

In Camera (In Private) Motion for Release – December 9, 2025 Regional Council

THAT Halifax Regional Council:

- 1. Direct the Chief Administrative Officer (CAO) to continue design work on Option 1 Spirit of the Forum;**
- 2. Direct the CAO to update the 26/27 capital budget for the estimated cost for the selected option;**
- 3. Investigate any potential funding partner (s); and**
- 4. Direct that the private and confidential report dated September 26, 2025 be maintained private and confidential.**

MOTION AS AMENDED PUT AND PASSED.

DECLASSIFIED

FOIPOP Review:



Approved to Release:



Date: March 10, 2026



P.O. Box 1749
Halifax, Nova Scotia
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DECLASSIFIED

FOIPOP Review:



Approved to Release:



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Item No. 17.1

Halifax Regional Council

December 9, 2025

In Camera (In Private)

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Brad Anguish, Acting Chief Administrative Officer

DATE: September 26, 2025

SUBJECT: In Camera - Halifax Forum Redevelopment Update

ORIGIN

Regional Council meeting July 11, 2023, item 15.1.12:

THAT Halifax Regional Council:

1. Direct the Chief Administrative Officer to advance detailed site and facility planning and design for the Halifax Forum complex redevelopment project as generally outlined in the building and site program within the staff report dated May 29, 2023, including heritage approvals;
2. Direct the Chief Administrative Officer to allocate strategic initiatives capital funds for the Halifax Forum complex redevelopment project, as outlined within the staff report dated May 29, 2023, within future municipal budgets and business plans; and

MOTION PUT AND PASSED

EXECUTIVE SUMMARY

The project team has developed a high level (conceptual) design with options and with cost estimates. Staff are recommending continuing work on Option 1, Spirit of the Forum. This option provides a balance between the proposed capital budget and the expectations of the community to deliver a wide array of events and programming. Heritage direction is pending Regional Council's direction of a recommendation report from the Heritage Advisory Committee. Options are also available to reduce capital costs or fully restore the heritage aspects of the facility.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Direct the Chief Administrative Officer (CAO) to continue design work on Option 1 Spirit of the Forum and,
2. Direct the CAO to update the 26/27 capital budget for the estimated cost for the selected option.
3. It is recommended that this report not be released to the public.

BACKGROUND

Forum History

The Halifax Forum complex is in the north end of the Halifax Peninsula along Windsor Street, between Almon and Young Streets. The Halifax Forum has been an indoor arena since 1927, having previously been the site of the Nova Scotia Exhibition Grounds. Over its history, buildings have evolved into the current configuration, which includes:

- the Halifax Forum, 1927, a single ice surface with seating for approximately 4500;
- the Civic Arena, 1994, a single ice surface with seating for 450;
- the Multi-Purpose Centre (MPC), 1988, net area of 1,950 square metres (19,500 square feet), which is used for events such as large meetings, retail warehouse sales, and concerts;
- the Maritime Hall, 2006, 550 square metres (5,500 square feet) is a general space used for meetings and Events;
- the Bingo Gaming Centre, 2003, net area of 1,900 square metres (19,000 square feet) that is primarily used for bingo, with other events including regular weekend flea markets and a farmers' market;
- parking lots north and south of the facility, which provide approximately 410 spaces; and
- municipal heritage property designation in 2003.

Previous Project Directions

The major milestones and directions from Regional Council that have guided the development of the Halifax Forum Redevelopment Project to date, include the following:

- October 28, 2003 - The Halifax Forum was added to the Municipal Registry of Heritage Property, under the Heritage Property Act of Nova Scotia by Regional Council. The designation recognized the architectural significance and directed that it be preserved and maintained in a manner respecting its heritage character.

Report available at: [Case H00116 - Application for Heritage Registration of 2910 Windsor St, Halifax - Halifax Forum - Oct 28/03 Regional Council - HRM](#)

- August 14, 2014 - The Long-Term Arena Strategy (LTAS): A staff report entitled, Consolidation of Aging Arenas was presented to Regional Council, which included a recommendation to declare the existing Forum and Civic Arenas as surplus for recreational needs and to enter into a partnership agreement with the Department of National Defence on a multi-pad arena located at Windsor Park. This recommendation was defeated, and direction was provided to continue the use of the Forum and Civic Arenas for recreational needs. To accommodate this, Regional Council directed that the redevelopment project be initiated.

Report available at: [Long Term Arena Strategy - Staff Report - Aug 14/12 Committee of the Whole -HRM](#)

- June 20, 2017 - A report was presented to Regional Council regarding the LTAS, which included the business case review of the Halifax Forum complex redevelopment proposal submitted by the Halifax Forum Community Association (HFCA). Initially the proposal included the addition of a third ice pad, along with the Forum and Civic Arenas. However, upon further review it was determined a third pad was not needed based on the inventory of arenas within the municipality. Additional direction was provided by Regional Council to undertake a building condition assessment of the Forum complex, the feasibility of the redevelopment proposal, as well as the future of a Dalhousie University arena at its campus.

Report available at: [Indoor Ice Surfaces Review - Jun 20/17 Regional Council | Halifax.ca](#)

- August 14, 2018 - A report was presented to Regional Council providing details of the building condition, feasibility of the redevelopment as proposed, as well as updating the intent and status of a potential on campus arena at Dalhousie University. The recommendation based on this report provided direction to undertake planning of a two-pad arena with additional programming space, provide costing estimates for budgeting purposes and undertake a heritage impact assessment.

Report available at: [Halifax Forum Renovation Feasibility - Aug 14/18 Regional Council | Halifax.ca](#)

- November 26, 2019 - A report was presented to Regional Council recommending an approach that addressed the heritage status of the Halifax Forum. It included an updated costing range for the redevelopment project, as well as a recommendation to consider private partnership opportunities with the goal of offsetting the overall capital cost of the redevelopment. Regional Council also directed that community engagement be undertaken regarding the proposed design in tandem with the investigation of private interest for partnership on the Halifax Forum complex lands.

Report available at: [Halifax Forum Building Analysis - Nov 26/19 Regional Council | Halifax.ca](#)

- August 31, 2021 - Regional Council recommended approval of:
 - increased footprint for the multipurpose space;
 - sell the corner of Young and Windsor Streets for private development to offset the capital costs of the redevelopment project;
 - creation of a new park to address anticipated green space needs from new residential development in the surrounding area;
 - reduce on-site parking from approximately 410 to 150 spaces in favour of on-street parking which would stem from potential disposal of the freehold Halifax Forum Parking and development site and establishment of a park;
 - undertake community consultation on parkland and parking, which was endorsed and directed by Regional Council.
 - preservation of the Halifax Forum and its key heritage character defining features, including the shape and composition of its roof and the retention of the southern (Almond St) façade and parts of the Windsor Street façade;
 - build two new ice pads; and
 - build a concourse between the two ice pads.

Report available at: cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/210831rc1119.pdf

- July 11, 2023, Regional Council meeting directed the Chief Administrative Officer to:
 1. Direct the Chief Administrative Officer to advance detailed site and facility planning and design for the Halifax Forum complex redevelopment project as generally outlined in the building and site program within the staff report dated May 29, 2023, including heritage approvals;
 2. Direct the Chief Administrative Office to allocate strategic initiatives capital funds for the Halifax Forum complex redevelopment project, as outlined within this report, within future municipal budgets and business plans and,
 3. Declare the northern portion of the property as shown on Attachment B, surplus to municipal requirements and categorize the property as Economic Development pursuant to Administrative Order Number 50 Respecting the Disposal of Surplus Real Property. **Motion not passed.**

Report available at: [Halifax Forum Parking and Parkland Public Engagement - July 11/23 Regional Council | Halifax.ca](#)

Management Agreement

The Halifax Forum Community Association (HFCA) is a volunteer community board that operates the facility under an agreement with Halifax Regional Municipality (HRM). The HFCA rents building space for community uses and events (e.g. Christmas at the Forum) and offering bingo events weekly. The revenues from these non-recreation activities are used to offset annual operational costs for the complex. The HFCA have provided a letter of support and is provided in Attachment 3.

Housing Shelter at the Halifax Forum Complex

To address emergency housing needs, the MPC is currently being used as an emergency shelter. HRM has an agreement with The Province of Nova Scotia, which positioned 902 Man Up as the service provider for the shelter. The current agreement with the Province of Nova Scotia for the emergency shelter at the MPC expires August 31, 2026. The agreement expiration date does not conflict with construction of the planned revitalization project.

Current Condition of the Forum Complex

Brick Façade

The Halifax Forum is built with a 100mm (4") deep brick façade. The brick façade is supported by hollow clay blocks and the concrete bleachers. Approximately 35% of the original brick has been replaced and the original arched windows have been filled in with bricks. There is considerable water infiltration that freezes and damages the brick façade, floods some floor areas and has damaged interior finished walls and ceilings. The water is also rusting the steel columns. Temporary steel bolts are placed to anchor the façade to the concrete structure. The steel bolts need to be replaced, and more bolts are required due to the acceleration of deterioration.

Safety Concerns for the Forum Rink Structure

Engineers reviewing the existing Forum rink noted significant concerns. Due the rusting of the building columns and evolution of building codes, the roof structure of the Forum rink does not meet current building codes for snow or wind load. To ensure the safety of the public, an engineer will be engaged to develop a procedure to determine what wind, snow and/or ice buildup will necessitate closing the Forum rink due to excessive roof loads or to remove snow if possible. The newer building sections are also not compliant and will need further investigation to determine if they also require closure procedures in snow events.

Other Concerns

The Halifax Forum has many issues of non-compliance to modern building codes and best practices, listed in Appendix 2. Some of more notable concerns include but are not limited to:

- structural and brick issues;
- the lack of sprinklers in the Forum rink and combustible roof construction;
- lack of insulation and energy efficiency;
- bleacher seating missing handrails, aisles and guarding;
- inadequate lighting;
- multiple entrances without reception/security;
- inadequate/outdated security systems; and
- exiting issues such as travel distances exceed the allowable maximum distances (a procedure has been developed that includes providing ushers to direct people to exits for evacuations during large events).

The existing facility does not meet accessibility guidelines and best practices:

- non-compliant interior ramps,
- the lack of an elevator to non-accessible spaces,
- lack of wheelchair viewing areas,
- non-accessible washrooms,
- signage and wayfinding issues.

Current Status of the Redevelopment Project

Phase 1 (design work) is in progress by the design build team. Phase 1 consists of design work, the option to perform a limited amount of early works construction activity (such as ordering long lead time equipment and exploratory excavations) and issuing a design proposal to the Heritage Advisory Committee.

Phase 2 (not currently tendered or awarded) will consist of the majority of construction work. Pricing for Phase 2 will be presented to Halifax Regional Council in early 2027 for consideration to proceed, defer, cancel or pursue alternate options for the project.

DISCUSSION

Spirit of the Forum

The design build team, composed of architects, engineers and construction professionals has completed a high-level design for the redeveloped Halifax Forum. Option 1 has been called Spirit of the Forum. To achieve a balance between value for money and creating a facility for the future, Option 1 involves a complete demolition of the existing Halifax Forum and rebuild of the facility in the current location. Spirit of the Forum represents a future oriented response to the Halifax Forum Redevelopment. It is a replacement of aging infrastructure, and a comprehensive reimagining of how the Forum Complex can continue to serve as a cultural, recreational, and civic landmark for Halifax. This option provides a unified facility that addresses every dimension of the project's objectives; technical, functional, cultural, and community, while positioning the site as a resilient civic asset for the decades ahead. Although designed as a modern facility, the exterior will be primarily brick and replicate the historic look of the Forum.

This design provides the opportunity to host large ticketed and community activities, ice events such as learn to skate, sledge and hockey events. Although the Forum seating capacity is reduced, this venue would be capable of hosting most events historically hosted. This design will evolve based on consultation with the various project interest holders.

Option 1 Spirit of the Forum Summary

- Two NHL-sized ice-skating surfaces,
- Seating for 2000 people in main rink (down from 4500 currently),

- Seating for 200 people in the secondary rink (down from 450),
- On-site parking of approximately 310 spaces,
- Large open and secure lobby with views to the ice surfaces,
- Secondary rink equipped with benches and boards for sledge and traditional hockey,
- Modern change/washroom facilities,
- New indoor walking track,
- New exterior park/greenspace,
- Versatile multi-purpose space,
- Skyboxes overlooking the ice surface,
- Covered exterior walkway,
- Comply with current accessibility standards,
- One elevator to access all floors,
- Comply with HalifACT energy guidelines,
- Updated and modern security equipment and pedestrian flow,
- Efficient mechanical equipment,
- Comply with all safety and building codes,
- New brick exterior for large portion of the complex that replicates the current facades,
- Solar photovoltaic (PV) panels,
- Electric car charging stations,
- Recreated heritage defining characteristics (roof line, pilasters, raised foundation, windows, brick façade and building entrance sign),
- Drawings provided in Attachment 1.

Option 2 Value Engineering Summary

Changes from Option 1, above:

- Reduce seating from 2000 to 1500 people in main rink,
- Eliminate skybox seating (84 seats) in the main rink,
- Move media booth from 3rd level to concourse level,
- Move offices from 3rd level to 1st level space,
- Eliminate private team rooms,
- Reduce the lobby area by 140 m²,
- Lower ceiling height over the main rink from 11.4m to 10m (1.4m),
- Reduced capacity and revenue opportunities.
- Project duration and risk similar to Option 1.

Option 3 Restoring Almond/Windsor St. Facade Summary

Changes from Option 1, above:

- Reuse and restore the existing brick façade facing Almon St and potentially a portion of Windsor St. It is anticipated that 50 to 60% of the original bricks could be reused. Approximately 35% of the original bricks have previously been replaced with new (not including the infilled windows),
- Remove brick from infilled original windows and restore with glass,
- Add a temporary steel structure to support the brick that will restrict the bike lane, sidewalk and roadway on Windsor St during construction,
- Repair existing concrete foundation,
- Reinstallation of gutter system,
- Removal and restoration of non-original items such as doors, awning, signage,
- Restore the heritage defining characteristics (roof line, pilasters, raised foundation, windows, brick façade and building entrance sign) for Almond St and a portion of Windsor St,
- Increased construction duration, cost and risk.
- Same building layout and exterior as Option 1, drawing provided in Attachment 1.

There is an opportunity to restore the Almond St Façade only and not restoring (but replicating) the Windsor St Façade.

Advantages of this opportunity:

- Cost saving from Option 3. Although this not been fully estimated.
- Eliminate the temporary steel structure to support the Windsor St brick, which would restrict the bike lane, sidewalk and roadway during construction,

This opportunity is listed in the Alternatives sections, as Alternative 3.

The plans that have been developed are at conceptual level to identify the intended site and building program. Certain design and functional elements such as the arrangement of public entrances, the allocation and organization of interior building spaces, and exterior building design elements will continue to evolve with additional consultation and reviews.

Heritage Options

Option	Relationship to Heritage Conservation Standards	Relationship to Heritage Conservation Standards for work classification	Relationship to Heritage Conservation Standards for heritage status	Approval Body
Option 1 Spirit of the Forum	Not recommended	Demolition	Deregister	Regional Council
Option 2 Value Engineering	Not recommended	Demolition	Deregister	Regional Council
Option 3 Restoring Almond/Windsor St Façade	Recommended	Substantial Alteration	Maintain	Regional Council

Heritage Registration Status

The design and a Heritage Impact Statement will be issued to the Heritage Advisory Committee for review. The Heritage Advisory Committee will issue a recommendation to Halifax Regional Council for consideration in early 2026. Regional Council has discretion to accept or reject Heritage Advisory Committee recommendations, as the facility is municipally registered.

Identified Heritage Characteristics Summary

Characteristic	Option 1 Spirit of the Forum	Option 2 Value Engineering	Option 3 Restoring Almond/Windsor St Brick
Roof line	Replicated	Replicated	As it is
Building pilasters	Replicated	Replicated	Restored and replicated
Arched windows	Replicated	Replicated	Restored and replicated
Exterior brick facade	Replicated	Replicated	Restored and replicated
Raised visible foundation	Replicated	Replicated	Restored and replicated
Entrance Sign	Replicated	Replicated	Replicated

The Heritage Characteristics were identified in the 2003 report when the facility was listed as a Municipal Heritage Property.

Heritage information provided for reference.

Appendix 1, Excerpt of the Heritage Property Act, 1989 is provided for reference.

Estimated Project Schedule

Project Tasks	Duration in months
Option 1	
Heritage Advisory Committee review of Heritage Impact Statement application	2
Halifax Regional Council approve/not approve of heritage application	N/A
Design build team to complete design	12
Phase 2 pricing submitted to HRM for review	2
Halifax Regional Council approve/not approve of phase 2 pricing	N/A
Phase 2 (Construction)	38
Total Duration	54
Option 2 Value Engineering	Same as option 1
Option 3 Restoring Almond/Windsor St Facade	+ 8 to 12 months to option 1

This report is recommended to be considered in camera as the original Council direction on this matter was received in camera and its disclosure at this time may reasonably be expected to prejudice HRM's position in ongoing contract negotiations with the current Design-Build team, particularly in relation to the proposed change in project scope and direction.

FINANCIAL IMPLICATIONS

The Phase 2 (construction) costs will be refined and brought to Halifax Regional Council for approval in 2027.

Total Project Cost Estimate Summary

	Estimated Cost (net HST fully reimbursable)
Option 1 Spirit of the Forum	\$ 128M
Option 2 Value Engineering	\$ 122.5M
Option 3 Restoring Almond/Windsor St Brick	\$ 141-\$148M (note 1)

All costs include costs spent to date (approximately \$1M, net HST fully reimbursable) and all future costs including contingency.

Note 1: Due to the risk and uncertainty involved in the brick restoration, it is difficult to accurately predict price and schedule implications.

Options 1,2,3 estimated costs exceed the 2025-2026 capital plan approved budget of \$110M. The increase in the estimated costs is due to inflation, tariffs and increased contingency.

RISK CONSIDERATION

Some risks for consideration in the options provided.

Option 1: Spirit of the Forum	Construction safety	Price increases from tariffs	Unfavourable soil conditions	Legal challenge of HRC heritage decision
Option 2: Value Engineering	Construction safety	Price increases from tariffs	Unfavourable soil conditions	Legal challenge of HRC heritage decision
Option 3: Restoring Almond/Windsor Str Facade	Construction safety. Supporting weak brick facades during construction.	Price increases from tariffs	Unfavourable soil conditions	Traffic and pedestrian disruptions on Windsor Street from temporary brick supports

COMMUNITY ENGAGEMENT

Community engagement occurred through the Spring of 2022 online and an open house was hosted in person in April 2022. Neighbouring residents and facility users provided input on the parking and parkland scenarios presented as well as the overall approach the redeveloping the site. A "What We Heard" report was developed from this community engagement and is included as Attachment 2. Beyond the community engagement, the HFCA has been engaged through the process of finalizing an approach to the redevelopment.

ENVIRONMENTAL IMPLICATIONS

The Forum site has environmental contamination under the parking lot. This project will leave the contamination as is and consider the property a managed environmental site, as per Provincial regulations.

ALTERNATIVES

Regional Council could choose one of the following alternatives:

1. Direct the CAO to proceed with design work and update the 26/27 capital budget for Option 2 Value Engineering.
2. Direct the CAO to proceed with design work and update the 26/27 capital budget for Option 3 Restoring Almond/Windsor St Brick.
3. Direct the CAO to proceed with design work and update the 26/27 capital budget for Option 3 Restoring Almond St Brick.
4. Direct the CAO to proceed with design work on a reduced scope of work within the approved capital budget or other alternative as determined by Regional Council.
5. Direct the CAO to cancel or defer the capital project.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39 as amended

19 (2) The Council or any committee appointed by the Council may meet in closed session to discuss matters relating to

- (a) acquisition, sale, lease and security of municipal property;
- (b) setting a minimum price to be accepted by the Municipality at a tax sale;
- (c) personnel matters;
- (d) labour relations;
- (da) alleged breaches of the Municipality's code of conduct;
- (db) code of conduct complaints proceeding to the investigation stage;
- (e) contract negotiations;
- (f) litigation or potential litigation;
- (g) legal advice eligible for solicitor-client privilege;
- (h) public security;
- (i) any subject, the discussion of which could, in the opinion of the Council or the committee, as the case may be, violate the confidentiality of information obtained from
 - (i) the Government of Canada or the Government of the Province,
 - (ii) an agency of the Government of Canada or the Government of the Province, or
 - (iii) a public body.

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;
- (b) the expenditure is in respect of an emergency under the Emergency Management Act; or
- (c) the expenditure is legally required to be paid.

ATTACHMENTS

Appendix 1: Excerpt of the Heritage Property Act, 1989, Section 17 and Section 18.

Appendix 2: Outstanding work required at Halifax Forum.

Attachment 1: Schematic Design (Option 1 Spirit of the Forum).

Attachment 2: Community Engagement Report: What We Heard.

Attachment 3: Letter from Halifax Forum Community Association.

Appendix 1: Excerpt of the Heritage Property Act, 1989, Section 17 and Section 18. Provided for reference.

Approval to alter or demolish municipal heritage property

17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.

(2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.

(3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.

(4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.

(5) The municipality may grant the application either with or without conditions or may refuse it.

(6) The municipality shall advise the applicant of its determination. R.S., c. 199, s. 17; 2010, c. 54, s. 13.

Consideration by municipality of application to alter or demolish

18 (1) The municipality may take up to three years to consider an application under Section 17.

(2) In its consideration of the application, the municipality may require public notice of the application and information meetings respecting the application to be held.

(3) Where the municipality does not approve the application, the property owner may, notwithstanding Section 17, make the alteration or carry out the demolition at any time after three years from the date of the application but not more than four years after the date of the application.

(4) Where the property owner has made the alteration or carried out the demolition in accordance with this Section, the municipality may deregister the property if the municipality determines that the property has lost its heritage value. 2010, c. 54, s. 14

Appendix 2: Outstanding work required at Halifax Forum

Cost estimate for outstanding work, items expected to require replacement within 10 years and areas non-compliant with building standards.

Heading	Description
1. Accessibility	
Forum	
Public Washrooms	Washrooms require complete upgrades. The clear width of entry doors is less than code minimums and there is insufficient maneuvering space on both sides of the doors. There is also insufficient maneuvering space outside of the accessible stalls.
	Additional grab bars are required in accessible stalls.
	Clear space under vanities is not provided in all locations.
	A new universal all-gender washroom would be required. Approximate size would be 11' x 11' with an adult change table.
Accessible Viewing Area	No accessible seating provided. New ramp access to new viewing platform the south side of the arena is proposed.
Access to amenities	The boardroom and 2nd level admin spaces are not accessible. There is also no accessible access to the concourse. A new elevator would be required key, amenities would need to be relocated to the main level (Upgrades not included in pricing, will not be compliant).
Change Room Upgrades	Change rooms do not currently have accessible fixtures or showers.
Parking	Accessible parking is provided but the accessible parking spaces do not meet CSA-B651 standards. Access aisles, proper signage, connections to sidewalks required etc.
Building Approach	From an accessibility perspective, accessing the building is unsafe. Accessing the building requires walking through a vehicular route. Ideally, accessible parking spaces would have side access aisles that are connected to sidewalks that lead to the building entrance.
Entrance Door Hardware	Replace automatic door hardware and push buttons to meet current code requirements.
Forum Entrance	A sidewalk or marked pedestrian pathway should be added at the Forum entrance. The current entrance creates an unsafe drop-off / pick-up area.
Signage	Signage throughout the facility is to be replaced to meet accessibility standards.

Safety Warning Features	Safety warning features such as tactile attention indicators at the top of stairs and cane detectable warnings should be installed where there are low bleacher beams.
Sledge hockey	Upgrades not included
Significant slopes in path of travel	The main corridor flooring is not level and slopes in many locations. Many of these areas have a slope and cross slope greater than the allowable maximums which poses a safety risk for people with limited mobility. <i>Upgrades not included in pricing, will not be compliant.</i> No level landings are provided within the sloped areas.
Civic Centre	
Building Approach	New automatic door hardware and controls required at the main entrance.
Public Washrooms	A new universal all-gender washroom would be required. Approximate size would be 11' x 11' with an adult change table.
	Insulation to be installed on sink drains
	New grab bars and new accessories in accessible stall
Maritime Hall / Bingo Centre	
Public Washrooms	Minor upgrades of washrooms are required. Drainpipes at the vanity are exposed. They are to be covered by insulation or a baffle. Paper towel and toilet paper dispensers are to be lowered. An accessible urinal is to be installed.
	A new universal all-gender washroom would be required. Approximate size would be 11' x 11' with an adult change table.
	MPC - Upgrades for baffle or insulation under vanity, new accessories, electronic door hardware for accessible washrooms.
Multi-purpose Centre	
Building Approach	New automatic door hardware and controls required at the main entrance.
Public Washrooms	A new universal all-gender washroom would be required. Approximate size would be 11' x 11' with an adult change table.
Signage	Accessible - Interior Wayfinding Signage upgrades.
2. Exterior and Envelope	

Forum	
Doors	Exterior entrance and exit doors on Windsor and Almon need replacement (Not including vestibule doors) Does not include accessible door hardware.
	Exterior service doors need replacement
Gutters	Complete replacement required.
Exterior Walls	Address weather-tightness and water infiltration. The damages caused by this get worse every year. Inc. repointing of all exterior walls.
Roof	Current roof system is reaching end of its life. To meet energy codes, revisions to roofing system would be needed including adding insulation, plywood/underlayment etc. Forum roof needs to be replaced. (2ply mod-bit, and insulation, cover board etc.).
Windows / Glass Block	Replace broken windows
Concrete Foundation Repairs	Repair cracks in foundation wall. Allow for 75 cracks to be repaired
Civic Centre	
Doors	Exterior doors need replacement (Windsor Street, Young Steet, and East Side Loading Area. including vestibule) Does not include accessible door hardware.
Roof	Roofing repairs required and end of service life
Exterior Walls	Repointing, repairs as req'd Repairs to metal siding and base of mechanical room
Concrete Foundation Repairs	Repair cracks in foundation wall.
Over head Door	Replace Overhead Door
Maritime Hall / Bingo Centre	
Roof	Repair/maintain roof as required. Metal roofing approaching end of life
Overhead door	Replace maintenance area overhead doors
Exterior Walls	Minor repairs to cladding on Maritime Hall
Multi-purpose Centre	
Doors	Exterior doors need replacement (Front, 2x double doors)
	Service Doors

Roof	Replace standing seam metal roof
Exterior Walls	Metal cladding requires replacement. At least 50%. (South-100%, East-30%, North-25%, West-30%)
Overhead Door	Replace overhead doors at loading areas
3. Site Works	
Security Systems	The current security camera system is inadequate and obsolete requiring a full replacement
Parking Lot	Site lighting and security
Windsor St stairs/ramp	Requires replacement
Retaining Wall at bingo	Requires repairs
MPC retaining wall	Requires replacement or extensive repair due to rot in the wood.
Environmental soils remediation	Contaminated soil left on site and <i>not included in estimate. Site will be considered a managed site as per NS Regs.</i>
Park / greenspace	No creation of green space for the community
4. Structural	
Forum	
Forum Roof Structure	Reinforce Forum structure to mitigate rink closure during wind/snow events, requires following work:
Roof Joists*	Add roof joists between each open web steel joist (OWSJ) for snow load
Steel Trusses Reinforcing*	Reinforce each roof truss for snow load
Girder Trusses*	Some reinforcing has been completed in the past. Require structural assessment to determine additional reinforcement required.
Roof Bridging*	Add bridging between roof joists for wind uplift
Add Steel Bracing or Concrete Shear Walls*	Building does not have defined lateral load resisting system. Building relies on bleachers for lateral support. Addition of new shear bracing.
Steel Columns (Interior)*	Reinforce columns full height with added plates for snow load
Roof Sheathing*	Add sheathing above existing roof deck for diaphragm transfer of wind loads to bracing
Repairs to rusting exterior columns	Existing perimeter steel columns are experiencing corrosion due to water ingress through walls. Reinforcing of 6 columns was performed in 2018. Additional columns should be reinforced for wind and snow loads.
Lead paint abatement for steel reinforcing	Abate lead paint to expose the steel to allow for structural reinforcing work.
Bleacher Framing Concrete Repairs	Concrete repairs required at concrete bleacher framing above offices and above change rooms.
Wall repairs	Walls require repairs to stop the ingress of water that is cause for steel column corrosion. See Architectural Items
Concrete Repairs in basement	Concrete repairs required in basement.

Brick facade movement restraint/structural reinforcement	Tiebacks installed previously on approx. 5-10 year temporary plan. Needs to be re-assessed and more added as required
Multipurpose	
Roof Purlins	Add roof purlin between every existing roof purlin for snow loads
Rigid Frames Reinforcing	Reinforce rigid frames for snow loads
Civic Centre	
Roof Purlins	Add roof purlin between every existing roof purlin for snow loads
Rigid Frames Reinforcing	Reinforce rigid frames for snow loads
Bingo Hall/Maritime Hall	
Roof Joists	Add roof joist between every existing roof joist for snow loads
Rigid Frames Reinforcing	Reinforce rigid frames for snow loads
5. Mechanical	
	The majority of the mechanical equipment serving the Halifax Forum, Civic Center, Maritime Hall, and Multipurpose Room was installed in the 1990s and is now at or beyond its expected service life. Even with ongoing maintenance and some component replacements, much of this equipment is in poor condition and will require full replacement within the next decade.
Plumbing	Fixtures Hot Water Plant - Various locations
Heating	Boilers Pumps Expansion tanks, fill tanks, miscellaneous equipment Unit heaters, cabinet heaters, and radiant tube heaters Downflow heaters serving the rink
Ventilation	Air Handling Units and ERVs Exhaust Fans
6. Mech/Specialty	
Refrigeration Plant	The compressors, and chiller pumps are in poor condition and nearing the end of their lifecycle. Outdoor condensers are also in poor condition and can be anticipated to require replacement in the next 10 years. Heat exchangers, circulation tanks, and receivers of similar age and should be anticipated for replacement. Forum chiller was replaced in 2021, but the rest of the plant is at end of life and would need replacement (Compressors, condensers, and Civic chiller). Compressors have been refurbished, but should be assessed. HP receiver should also be analyzed. Control systems need updating. Brine pipes and pumps in the basement unlikely to last another 10 years. There are leaks currently

Civic Rink Surface Replacement	The Civic ice surface (slab) will need a full replacement including heat loop, brine loop, new concrete slab and new dasher boards
7. Electrical	
Panels, switchgear, transformers, distribution, disconnect switches	Replace, end of useful life, 75% equipment
Telecommunications	Replace 75% of telecommunications infrastructure as it is end of life. No racks provided on site for any systems or patching of equipment.
8. Life Safety	
Forum Sprinkler System	Fire protection valves will be nearing 40 years old by the end of the 10-year window and may need to be replaced. The Forum ice is currently not sprinklered, which does not meet current building and life safety standards for new construction. May have been permitted at the time of original construction.
Fire Alarm System	Fire alarm system appears to be end of life and is recommended for replacement.
Emergency Lighting	Replace 100% of emergency lighting in the facility. All emergency lighting units appear to be past end of life.
Exit signage	All exit signage on site is recommended to be updated and replaced with current standard exit signage.
9. Interior/Finishes	
Forum	
Skate flooring	Dressing room flooring end of useful life . 10 rooms.
Mold Abatement	In the administration offices and union lunch room due to water ingress through the exterior wall.
Civic Centre	
Skate flooring	Dressing room flooring end of useful life (\$80 / sq m) Each room is roughly 50 sqm. 6 rooms)
10. Misc Items	
Code Requirements	Guardrails, handrails, travel distances and exit stairs (technically only need to upgrade to current codes when renovating/upgrading but it is a sub-standard condition currently). Travel distance overages to be calculated, optimal exit stair locations to be determined with further study. Assume 2 exit stairs minimum.
HalifACT Energy Guidelines	Upgrades not included; will continue to be noncompliant
Fire Safety	Upgrades not included; will continue to be noncompliant
Exiting requirements	Travel distances to exits exceed code limits. Additional exits required. Full upgrades not included; will continue to be noncompliant

Accessibility standards	Some upgrades achievable and included; will continue to be noncompliant
Forum	
Dasher boards	Replace Civic Centre dasher boards
New Guardrails at Stairs	Increase guard heights at ends of stairs to meet current code
Civic Centre	
Dasher boards	Replace Forum dasher boards due to condition.
Sledge hockey	New benches, doors, walls near entry points. Demo and new washrooms with showers. New benches and dasherboard modifications.
Notes	
	Expanding existing ice surfaces to regulation hockey play surface not included and not included in estimate.
	Changing shared washroom and showers between teams not included and not included in estimate.
	Restoring heritage defining characteristics not included and not included in estimate.
	Installation of solar panels or electric car charge not included and not included in estimate.
11. General Conditions	
Sub total	\$ 55,020,000
Project management and general conditions	\$ 11,504,000
Design, engineering and permitting costs	\$ 6,000,000
Contingency	\$ 17,256,000
Total	\$ 89,780,000

ATTACHMENT 1

ARCHITECTURE

Ice level

The Ice Level is the lowest floor of the building. On the north side of the site, it sits at grade, while on the south side, it is located below grade. This level primarily accommodates the two ice rinks and their associated support spaces. The rinks are positioned side by side along their length, with the players' change rooms located between them. Service and back-of-house areas are situated at the rear of the building — at the far end of Rink 1 and adjacent to Rink 2 — allowing for efficient space sharing and smooth, secure circulation.

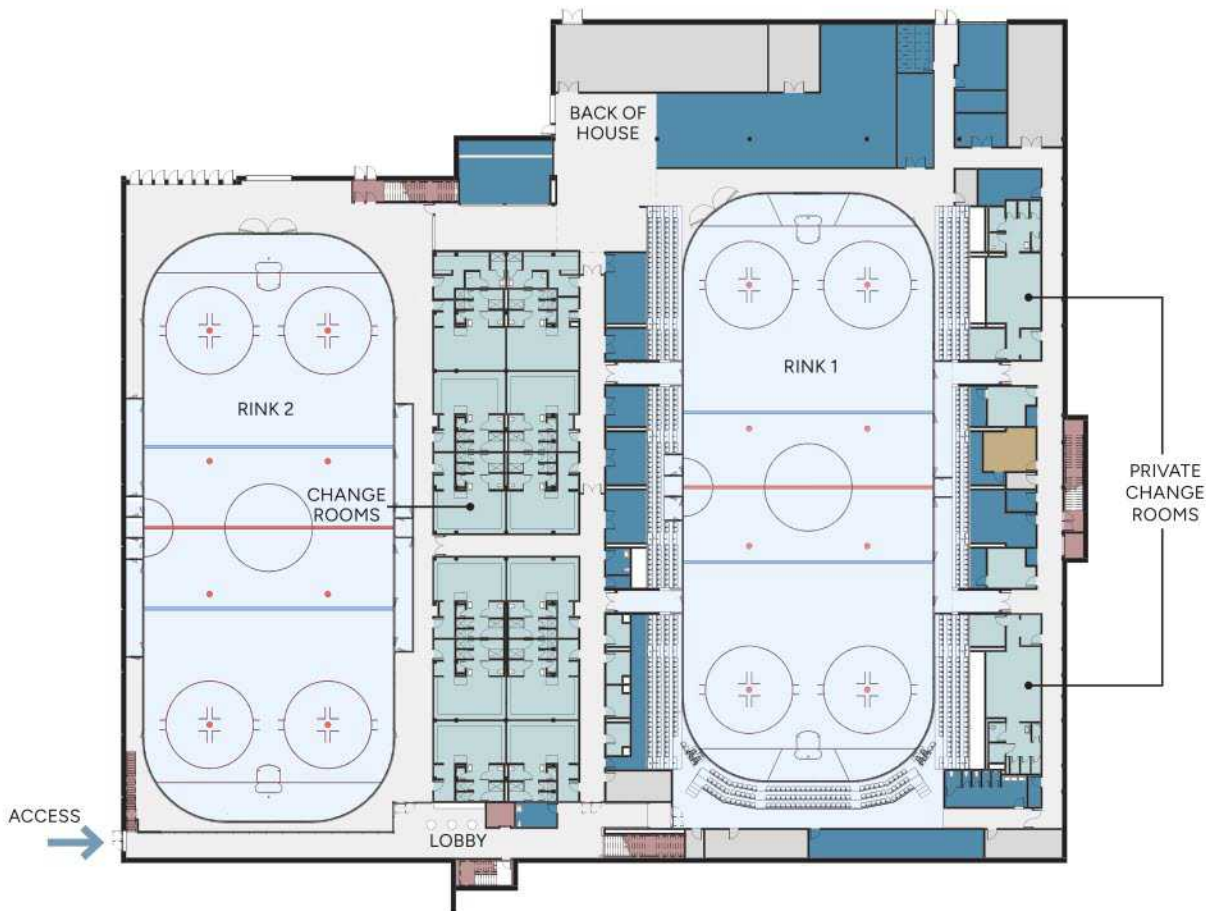
Players access the facility via the entrance at grade at the northwest corner of the building, located in the bottom-left corner of the plan. A ramp leads to a small lobby where parents can wait or accompany their children before they head upstairs via a staircase that connects directly to the main lobby. This smaller lobby also serves as a convenient point of entry for members of the public wishing to quickly put on their skates for public skating sessions. From this space, users can access both Rink 1 and Rink 2 change rooms, as well as the bleachers, which ultimately lead to the private team change rooms and back-of-house areas.

The public change rooms between the two rinks can be either shared or separated, depending on operational needs. Two corridors serve the change rooms on either side, while a central cross-corridor provides a more direct link between the two zones. The layout is designed to make wayfinding simple and intuitive.

Access to the bleacher section at the end of the rink is also available from the small lobby at ice level and is easily reached from the main lobby at the concourse level, either via elevator or stairs.

On the south side of the plan — to the right of the drawing — the private team change rooms, coach's office, trainer room, therapy spaces, and other dedicated team facilities occupy the full length of the rink. These areas have direct access from the exterior on the south side of the site, which can also serve as a dedicated performers' entrance during shows or special events.

The back-of-house functions — including the ice resurfacers, ice pad storage, carpentry shop, ice plant, mechanical spaces, and more — are located behind the rinks. This configuration allows operational areas to be shared without interfering with public use. At the site level, it also enables truck traffic and deliveries to be concentrated at the rear of the building, further separating service circulation from public and active zones. Finally, the space beneath the bleachers is fully used for perimeter storage.



Concourse Level

The Concourse Level is the main public floor of the building. It serves as the principal entry point and provides access to all major program elements. The main lobby and the exterior walkway run along Windsor Street, forming a vibrant and dynamic interface between interior and exterior, distributing all major functions of the Forum.

Inside, the ice rinks and the Multi-Purpose Center are located next to each other, with shared support spaces acting as a buffer between them. This layout is designed to optimize both functionality and acoustics, while maintaining user comfort. All spaces are connected by the main lobby, which acts as a central circulation spine and gathering space.

Visitors enter the building through two main entrances, located at the north and south ends of the main lobby. Both entrances open into a generous, open space filled with natural light, from which the three main program areas are visible and easy to locate. The main lobby is designed as a place of transit and orientation, but also as a space for events and community gatherings, making it ideal for hosting exhibitions, markets, or other public uses.

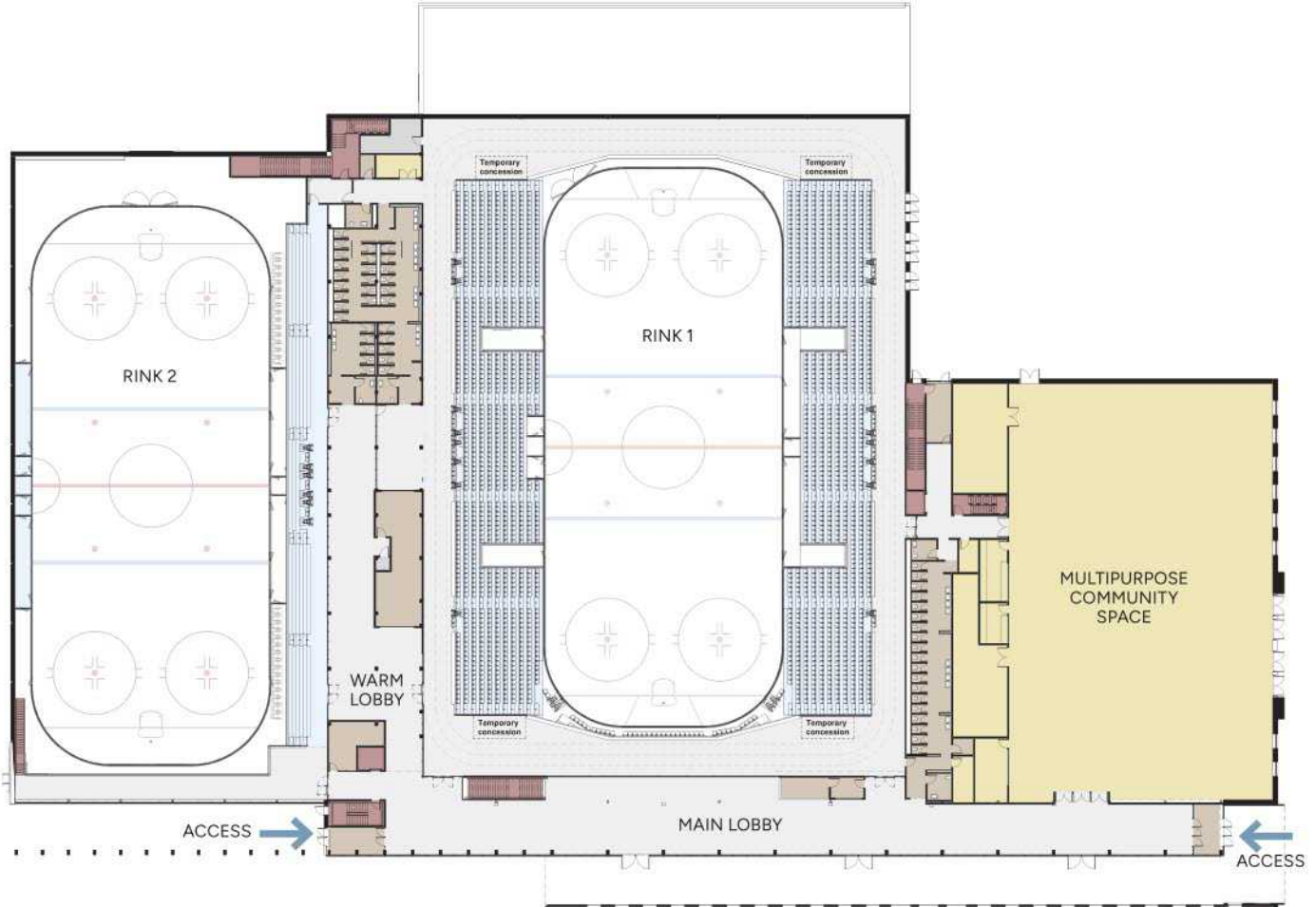
The north entrance leads directly to the warm lobby, adjacent to the stairs and elevator that connect to the Ice Level. Located between the two rinks, the warm lobby provides access to concessions, the sport store, and washrooms, while offering a comfortable, climate-controlled viewing area for both ice surfaces. From here, visitors can also access the upper bleachers of each rink, ensuring clear and intuitive circulation. The interstitial space between the two rinks can be opened or closed depending on operational or event needs.

On the Rink 2 side, bleachers run along the length of the ice, providing elevated, seated views of the games. A small concourse at the end of the rink offers standing views and connects directly to the outdoor extension of the main lobby, helping to animate both the interior and exterior public realm.

At the centre of the facility, Rink 1 serves as the heart of the building. It is surrounded by an open concourse that provides access to services, seating, and a track for walking or running. The concourse also offers standing views of the ice along the full perimeter, while the bleachers provide a variety of seating experiences on either side of the rink.

The Multi-Purpose Center is located at the southern end of the building, occupying the former Forum structure. It opens directly onto a large landscaped park that stretches to Almon Street. Service spaces associated with the Multi-Purpose Center act as a buffer zone between it and the rink, improving acoustic separation and operational efficiency. Washrooms in this zone are designed to be accessible from the community side, the rink side, or the main lobby, with flexible access control depending on the event.

The Multi-Purpose Center connects to the park through the historic Forum entrance, which is preserved through the reconstruction of the south wall, and highlighted in the design. This connection not only emphasizes the heritage value of the site, but also allows the interior community spaces to extend outdoors. This entrance can be used to provide direct access to the community hall during events. The hall is also accessible from the main lobby, near the south entrance and the exterior walkway.

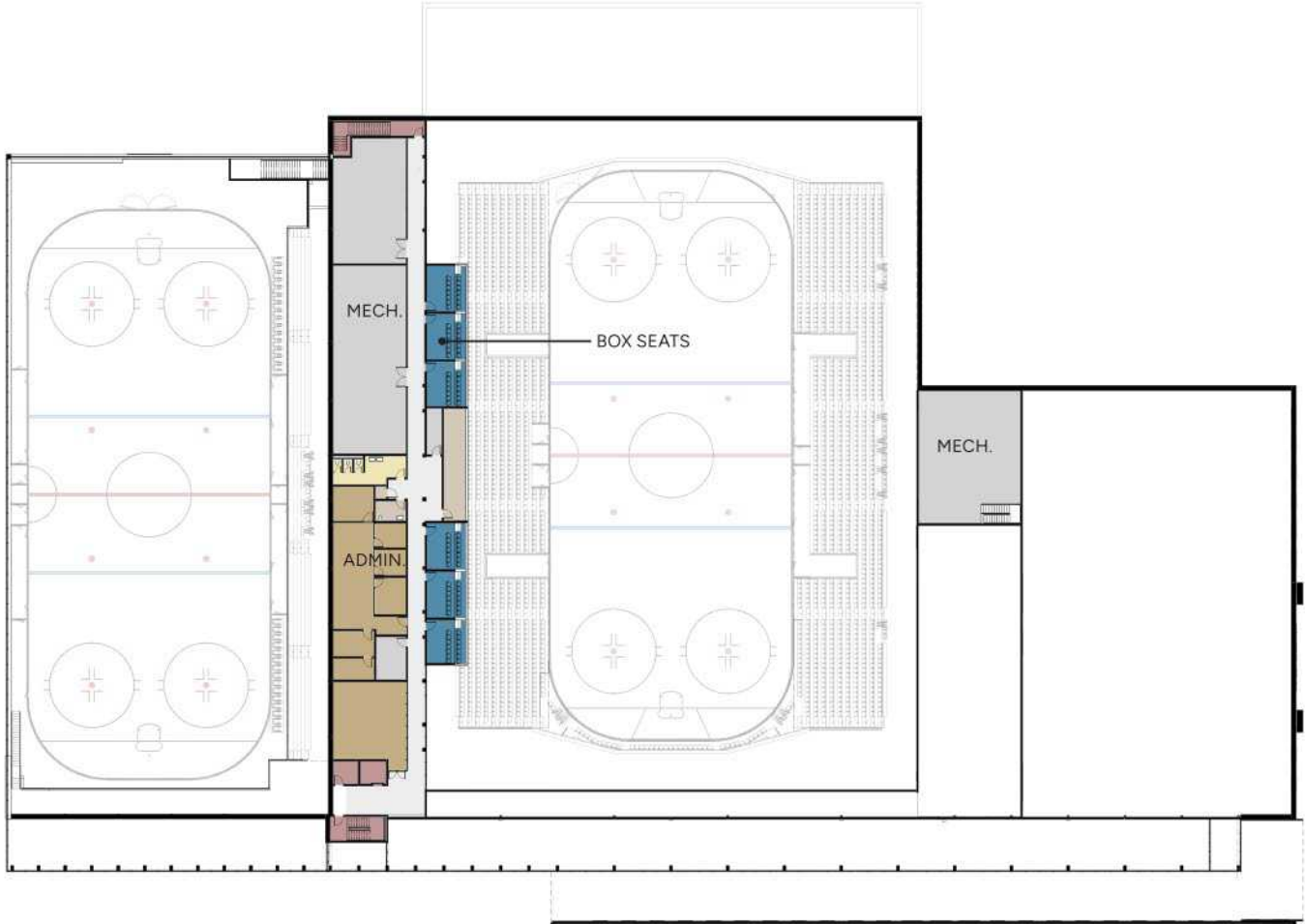


Upper Level

The Upper Level is accessible from the same staircase and elevator that lead to the Ice Level, located in the main lobby. This floor accommodates office spaces, the boardroom, private box seating, the media booth, and mechanical rooms.

A total of six private boxes provide 84 premium seats for games and events.

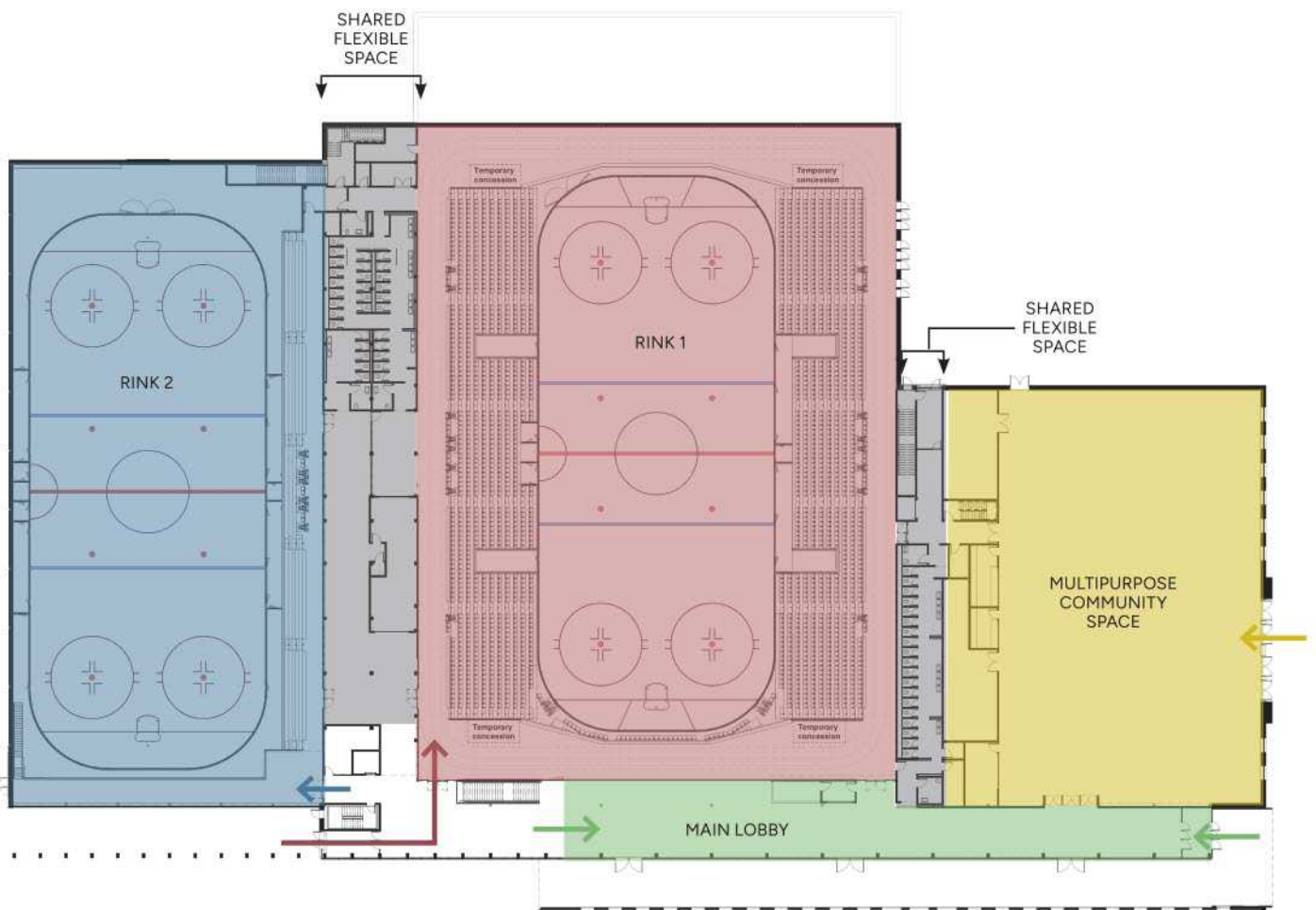
While the offices do not have direct views to the exterior, they receive natural light through high clerestory windows. The office area includes an open workspace, three enclosed offices, a kitchenette, a photocopy area, and storage. Washrooms on this level serve both the office spaces and the box seating.



Events

The building includes four complementary functions, organized to operate efficiently and seamlessly together, but also independently and autonomously when needed. As shown in the plans, shared spaces are configured to either allow smooth flow between the major areas or to be closed off, depending on the specific needs of each event.

For example, Christmas at the Forum could be held in the Multipurpose Centre, the Main Lobby, and Rink 1, allowing visitors to move easily between spaces and access restrooms from any location. Conversely, a show in Rink 1 and a private event in the Multipurpose Centre could take place simultaneously with the circulation between the two areas closed off and restroom access managed to prevent movement between sectors. The same spatial flexibility applies between Rinks 1 and 2.



Envelope

The envelope design of the project is rooted in a sensitive dialogue between past and present. The design retains and reinterprets key architectural elements to preserve the site's historical character while accommodating new uses. Two original brick facades are deconstructed and rebuilt using the salvaged bricks, preserving the material memory of the site while allowing for improved performance through contemporary construction methods. These rebuilt walls are reconstructed with high-performance assemblies to meet today's standards for energy efficiency and durability.

The building's new structure and roof replicate the volume of the original, ensuring continuity in form and scale, while integrating contemporary performance standards. The rebuilt facades play an active role in shaping the public experience. One defines an exterior walkway that enhances pedestrian movement across the site and creates a sheltered outdoor space, functioning as an extension of the building's main lobby. The second rebuilt facade faces the adjacent park, creating a strong visual and programmatic connection between the building's interior community spaces and the surrounding green space. These gestures reinforce the public dimension of the building, giving the heritage elements renewed civic importance and enhancing the user experience through historical continuity.

In contrast, the new portions of the envelope are visibly contemporary, clearly distinguishing the intervention while remaining sensitive to the existing character. The main lobby is expressed as a transparent volume, primarily composed of curtain wall, allowing visual connections through the building and into the public realm. This volume slides into rebuilt Forum wall, creating a dynamic interface between new and historic aesthetics. On the south facade, a contemporary opening marks the new main entrance, offering a clear and welcoming threshold.

Although the expression of the new lobby is resolutely modern, the rhythm of its structure and the color palette of its materials are directly inspired by the Forum, creating visual harmony across the composition. The west facade is highly open, offering generous visual connections between the interior programs and the surrounding pedestrian spaces, reinforcing the building's role as a community hub.

The north facade, visible from Young Street, is built using brick similar in tone and scale to the original material but deployed in a contemporary architectural language, subtly bridging past and present. This strategy ensures a cohesive reading of the building on all sides while clearly expressing the distinction between reconstructed heritage elements and new interventions. A continuous band of translucent glazing tops the volume of Ice Rink 2, bringing in soft, diffused natural light. This contributes to user wellbeing by reducing the need for artificial lighting and creating a more comfortable environment for skaters and spectators alike.

The main ice rink volume, located at the rear of the site, is set back and conceived as a simple, high-performance enclosure. Insulated metal panels are proposed for this portion of the envelope, providing an efficient and cost-effective solution that allows for rapid on-site construction, while maintaining thermal performance.

Together, these envelope strategies articulate a project that is respectful of its historical context while embracing the clarity and efficiency of contemporary design, creating a unified architectural expression that serves both community identity and environmental performance.

Park Facade

A large public park is created in front of the Forum, replacing the current parking lot on the south portion of the site. This park both echoes the site's past and returns valuable space to the community. It contributes to the vibrancy of the neighbourhood and enhances the quality of the multipurpose community centre. The Forum's historic entrance allows the community spaces to open directly onto the park, creating a strong connection where the interior and exterior flow into and enrich one another.

The ghost of the original Forum sign remains visible in the brickwork above the doors and is highlighted as a heritage feature. The arches have been reopened and extended down to the ground through the concrete base, creating a bright, open, and dynamic interface between old and new.



South Entrance

A large opening in the Forum's façade marks the main entrance to the new complex. It's contemporary treatment marks the new buildings identity, enhancing the historic architecture without compromising its integrity. This new opening houses the primary entrance to the main lobby and the covered walkway, which now functions as the new Windsor Street sidewalk. By setting the sidewalk back behind the original wall, space is created for landscaping and for separa-

ting the bike path from the pedestrian zone, improving safety for all users. The original arches of the Forum wall are reopened and extended down to ground level through the concrete base, creating a direct connection on both sides of the wall and activating the spaces on either side. Transparency plays a key role in reinforcing spatial legibility and supporting intuitive wayfinding throughout the site and the building.



Covered Walkway

The generous main lobby has the capacity to host a variety of events and gatherings, such as exhibitions or markets. The covered walkway allows activities to extend outdoors while remaining sheltered, making it possible to use the space comfortably in all weather conditions. This new sidewalk offers all passersby and local residents a unique opportunity to engage directly with the memory of the Forum.



North Entrance

At the north entrance, the new construction meets the heritage building where the new volume slides beneath the rebuilt concrete lintel and emerges gracefully on the other side. This bold architectural gesture, which creates the covered walkway, ties the entire composition together in harmony without compromising the integrity of the original architecture. The structural rhythm of the addition mirrors that of the existing façade, like a framework in the background. A sunshade at the top of the new volume allows natural light

to filter into the interior while protecting the ice surface from direct sunlight. The resulting covered space provides a sheltered circulation path and is ideally suited for bicycle parking. The Windsor Street sidewalk, now set back from the road, runs behind the Forum wall, allowing everyone to engage with and experience the memory of the historic structure through the covered walkway that connects the north side of the site to the new park stretching toward Almon Street.



Player's Entrance

In continuity with the covered walkway, the sunshade transforms into frosted glass along the second rink. The intent remains the same: to bring natural light into the space while protecting the ice and players from direct sunlight. On the north facade, facing Young Street, the building features the main entrance to the lobby as well as the players' entrance. The sloped terrain allows access to both levels from the same corner of the building, supporting a clear hierarchy of entries and ensuring intuitive circulation.

A large covered canopy opens onto the sidewalk to welcome the general public, while the lower-level players' entrance provides direct access to the ice. The Forum sign, reinterpreted in a contemporary way, accompanies visitors along Windsor Street, connecting the new structure to the Forum and guiding them toward the main lobby. The modern use of brick on the north façade evokes the spirit of the Forum without mimicking it, visually tying the new to the old so the entire building reads as a unified whole.



Main Hall

The main lobby provides access to all major functions within the building: Rink 1, Rink 2, and the Multipurpose Centre. It runs the full length of the building, parallel to Windsor Street. This space offers clear visual cues to help users identify key destinations and navigate easily, with direct access to the warm lobby, the stair and elevator connecting all floors, and the information desk located near the south entrance.



Main Hall

From the main lobby, a clear view of the primary rink and the concourse provides strong visual orientation within the building and immerses visitors in the energy of the space from the moment they enter. The wood ceiling and the use of black finishes echo the ceiling and structural elements of the original Forum.



Main Ice Rink

From the concourse level, the view opens onto the bleachers on either side of the rink, with the box seats and media booth overlooking the ice from the right-hand side. In the background, the main lobby is visually connected to the rink area along the concourse that stretches over the end-section seating behind the goal line.



Second Ice Rink

From the vantage point of Rink 2, the bleachers appear first on the left, elevated above the corridor leading to the players' locker rooms. Behind the bleachers, the warm lobby offers a tempered space where spectators can enjoy concessions and services while still following the action on the ice. In the background, the players' entrance ramp and the small concourse that runs alongside the exterior sidewalk activate both the interior and the street-facing side of the building.



Halifax Forum Redevelopment

What We Heard Report



Fall 2022

HALIFAX

- "I support the sale of a portion of the Halifax Forum Complex lands which will help offset the cost of the Forum redevelopment."
- "I support the entire redevelopment plan as proposed."

These statements gave participants the choice of "completely disagree", "somewhat disagree", "neither agree nor disagree", "somewhat agree", and "completely agree". Of the 1,912 responses to each statement, the answers were as follows:

- Reduction in parking ("completely disagree" 716, "somewhat disagree" 307, "neither agree nor

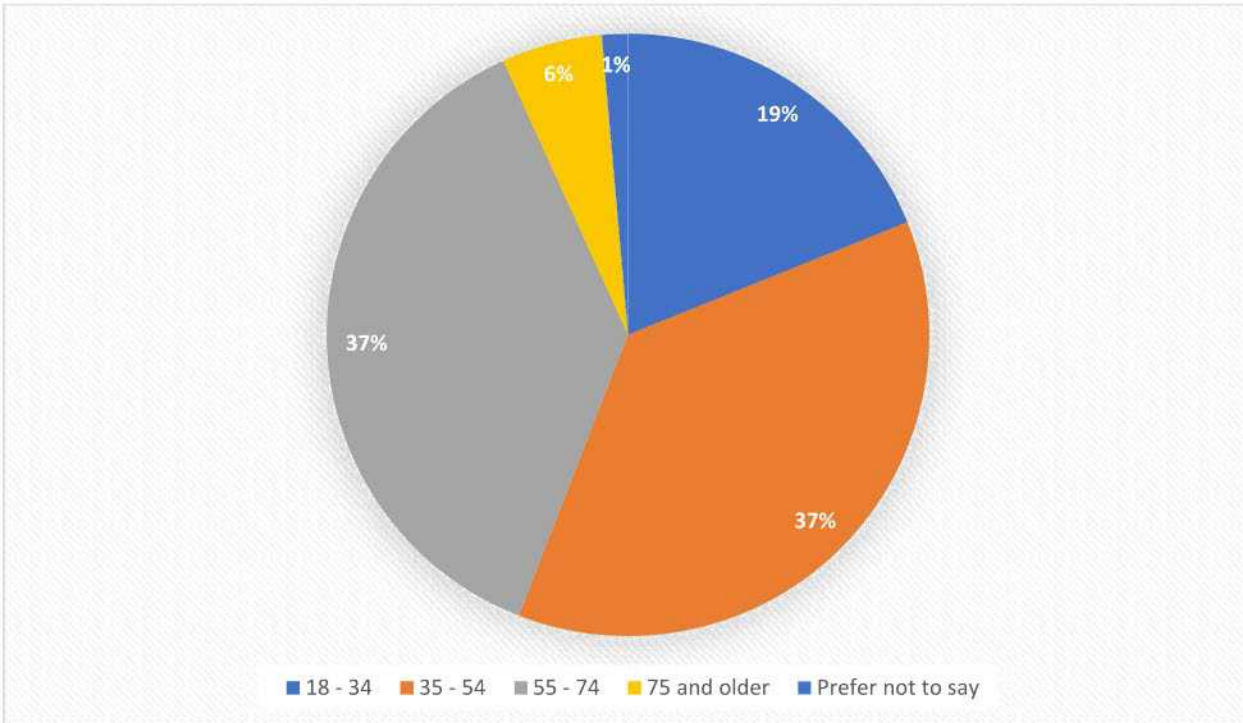
disagree" 160, "somewhat agree" 299, and "completely agree" 428)

- Development of parkland ("completely disagree" 214, "somewhat disagree" 200, "neither agree nor disagree" 244, "somewhat agree" 374, and "completely agree" 877)
- Sale of portion of Forum site ("completely disagree" 541, "somewhat disagree" 263, "neither agree nor disagree" 271, "somewhat agree" 370, and "completely agree" 459)
- Entire redevelopment proposal ("completely disagree" 301, "somewhat disagree" 370, "neither agree nor disagree" 336, "somewhat agree" 566, and "completely agree" 319)

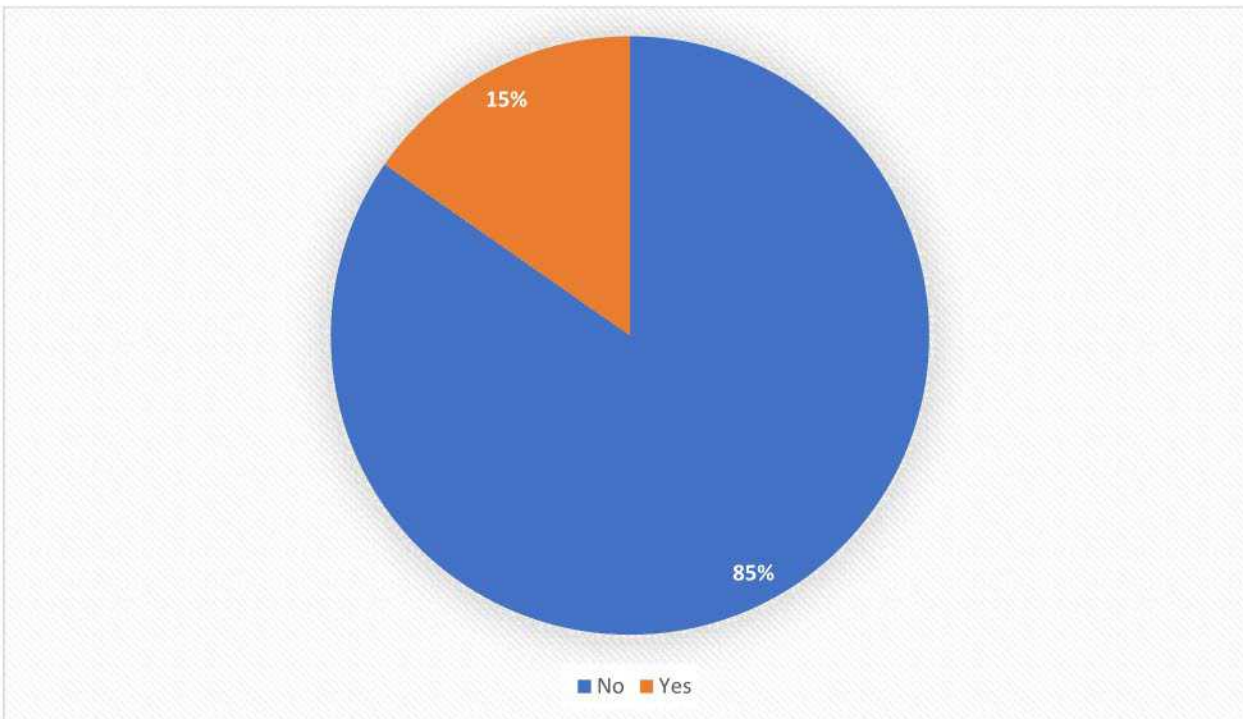
Survey Results

The following provides a visual summary of survey responses. The graphs and charts were developed directly from data provided through the 'ShapeYourCity' responses.

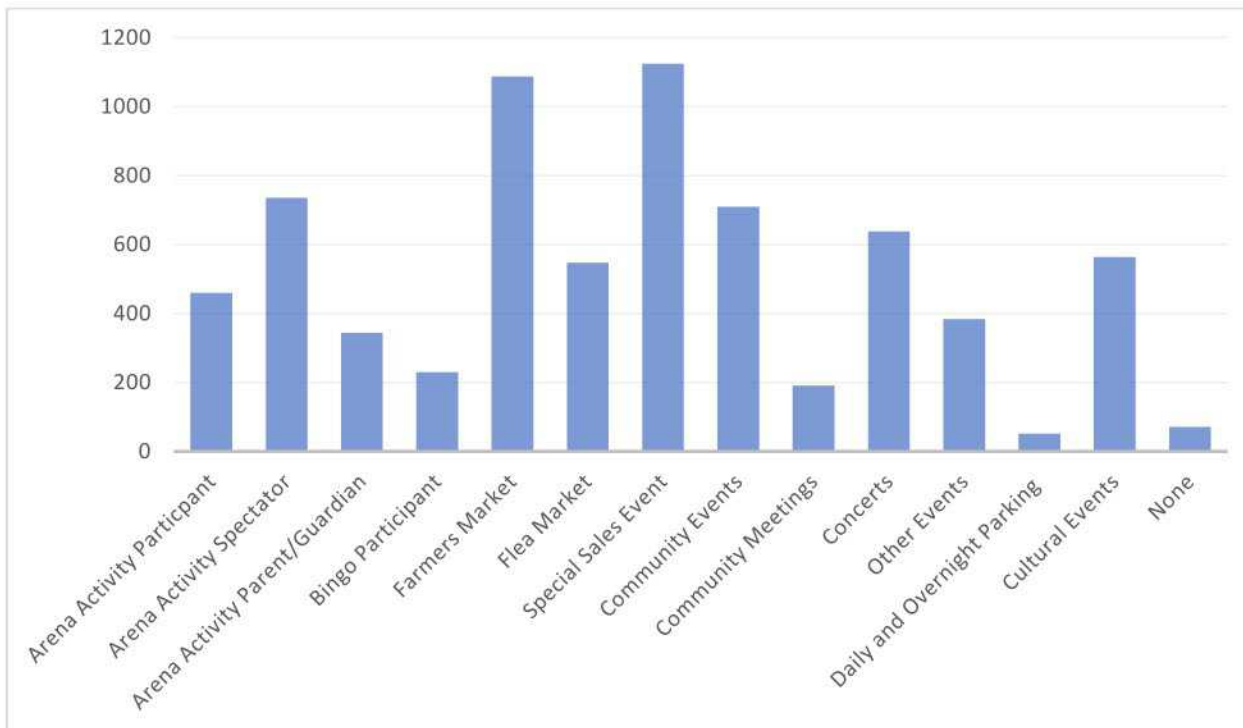
Please select your age range



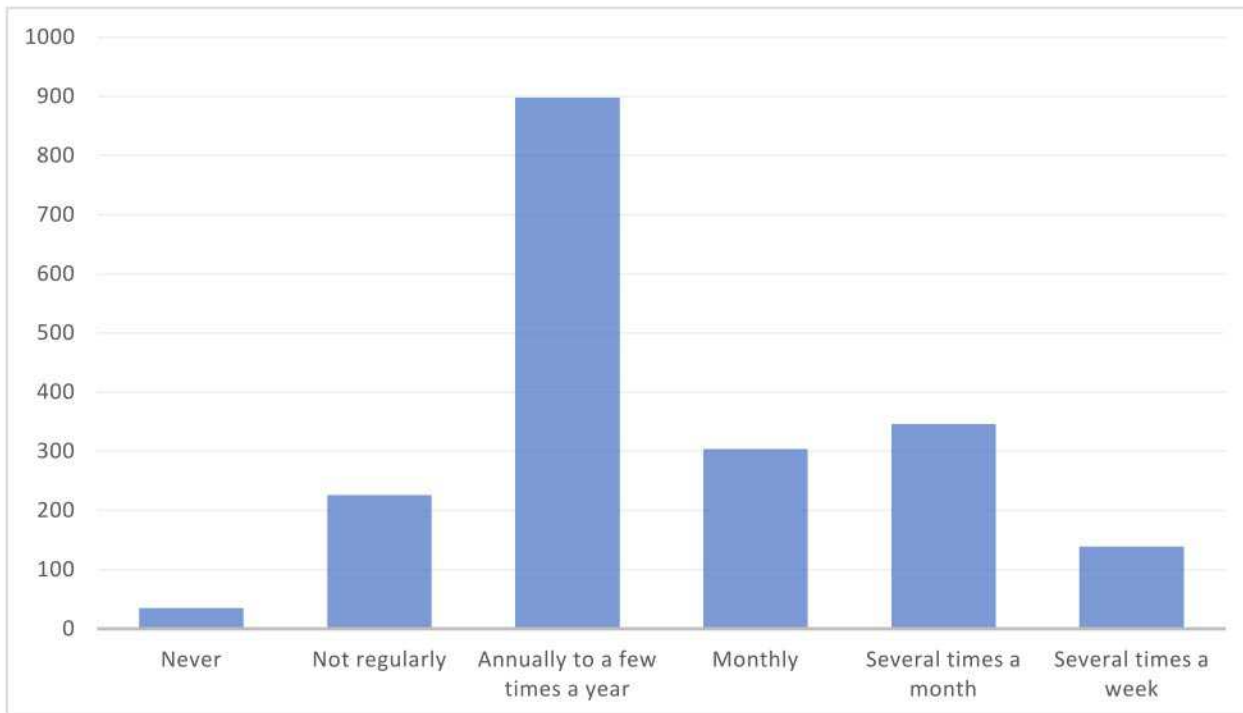
Do you live in the identified area?



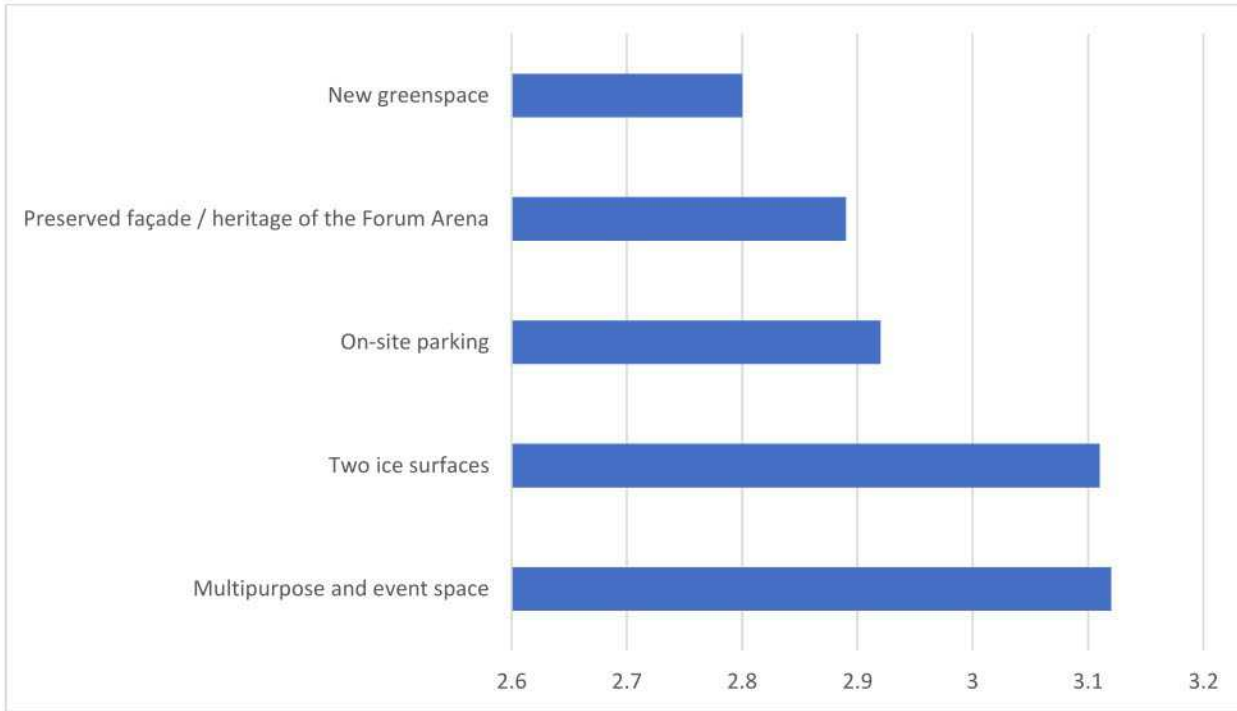
Select any of the following that best describe your regular use of the Halifax Forum Complex



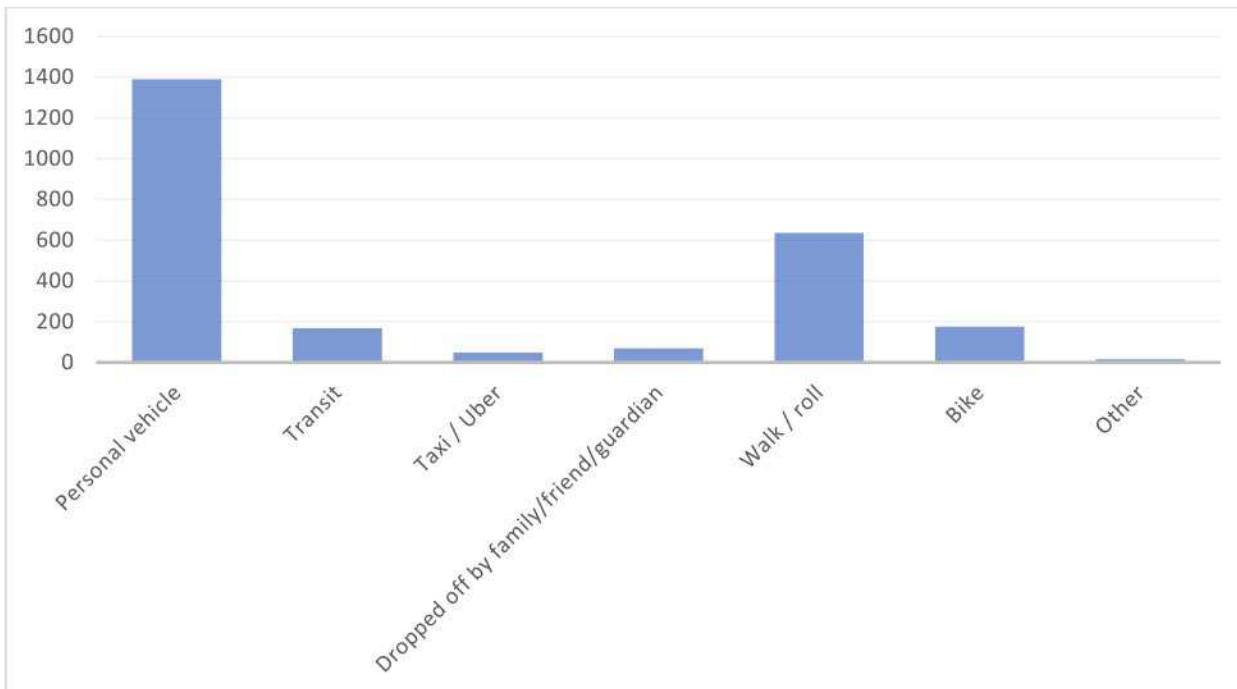
Select how often you attend the Halifax Forum Complex



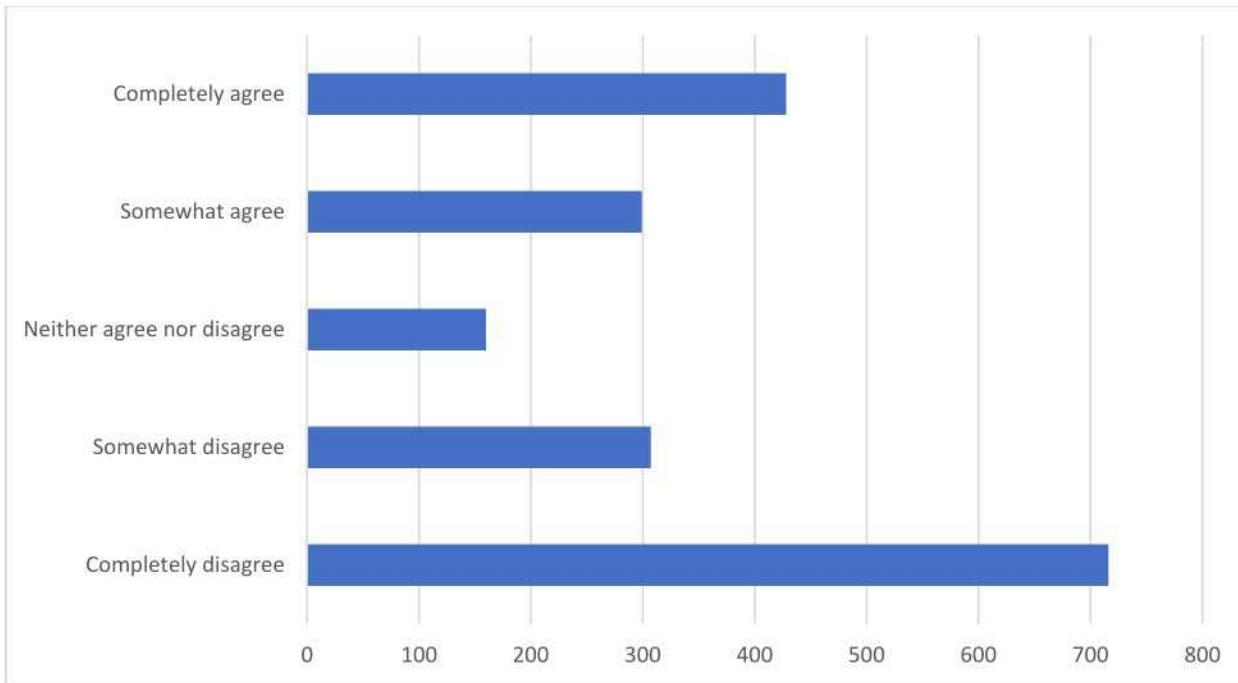
Please rank in order of importance the components of the Halifax Forum Complex redevelopment (1 – least important to 5 – most important)



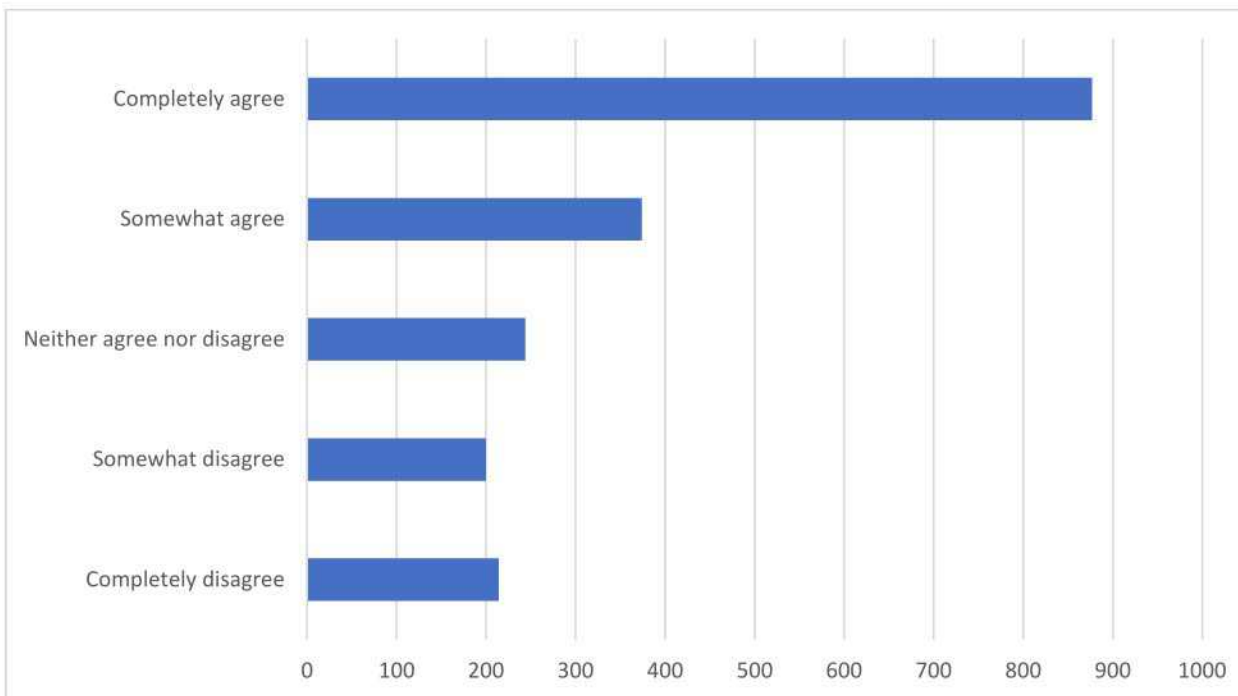
Which mode of transportation do you use most frequently to get to the Halifax Forum Complex?



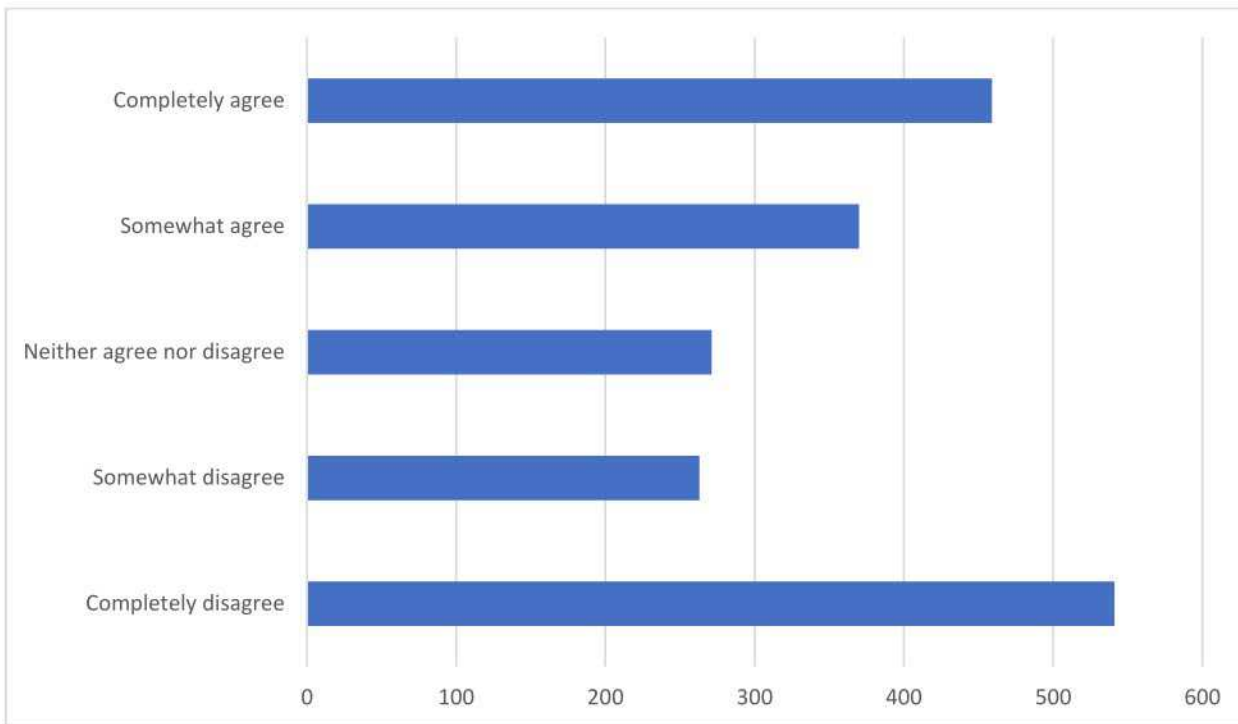
I support a reduction in the amount of on-site parking to approximately 150 spaces, which may result in additional parking on the adjoining streets.



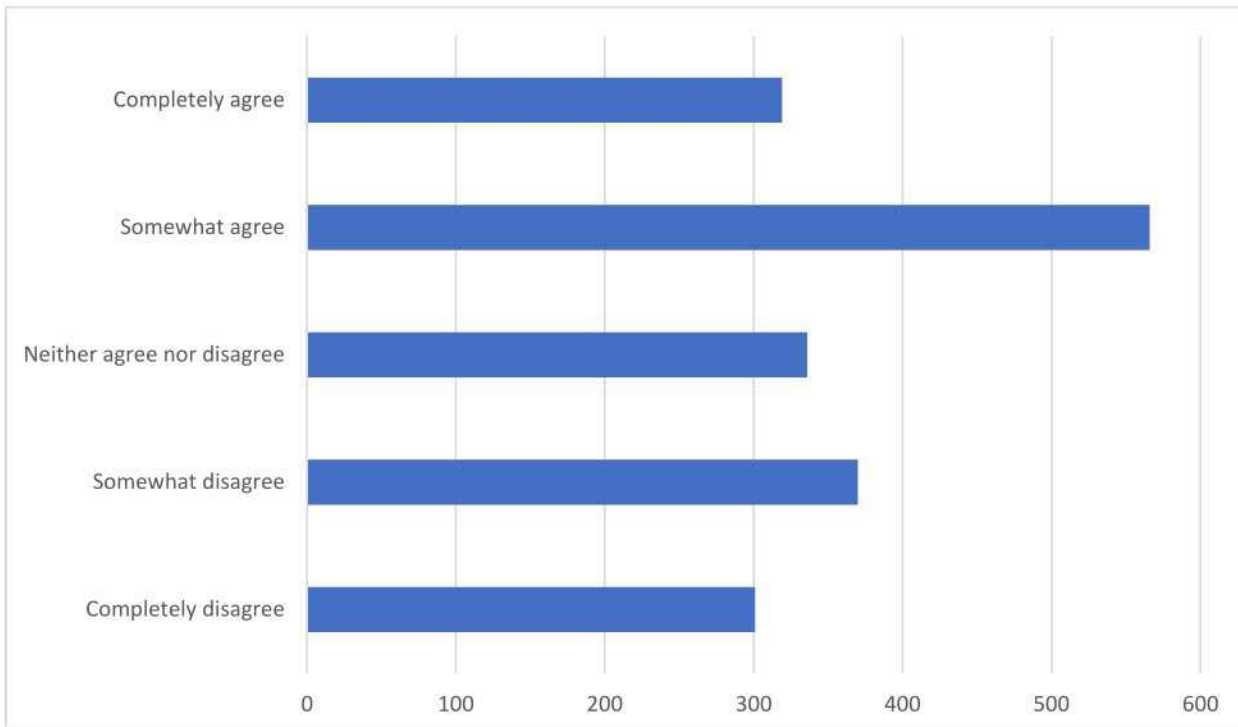
I support the development of the proposed parkland, which may result in additional greenspace and outdoor recreation facilities.



I support the sale of a portion of the Halifax Forum Complex lands which will help offset the cost of the Forum redevelopment.



I support the entire redevelopment plan as proposed



Survey Comments

Survey participants were also given the opportunity to provide written feedback directly in the survey, calling or emailing the staff overseeing the survey, as well as the in person open house session on April 19, 2022. Feedback received was primarily focused on the components of the redevelopment, including greenspace, heritage, parking ice pads, multipurpose space, and the proposed development site with considerations articulated within these themes, as follows;

Greenspace

- *Consideration given to programming of greenspace – sports courts, play structures, seating, vendor space, and pathways.*
- *Consideration given to the trees and plants at the proposed greenspace, such as pollinators, native species, people and pet friendly planting.*
- *Consideration given to developing greenspace throughout the exterior of the entire site, rather than proposed parking and development sites.*
- *Consideration to ensure there is a buffer between the adjacent streets of Windsor and Almon.*

Heritage

- *Consideration to ensure elements of the interior are preserved in addition to the façade.*
- *Consideration to preserving the entire Forum Arena, including the interior components.*
- *Consideration to demolishing and replicating the Forum.*

Parking

- *Consideration to leave the parking as is, develop a parking a structure, or add additional parking to the existing site.*
- *Consideration to add pay and display parking on site for facility users.*
- *Consideration to ensuring some parking on adjacent street is reserved for residents.*
- *Consideration of developing park and ride programs for larger events.*

Ice Pads

- *Consideration of adding additional ice pads.*
- *Consideration to ensure ice pads are accessible for users.*
- *Consideration to ensure ice pads have appropriate spectator areas and sightlines.*

Multipurpose Space

- *Consideration to ensure space is flexible for a variety of programming.*
- *Consideration to ensure space is acoustically sounds for concerts and events.*

Proposed Development Site

- *Consideration given to ensure site accommodates affordable housing.*
- *Consideration given to ensure site remains intact for public use.*
- *Consideration to adding additional public recreation infrastructure.*
- *Consideration for using space for surface parking.*

Local Resident Comments

- *Consideration given to additional parking enforcement during annual events hosted on the Forum site.*
- *Consideration given to the neighbourhood impact to potential greenspace programming – ie; siting of sports courts and associated noises.*
- *Consideration to traffic impacts from potential development site.*
- *Consideration given to traffic calming on surrounding streets to accommodate additional vehicles parking*
- *Consideration to ensure greenspace is achieved on site with additional development coming to the area.*

Standout Commentary

“The green space is much, much needed in this neighbourhood, which is close to where I live! There’s already a number of developments around Young St. without adequate green space. Something should also be done to calm traffic at the Windsor / Bayers Road intersection if you expect more people to walk or cycle through there. I think the development plan is great except for the part to get rid of the city’s land. We should hang on to as much public land as possible if we can. There’s already not a lot of places in the city you can go that belong to everyone.”

“...I am a resident of the immediate community within which the Forum is located. As counsellors, planners and community members are aware, the area adjacent to the Forum is undergoing significant changes. The community and area is described in my mind as "up and coming", with many renovations and new builds occurring in the area. I believe the community broadly welcomes our new neighbours in the many high-rises and new apartments being built. It is, for this reason, I believe the green space portion of the forum redevelopment is of such importance. To emphasize the scale of redevelopment in the area; on the corner of Almon and Robie, four large towers (one 30 stories high) is being constructed. Two new developments are occurring on the corner of Windsor and Young,

Another on Almon (8-stories) directly opposite the post office. With the influx of new people, their families and their pets, green space will be essential to the quality of life for this growing community, while benefiting the overall appearance of the Forum re-development. Members will be aware of the importance of green space for communities. Indeed, scientific evidence demonstrates the importance of green space, bike, walk and roll-ability of public spaces for the well-being and mental health of the people who use them. While many people may be concerned about the parking, the current parking is not conducive to a pleasant environment to live in, walk around in or attended events at. In fact, the current parking situation is dangerous for children and the broader community alike. Please consider that traffic calming, more biking, and sustainable transport with the provision of improved bus stops, bike parking etc are fundamentally needed at a time when the world, the pandemic and the climate are forcing us to re-think the way we use spaces and provide places for all people to use. Taxpayers should not be subsidizing free parking for private vehicles, and the surrounding streets and areas will be able to handle any large influx of traffic that is needed on the rare occasion of a large event. Occasions, where a large number of cars would need to be accommodated are certainly outweighed by the daily use and lives of the immediate community, which is growing. It is for this reason I also oppose the selling of the adjacent lot for private sale. The money gained from the sale is a "drop in the bucket" to the re-development costs, and substantially reduces the space available for additional green space, or indeed more parking if that is what the community decides."

"I think the general proposal will enhance the neighbourhood, however, reducing the parking spaces will adversely affect the area and our quality of life. When there is an event at the forum, there is spillage of parking everywhere in the neighbourhood with no accessible parking. Where are all the hockey parents going to park? The city planners are short sighted in their planning with insufficient parking for everyone. There is an apartment going up on Gladstone with 50 parking spots for 80 + apartments, where are their guests, deliveries, etc, going to park? There is going to be reduced parking on Almon for bike lanes which will significantly affect parking for residents and businesses along Almon Street. We live here and we are fortunate to be able to pay for an indoor parking space, however, I am very concerned that eventually there will be nowhere for our friends and family to park to visit us. There are only so many on street parking spots and they will not be sufficient and our quality of life will be negatively impacted. The reason we did not choose to rent downtown was because of lack of parking. I am very fearful that the same fate awaits us with the diminished parking at the forum. The reason I go to the

farmers market is that there is accessible parking. Please reconsider the parking issue. I would suggest you temporarily remove all but 150 parking spaces for 2 months and study the ramifications. They will be significant. I am not in favour of selling the back parking lot to developers."

"Green space with outdoor facilities for play, sport and general recreation is an excellent addition to the site's services/functions. This area should also be inviting and appropriate for seniors as well (ample comfortable seating, lighting, shaded areas, tables & seating for picnics, lawn games) - Natural elements (trees, grass, plants) are excellent addition for aesthetic and environmental enhancement to a currently bleak massive area. - While I appreciate that fewer parking spaces encourages alternative transportation use, the nature of activities at this facility that tend to draw people from off-peninsula and much greater distances, 150 spaces are insufficient (unless private development parking will be available around the same period of Forum completion). It puts an incredible amount of pressure on the residential area's traffic and street parking. - With great emphasis on transit and AT use, make a point of enhancing infrastructure: multiple large bus shelters from N to S on E and W and COVERED parking for bicycles/kick-scooters/e-stand-scooters at ALL entrances (NOT 1 or 2 entrances) near entrances (NOT distanced). - Roadway/Driveway: Rendering doesn't appear to have provisions for kiss n' drop (appears they'll travel the full distance between Windsor & Almon and add to traffic of those trying to park) which will result in frequent drops/pick-ups along Windsor St blocking cycle track (I live downtown and I see this lack of design feature consistently cause this result). - Ice-rink: If there is structural possibility of having a walking track around one ice rink this really should be prioritized for a much more inclusive space beyond athletes. - I'm aware the survey is about infrastructure planning, but because there is such an emphasis on ice-rinks (2), I'll make a crucial point about HRM having operation and program policy that emphasizes equity of its use (e.g. ice time) for multiple diverse ice activities (not just hockey), gender, age, and lower socio-economic populations. Ice-rinks classically serve hockey players which subsequently means a very very small percentage of population (i.e. greatest ratio of facility expenses to individual compared to other types) who are male adolescents and adults from higher socio-economic groups. - Multi-purpose space: An audio designer contribute to the plan so that the space feels more intimate for events (loose the echo) and have good acoustics for live music."

Questions and Answers

Throughout the survey comment section, there were recurring statements and concerns articulated by survey participants, which have been converted into a 'questions and answers' section as follows:

Q. How are people meant to take hockey equipment on a bike or bus?

A. Though it is manageable to transport equipment on a bicycle or transit, with the remaining 150 proposed on-site parking spaces and overflow on street parking would be available for ice pads users to park their vehicles and transport equipment into the Forum Complex

Q. Why do we need another park? There is a park down the street and the Commons is only a few blocks away.

A. Ideally, residents have a park within a five-minute walk / roll of their residence, meaning for some residents of the adjacent streets of the Forum are beyond a five minute walk to their local park. Additionally, with development underway or being planned, there will be added pressure to existing parks which can be relieved at the proposed park at the Forum Complex.

Q. When I attend concerts and events, there is already a shortage of parking – why not keep it as is or add more?

A. There is a desire to redevelop the Forum Complex, to ensure it is both a community and regional destination for users. The proposed greenspace development will be available for community and regional users, for their desired frequency. The larger events which facility users travel to by personal vehicle can be mitigated with planned improvements to transit, active transportation, and changes to parking restrictions and enforcement.

Q. Will the development site include affordable housing?

A. The proposed site is zoned CEN-2, which would be subject to density bonusing based on Centre Plan. This does not guarantee affordable housing, though it would be an opportunity for potential future owners of the land to pursue.

Q. Why are you preserving the Forum?

A. The Forum is a heritage property, and as such the municipality is responsible for the maintenance and preservation of its heritage assets.

Q. How long is this going to take? Can you do it in phases to keep parts of the facility operational?

A. Though uncertain, a project of this nature may take upwards of 24 to 30 months to complete. It would be possible to complete the redevelopment in phases, however this would likely increase the cost and length of time to complete the redevelopment.

ATTACHMENT 3



Halifax Forum Community Association
2901 Windsor St
Halifax, NS
B3K 5E5

November 19th, 2025

Re: Support for “Spirit of the Forum” Redevelopment Building & Design Plan for the Halifax Forum

Dear Mayor, Members of Halifax Regional Council and Staff

On behalf of the Halifax Forum Community Association (HFCA), I am writing to express our enthusiastic support for the Municipal Staff’s recommended redevelopment building and design plan for the Halifax Forum, affectionately known as the “Spirit of the Forum.”

As stewards of the facility, we at HFCA have long recognized the Forum’s unique role in Halifax’s cultural and recreational life. For 98 years the Forum has been more than just a collection of buildings; it has been a gathering place during good times and challenging times, a memory-maker, and a symbol of Halifax’s enduring spirit.

The recommended “Spirit of the Forum” plan honors the Forum’s legacy by recreating key architectural and historical elements from Andrew Cobb’s original design while introducing modern amenities and accessibility standards. Anything less than the Spirit of the Forum recommended approach would not only overlook the heritage that makes this space so cherished, but it would also compromise the richness and type of programming we can deliver, jeopardize the Forum’s ability to host community and cultural events and consequently, impact the Board’s ability to operate the facility in a financially sound manner.

It has been a long road since the introduction of Long-Term Arena Strategy in 2012 which began the initiative to redevelop the Forum. We commend you, and the four Regional Councils before you, for your perseverance, commitment to community consultation and vision.

We look forward to continuing our collaboration with the Municipality and other stakeholders as this exciting project moves from design to shovels in the ground.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Card".

Paul Card, Board Chair
Halifax Forum Community Association

Copy: HFCA Board of Directors