

HALIFAX

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Item No. 14.1.4
Halifax Regional Council
November 8, 2016

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

Original Signed by 

Jane Fraser, Acting Deputy Chief Administrative Officer

DATE: October 12, 2016

SUBJECT: Approval to Expand the Dartmouth Sportsplex

ORIGIN

October 20, 2015 Halifax Regional Council Item # 11.1.2 Motion:
Award RFP No. 15-029, Dartmouth Sportsplex Revitalization – Design Services, to the highest scoring proponent, Diamond Schmitt Architects, for a total capital cost of \$1,679,729.00 (HST fully refundable), funded from Project No. CB000006 – Dartmouth Sportsplex Revitalization.

July 29, 2014 Halifax Regional Council Item # 14.2.10 Motion:
Approve an increase of \$2.2 million to the 2014-15 gross capital budget for the Dartmouth Sportsplex Renewal and Refurbishment (Account CB000006) with funding from Regional Facility Expansion Reserve – Q145.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39, section 66(3)(c)

- (3) The Municipality may not
...
(c) subject to subsections (4), (5), and (7), build, expand or change the use of any building or structure on the Dartmouth Common without the approval of the Governor in Council.

RECOMMENDATION

It is recommended that Halifax Regional Council direct the Mayor to write a letter to the Minister of Municipal Affairs requesting Governor in Council approval to expand the Dartmouth Sportsplex, as per attachment 1.

BACKGROUND

The Dartmouth Sportsplex is owned by HRM and is operated by the Dartmouth Sportsplex Community Association (DSCA). The Dartmouth Sportsplex delivers municipal recreation and sport programming for residents. The facility was the first of its type to be constructed in HRM and opened its doors in 1982.

In order to achieve a more inclusive and accessible delivery model, the facility requires significant updates and upgrades in the facilities and program delivery areas. The project includes renovation of the existing facility and creation of new spaces that will extend the life of this municipal facility, and better align the building capability with user's expectations. The renewal plan aligns with Halifax Regional Council's Healthy Communities Priority by providing multi-use community spaces that reflect the needs of the community.

April 15, 2014 Halifax Regional Council directed staff to include the Dartmouth Sportsplex revitalization construction project in the strategic capital projects and on October 20, 2015 awarded Dartmouth Sportsplex Revitalization design services. The design has been completed in October 2016 with the Construction Tender expected in November 2016. Pending approval of the Governor in Council, and Regional Council's approval of the tender, it is expected that the renovations would begin in the spring of 2017 with completion expected in the late summer of 2018.

The proposed design will create approximately 1,000 square meters of new space for the Dartmouth Sportsplex that will include the creation of a new gymnasium and entrance. The gymnasium will increase opportunities for recreation, fitness, and sporting events, as well as unstructured family activities. The expansion is at the expense of twenty parking spaces. See attachment 1.

The Dartmouth Sportsplex Community Association (DSCA) is engaged and supports the project, and accepts the loss of the parking spaces required for the expansion.

DISCUSSION

The provisions in the HRM Charter with respect to the Dartmouth Common were amended in 2011. Prior to that time, the HRM Charter stated (at section 66(4)): "A person may build an addition to a building located on the lands described in the Schedule to Chapter 87 of the Acts of 1994, An Act to Amend Chapter 68 of the Acts of 1986, the *Dartmouth Common Act*, if the building and the addition are both totally located on those lands."

The 2011 amendments made a number of changes, including defining the Dartmouth Common with the use of PID numbers and requiring the Municipality to obtain approval from the Governor in Council to build or expand a structure on the Dartmouth Common (section 66(3)(c)). The Dartmouth Sportsplex is located on a parcel that is within the list of PID numbers and therefore the approval of the Governor in Council is required for any expansion.

As the design work has now been completed and the Municipality would like to move forward with tendering the work, it is recommended that Council direct the Mayor to send a request for the Minister of Municipal Affairs requesting Governor in Council for the proposed expansion.

FINANCIAL IMPLICATIONS

If the expansion is not approved, additional costs would be incurred to change the design, and the Dartmouth Sportsplex would incur a loss of planned revenue.

Layoff notices have been distributed to the Dartmouth Sportsplex employees as per Provincial Legislation. Layoff notices were to 185 casual, part time and full time employees for May 29, 2017 until August 31, 2018, as per the planned construction schedule. Changing the layoff period would create

financial challenges to the staff.

RISK CONSIDERATION

Risks are negative impacts to the construction schedule, design costs and commitments to the facility users and employees.

COMMUNITY ENGAGEMENT

The community consultation was included as part of the project, specifically during the following components:

- Dartmouth Sportsplex Renewal and Revitalization Report, Asbell, 2010
- Schematic Design Report, Diamond Schmitt, 2012
- Revitalization project launch, 2016

Communication with the public regarding project updates will be ongoing.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

Regional Council could decide not to direct the mayor to write a letter to the Governor in Council, however, this is not recommended by staff as the approval is required to achieve the project objectives.

ATTACHMENTS

- Attachment 1 - Sketch of the Dartmouth Sportsplex expansion.
- Attachment 2 – Project Update and graphics from June 2016

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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Report Approved by: _____
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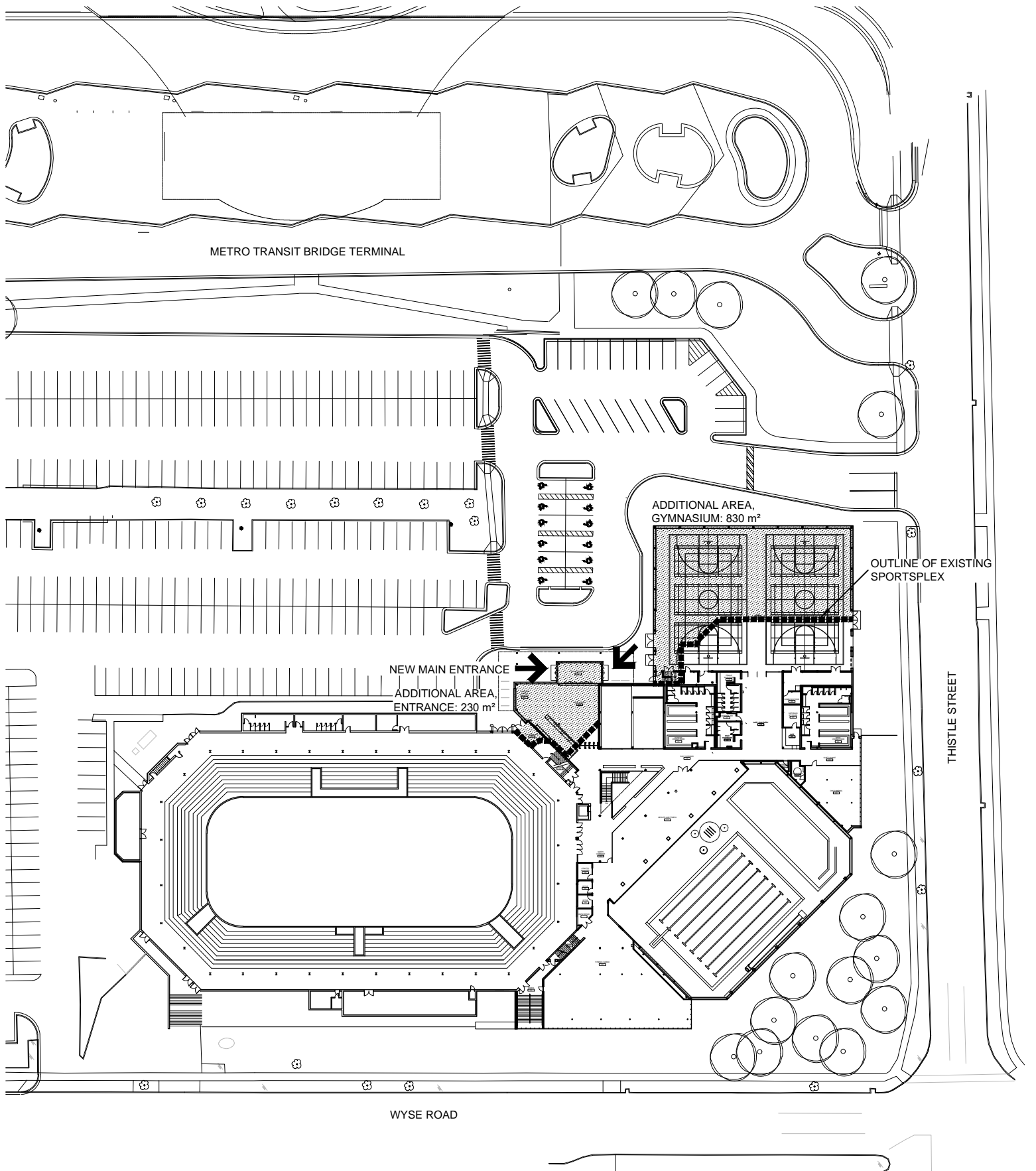
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Financial Approval by: _____
Amanda Whitewood, Director of Finance and Information Technology/CFO, 902.490.6308

Report Approved by: _____
Peter Stickings, A/Director of Operations Support, 902.490.7129

Original Signed

Attachment 1 - Sketch of the Dartmouth Sportsplex expansion



Dartmouth Sportsplex Revitalization

Project Update - June 2016



Dear valued customers,

Many of you have been eagerly anticipating news on the upcoming revitalization of the Dartmouth Sportsplex. The municipality and Dartmouth Sportsplex are pleased to now provide you with that update.

First, it is important to point out work will not begin until spring 2017. This means none of our programs or services will be interrupted between now and then. We will continue to offer all our standard products and services this summer, fall, winter, and into early next spring.

Currently, the work is planned to start at the end of May 2017, and be completed by early fall 2018. As you can see from the conceptual photos, the facility will be completely transformed by this work.

The revitalization will include:

- The addition of a two court gymnasium
- Refurbishment of the swimming pool and its features including the addition of a children's and family splash area, new water slides, and an accessibility ramp into the training pool
- A new fitness centre and studios, including new equipment
- New locker rooms
- Complete refurbishment of the courts
- New public spaces & meeting rooms
- Relocation of the customer service area to the main entrance way

The renovations will require complete gutting of the central and southern parts of the building. This means the facility – other than the arena – will be closed from June 2017 until early fall 2018. The extent of the construction/renovation makes it impossible to safely offer even limited services. The arena will remain open for ice rentals because it has its own self-contained entrances, washrooms and air handling systems.

Please review the FAQ's about this exciting project on the following page. More information is available on our web site: SportsplexEvolution.ca. Please don't hesitate to ask if you have any questions. My door is always open.

Max Chauvin, General Manager
Dartmouth Sportsplex



FAQ

What will the Dartmouth Sportsplex be like after the renovations?

The Dartmouth Sportsplex will boast a new gymnasium, fitness centre and studios, meeting rooms as well renovated open and airy public spaces. The facility will be an open and bright community centre with a friendly, welcoming front desk within the entrance to the building. There will be various areas in the building for people to gather and meet friends and neighbours. In addition to the physical renovations, the facility will embrace a new mandate as a community hub, providing accessible services to as many citizens as possible.

When do the renovations start and when will they be finished?

Renovations will start in spring 2017 and be finished in early fall 2018.

Will there be any changes to the current services I use now, until the start of the renovations?

Services between now and the start of the renovations will continue as normal.

During the renovations, will there be closures?

The facility, other than the arena, will be closed during the renovations. The arena will be open during the regular season for ice rentals (October 2017-April 2018).

What can I do for health, fitness and recreation while the Dartmouth Sportsplex is closed?

Local recreation centres such as the Findlay Centre and Dartmouth North Community Centre will offer extra fitness and recreation programs throughout the service interruptions. In addition, other facilities in the municipality will offer options for people looking to stay active. The Dartmouth Sportsplex will ensure its customers are aware of all their options before renovations begin.

What happens to my membership or passes while the athletic and aquatic services are suspended?

All new memberships will expire, at the latest, by the end of May, 2017. Customers will get a refund for the unused portion of their membership or prepaid services if their current membership expires after renovations begin. Unused passes will be honoured once the facility reopens in the fall of 2018.

The Dartmouth Sportsplex is too expensive for me and my family to use. Will there be new finance options for me to use this new facility?

Absolutely. One of the key elements of the overall revitalization of the Dartmouth Sportsplex includes a commitment to ensure everyone can access services in the facility. The Dartmouth Sportsplex has already implemented a number of access initiatives and has hundreds of people using the facility who historically have not been able to. These initiatives will be expanded in the revitalized Dartmouth Sportsplex.

I host my event at the Dartmouth Sportsplex every year. Where can I go while the facility is being renovated?

The Dartmouth Sportsplex events office will be happy to provide you with recommendations for other locations you could consider for your event.



Grand re-opening anticipated in Fall 2018

