



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

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Western Region Community Council
July 24, 2006

TO: Western Region Community Council

SUBMITTED BY:

A handwritten signature in cursive script, reading "Carol Macomber", written over a horizontal line.

Carol Macomber, Acting Director
Community, Culture & Economic Development

DATE: July 18, 2006

SUBJECT: Site Recommendation for Prospect Road Community Centre

ORIGIN

Recommendation by Site Selection Committee for Prospect Road Community Centre (see attached letter dated July 10, 2006).

RECOMMENDATION

It is recommended that Western Region Community Council endorse the recommendation of Site Selection Committee for the Prospect Road Recreation Centre that the facility be located on the land known as the HRM Western Commons located specifically on the tract of land located between the Prospect Road Elementary School and the Prospect Road Fire Hall.

BACKGROUND

A Site Selection Sub-Committee of the Prospect Road Community Centre Steering Committee has evaluated potential site options put forward by staff for the future location of the proposed Prospect Road Community Centre. The Committee's recommendation to locate the centre on the Western Commons land between the Prospect Road Elementary School and the Prospect Road Fire Hall was presented to the community on May 29 and was positively received.

DISCUSSION

The proposed site for this facility is conveniently located in context of residential development of the Hatchet Lake and Brookside communities. The site is also convenient for residents of the anticipated service area along Highway 333. This location will complement existing institutional and commercial uses located in this area.

The recommended site has a frontage of approximately 400m with usable frontage for vehicular/pedestrian access of approximately 200m. The area available for the community centre is restricted only by the natural conditions (natural swale/depression) at the south end of the property. If necessary, the site offers an area for development of up to 50,000 sq. m. (12.3 acres).

The approved "Conceptual Land Use Plan" for Western Commons (prepared by EDM in 1999) designated this area for active recreation uses and the Nichols Lake Day Park. The proposed community centre development will be consistent with this designation. The current zoning and Regional Planning objectives for this area shall be confirmed with Planning and Development Services as part of the next steps in the process.

Municipal sewer and water are not available on the site. There is record of slate in this area. Considering natural topography the site shall not have problems with drainage and location of septic system. There is no indication about problems with potable water in this area. The road access in this area has been already determined and pre-approved by Transportation and Public Works. The access point is located approximately 120m from the northern corner of this section of the road frontage. Further on-site investigation will be carried out in the next phase of the facility design and development process.

BUDGET IMPLICATIONS

The land is currently owned by HRM which means that no land acquisition costs will be required as part of this project.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

A second site has been identified by the Steering Committee if site one is not approved. Site two, however, will require land purchase. This is not the recommended course of action.

ATTACHMENTS

Letter- Prospect Road Community Centre Steering Committee

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Darren Hirtle, Community Developer
 Jan Skora, Coordinator, Planning, Real Property Planning

Report Approved by: Barb Palmeter, Financial Consultant
 Margaret Soley, Manager, Facilities Development
 Peter Bigelow, Manager, Real Property Planning

July 10, 2006

Darren Hirtle
Community Developer
Halifax Regional Municipality
PO Box 1749
Halifax, Nova Scotia
B3J 3A5

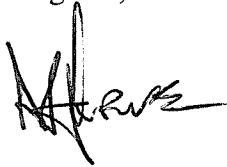
Dear Darren:

I write you further to your recent request relative to the site selection recommendation.

On behalf of the Prospect Road Community Centre Steering Committee, attached is the letter from our Site Selection Sub-Committee detailing this committee's formal recommendation.

Please contact me with any questions or additional requirements.

Regards,

A handwritten signature in black ink, appearing to read 'Don Horne', with a stylized flourish at the end.

Don Horne
Chair
Prospect Road Community Centre Steering Committee

June 17 2006

Attention: Councillor Reg Rankin
Peter Bigelow
Jan Skora
Don Horne
Darren Hirtle

RE: Site Selection of Property for Proposed Community Centre on Prospect Rd

Please accept this letter as the Site Selection Committee's formal recommendation for land located on what is known as the HRM Western Commons as the number one choice for possible future location of the proposed Prospect Road Community Centre. The tract of land that we evaluated was the parcel located between the Prospect Road Elementary School and the Prospect Road Fire Hall.

Attached you will find the scoring tool that was used to rate all the sites that our committee went over. I am only attaching the top site information. If necessary or requested I will forward the second place site location if site one is ruled out through future testing.

The members of the Site Selection Committee look forward to working with HRM staff members Peter Bigelow and Jan Skora for the future development of this land and to work thru any concerns that have been previously mentioned regarding this site.

Respectfully,

Rhonda Dea
Site Selection Chair



CC. sylvia carleton
Lindsay rice
Greg skelhorn
Terry Lynn MacDonald

Results: —**Score Sheet Site #4 HRM LAND/Western Commons(next to PRES)**

CRITERIA	SCORE	NOTES
Size Of Property (Possible Future Expansion)	5	8000 acres, lots of room for expansion
Parking Requirements	5	lots of room for development no matter where the property is located
Traffic Implications	2.5	Issues with slight dip in road, line of vision could be a problem, located in school zone, would need a turning lane, who would pay for that, us or DOT
Community / Residents Concerns	3.	Concerns from mcdonald lake residents not wanting access to rec centre from their street as there is already heavy volume from school parking
Water Service	3.	Assume as per development in area and previous testing to the site for the church water should be issue
Septic Services	3.	Same as above
Outdoor Recreation Opportunities (parks, trails, playgrounds, etc)	5	with 8000 acres, outdoor opportunities are huge, already trail system to lake behind the cemetery which could be tied in, has already been noted as proposed link with western common trail system.
Ownership	5	HRM Owned no cost to acquire
Risks associated with the site	2.5	Vandalism if site is set to far back off property, entry way to property
Costs associated with the site	2.5	Same as other sites, unless we go far back off the road and it would be an issue of cost for power poles, roads etc
Location relative to the community	4.5	Ideal spot, located in the hub of community, two schools, two stores, gas station, fire hall , church, pharm, etc. Passed everyday by majority of population, walking distance to above mentioned locations, ideal for schools to take advantage. Ties in with the Western Commons long term plan or park and trail systems
Planning Implications	3.	Rd access could be an issue depending on where we would access the property from, turning lanes would be needed.
Visual Buffer	4.5	enough property for visual buffer, for both McDonald lake residents, prospect rd and the school
Local Road Impact	2.	Will not increase volume of traffic, but will create another intersection, witch could cause frustration
TOTAL SCORE	50.50	Number one site, there are however concerns as to entrance to property, adding turning lanes, visability, cost to add lanes, DOT's commitment , etc, to be discussed with HRM

A score of 1 point represents the lowest and a score of 5 points represents the highest