

**HALIFAX**

# Halifax Forum Parking and Parkland Public Engagement

Regional Council  
July 11, 2023

## Origin and Context

The Long-Term Arena Strategy (LTAS) – framework developed to address HRM’s ice arena deficiencies

Halifax Forum Community Association (HFCA) redevelopment proposal – developed by the facility operator to ensure long term use of the Halifax Forum Complex on the original site for the Halifax Forum, in lieu of alternative off-site partnership opportunities



## Origin and Context

- Fall 2003 - Halifax Forum registered as Heritage Property
- Summer 2014 – Directed to develop plans based on HFCA submission
- Summer 2017 – LTAS update
- Summer 2018 – Facility condition update and direction to prepare estimate and undertake Heritage Impact Assessment (HIA)
- Fall 2019 – Redevelopment plan and HIA presented. Direction to increase multipurpose space and explore on-site partnerships
- Summer 2021 – Increased footprint of multipurpose space and direction to undertake engagement regarding parkland and parking

## Current Facility Condition

- Building Façade Deterioration - Significant water infiltration through brickwork
- Building Façade Deterioration – Structural reinforcement required for Windsor St wall
- Roof - Leaks in numerous locations -Civic Arena roof does not meet current code for snow load
- Energy Efficiency - Poor energy performance due to envelope and age of systems and equipment
- Central Plant Equipment - Existing equipment is past end of life
- Civic Ice Slab - Heaving of the slab in the Civic Arena with half the concrete floor being removed and replaced with a sand slab
- Accessibility - Facility offers minimal accessibility features, including emergency egress challenges
- Reduced Occupancy Load due to various code issues

# Building and Site Program





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## Public Consultation

Methodology developed in partnership with the HFCA. Developed to ensure maximum participation from surrounding neighbourhood as well as the broader facility users.

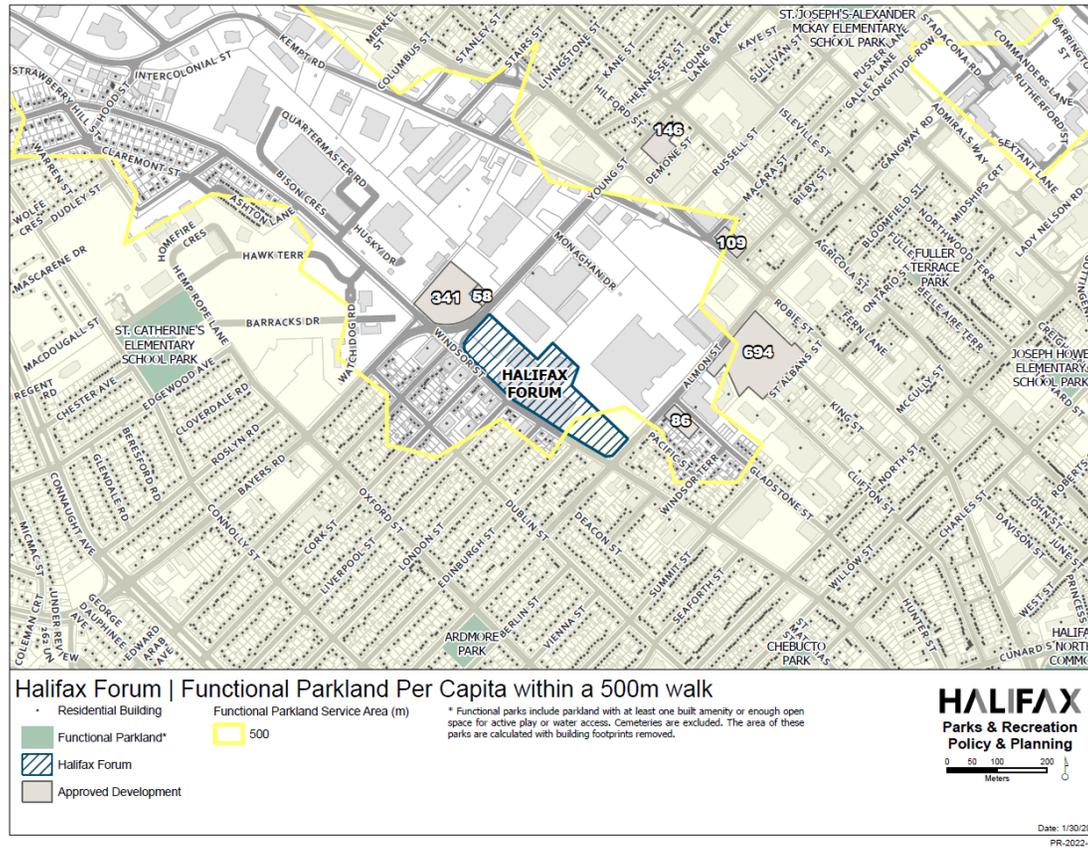
- Flyer promoting the engagement was sent via mail drop to surrounding area of the Forum Complex
- Promoted through social media and PSA
- HFCA sent the survey link to stakeholders and conducted pop ups at farmers markets, flea markets, and bingo
- The HFCA and HRM partnered on an open house event to promote the redevelopment to the public in April 2022

## Highlights

<b>General Survey Responses (85% of total respondents)</b>			
	Agreement	Neutral	Disagreement
Parking Reduction	38%	8%	54%
Add Parkland	66%	12%	22%
Sale of Lands	44%	14%	42%
Project Overall	47%	18%	35%

<b>Local Resident Survey Responses (15% of total respondents)</b>			
	Agreement	Neutral	Disagreement
Parking Reduction	41%	7%	52%
Add Parkland	75%	7%	18%
Sale of Lands	39%	15%	46%
Project Overall	47%	17%	36%

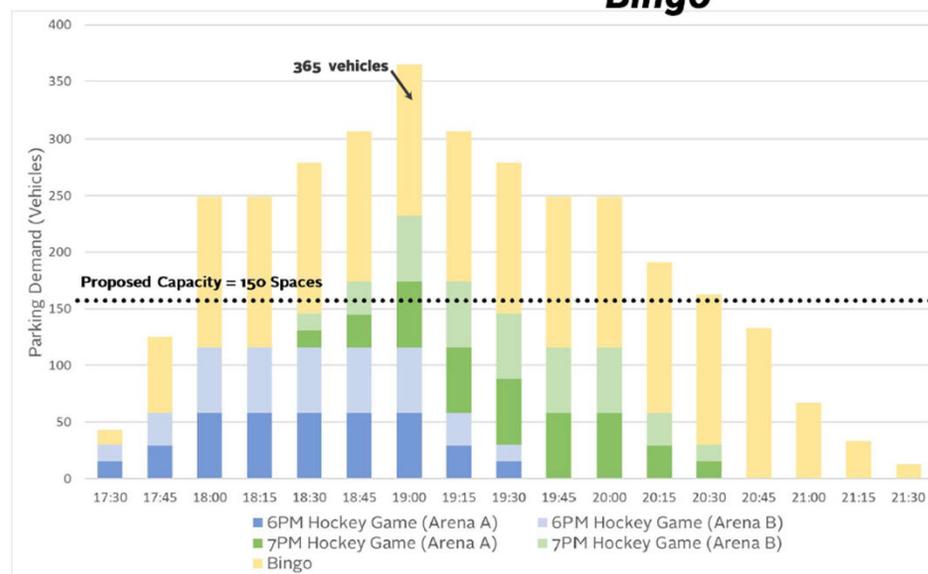
# Parkland Analysis



# On-Site Parking Constraints



## Event Scenario #5 Concurrent Minor Hockey Games (Both Arenas) & Bingo





# Northern Parcel

- Previous direction from council to consider opportunities to offset costs through partnerships or surplus lands
- Market sounding yielded little interest in partnership options; stronger interest in surplus lands
- Increased concerns about loss of municipal lands for strategic purposes
- Continued consideration of disposal
  - Opportunity to offset significant cost of capital project
  - Potential opportunity to offset parking reduction through a partnership with a development project

## Financial Implications

Building Program	2021 Cost Estimate	2023 Cost Estimate
<b>Updated Building Costs Estimate</b> <ul style="list-style-type: none"> <li>including updated estimates associated with demolition, siteworks, maintaining heritage designation, net zero ready energy standard, cost escalation for commencement in 24/25</li> <li>Includes cost reduction saved from not developing parking on northern lot (Windsor and Young)</li> </ul>	\$78,500,000	\$106,600,000
<b>Increased multipurpose space</b> <ul style="list-style-type: none"> <li>in 2021 (approximately 7,000 sq. ft)</li> </ul>	\$2,500,000	\$3,400,000
<b>Subtotal</b>	\$81,000,000	\$110,000,000
<b>Estimated Recoveries</b> <ul style="list-style-type: none"> <li>Sale of Windsor Street and Young Street Lands</li> </ul>	To be determined	To be determined
<b>Net project cost</b>	To be determined	To be determined

## Conclusions

- Based on public feedback and additional analysis – the redevelopment approach remains the same as 2021
- Proposed redevelopment will support a range of activities and programs
- Capital costs have increased from \$81M to \$110M due to inflation
- Cost increases can partially be mitigated with sale of development site
- Approach includes changes to parking and inclusion of parkland on the site

## Recommendations

It is recommended that Halifax Regional Council:

1. Direct the Chief Administrative Officer to advance detailed site and facility design for the Halifax Forum complex redevelopment project as generally outlined in the building and site program within this report, including heritage approvals;
2. Direct the Chief Administrative Officer to allocate strategic initiatives capital funds for the Halifax Forum complex redevelopment project, as outlined within this report, within future municipal budgets and business plans; and
3. Declare the northern portion of the property as shown on Attachment B, surplus to municipal requirements and categorize the property as Economic Development pursuant to Administrative Order Number 50 Respecting the Disposal of Surplus Real Property.