

10.1.2





PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Halifax Regional Council**  
**March 2, 2004**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
George McLellan, Chief Administrative Officer

  
Mike Labrecque, Director Real Property and Asset Management

**DATE:** February 27, 2004

**SUBJECT:** Site Selection - Harbour East Artificial Field

**ORIGIN**

Through the 2003/04 Capital Budget Regional Council authorized staff to begin a process to develop an All Weather Artificial Field to be located on the east side of Halifax Harbour.

**RECOMMENDATION**

It is recommended that Regional Council endorse the lands at Spectacle Lake as the preferred site for the Harbour East Artificial Field and direct staff to proceed with the necessary work to have the field open in late fall of 2004.

## BACKGROUND

The Mainland Common Field, built last summer, is a double-sized single surface capable of accommodating one football game or two simultaneous soccer games. The preferred program for the Harbour East facility entails a two-field configuration with one full-sized surface capable of accommodating football/soccer field and a second full size soccer surface.

Regional Council approved the Dartmouth Artificial Field as part of the 2003/04 Capital Budget deliberations and placed the project as a priority on the Canada / Nova Scotia Infrastructure Program list. Staff have met with Harbour East Councillors as well as representatives from the sporting community. It has always been preferred to site the facility in a location which would accommodate two fields. Two co-located fields would not only permit tournament play but also permit the covering of one field in the future to create an off season indoor field house if desired. Staff did, however, examine a number of single-field locations in the event a two-field solution was not possible. The single-field sites are not part of this report as staff believe a double-field location is now possible.

Of the sites examined, three are generally regarded as being well located and capable of accommodating the preferred two-field program. They are:

1. Shannon Park;
2. Nova Scotia Home for Coloured Children; and
3. Spectacle Lake in Burnside

## DISCUSSION

Given the experience with the Mainland Common Field, the project costs for fencing, turf, lighting, and amenities, will generally be consistent from site- to-site. From a cost perspective the factors that will vary are site development, site servicing costs and land assembly. All of the final three sites have advantages and disadvantages.

A brief summary of the site characteristics for each location follows:

**Shannon Park** - This parcel has yet to be conveyed to Canada Lands Company. This location would be highly suitable for the facility in terms of proximity and cost to develop. However, it is unlikely that HRM would be able to secure any interest in the site before this fall (2004) at the earliest, which would make it impossible to build the facility this year. Council should understand, however, that HRM will have an opportunity to detail its other interests in the parcel once the land is conveyed to Canada Lands.

Therefore, this location is not recommended for the facility at this time.

**Nova Scotia Home for Coloured Children** - These lands are owned by the Nova Scotia Home for Colored Children (NSHCC). This property rates highly in terms of 'developability' since it has good soil conditions and is relatively flat. The property is the least desirable of the three in terms of proximity to population, highway network and transit hub. This site is outside the Serviceable Boundary.

Permission to place the facility on NSHCC property is dependent upon either: 1) HRM agreeing to extend sewer services along the #7 Highway to the Home site and then bringing residential development sized sewer and water services into the site to allow for future serviced residential development or 2) paying market value for the lands.

Indicative site development and land assembly costs are in the range of 1.3 million dollars.

Therefore, this location is not recommended for the facility at this time.

**Spectacle Lake** - The Spectacle Lake site is the best situated in terms of access and proximity to hotels, food service, and other amenities. The soccer community prefers this location. It is HRM owned and is available. The property is adjacent to an existing municipal open space in the Burnside Park, and will have substantial frontage in the future with the planned extension of Commodore Drive.

The challenge with this location will be site development. Indicative costs for raw site development are 1.5 million dollars.

This is the recommended site. Although the indicative site development costs are more for this site, staff believe that the Spectacle Lake site offers a better solution given its better access and proximity, as well as feedback from the soccer community.

### **BUDGET IMPLICATIONS**

The current approved plan for this project is \$2.9M. An allowance was contained in this budget for site development and/or site assembly. As part of the 04/05 Capital Budget, staff will be recommending a \$ 3.5 M budget for this project, an increase of \$ 600 K, to address the additional site development costs. The budget details will be brought forward with the 04/05 Capital Budget Presentation.

There are opportunity costs associated with the Spectacle Lake site as these were slated for future commercial development. The pricing for these lands as developed lots has not yet been determined, and as stated above, the required site development will limit the commercial economics. Considering that these facilities will be a positive amenity within the park, it is the opinion of staff that there will be no long term impact to the development model for the business park.

## 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

1. Council could instruct staff to wait until the Shannon Park Lands are available. This is not a recommended alternative. The date when the lands will be conveyed continues to be very uncertain and the planned funding from the Canada / Nova Scotia Infrastructure needs to be spent by March 06.
2. Council could instruct staff to negotiate access to the NSHCC lands. This is not the recommended alternative. However, staff will work to keep options open for the NSHCC lands as there may be other suitable municipal outdoor facilities for this site in the future.

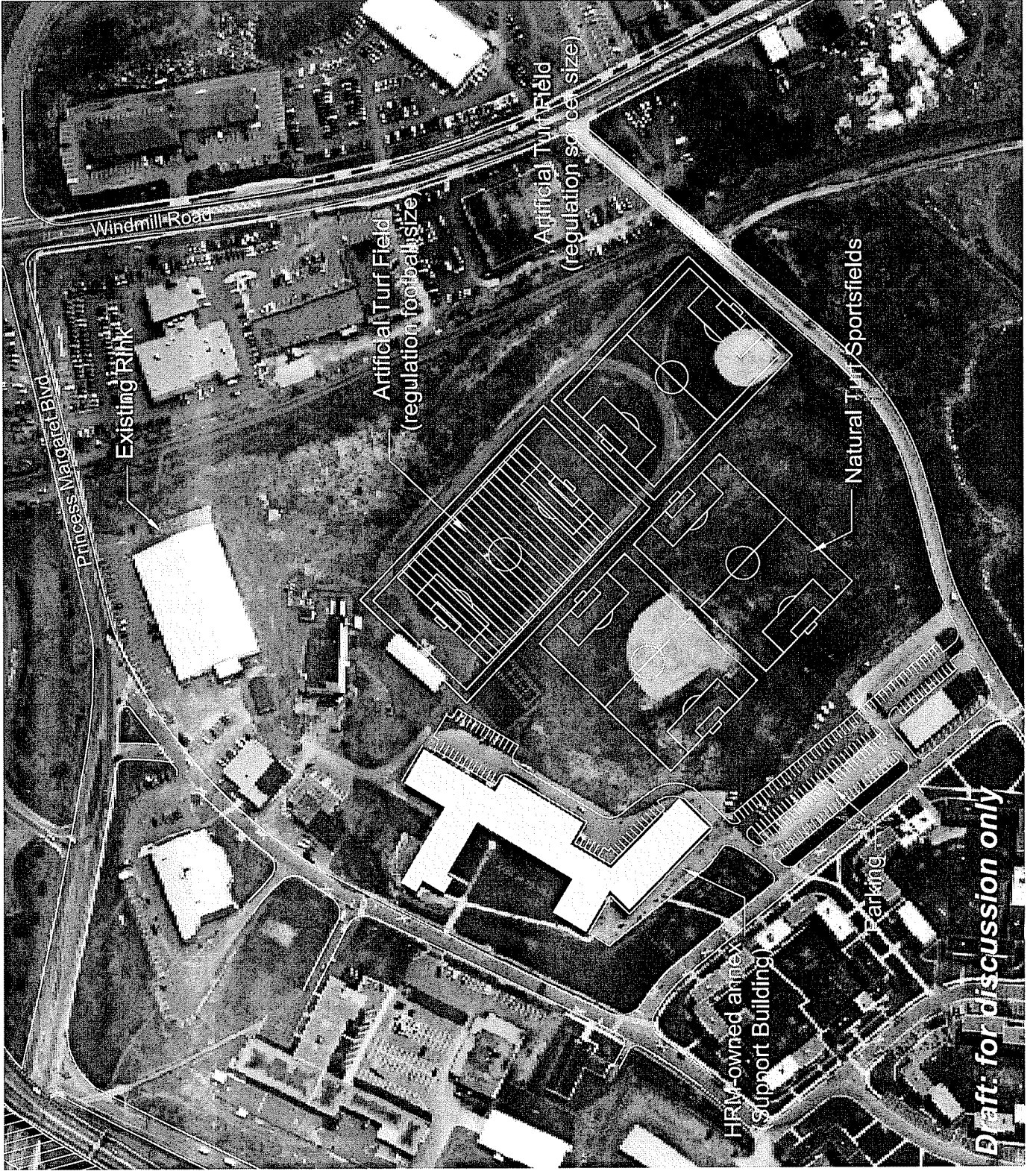
## ATTACHMENTS

Appendix "A" - Conceptual Site Layouts for Shannon Park, NSHCC and Spectacle Lake

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Peter Bigelow, Manager, Real Property Planning (490-6047)

Report Approved by: \_\_\_\_\_  
Mike Labrecque, Director, Real Property and Asset Management (490-4851)



Shannon Park  
Redevelopment  
Outdoor Fields

Scale 1:3000

November 2003

Draft: for discussion only



Proposed intersection control  
Cherry Brook Rd

Proposed access road

Nova Scotia Home for Coloured Children

Artificial Turf Sports Field

Approximate land area: 17 acres

Support Building

Parking

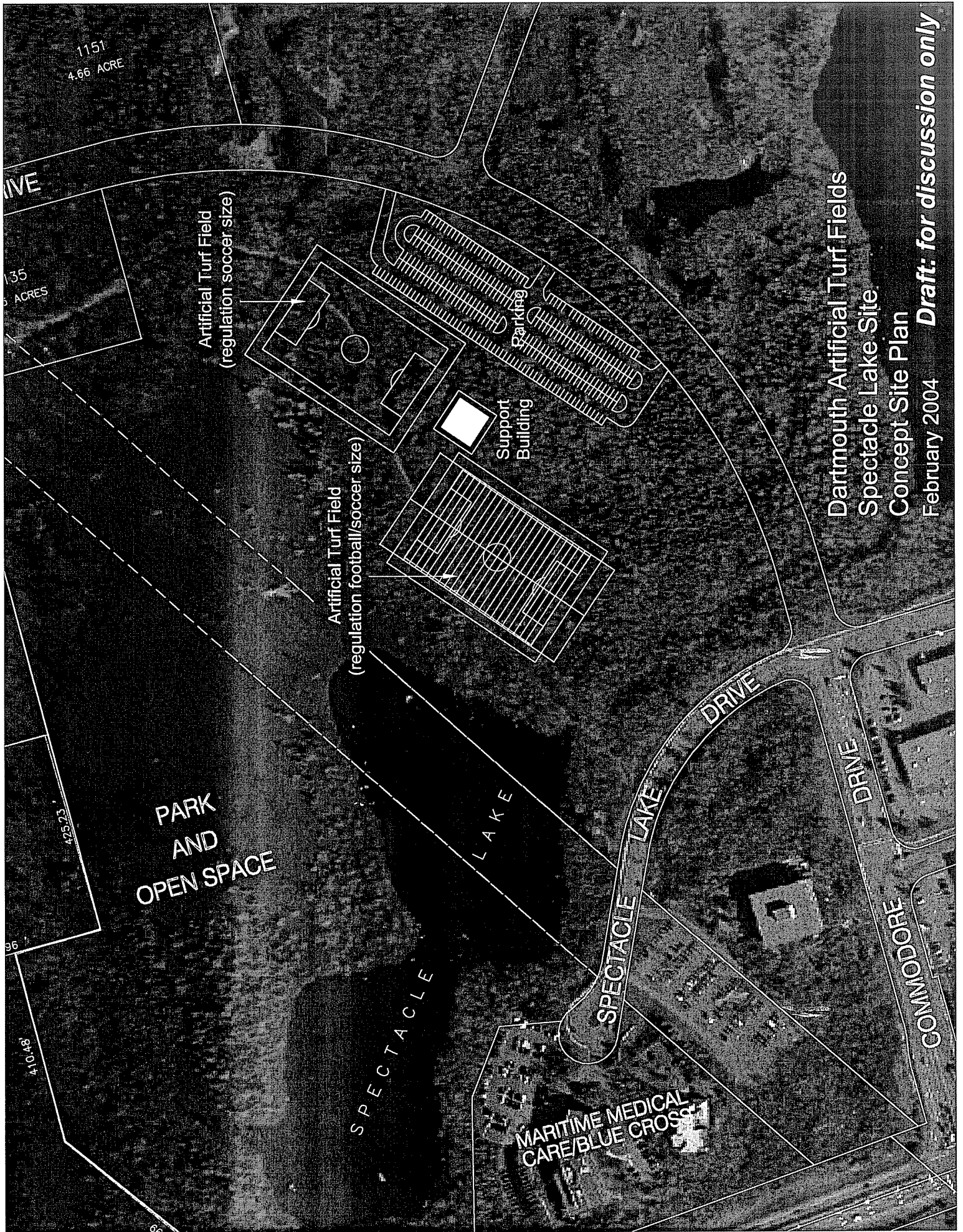
Artificial Turf Sports Field

# Nova Scotia Home for Coloured Children Artificial Turf Field Location



HPW does not warrant any information shown on this plan.

*Draft: for discussion only*



1151  
4.66 ACRE

DIVE

135  
ACRES

Artificial Turf Field  
(regulation soccer size)

Parking

Support  
Building

Artificial Turf Field  
(regulation football/soccer size)

PARK  
AND  
OPEN SPACE

425.23

96

410.48

SPECTACLE  
LAKE

SPECTACLE  
LAKE  
DRIVE

DRIVE

COMMODORE

MARITIME MEDICAL  
CARE/BLUE CROSS

Dartmouth Artificial Turf Fields  
Spectacle Lake Site

Concept Site Plan

February 2004

*Draft: for discussion only*