

Item 10.3.2



Expanding Indoor Turf Capacity in HRM

Short-Term Relief, Long-Term Growth

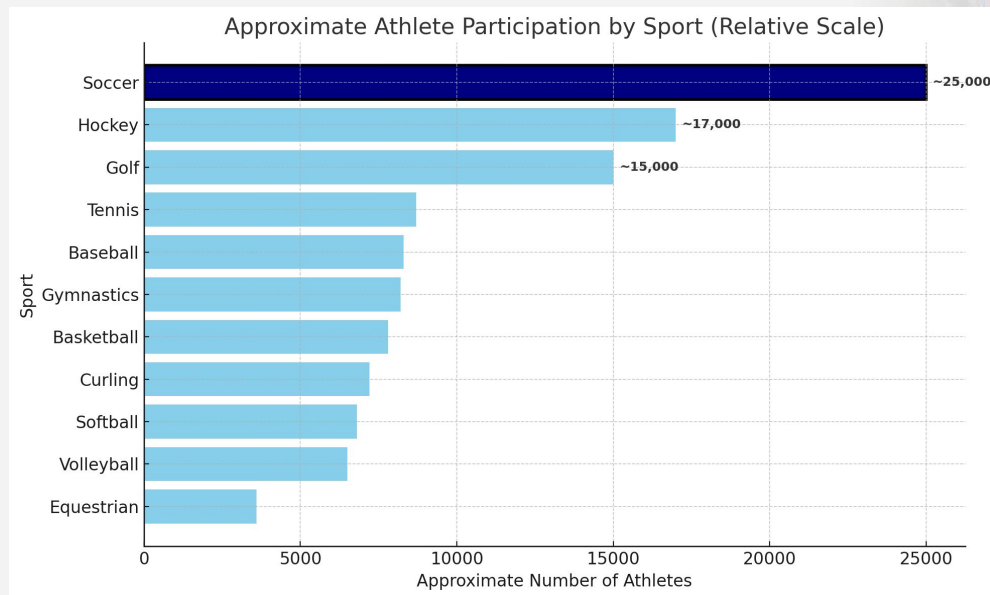
Oct 16, 2025 | CPED

Who We Are & Where We Operate



- We govern soccer for over 25,000 Nova Scotians from grassroots to senior
- 25,000 players | 2,500 coaches | 470 official, 49 clubs, 7 districts, 8 leagues
- Oversees programs & initiatives from Grassroot, high-performance to soccer for life
- Own and operates BMO Soccer Centre, self-sustaining, 98% utilization a year round multi-sport indoor facility
- Partner to: HRM, Sport NS, HFX Wanderers, Halifax Tides, Halifax West High, and dozens of community groups

Participation Growth



Soccer 23% increase since 2019; HRM = 54% of members



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Why This Matters Now

1. Soccer is Nova Scotia's largest sport - BUT we are out of space
 - a. 2025 = **25,329** registered players, 2500 coaches and 470 officials
 - b. **13,500 HRM players** - **54 %** of all members
 - c. **Participation up 23% since 2019**; fueled by youth and newcomers
2. BMO Soccer Centre is at 98% prime-hour capacity, with long waitlists and limited access
3. The growth of professional soccer with the Halifax Tides and Halifax Wanderers
4. HRM population continues to outpace current recreation infrastructure

**Demand is rising faster than we can accommodate,
immediate and long term solutions are needed.**

Evidence of Need

- BMO SC operates at 98% capacity; prime-time fully booked
- Documented shortfall of 1.6 full-size indoor fields in HRM (Sierra Planning, 2023; 2.5 projected by 2031)
- NSSL indoor league growth: + 83% (177 new teams 2021-2025)
- Waitlists and alternating schedule limit access for clubs and teams



Current Infrastructure Gap

Indoor Turf in HRM:

- HRM indoor turf: 5 fields for 13,500 users, Compared to 26 ice surfaces vs. only 5 indoor turf in HRM
- Youth alternating weeks for league games. Only 8 games in 15 weeks
- Clubs turning away players
- Professional clubs with reduced training hours - HFX Wanderers and Halifax Tides
- Schools and multisport users (Rugby, Football, Ultimate, Baseball) lack access



Demand/Supply Reconciliation: Soccer All Registered Participants in HRM Clubs

Observed Standard and Demand - Youth & Seniors	2016	2023	2031	2051
Registered participants 4-19	9,312	10,481	12,000	16,000
Seniors 19+	2,610	2,966	3,765	4,855
Soccer Registered Participants (Mini, Youth, Seniors)	11,922	13,447	15,765	20,855
Observed Current Standard (based on 2016 participation)	2016 Standard: 1 per 2,500 registered participants			
Existing Indoor Turf	3.66	3.66	3.66	3.66
Future Needs	4.7	5.3	6.2	8.2
Surplus/Deficit	-1.0	-1.6	-2.5	-4.5



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RESULT: Year-round sport demand is being turned away

Setting up for Success - A Multi-faceted Approach

SHORT-TERM - 2026

- HRM replaces MLC turf, spring 2026
- In partnership with HRM, SNS funds footings for a seasonal DOME to expand indoor space for winter 26/27
- SNS funds and operates Seasonal Dome for 26/27 indoor season, entering a multi-year contract with HRM

LONG TERM - 2027-2030

- HRM and SNS Partner on a Permanent Indoor Facility
- Full-size indoor fieldhouse or BMO SC expansion.
- Multipurpose use for multi-sport use



Short-Term Mainland Commons Dome



Immediate Solution: MLC Dome 2026

Concept:

- HRM replaces Mainland Common turf in 2026
- SNS & HRM fund & installs **seasonal dome infrastructure (footings, utilities)**
- SNS operates dome from Nov – Mar 31; HRM resumes summer operation Apr 1–Oct 31

Benefits:

- Adds hundreds of prime winter hours within a year
- Shared capital cost and shared community return
- Optimizes existing HRM asset without new land use
- Expands professional pathway and training facility for Professional Clubs



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Long-Term Vision: Full-Size Indoor Facility

HRM staff report identifying municipal lands suitable for a new full-size indoor turf facility

Proposed Model:

- SNS-owned and operated; small HRM capital contribution
- HRM provides long-term land lease and planning collaboration
- SNS assumes full financial risk, leveraging grants, sponsorship

Rationale:

- Expands HRM's capacity sustainably
- Builds on proven, debt-free operating model
- Provides multisport, community-first access

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Community & Multi-Sport Benefit

Short-Term (Dome):

- Greater community access for all turf sports
- Nearly doubles winter/ indoor hours; for youth leagues, schools, and community recreation
- Reduced waitlists & travel.
- Year-round access for multiple sports (soccer, rugby, cricket, ultimate, football)

Long-Term (Facility):

- Year-round access for multiple sports (soccer, rugby, cricket, ultimate, football)
- Supports grassroots programs, high-performance, and professional clubs
- Economic benefits from tournaments, tourism, and event hosting



Proven Track Record : BMO Soccer Centre



- 2011- 2024: BMO SC mortgage repaid early — facility now valued at \$23M
- Mortgage-free, saving \$30K/month into capital reserve
- Nearly 200,000+ annual visitors
- 98% utilization; prime time months
- A proven, self-sustaining, non-profit management model since 1999 (Field 4)

SNS has a proven ability to own, operate, and maintain major public sport infrastructure responsibly.

Partnership & Funding Model

Partner	DOME (Role / Contribution)
HRM	MLC Turf replacement, 50% of dome-enabling works (services, footings, lighting)
SNS	50% Dome-enabling works (footings, lighting + Air supported dome structure; operates seasonally. Retains rentals from indoor time.
Province/ Feds	Potential sport infrastructure funding. Need HRM to confirm indoor space as a priority

Permanent Facility:

- SNS seeking HRM land
- SNS to take responsibility for the management and day to day operations of the facility.
- \$23 Million estimate



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Alignment with HRM Priorities

Active Living Strategy: Expands affordable indoor recreation and participation access. Expansion keeps pace with population growth.

Economic Development: Unlocks sport tourism opportunities, events, jobs and private investment.

Healthy Communities: Inclusive, affordable, accessible, year-round programming for all ages.

Climate/ Asset Efficiency: Maximizes existing municipal infrastructure (Mainland Common).

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Call to Action & Three Ask's of CPED



- 1. Replacement of Mainland Commons Outdoor Turf, SNS to fund the addition of footings to accomodate a seasonal dome**
- 2. A staff report supporting HRM/ SNS partnership for a seasonal dome expansion at Mainland Commons.**
- 3. A staff report to identify HRM land for full-size SNS owned indoor facility as a long term solution**



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Call to Action

1. HRM to replace MLC Outdoor Turf, with the addition of footings partnered funding to accomodate a seasonal dome (Spring 2026)
2. A staff report supporting HRM & SNS partnership for a seasonal dome partnership at Mainland Commons
3. A staff report to identify HRM land for a multi-sport indoor facility. SNS will take on the financial and operational responsibility.

Soccer is thriving – our challenge is infrastructure and space. With HRM's support, we can meet today's needs and plan for the next 20 years.



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