

# HALIFAX

P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 11.1.4**  
**Halifax Regional Council**  
**March 9, 2021**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed by   
Jacques Dubé, Chief Administrative Officer

**DATE:** February 2, 2021

**SUBJECT:** **Feasibility of Fall River Turf Project**

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## **ORIGIN**

November 10, 2020 Regional Council Meeting:

Motion MOVED by Councillor Deagle-Gammon, seconded by Deputy Mayor Blackburn.

That Halifax Regional Council:

Request for a staff report on the feasibility of HRM leading the Fall River Turf Project at Lockview High School in Fall River to upgrade the existing natural field to a multi-use artificial turf facility.

**MOTION PUT AND PASSED UNANIMOUSLY**

## **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter (Charter)*

Section 79A (1) Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes

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

## **RECOMMENDATION**

It is recommended that Halifax Regional Council direct the Chief Administrative Officer (CAO) to:

1. Forgo leading the Fall River Turf Project at Lockview High School in Fall River to upgrade the existing natural field to a multi-use artificial turf facility; and
2. Consider the provision of future artificial turf fields through the municipality's Playing Field Strategy.

## **BACKGROUND**

Lockview High School is in the community of Fall River and is comprised of the high school building, parking lots, open space, and a natural turf (grass) sport field with a gravel track (Attachment A). The sport field is regularly used for high school sports and is also booked for community use. While many schools are on municipal land, Lockview High School and the associated components, including the sports field, are provincially owned.

A community group, the Fall River Turf Committee (FRTC), has formed with the intent of having the high school sport field upgraded to an artificial (all-weather) sport field. The community group submitted a petition to Regional Council on February 12, 2019 with over 1700 signatures and have received 15 letters of support from community members and local organizations. The group proposes that the municipality take the lead on developing the all-weather field and a new running track to a competition standard, along with a separate parking lot and an access road (Attachment B). FRTC has identified what it believes to be an immediate funding opportunity from other levels of government that the municipality might take advantage of in leading the project. On this basis, Regional Council has requested a staff report to be considered for the municipality's 2021/22 capital budget deliberations.

## **DISCUSSION**

All-weather sport fields are shared regional-scale facilities that are not envisioned to exclusively serve a specific community or sport group. They are intended for scheduled sport use rather than unstructured community play. These fields are costly to build and normally include features such as parking, perimeter fencing, washrooms, field lighting, a maintenance and storage building with a staff monitor's office, all built to accessibility standards. The municipality constructed the Cole Harbour artificial turf field at a cost of approximately \$3.5M, without a building and running track in 2016. Given their regional significance and capital cost, the planning and developing of such fields requires considerable deliberation.

The focus of this report is on the proposed all-weather field. Other parts of the proposal, such as the running track have not been considered within the analysis of this report.

### **CFMP2 and Playing Field Strategy**

Municipally led projects of regional significance require evidence-based project rationale. This is usually done through a completed strategy or a needs assessment that would include analysis of the regional inventory, utilization, facility distribution, demographics, gaps, cost-benefit considerations, and deliberations about possible field rationalizations. Further to the municipality's Community Facilities Master Plan 2 (CFMP2), HRM is currently developing a Playing Field Strategy to establish standards and an overall plan for the provision of playing fields, including all-weather fields to help inform decisions on future fields.

Due to the timing of this report, a fulsome needs assessment has not been prepared. However, the following preliminary information provides some context for decision making.

### **CFMP2**

The CFMP2 is an overall guiding document for the delivery of municipal recreation facilities which was developed with stakeholder and community input. The CFMP2 approaches recreational services through a hub and spoke model, in which regional facilities, such as an all-weather field, act as hubs, serving a broad area or even the entire region. It is expected that people may need to travel longer distances to access such facilities. In the development of the CFMP2, a community survey found that 80% of residents felt that up to a 20-minute travel time by vehicle was an acceptable drive time to regional recreation facilities. This sentiment is not specific to all-weather fields, but it is representative of an outlook about the spectrum of local to specialized facilities.

The CFMP2 also states that: “New all-weather fields should be grouped or grouped with other natural fields with at least two and up to four fields together to facilitate their use for tournament play” highlighting how these sports fields are viewed as regional facilities.

Preliminary Assessment

*Regional Fields*

The municipality currently operates seven outdoor all-weather fields (Table 1), which are located on municipal lands, except the Bedford Hammonds Plains facility, which is on provincial land next to the Charles P. Allen High School. It was built by the province when the school was constructed. There are five other non-municipally operated all-weather sport fields; three indoor year-round facilities and two outdoor university facilities. In total, the Halifax Region has twelve (municipally operated and non-municipally operated) all-weather sport fields.

Table 1 Inventory of Municipally Operated Outdoor All-Weather Sport Fields

<b>Facility</b>	<b>Location</b>	<b>Peak Time (PT) Use*</b>	<b>Distance from Lockview (kms)</b>
Mainland Common #1	Halifax Mainland	919 hrs 50% of PT capacity	24.1
Mainland Common #2	Halifax Mainland	920 hrs 50% of PT capacity	
Dartmouth Harbour East #1	Dartmouth Harbour East	897 hrs 48% of PT capacity	17.6
Dartmouth Harbour East #2	Dartmouth Harbour East	764 hrs 41% of PT capacity	
Cole Harbour	Cole Harbour	825 hrs 44% of PT capacity	21.7
Bedford-Hammonds Plains	Bedford West	896 hrs 48% of PT capacity	16.2
Weir	Upper Sackville	602 hrs 32% of PT capacity	23.6

\*68% of the time used on all-weather fields occurred during peak times in 2019. Peak times for all-weather fields includes weekdays 5pm - 10pm and weekends 8am – 10pm over the course of a 35-week season.

The estimated drive time to these existing facilities from Lockview High School is approximately 15 to 20 minutes. As identified, none of the facilities are currently used for more than half of the available peak times. So, there is capacity in existing municipal artificial turf fields to accommodate considerable additional usage. Based on this preliminary review, a new all-weather field in the immediate term as part of the regional inventory is not warranted. As noted, through the Playing Field Strategy, review of usage and the provision of all-weather and other fields are being considered and will in turn provide a greater indication of overall field needs.

*Lockview High School Field*

Like many high schools, the Lockview High School field has a relatively high spring and fall student use. Community use, largely comprised of organized sport, also occurs during these seasons and extends into the summer. The most frequent community use would be in what is defined as “peak use”, which for unlit natural turf fields are weekdays between from 5:00 p.m. to 8:00 p.m. and on weekends from 8:00 a.m. to 8:00 p.m., apart from later autumn when there is less evening light. During peak times in 2019, Lockview High School Field was the 16<sup>th</sup> highest booked field in the municipality’s inventory of 130 natural grass playing fields, which although significant, shows that there are other fields with higher usage and therefore potential needs.

It is also relevant that the Lockview High School field was booked for approximately 28% of its available peak time, representing 198.5 hours over the playing season, suggesting that there is additional capacity for use.

Grass sport fields that are used in excess of 200 hours within a playing season can be challenging to maintain to a desirable standard, which would at times be the case when school and community use is combined. However, this is common for many high school sport fields and the condition of a field alone does not provide merit for the development of an all-weather field.

### **Site Review and Preliminary Costing**

The FRTC provided a cost estimate of \$3.5M which included artificial turf field facility and track. There would be additional costs for an access road for emergency response vehicles and parking. However, as noted, the 2016 construction of the Cole Harbour artificial turf field cost that amount for the field only. So, if HRM was to lead a project staff would need to confirm site planning and capital budget estimates in order to inform the municipal capital budget. The funding opportunity cited within the Regional Council direction has tight timelines with completion requirements for the end of this calendar year (see Funding below). The ability for this to be undertaken, along with the actual construction of the recreation infrastructure within this year, even with no constraints or unforeseen impediments, would prove difficult and involve increased project risks. More specifically, HRM would be challenged to deliver successfully on this proposed project because capital projects are typically planned over a minimum of two years and includes multiple components from project scoping to detailed design.

### **Land and Facility Ownership**

One of the constraints with this project and a further complication in the municipality taking a lead in the establishment of an all-weather field, is that Lockview High School and its lands are owned by the province. All-weather fields are not part of the province's or Halifax Regional Centre of Education (HRCE) school standards and as such, high school redevelopment projects continue to be constructed with natural grass fields. In the past, the municipality provided a contribution towards the development of the all-weather field at Charles P. Allen High School based upon an identified regional need for a facility in that general area. However, the province oversaw and developed the field as part of the school construction.

For the proposed project to be delivered as a municipal initiative, HRM would need to seek approvals and enter into agreements with the province prior to proceeding. This would add additional risk to the project due to the short funding timeline.

### **Funding**

The basis of FRTC's request and Regional Council's subsequent motion was the potential for the all-weather field to be a candidate for time sensitive capital funding from the federal and provincial governments under the Investing in Canada Infrastructure Plan (ICIP) bilateral agreement. The local federal Member of Parliament provided an indication of local support for funding of the project (Attachment C).

In 2018, the federal government instituted the ICIP program through which bilateral agreements were signed with provinces, including Nova Scotia, to cost-share infrastructure projects that fall into the categories of:

- Public Transit;
- Green Infrastructure;
- Community Culture and Recreation Infrastructure; and
- Rural and Northern Communities Infrastructure.

Through the ICIP, the federal government will typically fund:

- 40% of municipal and not-for-profit projects in the provinces;
- 50% of provincial projects;
- 75% for projects in the territories and for projects with Indigenous partners;

- 25% of for-profit private sector projects (except in the Community, Culture and Recreation Stream, where for-profit private sector projects are not eligible).

Unless otherwise stipulated, provinces are to contribute a minimum of 33.33% of eligible capital project costs. The province is responsible for administering the ICIP bilateral agreement, including submitting prioritized projects for funding approval. Since 2018, the province has instituted several formal calls for applications under specific ICIP funding streams, open to NS municipalities and other eligible recipients. Suitable municipal projects have also been identified outside of the formal application process for ICIP consideration.

HRM has recently benefited from such funding for the Sheet Harbour Lifestyles Centre and the Beechville Lakeside Timberlea Recreation Centre projects. In such instances, the province identified the funding contributions that would be required by the municipality. For example, in the case of the Sheet Harbour Lifestyles Centre, the municipality portion of the funding was 27% of the capital costs of the project. This is representative of a typical funding formula for cost shared projects under the ICIP.

This year, the federal government also launched a short-term \$3B reallocation of funding across Canada under the ICIP through the *COVID-19 Resilience Stream*, which is designed to respond to the economic impacts of COVID-19. Under the existing ICIP funding envelope, provinces may identify projects to receive up to 80% cost-sharing from the federal government for projects that are able to be readily implemented, requiring that they commence by September 21, 2021 and complete by December 31, 2021. Eligible projects, to a maximum of \$10M in cost, may be:

- Retrofits, repairs and upgrades for municipal, territorial, provincial and Indigenous buildings, health infrastructure and schools;
- COVID-19 response infrastructure, including measures to support physical distancing;
- Active transportation infrastructure, including parks, trails, foot bridges, bike lanes and multi-use paths; and
- Disaster mitigation and adaptation projects, including natural infrastructure, flood and fire mitigation, and tree planting and related infrastructure.

When it became known that the federal government was considering a specialized ICIP funding stream to respond to the economic impacts of COVID-19, the municipality prepared a list of pre-budgeted capital project priorities to have ready for submission in the event of a funding program announcement. The list of shovel-ready projects was approved by Regional Council in May 2020. In order to meet the criteria and short timeline, the selected projects needed to be costed and ready to proceed. However, at the time of writing, while the province has opted into the federal program, it has not announced an application program for municipalities for this funding stream, nor has it contacted HRM about any specific possible project interests. While the province has not made a formal announcement, it has signaled that it will not be making the funding available to municipalities. Rather, it will utilize the beneficial federal cost-share for provincial projects.

Regional Council could decide to add the Lockview High School project to the list of projects that have been identified for possible provincial funding however, in doing so, it would also need to allocate funds within the 2021/22 capital budget for a municipal share of the project. With the significant time limitations in the ICIP *COVID-19 Resilience Stream*, coupled with the other constraints as outlined in this report, the feasibility of the municipality being able to achieve the project would be challenging.

## **Conclusion**

Regional Council's motion was for an assessment of the feasibility of HRM leading the Lockview High School project based on a time sensitive funding opportunity from the federal and provincial levels of government. All-weather fields are expensive regional facilities that require care and deliberation in their planning and development. The municipality is undertaking a comprehensive playing field strategy, and based on the preliminary assessments, more work is required to determine future locations and timing for

new artificial turf fields. This does not negate the possibility of such a field in the Fall River area in the future, but completion of the strategy is important in order to inform that possibility.

In addition to the preliminary findings about the need for a new all-weather field, the municipality would be challenged to deliver the project this year, without considerable financial risk and impact to other projects in the upcoming 2021/22 capital budget, and without the comprehensive planning process typically undertaken for capital projects. Also, as noted, the further complication of the field being located on provincial land would require additional agreements and approvals from the province for HRM to undertake such a project. To date, there has been no indication from the province and HRCE that an artificial turf field is required for educational purposes. Based on these findings, it is recommended that HRM forgo leading the upgrade to an all-weather field at Lockview High School and continue to consider the provision of such fields through the Playing Field Strategy.

### **FINANCIAL IMPLICATIONS**

There are no immediate financial implications associated with the recommendations in this report. However, should Regional Council direct that HRM lead the project, the municipality would be required to provide funding towards the project. While the funding program could provide up to 80% of the capital cost of a project, based on previous cost shared projects, HRM could expect to be required to provide approximately one-third of the costs. Based on preliminary estimates submitted by FRTC, that amount would be approximately \$1.16M, but further assessment of costing by HRM would be required to confirm that amount. The funding would need to be included in the 2021/22 capital budget. Further, as HRM maintains school fields, there would be increased annual operating costs which HRM would incur going forward. Based on the existing artificial turf fields, that amount could be estimated to be \$49,500. While the municipality receives revenue from the booking of fields, adding a new asset could reduce the use of other fields and associated revenue, therefore, the impacts of an additional artificial turf field would need to be considered in the 2022/23 operating budget.

### **RISK CONSIDERATION**

Notwithstanding the funding section of this staff report, the risks associated with forgoing HRM leading the Fall River Turf Project could result in the potential of a lost funding opportunity. However, there are also risks associated with HRM leading a project for a new all-weather turf field, including:

- that HRM would be responsible for any cost overruns and project risks, which could be significant due to the short timeline of the project to meet funding requirements;
- the increased overall capacity in the network of all-weather turf fields due to the reallocation of some usage to the new one resulting in further underutilization of existing fields.
- that the location may not meet the regional distribution of artificial turf fields depending on the findings of the Playing Field Strategy; and
- the impact to other projects in the capital budget due to the need to redistribute funding to a new asset.

In addition to the above, HRM typically has the benefit of using phased planning approach for a project of this scale. This approach mitigates risk as initial reviews through the first phase determine the feasibility of projects and help to avoid potential costly issues during the latter phases of the project. The challenge with advancing a project such as the Lockview High School field in a condensed timeframe is the possible omission of important steps and the capability for it to be reasonably undertaken.

The recommendations in this report mitigate these risks.

## **COMMUNITY ENGAGEMENT**

Staff engaged with representatives of the FRTC in the preparation of this report. Broad community and stakeholder consultation were undertaken as part of the completion of the CFMP2. Community consultation is also currently underway for the Playing Field Strategy.

## **ENVIRONMENTAL IMPLICATIONS**

There are no immediate environmental implications associated this report.

## **ALTERNATIVES**

1. Regional Council may choose to direct the CAO to lead a project for an all-weather turf field and related recreational features identified in this report, including an application for federal funding for the project through the *Infrastructure Canada Covid-19 Resiliency Stream*. This would require \$1.16 M to be allocated to the 2021/22 capital budget for a municipal contribution towards the project.
2. Regional Council may choose to direct the CAO to initiate planning for an additional artificial turf field for consideration in future capital budget deliberations, prior to completion of the Playing Field Strategy.

## **ATTACHMENTS**

Attachment A Lockview High Site Map  
Attachment B Suburban Turf Proposal Addendum November 2020  
Attachment C Federal MP Letter of Support

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To obtain a copy of this report, contact the Municipal Clerk's Office at 902.490.4210 or visit [halifax.ca](http://halifax.ca)

Report Prepared by: Philip Hammond, Recreation Planning Specialist. 902.233.0593  
Richard Harvey, Manager, Policy and Planning. 902.476.5822

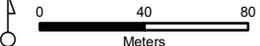
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## LOCKVIEW HIGH SCHOOL PARK SITE OVERVIEW

-  Lockview High School Park- Provincally Owned Land
-  Parcels

**HALIFAX**  
Parks & Recreation  
Policy & Planning



Meters

# SUBURBAN HRM COMMUNITY TURF & TEACHING FACILITY

## FALL RIVER TURF ADDENDUM

Date: November 5, 2020



## SUBURBAN HRM COMMUNITY TURF & TEACHING FACILITY

### FALL RIVER TURF ADDENDUM TO FEBRUARY 7, 2019 PROPOSAL

Date: November 5, 2020

#### COMMITTEE MEMBERS

The committee was established by members of the Lockview High School (LHS) School Advisory Council (SAC) but is **not** a subcommittee of the SAC.

The **current** members are:

Rita Nigam (Committee Chair,) Troy DeVenne (LHS SAC Chair), Sara Wood, Peter Crowe, Cindy Renouf, Barry Cox, Barbara MacLean, Donna Huestis and Liam Johnston

#### RECOMMENDATION

It is strongly recommended that the Halifax Regional Council **expedite** a vote to approve the **Suburban HRM Community Turf & Teaching Facility** (formerly called the Fall River Turf) project to allow Halifax Regional Municipality (HRM) staff to work with the provincial and federal governments for stimulus funding **immediately**. The local provincial and federal representatives support the project and have offered to apply for COVID-19 stimulus funding (Appendix A, letters of support from local MP and MLA) that can cover up to 80% of eligible projects provided **construction begins by September 30, 2021 and projects must be completed by the end of 2021**. Therefore, a start date of spring 2021 would be the goal.

#### BACKGROUND

The proposal is a community enhancement project to **UPGRADE** the existing natural grass field to a multi-sport artificial turf facility, including a track, at Lockview High School. This will provide a safe, inclusive and accessible place for physical activity for citizens of all ages, genders, cultures, ethnicities and abilities. This is a community initiative as clearly stated in the original proposal dated February 7, 2019 which included:

- A petition of 1700 signatures from Suburban HRM residents (in Appendix E of the original proposal), and
- 11 letters of support including one from Dr. Strang, the NS Chief Medical Officer who lives in the community (in Appendix C of the original proposal), LHS physical education department (in Appendix D of the original proposal) and various sport associations - soccer, football, rugby, and lacrosse (in Appendix F of the original proposal).

The project is needed for the following reasons:

- All of HRM would be able to easily access the centrally located facility in the Fall River area. This is only about 15-20 minute drive for residents of Dartmouth, Bedford, and Lower Sackville and slightly more from Tantallon, Harrietsfield and Head of Chezzetcook. Residents currently travel these distances and longer to reach the very limited turf fields and tracks in HRM and lots of grass fields spread throughout the municipality. See HRM Districts map in Appendix B.

- This area is currently underserved, particularly in recreational amenities.
- The field would support this large community area and would give much needed recreational infrastructure at a minimal cost over the entire tax base for the region. The greater community that the field would support also provides significant revenue in the form of residential and commercial taxes to the HRM although it has fewer recreational outlets in comparison to similar size and population regions within the HRM.
- This project is a long overdue upgrade where weather has made this field and track unusable most of the time for members of the community and students. The existing grass field is closed yearly from December until June 1 and in the fall is not suitable to use due to the inclement weather in Nova Scotia. An artificial turf field will allow 8-9 months of usage for LHS students, sport associations and the community. The additional space will allow for COVID-19 compatible activities by **supporting physical distancing**.
- The current uneven ground field results in injuries. Residents of all ages have no outdoor facilities for safe and accessible gatherings and walking is limited due to lack of sidewalks in the district.

## **DISCUSSIONS**

**On Feb 12, 2019** the original proposal was submitted to the Halifax Regional Council by former District 1 Councillor Steve Streach for Waverley-Fall River-Musquodoboit Valley. The Honorable (Hon.) Darrell Samson (MP for Sackville-Preston-Chezzetcook), and Hon. Bill Horne (MLA for Waverley-Fall River-Beaver Bank) also received the original proposal.

**In April 2019**, FRT committee met with Mr. Armoyan, owner of the P3 school, who provided a written release of the land to allow construction in May 2019 (Appendix C).

**In August 2019**, upon the advice of the Hon. Bill Horne, the FRT committee met with the provincial Community Culture and Heritage (CCH) - Communities Sport and Recreation Development Coordinator, Wayne Matheson, and the Regional Manager, Andrea Redmond. After reviewing the condition of the field at LHS, they strongly recommended applying for funding through the Nova Scotia Planning Assistance and Recreational Facility Development (RFD) programs and the Strategic Funding Initiative (SFI).

**In September 2019**, the FRT committee met with HRM staff from the Department of Parks and Recreation who commented that:

- A field strategy plan needs to be completed by HRM prior to approving any turf fields.
- Existing artificial turf fields are underutilized during business hours while children are in school.
- Only if a motion was approved through the Halifax Regional Council would they work on the project.

Since this turf field is adjacent to a high school, the LHS physical education department and school sport teams would guarantee use of the turf field during the day similar to CP Allen, Cole

Harbour and Halifax West High Schools. HRM is best positioned to complete the required grant applications with the province given its resources and experience in bringing turf fields to other districts in HRM.

**In December 2019**, the former District 1 Councillor and the FRT committee met with 10 people from various sport and community associations including Executive Directors, coaches and LHS representatives who support this community project (Appendix F of the original proposal and Appendix D of this addendum). Additionally in Appendix D, letters of support are included from:

- An HRCE Mi'kmaw/Indigenous student support worker requesting to include a small Indigenous space for ceremonial teaching, reflection and reconciliation for LHS students and the community,
- Challenger Baseball,
- Fall River Area Business Association (FRABA), and
- Lockview Area Ratepayer Association (LARA).

A proposal for a topographic survey from Stantec was submitted to the Councillor to obtain cost estimates for this project (Appendix E). The Councillor agreed to present a motion to the Halifax Regional Council in Spring 2020 approving HRM staff to work on the project. This did not occur due to the pandemic.

**In October 2020**, the FRT committee met with all three levels of government (MP Darrell Samson, MLA Bill Horne and former District 1 Councillor Steve Streach) and a path to apply for funding was identified. Grants such as the Canadian Infrastructure program to fund stimulus projects and the COVID-19 Community Resilience Stream <https://www.infrastructure.gc.ca/plan/covid-19-resilience-eng.html#3> are available and this project is eligible. Precedent for another HRM project is the recently announced Spryfield Clubhouse (Appendix F).

The LHS Principal informed the committee that the transfer of LHS from a P3 school to Halifax Regional Centre for Education (HRCE) has occurred and HRCE now owns the property. HRCE is aware of this project and is willing to work with HRM on any required field maintenance contracts.

**With time being critical**, the recently elected Councillor Cathy Deagle-Gammon agreed to present a motion to the Halifax Regional Council in November 2020 approving HRM staff to work on the project with the provincial and federal government for stimulus funding.

### **FINANCIAL IMPLICATIONS**

Based on the information available at present, the Class 'D' estimated cost of **\$3.5 million** includes the artificial turf facility and track. As well, for safety purposes, another access road for

emergency response vehicles and construction is planned along with additional parking (Appendix B of the original proposal and Appendix E of this addendum, Topographic Survey).

Given the above reasons, this recreational facility is an absolute necessity. Fall River is an underserved area of HRM and there has been no significant investment in this rapidly growing community for an outdoor sport facility to exercise and socialize safely. At present, HRM has an opportunity to access federal stimulus and provincial funding to gain a multi-sport all-weather outdoor recreational facility with limited financial liability on their part. The opportunity offers a significant return on investment for HRM presented by pandemic stimulus grants. However, this funding has very specific **time restrictions** and in order to access it, the project needs to be **expedited**.

### **ATTACHMENTS**

Appendix A – Government Letters of Support:

MP office

MLA office

Appendix B – HRM Districts Map

Appendix C - Letter from Armoyan/Scotia Learning Centres

Appendix D - Letters of Support from Sport and Community Associations:

Soccer Nova Scotia (Updated letter)

Suburban FC (Updated letter)

Email from an HRCE Mi'kmaw/Indigenous Student Support Worker

Challenger Baseball

FRABA

LARA

Appendix E - Stantec Topographic Survey Estimate

Appendix F - Canada, Nova Scotia, Halifax Reginal Municipality invest in the Graves Oakley Field Clubhouse for Spryfield athletes and residents (News release)

**Appendix A – Government Letters of Support:**

MP office

MLA office



**Subject: Support Letter “Fall River Turf Project”**

Dear Members of the Halifax Regional Council:

I am writing to you in support of the proposed Fall River Turf Project. I have been approached by MLA Bill Horne, District 1 Councillor Steve Streach and several community members who have all informed me of the importance and necessity of this project to the Fall River Area. I have also received a petition with approximately 1,700 signatures from community members in favour of the project. As a result of this outpouring of support from elected officials and members of the community, I gladly add my support to this important project.

Now, more than ever, all levels of government must work together to help our communities build back from the financial, physical and mental effects of COVID-19. We are beginning to understand the toll this pandemic has had on our mental and physical health. This has emphasized how essential it is for communities to have outdoor spaces to exercise and socialize safely. With no other turf field accessible to the residents of Fall River by public transit, it is abundantly clear that this ever-growing community is in desperate need of an all-weather turf field.

The diversity of age in the Fall River Area also means that this field would be used by children and seniors alike. This field would play a major part in promoting a healthy and active lifestyle during this time of isolation for all members of the community. This project would give the residence of Fall River and the surrounding area an accessible and all-inclusive space to exercise and appreciate nature.

For these reasons, I am proud to support this project. I look forward to seeing this project become a priority at the municipal and provincial levels so that we can deliver this important community-building project.

Yours sincerely,

[Redacted signature box]

Darrell J. Samson.

Member of Parliament for Sackville-Preston-Chezzetcook  
Parliamentary Secretary to the Minister of Veterans Affairs and Associate Minister of National Defense



**House of Assembly**  
*Nova Scotia*

Bill Horne, MLA  
Waverley-Fall River-Beaver Bank  
1265 Fall River Rd., Suite 101  
Fall River, NS B2T 1A4

October 15, 2020

Lockview High School Advisory Council  
Fall River Turf Sub-Committee  
148 Lockview Rd.  
Fall River, NS B2T 1J1

Re: All Weather Turf Facility – Fall River Community

To Whom it My Concern,

I am pleased to write a letter of support for the construction of an artificial turf facility at Lockview High School, Fall River. Lockview High School includes students from Waverley, Fall River and Beaver Bank.

Currently there are no All Weather Fields in the Fall River area and only 4 natural turf sports field and these are not multi-use fields.

This recreation project would benefit over ten sport organizations and support the recreation community.

I have been corresponding with constituents regarding the need for this project since June 2017 and the requirement for a field has been identified well before this.

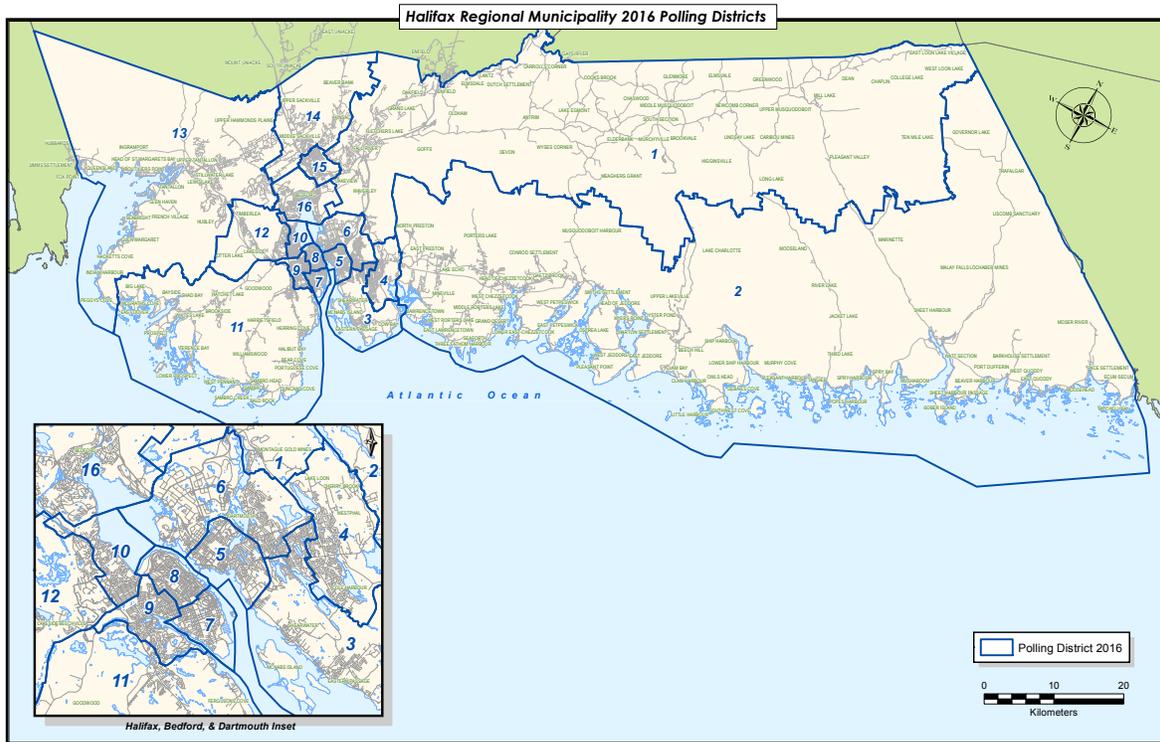
I support the Turf Committee’s proposal dated February 7, 2019. As MLA, I believe this project would certainly benefit our many sport organizations and build community spirit through residents being able to train and compete in their own school community.

I will continue to support and work with the Fall River Turf Committee as I believe this project will enhance the community of Fall River and support the needs of our recreation community.

Yours Sincerely,

Bill Horne, MLA  
Waverley-Fall River-Beaver Bank

# Appendix B – HRM Districts Map



**HALIFAX**

The HRM does not warrant any information shown on this map. Printed November 2012

**Appendix C - Letter from Armoyan/Scotia Learning Centres**

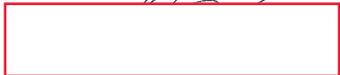


April 25, 2019

To whom it may concern:

On Friday April 12, 2019, I met with the Fall River Turf (FRT) committee chair, Rita Nigam and the Lockview High School (LHS) Principal, Bernie MacEachern. During the meeting we discussed their proposal for a community enhancement project at LHS; to redevelop the existing field from natural turf to an artificial turf facility. This facility would be used by the LHS physical education program and the community. It was also discussed that additional parking and another access road for emergency vehicles would be necessary for community usage. As the current owner of the property and as per the Agreement [Service Agreement between the Province of Nova Scotia and Scotia Learning Centres Inc – May 13, 1999], I consent to the building of the aforementioned infrastructure starting immediately May 1, 2019 up to and including the changeover to provincial ownership on July 1, 2020. In addition, I am willing to provide financial support for this project, provided there is both provincial and municipal government support.

Sincerely,

Mr. George Armoyan  
Scotia Learning Center



146 Hill Street, Dartmouth, NS, B5B 0H2

**Appendix D - Letters of Support from Sport and Community Associations:**

Soccer Nova Scotia (Updated letter)

Suburban FC (Updated letter)

Email from an HRCE Mi'kmaw/Indigenous Student Support  
Worker

Challenger Baseball

FRABA

LARA



October 27, 2020

To Whom It Concerns,

Re: Lockview High School Artificial Turf Field

On behalf of Soccer Nova Scotia development office, please accept this letter of support to the Lockview High School Artificial Turf Field in their application to secure federal and provincial funding.

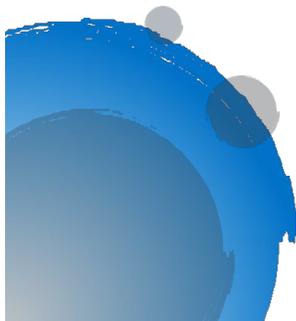
Soccer Nova Scotia's mission is to assist with building vibrant communities through a player centred approach. We feel having a field for the community to access in various weather situations, supports the accessibility of the sport and being physically active.

As many sport organizations are professionalizing and growing, with reference to the services and programs offered, the demand for the facilities that have all weather surfaces have become a premium. This results in communities such as this one, having to travel significantly away from their community to participate in community sport.

If you require more information about Soccer Nova Scotia, please contact myself via email ([executivedirector@soccerns.ca](mailto:executivedirector@soccerns.ca)) or phone [REDACTED]



**Brad Lawlor**  
Executive Director  
Soccer Nova Scotia





## Suburban Football Club

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Fall River Turf Committee  
Fall River, Nova Scotia

October 20, 2020

To Whom It May Concern:

Suburban Football Club is a soccer club covering the Fall River, Waverley, Beaverbank, Sackville and Bedford areas in HRM for all age groups at all levels and in addition the Elmsdale, East Hants, Lantz areas for high performance soccer. We have up to 2500 youth and adult members at peak every year.

We are committed to the development and support of grassroots community based recreational and high-performance soccer for children from 3 years old to adults of all ages in these communities. Facilities for training players and coaches and playing games in the Fall River area is one of our current challenges. We need an all-weather field desperately. Our commitment to the communities is to introduce as many people to an active lifestyle that includes soccer for as long as possible, hopefully into adulthood. One of the key components required to allow us to fulfill this commitment is access to suitable facilities. Access to an all-weather turf in the Fall River communities would be invaluable for us in succeeding in our commitment. Access to this type of infrastructure would certainly increase interest and commitment from children and adults resulting in increased registrations and getting as many community members physically active as possible.

We are grateful and fully support this initiative for a new artificial turf facility in Fall River and are willing to provide any further information.

Please contact me directly if you have any questions.

Regards,

Peter Crowe  
President – Suburban Football Club

One of the initiatives and mandates of the HRCE cultural pedagogy and inclusion purposes is to create safe spaces for other cultures to do ceremonial teachings and have spaces for reflection and reconciliation. LHS does not have a space that is accessible year round. There are close to 70 Indigenous students at LHS and we have struggled to find culturally appropriate space to host ceremonies or community events that would benefit the school and the surrounding community.

We would be looking for a small circle with benches and ceremonial bushes/ plants that could comfortably sit 20 or so students / participants. Having permanent structures and a space to share is in the best interest of HRMs inclusion initiatives and reflects the HRMs move towards reconciliation by having designated space in the ancestral lands of the Mi'kmaq.

Hope this helps

Denise DiGiosia  
Mi'kmaq Indigenous Student Support Worker  
Halifax Regional Center for Education  
Lockview High School M/W/F 902-860-6000 Ext. [REDACTED]  
Sir John A. MacDonald High School T/TH 902-826-3222 Ext. [REDACTED]

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December 8, 2019

To Whom It May Concern:

On behalf of Challenger Baseball Canada and Nova Scotia Challenger Baseball, I am writing this letter in support of the Fall River Turf Committee and their pursuit of reconstructing a turf field at Lockview High School.

Challenger Baseball is a program that provides an opportunity for children, youth and adults with cognitive and/or physical disabilities to enjoy the full benefits of participating in baseball at a level structured to their abilities. Buddies are assigned to each player to help provide a safe and enjoyable experience and to assist players with all aspects of the game. The program is aimed at helping children develop physical and social skills, build self-esteem, make new friends, meet other children and families in the community and become part of a team.

Many of the children who participate in Challenger Baseball in Nova Scotia and across Canada have mild to severe mobility issues and require wheelchairs, walkers and/or prosthetics. To help allow these children to participate in sport and physical activity, Challenger Baseball Canada fully supports the development of accessible fields and areas of play.

Accessible fields provide opportunities for children to participate in sport and physical activity no matter their abilities or circumstances. Accessible fields are also linked to increased participation, overall program enjoyment and safety. Building an accessible turf field will also allow Fall River/Lockview High School to host special events such as Provincial Challenger Baseball Jamborees and Challenger Baseball training sessions and clinics.

Please feel free to contact me at [randy.crouse@hotmail.com](mailto:randy.crouse@hotmail.com) or 902-318-0707 with any questions or concerns. I would like to thank you for your time.

Sincerely,



Randy Crouse  
National Coordinator, Challenger Baseball Canada  
Provincial Coordinator, Nova Scotia Challenger Baseball  
Coordinator, Antigonish Challenger Baseball



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December 5, 2019

Lockview High School Advisory Council  
148 Lockview Road  
Fall River, NS  
B2T 1J1

Attention: Rita Nigam

On behalf of the Fall River and Area Business Association, I would like to thank you for updating our group on the Fall River Turf Proposal.

We are interested in showing our support for this project. FRABA feels the development of such a project would be an asset to the community and surrounding areas.

Regards,

Karen Chassé  
President of FRABA



**LARA Letter of Support for the Fall River Turf Committee**

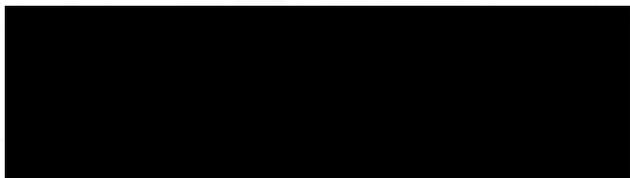
9 December 2019

To whom it may concern;

The purpose of LARA is: "... to promote projects whose aim is the improvement or betterment of the area served."

It is considered that the proposal as stated by the Fall River Turf Committee in their 7 February 2019 letter conforms to the purpose of this Association.

LARA supports the Fall River Turf Committee proposal.



Michael Creighton

LARA Executive

## Appendix E - Stantec Topographic Survey Estimate

**Stantec Consulting Ltd.**

102-40 Highfield Park Drive, Dartmouth, Nova Scotia B3A 0A3

December 4, 2019  
[REDACTED]

**Attention: President, Suburban Football Club**

PO Box 44078  
Bedford, Nova Scotia  
B4A 3X5

To Whom it May Concern,

Reference: **Lockview High School Field Topographic Survey**

Stantec Consulting Ltd. (Stantec) is pleased to submit this proposal to perform a topographic survey at 148 Lockview Road (Lockview High School), located in Fall River, Nova Scotia.

### SCOPE OF SERVICES

It is understood that Lockview High School is currently a P3 school, which is eventually going to be taken over by the Province of Nova Scotia. The purpose of this project is to be able to have topographic survey for the design of a new turf multi-use field. It is also a goal to add a second emergency access route to the school from Kinclaven Drive.

Currently, there is a multi-use grassed field at the site, used for both football and soccer, with a running track around it. There is a gravel walking path on the north perimeter of the field that connects to Kinclaven Drive.

The figure below shows the area proposed to be surveyed. The limits of the topographic survey are shown on the figure below and will include:

- original ground elevations within the limits of the survey;
- all line painting work in sports field;
- all concrete walkways and/or gravel paths within the limits of survey;
- all manholes and catchbasins top elevations within the limits of survey and pipe inverts information;
- all electrical vaults, above-surface obstructions within the limits of the survey;
- culverts within the limits of survey and note upstream and downstream invert elevations, pipe diameter and material;
- all valves, curb stops, hydrants and other water distribution infrastructure within the limits of survey;
- corners, edge of building, doorways and finished floor elevations for all buildings within limits of survey;

Design with community in mind



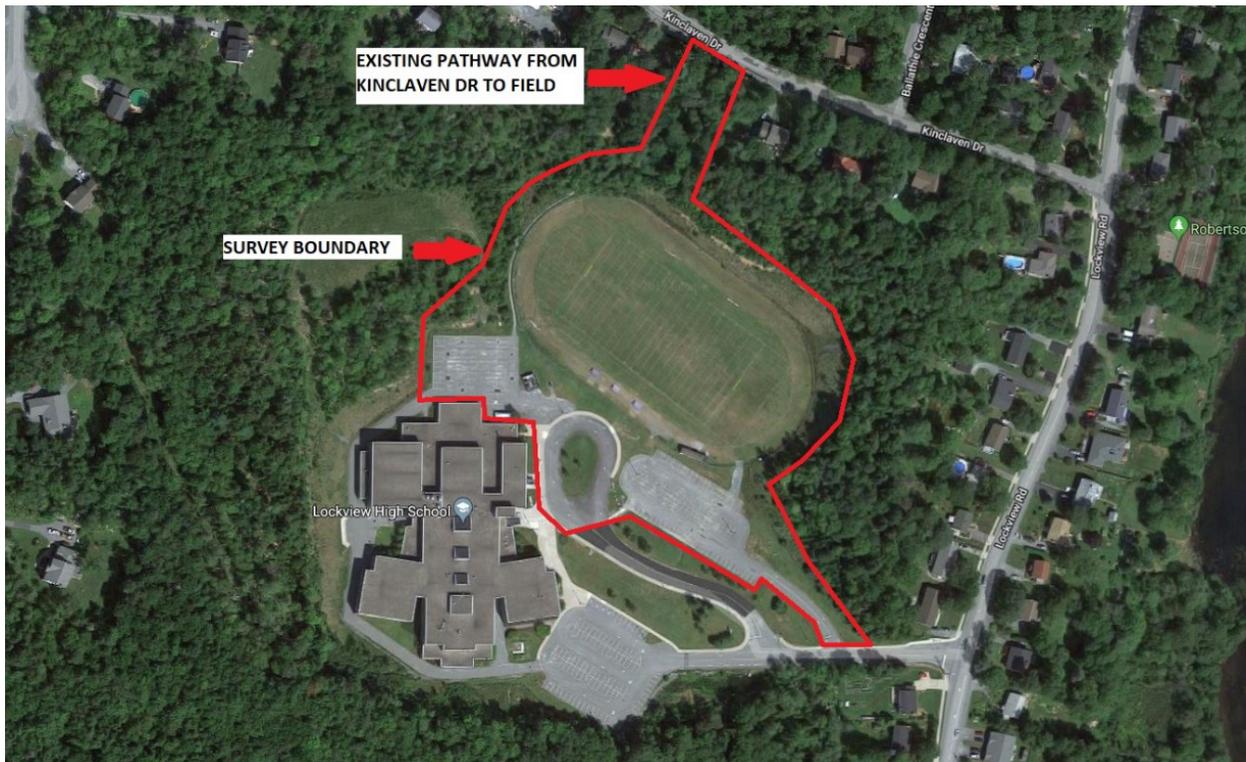
December 4, 2019

Attn: President of Suburban Football Club

Page 2 of 4

Reference: **Lockview High School Field Topographic Survey**

- edge of asphalt or gravel, centerline, edge of shoulder, asphalt/concrete curbs, and any roadside drainage ditches at 5m intervals for all roads within the survey limits;
- centerline, bottom and top of bank for all drainage ditches within the survey limits;
- all signs, utility poles and light poles within the limits of survey;
- all miscellaneous infrastructure within the limits of survey;



### EXCLUSION AND ASSUMPTIONS

- One TBM referenced to geodetic datum will be provided;
- Drawings will be completed in AutoCAD format with date, elevations, text and linework
- A text file containing all survey points in Point No., Northing, Easting, Elevation and Description format will be provided;

Design with community in mind



December 4, 2019

Attn: President of Suburban Football Club

Page 3 of 4

Reference: **Lockview High School Field Topographic Survey**

- If the project is abandoned or suspended through no fault of Stantec, the value of Stantec's service rendered up to the cancellation date will be invoiced;
- Legal surveys or land purchase assistance have not been included.

### FEE ESTIMATE

The total cost to perform the work described above is as follows:

Field Data Collection (8 hours/day, 2 people, 3 days)	\$2,560.00
Drawing Compilation	\$3,395.00
Coordination	\$ 416.00
Expenses (Meals, Mileage)	\$ 150.00
Rental of Equipment (\$200/day, 3 days)	\$ 600.00
<b>Total</b>	<b>\$7,121.00</b>

The total cost to complete the design to provide a topographic survey of the area is estimated to be **\$7,121.00 (excluding HST)**.

### SCHEDULE

Upon award of project, Stantec has staff readily available to complete the work as scoped above. The estimated time of completion is two (2) weeks after award for the field and desktop components.

### CLOSING

Prior to completing the work, we require approval of this proposal and receipt of a purchase order. The General Terms and Conditions are attached. This document and the information contained within it is proprietary to Stantec and shall not be reproduced or transferred to other documents, or disclosed with others, or used for any purpose other than that for which it is furnished without prior written permission of Stantec. This proposal shall remain valid for 90 days from the date of issue.

Thank you for the opportunity to submit this proposal. We have tried to be thorough in our assessment of services required to complete this assignment and are prepared to complete the work immediately upon receipt of a Purchase Order and your written authorization to proceed. If you have any questions or would like to clarify anything within this proposal, please do not hesitate to contact the undersigned.

Design with community in mind



December 4, 2019

Attn: President of Suburban Football Club

Page 4 of 4

Reference: **Lockview High School Field Topographic Survey**

Regards,

**STANTEC CONSULTING LTD.**



**Chris Boone, P.Eng.**

Tel: (902) 468-7777

Fax: (902) 468-9009 [Chris.boone@stantec.com](mailto:Chris.boone@stantec.com)

*Design with community in mind*

**Appendix F - Canada, Nova Scotia, Halifax Regional Municipality invest in the Graves Oakley Field Clubhouse for Spryfield athletes and residents (News release)**

Canada, Nova Scotia and Halifax Regional Municipality invest in the Graves Oakley Field Clubhouse for Spryfield athletes and residents

From: [Infrastructure Canada](#)

### News release

**Spryfield, Nova Scotia, September 9, 2020**—The health and well-being of Canadians are the top priorities of the Governments of Canada, and Nova Scotia. But the COVID-19 pandemic has affected more than personal health. It is having a profound effect on the economy.

That is why governments have been taking decisive action to support families, businesses and communities, and continue to look ahead to see what more can be done.

Strategic investments in sports and recreation facilities will play a key role in ensuring residents of Spryfield and the region have modern facilities to support healthy lifestyles.

Today, Andy Fillmore, Parliamentary Secretary to the Minister of Infrastructure and Communities and Member of Parliament for Halifax, on behalf of the Honourable Catherine McKenna, Minister of Infrastructure and Communities; Brendan Maguire, Member of the Legislative Assembly for Halifax Atlantic, on behalf of Communities, Culture and Heritage Minister Leo Glavine; Stephen Adams, Councillor for District 11 of the Halifax Regional Municipality; and Dr. John Gillis, Chairman of the Halifax Tars Rugby Club, announced funding to build a community clubhouse at Graves Oakley Field in Spryfield, Nova Scotia.

The project involves adding a fully-accessible two-level building with four changing rooms on the ground floor and a meeting and banquet facility on the top floor. A deck will be built to allow spectators to watch events on the rugby, soccer, softball and baseball fields. The project will provide more opportunities for residents to make the most of the park facilities.

The Government of Canada is investing \$420,000 in this project through the Community, Culture and Recreation Infrastructure Stream (CCRIS) of the *Investing in Canada* infrastructure plan. The Government of Nova Scotia is contributing \$315,000 to the project. Halifax Regional Municipality is providing the Halifax Tars Rugby Club \$315,000 to put towards this project.

### Quotes

“Investing in modern and accessible recreation infrastructure is essential to building healthy, inclusive, and sustainable communities. The new Graves Oakley Clubhouse in

Spryfield will support active living for residents for years to come. The project will also provide jobs as we recover from the economic effects of the pandemic and is a great example of working with the Nova Scotia and municipalities to build infrastructure that serves the community.”

*Andy Fillmore, Parliamentary Secretary to the the Honourable Catherine McKenna, Minister of Infrastructure and Communities*

“Investments in our sports and recreation facilities are investments in communities that help people of all ages and abilities maintain an active, healthy lifestyle. The fully accessible Graves Oakley Field clubhouse will be an invaluable contribution to the sports and recreation communities and enable the field to host national and international events while better serving our local community.”

*Brendan Maguire, Member of the Legislative Assembly for Halifax Atlantic, on behalf of Communities, Culture and Heritage Minister Leo Glavine.*

“This project has been over two years in the making. This new facility will allow us to host regional tournaments and over time, with additional improvements, international play will become a reality.”

*Stephen Adams, District 11 Councillor, Halifax Regional Municipality*

### Quick facts

- Through the *Investing in Canada* plan, the Government of Canada is investing more than \$180 billion over 12 years in public transit projects, green infrastructure, social infrastructure, trade and transportation routes, and Canada’s rural and northern communities.
- \$25.3 billion of this funding is supporting social infrastructure in Canadian communities.
- The Government of Canada has invested more than \$799 million in 189 infrastructure projects across Nova Scotia under the *Investing in Canada* plan.
- To support Canadians and communities during the COVID-19 pandemic, a new stream has been added to the over \$33-billion Investing in Canada Infrastructure Program to help fund pandemic-resilient infrastructure. Existing program streams have also been adapted to include more eligible project categories.
- The COVID-19 Resilience Stream will help other orders of governments whose finances have been significantly impacted by the pandemic by increasing the federal cost share for public infrastructure projects.
- The Canada Healthy Communities Initiative will provide up to \$31 million in existing federal funding to support communities as they deploy innovative new ways to adapt spaces and services to respond



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

December 21, 2020

Dear HRM Staff,

I have attached a letter of support for four priority projects in my riding which includes the Fall River Turf Project. These projects have been submitted by their organizations, through my office, to both Federal and Provincial Governments for consideration under the COVID-19 Community Resilience Fund.

The attached letter was sent to Hon. Suzanne Lohnes-Croft, Minister of Communities, Culture and Heritage December 9th, 2020.

If you have any questions or concerns, feel free to contact my office at 902-861-2311 or [darrell.samson@parl.gc.ca](mailto:darrell.samson@parl.gc.ca).

Thank you,

0



Darrell J. Samson

Member of Parliament for Sackville-Preston-Chezzetcook

Parliamentary Secretary to the Minister of Veterans Affairs and Associate Minister of National Defence





HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

## Ottawa

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Fax.: 613-996-9655

## Constituency

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B2T 1W4  
Tel.: 902-861-2311  
Fax.: 902-861-4620



## Darrell Samson

Member of Parliament /  
Député  
Sackville—Preston—  
Chezzetcook

Darrell.Samson@parl.gc.ca  
<http://dsamson.liberal.ca>

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2ième étage  
Fall River (Nouvelle-Écosse)  
B2T 1W4  
Tél. : 902-861-2311  
Télééc. : 902-861-4620

Dear Minister Lohnes-Croft,

Firstly, I would like to congratulate you on your recent appointment as Minister of Communities, Culture and Heritage and Minister of Gaelic Affairs. I look forward to working closely with you to improve the lives of Nova Scotians.

I thought I would use this time to inform you of four projects in my riding of Sackville-Preston-Chezzetcook that are of the utmost priority.

**Fall River Turf Project (Fall River, NS) \$2.1M-\$2.9M** - This project has been led by community members who wish to update the field at Lockview High School from a borderline useable grass field to an all-weather multipurpose turf field. I have been working closely with District 1 Councillor Cathy Deagle-Gammon and MLA Bill Horne to get this project up and running. This project has the support of 1700 community members from Fall River, Sackville and Bedford who had submitted a petition as well as 15 letters of support from community members and local sports organizations. This project has been increasingly time-sensitive as those involved are hoping to tap into the COVID-19 Resilience Stream which requires work to begin by September 2021.

**Phase II project of the Orenda Canoe Club (Lake Echo, NS) \$400,000** - I recently visited the club alongside Hon. Keith Colwell and District 2 Councillors David Hendsbee to meet with the board and discuss this project. The benefits that Orenda's new clubhouse will bring to the local area will be practical and long-lasting. It will directly help improve the lifestyle and general health of the athletes participating in training programs but the community as a whole. Since the club's construction in 1977, it has undergone a number of facility adjustments, and one large scale expansion which allowed it to keep pace with community demand for services. However, since the expansion over 20 years ago, the club has not had any significant upgrades or improvements and will require a number of changes to sustain program demand and current growth.

Specifically, Orenda needs adequate washroom facilities, changing rooms, facility accessibility improvements, modern water access equipment, boat storage facilities, modern workout equipment and facilities, energy efficient HVAC, improved canteen services and access to meal services for all day programs.



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
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## Darrell Samson

Member of Parliament /  
Député  
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Chezzetcook

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### Expansion of Cheema Aquatic Club's recreational facility (Waverley, NS)

**\$755,000** - The Aquatic Club is requesting \$755,000 to retrofit their facility while raising their roof for an additional story to the Frank Garner Boat House, which will increasing programming space from 7,000 to 14,000 square feet. Cheema has completed a cost analysis to evaluate the most efficient way of expanding its physical footprint in the quickest possible manner. Building upwards by an additional floor proved much more favourable than any other option. The building will provide 100% accessibility for all, including expanding the Active After School program space. It will provide the additional opportunity to implement new programs such as para-paddling, targeting veteran support for specific challenges like PTSD and amputations.

### The Nova Scotia Fire School's request for funding to build a Class A Burn Building, Vehicle Extrication Pad and Administration Building (Waverley, NS)

**\$2.74M** - The Nova Scotia Firefighters School mission is to deliver the highest standard of training and certification for all aspects of firefighting and related first response personnel. The primary target clientele includes all community based N.S. Fire Service personnel and departments and all industrial based firefighting and related first response personnel, both on-shore and off-shore. The secondary clientele includes offering the same services to individuals and organizations across Canada and offshore. This project would help train firefighters by developing new infrastructure that can simulate several different hazards will create more robust and informed firefighters to help battle fires and potentially save more lives.

All projects listed above are a priority for the riding of Sackville-Preston-Chezzetcook, and I look forward to working closely with you to make these programs a reality.

Sincerely,



Darrell J. Samson

Member of Parliament for Sackville-Preston-Chezzetcook

Parliamentary Secretary to the Minister of Veterans Affairs and Associate  
Minister of National Defence