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Item No. 7
Halifax Regional Council
September 10, 2024

TO: Mayor Savage and Members of Halifax Regional Council
FROM: Cathie O'Toole, Chief Administrative Officer
DATE: August 28, 2024
SUBJECT: Cole Harbour Place Capital Revitalization Assessment

INFORMATION REPORT

ORIGIN

July 11, 2023 Regional Council meeting motion (item 15.5.2):

MOVED by Councillor Purdy, seconded by Councillor Kent

THAT Halifax Regional Council direct the Chief Administrative Officer to develop a staff report on the current status of the building and recommended options for a potential capital revitalization for Cole Harbour Place following an assessment of the building and analysis of current and anticipated recreation needs.

MOTION PUT AND PASSED UNANIMOUSLY

EXECUTIVE SUMMARY

Cole Harbour Place (CHP) is a Multi-District Facility (MDF) established in 1976. Originally constructed as an ice pad, it underwent expansion between 1988 and 1998 to facilitate the recreation and leisure needs of the community of Cole Harbour and surrounding area.

Following the directive of Regional Council on July 11, 2023, this report outlines the approach being taken to ensure there is an effective recapitalization plan in place for consideration in future capital budgets. This includes a building condition assessment and accessibility audit which will ensure the facility is revitalized for continued recreational and leisure programming into the future.

A project team that has been formed to consider future capital projects will collaborate with the General Manager of CHP to review the reports and address priority areas through future capital budget considerations.

BACKGROUND

CHP is located on Forest Hills Parkway in Cole Harbour (Attachment A). The original ice pad (Scotia One), was constructed in 1976 and the facility has evolved since then to include the following:

- Scotia Two ice pad (1988);
- program spaces (1988);

- library (1988);
- aquatics (1988);
- weight room (1993);
- squash courts (1993); and
- cardio room (1998).

The facility is adjacent to the Cole Harbour Common, which includes a skatepark, sports fields, sport courts, ball diamonds, and pathways connecting the facility to residential neighbourhoods and several public schools. The facility is being well used by community members for a range of recreation activities, including but not limited to:

- camps;
- community and event rentals;
- dance;
- fitness classes;
- ice sports;
- library programming;
- personal training;
- squash; and
- swimming.

CHP is a board operated facility that is overseen through a management agreement with the municipality. In addition to recreation and library programming the facility leases space for private use, non-profit use, and government services. This adds to the community hub nature of the facility. Under the management agreement a board oversees operations of the facility while the municipality is responsible for major capital undertakings to ensure it remains in a state of good repair. The facility's evolution to its current composition has brought forward some aspects which are in need of capital investment. These are being identified through "building condition assessments". There are additional areas for facility improvement that have been prioritized by the facility's General Manager that may go beyond the recommendations of the building condition assessments, these include:

- the aquatics facility;
- change rooms; and
- facility access.

The priority areas for future recapitalization consideration in the aquatic facility include lighting, tiling, and the waterslide. The change rooms for both the ice pads and the aquatics facility present constraints due to diverse program scheduling, which was not considered when the facility was developed. Constraints include shared showers between ice pad change rooms, presenting challenges when older adults are using a change room next to a group of children or youth. There are five aquatic change rooms: men, women, men 18+ for sauna, women 18+ for sauna, and family. Future considerations are to be given to address the operational constraints of the change rooms which would not be identified in building condition assessments. Facility access priority areas include addressing constraints for users to access the facility unassisted as well as access from a site security perspective.

This report outlines the steps being undertaken to assess the current condition of the facility which will inform potential revitalization options. These initiatives are intended to ensure that CHP remains a hub for recreational and leisure activities within the community.

DISCUSSION

A project team has been assembled comprising representatives from Parks & Recreation (Policy & Planning and Community Partnerships) and Property, Fleet & Environment (Facility Design & Construction) to review the CHP facility. The involvement of the General Manager of CHP has been integral, by providing insight to the current state of the facility, operational constraints, and future possible upgrades that might be

envisioned by staff and community board. The collaborative effort has included site tours to better understand the needs and potential of CHP.

Based on additional input from board members through the General Manager as well input from the District Councillor, following the Motion of Regional Council, it was determined the approach for revitalizing CHP should prioritize state of good repair and upgrades to meet current standards with respect to matters such as accessibility, rather than an entire facility redevelopment. As such, community consultation was not within the scope of this project to understand the existing and anticipated recreation needs of facility users.

Building Recapitalization, Condition and Accessibility

Recapitalization improvements in 2024 at CHP from previous budget allocations, have included the installation of new sliding doors for the arenas and flooring replacements. Additionally, plans are underway for deep energy retrofit upgrades, which is a shared initiative between Facility Design & Construction and Environment & Climate Change.

To guide future recapitalization, a comprehensive building condition assessment was undertaken recently and is under review. An accessibility audit is near completion as well. The intent through these reports and their implementation is to revitalize CHP through targeted projects that maintain a state of good repair and building updates without undertaking a full-scale redevelopment of the entire facility.

Some components of the most recent building condition assessment which may have implications on capital budgeting over the next five years include the following:

- arena roofing Scotia 2;
- aquatics HVAC;
- aquatics tiling and waterslide repair / replacement;
- cladding and glazing; and
- ice plant.

Some of the identified improvements may exceed what may be characterized as state of good repair and accessibility upgrade projects and could necessitate temporary closures, which would be prioritized and coordinated to minimize impacts on the facility.

Next Steps

Upon completion of the reviews of the building condition assessment and the accessibility audit the project team will develop a plan to address the recommendations of both reports as well as the additional improvements identified by the General Manager. These projects are to be considered for inclusion in future capital budgets, which would be presented to Regional Council for approval.

FINANCIAL IMPLICATIONS

The current 10-year capital plan has budget identified for the deep energy retrofit upgrades and as additional recapitalization is identified through the process outlined in the Discussion section, the capital plan will be updated accordingly.

COMMUNITY ENGAGEMENT

In reviewing the CHP facility, an emphasis has been placed on its state of good repair and upgrades such as accessibility upgrades rather than a substantial redevelopment. As such, no community engagement was undertaken to determine future facility needs.

LEGISLATIVE AUTHORITY

Halifax Regional Municipal Charter

Section 7A, the purposes of the Municipality are to

...

- (b) provide services, facilities, and other things that, in the opinion of the Council, are necessary or desirable for all or part of the Municipality; and
- (c) develop and maintain safe and viable communities.

ATTACHMENTS

Attachment A Cole Harbour Place Overview Map

Report Prepared by: Gareth Evans, Recreation Planning Specialist, Parks & Recreation 902.292.1264



CONTEXT MAP | COLE HARBOUR PLACE

- | | | |
|---|--|--|
|  Building |  Playground |  Sports Field |
|  Parking Lot |  Ball Diamond |  Water Related Area |
|  HRM Park |  Sports Court |  Parcel |

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