

HALIFAX

Rehab Lands Park Plan

Community Planning & Economic Development
Standing Committee
April 20, 2023

2023-04-21

Origin

- Site of former Halifax County Rehabilitation Centre.
- Land reverted to the municipality when Centre closed in 2002.
- Identified as important open space in Cole Harbour Basin Open Spaces Plan (2013).
- Regional Council directed that property be designated for parkland.
- Park Plan to include consideration for dog off-leash area for Cole Harbour.



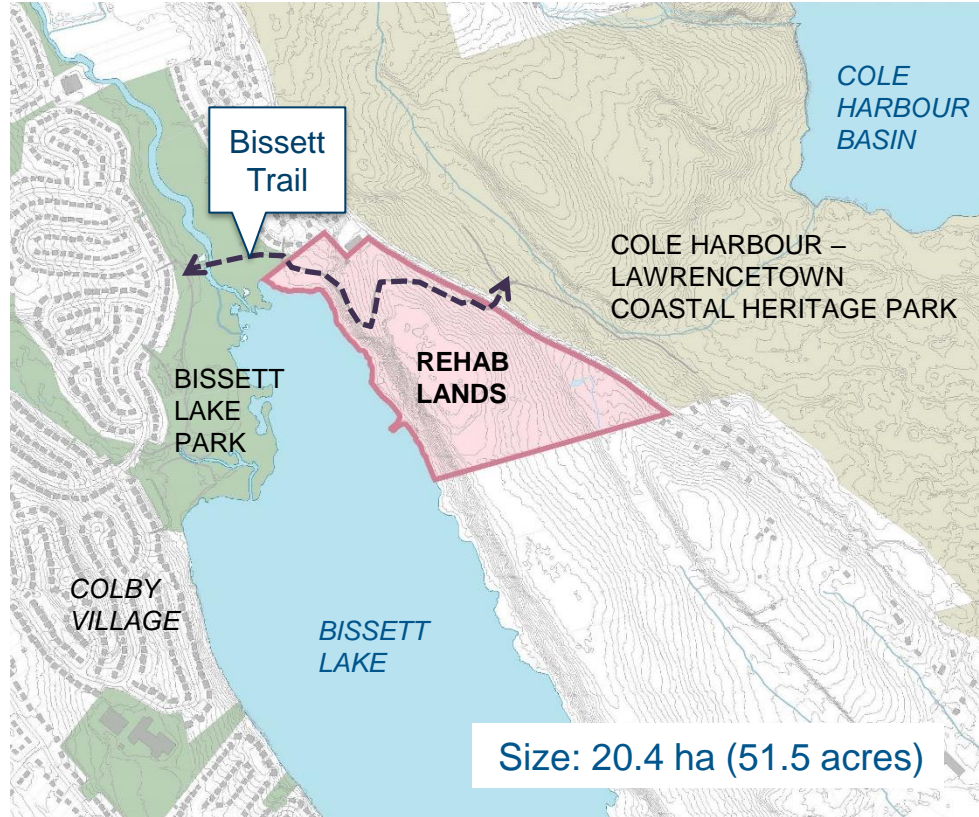
2008



2020

Open Space Network

- Located 255 Bissett Road, Cole Harbour.
- Continuity of greenspace between Provincial and Municipal parkland.
- Bissett Trail connects residential areas to Heritage Park recreation trails.
- Area already well served with playing fields and recreation facilities.

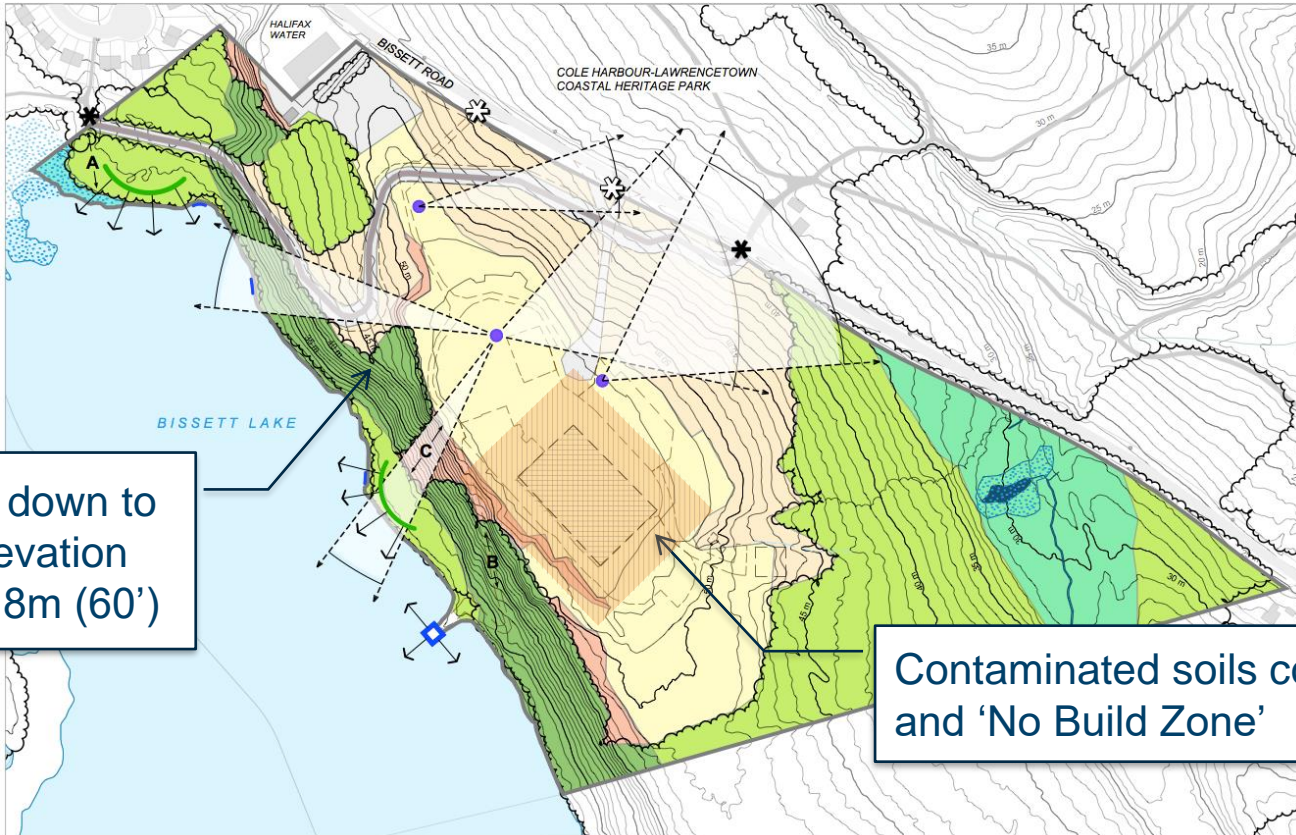


Park Opportunities

- Commanding hilltop views of the surrounding area.
- Lake frontage on Bissett Lake.
- Natural wooded areas.
- Flat open plateau with meadows.



Site Challenges

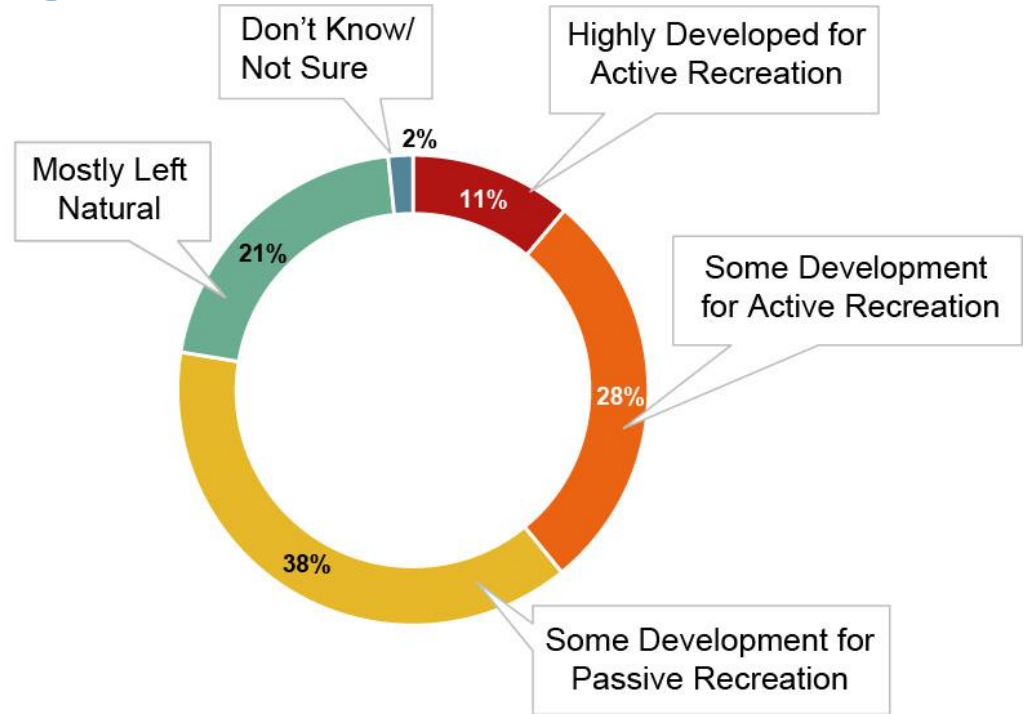


Steep bank down to lake with elevation change of 18m (60')

Contaminated soils containment and 'No Build Zone'

Engagement Findings

- Low impact development preferred.
- Top activity interests:
 - Trail use
 - Relaxation, mental wellbeing
 - Winter-based activities
 - Nature exploration
 - Water-based activities
- Majority in favour of a dog off-leash area in the park.



Findings

- Expand the trail network.
- Conserve the natural and agricultural landscape character of the area.
- Take advantage of views and natural areas.
- Local interest in remembering the former Rehab Centre.



Findings



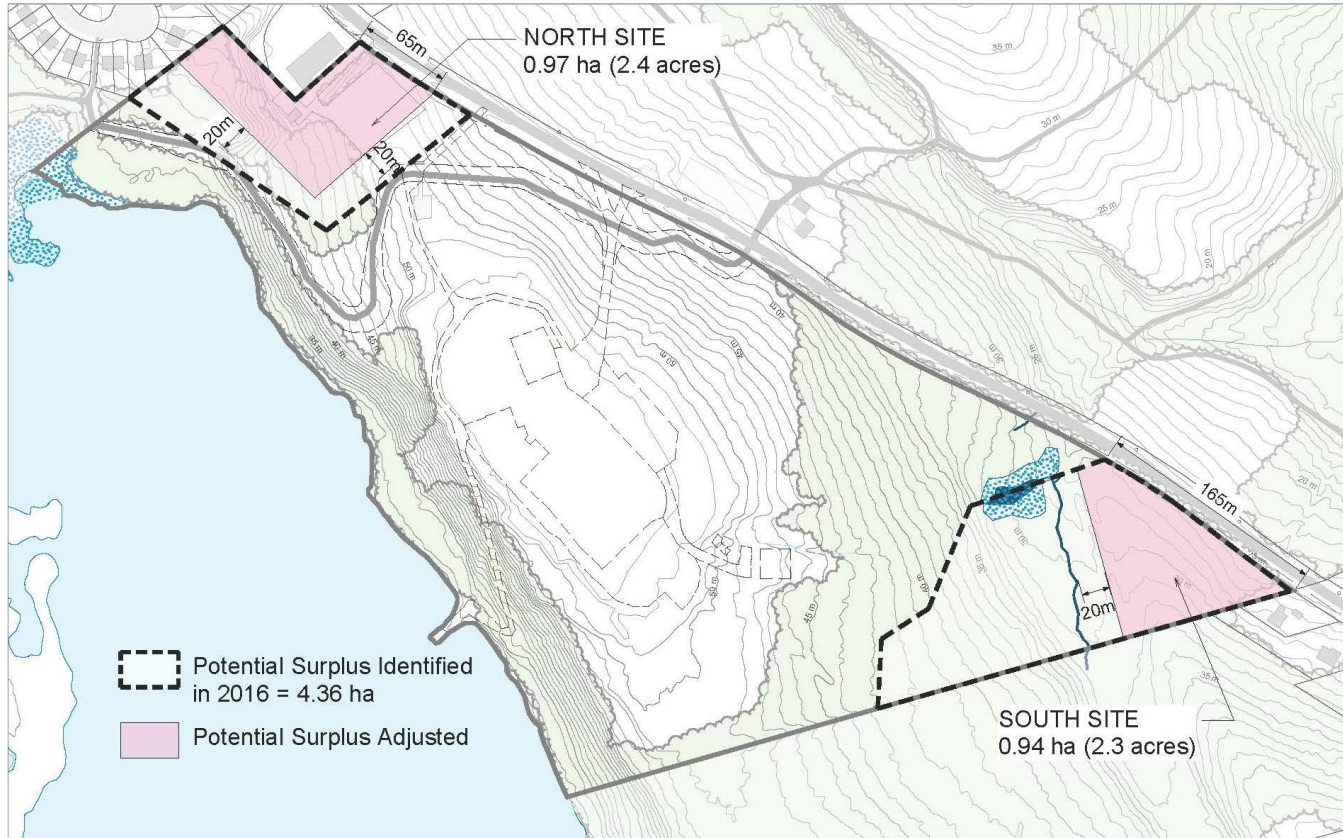
- Suitable for a dog off-leash area.
- Consider emerging recreation trends:
 - Disc golf
 - Mountain biking
- Provide access to the lake for water-based activities.
- Low need for additional playgrounds or sport facilities.

Park Plan Highlights

1. Scenic Lookoffs
2. Picnic Areas
3. Dog Off-leash Area
4. Naturalized Meadows
5. Lake Pier
6. Sledding Hill
7. Mountain Biking
8. Disc Golf Course
9. Meditation Labyrinth
10. Parking Lots
11. Expansion area for future park needs



Identified Surplus Lands



Capital Budget Planning

- No immediate financial implications.
- Several implementation phases are proposed.
- Capital expenditures would be considered in subsequent capital years during the business planning process.
- Having an adopted park plan in place will allow applications for external funding programs.

Recommendation

It is recommended that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

1. Adopt the Rehab Lands Park Plan as a guiding document for future improvements to 255 Bissett Road;
2. Approve a dedicated off-leash dog area, as identified on Map 6 of the Rehab Lands Park Plan, to be incorporated and subsequently designated as part of the development of park facilities upon the Rehab Lands; and
3. Refer the potentially surplus lands, which have been identified as surplus in Attachment A Site Plan, to the disposal process set forth in Administrative Order Number 50 Respecting the Disposal of Surplus Real Property, with the size, configuration, and timing of such disposals to be subject to further review as identified in this staff report.