



## Item 5

# PROPOSAL TO HALIFAX REGIONAL MUNICIPALITY COUNCIL

Expansion of Tenant  
Space at RBC Centre



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# AGENDA

- Introduction
  - Site Plan Overview
  - Proposed Expansion Details
    - Existing and proposed floor plans
    - Existing and proposed massing model
  - Conclusion
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# INTRODUCTION

- The Mooseheads are proposing to expand their existing tenant space within the RBC Centre.
  - The total proposed area of the expansion is 4,720 square feet which will include:
    - Expanded gym and sports recovery facilities
    - Enhanced relaxation and recreation spaces for the team
    - Construction of a new publicly accessible universal barrier-free washroom for the adjacent HRM sports fields and volleyball courts
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# PURPOSE OF THE EXPANSION FOR THE MOOSEHEADS

- Expand RBC Centre Functionality for the Mooseheads
  - Create state-of-the-art facilities for Halifax Mooseheads to attract top talent to the region
  - Expand Mooseheads training facility functionality by expanding the gym and medical support spaces
    - Expand the area of the gym so the entire team can train together
    - Add modern training equipment to the gym
    - Advance the medical support functionality with addition of sauna, steam room and cold plunge
  - Support Team Growth and Development
    - Expand the team's social spaces to accommodate all players
    - Increased team performance and the wellbeing of the players





# PURPOSE OF THE EXPANSION FOR THE PUBLIC

- Enhance the Public Spaces at the RBC Centre
  - Build a Barrier-Free universal public washroom that will be accessible from the fields to enhance the visitor experience
  - Provide an attractive building façade facing the field that creates connection between the Mooseheads and the community
  - Promoting health and wellness in the community by providing views from the field into the gym
  - Youth inspiration and development





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# SITE PLAN OVERVIEW

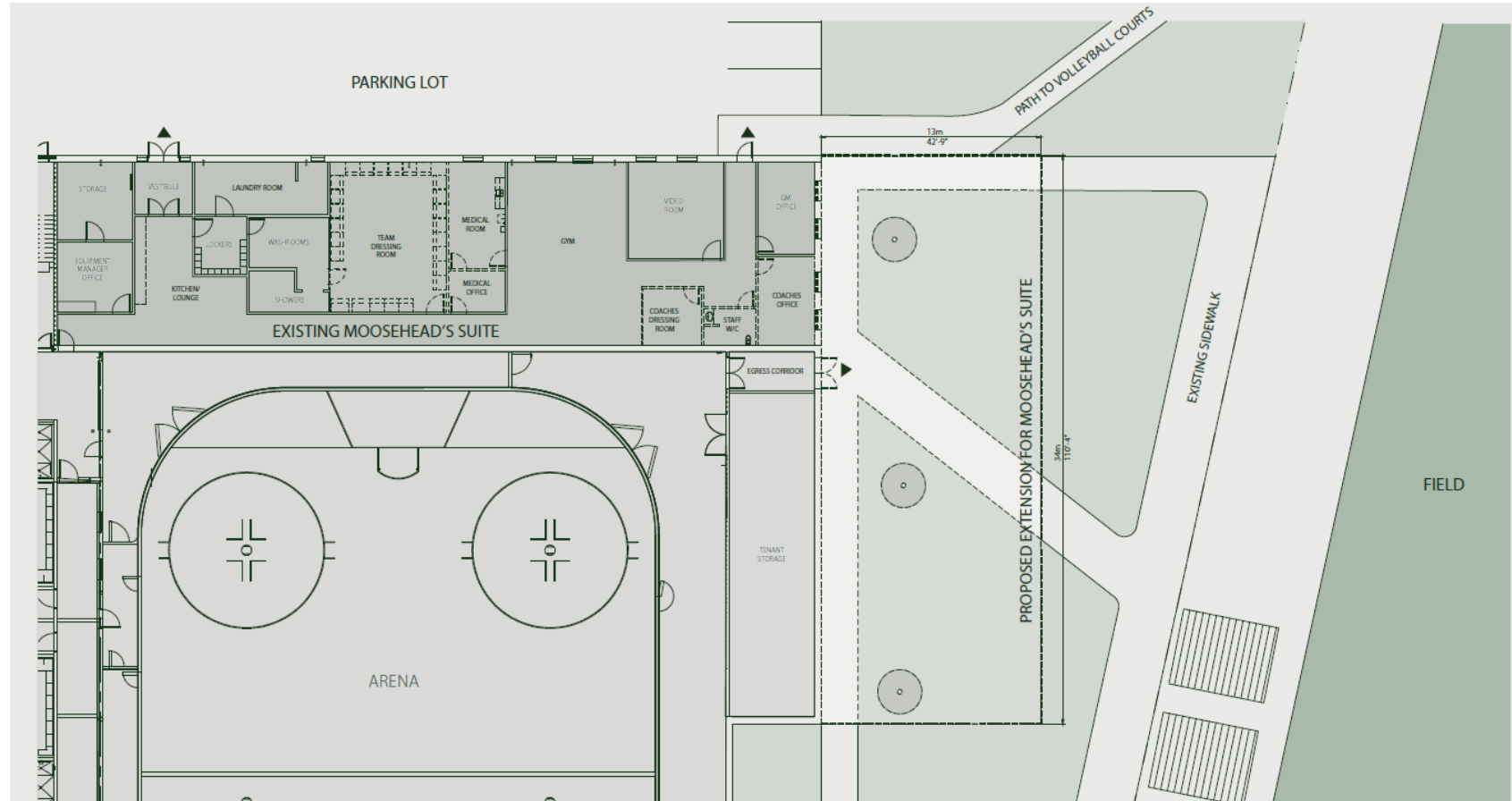
- The proposed expansion of the RBC Centre is on the east side of the facility facing the HRM sports fields and volleyball courts.
- The existing landscaping area where the new facility is being proposed has a mix of hardscaped sidewalks and grassed softscapes.
- The proposed new construction will expand an existing bump-out on the RBC Centre and will seamlessly integrate with the existing architecture.
- The proposed new public access universal barrier-free washroom will face the fields and volleyball courts, be accessed on existing sidewalks and expand the functionality of the HRM fields.





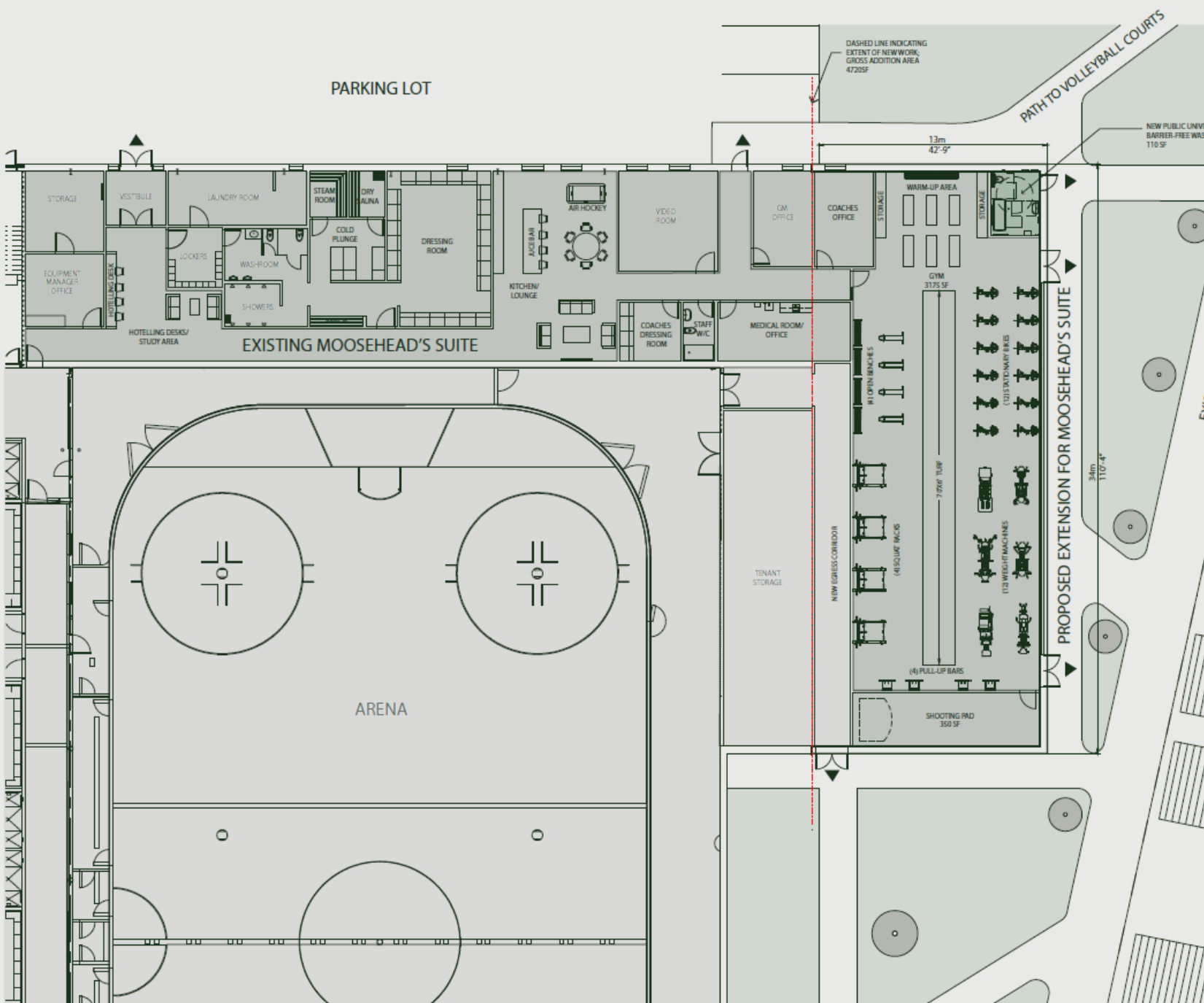
Site Plan

# EXISTING FLOOR PLAN



- The existing floor plans show the extent of the current Mooseheads tenant space and the surrounding landscape area between the RBC Centre and the sports fields.

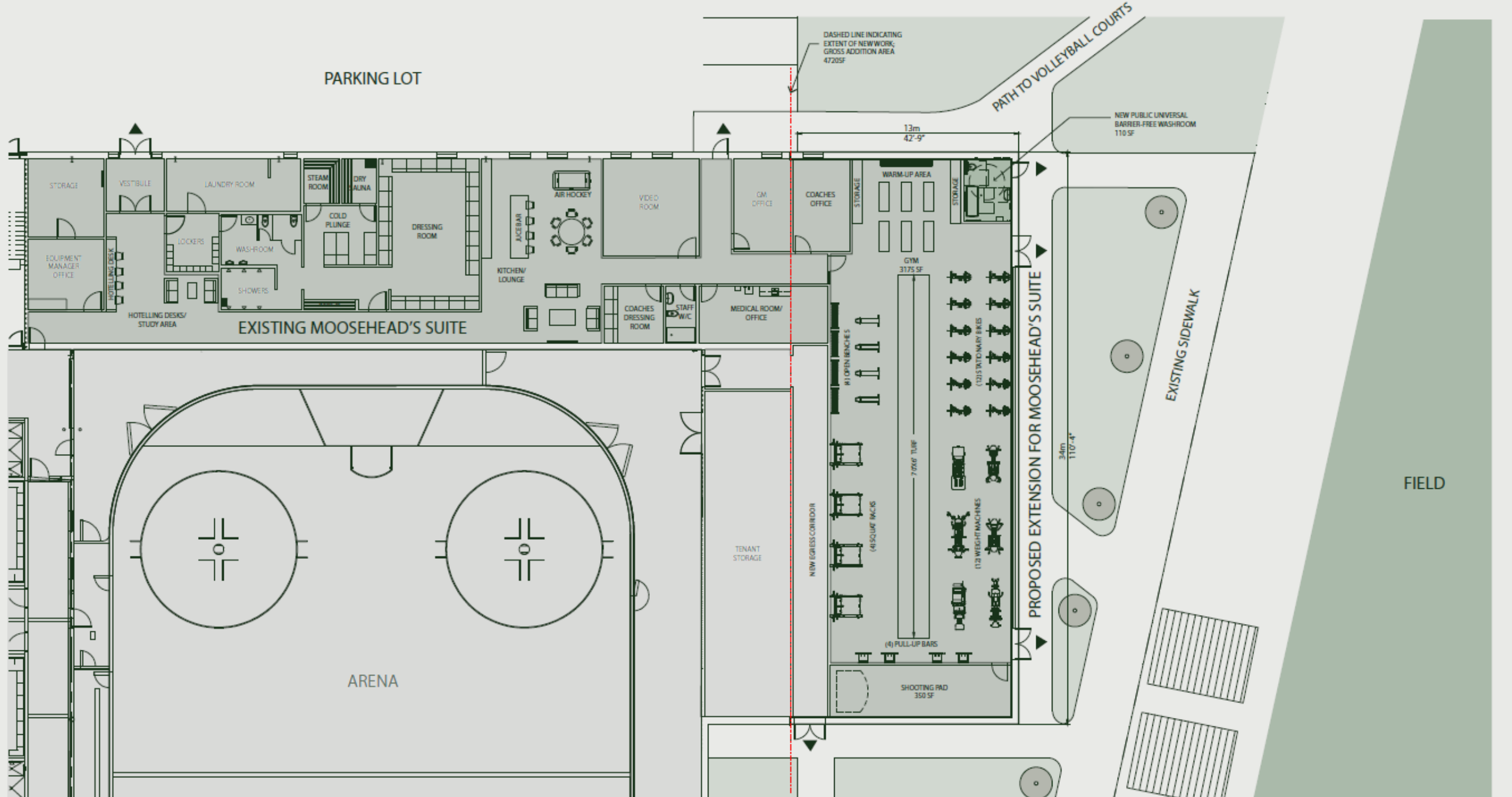




PROPOSED FLOOR PLAN

# PROPOSED FLOOR PLAN

- The proposed floor plan expands the existing facility by extending the bump-out on the existing RBC Centre and shows the modifications to the landscaping area
- Proposed gross area of the addition: 4,720 square feet



Proposed Floor Plan

# ENHANCED FLOOR PLAN



The proposed expansion for the gym will include:

- Dedicated warm-up area
- Gym equipment
  - 12 stationary bikes for cardio workouts
  - 4 squat racks for strength training
  - 12 weight machines for various exercises
  - 4 pull-up bars for upper body workouts
- Training Turf
  - 70'x6' turf area for versatile training
- Shooting Pad
  - 350 square feet area with dry ice pad for shooting practice

The modifications to the existing Mooseheads tenant space will include:

- Modifications to the dressing rooms and lockers
  - Add a dry sauna, a steam room and a cold plunge area
- Relocated medical room and office closer to the new gym
- Expanded relaxation and recreation spaces for team building and wellbeing
- New Publicly Accessible Universal Barrier-Free Washroom
  - Accessible from the existing sidewalk connecting to the volleyball court and fields
  - Ensures accessibility for all visitors to the HRM fields and volleyball courts

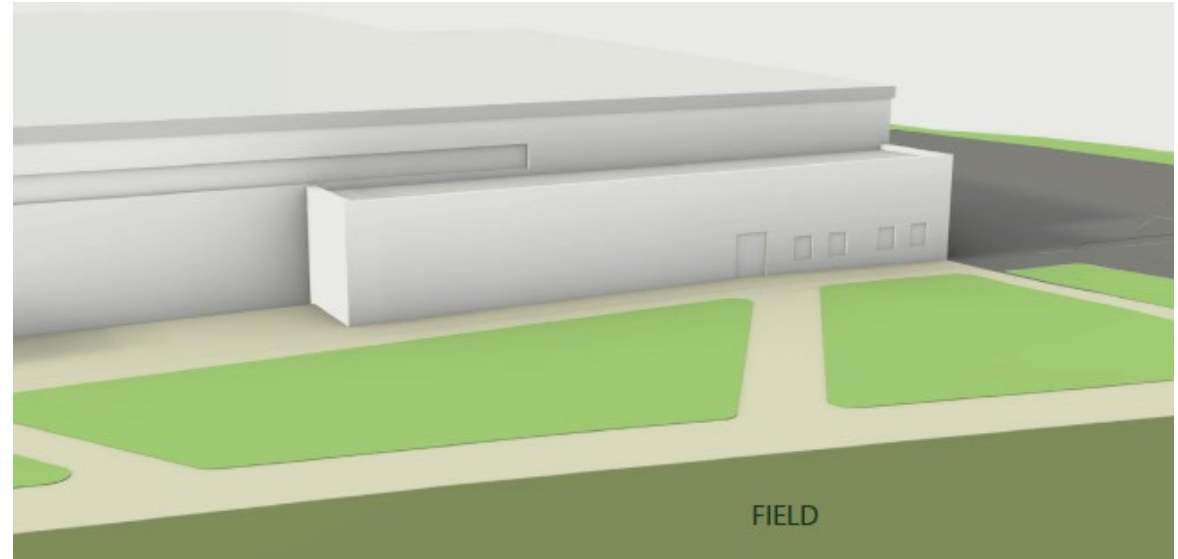


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# MASSING MODEL

## VIEW 1

- The east façade on the RBC Centre is metal panel with a “back-of-house” feel facing the landscaped area and the HRM fields.
- The proposed new massing would expand the existing bump-out on the RBC Center and will provide an attractive new façade with views into the Mooseheads new gym.
- The existing sidewalks and softscaping are modified to provide access around the RBC Centre and to the new universal barrier-free washroom on the north-east corner of the addition.



Existing massing



Proposed massing

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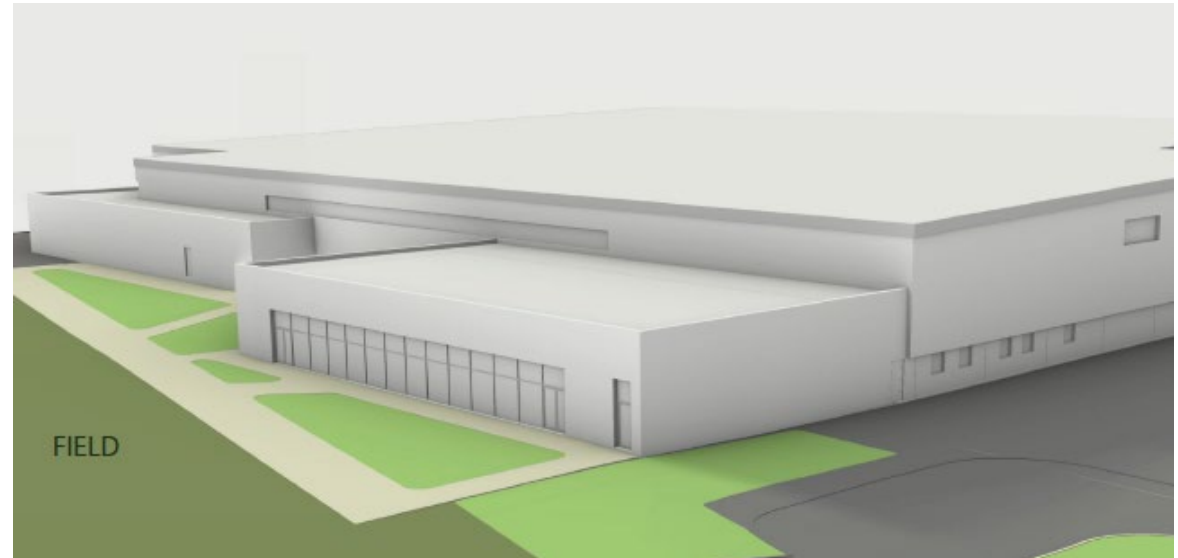
# MASSING MODEL

## VIEW 2

- The proposed expansion will enhance the public spaces at the RBC Centre by building a universal barrier-free washroom to support the community using the fields and volleyball courts.
- The proposed building façade facing the HRM fields provides an attractive face and open views into the state-of-the-art training gym. This will foster connection between the Mooseheads and the community and will promote health and wellness by showcasing excellence in athletic achievement.



Existing massing



Proposed massing



# CONSTRUCTION AND TIMELINES

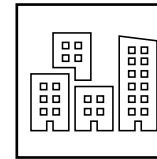
- In conjunction with the Mooseheads team and architectural and engineering partners, Bruno Builders will be responsible for construction of the new addition and renovations to existing facilities.
  - Preliminary timelines include approximately (6) months for design discovery, design, permit approvals and pre-construction tendering. Active construction is expected at approximately (8) months, based on current design concepts.
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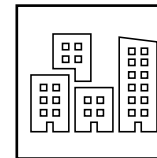


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# FUNDING REQUEST



CONSTRUCTION OF  
BUILDING  
ADDITION APPROX.  
\$1.5M TO \$1.625M



EXCLUSIVE LEASE  
WITH HALIFAX  
MOOSEHEADS

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# CONCLUSION

- Enhancement of existing Mooseheads tenant suite
  - Improved team operations and functionality
  - Additional facilities such as dressing rooms, medical rooms, gym space, and storage areas
- Community Benefits
  - New publicly accessible universal barrier-free washroom located near the field and volleyball area
  - Promotes health and wellness by showcasing the athletic excellence in the region
- Overall Impact
  - Enhancing the Mooseheads tenant space and the facilities accessible to the public
  - Fosters a welcoming and functional environment
  - Help build a stronger, more competitive team that the community can rally behind and support

