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## Item No. 09

Halifax Regional Council  
December 1, 2015

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

**SUBMITTED BY:** Original Signed by Director  
Brad Anguish, Director, Parks and Recreation

**DATE:** November 23, 2015

**SUBJECT:** Cole Harbour Turf – Domed Facility

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### INFORMATION REPORT

#### ORIGIN

October 20, 2015 Added Item 14.1 of Halifax Regional Council.

Motion by Deputy Mayor Nicoll that Regional Council authorize staff to prepare an information report in response to the petition submitted to Council on September 22, 2015 with 387 signatures advocating that 'the planned all-weather facility at the Gordon Bell location in Cole Harbour be domed to protect that investment and to ensure the residents of Dartmouth Cole Harbour have access to a year round field facility for sporting and other traditional outdoor events'.

#### LEGISLATIVE AUTHORITY

*Halifax Regional Municipality Charter*, Section 79(1)(ah) Council may expend money required by the Municipality on playgrounds, trails...ice arenas and other recreational facilities.

#### BACKGROUND

The Cole Harbour Recreation Needs Assessment was provided to Regional Council on January 15, 2013. The Recreation Needs Assessment outlined a variety of needs in the community, including a regulation size artificial turf sport field, for all relevant regular season sport usage including football. On February 11, 2014 Halifax Regional Council approved the retention of the Gordon Bell Annex lands to be used as a future site for an artificial turf field. On March 11, 2015 the Committee of the Whole approved the Cole Harbour Artificial Turf project for funding in the 2015/16 Capital Budget in the amount of \$2,300,000 to be cash flowed over two years. The \$2.3M funding for this project was subsequently approved on April 28th as part of the multi-year discrete project list.

Over the past several months, WSP Canada Inc. has completed a geotechnical investigation, topographical survey and detailed design drawings for the all-weather turf facility at the Gordon Bell location in Cole Harbour. As a result of this work, staff has recommended that the budget allocation for this project be increased by \$1.6M to ensure sufficient funds are available to provide adequate site services, grading, drainage, parking, perimeter access, and field amenities. The proposed budget increase was approved by Audit and Finance Standing Committee on November 18, 2015 and is pending consideration by Regional Council.

The purpose of this report is to provide advice to Regional Council regarding the petition to install a dome over the planned all-weather field at the Gordon Bell location in Cole Harbour.

### **DISCUSSION**

Staff has investigated the feasibility of an air-supported structure (dome) with WSP Canada Inc. as part of the ongoing design activities for the all-weather sports field at the Gordon Bell location in Cole Harbour. The current turf project has been designed to accommodate regulation sized fields for both soccer and football which requires an overall field of play of 137m by 68.6m. Beyond the regulation field of play, safe runoff distances are required that include 3m of turf and 3m of asphalt to the fence line and an additional 3m on one side for bleacher seating. In addition to the overall field dimensions, the installation of an air-supported structure requires a grade beam around the perimeter of the dome, and a 6m wide open space to allow for snow clearance and perimeter access.

WSP investigated various sizes of air supported seasonal structures and concluded that the maximum recommended width of the dome be limited to 72m (proposed soccer field is approximately 84m wide including runoff distances and spectator seating) to accommodate snow design loadings. WSP further noted that the soil bearing capacity of the grade beam would require sub-excavation of unsuitable fill materials followed by the placement and compaction of approved structural fill. Also, due to the grade differential (approximately 6m) across the site, retaining walls would be required to accommodate the dome and required open space around the perimeter.

Standard air-supported structures cost approximately \$1.5M to \$2M (includes dome and grade beam; excludes soil bearing capacity improvements) and a seasonal dome will require indoor storage. Additional maintenance costs for a seasonal dome would be approximately \$150,000 annually.

Based upon the investigation, WSP has advised staff that it will be very difficult and costly to accommodate an air supported structure at the Gordon Bell site due to limited space, grade variance and soil conditions.

### **FINANCIAL IMPLICATIONS**

There are no financial implications at this time.

### **COMMUNITY ENGAGEMENT**

Community consultation was completed as part of the Cole Harbour Needs Assessment provided to Regional Council on January 15, 2013.

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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