



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 15.3.1
Halifax Regional Council
April 28, 2026

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Councillor Janet Steele, Chair, Community Planning and Economic Development Standing Committee

DATE: April 16, 2026

SUBJECT: Analysis of Costs and Benefits of Halifax Mooseheads Expansion Proposal at the RBC Dartmouth 4-pad

ORIGIN

April 16, 2026 meeting of Community Planning and Economic Development Standing Committee, Item 13.1.1.

RECOMMENDATION

The Community Planning and Economic Development Standing Committee recommends to Halifax Regional Council direct the CAO to negotiate and execute a market rate lease agreement with the Halifax Mooseheads for the existing exclusive use space and the expanded building envelope at RBC Centre in Dartmouth, with terms and conditions satisfactory to the CAO, including detailed leasehold improvement, consultant public benefit, and construction conditions for the proposed expansion.

BACKGROUND

Community Planning and Economic Development Standing Committee received a staff recommendation report dated March 23, 2026 and presentation to consider a proposal of the Halifax Mooseheads Hockey Club for the expansion of their current exclusive-use training space at the RBC Centre.

For further information refer to the attached staff report dated March 23, 2026.

DISCUSSION

Community Planning and Economic Development Standing Committee considered the staff report dated March 23, 2026 and approved the recommendation to Halifax Regional Council as outlined in this report. Following discussion, Standing Committee defeated the staff recommendation and moved an alternative directing staff to execute a market rate lease agreement without seeking the approval of Audit & Finance

Standing Committee for the approval of one-time consulting costs and an unbudgeted reserves withdrawal for one-time consulting fees.

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated March 23, 2026.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated March 23, 2026.

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 March 23, 2026.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated March 23, 2026.

LEGISLATIVE AUTHORITY

Legislative Authority is outlined in the attached staff report dated March 23, 2026.

Administrative Order One, *Respecting the Procedures of the Council*, Schedule 3 Community Planning and Economic Development Standing Committee Terms of Reference, Section 6(a) Other Duties and Responsibilities:

6. The Community Planning and Economic Development Standing Committee shall have an active interest in the Agencies and Initiatives that support Community and Economic development throughout the municipality by:

(a) promoting and encouraging the development of programs, policies in initiatives in the municipality that support Community and Economic development throughout the municipality;

ATTACHMENTS

Attachment 1 – Staff recommendation report dated March 23, 2026.

Attachment 2 – Extract from the April 16, 2026 Community Planning and Economic Development Standing Committee draft minutes.

Item No. 13.1.1
Community Planning and Economic Development
Standing Committee
April 16, 2026

TO: Chair and Members of Community Planning and Economic Development SC

FROM: Brad Anguish, Acting Chief Administrative Officer

DATE: March 23, 2026

SUBJECT: Analysis of Costs and Benefits of Halifax Mooseheads Expansion Proposal at the RBC Dartmouth 4-pad

ORIGIN

September 9, 2025, Regional Council Meeting (Item 15.5.2)

MOVED by Deputy Mayor Mancini, seconded by Councillor St-Amand

THAT Halifax Regional Council direct the Chief Administrative Officer (CAO) to prepare a staff report to return to Community Planning and Economic Development Standing Committee (CPED), including analysis of the costs and benefits to the municipality and a recommendation on the proposal from the Halifax Mooseheads.

MOTION PUT AND PASSED

EXECUTIVE SUMMARY

The Halifax Mooseheads Hockey Club have proposed an expansion of their current exclusive-use training space at the RBC Centre to support evolving operational and athlete development needs. The proposed addition would expand the existing facility by approximately 4,700 square feet and integrate with current building systems.

Under the proposal, the Halifax Mooseheads stated it would fully fund the capital construction of the expansion, estimated by the Mooseheads to be \$1.62 million, plus all interior fit-up and equipment costs. The value of the capital construction would be received in lieu of base rent for the new space for a lease term determined through a market-based valuation, while continuing to pay base rent for their existing space, as well as adding the appropriate operating costs and property tax on the total combined space. Ownership of the expanded facility would remain with HRM, and HRM's role would be limited to construction oversight to ensure compliance with municipal standards.

In addition to the team-focused benefits, the proposal presents opportunities for broader public value. The expansion includes a permanent, publicly accessible washroom to support the adjacent sports fields, volleyball courts, and trail users.

The proposed lease for the new space would be executed directly with HRM, aligning with the expiration of the Mooseheads' current lease in 2026 and consolidating all exclusive use space under a single agreement. Overall, the proposal strengthens a long-term partnership and adds public amenities at minimal cost to HRM.

RECOMMENDATIONS

1. It is recommended that Community Planning & Economic Development Standing Committee recommend that Regional Council direct the CAO to negotiate and execute a market rate lease agreement with the Halifax Mooseheads for the existing exclusive use space and the expanded building envelope at RBC Centre in Dartmouth, with terms and conditions satisfactory to the CAO, including detailed leasehold improvement and construction conditions for the proposed expansion, subject to the approval of one-time consulting costs by Audit & Finance Standing Committee.
2. It is recommended that Community Planning & Economic Development Standing Committee refer to the Audit & Finance Standing Committee to consider an unbudgeted reserves withdrawal for one-time consulting fees as outlined in the financial implications section.

BACKGROUND

The Halifax Mooseheads (Mooseheads) were founded in 1994 as the first Maritime franchise in the Quebec Major Junior Hockey League and have since become one of the league's most prominent clubs, highlighted by their 2013 QMJHL championship and Memorial Cup victory. The team plays its home games at the Scotiabank Centre and have averaged over 7,000 spectators per game for a total attendance of over seven million people in thirty-one years of operations. The Halifax Mooseheads are owned by Simon Sports, an investment and management firm led by Sam and Peter Simon. Simon Sports is a division of Simon Group Holdings (SGH), serving as the umbrella for the Simon family's sports ventures and operating as part of the broader SGH portfolio.

Originally known as the Dartmouth 4Pad, the RBC Centre is located at 259 Commodore Drive in Dartmouth and serves as one of the region's premier multi-rink sport facilities. The complex features four ice surfaces (three NHL-sized pads and one Olympic sized pad) supported by a full complement of dressing rooms, coaches' rooms, referee rooms, storage areas, administrative offices, meeting spaces, and onsite retail amenities. Situated beside two all-weather sport fields and twelve outdoor volleyball courts, the facility anchors a broader recreation hub within Dartmouth Crossing. Owned by the Halifax Regional Municipality (HRM) and operated by Nustadia Recreation Incorporated (Nustadia) since 2016, the RBC Centre officially opened its doors in 2017.

In response to a request from the Mooseheads, the RBC Centre's development included a 4,800 square foot team dressing room, office and training area for their exclusive use, establishing the facility as the team's practice arena and a central component of their player development infrastructure. Constructed at a cost of \$1.3 million, the space was funded by HRM with the expectation that the investment would be recovered through a long-term lease agreement with the team. The Mooseheads' area includes strength and conditioning facilities, training rooms, and a variety of support amenities that enable athletes to prepare, recover, and train in a high-performance environment. By situating their day-to-day training operations within the RBC Centre, the team benefits from modern infrastructure and proximity to the community in which the majority of the players live and attend school, creating an efficient and centralized hub outside of their game operations at the Scotiabank Centre.

On June 11, 2025, the Halifax Mooseheads submitted a proposal to CPED (Attachment A) seeking an addition to the RBC Centre and an expansion of their dedicated space within the facility. Although the Mooseheads initial concept contemplated HRM funding the capital costs, the team's ownership subsequently confirmed their intention to finance the expansion themselves. The Mooseheads emphasized that their operational and training requirements have evolved since the original space was constructed, and the proposed addition is designed to provide greater flexibility for team operations while enhancing their indoor training environment to better attract and retain athletes. Under the updated proposal received by staff, the Mooseheads would assume full responsibility for all capital construction costs in lieu of base rent for the new space, through a proposed 20-year lease term with an additional and unilateral 10-year renewal option.

DISCUSSION

The Halifax Mooseheads generate value for HRM through both direct economic activity and broader community benefits. As the anchor tenant of the Scotiabank Centre, the team contributes substantially to the long-term sustainability of the municipality's primary event venue while ensuring visitors and spending in the downtown core. Beyond that, the Mooseheads play a role in strengthening civic pride, providing social opportunities, and supporting youth engagement initiatives. The team's presence enhances HRM's profile as a destination capable of hosting major events.

The planned expansion is approximately 4,700 square feet and is expected to integrate efficiently with existing building systems. However, consideration should be given during the design phase to the capacity of existing HVAC systems to ensure there is sufficient capacity to include the new space. If not, the expansion should include stand alone HVAC. The estimated cost of the structural buildout and tie-in is \$1,620,000, with an additional \$1,380,000 anticipated for interior fit up and specialized team equipment.

As part of their proposal, the Mooseheads would fund the entire \$1,620,000 capital cost of the expansion, using this investment as payment in lieu of base rent for the newly constructed area, while continuing to pay base rent for the original space they exclusively occupy. HRM would use the cost of construction, and a market value lease rate, to determine the appropriate term length for a lease with free base rent. The lease term and any renewal conditions would need to satisfy the requirements of the *Halifax Regional Municipality Charter*. Additionally, the Mooseheads would be fully responsible for the fit-up costs required to prepare the new space for team use.

This is a conventional lease arrangement for which there is precedent; where HRM assigns a rental value to other types of contributions. For example, the Dartmouth Kiwanis Club contributed toward capital costs in lieu of base rent for a defined period when the latest facility was developed at Graham's Grove. In these instances, the tenant is still required to pay Additional Rent expenses such as operating costs (on a per square foot basis) and applicable property taxes.

Although the Mooseheads have an existing lease at RBC, the lease term required to amortize the costs of the proposed expansion space would exceed the length of the management agreement between HRM and Nustadia, therefore requiring a new lease arrangement directly with HRM. The timing is favourable, with the Mooseheads current lease with Nustadia set to expire in 2026. Any new lease agreement would be for both the current Mooseheads premises and the proposed expansion space.

The Lease agreement would include leasehold improvement and construction standards as well as other conditions including insurance requirements for the construction period. HRM will not be responsible for typical landlord work such as design, site preparation, exterior walls, rough ins, etc. This approach does not contemplate a municipal expenditure and as such is exempt from the application of Administrative Order 2022-012-ADM, the Procurement Policy.

HRM would be required to provide review of the work carried out by the Mooseheads' design and construction teams to ensure all HRM standards are met. This includes compliance with accessibility

requirements, integration with existing building systems, and obtaining all necessary permits and inspections. Life safety and emergency egress standards will be reviewed as part of the permitting process. Dedicated staff time will be needed to review and approve drawings, designs, and construction phases throughout the project. Additionally, Facility Design & Construction (FDC) recommends that the municipality, as the facility owner, retain an owners representative consulting team in order to review the technical details of the design and the impact to the existing facility infrastructure. This scope of work would include review of all drawings and specifications, shop drawing reviews, and site inspections throughout construction. As this work is intended to oversee HRM's interests in the proposed construction, it does not constitute spending for the benefit of the Mooseheads.

The new lease for the exclusive space, would also define capital maintenance obligations to ensure HRM incurs no ongoing costs related to maintaining a safe and functional space. The lease would also protect HRM's long-term interests by clearly outlining the Halifax Mooseheads rights and responsibilities for the removal of fixtures at the end of the term, should the space revert to HRM control.

The length of the lease proposed by the Mooseheads, inclusive of the unilateral option, being over 20 years, might require subdivision approval (see Section 278(2)(j) of the MGA). Further, it might require payment of deed transfer tax under the MGA, as the unilateral option would make the lease longer than 21 years and it would thus fall within the definition of a "deed" under Section 3(s) of the MGA. This issue will be addressed during negotiations to ensure alignment with Council directives.

The proposed addition to the RBC Centre will become part of the facility and will be owned by HRM. As such, it will be automatically included within the definition of the RBC Centre under the existing Naming Rights Agreement. No amendments to the Naming Rights agreement or adjustments to the associated fees will be required, until the agreement expires in October 2028. While the Mooseheads may install signage within their exclusively leased space, RBC retains exclusive rights to advertising on the exterior of and within the facility.

Base rent for the new lease will be based on market assessments and comply with Municipal Charter requirements. Additional terms and conditions of the lease may be revised during the time of negotiation, however executing a lease such as this falls within the operational purview of the Chief Administrative Officer. A key condition would be that HRM is not responsible for compensation to the Mooseheads should the Mooseheads terminate the lease early or cause the lease to be terminated by default. However, if HRM were to require the Mooseheads to vacate before the end of the lease term, the agreement would need to address compensation due to the Mooseheads.

In addition to the proposed expansion to HRM's asset (RBC Centre) and support of the Moosehead's continued presence, staff have identified several other potential public benefits.

The proposal includes a 110-sf barrier free public washroom which would be accessed from the exterior of the building adjacent to the sports fields and volleyball courts. The addition of a permanent, publicly accessible washroom would provide value. Beach volleyball players rely on the courts from spring through fall and currently have ready access only to portable toilets. A permanent facility would enhance their experience and also serve the walkers who use the trail system behind the RBC Centre, addressing a longstanding request from trail users across the municipality for improved washroom access. Nustadia would assume responsibility for opening, closing, cleaning, heating and exterior snow removal for the public washroom as part of the RBC operations. HRM Facility Maintenance and Operations would add the space to HRM inventory and be responsible for repairs and maintenance including plumbing, vandalism, etc.

As an additional community benefit, the Mooseheads would partner with local clubs to deliver programming in the expanded space that promotes healthy habits such as fitness, nutrition, and athlete recovery. To ensure meaningful community benefit, staff recommend that the lease agreement requires a minimum of six community partnerships or events each year.

The proposed expansion area is a narrow passageway that is not suitable for recreation programming or other functional uses beyond an extension of the existing facility (Attachment B). The location is ideally suited to accommodate a public washroom to support the surrounding outdoor amenities. Currently, Nustadia, Parks & Recreation, and FDC have not identified any alternative viable use for this space. The Moosehead's project budget and scope includes rerouting the accessible pathway to the back of the facility around the expanded building envelope.

Although not a direct element of the proposal, the performance of the Mooseheads has an influence on the year-end financial results of the Scotiabank Centre. While a new training facility cannot guarantee stronger team outcomes, enhanced athlete development can support team performance, which in turn may generate additional financial benefits for the municipality.

Next Steps

Pending support from the Committee and/or Regional Council, the next steps for this project should include the following:

- Finalizing scope and design of capital improvements;
- Market rent appraisal;
- Drafting and negotiating lease; and
- Establishing construction timeline and tenant coordination (project oversight).

FINANCIAL IMPLICATIONS

There are financial implications associated with the recommendation.

Upon successful completion of lease negotiations, the Halifax Mooseheads will be responsible for all capital design and construction project costs related to the expansion and for the ongoing operating costs of the new space.

A one-time expense to HRM would be the cost of hiring the FDC recommended HRM owners representative design consultant team estimated to cost \$50,000 to \$100,000 over the duration of the project and staff time required for construction oversight. This is not included in any current budget. If approved, staff would return to Audit & Finance to request an unbudgeted reserve withdrawal..

The addition of the public washroom to HRM's inventory would require HRM spending on general repairs & maintenance and vandalism. Facilities Maintenance and Operations (FMO) estimate annual costs of \$14,000 for repairs at outdoor washroom locations. The associated increase in HRM operating costs is expected to be modest and is anticipated to be accommodated in the the approved 2026/27 operating budget.

Cleaning, supplies, and exterior snow removal will be absorbed into the RBC Operating budget with existing resources, as will the new annual utility expense for the 110 sf municipal washroom space estimated at \$500.

Under the current proposal, there would be no savings as Parks will still rent a portable accessible washroom for mid field of the all-weather field and the portable washrooms at the volleyball court are paid by Volleyball Nova Scotia.

The cost-benefit analysis calculated by the Mooseheads has been recalculated using revised assumptions, including a 2% annual increase in rent and a discount rate of approximately 4%. Under these assumptions, the net present value benefit is estimated at \$853,000. While the analysis continues to indicate an overall benefit to the municipality, the revised results demonstrate that the benefit was overstated in the original calculation, which assumed no rent escalation over the full lease term.

RISK CONSIDERATION

Minimal risk has been identified regarding the building tie-in as well as the tenant-led construction.

The oversight by municipal staff and oversight from the HRM owner's representative team during the proposed expansion mitigate this risk. The Mooseheads would assume the financial risks associated with unforeseen construction complications and delays.

COMMUNITY ENGAGEMENT

No community engagement was required.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Community Planning & Economic Development Standing Committee could choose to recommend that Regional Council:

1. Direct the CAO to not enter into an agreement with the Halifax Mooseheads Hockey Club.
2. Direct the CAO to negotiate different terms to complete the necessary agreements.

This alternative could direct staff to seek additional square footage for a second public washroom or require the Mooseheads to pay additional rent equivalent to HRM's consultant fee costs.

3. Direct the CAO to proceed with a lease agreement with the Halifax Mooseheads Hockey Club for an expanded space but with no HRM public washroom added to the project.

LEGISLATIVE AUTHORITY

The *Halifax Regional Municipality Charter*, S.N.S. 2008, c.39, s.3(s) provides:

Interpretation

3 In this Act,

(s) "deed" means an instrument by which land is conveyed, transferred, assigned or vested in a person, but does not include a will, mortgage, agreement of sale or lease for a term of less than twenty-one years;

The *Halifax Regional Municipality Charter*, S.N.S. 2008, c. 39, s. 61(3) and s. 61(5)(c), provide:

Powers of Municipality regarding property

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.

- (5) The Municipality may
 - (c) lease property owned by the Municipality at market value;

The *Halifax Regional Municipality Charter*, S.N.S. 2008, c.39, s.71(2) provides:

Business and industrial development

72(2) The Municipality may not grant a tax concession or other form of direct financial assistance to a business or industry.

The *Halifax Regional Municipality Charter*, S.N.S. 2008, c.39, s.278(2)(j) provides:

Requirements for subdivision approval

278 (2) Subdivision approval is not required for a subdivision

(j) resulting from a lease of land for twenty years or less, including any renewal provisions of the lease;

Administrative Order Number 2018-004-ADM, Respecting Real Property Transactions provides:

Market Value

8 (1) Market Value shall be determined by an appraisal or market comparable analysis.

Approval and Signing Authority

10 (1) Subject to the provisions of this Administrative Order, Council delegates the approval authority and signing authority for Property Transactions as follows:

Property Transaction Type	Maximum Financial Commitment	Maximum Term	Approval Authority	Signing Authority
Easement, Lease, and License	\$25,000	5 years	Manager	[Executive] Director
	\$500,000	10 years	[Executive] Director	CAO
	\$1,500,000	No limit	CAO	Mayor and Clerk

(4) Property Transactions that exceed the limits of authorities delegated in subsection (1) require the approval of Council.

This agreement does not contemplate a Municipal expenditure and as such is exempt from the Application of Administrative Order 2022-012-ADM, The Procurement Policy

ATTACHMENTS

- Attachment A Halifax Mooseheads Proposal
- Attachment B Halifax Mooseheads Proposed Site Plan

Report Prepared by: Gareth Evans, Community Facility Partnership Coordinator 902.292.1264



**PROPOSAL TO
HALIFAX
REGIONAL
MUNICIPALITY
COUNCIL**

Expansion of Tenant
Space at RBC Centre



AGENDA

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



INTRODUCTION

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

PURPOSE OF THE EXPANSION FOR THE MOOSEHEADS

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





PURPOSE OF THE EXPANSION FOR THE PUBLIC

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



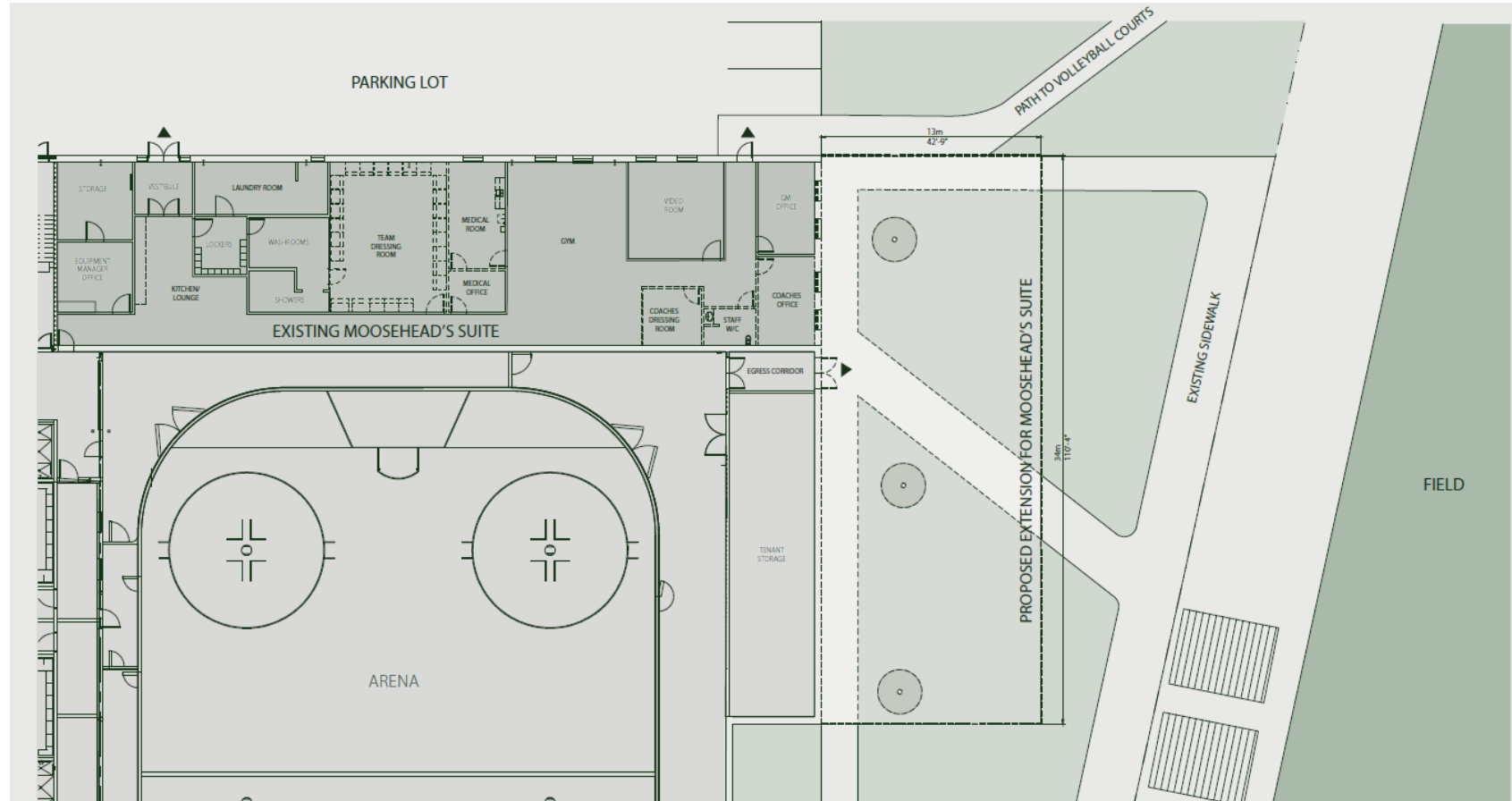
SITE PLAN OVERVIEW

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

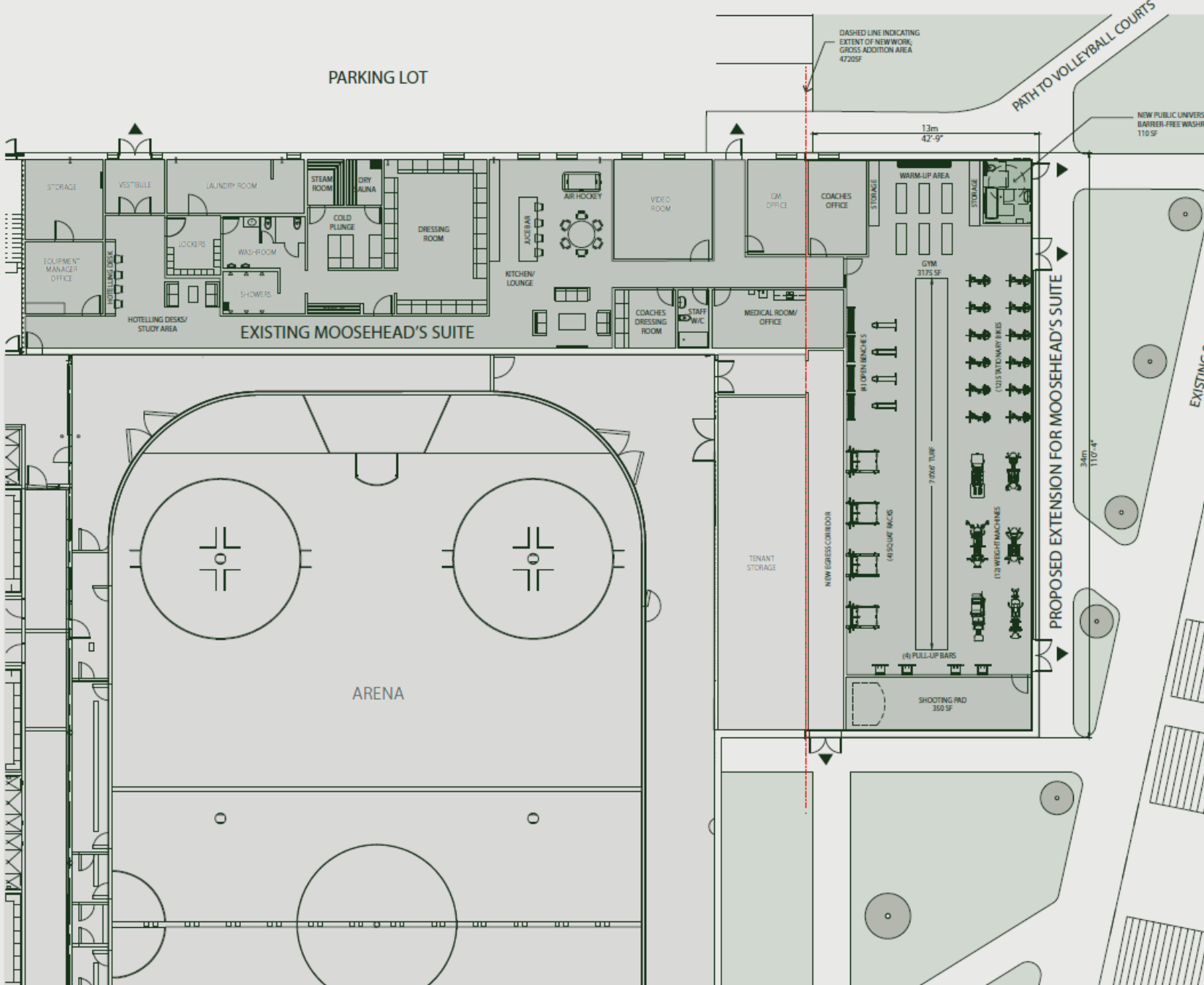


Site Plan

EXISTING FLOOR PLAN



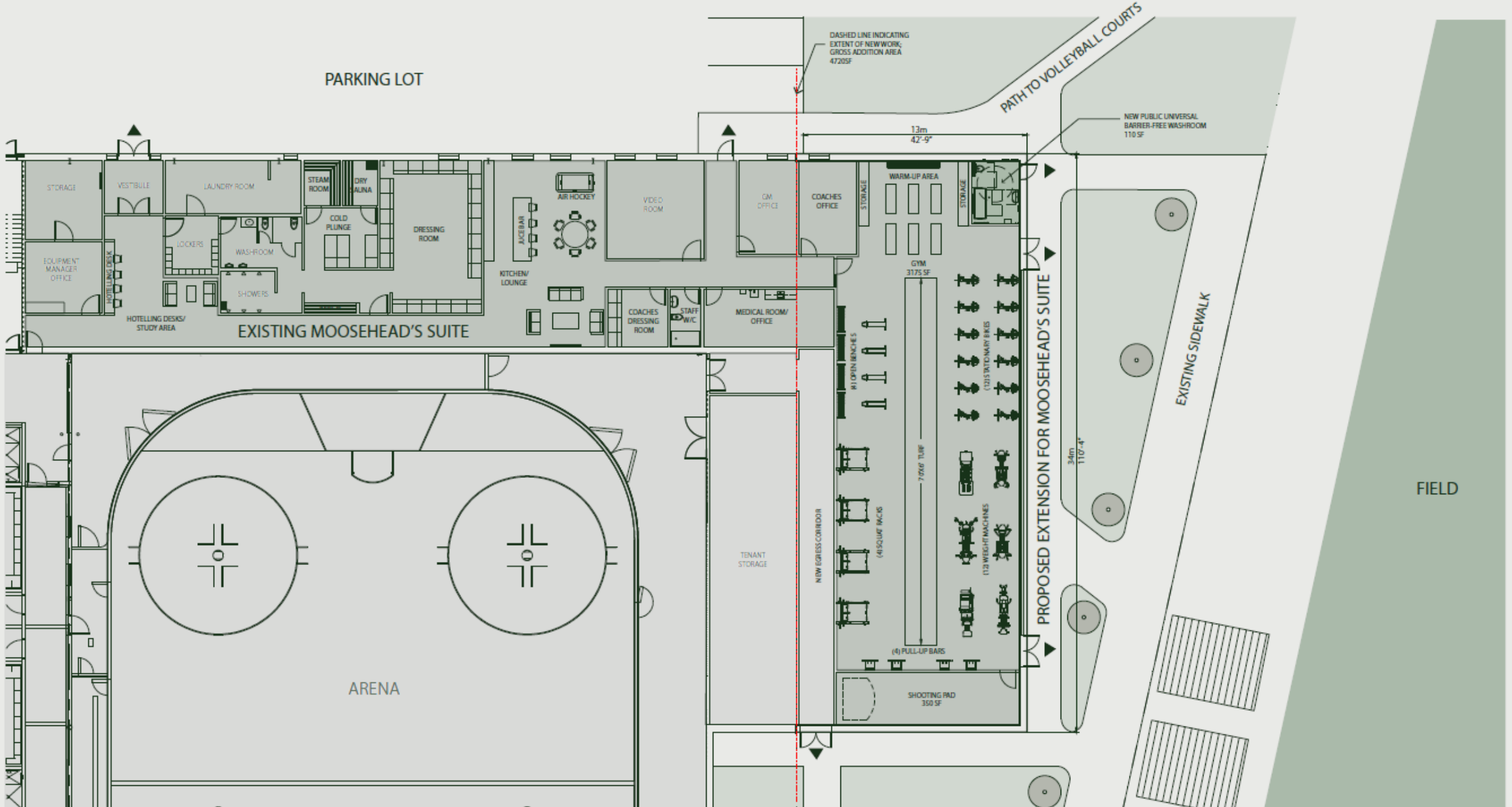
- The existing floor plans show the extent of the current Mooseheads tenant space and the surrounding landscape area between the RBC Centre and the sports fields.



PROPOSED FLOOR PLAN

PROPOSED FLOOR PLAN

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



Proposed Floor Plan

ENHANCED FLOOR PLAN



The proposed expansion for the gym will include:

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

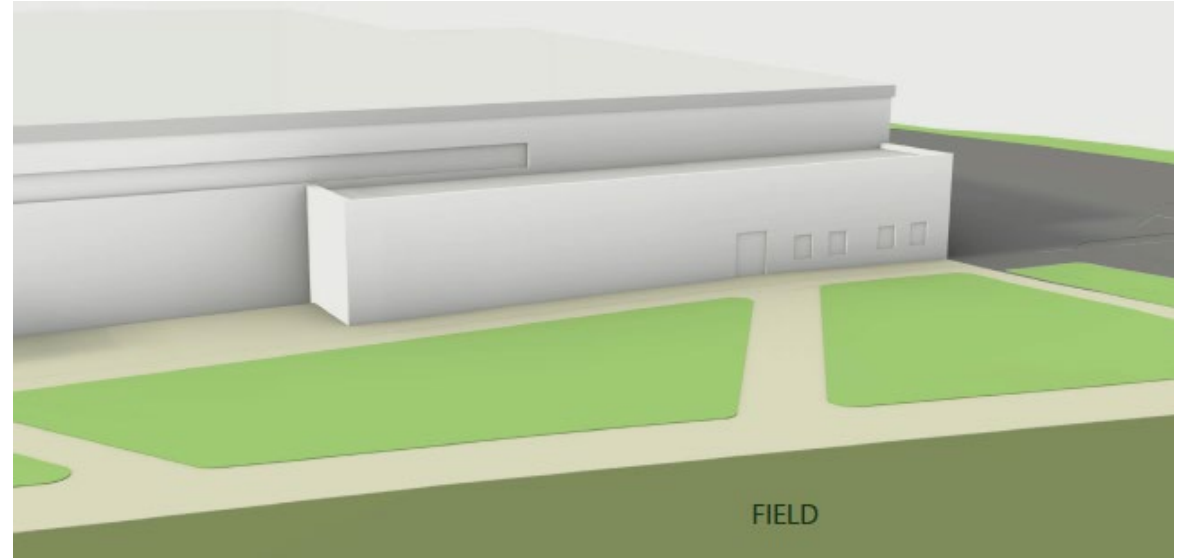
The modifications to the existing Mooseheads tenant space will include:

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

MASSING MODEL

VIEW 1

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



Existing massing



Proposed massing

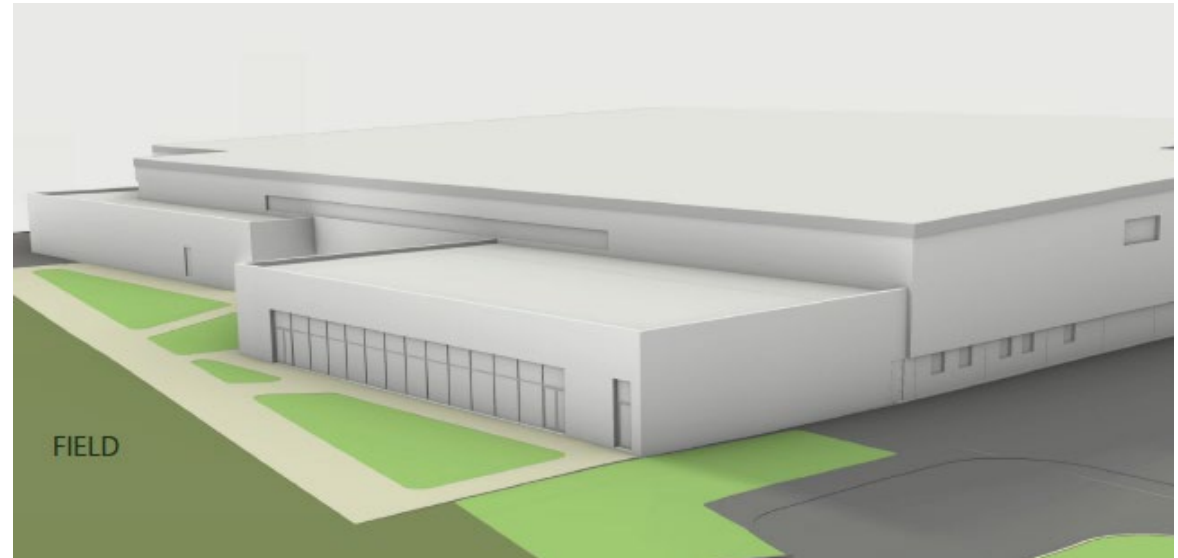
MASSING MODEL

VIEW 2

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



Existing massing



Proposed massing

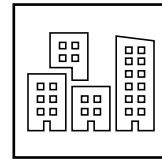


CONSTRUCTION AND TIMELINES

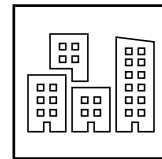
- In conjunction with the Mooseheads team and architectural and engineering partners, Bruno Builders will be responsible for construction of the new addition and renovations to existing facilities.
 - Preliminary timelines include approximately (6) months for design discovery, design, permit approvals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



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



**EXCLUSIVE LEASE
WITH HALIFAX
MOOSEHEADS**

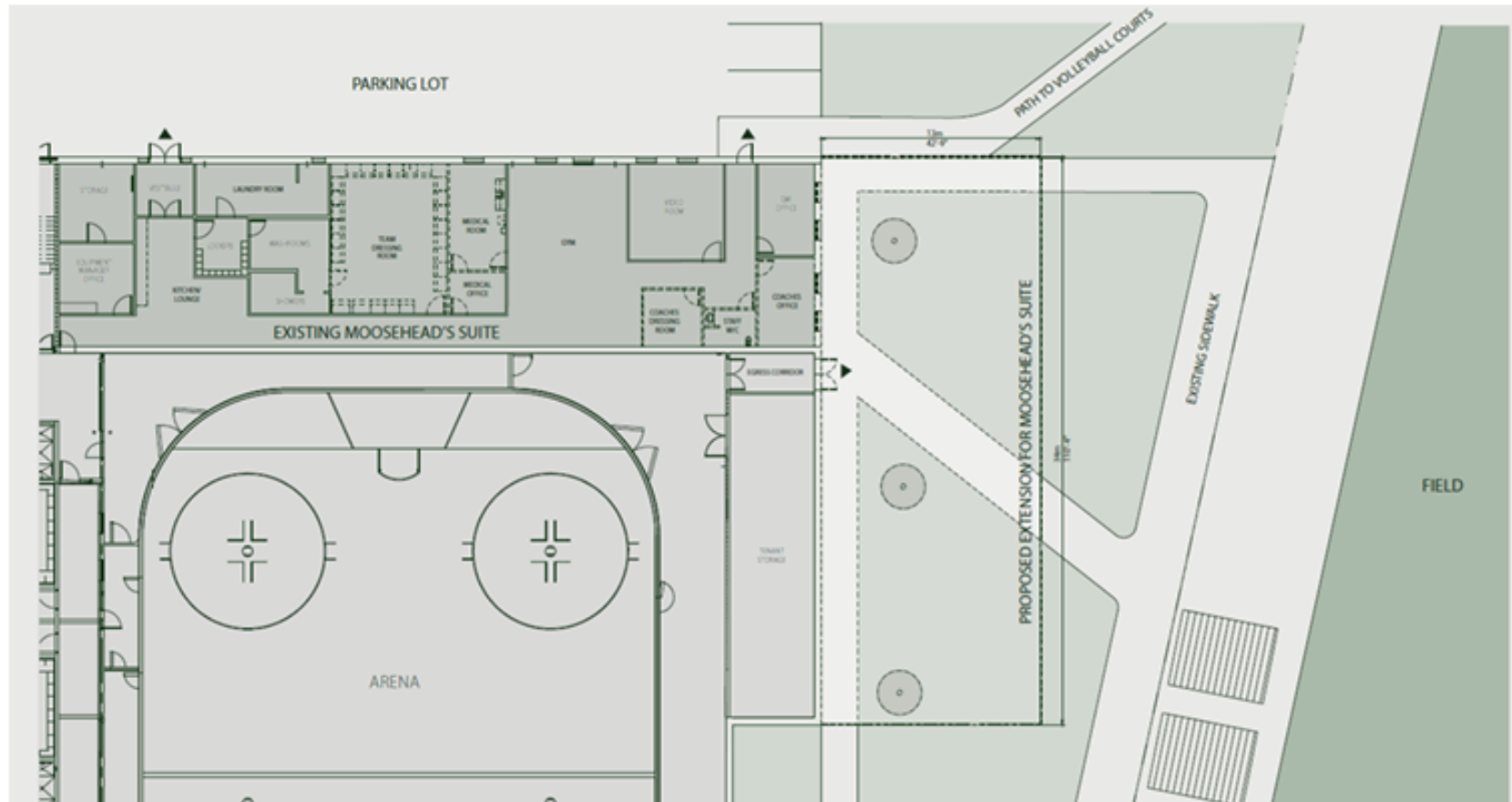
CONCLUSION

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

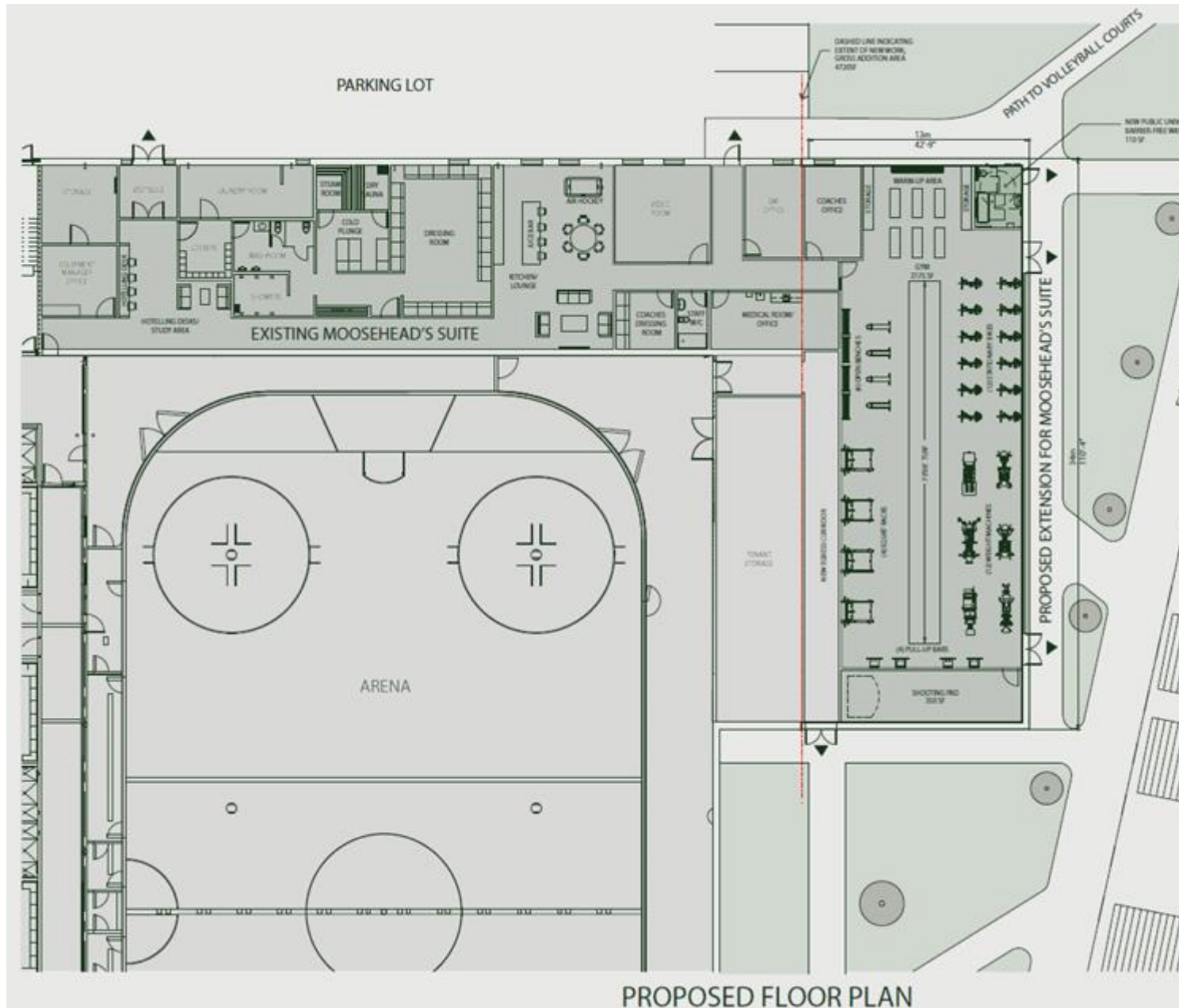




EXISTING FLOOR PLAN



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



PROPOSED FLOOR PLAN

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

Extract of Community Planning and Economic Development Standing Committee Draft Minutes – April 16, 2026

13. REPORTS

13.1 STAFF

13.1.1 Analysis of Costs and Benefits of Halifax Mooseheads Expansion Proposal at the RBC Dartmouth 4-pad

The following was before the Standing Committee:

- Staff report dated March 23, 2026
- Staff presentation dated April 16, 2026

Brendon Smithson, Director Regional Recreation Services and Andy Conrad, Manager of Community Partnerships gave a presentation and responded to questions of clarification from the Standing Committee.

MOVED by Councillor Deagle Gammon, seconded by Deputy Mayor Cuttell

THAT the Community Planning and Economic Development Standing Committee convene to In Camera (In Private) for a discussion.

MOTION PUT AND PASSED.

As set out in section 34 of Administrative Order One, *Respecting the Procedures of the Council*, a motion was required to extend the time of the meeting.

MOVED by Councillor St-Amand, seconded by Councillor Kent

THAT the Community Planning and Economic Development Standing Committee extend the time of the meeting past 12:00 p.m.

MOTION PUT AND PASSED.

MOVED by Councillor Deagle Gammon, seconded by Councillor Kent

THAT the Community Planning and Economic Development Standing Committee:

1. **Recommend that Regional Council direct the CAO to negotiate and execute a market rate lease agreement with the Halifax Mooseheads for the existing exclusive use space and the expanded building envelope at RBC Centre in Dartmouth, with terms and conditions satisfactory to the CAO, including detailed leasehold improvement and construction conditions for the proposed expansion, subject to the approval of one-time consulting costs by Audit & Finance Standing Committee; and**
2. **Refer to the Audit & Finance Standing Committee to consider an unbudgeted reserves withdrawal for one-time consulting fees as outlined in the financial implications section of the staff report dated March 23, 2026.**

MOTION PUT AND DEFEATED.

MOVED by Councillor Deagle Gammon, seconded by Councillor Kent

THAT the Community Planning and Economic Development Standing Committee recommend that Regional Council direct the CAO to negotiate and execute a market rate lease agreement with the Halifax Mooseheads for the existing exclusive use space and the expanded building envelope at

Attachment 2

RBC Centre in Dartmouth, with terms and conditions satisfactory to the CAO, including detailed leasehold improvement, consultant, and construction conditions for the proposed expansion.

Deputy Mayor Cuttell proposed insertion of the words “public benefit” into the motion. As provided for in section 53 (2) of Administrative Order One, *Respecting the Procedures of the Council*, the amendment was accepted as friendly.

The motion now read:

THAT the Community Planning and Economic Development Standing Committee recommend that Regional Council direct the CAO to negotiate and execute a market rate lease agreement with the Halifax Mooseheads for the existing exclusive use space and the expanded building envelope at RBC Centre in Dartmouth, with terms and conditions satisfactory to the CAO, including detailed leasehold improvement, consultant public benefit, and construction conditions for the proposed expansion.

MOTION PUT AND PASSED.