

## **CSAP Halifax Peninsula School Site Selection Process Technical Overview**

April 9, 2021

The identification of a suitable site to locate a Pre-primary to grade 8 school on peninsular Halifax was challenging, due to very limited land availability options. Prior to the identification of potential sites, consultations with the CSAP identified the physical, programmatic, and cultural/linguistic requirements to be accommodated in any site considered. Also, the CSAP was consulted prior to our providing our technical advice to the Minister of Education & Early Childhood Development.

As this is not a replacement of an existing school facility, that site option did not exist. Also, no provincially owned land was available on the peninsula. We then considered municipally owned land that was presented by the Halifax Regional Municipality, i.e. the former Bloomfield site, but it was not seen as suitable, due to its small size and less than ideal traffic aspects. Then, two parcels of land, owned by Canada Lands Corporation (CLC), at the corner of Bayers Road and Oxford Street became available as an option.

The Province performed several site investigations on the CLC sites in January and February of 2021 as part of the due diligence period associated with a potential purchase. They were carried out to inform if there were any site related issues that would prevent the purchase of the land parcels. Investigations included geotechnical, environmental re: soils and groundwater, topography, sulphide bearing materials, servicing re: municipal water, storm and sanitary sewers. We also performed a high level "site fitting" exercise to determine if the site could accommodate the school program.

We did not discover any issues that would prevent the Province from constructing a facility on the site. We believe the site meets the Province's and the CSAP's physical and cultural/linguistic requirements for a Pre-primary to grade 8 CSAP school facility on peninsular Halifax.