

June 11, 2025

HALIFAX
Item 6

Wanderers Block Functional Plan

Community Planning & Economic Development
Standing Committee

Original Motion

January 23, 2024, Halifax Regional Council, Item No. 15.1.2

THAT Halifax Regional Council:

2. Direct the Chief Administrative Officer to complete detailed planning of the Wanderers Block and return to Regional Council with a staff report and updates to the Halifax Common Master Plan as may be required;

Wanderers Block



- Part of the Halifax Common
- Unique collection of tenants and public attractions
- Competing interests and spatial constraints
- More detailed planning needed

Proposals for Wanderers Grounds

Halifax Lancers:

- Lease more space
- Second indoor riding arena
- More horses, stables and paddock space

Public Gardens Conservatory:

- Victorian style botanical display house
- Year-round enjoyment of horticulture
- Visitor access & programming

Proposals for Wanderers Grounds

Wanderers Grounds Stadium:

- Permanent grandstands, locker rooms, washrooms concessions
- Increase to 8,500 capacity with expansion to 10,000+
- Built and owned by HRM

LAYOUT OF THE WANDERERS GROUNDS BLOCK IN PARTNERSHIP WITH OUR NEIGHBOURS



Functional Plan

- Collaborative planning process with all groups
- Spatial fit analysis of the current and proposed uses
- Maximum size of stadium
- Order of magnitude costing

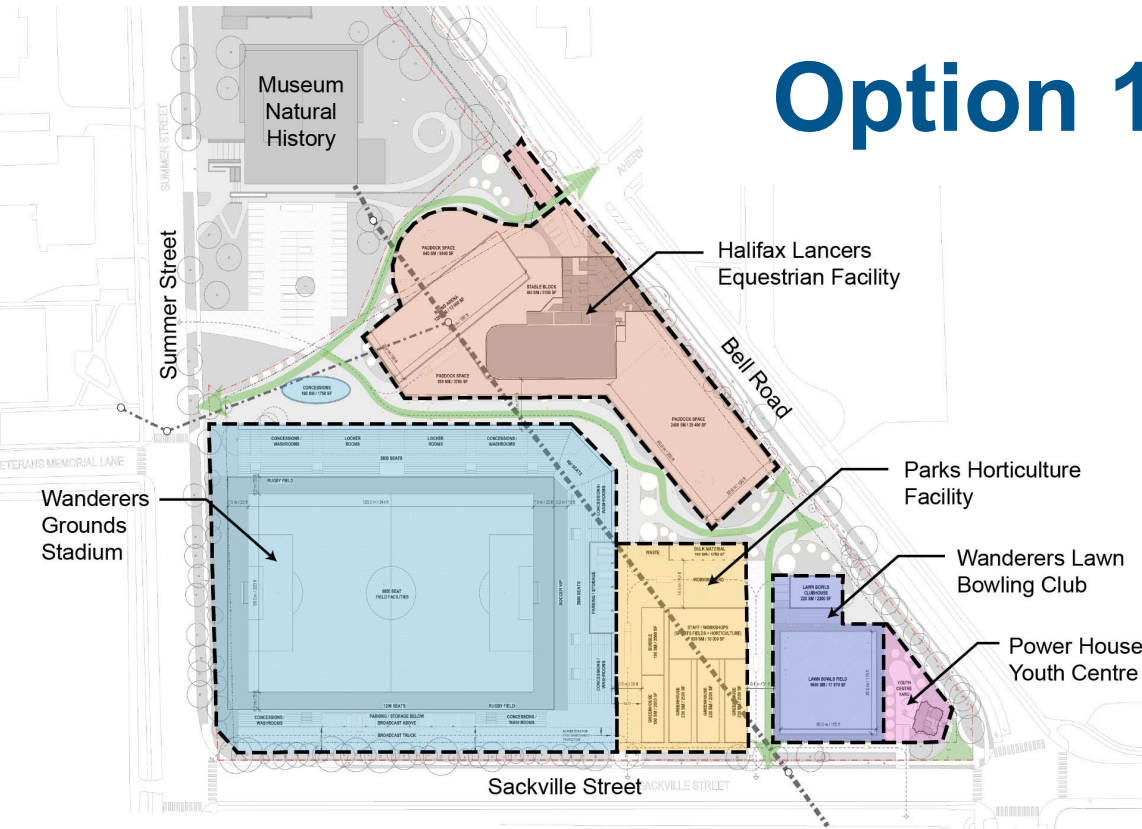
Out of scope:

- Financial and funding components
- Economic development assessments
- Alternative site locations

Key Findings

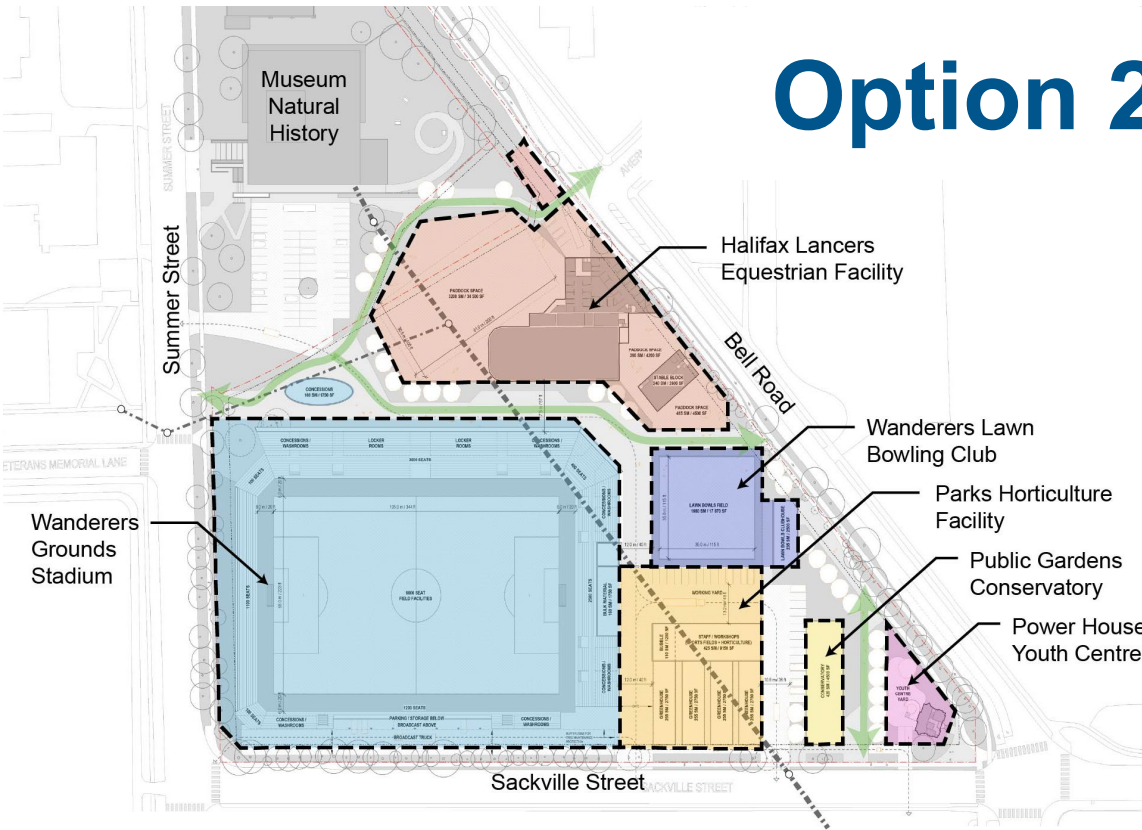
- No one scenario meets all stated desires
- Advancing any proposal individually requires changes to other facilities
- Sewer pipeline bisecting site constrains where structures can go
- Wanderers Grounds site could support a soccer stadium of 8,600 fixed seats
- No space for stadium expansion unless other facilities are relocated
- Parking significantly reduced throughout site

Option 1



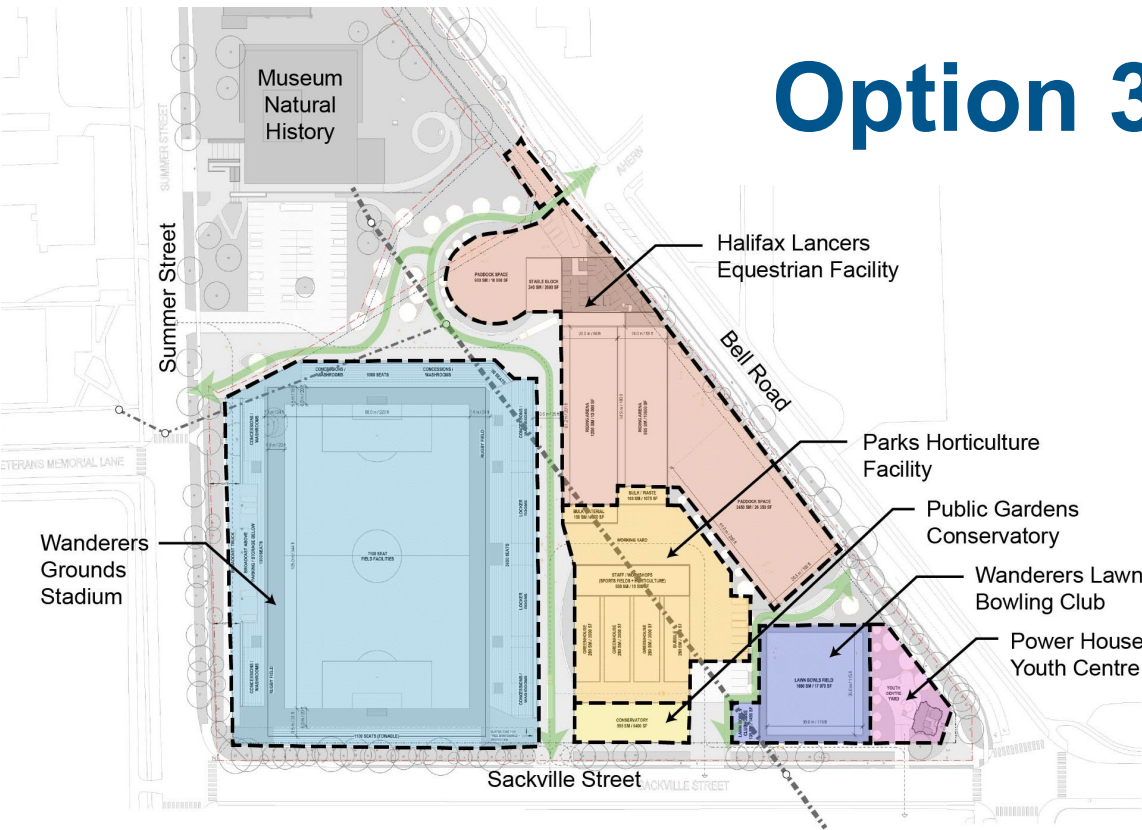
- 8,000 seat stadium for soccer & rugby
- Second horse riding arena for Lancers
- No botanical conservatory

Option 2



- 8,600 seat stadium for soccer only
- No second riding arena for Lancers
- Botanical Conservatory

Option 3



- 7,100 seat stadium with north-south orientation
- Two new riding arenas for Lancers
- Larger conservatory connected to greenhouses

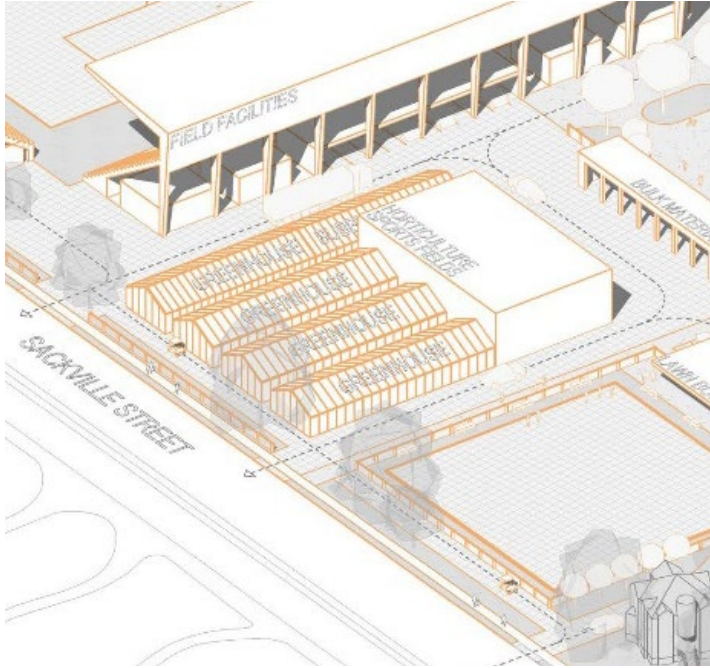
Program Cost Estimates*

Facility	Option 1	Option 2	Option 3
Power House - Landscaped Yard	\$165,391	\$165,391	\$165,391
Parks Horticulture Complex	\$11,726,114	\$11,318,538	\$11,885,247
Conservatory	\$0	\$3,958,650	\$5,630,080
Lawn Bowls Club Replacement	\$3,746,002	\$4,044,018	\$2,877,209
Soccer Stadium	\$84,251,833	\$92,462,318	\$77,325,963
Halifax Lancers Expansion	\$12,717,529	\$4,521,872	\$20,128,501
Demolition	\$3,620,716	\$3,403,473	\$4,562,103
Total	\$116,227,585	\$119,874,260	\$122,574,493

* Projected for construction in 2029

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Considerations & Next Steps



- Consider facility needs for the redevelopment of the horticulture complex and parks depot
- Confirm the interests and funding contributions for the proposals
- Council decision to increase existing services and future costs of operations
- Determine priority in context of existing capital priorities and infrastructure deficits