAC

5/28/2021 01:31 PM

Considering the Housing Crisis in this area, I think affordable housing should be a significant part of the proposal. For example, give space for Co-op Housing, Habitat for Humanity to build, and other non-market and community housing. Perhaps these projects could be scattered throughout Shannon Park. This sector should be 20 % of the housing in Shannon Park.

Andrea C

5/28/2021 02:05 PM

We need affordable safe housing - please set a rent cap on all rental units in the development

Reed

5/28/2021 02:09 PM

Please have rent controll units for elderly, disabled, and low income individuals. Provide affordable units for everyone else under a social housing initiative. Include community garden space. Plant native plants, beneficial insect plants, and save yourself maintenance money by planning low maintenance landscaping.

Andrea1234

5/28/2021 02:20 PM

AFFORDABLE HOUSING PLEASE!!!

Trevor Rollin

5/28/2021 02:52 PM

I think the development would be an amazing opportunity for the area. It would help revive that communtiy.

KEPDuffy

5/28/2021 03:23 PM

Affordable, safe housing should be a priority for HRM. There is plenty of opportunity to provide luxury housing in other areas, I would like to see a focus on more affordable living spaces.

Nuthatch

5/28/2021 09:03 PM

Affordable and non-market housing is so important. Please do your best to meet the needs of citizens who are experiencing a housing crisis.

Molly D.

5/29/2021 07:49 AM

There should be affordable, environmentally housing for seniors, youth, everyone who needs it. and it is needed throughout the province. Don;t ley thbe developers choose what kind of housing they want to build. Build affordable housing to promote democracy, equity, and social justice.

Reneeb

5/29/2021 10:57 AM

Affordable housing needs to be prioritized. I hope you consider the rising cost of rent prices across HRM and value your potential tenants - as landlords and building developers you have a power to determine families quality of life, and I hope you choose with compassion.

Sue Ayles

Should focus on pragmatically

5/29/2021 11:35 AM

affordable housing rentals

Seedsaver

5/29/2021 11:52 AM

This entire project should be "real" affordable housing, not just some window dressing that falls short of providing secure, long term options for people. I wish it could be based on a co-op model. I hope there will be lots of truly accessible outdoor space with lots of trees.

Karen Davison

5/29/2021 12:01 PM

Halifax City Council has a horrible history of rubber-stamping whatever projects developers propose - no matter what - and in some cases, even going against the advice of their own staff recommendations to do so! As someone who lives on peninsular Halifax, I am BEYOND sick and tired of developers being granted exemptions and exceptions to the rules to build projects that are in THEIR best financial interests - but NOT the best interests of those who currently live in the neighbourhood or the general public or environment overall. The cost to rent or (God forbid!) actually buy a house in the HRM is skyrocketing out of control and quickly becoming out of reach even for those who would be categorized financially as solid 'middle class'. When houses for sale are regularly being sold for 20 to 30 percent (or more!) over the asking price, it's a problem. Whether it's due to people moving from rural to urban centres, foreign ownership, out of province ownership, rental units purchased but used for AirBnBs, inventory shortage, etc., there is a serious lack of housing options available in the HRM that are truly affordable for anyone who isn't wealthy. Unfortunately, I have little to zero faith that Halifax City Council will do anything different when

deciding what they will approve for developers with regard to Shannon Park. I expect they'll just roll over - YET AGAIN! - and let the developers do whatever the hell they want which will be to jam the site full of yet more super tall, mixed use buildings full of tiny, overpriced, expensive condos / apartments that only wealthy people will be able to afford. I expect City Council will hide behind their usual, 'we need to increase the density on the peninsula' and 'it will bring in the most taxes and therefore benefit all HRM' BS excuses to YET AGAIN ignore actually dealing with the lack of affordable housing. I also worry that what developers / City Council think the 'average' person in HRM should be able to afford when it comes to housing amounts to the ability to afford to rent a tiny apartment for an outrageous monthly rental fee and not the ability to be able to afford to rent/buy a stand-alone house with a backyard - that they feel that should only be an option for the wealthy. I understand that developers are running a business and their job is to make as much money as humanly possible with every single project they build, but City Council shouldn't make it so easy for them. Increasing density on the peninsula is only a good thing if all the proper infrastructure to support that added density is also in place - and it's not - whether it's increased car traffic, additional bus routes, increased demand on the sewer / electrical systems, etc., I just don't think City Council gives enough thought to the livability for those in and around all these new developments. For example, when developers revealed their tentative proposals for what could possibly be

built on the former St. Pat's High School site, one of their proposals was for TEN structures on the relatively small site!!! And, they didn't plan on (nor, I'm assuming, would be required by the spineless Halifax City Council, to include) enough underground parking to accommodate the number of units they planned to build because "everyone will walk to work" as one of the developers from Montreal informed me. This is the kind of utterly tone-deaf remarks I've heard from more than one developer / city planner at events asking for 'public input' for various proposed HRM projects. The city recently let a developer for the project at the corner of Quinpool and Robie opt out of providing affordable housing units in the development for a set number of years in exchange for a pathetic contribution of one million dollars to the 'affordable housing fund.' There seems to be a foregone conclusion that the city is going to do what the city wants to do despite what the public wants or actually needs. So, what exactly is the city going to do when more and more lower and middle income residents of the HRM simply cannot afford housing of any kind? With the way things are today, the dream of home ownership is increasingly out of reach for an ever-increasing percentage of the population. With developments popping up like dandelions all over the HRM, where is all this supposed 'additional tax revenue' being spent? I do not know what the solution is - I realize housing/rental markets are about making a profit and are dependent on supply and demand, but the city needs to develop a backbone and start pushing back on

developers and start getting serious about dealing with the ever increasing lack of affordable housing for both lower and middle income people - including singles, couples, families, seniors, people with disabilities, etc. Currently, in the small triangle of green space across the street from St. Vincent's Nursing Home on Windsor Street, there are a number of tents erected with homeless people living there. I also noticed a tent erected at the Commons the other day on my way home from work. My fear is this will only increase as the cost of all housing options in HRM continues to explode unabated and City Council continues to make excuses, grant exemptions to developers and turn a blind eye to the problem.

melissacmcphee

5/29/2021 12:13 PM

It needs to be AFFORDABLE housing. That is the need right now for our community.

Abbie

5/29/2021 01:04 PM

It should be mid-income housing.....\$1200 plus a month is not reasonable for many, mid-range (\$900-\$1000 a month) would be more affordable for retirees especially.

Kleaman

5/29/2021 09:32 PM

We need more affordable housing in this city not more overpriced condos.

theonlyiainever

5/29/2021 10:20 PM

Please build affordable housing that serves the needs of the people in the area.

Cat2

5/30/2021 09:13 AM

There needs to be affordable units interspersed with the rest of the units/homes.

hil

5/30/2021 09:55 AM

These should be low income housing units 1200\$/month is not affordable. We don't need more condos, especially in an area that once housed low income folks.

Terriw

5/31/2021 04:12 PM

Shannon Park needs to be filled with affordable housing, not high-rise buildings full of condos that the people of Dartmouth CANNOT afford.

TM77

6/01/2021 09:50 AM

It's good, but there's a few issues. I think the plan takes out too much of the wooded space adjacent to the bridge (blocks 22 and 17). The footprint of those blocks should be reduced to preserve as much of that natural area as possible. There should also be space for community gardens, so that people who live in the area can grow some food.

MCS1234

6/01/2021 02:55 PM

There should be affordable housing so this cannot turn into another condo site. The views should not be obstructed

7654321

6/01/2021 03:45 PM

The more affordable housing the better. The more housing the better. If we can increase the 7000 number then that should be considered.

Emma2021

6/01/2021 06:57 PM

Extremely happy to hear that this space is going to be used for housing and not a sports stadium

Ebissonnette

6/01/2021 10:11 PM

There is huge potential for positive impact on this community in the actual lives of people. Not profit for developers. Please value people over profit for this community. Be radical. Be dynamic. Make something beautiful. And truly Affordable. Housing is a human right.

Dusan Soudek

6/01/2021 10:14 PM

More green space. Preserve as many mature trees on the site as possible. Consider the whitetailed deer population in the area, the only urban deer herd in HRM; fewer fences please!

Makc

6/02/2021 06:58 AM

Im hoping they wont be overcharging for rent like everywhere else! Whats the point of building all of this housing and allowing people to go

homeless because of \$1800 rental prices for 2 bedrooms and \$1300 for 1 beds. Stuff like that isnt going to help our housing crisis. WE NEED AFFORDABLE HOUSING. FAMILIES NEED AFFORDABLE HOUSING.

MissKay

6/02/2021 09:47 AM

The lack of true affordable housing in this development is show that the city and government does not actually believe that those with low incomes deserve safe NEW housing. Reconsider who gets these units. Providing expensive units to people who already have the money to afford living wherever they want doesn't help our housing crisis. Or consider allowing an existing well run housing co-op to facilitate the properties to ensure that they can provide and maintain affordable housing long term for the residents who move there. THIS is the best way to show that affordable housing and our most vulnerable are of importance to you.

jasymonds

6/02/2021 10:47 AM

I feel the development is too crowded with building space, especially commercial. This area needs to maintain as much of the natural green space as possible, including the trees all around the shoreline and the wooded area by the bridge.

bria.mac

6/02/2021 11:15 AM

Please reserve some of the buildings for affordable housing. Having a year-round, dedicated fenced in off-leash dog area would be beneficial. (Not a shared baseball field.)

AngieB

6/02/2021 05:46 PM

please ensure some of your rental units are actual affordable to the average maritimer

Devyn

6/02/2021 08:42 PM

Current wildlife habitat needs to be considered (ie many migrating birds nest in this area). Trees and vegetation provide coverage for

animals such as deer that depend on the Shannon Park land. Land needs to be shared and not entirely compromised for human use.

JennaLynn

6/02/2021 08:46 PM

If you are going to build all these apartments could you please make them affordable for people? Charging \$1200-\$1800 is just not reasonable for people... Also if there is going to be this many apartments can you PLEASE make enough parking for visitors ? I am a care worker who would probably end up going to these buildings and finding parking is always terrible.

MCoughlan

6/02/2021 09:13 PM

Many birds and other animals nest and live on this property. If the developer could try to keep as many of the trees and green space as possible it would be a nice change from other developments.

SHAKUN231

6/03/2021 10:45 AM

I think that the focus needs to be on providing Affordable housing for the many Nova Scotians needing it at this time. The buildings that are erected must focus on the affordability, being geared towards families with children. Dog friendly apartments are also in short supply in HRM.

queenidog

6/03/2021 03:18 PM

Don't make it a SLUM!! If it is low rental housing, that's what it will become. I would like to see the ENTIRE site as a park, dedicated to Africville and Indigenous children who went to residential schools. Put the slums in other areas. Think outside the box, geez, look at this beautiful property. It can become a showcase (park), or another ho-hum development (housing).

Doris

6/03/2021 07:49 PM

Yes, I know developers will have their hand in the mix. I would submit that there should be a mechanism whereby they would be required to

make a certain percentage of their units affordable. This city is presently an embarrassment when it comes to affordable housing and although the city has done so much to work with they have very often the Province has not been supportive of rent caps leading the charge for affordable housing. Let us be that bright light!! To these developers I say "To whom much is given much is expected". People are watching. If there isn't a real mechanism in place to weave this into this undertaking, I feel we will have missed the mark when it comes to giving our people a soft place to fall...

hinglecc

6/03/2021 08:04 PM

I live on the top part of Nadia Drive and one of the top reasons why I purchased my home in this location is because of the view, This development has the potential to destroy that view which would seriously impact the value of my home.

Ellbre

6/04/2021 07:42 AM

I don't not agree with the buildings they are not going to affordable for the people of dartmouth. This is going to add to the crisis we are facing for either lower rent and higher wages needed.

brtw

6/04/2021 06:04 PM

Consideration for broad scale low carbon energy uptake within the development should be considered, as it may impact how roads are built and area is designed. Has the potential for a district energy system in this neighbourhood been considered and if it is feasible and beneficial (a effective source of low carbon energy for the area) will there be any modifications to consider at this time?

Kevin Finch

6/05/2021 12:58 PM

Don't put a stadium on the lands. I have mixed feelings about Area

9/HR-2 beside the school; perhaps that could be additional green space/playground beside the school. Also, I have concerns about the Lookoff/Turple Head becoming a ferry terminal; it's the most prominent waterfront point on the Canada Lands property. I know this is out of scope for this consultation, but Halifax Transit may want to enter discussions with Millbrook First Nation about a terminal at Norris Point or along the coastline on the northern side of block 27. I moved to Windmill Road in late summer 2017, after the original consultation closed and before several towers were planned about two blocks further south of my apartment, by Wrights Cove. Once all five to seven towers are built, there will be many additional users of the Shannon Park complex. There are several performing arts groups throughout this region -Scotia Brass, Sackville Band, Nova Scotia Youth Wind Ensemble, Nova Scotia Junior Wind Ensemble, Nova Scotia Jazz Ensemble (contact Nova Scotia Band Association - novascotiabandassociation.com -for more info on community band needs), Dartmouth Players, etc., who would benefit from a common, combined rehearsal/performance/storage/office space. Nothing as grandiose as Bella Rose Centre but something that accommodates non- or low-profit performing groups too large to use the Music Room or similar spaces. Also, events such as the Halifax Jazz Festival, Rib Fest, etc., will lose their venues as those parking lots are developed. Planning ahead, Shannon Park could accommodate these events nicely. Or, they go to

Alderney landing and its limited parking space. Again, you don't need a stadium but a suitable performance space with adequate parking.

bucketlister

6/06/2021 09:05 AM

accessability for handicap persons

lmackinnon

6/06/2021 09:09 PM

I understand that development has to happen, but I am not a big fan of tall buildings on the waterfront. If it means providing more affordable housing in HRM, then I would be more accepting of it. Please, don't let it become another King's Wharf.

jason.macdonald1

6/06/2021 09:36 PM

Affordable housing needs to be the priority. If units are being built they need to be offering housing to those not currently served by available units/rents.

Amy Kathleen MacKay

6/06/2021 09:57 PM

It needs to be about community first. Accessible and walkable, with places of interest to make it a destination. Full use of the water front for all. Active transportation. Ferry access. Open and not full of tall glass buildings a welcoming character that Dartmouth has already.

S. Jane

6/06/2021 10:24 PM

Halifax has all of the Museums, art galleries, the discovery centre, the Public gardens, Neptune.... let's use this opportunity to build something iconic outside the old Halifax core. This is after all HRM now.. Something that local people and tourists will want to come to see, and participate in. My first choice would be a botanical conservatory. Year round natural space, maybe tied to the indigenous connection. The poor palm trees could spend the winter inside. Think Kew gardens, maybe not quite that scale. There are quiet a few in Canada. Building could be heated by the hot water from Tufts cove or heat exchange from the

harbour like Alderney Landing. No doubt there are some corporations that would like to see their name on such a building. #2 how about amphitheater style seating on the harbour from which people can watch concerts on a barge. And then repeat that seating in Bedford or Point Pleasant Park, or Alderney Landing to which the same barge could be moved. Also not a new idea several American cities do this, I remember attending a concert in Washington DC on the Potomac River as a kid. #3 The Dartmouth Museum is still looking for a new home. #4 Everyone can not be accommodated in one and two bedroom apartments. People have kids and grandparents living in, common with some immigrants. Guess what some people have 3 kids. Thinking outside the square is good. Gondola line who knows?

EFerg

6/06/2021 11:30 PM

We need affordable, accessible housing. This development must allow for that and create homes that welcome a diverse group of people - individuals, families, young and old. Solar panels should be mandatory for all new builds. A community garden and market would allow for better food security.

Kathy Hopkins

6/07/2021 08:13 AM

How about a unique feature - an aquarium or art gallery or museum that highlights first nations ties to the area..?

cahill_john

6/07/2021 10:16 AM

Ferry Terminal, and something iconic once there, a Dartmouth museum / Indigenous museum, library, kid friendly spaces

ptlanim

6/07/2021 10:25 AM

Don't trade away the sidewalks. Sidewalks in themselves make a neighbourhood - where residents meet while walking dogs, sitting in

their yards or the entrances to their buildings. Trees over sidewalks create shade. Neighborhoods w/out sidewalks look like parking lots - not friendly. Provide adequate parking for residents OFF street.

cedh

6/07/2021 10:36 AM

There needs to be more community amenities. Including low income housing and community indoor spaces

SED

6/07/2021 11:12 AM

This is an ideal opportunity to add a cultural facility, such as the Dartmouth Heritage Museum, An Aquaculture centre that could tie in with BIO. It should be more than just residential. We will never have this opportunity again. Please don't screw this up with high rise developments that the average person cannot afford. Not all museums should be in Halifax. Consideration for down the road is a ferry terminal. Encourages less cars on the road, amazing ride for Haligonians to come see the "dark side". We need more ferries that could connect with buses for the north end of Dartmouth. PLEASE DON'T SCREW THIS UP WITH DEVELOPER'S DREAMS AND UNAFFODABLE HOUSING. MIDDLE CLASS FOLKS DESERVE TO OWN HOMES TOO!!!

Kosamanu

6/07/2021 11:21 AM

Build affordable units

playerprophet

6/07/2021 11:23 AM

I know residential space is at a premium in the HRM these days but I'd honestly prefer to keep Shannon Park as a park for wildlife and hiking.

HC

6/07/2021 11:42 AM

The housing must be affordable, building more unaffordable housing will only increase the homeless population and increase rates of childhood poverty. The affordability has to be geared to those who at the

most at risk of homelessness not exclusively those with high-medium income.

EmilyN

6/07/2021 11:48 AM

Given the current real estate context in HRM, it's critical to enabling balanced and equitable growth that this project include a mix of housing options for people at all ranges of the income spectrum. Diversity in housing means diversity in community and long-term health and wellbeing of Shannon Park.

catkin127

6/07/2021 12:21 PM

I think that this is a prime space to add something unique for Dartmouth, in such a beautiful area with so much potential. I think adding a conservatory/biological gardens with an educational component would be an amazing addition. It is right next door to the Institute of Oceanography, and would add to the education about nature and our natural world. As part of my veterinary education in 2019, I had the opportunity to work at the Assiniboine Park Zoo in Winnipeg, Manitoba. They are planning an amazing park and gardens, done in conjunction with and in recognition of of the Indigenous people of the area. I'm attaching their site below - it is incredible.

<https://www.assiniboinepark.ca/leaf/gardens/explore-gardens> They also have a multi-use park with soccer and athletic fields, an English Garden, and a beautiful pavilion. They also have bike rentals and a fitness trail which I think would be a huge asset to the park.

<https://www.assiniboinepark.ca/uploads/public/images/maps/park-map.pdf> One further note, I believe that the style of architecture today is extremely modern - buildings made of all glass, which are boxy and

without charm. I would love to see the architecture have a much much more cozy and homey feel without large walls of glass. This is my two cents worth and I appreciate the opportunity to fill out this survey and give my feedback!

ShelleyO

6/07/2021 12:23 PM

The buildings all seem pretty tight to their land boundaries. A bit more green space would be nice. It would also be nice to see more AT pathways across properties that would follow a desire line to the waterfront park. I'm also wondering if space/plqns have been made for Transit in this area. That's a lot of residents and future transit connections should be considered now rather than piecemealed in later.

JMR2020

6/07/2021 12:36 PM

This city has an appalling lack of affordable housing. It is important that this develop address that while still providing adequate green and outdoor space to build community. Affordable housing doesn't mean building shitty cheap public housing and the reinforcing the biases that go with that. You have a chance to get this right.

Peri Winkle

6/07/2021 12:48 PM

There is an enormous opportunity to do things right here. Sustainable housing, and a large portion of affordable housing with less of the usual over-priced options is very important. Large communal spaces and community gardens would be beneficial as well as landscaping with mostly native trees and plants. Incorporating some solar and wind energy that could be used by the community would be great. A smaller community grocery store since this area is in a "food desert", there are no grocery stores in waking distance. It's important to keep the access to the trails and waterfront for everyone

Mickmous1

6/07/2021 01:24 PM

in and out of the community.

With 26 new city blocks and 7000 residents, the roadways within appear ok. However the roadways to get to this area are not designed to accommodate this new number of residents and vehicles. The plans should include upgrades to Windmill Rd, and the Mackay Bridge approaches (on and off) to accommodate the volume of traffic. It's busy enough now using the MacKay Bridge and Windmill Rd in this area currently, without this development. Building this without modifying these areas would be a disservice to the area and residents already here. Also the train tracks that cross the two access points now, would need some kind of bypass, or overpass, as there have been times in the past where all traffic comes to a halt due to a train passing. I've sat up to 30 mins in traffic waiting to get through different times. That's unacceptable with the proposed development and the added volume of traffic. And I would hate to see this become like Kings Landing, where a train prevents traffic in or out for any reason, sometimes for a long time. This does not allow for a timely emergency response to the area should one be required. I understand the current process does not require the developer to make true allowances or forecasts of their development to area/neighborhood traffic around their development, and this is a major failing of the development process. Fixing issues that can be foreseen afterwards is not acceptable, but thats how it appears to occur now throughout HRM.

arafuse

6/07/2021 01:31 PM

I am excited to finally see this prime space optimized and leveraged to its

best capacity. There is a demand for affordable and market priced rentals in Dartmouth.

chris902

6/07/2021 02:06 PM

The most important thing is affordability - both in terms of rents, but also ensuring things like proper transit access.

kaj001

6/07/2021 04:16 PM

There needs to non-market affordable housing available with this development. No more gentrification! I wad a home owner in this area for over a decade and we are longing to get back there as there was a real sense of community and we did not have to rely on our vehicles for every errand.

JoannaKirk

6/07/2021 05:39 PM

I would dearly love to see this development deliver to meet the needs of a whole range of people in a liveable community where people can interact and support each other. There should be affordable housing to meet the needs of families, individuals, seniors, disabled, veterans and there should be on-site community services. There should be community gardens, a farmers market, places where people can go to have a meal or a drink. There should be a food store and a liquor store.

Bennett

6/07/2021 09:14 PM

There should be a mixed portion of low income / affordable housing and regular market priced housing.

Eustace Bird

6/07/2021 09:33 PM

It would be nice to see low-income housing. Or cheaper properties made for first-time buyers. There are enough insanely priced condos/apartments in this city.

hfxtom

6/07/2021 09:51 PM

Integration with the school and improvements to it should be considered given the density of people being added

Tree

I hope to see town houses and not

6/07/2021 10:36 PM

all apartment buildings

Angelagu1974

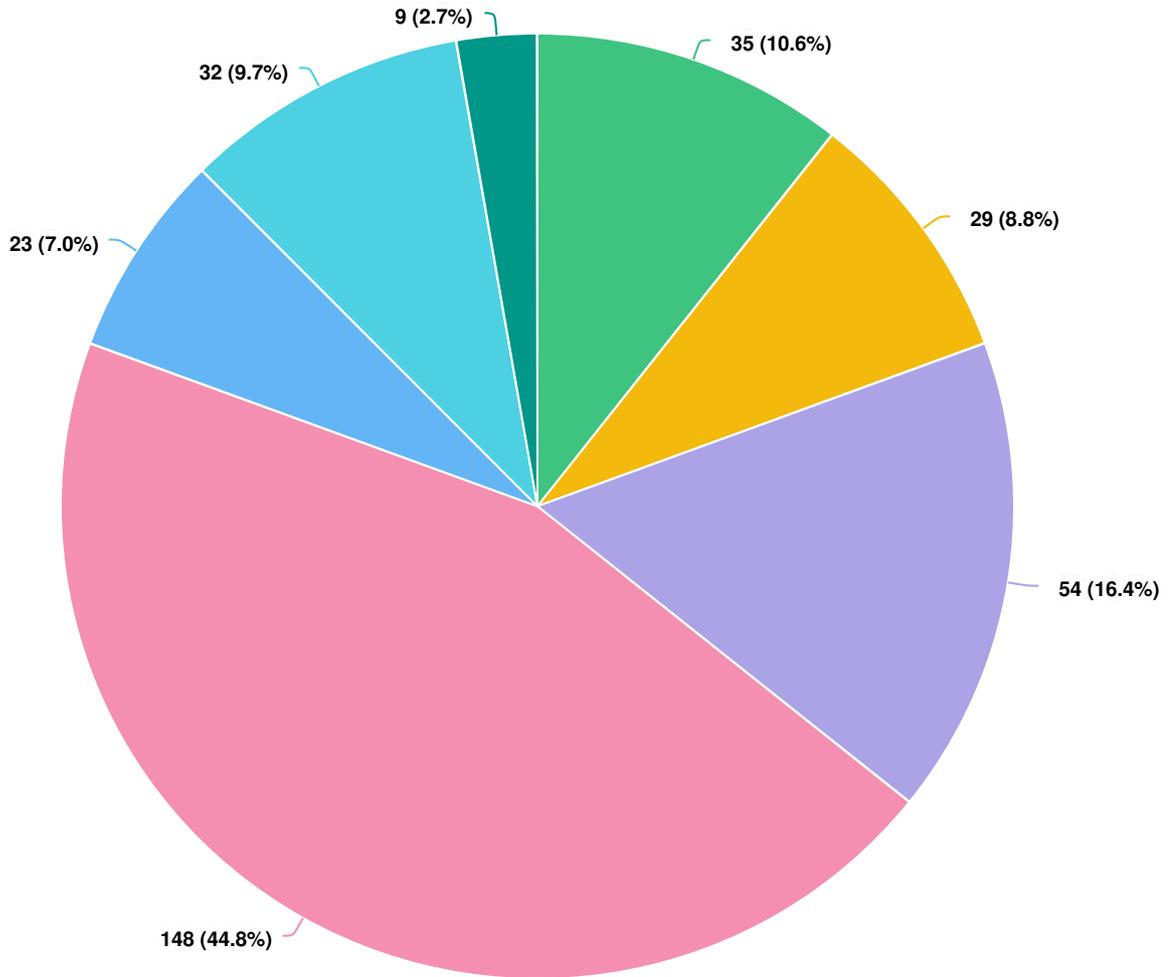
6/07/2021 11:48 PM

I think Shannon Park Elementary School should be able to continue using the area of the old field that is currently located behind the building. New developments are great but the children also need play space and it is not fair to take green space away from them to put up an apartment building nextdoor.

Optional question (251 response(s), 84 skipped)

Question type: Essay Question

Q10 How did you hear about this application?



Question options

- Canada Lands Company
- Local Community Group
- HRM Website
- Internet, Print, TV, Or Radio Media
- Friends or Neighbours
- Councillor Newsletter
- I got a notice in the mail

Optional question (330 response(s), 5 skipped)
Question type: Radio Button Question