



# Community Facility Master Plan Project Updates

Presentation to Regional Council  
March 29, 2011



## Introduction

- Information Update for Regional Council
- No decisions required at this time
- Each project will return for consideration and decision at a later time



## Executive Summary

CFMP recommends renewal of existing aging facilities when appropriate. Resulting from escalating costs, changing service delivery expectations.

In some cases, replacement or consolidation is preferred.

Reports include detailed recommendations, for several facilities, based on desire to provide citizens more responsive and cost effective facilities for recreation, sport, and recreation service delivery.

The Dartmouth Sportsplex and the Halifax Forum Complex, are both operated by Community Boards.



## Origin

May 27, 2008 Regional Council approves in principle  
Community Facility Master Plan

The following three reviews were subsequently approved for initiation:

1. March 9, 2009 Dartmouth Sportsplex Renewal and Revitalization Report
2. June 2, 2009 Peninsula Recreation Facilities and Services Review
3. October 15, 2010 Halifax Forum Renewal Analysis

## Why upgrade facilities:

- Citizen expectations change

Example:

DSP Built in 1982 vs Canada Games Centre 2011

St Andrews built in circa 1964 vs Prospect 2009

Cost of operation (new technology vs old)

Location of facilities (population and demographic changes)

When appropriate, cost of upgrade is far less than new construction.

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## Background

Boards and communities fully engaged in the review process, initiated significant discussion, ideas, comments and commitments in order to advance their facilities into the future as viable entities.

With the exception of the Citadel Community Centre, the Municipally operated community centres analysis are also aging. As the Peninsula is the oldest area of HRM, so too are the public facilities.

Facilities are very expensive to operate. All could be more program effective for citizens, and could be more cost effective operationally.

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## Background

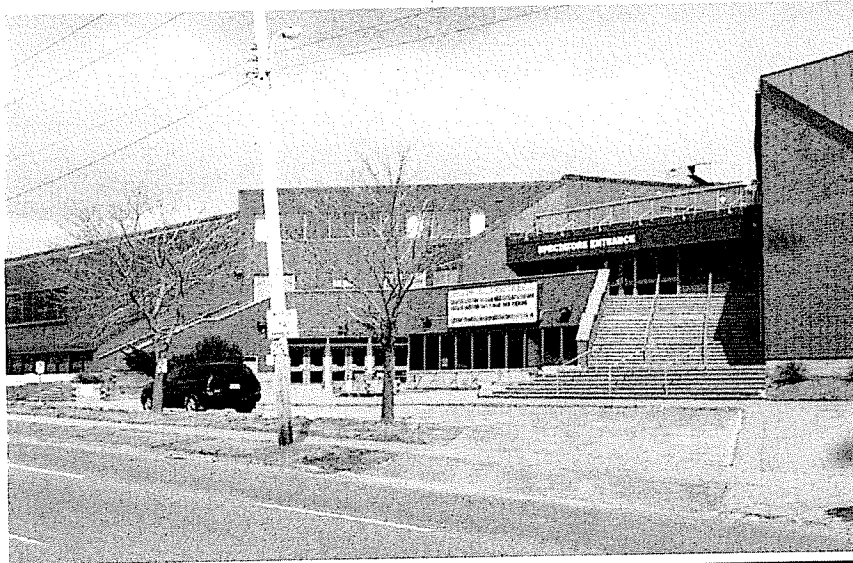
These 3 significant studies included:

- Most municipally owned recreation facilities on Peninsula
- 1 of 4 HRM multi-district facilities reviewed
- 1 of 2 HRM event facility reviewed
- 4 peninsula community centres reviewed
- Several months of public consultation, focus group meetings, electronic surveys, public meetings, stakeholder sessions, board meetings and Councillor briefings

Not included in analysis:

- St Mary's Boat Club
- Centennial Pool
- Facilities owned by other service providers

## Dartmouth Sportsplex





## Dartmouth Sportsplex

### Revenue Challenges

- Declining Memberships and Visitors
- Aging facility unable to compete for new users
- Awkward internal traffic flow,
- Limited program rooms and activity spaces
- Old design for fitness centre
- Lack of welcoming and open spaces for community gathering
- Competing priorities ie bingo, auctions vs fitness, aquatics and family programming

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## Dartmouth Sportsplex

### Good News

- Verified as important service delivery location
- Strong Board
- Reposition facility focussing on customer experience (attention to detail)
- Look and feel of building, and parking to be renewed
- Enhanced facilities to meet changing needs of community

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## Dartmouth Sportsplex

Focus on Look and Feel

- Fitness Centre – construction of new 12000 sf Bright & welcoming, includes group exercise, spinning, yoga, pilates, and etc.
- Aquatic Upgrade – expansion to include upgraded lighting & family attraction
- Gymnasium and Program Spaces – accommodate family programming, youth focus, drop-in access
- Internal traffic flow – redevelopment of internal spaces to create a warm, welcoming facility (see CGC).

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## Dartmouth Sportsplex

### Timeline

Project is, with the exception of the Bedford Hammonds Plains Community Centre Enhancement, positioned as the top CD priority for upcoming budget discussions.

Proposed as a three year project:

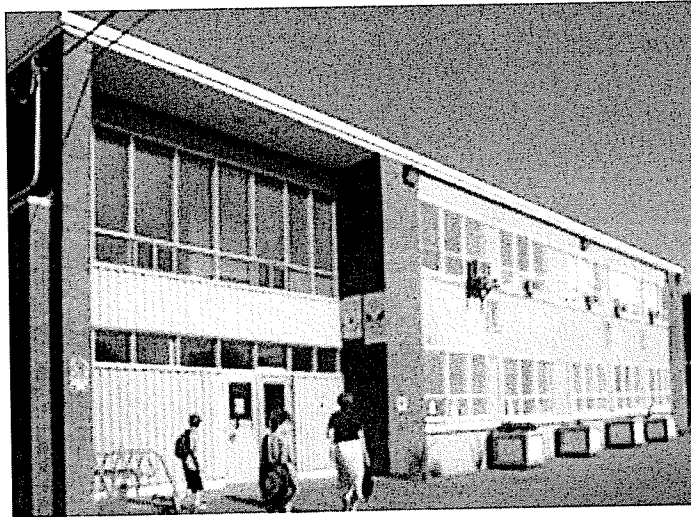
Year 1: Final Design Considerations and Design Development

Year 2 Phase 1 Construction: Fitness Centre and Aquatic redevelopment

Year 3 Phase 2 Construction: Gymnasium and Internal Traffic Flow redevelopment

Estimated total project cost: \$22M +/-

## St Andrews Community Centre



### Peninsula: St Andrews Community Centre



#### Good News

- Excellent example of a "going concern".
- Facility users are a combination of local and regional
- Daytime, evening and weekend usage all high
- Location is critical to success

Peninsula: St Andrews  
Community Centre



Challenges

- Current facility is circa 1964 former school
- Limited lighting and program spaces (classrooms)
- No relationship with outside – potential to develop the green space into welcoming and usable space
- Facility is not accessible to second floor for mobility restricted
- Driveway and parking areas require immediate attention

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Peninsula: St Andrews  
Community Centre



Proposed Upgrades

- Realignment of internal spaces and open areas - better traffic flow and welcoming
- Windows in the gymnasium for outdoor visual and connection
- Construction of two story foyer with glazing, climbing wall, visual attraction, & elevator to replace existing "side door" entrance
- Mechanical systems updating
- Updated washrooms and change rooms

Total investment required: approx. \$4M +/- for 20-25 yr benefit

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Peninsula: Needham  
Community Centre



Vocal Support

- Fondly referred to by users
- A large voice of concern was raised by parents of Needham Daycare
- Vocal concerns were raised by local Seniors (pool users)

Challenges

- Awkward design
- Limited program capacity
- High operating costs

Peninsula: Needham  
Community Centre



Good News

- Great location - redevelopment and regeneration taking place
- Demographics support a community facility in this location
- Report suggests construction of a replacement facility

Existing CFMP definition does not currently include the construction of a pool in this type of facility.

Recent new builds such as Prospect, Gordon R Snow, and East Dartmouth are examples of the type of facility to be considered for this site.

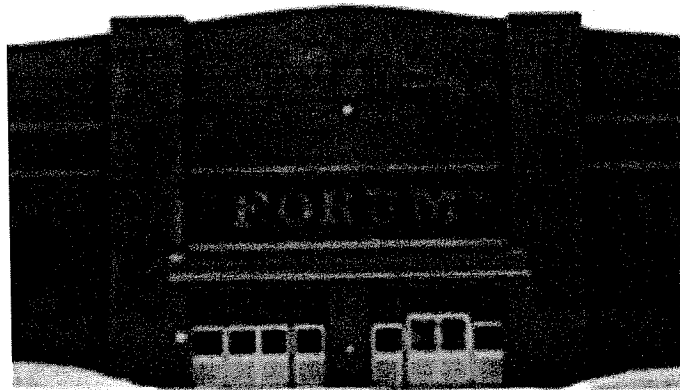
The Peninsula report suggests that planning for this replacement facility commence in 2015-2016.

## Peninsula:

### George Dixon, Citadel Community Centre, Bloomfield Gymnasium

- 1. George Dixon Recreation Centre - service delivery and program enhancement suggestions
- 2. Citadel Community Centre - new facility operating as a "sport venue". No comment or evidence to support further capital development or operational changes at this time
- 3. Bloomfield Gymnasium replacement - considered in context of the Halifax Forum Renewal analysis

## Halifax Forum Complex



## Halifax Forum Complex

Consultations indicated strong level of public interest in redevelopment of the Forum as a multi district facility. The analysis reviewed the opportunities and risks inherent with that possible future for the facility.

### What we learned

- This is an iconic landmark for the Peninsula and the Region
- Over 85 yrs old with buildings designed and built over the years
- Provides core arena services to broad range of residents
- Serves as a major event hosting venue
- Ideal location for redevelopment

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## Halifax Forum Complex

### What we learned

- Except for ice surfaces, facilities below standard, reflective of most facilities built in 1920's – 1980's
- Currently operating in the "black"
- Competing projects proposed for Peninsula Halifax (YMCA, Dalhousie) and recent opening of the Canada Games Centre, create a high risk for redevelopment of the Forum as multi-district facility at this time.

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# Halifax Forum Complex



Analysis focussed on:

- market demand for ice rentals
- meeting and conference spaces
- community and consumer shows
- exhibit space

Also reviewed:

- current and proposed provision of public aquatic programming
- fitness and wellness services

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# Halifax Forum Complex



## Good News

- As an arena complex, the Forum satisfies basic amenities, and provides excellent quality ice
- Strong Board
- Aging facility adequately meets some market requirements for non-ice purposes.
- As an Iconic regional attraction, upgrading will reposition it as a source of pride for future
- Great location for future service delivery
- Existing services are strong, and capacity exists to grow

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## Halifax Forum Complex



### Future Look and Feel

To be discussed in future budget cycles, the total upgrade is estimated at \$10M - \$12M, and will reposition the facility for 20+ yrs.

#### Included:

- Preservation of history and tradition
- Aligns with all current municipal plans
- Long term consistent business model and enhanced services
- Updating Maritime Hall and Multi Purpose Centre
- Enhancing Complex with program and fitness studios, small fitness centre for sport and local training
- Development of new entrance, internal traffic flow, view plains

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## Conclusions:



- There is a relationship between the ability to provide appropriate recreation, sport and leisure services in a fiscally prudent manner, and the ability to proceed with these upgrades.
- In some cases, operational deficits will continue to grow until upgrades and redevelopment is completed.

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## Conclusions:

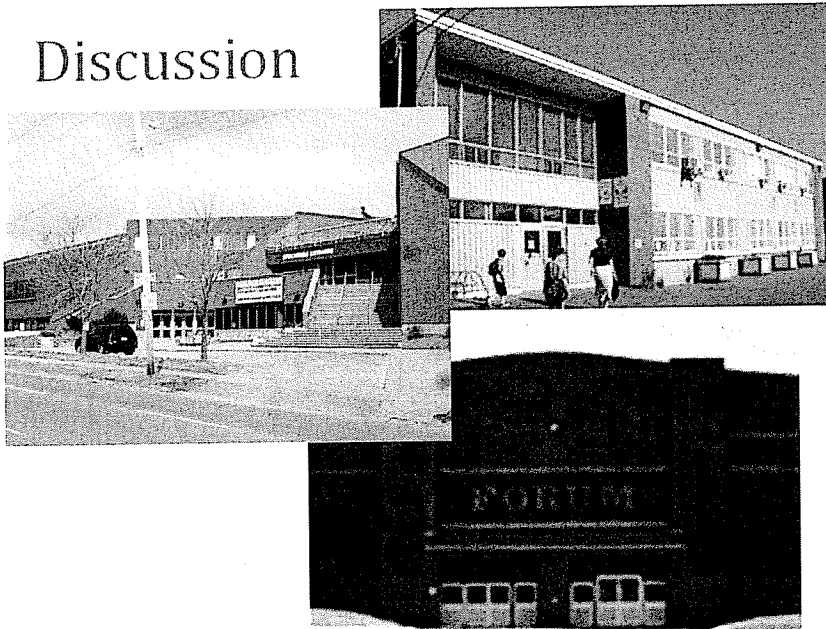
Detailed upgrade and replacement recommendations for:

- Dartmouth Sportsplex (upgrades)
- St Andrews Community Centre (upgrades)
- Halifax Forum Complex (upgrades)
- Needham Community Centre (replacement)

will come forward to Regional Council for future discussion and budget consideration.

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## Discussion



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