



Re: Item 10.2.1

HALIFAX

HRP New Facilities Update

Board of Police Commissioners, Halifax Regional Municipality
February 3, 2025

Philip Dugandzic
Director – Facility Design & Construction

2024 Updated Facility Plan

BoPC Motion Requesting Updated Report

September 20, 2023 Board of Police Commissioners for the Halifax Regional Municipality motion (Item No 10.1.1):

MOVED by Commissioner Blackburn, seconded by Commissioner Akindoju.

THAT the Board of Police Commissioners request a refresh of the 2018 staff report on the building plan for a new Halifax Regional Police headquarters and request a presentation on the topic at a future Board meeting.



Dispersed Police Facilities

- **HRP HQ & Central Headquarters**
 - *1975 Gottingen St, Halifax*
 - **Criminal Investigation**
 - *50 Garland Ave, Dartmouth*
 - **Central Division Office**
 - *7001 Mumford Rd, Halifax*
 - **East Division Office**
 - *7 Mellor Ave, Dartmouth*
 - **West Division Office**
 - *15 Convoy Run, Bedford*
- **Training & Information Management (Records)**
 - *2 Chapman St, Dartmouth*
 - **Integrated Emergency Services**
 - *21 Mount Hope, Dartmouth*
 - **Community Offices**
 - *Various locations*
 - **Other Specialized Units**
 - *Various locations*



Centralized Police Facilities with Unique Needs

- Police facilities are specialized and require unique design, capacity, accessibility and technical and operational considerations. These needs are multiplying as policing evolves.
 - Forensic labs
 - Stolen/seized property and evidence storage
 - Training and simulation facilities
 - Fingerprinting
 - Cybercrime
 - Prisoner Care
- Having dispersed, outdated facilities leads to high travel time for specialized functions. This is an impediment to integration, staff collaboration and multi departmental input.



Where are we in the Process?

- In 2018, RPL Architects completed a study outlining the high-level space needs for a new HRP Headquarters
- Since that time, HRM population has increased significantly, requiring an update to the report
- The updated study in 2024 provides high-level facility distribution scenarios and assesses potential locations within HRM.

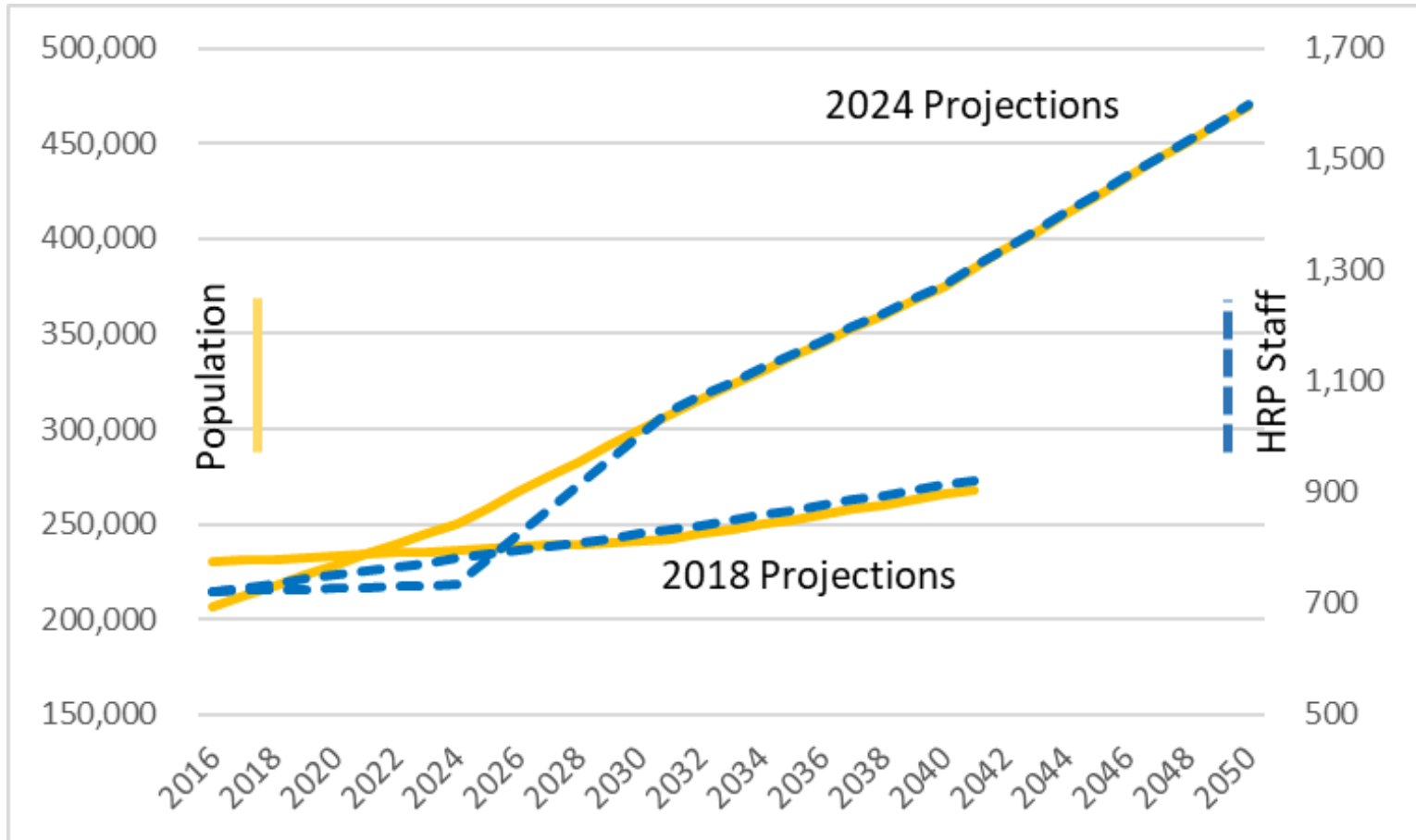


Objectives of the Study

- Compare 2018 population and staff projections with more current population projections.
- Work with CRE to define a list of potential sites for evaluation using the Composite Value Level of Service (CVLOS) process.
- Define high level space requirements for future facilities based on updated projected staffing levels.
- Consider various models for facilities that relate to the available sites.
- Propose next steps.



Updated Population Growth & Projections



Future Staffing Levels & Space Requirements

	2016	2024	
Current Total Staff	Approx. 721	743	Little change (2.9/1000)
Current Population (HRP area)	418,000 230,000	470,000 250,000	
Projected 15-year Population (HRP area)	(2031) 483,000 242,000	(2040) 750,000 375,000	Higher than anticipated in 2017
Projected 25-year Population (HRP area)	(2041) 536,000 268,000	(2050) 940,000 470,000	Higher than anticipated in 2017
Anticip. 15-year Staff	832 (2031)	1,275 (2040)	At 3.4 per 1,000 popul.
Anticip. 25-year Staff	922 (2041)	1,598 (2050)	At 3.4 per 1,000 popul.
Current Space	153,000 sf	153,000 sf	No change
15-Year Space Needs		346,000sf	(80% of 25-year needs)
25-Year Space Needs	260,000 sf	450,000 sf	At 280 sf/person



Development Concepts

Development Concept 1 - Open site with sufficient space (low-density two-storey block plus garages/storage) – up to 13 acres approximately.

Development Concept 2 - Adequate site to allow workable configuration (e.g. three-storey plus below-grade parking) – approximately 10 acres.

Development Concept 3 - Tight (urban) site (high-density multi-storey building, two levels of below-grade parking and a parking deck) – approximately 6.5 acres.



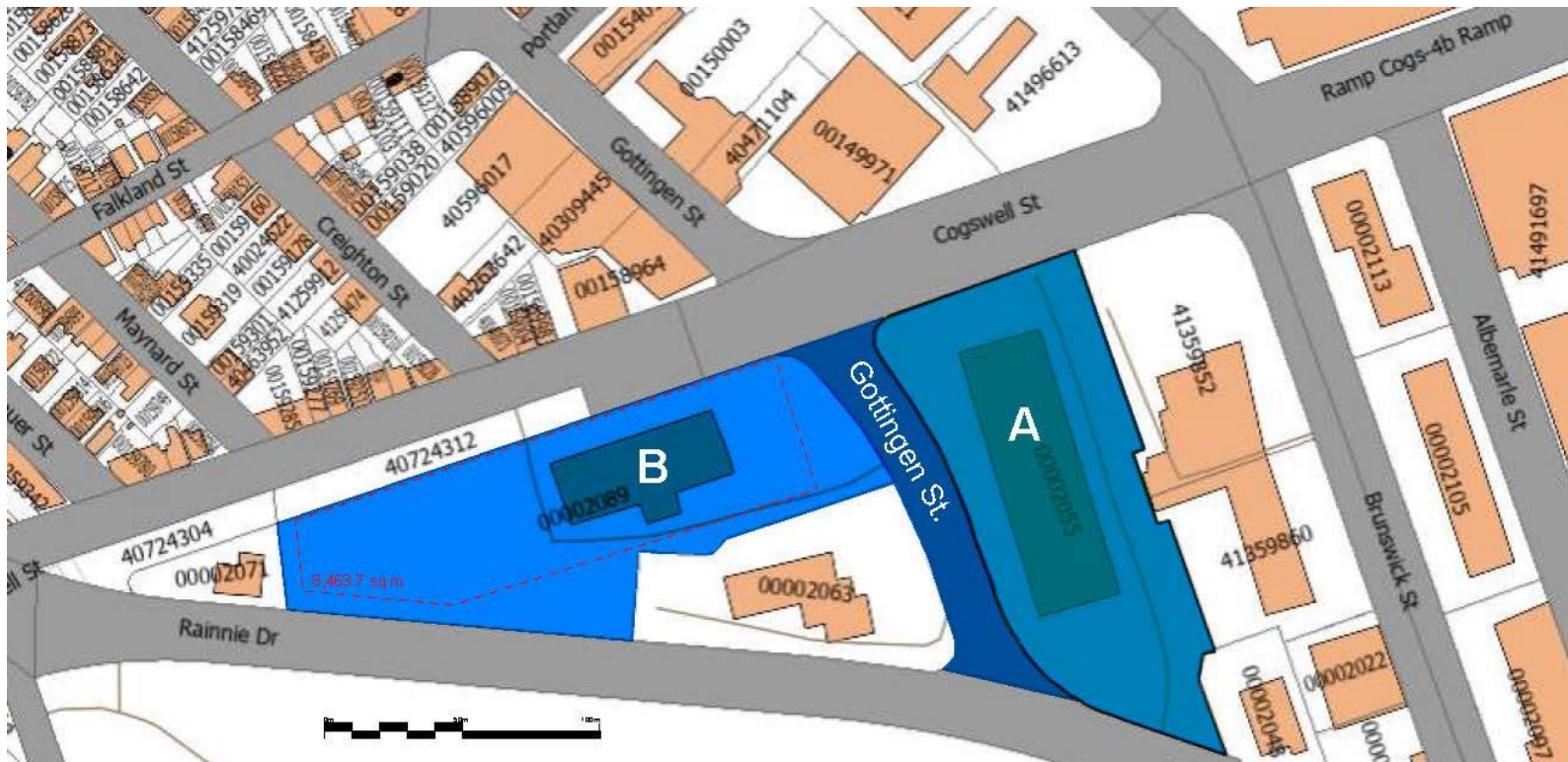
Potential Locations

- Four (4) municipal owned sites were examined and of those, three (3) have been short listed for further investigation in the next phase of work:
 - Location 1 - Gottingen Street
 - Location 2 - Cowie Hill
 - Location 3 – Burnside Park



Location 1

Gottingen Street



Location 1

Gottingen Street

Under this scenario several currently dispersed operations could be relocated to the new centralized headquarters, except for East and West Divisions.

- Investigations can be moved from leased space at Garland Avenue.
- Functions located at Northbrook (Information Management/Records and Training). Development of this site under facility Scenario A (fully centralized headquarters) would be challenging. It may be more appropriate to develop this site according to facility Scenarios B, where between 50% and 75% of total space required would be located at the HRP headquarters, constructed in a phased manner.



Location 1

Gottingen Street

Pre-Conditions to Selection of Gottingen Street Site

This scenario assumes that the Centennial Pool and modular housing units' sites will be available, permitting phased construction of a new headquarters and replacement of the existing building. However, it is recognized that there are competing priorities for the site.

1. Training and Competition Aquatic Facility Study
2. Downtown Gateway Comprehensive Plan.
3. Planned development on the adjacent site (Mi'kmaw Native Friendship Centre)



Location 2

Cowie Hill

Under this scenario several currently dispersed operations could be relocated to a new centralized headquarters, except for Central, East and West Divisions.

- Investigations could be moved from leased space at Garland Avenue.
- Functions located at Northbrook (Information Management/Records and Training).

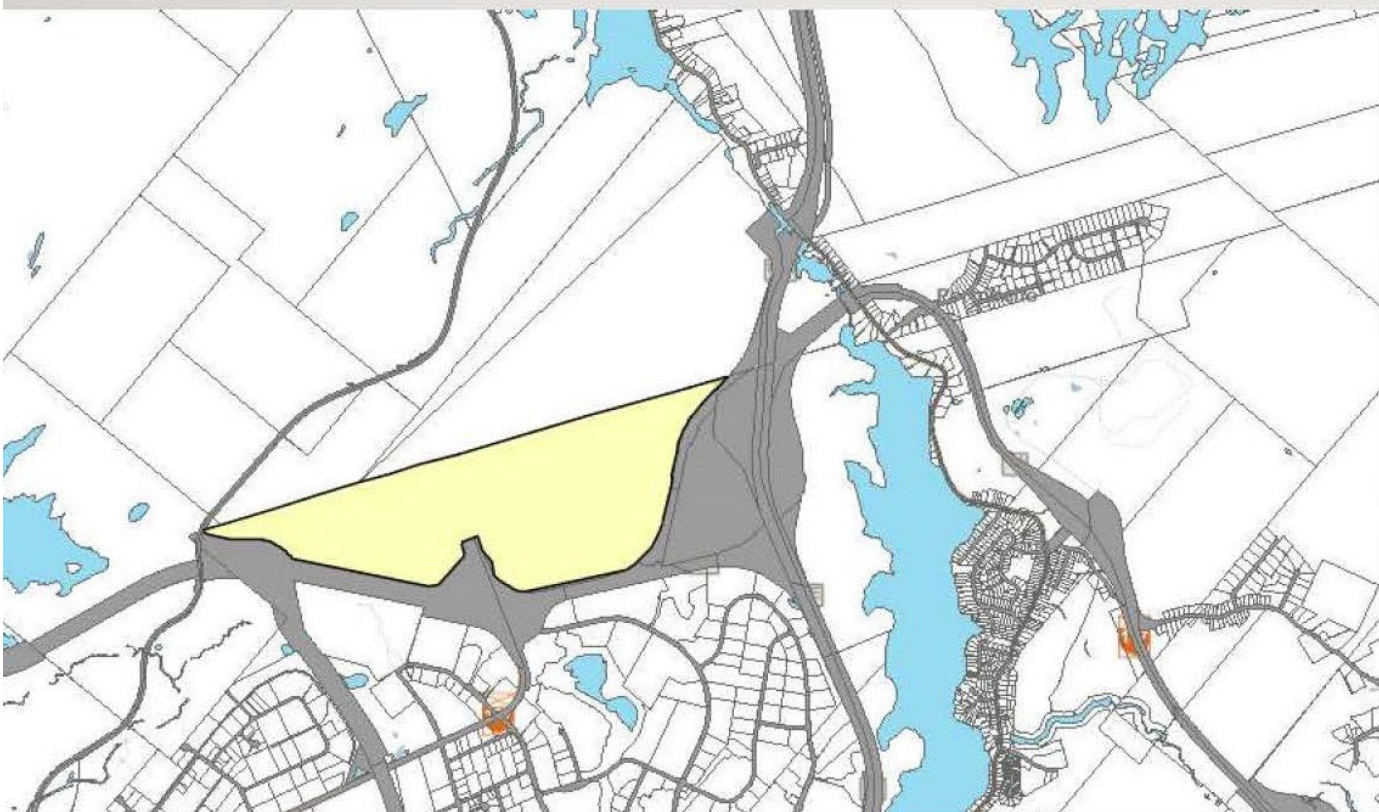
Under this scenario a new Central Division and prisoner care facility would have to be provided in a suitable location closer to the current location in downtown Halifax.

There is an existing HRM operations base on this site which would need to be relocated or incorporated into the site planning of the new HRP Facility.



Location 3

Burnside Park



Location 3

Burnside Park

Under this scenario several currently dispersed operations could be relocated to a new centralized headquarters, except for Central and West Divisions. East Divisions could be co-located with the new headquarters; thus, eliminating the need for space currently leased at Mellor Ave.

- Investigations could be moved from leased space at Garland Avenue.
- Functions located at Northbrook (Information Management/Records, Courts, Training).

Under this scenario a new Central Division and prisoner care facility would have to be provided in a suitable location closer to the current location in downtown Halifax.



Recommendations

That the Board of Police Commissioners for the Halifax Regional Municipality recommend to Regional Council that:

1. Staff proceed with an in-depth analysis of the three potential sites that have been short-listed as potential sites for the development of a new Halifax Regional Police headquarters;
2. Staff conduct a further, more detailed needs assessment (based on HRP and RCMP service delivery strategies and anticipated organizational growth) including a review of future HRP programming requirements.



Next Steps & Timelines

- Pre-design & Site Selection – **12-14 months**
- Progressive Design Build
 - RFSQ – **4 months**
 - RFP & Award – **8 months**
 - Design – **18 months**
 - Approval
 - Construction – **2-3 years**



Questions & Comments

