

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.1.3
Halifax Regional Council
February 25, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 
Jacques Dubé, Chief Administrative Officer

DATE: January 14, 2019

SUBJECT: Eastern Passage Common – Park Plan

ORIGIN

2018/19 Parks and Recreation Budget and Business Plan

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter

79A (1) Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if
(a) the expenditure is included in the Municipality's operating budget or capital budget or is otherwise authorized by the Municipality;

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the Eastern Passage Common Planning Report as a guiding document for future improvements to the Eastern Passage Common.

BACKGROUND

The Eastern Passage Common (the Common) occupies 31 ha (77 acres) on the eastern side of the Halifax Harbour just south of the centre of the community (Attachment A). The Common is classified as a District Park. Identified in the Regional Plan, District Parks serve the recreation needs of several communities. A range of recreational uses are typically offered, including, walking and cycling trails, sports fields, picnic areas, play facilities for children, and areas for passive recreation. The major features of the Common include:

- Both provincially and municipally-owned lands;
- Four schools (i.e. Tallahassee Community, Seaside Elementary, Ocean View Elementary, and Island View Schools);
- Steep slopes that have been left to naturalize;
- A large gravel parking area with multiple driveways;
- Gravel and asphalt walkways and worn footpaths;
- Four playgrounds associated with the elementary schools and the recreation centre;
- One basketball court and three half basketball courts;
- Two tennis courts;
- Four ball diamonds;
- Three sport fields;
- A skate park;
- A BMX park; and
- Oceanview School Road, a street with a cul-de-sac that operates as a pedestrian entrance, parking entrance, and drop-off area (Attachment B).

Additional information about the Common is contained in the Eastern Passage Common Park Planning Report (Attachment C).

Since its establishment as publicly accessible open space in the 1960s on what was formerly a military barracks and firing range, it has had little in the way of comprehensive planning. Over the last number of years, the local Councillor(s), sporting groups, community groups, and adjacent residents have identified several park issues and opportunities that required attention. In 2012, Regional Council passed a motion “to direct staff to consider existing uses, constraints, and future opportunities for facilities on lands referred to as the Eastern Passage Common, including consideration of undeveloped lands and other parcels that abut and work in conjunction with the Common lands, and that such review be in the form of a master planning study for the lands. The master plan process will also incorporate community consultation, and the proposed master plan will be brought before Regional Council for adoption.” Subsequently, the Province announced construction of a new school in the area and requested to acquire a portion of land from HRM to accommodate that school. Therefore, work on the master plan was deferred until completion of the acquisition and new school construction. That work has been completed and subsequently, Regional Council directed that a park plan be prepared through the adoption of the 2018/19 Parks and Recreation Business Plan.

DISCUSSION

Park plans, prepared by municipal staff with community engagement, have been developed in situations where a plan is needed to help address functional space issues and establish a sense of place in parks that are often important community spaces. Such is the case for the Common, which has a variety of uses, in what is an important park within the community and overall district.

In proceeding with the development of the park plan, a recreation needs assessment to determine the best use of the existing park, was conducted with a full evaluation of:

- Physical site condition;
- Park service delivery;

- Community demographics;
- Nearby recreation facilities;
- Recreation facilities booking data; and
- Direction identified in municipal plans and guiding documents.

To confirm assumptions about the park and to gather community values, wants, and needs, staff consulted with the community. There were two opportunities for the community to engage in the park planning process:

- Values Gathering – October 22, 2018
On October 22, 2018, Parks and Recreation staff hosted a public workshop to collect the open space issues and opportunities as observed by the community. Present at this event were sport groups, current and former elected officials, and residents. The feedback received focused on improving Common maintenance and beautification; improving site safety including lighting and improved sight lines; developing more creative play opportunities, including water play and multi-purpose sport courts; implementing areas for socialization, community gathering, and special events; identifying places to grow food; restoring access to washrooms; and identifying ways that the community can be involved in programming and park enhancements.

Presentation of Ideas – April 23, 2019

As a follow-up to the October 2018 session, an open house was hosted on April 23, 2019 to unveil a conceptual park design that was informed by previously gathered public comments. Additional opportunities for online engagement ran from April 23 until May 31, 2019. Many of the comments received were supportive of the proposed upgrades and enhancements, especially enhancements that would make the Common more accessible, walkable, comfortable, and diverse in recreation offerings. Sporting groups and some residents wanted the sport field enhancements to go further to include an all-weather field. The baseball community was supportive of ball diamond enhancements but feared that the proposed parking area would not be enough to support tournament play. Generally, opportunities for off-leash dog areas on the Common were well-received, but residents did not want to see a loss of sport field use to accommodate off-leash use.

Findings

From the assessments, several key findings emerged, including that:

- There are inefficiencies in the way in which the Common is organized and this presents challenges to the use of and movement through the landscape;
- A balance between scheduled and unscheduled areas should be improved;
- The lack of publicly accessible washrooms, drinking water, and aquatic play prevent the day-use of the Common;
- There is community interest to be involved in Common enhancements and community programming. Existing community groups are looking for improved facilities for events; and
- Ad hoc upgrades over time have overlooked site safety and accessibility.

Park Plan Highlights

From the Findings, the park plan suggests several program areas that are contained in the concept plan:

1. Northern Gateway
Taking advantage of the prominent frontage, it is envisioned that this area become a major gateway to the Common with an entrance plaza, lighting, landscaping, and public art. To emphasize the open character of this corner, it is recommended that the skate park be retained, but moved to centre of the park at the foot of Oceanview School Road along the multi-use path. It is envisioned that the view to the water be maintained with viewing and gathering opportunities in a park shelter or gazebo overlooking the Common. As an informal recreation area, it is proposed that the grassed open space provide passive opportunities like seating and hammocks integrated into the lawn. As an alternative to chain-link fencing, wooden guide rails could be a more pedestrian-friendly

separation from car traffic. To improve accessibility to schools and the site itself, paved pathways would improve year-round foot traffic. Given the exposure to wind in this upper portion of the Common, tree species that are proven to perform well in this area are recommended for planting while maintaining a view to the water.

2. Eastern Active Area and Connections

It is proposed that the entrance at Romkey Drive be formalized and resolved in terms of ownership, encroachment, and level of finish (e.g. signage, seating, lighting, landscaping). To improve park accessibility, a straightened and widened paved multi-use path is proposed to run through this entrance through the park to the western entrance at the Tallahassee Community School. Over time, the ball diamonds and sport field in this area will be enhanced as needed and as budgets allow. It is envisioned that park lighting and seating be integrated along the multi-use pathway.

3. Southern Gateway and Active Area

Given that Shoreview Drive is an official Common entrance, it is envisioned that the neighbourhood connection to the park be enhanced. Pathway lighting will illuminate the walking path between the entrance and Oceanview School Road. Park signage, seating, and landscaping will define the entrance itself. A restored path to Tallahassee Community School would improve access to the west. With the Common entrance enhancement, snow storage can be accommodated along the western side of Shoreview Drive, on the east side of the park entrance, and along the path shoulder into the Common. Currently, the Tallahassee Community School Sport Field and surrounding sport fields are under-utilized and existing all-weather fields in the municipality have capacity for increased use. At this time, an all-weather facility as requested by the community is not needed on the Common. The forthcoming Playing Field Strategy will evaluate all sports fields and ball diamonds, including those on the Common, to meet demand and identify the needs for future enhancements.

4. Western Entrance, Community Space, and Active Area

To improve site accessibility and circulation, a paved multi-use path that establishes an east-west connection through the Common is envisioned. The paved path would intersect the existing community garden area and would allow for upgrades to plantings, seating, and play opportunities given the proximity to the recreation centre. Attention will be given to the existing uses (e.g. daycare, outdoor gym, social space) to not displace, but connect these uses. The duplication of fence lines should be evaluated to see which barriers are necessary, and to improve the aesthetic of barriers if they are required (i.e. bollard and rail or post and rail fencing as an alternative to chain-link). To further activate and make visible the activities in the centre of the Common, it is envisioned that as sport courts (i.e. tennis, pickle ball, multi-purpose) are phased-in, they be located close to Oceanview School Road along the paved multi-use path. It is also recommended that the skate park be moved beside the sport courts. Upgrades to the outdoor workout equipment are also envisioned. Sport field and diamond enhancements would follow on the Common as they are required and as budgets allow. Parking for sporting events and tournaments can better take advantage of existing parking capacity at adjacent schools. It is proposed that connections to and from these parking lots be improved.

5. Central Open Space and Amenity Area

To balance the space available for unscheduled open space, it is envisioned that the centre of the Common be primarily redeveloped as a community gathering space with a great lawn ringed by a paved walking loop. The existing parking area would be shifted slightly to the south, reorganized, and paved as to not lose the parking capacity for sporting events. Traditional gatherings and community events will more appropriately be accommodated here. Positioned between the parking area and the great lawn, it is proposed that a new pavilion structure be implemented as a gathering area and shelter from the elements. With this area identified as a short-term priority in the Aquatic Strategy, an interactive water feature is envisioned to accompany the pavilion. Further evaluation of water and waste water servicing will be required to determine if the pavilion will also replace the washroom structure on the Common. Improved washroom and water access are recommendations of the forthcoming Washroom and Drinking Fountain Strategy. A reinstated community canteen

could be included in either the pavilion structure or in the existing washroom structure. Positioned between the parking area and the pavilion is a paved multi-use pathway that formalizes the existing east-west park connection. To meet the goals established for the community in the Urban Forest Master Plan, trees resilient to coastal conditions and wind should be established in this area.

6. Site Drainage

Defined drainage areas (e.g. swales, ditches, depressions, culverts) account for over 10% of Common land and many other areas can be described as poorly drained. Poor drainage and physical depressions in the landscape impede recreational opportunities if not properly planned. Some neighbours of the Common have voiced concern about private property drainage issues that they believe to stem from Common land. These situations require a closer evaluation. Funding for completion of a drainage study and design is allocated in the 2020/21 capital budget and that work is expected to be completed in the upcoming year.

7. Off-Leash Dog Park

Currently, the Common does not have an off-leash area (i.e. designated or seasonal). Although this park planning project captured public feedback that both supported and opposed the idea of an off-leash area on the Common, a focused review of off-leash alternatives on the Common will be completed. Under the municipality's Administrative Order for the establishment of off-leash areas, this is a process that would include public consultation and a future decision of Regional Council.

Conclusion and Next Steps

Currently, the Common does not have a plan to guide management decisions. As a result, decades of ad-hoc upgrades have defined the management program. Based on a fulsome review of existing conditions, nearby recreation facilities, community demographics, recreation booking data, guiding municipal policy, and issues and opportunities identified by the community; a concept plan with five defined program areas has been developed. The approval of the park plan will set a guiding document for future upgrades. A phased approach to implementation can be rationalized in future Business Plans for conversion of the park according to the plan.

FINANCIAL IMPLICATIONS

There are no immediate financial implications to the recommendations in this report. There are considerable pressures on the capital budget and with respect to park projects; the primary focus continues to be on state of good repair of existing assets. As a result, the recommended park improvements are not currently included in capital budgets.

However, the recommended Common improvements outlined in this and subsequent park plans will be important to improve the overall quality of HRM's parkland portfolio. Given the scope of work proposed, several implementation phases are proposed that would require further evaluation into their feasibility, detailed design, and detailed cost estimates. It is estimated that the total value of the proposed work would be in the magnitude of \$4.1 M. The possible future capital expenditures would be considered when components require repairs and as opportunities for park improvements arise. In subsequent capital budgets during the business planning process, projects will be prioritized against other capital requests as opportunities and capacity allow.

Lands associated with the Tallahassee Community School, Ocean View Elementary School, Island View High School, and Seaside Elementary School are subject to management by the Halifax Regional Centre for Education (HRCE) and the province, or joint management with the municipality through agreements. While this park plan encompasses these lands, it is recognized that any implementation of improvements on them will require subsequent discussions with the HRCE and the province.

RISK CONSIDERATION

There are no significant risks associated with the recommendation in this report.

COMMUNITY ENGAGEMENT

Community engagement was held on October 22, 2018 and April 23, 2019. Online engagement ran from October 22 to November 15, 2018 and April 23 to May 31, 2019.

ENVIRONMENTAL IMPLICATIONS

There are no specific environmental implications that have been identified with the content of this report.

ALTERNATIVES

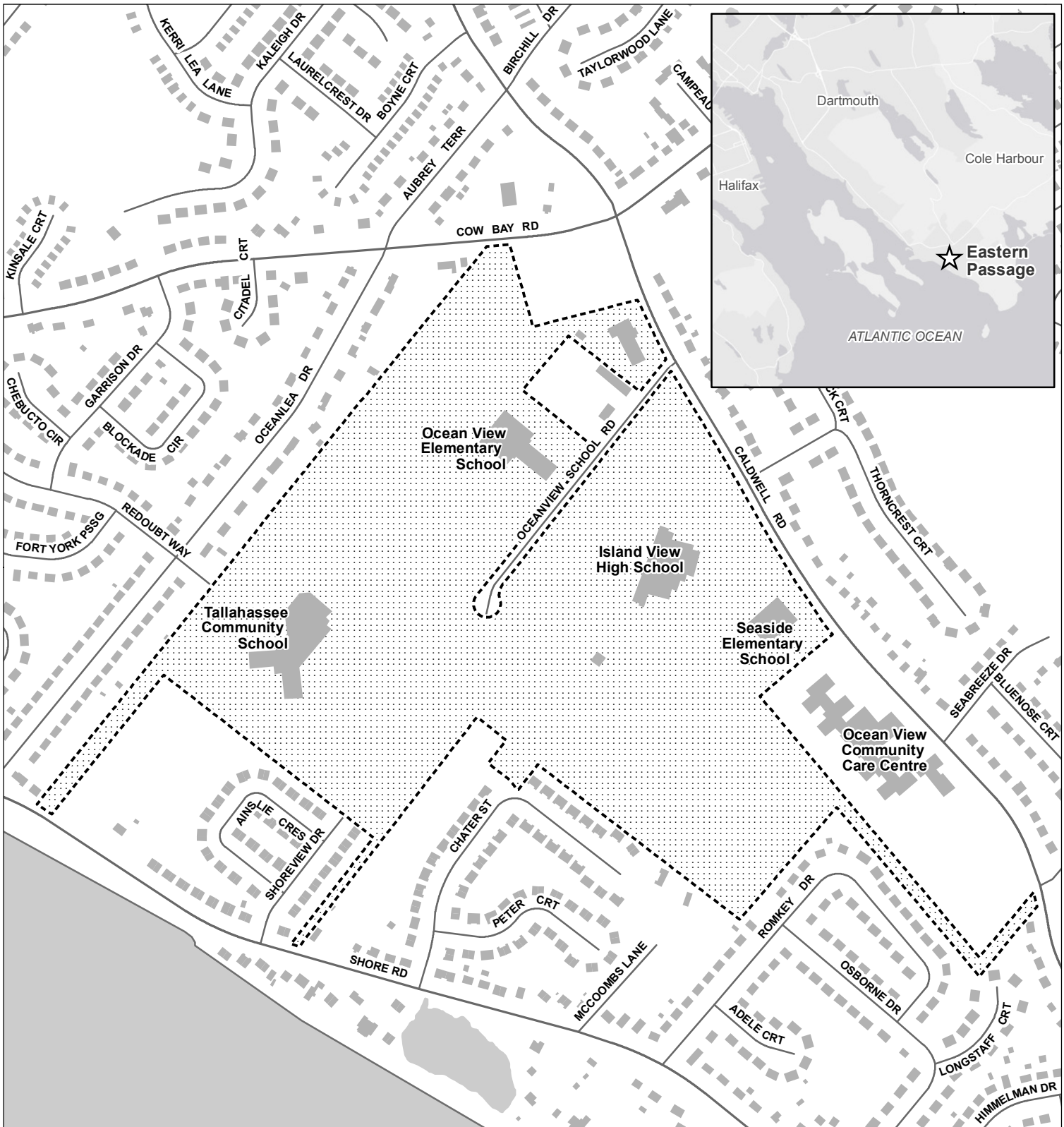
1. Regional Council could choose to approve or request changes to the park plans as presented. This may require additional review, possible community consultation, and a separate staff report.
2. Regional Council could choose not to approve the proposed park plan. This is not recommended based upon the need for a park plan to guide future capital decisions for the park.

ATTACHMENTS



Attachment A – Eastern Passage Common, Location Map
Attachment B – Eastern Passage Common, Context Map
Attachment C – Eastern Passage Common, Park Planning Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

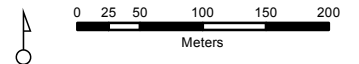
Report Prepared by: Stephen Cushing, Landscape Architect, Policy & Planning, Parks & Recreation,
902.292.1565



EASTERN PASSAGE COMMON - LOCATION MAP

-  Eastern Passage Common Boundary
-  School/Other Building

HALIFAX
 Parks & Recreation
 Strategic Planning & Design



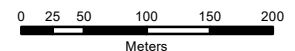


EASTERN PASSAGE COMMON - CONTEXT MAP

 Eastern Passage Common Boundary

HALIFAX

Parks & Recreation
Strategic Planning & Design



HALIFAX

EASTERN PASSAGE COMMON

PARK PLANNING REPORT

DECEMBER 2019



CONTENTS

EXECUTIVE SUMMARY	I	4 FINDINGS	11
		4.1 Key Findings and Actions	11
1 INTRODUCTION	1	5 PARK PLAN	12
1.1 Project Background	1	5.1 Design Concept	12
1.2 Purpose & Scope	1	5.2 Functional Diagram	13
1.3 Site History	2	5.3 Conceptual Plan	14
		5.4 Program Spaces	15
2 INVESTIGATION AND ANALYSIS	3	6 IMPLEMENTATION	20
2.1 Evaluation of Parks and Recreation Need	3	6.1 Timeline	20
2.2 Park Characteristics	3	6.2 Project Phasing	20
2.3 Park Service Delivery	4	6.3 Project Costs	20
2.4 Community Demographics	5	6.4 Phasing Diagram	21
2.5 Facility Usage	6		
2.6 Municipal Plans and Guiding Documents	7		
2.7 Site Analysis	8		
3 PUBLIC ENGAGEMENT	9		
3.1 Values Gathering	9		
3.2 Presentation of Ideas	9		

EXECUTIVE SUMMARY

BACKGROUND

The Eastern Passage Common is located just south of the centre of the Community of Eastern Passage. Since its establishment as publicly accessible open space in the 1960s, on what was formerly a military barracks and a firing range, it has had little in the way of comprehensive planning. Over the last number of years, the local Councillor(s), sporting groups, community groups, and adjacent residents have identified a number of open space issues and opportunities that required attention. Regional Council directed that a park plan be prepared through the adoption of the 2018/19 Parks and Recreation Business Plan.

Building on the work that was done by residents, the following factors were analyzed:

- the history of the site;
- park and recreation needs;
- site characteristics;
- community demographics;
- proximity to existing park features;
- facility usage; and
- municipal plans and guiding documents.

With the above, the public was engaged to consider the analysis that was undertaken and review preliminary park plans through meetings in October 2018 and March 2019 and further online engagement. Other stakeholders, including sport groups and clubs, community organizations, and adjacent schools were also contacted.

FINDINGS

From the background analysis and public engagement, several findings emerged:

- There are inefficiencies in the way in which the Common is organized and this challenges the use of and movement through the landscape;
- A balance between stand-alone recreation facilities and activated open space should be improved;
- The lack of publicly accessible washrooms, drinking water, and aquatic play prevent the day-use of the Common;
- There is community interest to be involved in Common enhancements and community programming. Existing community groups are looking for improved facilities for events; and
- Ad hoc site upgrades over time have overlooked site safety and accessibility.

PARK PLAN

Based on the findings, a park plan that includes a functional diagram, a concept plan with a focus on a series of program spaces, and an implementation plan with phasing has been developed.

At the heart of the park plan is a better balance of space that is available for both scheduled and unscheduled recreation. A large open area that is conceived of as 'great lawn', which is designed for general community recreation use is suitable for pick-up sport, picnicking, or events. Around this, the lawn is ringed by an accessible walking network that can be used in all seasons. A centralized pavilion with shaded seating and interactive water play opportunities becomes an important gathering node. In an effort to activate the centre of the Common and move away from isolated recreation facilities, it is proposed that sport courts, play opportunities, and community gathering areas be located close to the centre of the park and along the multi-use path spine. In an effort to maximize functionality, a detailed drainage study and a reorganized parking area are envisioned.

The park plan serves as an overall guiding document for future Common redevelopment. The implementation plan outlines a sequence of improvements that can be realized through subsequent budget cycles, dependent upon the availability of capital funding.

1 INTRODUCTION

1.1 PROJECT BACKGROUND

The Eastern Passage Common is located just south of the centre of the community of Eastern Passage at the southeast entrance to the Halifax Harbour. The Common operates as an active recreation sport park, but it has had little in the way of comprehensive planning. Subsequently, Regional Council directed that a park plan be prepared through the adoption of the 2018/19 Parks and Recreation Business Plan.

1.2 PURPOSE AND SCOPE

Although recreation facilities have been added to the Common over the last five decades, especially with the gradual addition of schools, there has been little in the way of coordination or planning to connect facilities or to enhance the Common. With an increasing population and population density, residents are requesting enhancements and additions to recreation offerings on the Common. Recreation trends have also shifted to favour multifunctional spaces that encourage healthy lifestyles. The purpose of this plan is to act as a guiding document, so as resources become available, features can be implemented in a coordinated way. The plan serves to improve the user experience and to enable active and passive activities.

In its current state, the Eastern Passage Common (Figure 1) occupies 31 ha (77 acres). Enclosing the Common to the east and north are four schools (Tallahassee Community School, Ocean View Elementary School, Island View High School, and Seaside Elementary School), each with their respective playgrounds and/or sport courts. The

flatest areas of the Common are dominated by scheduled ball diamonds (i.e. Dennis Naugle, R.O.S.T., Bob Hilchie, Tommy Davis) and sport fields (i.e. Seaside Elementary, Ocean View Elementary School, Tallahassee Community School). The immediate centre of the park is occupied by a gravel parking lot and drainage swales. Adjacent to the gravel parking is a BMX park and a building that formerly accommodated public washrooms.

The entrance at the corner of Oceanview School Road and Caldwell Road is a relatively underused

portion of the Common save for the periodic use of the skate park.

The steepest slopes of the Common have been left to naturalize with native plant material in an effort to stabilize the soil and reduce difficult maintenance conditions.

Access to the Common by car is by Oceanview School Road and pedestrian access is primarily from Redoubt Way, Oceanview School Road, Shoreview Drive, Chater Street, Romkey Drive, and behind Seaside Elementary.



FIGURE 1: AERIAL PHOTO

1.3 SITE HISTORY

Eastern Passage is named after its position on the eastern body of water in the Halifax Harbour. At the time of English settlement of Halifax in 1749, there was already an established seasonal Mi'kmaq community, summer settlements close to the ocean for fishing. Through the 1800s, families living in Eastern Passage made their livelihood from the fishing industry.

Eastern Passage has a long military history with the development of Fort Clarence to the north of the existing community on the Irving Oil lands in 1759 to Devil's Battery on the southern point overlooking the harbour built between 1940-1945. Prior to WWII, the development of the Shearwater Air Force Base led to the establishment of a new military residential community, acting as a catalyst for further post-war civilian residential development, transforming from rural to suburban character over time.

The land currently known as the Eastern Passage Common was formerly known as "A23" or "Elkins Barracks", military housing for approximately 4000 WWII soldiers for the purpose of training and protecting the mouth of the Halifax Harbour. The barracks remained open after the war as a tank range. Elkins Barracks was removed in the 1950s for the development of Ocean View Continuing Care Centre, Ocean View Elementary School, and a fire station.

In 1965, the eastern portion of the Common was granted from Her Majesty The Queen to the Municipality of the County of Halifax for

public use. In 1992, a portion of the Common was conveyed to the Province of Nova Scotia for the construction of the Tallahassee Community School. Over time, recreation features were added to the Common land through the further development of schools and as community need was identified. Ahead of the construction of Island View High School, a northern portion of the Common was divested to the Province of Nova Scotia in 2016.



FIGURE 2: THE FORMER BATTERY AND GUN EMPLACEMENTS SURROUNDED BY THE NOW HARTLEN POINT FORCE GOLF COURSE.



FIGURE 3: ELKINS BARRACKS PARADE GROUNDS WHERE THE TALLAHASSEE SCHOOL IS NOW LOCATED.



FIGURE 4: ELKINS BARRACKS OPERATED AS A TANK RANGE AFTER WWII.



FIGURE 5: EASTERN PASSAGE ELKINS BARRACKS AS IT WAS IN THE 1940s. PHOTOS ABOVE FROM THE HALIFAX MILITARY HERITAGE PRESERVATION SOCIETY.

2 INVESTIGATION AND ANALYSIS

2.1 EVALUATION OF PARK AND RECREATION NEED

In this section, a summary of existing municipal park asset data, supporting research and best practices, and site visit data are presented, with a focus on:

- Park service delivery;
- Community demographics;
- Facility usage;
- Municipal guiding documents; and
- Physical site condition

2.2 PARK CHARACTERISTICS

SITE AREA

31 ha (76.60 acres).

TOPOGRAPHY

The Common is steeply sloped towards the southwest with the highest elevation (33m) at Caldwell and Oceanview School Roads and the lowest point (8m) at the Shoreview Drive entrance. A relatively flat plateau exists within the centre of the Common where the majority of the recreation features are sited. An irregular rise and fall in topography occurs between recreation features and pedestrian connections, which has resulted in a number of poorly drained low points and superfluous wear-paths.

VEGETATION

Mown turf is the primary ground cover for recreation areas (e.g. sports fields, ball diamonds, school play areas). Naturalized hillsides and drainage areas account for more than 30% of the total Common area and consist of a mixture of evergreen and deciduous trees, shrubs, grasses and perennial ground covers.

ACCESS & CONNECTIVITY

Eight entrances have been established into the Common:

- From Tallahassee Community School;
- Oceanview School Road, north and south;
- South of Seaside Elementary;
- Chater Street;
- Romkey Drive;
- Shoreview Drive; and
- Cow Bay Road, west of the cemetery.

The path and circulation network within the Common are piecemeal and lacking in coordination of alignment and materials. Vehicular access is from Oceanview School Road, but due to a lack of curb or barrier infrastructure, vehicles are regularly parked on the grass despite the availability of parking further away from sports infrastructure.

EXISTING USES

The primary use of the Common is for active programmed field sports. Informal use of the fields and playgrounds and sport courts exists

outside of peak programmed hours. Irregular drop-in activity has been observed within the skate park and BMX park. The Tallahassee Recreation Centre, which backs onto the Common, offers recreation programming that uses portions of the Common land.



FIGURE 6: LOOKING WEST TOWARDS THE WASHROOM AND PARKING LOT.



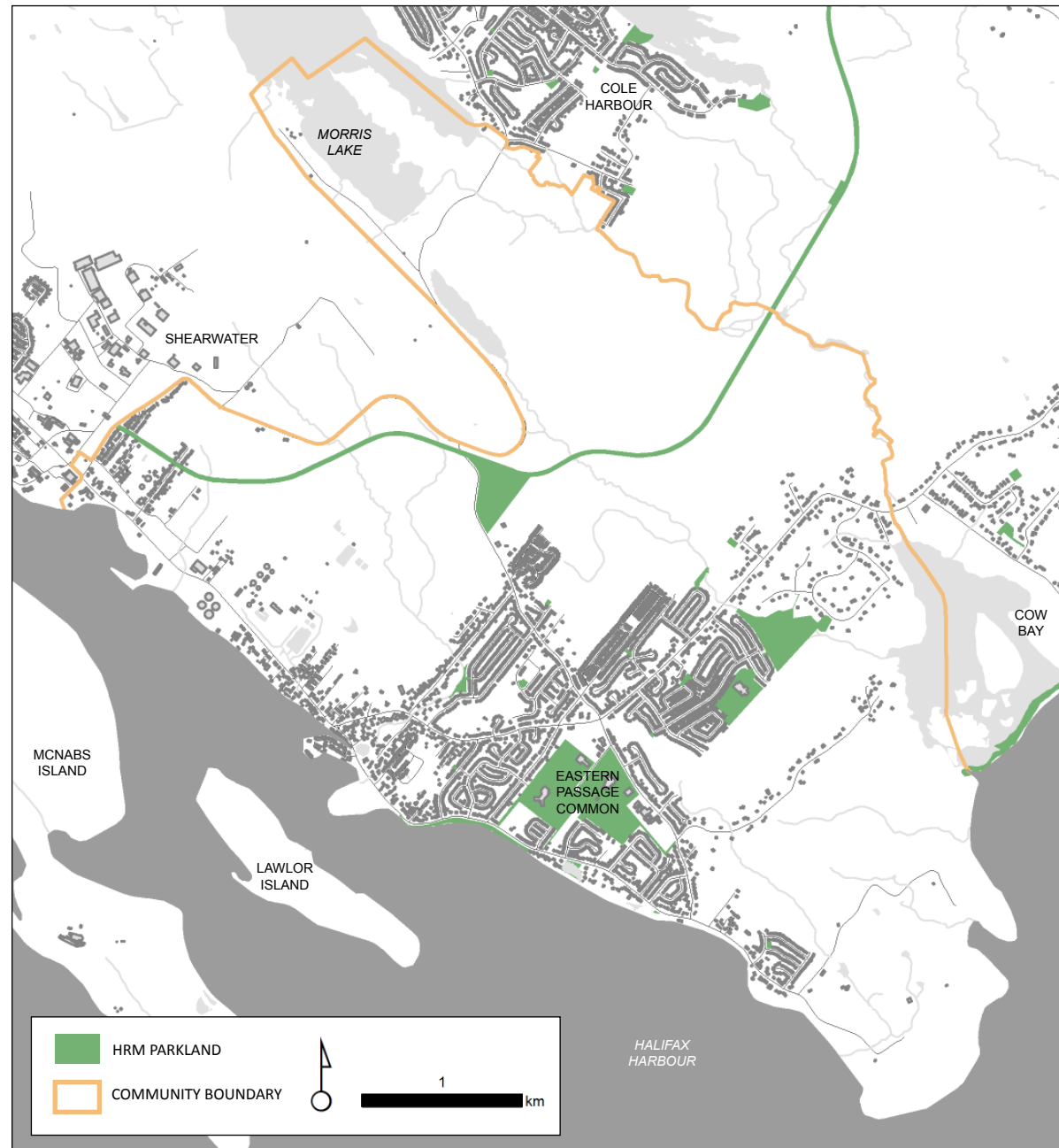
FIGURE 7: FROM OCEAN VIEW ELEMENTARY SCHOOL OVERLOOKING DENNIS NAUGLE BALL DIAMOND.

2.3 PARK SERVICE DELIVERY

The Common is classified as a District Park. Identified in the Regional Plan, District Parks serve the recreation needs of several communities. A range of recreational uses are typically offered, including, walking and cycling trails, sports fields, picnic areas, play facilities for children, and areas for passive recreation.

Although there are other parks inside the Eastern Passage community boundary, the Common is a unique experience due to the collocation of sports infrastructure (i.e. sports fields, ball diamonds, BMX park, skate park), playgrounds, schools, and a recreation centre. On this basis, the service-level catchment area for the Common represents a larger area than the community boundary.

There is a need to recognize the opportunity in this area for a park enhancement to satisfy the recreation needs of community centre users, students, organized sporting groups, and residents. A coordinated park plan will plan for these users and will complement the recreation amenities in adjacent parkland.



MAP 1: COMMUNITY AND PARK CONTEXT.

2.4 COMMUNITY DEMOGRAPHICS

There are 10,378 residents in approximately 3,234 dwellings living within the Eastern Passage Community Boundary. Compared to the HRM mean, there are some notable differences (Table 1):

- higher proportions of 0-4 year olds;
- higher proportions of 30-39 year olds; and
- lower proportions of 60-79 year-olds.

These demographics indicate that a high number of young families are living within the community; however, a third of the population is over the age of 50, which will have different implications for recreation offerings.

Given the varied demographics, the Common should be designed to accommodate a wide range of potential users, with special attention to school-aged children and youth, particularly with the presence of the four schools.

TABLE 1: POPULATION ESTIMATES +/- 10% WITHIN THE 5 KM SERVICE DELIVERY AREA FOR THE EASTERN PASSAGE COMMON.

Age Range (years)	Approx. Percentage	HRM Mean Percentage	Approx. Number in Catchment
0-4	*7.0	4.9	724
5-9	6.6	5.4	686
10-14	5.9	5.4	611
15-19	5.2	5.8	541
20-29	11.7	12.0	1213
30-39	*15.7	12.4	1634
40-49	14.6	14.2	1512
50-59	15.6	17.0	1614
60-69	*9.8	12.9	1015
70-79	5.0	6.7	520
80 Plus	3.2	3.2	332

Stats Can 2016

**Notably different than HRM mean*

2.5 FACILITY USAGE

Approximately 30% of the total Common is available for recreation and is either booked by sporting groups (i.e. soccer, baseball) or is infrastructure that has a defined use (e.g. playground, basketball, tennis, BMX, skate park).

Almost half of the Common has a slope greater than 5%, which limits useability for recreation. Many of these steep slopes (31% of Common area) have been left to naturalize and are vegetated with native trees, shrubs, perennials and grasses.

Approximately 8% of the Common is relatively flat open space that can be used as unscheduled space by the public. However, this space is not uniformly dispersed (i.e. patches of grass along path edges, edges of sports fields and diamonds) and is not necessarily connected to the existing path network.

The facility scheduling data (Table 2) outlines 2016-2018 booking data for facilities on the Eastern Passage Common. This data reveals:

- The demand for ball diamonds is relatively consistent each year.
- The demand for the Dennis Naugle Ball

- Diamond is particularly high.
- Ocean View and Tallahassee School Sport Field bookings has consistently dropped in total booked hours from 116 hours in 2016 to only 28 hours in 2018.
- The number of hours that the Tallahassee Sport Field is booked has dropped consistently each year since 2016.
- The demand for the Seaside Elementary Sport Field is up in 2018 from both 2016 and 2017.

A drop in sport field bookings can be attributed to the centralization of play outside of the community after a merger of four Dartmouth area soccer clubs.

Unscheduled use by the community and elementary schools is not reflected in the scheduling data.

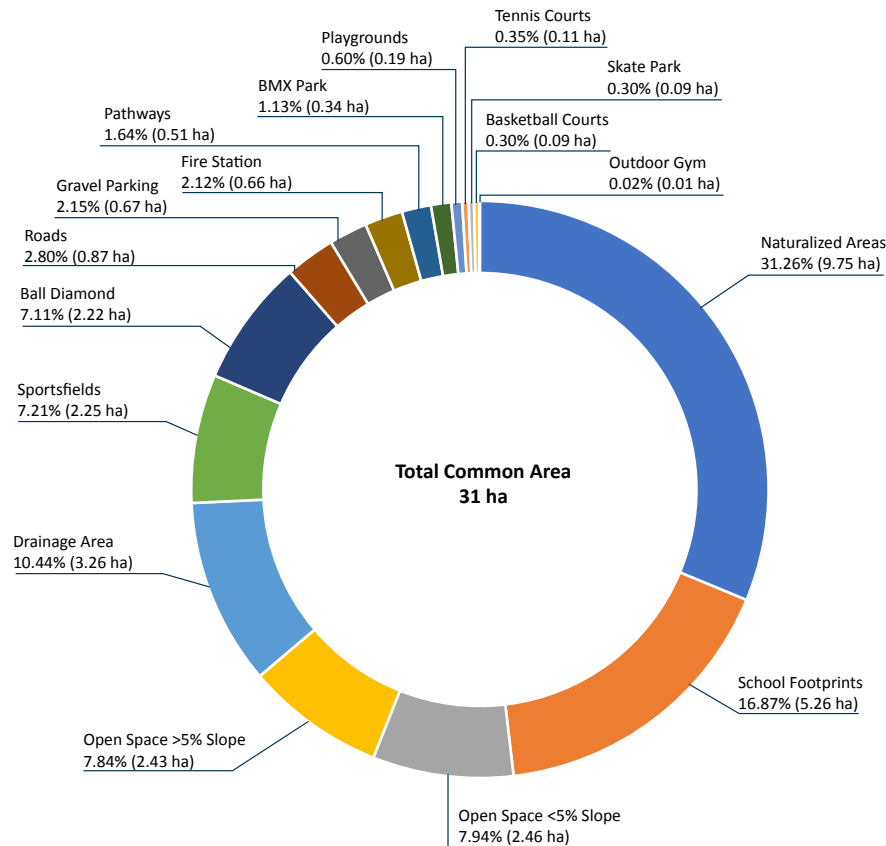


FIGURE 8: ILLUSTRATION OF TOTAL COMMON AREA AND DEFINED USE.

TABLE 2: FACILITY SCHEDULING REPORT BROKEN DOWN BY HOURS BOOKED FROM 2016 - 2018.

Booking Data			
Facility	2016 Hours	2017 Hours	2018 Hours
Dennis Naugle Ball Diamond	441	429	467
R.O.S.T. Ball Diamond	112	96	108
Bob Hilchie Ball Diamond	210	145	178
Tommy Davis Diamond	162	138	139
Tallahassee Sports Field	177	129	48
Oceanview School Sports Field	116	88	28
Seaside Elementary Sports Field	188	132	234

HRM facility usage report

2.6 MUNICIPAL PLANS AND GUIDING DOCUMENTS

Park planning direction has also been drawn from previously completed and forthcoming functional plans and strategies (Table 3). The table below outlines actions from the Urban Forest Master Plan, MPS for Eastern

Passage/Cow Bay, HRM Aquatic Strategy, HRM Washroom and Drinking Fountain Strategy, and the Green Network Plan. These documents provide guidance in the development of the park plan for the Common.

TABLE 3: MUNICIPAL DIRECTIONAL DOCUMENTS TO INFORM PARK ACTIONS.

Document	Date	Direction
Urban Forest Master Plan	2013	Eastern passage has a low tree canopy cover of under 5%, mostly found in natural buffers between subdivisions. The Common itself also has a low canopy cover of approximately 5% and is largely limited to the naturalized areas at the parks perimeter and along steep slopes. The target tree canopy cover for parks is ~40%. Tree selection will be especially important given the tough climatic conditions of this site.
MPS for Eastern Passage/ Cow Bay	2016	The lands at Elkins Barracks (A23) shall be considered as an institutional and recreational focus within the Plan Area and whenever appropriate, public lands shall be acquired in locations which complement these properties or ensure access to them. It shall be the intention of Council to prepare a recreational master plan for the Plan Area which includes consideration of: (a) future acquisition and use of parks and open spaces; (b) priorities for land and program development; (c) approaches to the resolution of social issues including vandalism; (d) funding strategies based on a five year capital program; and (e) public participation in policy development.
Green Network Plan	2018	Action 12 - Work with Halifax Water and Nova Scotia Environment to promote green infrastructure, such as naturalized stormwater retention ponds and bioswales, as the preferred approach to managing stormwater. Action 23 - Balanced with other open space uses, support community gardens and other forms of food production in public parks and other Municipally-owned properties. Action 25 - Consider community gardens, fruit trees, and food supportive amenities, when preparing master plans for public open spaces. Action 44 - Incorporate year-round recreational infrastructure, including winter-oriented activities, when planning parks. Action 45 - Enhance existing standards for the design of parks with a focus on versatile and flexible space, based on the nature of different park types and situations, that encourages participation of all ages and abilities. Action 46 - Include culture and education programs and projects, such as the inclusion of public art within parks and nature interpretation programs when planning for parks. Action 47 - Ensure there is a clear and consistent communication system related to accessibility and wayfinding to and within parks. Action 48 - Enhance social gathering in municipal open spaces by encouraging limited private and not for profit commercial initiatives. Action 76 - Identify, preserve and celebrate cultural landscapes and resources when preparing master plans for publicly-owned open spaces.
HRM Aquatic Strategy	2019	As a subset of the CFMP2, the Long- Term Aquatic Strategy recognizes that there is a gap in aquatic service delivery in Eastern Passage. To address an immediate gap in aquatic inventory, the suitability of a splash pad is being evaluated for the Eastern Passage Common.
HRM Washroom & Drinking Fountain Strategy (forthcoming)	2020	The Eastern Passage Common washroom is identified as an existing washroom requiring upgrades. Specifically, upgrades to improve accessibility and to include gender free stalls.

2.3 SITE ANALYSIS



FIGURE 9: SITE ANALYSIS DIAGRAM

0 50 100 200 m

3 PUBLIC ENGAGEMENT

3.1 VALUES GATHERING

On October 22, 2018, a workshop was hosted at the Tallahassee Recreation Centre for the community to discuss open space values and future wants and needs for the Eastern Passage Common. Present at this event were sport groups, current and former elected representatives, and local residents.

An emphasis was placed on improving,

- Park maintenance;
- Site safety;
- Opportunities for creative play;
- Opportunities for gathering and socialization;
- Production of food;
- access to facilities;
- Park beautification; and
- Community partnerships for ongoing park improvements.



FIGURE 10: EASTERN PASSAGE RESIDENTS PARTICIPATING IN THE OCTOBER 22 WORKSHOP.

3.2 PRESENTATION OF IDEAS

As a follow-up to the October 2018 session, an open house was hosted on April 23, 2019 to unveil a conceptual park design that was informed by previously gathered public comments. Additional opportunities for online engagement ran from April 23 until May 31, 2019.

Public comments focused on 11 different park program areas, with the following as noted:

- **Walking paths**, residents generally support the idea of a paved path network, especially if it improves park access in all seasons;
- **Ball diamonds**, the baseball community welcomes enhancements to the diamonds and would like to see additional diamond(s). Additional lighting on diamonds was requested;
- **Sports fields**, the community would like to see an enhancement for Tallahassee Sports Field, ideally an all-weather facility;
- **Site safety**, lighting along paths was a valued element in the concept plan. Vandalism and personal safety after dark is a concern of residents. Better separation between people and cars was supported;
- **Access to washrooms and water**, the need for washrooms and drinking water was a priority for many residents. Access to water play was a favorable design feature;
- **Open space**, there was general support for the creation of new greenspace that could be used without booking. The idea of shelter from the sun and rain with seating was welcomed. The need for open space to work with community events was voiced;
- **Parking**, concerns about capacity were raised by the baseball community, especially during tournament play;
- **Play spaces**, new and enhanced play spaces were requested, especially near schools;
- **Dog off-leash area**, there were opponents and proponents of an off-leash area on the common, but generally people did not want to lose sport fields to accommodate off-leash;
- **Commemoration**, recognizing community members and the site history was described as important;
- **Community involvement**, reinstatement of the community garden was described as desirable, but a group was not identified to lead the effort. There is interest to reinstate the community canteen in the washroom structure during sporting events;
- **Drainage**, attendees agreed that a better solution to site drainage is necessary. Some residents advised of specific drainage issues on adjacent residential property;
- **Active play**, better maintenance of the BMX and skate park was mentioned. Improved access and an increase in the number and diversity (e.g., multipurpose, pickleball) of sport courts was described as important;
- **Maintenance**, the community stressed the need for an increase in parks maintenance as upgrades are implemented;
- **Wayfinding**, residents and sport groups identified the need for signage and wayfinding to indicate fields and paths; and
- **Accessibility**, wide paved paths for people and bikes were appreciated by residents. Plowing the paths for winter access was described as essential.

4 FINDINGS

4.1 KEY FINDINGS AND ACTIONS


The following table (Table 4) illustrates the translation of Common issues into opportunities, and further, into actions. The specific actions have informed the subsequent park plan.

TABLE 4: PARK ACTIONS

Issues	Opportunities	Specific Actions
There are inefficiencies in the way in which the Common is organized and this challenges the use of and movement through the landscape.	<ul style="list-style-type: none"> • Improve the layout, connections, and compatibility between adjacent recreation facilities. 	<ul style="list-style-type: none"> • Establish north-south and east-west multi-use connections; • Move away from isolated and dispersed recreation facilities towards more centralized facilities that activate the park centre; and • Coordinate a detailed drainage study that supports the proposed concept and maximizes the space available for recreation.
A balance between stand-alone recreation facilities and activated open space should be improved.	<ul style="list-style-type: none"> • Maintain the well-used facilities that are functioning well; • Improve the diversity of park uses; and • Increase the space available for passive and active recreation. 	<ul style="list-style-type: none"> • As facility condition requires, enhance and upgrade the ball diamonds and sports fields; • Establish a multifunctional central lawn that is connected via accessible paths that can be used daily without booking; • Incorporate a covered pavilion to be used for seating and community events; • Centralize active and passive uses within the park; • Promote creative and unique play opportunities; and • Reorganize the space available for parking to maximize the amount of flat usable space for people without losing parking capacity.
The lack of publicly accessible washrooms, drinking water, and aquatic play prevent the day-use of the Common.	<ul style="list-style-type: none"> • Establish access to facilities within the park. 	<ul style="list-style-type: none"> • Retrofit and enhance the existing washroom facility to accommodate an accessible public washroom/change room or design the proposed central pavilion to include washrooms in close proximity to Oceanview School Road; • Install a public drinking fountain at the central pavilion; and • Establish interactive water play elements in close proximity to the central pavilion and washroom.

4.1 KEY FINDINGS AND ACTIONS (CON'T)

TABLE 4 (CONTINUED): PARK ACTIONS



Issues	Opportunities	Specific Actions
<p>There is community interest to be involved in Common enhancements, programming, and recognition. Existing community groups are looking for improved facilities for events.</p>	<ul style="list-style-type: none"> • Encourage the development of new community features and enhancement; and • Enhance the space that is available for community events. 	<ul style="list-style-type: none"> • Establish and foster stewardship programs* for the community to lead projects that fit within the park concept (e.g. community garden, public art, community play, park enhancements); • Engage the local schools on enhancements to naturalized and garden areas; • Engage the community and stakeholders on opportunities to commemorate community history; and • Outfit the proposed park pavilion with electrical, lighting, shelter, and seating to support community events.
<p>Ad hoc site upgrades over time have overlooked site safety and accessibility.</p>	<ul style="list-style-type: none"> • Organize park facilities along clear and safe access points for people of all abilities in all seasons; • Improve park visibility; and • Better organize car traffic while allowing for safe pedestrian movement. 	<ul style="list-style-type: none"> • Install park lighting to improve visibility after dark; • Install visible park signage at all primary park entrances; and • Organize parking to a defined paved parking area and install curbs and bollards to control driving and parking on the Common.

*STEWARDS AND PARTNERS: IN ADDITION TO MUNICIPAL-LED FUNDING, COMMUNITY GROUPS MAY ALSO BE ENCOURAGED TO ORGANIZE AND FUNDRAISE FOR CERTAIN PROJECTS. IN ADDITION, THERE MAY BE OPPORTUNITIES FOR PARTNERSHIPS WITH THE SCHOOLS.

5 PARK PLAN

5.1 DESIGN CONCEPT

In this section, the high-level park plan is explained and illustrated through a functional diagram, a concept plan, and five program spaces.

FUNCTIONAL DIAGRAM

The park functional diagram (Figure 11, p.13) illustrates the high-level program elements and the relationships between them. This is not a design, but a conceptual layout based on proposed function. At the center of this functional plan is community space that is well-connected to recreation infrastructure and to park entrances. Although the intention of this diagram is to illustrate the centralizing of community play, community space, and unscheduled open space, the certainty of Common functioning is not fully understood without an understanding of the long-term plans of the Province of Nova Scotia and Halifax Regional Centre for Education (HRCE). The proposed plan is based on the existing configuration and availability of open space. This may change if the Province of Nova Scotia changes their use or land ownership in this area.

CONCEPT PLAN

The concept plan (Figure 12, p.14) is a visual summary of site analysis, community consultation, internal Parks and Recreation review, and best practices. At the heart of this concept is an activated Common center, improved path circulation, and a slight reconfiguration of existing uses to accommodate

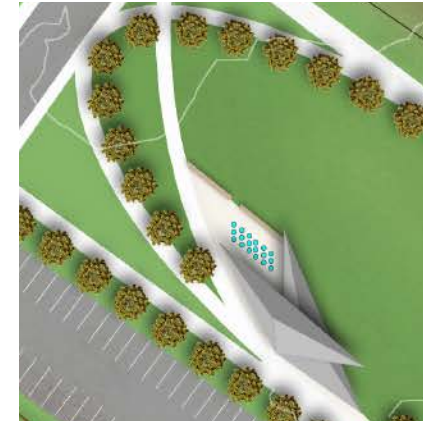
unscheduled open space. This unscheduled open space has taken the form of a great lawn, a washroom and pavilion area, plaza gathering space with seating, and water play. Ongoing maintenance issues such as poor drainage, inaccessible path surfaces, and poor sightlines will be corrected.

PROGRAM SPACES

To highlight in detail the specific areas of the park concept, five program areas have been identified, described, and illustrated (Figures 13-17, p. 15-19):

1. Northern Gateway;
2. Eastern Active Area and Connections;
3. Southern Gateway and Active Area;
4. Western Park Entrance, Community Space, Active Area; and
5. Central Open Space and Amenity Area.

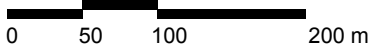
Lands associated with the Tallahassee Community School, Ocean View Elementary School, Island View High School, and Seaside Elementary School are subject to management by the HRCE and the Province, or joint management with the municipality through agreements. While this park plan encompasses these lands, it is recognized that any implementation of improvements on them will require subsequent discussions with the HRCE and the province.



5.2 FUNCTIONAL DIAGRAM



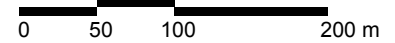
FIGURE 11: FUNCTIONAL DIAGRAM OF THE EASTERN PASSAGE COMMON HIGHLIGHTING PROGRAM ELEMENTS AND RELATIONSHIPS.



5.3 CONCEPT PLAN



FIGURE 12: EASTERN PASSAGE COMMON CONCEPT PLAN HIGHLIGHTING PROPOSED FUTURE CONDITIONS.



5.4 PROGRAM SPACES

NORTHERN GATEWAY



FIGURE 13: THE EASTERN PASSAGE COMMON NORTHERN PARK GATEWAY PLAN VIEW AND PERSPECTIVE

EXISTING CONDITIONS

The corner of Caldwell Road and Oceanview School Road is the only major road frontage for the Common. This area has recently been subdivided for the construction of Island View High School, but its open character remains with a grassed area, a skate park, gravel parking lot and driveway, a stone memorial, and a view to the mouth of the harbour.

PROPOSED CONDITIONS

Taking advantage of the prominent frontage, it is envisioned that this area become a major gateway to the Common with an entrance plaza, lighting, landscaping, and public art. To emphasize the open character of this corner, it is recommended that the skate park be retained, but moved to centre of the park at the foot of Oceanview School Road along the

multi-use path. It is envisioned that the view to the water be maintained with viewing and gathering opportunities in a park shelter or gazebo overlooking the Common. As an informal recreation area, it is proposed that the grassed open space provide passive opportunities like seating and hammocks integrated into the lawn. As an alternative to chain-link fencing, wooden guide rails would be a more pedestrian-friendly separation from car traffic. To improve accessibility to schools and the site itself, paved pathways would improve year-round foot traffic. Given the exposure to wind in this upper portion of the Common, tree species that are proven to perform well in this area are recommended for planting while maintaining a view to the water.

5.4 PROGRAM SPACES (CON'T)

EASTERN ACTIVE AREA AND CONNECTIONS



FIGURE 14: THE EASTERN PASSAGE COMMON EASTERN ACTIVE AREA PLAN VIEW AND PERSPECTIVE

EXISTING CONDITIONS

The only eastern entrance into the Common is from Romkey Drive, over a privately-owned parcel. A gravel and crusher dust path run from the intersection of Romkey Drive and Osborne Drive through a naturalized area and into the Common, between the eastern ball diamonds and Seaside Elementary sports field and connects to the central parking area. Much of the eastern portion of the Common is wooded and serves an environmental function, but is not useable between recreation facilities.

PROPOSED CONDITIONS

It is proposed that the entrance at Romkey Drive be formalized and resolved in terms of ownership, encroachment, and level of finish (e.g. signage, seating, lighting, landscaping). To

improve park accessibility, a straightened and widened paved multi-use path is proposed to run from this entrance through the park to the western entrance at Tallahassee Community School. Over time, the ball diamonds and sports field in this area will be enhanced as needed and as budgets allow.

It is envisioned that park lighting and seating be integrated along the multi-use pathway.

5.4 PROGRAM SPACES (CON'T)

SOUTHERN GATEWAY AND ACTIVE AREA



FIGURE 15: THE EASTERN PASSAGE COMMON SOUTHERN GATEWAY PLAN VIEW AND PERSPECTIVE

EXISTING CONDITIONS

Currently, the Shoreview Drive park entrance is the terminus of the road parcel and is occupied primarily by drainage infrastructure and a series of overlapping fences. Snow storage and a vegetated drainage area create a barrier at the Common entrance. A narrow aging asphalt path connects Shoreview Drive to the centre of the Common and the cul-de-sac at the foot of Oceanview School Road.

Adjacent to the Tallahassee Community School is a sports field that is scheduled by the municipality. North of the field is a former baseball diamond that has been decommissioned due to poor drainage. To the immediate south of the gravel parking area, is the BMX park surrounded by naturalized trees, shrubs, and grasses.

PROPOSED CONDITIONS

Given that Shoreview Drive is an official Common entrance, it is envisioned that the neighbourhood connection to the park be enhanced, including the removal of the majority of the chain-link fencing. Pathway lighting will illuminate the walking path between the entrance and Oceanview School Road. Park signage, seating, and landscaping will define the entrance itself. A restored path to the Tallahassee Community School would improve access to the west. With the Common entrance enhancement, snow storage can be accommodated along the western side of Shoreview Drive, on the east side of the park entrance, and along the path shoulder into the Common. Currently, the Tallahassee Sports Field and surrounding sports fields are underutilized and existing all-weather fields

in the municipality have adequate capacity for increased use. At this time, an all-weather facility as requested by the community is not needed on the Common. The forthcoming Playing Field Strategy will evaluate the sports fields and ball diamonds on the Common and identify the need for future enhancement.

5.4 PROGRAM SPACES (CON'T)

WESTERN ENTRANCE, COMMUNITY SPACE, AND ACTIVE AREA



FIGURE 16: THE EASTERN PASSAGE COMMON WESTERN ENTRANCE AND COMMUNITY SPACE PLAN VIEW AND PERSPECTIVE

EXISTING CONDITIONS

Currently, there are only indirect routes to access the western side of the Common and through to Redoubt Way (i.e. through the Tallahassee community playground or across the grass by the Dennis Naugle ball diamond) and none of these routes can be considered accessible. A number of functional impediments limit the openness and use of the western side of the common, including a slope towards the Tallahassee School, a series of redundant fence lines, and drainage swales. The western side of the common houses two ball diamonds and two sports fields that are used by organized sport groups and for school programming. A drainage corridor along the back of homes facing Oceanview Drive continues to pose drainage issues for surrounding residents.

PROPOSED CONDITIONS

To improve site accessibility and circulation, a paved multi-use path that establishes an east-west connection through the Common is envisioned. The paved path would intersect the existing community garden area and would allow for upgrades to plantings, seating, and play opportunities given the proximity to the recreation centre. Attention will be given to the existing uses (e.g. daycare, outdoor gym, social space) to not displace, but connect these uses. The duplication of fence lines should be evaluated to see which barriers are necessary, and to improve the aesthetic of barriers if they are required (i.e. bollard and rail or post and rail fencing as an alternative to chain-link).

To further activate and make visible the activities in the centre of the Common, it is

envisioned that as sport courts (i.e. tennis, pickle ball, multi-purpose) are phased-in that they be located close to Oceanview School Road along the paved multi-use path. It is also recommended that the skate park be moved beside the sport courts. Upgrades to the outdoor workout equipment are also envisioned.

Sport field and ball diamond enhancements will follow on the Common as they are required and as budgets allow.

Parking for sporting events and tournaments can better take advantage of existing parking capacity at adjacent schools. It is proposed that connections to and from these parking lots be improved.

5.4 PROGRAM SPACES (CON'T)

CENTRAL OPEN SPACE AND AMENITY AREA



FIGURE 17: THE EASTERN PASSAGE COMMON CENTRAL OPEN SPACE AND AMENITY AREA PLAN VIEW AND PERSPECTIVE

EXISTING CONDITIONS

In its current configuration, the centre of the Common is dominated by a gravel parking lot, multiple intersecting driveways and randomly distributed drainage swales. The parking is undefined and therefore inefficient and haphazard, occurring on gravel and grassed areas. The canteen and washroom building is about 130 m from Oceanview School Road and is not visible after dark. From the washroom building, a number of gravel footpaths snake towards Island View High School, Seaside Sports field, and Bob Hilchie and Tommy Davies Diamonds to the south.

PROPOSED CONDITIONS

To balance the space available for unscheduled open space, it is envisioned that the centre of the Common be primarily redeveloped as a

community gathering space with a great lawn ringed by a paved walking loop. The existing parking area would be shifted slightly to the south, reorganized, and paved as to not lose the parking capacity for sporting events. Traditional gatherings and community events will more appropriately be accommodated here. Positioned between the parking area and the great lawn, it is proposed that a new pavilion structure be implemented as a gathering area and shelter from the elements. Identified as a priority in the Aquatic Strategy, an interactive water feature is envisioned to accompany the pavilion. Further evaluation of water and waste water servicing will be required to determine if the pavilion will also replace the washroom structure on the Common. Improved washroom and water access is a recommendation of the forthcoming Washroom and Drinking Fountain

Strategy. A reinstated community canteen is envisioned for either the pavilion structure or in the existing washroom structure. Positioned between the parking area and the pavilion is a paved multi-use pathway that formalizes the existing east-west park connection. To meet the goals established for the community in the Urban Forest Master Plan, trees resilient to coastal conditions and wind should be established in this area.

6 IMPLEMENTATION

6.1 TIMELINE

Major project milestones are highlighted in the anticipated project schedule (Table 5). Without confirmed project capital, detailed design development and implementation timelines are only estimates.

TABLE 5: PARK PLANNING AND IMPLEMENTATION PROJECT SCHEDULE

Milestone	Date
Site inventory and assessment	Summer 2018
Information gathering (public workshop and pop-up)	Fall 2018
Conceptual design development	Fall 2018, Winter 2019
Presentation of plans and ideas (public open house)	Winter 2019
Conceptual design refinement	Spring 2019
Presentation of revised concept (online engagement)	Spring 2019
Presentation to Regional Council	Winter 2020
Detailed design development	2021/22
Implementation	2022 and beyond

6.2 PROJECT PHASING

Project phasing (Figure 18) will depend on the capital available for construction, but will also take into consideration facility condition (i.e. when a facility requires recapitalization). Project phasing would allow for the development of the Common in stages to avoid a full park closure. Four phases are described, but can be reevaluated if an opportunity for

enhancement presents itself (e.g. external funding, community-led projects).

PHASE 1: Paved Parking, Multi-Use Trail, Drainage, and Southern Entrances.

Prior to the great lawn establishment, the relocation of parking will be required to free-up new greenspace. A key component of Phase 1 is an updated centralized drainage solution that will remove barriers in the centre of the park. A restored drainage area with a overflow back up is part of this phase. This phase also includes the enhancement of the Shoreview Drive and Chater Street park entrances, southern path access to Tallahassee School and implementation of a portion of the multi-use trail. Some servicing for Phase 2 may be required in this phase.

PHASE 2: Great Lawn, Paths, Pavilion.

This phase establishes the great lawn, walking loops, park pavilion, water play and landscaping. Within the detailed design phase, a decision will be made on the suitability of the existing washroom for enhancement or replacement.

PHASE 3: Multi-Use Path, Active Areas, Play Space, Community Garden, Park Entrances.

The establishment of a completed east-west multi-use path is a defining component of Phase 3 with entrance enhancements at Romkey Drive and Redoubt Way. The addition of centralized sport courts, a skate park, workout equipment upgrades, and community garden enhancements could be coordinated in the same phase.

PHASE 4: Upper Common Enhancement, Path Connections.

As part of this Phase 4, additional paths that better connect Ocean View Elementary, Seaside Elementary, and Island View High Schools are proposed. Common enhancements for the corner of Oceanview School Road and Caldwell Road are envisioned in this phase.

Field and diamond enhancements are not shown in this phasing plan as their upgrade and replacement is directly tied to facility condition which is subject to periodic evaluation.

As the Province of Nova Scotia and Halifax Regional Centre for Education plan for changes to the existing school footprints on the Common, this plan should be revisited in the event of a school closure.

6.3 PROJECT COSTS

There are no immediate financial implications to the recommendations in this report. Future capital expenditures would be considered in subsequent capital years during the business planning process.

Staff will collaborate and coordinate with Transportation and Public Works (TPW) given their ownership of the road parcel (i.e., Oceanview School Road). Upgrades to the road and the right-of-way could be coordinated with work that may already be planned. There is also the opportunity for the community be involved with fundraising for the coordination of park enhancements.

6.4 PHASING DIAGRAM

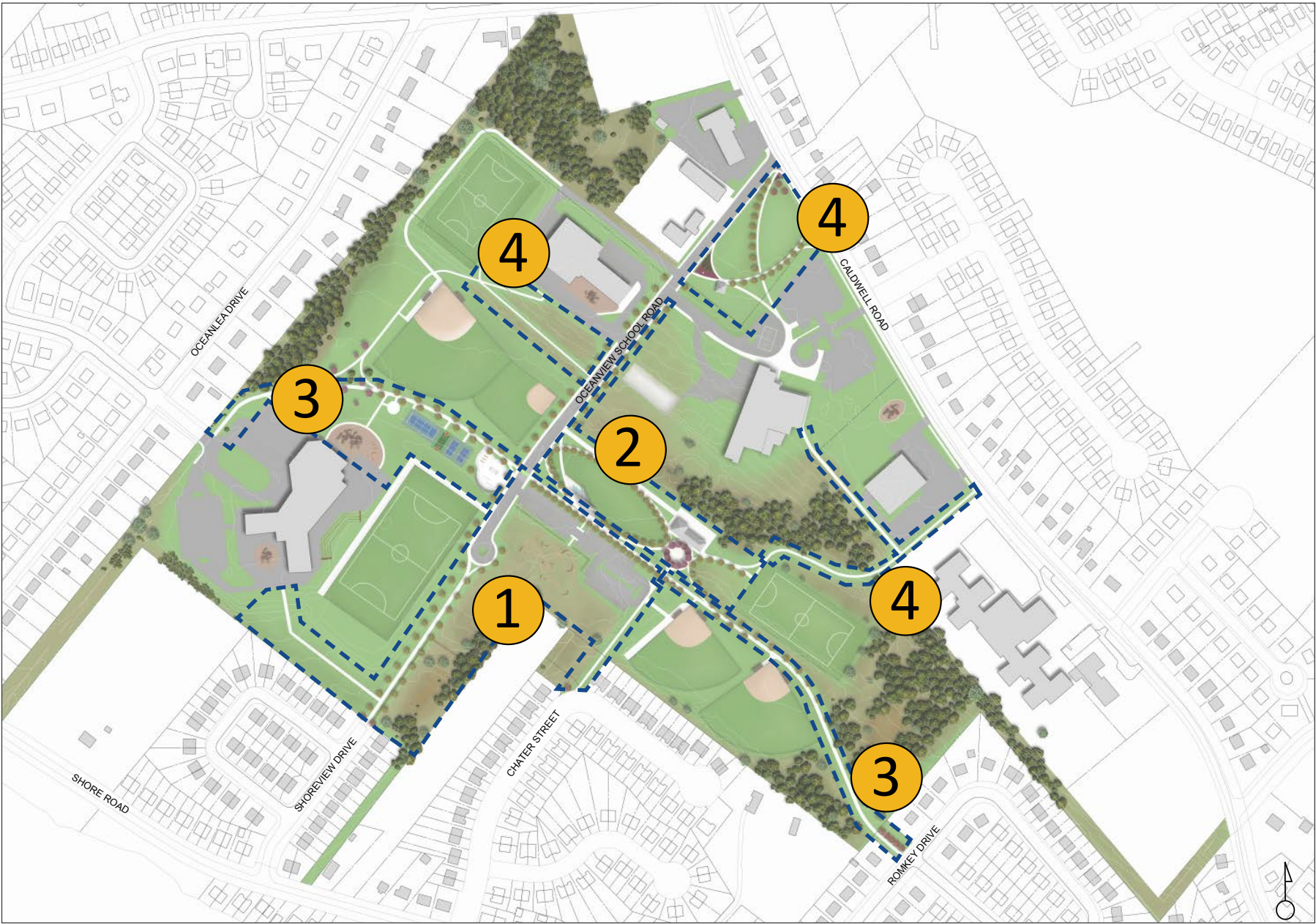


FIGURE 18: POTENTIAL PHASING DIAGRAM.

0 50 100 200 m