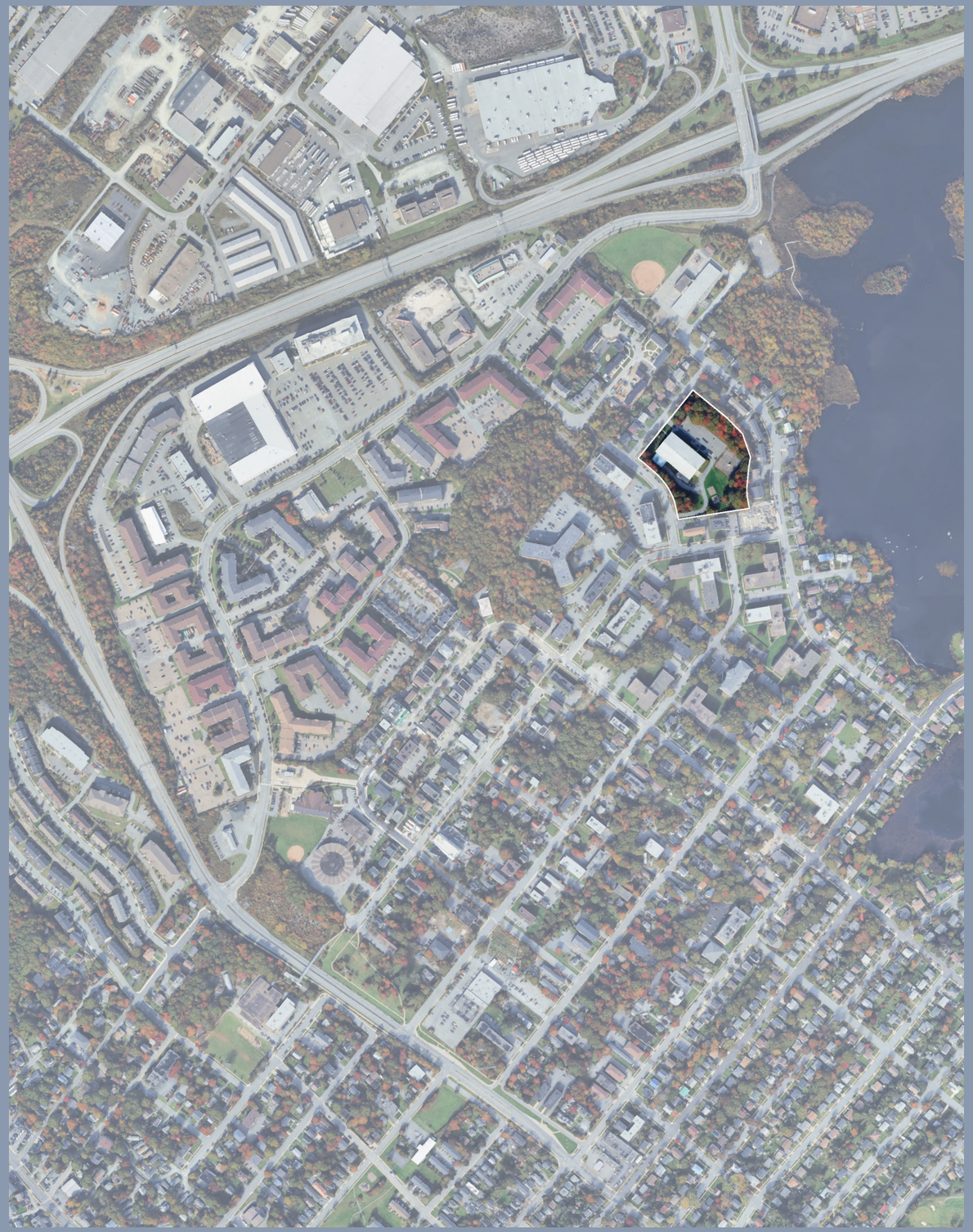


Gray Arena

Background Summary

10 Monique Ave
Dartmouth NS

July 7, 2025

FBM

BACKGROUND

Site

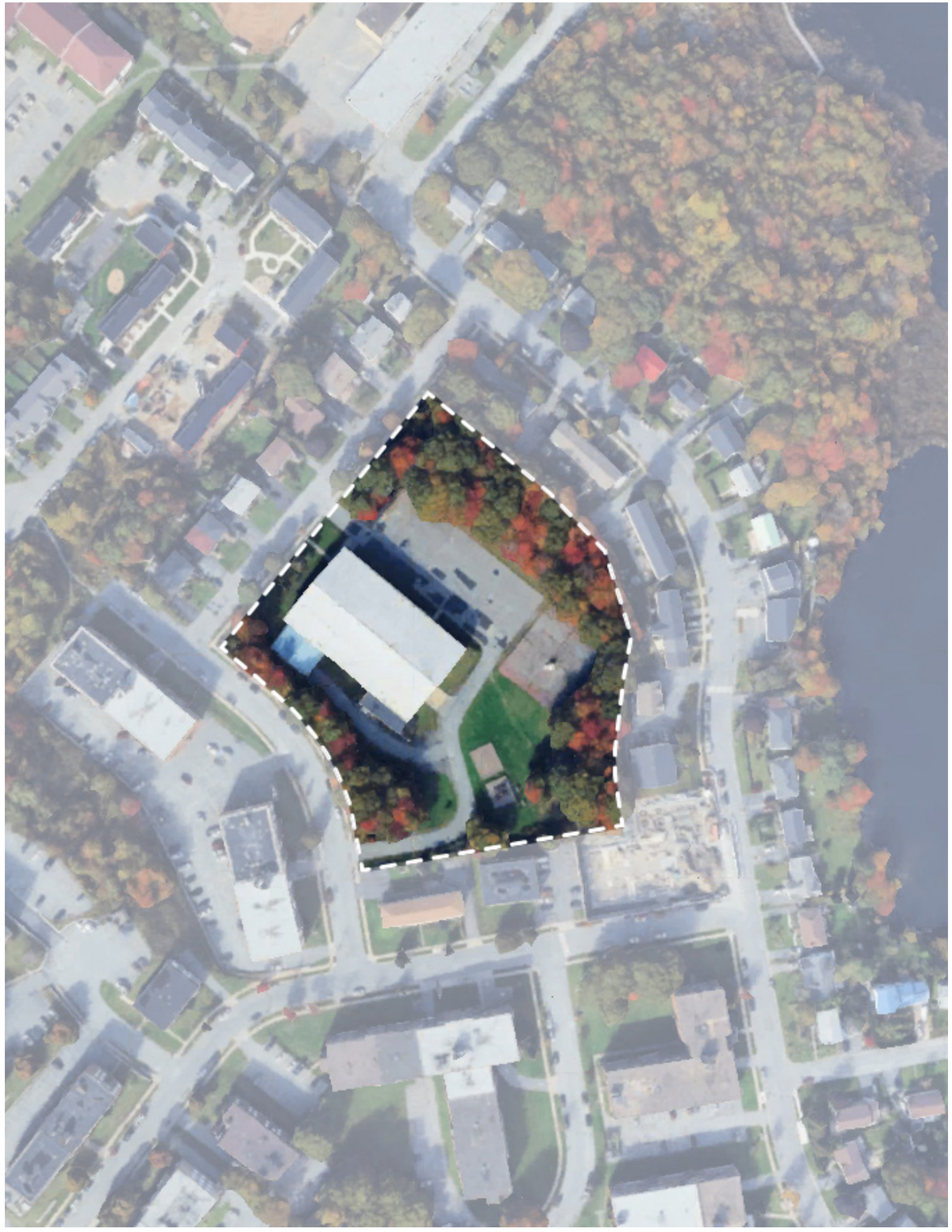
- 10 Monique Ave
- Dartmouth North “Between the Bridges”
- Municipally owned lands
- 4.7 acres
- Predominantly residential neighbourhood
- Single detached and semi-detached dwellings, and mid- and high-rise apartment buildings
- Predominantly level site
- Arena, open space, children’s playground, decommissioned tennis courts (used for roller sports) parking lot
- Well used active transportation corridor – path connecting streets and green space
- Tree buffer at the back
- Gently slopes down into a ravine

Zoning

- Park & Community Facility
- Does not permit residential or industrial uses
- Allows limited commercial (daycres), urban agriculture, and some institutional uses

Sources:

1. Gray Arena RFP
2. Community Engagement Results on the Future of 10 Monique Avenue, Dartmouth (site of the Gray Memorial Arena), April 7, 2022



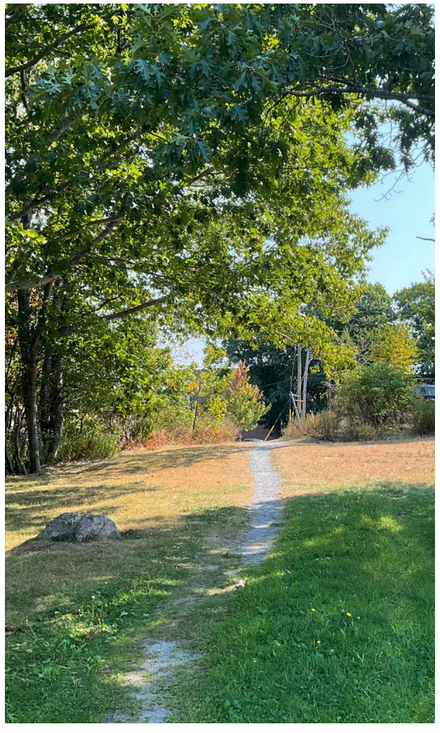
Arena

- Built in 1975
- Renovated in 2004 to update change rooms
- 2,600m² (27,800sf)
- Currently used as indoor, dry-floor recreation
- Mainly used by those from outside of the community, driving in for recreational uses
- Community mainly uses outdoor play areas and open space









Sources:

1. Gray Arena RFP
2. Community Engagement Results on the Future of 10 Monique Avenue, Dartmouth (site of the Gray Memorial Arena), April 7, 2022

BACKGROUND

Usage of Gray Arena

YEAR	2020	2021	2022	2023	2024	2025
HOURS	600	1798	707	1400	1852	544*

*Bookings from January 1 through March 31

There are some outliers which have impacted usage data during this time and they are as follows:

2021: 70% of rentals were by community service providers as a location for their services
2021: Facility was used as an emergency shelter for four months
2022: Facility was used as an emergency shelter for three months

Prior to March 2022, Gray Arena was predominantly used for lacrosse and ball hockey Broadly there have been some facility condition issues which have impacted scheduling of programming since 2022.

Since the Motion of Regional Council in May 2022 directing staff to schedule broader range of programming, the following have been accommodated at Gray Arena:

- Lacrosse
- Ball Hockey
- Skateboarding
- Roller skating
- Cultural events (religious celebrations and ceremonies)
- Pickleball
- Tennis
- Open rink (skateboarding, roller skating, scootering)

User groups include children, youth, and adult participants – activities are a variety of team sports, self guided, and instructional. There has been an increase of Halifax Recreation (Parks & Recreation) programing since 2022, which accounts for approximately 20% of the overall usage. Most activities either require or benefit from the 20,000 sq ft space available, though some programs could be accommodated on less than this, were the space divisible or another space were added to the site for varied programming and scheduling options.

- Gareth Evans





Community Engagment Council Report Summary

- HRM Recommendation to create a redevelopment program to re-assess municipal needs for 10 Monique Avenue, to be informed by existing and proposed community facilities in the broader community, and to progress the engagement findings and partnership interests generated form the community consultations
- In 2019, over 1,200 residents were consulted in a community engagement surrounding ideas for the future use of the Gray Arena site.
- There was significant interest in the continued use and redevelopment of this part of their community
- Demographics indicate that the community experiences high turnover, needs access to affordable housing and has lower income levels than the provincial average
- The 2018 HRM Affordable Housing Work Plan identified this neighbourhood as being a vulnerable community, and a key location to focus efforts addressing inequities in housing and other determinants of wellbeing.
- HRM's Poverty Solutions (2018) identified Dartmouth North as a community experiencing high individual poverty rates, and recommends improving the neighbourhood's quality of transportation, food, housing and access to services.
- Revelopment programs for the site should consider connectivity, potential land uses, recreation facilities, parks and open spaces, and other community needs / context
- Large lot sizes and the current road network make the area difficult to access for pedestrians and transit users. Subdividing lots could improve pedestrian access and porosity through the site.
- Future developments in the area are envisioned as mixed-use, low-rise to high-rise buildings that consider the community's needs, and the overall impact on affordability and accessibility in the area. This can be achieved by improving access for pedestrians, cyclists, and transit users.
- Additional services, amenities and diverse housing options could improve livability in the neighbourhood
- New buildings that meet the street increase comfort and safety for pedestrians
- More diverse human scale developments would also enhance the pedestrian experience

Community Engagement Summary

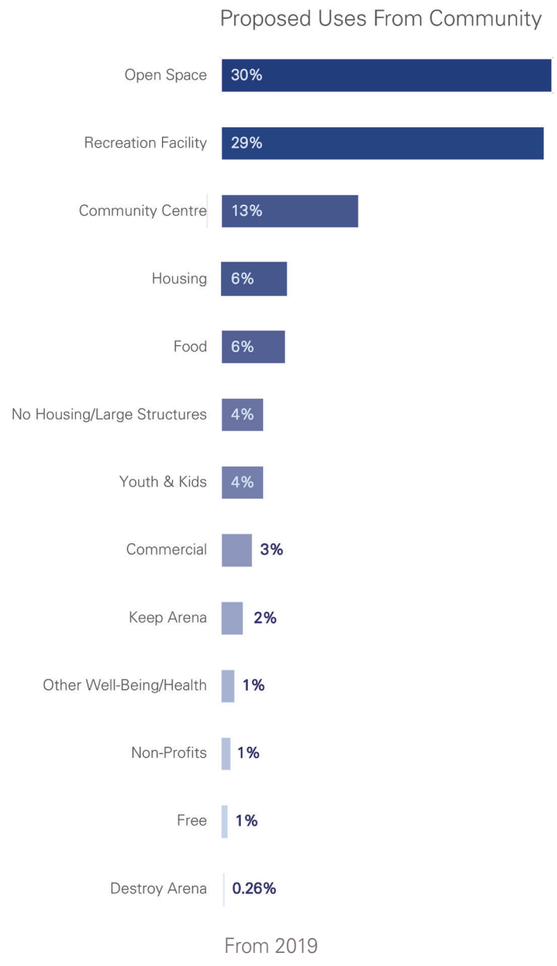
- Of 1,150 respondents, 42% of ideas generated were in favour of a recreation or community facility and 30% were in favour of outdoor space for enjoying nature and recreational acvitities.
- The neighbourhood has a decent amount of housing, although it is not necessarily quality housing, what they are missing is a place for community to gather and enjoy the outdoors
- In terms of programming, community members expressed interest in safe space for youth, space to enjoy nature and outdoor activities, recreation and community gathering space, culturally appropraite programming, and low cost or free access.
- During pre-engagement consultations there was great interest in establishing a collaborative health centre in Dartmouth North. These centres provide health serices and complimentary amenityies, like daycares, multi-purpose spaces, and other community assets.

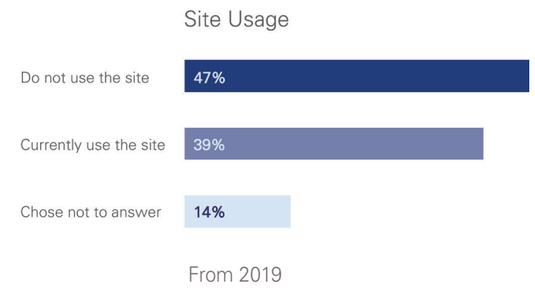
Source:

1. Community Engagement Results on the Future of 10 Monique Avenue, Dartmouth (site of the Gray Memorial Arena), April 7, 2022

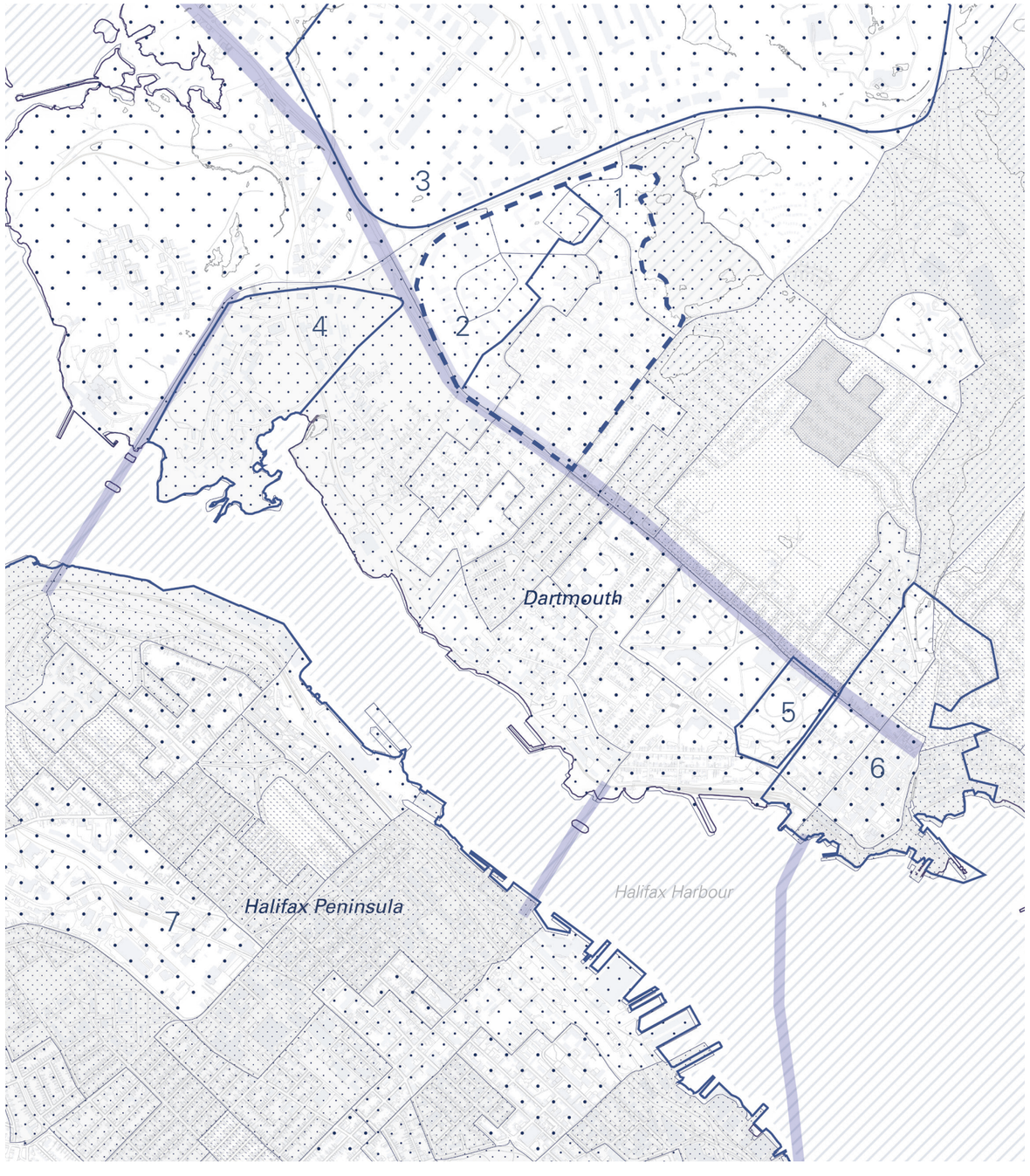
Ideas for Future Use from
2019 Community Engagement
Recurring Themes from Community Engagement

- Recreation
- Community facility
- Outdoor space to enjoy nature and outdoor activities
- Recreation and community gathering space
- Safe space for youth
- Culturally appropriate programming
- Low cost or free access





The Gray Arena neighbourhood is recognized by HRM as part of "Between the Bridges", a vulnerable community with inequities in housing and other determinants of health. Dartmouth North experiences the highest rate of individual poverty in HRM (source 2018 Building Poverty Solutions).



Median Income Household Total (2021 Canadian Census)

$30K $150K

Area Boundary for Demographic Study

1. Study Region: Pinecrest
2. Study Region: Highfield Park
3. Industrial Park
4. Shannon Park
5. Dartmouth, Commons
6. Dartmouth, Downtown
7. Halifax Peninsula

The Gray Arena Neighbourhood feels (and is) cut off from neighbouring areas due to a lack of connected roadways. Public transit and car access is somewhat circuitous, lengthening commute times to other service areas. Many well-used pedestrian paths make connections between buildings and other roads. Based on demographic information from Polaris accessed in April 2025, The total employed labour force over 15 is 4052 people. Of those, 3440 regularly commute to work: 57% (2399) by car, 21% (842) by public transit and 5% (193) walk or bike[1]. The scale of the larger multi unit residential buildings set back from the road creates a car-centric feeling with limited visual articulation compared to the fabric with single family dwellings such as the north side of Monique Ave and between Albro Lake Road and Pinecrest Drive. There are several active local organizations enriching the community such as Inspiring Communities, Take Action Society, Islamic Association of NS, North Grove and the Dartmouth North Library and Community Centre. In addition to the outdoor play and naturalized areas at Gray Arena, the neighbourhood benefits from Albro Lake Park and trail, Pinehill Lookoff Park, Brule Street Park and John Martin Junior High School Park. Within the neighbourhood, however, there are no doctor's offices or grocery stores and few commercial establishments for personal services, shopping or jobs. One butcher and four convenience stores are the only places to buy food. The following is a list of ammenities one typically finds in a vibrant neighbourhood that are missing from the Gray Arena study area:

- Grocery store
- Farmers' market
- Daycare
- Medical office
- Dental office
- Physiotherapy
- Restaurant
- Coffee shop
- Ice cream shop
- Bank
- Building supplies / hardware store
- Veterinary clinic
- Thrift store
- Community gathering space / multi purpose
- Non profit organization office space
- Worship spaces
- Hair salon / barber shop
- Personal service shops
- Pet store
- Gym

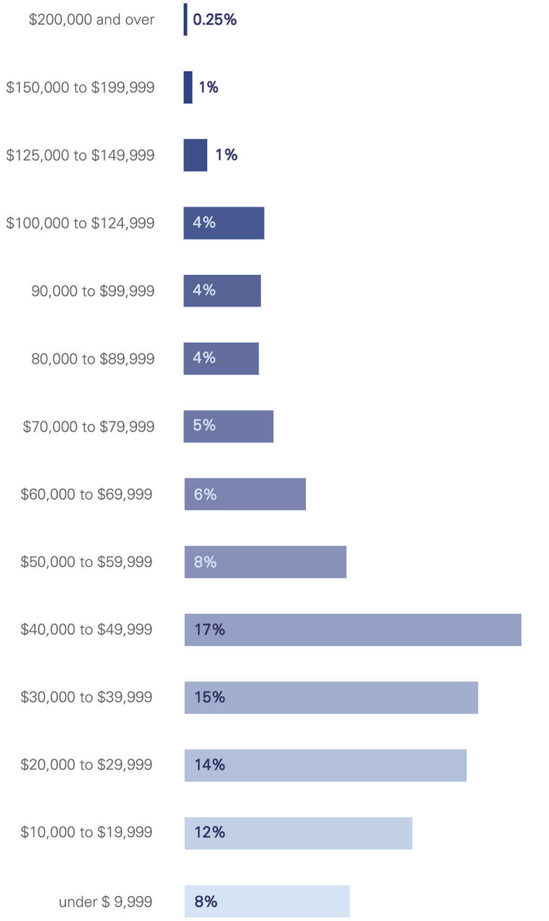
1. Source: Manifold Data Mining Inc., 2025 (2024 vintage data)



1. Gray Arena
2. John MacNeil Elementary School
3. Islamic Association Of Nova Scotia
4. Highfield Park PharmaChoice
5. St. John Ambulance
6. Highfield Bus Terminal
7. Dartmouth North Community Centre/ Public Library
8. John Martin Jr High School
9. North Grove/Vessel Meats
10. North Dartmouth Community Garden
11. Jason McCallough Memorial Park
12. Brule Street Park
13. Albro Lake Park

DEMOGRAPHICS

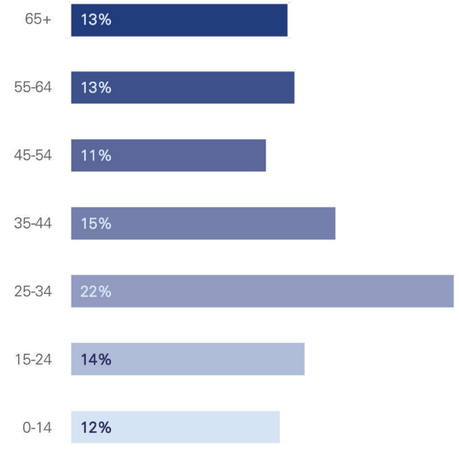
HouseHold Income
Gray Arena Neighbourhood



HouseHold Income
Nova Scotia

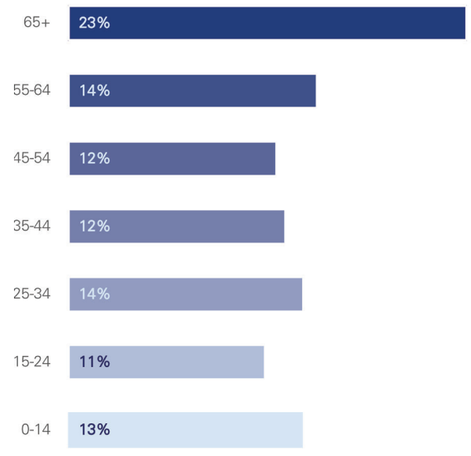


Age in Gray Arena Neighbourhood





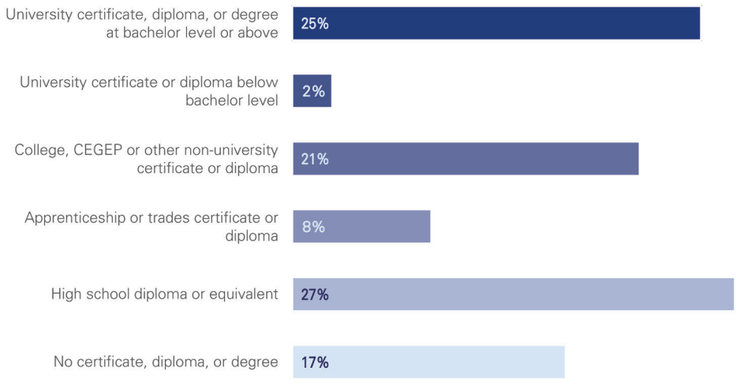
Age in Nova Scotia



1. Source: Manifold Data Mining Inc., 2025 (2024 vintage data)

DEMOGRAPHICS

Education in Gray Arena Neighbourhood

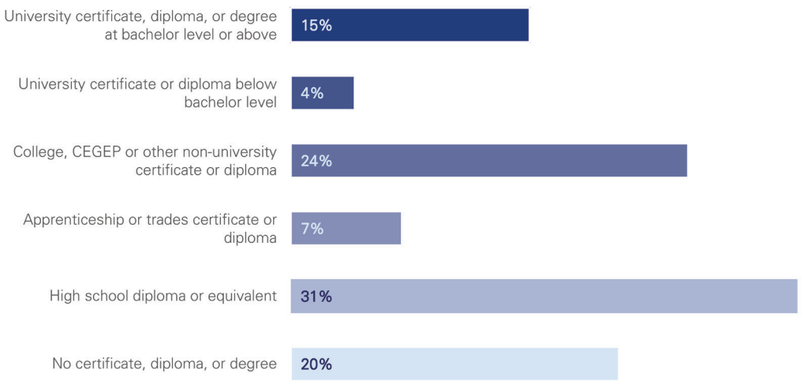


Dwelling in Gray Arena Neighbourhood





Education in Nova Scotia



Dwelling in Nova Scotia



1. Source: Manifold Data Mining Inc., 2025 (2024 vintage data)

SITE CONTEXT

Neighbouring the Gray Arena site are residential uses of varying sizes and densities. Single family dwellings along Monique Ave., two storey row houses along Leaman Dr, and four storey multi unit buildings with larger parking lots across Farthington Place. The Crystal Drive backing onto the Site has two storey row houses and a two storey multi unit building with adjacent parking lot and a new 5 storey multi unit building (under construction as of April 2025.).



Community Assets

Park

Property Lines

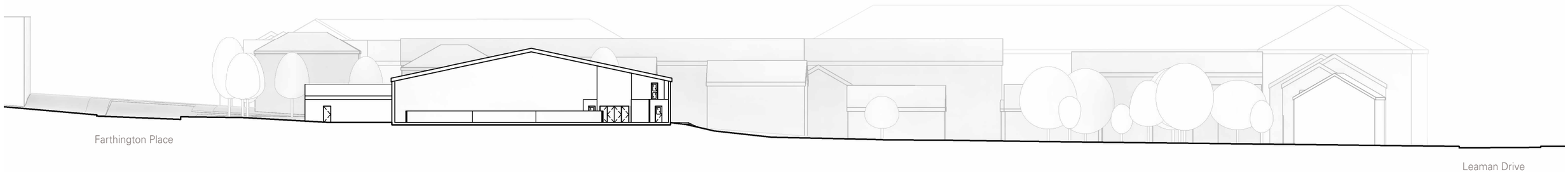
Low-Density Dwelling

Multi-Unit Dwelling

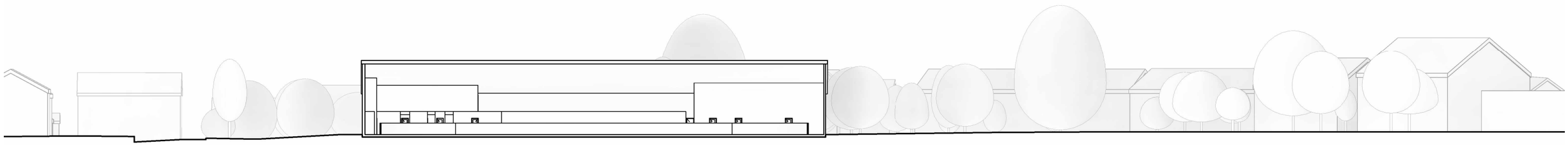
Pedestrian Trail

1. Gray Arena
2. Parking
3. Playground
4. Tennis Courts
5. Islamic Association
6. John MacNeil Elementary School

SITE SECTIONS

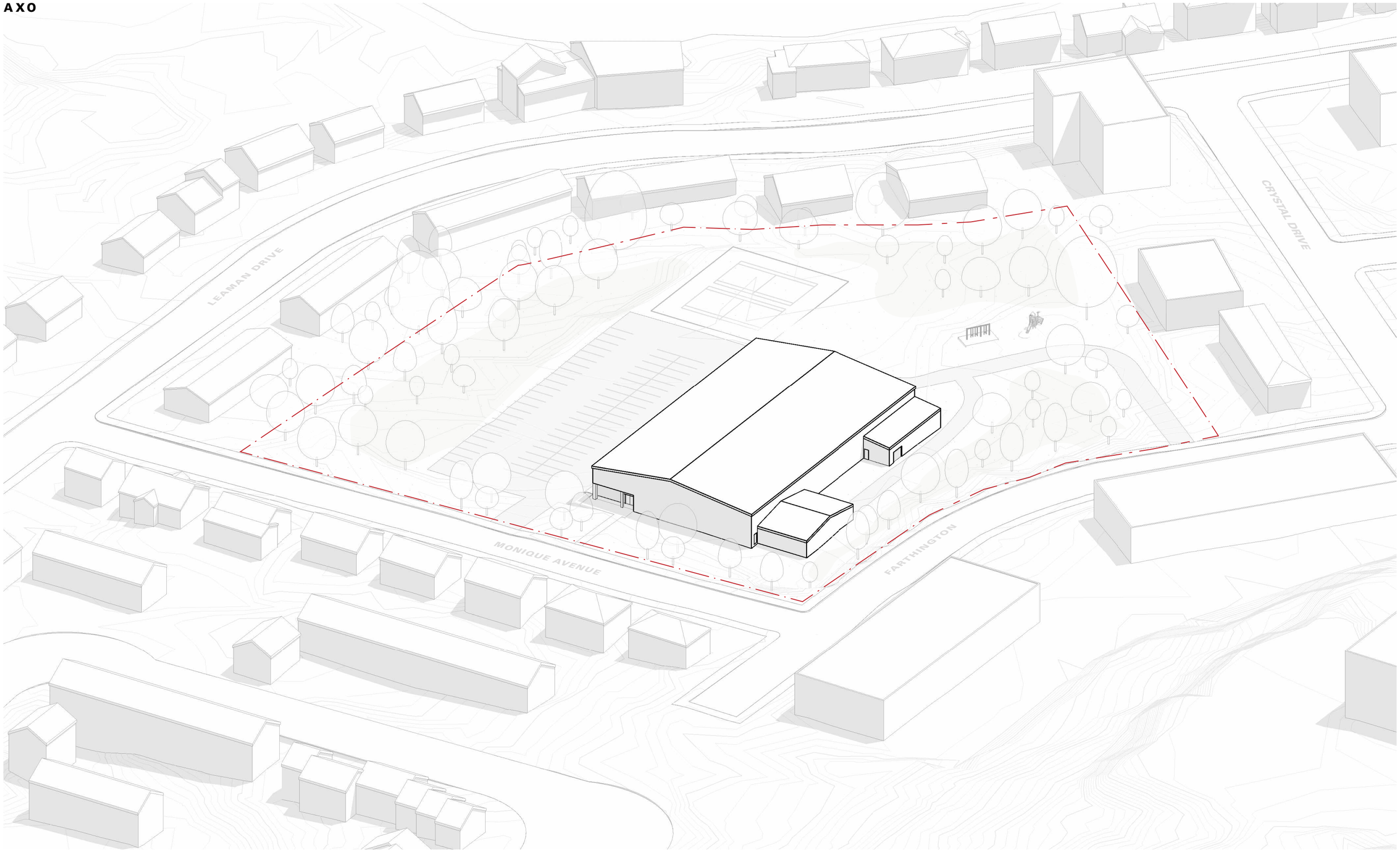


Site Section A

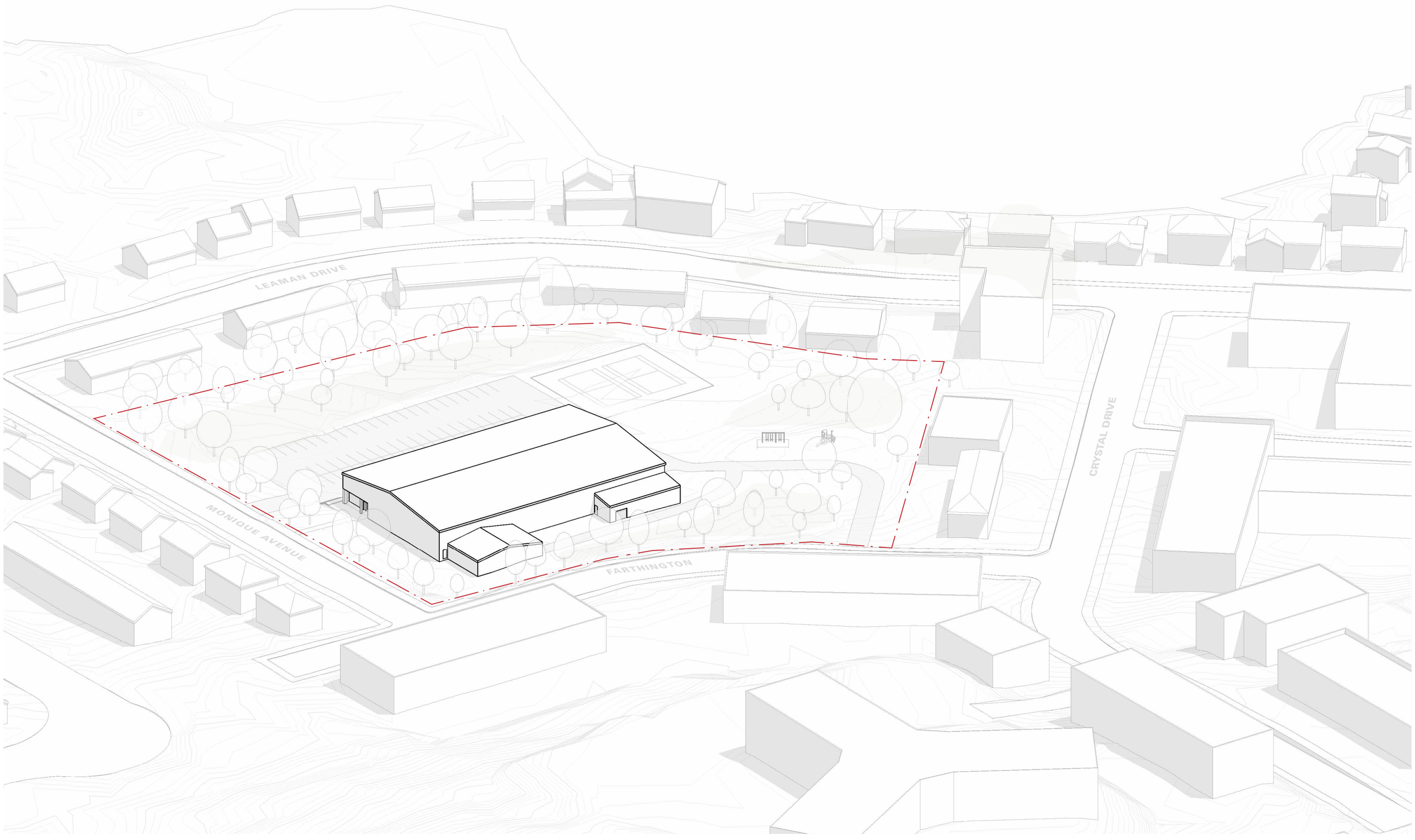


Site Section B

AXO



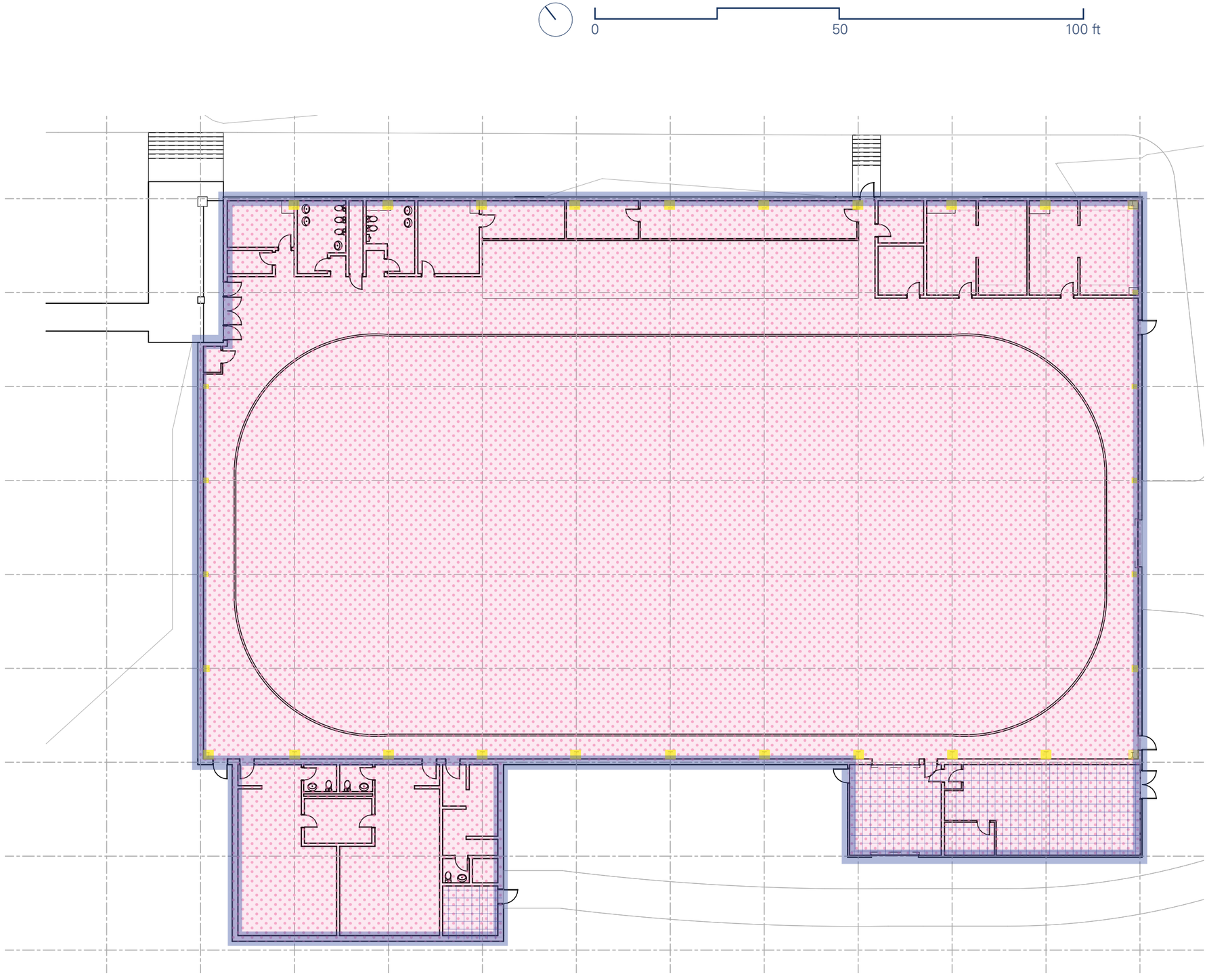
AXO



BUILDING CONDITION SUMMARY

Level 1 Plan

- Envelope replacement and insulation upgrade
- Structural upgrade to meet Code
- Interior finishes upgrade
- Sprinkler and lighting replacement
- Decommissioning and removal of ice plant and mech equipment

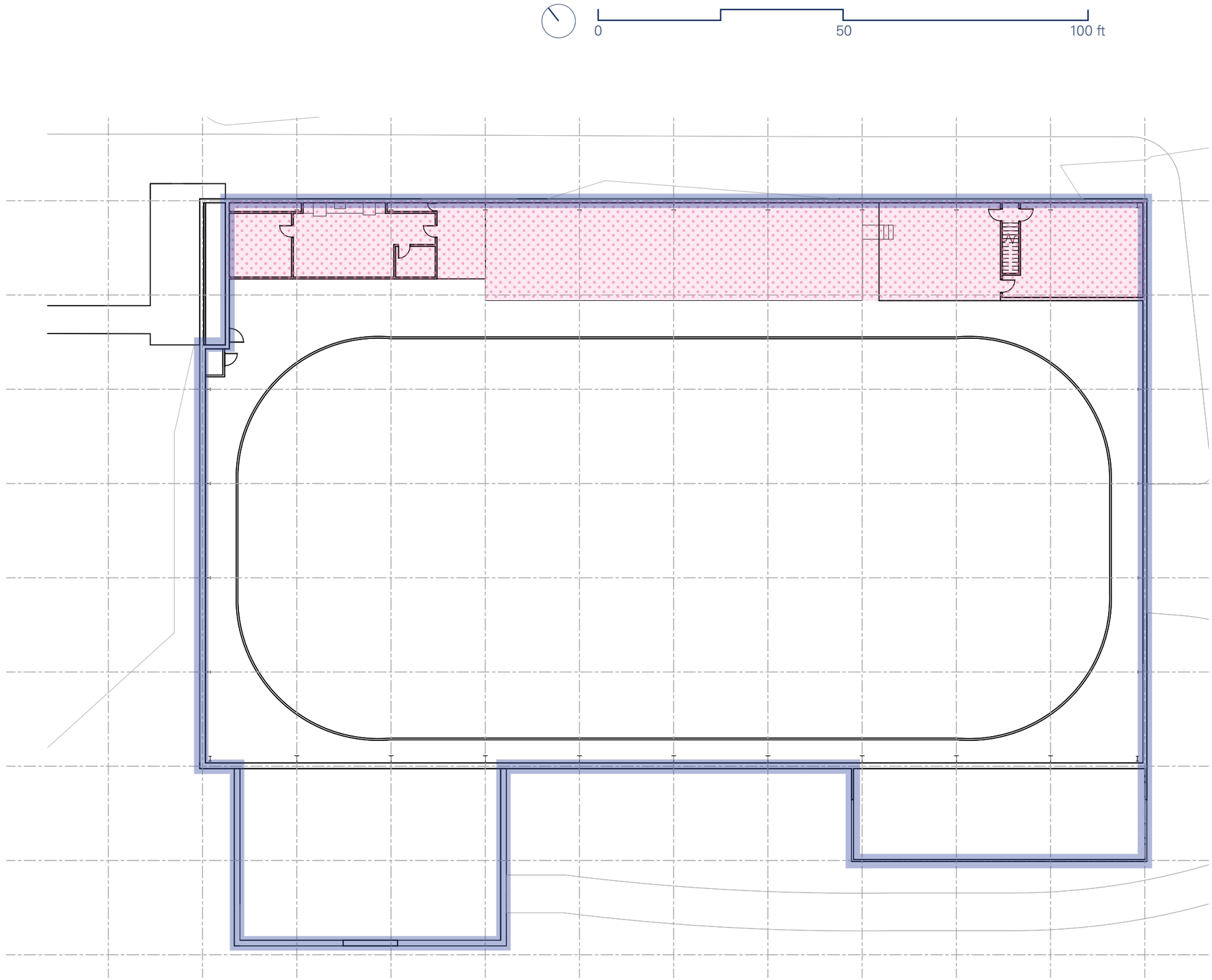


1. Source: Capital Plan and Building Condition Assessment, Gray Community Recreation Facility, 10 Monique Avenue. Prepared by Capital Management Engineering, October, 2022

BUILDING CONDITION SUMMARY

Level 2 Plan

- Envelope replacement and insulation upgrade
- Structural upgrade to meet Code
- Interior finishes upgrade
- Sprinkler and lighting replacement
- Decommissioning and removal of ice plant and mech equipment



1. Source: Capital Plan and Building Condition Assessment, Gray Community Recreation Facility, 10 Monique Avenue. Prepared by Capital Management Engineering, October, 2022

BUILDING CONDITION SUMMARY

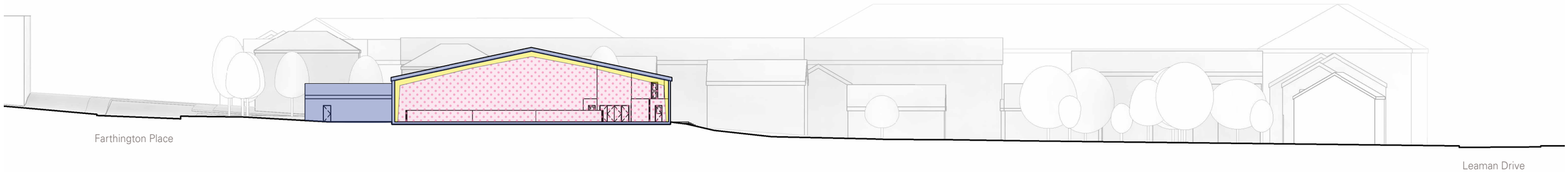
Envelope replacement and insulation upgrade

Structural upgrade to meet Code

Interior finishes upgrade

Sprinkler and lighting replacement

Decommissioning and removal of ice plant and mech equipment



Site Section A

1. Source: Capital Plan and Building Condition Assessment, Gray Community Recreation Facility, 10 Monique Avenue. Prepared by Capital Management Engineering, October, 2022

PRELIMINARY BUILDING CODE SUMMARY

Level 1 Plan

Group A, Division 3 (Assembly of Arena Type)

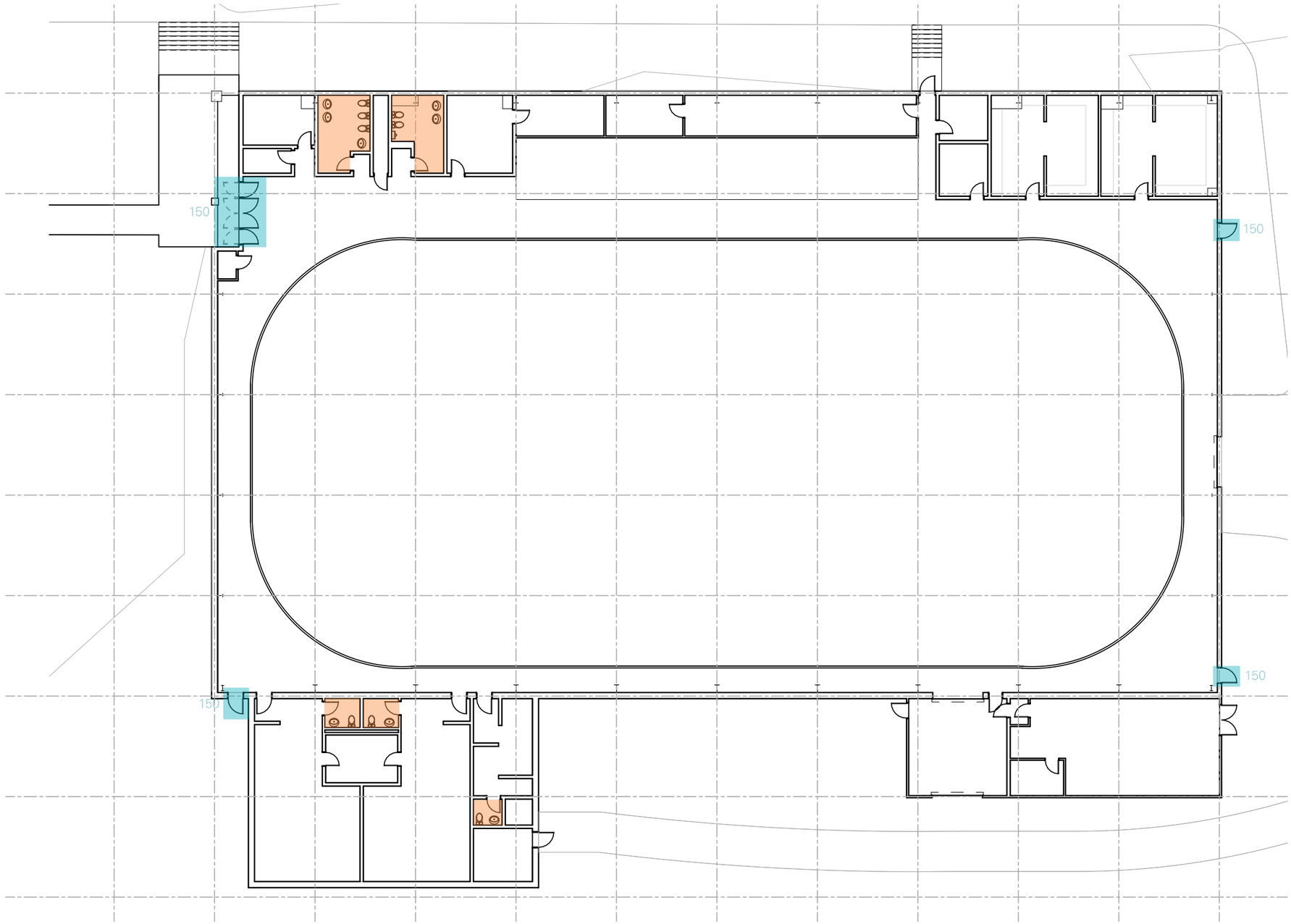
Storeys: 1

Building Area: 2,559 sm

Existing exit width capacity: 1200. Note main entry doors are required to swing outwards

Existing washrooms: 4 male, 4 female plus one gender neutral in Referee room. Note none are barrier free





PRELIMINARY BUILDING CODE SUMMARY

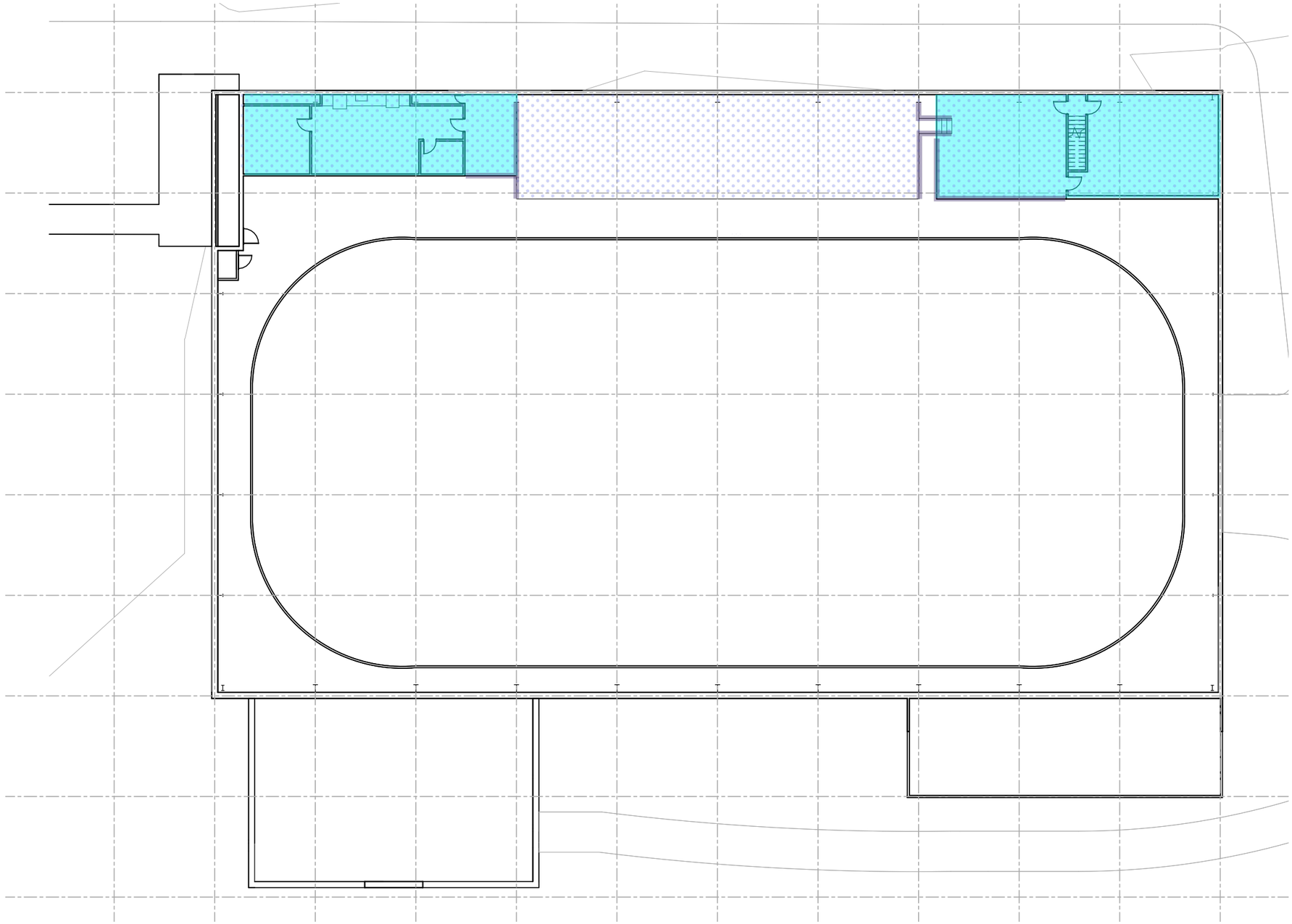
Level 2 Plan



Railing upgrades required to meet Code

Areas meet the requirements to be considered Mezzanines under the Code

Area currently not barrier free



PRELIMINARY BUILDING CODE SUMMARY

Occupant Loads

Room	Classification	Area (SM)	Occupant Load Factor (m2 / Person)	Occupant Load (Persons)	
Level 1					
Officials Room	Offices	22.76	9.30	2	(a)
Zamboni	Industrial Process Room	35.58	4.60	8	(a)
Dressing Room A	Lockers	59.46	4.60	13	(a)
Dressing Room B	Lockers	58.62	4.60	13	(a)
Dressing Room C	Lockers	39.21	4.60	9	(a)
Dressing Room D	Lockers	42.64	4.60	9	(a)
Office	Offices	8.08	4.60	2	
Office	Offices	13.10	4.60	3	
First Aid	Treatment Room	9.38	4.60	2	
Mechanical	Service and Storage Rooms	11.50	46.00	0	
Electrical	Service and Storage Rooms	6.96	46.00	0	
Arena	Arena as Dry Arena	1385.00	4.60	301	
Arena	Arena with Non-Fixed Seats	1385.00	0.75	1847	
Arena	Arena with Non-Fixed Seats and Tables	1385.00	0.95	1458	
Stands	Seating Areas / Stands	128.78	0.60	215	
Canteen	Concession	18.86	9.30	2	
Storage Rooms (6)	Service and Storage Rooms	65.59	46.00	1	
Equipment	Storage Garage	66.05	46.00	1	
	Occupant Load Level 1 (Dry Arena)			**581**	
	Occupant Load Level 1 (Non-Fixed Seats)			**2073**	
	Occupant Load Level 1 (Non-Fixed Seats and Tables)			**1684**	
Mezzanine					
Dressing Room E	Lockers	51.00	4.60	11	(a)
Kitchen	Kitchen	35.86	9.30	4	
Office	Offices	5.11	4.60	1	
Storage	Service and Storage Rooms	16.44	46.00	0	
	Occupant Load Mezzanine (Dry Arena)			16	
	Occupant Load Mezzanine (Other)			5	
	Total Occupant Load (Dry Arena)			**598**	
	Total Occupant Load (Non-Fixed Seats)			**2079**	
	Total Occupant Load (Non-Fixed Seats and Tables)			**1690**	

Occupant Load Excluding Dry Arena + Support **232**

Current Exit Capacity (based on current exit doors) **1167**

Occupant Load Allowed (Non-fixed Seats) **935**
Occupant Load Allowed (Non-fixed Seats and Tables) **935**

(a) Considered not applicable to other functions

Exit Capacity

Classification	Width (mm)	Exit Capacity Factor (mm / Person)	Exit Capacity (Persons)	
Main Entrance Doors	3538	6.1	580	(a)
West Corner Exit Door	895	6.1	147	
North East Door	895	6.1	147	
East Wall Person Door	895	6.1	147	
East Wall Person Door	895	6.1	147	
Equipment Room Door	1800	6.1	0	(b)
Zamboni Room Door	895	6.1	0	(b)
Mechanical Room Door	895	6.1	0	(b)
Exit Capacity Level 1			**1167**	
Stair from Dressing Room E	1220	8.0	153	
Stair from Kitchen/Office Mezzanine	1066	8.0	133	
Exit Capacity Mezzanine			**286**	

(a) Doors would be required to open outward
(b) Not considered an exit, not included in count

make all text

PRELIMINARY BUILDING CODE SUMMARY

Washroom Counts

Required based on Max Occupant Load	Occupant Load (Persons)	Of Each Sex	Male WC Count	Female WC Count	Total WC Fixture Count
Max Occupant Load as Capped by Current Exit Capacity	1167	583	8	15	**23**
Based on Arena as Dry Arena	598	299	5	10	**15**

Current Plumbing Facilities	Male WC Count	Female WC Count	Total WC Fixture Count
Officials Washroom			**1**
Locker Rooms	1	1	**2**
Stalls	3	3	**6**

3.8.2.8 Plumbing Facilities

At each location where washrooms are provided in a storey to which barrier-free path of travel is required, at least one universal washroom shall be provided.
In a building in which water closets are required, at least one barrier-free water closet shall be provided in the entrance storey.
Where water-closet stalls are provided in a barrier-free washroom, at least one stall for persons with limited mobility shall be provided for every 10 urinals.
Barrier-free washroom shall be provided with a barrier-free lavatory.
Where showers are provided in a building, at least one shower stall in each group of showers shall be barrier-free.
At each location where a showering facility is provided for use by the general public or customers, or as part of a common-use area for employees, at least one universal dressing and shower room shall be provided.