P.O. Box 1749
Halifax, Nova Scotia
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Item No. 15.2.1
Halifax Regional Council
June 24, 2025

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Councillor Deagle Gammon, Chair, Community Planning and Economic Development Standing Committee

DATE: June 11, 2025

SUBJECT: **Wanderers Block Functional Plan**

ORIGIN

June 11, 2025 special meeting of Community Planning and Economic Development Standing Committee, Item 6.

RECOMMENDATION

The Community Planning and Economic Development Standing Committee recommends that Halifax Regional Council direct the Chief Administrative Officer to:

1. Consider facility needs for the redevelopment of the horticulture complex and parks depot on the Wanderers Block as outlined in the staff report dated April 11, 2025, including the relocation of those municipal uses that may be suitably accommodated at other locations, through future business plans and capital budgets as outlined in this report; and

2. Confirm the interests and prospective funding contributions from tenants, proponents, and other orders of government to determine the viability of the uses and proposals as outlined in the Functional Plan and the staff report dated April 11, 2025, and

3. Return to Regional Council with a staff report with a recommended redevelopment approach, including an assessment of financial feasibility and consideration of its priority in the context of capital priorities and infrastructure deficits.

BACKGROUND

Community Planning and Economic Development Standing Committee received a staff recommendation report dated April 11, 2025 to consider the Wanderers Block Functional Plan.

For further information refer to the attached staff report dated April 11, 2025.

DISCUSSION

Community Planning and Economic Development Standing Committee considered the staff report dated April 11, 2025 and approved the recommendation to Halifax Regional Council as outlined in this report.

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated April 11, 2025.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated April 11, 2025.

COMMUNITY ENGAGEMENT

Meetings of the Community Planning and Economic Development Standing Committee are open to public attendance and members of the public are invited to address the Standing Committee for up to five (5) minutes during the Public Participation portion of the meeting. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Standing Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated April 11, 2025.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated April 11, 2025.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated April 11, 2025.

LEGISLATIVE AUTHORITY

Legislative Authority is outlined in the attached staff report dated April 11, 2025.

Community Planning and Economic Development Standing Committee – Terms of Reference
Oversight – Planning

3. The Community Planning and Economic Development Standing Committee shall provide oversight of the Municipality's Regional Plan and Regional Planning Initiatives, as follows:
    a. overseeing the Municipality's Regional Plan and Regional Planning Initiatives;
    b. reviewing and recommending to the Council the scope of the five-year Regional Plan reviews including roles of sub committees;
    c. co-ordinating with the other Standing Committees on major Regional Plan initiatives;
    d. being involved in developing the Municipality's approach to public participation programs for various planning processes such as regional and municipal planning strategy amendments; and
    e. overseeing the priority setting relative to the Community Visioning Program, Functional Plan Implementation and major planning projects.

ATTACHMENTS

Attachment 1 – Staff recommendation report dated April 11, 2025.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962

HALIFAX

Attachment 1

P.O. Box 1749
Halifax, Nova Scotia
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Item No. 6
Community Planning and Economic Development Standing Committee
Special Meeting
June 11, 2025

TO: Chair and Members of Community Planning and Economic Development Standing Committee

FROM: Brad Anguish, Commissioner of Operations

DATE: April 11, 2025

SUBJECT: **Wanderers Block Functional Plan**

ORIGIN

December 13, 2022, Halifax Regional Council, Item No. 15.4.2

MOVED by Councillor Mason, seconded by Councillor Russell
THAT Halifax Regional council direct the Chief Administrative Officer to:

1. Engage with other tenants, stakeholders and the public to obtain feedback on the project as presented at the November 17, 2022, Community Planning and Economic Development Standing Committee presentation from the Board of the Halifax Public Gardens Foundation; and
2. Prepare a staff report assessing the proposal for incorporation into further development of the Wanderer's Block within the context of the 2022 Halifax Common Master Plan as approved in principle, and identifying possible funding sources, and exploring governance models for the Public Gardens as a whole.

MOTION PUT AND PASSED UNANIMOUSLY.

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

MOVED by Councillor Mason, seconded by Councillor Smith
THAT Halifax Regional Council:

1. Adopt the Halifax Common Master Plan as contained in Attachment A of the staff report dated October 31, 2023, as a guiding document for open space planning, management, and development within the Halifax Common, except for the Wanderers Grounds Site Plan and its related "description of uses" and "Design and Programming Guidance."
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; and
3. Approve the Implementation Plan as contained in Attachment C of the staff report dated October 31, 2023, for consideration and inclusion in future budget and business plans commencing in 2024/25.

MOTION PUT AND PASSED UNANIMOUSLY.

EXECUTIVE SUMMARY

In January 2024, Regional Council adopted the Halifax Common Master Plan with the direction to complete detailed planning of the Wanderers Block to address several proposals that were brought forward. The Wanderers Block is an integral part of the Halifax Common and offers a unique collection of tenants and public attractions. More detailed planning was required to address the many competing interests and spatial constraints of the site, including proposals for a permanent soccer stadium, a botanical conservatory, and an expansion for the Halifax Lancers' equestrian facility.

The Wanderers Block Functional Plan addresses current and new uses of the municipally owned Wanderers Grounds property and was developed in consultation with all the tenant groups and proponents. It contains program needs and spatial fit analysis, site design options, and order of magnitude costing. However, the Functional Plan does not address the financial components of the proposals nor make recommendations between the competing uses and options. Alternative locations for a stadium or other tenant groups were also out of scope of the study.

This report provides an overview of the key findings and site planning options derived through the Wanderers Block Functional Plan. It was found that not all the desires for the site could be accommodated in one scenario if all the current tenant groups are to remain on the Wanderers Grounds; the size of the stadium would be limited to under 10,000 fixed seats; and any new use or expansion would require current facilities to be redeveloped and rearranged on the site. There are significant financial investments to implement the various proposals and facility renewals. With an assumed construction date in 2029, the full site program is estimated in the range of $116 million to $123 million. The estimate for an 8,600 fixed seat stadium is $92 million.

The needs and opportunities for the renewal of these facilities have been outlined in the functional plan. However, such a project has yet to have been identified within the municipality's multi-year capital plans. Advancing it would require a prospective increase to the municipality's capital budget or a reconsideration of other already approved projects. On this basis, the initial recommendation from this report is to continue to plan for the redevelopment of these facilities, including the identification of opportunities for the relocation of certain components at locations such as Macintosh depot sites, but without yet proceeding with capital budget planning.

The report's second recommendation is for further planning of the Wanderers Block to proceed when there is clarity over the financial and funding commitments for the redevelopment of the other components and uses. This should come from the Wanderers Block's tenants, proponents, and other orders of government to determine the viability of the uses and proposals as outlined in the Functional Plan. This allows time for funding and financial interests to be determined and expressed to the municipality. This would occur over the next 8 months, the results of which would be outlined in a subsequent report to Regional Council. This recommendation places an onus on the tenants and other organizations and entities to identify interests in the facilities and their possible funding, including the stadium. Alternative recommendations outlined in the report would have the municipality taking a lead on these initiatives.

RECOMMENDATION

It is recommended that Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council direct the Chief Administrative Officer to:

1. Consider facility needs for the redevelopment of the horticulture complex and parks depot on the Wanderers Block as outlined in this report, including the relocation of those municipal uses that may be suitably accommodated at other locations, through future business plans and capital budgets as outlined in this report; and

2. Confirm the interests and prospective funding contributions from tenants, proponents, and other orders of government to determine the viability of the uses and proposals as outlined in the Functional Plan and this staff report, and

3. Return to Regional Council with a staff report with a recommended redevelopment approach, including an assessment of financial feasibility and consideration of its priority in the context of capital priorities and infrastructure deficits.

BACKGROUND

The Halifax Common Master Plan (Master Plan) is a guiding document for decision making relating to the open space within the Halifax Common geographic area. It was adopted by Regional Council on January 23, 2024, with the direction to complete detailed planning of the Wanderers Block to address several proposals that were brought forward to Regional Council and Committees. During the development of the Master Plan it was recognized that there were competing interests and redevelopment proposals for the Wanderers Block that necessitated a specialized and detailed plan. This was further recognized from presentations that were made by each of these interests to the Community Planning and Economic Development Standing Committee (CPED). In a subsequent staff report to Regional Council, staff indicated that while a detailed review of the Wanderers Block was needed, accommodating the varied interests and redevelopment proposals would be challenging.

The Wanderers Block is part of the lands that were historically set aside for the Halifax Common. Legislation was enacted in 1886 allowing the site to be enclosed, built upon and/or leased to private parties. This legislation enabled the establishment of the original Wanderers Amateur Athletic Club as well as the present Halifax Lancers and the Wanderers Lawn Bowling Club on the same block. The Wanderers Block is comprised of the provincially owned property that contains the Nova Scotia Museum of Natural History and a parking garage; and the municipally owned Wanderers Grounds which contains the Power House Youth Centre, the municipal Parks depot and horticulture greenhouses, the Wanderers Field sports venue with a temporary or “pop-up” stadium comprised of metal bleachers, the Wanderers Lawn Bowling Club, and the Halifax Lancers, a non-profit horse-riding school and equine therapy centre. (Attachment A)

The Halifax Lancers and the Wanderers Lawn Bowling Club lease their facilities from the municipality and are responsible for their own operations and programming. As non-profit organizations, they receive property tax exemptions and lease their facilities at below market rates. The municipality is responsible for the major maintenance of the facilities, generally including the building structure, life safety systems, and building envelopes. Parks Sports Fields (West) also maintains the natural grass lawn bowling green for the Bowling Club.

The three proposals addressed in the Wanderers Block Functional Plan are as follows:

1. The Halifax Lancers Expansion Proposal: The Halifax Lancers brought forward a proposal to lease more space on the Wanderers Grounds to expand their programming for their horse-riding school and equine therapy programs. The Lancers wish to build more stables for additional horses, increase the size of the outdoor riding ring and paddocks, and build a second indoor riding arena. This expansion would allow them to run additional riding lessons concurrently and increase their

membership by 67 riders in their junior and adult riding programs and by 48 riders in their therapy riding programs. The increase in paid memberships would help subsidize and grow their equine supported wellness programs. There are currently 200 members in their riding programs. The Lancers are a long-standing tenant with a presence on the Wanderers Grounds since 1942. The barn is a Municipal Registered Heritage Property built in 1908.

2. Public Gardens Conservatory Proposal: A proposal for a botanical conservatory on the Wanderers Grounds was presented at the CPED on November 17, 2022, by Robert Pace of the Halifax Public Gardens Foundation. The presentation envisioned a Victorian-style conservatory that would enhance the visitor experience of the Public Gardens. The interest put forward was to relocate the municipal Parks depot and lawn bowling facility off site and consolidate the greenhouses into a single horticulture facility that could double as a working greenhouse and botanical display house. The purpose of the conservatory would be to provide visitor access for education and enjoyment of horticulture as it relates to the Public Gardens. The October 31, 2023, staff report identified that the conservatory proposal merited review, but that it may alternatively be a public visitation and educational programming component of a new horticulture facility. In addition, it was observed that any display house component should not be a substitution for the working greenhouses.

3. Stadium Proposal: Derek Martin, president of Sports and Entertainment Atlantic (SEA) and the Halifax Wanderers Football Club (HWFC), brought forward a proposal for a permanent stadium on the Wanderers Grounds at the CPED meeting on September 14, 2023. The proposal is to construct a permanent stadium for the Wanderers Field venue to host professional league soccer games and other sporting events. It includes replacing the rented metal bleachers with permanent grandstands to increase the capacity to 8,500.[1] The improvements would also include permanent sewer, water and electrical services, upgraded lighting, team and officials' locker rooms, spectator washrooms, and concession services. The stadium would be built and owned by HRM. Derek Martin indicated that he was open to discussions about financial contributions through a long-term rental agreement as a guarantee of revenue over the next 15 to 30 years and through SEA's expertise in operating and managing the venue. However, this assumed that the stadium could be expanded to 13,000 seats to accommodate future growth.

The Functional Plan also addressed the current facilities on the Wanderers Grounds:

1. Lawn Bowling Facility: The Wanderers Lawn Bowling Club has been on the Wanderers Grounds dating back to 1887. The Club has around 200 members and provides social and active living programming around the sport of lawn bowling that sees around 600 participants per year. The facility consists of a non-winterized clubhouse, storage shed, and a natural grass bowling green.

2. Parks Depot: The Parks Sports Fields (West) group work out of the Bell Road Depot on the Wanderers Grounds. The Sports Fields group oversee the maintenance of over 240 playing fields, sport courts, and sport parks throughout the Halifax Peninsula and the Western Region service area. In addition to the Wanderers lawn bowling green, they also maintain the natural grass turf of the Wanderers Field. The facility includes the Bell Road Depot building which has a garage with storage and workshops on the ground level and offices and staff areas on the second floor. There is also a works yard, material storage sheds, and fleet and equipment parking. In the winter, the depot is used as the downtown hub for winter maintenance for sidewalks, pathways, and bikeways.

3. Horticulture Facility: This facility on the Wanderers Grounds is the work location for the gardeners and supervisor for the Parks Horticulture (West) operations. The Horticulture group provides maintenance and horticulture services to the Halifax Public Gardens and other horticultural assets in Halifax, including the pollinator corridor down Spring Garden Road and the new Cogswell District parks. The facility consists of a works yard and older buildings with staff areas, workshops, and

[1] With the advent of a second professional soccer team, and in order to increase public control over the Wanderers temporary stadium site, the municipality has taken over rental of the metal bleachers and purchased most of the assets on the Wanderers field.

header house. There are five greenhouses with approximately 10,000sf of space for plant propagation, staging, and overwintering.

4. The Power House Youth Centre: The Municipality runs a youth drop-in centre from the Power House, a Municipal Registered Heritage Property, named after Richard Power the first superintendent of the Public Gardens. The small outdoor front yard used for programming was included in the scope for the Functional Plan.

Bikeway improvements are being considered for Bell Road through Active Transportation Planning's Midtown 'AAA' Bikeways Connections project. To have unidirectional (one-way) bike lanes with sidewalks on both sides of Bell Road, additional space from the horticulture works yard and the Power House's front lawn was identified as desirable. An option that retains the dedicated turning lane onto Ahern Avenue would require a relocation of the Halifax Lancers' driveway and reduction of eight parking spaces from their dedicated parking lot. Provisions for hay and shavings deliveries would still be retained.

DISCUSSION

The detailed planning for the Wanderers Block was undertaken to understand the various proposals brought forward from spatial and capital costs perspectives. There was a desire on the part of the tenants to undertake a collaborative planning exercise between all the proponents and to include the Parks Operations groups with whom they share the site. The key objectives were to determine if all the current and proposed uses could fit together on the subject site and what the optimal size would be for a stadium if it were to proceed. The work did not evaluate the proposals in terms of their financial, funding, operational viability, or economic development impacts. Assessing alternative locations for any of the proposed or current uses was also out of scope of the study.

The Municipality engaged Fowler Bauld & Mitchell Ltd. (FBM) to undertake the Functional Plan for the Wanderers Block (Attachment C). The scope of work was to document the existing conditions, constraints, and competing interests on the Wanderers Block and present site design options for how the various uses could be met in a way that also enhances the public space and use of this portion of the Halifax Common. Site and building program needs were identified for each of the current tenants and proposed uses. Spatial fit analysis was done for various arrangements of the facilities on the site. Order of magnitude program estimates were provided for the three site design options by A.W. Hooker Quantity Surveyors (Attachment D).

The project included consultation with the existing tenant groups, the two professional soccer teams, Parks & Recreation staff from the Horticulture, Sports Fields, and the Youth Services groups, the proponents of the conservatory proposal, and staff from the Natural History Museum. Active Transportation Planning also collaborated with the team regarding potential bikeway infrastructure along Bell Road.

The Functional Plan was guided by several parameters set by the Municipality and success criteria identified through the consultation process. These set the foundations and assumptions for the development of the site design options. The key parameters and criteria were:

- the proposed site design options would be contained within the Wanderers Grounds, the municipally owned portion of the block;
- the two Municipal Registered Heritage Buildings would be safeguarded;
- the horticulture facility and greenhouses would remain as an essential support to the Halifax Public Gardens;
- the Functional Plan would be developed together with all the tenant groups and proponents; and
- all the current groups would remain on the Wanderers Grounds, excepting some municipal functions which could be relocated in the future.

Key Findings

Through the development of the Functional Plan, three options were developed. Uniformly, the following key findings were identified:

1. Not all the stated desires for the Wanderers Grounds could be accommodated within one scenario. Concessions and trade-offs between the various proposals would be required.

2. It is challenging to fit and arrange the number of uses within the relatively small and irregularly shaped block and to advance proposals individually would require changes to the other facilities.

3. To make space for either the conservatory proposal or the Lancers' expansion proposal, the locations of other facilities in the eastern portion of the Wanderers Grounds would need to be rearranged, and the length of the sport field would need to be shortened and shifted towards Summer Street.

4. Many of the facilities are approaching the point for major recapitalization, providing a good opportunity to rationalize the arrangement of the facilities on the Wanderers Grounds.

5. The Wanderers Grounds property could support a soccer stadium up to 8,600 fixed seats with no ability for future expansion without the relocation of other uses off site.

6. The Wanderers Field is not currently long enough to fit the program requirements for Canadian football, which does not improve with any of the developed options. In addition, a stadium at the Wanderers Ground would not be capable of hosting major sporting events such as a Commonwealth Games, that would require a running track and a nearby second practice field. Rugby could still be accommodated, but with in-goal areas that are of a minimum regulation size (6m instead of the current 15m) and by reducing the amount of fixed seating in the end areas.

7. Parking would need to be significantly reduced throughout the site.

8. There is a large, combined sewer pipeline that diagonally bisects the Wanderers Block which constrains where new buildings or permanent grandstands could be built. Any site redevelopment would require rerouting the sewer running under the site to adjoining streets.

9. The construction period for rerouting the underground sewer infrastructure and building a soccer stadium would likely span over 18 months, requiring an alternative venue for the soccer teams for at least one playing season.

10. With an assumed construction date in 2029, the full site development program is estimated in the range of $116 million to $123 million. The estimate for the stadium ranges from $77 million to $92 million.

Site Design Options

Three site design options were refined from multiple iterations for fitting all the uses and program components on the subject site. Each scenario sought to meet the goals of retaining all the current tenant groups on the Wanderers Grounds property, meeting the operational needs of each of the groups, and creating a better public experience by improving the attractiveness of the site and providing more pedestrian routes through the block.

Approaches consistent among the three site design options include:

- The Wanderers Grounds Sports Field would have a permanent, open-air stadium with covered seating, with locker rooms, broadcast, washrooms and concession facilities underneath. The field would be shortened with grandstand seating maximized on two sides of the field. The 2029 construction costs are estimated in the range of $77 to $92 million.
- The Parks Sports Fields (West) group would be moved out of the Bell Road Depot building and relocated with the Horticulture (West) group to a new facility on the Wanderers Grounds. This facility would include modernized greenhouses, staff areas, and a works yard that would be screened from the street. Most of the staff parking would be removed. The 2029 construction costs for the replacement facility are estimated in the range of $11 to $12 million.

- The Wanderers Lawn Bowling Club facility would be relocated on the site to build the new horticulture facility. The 2029 construction costs are estimated in the range of $3 to $4 million depending on the size of the clubhouse replacement.
- The outdoor program space for the Power House Youth Centre would be relocated to the back of the Power House to provide space for new active transportation facilities on Bell Road. The landscaping is estimated at $165,000.

Each of the three site design options highlight different priorities between the proposed uses for the Wanderers Grounds. Summary maps of the three site development options are included in Attachment B.

Option 1
Option 1 illustrates a scenario which:

- favours the Halifax Lancers' proposal for more space on the Wanderers Grounds to grow their programming with the inclusion of a second indoor riding arena, more stables for an additional twelve horses, a larger outdoor riding ring and more outdoor paddocks;
- gains the space for the Halifax Lancers largely with the removal from the Parks Bell Road Depot building;
- results in a soccer stadium with 8,000 fixed seats with allowances for a rugby field;
- involves the relocation of lawn bowls green towards Sackville Street to provide space for a consolidated horticulture facility; and
- includes a new horticultural facility but without the botanical conservatory.

The projected 2029 construction costs for the full site redevelopment for Option 1 are estimated at $116 million. The Lancers' facility construction costs are estimated at $12.7 million. The 8000-seat stadium construction costs are estimated at $84 million. The Halifax Lancers prefer Option 1 which allows for their growth.

Option 2
Option 2 illustrates a scenario which:

- includes a 4500sf botanical conservatory building;
- has additional space for the Halifax Lancers to improve their facility for the horses, but not enough space for the second riding arena which would allow them to increase their programming; and
- includes 8,600 fixed seats for the stadium, but with a shorter field that would only be suitable for soccer.

The projected 2029 construction costs for the full site redevelopment for Option 2 are estimated at $120 million. The construction costs for the stadium are estimated at $92 million. The conservatory is estimated at $4 million. The two soccer teams prefer Option 2 with a stadium with more fixed seats. The Lawn Bowling Club also prefers this option which provides a better balance of public exposure and privacy from the street.

Option 3
Option 3 illustrates a scenario where:

- the Wanderers Field is rotated on the site for a preferred north-south orientation;
- more space is made available for both the Lancers' expansion and a larger botanical conservatory building;
- the size of the stadium is smaller at 7,100 fixed seats to fit within the current property boundary; and
- if additional land from the Museum property were acquired from the Province, a stadium of 9000 to 10,000 fixed seats could be possible.

The projected 2029 construction costs for the full site redevelopment for Option 3 are estimated at $122 million. The costs for the Lancers' facility expansion are estimated at $20 million which includes the program in Option 1 plus the cost to replace their current indoor arena. The 6400sf conservatory is estimated at $5.6 million. The proponents of the Public Gardens Conservatory prefer Option 3 which provides a larger

conservatory building that fronts Sackville Street and is more visibly prominent from the Public Gardens, but they would prefer a larger building of 8000sf or greater.

Cost Planning

Order of magnitude program estimates were prepared by A.W. Hooker Quantity Surveyors. These estimates are meant to reflect the fair market value of the hard construction costs. It was assumed for capital planning purposes that the work would be tendered in a competitive bid process and managed by a general contractor. General contractor's requirements and fees were included as a percentage of the hard construction costs. Design contingencies of 25% were included to reflect the incomplete nature of the design information at the predesign stage. Construction contingencies of 5% were included to reflect change orders during construction. Allowances were made for an assumed construction date of 2029, with a price escalation of 15.9% for increases in construction costs due to inflation and changes in market conditions. No allowances were made for market fluctuations due to tariffs.

The costing information is meant to provide the municipality and proponents a foundation for decision making around capital funding and the development of project plans. The full site development cost estimates are broken out by facility for the three options as follows:

Facility	Option 1	Option 2	Option 3
Power House - landscaped yard	$165,391	$165,391	$165,391
Horticulture Facility with Parks Depot	$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

Re-routing of the underground pipes and utilities would be an additional $1.9 to $2.8 million depending on the options to move the pipes within the site boundaries or within the road rights-of way.

The soccer stadium represents the largest cost for the site development. The costs vary between the options due to the differences in the size of the sports field and the number of fixed seats. It was assumed for pricing purposes the field would be artificial turf. It was also assumed that the stadium grandstands would be a traditional construction versus a prefabricated system.

The stadium proposal brought forward by Derek Martin in 2023 had a budget estimate for the grandstand seating at $20 million and the site works and conversion of the field to artificial turf to be another $20 million. The stadium quotation was based on a design by Bear Stadiums for a prefabricated modular grandstand with 6100 fixed seats and 1500 towable bleachers. If the same general contractor's requirements and fees, design and construction contingencies, and price escalations were applied, the estimate total would be $71.5 million for a 2029 construction.

The Halifax Lancers obtained an alternative quotation for the proposed riding arena at $2.5 million (2025 pricing). This quotation is for the design and construction of a prefabricated metal farm building, which arguably, may not be most appropriate for the urban setting of the Wanderers Block.

Considerations and Next Steps

The Functional Plan shows the various arrangements and trade-offs for how the proposals for the Halifax Lancers' expansion, a conservatory, and stadium could spatially fit on the Wanderers Grounds with the other current facilities. The project and the collaborative process that was undertaken settles questions but does not provide easy solutions for next steps.

Halifax Lancers' Expansion
The Halifax Lancers' horses bring a unique character to the Halifax Common and the work they do through their riding and equine therapy programs is exceptional. However, they are at capacity on the small urban site they operate. The additional space they are asking for would allow them to grow their programming but the 115 new riders and number of people that would directly benefit from the therapy programs is still a small percentage of their waitlists. There are challenges for the horses with the proximity of other activities and noise. It is recommended that further study be done regarding fire safety and environmental impacts of increasing the number of stabled horses to 40 within the limited sized area of 2 acres. The cost of the expansion plans in terms of the site constraints and modest benefits warrants further consideration and possible exploration of alternative scenarios for the Halifax Lancers to achieve their program goals.

Public Gardens Conservatory
A botanical conservatory would greatly enhance the visitor experience for the Public Gardens. Through the horticulture facility renewal, opportunities for a conservatory space with public access and programming can be further explored. A stand-alone conservatory building as envisioned by the proponents would be a new use for the Wanderers Grounds, and the proposal relies on the displacement of current facilities or other proposals not to advance. Funding from other orders of government as was identified as part of its proposal remains unknown.

Wanderers Field Stadium
Halifax now has two professional soccer teams that are looking for a permanent venue to host home game matches. The downtown location supports local businesses and is well served by transit and is easy to get to by walking or cycling. The conversion of the field to all-weather turf and the addition of a bubble dome in the winter would increase the use of the field. The stadium project proposes a unique experience for soccer but has limited capabilities for other sports that may require a larger field or facility and does not have sufficient space for future expansion beyond the identified potential of 10,000 seats in Option 3. The stadium is a significant investment that would potentially see more than 200,000 visitors a year with significant economic development advantages in its downtown location, and something of a unique experience with games and events within an intimate setting. Questions remain whether this is the right stadium model and location for Halifax and what the scenarios for funding may look like. Such facilities that may be largely for high-performance sports are not normally viewed as being a core municipal service.

If the municipality wanted to understand the economic development impacts of a stadium at the Wanderers Block as outlined in the Functional Plan, it could direct the Chief Administrative Officer to seek funding for such an assessment.

Wanderers Lawn Bowling Club Facility
The Wanderers Lawn Bowling Club offers a place for people to be active, social, and part of the community through the sport of lawn bowls. The club primarily serves the local community and seniors who live in the area. Historically, lawn bowling clubs have been supported by the municipality through the provision of club facilities and maintenance of the bowling greens. The Wanderers Club's capacity and interest in raising capital funding is limited. The Club has asked to remain on the Wanderers Grounds but has expressed a willingness to relocate to a new facility, provided there are advantages and no costs to its organization.

Horticulture Facility and Parks Depot
There is essential need to retain the horticulture facility on the Wanderers Grounds to support the Public Gardens. The horticulture facility requires major recapitalization which provides an opportunity to better configure the buildings and works yard on the site. There are spatial benefits to redeveloping the lawn bowling and horticulture facilities together to provide better use of space and to improve the aesthetics of the grounds by locating the more public activities towards the streets and screening 'back of house' operations from public view. The redevelopment of the works yard would provide space for active transportation improvements along Bell Road. Parks operations on Wanderers Grounds should be reviewed to determine where some of the operations could be located, such as the Mackintosh depot site or small satellite locations in other parks. Approximately two thirds of the assets maintained by the Parks Sport Fields (West) group are located off the Halifax Peninsula. Retaining the core operations to maintain the fields on the Wanderers Grounds and the Halifax Common is advantageous and there are spatial

efficiencies with combining a localized Sport Fields group with the Horticulture group within a new complex.

Significant financial investments are required to implement any of the Functional Plan's options and few, or any, of the individual tenant's and other interests can be advanced without other changes to the entire Wanderers Block. There was no consensus among the groups on a preferred site design option. The financial viability and funding for the various proposals is foreseen as a determining factor in any next steps. While the municipality would continue to own the land and has assumed responsibly for the facilities occupied by the tenants, for the types of expansions being contemplated and the proposals being suggested, it is not envisioned that the municipality should assume primary financial responsibilities over these interests.

Of the different uses and interests on the Wanderers Block, the municipality has clear and sole responsibility for the horticulture complex and parks depot. The needs and opportunities for the renewal of these facilities have been outlined in the functional plan. However, such a project has yet to have been identified within the municipality's multi-year capital plans. Advancing it would require a prospective increase to the municipality's capital budget or a reconsideration of other already approved projects. On this basis, the recommendation from this report is to continue to plan for the redevelopment of these facilities, including the identification of opportunities for the relocation of certain components at locations such MacKintosh depot sites, but without yet, proceeding with capital budget planning.

The report's second recommendation is for further planning of the Wanderers Block to proceed when there is clarity over the financial and funding commitments for the redevelopment of the other components and uses. This should come from the Wanderers Block's tenants, proponents, and other orders of government to determine the viability of the uses and proposals as outlined in the Functional Plan. This allows time for funding and financial interests to be determined and expressed to the municipality. This would occur over the next 8 months, the results of which would be outlined in a subsequent report to Regional Council. This report would need to include the financial feasibility of the potential redevelopment approach and consider the municipality's financial capacity and the priority of the redevelopment in the context of capital priorities and infrastructure deficits. Public consultation would be expected once there is additional clarity over the possible redevelopment of the Wanderers Block.

FINANCIAL IMPLICATIONS

Any consideration for capital investment in the Wanderers Block should be balanced and prioritized against all organizational capital priorities, infrastructure deficits as well as organizational financial capacity. The cost estimates for the development options identified in the functional plan range between $116,227,585 and $122,574,493, with an additional approximately $1.9 to $2.8 million for a rerouting of underground pipes and utilities. These amounts, which include between $11-12 million for the identified horticulture and public works facilities are not identified as planned projects within the municipality's multi-year capital budgets.
The renewal of the horticulture complex and parks depot facility as existing municipal assets needs to be added to the capital plan to mitigate safety risk, service disruption and future cost avoidance. All other facilities outlined in the functional plan would require new services or increased levels of services which would significantly increase future municipal tax bills for the construction, operation, maintenance and eventual replacement.

In consideration of a 25% cost share on $122,575,000 at current interest rates debt and principle payments to be repaid and funded by property taxes would be estimated at $132,000,000. A 50% cost share would similarly be $88,000,000.

RISK CONSIDERATION

There would be significant financial risks in the municipality advancing any of the complete redevelopment

options for the Wanderers Block without further understanding the financial and funding interests of each of the individual tenants and other interests.

Funding this project could impact funding for projects that have been deferred over the past 10 years.

Municipal debt capacity as communicated to Council in the 2025/26 fiscal budget is projected to max out in 2032 – 2033.

COMMUNITY ENGAGEMENT

The Wanderers Functional Plan was developed in consultation with the current tenant groups of the Wanderers Block and proponents of the proposal brought forward. Consultation was done through individual meetings, site visits and two group workshops. The tenant groups included municipal staff from Parks Horticulture, Sports Fields Operations, the Power House Youth Centre, the Halifax Lancers, the Wanderers Lawn Bowls Club, Wanderers FC, the Halifax Tides FC, Natural History Museum staff, and the proponents of Public Gardens conservatory proposal. Municipal staff from Active Transportation Planning were also consulted with regards to the planning for bicycle infrastructure along Bell Road.

The Wanderers Block was one of the subject areas included in the Halifax Common Master Plan which included an extensive public engagement process consisting of multiple public meetings, workshops, online surveys and focus groups.

The October 31, 2023, the staff report to Regional Council identified that public consultation would occur with the completion of the Functional Plan. With the relatively high costs for the redevelopment of the Wanderers Block, without there being commitment or direction to the redevelopment plans, this staff report has been prepared and presented to the Community Planning and Economic Development Standing Committee and Regional Council, as an interim step. Public consultation would be expected with the emergence of subsequent funding proposals and directions taken by Regional Council.

ENVIRONMENTAL IMPLICATIONS

There are no immediate environmental implications tied to the recommendations within this report. Future capital projects outlined in the Functional Plan would include reviews of environmental conditions as may be applicable. All new construction of Municipal buildings would follow HalifACT guidelines and be built to net-zero standards.

ALTERNATIVES

The following is an alternative to Recommendation #1 of this report:

1. Community Planning and Economic Development Standing Committee could recommend that Regional Council direct the CAO to advance the facility and capital budget planning for the horticultural and parks depot for consideration as a prospective increase to the municipality's multi-year capital budgets.

The following are alternatives to Recommendation #2 of this report:

2. Community Planning and Economic Development Standing Committee could recommend that Regional Council direct the Chief Administrative Officer to lead the funding, planning, and development of the entirety of the Wanderers Block as outlined in the Functional Plan, confirming interests and identifying possible funding contributions from other orders of government, tenants, and other proponents, and return to Regional Council with a staff report that identifies a recommended site redevelopment option and budget costs. This alternative assumes that Regional

Council wishes to advance a permanent stadium of approximately 7,100 - 8,600 seats on the Wanderers Block.

3. Community Planning and Economic Development Standing Committee could recommend that Regional Council direct the Chief Administrative Officer to plan for a stadium with more than 8,600 seats on the Wanderers Block, engaging with tenants to determine alternative locations for their uses, determining the ability to acquire or use part of the Nova Scotia Museum lands, and identifying budget costs and funding opportunities, and return to Regional Council with a staff report.

4. Community Planning and Economic Development Standing Committee could recommend that Regional Council direct the Chief Administrative Officer to advance a study to assess the size and capacity needs for a stadium, economic development impacts including those based on urban and suburban/rural location scenarios, and identify budget costs and funding opportunities, and return to Regional Council with a staff report. Cost sharing for such a study would be sought from organizations such as Discover Halifax and the province. As necessary, staff would return to Regional Council to identify prospective costs and municipal budget sources for the study.

5. Community Planning and Economic Development Standing Committee could recommend that Regional Council direct the Chief Administrative Officer to obtain public feedback on the proposals and site plan options as outlined in the Functional Plan and return to Regional Council with a staff report.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39
Section 61(3)

The property vested in the Municipality, absolutely or in trust, is under the exclusive management and control of the Council, unless an Act of the Legislature provides otherwise.

Section 79A (1)

Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if

(a) the expenditure is included in the Municipality's operating budget or capital budget or is otherwise authorized by the Municipality…

An Act relating to the City of Halifax (Chapter 59, Laws of 1886)
Sections 1-3

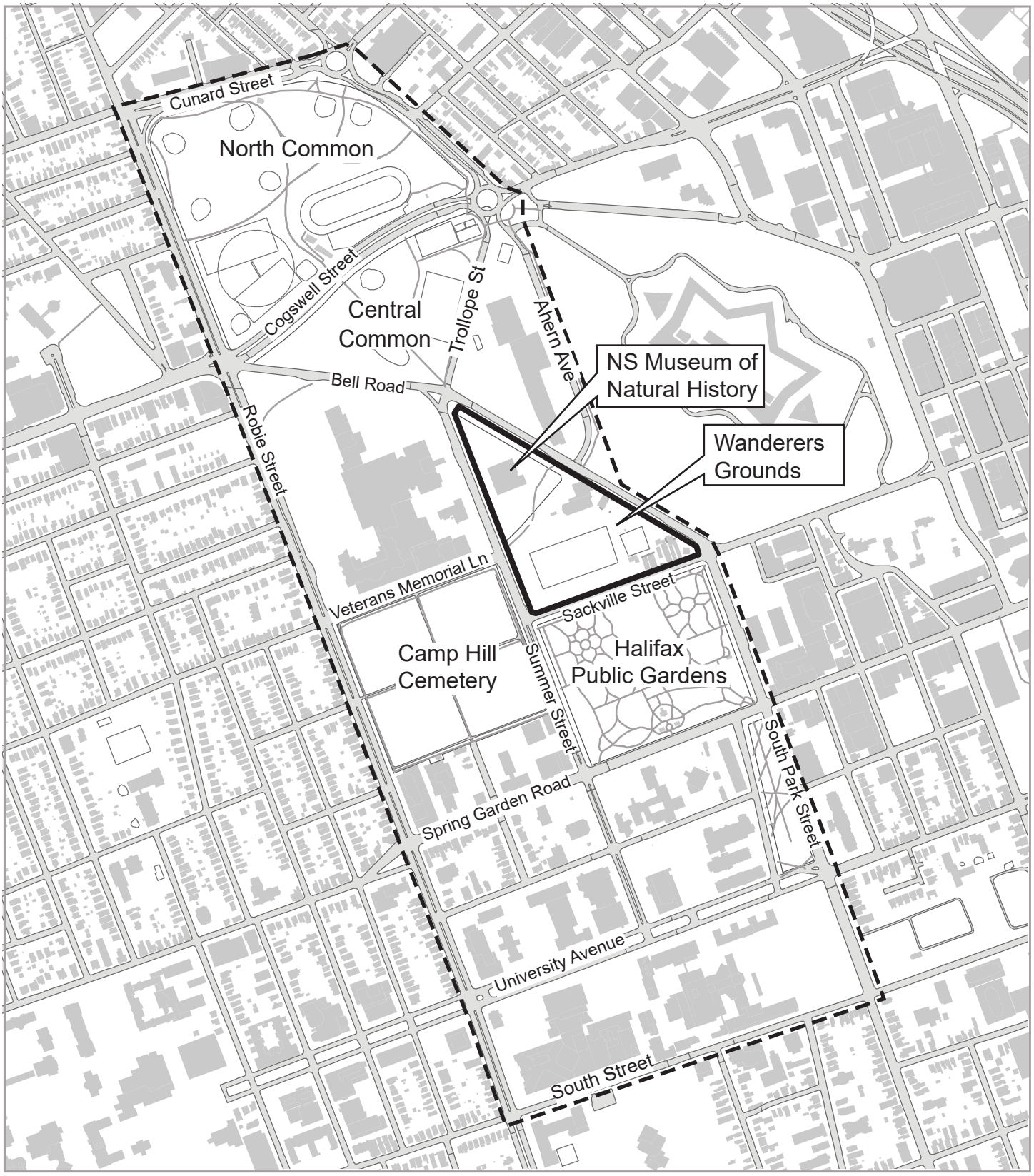
ATTACHMENTS

Attachment A: Wanderers Block Location Map
Attachment B: Summary of Site Development Options
Attachment C: Wanderers Block Functional Plan and Site Design, Fowler Bauld & Mitchell Ltd.
Attachment D: Program Estimate Report, A.W. Hooker, Quantity Surveyors

---

Report Prepared by: Carolle Koziak Roberts, Landscape Architect, Parks & Recreation 902.499.7360

ATTACHMENT A



WANDERERS BLOCK LOCATION MAP

Halifax Common Geographic Area

Wanderers Block

HALIFAX

Parks & Recreation

Policy & Planning

0 62.5 125 250 375 500 m

ATTACHMENT B

Summary of Site Design Options

Wanderers Block Functional Plan

Reports by:

- **Wanderers Block Functional Plan and Site Design; Fowler Bauld & Mitchell Ltd**
- **HRM Wanderers Grounds Site Development Program Estimate; A.W. Hooker Quantity Surveyors**

Summary prepared by:

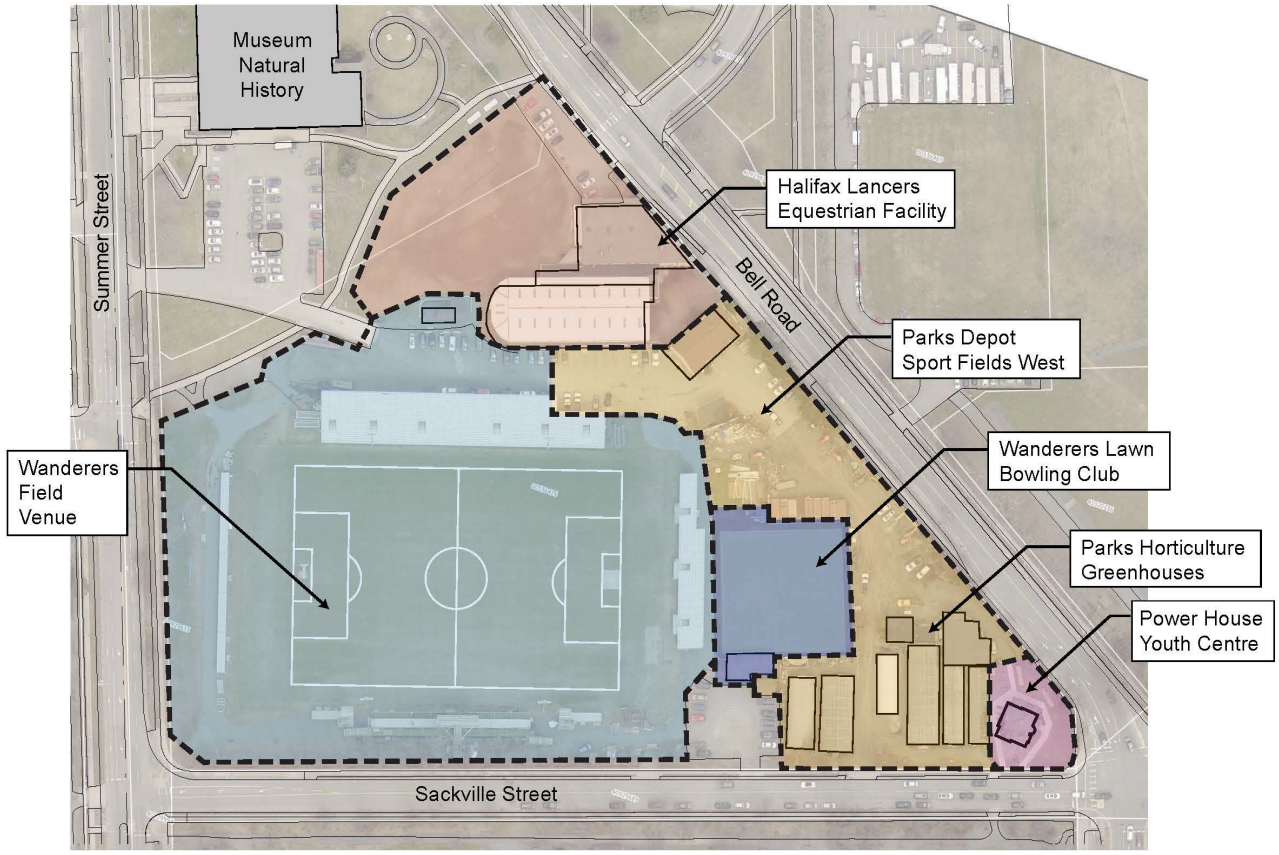
Carolle Koziak Roberts
Policy & Planning, Parks & Recreation
April 11, 2025

HALIFAX

Wanderers Block Existing Conditions

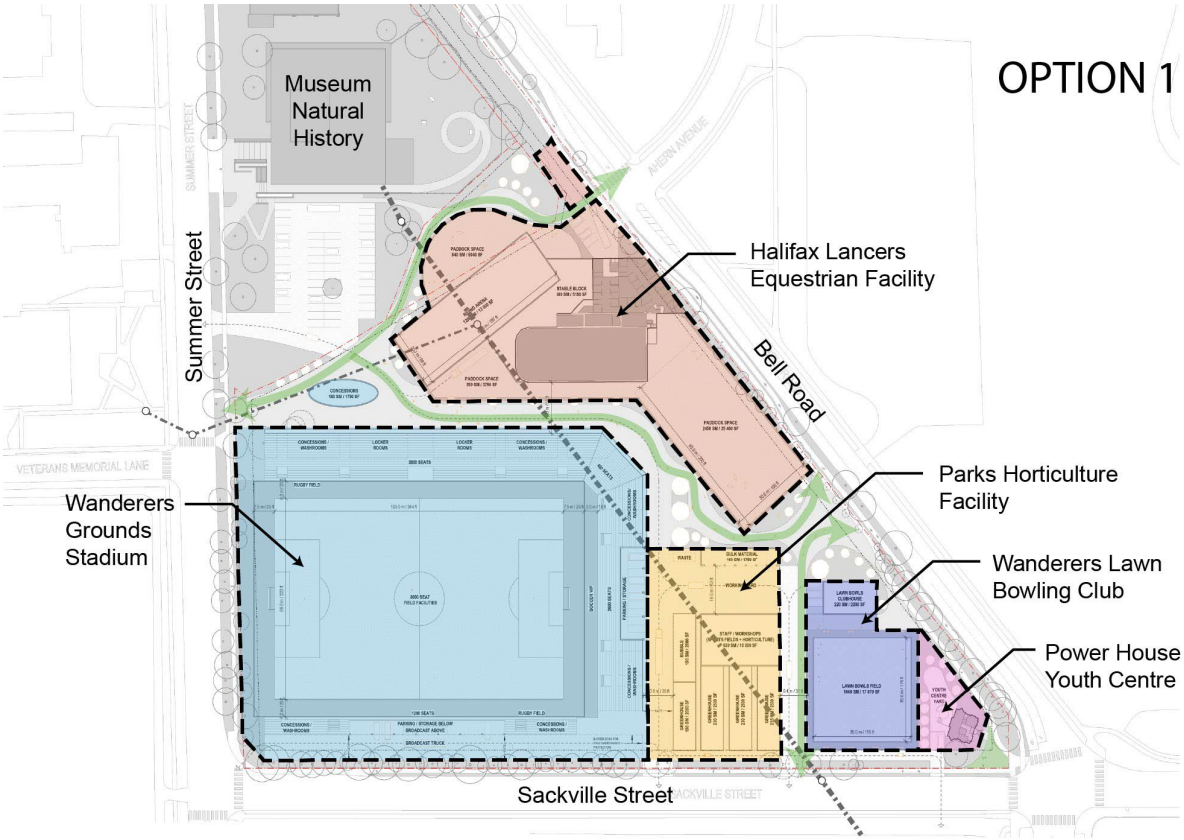
The Wanderers Block is an integral part of the Halifax Common and offers a unique collection of tenants and public attractions. The block is made up of the provincially owned property that contains the Nova Scotia Natural History Museum and parking garage and the municipally owned Wanderers Grounds property that includes the following tenants and facilities:

- Halifax Lancers Equestrian Facility
- Parks Depot (Sports Fields West)
- Wanderers Lawn Bowling Club
- Parks Horticulture Greenhouses
- Power House Youth Centre
- Wanderers Field Venue



Site Development Option 1

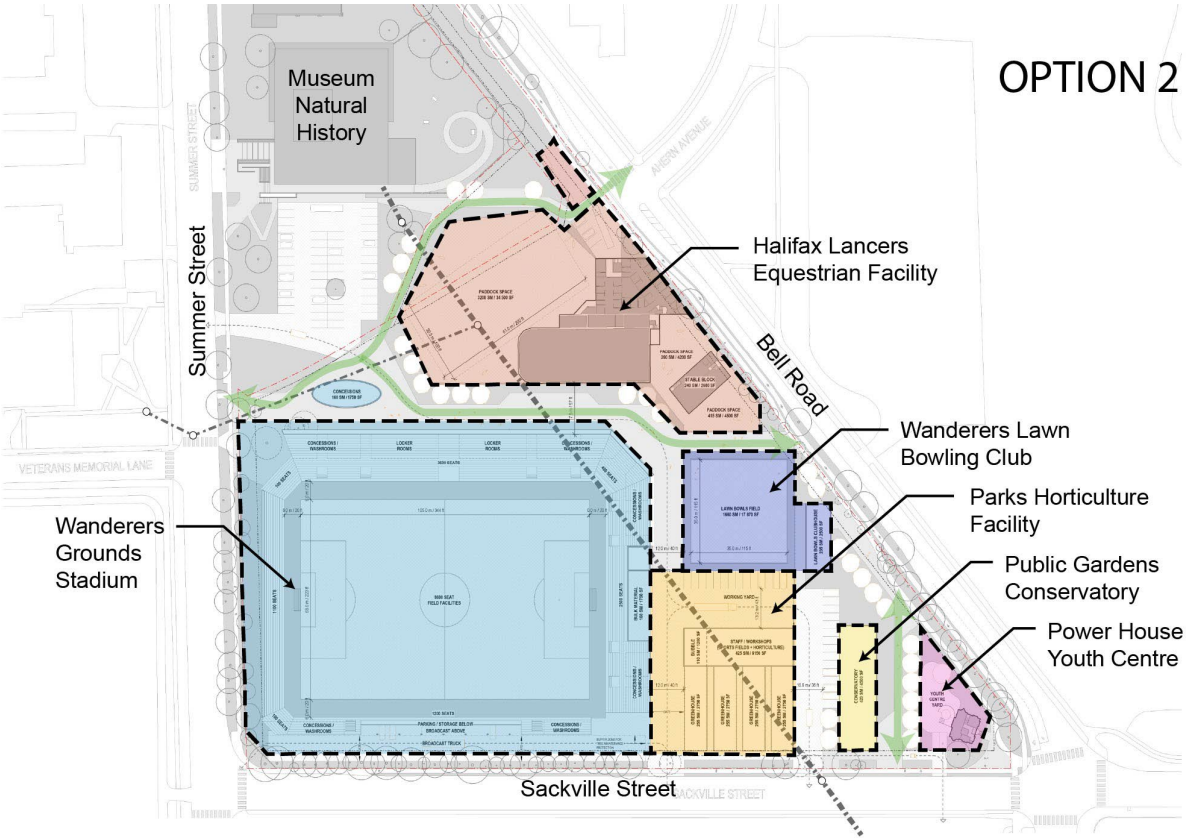
- The Parks depot and horticulture greenhouses are consolidated in a new complex, but without a botanical conservatory.
- The Halifax Lancers gain space for a second indoor riding arena, stables for twelve more horses, a larger outdoor riding ring, and more outdoor paddock area.
- The lawn bowling facility is moved towards Sackville Street.
- The stadium has 8,000 fixed seats with allowances for a rugby field.
- The projected 2029 construction costs for the full site redevelopment are estimated at $116 million.
- The Halifax Lancers prefer Option 1 which allows for their growth. This version of the soccer stadium could also work in Option 2.



Facility	Option 1
Power House - landscaped yard	$165,391
Horticulture Facility with Parks Depot	$11,726,114
Conservatory	$0
Lawn Bowls Club replacement	$3,746,002
Soccer Stadium	$84,251,833
Halifax Lancers expansion	$12,717,529
Demolition	$3,620,716
Total	$116,227,585

Site Development Option 2

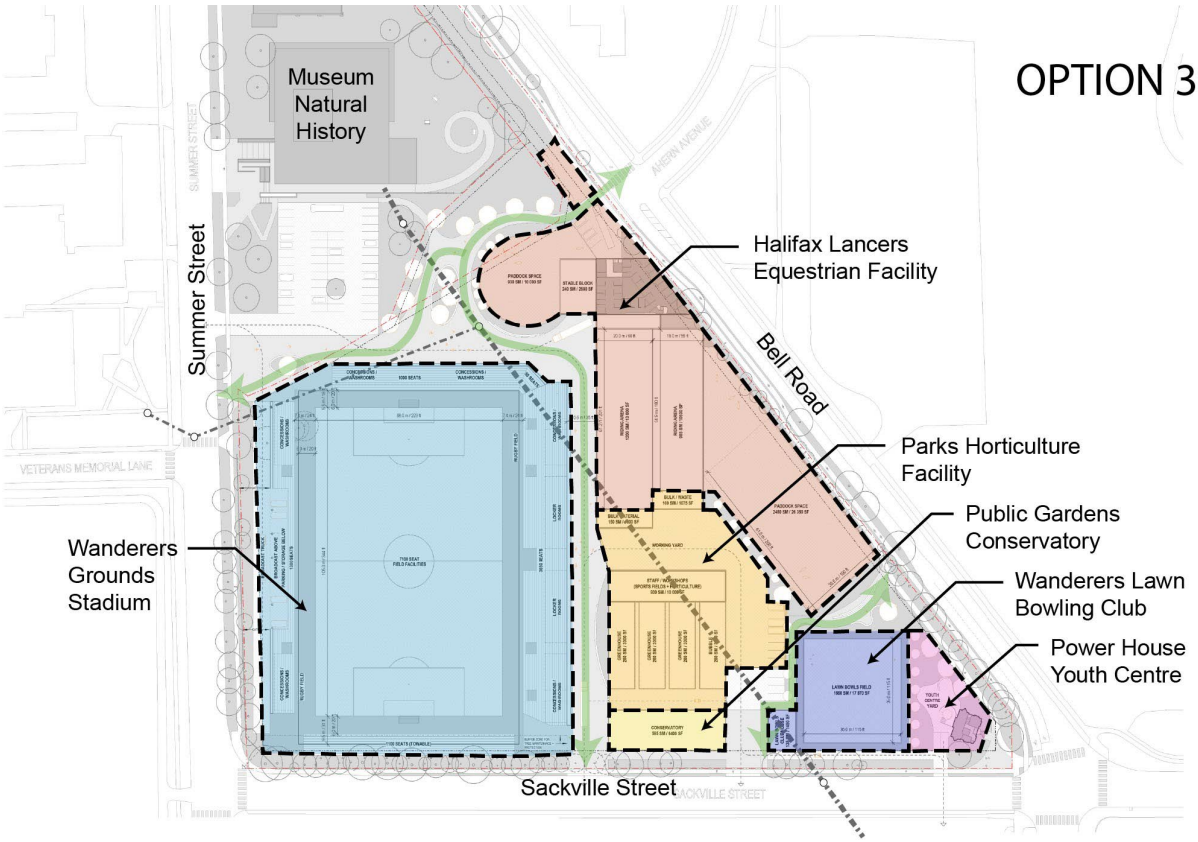
- The Parks depot and horticulture greenhouses are consolidated in a new complex.
- A 4,500sf botanical conservatory is located next to the Power House.
- The Halifax Lancers receive some additional space to improve their facility for the horses, but not enough space for the second riding arena which would allow them to increase their programming.
- The stadium has 8,600 fixed seats but with a shorter field that would only be suitable for soccer.
- The projected 2029 construction costs for the full site redevelopment are estimated at $120 million.
- The two soccer teams prefer Option 2 with a stadium with more fixed seats. The Wanderers Lawn Bowling Club also prefer this option which provides a better balance of public exposure and privacy from the street. This version of the soccer stadium could also work in Option 1.



Facility	Option 2
Power House - landscaped yard	$165,391
Horticulture Facility with Parks Depot	$11,318,538
Conservatory	$3,958,650
Lawn Bowls Club replacement	$4,044,018
Soccer Stadium	$92,462,318
Halifax Lancers expansion	$4,521,872
Demolition	$3,403,473
Total	$119,874,260

Site Development Option 3

- The Wanderers Field is rotated on the site for a preferred north-south orientation. With this configuration, more space is made available for both the Lancers' expansion and a larger botanical conservatory building.
- The stadium shown is smaller at 7,100 fixed seats to fit within the current property boundary. If additional land from the Museum property were acquired from the Province, a stadium of 9,000 to 10,000 fixed seats could be possible.
- A 6,400sf botanical conservatory is integrated with the new horticulture complex.
- The projected 2029 construction costs for the full site redevelopment are estimated at $122 million. The costs for the Lancers' facility expansion includes the program in Option 1 plus the cost to replace their current indoor arena.
- The proponents of the Public Gardens Conservatory prefer Option 3 which provides a larger conservatory building that fronts Sackville Street and is more visibly prominent from the Public Gardens.



Facility	Option 3
Power House - landscaped yard	$165,391
Horticulture Facility with Parks Depot	$11,885,247
Conservatory	$5,630,080
Lawn Bowls Club replacement	$2,877,209
Soccer Stadium	$77,325,963
Halifax Lancers expansion	$20,128,501
Demolition	$4,562,103
Total	$122,574,493

ATTACHMENT C



Halifax Regional Municipality

Wanderers Block Functional Plan and Site Design

DECEMBER 19, 2024

FBM MILLS & WRIGHT LANDSCAPE ARCHITECTURE DESIGNPOINT engineering • surveying • solutions Gensler



LAND ACKNOWLEDGMENT

FBM would like to respectfully acknowledge that Nova Scotia is the ancestral and traditional territory of the Mi'kmaw People. The Wanderers Block has been an important gathering spot in Kjipuktuk since before the arrival of settlers in this area. We honour the Mi'kmaq as our community partners and traditional inhabitants.

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B WANDERERS BLOCK PERIMETER PHOTOS
C ZONING REQUIREMENTS
D SPORTS FACILITY BUILDING CODE CONSIDERATIONS
E WORKSHOP 2 SITE DESIGN OPTIONS AND FEEDBACK
F DESIGN OPTIONS SHADOW STUDY
G SCHEMATIC SITE SERVICING DESIGN

PREPARED BY

Fowler Bauld & Mitchell Ltd.
HS1 - 1660 Hollis Street
Kjipuktuk / Halifax NS B3J 1V7
T: 902-429-4100

YEARS IN OPERATION
105



01 North Common
02 Emera Oval
03 Central Common
04 Citadel High School
05 Halifax Citadel National Historic Site
06 Wanderers Block
a Provincially Owned
b Municipally Owned
07 QEII Health Sciences Centre
08 Camp Hill Cemetery
09 Halifax Public Gardens
10 Victoria Park
11 Victoria General Hospital
12 IWK (Children's) Health Centre

1 INTRODUCTION

This document comprises a clear outline of the existing conditions, constraints and competing pressures on the Wanderers Block, and presents design options for how the tenants' future needs and proposals can be met in a way that enhances public use and beautifies this portion of Halifax in line with the recommendations of the Halifax Common Master Plan.

Introduction
Chapter 1 summarizes the background work proceeding this project, the scope of work undertaken in this project and the process the FBM team and the Wanderers Block tenant groups undertook collaboratively to create design recommendations for the future of the Wanderers Block.

Site Analysis
Chapter 2 describes the site in detail with text, photograps and mapping. The full sized maps appear in Appendix A.

Facility Functional Programs
Chapter 3 presents functional programs for the 6 tenant groups. This section describes each group's physical space, background, objectives, uses, site requirements and constraints, collaborations, concerns, needs/wants/proposals for the future, specifically indicating what portions are rooted at the Wanderers Block and which portions could conceivably relocate. Information about the neighbouring Museum of Natural History and the Public Gardens Foundation's Conservatory proposal are also included.

Site Design
Chapter 4 summarizes considerations that were identified through the iterative design process regarding end of life, building code related spatial separation, tenant specific design issues and the concurrent Active Transit Plan design project. Following these considerations are Key Findings and three Site Design Options.

BACKGROUND

The wanderers block is a 5.34ha block in the heart of the Halifax Peninsula and in the centre of the Halifax Common- a section of the city set aside for the use of the people in 1763. While the Common's boundary stretches from Cunard Street to South Street, much of this area has been built up over time with commercial, non profit and institutional uses, notably the QEII hospital campuses, Citadel High School and Dalhousie University. The Wanderers Block is surrounded by significant greenspaces including the Historic Public Gardens to the south, Camp Hill Cemetery to the west, the Halifax Citadel to the north east, and the North and Central Commons to the north west. The QEII Hospital and Citadel High School are higher density neighbours to the west and east respectively. The Wanderers Block includes Provincially owned land, home to the Nova Scotia Museum and the Museum of Natural and a 2023 parking garage for the adjacent QEII hospital, with the remainder being Municipally owned.

The Halifax Common Master Plan (2021) identified key recommendations for the Common as a whole as well as specific actions by zone. Goals identified for the Wanderers Grounds were: "To continue to manage the Wanderers Grounds site for organized sports, with a balance of complimentary public uses, while improving the site's functionality, permeability and safeguarding its heritage elements". After the Halifax Common Master Plan and feedback process, the need for more detailed functional planning of the Wanderers Block was identified.

Since the Halifax Common Master Plan was completed, two of the tenants on the municipal portion of the Wanderers Block, (Wanderers Football Club and Halifax Lancers) put forward facility expansion proposals. In addition, the Public Gardens Foundation has proposed that a Horticultural Conservatory be added to the Block as a new attraction related to the Public Gardens.

SCOPE OF THIS PROJECT

In light of the above as well as the capital upgrades required for existing Wanderers Block facilities, HRM engaged FBM and our consultant team to undertake the following work in consultation with the Municipality and stakeholders:

- Develop the functional programs and facility size requirements for the Municipality's horticultural / parks operations, and public open space areas;
- Identify the functional programs and aspirations of each of the tenants and interests;
- Assess the viability of the uses in being able to be accommodated within the subject area;
- Explore massing of permanent sports fields facilities of different sizes; and

- Develop site plans with facility layout options and building massing for the subject area, along with recommendations, ensuring that the entirety of the subject area is functionally viable and attractive from a public realm perspective.

PROCESS

Site analysis drawings were prepared, including Land Use Zoning, Recreational Spaces, Buildings & Structures, Natural Systems, Pedestrian Circulation, Game Day Pedestrian Circulation, Transit & Active Transportation, Vehicle Circulation, Underground Infrastructure, Views Into the Site (Appendix A). In addition, a photographic study of the complete perimeter of the site from the pedestrian point of view - both looking into and out of the block - was compiled (Fig. 1-A. Full photos appear in Appendix B).

Tenant Facility Programs

In order to understand existing and near future needs of each of the tenant groups, facility tours and staff interviews took place over two days, May 30 & 31, 2024 for the following groups:

- Power House - HRM Youth Centre
- HRM Horticulture West (greenhouses)
- Wanderers Lawn Bowling Club
- HRM Sports Fields West (depot)
- Halifax Lancers (Fig. 1-B)
- Wanderers Field temporary soccer facilities (Fig. 1-C)

A follow up survey was sent out to capture additional information from the tenants. Existing drawings were collected and area breakdowns compiled for each tenant. All existing tenant indicated a desire to remain on the Wanderers Block, with varying requests for expansion and upgrades.

In addition, the FBM team toured the grounds of the Museum of Natural History, owned by the Province and a neighbour on the Block with an important connection to pedestrian travel and views of the Lancers' Paddock.

Additional interested parties

Happening concurrently with this Functional Plan work, Design Point Engineering was engaged by HRM to produce an Active Transit Plan for the area. Due to site constraints, work on the Bell Road segment adjacent to the Wanderers Block was separated from their overall work for special consideration. HRM took the opportunity to invite the AT group to connect with FBM's design team to develop our work in tandem.

This project's design team also considered a proposal for a public conservatory on the Wanderers Grounds presented by Robert Pace of the Public Gardens Foundation to the Community Planning and Economic Development Committee (CPED) in 2022.



Fig. 1-B Site visit to the Lancers' barn



Fig. 1-C Site visit to the Wanderers FC's temporary locker room



Fig. 1-A Photo collage - view from Summer St into the Wanderers Block from Vetrans Memorial Lane to Sackville St.



Fig. 1-D Tenant group representatives collaborating at Workshop 1's site constraint and reconfiguration charette

All Groups Workshop 1

All tenant groups and the identified additional interested parties were invited to an engagement session with the following goals:

- Come to a shared understanding of current users' programming and space use.
- Collectively review challenges and new proposals for the block.
- Have a realistic appreciation of space constraints.
- Develop Success Criteria for the future of the Wanderers Block.
- Identify potential overlaps, sharing, is there anything that could be better done elsewhere. Think outside the box.

Success Criteria questions posed to the group:

Imagine it's next year and you are looking at a completed Site Development Plan for the Wanderers Block. What would make you say the project was successful?

What is success from your functional, spatial and staff point of view?

What is success from the point of view of tourists, citizens, people enjoying the city – the broader community?

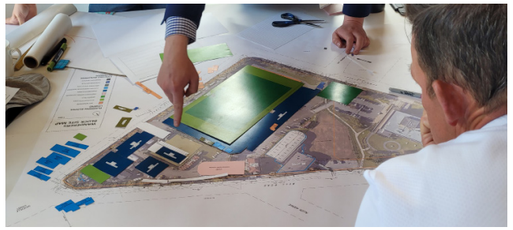


Fig. 1-E Workshop 1 collaborative site reconfiguration charette

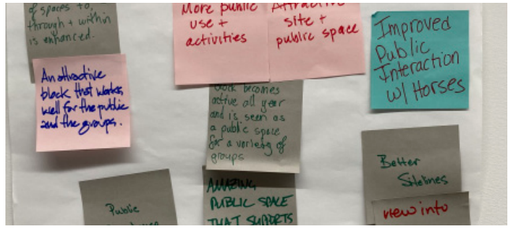


Fig. 1-F Excerpt of tenants' input on side design Success Criteria

The results from this workshop were a list of Success Criteria by which the final site design options would be judged and three creative explorations of how the tenants' various spatial needs may push and pull or overlap while providing more pedestrian access and informal recreation space within the Wanderers Block.

Several Success Criteria themes were identified:

- Tenant Needs Met
- Together (no current tenants have to leave the site)
- Accessibility, Access & Active Transit
- Aesthetic Improvements
- Welcoming & Accessible
- Activity, Growth and Innovation
- Public Facing

Site Design Options

A series of iterative design exercises were undertaken to evaluate whether existing tenants' facility needs and proposed expansions could be co-accomodated and whether adding the new use of a conservatory is spatially feasible. Design options looked to meet the tenants' operational needs while also enhancing the public realm visually and spatially, carving back out informal recreational space for the public within the block and enhancing the pedestrian experience at the perimeter.

Various sizes of stadium style permanent sports facilities were tested on the site with the help of a stadium consultant. It was noted that a north-south orientation is typically preferred for soccer fields due to a sun disadvantage for one team's goalie based on time of day. With two professional teams planning to use the field, scheduling around afternoon/evening sun could be another constraint.

Four schemes were developed, all of which kept all tenants on site; two with the existing east-west sports field orientation, and two with a new north-south orientation.

Two versions of the Active Transit Group's draft plans were incorporated into the various schemes. All options included a Conservatory space of various sizes as part of an HRM Horticulture facility.

All Groups Workshop 2

All tenant groups were invited back for a followup session, with the addition of the Halifax Tides women's soccer team, a new tenant group added during the course of this project.

Workshop 2's goals were to:

- Share what was learned through the design process
- Present four site design options
- Get everyone's feedback on the four options
- Rate the options against the Success Criteria developed in Workshop 1

The four site design options and feedback are detailed in Appendix E. Participant comments were captured on post it notes during group discussions. Following this, 'Feedback Frames' provided each participant an opportunity to rate each scheme's sucess in meeting their organization's needs as well as enhancing the public realm (Figs. 1-I, J and K) Votes were hidden until everyone had cast their chip-ballot. Feedback summary is provided in Appendix E.

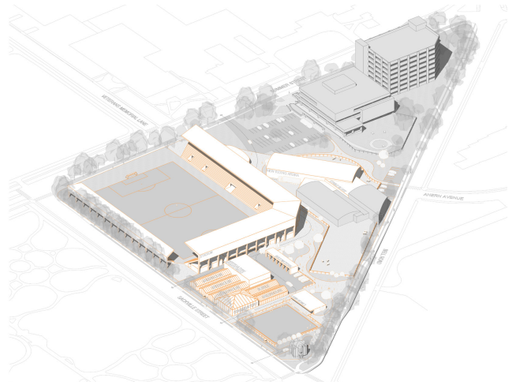


Fig. 1-G 3D massing of one of the four options presented



Fig. 1-H FBM Team answers questions about the designs



Fig. 1-I 'Feedback Frame' results for operational needs in Opt 1.



Fig. 1-J Feedback was captured via sticky note comments and secret anonymous ratings in the 'Feedback Frames'.

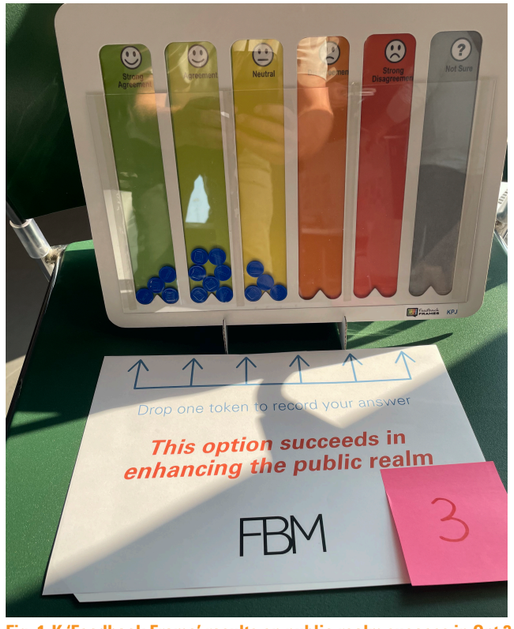


Fig. 1-K 'Feedback Frame' results on public realm success in Opt 3.

Further Refinement

Feedback from the tenant groups was incorporated as the plans were further developed.

Final recommendations for the site design are detailed in Section 5.

2 SITE ANALYSIS

Site analysis mapping was undertaken by Mills & Wright Landscape Architecture. The full site analysis report can be found in Appendix A. The municipal portion of the Wanderers Block is zoned Park and Community Facility (PCF) with a maximum height allowed of 17m and setbacks of 6m required along all perimeter streets and 2.5m from internal property lines. There is a driveway easement from Summer Street through the Provincial Property for access to the Municipal Depot and temporary soccer facility. Note that the existing property line which cut through the Lancers' Paddock is being revised to follow the pedestrian sidewalk so that the whole Lancers Paddock will be on HRM property. The new property line is reflected in these drawings.

Tree identification was provided by HRM Urban Forestry along with a Tree Assessment & Appraisal Report dated July 25, 2024. Beautiful mature trees line the street edges with Red Maple, American Elm, Scotts Elm and Norway Maple on Summer Street. Sackville Street's trees are mainly Little Leaf Linden, while Bell Road contains a greater variety including Sugar Maple, Japanese Yew, Hinoki Cypress, Empress Tree, Linden, Basswood and a Maidenhair Ginko. During the site design phase, every effort was made to preserve the street trees which are recognized as a major asset and character defining part of the site. HRM Urban forestry provided Tree Protection Zone criteria which effectively creates an additional setback along Sackville St. side. The trees cast significant shade and have begun to impact the greenhouse closest to the Power House (Fig. 2-H). A tall hedge around the front of the Power House provides privacy for the youth centre yard programming, however obscures the view of the historic residence from the street and sidewalks.

The interior of the site is fairly flat with excellent solar exposure. There is an approximately 1m change in grade from the Bell Road sidewalk to the works yard, which is negotiated by stairs at the Bell Building. The black metal fence contains the site along the property line for most of the perimeter with the exception of the front of the Power house, the Lancers' parking area and two curb cuts at the greenhouses. While not an unsightly fence, it does visually and practically separate the Wanderers Grounds from the public realm.

Pedestrian circulation increases on soccer game days when upwards of 6000 fans flow through four entrances to the Wanderers Field (Fig.2-D). Public vehicular access is limited to members' parking at the small Lancers and Wanderers Lawn Bowling lots; the main interior vehicle traffic is from the HRM Horticulture, and Parks West fleet and deliveries including transport truck pass through access. Soccer team parking and delivery access increases for two days before and after game day.

Bike lanes on both sides of Bell Road and a shared use path on Ahern Ave bring cyclists towards but not into the site. There is one well-used bus stop in front of the Museum of Natural History on Summer Street, serving the Museum as well as the QEII Hospital and Citadel High. (Fig. 2-F).

Cutting diagonally through the site is a combined storm and sanitary sewer line dating to the 1800s (Fig. 2-G). According to City of Halifax record drawings from 1972, it is a 1050mm (42") x 1200mm (48") structure, built to convey Freshwater Brook. According to these same record drawings, in the early 1970s the sewer was abandoned and realigned to follow Bell Road. The Museum of Natural History lies generally on top of the original Freshwater Brook sewer. Downstream from the Museum, this line carries sanitary waste from the Museum as well as storm water from the Museum parking lot (a low point on the site) and from other areas of the Wanderers Grounds. Another combined sewer line connects from Summer St., serving part of the Hospital as well as a portion of Veterans Memorial Lane and Summer St. The old sewer leaves the Wanderers Grounds near the lawn bowling area and continues through the Public Gardens.

Photo documentation of the complete perimeter of the Block (Appendix B) illustrates the lack of visual and actual porosity as well as the scattered equipment and rusty sea cans visible from the Bell Road sidewalk.

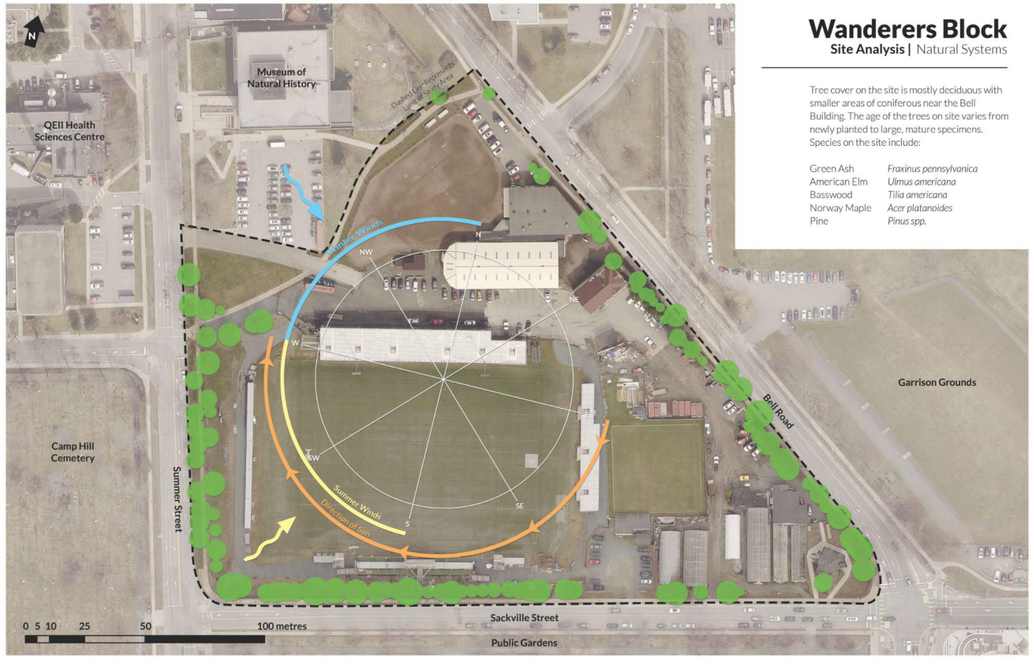


Fig. 2-A Natural Systems

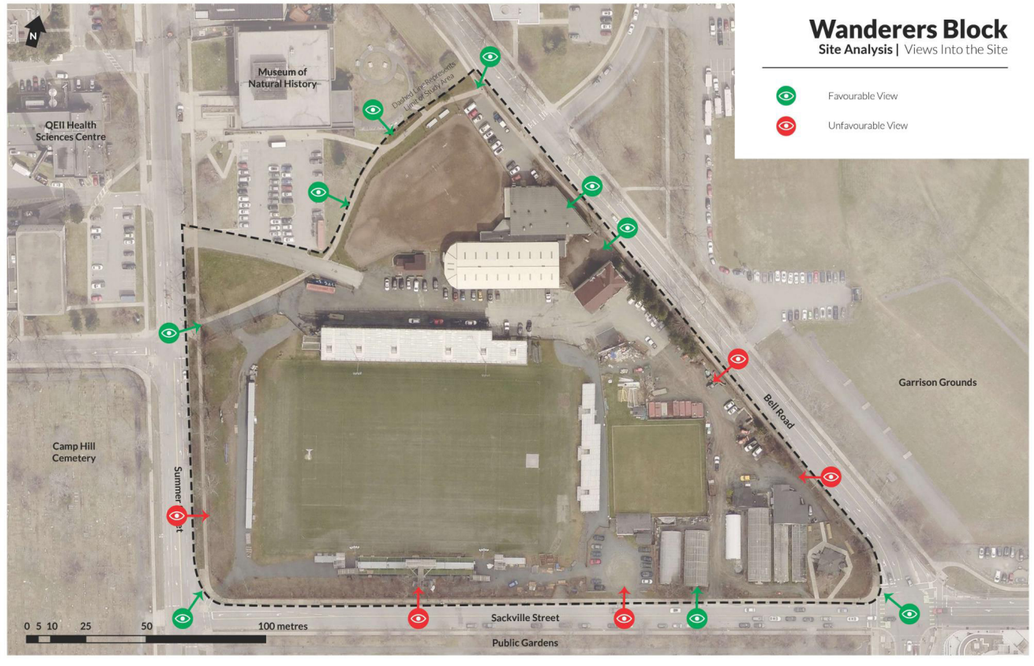


Fig. 2-B Views Into the Site

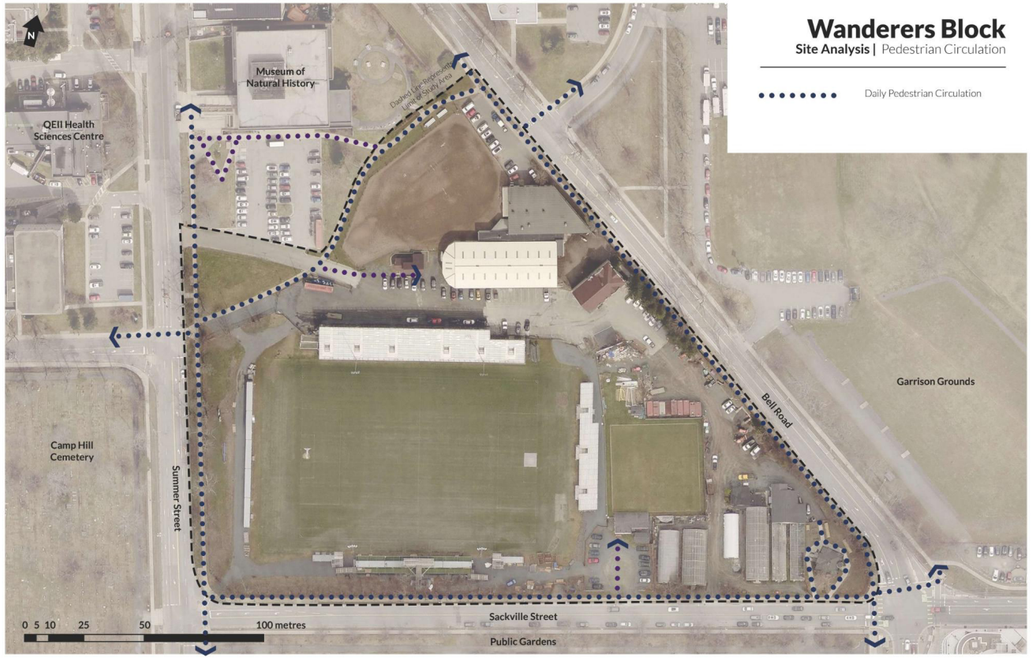


Fig. 2-C Pedestrian Circulation

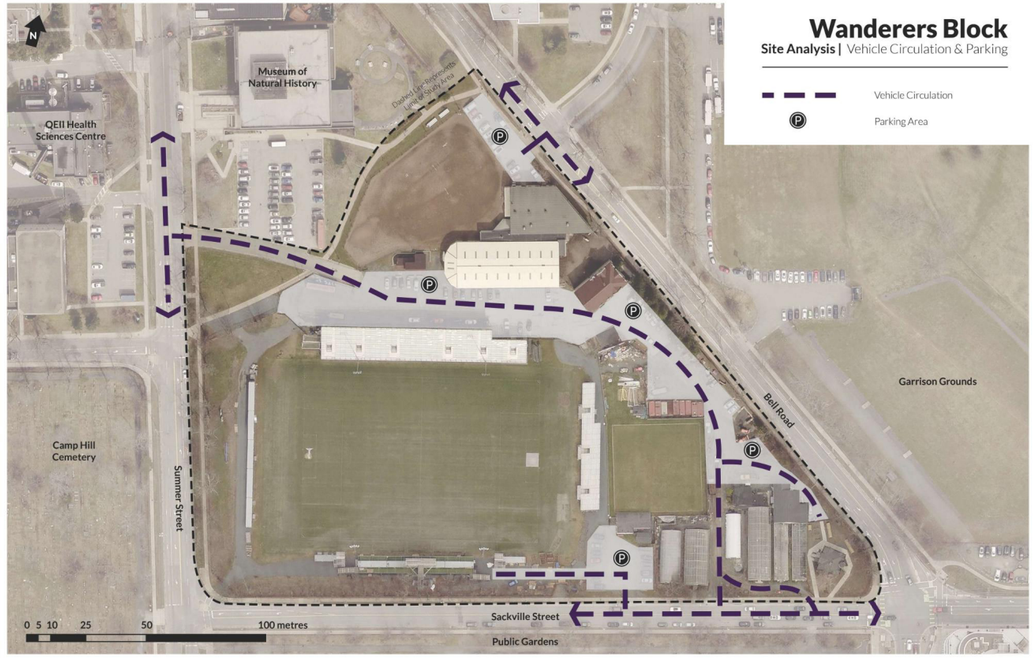


Fig. 2-E Vehicle Circulation & Parking

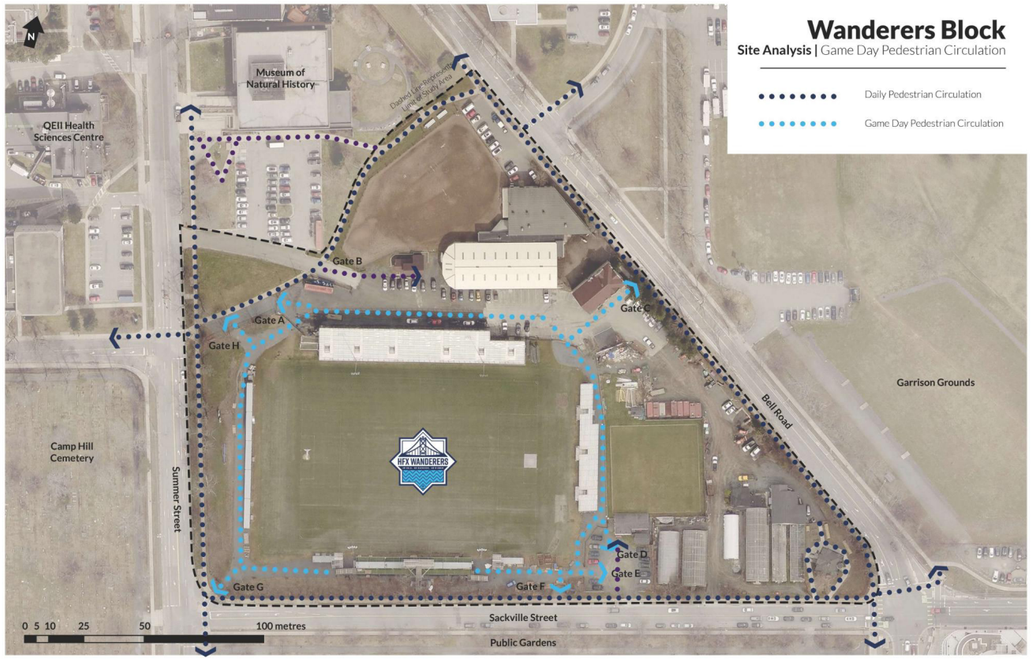


Fig. 2-D Game Day Pedestrian Circulation

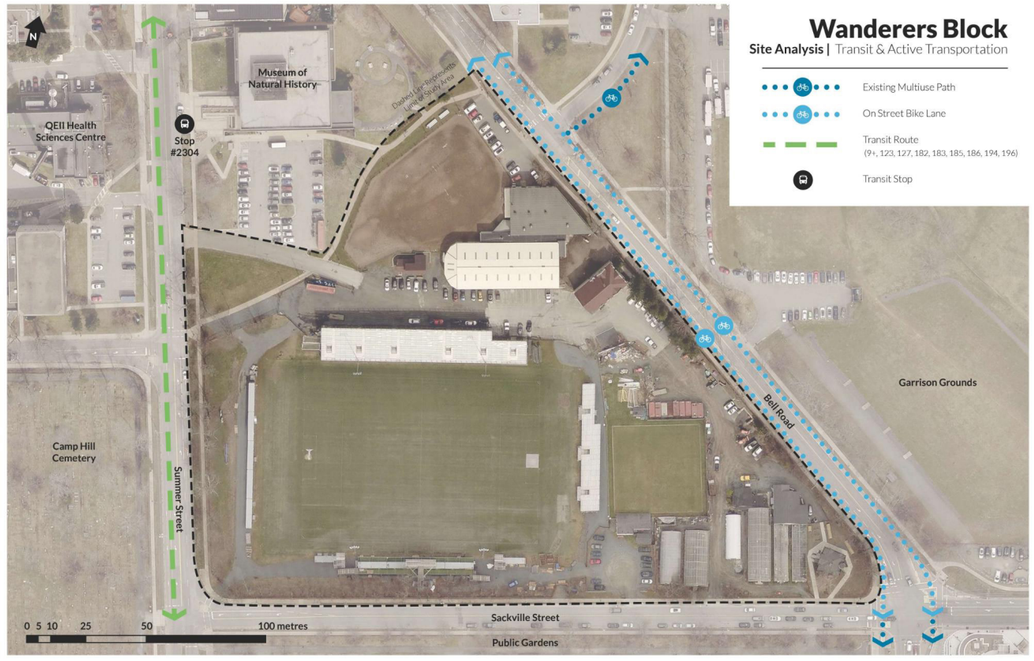


Fig. 2-F Transit & Active Transportation

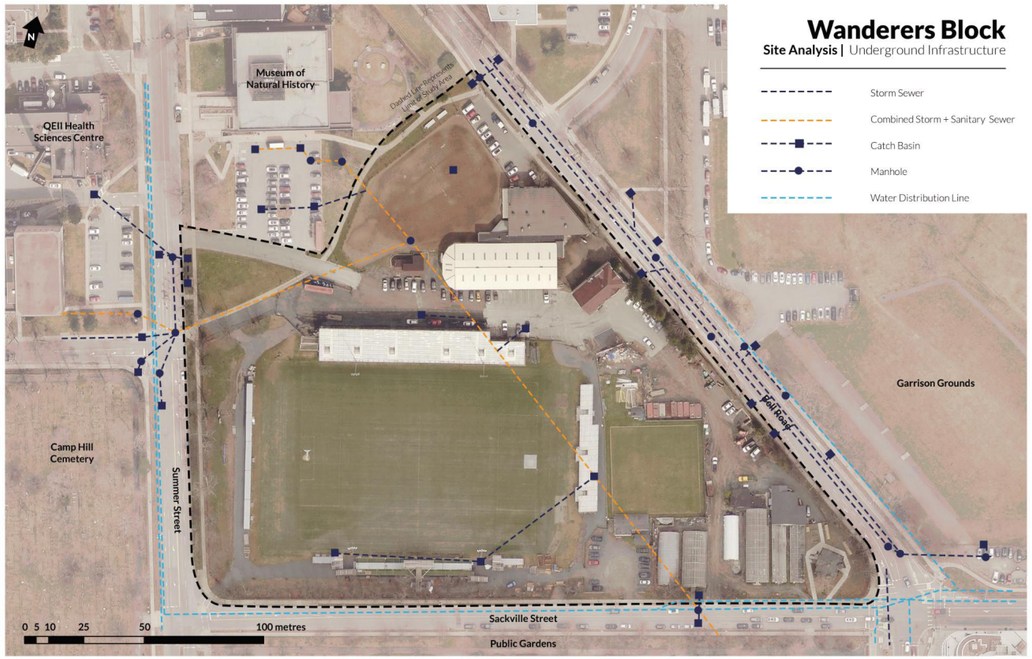


Fig. 2-G Underground Infrastructure

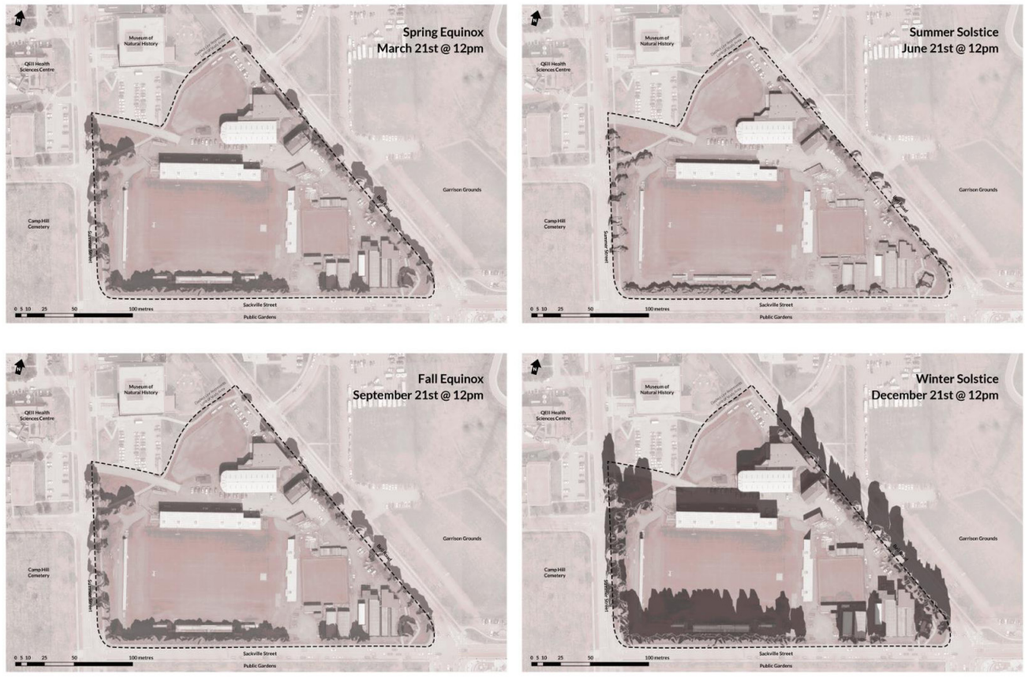


Fig. 2-H Shadow Study



Fig. 2-I Bad view: From Bell Road showing HRM Depot's sea cans, vehicles and equpment as well as temporary stands and port-a-potties.



Fig. 2-J Good view: Horses of Halifax viewed from path connecting Bell Road to Summer Street.



3 FACILITY FUNCTIONAL PROGRAMS

TENANT FACILITIES

.1 HRM POWER HOUSE YOUTH CENTRE
.2 HRM HORTICULTURE WEST
.3 WANDERERS LAWN BOWLING CLUB
.4 HRM BELL ROAD DEPOT
.5 HALIFAX LANCERS
.6 WANDERERS FIELD

ADDITIONAL STAKEHOLDER GROUPS

.7 NOVA SCOTIA MUSEUM AND
THE MUSEUM OF NATURAL HISTORY
.8 PROPOSED CONSERVATORY



.1 POWER HOUSE YOUTH CENTRE

BACKGROUND

Designed by architect James Charles Dumaresq, the Victorian-era house is named for it's first resident and the first superintendent and designer of the Public Gardens, Richard Power. It was later used as office space for the Public Gardens horticulture staff and Superintendent until 2013.

The building is a Municipal Registered Heritage Building and has undergone major restoration work to the exterior and interior after which time it became home to HRM Youth recreation and social support programming.

The Power House site has a prominent place at the tip of the Wanderers Block and holds a key position between the Public Gardens and the Citadel/Garrison Grounds. It can be seen as part of a gateway to the Commons.

OBJECTIVES

Operated by HRM Youth Programs, the Power House has become a place for youth 13-24 to gather, learn and connect with others. It has developed a tight knit LGBTQ2S+ community and is an arts, food and RPG (role playing game) focused drop-in and program space.

As gender diverse youth are at high risk for homelessness, family/peer conflict and suicide, and not all youth share their identity or orientation with peers or family, the Power House has worked hard to create a safe space for LGBTQ2S+ youth.

Sharing space with the Power House specific staff are Coordinators for the HRM Youth Section, the Manager of the Youth Advocate Program, the Manager of Youth Worx and HRM's Youth Advisory Council.

DESCRIPTION OF USES

01 Historic Power House - Youth Centre

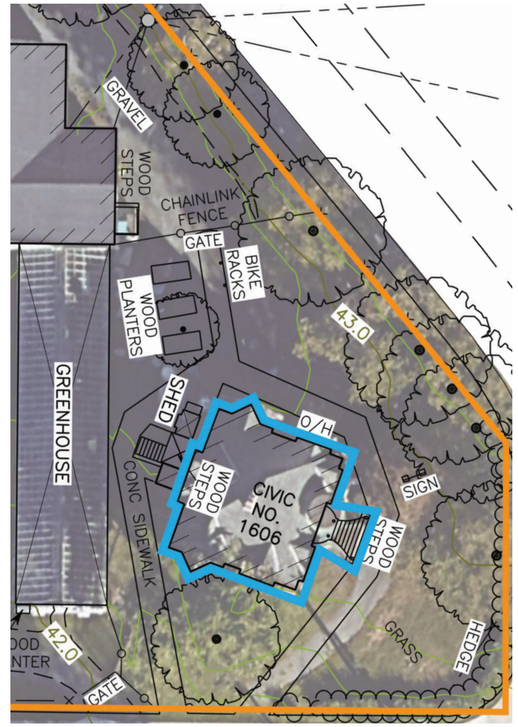
- 2200 SF of interior space,
- Level 1 includes, welcome desk, printer/computer, program/hangout space, shared kitchen, meeting room, free clothing rack, barrier free washroom (Fig. 3.1-A, -B, -C, -D, -E, & -F)
- Level 2 (not barrier free) shared offices of 5 staff, bookable board room, seating 12
- Basement (not barrier free) Dungeons and Dragons / RPG focused game room, storage, mechanical room.

02 Main Access Path

- Access to entrance door is from sidewalk is along Sackville (Fig. 3.1-G)

03 Barrier Free Access Path

- Sidewalk to rear entry with exterior wheelchair lift (Fig. 3.1-H & -J)



SPATIAL REQUIREMENTS	CURRENT
Interior	2200 SF
Exterior Private Yard	3200 SF
Parking	
Staff	1
Truck	0
Bike	4
Drop off	0



Fig. 3.1-A



Fig. 3.1-B



Fig. 3.1-C



Fig. 3.1-D



Fig. 3.1-E



Fig. 3.1-F



Fig. 3.1-G



Fig. 3.1-H



Fig. 3.1-J



Fig. 3.1-K



Fig. 3.1-L



Fig. 3.1-M

04 **Privacy Hedge**
- 5’ high continuous hedge around yards provides visual privacy for outdoor programming and a sense of security (Fig. 3.1-K).

05 **Front and Side Yard**
- Picnic tables, garden raised beds and yard space for games and outdoor programs (Fig. 3.1-L)

06 **Bike Parking**
- 2 bike racks in back yard

07 **Garden Beds**
- Part of the youth program, HRM Horticulture provides soil and plants for raised beds which support the Centres food programming (Fig. 3.1-M).

08 **Parking**
- Gravel lot shared with Horticulture. Typically one spot used by Power House staff. Access gate to side yard. Staff also sometimes park at Wanderers Lawn Bowling Club parking lot.

SITE REQUIREMENTS AND CONSTRAINTS

- The historic house has a prominent place on the block, however mature trees and the 5’ high privacy hedge shield it from view.
- The privacy requirement for participants entering the front door and using the yards is somewhat at odds with the desire to have the Power House act as a gateway to the Commons with a public facing plaza at the corner.
- HRM Active Transit’s project to improve the bike lane along Bell Rd. may put pressure on the Power House yards and carve out their program areas and privacy.
- Many youth are dropped off/picked up. Having a safe, well lit, accessible drop off space would increase safety. Connecting this to a barrier free ramp would increase opportunities for those with mobility challenges.

COLLABORATIONS

- HRM Horticulture has helped with their raised beds.
- Sports Fields maintain the grounds and privacy hedge.
- Collaborations with other HRM Youth programs and centres such as the Adventure Earth Centre, Girls United (anti-trafficking), Youth Worx.
- Opportunities exist for youth to try out Lawn Bowling. The WLC has a youth league and is starting a Pride league in 2024.
- Board Room rented by non-profit groups including the Friends of the Public Gardens.

CONCERNS (SAFETY, SECURITY, ENVIRONMENTAL)

- Anti 2SLGBTQIA+ sentiment has lead to keeping the front door locked, with public and program participants required to buzz in via intercom and the reception person greets every entrant.
- No drop off zone for participants, barrier free or otherwise.
- Wheelchair users have to use the back door.
- Wheelchair lift is not reliable which has resulted in participants being trapped on the lift or inside the building.

NEEDS / WANTS / PROPOSALS

A ramp would be preferred over the lift.

The basement and Level 2 are not barrier free; exploring creative ways to address this could be an option.

An accessible drop off / pick up space on the Sackville St. side.

Planning on addition of laundry facilities to support homeless youth.

Outdoor programming is increasing. Staff continue to cultivate visual privacy for the outdoor program areas.

FUNCTIONS AND SPACES REQUIRED TO BE AT WANDERERS BLOCK / FUNCTIONS AND SPACES WHICH COULD RELOCATE

Having a strong youth recreation presence on the Wanderers Grounds fits well within the overall mandate of public recreational use. While the Youth Centre is making excellent use of every inch of the Power House and grounds, the current program is not tied specifically to the Public Gardens or the Wanderers Block. As noted above, the desire for privacy/anonymity on a part of the property is somewhat at odds with the public facing nature of site.



.2 HRM PARKS HORTICULTURE WEST

BACKGROUND

An extension of the 16 acre Public Gardens, this location has had horticulture buildings that supported the Public Gardens since at least the 1870's. This is the administrative home base of the gardeners and Horticulture West Supervisor.

OBJECTIVES

To provide all maintenance and horticulture services to the Public Gardens (PG). This includes all plant maintenance within the PG as well as overwintering some plants in greenhouse and growing top quality annuals in an economical way to support the historic design intent of the Public Gardens. Annual 'Seconds' are distributed to other HRM parks/green spaces. Horticulture staff provide maintenance operations in the PG including garbage pickup, holiday lights and winter snow clearing. Horticulture West is also developing a pollinator corridor down spring garden to the library green roof. They will soon be supplying plants to the new Cogswell District development which represents an increase in their service demand.

DESCRIPTION OF USES

01 Header House
- Drive-in space at back with overhead door is used to attach plows etc. in winter, this space is essential (Fig. 3.2-A)
- Soil mixing machine saves time
- Lunch room usually has about 8 people, most gardeners stay in the Gardens for lunch (Fig. 3.2-B).
- Propagation counters (Fig. 3.2-C).
- Meeting area / hallway (Fig. 3.2-D).
- Supervisor office
- Locker room, washrooms, and laundry (Fig. 3.2-E).
- Basement has bedrock at varying heights and is used for storage. Contains irrigation controls.

02 Workshop + Boiler Room
- Staff Lockers
- Workshop (Fig. 3.2-F)
- Storage
- Boiler Room for greenhouses 1-5



03 Greenhouse 1 - 1200 sf
- Propagation. This greenhouse is becoming shaded by trees along Sackville St.

04 Greenhouse 2 - 1200 sf
- Propagation of 31,000 plants

05 Greenhouse 3 - 3300 sf
- Annuals that are ready to go outside (Fig. 3.2-G).
- Storage for benches in winter.
- Has the mechanical room for greenhouses 1-5.
- Lots of spillover heat from boilers.

06 Greenhouse 4 -
- Bubble - polycarbonate frame 'bubble' (Fig. 3.2-H)
- Used for soil storage and golf cart parking

07 Greenhouse 5 - 2400 sf
- Plants ready to plant out.
- Some PG plants that have come in for winter housed here.
- Sackville St. end was built with the idea that public could come in; very small area not currently used like that.



Fig. 3.2-A


Fig. 3.2-B


Fig. 3.2-C


Fig. 3.2-D


Fig. 3.2-E


Fig. 3.2-F


Fig. 3.2-G


Fig. 3.2-H


Fig. 3.2-J


Fig. 3.2-K


Fig. 3.2-L


Fig. 3.2-M

08 **Greenhouse 6 - 1600 sf**
- Polycarbonate on frame.
- Hanging baskets with watering system and plants ready to go out.
- Has own oil furnace. Semi heated in winter for bench maintenance.

09 **Cold House**
- Polycarbonate frame half tunnel with racks for hardening off plants before transplanting outdoors.

10 **Interstitial Storage**
- Spaces between greenhouses are used for general storage, as well as tulip bulb drying in the late spring (Fig. 3.2-J).

11 **Bagged Manure Storage**
- Currently stored outside adjacent to GH 5 & 6 (Fig. 3.2-K). Would be better stored inside as bags get waterlogged.

12 **Driveway**
- Large deliveries and general fleet traffic, shared with Sports Fields West Depot.

13 **Pathway**
- Small equipment pathway with aligned connection to public garden maintenance gate (Fig. 3.2-L)

14 **Garbage**
- Garbage dumpster plus commercial recycling bins which are shared with Sports Fields West.

15 **Bulk Material Storage**
- 3 pads for material storage (Fig. 3.2-M)

16 **Vehicle Access to OH door**
- Drive in space for installation of attachments in winter is essential.

17 **Office Entry**
- Main entry and shared parking.

18 **Fleet and Staff Parking**
- 10 spaces are managed between staff, deliveries, visitors and Horticulture vehicles (see table).
- This area is very full and hard to negotiate in the peak hours.

SITE REQUIREMENTS AND CONSTRAINTS

- Multiple greenhouses are important as different conditions are required inside (i.e. temperature and humidity). Couldn't replace them with one large undivided greenhouse.
- Trees along Sackville St are shading Greenhouse 1 resulting in loss of efficiency. Greenhouses ideally get full sun.
- Horticulture has 2 seacans, one of which has a roll up door which is good.
- 1 seacan for Public Gardens specifically.
- Recycling bins located here are shared with Sports Fields.
- Needs occasional transport truck delivery, so through traffic essential.
- Limited parking for trucks and trailers. Difficult to fit them all in. Truck numbers increase with service demand increase.
- A few picnic tables along Bell Road for staff use. Staff have beautified this area with planting.
- Small vehicles (golf carts) go from Greenhouses to Public Gardens, crossing the sidewalks and road to the service gate (Fig. 3.2-M).
- Currently have 2 bins of bulk materials accessible by small machines and dump truck.
- Bagged manure storage currently outdoors (Fig. 3.2-K)
- Tulip bulbs stored between greenhouses after blooming and prior to summer storage (Fig. 3.2-L)
- Bike parking for approximately 3-5 bikes, informally.
- Most staff walk, bike or take transit or park elsewhere. This is a desirable worksite so staff don't demand parking spaces.
- Supervisor office entry is poorly located at what is essentially the back with no view of yard or greenhouses.

SPATIAL REQUIREMENTS	CURRENT
Interior (Staff + Storage)	2536 SF
Accessory Buildings + Material Storage	2655 SF
Greenhouses (5)	10435 SF
Staff Parking	1
Bike Parking	3-5
LD Truck	9
Tractor	2
Utility Trailer	5
UTV	5
Ride-On Mower	2
Skid Steer	1
Tow-behind Water Trailer	1
Plows and Accessories	multiple

STAFF

STAFF REQUIREMENTS	CURRENT	5 YRS
Staff (Summer)	25	44
Staff (Winter)	10	10

- Note: Summer staff increase: 3 more this year (2024) and another 3 more next year (2025). Increase of one truck per crew of 3.
- Staff working 7 days, just a few on weekends.

NEEDS / WANTS / PROPOSALS

- No space to gather/dispatch all staff (25) in the morning. This makes for inefficient use of Supervisor's time.
- Greenhouses are at end of service life; mechanical systems and envelope both; they don't maintain temperature and they leak. Not energy efficient.
- Greenhouses not BF and not set up for public access. They do have Doors Open public access twice per year – they make it work. High desire for access from the public.
- Would be good to have another polycarbonate frame building similar to GH 4 for dry storage for soil and fertilizer. These are now stored outside resulting in a loss of material. Would trade 2 seacans for this.
- GH 1 gets shaded in morning from Sackville St. mature trees, reducing greenhouse efficacy
- Could use one extra bulk materials bin.
- Staff growing due to added programs such as pollinator corridor and Cogswell district.
- Increased winter programming as PG now open year round with seasonal displays added.
- Some winter work happens in GH6 so it is partly heated. This is not energy efficient.
- Fitting all the vehicles into the yard is extremely difficult and requires a lot of shuffling.
- Transport truck deliveries a bit tricky as route is narrow.
- Need EV charging to allow fleet conversion.
- Would be beneficial to have teaching / demonstration facilities to attract NSCC and Dal AC students for work placements. This could double as public display space. Currently HRM Horticulture has no way to access these students.

SHARING

Sharing access route, garbage and recycling with Bell Road Depot / Sports Fields West.

What is driving growth?

Taking on additional areas outside of the Public Gardens, such as the developing Cogswell District.

FUNCTIONAL RELATIONSHIPS

Vehicle access to yard, header house (soil mixing machine), greenhouses, water fill, bulk materials storage, sea cans. Golf cart access to service gate across Sackville St.

Supervisor office should have waiting area and adjacency to dispatch / meeting area.

Wold benefit from having office view of yard.

COLLABORATIONS

- Horticulture works well with Parks West. They don't share staff.
- Helped Power House Youth Centre with their garden.

CONCERNS (SAFETY, SECURITY, ENVIRONMENTAL)

- Limited space for trucks makes it tricky to get them out in the morning and back in at end of day.
- Golf carts crossing sidewalk and Sackville St at unmarked crossing.
- Having the public occasionally access the greenhouses has been made to work, however there are tripping hazards and lack of barrier free access.

FUNCTIONS AND SPACES REQUIRED TO BE AT WANDERERS BLOCK

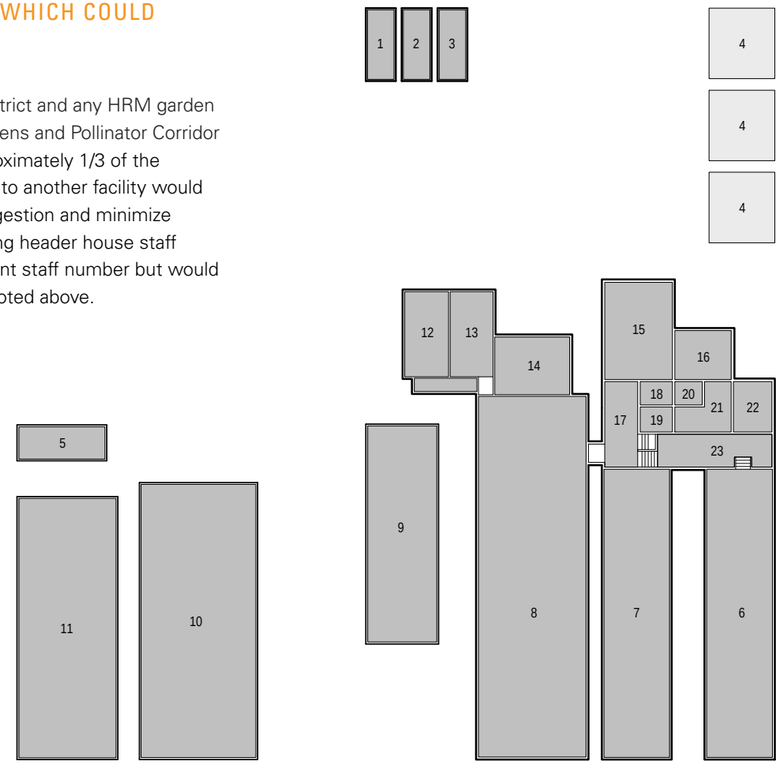
- Plant propagation for Public Gardens.
- Overwintering of plants from Public Gardens in greenhouses.
- Maintenance and snow clearing for Public Gardens.
- Vehicle storage for golf carts, water tank trailers.

FUNCTIONS AND SPACES WHICH COULD RELOCATE

Functions related to Cogswell District and any HRM garden spaces outside of the Public Gardens and Pollinator Corridor which comprises the work of aproximately 1/3 of the current staff. Relocating this staff to another facility would help reduce vehicle and yard congestion and minimize facility footprint needs. The existing header house staff areas are undersized for the current staff number but would be adequate with the reduction noted above.

ZONING

Greenhouses 5 and 6 are existing non-confirming as they are approximately 5m from the property line. The required setback is 6m.



Note: survey greenhouse areas vary slightly from areas provided by HRM Horticulture.

	CURRENT SPACE	AREA	
01	Seacan - Public Gardens	140 SF	
02	Seacan - Horticulture	140 SF	
03	Seacan - Horticulture	140 SF	
04	Material Storage (Concrete Pads x3)	1035 SF	(total)
	TOTAL (ACCESSORY BUILDINGS)	**1455 SF**	
05	Cold Storage	210 SF	
06	Greenhouse 1	1500 SF	
07	Greenhouse 2	1500 SF	
08	Greenhouse 3	3000 SF	
09	Greenhouse 4	1200 SF	
10	Greenhouse 5	2400 SF	
11	Greenhouse 6	1900 SF	
	TOTAL (GREENHOUSES)	**11710 SF**	

	CURRENT SPACE	AREA	
12	Workshop	280 SF	
13	Locker Area	275 SF	
14	Boiler Room	326 SF	
15	General Storage	495 SF	
16	Lunch Room	208 SF	
17	Work Benches	213 SF	
18	Washroom (single)	56 SF	
19	Laundry	61 SF	
20	Washroom (single)	48 SF	
21	Locker Area	158 SF	
22	Office	146 SF	
23	Meeting Area / Corridor	270 SF	
	TOTAL (INTERIOR)	**2536 SF**	



.3 WANDERERS LAWN BOWLING CLUB

BACKGROUND

"Bowls at the Wanderers Grounds started as a part of the Wanderers Amateur Athletic Club- which had a strong presence in the sporting community starting in the late 1800's. After building a green on the Wanderers Grounds, the Wanderers Lawn Bowls Club opened in 1887 and other then a short gap in play during World War One where the club had to give up our grounds to the Army- there has been bowls on the Wanderers Grounds almost consistently for the past 130+ years. Throughout our club's history, we've had a rich history of developing bowlers of all ages and abilities and helping them reach major success in the sport. Members have gone on to win provincial titles, national titles and represented Canada many times on the international stage.

We've also been very fortunate to have bowlers from all around the country make their way to our greens throughout the years for national competition as we've hosted the Canadian Lawn Bowling Championship, Canadian Senior Triples Championship and the Canadian Junior and Under-25 Championship throughout the years."

Source: Wanderers lawnbowls.ca/history.html

Motto: Active, Social, Community

OBJECTIVES

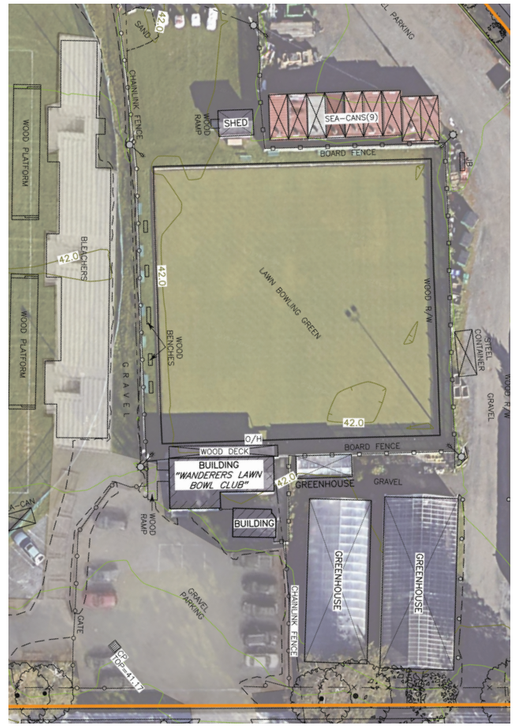
"We create a place where people can come and be active, social and part of the community. We do this all through the promotion of the sport of Lawn Bowls, a fun game that people of all ages and skills can play."

DESCRIPTION OF USES

Open from June 1 through October, the pitch and clubhouse are used daily for competitive and recreational Lawn Bowling for members as well as the general public. The clubhouse is used for social functions before/after games including for barbeques and rain-day board games. The demographic of the club is changing, with a youth league and a growing number of members under 50. With just over 200 members, WLBC is the 5th largest club in Canada (by members), and the largest with only one green. Over the season, through tournaments, leagues and events, the Club saw up to 600 individual users. Several group booking requests are typically denied each year due to lack of clubhouse space. They have hosted national events and have a long history of national champions and national team members - including 2 this year. Impediments to hosting larger national events are the size of the current clubhouse and having only one green.

Members can pay $5 to have a key and drop in whenever they want.

The clubhouse, shed and grounds are maintained by HRM Parks who do a walk around each spring to see what work is required for the season. They do a closeout walk again in the fall.



01 Lawn Bowls Field

- (Fig. 3.3-A)



Fig. 3.3-A



Fig. 3.3-B



Fig. 3.3-C



Fig. 3.3-D



Fig. 3.3-E



Fig. 3.3-F



Fig. 3.3-G



Fig. 3.3-H



Fig. 3.3-J



Fig. 3.3-K



Fig. 3.3-L



Fig. 3.3-M

02 Clubhouse
- Kitchen, washrooms, and communal space. (Fig. 3.3-B & -C).

03 Shed
- Storage for lawn bowling equipment (Fig. 3.3-D)
- Water entrance for the block is located inside making it a shared space (Fig. 3.3-E). Electrical Panel for the irrigation system.

04 Pathway
- Access to equipment storage shed, accessed by each player before and after each game.
- Access to lawn protection mats (Fig. 3.3-F)

05 Benches
- Located on all 4 sides of the field for viewing and rest between rounds
- Benches along South side at clubhouse the only with overhead protection and shade (Fig. 3.3-G)

06 Barrier Free Ramp
- Access to clubhouse as well as buffer zone around field (Fig. 3.3-H)

07 Gate
- Pedestrian access to field

08 Parking
- Informal parking for staff and users, however, many people bike or walk (Fig. 3.3-J)
- Bike parking informally located along fence adjacent to field (Fig. 3.3-K)

09 Equipment Access
- A portion of the gutter folds down to accommodate access by mower and equipment stored in the small white shed (Fig. 3.3-L).

SITE REQUIREMENTS AND CONSTRAINTS

The 8 lane x 8 lane square is natural grass maintained by Sports Fields West staff located at the Wanderers Block. The grass requires full sun. Currently, striped shade is created by the Wanderers FC stands which is not ideal. (Fig. 3.3-M) All four sides of the pitch are used. Currently there is only seating/shade at the clubhouse side. The field of play is not visible from the street so many people are not aware of the club's existence.

Sometimes music is played from the porch; currently this sound is blocked by the clubhouse so not audible from the street or Public Gardens.

The parking lot in front is not part of WCL lease, however they manage it when they are in use. It acts as occasional overflow parking for other Wanderers Block tenants and sometimes the public.

Access for lawn mowing equipment is required.

Shed behind clubhouse stores bowls and other equipment. Small shed to the north of the green stores maintenance equipment and is listed under HRM Sports Fields.

SPATIAL REQUIREMENTS	CURRENT	5 YRS
Interior	795 SF	2200 SF*
Accessory Building	240 SF	300 SF
Lawn Bowling Field + Circ.	18770 SF	18770 SF
Parking	20	
Staff	0	1
Volunteers	30	
Members	200	
* estimate		

NEEDS / WANTS / PROPOSALS

- Scheduled to receive a new kitchen from HRM summer 2024.
- Electrical panels on south wall of clubhouse restricts use of that area.
- Having just reached 200 members, the Club would like to hire summer staff to coordinate the leagues and activities.
- Field is hot in summer; shade (porch) only at one side.
- Barrier free improvements have been happening including ramp to clubhouse and back yard, (Fig. 3.3-H)however the Pitch itself is not BF. HRM is working on a portable ramp to solve this.
- Have to stop using the parking and clubhouse during Wanderers games as the parking lot is used for spectator entry and the clubhouse is used for drug testing.
- Games are not visible from the street, public exposure would be preferred
- Club house is not visually appealing and could be larger to accommodate groups, rentals and larger competitions. A second floor is feasible.

- Clubhouse not winterized; water is shut off by HRM mid October. If winterized, the clubhouse could remain functioning through the winter for indoor activities.
- Their preference is to stay with natural grass – it is a source of pride. If they were forced to switch to artificial turf, they would request a dome for winter play.
- Any permanent stadium should be located so as to not shade the green.
- If the clubhouse was winterized they could continue to have social activities during the off season.
- Formal bike parking should be provided.

Growth?

They have been actively growing their membership with now over 200 members with a youth league and growth in the 40-50 age range. They report seeing better growth with leagues organized by age groups.

FUNCTIONAL RELATIONSHIPS

View of green from clubhouse. Covered seating from clubhouse to green. Barbeque area accessible from kitchen area. Storage in proximity to green.

COLLABORATIONS

- Wanderers FC charity bowl for United Way
- Halifax Sport and Social Club
- Dartmouth and St. Mary's clubs weekly Classy Chicks
- New this year is a LGBTQ+ league
- Green is maintained by Parks Sports Fields West who take great pride in the quality of the playing field.

CONCERNS (SAFETY, SECURITY, ENVIRONMENTAL)

HRM/WLC are trying to create a barrier free entry onto the pitch. They have invested in sticks for assisted bowling but need a way to ramp up and over the boards to access the green.

There are some electrical boxes on the wall in the clubhouse for lighting which takes up useful space and should not really be so accessible.

Currently the club house is not heated; water gets turned off in November which marks the end of the season.

FUNCTIONS AND SPACES REQUIRED TO BE AT WANDERERS BLOCK

Their identity is tied to the Wanderers Block historically, and the use matches the functional goal of the Master Plan.

FUNCTIONS AND SPACES WHICH COULD RELOCATE

Not totally opposed to relocating to elsewhere on the Commons however this should be a conversation for HRM with the other clubs instead of WLC in isolation. WLC is hesitant to consider moving without a committed new site.

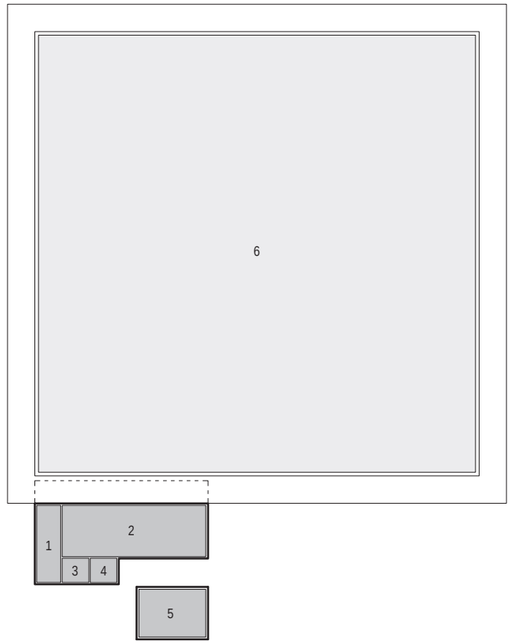
Other locations on the Wanderers Block or the Peninsula could be considered.

SHARING

- Shares club house with Wanderers FC during games for drug testing as Wanderers FC doesnt' have washroom fixtures.
- Shares parking lot with Wanderers FC during games.
- Shares storage shed with Sports Fields / Horticulture staff as this is where the water entrance and irrigation electrical panel are.
- Future club house facilities could be shared with other tenants such as Wanderers FC / Halifax Tides or as a Community Space rental for weddings or other functions, or even integrated with the proposed conservatory.

ZONING

The gravel parking lot at Sackville St. is existing non-conforming as parking is not a permitted use within the 6m required setback from the Property Line.



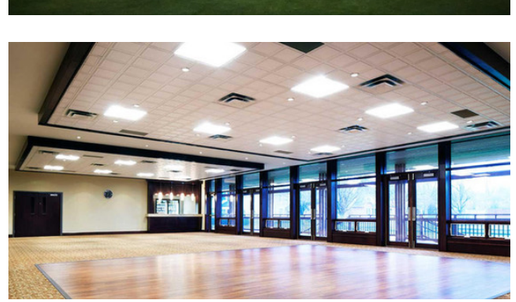
	SPACE	AREA	
01	Kitchen	140 SF	
02	Common Area	557 SF	
03	Washroom (single)	49 SF	
04	Washroom (single)	49 SF	
	TOTAL (INTERIOR)	**795 SF**	
05	Shed	240 SF	
06	Lawn Bowling Field (field + gutter + walkway)	18770 SF	

PRECEDENTS

The Peterborough Lawn Bowling Club built a new clubhouse in 2010 with federal, provincial, and city funding of $2.3 million. Their website indicates, "We have meeting rooms to seat groups from 18 to 120. We have the capability to import on-line educational courses and to broadcast live events."

Based on 8 rinks, a new WLBC facility should be sized to accommodate groups of up to 64 competitors plus volunteers, spectators and officials.









.4 HRM BELL ROAD DEPOT (SPORTS FIELDS WEST)

BACKGROUND

Operating a depot on the Wanderers Block since XXXX. Bell Building was built in 1986 to provide indoor office and workshop space.

OBJECTIVES

Sports Fields West maintain HRM sport assets including 10 sport fields, 20 ball diamonds, 20 courts and 6 bike parks and 2 lawn bowling greens. Communities they maintain these assets in are the Peninsula, Fairview, Clayton Park, Spryfield, Timberlea, Prospect and Sambro. The depot also supports the Winter Works for Downtown from November to April; the central location helps achieve timely sidewalk clearing downtown. Equipment used to maintain the Wanderers soccer field and the Wanderers lawn bowling green is stored here.



DESCRIPTION OF USES

01 Bell Building

- Level 1 includes staff lockers for personal tools and gear, ride on equipment parking, chain link lockable tool crib, workshop space for repairing backstops, pitching diamonds etc and a washroom. Storage of pallets of paint for lining fields. Overhead doors on the south and west sides accommodate ride on equipment stored inside. (Fig. 3.4-A, -B, & -C)
- Level 2 provides managers' offices, and a staff room with personal lockers, washrooms, a computer/printer area and kitchenette. This space also serves as a dispatch and meeting area for the whole staff. (Fig. 3.4-D, -E, & -F)

02 Bulk Storage Shed and Bins

- Four divided bins for storing soil, crusher dust, sand etc. delivered by dump truck. Two bins are covered and two are not (Fig. 3.4-G).

03 Storage Lawn

- Open lay down/ storage for soccer nets and other large sports field equipment (Fig. 3.4-H).

04 Small Shed

- Maintenance equipment for the Lawn Bowing green.

05 Seacans

- Of the 9 seacans in this row, 6 are for the Depot. (3 are for Horticulture, described elsewhere). Seacans provide lockable weather resistant storage, separated for the various Sports Fields crews such as the lining crew, grooming crew (Fig. 3.4-J).
- One seacan is for Winter Works.
- They look unkempt from the outside, however we found them to be well organized on the inside (Fig. 3.4-K).

06 Garbage

- One dumpster shared with Horticulture.

07 HRM Vehicle Parking

- Sports Fields west truck parking; the fleet comes and goes throughout the day. See list next page.


Fig. 3.4-A

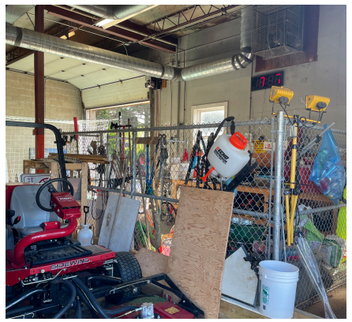

Fig. 3.4-B


Fig. 3.4-C


Fig. 3.4-D


Fig. 3.4-E


Fig. 3.4-F


Fig. 3.4-G


Fig. 3.4-H


Fig. 3.4-J

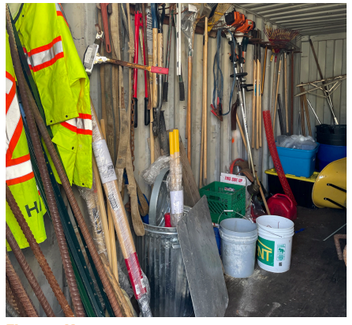

Fig. 3.4-K


Fig. 3.4-L


Fig. 3.4-M

08 Accessories / Attachments Storage

- 15 attachments such as plows, blowers etc. Vehicles drive up and attach (Fig. 3.4-L).

09 Driveway

- A throughway from Sackville St to Summer St. used by Horticulture and the Depot. Turning space for tractor trailers is not available therefore through traffic is a must.

10 Parking

- Depot typically uses spaces to the edge of gravel along the south west face of the Lancers Arena (Fig. 3.4-M).
- Parking for staff - approx 17. All staff currently drive to the site and parking is expected.
- HRM trucks also use this area.

11 Gate

- Access from Bell Road Sidewalk

SITE REQUIREMENTS AND CONSTRAINTS

- The drive through access for vehicles including transport trailer is essential.
- Daily dump trucks to bulk storage bins in summer
- Garbage bin pick up via through traffic.
- Parking for 10 HRM trucks, 3 trailers (+see chart)
- Currently have parking for 10-12 staff along Wanderers arena building (Fig. 3.4-M). Losing parking spaces would create a staffing issue.
- Truck attachments lined up along Bell Rd need access to trucks (Fig. 3.4-L).
- Truck back up access to Seacans is required (Fig. 3.4-J).
- Soccer nets are maintained in Bell Building, then stored in yard or taken to field.

SPATIAL REQUIREMENTS	CURRENT
Interior Staff / Workshop / Storage	3923 SF
Accessory Buildings / Storage	1680 SF
Staff Parking	17
Sports Fields West - LD Truck	10
Sports Fields West - 20ft trailer	3
Sports Fields West - Tractor	5
Sports Fields West - Attachments	15
Sports Fields West - Ride-On Mowers	3
Sports Fields West - RTV	2
Winter Works - Trackless Loaders	6

SPATIAL REQUIREMENTS	CURRENT
Winter Works - Wacker	3
Winter Works - Wille	1
Winter Works - Mini Loader	1
Winter Works - LD Truck	8

NEEDS / WANTS / PROPOSALS

- Truck implements/attachments stored outside along Bell Rd fence would be better inside (visually not great and lowers life span being stored in the open).
- While the yard has a disorganized appearance, this is the nature of storing equipment outside. There is, in fact, not a lot of unused space.
- Seacans don't provide the most compact storage; could cut down on overall square footage if in a building rather than in seacans. Caged areas (similar to the one in Bell Building) for different crews would work.
- Seacans are an eyesore and very visible from the sidewalk.
- Limited parking – hard to recruit staff without parking. Reduction of parking would be a serious issue for staffing.
- 6 -7 showers would be helpful.
- Covered storage for 6-7 pallets of fertilizer

FUNCTIONAL RELATIONSHIPS

Most of the functional relationships centre around vehicle movement. Truck access is required to two streets (through access), Bell Building, attachment storage, bulk materials storage, garbage bin and parking. Field maintenance equipment access is required from Bell Building (storage) to Lawn Bowling green and soccer field.

COLLABORATIONS

- Good relationship with Wanderers FC and Wanderers Lawn Bowls
- Maintains Lawn Bowling green and Wanderers Field
- Maintains landscaped space at Power House
- Work well with Horticulture

CONCERNS (SAFETY, SECURITY, ENVIRONMENTAL)

- Lots of truck traffic. Yard is very full of vehicles in the mornings and evenings.
- Not ideal to have next to Paddock 2 as the trucks dumping and moving bulk materials are noisy.
- Lots of HRM truck traffic; have to keep separate from public foot traffic and vehicles.

FUNCTIONS AND SPACES REQUIRED TO BE AT WANDERERS BLOCK

Both the Wanderers Field and the Wanderers Lawn Bowling green require daily maintenance as well as additional monthly and seasonal tasks including fertilizing, top dressing and aeration. For the soccer field, the frequency of some tasks, inlcuding overseeding and goal area aeration, increae with the frequency of use. The equipment and staff providing this care make sense to be based at the Wanderers Block. Serving other HRM parks on the Peninsula from this central location also makes sense.

Winter Works *could* be separated from Sports Fields, however they would need a location nearby in order to meet snow clearing time commitments downtown. As a seasonal variation of Sports Fields West, Winter Works does not take up additional space on the Wanderers Block as this equipment and bulk materials occupy space that Sports Fields doesn't use in the Winter.

FUNCTIONS AND SPACES WHICH COULD RELOCATE

Equipment, trucks and staff required to maintain sports assets outside of the Peninsula could be relocated.

Sports Fields West is responsible for maintaining:

- 135 sport courts
- 4 bike parks
- 2 skate parks
- 2 Lawn Bowling greens
- 51 Sport fields
- 46 ball diamonds
- 2 All Weather fields

SHARING

- Currently shares driveway and garbage bins/ recycling with Horticulture.
- Could share a dispatch/lunch/staff room with Horticulture.
- Desired fertilizer storage space could be shared with desired unconditioned storage space desired by Horticulture.
- Future showers could be shared with Horticulture and possibly by stadium.

TABLE:

Note: Staff work Monday to Friday plus additional days as required by events and snowfall.

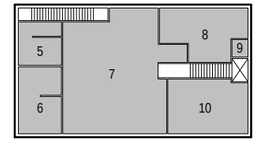
In the next 5 years, expected staff increases are: 5 staff, 1 supervisor and 2 light duty trucks.

Growth is being driven by additional field requests, population growth and increase in cricket accross Sports Fields West territory.

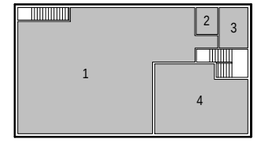
STAFF REQUIREMENTS	CURRENT
Supervisors	3
Sports Fields West - Summer	17
Sports Fields West - Winter	11
Additional Winter Works crew during snow events	14

ZONING

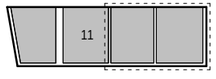
Bell Building and parking along Bell Road are existing non-conforming as they do not meet required setback of 6m from Bell Road Property Line.



Level 02

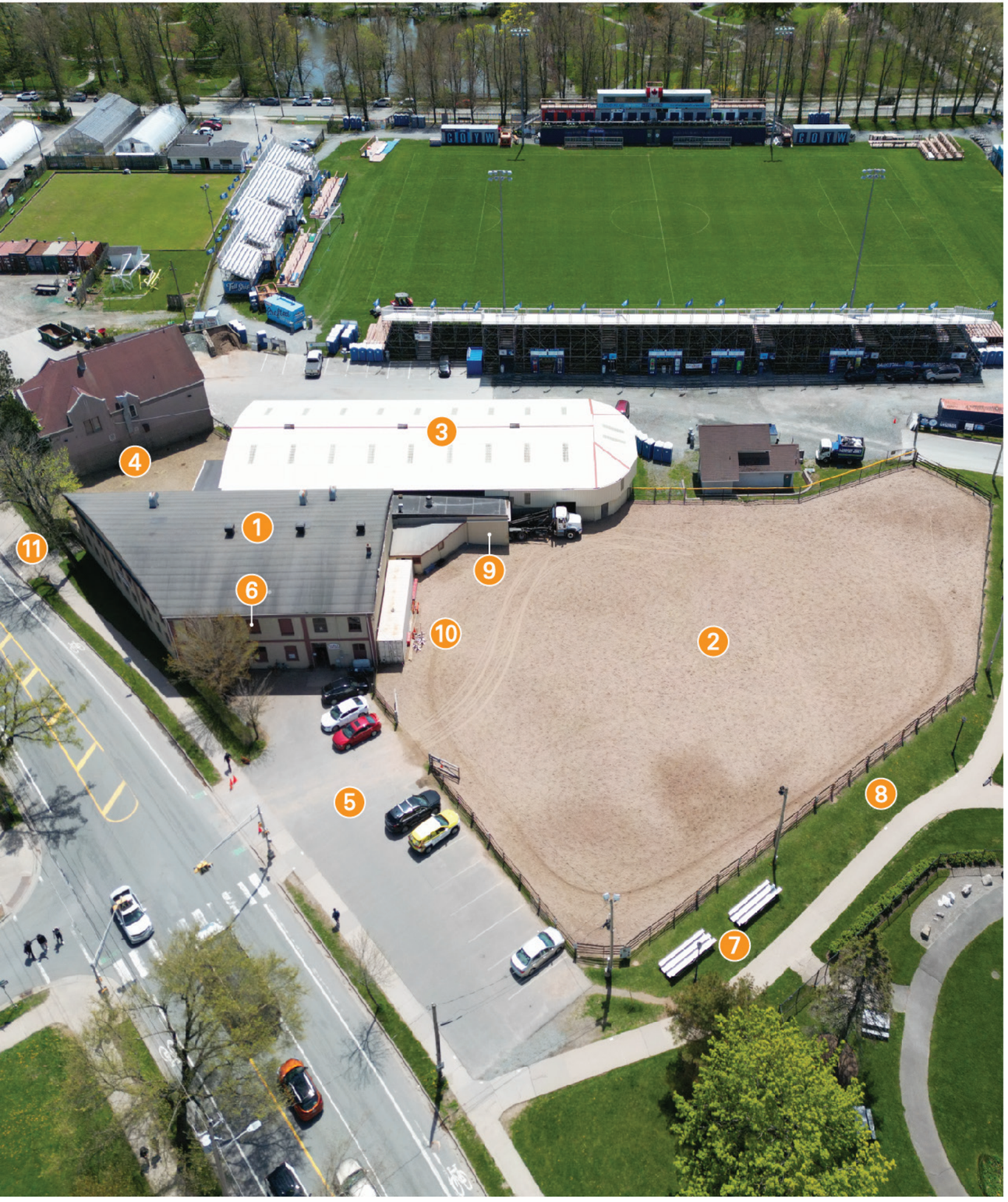


Level 01





CURRENT SPACE		AREA	
01	Equipment Storage / Maintenance	1420 SF	
02	Washroom (single)	43 SF	
03	Mechanical Room	87 SF	
04	Material Storage	452 SF	
05	Women's Washroom (2 WCs)	139 SF	(total)
06	Men's Washroom (4 WCs)	215 SF	(total)
07	Lunch / Locker Room	929 SF	
08	Office	291 SF	
09	Washroom (single)	21 SF	
10	Office	326 SF	
	TOTAL (INTERIOR)	**3923 SF**	
11	Material Storage (4 bays)	690 SF	(total)
12	Storage Shed	150 SF	
13	Seacan - Sportsfields	140 SF	
14	Seacan - Sportsfields	140 SF	
15	Seacan - Sportsfields	140 SF	
16	Seacan - Sportsfields	140 SF	
17	Seacan - Sportsfields	140 SF	
18	Seacan - Winter Works	140 SF	
	TOTAL (ACCESSORY BUILDINGS)	**1680 SF**	



.5 HALIFAX LANCERS

BACKGROUND

"The Halifax Junior Bengal Lancers ("Halifax Lancers") is a not-for-profit community-based equestrian school in downtown Halifax, established in 1936 to enable "city children" to experience the benefits and joy of riding horses. Halifax Lancers has brought life and character to central Halifax through its stables, horseback riding lessons, performances, and honour guards since its founding. Our stable is also home to the Halifax Regional Police Mounted Unit, which is reminiscent of the building's heritage as a stable for livery, police, and fire horses.

The Halifax Lancers' current location on Bell Road was built in 1908 and is designated as a Heritage Property. The site has been used as a stable since its creation and became home to the Halifax Lancers who moved from the Halifax Forum in 1942."

Source: Halifax Lancers Preliminary Expansion Proposal Aug 16, 2019

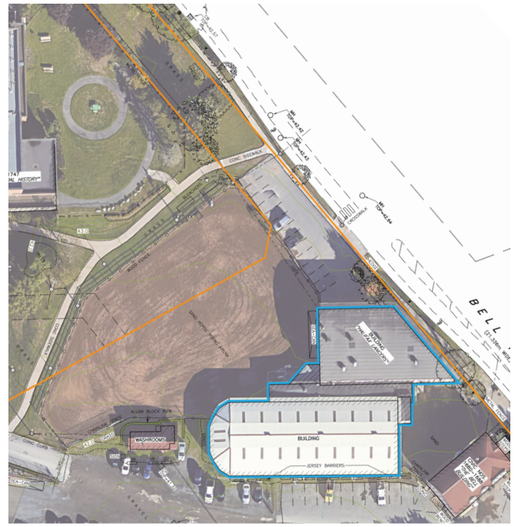
OBJECTIVES

Halifax Lancers is Canada's only urban non-profit riding school and equine therapy centre. Their mission is to build better lives through horses. In addition to riding lessons which help youth develop confidence and leadership skills, their Therapeutic Riding, Equine Supported Wellness, and Equine Assisted Learning programs support the physical and mental health needs of Nova Scotians.

The program also provides instructor training, mentorship and employment opportunities for youth, many of whom come from Citadel High, across the street. High School students can receive high school credit for their work on certification through an external Credit Program offered by the NS Equestrian Federation.

DESCRIPTION OF USES

01 Halifax Lancers Barn
- Stalls for horses, tack rooms, level 2 offices, lockers, storage for camping equipment (Fig. 3.5-A, -B, & -C).



- Loft with hay and shavings storage (Fig. 3.5-D & -E).
- Level 2 boardroom used for camp lunch, test taking, instruction, and board meetings (Fig. 3.5-F).

02 Paddock 1
- Used for horse exercise, lessons, musical ride
- Public views and interacts with horses from sidewalk, bleachers and pathway

03 Riding Arena
- Indoor lessons (Fig. 3.5-G).
- Indoor viewing room (fig. 3.5-H).

04 Paddock 2
- Horses exterior 'alone time' and small group relaxation (Fig. 3.5-J).
- Good place for public to view horses from sidewalk

05 Parking
- Parking for staff and users
- Driveway supports weekly hay and/or shavings deliveries (Fig. 3.5-K).

06 Hay + Shavings Storage Loft
- Multiple doors on level 2 used for transferring hay and shavings via elevator belt
- Adjacency to parking lot crucial for large deliveries

07 Bleachers
- Recent addition for the many passerby's watching the horses (Fig. 3.5-L).


Fig. 3.5-A


Fig. 3.5-B

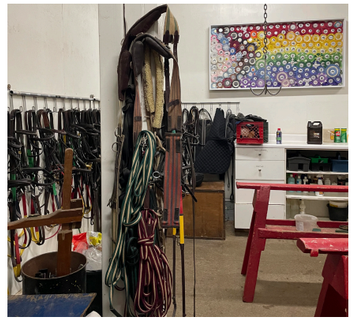

Fig. 3.5-C


Fig. 3.5-D


Fig. 3.5-E


Fig. 3.5-F


Fig. 3.5-G


Fig. 3.5-H


Fig. 3.5-J


Fig. 3.5-K


Fig. 3.5-L


Fig. 3.5-M

08 Pedestrian Pathway
- Main pedestrian route through site
- Used heavily by hospital staff and high school students (Fig. 3.5-L).

09 Link
- Barrier free washroom and BF horse mounting ramps as well as horse washdown (Fig. 3.5-M) added with the Link addition/renovation.
- Locker room and washrooms
- Manure pit with truck access through Paddock 1

10 Sea Can and Jump Storage
- Storage for large items in and outside sea can

11 Gate
- Allows for tractor movement to other paddock and arena

SITE REQUIREMENTS AND CONSTRAINTS

- Paddock 1– current size can allow 8 horses at once, any more becomes a safety risk. Gate to parking area for horse transport and truck access to manure pit. Does not accommodate a 100ft x 200ft standard riding area.
- Paddock 2 – for up to 6 horses, have to choose which ones due to group dynamics.
- Storage – outdoor jump storage.
- Deliveries of hay and shavings are via tractor trailer and conveyor to level 2 doors.
- Waste removal through paddock and to Bell Road.
- Parking lot used by staff, riders and for drop off.
- Staff need to park off site during BF program.

SPATIAL REQUIREMENTS	CURRENT	5 YRS
Interior	20115 SF	
Exterior Paddocks	33800 SF	+8000 SF
Stable Block (23 stalls + circ.)	4098 SF	
New Stable Block (12 stalls + circ.)		2600 SF
Interior Riding Arena	8962 SF	
New Interior Riding Arena + Viewing Room		14000 SF
Staff / Participant Parking	10	13*

* Additional barrier free parking would be helpful as the Equine Therapy and Wellness programs grow.

NEEDS / WANTS / PROPOSALS

- Proposed approx 150% increase in interior arena space; 66ft x 197ft (20m x 60m) new arena
- and 50% increase in Barn Space - 12ft x 12ft stalls with 12ft aisle for 12 new horses.
- Would consider taking over the Bell Building for additional stalls and classroom area.
- Additional outdoor turnout space of 8000 sf.
- Huge waiting list for lessons; lessons pay for therapy programming.
- Would prefer more space for existing stalls for horse comfort and health. Box stalls are currently undersized.
- Noise from Wanderers game music and fans is an issue. Programming in arena during events is limited/ impacted.
- Parking a challenge but making it work.
- Level 2 viewing area not BF. Level 2 offices and board room not barrier free.
- Paddock 2 space is tight; seems stressful for horses (onlooker's opinion).
- This would allow expansion of the Equine Therapy and Wellness programs.
- More daylight in riding arena would be good.
- Requirement to sprinkler barn is currently being evaluated under separate project.

What is driving the desire for growth?

The waiting list for lessons, although the expansion would not make a dent in this. There is high demand for the Equine Therapy and Wellness programs; these have all been offered through partnerships so far, not yet advertised. Lancers would like to grow these programs and would need additional lessons as they fund the other programs. Also, the horses are tapped out, so more horses are needed for growth.

FUNCTIONAL RELATIONSHIPS

- Paddock access from barn.
- Arena access from barn.
- Two separate paddock areas required as horses can't all be in one space for social reasons.
- Viewing area over arena, required especially for caregivers of therapeutic riding.
- Hay storage and shaving storage above barn requires access to lofts from parking/delivery.
- Parking in proximity to barn door for BF access and caregiver entrance.
- Access to trailer for horse transport. Safest when done in an enclosed space.

OPERATIONAL REQUIREMENTS

- Disposal of manure is highest cost.
- Large bin for manure removal with access from parking lot.
- Barrier free access important. Surprisingly a high level of BF access now, except Level 2.
- Have to monitor ammonia levels in barn due to horse urine. Holes in exterior wall at sidewalk level help with venting.
- Truck access for deliveries of shavings (every 3.5 months) and hay (compressed bales every 2 months). Deliveries almost monthly.

COLLABORATIONS

- IWK
- Veterans
- L'arche
- Prescott Group
- Abby Lane
- Autism NS
- Mental Health NS
- Laing House
- Eating Disorders
- Phoenix House
- 5W Program
- Horse visits with Gus at the Natural History Museum
- Citadel High School (credits)

CONCERNS (SAFETY, SECURITY, ENVIRONMENTAL)

- Noise from Wanderers
- Concern of horses living below hay storage is traditional but not best practice due to risk of fire.
- There is a max number of horses that can safely use the paddock at one time due to group dynamics.
- People accessing horses through fence at sidewalk - 'horses may bite' signs posted.
- Risk of horses escaping during transport
- Safety – used to be someone living there however now from 10pm-7am no one on site.
- Feels weird to have all the lovely lawn visible at Citadel and Wanderers, and yet none for the horses.

FUNCTIONS AND SPACES REQUIRED TO BE AT WANDERERS BLOCK

Lancers identify that their identity is closely tied to the Wanderers Block. Their barn has been designated a Heritage Property.

Having horses accessible to city children is their goal - this location has great transit and easy access for Citadel High students.

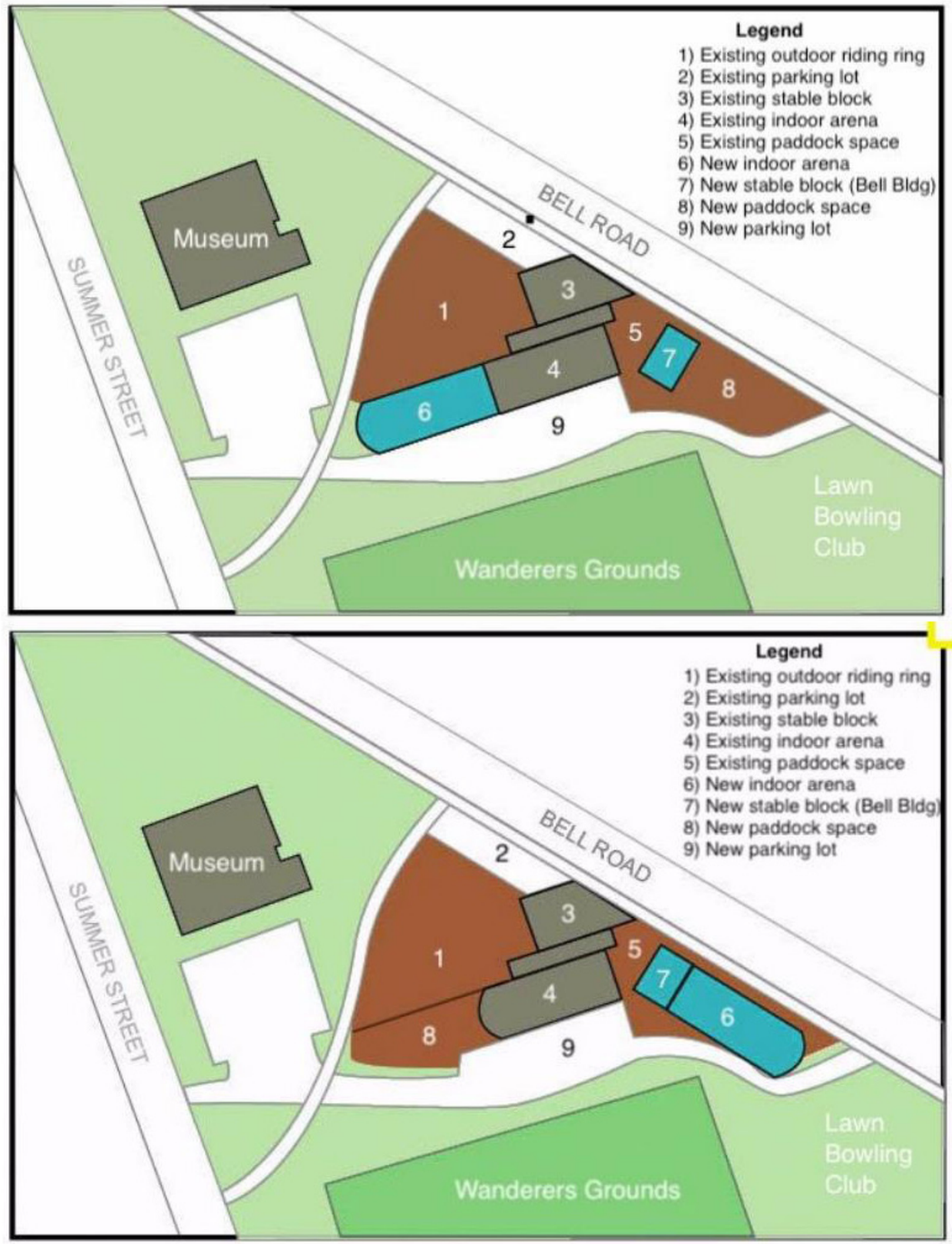
FUNCTIONS AND SPACES WHICH COULD RELOCATE

Growth happening at a satellite site has been considered. This would take a major restructuring/rethinking of how the Lancers currently offer services.

SHARING

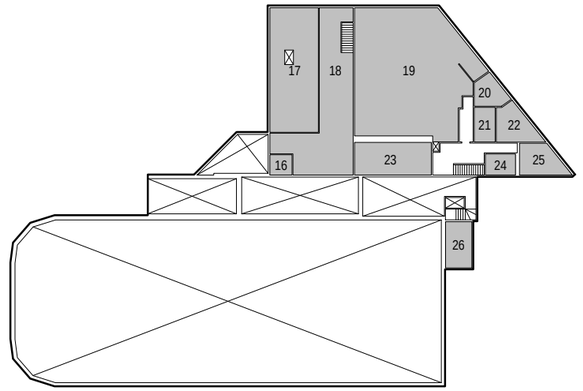
The walkway from Bell Road to the Natural History Museum / Summer Street is not exactly shared space, however it provides excellent views of the horses in the paddock. Stands have been set up adjacent to the fence and people often sit to eat lunch and admire the horses.

Similarly, visitors to the Natural History Museum back yard have a great, slighly elevated view over the paddock.

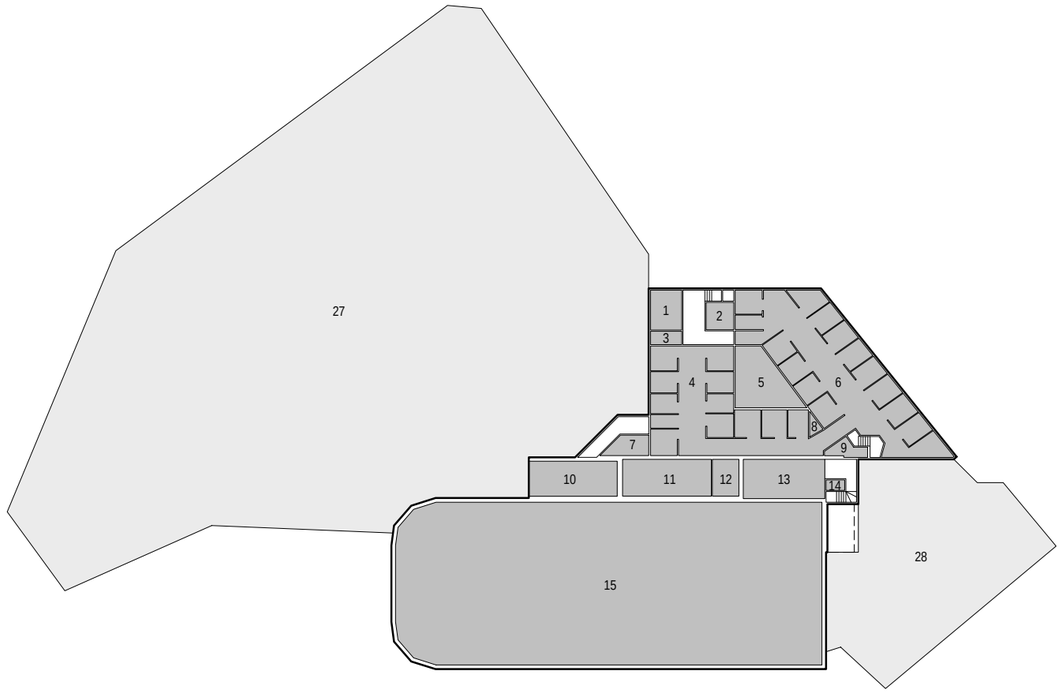


Source: Halifax Lancers - Preliminary Expansion Proposal Aug 2019. Option 1 (top) and Option 2 (bottom). Existing structures in grey and proposed new structures in blue.

CURRENT SPACE		AREA	
01	Office	159 SF	
02	Kitchenette	99 SF	
03	Storage	54 SF	
04	Stable Area (8 stalls + circ.)	1410 SF	(total)
05	Tac Room	394 SF	
06	Stable Area (15 stalls + circ.)	2688 SF	(total)
07	Seating Area	103 SF	
08	Storage	22 SF	
09	Storage	70 SF	
10	Manure Pit	398 SF	
11	Locker Room	428 SF	
12	Washrooms (2 WC)	94 SF	(total)
13	Riding Preparation Area	510 SF	
14	Electrical Room	25 SF	
15	Riding Arena	8962 SF	
16	Storage	59 SF	
17	Storage (Shavings)	784 SF	
18	Storage	890 SF	
19	Storage (Hay)	1854 SF	
20	Livery Tac Room	112 SF	
21	Ceremonial Harness	94 SF	
22	Junior Executive Room	169 SF	
23	Mitchell Room (Boardroom)	323 SF	
24	Office	83 SF	
25	Storage	172 SF	
26	Viewing Room	159 SF	
	TOTAL (INTERIOR)	**20115 SF**	
27	Primary Outdoor Paddock / Riding Area	29500 SF	
28	Seconday Outdoor Paddock (turn out)	4300 SF	
	TOTAL (EXTERIOR PADDOCKS)	**33800 SF**	



Level 02



Level 01

FBM



.6 WANDERERS FIELD

BACKGROUND

In 2017 HRM upgraded the playing field on the Wanderers Block to a new sand based grass field to accommodate a higher level of play. Wanderers Football Club is one of 8 teams in the Canadian Premier League. a professional men's soccer league. Sanctioned in 2018 they have played at the Wanderers Grounds since the upgrade in 2017. The Club has installed a 6500 person capacity pop-up stadium comprised of sea cans, temporary washrooms/showers and temporary bleachers. Their lease with HRM was due to end in 2020, however due to the Pandemic it was extended another three years with the option to add one more year (2024). Wanderers' goal was to use the temporary stadium as a proof of concept for the team and location; their success demonstrated by their attendance - among the highest attendance in the League. Wanderers FC have made a proposal to HRM for a permanent stadium for 8500 with potential to expand over time to 12,000.

Wanderers FC play 14 home games per year and practice on the field 2 days in advance of each. The remainder of the team's practices are at another venue on artificial turf. With the exception of a few special sports events and occasional U-18 games, the remainder of the year the field is not in use. In Oct 2023, for example, the Wanderers Field hosted the Canadian womens' team vs Brazil.

Negligible parking at the site results in fans using transit or parking elsewhere and walking - or parading - to and from the Wanderers Block, often stopping at bars and restaurants en-route (Fig. 3.6-W).

In summer 2024 the Halifax Tides women's soccer club was formed and signed on to begin playing on the Wanderers Field starting 2025 as part of the Northern Super League (NSL).

OBJECTIVES

The Wanderers Field has transformed from a city-use recreational field to a nationally recognized semi-professional soccer venue through the efforts of both HRM - in building and maintaining the sand based field - and the Wanderers FC - in building and maintaining the temporary facilities.

Investing in appropriate permanent infrastructure can result in enhancements to both recreational and pro sports use. Both the Wanderers FC and Tides FC promote the idea that having semi-professional soccer in Halifax inspires youth to play and excel in the sport.

"Since 1882, the Wanderers Grounds has been this community's outdoor sports & entertainment venue, and only through neglect and lack of a professional tenant did it fall into the state of disrepair we found it in 2016. It was identified then and continues to be now, almost 150 years later, the absolute best location for an outdoor spectator venue in our city because spectator events require more than just a patch of grass and some stands; they require an intricate web of transportation and hospitality services that already exist in and around the Wanderers Grounds. At the Wanderers Grounds, we are able to integrate a stadium INTO the community vs. trying to build a community around a stadium."

Source: Wanderers website, Derek Martin Q&A

"We are creating an environment locally, where every player can flourish, every fan can find belonging and every individual can realize their full potential. By leading with authenticity and warmth, creating moments of joy through unforgettable experiences and cultivating strong relationships, we will be a thriving professional soccer club that demands global & national attention."

Source: Tides FC website



DESCRIPTION OF USES

01 Field of Play
- 68m by 100m sand based natural turf field, size suitable for FIFA soccer and rugby (Fig. 3.6-A, -N). End zones 5yards too small to suit CFL. Field is maintained by HRM Sports Fields West based at the neighbouring Bell Road Depot.

02 Temporary Field House (Fig. 5-A, 5S)
- Level 1 comprised of 12 ganged sea cans, 4 long x 3 deep. Houses locker rooms for home and away teams as well as referees (Fig. 3.6-B, & 3.6-C). Includes coaches' room, physio space, media room, and storage spaces.
- Level 2 has one row of sea cans with double door cutouts and viewing deck for 16 VIP boxes.
- Level 3 has two sea cans with strip cut out for media and additional viewing decks at each end.

03 Broadcasting
- Broadcasting cameras of roof of third level of sea cans. Additional cameras on flanking scissor lifts brought in for game day. (Fig. 3.6-A).

04 Field Level Spectators
- Wooden platforms with seating and tables occupy 3 corners of the field plus the 19+ east end zone and accessible platform near Lawn Bowling club entrance and drop off -total platform capacity 600
- Additional capacity of 150 at the sidelines

05 West End Zone VIP Suites
- 20 VIP suites in sea cans with double doors opening to picnic tables, capacity 400 (Fig. 3.6-F, -T)

06 Scoreboard / Speakers / Beverage Storage
- Scoreboard and sole speaker system (Fig. 3.6-G)
- Refrigerated sea can for beverage and ice storage at base of sign (Fig. 3.6-G)

07 Grey Water Tanks
- Each sea can shower room has an associated half buried temporary tank. Away team and referee tanks are pumped out after the game; Home showers are also pumped after the two pre-game practice days (Fig. 3.6-H)

08 Game Day Gates
- Currently 6 gates, accessed from 4 corners.
- Gate C from Bell Road by Bell Depot Building, during game days fences erected through depot yard to manage flow of spectators
- Gate G at the South West corner of field, corner of Summer St and Sackville St. (Fig. 3.6-O)
- Gates D, E and F near Lawn Bowls parking lot on Sackville St. (Fig. 3.6-Q)
- Gates A, B and H off of Summer Street near Jubilee extension. Box office is at Gate H.

09 Parking at Lawn Bowls Club
- The gravel parking area in front of Wanderers Lawn Bowling club is used on game days as an entry 'plaza' and truck/ambulance access to the field perimeter (Fig. 3.6-Q)

10 Lawn Bowls Clubhouse
- Used for drug testing on game days

11 Temporary Stadium Bleachers
- 3500 seats on north side (Fig. 3.6-J); 1500 on east side including the boisterous fan club section called 'the Kitchen' (Fig. 3.6-R). An additional 150 spectators at the sidelines.

12 Concessions
- Beer garden hosted from a sea can
- Game day food trucks and merchandise sea cans in the space between Lancers and north bleachers. Pop up concession stands located under the bleachers (Fig. 3.6-K, -V)

13 Ticket Sales / Merchandise
- Sea can next to entry gate houses ticket sales and merchandise on game days (Fig. 3.6-L)

14 Traffic / Deliveries
- HRM has an easement on provincial lands to access the through route connecting Horticulture's Sackville St. entrance with Summer St. near Vetrans Memorial Lane and the Museum of Natural History's parking lot.

15 Washrooms
- HRM's permanent washroom pavilion is supplemented by and port-a-potties and portable hand washing stations (Fig. 3.6-M)
- A two-tap water bottle fill station is fed by hose from the washroom pavilion. Temporary power for the sea can merchandise stand is fed by extension cord. (Fig. 3.6-U)

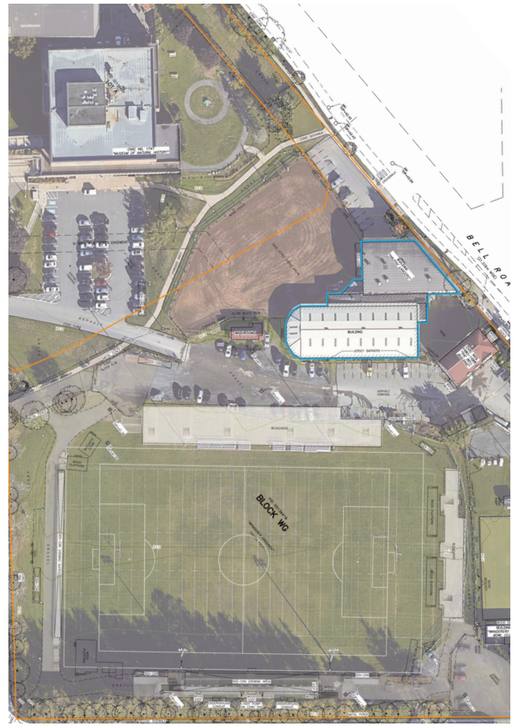
16 Parking at Bell Road Depot
- On non-game days, Wanderers FC staff find parking adjacent to the Lancers Arena and rent 14 spaces from the Museum of Natural History

SITE REQUIREMENTS AND CONSTRAINTS

- Field lighting is not even and creates dark spots on camera; does not meet Soccer Canada standards and affects schedule
- Four entry points to the venue are required for flow, egress and access.
- Pedestrian access from/egress to Bell Road is via narrow stairs at Bell Building Entrance - not barrier free
- No water or sanitary service
- Field would be better running north-south with broadcast from west due to sun disadvantage.
- Picnic tables and other temporary site items are stored in U-Haul boxes on site in between games.
- 200 hours of labour is required to set up before each game.
- Noise from port-a-potty door slamming in proximity to Lancers Arena disturbs the horses; noise is amplified inside the metal sided building.
- Sound comes from speakers at only west end. Earlier attempts to have east end speakers as well resulted in sound delay.
- Wanderers installed $25,000 of trenched power to replace loose extension cords/cables.
- Views into the field are blocked by sea cans along Summer St and Sackville St. The back side - that is public facing side - of the facilities are not attractive and have something of a ghost town appearance for the +/-350 days of the year they are not in use.

COLLABORATIONS

- Wanderers Lawn Bowls fund raiser for United Way
- Multiple programs supporting Mental Health in the 2024 season
- Love NS
- Hope Blooms
- Mi'kmaq Friendship Centre
- Share recycling returns revenue with Lancers and other non profits



CONCERNS (SAFETY, SECURITY, ENVIRONMENTAL)

- Building code required limiting distances to adjacent uses as well as exiting and fire truck access (see Section 04)
- Noise is a concern for Lancers and Public Gardens.
- Worked with Lancers to move port a potties away from arena wall to reduce disturbance to horses.

NON-GAME DAY



Fig. 3.6-A


Fig. 3.6-B

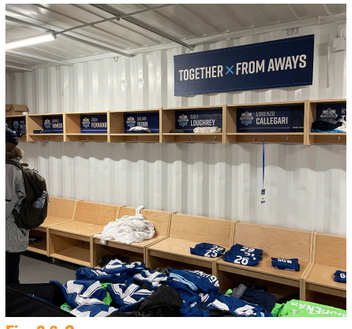


Fig. 3.6-C


Fig. 3.6-D


Fig. 3.6-E


Fig. 3.6-F


Fig. 3.6-G


Fig. 3.6-H


Fig. 3.6-J



Fig. 3.6-K



Fig. 3.6-L


Fig. 3.6 -M

GAME DAY


Fig. 3.6-N



Fig. 3.6-O


Fig. 3.6-P



Fig. 3.6-Q


Fig. 3.6-R


Fig. 3.6-S


Fig. 3.6-T



Fig. 3.6-U


Fig. 3.6-V


Fig. 3.6-W

- Have suffered thefts from break-ins to sea cans.
- Uneven ground surrounding bleachers reduces accessibility
- Lack of barrier free washroom facilities
- No cover for spectators when it rains

NEEDS / WANTS / PROPOSALS

Wanderers FC have made a formal proposal to HRM for a new permanent stadium (Fig. 3.6X). It would be built and owned by HRM with the Wanderers FC as a long term tenant. Halifax Tides have concurred with the details of the proposal and share similar requirements.

The proposal includes changing the grass to artificial turf so it could be covered for non-sports events as well as being used for rugby and minor soccer. Pros and cons of natural grass versus artificial turf or hybrid turf will be covered in Section 04 - Site Design.

The proposed stadium is for 8000 with an idea to allow for additional sides being added later as needed, building to 12,000 seats as the fan base grows.

A permanent stadium facility would permit:

- Water and sewer; permanent showers.
- Team could train where they play - a real home field.
- Better lighting as needed for broadcast quality
- Better Internet service to merchandise and concessions (service to sea cans is poor)
- Proper Media and Broadcast accommodations area; current adjacency with Away Team locker room has little sound privacy
- Opportunity to participate in FIFA 2026 events as it will be co-hosted by USA and Mexico. Could have some games in Halifax but only on real grass. The suggestion is to put in stadium now around real grass and switch it out to turf after FIFA 2026.
- Permanent concessions facilities
- Paved walkways for visitors
- Better functional relationships
- Formalized entry points for safe entry/exiting
- Improved ambulance access
- Possibility of storing field maintenance equipment under stadium seating
- Future certainty for business planning



OUR VISION FOR A PERMANENT VENUE



BELL STREET ENTRY PLAZA (PEDESTRIAN ENTRANCE ONLY)



OUTDOOR CONCERT VENUE



Fig. 3.6-X Wanderers FC Stadium proposal, Wanderers website, proposal presentation

Previous to this project, the Wanderers participated in a group design proposal which included the Lancers, Lawn Bowlers and Conservatory Proposal proponents. A site plan was generated which met with these groups' approval, however required the elimination of the HRM Bell Road Depot and a large portion of HRM Horticulture's greenhouse space. Vehicles were to be stored in underground parking (Fig. 3.6-X). HRM Sports Fields West and Horticulture were not consulted in this charrette.

FUNCTIONS AND SPACES REQUIRED TO BE AT WANDERERS BLOCK

Suburban soccer stadia have not proven successful in Canada. The success of the current arrangement is that people park in other locations or take transit, then walk through the downtown to and from the game. They visit bars and restaurants and bring the uplifted energy of game day to all of downtown. The soccer club is following the legacy of athletics on the Wanderers Grounds.

FUNCTIONS AND SPACES WHICH COULD RELOCATE

The soccer club use is all or nothing and can't be split up. Currently the Wanderers FC practice at an alternate location due to lack of water and sanitary facilities on site as well as the limited amount of use the grass field can take. Both the Wanderers FC and the Tides FC have stated their preference is to use the Wanderers Field for practice as well as games.

It is unlikely the franchises would have success in a location outside of the downtown core.

Wanderers FC's motto Ar Cala, Ar Dachaigh, Ar n-Anam means: "Our Harbour, Our Home, Our Soul" in Gaelic.

ZONING

Future development of a permanent stadium would be subject to a 6m setback along Summer and Sackville Streets. Maximum height allowed on the site is 17m.

Please see detailed zoning requirements in Appendix A.

PRECEDENTS

Other CPL venues in Canada have capacities either in the 6000-6500 range, or are also host to CFL teams and have a capacity of 20,000-35,000.

Similar to the Bear Designs stadium proposed by Derek Martin, the most relevant CPL precedent is Starlight Stadium in Langford BC: Capacity 6000 (Fig. 3.6-Y).

For reference, Toronto's BMO Field, located at Exhibition Place and home to Toronto FC - a Major League Soccer team - as well as the CFL's Toronto Argonauts is receiving temporary expansion to accommodate 45,000 in advance of hosting the 2026 FIFA World Cup.



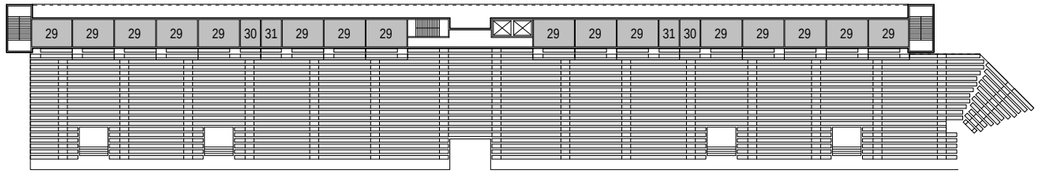


Fig. 3.6-Y Starlight Stadium. Credit: Wikipedia

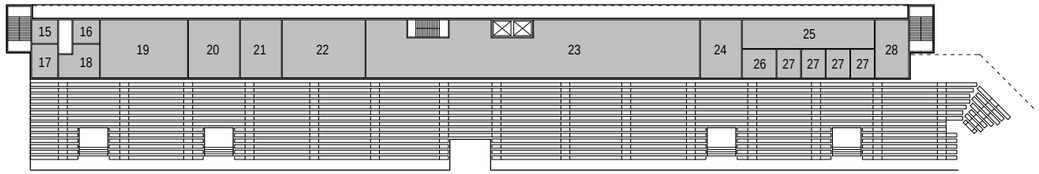
Proposed areas and floor plans are from the Wanderers FC new stadium proposal, designed by BEAR Stadiums International.

	CURRENT	PROPOSED
Functional Spaces (Lockers + Media + Support Spaces)	3200 SF	21092 SF
Hospitality Spaces + Concessions	200 SF	6600 SF
VIP Suites	3502 SF	+4806 SF
Seats (fixed + temporary + VIP)	6000 seats	8000 seats
Staff Parking		

PROPOSED GROWTH NEEDS		AREA	
01	Plants (7)	1812 SF	(total)
02	Universal Washrooms (8)	440 SF	(total)
03	Concessions (5 areas, 32 POS)	2600 SF	(total)
04	North Women's Washrooms (8 WCs x 2)	430 SF	(total)
05	North Men's Washrooms (9 WCs x 2)	430 SF	(total)
06	Community Change / Showers / WCs (2)	4950 SF	(total)
07	Home Change Room / Physio / Coach	1980 SF	
08	Away Change Room / Physio / Coach	1980 SF	
09	Doping Area	240 SF	
10	Infirmary	240 SF	
11	Referees Locker Rooms (2)	480 SF	(total)
12	City Official Area	590 SF	
13	East Men's Washrooms (8 WCs x 2)	430 SF	(total)
14	East Women's Washrooms (8 WCs x 2)	430 SF	(total)
15	Football Operation	140 SF	
16	Head Coach	140 SF	
17	Sporting Director	190 SF	
18	Coaches (3)	300 SF	(total)
19	Player Weight / Stretching Room	1150 SF	
20	Player Lounge	670 SF	
21	Media Area	540 SF	
22	Kitchen	1080 SF	
23	Club - Hospitality Area / Restaurant	4000 SF	
24	Washrooms - Club + Offices (9)	540 SF	(total)
25	Open Offices (12 cubicles)	830 SF	
26	President's Office	190 SF	
27	VP Offices (4)	560 SF	(total)
28	Boardroom	330 SF	
	TOTAL (INTERIOR SPACES)	**27692 SF**	
29	Suites (16)	4272 SF	(total)
30	Men's Washrooms - Suites (2 WCs x 2)	267 SF	(total)
31	Women's Washrooms - Suites (2 WCs x 2)	267 SF	(total)
	TOTAL (VIP SUITES)	**4806 SF**	
	TOTAL	**32498 SF**	



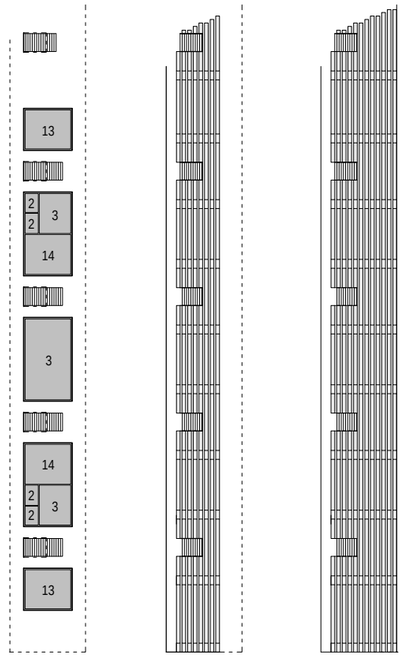
Level 03



Level 02



Level 01



Level 01 **Level 02** **Level 03**



.7 NOVA SCOTIA MUSEUM AND THE MUSEUM OF NATURAL HISTORY

BACKGROUND

In 1970, to accommodate the growing needs of the Nova Scotia Museum, the site at 1747 Summer St was established. In 1993, the Nova Scotia Museum transformed from a single entity into a network of 27 museums across the province including historic buildings, living history sites, ships and specialized museums. As a result of this change The Museum of Natural History was created and moved into the building at 1747 Summer St.

This building houses not only the Museum of Natural History, but also the staff and administrative offices of the Nova Scotia Museum and the province's Heritage Department.

Source: https://naturalhistory.novascotia.ca/about-museum

OBJECTIVES

The Museum of Natural History is responsible for the collecting and recording of artifacts of cultural significance to Nova Scotia as well as promoting Nova Scotia's natural landscape. The Museum houses collections on Archeology, Ethnology, Mammals, Marine life and more and see 1000,000 to 130,000 visitors per year with up to 3000 visitors per day.

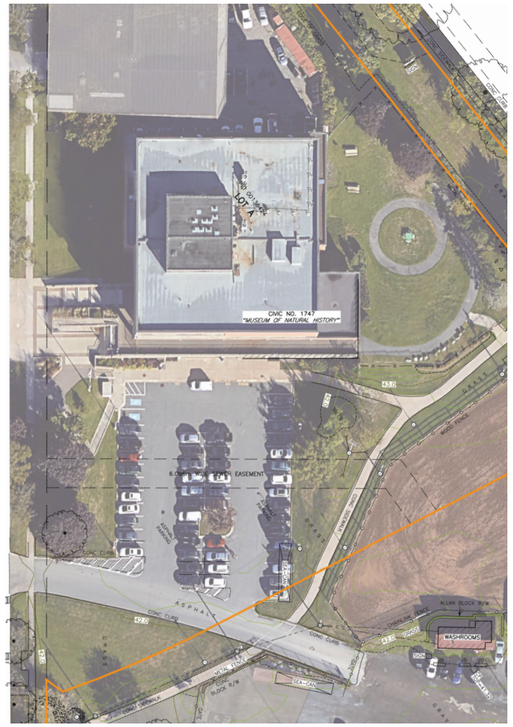
Source: https://naturalhistory.novascotia.ca/about-museum

This project reviewed the exterior uses of the Museum only, with a focus on spaces adjacent to the Municipal portions of the Wanderers Block.

DESCRIPTION OF (EXTERIOR) USES

01 Access Path
- Access to exterior exhibits and fenced back yard is through the museum's side door (Fig. 3.7-A). Museum's yard is accessible only with entrance to the Museum. There is a person gate near the Lancers' bleachers which is kept locked.

02 Exterior Exhibits
- Rock garden, milkweed garden, whale skeleton (Fig. 3.7-B)
- Many plans for future exterior exhibits in progress



SPATIAL REQUIREMENTS	CURRENT
Staff Parking	0
Bike Parking	8
Parking in lot - Owned by Province	67

03 Lawn Area
- Used for programming and on warm days resident tortoise 'Gus' enjoys the grass (Fig. 3.7-C & -D). Strict no-dogs and no pollutants on this grassy area to protect Gus.

04 Picnic Tables
- Museum is well used by school groups and camps who use the backyard and picnic tables for lunch and breaks (Fig. 3.7-E).
- Can host upwards of 200 children per day

05 Pedestrian Path
- Main pedestrian route through site from Bell Road to Summer St.
- Used heavily by hospital staff and high school students (Fig. 3.7-F).



Fig. 3.7-A



Fig. 3.7-B



Fig. 3.7-C



Fig. 3.7-D



Fig. 3.7-E



Fig. 3.7-F



Fig. 3.7-G



Fig. 3.7-H

06 Parking

- The parking lot is owned by the Province of NS, managed through Public Works through Indigo. The Province receives any revenue from parking fees via the QE II Hospital Foundation / Indigo.(Fig. 3.7-G). Museum visitors park here as do hospital visitors.
- Museum suffers a lack of storage space, resulting in the sea can located in the parking lot.

07 Buffer

- Municipal landscaped area / buffer zone between the Natural History Museum fence and the sidewalk.(Fig. 3.7-H)

COLLABORATIONS

- Lancers' oldest horse came to visit Gus
- The Coast has hosted food truck fair in parking lot previously
- Nocturne hub
- School programs from all over NS
- HRM Rec Camps from Oval and Commons Pool use Natural History Museum as their inclement weather day venue
- Wanderers FC rent parking in the lot for game days

NEEDS / WANTS / PROPOSALS

- Museum of Natural History staff suggest an interpretive trail through the Wanderers Block for the public and hospital visitors
- Museum has a storage shortage, hence the sea can in the parking lot
- They have a five year plan to develop more interpretive exhibits in the exterior space (the 'back yard')
- Looking ahead to building renewal or replacement due to inflexibility of building
- Difficult access for transport trucks to loading docks - made worse by new parking garage
- Would consider reshaping the 'back yard' if the HRM-owned buffer zone along Bell Road were traded

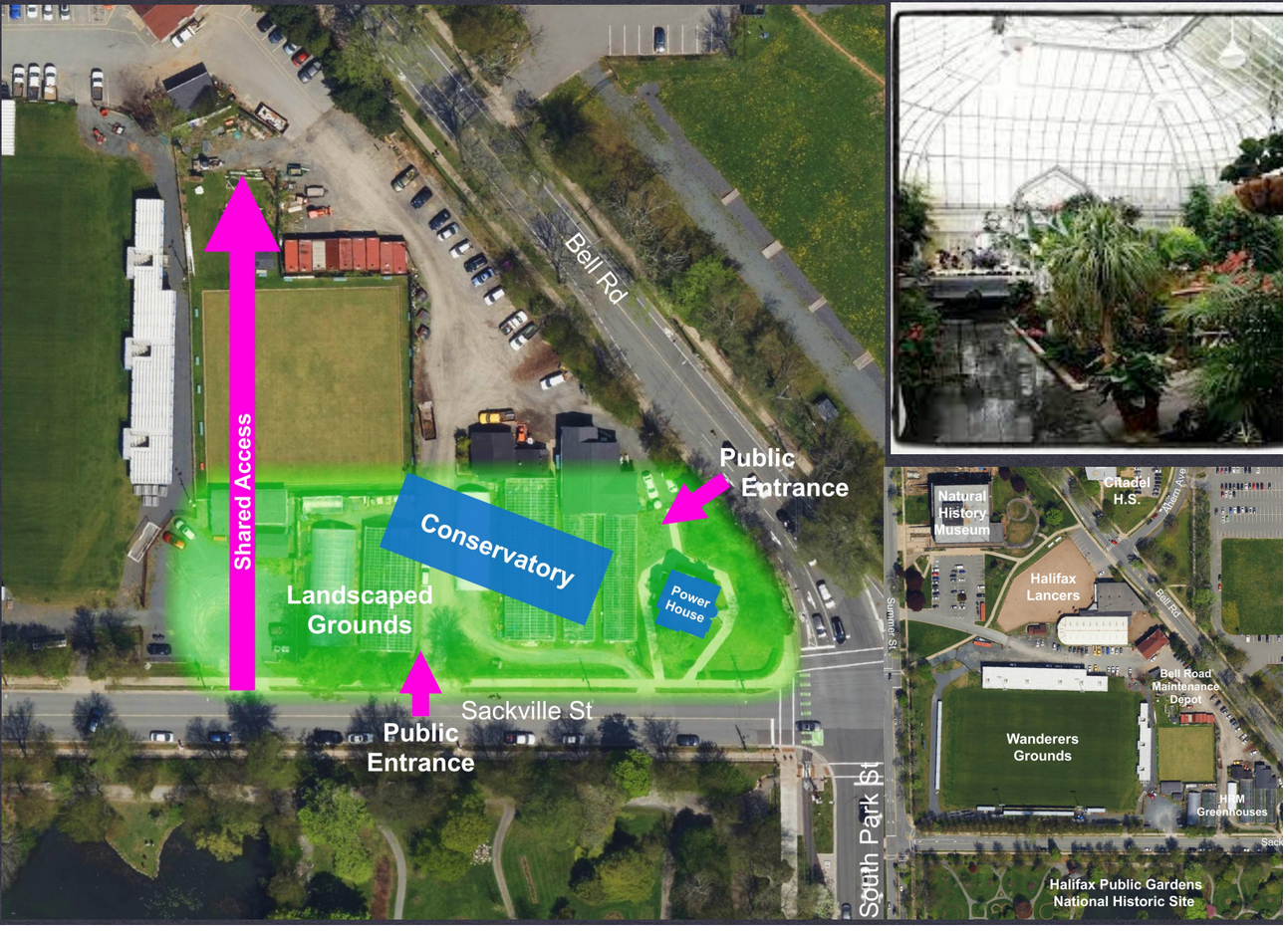






Fig. 3.8-A

.8 PROPOSED CONSERVATORY

BACKGROUND

A proposal for a public Conservatory on the Wanderers Grounds was presented at the Community Planning and Economic Development Committee (CPED) on November 17, 2022. (opposite top and bottom left). The vision presented by Robert Pace of the Public Gardens Foundation is of a 745 sm (8000 sf) Victorian-style conservatory that would enhance the visitor experience of the Public Gardens and provide year round access to many kinds of flora. The idea put forward was to consolidate the municipal horticulture buildings and greenhouses into a new single horticulture facility that could double as a working greenhouse and botanical display house open to the public.

The Conservatory proponents collaborated with representatives from the Lancers, Wanderers Lawn Bowling Club and Wanderers Soccer Club to create a site plan which met their individual expansion desires. HRM Sports Fields and Horticulture were not consulted and in this plan. Sports Fields West's Bell Road Depot was eliminated from the site. HRM Horticulture greenhouses were reduced and all vehicles were assumed to be in below grade parking. (Fig 3.8-A)

HRM has determined that the proposed reduction of greenhouses and header house would not meet the propagation and care-taking needs of the Public Gardens.

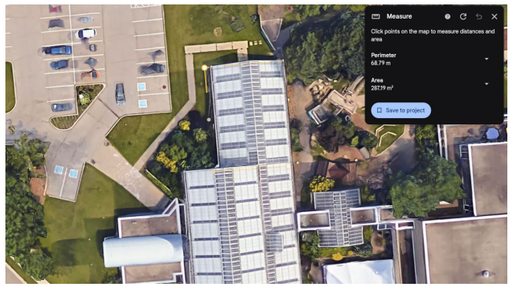
OBJECTIVES

The objectives of the Conservatory proposal are to provide year round visitor access for eduction and enjoyment of horticulture as it relates to the Public Gardens.

HRM Horticulture has also expressed an interest in a conservatory which would be open to the public while also providing educational opportunities through connections with NSCC, Dalhousie Agricultural College and the Natural History Museum.

PRECEDENTS

As part of the work of this Functional Plan and Site Design project, Conservatory precedents with footprints ranging from 254 m^2- 1,300 m^2 are provided for reference. A full program would need to be developed in conjunction with HRM Horticulture and any other partners.



Mediterannean House, Royal Botanical Gardens, Burlington ON
280 m2 (3,015 sf) Fig. 3.8-B

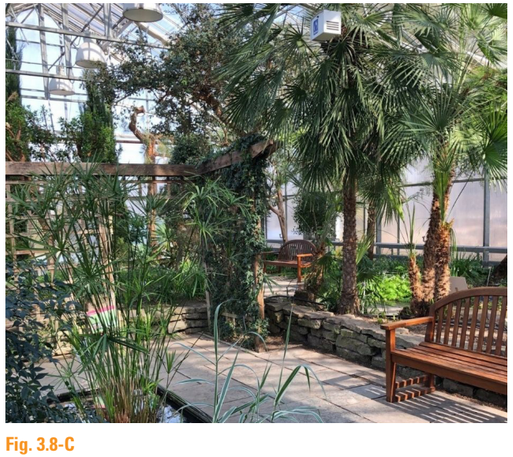
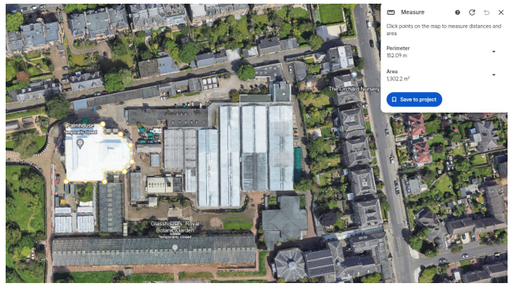


Fig. 3.8-C



Royal Botanic Garden, Edinburgh, Scotland
1,300 m² (14,000 sf) Fig. 3.8-D



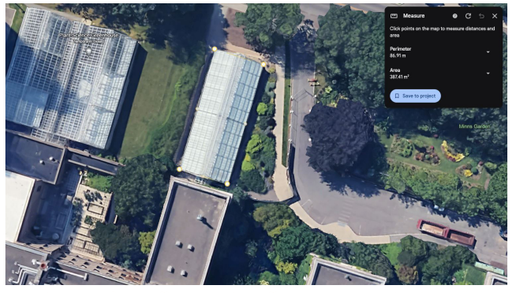
Fig. 3.8-E



Fig. 3.8-F



Fig. 3.8-G



Liberty Hyde Bailey Conservatory, Cornell University, Ithica NY
385 m² (4150 sf) Fig. 3.8-I



Fig. 3.8-J



Hortus Botanicus, Amsterdam, Netherlands
535 m² (5,755 sf) Fig. 3.8-K



Fig. 3.8-L



Fig. 3.8-M



Fig. 3.8-N



Westmount Conservatory, Westmount (Montreal) QC
254 m² (2,730 sf) Fig. 3.8-O



Fig. 3.8-P

4 SITE DEVELOPMENT CONSIDERATIONS

END OF LIFE CONSIDERATIONS

The tenant functional program and site analysis phases revealed that many of the facilities on the block are at or near their end of life (Fig. 4-A).

The Lawn Bowling green is still functional but approaching need of major capital investment. HRM Sports Fields indicated that relocation of the green within the Block would not substantially increase the cost relative to refurbishment in the same place (Fig. 4-B).

The Bell Building is still functional for Sports Fields' use and could also be re-purposed for use by the Lancers with stables on level 1 and offices/multipurpose space on level 2 (Fig. 4-B). However, with its remaining estimated lifespan, lack of barrier free access and awkward Bell Rd access/ visual appeal, renovation costs and resulting functionality would need to be weighed against the benefits of a new purpose-built facility.

As noted in the previous section, the 100+ year old combined storm and sanitary sewer line bisecting the site is a large constraint to new construction on the Wanderers Block (Fig. 4-C). While some facilities currently overlap this infrastructure, such as the temporary soccer stands and polycarbonate greenhouse #6, they do not have foundations. Permanent structures with foundations could not be built overtop of the pipe which would require 1220mm (4') clearance on either side. Due to the aged nature of this infrastructure, replacement in conjunction with the site redevelopment is recommended. There are currently no storm or sanitary lines on Summer or Sackville Streets. The existing infrastructure on Bell Road is not accessible from the Wanderers Block side as it is behind another pipe. A revised layout with separate storm and sanitary lines aligned with the proposed access driveways within the site appears to work based on available existing invert information. Alternatively, a more expensive but potentially better long term solution would be to locate the new storm and sewer pipes on Summer and Sackville Streets. Discussion with Halifax Water is required for both solutions.

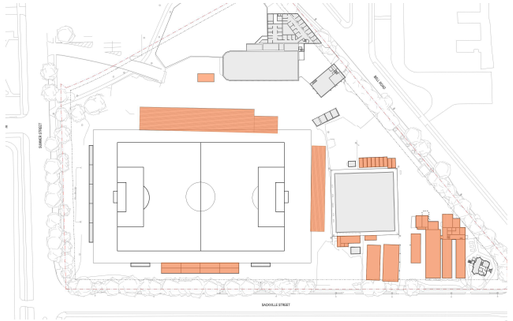


Fig. 4-A Facilities at the end of their lifespan

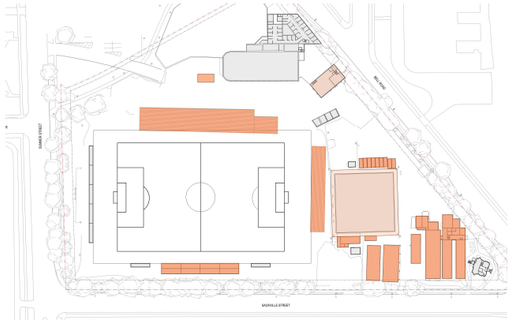


Fig. 4-B Bell Building and Bowling Green near end of life

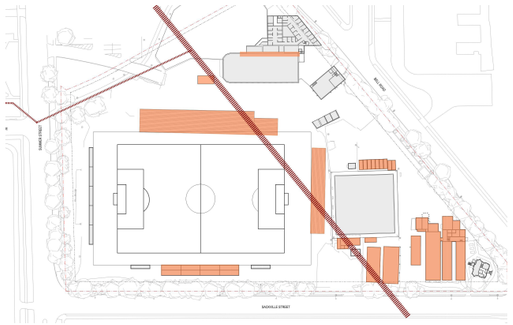


Fig. 4-C Underground storm and sanitary infrastructure

With the exception of the designated historic Lancers' Barn and Power House, most of the facilities on the Wanderers Block are ready for capital renewal.

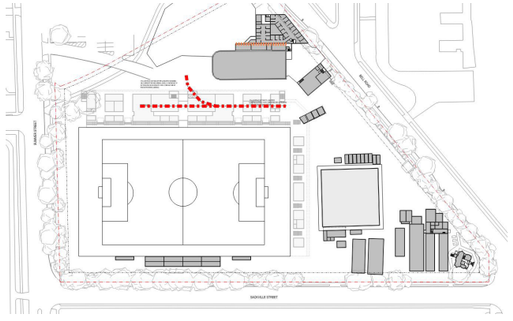


Fig. 4-D Limiting Distance between Lancers and proposed stadium

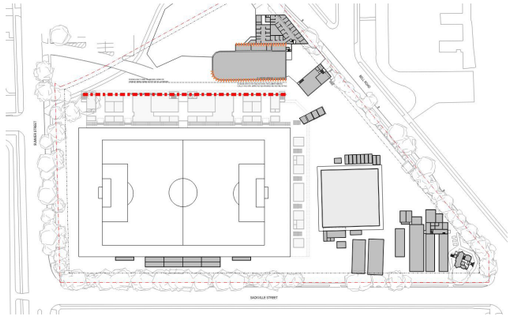


Fig. 4-E Limiting distance with upgrades to Lancers' Arena

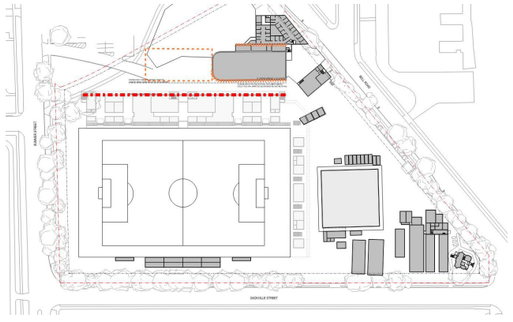


Fig. 4-F Conflict between Lancers proposed Arena and Stadium

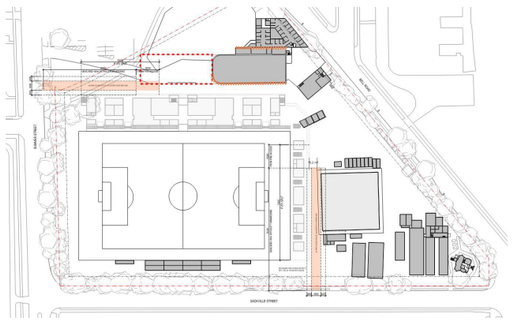


Fig. 4-G Fire truck access routes - conflict with proposed Arena

BUILDING CODE CONSIDERATIONS

A building code (NBCC 2020) review of site planning constraints for a permanent stadium or sports fields facilities was undertaken. Shown in the adjacent diagrams is the layout proposed by the Wanderers Football Club. Based on the existing Lancers Arena design, spatial separation (limiting distance) to a new Wanderers Field Athletics Facility would need to be greater than 17m, shown as a red dashed line (Fig. 4-D).

Upgrades to the fire rating of the exterior wall of the Lancers' existing arena could reduce the required separation. (Fig. 4-E) This upgrade could provide an opportunity to increase acoustic performance at the same time for better quality of life for the horses. It is acknowledged that additional fire safety considerations such as potential sprinklering or fire separation (shown as an orange dashed line) are being investigated separately for the Lancers facility - outside the scope of this study.

The Lancers' proposal to add a new Arena at the end of the existing arena would be limited to 45m in length based on the existing property setback line; falling short of the 60m requested standard arena length (Fig. 4-F).

Fire truck access for the new sports field facilities in accordance with the NBCC 2020 are required within 15m of 25% of the building perimeter (Fig. 4-G). Provisions should be further discussed with the authorities having jurisdiction during the facility design phase. This would overlap with the Lancers' proposed new Arena locaiton.

Combustible heavy timber construction would be prescriptively allowed by the NBCC 2020 for the roof and supporting columns of permanent stadium style seating with occupied spaces below (change rooms etc.). However, the stands, interior spaces, and supporting construction would need to be non-combustible. Should heavy timber construction be desired for the entire structure, an alternative compliance would need to be proposed to the Authorities Having Jurisdiction.

Permanent facilities for the Wanderers Field will have spatial requirements that impact the adjacent tenants - particularly the Lancers.

WANDERERS FIELD CONSIDERATIONS

Orientation: The existing Wanderers sand-based grass field installed in 2017 is 80m x 130m and oriented with the line from goal to goal at approximately 72°, where north is zero and east is 90. (Approximately 18° from east-west) (Fig. 4-H).

Both FIFA and World Rugby recommend an orientation closer to north-south: FIFA between 15° and -75° (Fig. 4-I); World Rugby between 20° and -75°. This minimizes having a sun disadvantage for one goalie.

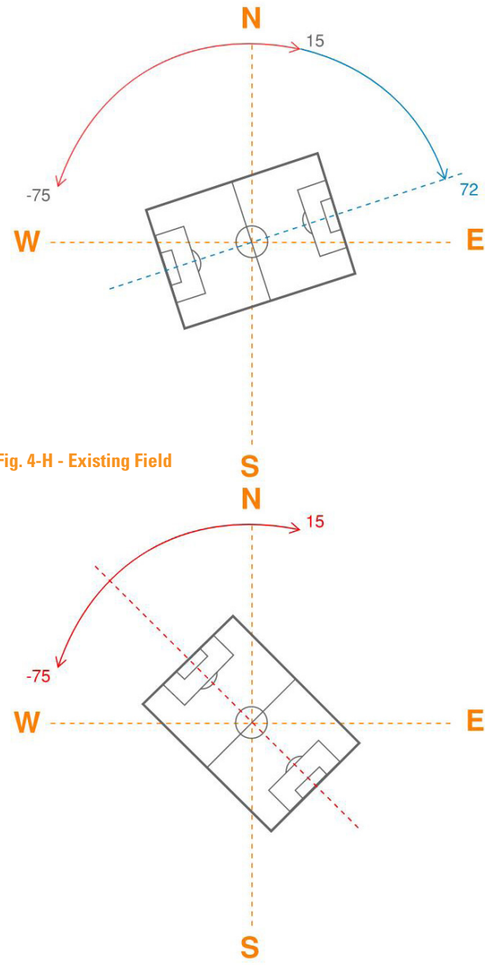


Fig. 4-H - Existing Field

Fig. 4-I FIFA & World Rugby Recommended

Two of the proposed site design options retain the original 'east-west' orientation, and one proposes a 'north-south' orientation (-18°) in line with the FIFA and World Rugby design guidelines.

> ***"Deciding on the orientation of a field can have a large impact on player performance. It is generally recommended that a match pitch is orientated with the centre line (goalpost to goalpost) at an angle of -75° to 15° with North being 0° in the northern hemisphere." - FIFA design guidelines***

Field size for different sports:

Soccer- FIFA recommends a Field of Play 68m x 105m with minimum (side line) touch zones of 5-7m and 6-8m clear behind the nets. [1]

Note that the Canadian Premiere League (CPL) and Northern Super League (NSL) accept a 100m long field of play. The shortest acceptable total length for these leagues would therefore be 112m (100+6+6).

Rugby - World Rugby Law 1 requires 68m-70m width x 94m-100m length with end touch zones of 6-22m and a clear min 5m run off zone all around. [2]

Lacrosse - Women: 50-60m wide x 91.4-100m long [3]; Men: 60m x 100m. [4] This size would fit within the soccer footprint.

Football - CFL field size is approx 59m wide plus approx 3 to 5.5m clear on each side for total width of 65m to 70m. The field is 100m long plus approx 18m end zones for a total of 137m (150 yards) long[5]. Test fits of this length in a stadium of approx 20,000 capacity have shown that a CFL sized field and stadium will not fit on this site without the removal of existing tenants.

Canadian amateur tackle football field requires the same field dimensions as the CFL. Accommodating high school football with a full length field would reduce spectator capacity for soccer due to the extra length required.

Project field design assumptions:

Soccer and rugby have similar field width requirements, however rugby requires a longer field.

This project has assumed a minimum soccer width of 78m (68+5+5) and a total soccer length of 117m (105+6+6) in accordance with FIFA. This is 10m longer than the minimum acceptable to the CPL and NSL so could be reduced during detailed design if desired pending on VIP / end zone seating design.

This project has assumed a rugby width of 78m (68+5+5) and a rugby length of 120m (94+8+8+5+5) which is 4m total longer than the absolute rugby minimum. To accommodate the rugby length of 120m, soccer spectator capacity in the end zones would be restricted to removable stands or alternate temporary facilities.

Field type: The following chart (Fig. 4-J) describes qualities of natural grass, hybrid grass and artificial turf. Hybrid grass is a system of artificial strands interwoven with natural grass to increase durability. A combination of surfaces can be used, such as at the BMO field in Toronto which uses hybrid grass for the field of play, and artificial turf for the end zones, side lines and warm up areas to reduce maintenance time and costs.

	Grass	Hybrid	Artificial Turf
Cost	$$$$$ [1]	$$$	$$
Maintenance	$$$$$	$$$$	$$
Aesthetic	+++++	+++++	
Biophilia [2]	+++++	++++	
Season Length [3]	+++	++++	++++
Comfort [4]	+++++	++++	++
Safety [5]	+++++	?	+++
Soccer - Pro	+++++	+++++	+++++
Soccer - Youth	+	++	+++++
Rugby/ Lacrosse		+++	+++++
Recreational / Public Use			+++
Events [6]	+++	+++	+++
Civic Pride [7]	+++++	++++	++

Fig. 4-J

Table Notes:

1. Initial costs would be less than normal in this case for grass as it already exists.

2. Biophilia refers to a human's innate connection to nature.

3. In addition to a longer season with artificial turf, it has the option to be covered with a dome in the winter.

4. Comfort/health refers to the ability of the field surface to mitigate heat; artificial turf fields can be 10° C or more hotter than a grass field.[7]

5. Player knee, ankle and abraision injuries are reportedly more common on artificial turf although there is more research related to football than soccer.

6. Non-sports events would require a field covering system for grass, hybrid as well as artificial turf.

7. Civic Pride relates to the well regarded quality of the existing grass field - one of only two Canadian Premier League grass pitches; pride for Haligonians as well as HRM Sports Fields staff who maintain it. Opportunities for education and training in field grass maintenance would continue for a grass or hybrid field. Conversely, amateur teams and the public would appreciate the opportunity to play on the Wanderers Field which would not happen on grass or hybrid.

References:

1. FIFA football stadium guidelines, Section 5.3. -https://publications.fifa.com

2. World Rugby Law 1 - https://www.world.rugby/the-game/laws/law/1

3. World Lacrosse 2022-2024 Women's Field Lacrosse Official Playing Rules V1.1

4. World Lacrosse 2021-2023 Rules of Men's Field Lacrosse Official Playing Rules Ver 1.0

5. CFL 2021 Rulebook Section 1 Article 1

6. 2024-2025 Canadian Amateur Rule Book for Tackle Football - Footballcanada.com

7. Penn State Centre for Sports Surface Research

HALIFAX LANCERS CONSIDERATIONS

The Lancers' submitted expansion proposal includes stables for 12 more horses as well as additional paddock space and a second indoor arena in order to grow their programming. The desire to increase offerings of Wellness and Para riding programs requires additional riding lessons to fund them. The existing irregularly shaped large paddock space unfortunately does not fit the standard 30m x 60m rectangle recommended for musical ride and dressage training. This can be ameliorated by adjusting the property line at the north to increase the size of the paddock - this is already in the works by HRM. Design options succeeded in fitting the requested increase in stable, paddock and arena areas to varying degrees - including one scheme which provided increased space (and therefore better conditions) for the existing Horses of Halifax rather than adding more horses to the tight urban living conditions of the Wanderers Block.

HRM HORTICULTURE & SPORTS FIELDS YARD CONSIDERATIONS

The chart below shows the Parks and Recreation assets maintained by Sports Fields West on and off of the Peninsula. While it is advantageous to house staff and equipment to maintain the Wanderers Block, the Commons and other South End facilities at this central location, using Wanderers Grounds space to house operations for Parks facilities off the Peninsula is hard to justify. In addition to reducing vehicle congestion in the Wanderers Block, reducing travel fuel, hours and carbon should add to the case for relocating some of the staff currently based in the Wanderers Grounds to another depot such as MacIntosh Depot in the North End of Halifax.

Type	Total	On Peninsula		Off Peninsula	
Sports Courts	135	54	40%	81	60%
Bike Parks	4	0	0%	4	100%
Skate Parks	2	1	50%	1	50%
Lawn Bowls	2	2	100%	0	0%
Sport Fields	51	20	39%	31	61%
Ball Diamonds	46	16	35%	30	65%
All Weather	2	0	0%	2	100%
Total	242	93	38%	149	62%

Fig. 4-K Sports Assets On vs Off the Peninsula

Similarly, the Public Gardens are well served by the Wanderers Grounds' Horticulture West facility which also maintains the connected Spring Garden Road pollinator corridor. Relocating the 1/3 of their staff which service more distant locations would assist in reducing vehicle congestion and facility footprint needs.

While the site design options screen the Depot / Horticulture yard from public view, the working greenhouses are visible from the Sackville St. sidewalk. Enhanced greenhouse design criteria for new street oriented greenhouses will be required to provide an acceptable appearance facing the public.

WANDERERS LAWN BOWLING CLUB CONSIDERATIONS

Relocating the green to another location on the block significantly opens up the geometry of the site and makes the activity visible to the public who are welcomed to join in. As the grass is due for capital reinvestment, this was determined to be a reasonable option. A new, larger winterized club house would provide year round community use and rental options.



Fig. 4-L Intergenerational Lawn Bowling

POWER HOUSE CONSIDERATIONS

The main criteria for the Power House Youth Centre were to preserve private outdoor program space, to add a barrier free drop off space, and accommodate a barrier free ramp to the back yard entrance in lieu of the dysfunctional chair lift. The AT Plan change removes the private side and front yards, exposing the historic residence to prominent public view and providing a spacious public plaza at the busy corner of South Park, Bell and Sackville Sts. The private program space is moved to an enlarged back yard.

CONSERVATORY CONSIDERATIONS

The Public Gardens Foundation conservatory proposal depicted a 8900 sf stand alone facility with unknown program. Without removing one of the existing tenants, the design options exercise found that a conservatory programme added to the HRM Horticulture zone could have a footprint of 380m^2- 595 m^2 (4000sf - 6400 sf). As a support to the Public Gardens horticulture program, this size of conservatory, open to the public and providing educational opportunities through connections with NSCC, Dalhousie Agricultural College and the Natural History Museum, could be a very valuable addition to the Wanderers Block. Although the most desirable orientation for the conservatory would be fronting Sackville and concealing the working greenhouses, this arrangement is difficult to fit with the east-west field layout. See **Option 3**.

ACTIVE TRANSIT PLAN CONSIDERATIONS

Two Active Transit Plan options for the block were presented to the design team by Design Point Engineering & Surveying Ltd. Both were found to be workable with all four site plan options developed, and were reviewed favorably with most of the affected users - including Sports Fields, Horticulture and the Power House Youth Centre. The HRM favoured AT Plan includes the left turn lane from Bell Road to Ahern which is preferred from a traffic point of view, however it reduces the available parking at the Lancers' entrance. Some participants to the barrier free riding programs would need to be dropped off, with their drivers parking elsewhere which is admittedly less than ideal. The Plan suggests the creation of open space at the corner of Bell Road, Sackville and South St. creating a more public view of the beautifully restored historic Power House.

SITE SERVICING CONSIDERATIONS

Various existing municipal services are located within the Wanderers Block, surrounded by Summer Street, Sackville Street, and Bell Road. These streets include water, sanitary, and storm systems, with some portions of combined sewer. In addition, electrical, communications, and natural gas are located within portions of these streets.

The existing municipal services generally include:

- Bell Road - two large, combined sewers and a portion of watermain.
- Sackville Street - localized storm and combined sewer systems, and two watermains.
- Summer Street - combined and storm sewer systems and two watermains.

Cutting diagonally through the site is a combined storm and sanitary sewer line dating to the 1800s. According to City of Halifax record drawings from 1972, it is a 1050mm (42") x 1200mm (48") structure, previously built to convey Freshwater Brook. According to these same record drawings, in the early 1970s, a portion of the sewer was abandoned and realigned to follow Bell Road. The Natural History Museum lies generally on top of the original Freshwater Brook sewer. Downstream from the Museum, this line carries sanitary waste from the Natural History Museum, storm water from the Museum parking lot (a low point on the site) as well as storm water from other areas of the Wanderers Ground. Another combined sewer line connects from Summer Street serving part of the Hospital as well as a portion of Veterans Memorial Lane and Summer Street. The old sewer leaves the Wanderers Grounds near the lawn bowling area/horticultural buildings and continues through the Public Gardens.

Municipal Servicing for Site Redesign

Sewer Servicing: Sewer servicing options for the site are shown on the schematic (see Appendix G) and include:

Option 1 – realignment of the existing Freshwater Brook Sewer through the site. This requires a low slope alignment that would reconnect at Sackville Street.

Option 2 – realignment of the existing Freshwater Brook Sewer around the site (along Summer Street and Sackville Street). This requires a low slope alignment that would reconnect to the existing sewer.

Option 3 – new sewer connection to Bell Road and realignment along Summer Street and Sackville Street. This option involves a complex crossing with an existing sewer in Bell Road.

As noted above, Freshwater Brook was realigned around the Wanderer's Grounds site with a new 72" sewer on Bell Road in the 1970's. The portion through the Wander's Grounds was noted as abandoned. Based on anecdotal information, we understand water movement under the museum has been reported. It is also understood that a portion of the drainage from the new parkade to the north connected to the original Freshwater Brook sewer. Both of these require further investigation to determine the current operation and need for the existing Freshwater Brook sewer which would impact the sizing of any new infrastructure.

Once a final option is selected it will require detailed analysis, detailed design, and review, consultation, and approval from Halifax Water. Service easements for public infrastructure will be required in favour of Halifax Water once an option is selected. Depending on the option, there may be an opportunity for cost sharing (e.g. new infrastructure within the public right of way).

Water Servicing: The water system for the area is supplied through the Peninsula Intermediate pressure zone (hydraulic grade line = 285-320'). The water servicing for the site is the same for all three options and includes new water laterals as shown on the schematic. Locations of the proposed water laterals will need to be confirmed during detailed design.

Internal Storm Servicing: Internal storm systems will be required (e.g. private catchbasins, lawn bowl drainage, paddock drainage) which shall be determined during detailed design. These storm systems would need to be connected to proposed or existing sewer system as approved by Halifax Water. As part of the internal storm system design, it will be important to consider the different uses and possible impacts. For example, the surface drainage from the Halifax Lancers paddock locations may contain contamination which should be contained and not impact the adjacent uses.

KEY FINDINGS

- Most facilities on the Wanderers Block are at or near their end of life.
- It is not possible to meet **all** the tenant growth requests on the site in their current positions.
- Redesigning the Wanderers Block as a whole rather through piecemeal upgrades, it is spatially possible to upgrade all tenant facilities while also improving the urban design and pedestrian friendliness of the Wanderers Block. Some tenant tradeoffs will be required.
- The large 100 year-old combined storm and sewer pipe diagonally bisecting the Wanderers Block obstructs the construction of new buildings - in particular permanent seating and washroom facilities for the Wanderers Field. Relocation of this aged infrastructure in conjunction with any development on the Wanderers Block would be costly, and also timely.
- The maximum size for permanent sports field facility seating is less than 10,000 without removing one or more tenants from the site.
- Accommodating rugby's longer field is possible with a tradeoff of reduced fixed seating in the end zones.
- While a north-south field orientation has advantages from a daytime professional soccer point of view, this option's required demolition of the Lancers' arena and their resulting added fundraising burden is a signifiant disadvantage.
- The large and prominant space currently dedicated to HRM Sprots Fields and Horticulture vehicles limits the reconfiguration opportunities and conflicts with the Halifax Common Master Plan's vision of park space for people. Some vehicles are essential to the operation of the Public Gardens, Lawn Bowling Green and Wanderers Field - and others are traveling long distances to serve remote off-peninsula parks and fields.
- Improvements to the Lancers' Arena construction would help with noise concerns and future spatial separation requirements with the new sports field facilities.

5 SITE DESIGN OPTIONS

SITE DESIGN GOALS

Goals for the site design were driven by the Success Criteria developed by all project participants at Worshop 1. Below is a summary of the Success Criteria (in bold) and how they were met by the site design options:

Tenant Needs Met
All efforts are made to accommodate the Needs/Wants/ Proposals identified in the Facility Functional Program phase. Expanding each user in isolation is unworkable, however rearranging uses holistically allows more Needs/ Wants/ Proposals to be accommodated.

Together (no current tenants have to leave the site)
Tradeoffs in the various Needs/Wants/Proposals for each tenant are accepted in order to not require any tenant to be removed from the Wanderers Block

Accessibility, Access & Active Transit
All tenant spaces addess the sidewalks and pedestrian travel through the site is enhanced. HRM's Active Transit design proposal for Bell Road is accommodated within each design option.

Aesthetic Improvements
All 'back of house' functions, such as the Works and Horticulture working yard are screened from public view. Public experience around the perimeter is improved and buildings at end of life are replaced.

Welcoming & Accessible
Similar to some other criteria, all site designs invite the public to access the open space and facilities.

Activity, Growth and Innovation
Public space is animated. The well supported tenant groups are able to grow and thrive. A new Conservatory is included in two options as an enhancement to the Public Gardens and Horticulture programming.

Public Facing
While the tenant user groups focussed on how their own facilities could be improved, they also acknowledged that the Wanderers Block is an important part of the Halifax Common in the heart of downtown, so the facilities and perimeter address the public on all facing streets and pedestrian through routes.

SITE DESIGN FEEDBACK

Four site design options developed according to the Site Design Goals were presented to all tenant groups at Workshop 2. (See Appendix E). Two options presented the Wanderers Field in the existing east/west orientation, and two options showed a rotated field in a north/south orientation. Each option demonstrated tradeoffs, fulfilling the tenants' Needs/Wants/Proposals to varying degrees. There was no clear 'winner', however **Option 4** was not preferred by any group and so was not carried forward.

Feedback from the Workshop is summarized in Appendix E. Based on this feedback, the following modifications were made:

All options were adusted to accommodate :

- Media and broadcast truck access;
- The tree protection zone along Sackville St recommended by HRM Urban Forestry;
- Safety in the Lancers' paddock by removing small triangular spaces.

In addition, the following changes were made to **Option 1**:

- The field was expanded to accommodate rugby;
- This required the reconfiguration of the HRM Horticulture facility, eliminating the Conservatory.



Fig. 5-A Sharing feedback at Tenant Workshop 2`

SITE DESIGN OPTIONS - COMMONALITIES

All three of the developed site design options presented on the following pages share the following characteristics:

- The Wanderers Grounds Sports Field receives permanent, open-air covered stadium-style seating for 8000-9000 with locker rooms, broadcast and concession facilities. The field would accommodate soccer, lacrosse and - in some versions - rugby.
- Lancers recieve added stable and paddock space to varying levels.
- The Wanderers Lawn Bowling green is relocated and closer to the sidewalk with viewing areas and a winterized club house for year round active, social community;
- A pared down HRM Sports Fields West depot is combined with Horticulture West's revitalized header house and greenhouses. The working yard is screened from public view and access.
- The Power House Youth Centre becomes a gateway to the Commons with arenewed front yard highligting the restored historic residence while sensitive youth programming is protected in a private back yard;
- A separated sidewalk and bike lane facility is provided along Bell Road for safer active transit;
- New 'pocket plazas' on Bell Road, Summer and Sackville Streets are linked by Wanderers Way, a pedestrian route linking the athletic activities and reintroducing public porosity to the Wanderers Block

SITE DESIGN OPTIONS - VARIABLES

Differences in the three options illustrate the remaining variables:

Option 1
- Keeps the Wanderers Field in the existing east/west orientation and moves it 5m to the west providing approximately 8000 seats and accommodating rugby.
- Provides the additional Arena requestd by the Lancers along with barn and paddock space for their additional 12 horses.
- Does not fit the proposed Conservatory

Option 2
- Keeps the Wanderers Field in the existing east/ west orientation and moves it 5m to the west providing approximately 8600 seats but does not accommodate rugby.
- Includes a 420sm (4500 sf) Conservatory
- Lancers move into the Bell Building for added stable space, program rooms and another small paddock. The existing large paddock is expanded to fit the standard dressage area, however a new arena is not provided. This scheme aims to make conditions for the existing horses better but would not provide space for the additional horses and programming the Lancers propose.

Option 3
- Rotates the Wanderers Field 90degrees to achieve the FIFA recommended north/south orientation. providing 7100 seats. Further investigation has shown that taking over 1/2 of the Province's Museum of Natural History parking lot could increase the seating capacity to 9000 (with a reduction to the small paddock shown).
- The Lancers' existing arena is demolished, and replaced with one large and one smaller arena. New stable space is added and the manure pit is modified. A new full sized paddock is provided and the existing one becomes a 'showcase' paddock remains at the Ahern Drive focal point.
- A 595sm (6400 sf) Conservatory is added to the HRM Horticulture complex, facing Sackville St.

OPTION 1

In this option:

- The Wanderers Grounds Sports Field is shifted 21m to the west in the original orientation and provided with permanent, open-air covered stadium-style seating for 8000 (plus additional temporary capacity behind the net at Summer St.), locker rooms, broadcast and concession facilities. The field would accommodate soccer, lacrosse and rugby.
- Lancers' stable space, paddock and arena have been added to permit expanded lessons and programming. The existing paddock view at the end of Ahern Ave is maintained;
- The Wanderers Lawn Bowling green has been relocated adjacent to the sidewalk, with viewing areas on Sackville and Bell Road and a winterized club house for year round active, social community;
- A pared down HRM Sports Fields West depot with staff space has been combined with Horticulture West's revitalized greenhouses.
- This option does not accommodate a Conservatory;
- A private back yard for Power House Youth Centre programming has been created along with a renewed front yard highligting the restored historic residence and creating a gateway to the Commons from downtown;
- There is a separated sidewalk and bike lane along Bell Road for safer active transit;
- New 'pocket plazas' on Bell Road, Summer and Sackville Streets are linked by Wanderers Way, a pedestrian route linking the athletic activities and reintroducing public porosity to the Wanderers Block.

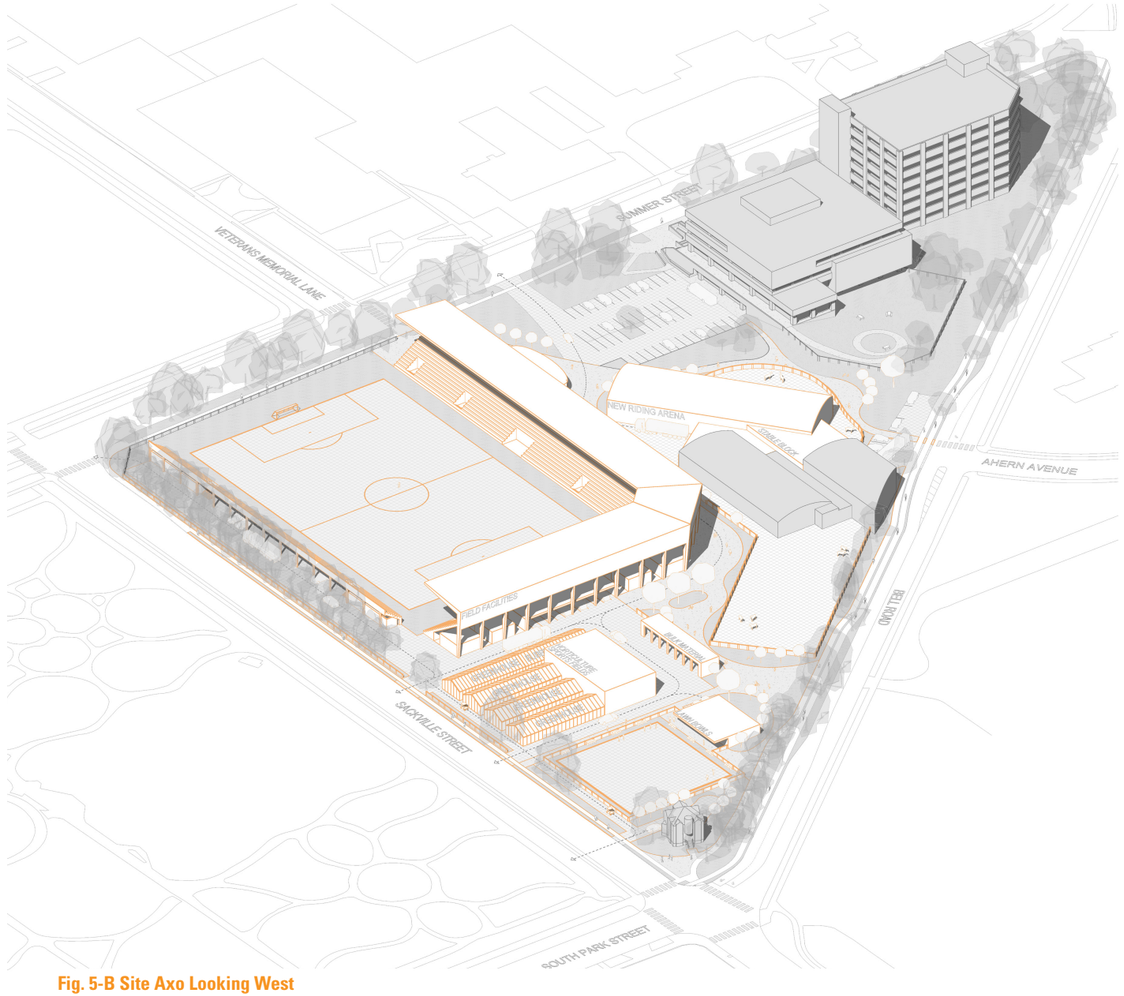


Fig. 5-B Site Axo Looking West

OPTION 1

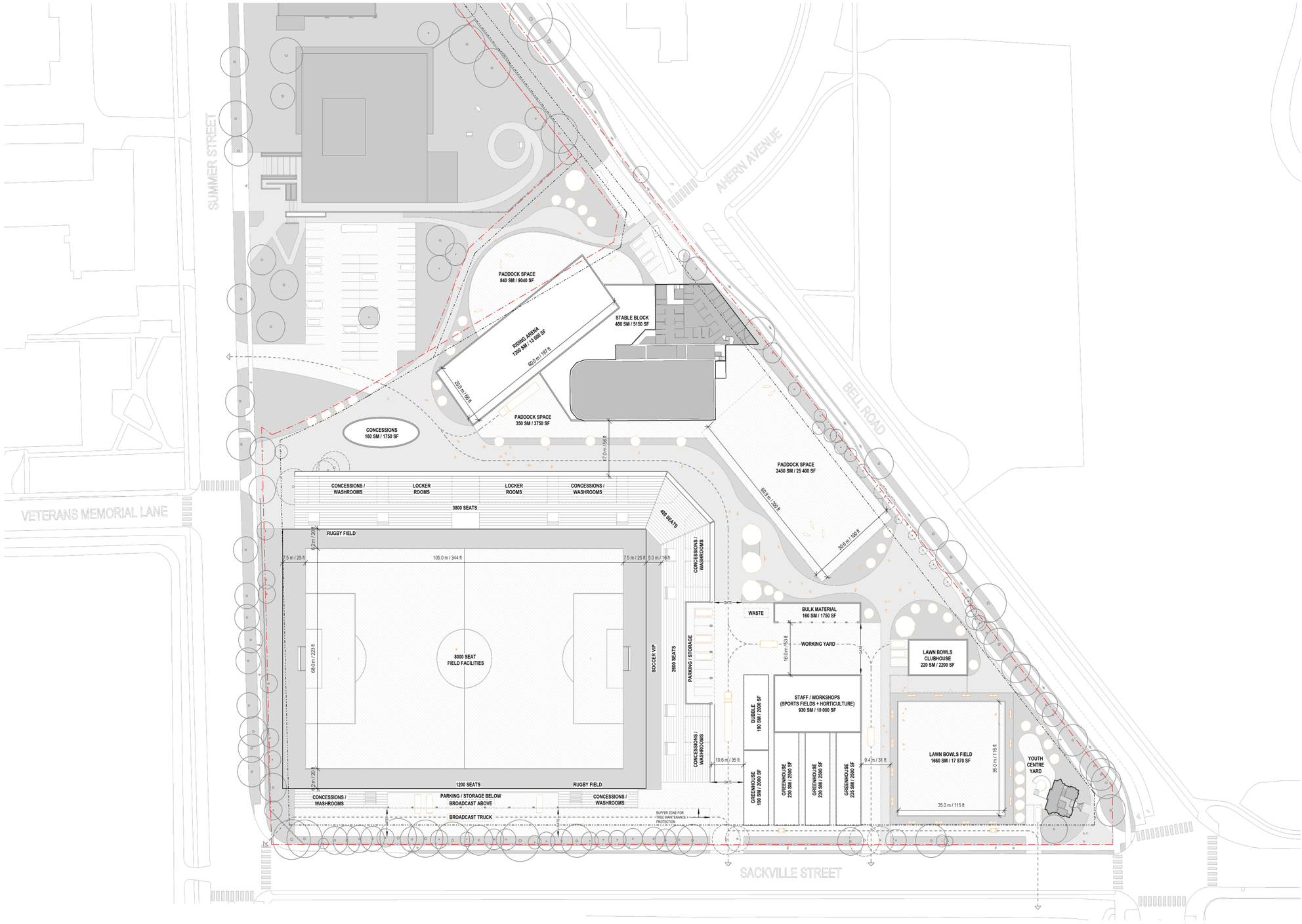


Fig. 5-C Site Plan

OPTION 2

In this option:

- The Wanderers Grounds Sports Field is shifted 12m to the west in the original orientation and provided with permanent, open-air covered stadium-style seating for 8600, locker rooms, broadcast and concession facilities. The field shown in this option would accommodate soccer, and lacrosse but not rugby.
- The Lancers move into the Bell Building for added stable space, program rooms and another small paddock. The existing large paddock is expanded to fit the standard dressage area. Improving the exterior wall of the existing arena is not required for spatial separation but would be beneficial for acoustics. This option does not provide the growth space requested by the Lancers - instead it aims to provide more ideal conditions for the existing horses;
- The Wanderers Lawn Bowling green is relocated close to the Bell Road sidewalk with viewing areas on Sackville and Bell Road and a winterized club house for year round active, social community;
- A pared down HRM Sports Fields West depot with is combined with Horticulture West's new header house facility supporting the new greenhouses which front Sackville St;
- A publicly accessible Conservatory and education space facing the Public Gardens and also the Power House is added adjacent to but not connected to the Horticulture facility;
- A private back yard for Power House Youth Centre programming is provided along with a renewed front yard highligting the restored historic residence and creating a gateway to the Commons from downtown;
- Aeparated sidewalk and bike lane along Bell Road has been accommodated for safer active transit;
- New 'pocket plaza' is created on Sackville Street as well as one on Summer Street which is linked to Bell Road by Wanderers Way, a pedestrian route linking the athletic activities and reintroducing public porosity to the Wanderers Block.

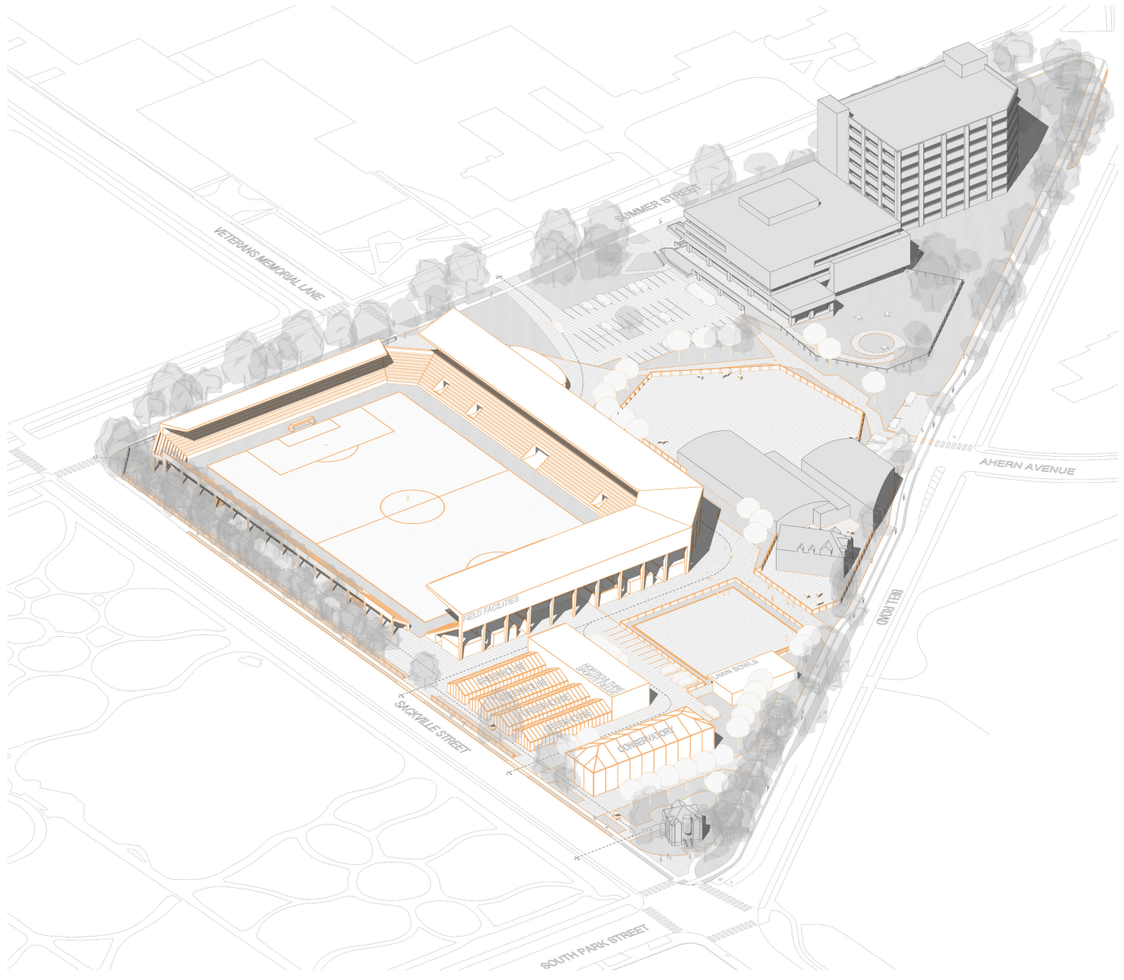


Fig. 5-D Site Axo Looking West

OPTION 2

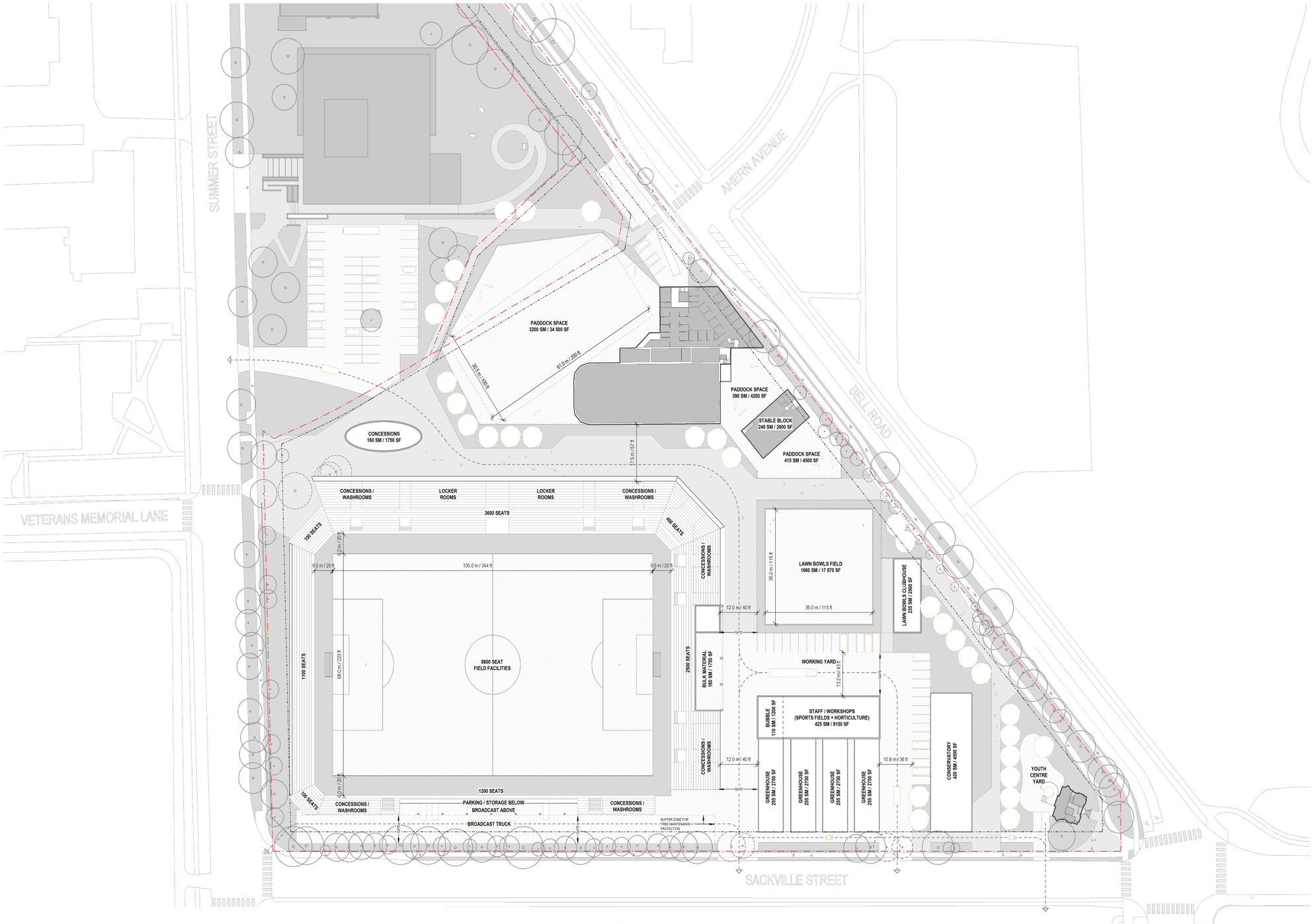


Fig. 5-E

OPTION 3

In this option:

- The Wanderers Grounds Sports Field is rotated to approximately north-south in accordance with professional sports fields design recommendations. Open-air covered seating for 6000 plus 1100 in towable seating along Sackville yeild a total capacity of 7100 along with permanent locker rooms, broadcast and concession facilities. The field shown would accommodate soccer, lacrosse and rugby. 7 parking spaces are removed from the Museum's lot to accommodate access; should additional space be available from the Province's parking lot, the seating capacity could be increased to as much as 9000. In this case, the showcase paddock and public plaza would be reduced.
- To accommodate the rotated sports field, the Lancers' Arena is demolished and replaced with one full sized and one smaller arena to permit expanded lessons and programming with new stable added to the back of the historic barn. The original Ahern Ave paddock is maintained as a showpiece central to the large public plaza, and a new full sized regulation paddock is featured along the Bell Road sidewalk.
- The Wanderers Lawn Bowling green is relocated closer to the sidewalk with viewing areas on Bell Road and Sackville Street, and a winterized club house for year round active, social community. The clubhouse could expand to two stories or a longer footprint depending on final program requirements.
- A pared down HRM Sports Fields West depot is combined with Horticulture West's workshop and header house in a two storey facility attached to new greenhouses. A publicly accessible Conservatory and education space facing the Public Gardens screens the working greenhouses;
- A private back yard for Power House Youth Centre programming and a renewed front yard highligting the restored historic residence and creating a gateway to the Commons from downtown.
- Separated sidewalk and bike lane along Bell Road for safer active transit;
- A new greenspace is created on Bell Road for watching the horses and lawn bowling, and a large plaza and event crush space linking Vetrans Memorial Lane to Ahern Ave, reintroduces public porosity to the Wanderers Block.

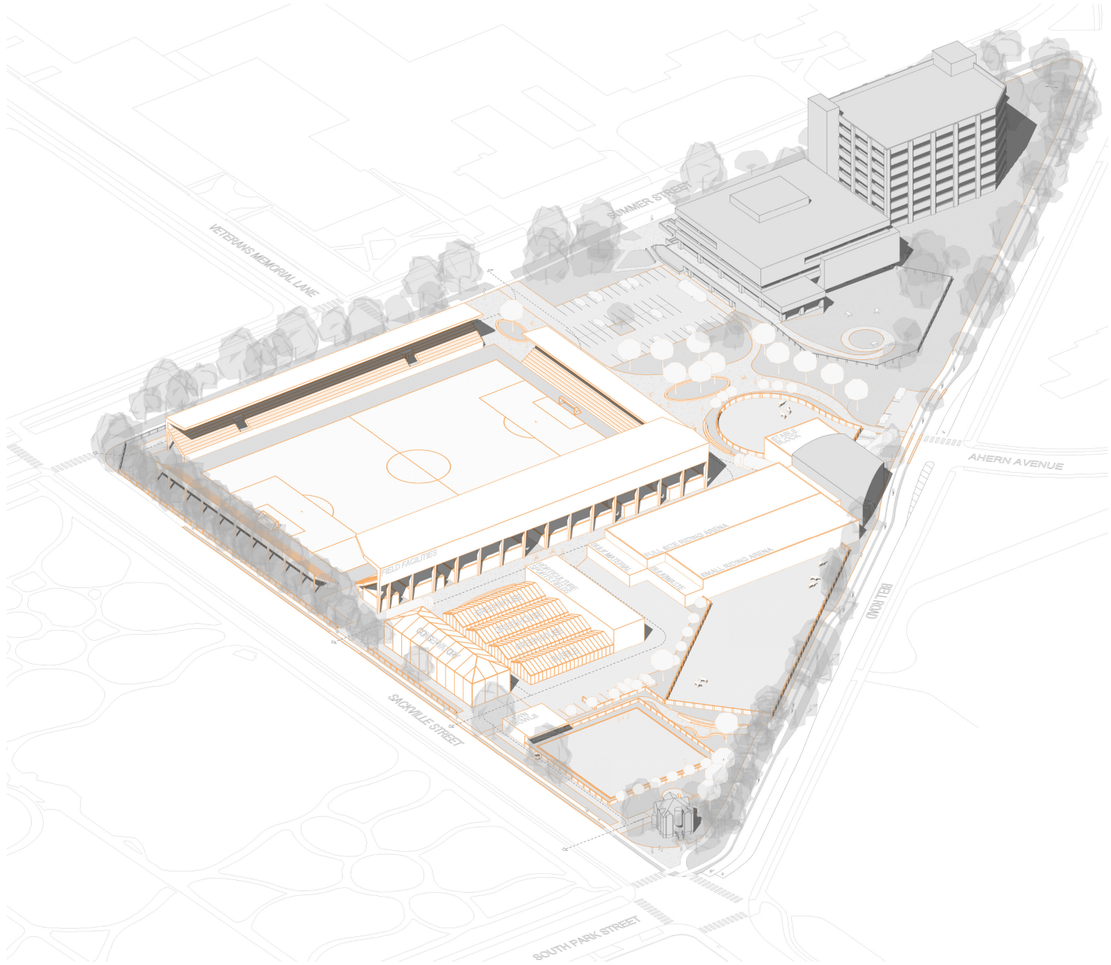


Fig. 5-F Site Axo Looking West

OPTION 3

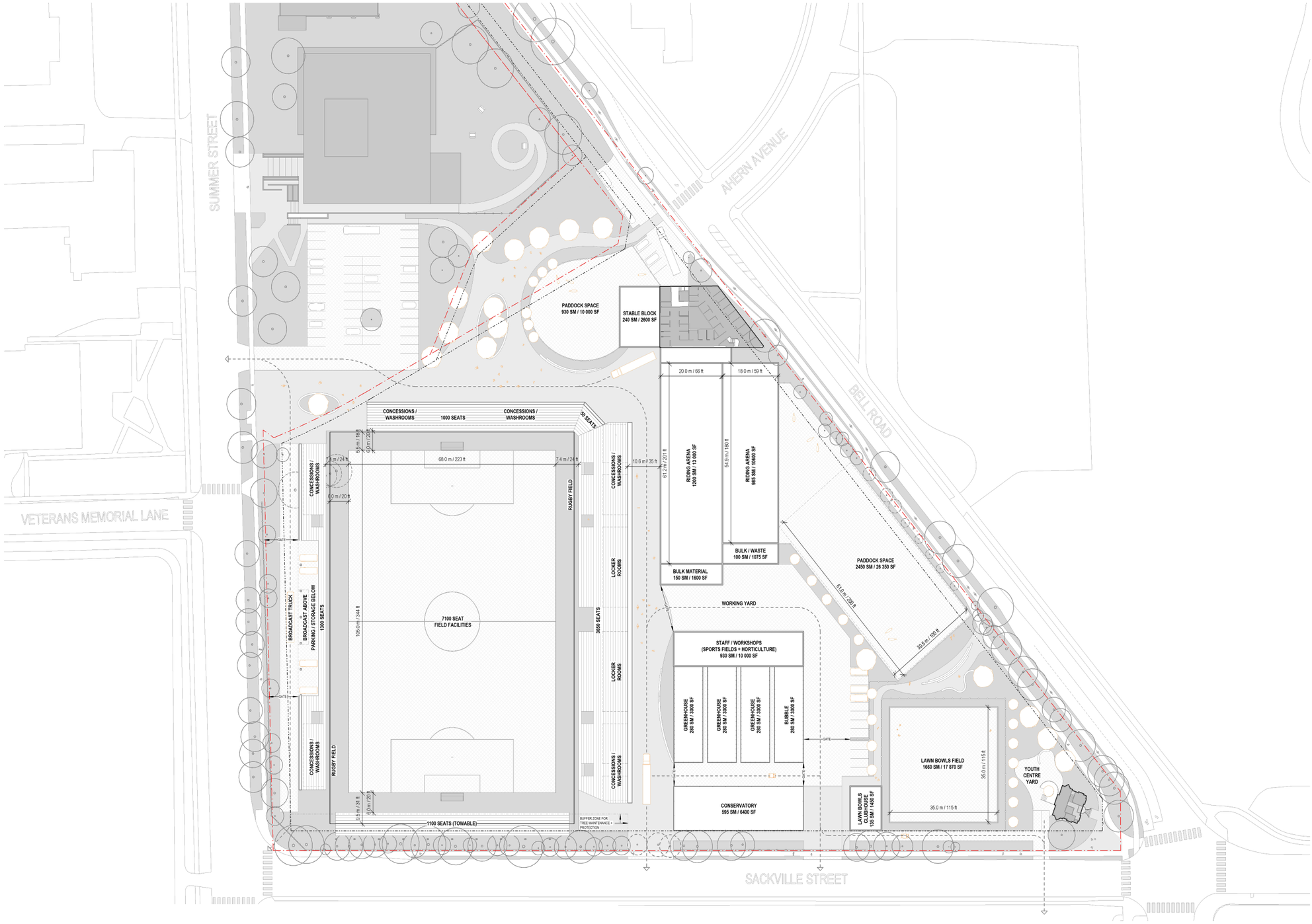


Fig. 5-G

RECOMMENDATIONS

Based on the Tenant Functional Programs, the site design process, stadium design consultant input and tenant consultantion workshops, the following recommendations are made:

- Create public access to and through the Wanderers Block from nodes along Bell Road, Sackville and Summer Streets.
- Provide new permanent facilities (seating, washrooms, locker rooms, concessions) for the Wanderers Field, focussing on soccer and rugby.
- Relocate the underground combined storm / sewer pipe to suit new internal circulation around the sports field or to the Summer and Sackville street road right of ways.
- Move the Lawn Bowling Green closer to the sidewalk for better visibility and provide an all season clubhouse.
- Move the one third of HRM Horticulture West staff who are responsible for areas other than the Public Gardens, Commons and the Pollinator Corridor to another location.
- Relocate HRM Sports Fields West operations responsible for assets outside of the Peninsula to another facility such as the Macintosh Depot in the North End of Halifax.
- Combine a shared facility for HRM Horticulture and the pared down Sports Fields Depot. Their combined yard space should be screened from public view and access. Relocate the greenhouses to avoid shading from trees at the Power House.
- In addition to the reduction of HRM Horticulture and Sports Fields fleet vehicles, reduce tenants' staff and visitor parking. Focus remaining public parking on accessible spaces.
- Provide additional space for the Lancers' paddock and barn growth.
- Remove the front hedge hiding the Power House to create a gateway plaza. Provide a more private back yard for youth programming.
- Discuss aquisition of additional land from the Province's NS Museum parking lot if the North/South sports field is considered a priority.
- Information is pointing to changing the Wanderers Field to artificial turf to allow more public access and more frequent use. More study on cost maintenance implications is suggested.

The following are also recommend for further investigation:

- Determine if Rugby is a priority
- Seek input from Halifax Water and the Province on storm & sanitary upgrade / rerouting
- Confirm programme and size for upgraded Lawn Bowling Clubhouse
- Definition of Sports Fields West operation to relocate to Macintosh Depot.
- Explore potential partnerships for a Conservatory (such as NS Museum, NSCC, Dalhousie)



Fig. 5-H The Historic Power House as a Gateway to the commons

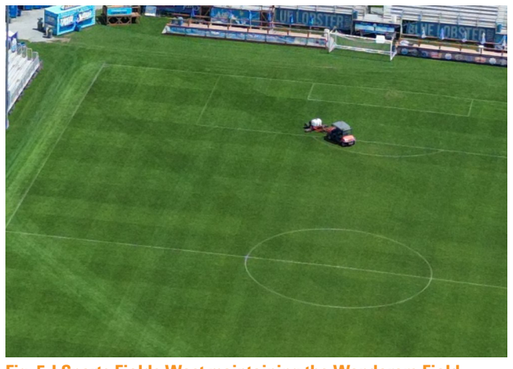


Fig. 5-I Sports Fields West maintaining the Wanderers Field



Fig. 5-J Wanderers Football Club fans parading through downtown to a match



Fig. 5-K HRM Horticulture's Greenhouse with plants ready for planting in the Public Gardens



people driven design.

APPENDICES

A SITE ANALYSIS REPORT

B WANDERERS BLOCK PERIMETER PHOTOS

C ZONING REQUIREMENTS

D SPORTS FACILITY BUILDING CODE CONSIDERATIONS

E WORKSHOP 2 SITE DESIGN OPTIONS AND FEEDBACK

F DESIGN OPTIONS SHADOW STUDY

G SCHEMATIC SITE SERVICING DESIGN

APPENDIX A

SITE ANALYSIS REPORT

Wanderers Block

Site Analysis Report

October 2024

HALIFAX

FBM

MILLS & WRIGHT
LANDSCAPE ARCHITECTURE

DESIGNPOINT
engineering • surveying • solutions

Purpose of the Site Analysis Report

The purpose of this document is:

- To form a snapshot of the study area and its current condition;
- To develop an understanding of the Wanderers Block's capacity to support change;
- To identify character-defining elements;
- To identify opportunities/challenges for future development;
- To build a knowledge base that will inform future project phases.

This document contains inventory and analysis of the following components of the Wanderers Block:

Site Context
Land Use Zoning
Recreational Spaces
Buildings & Structures
Natural Systems
Shadows
Pedestrian Circulation
Game Day Pedestrian Circulation
Transit & Active Transportation
Vehicle Circulation
Underground Infrastructure
Views Into the Site



Wanderers Block

Site Analysis | Site Context



Wanderers Block

Site Analysis | Land Use Zoning

N

Museum of Natural History

QEII Health Sciences Centre

Dashed Line Represents Limit of Study Area

Institutional (INS)

Institutional (INS)

Park and Community Facility (PCF)

Camp Hill Cemetery

Summer Street

Bell Road

Garrison Grounds

Sackville Street

Public Gardens

0 5 10 25 50 100 metres

Wanderers Block

Site Analysis | Recreational Spaces



Wanderers Block

Site Analysis | Buildings & Structures

	Building	Gross Floor Area
1	Halifax Lancers Heritage Barn	5,500 ft²
2	Washrooms	570 ft²
3	Halifax Lancers Indoor Arena	9,300 ft²
4	Bell Building	2,420 ft²
5	Materials Storage	540 ft²
6	Storage Shed	175 ft²
7	Suites & Media Towers	5,380 ft²
8	Wanderers Lawn Bowls Club	870 ft²
9	Storage Shed	240 ft²
10	Greenhouse	Varies
11	Power House	1,000 ft²
12	Horticulture Services	970 ft²
13	Horticulture Services	2,075 ft²

Heritage Building

Temporary Structure

N

Museum of Natural History

QEII Health Sciences Centre

Dashed Line Represents Limit of Study Area

Garrison Grounds

Bell Road

Camp Hill Cemetery

Summer Street

Sackville Street

Public Gardens

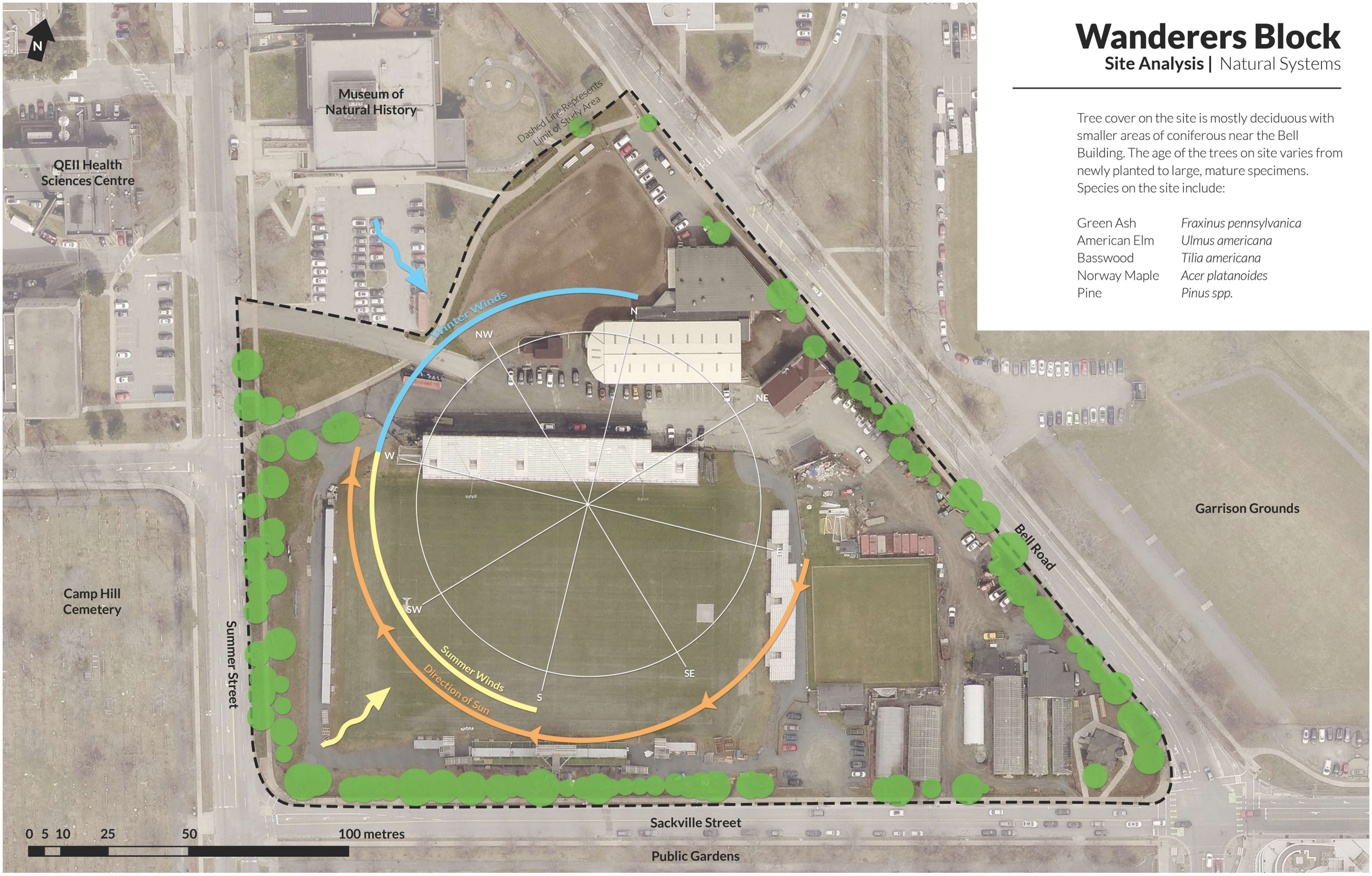
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Wanderers Block

Site Analysis | Natural Systems

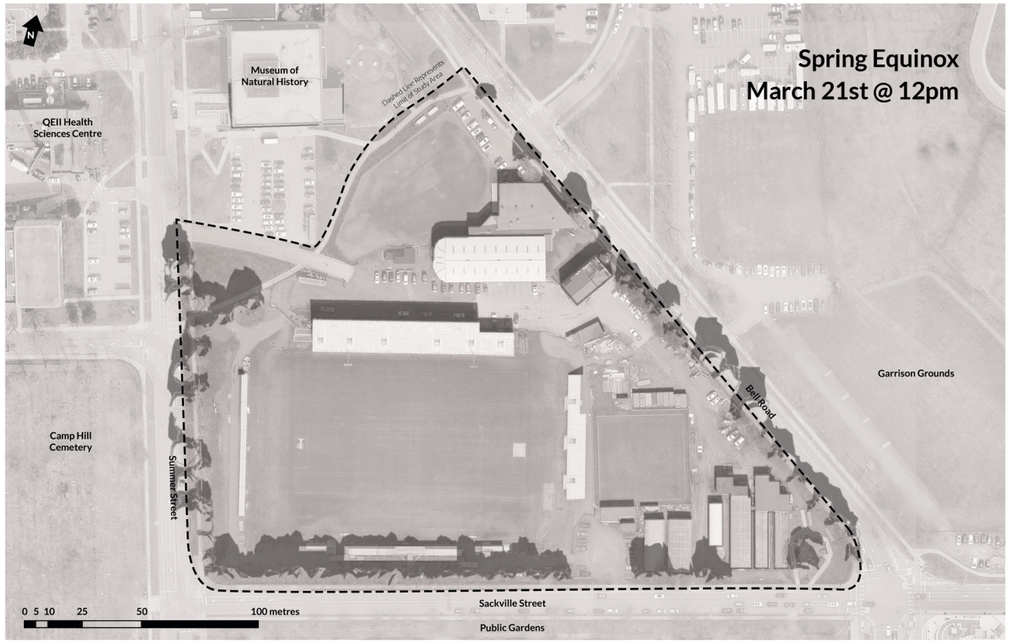
Tree cover on the site is mostly deciduous with smaller areas of coniferous near the Bell Building. The age of the trees on site varies from newly planted to large, mature specimens. Species on the site include:

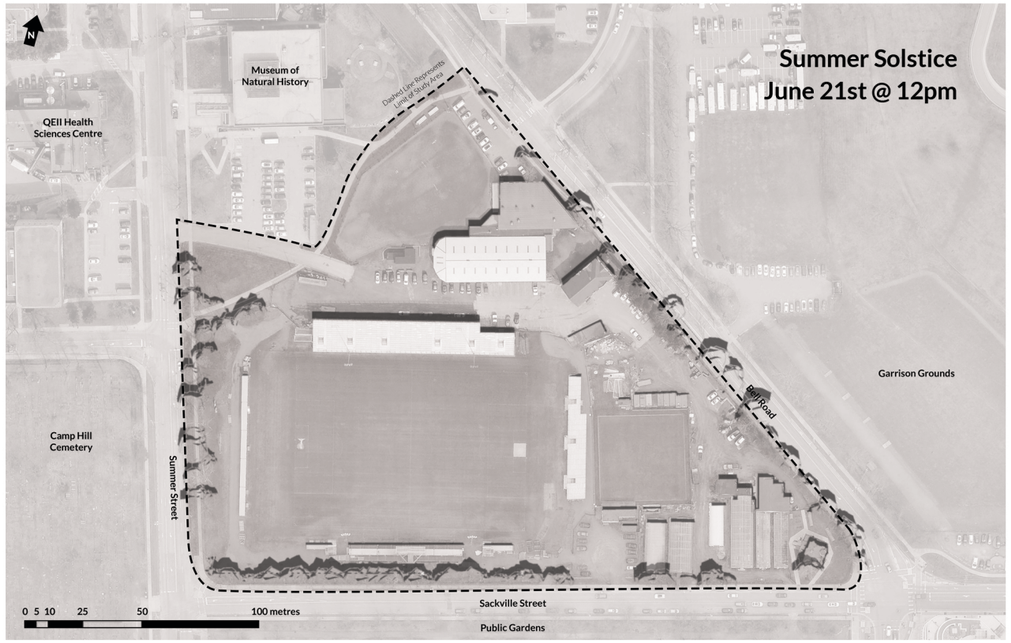
Green Ash	*Fraxinus pennsylvanica*
American Elm	*Ulmus americana*
Basswood	*Tilia americana*
Norway Maple	*Acer platanoides*
Pine	*Pinus spp.*

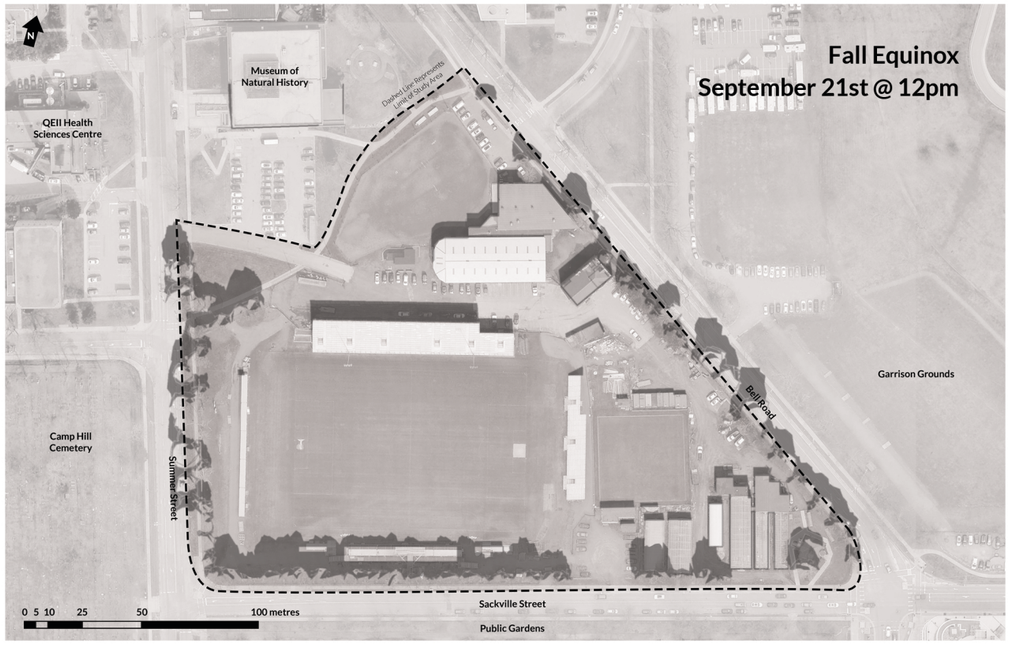


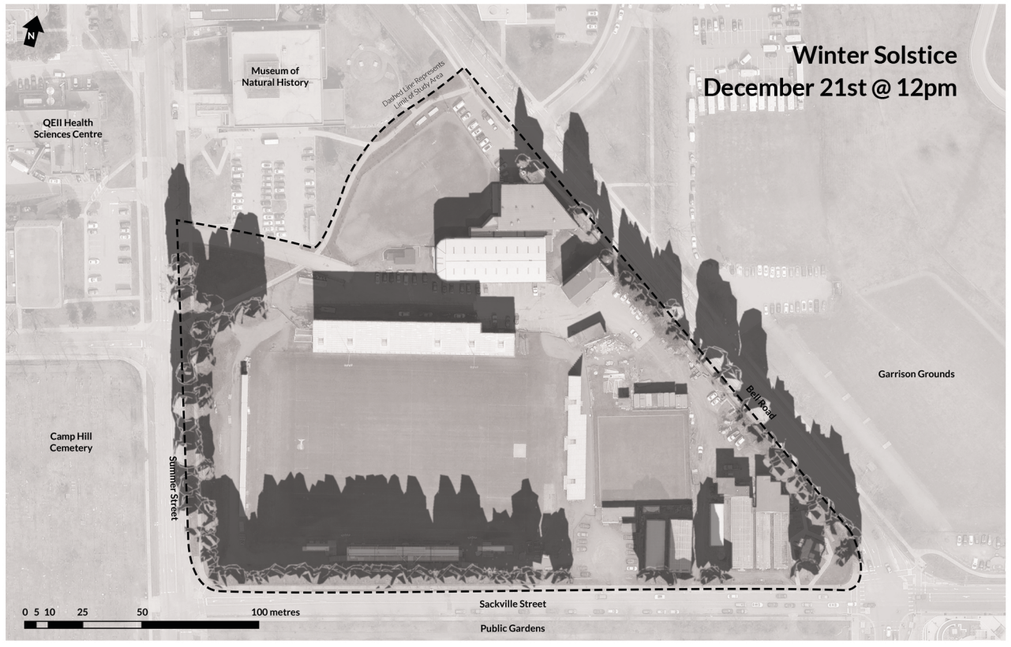
Wanderers Block

Site Analysis | Shadow Study









Wanderers Block

Site Analysis | Pedestrian Circulation

Daily Pedestrian Circulation

N

Museum of Natural History

QEII Health Sciences Centre

Dashed Line Represents Limit of Study Area

Camp Hill Cemetery

Summer Street

Bell Road

Garrison Grounds

Sackville Street

Public Gardens

0 5 10 25 50 100 metres

Wanderers Block

Site Analysis | Game Day Pedestrian Circulation

Daily Pedestrian Circulation

Game Day Pedestrian Circulation

N

Museum of Natural History

QEII Health Sciences Centre

Dashed Line Represents Limit of Study Area

Gate A

Gate B

Gate C

Gate D

Gate E

Gate F

Gate G

Gate H

Camp Hill Cemetery

Summer Street

Garrison Grounds

Bell Road

Sackville Street

Public Gardens

0 5 10 25 50 100 metres

Wanderers Block

Site Analysis | Transit & Active Transportation

Existing Multiuse Path

On Street Bike Lane

Transit Route
(9+, 123, 127, 182, 183, 185, 186, 194, 196)

Transit Stop

N

Museum of Natural History

Dashed Line Represents Limit of Study Area

QEII Health Sciences Centre

Stop #2304

Garrison Grounds

Bell Road

Camp Hill Cemetery

Summer Street

Sackville Street

Public Gardens

0 5 10 25 50 100 metres

Wanderers Block

Site Analysis | Vehicle Circulation & Parking

Vehicle Circulation

Parking Area

N

Museum of Natural History

QEII Health Sciences Centre

Dashed Line Represents Limit of Study Area

Camp Hill Cemetery

Summer Street

Bell Road

Garrison Grounds

Sackville Street

Public Gardens

0 5 10 25 50 100 metres

Wanderers Block

Site Analysis | Underground Infrastructure

Storm Sewer

Combined Storm + Sanitary Sewer

Catch Basin

Manhole

Water Distribution Line

N

Museum of Natural History

Dashed Line Represents Limit of Study Area

QEII Health Sciences Centre

Camp Hill Cemetery

Summer Street

Sackville Street

Public Gardens

Rail Road

Garrison Grounds

0 5 10 25 50 100 metres

Wanderers Block

Site Analysis | Views Into the Site

Favourable View

Unfavourable View

N

Museum of Natural History

QEII Health Sciences Centre

Dashed Line Represents Limit of Study Area

Camp Hill Cemetery

Summer Street

Sackville Street

Public Gardens

Bell Road

Garrison Grounds

0 5 10 25 50 100 metres

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APPENDIX B

WANDERERS BLOCK PERIMETER PHOTOS



Bell Road - Looking out of Site



Sackville Street - Looking out of Site



Summer Street - Looking out of Site



Bell Road - Looking into Site



Sackville Street - Looking into Site



Summer Street - Looking into Site

APPENDIX C

ZONING REQUIREMENTS

APPENDIX C - ZONING REQUIREMENTS

This planning review is provided to assist in the functional planning for the Wanderers block at PID 00136416. This site is zoned PCF (Park and Community Facility) while the adjacent provincially owned Museum of Natural History and above ground parking garage at PID 00136424 is zoned INS (institutional). This review serves as an overview of the requirements which are likely to influence functional planning.



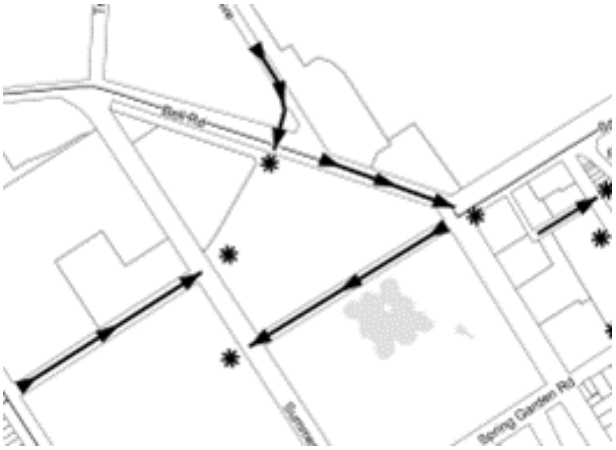
Figure 1 - Zoning Map

The PCF zone supports the following uses:

Urban Agriculture	- Educational farm use - Farmer's market use - Urban farm use
Institutional	- Cultural use - Daycare use - Library use - Minor spectator venue use - Major spectator venue use - Public building use - School use
Park and Community Facilities:	- Boating club use - Cemetery use - Club recreation use - Conservation use - Park use

Built form and building design requirements that may impact the functional planning are included in the table below. For each requirement, additional details and specifications can be found in Land Use By-law.

Section of the Regional Centre Land Use By-law	Description of requirement
306 – Maximum Height	17 metres
307 - Minimum Front or Flanking Setbacks	6 metres from all street lines
308/309 – Side and Rear Setback Requirements	2.5 metres
310 – Maximum lot coverage	40%
311 – Minimum Separation Distances	4m between buildings on a lot, or portions of the same building above grade.
327 – 333 Accessory Structures and Shipping Containers	Accessory structures and shipping containers must meet the required front yard setback of 6m, and a side and yard setback of 1.25 metres. Structures must be separated from each other by 1.25m and have a maximum height of 7.7m.
361 – Corner Treatment	Any main building at the corner of two streets shall be detailed in a manner that provides visual prominence to that corner of the building.
365 – Number of Pedestrian Entrances	A minimum of one pedestrian entrance shall be provided per street wall. A site plan approval option is available to vary this requirement. Does not apply to minor or major spectator venues, or arenas.
366 – Ground floor Transparency	A buildings ground floor facade shall be a minimum of 25% clear glass glazing. Does not apply to minor or major spectator venues, or arenas.
373 / 374 – Emphasis of View Terminus Sites	The stared areas on the map below shall be emphasized and visible from a view line, using a minimum of one multiple approaches listed in the Land Use By-law. Parking Spaces, Accessory Parking Lots, Off Street Loading Spaces, and Utilities shall not be visible within a view terminus site.



384 – Maintenance of Same or Similar Cornice Line Height	The street wall height for any new main building, or addition to a main building, shall be within 2m of the cornice line height established by the registered heritage building along the same street line.
400 – Citadel Rampart Sight lines	No structure shall be visible above the Citadel walls as viewed from various points within the Citadel Parade Square.
417 – Soft Landscaping for accessory parking lots.	Landscaped buffer between adjacent property lines. Landscaped island every 10 parking spaces.
445 – Pedestrian Walks Through Accessory Parking Lots	A minimum of one pedestrian walk through an accessory parking lot shall be required, and shall provide a direct route between parking areas, building entrances, and the nearest streetline
449 - Bicycle Parking Requirement	Major or Minor Spectator Use: 1 space / 20 seats of a, up to 50 spaces. Club Recreation Use: 10 spaces for facilities <500 sq. m. in floor area, 20 spaces if larger.
454 – Off Street Loading Space	Minor Spectator Venue Use: 1 Type A space Major Spectator Venue Use: 1 Type A and 1 Type B space Type A = 3m x 6m x 6m Type B = 3.5m x 17m x 4.3m (length, width, height clearance)

APPENDIX D

SPORTS FACILITY BUILDING CODE CONSIDERATIONS

BUILDING DESCRIPTION

Open air stadium seating with enclosed amenities below.

Building Area (per NBCC):	
Building Height:	3 Storeys
Number of Streets Facing:	

BUILDING CLASSIFICATION

Major Occupancy:	**Group A-4**
Other Occupancy	Ancillary spaces; concessions, locker rooms and washrooms A-2 club, lounge, restaurant notes A-3.3.2.35 (4)
Construction Article:	3.2.2.35
Building Area Permitted:	any area
Building Height Permitted	Up to 6 stories for 3.3.2.35
Req'd Streets to Face:	None
Construction Permitted:	Non Combustible
Heavy Timber Permitted	Roof assemblies and supporting arches and columns- 3.2.2.35 2)
Floor Assemblies:	Not described (1hr for 3.3.2.35)
Loadbearing Walls/Columns:	Not described (1hr for 3.3.2.35)
Mezzanines:	Not described (1hr for 3.3.2.35)
Sprinklers:	Required in all spaces below tiers of seats 3.2.2.35 4) Also required for food/beverage spaces which are considered A-2.

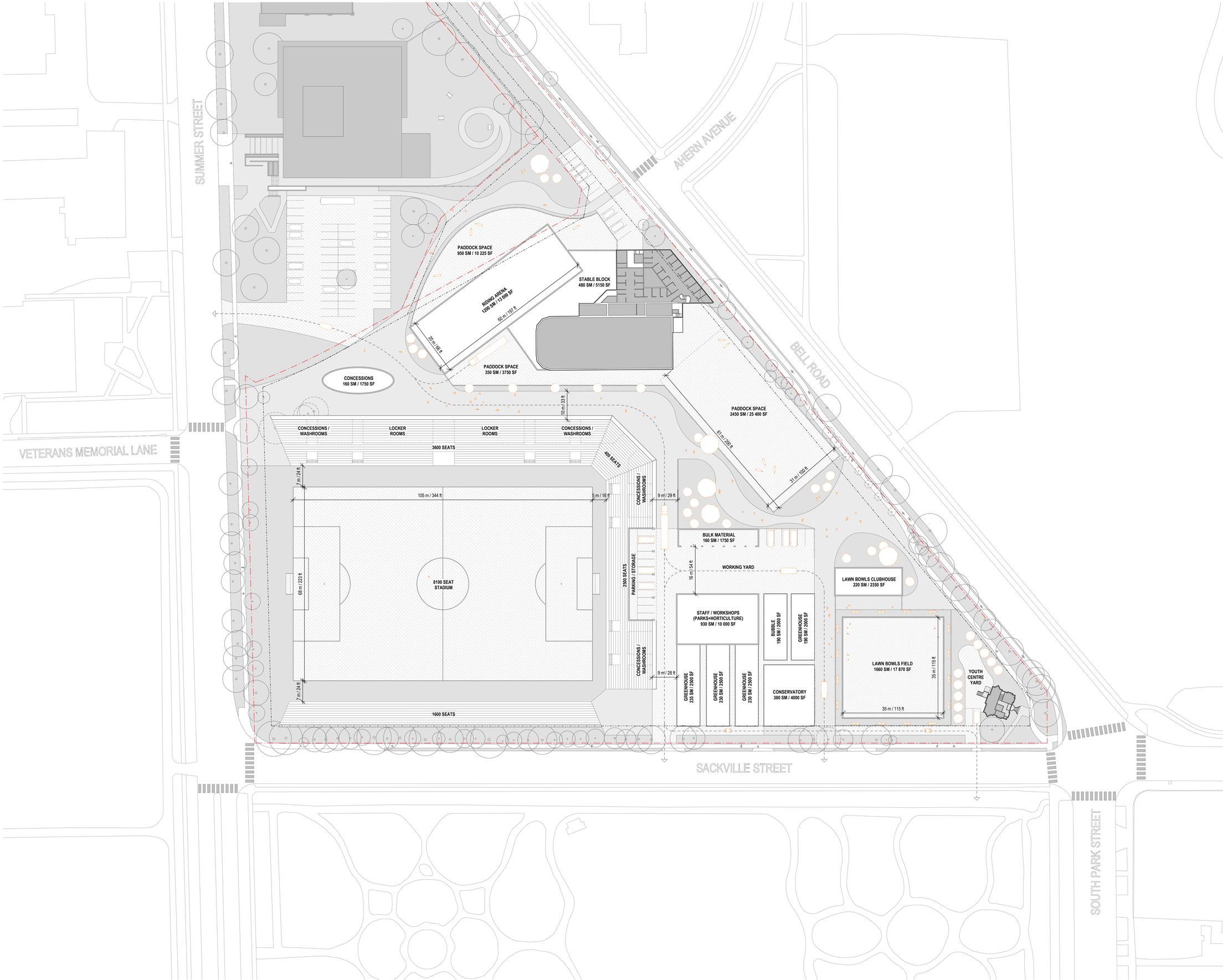
APPENDIX E

WORKSHOP 2 SITE DESIGN OPTIONS AND FEEDBACK

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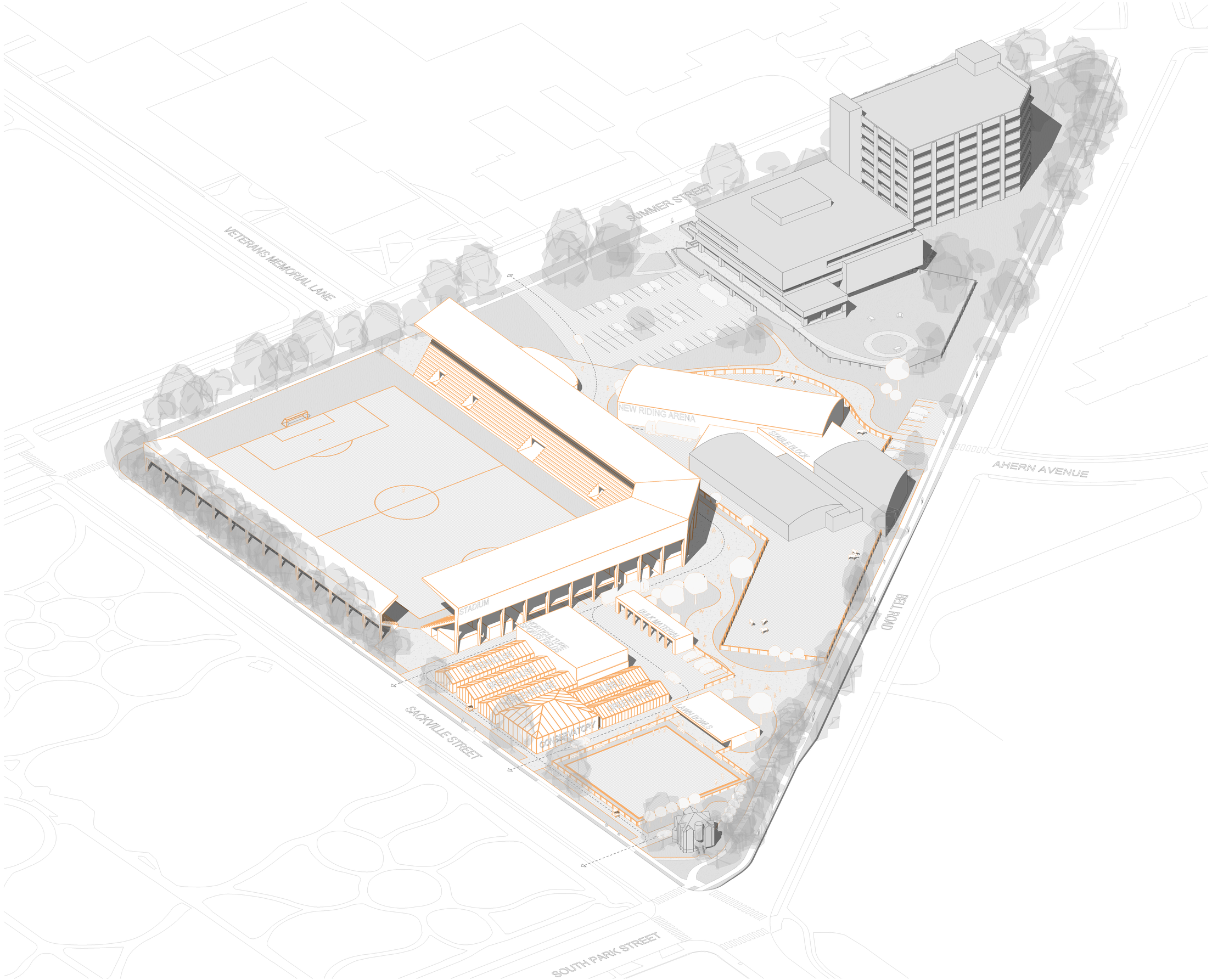
V1 GROUND FLOOR PLAN

WANDERERS BLOCK FUNCTIONAL PLAN

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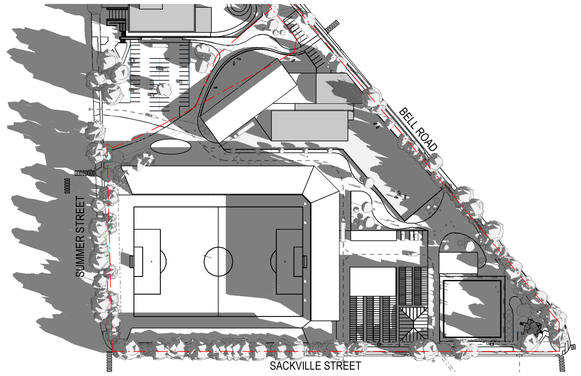


V1 SITE AXO
WANDERERS BLOCK FUNCTIONAL PLAN

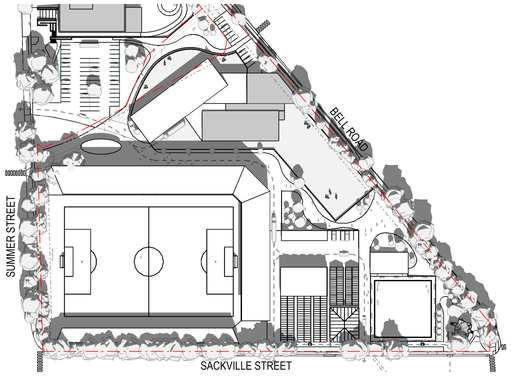
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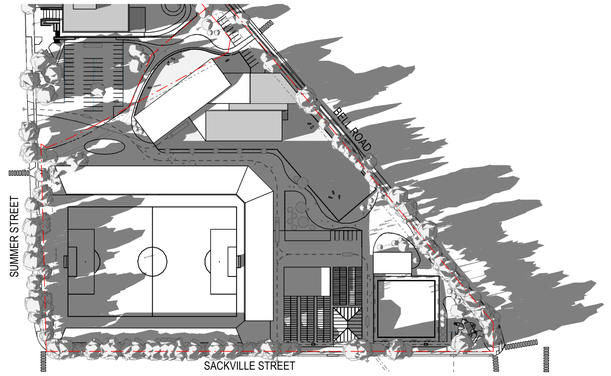
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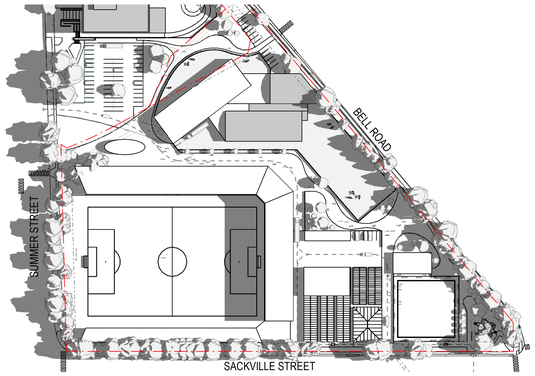
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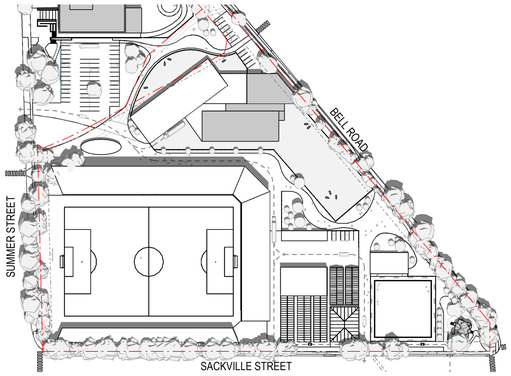
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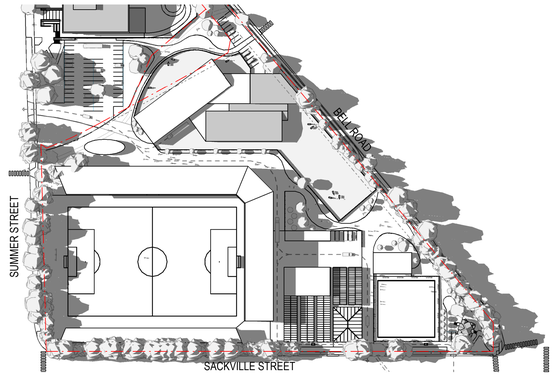
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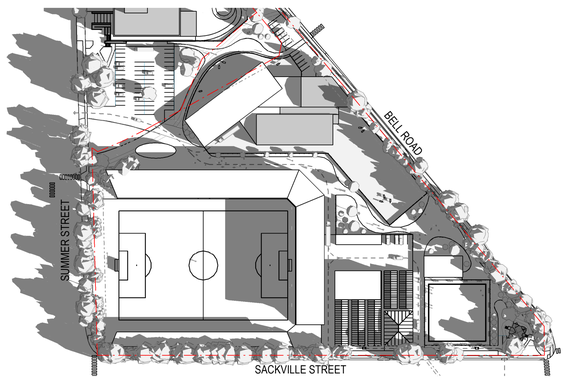
JUNE 21 AT 8:00 AM



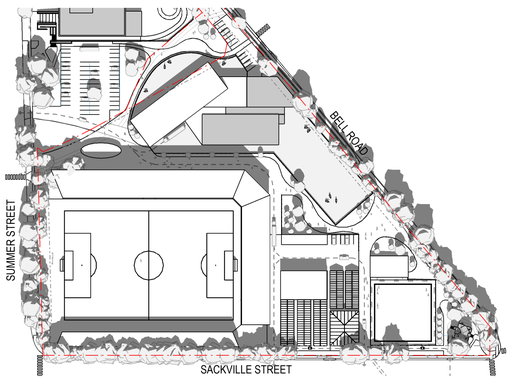
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JUNE 21 AT 5:00 PM



SEPTEMBER 21 AT 8:00 AM



SEPTEMBER 21 AT 12:00 PM



SEPTEMBER 21 AT 5:00 PM

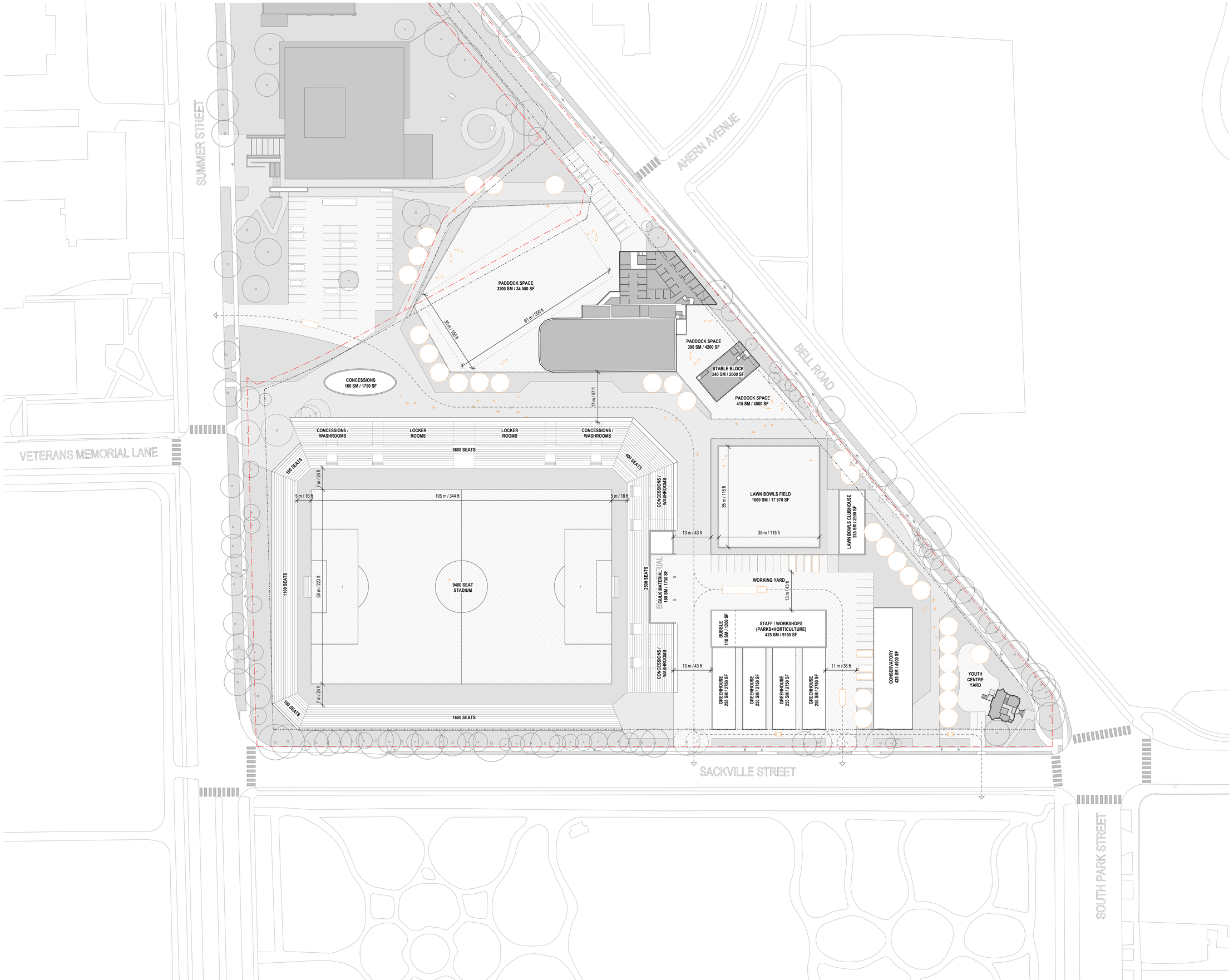
V1 SUN STUDY

WANDERERS BLOCK FUNCTIONAL PLAN

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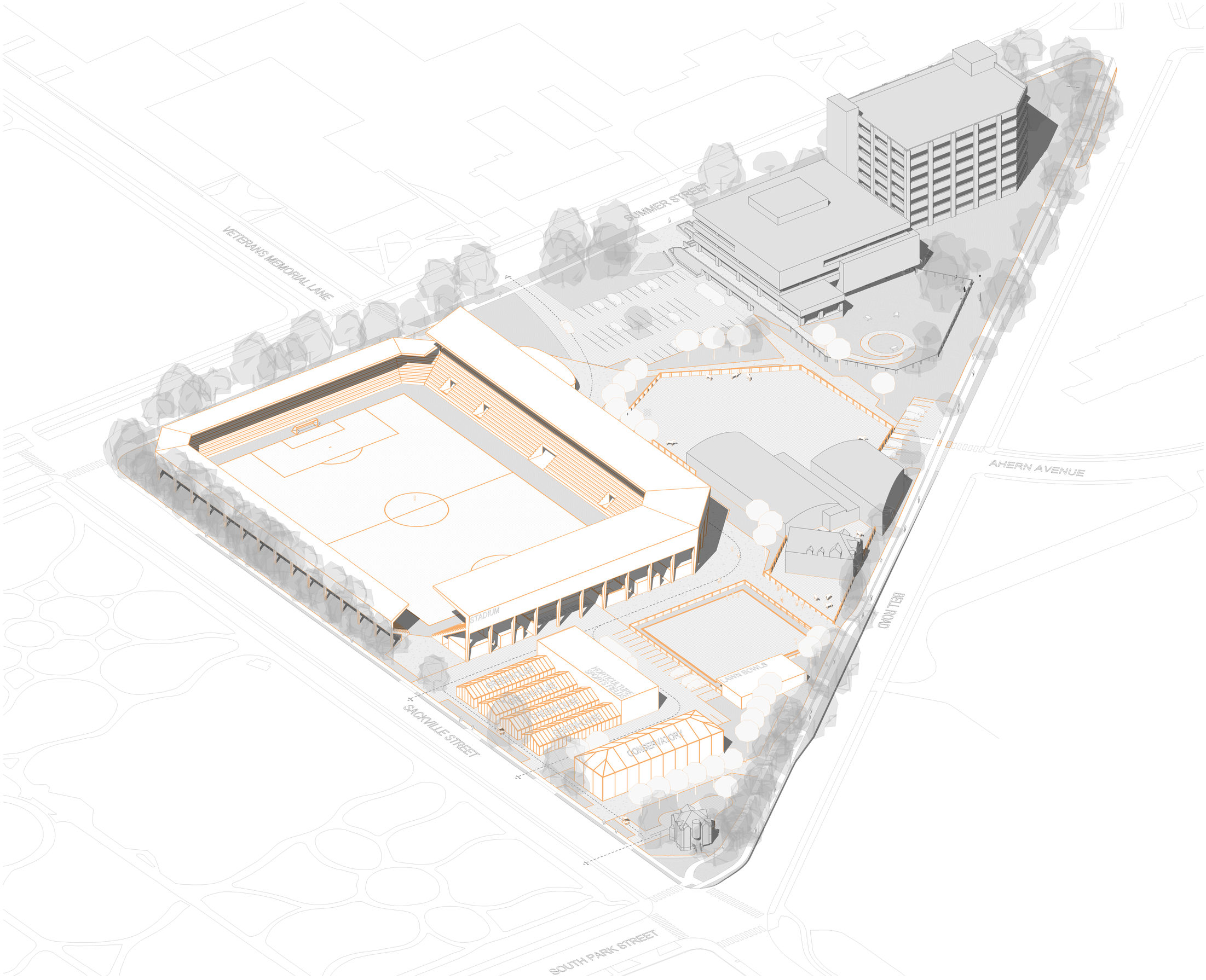


V2 GROUND FLOOR PLAN
WANDERERS BLOCK FUNCTIONAL PLAN

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V2 SITE AXO
WANDERERS BLOCK FUNCTIONAL PLAN

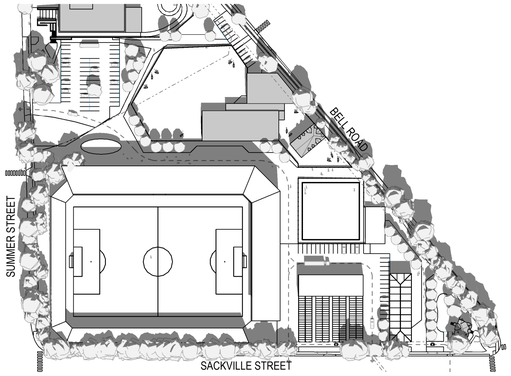
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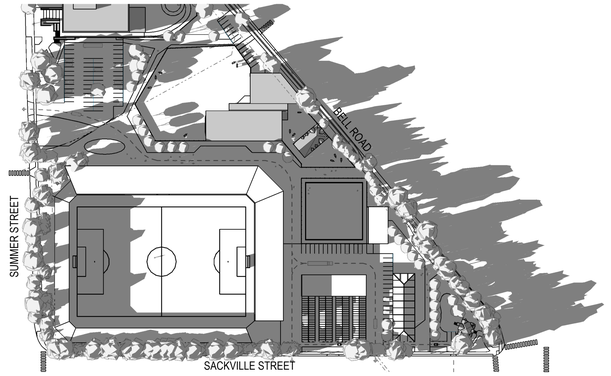
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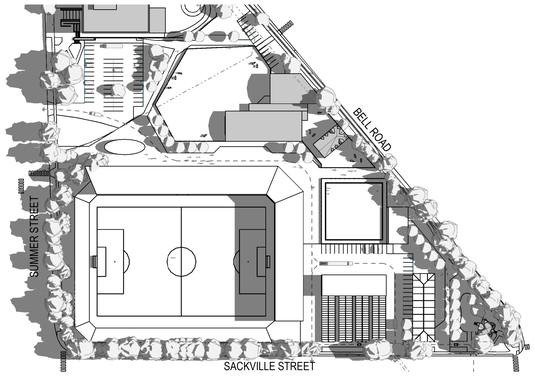
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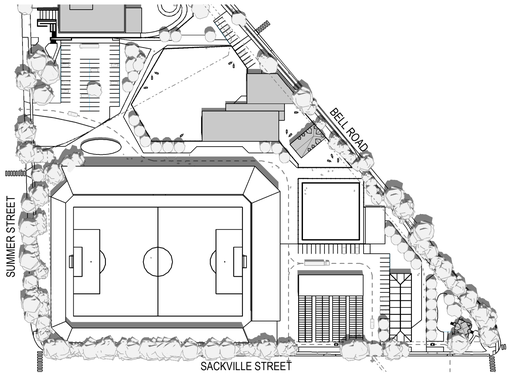
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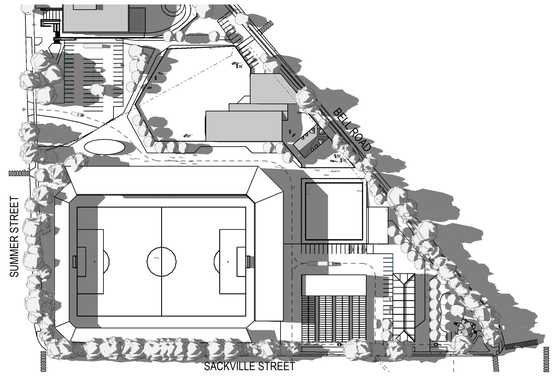
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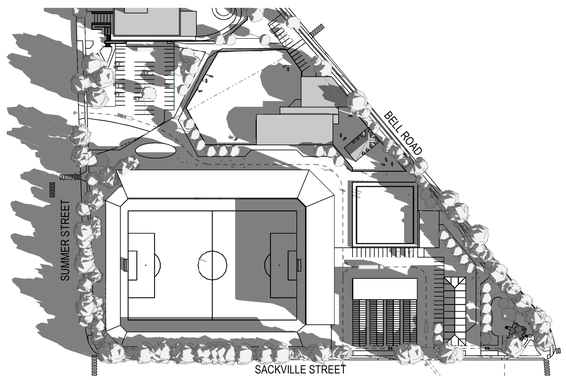
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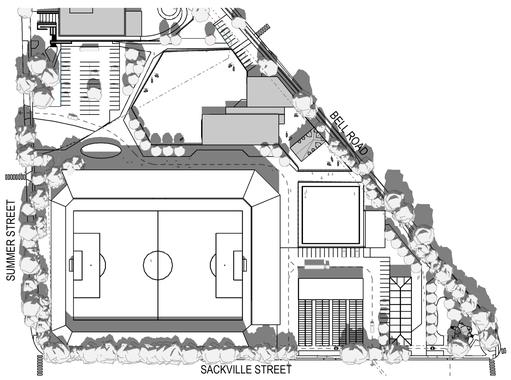
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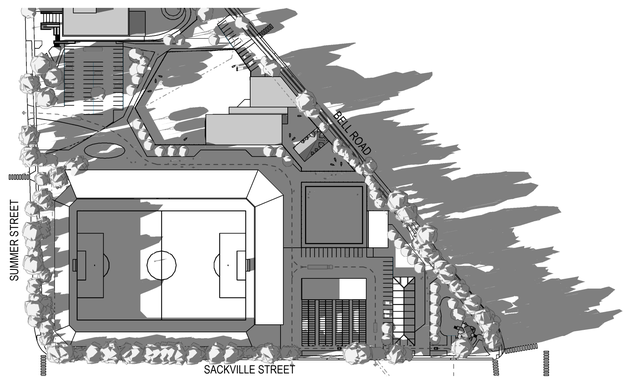
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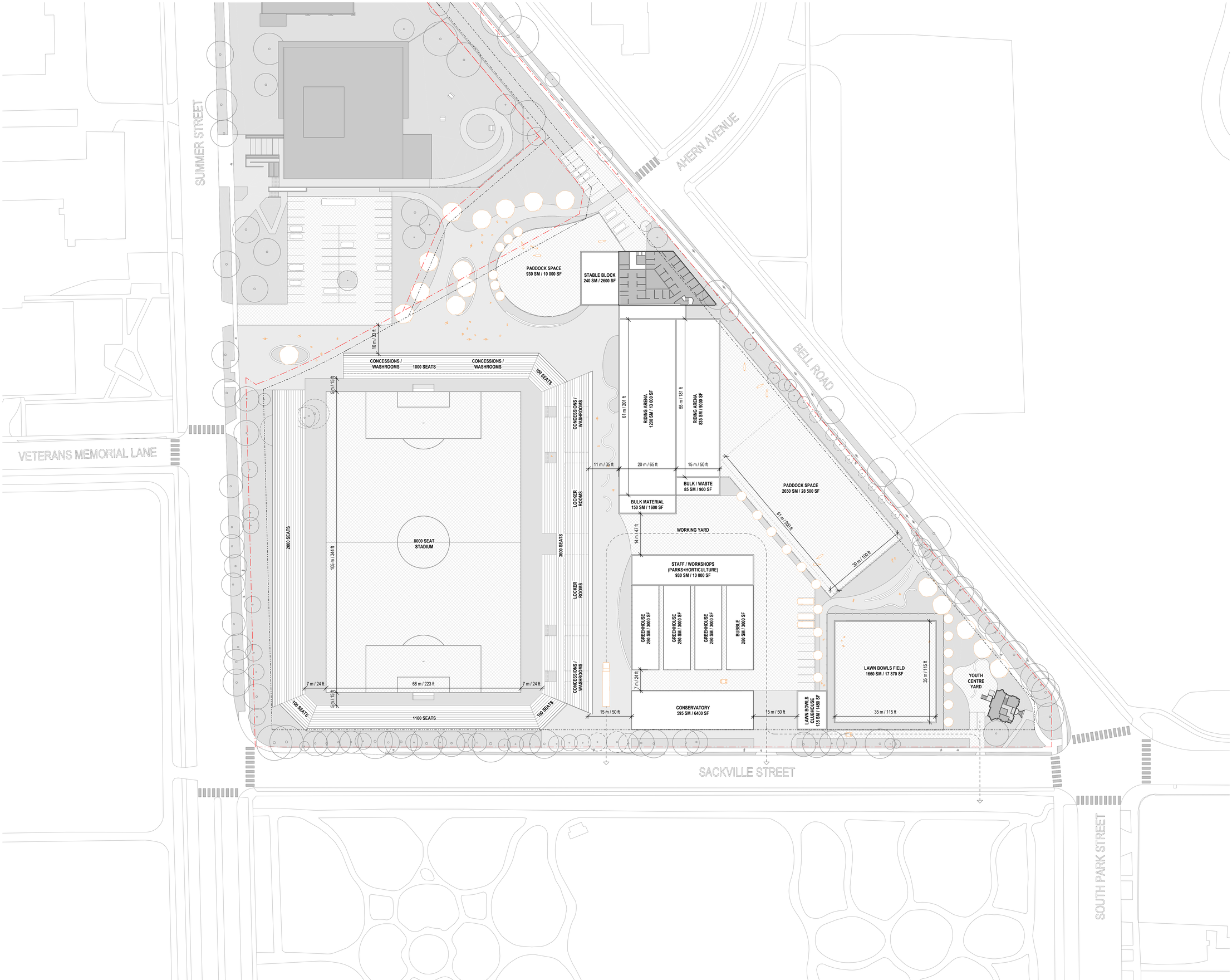
V2 SUN STUDY

WANDERERS BLOCK FUNCTIONAL PLAN

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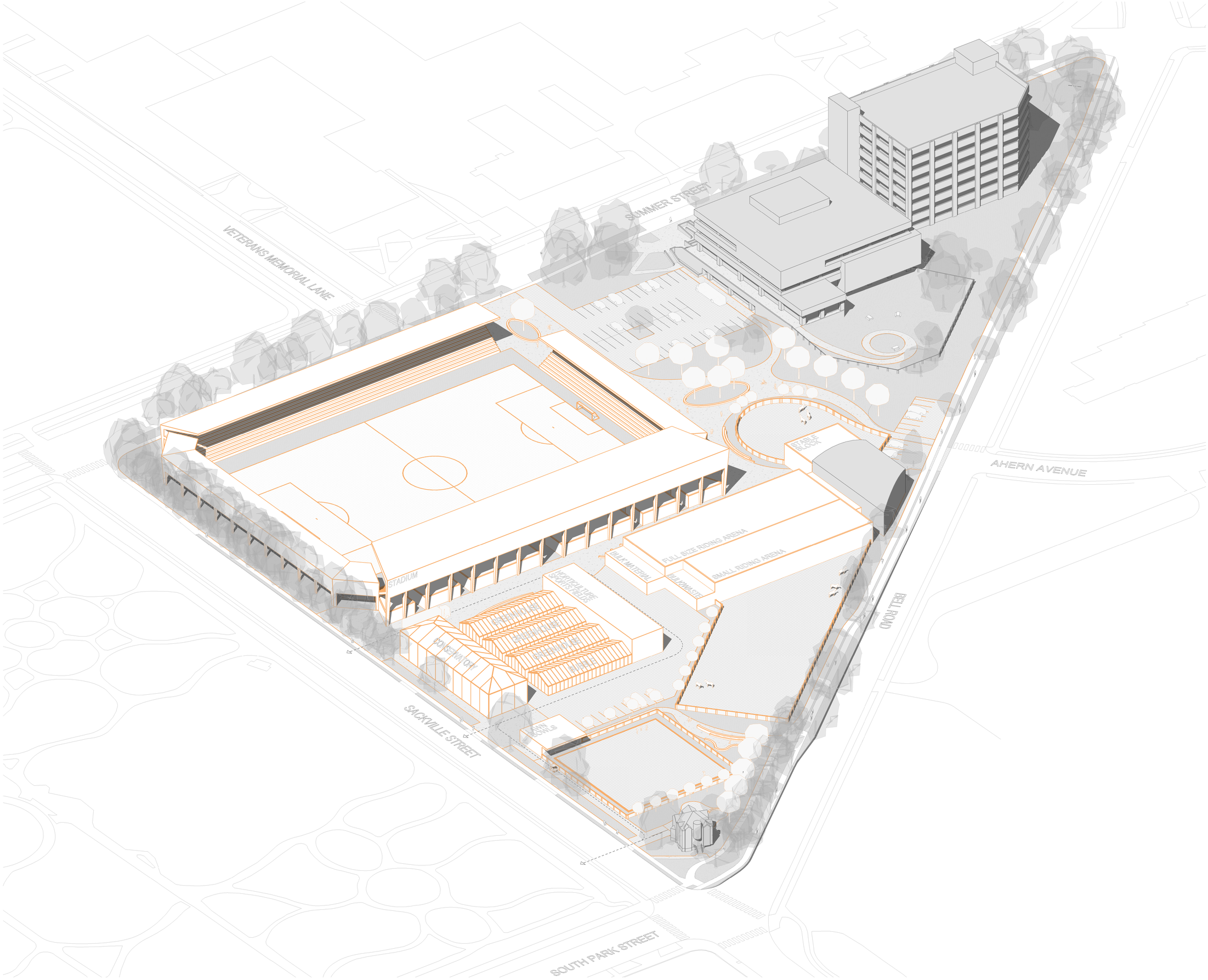


V3 GROUND FLOOR PLAN
WANDERERS BLOCK FUNCTIONAL PLAN

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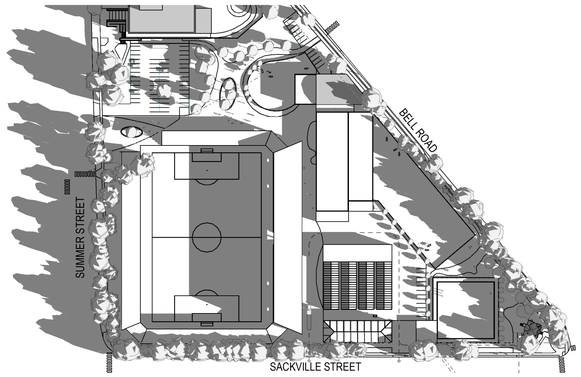
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VETERANS MEMORIAL LANE
SUMMER STREET
AHERN AVENUE
BELL ROAD
SACKVILLE STREET
SOUTH PARK STREET
STADIUM
STABLE BLOCK
FULL SIZE RIDING ARENA
SMALL RIDING ARENA
BULK MATERIAL
BULK MATERIAL
HORTICULTURE SPORTS FIELDS
GREENHOUSE
GREENHOUSE
GREENHOUSE

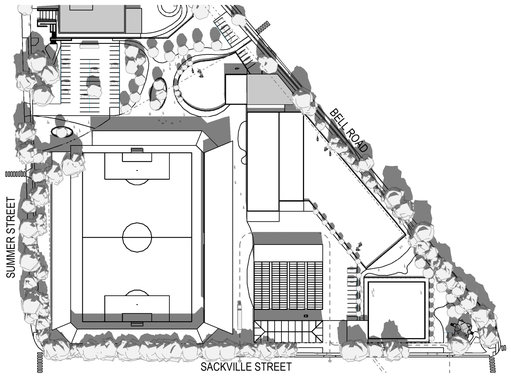
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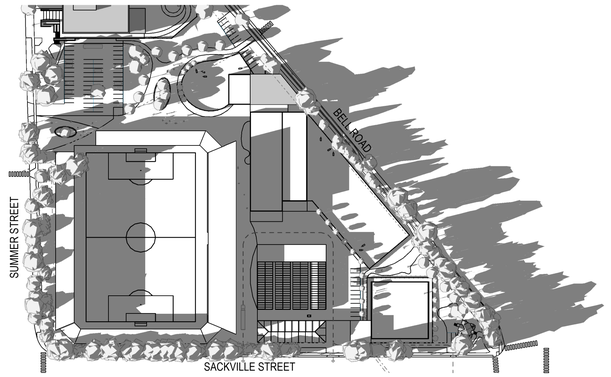
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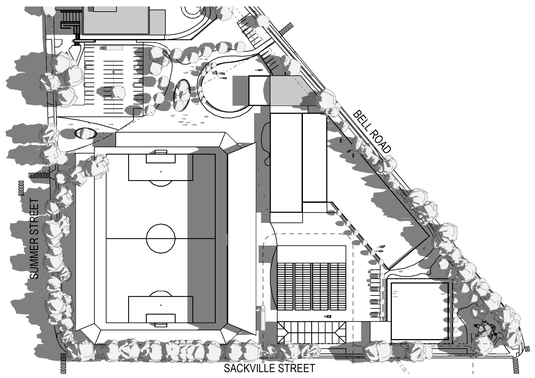
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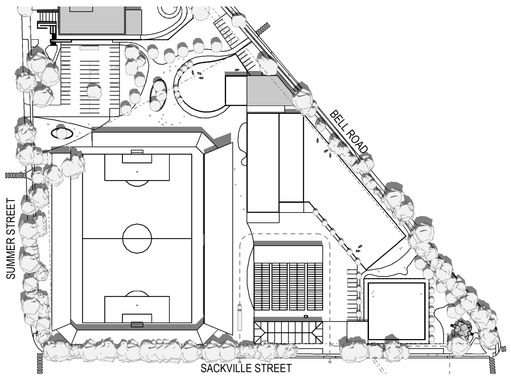
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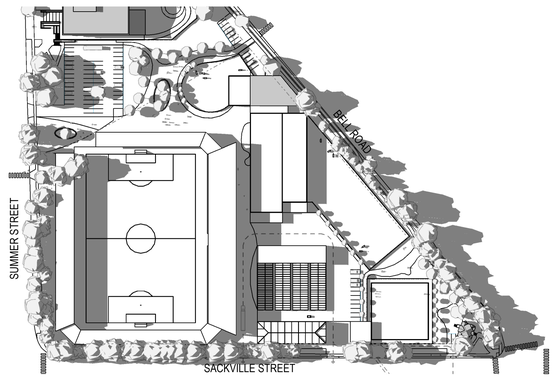
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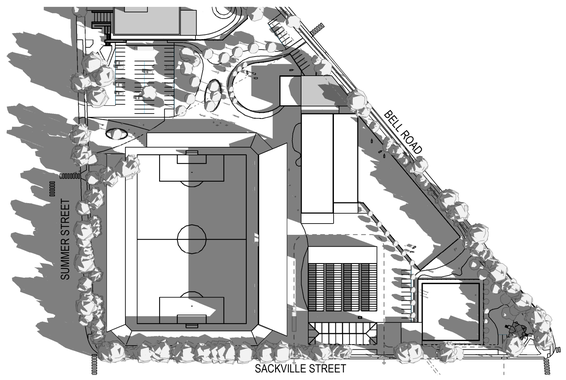
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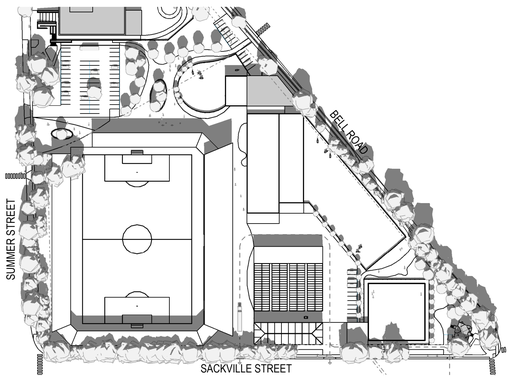
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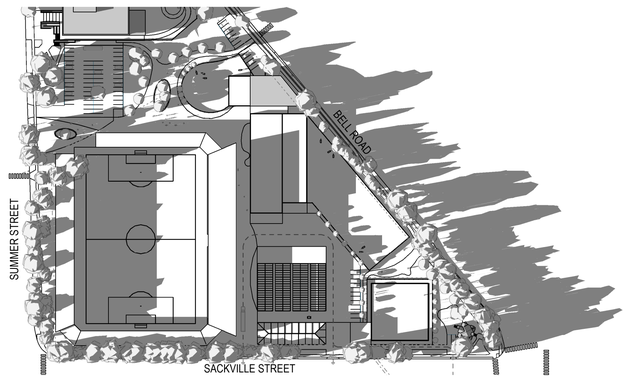
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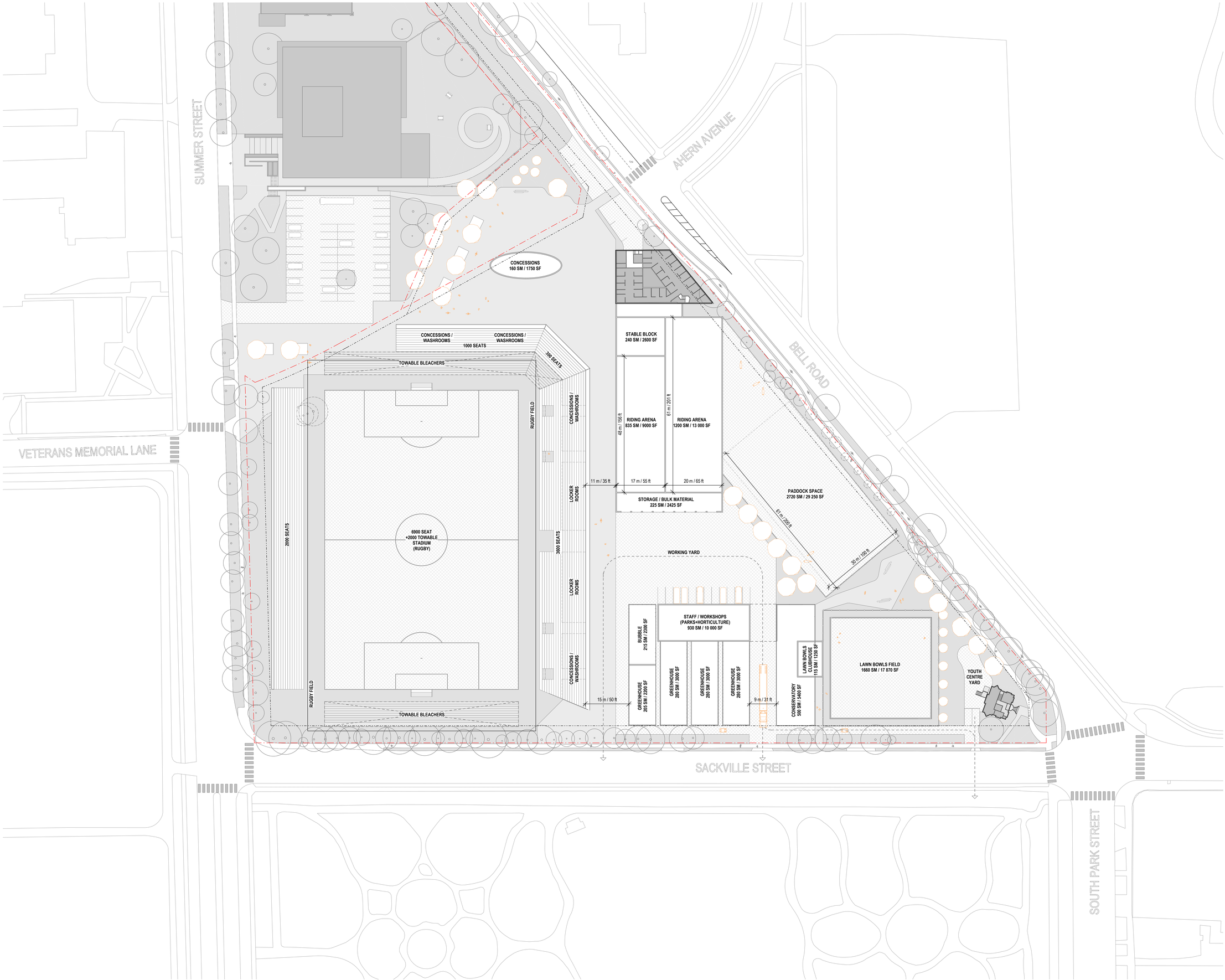
V3 SUN STUDY

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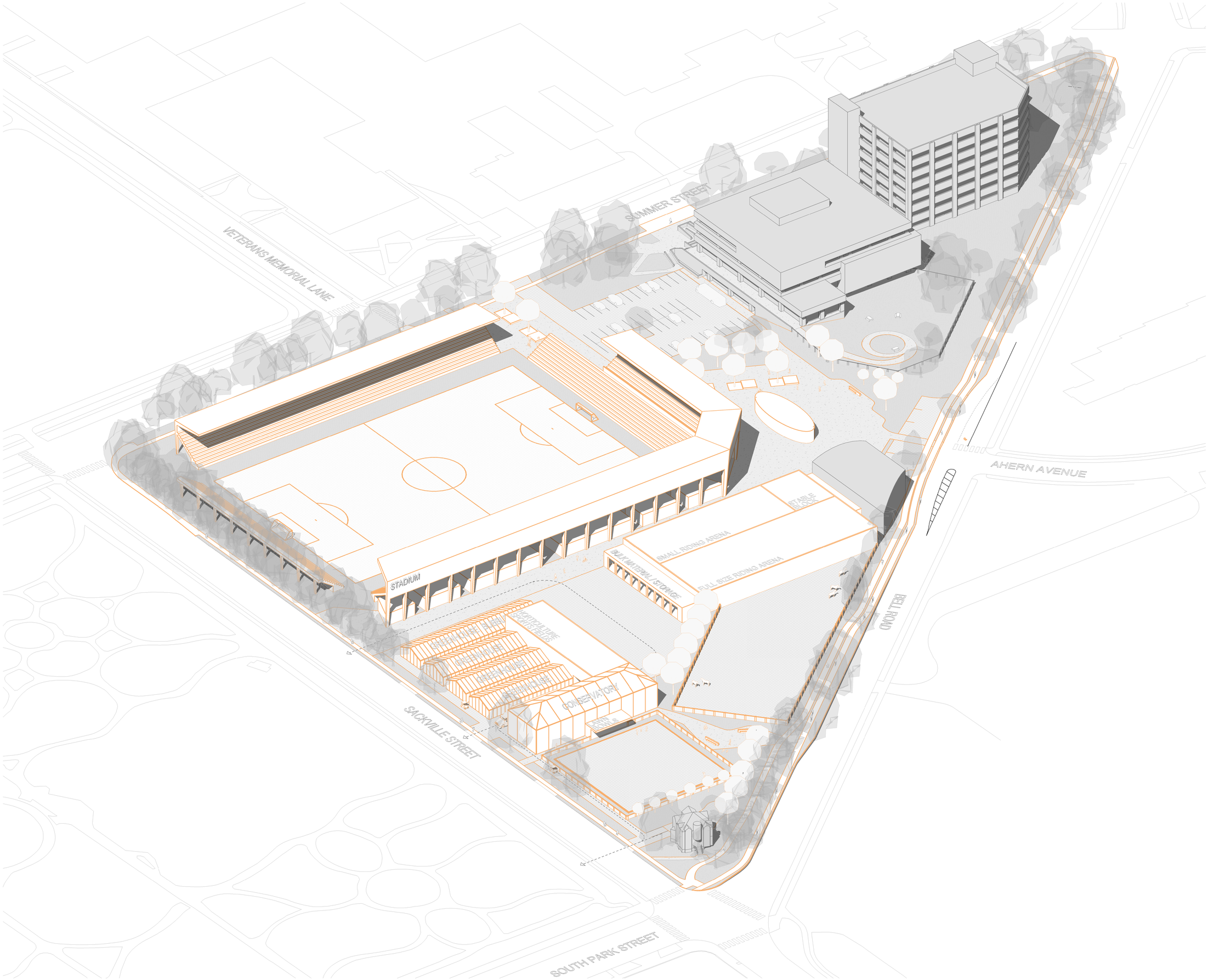
V4 GROUND FLOOR PLAN

WANDERERS BLOCK FUNCTIONAL PLAN

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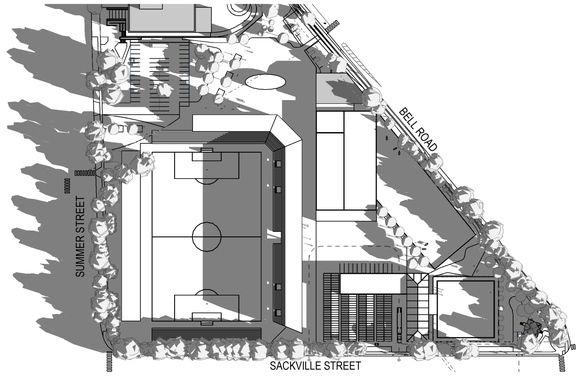


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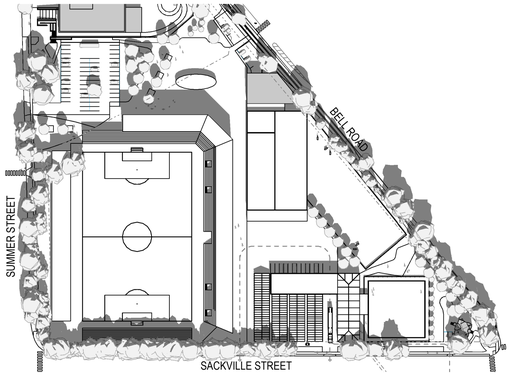
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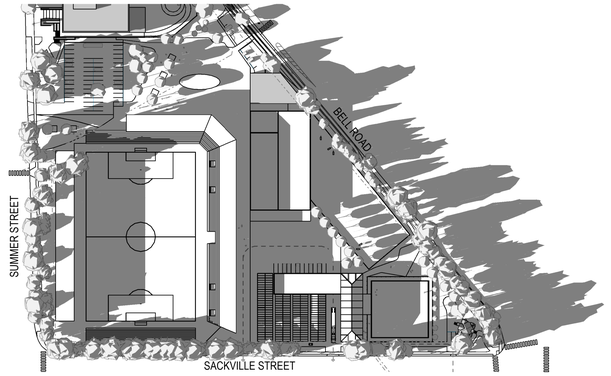
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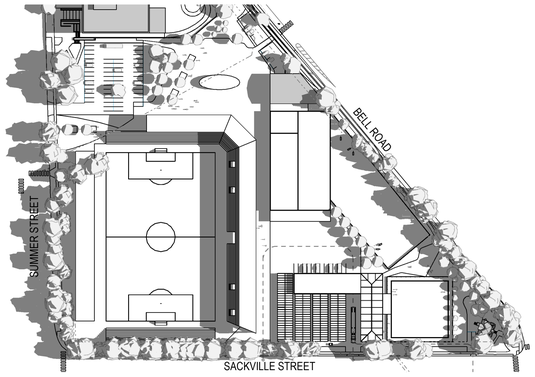
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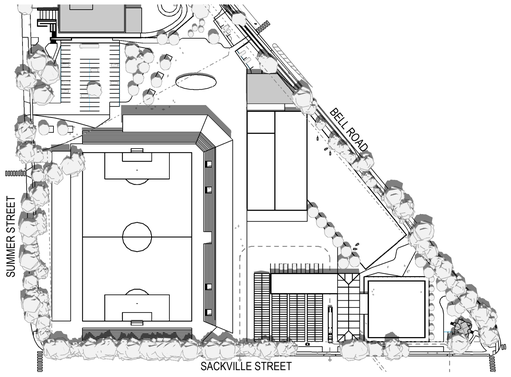
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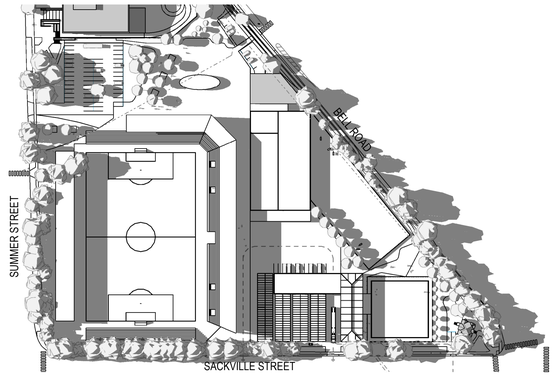
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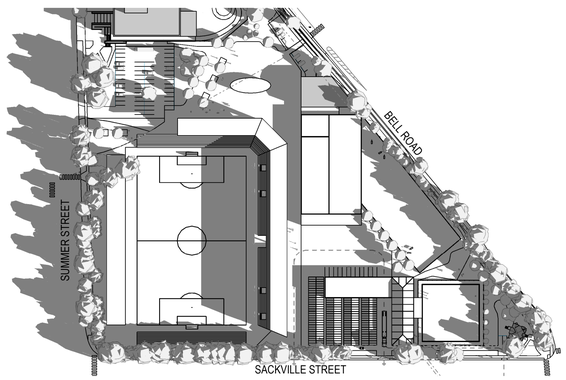
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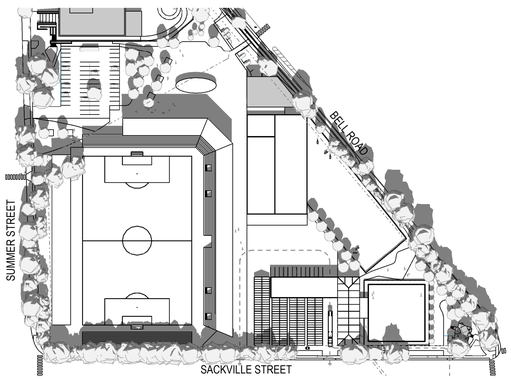
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V4 SUN STUDY

WANDERERS BLOCK FUNCTIONAL PLAN

Wanderers Block All Groups Workshop 2: Tenant Feedback

September 13, 2024

Scheme 1

	Strong Agree	Agree	Neutral	Disagree	Strongly Disagree	Not Sure
Organizations Needs Met	3	6	1	2	2	
Enhances Public Realm	4	5	4	1	1	

- General
    - As a citizen, lawn bowls in SE creates an iconic visual corner in the city
    - Openness along Bell Rd is really nice as a pedestrian, seeing through to the gardens is attractive
    - Overall lack of parking for all existing users is a challenge
    - Regardless of option – what would timeline be for project?
- Lawn Bowls
    - Look at a drop-off area for Lawn Bowls, perhaps a car port in clubhouse edge. Not many deliveries but important.
    - Treeline moisture for Lawn Bowls a consideration, grass doesn't dry as well if it's under trees
- Horticulture
    - Needs room for a large organics bin; no red flags otherwise
    - Horticulture likes the configuration of header house and greenhouses with the conservatory
    - Don't want any public in the working yard - would need to be fenced in
    - Pedestrian congestion
- Lancers
    - Option 1 works really well for Lancers
    - Manure removal logistics needs to be worked out but appears doable. Closer the manure pit is to the barn/stables the better
    - Lancers – crosswalk through parking is okay, though it would get blocked when large deliveries are made
    - Acoustics + lighting a consideration
- Soccer
    - Concessions pavilion could be open all the time – amenity for the general public, ticket booth, washrooms, merchandise

    - The more stadium entrances for the public the better for congestion, each corner, consider flow of people in and out
    - Show where public washroom facilities and facility entry/exit points are likely to be for overall block and stadium.
    - Wanderers Soccer - 100m for rugby pitch + 10m touch zone/run zone could potentially work in this scheme
    - Consider the potential for accordion style end seating to accommodate rugby
    - Consider removing conservatory if it can increase the stadium to the size of option 2
- Power House
    - Drop off space for Youth Centre is good and an important consideration at the side of the building.
    - Buffer around Power House is preferred for privacy in new yard.
- Active Transit
    - Would bicycles access the site? With a soon to come bike sharing program, would be good to include a location for a bike share station [note: bike parking will be required by the bylaw]

<u>Scheme 2</u>

	Strong Agree	Agree	Neutral	Disagree	Strongly Disagree	Not Sure
Organizations Needs Met	6	6	0	0	2	0
Enhances Public Realm	3	5	1	4	2	0

- General
    - Option 2 wouldn't change look + feel of Bell Road as a visual draw - not as open as the other schemes
- Soccer
    - More tenants on the field = sooner to pay it off; rugby should be considered
    - Domed ability would be desired over just the pitch (not stands) requiring footings to be included in the initial design rather than as an afterthought
    - 8500 seating capacity could possibly fit rugby
    - Tides 85% capacity is their goal for seating, and currently have sold 40% season tickets
    - Tides prefers the capacity of this stadium
    - Washrooms/concessions for east and south bleachers, keeping viewers in their respective sections helps with overall congestion

    - Parking or storage under the smaller West/East stands achievable? Would require washrooms and concessions here to minimize congestion at North/East stands.
- Horticulture & Sports Fields
    - More functional space for accommodating more work vehicles + staff parking
- Lawn Bowls
    - Sports Fields could move to another depot, whereas Lawn Bowls has nowhere else to go.
    - Access to Wanderers Bowls Clubhouse - drop off to be included
    - Opportunity for Lawn Bowls to view horses is nice
- Lancers
    - Anything less than a 90 degree angle in a paddock is not great for horses, so pointed paddock would need to be cut back
    - Difficult to expand Lancers program, but appreciate this would improve existing conditions for current horses
    - Hay is 45 lbs /bale carrying for distance, crucial hay is stored above stables
- Power House
    - Public pathway between conservatory and Youth Centre not desirable, privacy in outdoor space is critical for programming
- Active Transit
    - pedestrian route around large paddock seems tight as a direct connection between Ahern and Veterans Memorial; path should be wider

<u>Scheme 3</u>

	Strong Agree	Agree	Neutral	Disagree	Strongly Disagree	Not Sure
Organizations Needs Met	5	4	2	3	0	0
Enhances Public Realm	4	7	4	0	0	0

- Lancers:
    - The rounded showcase paddock is beautiful. Would allow lots of interaction with the horses.
    - 15m Arena width make the space unusable (at least 20m or what they have now)
    - Ensure truck access for manure and hay

    - Triangular paddock are would not work
    - Horses close to Youth Centre is nice
    - Consider noise level – concerts would be problematic for horses
    - Like the greenspace and viewing areas
    - Option 3 encourages more informal interactions with horses
- Horticulture West
    - Triangular public space between Paddock and Lawn Bowls is too big – could better use this precious real estate as more paddock
    - Want the storage at ground level
    - Like the access to every greenhouse for Header House
    - Dream layout; private laneway at ends of greenhouse and easy to service conservatory
- Tides FC
    - Infrastructure needs to be accessible; how would broadcast trucks work?
- WFC
    - Would trucks drive through by the stables? [yes]
    - Reorientation of the field may be a barrier to making project happen
    - Not enough space at perimeter for events (ex. Concerts?)
    - Where would media parking and access be?
    - Standing area at ends and sides, could be versatile
    - Suggest consulting Mike [worked for Wanderers previously] for logistics input
- Youth Centre
    - Ensure space for drop off and loading and ensure that those spaces are private
    - Like that there is no path behind yard
- Lawn Bowling
    - Ensure delivery access (ex. Vans for BBQ events) closer to Clubhouse
    - Path from Bell Road to club house is good but would need a way to bypass the clubhouse to reach Sackville
- General
    - Nice looking public space! Rounded borders could create an interesting/unique place.

Scheme 4

	Strong Agree	Agree	Neutral	Disagree	Strongly Disagree	Not Sure
Organizations Needs Met	2	3	2	6	1	0
Enhances Public Realm	1	6	4	3	1	0

- Lawn Bowling
  - "Pick one and we'll be happy"
- WFC
  - What would be the seating capacity for rugby?
  - 8 x 10 max – want more
  - Need to ensure street tree maintenance is possible
  - Look at the example of TD Place in Ottawa (standing area, versatile)
  - More rent support, more opportunities for sport events if the field can support other sports
- Lancers
  - Additional paddock space would be needed (could it shift south east?)
  - Would want a fence between paddock and work yard
  - Would miss the informal interactions with horses
  - Less parking – difficult for people with mobility issues
  - The arena widths are better but still not ideal
- National History Museum
  - Horses have been nice division between different spaces
  - Would miss horse viewing from History Museum yard
- Tides FC
  - How will security work?
  - Temporary seating – can make the space less attractive. More permanent is more desirable.
  - More movable seats for rugby – how difficult / easy?
  - Appears to have more dead space in this scheme
- Horticulture West
  - Perhaps even better than Option 3?
  - Far from conservatory, although cool if linked at Level 2
  - Like the storage space
  - Clear boundaries of working space

- Sports Field West
    - More entrance points to the field would be needed
    - Washrooms on one side only – can make the space “jammed”
- HRM Parks and Recreation (client)
    - More space for washroom lineup would be needed
    - Endzone seating would need to be investigated

Conservatory Proponents – follow up

The Public Gardens Foundation Conservatory proponents were not able to attend the Workshop 2. They reviewed the materials separately and provided the following comments:

- The conservatory should have a presence on Sackville Street and be a showcase for the Public Gardens.
- Opposed to the view of the working greenhouses on Sackville. It is unsightly.
- From the last workshop, the comment was made that there should be a vision for the site, and we do not settle for the status quo, which in this case is continuing to use precious land for a depot - works yard and greenhouses.
- Horticulture operations should be reduced and only be for what is necessary for the Public Gardens. The greenhouses should be reduced in number and smaller in size. [HRM&FBM note the schemes show the greenhouses that meet the present needs of the Public Gardens and downtown area, but we recognize that future expansion will be elsewhere to service other parts of Halifax.]
- Preference for Option 3 that shows the conservatory facing Sackville Street. It should be larger and the greenhouses smaller than shown.
- Size of the Conservatory should be 8000 to 10,000 s.f. with frontage on Sackville Street.
- Favors Edinburgh example for the vision of the conservatory. Traditional look.
- Winter operations shouldn't be on the Wanderers Grounds. The city should think like business operators, such as Trim, and rent space downtown for winter maintenance equipment and salt storage. [FBM noted Winter Works is shown as an overlap with Sports Fields/Horticulture space, not added space]

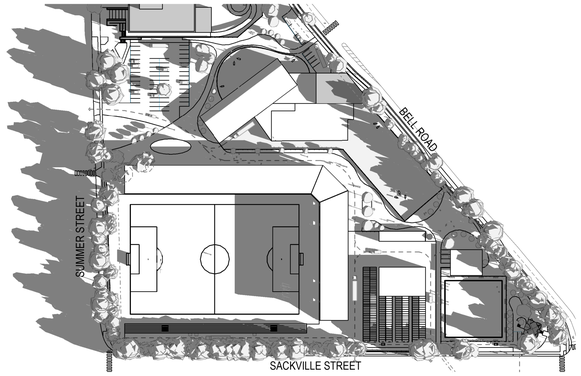
APPENDIX F

DESIGN OPTIONS SHADOW STUDY

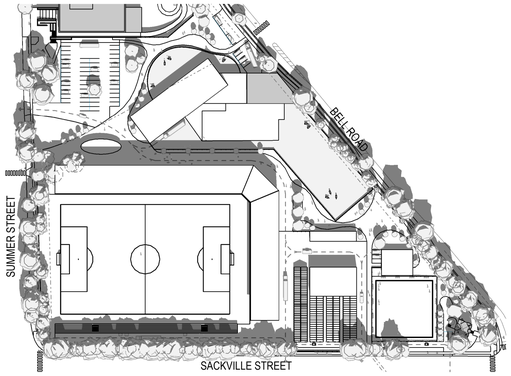
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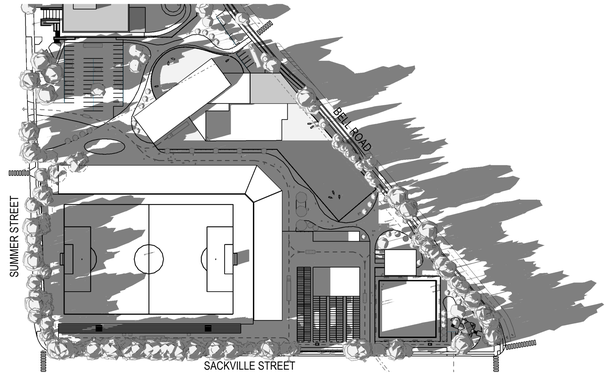
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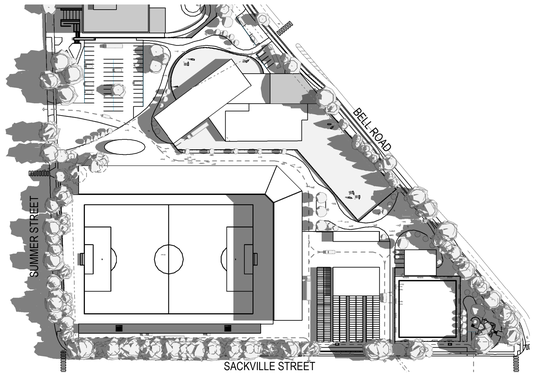
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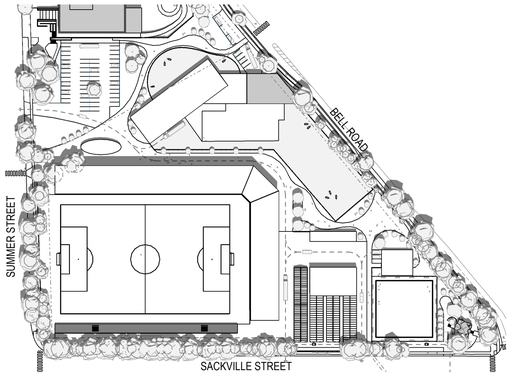
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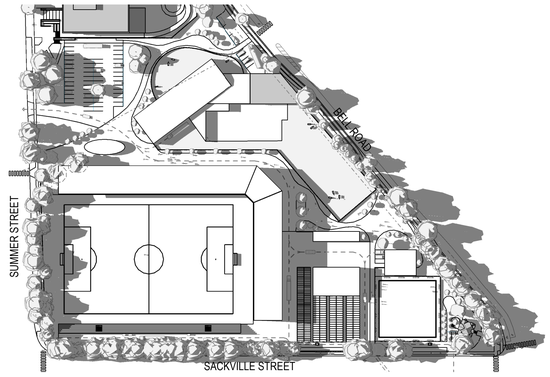
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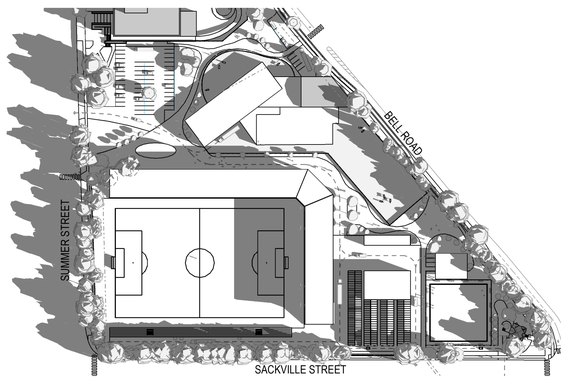
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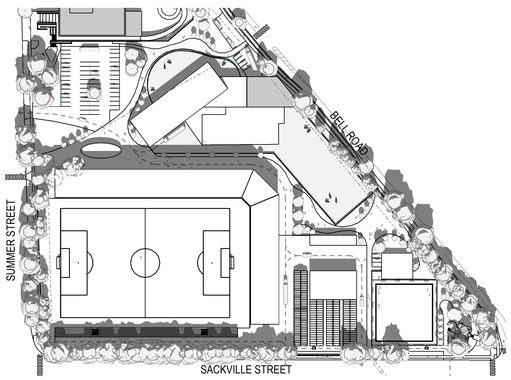
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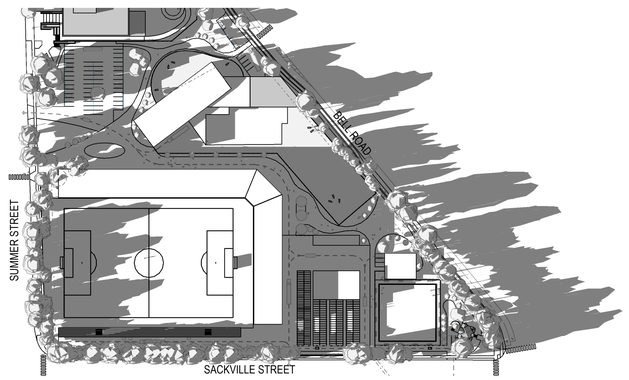
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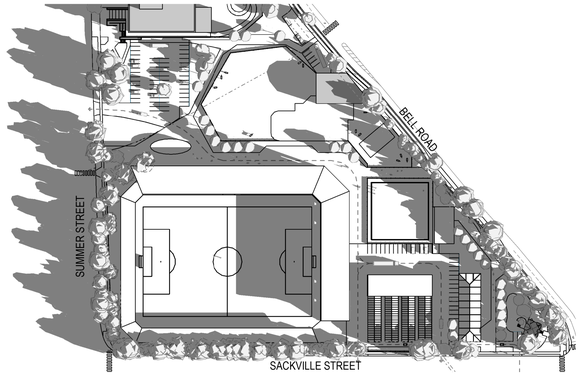
V1.2 SUN STUDY

WANDERERS BLOCK FUNCTIONAL PLAN

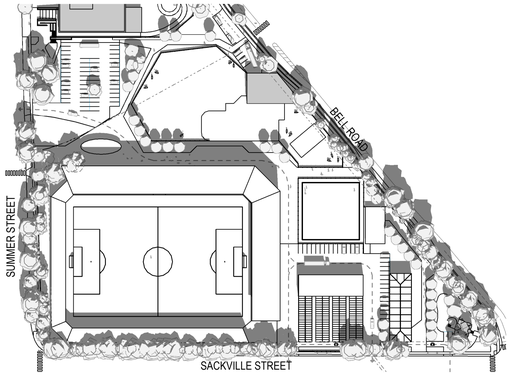
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Halifax, Nova Scotia
Canada B3K 1C4

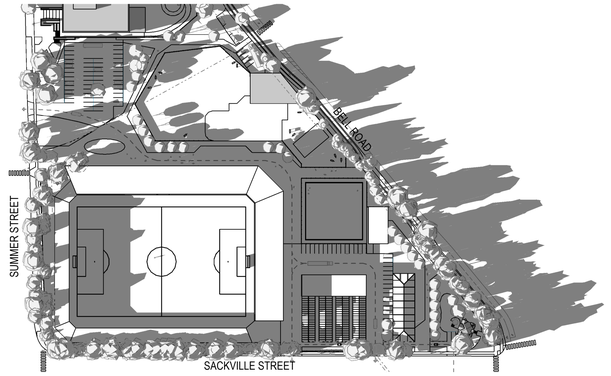
architects@fbm.ca
902.429.4100
fbm.ca



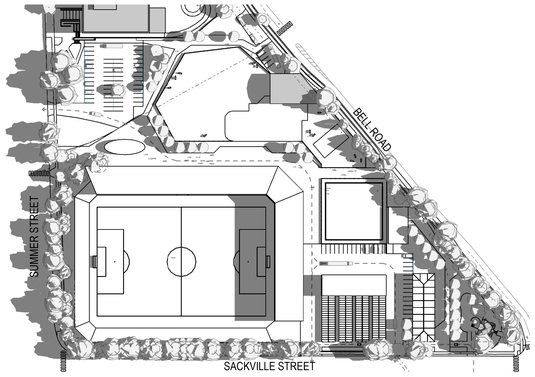
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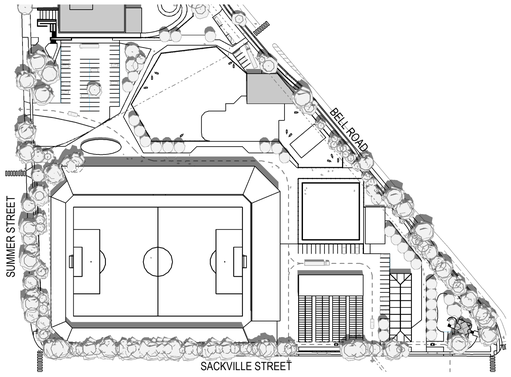
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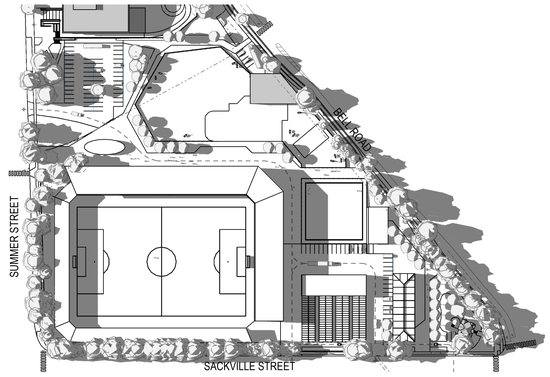
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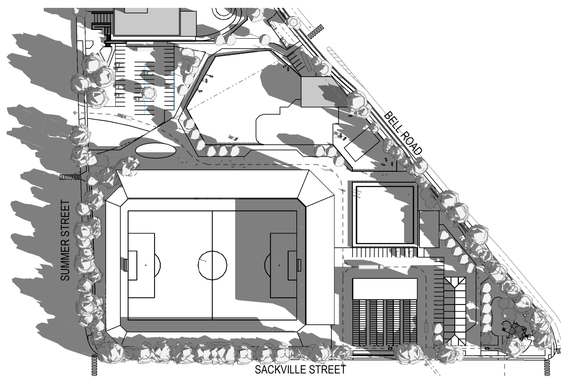
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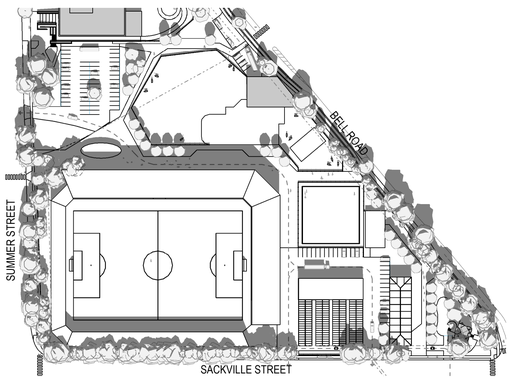
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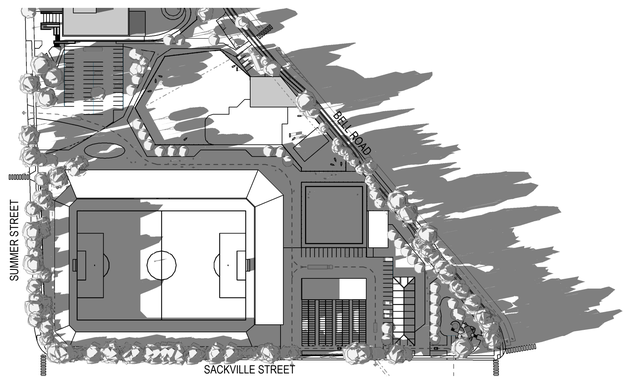
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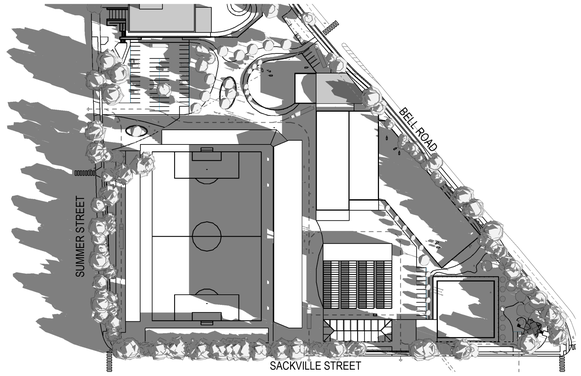
V2 SUN STUDY

WANDERERS BLOCK FUNCTIONAL PLAN

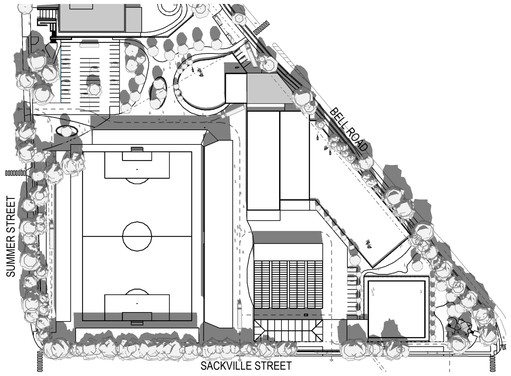
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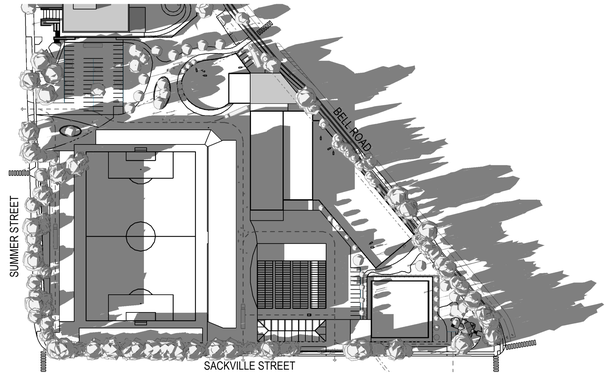
architects@fbm.ca
902.429.4100
fbm.ca



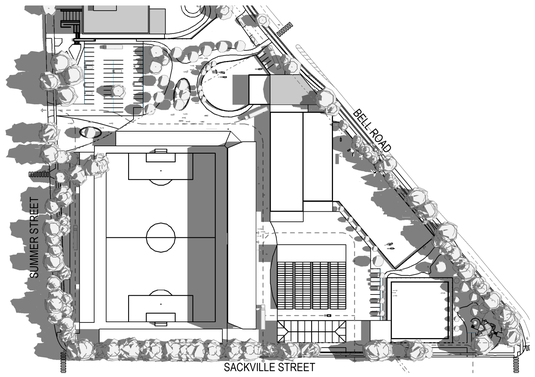
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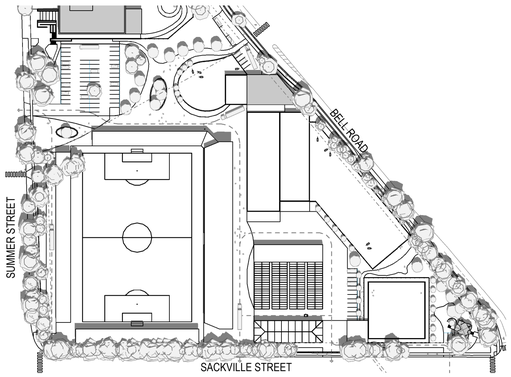
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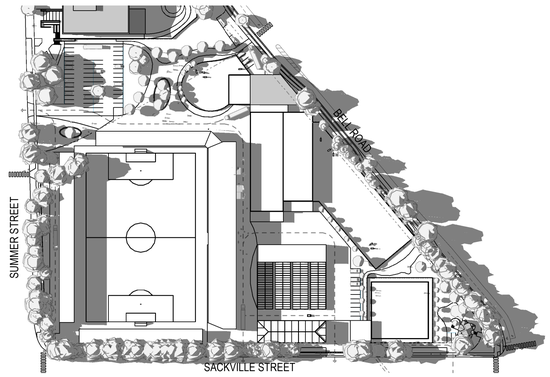
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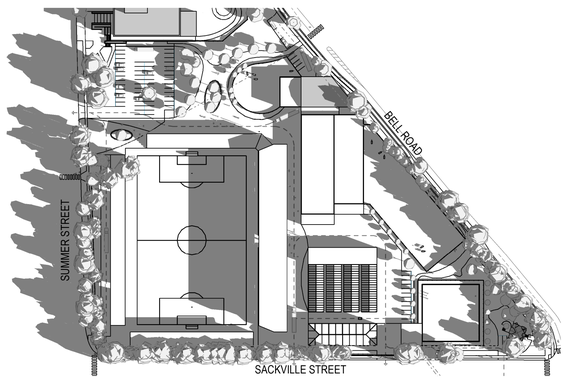
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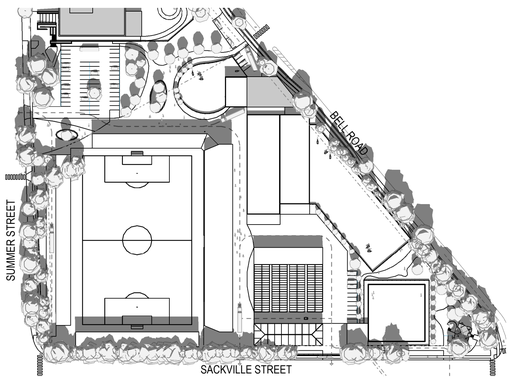
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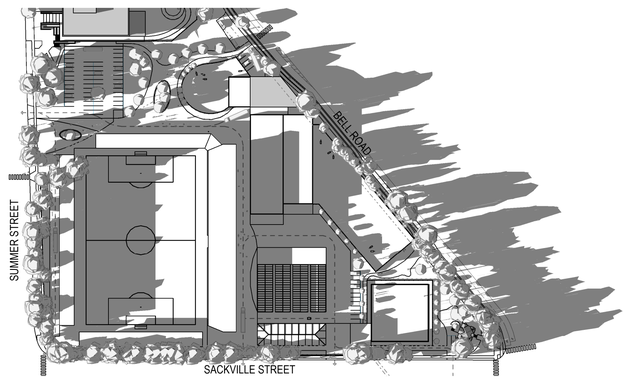
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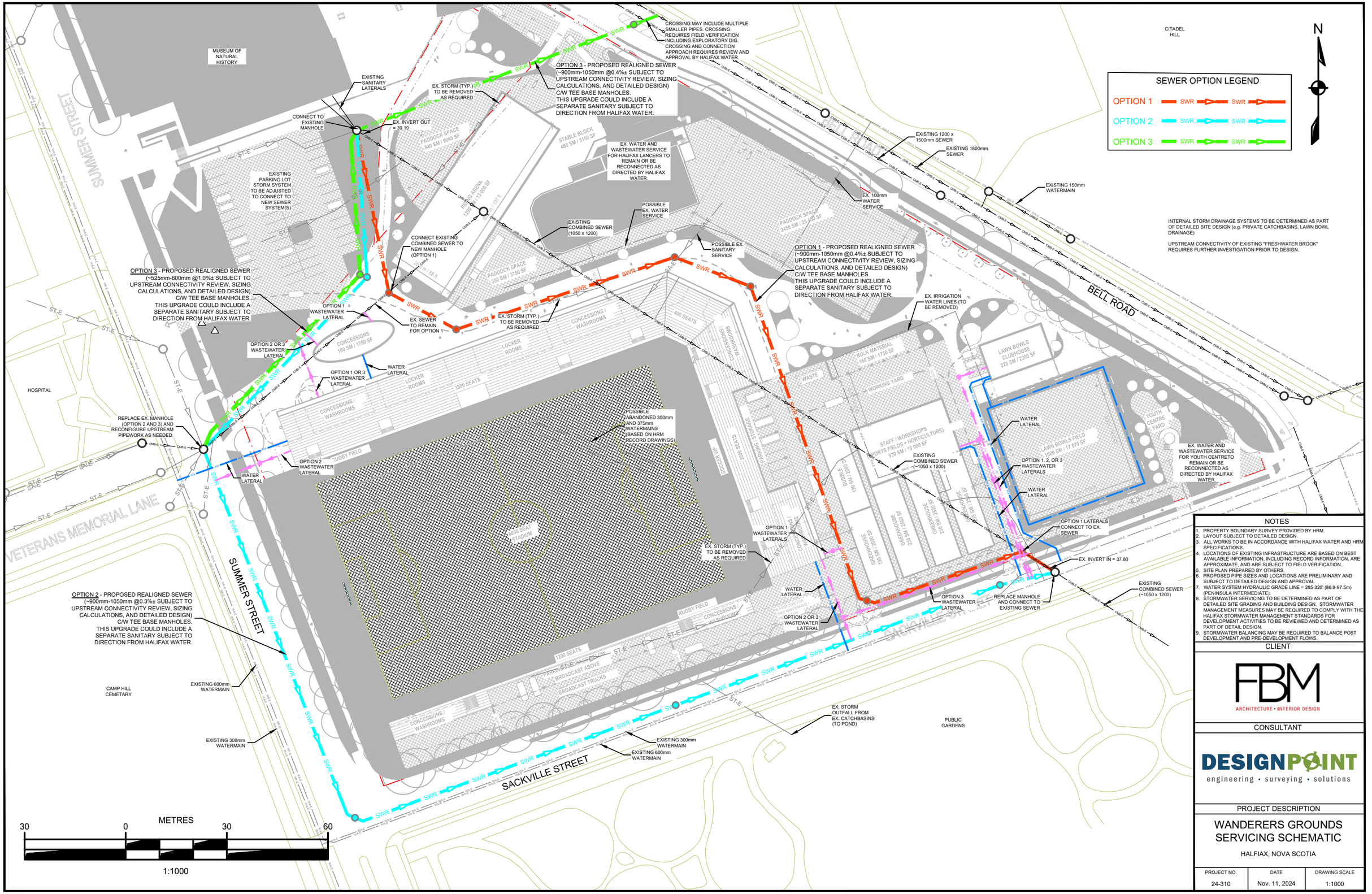
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V3 SUN STUDY

WANDERERS BLOCK FUNCTIONAL PLAN

APPENDIX G

SCHEMATIC SITE SERVICING DESIGN



NOTES

1. PROPERTY BOUNDARY SURVEY PROVIDED BY HRM.
2. LAYOUT SUBJECT TO DETAILED DESIGN.
3. ALL WORKS TO BE IN ACCORDANCE WITH HALIFAX WATER AND HRM SPECIFICATIONS.
4. LOCATIONS OF EXISTING INFRASTRUCTURE ARE BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION, ARE APPROXIMATE, AND ARE SUBJECT TO FIELD VERIFICATION..
5. SITE PLAN PREPARED BY OTHERS.
6. PROPOSED PIPE SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO DETAILED DESIGN AND APPROVAL.
7. WATER SYSTEM HYDRAULIC GRADE LINE = 285-320' (86.9-97.5m) (PENINSULA INTERMEDIATE).
8. STORMWATER SERVICING TO BE DETERMINED AS PART OF DETAILED SITE GRADING AND BUILDING DESIGN. STORMWATER MANAGEMENT MEASURES MAY BE REQUIRED TO COMPLY WITH THE HALIFAX STORMWATER MANAGEMENT STANDARDS FOR DEVELOPMENT ACTIVITIES TO BE REVIEWED AND DETERMINED AS PART OF DETAIL DESIGN.
9. STORMWATER BALANCING MAY BE REQUIRED TO BALANCE POST DEVELOPMENT AND PRE-DEVELOPMENT FLOWS.

CLIENT

FBM ARCHITECTURE • INTERIOR DESIGN

CONSULTANT

DESIGNPOINT engineering • surveying • solutions

PROJECT DESCRIPTION

WANDERERS GROUNDS SERVICING SCHEMATIC

HALFIAX, NOVA SCOTIA

PROJECT NO.	DATE	DRAWING SCALE
24-310	Nov. 11, 2024	1:1000

P:\2024\24-310 - FBM - Wanderers Ground Functional Plan\01 - Drawings\Eng Design\24-310 Sch.dwg, PLOT DATE: 2024-Nov-11, PLOT SIZE: ANSI full bleed B (11.00 x 17.00 Inches), PLOTTED BY: Andrew Forsythe

ATTACHMENT D

HRM Wanderers Grounds Site Development

Program Estimate (Rev.1)



Prepared for:

Halifax Regional Municipality

Prepared by:

A.W. HOOKER ®
QUANTITY SURVEYORS

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December 19, 2024

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1. Introduction to the Estimate

1.1 Project Description

This project involves the development of a functional plan for the Wanderers Grounds in Halifax, Nova Scotia. The program spaces include a municipal horticultural facility and works depot, professional soccer venue with permanent stadium infrastructure, equestrian riding school, lawn bowling facility, botanical conservatory and youth centre. The project will be pursuing net zero ready standards.

Refer to section 7.2 Gross Floor Areas (graphical representation) for area illustrations.

1.2 Type of Estimate

This Program Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building and associated site development. This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be +/- 30%-100%. This accuracy is based on the definition for Estimate Classifications (Class (A, B, C & D) outlined in the *Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

The intention of the estimate is not to predict the low bid price received; typically based on historical tender results estimates are more likely to be towards the median value of bids received under competitive conditions as per common practice based CIQS guidelines. This is a deliberate methodology due to the inherent risk in attempting to predict the low bid and numerous factors which can contribute to lower than anticipated tender submissions which are beyond our control.

Cost Estimate Classification Systems					
AACE *(1)	Class 5	Class 4	Class 3	Class 2	Class 1
DND *(2)			Indicative	Substantive	
RAIC*(3)	OME	Sketch Design	Design Development	Contract Documents	Tender Documents
GOC *(4)	OME	D	C	B	A
		⇩	⇩	⇩	⇩
Design Documentation % Complete					
		12.5%	25.0%	95.0%	100.0%
Cost Estimate Accuracy (+ or - Percentage)					
	+/- 30%-100%	+/- 20%-30%	+/- 15%-20%	+/- 10%-15%	+/- 5%-10%

Legend
***(1)** AACE Association for the Advancement Of Cost Engineering
***(2)** OND Department of National Defense
***(3)** RAIC Royal Architectural Institute Of Canada
***(4)** GOC Government

*Reference: https://cacqs.ca/wp-content/uploads/2024/10/best-practices-guide-2024.pdf

2. Basis of the Estimate

2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on historical projects and experience.

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

2.2 Location Cost Base

The location cost base for this estimate is Halifax, Nova Scotia.

2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that union contractors would perform the work. We have assumed the fair wage policy would be in effect. The unit rates for each of the elements are based on typical mid-range costs for the type of design, construction, and materials proposed.

Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a normal construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor.

The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history.

The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per $1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

2.8 Procurement

It was assumed for the preparation of this estimate that the project would be tendered to a prequalified list of bidders with a project specific lump sum with design-bid-build contract. Pricing is based on competitive tender results with a minimum of four (preferably six tender submissions) at General Contractor's and major trade level. Pre-qualification with a restrictive list of contractors or subcontractors may result in a higher tendered cost due to the inherent reduction in competitiveness. Tenders receiving two or less submissions (occasionally three) historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. Ensuring adequate bonafide bidders is a prerequisite for competitive bidding scenarios, on which the estimate is predicated.

2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

2.10 Soft Costs

The estimated soft costs have been excluded in this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

3. Contingencies

3.1 Design and Pricing Contingency

A design and pricing contingency has been included in the estimate as a percentage of the hard construction costs including the general requirements and fees. This contingency is meant to cover design and pricing unknowns in the preparation of this estimate and reflect the incomplete nature of the design information provided at the time the estimate is prepared.

The estimate includes the following design and pricing contingencies by discipline:

Design Contingencies		
Architectural	-	25%
Structural	-	25%
Mechanical	-	25%
Electrical	-	25%
Siteworks	-	25%

The contingency where included in our estimate is not meant to cover significant additional program space or quality modifications, but rather to provide some flexibility as the design develops. The design contingency typically decreases as the design progresses and more definition and detail is available to refine the basis of the cost estimate. If the owner anticipates significant changes to the basis of design we recommend additional contingency be retained as a reserve for the scope modifications.

3.2 Escalation Contingency

The estimate includes an allowance for escalation. This allowance of is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

Escalation	
Assumed Tender Date:	May 2025
Duration (months):	30
Construction End Date:	November 2030
Mid-Point if excess of 12 months duration	August 2029

Year	Assumed Tender Date - Construction End Date	Annual Escalation	# of Months	Monthly %	Total Escalation per annum
2024	Dec 2024 - Dec 2024	5.00%	1	0.42%	0.42%
2025	Jan 2025 - Dec 2025	4.50%	12	0.38%	4.50%
2026	Jan 2026 - Dec 2026	3.00%	12	0.25%	3.00%
2027	Jan 2027 - Dec 2027	3.00%	12	0.25%	3.00%
2028	Jan 2028 - Dec 2028	3.00%	12	0.25%	3.00%
2029	Jan 2029 - Aug 2029	3.00%	8	0.25%	2.00%
		Total Compounded % Escalation			15.92%

3.3 Construction Contingency (Post Contract Changes)

The estimate includes a contingency for the construction phase of the project. This contingency is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

This allowance of 5% is to provide for increases in construction costs due to Change Orders issued during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

4. General Liability

4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. recommends that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

5. Estimate Scope Clarifications

5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Project Soft Costs
3. Furniture, furnishings, and equipment
4. Premium time / after hours work
5. Accelerated construction schedule
6. Abatement and handling of asbestos and other hazardous materials
7. Handling and removal of contaminated soils
8. Special foundation systems such as caissons or pile foundations
9. Premium for construction management or alternate approaches to procurement
10. Sole sourced equipment or control systems

5.2 List of Assumptions

Architectural / Structural / Landscaping:

1. The existing soils on the site are adequate to support standard strip and pad foundations to the minimum depth required for frost. No allowances have been made for larger or special foundations such as caissons or piles due to poor soil conditions.
2. The existing site is relatively flat and the finished floor and site elevations were set to work with the existing grades to avoid major cut and fill.
3. We have assumed the majority of the work to be performed during regular day shifts (unrestricted access to the building during the hours of 8AM to 6 PM Monday to Friday).
4. We have assumed three phases with work to be completed continuously (no gaps between each phase).
5. We have assumed the relocation of any existing loose furniture prior to demolition (chairs, tables, desks, filing cabinets, etc.) is to be by Owner.
6. New buildings foundation is assumed to be shallow foundation with strip footings, piers, pad footings and foundation walls.
7. Structure is assumed to be structural steel.
8. Envelope cladding varies for each building: brick, metal, prefabricated structures, windows, curtain wall.
9. Roof covering varies for each building: 2 ply mod bit, metal, prefabricated structures.
10. Partitions: combination of CMU, gypsum board partitions and glazed partitions.
11. Finishes where required are assumed to be mid-range.
12. New stadium structure is assumed to be cast-in-place structure with galvanized steel canopy structure.

Mechanical:

13. Work will be conducted during regular working hours by union or fair wage labour.
14. Larger buildings will be sprinklered. Smaller accessory or storage buildings will not be sprinklered.
15. Heated buildings will be served by a combination of VRF systems with backup electric heating, energy recovery ventilators, exhaust fans, and/or heat pump units.
16. Assumed interior renovations will not require wholesale replacement of major head-end equipment.
17. Electric boilers will be provided to serve heating water services in greenhouses.
18. A building automation system has been assumed required for the heated buildings

Electrical:

19. Work will be performed by union labour during regular work hours.
20. Provision for incoming services for new buildings has been factored into the rates.
21. Renovated buildings will not require a new incoming main service.
22. Supply and installation of sports field lighting including pole, bases, underground conduit, excavation, and etc has been included in the estimate.

General:

23. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.

6. Documentation Received

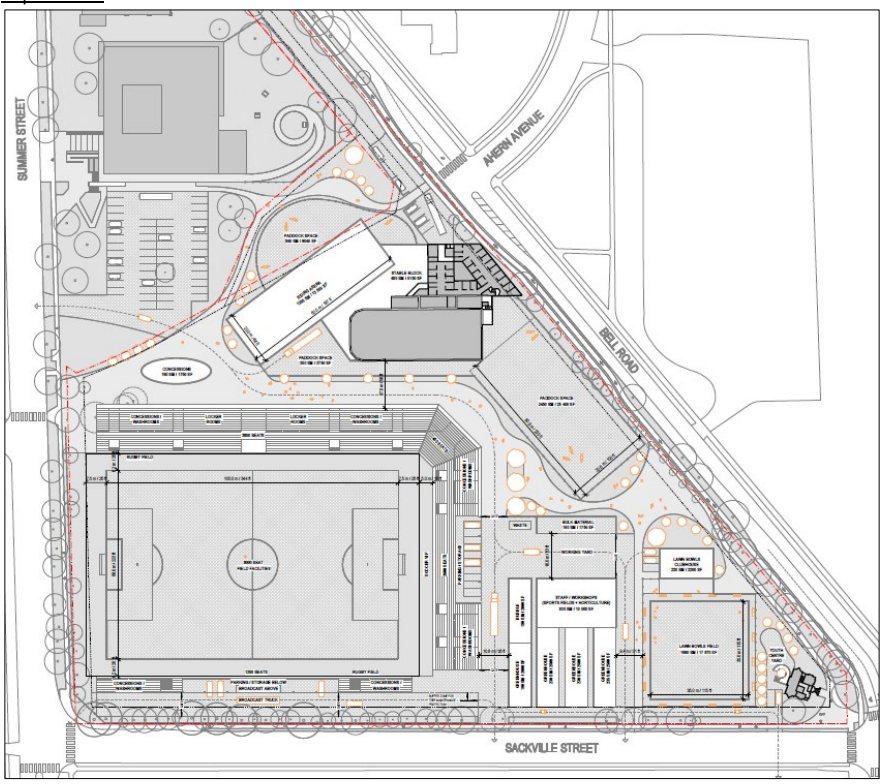
Drawings and design documentation:

Pages	Documentation	Documentation Received
2 Drawings	Sketch Depot and Stadium Scope	November 13, 2024
1 Page	Space Comparisons Table	November 11, 2024
6 Drawings	Wanderers Site Options drawings	November 11, 2024
1 Drawing	Wanderers Survey Existing Conditions Demolition	November 11, 2024
1 Image	DJI_0217b Wanderers Block	October 8, 2024
3 Pages	Civil Technical Memorandum 5 Nov 2024	December 16, 2024
	Emails	Various

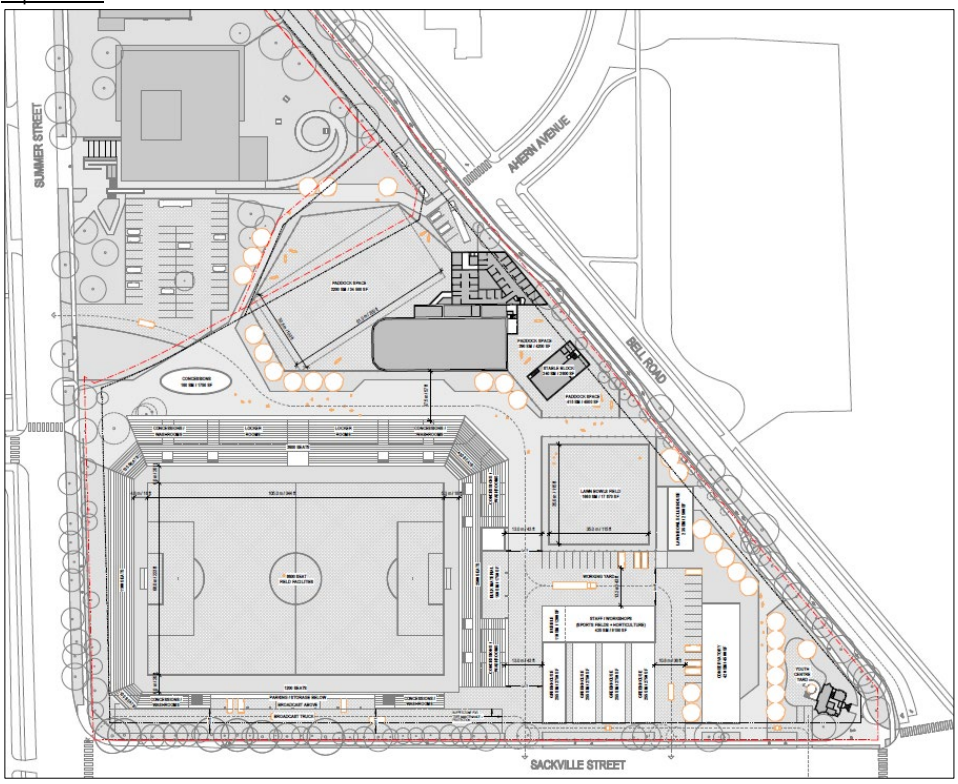
7. Gross Floor Area Summary

7.1 Gross Floor Areas (graphical representations)

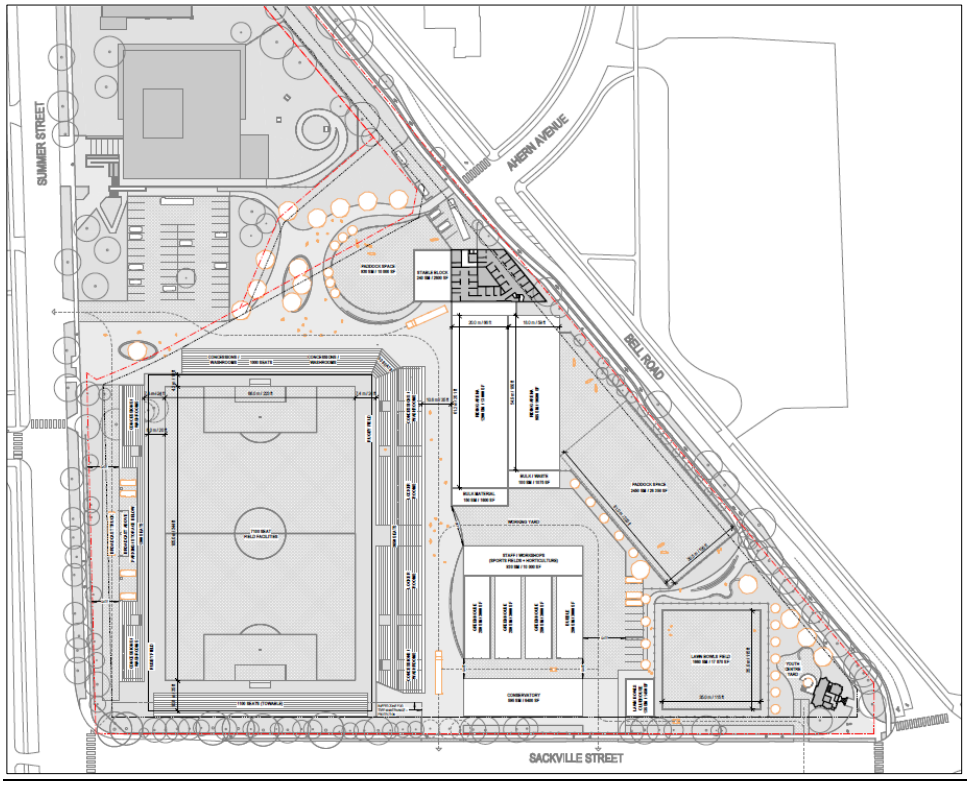
Option 1



Option 2



Option 3



HRM WANDERERS GROUNDS SITE DEVELOPMENT
PROGRAM ESTIMATE (Rev.1)
DECEMBER 19, 2024

A.W. HOOKER
QUANTITY SURVEYORS

Version 1

	Program Areas		Current Areas (SF)	Version 1 Areas (SF)	Total Impacted Areas (SF)	Shell Unit Rate	Shell Total	Interiors Unit Rate	Interiors Total	Mech Unit Rate	Mech Total	Elec Unit Rate	Elec Total	Site Unit Rate	Site Total	Cost/SF	Subtotal	General Contractor's Requirements 13.0%	General Contractor's Fees 4.0%	Subtotal	Contingencies Design 25.0%	Contingencies Escalation 15.92%	Contingencies Construction 5.0%	Total	Cost/SF
1	**Power House Youth Centre**																								
1.1	Interior		2,200	Unchanged	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.2	Exterior Private Yard - Reno		3,200	2,500	2,500	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$37.00	$92,500	$0.00	$92,500	$12,025	$4,181	$108,706	$27,177	$21,632	$7,876	$165,391	$66
	Subtotal				**2,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$37**	**$92,500**	**$37**	**$92,500**	**$12,025**	**$4,181**	**$108,706**	**$27,177**	**$21,632**	**$7,876**	**$165,391**	**$66**
2	**HRM Parks Horticulture West**																								
2.1	Interior (Staff + Storage) - New		2,536	2,500	2,500	$230.00	$575,000	$90.00	$225,000	$114.00	$285,000	$61.00	$152,500	$10.50	$26,250	$505.50	$1,263,750	$164,288	$57,122	$1,485,159	$371,290	$295,547	$107,600	$2,259,595	$904
2.2	Accessory Buildings + Cold Storage - New		1,410	2,500	2,500	$140.00	$350,000	$46.00	$115,000	$0.00	$0	$45.00	$112,500	$10.50	$26,250	$241.50	$603,750	$78,488	$27,290	$709,527	$177,382	$141,196	$51,405	$1,079,510	$432
2.3	Bulk Material Storage - New		1,035	1,050	1,050	$140.00	$147,000	$46.00	$48,300	$0.00	$0	$35.00	$36,750	$11.00	$11,550	$232.00	$243,600	$31,668	$11,011	$286,279	$71,570	$56,969	$20,741	$435,559	$415
2.4	Greenhouses / Bubble - New		10,225	11,500	11,500	$90.00	$1,035,000	$0.00	$0	$37.00	$425,500	$40.00	$460,000	$11.00	$126,500	$178.00	$2,047,000	$266,110	$92,524	$2,405,634	$601,409	$478,721	$174,288	$3,660,052	$318
	Subtotal				**17,550**	**$120**	**$2,107,000**	**$22**	**$388,300**	**$40**	**$710,500**	**$43**	**$761,750**	**$11**	**$190,550**	**$237**	**$4,158,100**	**$540,553**	**$187,946**	**$4,886,599**	**$1,221,650**	**$972,433**	**$354,034**	**$7,434,716**	**$424**
3	**Wanderers Lawn Bowling Club**																								
3.1	Interior - New		795	2,000	2,000	$370.00	$740,000	$90.00	$180,000	$111.50	$223,000	$38.00	$76,000	$12.00	$24,000	$621.50	$1,243,000	$161,590	$56,184	$1,460,774	$365,193	$290,694	$105,833	$2,222,494	$1,111
3.2	Accessory Buildings (Storage) - New		240	200	200	$140.00	$28,000	$46.00	$9,200	$0.00	$0	$29.00	$5,800	$11.00	$2,200	$226.00	$45,200	$5,876	$2,043	$53,119	$13,280	$10,571	$3,848	$80,818	$404
3.3	Lawn Bowling Field + Circ., artificial turf - New		18,770	18,770	18,770	$0.00	$0	$0.00	$0	$1.00	$18,770	$0.00	$0	$41.99	$788,100	$42.99	$806,870	$104,893	$36,471	$948,234	$237,058	$188,698	$68,700	$1,442,690	$77
	Subtotal				**20,970**	**$37**	**$768,000**	**$9**	**$189,200**	**$11.53**	**$241,770**	**$4**	**$81,800**	**$39**	**$814,300**	**$100**	**$2,095,070**	**$272,359**	**$94,697**	**$2,462,126**	**$615,532**	**$489,963**	**$178,381**	**$3,746,002**	**$179**
4	**HRM Bell Rd Depot (Sports Fields West)**																								
4.1	Interior Staff / Workshop / Storage - New		3,923	4,000	4,000	$230.00	$920,000	$90.00	$360,000	$114.00	$456,000	$54.50	$218,000	$12.00	$48,000	$500.50	$2,002,000	$260,260	$90,490	$2,352,750	$588,188	$468,197	$170,457	$3,579,592	$895
4.2	Bulk Material Storage - New		690	700	700	$140.00	$98,000	$46.00	$32,200	$0.00	$0	$35.00	$24,500	$12.00	$8,400	$233.00	$163,100	$21,203	$7,372	$191,675	$47,919	$38,143	$13,887	$291,624	$417
4.3	Accessory Buildings / Storage - New		990	1,000	1,000	$140.00	$140,000	$46.00	$46,000	$0.00	$0	$37.00	$37,000	$12.00	$12,000	$235.00	$235,000	$30,550	$10,622	$276,172	$69,043	$54,958	$20,009	$420,182	$420
	Subtotal				**5,700**	**$203**	**$1,158,000**	**$77**	**$438,200**	**$80**	**$456,000**	**$49**	**$279,500**	**$12**	**$68,400**	**$421**	**$2,400,100**	**$312,013**	**$108,485**	**$2,820,598**	**$705,149**	**$561,299**	**$204,352**	**$4,291,398**	**$753**
5	**Halifax Lancers**																								
5.1	Office/Storage/Circulation - New		7,055	1,150	1,150	$230.00	$264,500	$90.00	$103,500	$164.00	$188,600	$38.00	$43,700	$12.00	$13,800	$534.00	$614,100	$79,833	$27,757	$721,690	$180,423	$143,616	$52,286	$1,098,016	$955
5.2	Stable Block (23 stalls + circ.) - Existing To Remain		4,098	Maintained	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3	New Stable Block (12 stalls + circ.) - New		-	3,000	3,000	$230.00	$690,000	$70.00	$210,000	$66.00	$198,000	$29.00	$87,000	$12.00	$36,000	$407.00	$1,221,000	$158,730	$55,189	$1,434,919	$358,730	$285,549	$103,960	$2,183,158	$728
5.4	Interior Riding Arena - Existing to Remain		8,962	Maintained	-	$0.00	$0	$90.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.5	New Interior Riding Arena + Viewing Room - New		-	14,000	14,000	$230.00	$3,220,000	$70.00	$980,000	$24.50	$343,000	$31.00	$434,000	$11.00	$154,000	$366.50	$5,131,000	$667,030	$231,921	$6,029,951	$1,507,488	$1,199,960	$436,870	$9,174,269	$655
5.6	Exterior Paddocks - New		33,800	4,390	4,390	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$33.39	$146,580	$33.39	$146,580	$19,055	$6,625	$172,261	$43,065	$34,280	$12,480	$262,086	$60
	Subtotal				**22,540**	**$185**	**$4,174,500**	**$57**	**$1,293,500**	**$32**	**$729,600**	**$25**	**$564,700**	**$16**	**$350,380**	**$316**	**$7,112,680**	**$924,648**	**$321,493**	**$8,358,822**	**$2,089,705**	**$1,663,405**	**$605,597**	**$12,717,529**	**$564**
6	**Wanderers Football Club**																								
6.1	Functional Spaces (Lockers + Media + Support Spaces) - New		3,200	21,000	21,000	$170.00	$3,570,000	$140.00	$2,940,000	$87.00	$1,827,000	$32.00	$672,000	$11.00	$231,000	$440.00	$9,240,000	$1,201,200	$417,648	$10,858,848	$2,714,712	$2,160,911	$786,724	$16,521,194	$0
6.2	Hospitality Spaces + Concessions - New		200	5,500	5,500	$170.00	$935,000	$186.00	$1,023,000	$122.00	$671,000	$34.00	$187,000	$11.00	$60,500	$523.00	$2,876,500	$373,945	$130,018	$3,380,463	$845,116	$672,712	$244,915	$5,143,205	$0
6.3	VIP Suites - New		3,502	-	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$10.00	$0	$10.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4	Exterior Circulation Space		-	16,000	16,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$20.00	$320,000	$20.00	$320,000	$41,600	$14,464	$376,064	$94,016	$74,837	$27,246	$572,163	$0
6.5	Parking Areas Under Stadium		-	5,000	5,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$20.00	$100,000	$20.00	$100,000	$13,000	$4,520	$117,520	$29,380	$23,386	$8,514	$178,801	$0
6.6	Seats (fixed + temporary + VIP) - New	seats	6,000	8,000	48,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$545.00	$26,160,000	$545.00	$26,160,000	$3,400,800	$1,182,432	$30,743,232	$7,685,808	$6,117,903	$2,227,347	$46,774,290	$974
6.7	Playing field, artificial turf - New		160,000	108,000	108,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$78.00	$8,424,000	$78.00	$8,424,000	$1,095,120	$380,765	$9,899,885	$2,474,971	$1,970,077	$717,247	$15,062,180	$139
	Subtotal				**203,500**	**$22**	**$4,505,000**	**$19**	**$3,963,000**	**$12.28**	**$2,498,000**	**$4**	**$859,000**	**$173**	**$35,295,500**	**$232**	**$47,120,500**	**$6,125,665**	**$2,129,847**	**$55,376,012**	**$13,844,003**	**$11,019,826**	**$4,011,992**	**$84,251,833**	**$414**
7	**Conservatory**																								
7.1	Conservatory		-	Not Provided	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	**Demolition**																								
8.1	Demolition of existing buildings			50,000	50,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$40.50	$2,025,000	$40.50	$2,025,000	$263,250	$91,530	$2,379,780	$594,945	$473,576	$172,415	$3,620,716	$72
	Subtotal				**5,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$41**	**$2,025,000**	**$41**	**$2,025,000**	**$263,250**	**$91,530**	**$2,379,780**	**$594,945**	**$473,576**	**$172,415**	**$3,620,716**	**$72**
	Total Impacted Area			SF	**272,760**	**$47**	**$12,712,500**	**$23**	**$6,272,200**	**$17**	**$4,635,870**	**$9**	**$2,546,750**	**$142**	**$38,836,630**	**$238**	**$65,003,950**	**$8,450,514**	**$2,938,179**	**$76,392,642**	**$19,098,161**	**$15,202,136**	**$5,534,647**	**$116,227,585**	**$426**
				m2	**25,340**	**$502**		**$248**		**$183**		**$101**		**$1,533**		**$2,565**									**$4,587**

HRM WANDERERS GROUNDS SITE DEVELOPMENT
PROGRAM ESTIMATE (Rev.1)
DECEMBER 19, 2024

A.W. HOOKER
QUANTITY SURVEYORS

Version 2

	Program Areas	Current Areas (SF)	Version 2 Areas (SF)	Total Impacted Areas (SF)	Shell Unit Rate	Shell Total	Interiors Unit Rate	Interiors Total	Mech Unit Rate	Mech Total	Elec Unit Rate	Elec Total	Site Unit Rate	Site Total	Cost/SF	Subtotal	General Contractor's Requirements	General Contractor's Fees	Subtotal	Contingencies Design	Contingencies Escalation	Contingencies Construction	Total	Cost/SF
																	13.0%	4.0%		25.0%	15.92%	5.0%		
1	**Power House Youth Centre**																							
1.1	Interior	2,200	Unchanged	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.2	Exterior Private Yard - Reno	3,200	2,500	2,500	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$37.00	$92,500	$0.00	$92,500	$12,025	$4,181	$108,706	$27,177	$21,632	$7,876	$165,391	$66
	Subtotal			**2,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$37**	**$92,500**	**$37**	**$92,500**	**$12,025**	**$4,181**	**$108,706**	**$27,177**	**$21,632**	**$7,876**	**$165,391**	**$66**
2	**HRM Parks Horticulture West**																							
2.1	Interior (Staff + Storage) - New	2,536	2,250	2,250	$230.00	$517,500	$90.00	$202,500	$114.00	$256,500	$63.22	$142,250	$10.50	$23,625	$507.72	$1,142,375	$148,509	$51,635	$1,342,519	$335,630	$267,161	$97,266	$2,042,576	$908
2.2	Accessory Buildings + Cold Storage - New	1,410	2,250	2,250	$140.00	$315,000	$46.00	$103,500	$0.00	$0	$45.00	$101,250	$10.50	$23,625	$241.50	$543,375	$70,639	$24,561	$638,574	$159,644	$127,076	$46,265	$971,559	$432
2.3	Bulk Material Storage - New	1,035	1,050	1,050	$140.00	$147,000	$46.00	$48,300	$0.00	$0	$35.00	$36,750	$11.00	$11,550	$232.00	$243,600	$31,668	$11,011	$286,279	$71,570	$56,969	$20,741	$435,559	$415
2.4	Greenhouses / Bubble - New	10,225	12,200	12,200	$90.00	$1,098,000	$0.00	$0	$37.00	$451,400	$40.00	$488,000	$11.00	$134,200	$178.00	$2,171,600	$282,308	$98,156	$2,552,064	$638,016	$507,861	$184,897	$3,882,838	$318
	Subtotal			**17,750**	**$117**	**$2,077,500**	**$20**	**$354,300**	**$40**	**$707,900**	**$43**	**$768,250**	**$11**	**$193,000**	**$231**	**$4,100,950**	**$533,124**	**$185,363**	**$4,819,436**	**$1,204,859**	**$959,068**	**$349,168**	**$7,332,532**	**$413**
3	**Wanderers Lawn Bowling Club**																							
3.1	Interior - New	795	2,250	2,250	$370.00	$832,500	$90.00	$202,500	$111.50	$250,875	$38.00	$85,500	$12.00	$27,000	$621.50	$1,398,375	$181,789	$63,207	$1,643,370	$410,843	$327,031	$119,062	$2,500,306	$1,111
3.2	Accessory Buildings (Storage) - New	240	250	250	$140.00	$35,000	$46.00	$11,500	$0.00	$0	$29.00	$7,250	$11.00	$2,750	$226.00	$56,500	$7,345	$2,554	$66,399	$16,600	$13,213	$4,811	$101,022	$404
3.3	Lawn Bowling Field + Circ., artificial turf - New	18,770	18,770	18,770	$0.00	$0	$0.00	$0	$1.00	$18,770	$0.00	$0	$41.99	$788,100	$42.99	$806,870	$104,893	$36,471	$948,234	$237,058	$188,698	$68,700	$1,442,690	$77
	Subtotal			**21,270**	**$41**	**$867,500**	**$10**	**$214,000**	**$13**	**$269,645**	**$4**	**$92,750**	**$38**	**$817,850**	**$106**	**$2,261,745**	**$294,027**	**$102,231**	**$2,658,003**	**$664,501**	**$528,943**	**$192,572**	**$4,044,018**	**$190**
4	**HRM Bell Rd Depot (Sports Fields West)**																							
4.1	Interior Staff / Workshop / Storage - New	3,923	3,650	3,650	$230.00	$839,500	$90.00	$328,500	$114.00	$416,100	$55.70	$203,300	$12.00	$43,800	$501.70	$1,831,200	$238,056	$82,770	$2,152,026	$538,007	$428,253	$155,914	$3,274,200	$897
4.2	Bulk Material Storage - New	690	700	700	$140.00	$98,000	$46.00	$32,200	$0.00	$0	$35.00	$24,500	$12.00	$8,400	$233.00	$163,100	$21,203	$7,372	$191,675	$47,919	$38,143	$13,887	$291,624	$417
4.3	Accessory Buildings / Storage - New	990	1,000	1,000	$140.00	$140,000	$46.00	$46,000	$0.00	$0	$37.00	$37,000	$12.00	$12,000	$235.00	$235,000	$30,550	$10,622	$276,172	$69,043	$54,958	$20,009	$420,182	$420
	Subtotal			**5,350**	**$201**	**$1,077,500**	**$76**	**$406,700**	**$78**	**$416,100**	**$49**	**$264,800**	**$12**	**$64,200**	**$417**	**$2,229,300**	**$289,809**	**$100,764**	**$2,619,873**	**$654,968**	**$521,355**	**$189,810**	**$3,986,006**	**$745**
5	**Halifax Lancers**																							
5.1	Office/Storage/Circulation, Bell Bldg.- Reno	7,055	2,600	2,600	$230.00	$598,000	$90.00	$234,000	$90.00	$234,000	$38.00	$98,800	$10.00	$26,000	$458.00	$1,190,800	$154,804	$53,824	$1,399,428	$349,857	$278,486	$101,389	$2,129,160	$819
5.2	Stable Block (23 stalls + circ.) - Existing To Remain	4,098	Maintained	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3	New Stable Block (12 stalls + circ.) - Reno	-	2,600	2,600	$230.00	$598,000	$70.00	$182,000	$48.00	$124,800	$29.00	$75,400	$10.00	$26,000	$387.00	$1,006,200	$130,806	$45,480	$1,182,486	$295,622	$235,315	$85,671	$1,799,094	$692
5.4	Interior Riding Arena - Existing to Remain	8,962	Maintained	-	$0.00	$0	$90.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.5	New Interior Riding Arena + Viewing Room - New	-	-	-	$0.00	$0	$0.00	$0	$0.00	$0	$31.00	$0	$0.00	$0	$31.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.6	Exterior Paddocks - New	33,800	9,400	9,400	$0.00	$0	$0.00	$0	$0.00	$0	$8.00	$75,200	$27.32	$256,800	$35.32	$332,000	$43,160	$15,006	$390,166	$97,542	$77,643	$28,268	$593,619	$63
	Subtotal			**14,600**	**$82**	**$1,196,000**	**$28**	**$416,000**	**$25**	**$358,800**	**$17**	**$249,400**	**$21**	**$308,800**	**$173**	**$2,529,000**	**$328,770**	**$114,311**	**$2,972,081**	**$743,020**	**$591,444**	**$215,327**	**$4,521,872**	**$310**
6	**Wanderers Football Club**																							
6.1	Functional Spaces (Lockers + Media + Support Spaces) - New	3,200	21,000	21,000	$170.00	$3,570,000	$140.00	$2,940,000	$87.00	$1,827,000	$32.00	$672,000	$11.00	$231,000	$440.00	$9,240,000	$1,201,200	$417,648	$10,858,848	$2,714,712	$2,160,911	$786,724	$16,521,194	$0
6.2	Hospitality Spaces + Concessions - New	200	8,500	8,500	$170.00	$1,445,000	$186.00	$1,581,000	$122.00	$1,037,000	$34.00	$289,000	$11.00	$93,500	$523.00	$4,445,500	$577,915	$200,937	$5,224,352	$1,306,088	$1,039,646	$378,504	$7,948,590	$0
6.3	VIP Suites - New	3,502	-	-	$0.00	$0	$0.00	$0	$0.00	$0	$42.00	$0	$10.00	$0	$52.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4	Exterior Circulation Space	-	16,000	16,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$20.00	$320,000	$20.00	$320,000	$41,600	$14,464	$376,064	$94,016	$74,837	$27,246	$572,163	$36
6.5	Parking Areas Under Stadium	-	5,000	5,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.6	Seats (fixed + temporary + VIP) - New seats	6,000	8,600	55,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$543.76	$29,906,973	$543.76	$29,906,973	$3,887,907	$1,351,795	$35,146,675	$8,786,669	$6,994,188	$2,546,377	$53,473,909	$972
6.7	Playing field, artificial turf - New	160,000	100,000	100,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$78.00	$7,800,000	$78.00	$7,800,000	$1,014,000	$352,560	$9,166,560	$2,291,640	$1,824,145	$664,117	$13,946,463	$139
	Subtotal			**205,500**	**$24**	**$5,015,000**	**$22**	**$4,521,000**	**$14**	**$2,864,000**	**$5**	**$961,000**	**$187**	**$38,351,473**	**$252**	**$51,712,473**	**$6,722,622**	**$2,337,404**	**$60,772,499**	**$15,193,125**	**$12,093,727**	**$4,402,968**	**$92,462,318**	**$450**
7	**Conservatory**																							
7.1	Conservatory - New	-	4,500	4,500	$230.00	$1,035,000	$140.00	$630,000	$111.00	$499,500	$0.00	$0	$11.00	$49,500	$492.00	$2,214,000	$287,820	$100,073	$2,601,893	$650,473	$517,777	$188,507	$3,958,650	$0
	Subtotal			**4,500**	**$230**	**$1,035,000**	**$140**	**$630,000**	**$111**	**$499,500**	**$0**	**$0**	**$11**	**$49,500**	**$492**	**$2,214,000**	**$287,820**	**$100,073**	**$2,601,893**	**$650,473**	**$517,777**	**$188,507**	**$3,958,650**	**$880**
8	**Demolition**																							
8.1	Demolition of existing buildings		47,000	47,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$40.50	$1,903,500	$40.50	$1,903,500	$247,455	$86,038	$2,236,993	$559,248	$445,162	$162,070	$3,403,473	$0
	Subtotal			**47,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$41**	**$1,903,500**	**$41**	**$1,903,500**	**$247,455**	**$86,038**	**$2,236,993**	**$559,248**	**$445,162**	**$162,070**	**$3,403,473**	**$72**
	Total Impacted Area		SF	**271,470**	**$42**	**$11,268,500**	**$24**	**$6,542,000**	**$19**	**$5,115,945**	**$9**	**$2,336,200**	**$154**	**$41,780,823**	**$247**	**$67,043,468**	**$8,715,651**	**$3,030,365**	**$78,789,484**	**$19,697,371**	**$15,679,107**	**$5,708,298**	**$119,874,260**	**$442**
			m2	**25,220**	**$447**		**$259**		**$203**		**$93**		**$1,657**		**$2,658**									**$4,753**

HRM WANDERERS GROUNDS SITE DEVELOPMENT
PROGRAM ESTIMATE (Rev.1)
DECEMBER 19, 2024

A.W. HOOKER
QUANTITY SURVEYORS

Version 3

	Program Areas	Current Areas (SF)	Version 3 Areas (SF)	Total Impacted Areas (SF)	Shell Unit Rate	Shell Total	Interiors Unit Rate	Interiors Total	Mech Unit Rate	Mech Total	Elec Unit Rate	Elec Total	Site Unit Rate	Site Total	Cost/SF	Subtotal	General Contractor's Requirements	General Contractor's Fees	Subtotal	Contingencies Design	Contingencies Escalation	Contingencies Construction	Total	Cost/SF
																	13.0%	4.0%		25.0%	15.92%	5.0%		
1	**Power House Youth Centre**																							
1.1	Interior	2,200	Unchanged	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
1.2	Exterior Private Yard - Reno	3,200	2,500	2,500	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$37.00	$92,500	$0.00	$92,500	$12,025	$4,181	$108,706	$27,177	$21,632	$7,876	$165,391	$66
	Subtotal			**2,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$37**	**$92,500**	**$37**	**$92,500**	**$12,025**	**$4,181**	**$108,706**	**$27,177**	**$21,632**	**$7,876**	**$165,391**	**$66**
2	**HRM Parks Horticulture West**																							
2.1	Interior (Staff + Storage) - New	2,536	2,500	2,500	$230.00	$575,000	$90.00	$225,000	$114.00	$285,000	$61.00	$152,500	$10.50	$26,250	$505.50	$1,263,750	$164,288	$57,122	$1,485,159	$371,290	$295,547	$107,600	$2,259,595	$904
2.2	Accessory Buildings + Cold Storage - New	1,410	2,500	2,500	$140.00	$350,000	$46.00	$115,000	$0.00	$0	$45.00	$112,500	$10.50	$26,250	$241.50	$603,750	$78,488	$27,290	$709,527	$177,382	$141,196	$51,405	$1,079,510	$432
2.3	Bulk Material Storage - New	1,035	1,050	1,050	$140.00	$147,000	$46.00	$48,300	$0.00	$0	$35.00	$36,750	$11.00	$11,550	$232.00	$243,600	$31,668	$11,011	$286,279	$71,570	$56,969	$20,741	$435,559	$415
2.4	Greenhouses / Bubble - New	10,225	12,000	12,000	$90.00	$1,080,000	$0.00	$0	$37.00	$444,000	$40.00	$480,000	$11.00	$132,000	$178.00	$2,136,000	$277,680	$96,547	$2,510,227	$627,557	$499,535	$181,866	$3,819,185	$318
	Subtotal			**18,050**	**$119**	**$2,152,000**	**$22**	**$388,300**	**$40**	**$729,000**	**$43**	**$781,750**	**$11**	**$196,050**	**$235**	**$4,247,100**	**$552,123**	**$191,969**	**$4,991,192**	**$1,247,798**	**$993,247**	**$361,612**	**$7,593,849**	**$421**
3	**Wanderers Lawn Bowling Club**																							
3.1	Interior - New	795	1,200	1,200	$370.00	$444,000	$90.00	$108,000	$111.50	$133,800	$38.00	$45,600	$12.00	$14,400	$621.50	$745,800	$96,954	$33,710	$876,464	$219,116	$174,416	$63,500	$1,333,496	$1,111
3.2	Accessory Buildings (Storage) - New	240	250	250	$140.00	$35,000	$46.00	$11,500	$0.00	$0	$29.00	$7,250	$11.00	$2,750	$226.00	$56,500	$7,345	$2,554	$66,399	$16,600	$13,213	$4,811	$101,022	$404
3.3	Lawn Bowling Field + Circ., artificial turf - New	18,770	18,770	18,770	$0.00	$0	$0.00	$0	$1.00	$18,770	$0.00	$0	$41.99	$788,100	$42.99	$806,870	$104,893	$36,471	$948,234	$237,058	$188,698	$68,700	$1,442,690	$77
	Subtotal			**20,220**	**$24**	**$479,000**	**$6**	**$119,500**	**$8**	**$152,570**	**$3**	**$52,850**	**$40**	**$805,250**	**$80**	**$1,609,170**	**$209,192**	**$72,734**	**$1,891,097**	**$472,774**	**$376,328**	**$137,010**	**$2,877,209**	**$142**
4	**HRM Bell Rd Depot (Sports Fields West)**																							
4.1	Interior Staff / Workshop / Storage - New	3,923	4,000	4,000	$230.00	$920,000	$90.00	$360,000	$114.00	$456,000	$54.50	$218,000	$12.00	$48,000	$500.50	$2,002,000	$260,260	$90,490	$2,352,750	$588,188	$468,197	$170,457	$3,579,592	$895
4.2	Bulk Material Storage - New	690	700	700	$140.00	$98,000	$46.00	$32,200	$0.00	$0	$35.00	$24,500	$12.00	$8,400	$233.00	$163,100	$21,203	$7,372	$191,675	$47,919	$38,143	$13,887	$291,624	$417
4.3	Accessory Buildings / Storage - New	990	1,000	1,000	$140.00	$140,000	$46.00	$46,000	$0.00	$0	$37.00	$37,000	$12.00	$12,000	$235.00	$235,000	$30,550	$10,622	$276,172	$69,043	$54,958	$20,009	$420,182	$420
	Subtotal			**5,700**	**$203**	**$1,158,000**	**$77**	**$438,200**	**$80**	**$456,000**	**$49**	**$279,500**	**$12**	**$68,400**	**$421**	**$2,400,100**	**$312,013**	**$108,485**	**$2,820,598**	**$705,149**	**$561,299**	**$204,352**	**$4,291,398**	**$753**
5	**Halifax Lancers**																							
5.1	Office/Storage/Circulation - New	7,055	2,600	2,600	$230.00	$598,000	$90.00	$234,000	$164.00	$426,400	$51.46	$133,800	$12.00	$31,200	$547.46	$1,423,400	$185,042	$64,338	$1,672,780	$418,195	$332,883	$121,193	$2,545,051	$979
5.2	Stable Block (23 stalls + circ.) - Existing To Remain	4,098	Unchanged	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.3	New Stable Block (12 stalls + circ.) - New	-	2,600	2,600	$230.00	$598,000	$70.00	$182,000	$66.00	$171,600	$29.00	$75,400	$12.00	$31,200	$407.00	$1,058,200	$137,566	$47,831	$1,243,597	$310,899	$247,476	$90,099	$1,892,070	$728
5.4	Interior Riding Arena - Existing to Remain	8,962	-	-	$0.00	$0	$90.00	$0	$0.00	$0	$29.00	$0	$10.00	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
5.5	New Interior Riding Arena + Viewing Room - New	-	23,600	23,600	$230.00	$5,428,000	$70.00	$1,652,000	$24.50	$578,200	$31.00	$731,600	$11.00	$259,600	$366.50	$8,649,400	$1,124,422	$390,953	$10,164,775	$2,541,194	$2,022,790	$736,438	$15,465,197	$655
5.6	Exterior Paddocks - New	33,800	2,550	2,550	$0.00	$0	$0.00	$0	$0.00	$0	$8.00	$20,400	$41.61	$106,100	$49.61	$126,500	$16,445	$5,718	$148,663	$37,166	$29,584	$10,771	$226,183	$89
	Subtotal			**31,350**	**$211**	**$6,624,000**	**$66**	**$2,068,000**	**$38**	**$1,176,200**	**$31**	**$961,200**	**$14**	**$428,100**	**$359**	**$11,257,500**	**$1,463,475**	**$508,839**	**$13,229,814**	**$3,307,454**	**$2,632,733**	**$958,500**	**$20,128,501**	**$642**
6	**Wanderers Football Club**																							
6.1	Functional Spaces (Lockers + Media + Support Spaces) - New	3,200	21,000	21,000	$170.00	$3,570,000	$140.00	$2,940,000	$87.00	$1,827,000	$0.00	$0	$11.00	$231,000	$408.00	$8,568,000	$1,113,840	$387,274	$10,069,114	$2,517,278	$2,003,754	$729,507	$15,319,653	$0
6.2	Hospitality Spaces + Concessions - New	200	3,000	3,000	$170.00	$510,000	$186.00	$558,000	$122.00	$366,000	$0.00	$0	$11.00	$33,000	$489.00	$1,467,000	$190,710	$66,308	$1,724,018	$431,005	$343,080	$124,905	$2,623,008	$0
6.3	VIP Suites - New	3,502	-	-	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$10.00	$0	$10.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
6.4	Exterior Circulation Space	-	10,900	10,900	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$20.00	$218,000	$20.00	$218,000	$28,340	$9,854	$256,194	$64,048	$50,983	$18,561	$389,786	$36
6.5	Parking Areas Under Stadium	-	3,000	3,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$20.00	$60,000	$20.00	$60,000	$7,800	$2,712	$70,512	$17,628	$14,032	$5,109	$107,280	$36
6.6	Seats (fixed + temporary + VIP) - New seats	6,000	7,100	45,800	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$545.59	$24,987,989	$545.59	$24,987,989	$3,248,439	$1,129,457	$29,365,884	$7,341,471	$5,843,811	$2,127,558	$44,678,725	$976
6.7	Playing field, artificial turf - New	160,000	102,000	102,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$77.90	$7,946,000	$77.90	$7,946,000	$1,032,980	$359,159	$9,338,139	$2,334,535	$1,858,290	$676,548	$14,207,512	$139
	Subtotal			**185,700**	**$22**	**$4,080,000**	**$19**	**$3,498,000**	**$12**	**$2,193,000**	**$0**	**$0**	**$180**	**$33,475,989**	**$233**	**$43,246,989**	**$5,622,109**	**$1,954,764**	**$50,823,861**	**$12,705,965**	**$10,113,948**	**$3,682,189**	**$77,325,963**	**$416**
7	**Conservatory**																							
7.1	Conservatory - New	-	6,400	6,400	$230.00	$1,472,000	$140.00	$896,000	$111.00	$710,400	$0.00	$0	$11.00	$70,400	$492.00	$3,148,800	$409,344	$142,326	$3,700,470	$925,117	$736,393	$268,099	$5,630,080	$0
	Subtotal			**6,400**	**$230**	**$1,472,000**	**$140**	**$896,000**	**$111**	**$710,400**	**$0**	**$0**	**$11**	**$70,400**	**$492**	**$3,148,800**	**$409,344**	**$142,326**	**$3,700,470**	**$925,117**	**$736,393**	**$268,099**	**$5,630,080**	**$880**
8	**Demolition**																							
8.1	Demolition of existing buildings		63,000	63,000	$0.00	$0	$0.00	$0	$0.00	$0	$0.00	$0	$40.50	$2,551,500	$40.50	$2,551,500	$331,695	$115,328	$2,998,523	$749,631	$596,706	$217,243	$4,562,103	$0
	Subtotal			**63,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$41**	**$2,551,500**	**$41**	**$2,551,500**	**$331,695**	**$115,328**	**$2,998,523**	**$749,631**	**$596,706**	**$217,243**	**$4,562,103**	**$72**
	Total Impacted Area		SF	**269,920**	**$59**	**$15,965,000**	**$27**	**$7,408,000**	**$20**	**$5,417,170**	**$8**	**$2,075,300**	**$140**	**$37,688,189**	**$254**	**$68,553,659**	**$8,911,976**	**$3,098,625**	**$80,564,260**	**$20,141,065**	**$16,032,288**	**$5,836,881**	**$122,574,493**	**$454**
			m2	**25,076**	**$637**		**$295**		**$216**		**$83**		**$1,503**		**$2,734**									**$4,888**

SEPARATE ESTIMATE SUMMARY
HRM WANDERERS GROUNDS SITE DEVELOPMENT
PROGRAM ESTIMATE (Rev.1)
DECEMBER 19, 2024

A.W. HOOKER ®
QUANTITY SURVEYORS

No.	Description	Quant.	Unit	Rate	Sub Total
	Separate Estimates:				
	The Separate costs listed below are EXCLUDED from our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).				
1	Re-routing of the underground services, pipes to be moved within the road rights-of-way or just the options within the site boundaries				
1.1	Version 1				$1,913,000
1.2	Version 2				$2,345,000
1.3	Version 3				$2,831,000