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CONSULTING

# **RM of St. Clements Activity Centre**

**Feasibility Study**

In association with:  
Mistecture Architecture and Interiors Inc.  
Way to Go Consulting Inc.



November 12, 2014

The Activity Centre Feasibility Study Steering Committee  
c/o Rural Municipality of St. Clements  
1043 Kittson Road  
East Selkirk, Manitoba R0E 0M0

**Dillon Consulting  
Limited**

Attention: Mr. Marv Terhoch  
Steering Committee Chair

***Final Feasibility Study for Activity Centre in South St. Clements***

Dear Mr. Terhoch:

Dillon Consulting Limited (Dillon), in association with Mistecture Architecture and Interiors Inc. (Mistecture), and Way to Go Consulting Inc., are pleased to submit our Final Feasibility Study for the Activity Centre.

As per our proposal, we have included details outlining our general understanding / approach, methodology, description of four options and a financial section highlighting the business case for the Activity Centre.

Thank you for the opportunity to provide these services. If you have any questions, please contact me at 204-453-2301 or by email at [bfeuer@dillon.ca](mailto:bfeuer@dillon.ca).

Yours sincerely,

**DILLON CONSULTING LIMITED**

Brian Feuer, P.Eng.  
Partner and Project Manager

BNF: knp  
Encl.

Our file: 14-9269

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## 1.0

# INTRODUCTION

## 1.1

## Objective

It is our understanding that the Rural Municipality of St. Clements Feasibility Study Steering Committee (Steering Committee) operating under mandate of the Council of the Rural Municipality of St. Clements (RM) was seeking proposals to conduct a Feasibility Study for planning the construction of a proposed Activity Centre.

The Rural Municipality of St. Clements is one of the fastest growing municipalities in Manitoba. The Municipality's western boundary runs along the Red River and Lake Winnipeg – from south of Lockport, then northward to Grand Beach Provincial Park. Eastward, the boundary is irregular and sits adjacent to other municipalities.

Within the Municipality the terrain is diverse: from rolling plains, to rich forest and marshland, to pristine beaches. The Municipality is home to an ecological preserve and a provincial park, both rich in beautiful and varied landscapes.

The Municipality is known for its many parks and beach communities, making the RM of St. Clements “the place to be” for year-round relaxation and recreation. Activities abound in every season: swimming and boating in the summer, fishing, hunting and hiking in the spring and fall; snowmobiling and skiing in the winter. Sitting at the northern edge of the municipality is Grand Beach Provincial Park on Lake Winnipeg – Manitoba's most popular tourist destination on the Province's largest lake.

The objective of the Activity Centre is to meet the long term needs of the Municipality. Therefore; the Steering Committee worked together with the Dillon team to deliver a study that provides the necessary information to support the recommendations on the feasibility of the Activity Centre.

The RM advised that the initial consideration for an Activity Centre should include a Multipurpose/Fitness Centre/Walking Space, Community Hall/Performing Arts Centre and a multipurpose outdoor space. These functional components have been augmented with necessary common and mechanical equipment areas. Refinement of these functional requirements is developed further as part of the Feasibility Study.

The objective of the Feasibility Study is to determine the viability of an Activity Centre for the Municipality and surrounding areas. The Study provides the following:

- An analysis of the feasibility of constructing and operating a facility which incorporates the components as outlined in connection with an Activity Centre and site, with options for incremental development and expansion;
- Consideration of conservation and sustainability energy opportunities for the proposed development – LEED silver compliance;
- Basic conceptual design bubbles that indicate functional proximities and adjacencies with consideration for re-purposing existing site spaces;
- Potential management models for the facility and recommendation of best practices;
- Proposed options, which meet a financial construction commitment of 1.5-5 M dollars;
- Life cycle costing of selected option; and
- Five-year cash flow projection for the proposed facility, identifying in detail, projected revenues and estimated operating expenses.

The Dillon team considered the criteria below when executing the Feasibility Study:

- Engage community members in welcoming spaces that become “where all people want to be” to have fun, stay fit and recreate;
- Commitment to multiuse facilities; not stand alone;
- Familiarity with leading edge technology in energy management, building envelope design and performance in a similar operational environment;
- Previous experience with feasibility of multi-use / multi-organization recreational facilities;
- Previous experience with phased development of multi-use / multi-organization recreational facilities;
- A new recreation facility that will foster economic and community growth;
- Practical understanding of operational implications of various mechanical system options with a particular emphasis on life cycle costing;
- Practical understanding of the characteristics of a rural operational environment;
- Ability to function effectively in collaboration with a Community Steering Committee and RM appointed Project Leader;
- Ability to identify and articulate realistic life cycle costs, operational cost and building performance targets; and
- Ability to contribute to community consensus building around the project by participation in public forums, and presentations to community organizations.

## 1.2

### Scope

Based on our understanding of the project requirements, we have developed a Feasibility Study to meet the goals and objectives of this project by providing a complete service package.

Our detailed scope can be broken down into subtasks within each of the major phases of the work leading to the delivery of the final version of the Feasibility Study. The Study first began with an initial meeting with the Steering Committee to introduce the Committee to the Dillon team as well as to confirm the scope and begin the process of gathering and processing existing data of the Activity Centre. Discovery and exploration phase of the Study where all the existing data on the Activity Centre was processed and then developed into four conceptual options. Our Architects, Mistecture, started the development of these concepts with input from the rest of the team as well as the Steering Committee. Another meeting was then held with the Steering Committee to review the concepts. This meeting occurred as a precursor to a public consultation session. The public consultation session was held in the Municipality to present the conceptual options to the citizens of surrounding areas. This session gave the local public the opportunity to have a say on what they would like to see for their future Activity Centre. The discovery and exploration phase of this Study concluded with the selection of the preferred option of the concepts presented.

The next phase of this Study was the production and delivery of the Feasibility Study initially starting with the preferred options with respect to costing. The Dillon team, including Way to Go Consulting Inc. worked closely to prepare the financial analysis and a Class D cost estimate for the preferred options along with life cycle costing. The five-year cash-flow projection was performed at this point after preferred building systems are selected. Once the costing has been completed, the Feasibility Study will be developed and then submitted to the Steering Committee for review. Once the Steering Committee has reviewed the draft Study, a meeting with the Dillon team will be held in Winnipeg for final discussion before the Feasibility Study is submitted to the Steering Committee.

Note that the Feasibility Study does not include any traffic studies, which Dillon is capable of providing, if the Steering Committee is wishing to have this included as a value added item.

## 2.0

## BUILDING AND SITE OPTIONS

The preliminary conceptual designs by the Dillon team, including Mistecture for the St. Clements Recreational facility on Donald Road was based on the needs of the community as identified in the South St. Clements Recreation Needs Assessment of October 13, 2013.

Once a thorough review of the need for the facility was established the team developed a conceptual plan to achieve the requirements. Through the existing surveys and information an overall square footage of approximately 14,000 square feet was designed to follow sustainable guidelines and meet minimum LEED Silver Standards.

The building and site options were developed by the Mistecture team after a review of the South St. Clements Recreation Needs Assessment and feedback from the community consultation process conducted by Dillon. Four options were requested and developed for consideration.

Option 1: identified the complete facility, outdoor amenity space and recreation space as per the needs assessment.

Option 2: detailed a phased approach identifying the first phase of the community building with partial parking space and including all outdoor amenity and recreation space.

Option 3: detailed only outdoor amenity and recreation space.

Option 4: detailed the complete facility including outdoor amenity and recreation space as well as the addition of a mezzanine walkway that could be used for additional indoor recreation.

Refer to **Appendix A** for Conceptual Drawings of the four options.

## 2.1

### Understanding the Community

Understanding the community and the neighbourhood is an important aspect of the design process. The team did a review of the community and categorized the design approach into three areas of focus:

#### Our Landscape

Natural landscape, agricultural land, prairie grass, river, riparian buffer, wetlands, marsh, cattails, and wild flowers.

#### Our History

Historic elements, field stone, settlers, red framed windows, wrought iron elements, post and beam construction.

#### Our Community

Lockport Bridge and dam, First Nation history, rural residential elements, traditional buildings and materials (wood and stone).

## 2.2

## Design of the Building and Site

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Careful consideration for the design was undertaken to meet the needs of the community while ensuring the importance of existing landscape, history and community. Building and site features include:

### Materials /Texture

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Timber, fieldstone, red color, wildflowers, wrought iron fencing, eco paving as well as an attention to preserving the natural features of the prairie landscape.

### Sustainability LEED silver

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Eco paving, solar lighting, storm water management, native plants, natural vegetation, locally sourced materials and resources, energy efficient building envelope, power smart water conserving fixtures, natural ventilation and day lighting, air quality and occupant control, walk ability and attention to active transportation.

### Building Appearance

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Sweeping roof to match sweeping landscape and prairie sky, low profile building to mimic existing rooflines and heights, double height entrance to welcome community, transparency for visual connectivity, and warm welcoming materials.

### Placing of Building On-Site

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Careful consideration was given to placing the building on site in terms of the relationship with the:

- Existing neighbouring homes;
- Proposed day care and outdoor facilities;
- Building and its facilities;
- Pedestrian traffic and vehicular traffic;
- Buffer zones and natural drainage; and,
- Seating outdoor furniture and equipment placement.

### 3.0

## DEVELOPMENT OF PREFERRED OPTION

### 3.1 Class D Cost Estimate

Recreation Facility and Grounds Proposal – Financial Review and Impact

#### 3.1.1 Introduction

The Feasibility Study of an Activity Centre for the Municipality and surrounding area includes the financial impact on the RM for the construction and operation of the Activity Centre.

#### 3.1.2 Current Financial Status

The RM set up a municipal mill rate in the 2014 Financial Plan of 8.756 mills. In comparison to surrounding municipalities, the mill rate is second lowest in the comparison group (Appendix B, Table 1). When including the school division mill rate, the total residential tax rate ranks lowest in the group. For commercial properties, the total property tax rate is lowest as well. This places the community in an ideal place for growth in recreational services.

The maximum allowable debt capacity set by the Manitoba Municipal Board is 7% of the Municipality's portioned assessment (assessment subject to taxes). For the RM, the maximum debt capacity in 2014 is \$44,768,186. Currently there is \$453,781 outstanding in debt and there is a plan to issue debt in the 2016 year of \$1,200,000 in Utility infrastructure (as per 2014 Financial Plan), other various debt totalling \$8.8 Million in Schedule 15 of the 2012 audited financial statements plus an additional amount of \$825,500 advised by the CAO for an LID. Most of this pending debt is utility related. This leaves a maximum amount available for new debt of \$33,505,169. See **Appendix B, Table 2**. **This report does not include the future mill rate estimate for the debt that is currently in pending status.**

The Recreation Reserve plan for the next five years has an ending balance in 2014 of \$72,120 forecast and a withdrawal of \$1,000,000 in year 2018 toward the construction of the Activity Centre. Should the plan include an annual transfer of \$250,000 to the Recreation Reserve over the next five years (and such transfer be funded through an increase in taxes), balances estimated each year amount to the lowest level after 2014 of \$152,120 in 2018 to its highest level of \$882,120 in 2017. See **Appendix B, Table 3**.

#### 3.1.3 Activity Centre – Capital Cost Estimate

Four Options are presented with each option containing the same outdoor activities and structures. The differentiating cost in the options is the building size and composition. The breakdown of the grounds development and equipment is located in **Appendix B, Table 4**.

The estimated price of the building including furnishings is \$250 per square foot, net of GST and is applied to all the applicable options. See **Appendix B, Table 4**

Option 1: The proposed building with a size of 14,301 square feet is estimated at \$3,575,250. Including the grounds works of \$1,362,750, the total estimate for Option 1 is \$4,938,000.

Option 2: The proposed partial building with a size of 4,840 square feet is estimated at \$1,210,000. Including the grounds works of \$1,362,750, the total estimate for Option 2 is \$2,572,750.

Option 3: This option proposes no building, leaving only the grounds work of \$1,362,750 estimated.



Option 4: The proposed building is identical to Option 1 but with a second mezzanine, stairs and elevator with a size of 14,605 square feet is estimated at \$3,651,250. Including the grounds works of \$1,362,750, the total estimate for Option 4 is \$5,014,000.

### 3.1.4 Activity Centre – Operating Cost Estimate

The options proposed result in varying net operating costs and are built on a variety of assumptions. Costs of similar facilities were gathered with the one most relevant to this project for the building being the Headingley Community Centre and Day Care. Rentals of the Hall would be similar if the same rates were offered. However, the Day Care in Headingley operates out of a separate building that is 6,000 square feet while the St. Clements multipurpose room proposed for shared use of the day care is 931 square feet. Revenues and Costs were more or less proportioned according to square footage. (See **Appendix B, Table 5-2**)

The Sunova Centre in West St Paul is another facility with similar features to the options presented to the RM. The Sunova Centre is a facility that is 13,194 square feet and boasts a 350 person gymnasium, commercial kitchen, nursery school room, boardroom, outdoor skating rink, four softball/baseball diamonds and five soccer pitches of various sizes. The West St. Paul Nursery School is also located in the Sunova Centre just down the hall from the Sunova Centre Office in a 1,000 square foot area. They are a part-time licensed preschool program. They have one staff and many parent volunteers.

The Sunova Centre offers numerous recreational programs and activities for people of all ages and abilities:

- Fitness Classes – such as Yoga, Boot Camps, Weight Training and more
- Special Interest Programs – such as Wilton Cake Decorating
- Unstructured Programs – such as Sunova Gym Drop-In
- Children’s Activities – such as Kidz Dance, Manitoba Minor Ball Hockey, Beginner Figure Skating
- Summer Activities – such as Sunova Summer Camp and other special interest Youth Camps
- Youth Sports – such as Hockey, Soccer, Mini Soccer, Baseball and Softball

Historical operating revenues and costs for Sunova, West St. Paul are listed in **Appendix B, Table 5-3**.

In exploring operating costs for recreation facilities, cost recovery for arenas usually runs around the 50% mark and for pools depends on the age of the pool and usage but anywhere from 40 to 65%. Cost recovery for athletic fields is usually 10 to 15%. A reasonable range in net costs for the Activity Center proposed will lie somewhere in the 40 to 50% range. Details of the estimates and assumptions (not including building rental charges for local community groups) are provided in **Appendix B, Table 5-1**. Tax impact on operating is also shown in this table but will be referred to later in this report.

Revenues and Expenditures have been estimated for each option, resulting in the following net costs:

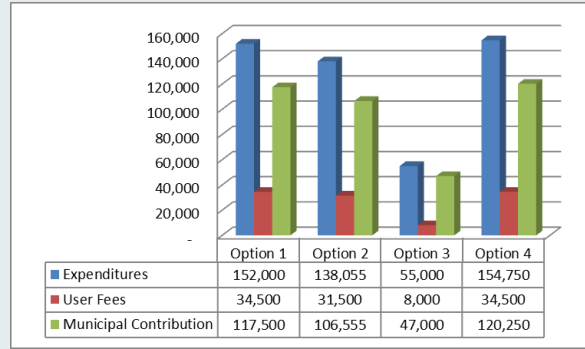
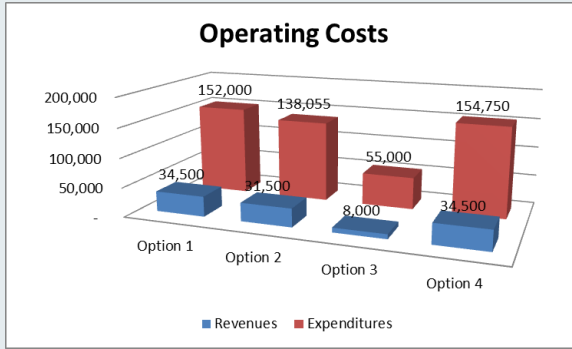
Option 1: Net cost of \$117,500 with a 23% cost recovery.

Option 2: Net cost of \$106,555 with a 23% cost recovery.

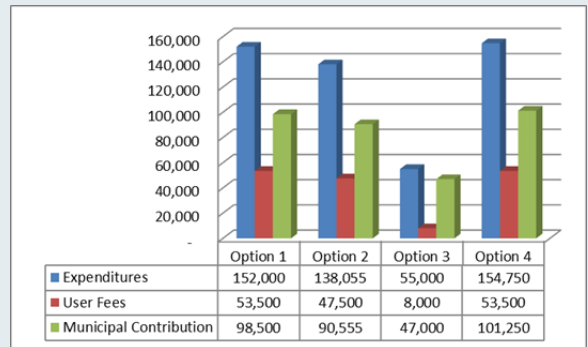
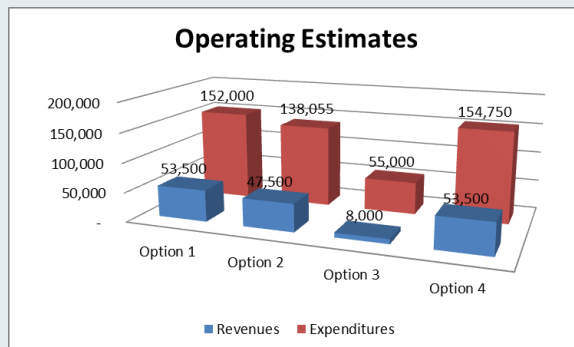
Option 3 (no building): Net cost of \$47,000 with a 15% cost recovery.

Option 4: Net cost of \$120,250 with a 22% cost recovery.

The following charts provide a visual on the gap between revenues and costs. This gap (labelled the “municipal contribution”) is the estimated amount the municipality (and/or other partners) need(s) to meet.



These options are based on the assumption that paid staff will provide the services required for this facility to operate. If there are significant volunteer hours provided to offset building and ground maintenance or facility operation, there would be a resultant reduction in net costs. The Program/Facility Manager could take on the management of other recreation grounds and the additional wage for this would be reflected in the other cost centres. As well, the cost model is an estimate of costs and revenues and assumes the same revenue basis for building rental as Headingley. Headingley does not charge local community groups for building rental who make up 75% of the usage. A pricing policy needs to be established by the RM thereby setting the rates and revenue stream for the facility. Should the RM consider charging community groups for building rental, it is assumed it would be a reduced rental rate and that not all community groups would utilize the facility because of cost. Therefore, an estimate of additional revenue would be equal to the other rental. This would mean \$16,000 to \$19,000 in additional annual rental revenue to offset the costs. This would result in a reduction in the proposed mill rate by .025 or .030 mills respectively and a decrease to the tax estimates by .29% to .34% respectively. Impact on the average \$125,000 home regarding this change would be less than \$2.00. Refer to Appendix B, Table 5-1B that outlines the impact with these revenues included. In charging the local users for building rental the funding gap appears as follows:



To bring the estimated operating costs of the proposed options in perspective with the comparatives, the following tables compare revenues, costs and net cost per square footage:

Comparison to Other Community Centres						
<i>with RM of St. Clements <u>not</u> charging local users</i>						
	2013	2014	RM of St Clements			
	West St Paul	Budget				
	Sunova	Headingley	Option 1	Option 2	Option 3	Option 4
Revenues	183,059	69,000	34,500	31,500	8,000	34,500
Expenditures	314,235	147,500	152,000	138,055	55,000	154,750
Net Operating Cost	131,176	78,500	117,500	106,555	47,000	120,250
Cost Recovery	58%	47%	23%	23%	15%	22%
Square Footage of building	13,194	16,900	12,301	3,711	n/a	12,607
Net Cost/square foot	\$ 9.94	\$ 4.64	\$ 9.55	\$ 28.71		\$ 9.54

Note:

1. Square footage of building does not include canopy.

1. Athletic field rental and grounds maintenance is included in net cost /square foot.

*with RM of St. Clements charging local users*

	2013	2014	RM of St Clements			
	West St Paul	Budget				
	Sunova	Headingley	Option 1	Option 2	Option 3	Option 4
Revenues	183,059	69,000	53,500	47,500	8,000	53,500
Expenditures	314,235	147,500	152,000	138,055	55,000	154,750
Net Operating Cost	131,176	78,500	98,500	90,555	47,000	101,250
Cost Recovery	58%	47%	35%	34%	15%	35%
Square Footage of building	13,194	16,900	12,301	3,711	n/a	12,607
Net Cost/square foot	\$ 9.94	\$ 4.64	\$ 8.01	\$ 24.40		\$ 8.03

Note:

1. Square footage of building does not include canopy.

1. Athletic field rental and grounds maintenance is included in net cost /square foot.

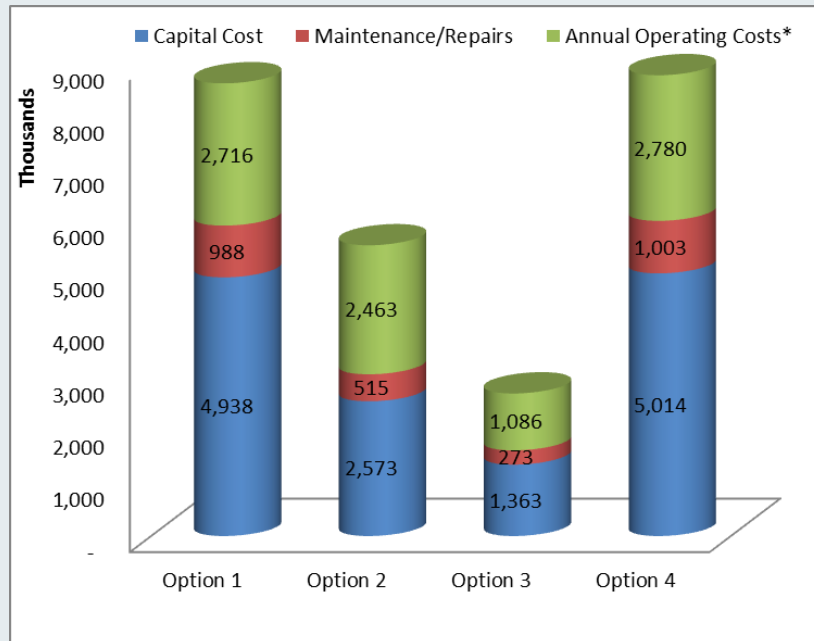
The program and activity level varies greatly between the Sunova Centre in West St. Paul and Headingley Community Centre resulting in a large difference in revenues and costs between the two centres. Programs that the RM holds and how much they will rely on volunteer work will determine the level of revenues and costs for their own centre.

### 3.2 Life Cycle Costing of Building Systems

In preparing the scene of the big picture, all costs for the build and the life of the facility are taken into consideration. Costs are shown in current value and in three separate categories for each option: capital cost, maintenance and repairs (over and above typical annual repairs) and annual operating costs. It is estimated the facility's life is 40 years for the purpose of this calculation. Financing from other sources for capital are not included in this analysis.

The following totals for life cycle costing under each option are shown below with more detail shown in **Appendix B, Table 6** and in the graph below.

- Option 1: \$8,641,561
- Option 2: \$5,550,283
- Option 3: \$2,721,694
- Option 4: \$8,796,351



### 3.3 Five-year Cash Flow Projection

Since reserves are not at adequate levels to draw from for the project, borrowing will have to be considered. Grant opportunities or partnerships will also play a factor in the actual amount needed to borrow. Funds raised by the community to back their support for the project should be encouraged to help offset the RM's costs. Naming Rights could draw in \$30,000 to \$100,000 for the building and \$10,000 for each sports field (i.e., baseball, hockey, soccer) to help offset the capital costs as well. Pending the availability of grants through the provincial government and infrastructure programs, the success of the public fundraising and naming rights campaign with the capital costs to be absorbed by the municipality, could be as low as 62% of the project total. The table below demonstrates the potential cost reductions for the municipality if the community and business support is strong and funds from the Province are available to support the project:

Capital Cost offset Potentials					
		Option 1	Option 2	Option 3	Option 4
Cost		\$4,938,000	\$2,572,750	\$1,362,750	\$5,014,000
Less:					
Public	3%	148,140	77,183	40,883	150,420
Naming Rights		130,000	130,000	30,000	130,000
Prov Grant	30%	1,481,400	771,825	408,825	1,504,200
Potential Offsets		\$1,759,540	\$979,008	\$479,708	\$1,784,620
Net Municipal Cost		\$3,178,460	\$1,593,743	\$883,043	\$3,229,380

*These grants are not absolute but shown as possible assistance to the project.  
Provincial or Infrastructure grants may or may not be available at time of application.*

Cost impact in this report is provided on the basis of full municipal cost.

For every \$1,000,000 borrowed at 3.5% 20-year term, the annual debt payment is \$70,361. The mill rate increase to pay for \$1,000,000 debt issuance over the 2014 assessment base is .110 mills or a tax increase of 1%.

For every \$100,000 in operating costs added to the municipal operating budget, the mill rate increase to pay for the additional costs is .156 mills or a 2% tax increase.

#### FINANCE PLAN A:

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When considering each option with the intention to borrow the full amount for the construction of the Activity Centre, the tax increase and ranking amongst neighbouring municipalities are:

Option 1: \$4,938,000 debt issuance: 8% tax increase, ranking third lowest mill rate. Annual increase on average assessment of \$125,000 home is \$40.89.

Option 2: \$2,572,750 debt issuance: 5% tax increase, ranking third lowest mill rate. Annual increase on average assessment of \$125,000 home is \$25.29.

Option 3: \$1,362,750 debt issuance: 3% tax increase, ranking second lowest mill rate. Annual increase on average assessment of \$125,000 home is \$12.57.

Option 4: \$5,014,000 debt issuance: 8% tax increase, ranking third lowest mill rate. Annual increase on average assessment of \$125,000 home is \$41.61.

See **Table 7** in **Appendix B** for the breakdown.

#### FINANCE PLAN B:

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As mentioned earlier the 2014 Financial Plan included a funding plan to transfer \$250,000 to the Recreation Reserve from 2015 to 2019. A withdrawal of \$1,000,000 for the Activity Centre was included in the five-year capital plan.

Under this financing model, the transfer would result in an increase of 4% in taxes. Increase on average assessment of \$125,000 home is \$21.99 to support this increase. In years five and on, the debt payments would commence (after the build) with \$1,000,000 coming from reserves and the remaining balance to be borrowed. The operating costs would also start in year five and the funds that were earlier used to transfer to the Recreation Reserve would be used to offset the debt payment and operating cost.

The tax increase and ranking amongst neighbouring municipalities for years five and on are:

Option 1: 2.6% tax increase, ranking third lowest mill rate. Increase on average assessment of \$125,000 home is \$12.72.

Option 2: .6% tax decrease, ranking second lowest mill rate. Decrease on average assessment of \$125,000 home is \$2.88.

Option 3: 3.2% tax decrease, ranking second lowest mill rate. Decrease on average assessment of \$125,000 home is \$15.61.

Option 4: 2.7% tax increase, ranking third lowest mill rate. Increase on average assessment of \$125,000 home is \$13.43.

Note that these are the impact in year five and on when compared to year one to four. See Appendix B, Table 8 for the breakdown.

4.0

# Summary and Recommendations

4.1

## Public Consultation and Community Feedback

On September 24, 2014, the project team hosted a public open house at the Corpus Christi Church in Narol. The community was notified of the event through various methods, including mailings, posters, signage, and newspaper advertisements. The purpose of the open house was two-fold: To present information about the project, including the four Activity Centre design alternatives; and, to garner feedback and input from the community regarding those alternatives. The approximately 110 attendees were invited to browse the display boards (see **Appendix C**), ask questions to project team members, and offer their feedback via an exit survey. The quantitative results of those exit surveys have been compiled, and are presented below. For a more in depth look at the feedback and input, the completed exit surveys can be found in **Appendix C**.

4.1.1

### Exit Survey Results

While the exit survey covered a variety of Activity Centre topics (e.g., design features, facility features, general comments), two of the questions were quantitative and specific. Respondents were asked which of the four Activity Centre alternatives they preferred (and why). They were also asked to rank facility funding and financing options in terms of preference. The survey results are noted below for the two quantitative questions on the exit survey:

A) Which Activity Centre option do you prefer? (ranked here in order of frequency)

Option/Response	Count
Option 4: Design of the Entire Facility – Full Mezzanine	16
Option 1: Design of Entire Facility – No Mezzanine	7
Option 2: Design of Partial Building and Partial Parking – No Gym	4
Option 3: Design of Outdoor Facilities only – No Building	3
The respondent stated they were undecided on which option	3
The respondent does not support any option or offered no response	2

B) Please rank the facility funding options in order of preference (1 being the most preferred option)

Funding/Financing Method	First Option	Second Option	Third Option
Government Grants	20	5	0
Financing (Borrowing)	11		0
Fundraising and Sponsorship	3	15	
User Fees	1	3	
Property Tax Increase	0	2	

From this limited sample of responses, it appears as though Option 4 (Design of the Entire Facility – Full Mezzanine) is the preferred alternative for the Activity Centre. It also appears that Government Grants and Financing (Borrowing) are the preferred methods to pay for such a facility.

# **Appendix A**

## ***Options 1 to 4 – Building / Site Plans***

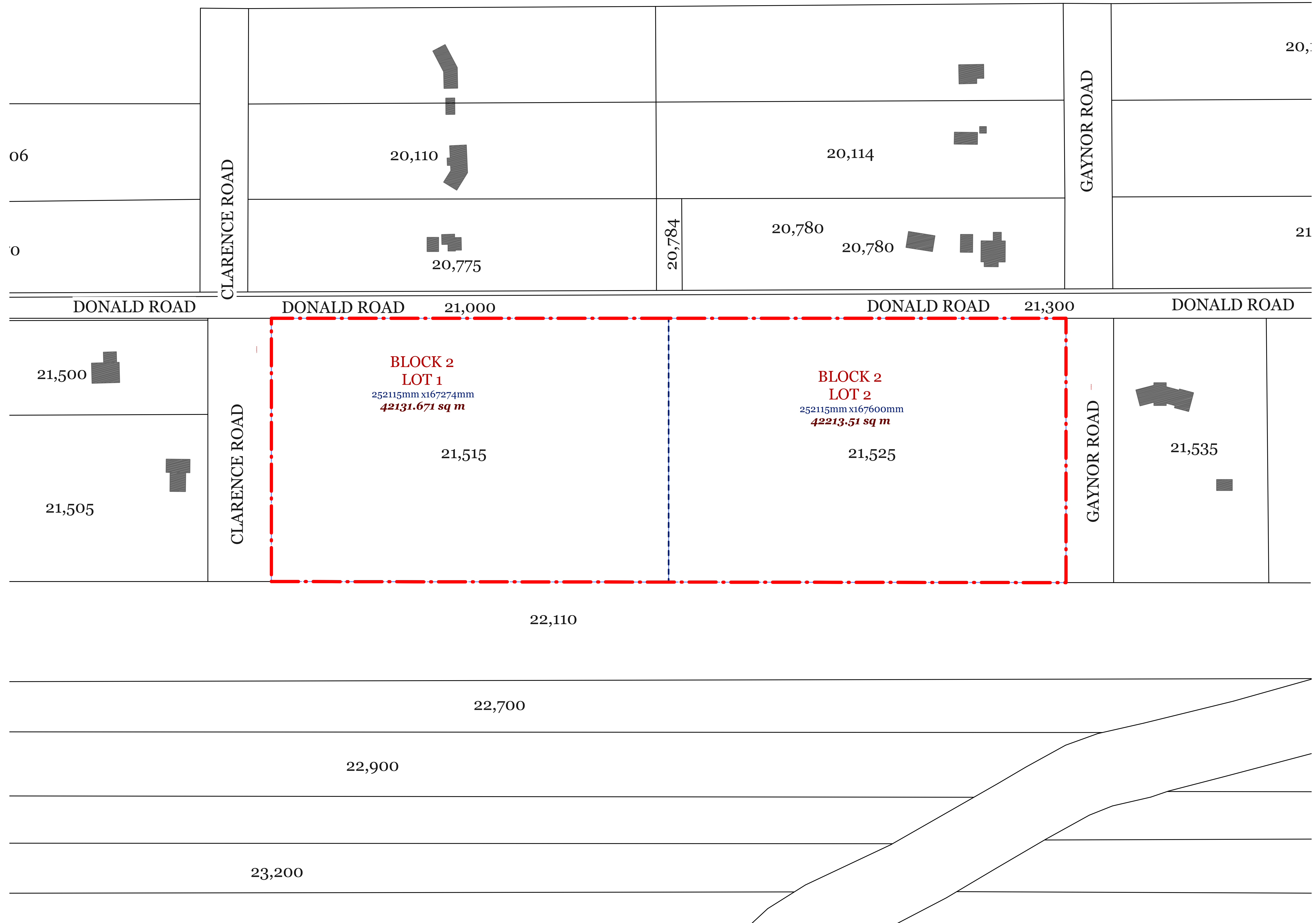
**SITE AREAS: BLOCK 2, PARCELS 1 & 2**

Donald Road, Narol, MB R1C  
Rural Municipality of St. Clements

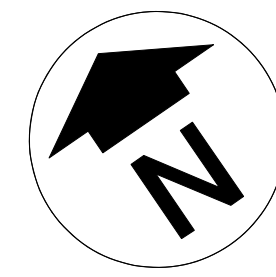
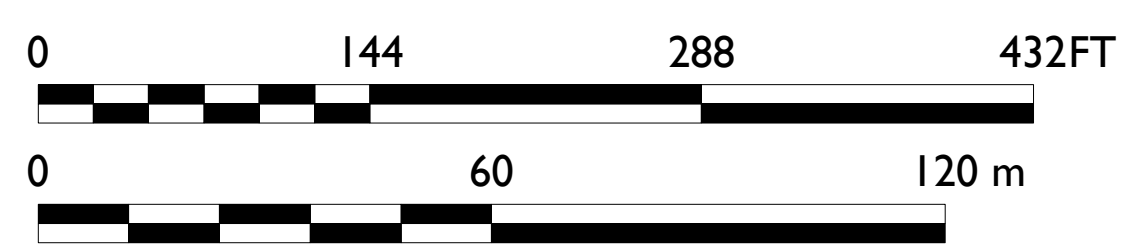
BLOCK 2, PARCEL 1	42,131.671 sq m	453,501.51 sq ft
BLOCK 2, PARCEL 2	42,213.510 sq m	454,382.42 sq ft
<b>TOTAL Lots Area</b>	<b>84,345.181 sq m</b>	<b>907,883.94 sq ft</b>

**KEY TO SITE PLAN**

- Denotes extent of SITE LOT
- Denotes EXISTING BUILDING
- Denotes EXISTING neighbouring buildings



1 SITE PLAN - LOCATION [I]  
A1-01 SCALE 1:1000 EXISTING



NO.	DATE	ISSUE NOTES
2	8/7/14	Issued for review.
1	2/16/14	Issued for review.

PROFESSIONAL SEALS

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**MISTECTURE**  
Architecture & Interiors  
1749 Portage Avenue, Unit #1, Winnipeg, Manitoba R3J 0E8  
Telephone - 204.510.7962

PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**SITE PLAN  
LOCATION [I]  
EXISTING**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.08	A1-01
PROJECT NUMBER 2014.10	REVISION NO.	

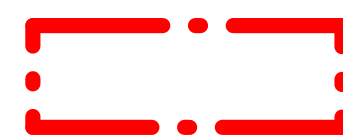
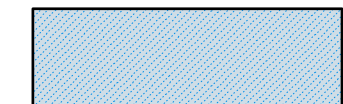
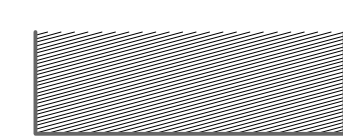


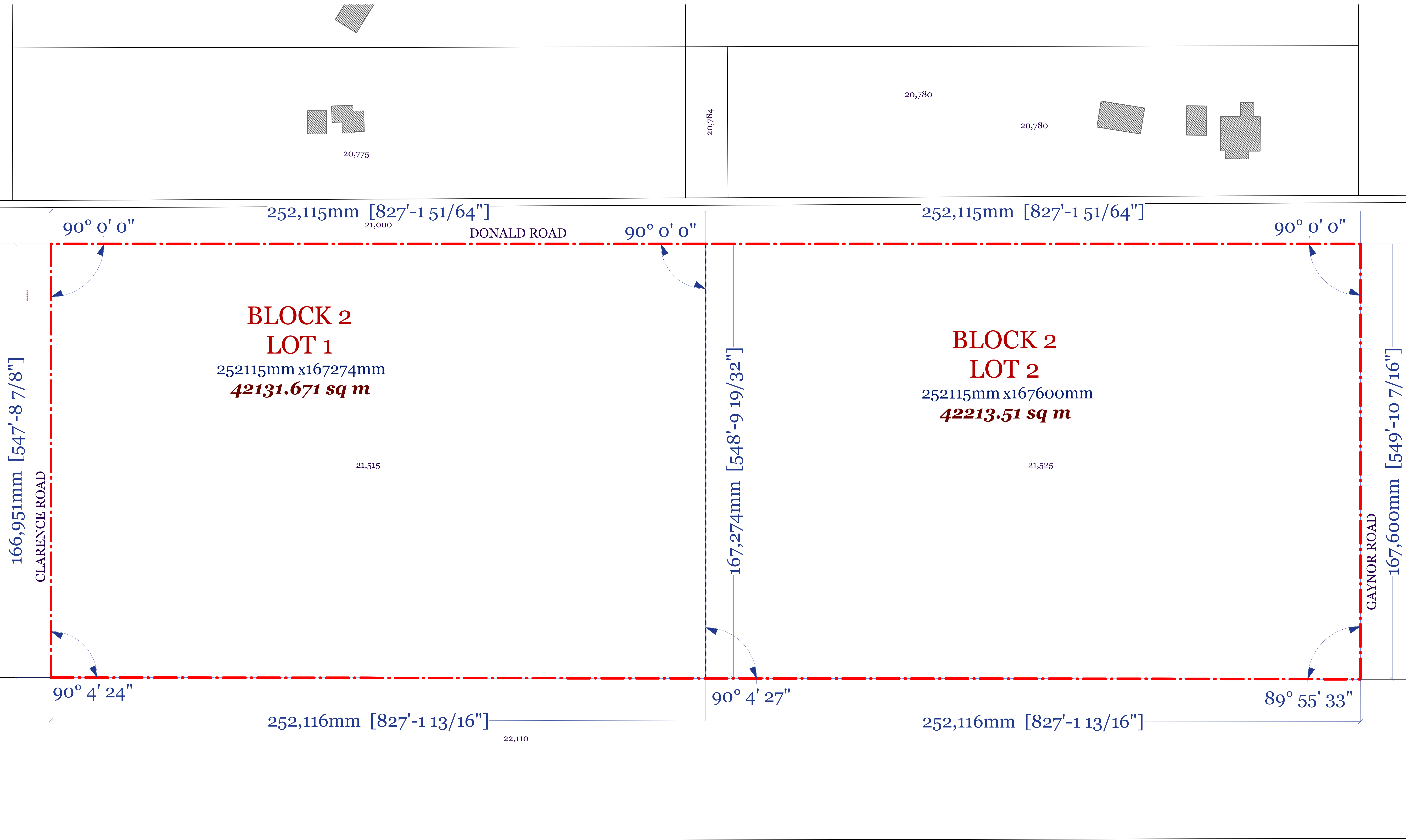
**SITE AREAS: BLOCK 2, PARCELS 1 & 2**

Donald Road, Narol, MB R1C  
Rural Municipality of St. Clements

BLOCK 2, PARCEL 1	42,131.671 sq m	453,501.51 sq ft
BLOCK 2, PARCEL 2	42,213.510 sq m	454,382.42 sq ft
<b>TOTAL Lots Area</b>	<b>84,345.181 sq m</b>	<b>907,883.94 sq ft</b>

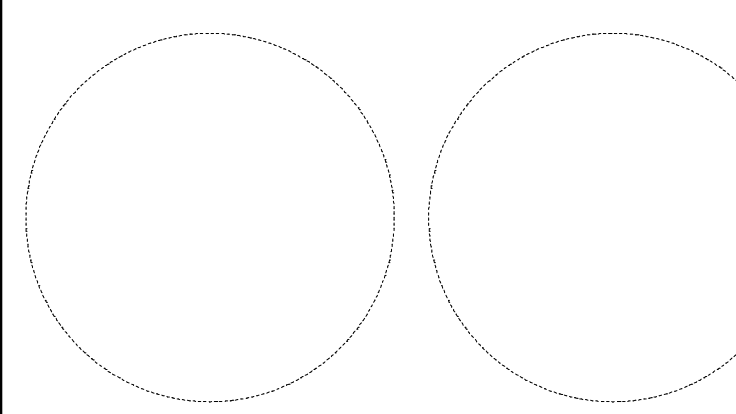
**KEY TO SITE PLAN**

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-  Denotes EXISTING BUILDING
-  Denotes EXISTING neighbouring buildings



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PROFESSIONAL SEALS



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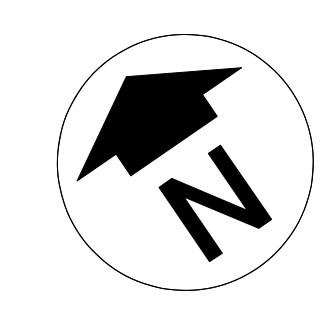
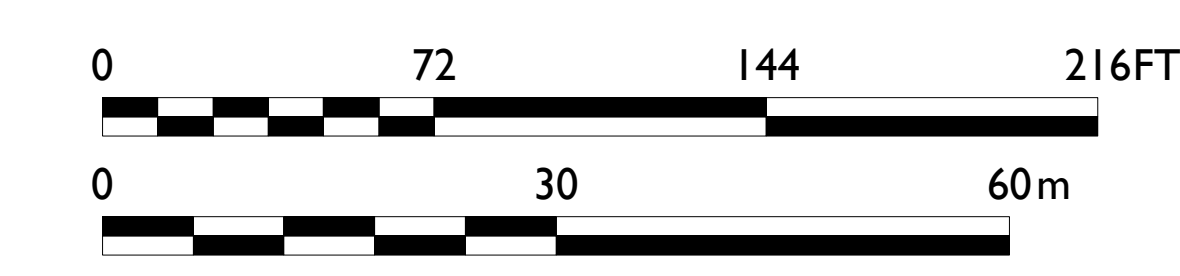
PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**SITE PLAN  
LOCATION [III]  
EXISTING**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.08	<b>A1-02</b>
PROJECT NUMBER 2014.10	REVISION NO.	



1 SITE PLAN - LOCATION [III]  
SCALE 1:500 EXISTING

**SITE AREAS: BLOCK 2, PARCELS 1 & 2**

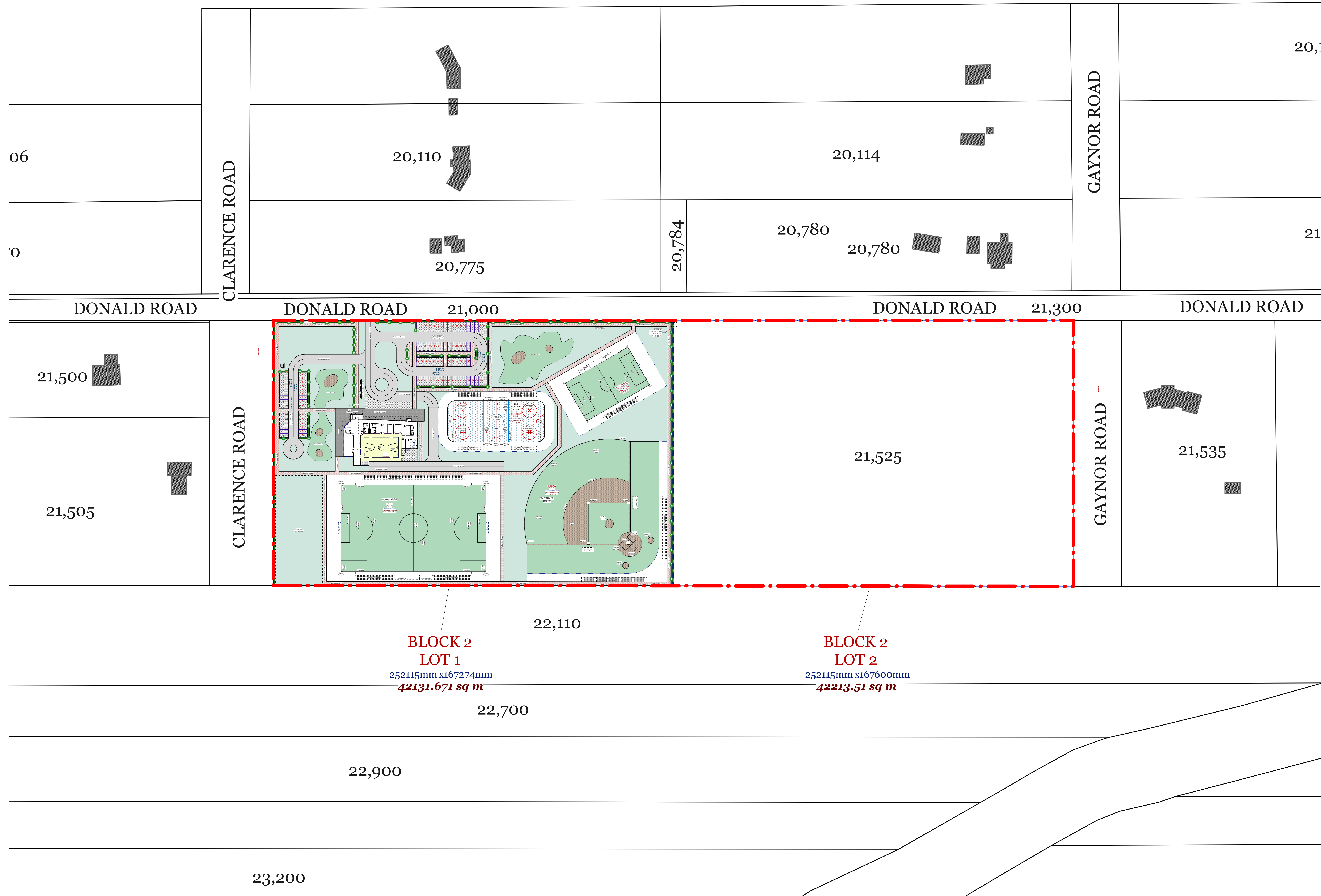
Donald Road, Narol, MB R1C  
Rural Municipality of St. Clements

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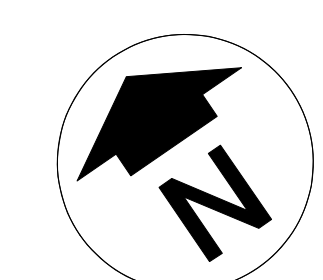
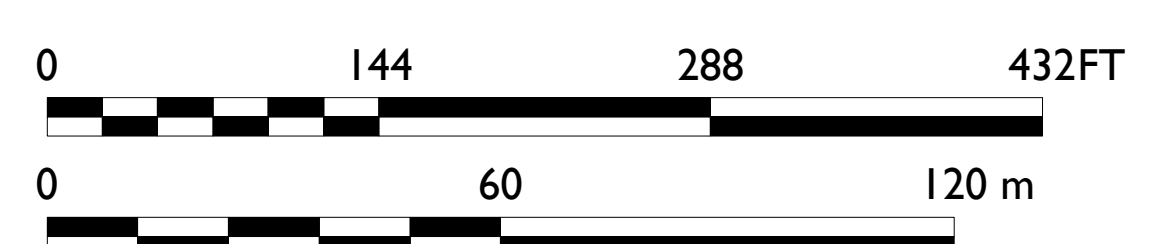
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- Denotes EXISTING neighbouring buildings

**PRELIMINARY  
OPTION 1**



1 SITE PLAN - LOCATION [I]  
A1-11 SCALE 1:1000 PROPOSED



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1	30/6/14	Issued for review.

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PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**SITE PLAN  
LOCATION [I]  
PROPOSED**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	<b>A1-11</b>
PROJECT NUMBER 2014.10	REVISION NO.	

**SITE AREAS: BLOCK 2, PARCELS 1 & 2**

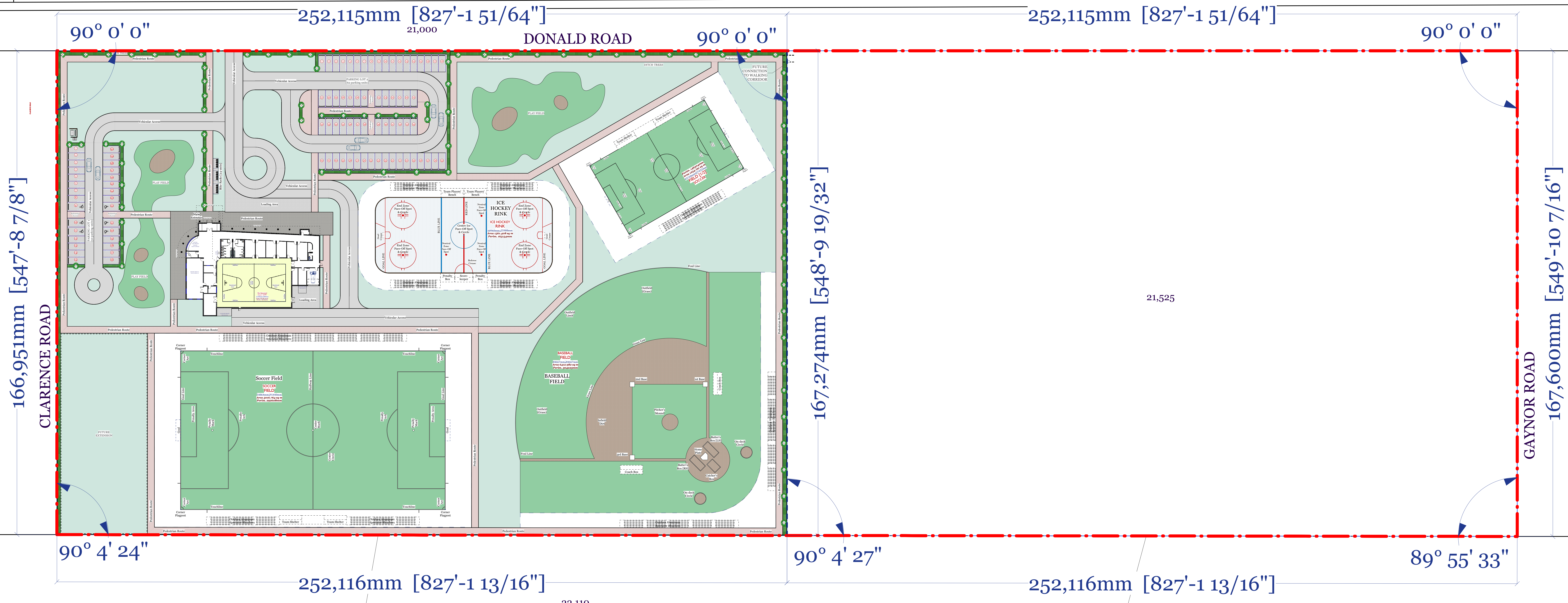
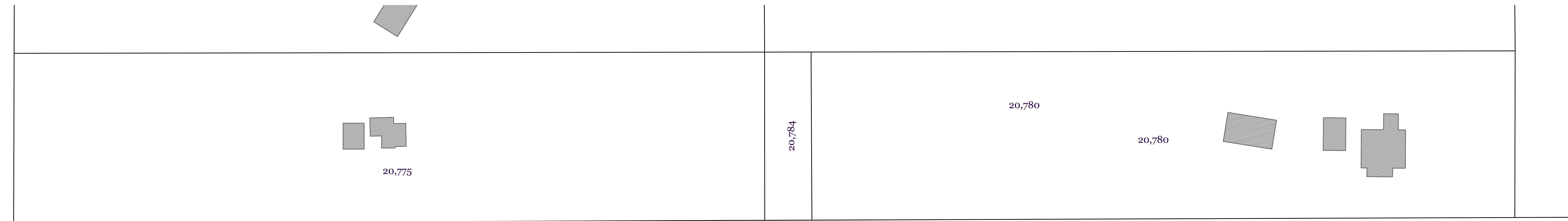
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Rural Municipality of St. Clements

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- Denotes EXISTING neighbouring buildings

**PRELIMINARY  
OPTION 1**



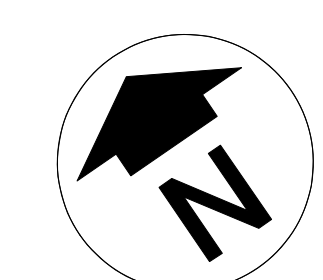
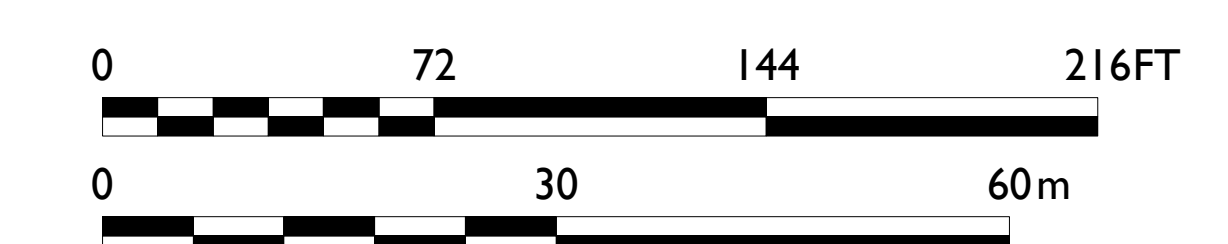
166,951mm [547'-8 7/8"]  
CLARENCE ROAD

167,274mm [548'-9 19/32"]

167,600mm [549'-10 7/16"]  
GAYNOR ROAD

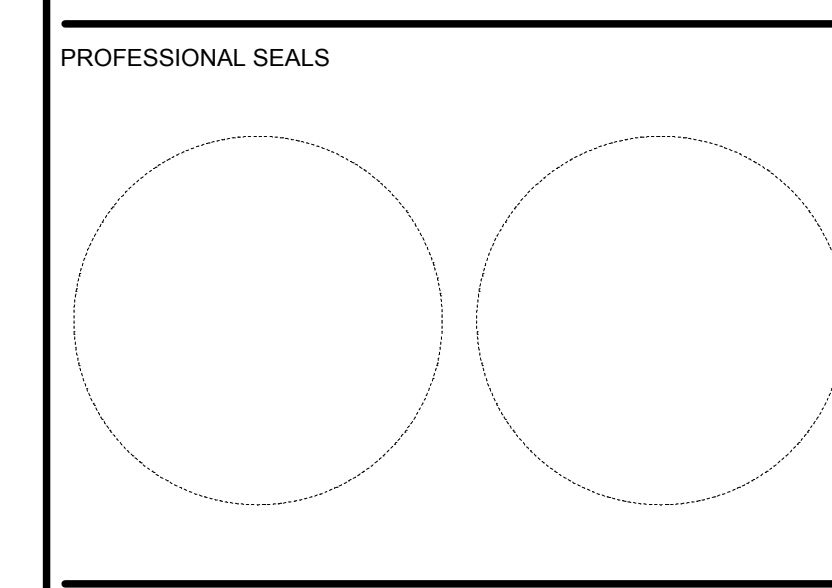
**BLOCK 2  
LOT 1**  
252115mm x 167274mm  
**42131.671 sq m**

**BLOCK 2  
LOT 2**  
252115mm x 167600mm  
**42213.51 sq m**



1 SITE PLAN - LOCATION [III]  
SCALE 1:500 PROPOSED  
A1-12

NO.	DATE	ISSUE NOTES
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1	30/6/14	Issued for review.



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1749 Portage Avenue, Unit #1, Winnipeg, Manitoba R3J 0E8  
Telephone - 204.510.7982

PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**SITE PLAN  
LOCATION [III]  
PROPOSED**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	A1-12
PROJECT NUMBER 2014.10	REVISION NO.	

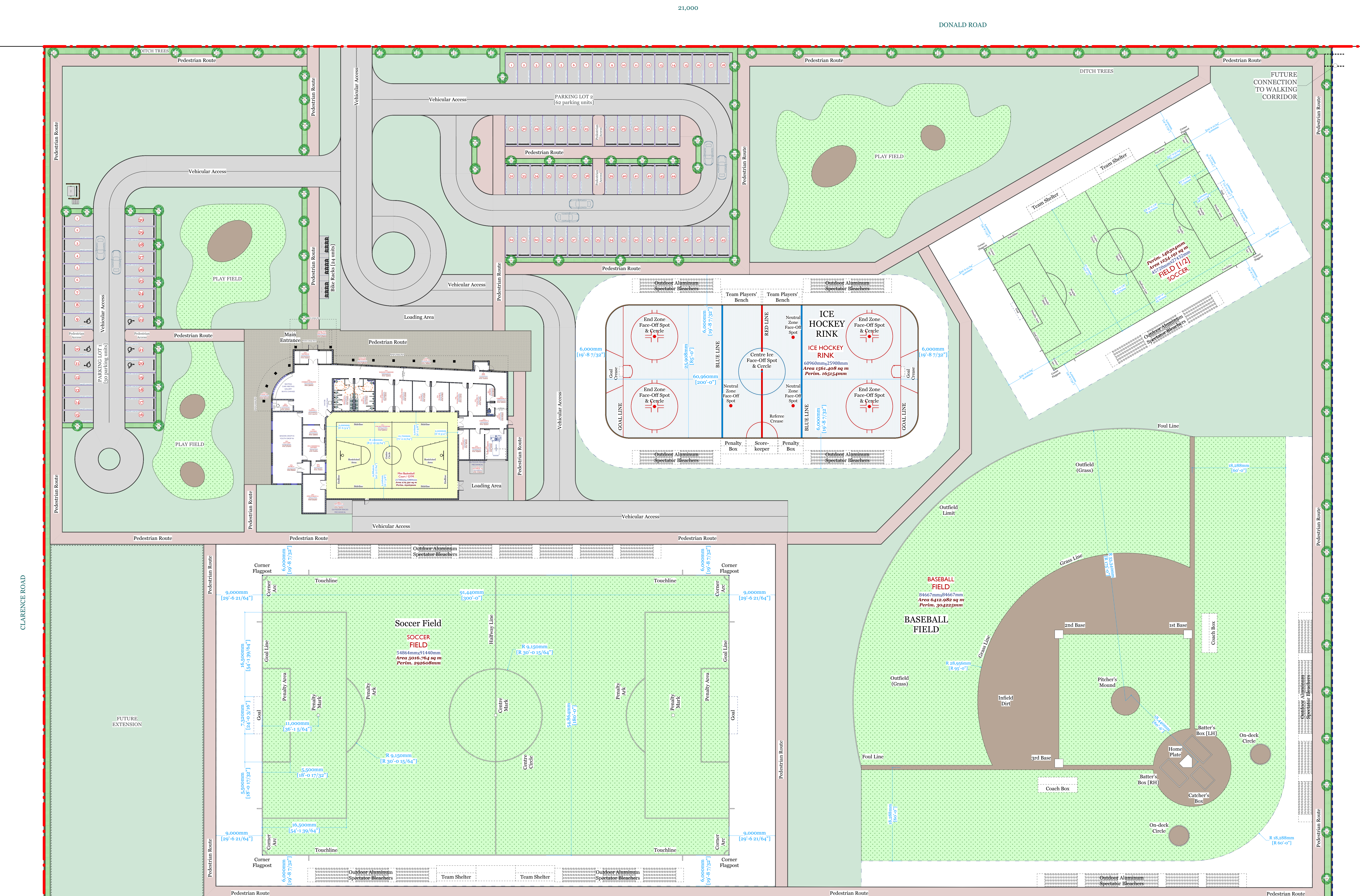
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**Rural Municipality of St. Clements**

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**PRELIMINARY OPTION 1**



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 Telephone - 204 510 7862

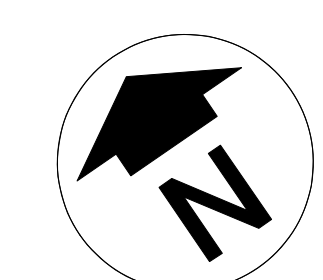
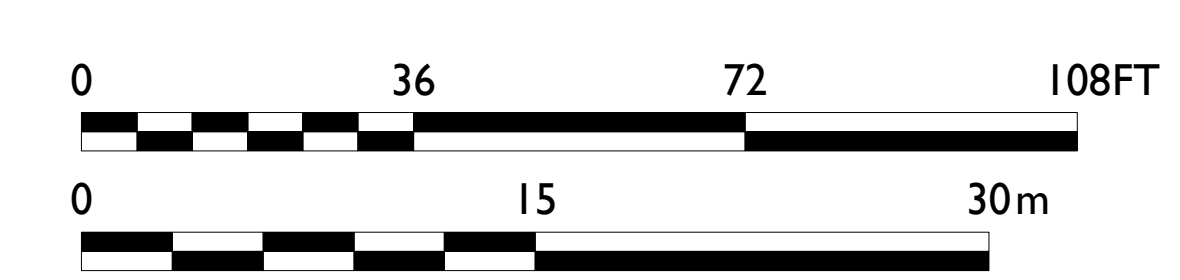
PROJECT TITLE  
**ST. CLEMENTS ACTIVITY CENTRE Development**

LOCATION  
 Donald Rd, Narol, MB R1C  
 Rural Municipality of St. Clements

CLIENT  
 Dillon Consulting  
 1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**LANDSCAPE PLAN**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	A1-15
PROJECT NUMBER 2014.10	REVISION NO.	



1 LANDSCAPE PLAN-LOT 1  
 SCALE 1:250 PROPOSED  
 A1-15

**OPTION 1: COMPLETE SITE DEVELOPED**

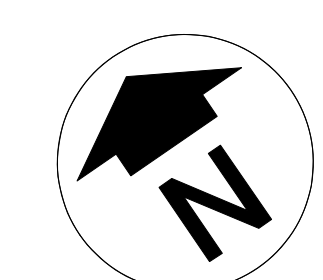
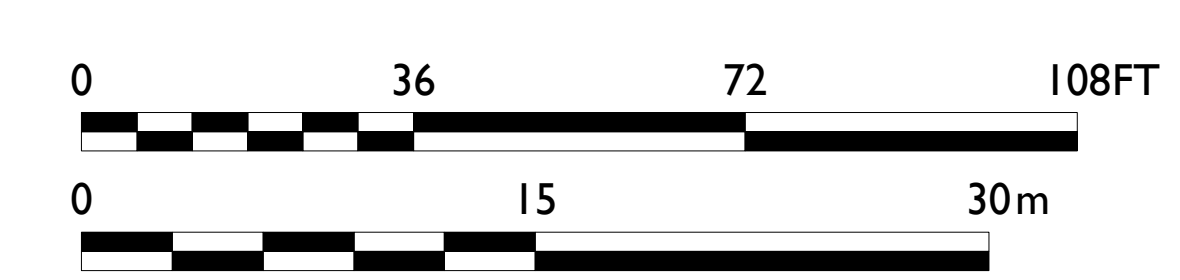
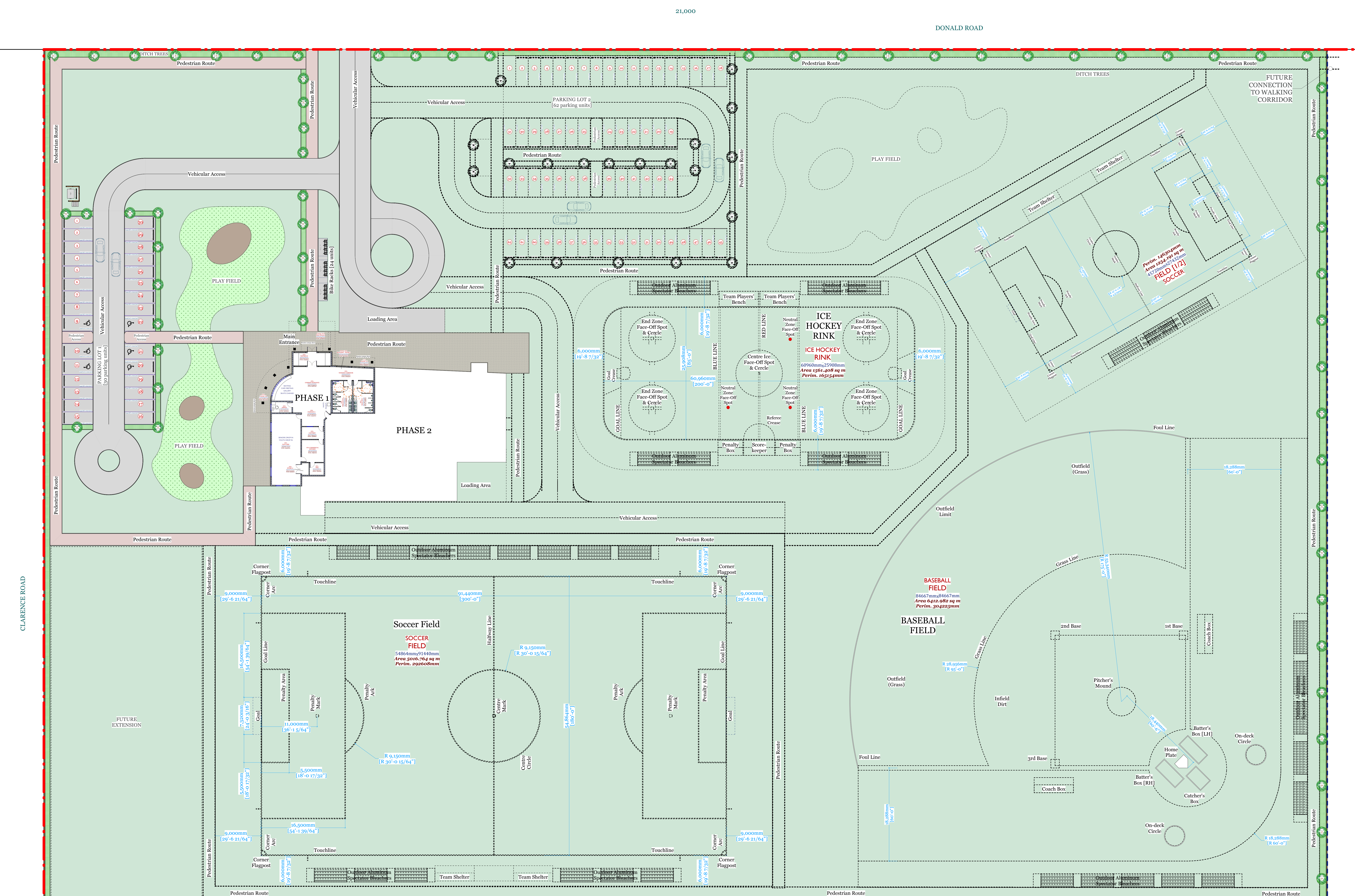
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**Donald Road, Narol, MB R1C**  
**Rural Municipality of St. Clements**

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**PRELIMINARY  
OPTION 2**



1 LANDSCAPE PLAN-LOT 1  
 SCALE 1:250 PROPOSED  
 A1-15

**OPTION 2: PHASE 1 OF BUILDING + PARKING LOT 1**

NO.	DATE	ISSUE NOTES
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PROJECT TITLE  
**ST. CLEMENTS  
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 Development**

LOCATION  
 Donald Rd, Narol, MB R1C  
 Rural Municipality of St. Clements

CLIENT  
 Dillon Consulting  
 1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**LANDSCAPE  
 PLAN**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	A1-15
PROJECT NUMBER 2014.10	REVISION NO.	

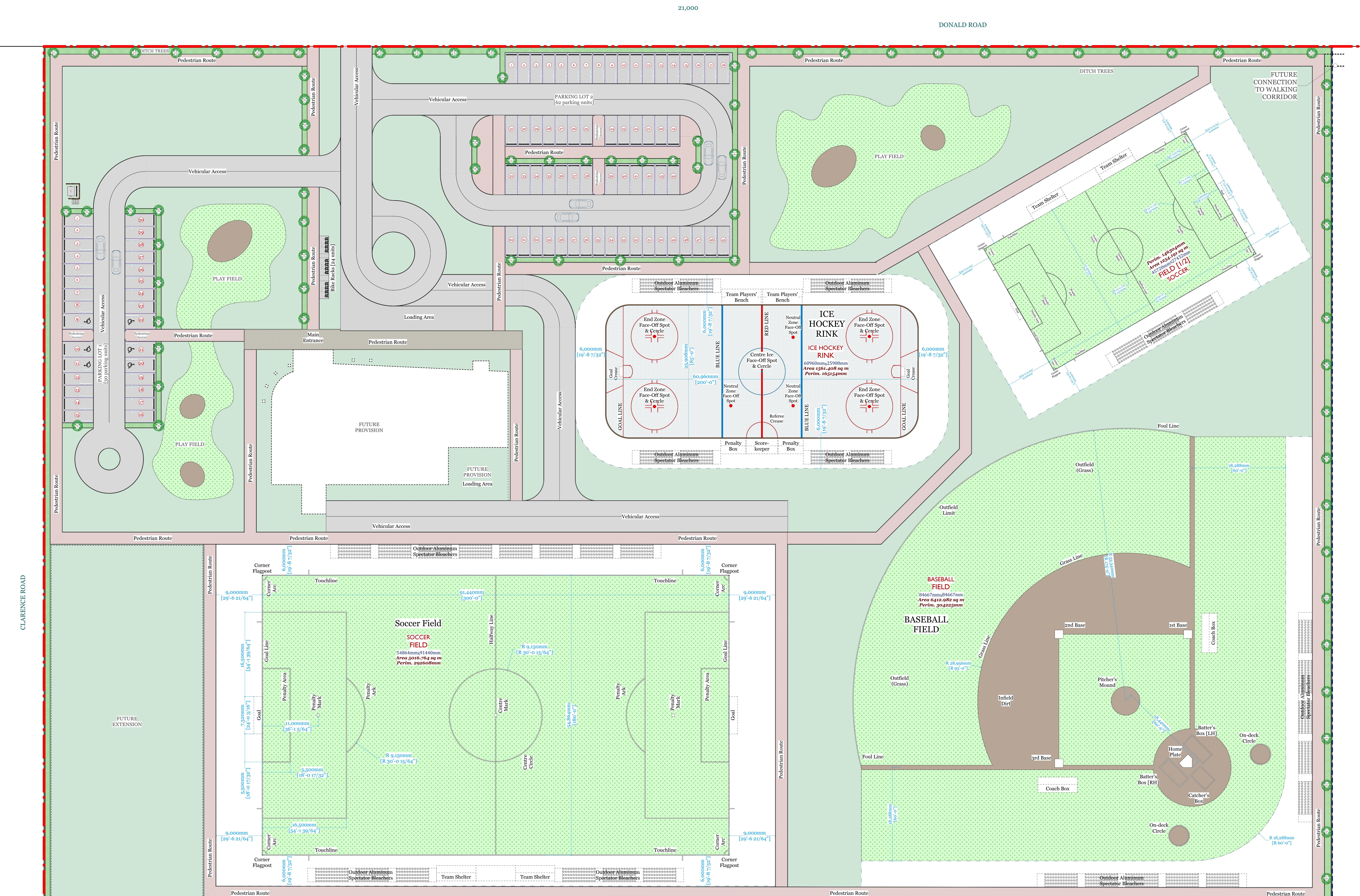
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**Donald Road, Narol, MB R1C**  
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**PRELIMINARY OPTION 3**



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1	30/6/14	Issued for review.
NO.	DATE	ISSUE NOTES

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PROJECT TITLE  
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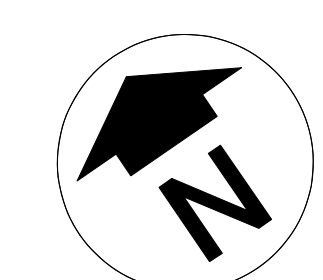
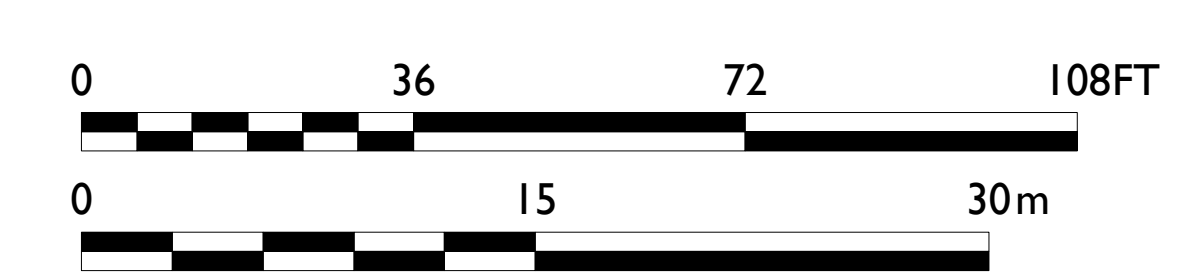
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 1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE

**LANDSCAPE PLAN**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	<b>A1-15</b>
PROJECT NUMBER 2014.10	REVISION NO.	



1 LANDSCAPE PLAN-LOT 1  
 SCALE 1:250 PROPOSED  
 A1-15

**OPTION 3: PROVISION OF SPORTS FACILITIES AND PARKING AREAS ONLY**

**SITE AREAS: BLOCK 2, PARCELS 1 & 2**

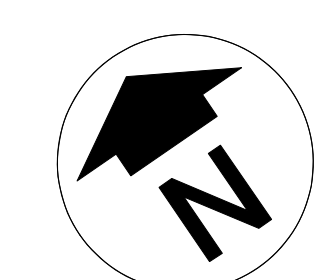
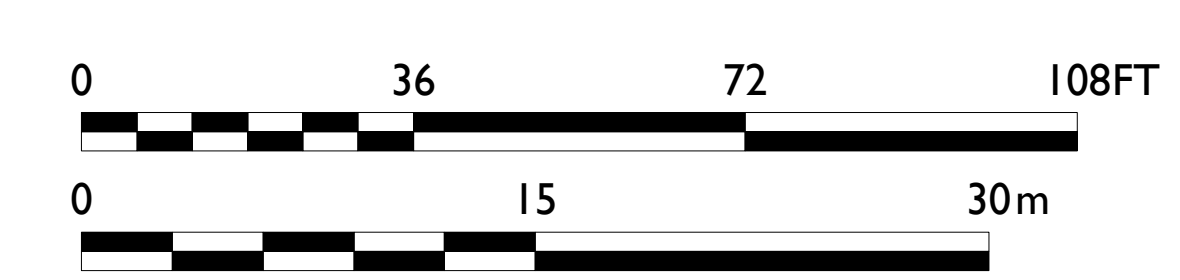
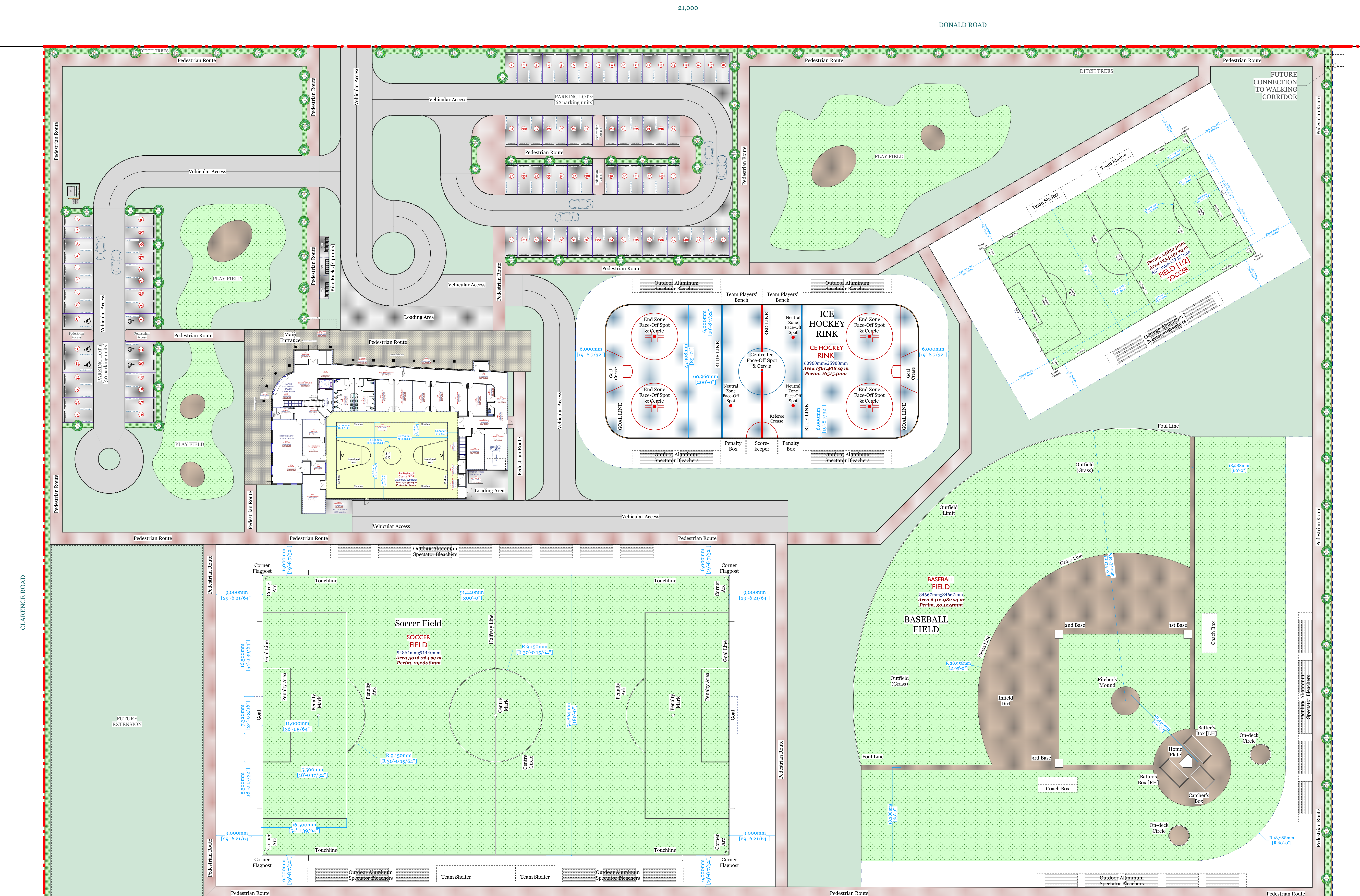
**Donald Road, Narol, MB R1C  
Rural Municipality of St. Clements**

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**PRELIMINARY  
OPTION 4**



1 LANDSCAPE PLAN-LOT 1  
SCALE 1:250 PROPOSED  
A1-15

**OPTION 4: COMPLETE SITE DEVELOPED  
INCLUDING MEZZANINE ON 2ND FLOOR  
TO GYM**

NO.	DATE	ISSUE NOTES
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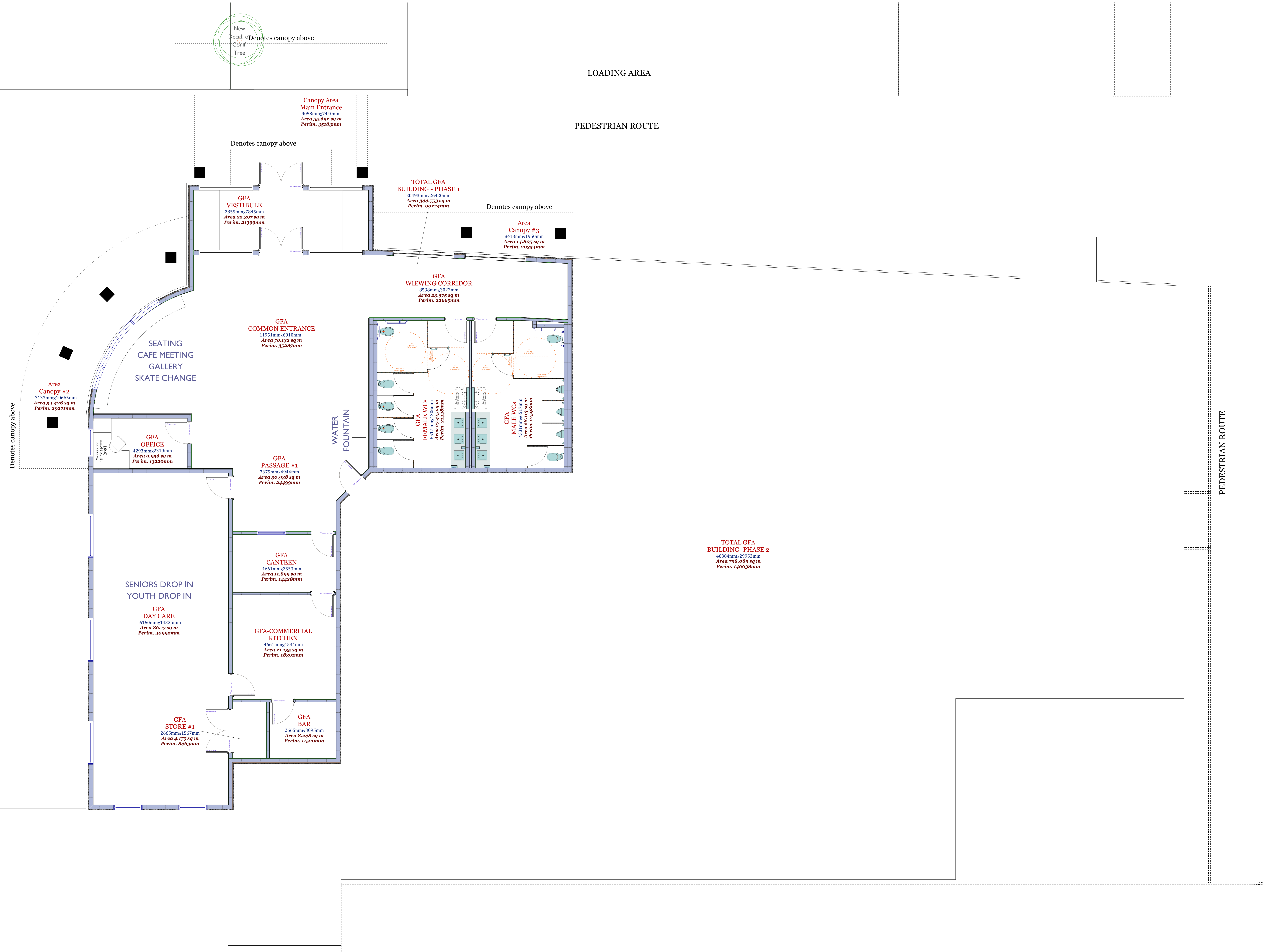
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DRAWING TITLE  
LANDSCAPE PLAN

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	A1-15
PROJECT NUMBER 2014.10	REVISION NO.	

**PRELIMINARY  
OPTION 2**



Denotes canopy above

Denotes canopy above

Denotes canopy above

1  
A2-51  
**Main floor plan**  
SCALE 1:50  
PROPOSED

LOADING AREA

PEDESTRIAN ROUTE

VEHICULAR ACCESS

PEDESTRIAN ROUTE

Canopy Area  
Main Entrance  
9850mmx7440mm  
Area 72,927 sq m  
Perim. 32183mm

GFA  
VESTIBULE  
2855mmx7845mm  
Area 22,397 sq m  
Perim. 23599mm

TOTAL GFA  
BUILDING - PHASE 1  
20493mmx26420mm  
Area 541,753 sq m  
Perim. 90274mm

Area  
Canopy #3  
8413mmx1950mm  
Area 14,802 sq m  
Perim. 20324mm

GFA  
WIEWING CORRIDOR  
8558mmx3022mm  
Area 23,575 sq m  
Perim. 22665mm

GFA  
COMMON ENTRANCE  
11951mmx6910mm  
Area 70,138 sq m  
Perim. 32287mm

SEATING  
CAFE MEETING  
GALLERY  
SKATE CHANGE

Area  
Canopy #2  
7133mmx10665mm  
Area 76,008 sq m  
Perim. 29271mm

GFA  
OFFICE  
4293mmx2319mm  
Area 9,936 sq m  
Perim. 13220mm

GFA  
PASSAGE #1  
7679mmx4944mm  
Area 30,938 sq m  
Perim. 24499mm

WATER  
FOUNTAIN

GFA  
FEMALE WCS  
6517mmx2106mm  
Area 13,725 sq m  
Perim. 24460mm

GFA  
MALE WCS  
4331mmx6517mm  
Area 28,212 sq m  
Perim. 23980mm

TOTAL GFA  
BUILDING - PHASE 2  
40384mmx29953mm  
Area 708,089 sq m  
Perim. 140638mm

GFA  
CANTEEN  
4661mmx2553mm  
Area 11,899 sq m  
Perim. 14428mm

SENIORS DROP IN  
YOUTH DROP IN

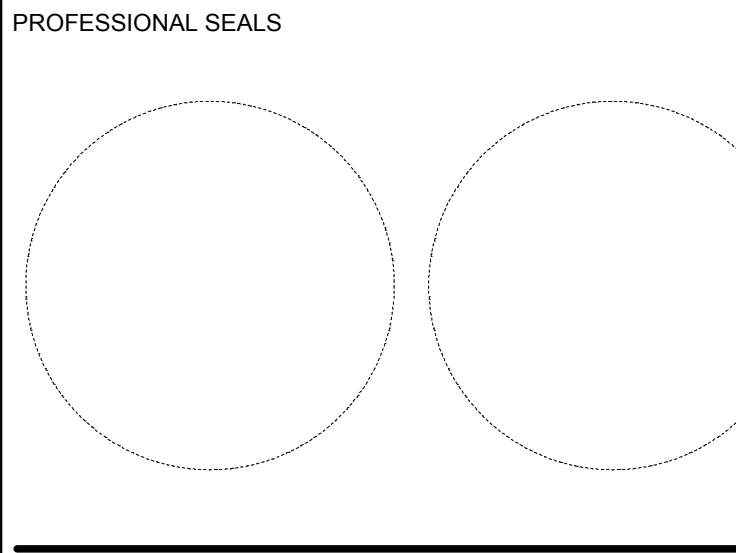
GFA  
DAY CARE  
6160mmx4335mm  
Area 26,715 sq m  
Perim. 40992mm

GFA-COMMERCIAL  
KITCHEN  
4661mmx4534mm  
Area 21,135 sq m  
Perim. 18391mm

GFA  
STORE #1  
2665mmx1567mm  
Area 4,175 sq m  
Perim. 8463mm

GFA  
BAR  
2665mmx3095mm  
Area 8,248 sq m  
Perim. 11200mm

NO.	DATE	ISSUE NOTES
2	7/7/14	Issued for review.
1	30/6/14	Issued for review.



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**MISTECTURE**  
Architecture & Interiors

1749 Portage Avenue, Unit #1, Winnipeg, Manitoba R3J 0E8  
Telephone - 204.510.7862

PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

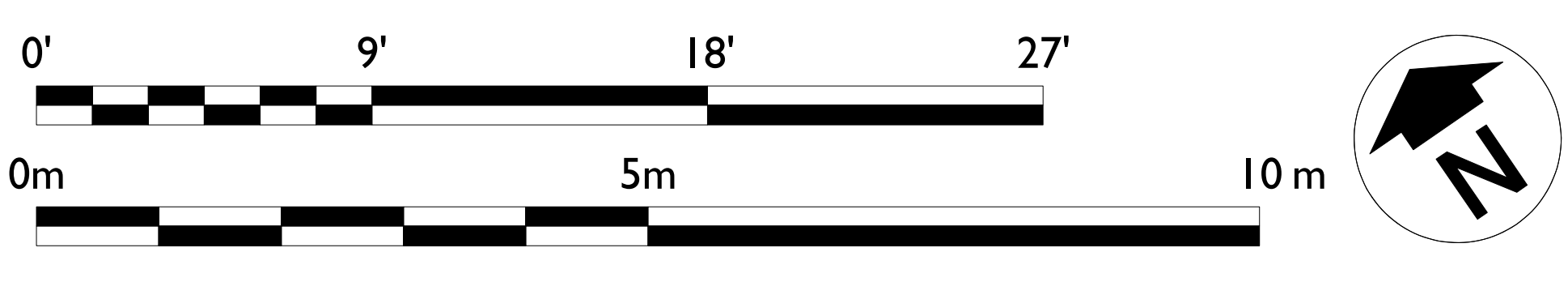
LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

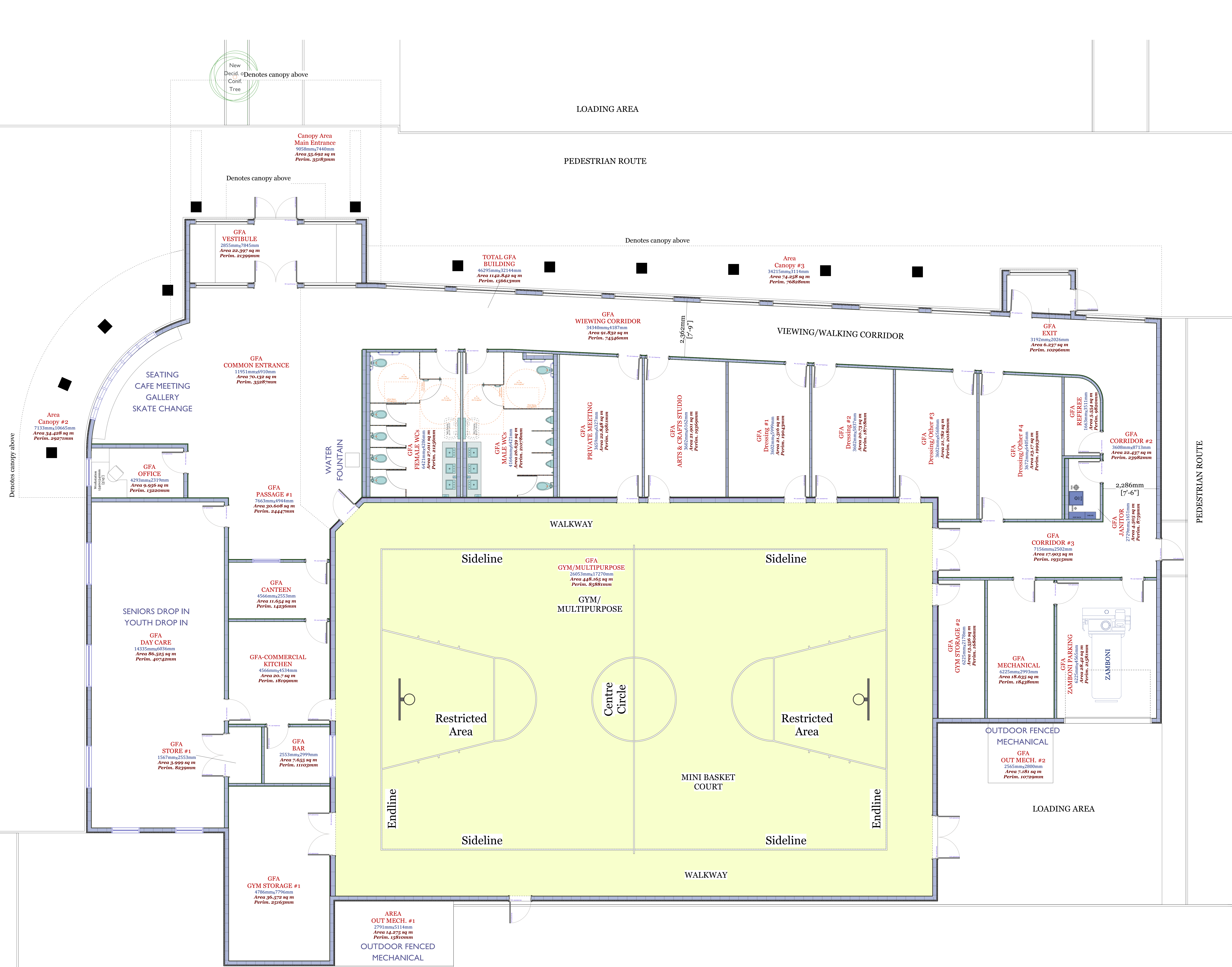
DRAWING TITLE

**Main Floor Plan**  
PROPOSED

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	A0-15
PROJECT NUMBER 2014.10	REVISION NO.	







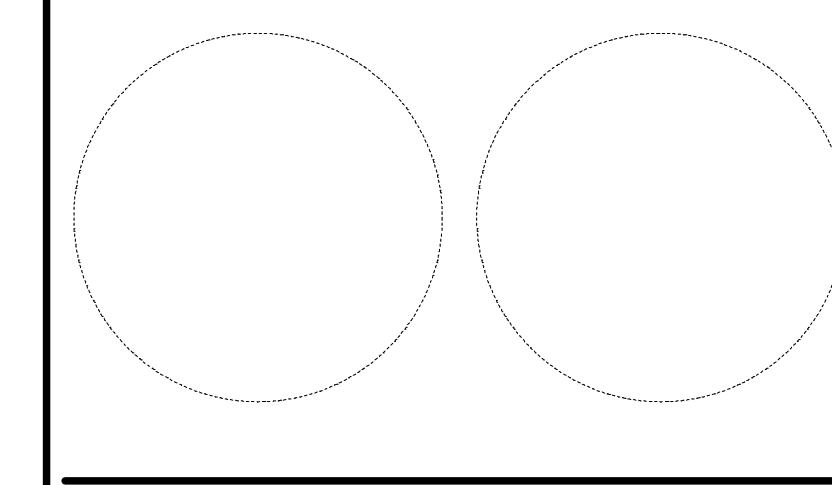
ST. CLEMENTS ACTIVITY CENTRE DONALD ROAD, NAROL, MB R1C Main Floor - GROSS FLOOR AREAS		
Common Entrance	70,132 sq m	751.89 sq ft
Art & Crafts Studio	21,901 sq m	235.74 sq ft
Day Care	86,525 sq m	921.33 sq ft
<b>SUBTOTAL Assembly</b>	<b>178,558 sq m</b>	<b>1,921.98 sq ft</b>
Canteen	11,654 sq m	125.44 sq ft
Commercial Kitchen	20,700 sq m	223.81 sq ft
Bar	7,655 sq m	82.40 sq ft
Female WCs	27,011 sq m	290.74 sq ft
Male WCs	28,629 sq m	308.74 sq ft
<b>SUBTOTAL Assembly Amenity</b>	<b>93,679 sq m</b>	<b>1,008.14 sq ft</b>
Gym/Multipurpose	448,165 sq m	4,824.01 sq ft
Reference	5,554 sq m	59.79 sq ft
Dressing #1	21,216 sq m	228.44 sq ft
Dressing #2	20,730 sq m	223.14 sq ft
Dressing/Other #3	21,782 sq m	234.46 sq ft
Dressing/Other #4	22,370 sq m	240.40 sq ft
<b>SUBTOTAL Assembly Sport</b>	<b>540,717 sq m</b>	<b>5,820.23 sq ft</b>
Office	9,956 sq m	107.17 sq ft
Private Meeting	22,848 sq m	245.93 sq ft
<b>SUBTOTAL Admin./Support</b>	<b>32,804 sq m</b>	<b>353.10 sq ft</b>
Passage #1	30,608 sq m	329.46 sq ft
Viewing Corridor	91,832 sq m	988.47 sq ft
Corridor #2	22,437 sq m	241.51 sq ft
Corridor #3	17,924 sq m	192.77 sq ft
Exit	6,237 sq m	67.13 sq ft
Vestibule	22,430 sq m	241.11 sq ft
<b>SUBTOTAL Circulation</b>	<b>191,477 sq m</b>	<b>2,066.40 sq ft</b>
Zamboni	28,420 sq m	305.91 sq ft
Janitor	4,505 sq m	48.49 sq ft
Mechanical	18,635 sq m	200.99 sq ft
<b>SUBTOTAL Services</b>	<b>51,560 sq m</b>	<b>555.39 sq ft</b>
Store #1	3,999 sq m	43.04 sq ft
Gym Storage #1	36,572 sq m	393.66 sq ft
Gym Storage #2	13,550 sq m	145.92 sq ft
<b>SUBTOTAL Storage</b>	<b>54,121 sq m</b>	<b>582.62 sq ft</b>
<b>Total GFA Floor</b>	<b>1,142,842 sq m</b>	<b>12,301.43 sq ft</b>
Canopy Main Entrance	35,602 sq m	382.49 sq ft
Canopy #2	34,428 sq m	370.58 sq ft
Canopy #3	74,258 sq m	799.31 sq ft
<b>Total Covered Outdoors</b>	<b>144,288 sq m</b>	<b>1,552.38 sq ft</b>
Fenced Mechanical #1	14,275 sq m	153.65 sq ft
Fenced Mechanical #2	7,181 sq m	77.30 sq ft
<b>TOTAL Services Outdoors</b>	<b>21,456 sq m</b>	<b>230.95 sq ft</b>
<b>GFA Floor[81-19]-Building A</b>	<b>1,307,220 sq m</b>	<b>14,070.80 sq ft</b>
<b>GFA Floor[81-19]-10</b>	<b>128,626 sq m</b>	<b>1,391.73 sq ft</b>
<b>[1]/[8] RATIO Assmblg./GFA =</b>		<b>4.6%</b>
<b>[2]/[8] RATIO Assm. Amenity/GFA =</b>		<b>8.2%</b>
<b>[3]/[8] RATIO Assm. Sport/GFA =</b>		<b>47.3%</b>
<b>[4]/[8] RATIO Admin./Support/GFA =</b>		<b>8.9%</b>
<b>[5]/[8] RATIO Circulation/GFA =</b>		<b>16.7%</b>
<b>[6]/[8] RATIO Services/GFA =</b>		<b>4.3%</b>
<b>[7]/[8] RATIO Storage/GFA =</b>		<b>4.7%</b>
<b>Total %</b>		<b>100.0%</b>

**PRELIMINARY  
OPTION 1**

2	7/7/14	Issued for review.
2	30/6/14	Issued for review.

NO.	DATE	ISSUE NOTES
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PROFESSIONAL SEALS



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**MISTECTURE**  
Architecture & Interiors

1749 Portage Avenue, Unit #1, Winnipeg, Manitoba R3J 0E8  
Telephone - 204.510.7862

PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

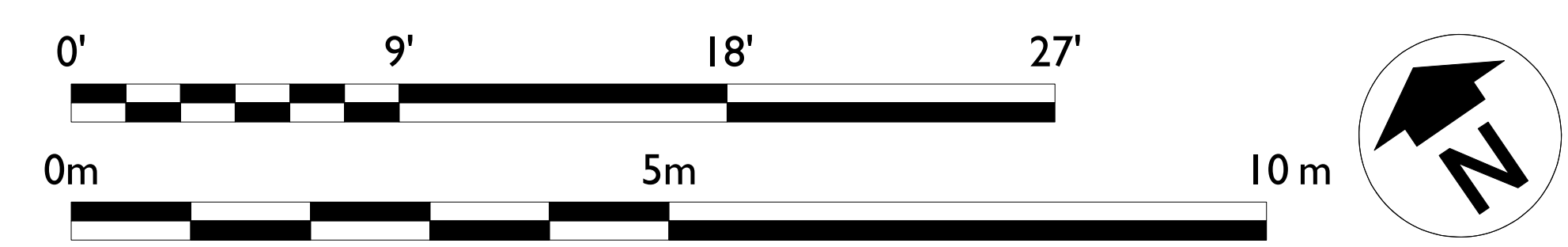
CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

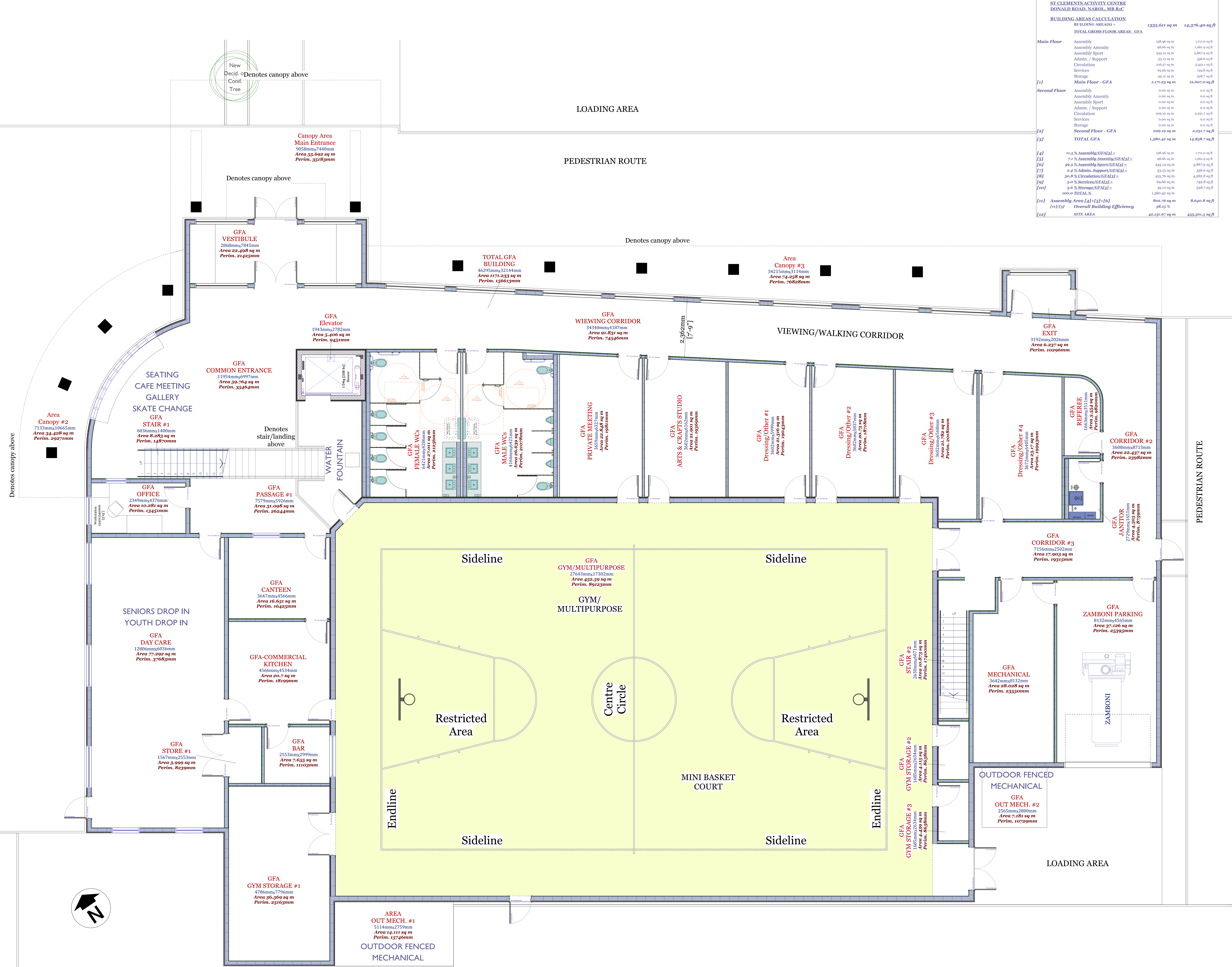
DRAWING TITLE  
**Main Floor Plan**

**PROPOSED**

DRAWN AVC	APPROVED HM	DRAWING NO.
SCALE A/N @ ARCH E	DATE ISSUED 2014.07.07	<b>A2-51</b>
PROJECT NUMBER 2014.10	REVISION NO.	

1  
A2-51  
**Main floor plan**  
SCALE 1:50  
PROPOSED





**ST. CLEMENTS ACTIVITY CENTRE  
DONALD ROAD, NAROL, MB R1C  
Main Floor - GROSS FLOOR AREAS**

BUILDING AREAS	1335,611 sq m	14,376.40 sq ft
<b>TOTAL GROSS FLOOR AREAS - GEA</b>		
<b>Main Floor</b>		
Assembly	158.96 sq m	1,711.04 sq ft
Assembly Amenity	98.86 sq m	1,066.59 sq ft
Assembly Sport	525.14 sq m	5,667.74 sq ft
Admin. / Support	33.13 sq m	356.64 sq ft
Circulation	216.57 sq m	2,331.41 sq ft
Services	69.66 sq m	749.87 sq ft
Storage	49.12 sq m	528.71 sq ft
<b>Main Floor - GFA</b>	<b>1,177.23 sq m</b>	<b>12,607.50 sq ft</b>
<b>Second Floor</b>		
Assembly	0.00 sq m	0.00 sq ft
Assembly Amenity	0.00 sq m	0.00 sq ft
Assembly Sport	0.00 sq m	0.00 sq ft
Admin. / Support	0.00 sq m	0.00 sq ft
Circulation	209.19 sq m	2,261.74 sq ft
Services	0.00 sq m	0.00 sq ft
Storage	0.00 sq m	0.00 sq ft
<b>Second Floor - GFA</b>	<b>209.19 sq m</b>	<b>2,261.74 sq ft</b>
<b>TOTAL GFA</b>	<b>1,386.42 sq m</b>	<b>14,869.24 sq ft</b>
[4] 11.3 % Assembly/GEA/GAL	158.96 sq m	1,711.04 sq ft
[5] 7.7 % Assembly Amenity/GEA/GAL	98.86 sq m	1,066.59 sq ft
[6] 39.3 % Assembly Sport/GEA/GAL	525.14 sq m	5,667.74 sq ft
[7] 2.4 % Admin. Support/GEA/GAL	33.13 sq m	356.64 sq ft
[8] 30.8 % Circulation/GEA/GAL	425.75 sq m	4,582.82 sq ft
[9] 5.0 % Services/GEA/GAL	69.66 sq m	749.87 sq ft
[10] 3.5 % Storage/GEA/GAL	49.12 sq m	528.71 sq ft
[11] 100.0 % TOTAL	1,386.42 sq m	14,869.24 sq ft
[11] Assembly Area [4]+[5]+[6]	802.76 sq m	8,640.8 sq ft
[11] Overall Building Efficiency	58.13 %	
[12] SITE AREA	42,131.67 sq m	453,501.3 sq ft

Common Entrance	59.764 sq m	643.39 sq ft
Arts & Crafts Studio	31.901 sq m	343.74 sq ft
Day Care	77.292 sq m	831.96 sq ft
<b>SUBTOTAL Assembly</b>	<b>158.957 sq m</b>	<b>1,711.00 sq ft</b>
Commercial Kitchen	16.616 sq m	179.23 sq ft
Bar	7.655 sq m	82.40 sq ft
Female WCs	57.011 sq m	609.74 sq ft
Male WCs	26.639 sq m	286.72 sq ft
<b>SUBTOTAL Assembly Amenity</b>	<b>98.856 sq m</b>	<b>1,064.92 sq ft</b>
Gym/Multipurpose	452.599 sq m	4,871.84 sq ft
Reception	5.524 sq m	59.38 sq ft
Dressing/Other #1	23.316 sq m	250.44 sq ft
Dressing/Other #2	207.739 sq m	2,231.14 sq ft
Dressing/Other #3	21.752 sq m	232.48 sq ft
Dressing/Other #4	23.170 sq m	249.49 sq ft
<b>SUBTOTAL Assembly Sport</b>	<b>545.142 sq m</b>	<b>5,867.86 sq ft</b>
Office	10.281 sq m	110.66 sq ft
Private Meeting	22.848 sq m	245.93 sq ft
<b>SUBTOTAL Admin./Support</b>	<b>33.129 sq m</b>	<b>356.60 sq ft</b>
Stair #1	8.283 sq m	89.16 sq ft
Stair #2	10.873 sq m	116.74 sq ft
Elevator	5.408 sq m	58.19 sq ft
Passage #1	31.098 sq m	334.74 sq ft
Viewing Corridor	91.831 sq m	986.46 sq ft
Corridor #2	241.611 sq m	2,597.91 sq ft
Corridor #3	17.993 sq m	192.71 sq ft
Exit	6.237 sq m	67.13 sq ft
Vestibule	23.516 sq m	252.19 sq ft
<b>SUBTOTAL Circulation</b>	<b>216.568 sq m</b>	<b>2,331.12 sq ft</b>
Zamboni	37.126 sq m	399.62 sq ft
Janitor	4.595 sq m	49.49 sq ft
Mechanical	38.638 sq m	415.69 sq ft
<b>SUBTOTAL Services</b>	<b>69.659 sq m</b>	<b>749.80 sq ft</b>
Store #1	3.999 sq m	43.04 sq ft
Gym Storage #1	35.569 sq m	383.63 sq ft
Gym Storage #2	4.113 sq m	43.99 sq ft
Gym Storage #3	4.439 sq m	47.59 sq ft
<b>SUBTOTAL Storage</b>	<b>49.122 sq m</b>	<b>528.71 sq ft</b>
<b>Total GFA Floor</b>	<b>1177.233 sq m</b>	<b>12,607.50 sq ft</b>
Canopy Main Entrance	55.692 sq m	599.46 sq ft
Canopy #2	34.488 sq m	370.59 sq ft
Canopy #3	7.628 sq m	82.31 sq ft
<b>Total Covered Outdoors</b>	<b>64.378 sq m</b>	<b>692.35 sq ft</b>
Fenced Mechanical #1	14.111 sq m	151.89 sq ft
Fenced Mechanical #2	7.381 sq m	79.39 sq ft
<b>TOTAL Services Outdoors</b>	<b>21.492 sq m</b>	<b>229.19 sq ft</b>
[11] GFA Floor[81]-[91]-Building A	1335.611 sq m	14,376.40 sq ft
[12] GFA Floor[81]-[91]-[10]	1336.993 sq m	14,603.38 sq ft
[11][8] RATIO Assembly/GEA =	13.6 %	
[12][8] RATIO Assen. Amenity/GEA =	8.4 %	
[11][8] RATIO Assen. Sport/GEA =	48.6 %	
[12][8] RATIO Admin. Support/GEA =	2.8 %	
[11][8] RATIO Circulation/GEA =	18.2 %	
[12][8] RATIO Services/GEA =	5.8 %	
[11][8] RATIO Storage/GEA =	4.2 %	
<b>Total %</b>	<b>100.0 %</b>	

PRELIMINARY  
OPTION 4

NO.	DATE	ISSUE NOTES
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MISTECTURE

Architecture & Interiors

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Telephone - 204.510.7862

PROJECT TITLE

ST. CLEMENTS  
ACTIVITY CENTRE  
Development

LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

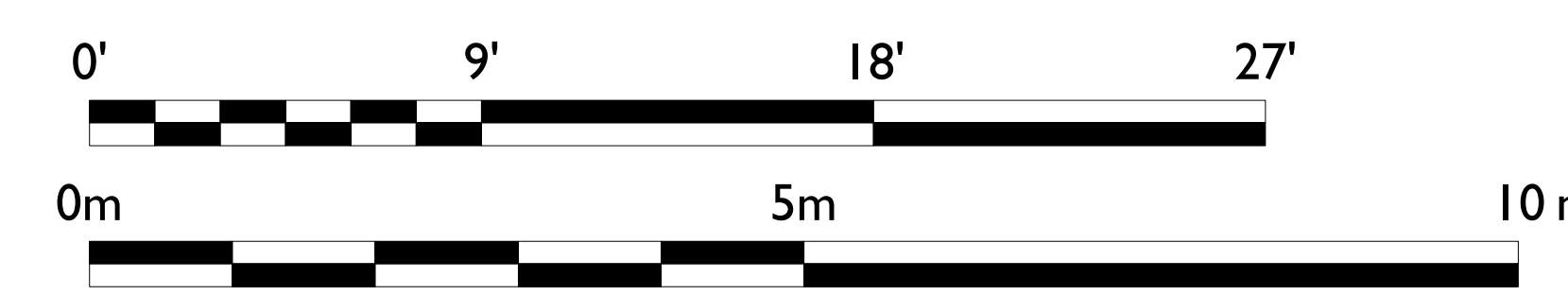
DRAWING TITLE

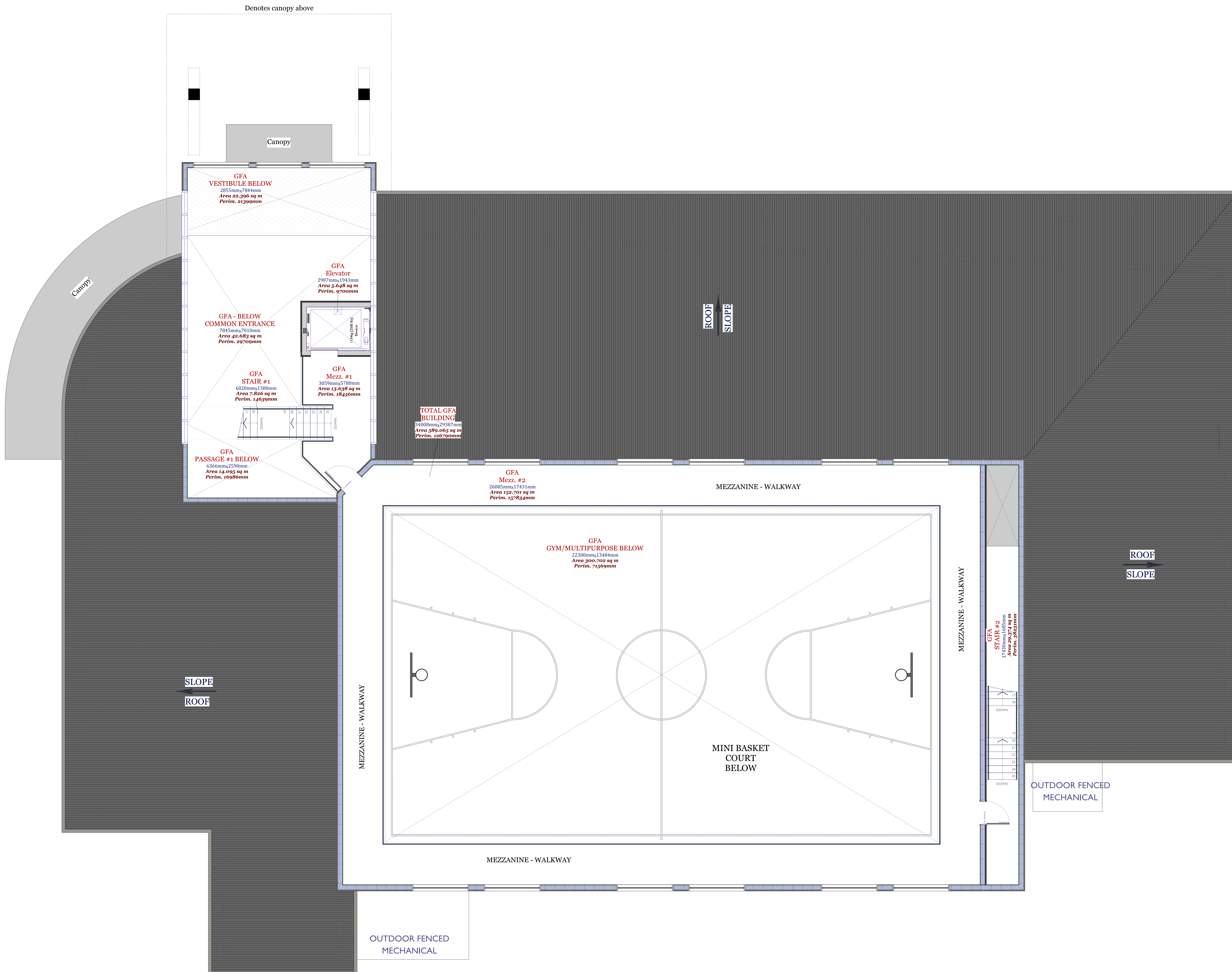
Main Floor Plan

PROPOSED

DRAWN	APPROVED	DRAWING NO.
AVC	HM	
SCALE	DATE ISSUED	
A/N @ ARCH E	2014.07.07	A2-51
PROJECT NUMBER	REVISION NO.	
2014.10		

1 Main floor plan  
SCALE 1:50 PROPOSED





ST. CLEMENTS ACTIVITY CENTRE DONALD ROAD, NAROL, MB R1C Second FLOOR - GROSS FLOOR AREAS		
[1]	SUBTOTAL Assembly	0.000 sq m / 0.00 sq ft
[2]	SUBTOTAL Assembly Amenity	0.000 sq m / 0.00 sq ft
[3]	SUBTOTAL Assembly Sport	0.000 sq m / 0.00 sq ft
[4]	SUBTOTAL Admin./Support	0.000 sq m / 0.00 sq ft
	Stair #1	7.826 sq m / 84.21 sq ft
	Stair #2	29.273 sq m / 315.19 sq ft
	Elevator	5.648 sq m / 60.79 sq ft
	Mezzanine #1	13.638 sq m / 146.89 sq ft
	Mezzanine #2	121.703 sq m / 1,314.66 sq ft
[5]	SUBTOTAL Circulation	209.187 sq m / 2,251.67 sq ft
[6]	SUBTOTAL Services	0.000 sq m / 0.00 sq ft
[7]	SUBTOTAL Storage	0.000 sq m / 0.00 sq ft
[8]	Total GFA Floor	209.187 sq m / 2,251.67 sq ft
	Vestibule Below	22.396 sq m / 241.07 sq ft
	Common Entrance Below	42.683 sq m / 459.44 sq ft
	Passage #1 Below	14.095 sq m / 151.72 sq ft
	Gym/Multipurpose Below	300.704 sq m / 3,238.75 sq ft
[9]	Total Interconnected Spaces	379.878 sq m / 4,088.97 sq ft
[10]	GFA Floor[8]/[9]	589.063 sq m / 6,340.64 sq ft
[11/18]	RATIO Assembly/GFA =	0.0 %
[12/18]	RATIO Assem. Amently/GFA =	0.0 %
[13/18]	RATIO Assem. Sport/GFA =	0.0 %
[14/18]	RATIO Admin. Support/GFA =	0.0 %
[15/18]	RATIO Circulation/GFA =	100.0 %
[16/18]	RATIO Services/GFA =	0.0 %
[17/18]	RATIO Storage/GFA =	0.0 %
	Total %	100.0 %
[8]/[10]	RATIO GFA[8]/[10] =	33.5 %
[9]/[10]	RATIO Interconnected Spaces[9]/[10] =	64.5 %
	Total %	100.0 %

PRELIMINARY  
OPTION 4

PEDESTRIAN ROUTE

NO.	DATE	ISSUE NOTES
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PROJECT TITLE  
**ST. CLEMENTS  
ACTIVITY CENTRE  
Development**

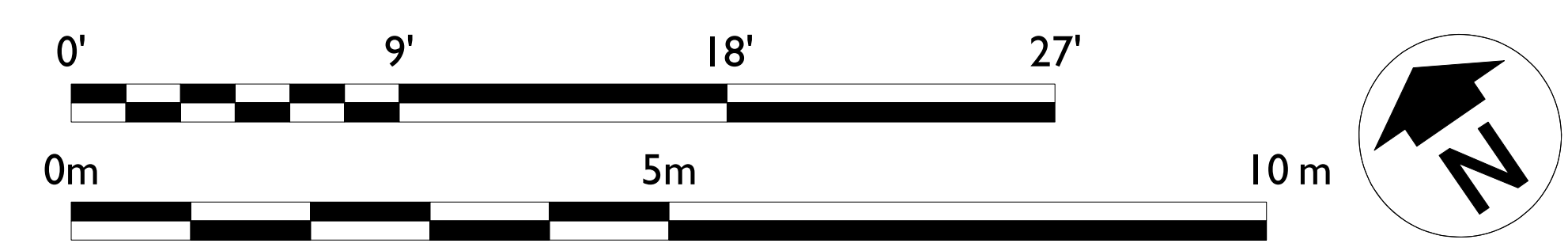
LOCATION  
Donald Rd, Narol, MB R1C  
Rural Municipality of St. Clements

CLIENT  
Dillon Consulting  
1558 Wilson Place, Winnipeg, MB R3T 0Y4

DRAWING TITLE  
**2nd Floor Plan  
PROPOSED**

DRAWN	APPROVED	DRAWING NO.
AVC	HM	
SCALE	DATE ISSUED	
A/N @ ARCH E	2014.07.07	A2-52
PROJECT NUMBER	REVISION NO.	
2014.10		

1  
A2-52  
Second floor plan  
SCALE 1:50  
PROPOSED





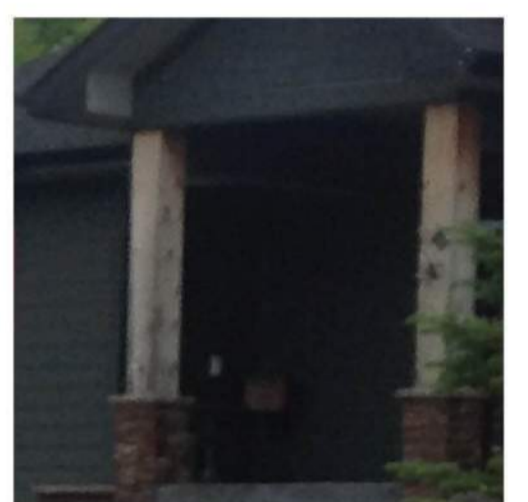
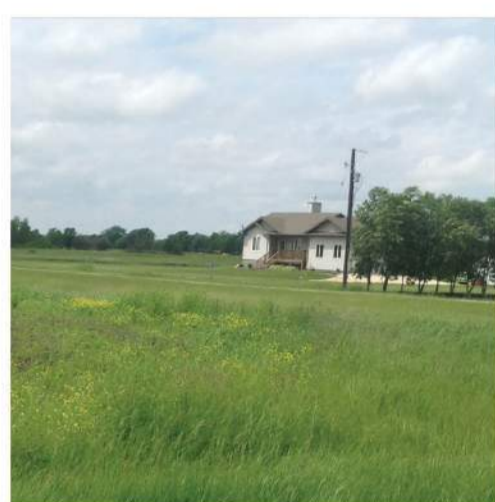
natural landscapes\_ agricultural land\_ prairie grass\_ river\_ riparian buffer\_ wetlands\_ cattails\_ wild flowers

## our history



historic elements\_ fieldstone\_ red framed windows\_ wrought iron\_ marking the entry\_ fieldstone pyramid

## our community



Lockport dam\_ bridge\_ first nation history\_ rural residential\_ red colour\_ wood\_ agriculture\_ strength

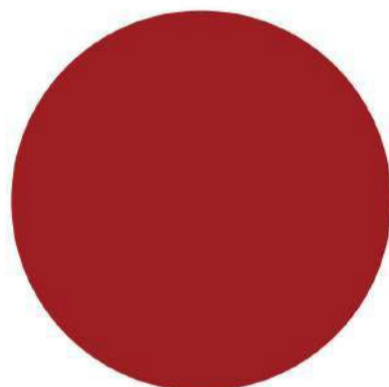
## design features

### 1. materials/textures



timber

fieldstone



red colour

prairie landscape



wild flowers



wrought iron fencing

eco paving



### 2. sustainability/LEED

**eco paving** - to maintain water on site by minimizing runoff, and be visually appealing

**solar lighting** - throughout the facility grounds to ensure safety

**storm water management** - slopes and ditches to maintain storm water on site minimizing runoff

**native plants, natural vegetation** - prairie grass and wetlands to avoid irrigation expenses, healthy biomass to keep nutrients from our waters

**materials and resources** - durable interior and exterior finishes with low maintenance

**locally sourced materials** - low VOC paints, low embodied energy and high recycled content materials

**energy efficient building envelope** - superior insulation to reduce heating/cooling cost

**power smart and water conserving fixtures** - low flow sink and dual flush toilets

**natural ventilation and daylight** - to reduce lighting and allow indoor activities

**air quality and occupant comfort** - innovation in design

**walkability** - bike racks at the entrance



### 3. outdoor facilities

**hockey rink** - located close to the door for skaters, viewing corridor

**soccer/lacrosse field** - multipurpose use

**natural play structures** - for the community and daycare use

**splash pad** - water feature for kids

**green gym** - outdoor workout place, close to play structures to create interaction between parents and children with exercise opportunities

**community gathering spaces** - welcoming entrance, seating

**landscaped surroundings** - native plants, representative landscape at the front

**parking** - eco paving, can be used for other outdoor activities like Farmers' Market

**walking path** - a section can be used as skating path in the winter



3. building appearance

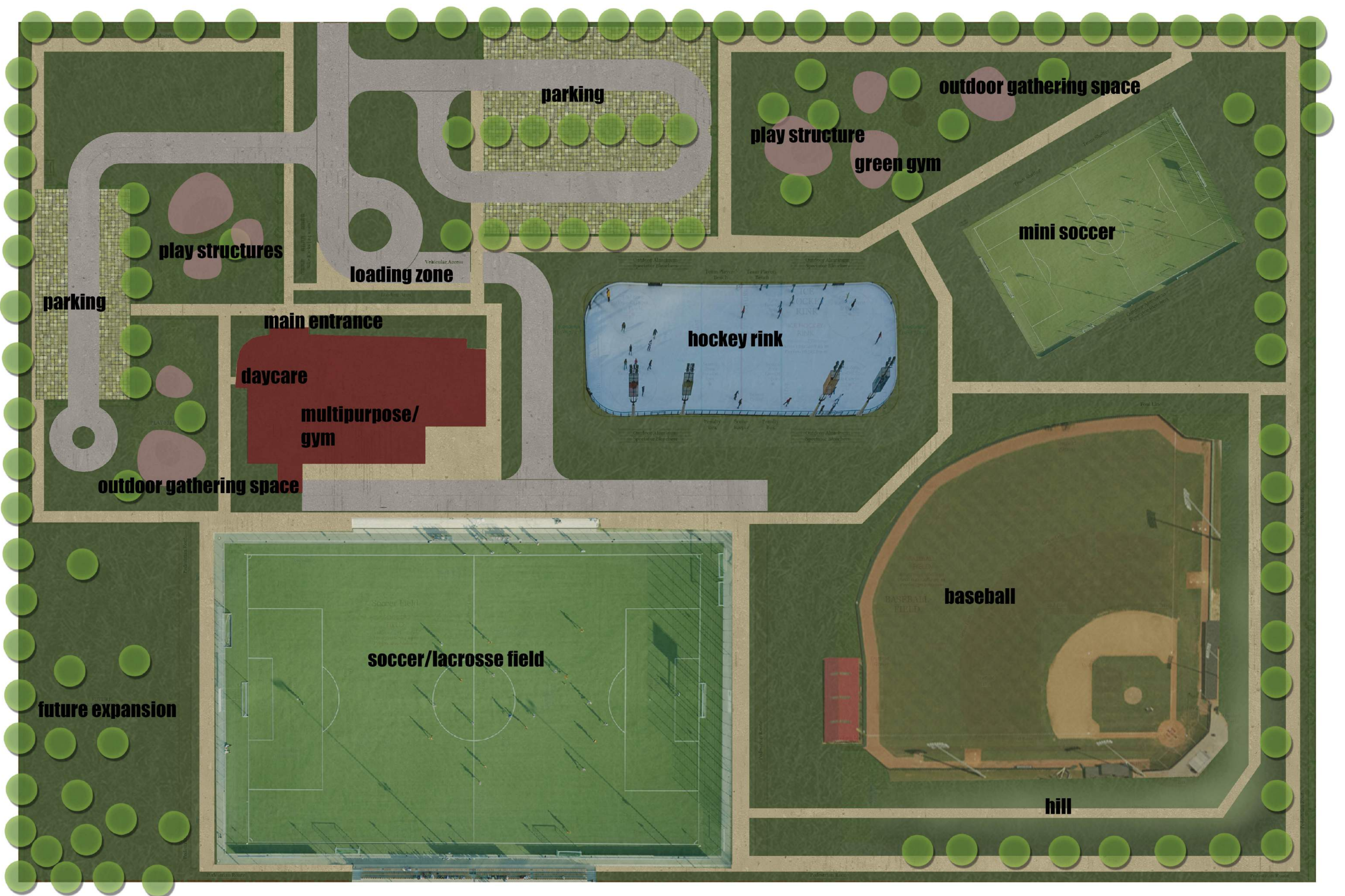
- sweeping roof** - to match the prairie landscape, shape of a sweeping bird, to create gathering spaces around the building
- low profile building** - to blend in with the existing residential and to mimic the prairie landscape
- double height entrance** - to welcome the community, gathering space at the entrance
- fieldstone** - strength of the history of the area, and the early settlers
- timber** - thick beam columns to represent the strength of the community
- red colour** - to accent windows, blend in the neighbourhood, reflect historic colours community elements
- windows** - transparency, open to the community, natural lighting, ventilation



4. placing the building on the site

- relation to the neighbours** - the building has 3 facades to keep a front facade to all existing neighbours
- daycare placed on the side** - to create privacy and safety for the kids while allowing greater access to the facility
- relation to outdoor facilities** - to have doors close to the hockey rink and soccer field
- 1+1/2 height multipurpose/gym** - to enhance natural ventilation and daylight to allow for indoor sports
- pedestrian walkways** - along the site to increase interaction and to encourage healthy lifestyle
- buffer zones** - between residential and community spaces, around the parking area
- seating, outdoor furniture and equipment** - around the building for outdoor activities and community interaction

design layout



renderings

A



B



C



## **Appendix B**

### ***Business Case / Financials***

Mill Rate Comparison	Population		Rank		Rank		Table 1		
	(2011 Census)	municipal	(lowest to highest)	School Div	Res Total	(lowest to highest)	Prov Educ	Comm Total	Rank (lowest to highest)
RM of Rockwood (Interlake School Div)	7,964	8,550	1	14,003	22,553	3	11.39	33,943	3
<b>RM of St. Clements</b>	<b>10,505</b>	<b>8,756</b>	<b>2</b>	<b>13,583</b>	<b>22,339</b>	<b>1</b>	<b>11.39</b>	<b>33,729</b>	<b>1</b>
RM of East St. Paul	9,046	9,185	3	13,298	22,483	2	11.396	33,879	2
RM of West St. Paul (Seven Oaks School Div)	4,932	10,150	4	14,940	25,090	6	11.39	36,480	6
RM of Springfield (Sunrise School Div)	12,000	10,900	5	13,778	24,678	4	11.39	36,068	4
RM of St. Andrews (Sunrise School Div)	11,875	11,165	6	13,778	24,943	5	11.39	36,333	5
RM of Alexander (Lord Selkirk)	2,978	11,220	7	14,133	25,353	8	11.39	36,743	8
RM of Lac Du Bonnet	2,930	11,510	8	13,778	25,288	7	11.39	36,678	7
RM of Brokenhead (Sunrise School Div)	4,635	16,727	9	13,778	30,505	9	11.39	41,895	9
Town of Beausejour	3,126	18,500	10	13,778	32,278	10	11.39	43,668	10
Average mill rate		11.666		13.885	25.551			36.942	
Median mill rate		11.033		13.778	25.017			36.407	

Table 2	
<b>DEBT</b>	
Portioned Assessment 2014	639,545,520
Debt Limit 7%	44,768,186
Current Debt Load (note 1)	(453,781)
Remaining Debt Capacity	44,314,405
<b>FUTURE DEBT EXPENDITURES</b>	
Pending (2012 Financial Statements) (note 2)	(8,783,736)
LID, 20 yr (note 3)	(825,500)
2016 (Utility Capital Plan)	(1,200,000)
Remaining Debt Capacity	33,505,169
<b><i>before recreation complex</i></b>	
Note: (1) maturities for current debt are 2018 and 2022	
(2) Schedule 15, Financial Statements Schedule 15 issued amount. confirmed by CAO. Majority is Utility.	
(3) As per CAO.	

Recreation Reserve	Table 3					
	2014	2015	2016	2017	2018	2019
<b>Opening Balance</b>	131,220	72,120	342,120	612,120	882,120	152,120
<b>Revenue</b>						
Dedication Fees	30,000	30,000	30,000	30,000	30,000	30,000
Contribution		250,000	250,000	250,000	250,000	250,000
<b>Total Revenue</b>	30,000	280,000	280,000	280,000	280,000	280,000
<b>Expenses</b>						
GM Community Central and RV	50,000					
South St Clements Community Building	20,000				1,000,000	
Misc contributions	19,100	10,000	10,000	10,000	10,000	10,000
<b>Total Expenses</b>	89,100	10,000	10,000	10,000	1,010,000	10,000
Closing Balance	72,120	342,120	612,120	882,120	152,120	422,120





OPERATING ESTIMATES		Table 5-1			
Note		Option 1	Option 2	Option 3	Option 4
	<b>Revenues:</b>				
1	Building Rentals	19,000	16,000		19,000
2	Athletic Field Rentals	8,000	8,000	8,000	8,000
3	Day Care Rental Revenue	7,500	7,500	na	7,500
	total revenues	34,500	31,500	8,000	34,500
	<b>Expenditures:</b>				
6	Salaries & Benefits	87,000	87,000	25,000	87,000
8	Utilities and Insurance	31,500	22,050	15,000	33,075
9	Grounds & Equip Maintenance	10,000	10,500	11,000	10,000
10	Contract Services	5,000	5,000	2,000	5,000
11	Building Maintenance	10,000	6,670	n/a	10,500
12	Janitorial	3,500	2,335	n/a	3,675
13	Supplies	5,000	4,500	2,000	5,500
	total expenditures	152,000	138,055	55,000	154,750
	NET COST (SURPLUS)	117,500	106,555	47,000	120,250
	COST RECOVERY %	23%	23%	15%	22%
	Tax Increase on Operating	2.1%	1.9%	0.8%	2.1%
1-B	Net cost (Surplus), charging Local	98,500	90,555	47,000	101,250
	COST RECOVERY %	35%	34%	15%	35%
	Tax Increase on Operating	1.8%	1.6%	0.8%	1.8%
	<b>Notes:</b>				
1	Rental Rates:	Per Hour	Per Day		
	Gym/Auditorium	170	800		
	Multipurpose room	80	300		
	Board Room	55	160		
	Kitchen		75		
	Compares to Headingley for rates and usage. Headingley does not charge for local community groups, which represents 75% of the users. Potential revenue source to consider.				
1-B	If charging local groups, add:	19,000	16,000	-	19,000
2	Portage la Prairie Athletic Fields rentals are approximately \$23,000 but this has less fields but has an ice rink				
3	Day Care Rental Revenue based on square footage comparison to Headingley Day Care Revenues				
6	These operating costs do not include debenture costs				
7	<b>Salaries &amp; Benefits</b>				
	Casual Labourers (2)	20,000	20,000	20,000	20,000
	Program/Facility Manager (75% of position)	45,000	45,000		45,000
	Maintenance Staff	22,000	22,000	5,000	22,000
8	Not including municipal property taxes nor out door lighting on soccer field and baseball diamond				
9	Assumes field markings are done voluntarily by sport clubs and are not included				
10	Contract services include garbage bin rental (1,500), maintenance contract(1,500), Inspection fees (1,000), misc (1,000). Less if no building (Option 3).				
12	Janitorial changes based on size of facility				

<b>OPERATING ESTIMATES</b>		Table 5-1 B			
<u>Note</u>		Option 1	Option 2	Option 3	Option 4
	<b>Revenues:</b>				
1	Building Rentals	19,000	16,000		19,000
1-B	Building Rentals - Local Users	19,000	16,000		19,000
2	Athletic Field Rentals	8,000	8,000	8,000	8,000
3	Day Care Rental Revenue	7,500	7,500	n/a	7,500
	total revenues	53,500	47,500	8,000	53,500
	<b>Expenditures:</b>				
7	Salaries & Benefits	87,000	87,000	25,000	87,000
8	Utilities and Insurance	31,500	22,050	15,000	33,075
9	Grounds & Equip Maintenance	10,000	10,500	11,000	10,000
10	Contract Services	5,000	5,000	2,000	5,000
11	Building Maintenance	10,000	6,670	n/a	10,500
12	Janitorial	3,500	2,335	n/a	3,675
13	Supplies	5,000	4,500	2,000	5,500
	total expenditures	152,000	138,055	55,000	154,750
	NET COST (SURPLUS)	98,500	90,555	47,000	101,250
	COST RECOVERY %	35%	34%	15%	35%
	Tax Increase on Operating	1.8%	1.6%	0.8%	1.8%
	<b>Notes:</b>				
1	Rental Rates:	Per Hour	Per Day		
	Gym/Auditorium	170	800		
	Multipurpose room	80	300		
	Board Room	55	160		
	Kitchen		75		
	Compares to Headingley for rates and usage. Headingley does not charge for local community groups, which represents 75% of the users. Potential revenue source to consider.				
1-B	If charging local groups, add:	19,000	16,000	-	19,000
2	Portage la Prairie Athletic Fields rentals are approximately \$23,000 but this has less fields but has an ice rink				
3	Day Care Rental Revenue based on square footage comparison to Headingley Day Care Revenues				
6	These operating costs do not include debenture costs				
7	<b>Salaries &amp; Benefits</b>				
	Casual Labourers (2)	20,000	20,000	20,000	20,000
	Program/Facility Manager (75% of position)	45,000	45,000		45,000
	Maintenance Staff	22,000	22,000	5,000	22,000
8	Not including municipal property taxes nor out door lighting on soccer field and baseball diamond				
9	Assumes field markings are done voluntarily by sport clubs and are not included				
10	Contract services include garbage bin rental (1,500), maintenance contract(1,500), Inspection fees (1,000), misc (1,000). Less if no building (Option 3).				
12	Janitorial changes based on size of facility				

	Budget 2014	Headingly	Table 5-2 St Clements
	Headingly	Sq Ftg	Sq Ftg
<b>Revenue</b>			
<b>Rentals:</b>			
North hall Auditorium	15,000	3600	4824
North Hall MP Room	1,000	800	
North Hall board room	1,000	420	245
north Hall kitchen	2,000		
North hall corkage	4,000		
	23,000		
Day care	46,000	6000	931
	69,000	16900	12301
			73%
<b>Expenses:</b>			
<b>Day Care Building:</b>			
Insurance	1,500		
Sewer Water	2,500		
Gas	6,000		
Hydro	8,000		
Blg/Grnds supplies, materials	1,000		
	19,000	6000	931
<b>Headingly Comm Centre</b>			16%
Casual Labour	10,000		
Facility Mgr	40,000		
Mtce Staff	22,000		
Mileage	1,000		
Advertising	2,000		
Bldg & Grounds - Contract	5,000		
Repairs	5,000		
Jan supplies	3,500		
mat rental	3,000		
insurance	3,500		
Equip rentals	1,000		
Sewer & Water	1,000		
natural gas	5,000		
Telephone	6,000		
Cellular	1,500		
Hydro	7,500		
bar Supplies	4,000		
Kitchen supplies	500		
Blg/Grnds supplies, materials	4,000		
Stationery	500		
Mun taxes	2,500		
	128,500	10900	11460
<b>Net cost</b>	<b>78,500</b>	<b>4.64</b>	<b>8.13</b>

	2012	2013	Table 5-3	
	West St Paul	West St Paul		
	Sunova	Sunova	Sq Ftg	
			13,194	
<b>Revenues</b>				
Sales	31,690	24,177		
Concession	3,051	1,877		
Programs	43,281	39,543		
Rentals	144,815	116,112		
Athletic Field Rentals	1,300	1,350		
	<b>224,137</b>	<b>183,059</b>		
<b>Expenditures</b>				
Salaries & Wages	173,708	172,369		
Contract Service	23,233	22,581		
Utilities & Insurance	34,388	33,598		
Maint material Supplies	86,616	85,687		
	<b>317,945</b>	<b>314,235</b>		
Net Cost	93,808	131,176	9.94	per square foot
Cost Recovery	70%	58%		

<b>LIFE CYCLE COSTING</b>							Table 6
<b>(shown net of GST rebate)</b>							
	%	Yrs	Option 1	Option 2	Option 3	Option 4	
Capital Cost			4,938,000	2,572,750	1,362,750	5,014,000	
Maintenance/Repairs	0.5%	40	987,600	514,550	272,550	1,002,800	
Annual Operating Costs*	3%	40	2,715,986	2,462,983	1,086,394	2,779,551	
			<b>8,641,586</b>	<b>5,550,283</b>	<b>2,721,694</b>	<b>8,796,351</b>	
<i>Not including borrowing costs, capital grants</i>							
* Shown in present value dollars at an assumed rate of 3% per year.							

IMPACT (Assumes no change in assessment for comparison purposes)	PLAN A: FULL DEBT				Table 7
	Option 1	Option 2	Option 3	Option 4	
Capital Cost Estimate	4,938,000	2,572,750	1,362,750	5,014,000	
#1					
Debt amount	4,938,000	2,572,750	1,362,750	5,014,000	
<b>Annual Debt Payment at 3.5% 20 years</b>	<b>347,443</b>	<b>181,021</b>	<b>95,885</b>	<b>352,790</b>	
Mill Rate on 2014 Assessment	0.543	0.283	0.150	0.552	
Tax Increase	6%	3%	2%	6%	
#2					
<b>Annual Operating Costs for Facility</b>	<b>117,500</b>	<b>106,555</b>	<b>47,000</b>	<b>120,250</b>	
Mill Rate on 2014 Assessment	0.184	0.167	0.073	0.188	
Tax Increase	2%	2%	1%	2%	
#1 + #2					
<b>Combining Debt and Operating</b>	<b>464,943</b>	<b>287,576</b>	<b>142,885</b>	<b>473,040</b>	
Mill Rate on 2014 Assessment	0.727	0.450	0.223	0.740	
Municipal Levy with #1 & #2	9.483	9.206	8.979	9.496	
Tax Increase	8%	5%	3%	8%	
Rank in comparison to Comparison Group	3	3	2	3	
Increase on Average Assessment of \$125,000 home	\$ 40.89	\$ 25.29	\$ 12.57	\$ 41.61	
Additional Revenue if charging local groups building rental	(19,000)	(16,000)		(19,000)	
Decrease in Mill Rate on 2014 Assessment	(0.030)	(0.025)		(0.030)	
Tax Decrease	-0.34%	-0.29%		-0.34%	
Increase on Average Assessment of \$125,000 home	\$ (1.67)	\$ (1.41)		\$ (1.67)	
<b>NET INCREASE on Average Assessment of \$125,000 home</b>	<b>\$ 39.22</b>	<b>\$ 23.89</b>	<b>\$ 12.57</b>	<b>\$ 39.93</b>	

<b>IMPACT</b> <i>(Assumes no change in assessment for comparison purposes)</i>	<b>Option B</b>				Table 8
<b>BUILD RESERVES</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	
Year 1 to 4:					
#1					
<b>Annual Transfer to Rec Reserve for Project</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	
Mill Rate on 2014 Assessment	0.391	0.391	0.391	0.391	
Tax Increase Year 1 to 4 (compared to 2014)	4.5%	4.5%	4.5%	4.5%	
Annual Impact on Average Assessment of \$125,000 home Year 1 to 4	\$ 21.99	\$ 21.99	\$ 21.99	\$ 21.99	
Year 5 and on:					
#2					
Capital Cost Estimate					
Debenture amount	4,938,000	2,572,750	1,362,750	5,014,000	
Less: \$1 Million Dollars from Reserve build =	3,938,000	1,572,750	362,750	4,014,000	
<b>Annual Debt Payment at 3.5% 20 years</b>	<b>277,082</b>	<b>110,660</b>	<b>25,523</b>	<b>282,429</b>	
Mill Rate on 2014 Assessment	0.433	0.173	0.040	0.442	
Tax Increase	5%	2%	0.5%	5%	
#3					
<b>Annual Operating Costs for Facility</b>	<b>117,500</b>	<b>106,555</b>	<b>47,000</b>	<b>120,250</b>	
Mill Rate on 2014 Assessment	0.184	0.167	0.073	0.188	
Tax Increase	2%	2%	1%	2%	
#4					
<b>Cancellation of Transfer to Rec Reserve</b>	<b>(250,000)</b>	<b>(250,000)</b>	<b>(250,000)</b>	<b>(250,000)</b>	
Mill Rate on 2014 Assessment	(0.391)	(0.391)	(0.391)	(0.391)	
Tax Increase	-4.5%	-4.5%	-4.5%	-4.5%	
#2+#3+#4					
Total mill rate increase (decrease) Year 5 and on	0.226	(0.051)	(0.278)	0.239	
Tax Increase Year 5 and on	2.6%	-0.6%	-3.2%	2.7%	
Mill Rate Year 5 and on	9.373	9.096	8.869	9.386	
Rank in comparison to Comparison Group	3	2	2	3	
Annual Impact on Average Assessment of \$125,000 home Year 5 and on	\$ 12.72	\$ (2.88)	\$ (15.61)	\$ 13.43	
Additional Revenue if charging local groups building rental	<b>(19,000)</b>	<b>(16,000)</b>		<b>(19,000)</b>	
Decrease in Mill Rate on 2014 Assessment	(0.030)	(0.025)		(0.030)	
Tax Decrease	-0.34%	-0.29%		-0.34%	
Increase on Average Assessment of \$125,000 home	\$ (1.67)	\$ (1.41)		\$ (1.67)	
<b>NET INCREASE on Average Assessment of \$125,000 home Year 5 and on</b>	<b>\$ 11.05</b>	<b>\$ (4.29)</b>	<b>\$ (15.61)</b>	<b>\$ 11.76</b>	
Notes:					
Assumes transfers to Reserve in Years 1 to 4 and operating in Year 5.					

## Appendix C

### *Open House Materials (Exit Surveys and Display Boards)*



**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

- Multi-purpose room - YOGA!!!
  - Day care
  - Pathways
  - outdoor skating
  - playground
- \* Missing a splash park?  
\* Are 75 parking spaces enough?  
Can/would something be done to restrict/discourage overflow parking near residences?
- \* NO SOCIALS - EVER! \*

2. What design features or themes are important to you? Are there any missing from the boards?

- Energy efficiency
  - Light & bright
  -
- \* Missing landscaping to reduce noise for neighbouring homes.

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

More community members will benefit from the facility if it is all built.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 5 Financing (borrowing) |
| <input checked="" type="checkbox"/> 3 User Fees                   | <input checked="" type="checkbox"/> 4 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

I really hope it gets built! We have 2 young boys who would get a lot of playtime there!

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).



**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

ACCESSIBILITY FOR ALL AGE GROUPS  
SAFETY

2. What design features or themes are important to you? Are there any missing from the boards?

ACCESSIBILITY FOR ALL AGE GROUPS  
~~PROGRAM~~ DESIGN MUST BE FITTED TO PROGRAMS  
NOT THE OTHER WAY AROUND

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

COST EFFECTIVE TO DO IT ALL NOW AS COSTS  
GO UP ANNUALLY.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 3 Financing (borrowing) |
| <input checked="" type="checkbox"/> 4 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

IT IS ABOUT TIME WE HAD A FACILITY IN SOUTH ST. CLEMENTS

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: MARIAN MAIR

Phone # and Email Address: (204) 757-4562

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards? *yes*

*ping pong*  
*Tennis!*  
*indoor sports & events to get us through the long winters.*

2. What design features or themes are important to you? Are there any missing from the boards?

*A venue for live entertainment / dancing / shows.*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |  |
|---|---|--|
| 1 | <input checked="" type="checkbox"/> Government Grants           | <input type="checkbox"/> Financing (borrowing) |
| 3 | <input type="checkbox"/> User Fees                              | <input type="checkbox"/> Property Tax Increase |
| 2 | <input checked="" type="checkbox"/> Fundraising and Sponsorship | <input type="checkbox"/> Other _____           |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*Ukrainian Heritage is important to me.  
or is Art displays & room for special  
classes of interest (yoga etc)*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

That the facility is open evenings & weekends.

That it not only becomes a focal point for "special interest" i.e. sports, youth but becomes "all inclusive"

2. What design features or themes are important to you? Are there any missing from the boards?

informal social areas

main organisers sports, Table tennis, tennis, game room,  
A place to meet the "neighbourhood" without having to drive to the city and visit "Timmy's" etc.

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- ① Government Grants
- ② Financing (borrowing)
- ③ User Fees
- Property Tax Increase
- ④ Fundraising and Sponsorship
- Other \_\_\_\_\_

5. Please provide any additional comments on the South St. Clements Activity Centre.

Is the space beside firehall  
too small?

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes
- No

If you answered yes, please provide your name, email address, or contact information below:

Name: Lars Andersson

Phone # and Email Address: Anderssonlars@yahoo.com  
318-9401

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).





**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

None – the old skating rink was never looked after.  
Too many costs required and taxpayer base has other priorities which are way more imp't.  
Parents send kids to specialized sports anyhow eg hockey, ringette etc & since driving is necessary it makes no sense to spend an enormous amount of money on this proposal.

2. What design features or themes are important to you? Are there any missing from the boards?

*(Handwritten: A large diagonal slash across the lines)*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

Option 5 → My preference is No Bldg or Grounds Development  
Would like a referendum on whether or not the Activity Centre is wanted.

or

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- 3 Government Grants
- 1 User Fees
- 2 Fundraising and Sponsorship
- Financing (borrowing)
- Property Tax Increase
- Other \_\_\_\_\_

5. Please provide any additional comments on the South St. Clements Activity Centre.

*Way too expensive for rural residents.  
If we wanted all of this close by we'd  
move to the city. Many city community  
clubs are closing due to lack of funds & volunteerism.  
People (young people esp) are not interested in  
community volunteer positions.*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes
- No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_  
Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

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2. What design features or themes are important to you? Are there any missing from the boards?

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3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 4 Financing (borrowing) |
| <input checked="" type="checkbox"/> 3 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

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**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

One of best features of the proposed plan would be the daycare and outdoor sporting facilities. It would be great to have a place for children in the area to go and play. It would be good to also have a outdoor play structure for kids.

2. What design features or themes are important to you? Are there any missing from the boards?

- Big windows
- Space for kids
- fitness gym

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

I believe this community is in need of features like this center to draw families and get them to stay.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input type="checkbox"/> 5 Financing (borrowing) |
| <input checked="" type="checkbox"/> 3 User Fees                   | <input type="checkbox"/> 4 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____             |

5. Please provide any additional comments on the South St. Clements Activity Centre.

I love this area but there is not a lot for kids to do. Having this community center would bring more younger families to the area by giving them more options.

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

The gym and daycare is the most important.  
I love the idea's of the hockey rink  
and fields

2. What design features or themes are important to you? Are there any missing from the boards?

The rink lighting and play structures are  
important. ~~I~~ I love the whole idea.

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

I believe the full facility would be  
awesome, especially for all the families with kids.  
I am 16 years old, and will have kids soon. The  
facility is very exciting.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 4 Financing (borrowing) |
| <input checked="" type="checkbox"/> 2 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 3 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

I hope that this isn't just a proposal and becomes a reality.

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

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## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

Meeting room for public  
for scouts/brownies etc  
for sports teams

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2. What design features or themes are important to you? Are there any missing from the boards?

Analog clock

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3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants | <input checked="" type="checkbox"/> 2 Financing (borrowing) |
| <input checked="" type="checkbox"/> 3 User Fees         | <input type="checkbox"/> Property Tax Increase ?            |
| <input type="checkbox"/> Fundraising and Sponsorship    | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: Wolfgang

Phone # and Email Address: 204 663 1823 oertel@shaw.ca

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

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2. What design features or themes are important to you? Are there any missing from the boards?

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3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

*If you are going to do it, do it all*

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |  |  |
|--|--|
| <input type="checkbox"/> Government Grants           | <input type="checkbox"/> Financing (borrowing) |
| <input type="checkbox"/> User Fees                   | <input type="checkbox"/> Property Tax Increase |
| <input type="checkbox"/> Fundraising and Sponsorship | <input type="checkbox"/> Other _____           |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

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For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

AN AREA FOR HALL RENTAL TO generate \$\$\$.  
I WISH FOR A WEIGHT TYPE EXERCISE  
AREA WITH A membership fee and a  
card lock entry pass (SNAP FITNESS)  
Indoor walking area. to keep people  
off the highway.

2. What design features or themes are important to you? Are there any missing from the boards?

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3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

To make it half way is a  
waste of time and money. It  
will not be used unless it is  
the Entire facility

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 2 Government Grants           | <input checked="" type="checkbox"/> 5 Financing (borrowing)      |
| <input checked="" type="checkbox"/> 3 User Fees                   | <input checked="" type="checkbox"/> 6 Property Tax Increase      |
| <input checked="" type="checkbox"/> 4 Fundraising and Sponsorship | <input checked="" type="checkbox"/> 1 Other <u>NAMING RIGHTS</u> |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: JOHN HAWCROFT

Phone # and Email Address: 204-782-6097 omni.inde@gmail.com

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

- ① seniors activities area NOT work desks or youth.
- ② walking space
- ③ Wellness Centre
- ④ coffee area with healthy choices
- ⑤ ~~High~~ wifi access & computers.

2. What design features or themes are important to you? Are there any missing from the boards?

- indoor walking area
- wellness area
- separate activity areas for seniors

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

not crazy about any one of them  
except like the walking area.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Government Grants           | <input checked="" type="checkbox"/> Financing (borrowing) |
| <input checked="" type="checkbox"/> User Fees                   | <input checked="" type="checkbox"/> Property Tax Increase |
| <input checked="" type="checkbox"/> Fundraising and Sponsorship | <input type="checkbox"/> Other <u>NAMING RIGHT</u>        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*Kids are all going to ESP for the activities so if soccer or baseball area NOT regulated why waste \$.*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

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**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

*The facility seems to be well thought out. It seems to include every thing*

2. What design features or themes are important to you? Are there any missing from the boards?

*We like them all. In particular*  
*- Warm & inviting spaces*  
*- Use of natural materials*  
*- Light & bright*  
*- Energy efficient*  
*- LEED Silver approach*  
*- Expandable & phased*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

*Full features in option 4 are desirable especially if they are phased in*

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 5 Financing (borrowing) |
| <input checked="" type="checkbox"/> 3 User Fees                   | <input checked="" type="checkbox"/> 4 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*This center will enhance the community greatly especially because it covers all the ages & offers many services*

*I'm sure some design features will be changed as the project moves forward.*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes
- No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

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## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

Base Ball, what size is B. Ball Diamond to be? For minor, fast or slow pitch softball or larger to accommodate 90' base lines + 350<sup>FT</sup> base lines to Home run fence or for minor, at 250<sup>FT</sup> base ball field lines.

2. What design features or themes are important to you? Are there any missing from the boards?

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3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

If mezzanine is needed could be added on at a later date

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Government Grants           | <input type="checkbox"/> Financing (borrowing) |
| <input type="checkbox"/> User Fees                              | <input type="checkbox"/> Property Tax Increase |
| <input checked="" type="checkbox"/> Fundraising and Sponsorship | <input type="checkbox"/> Other _____           |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*Fund raising could or would benefit the community club, with sponsors,*

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

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## South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

*No information was provided regarding the  
play ground or play structures*

2. What design features or themes are important to you? Are there any missing from the boards?

*Walking Track  
Hockey Rink  
Soccer field  
Wading Pool for children (included with splash pad  
option ?)  
Safe Toboggan Run for kids*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 3 Financing (borrowing) |
| <input checked="" type="checkbox"/> 4 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: E + B Brandt

Phone # and Email Address: 757-4729 brandt5744@shaw.ca

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

*- The list of "facility features" is very impressive. - Something for everyone.*

2. What design features or themes are important to you? Are there any missing from the boards?

*- I would like to see other options.  
- Building options, this looks very expensive.  
- Other designs.*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

*undecided*

Comments:

*There should have been a power point presentation taking all of us through the process. Better understanding & more personal.*

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input type="checkbox"/> 2 Financing (borrowing)            |
| <input checked="" type="checkbox"/> 5 User Fees                   | <input checked="" type="checkbox"/> 4 Property Tax Increase |
| <input checked="" type="checkbox"/> 3 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*How long before we brake ground?*

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: *Kathy Foley*  
Phone # and Email Address: *663-8984* *kathyj1@shaw.ca*

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).



**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

yes - a speaker (or several)  
- the architect  
- the Steer Com. chair  
- R.M. councillor (s)  
- a finance person  
- a moderator  
with name tags for Councillors, Architect, etc.  
an introduction of the above!!

2. What design features or themes are important to you? Are there any missing from the boards?

should be a "power-point" presentation, which would give a clearer explanation of the "proposal". This is the first time we, the residents have seen this "centre" proposal!  
no opportunity for a Q and A session!

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

} further info required!

Comments:

a summary of the feasibility study would have been useful!

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 3 Financing (borrowing) |
| <input checked="" type="checkbox"/> 4 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

• not clear if the "gym" area could be used for socials or other income producing events

• does the R. M. have any funds presently!

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: Pat Conchâtre (pronounced "cone shot")

Phone # and Email Address: pat@conchâtre.com  
2044. 668. 4275

#  
call  
her

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

?  
when is the next council meeting



**Subject:** Re: South St. Clements Activity Centre - Open House Materials  
**Date:** Sunday, October 19, 2014 at 12:34:31 PM Central Daylight Time  
**From:** Dennis Patkau <dpatkau@shaw.ca>  
**To:** Lockport Terhochs <terhoch@shaw.ca>

Thanks Marv

Looks like its going to be a win win for the community, regardless of which option is chosen. Personally, I think option 4 is the way to go. I would also like to add, that I strongly feel that there should be some sort of indoor track and lap pool and steam room facility. When I look at projects like the wellness centre, or the ymca model, these two components stand out. Additional revenues generated by memberships can offset the additional capital and operating costs. The Y and Wellness, I believe both offer Day care facilities. Perhaps someone like a Darcy Bain, who operates out of Grant Park, would like to expand and operate physio therapy and wellness out of the building. ( Again, additional revenues to offset costs)

The Kitchen and Cafe components only work, if they are set up to be profitable and not just a convenience. Perhaps an independant comes in and commits to operate the kitchen/cafe, and catering./ pays percentage to the facility. . just a thought. I believe that is how Darryl Ruston at Red River Ex grounds operates there full kitchen year round. You should check out the building there.

How do we fund this..

- 1) Available Grants
- 2) Naming Rights
- 3) Day Care revenues/ Pool and Gym Memberships
- 4) Property Taxes
- 5) Rent generated from independant operates within
- 6) Billboard Naming rights/
- 7) Indoor trade shows or craft shows could possibly take place in the facility.

The design and visuals of the building appear to asthetically pleasing and the idea of low maintenance materials/ use of solar/ and recognition of our heritage all appear to tie is nicely.

Would love to be part of the project moving forward, personally as a member of the community and from a business perspective. Our company Prairie Safety Surfacing can fulfill alot of the surface requirements. We also work closely with the largest playground company in Wpg, so when time comes, we can submit different options, based on requirements.

All the best

Dennis Patkau  
Business Development  
[www.prairiesafetysurfacing.com](http://www.prairiesafetysurfacing.com)  
204-955-0068

----- Original Message -----

**From:** [Lockport Terhochs](#)  
**To:** [Dennis Patkau](#)  
**Sent:** Sunday, October 19, 2014 10:30 AM  
**Subject:** FW: South St. Clements Activity Centre - Open House Materials

Hi Dennis,

Sorry, been hectic and havent been by with the project materials.

I now have a digital copy.

Have attached, with the exit survey from the Open House.

Call me please with any questions or thoughts.

Connect soon,

Best, Marv

Marv Terhoch  
M.a.TERHOCHassociates  
☎ 204-781-4415 / 204-757-4791  
✉ [Terhoch@shaw.ca](mailto:Terhoch@shaw.ca)  
[Selkirkfoodbank@shaw.ca](mailto:Selkirkfoodbank@shaw.ca)  
[Donewinnipeg@shaw.ca](mailto:Donewinnipeg@shaw.ca)

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

Many things seem to welcome children - who I believe to be an important part of the community. I think there are a lot of younger families in St. Clements who would enjoy a centre to go to. It also seems a 'go-to' place for those whose children are growing.

2. What design features or themes are important to you? Are there any missing from the boards?

The design features blend with the surrounding landscape. It's environmentally friendly & appears to be a welcoming place to be.

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

Fitness area on mezzanine would allow more space on main floor for other activities.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 3 Financing (borrowing) |
| <input checked="" type="checkbox"/> 5 User Fees                   | <input checked="" type="checkbox"/> 4 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: Sherry Terhoch

Phone # and Email Address: terhoch@shaw.ca

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

- Multi-purpose room - YOGA!!!
  - Day care
  - Pathways
  - outdoor skating
  - playground
- \* Missing a splash park?  
\* Are 75 parking spaces enough?  
Can/would something be done to restrict/discourage overflow parking near residences?
- \* NO SOCIALS - EVER! \*

2. What design features or themes are important to you? Are there any missing from the boards?

- Energy efficiency
  - Light & bright
- \* Missing landscaping to reduce noise for neighbouring homes.

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

More community members will benefit from the facility if it is all built.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 5 Financing (borrowing) |
| <input checked="" type="checkbox"/> 2 User Fees                   | <input checked="" type="checkbox"/> 4 Property Tax Increase |
| <input checked="" type="checkbox"/> 3 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

I really hope it gets built! We have 2 young boys who would get a lot of playtime there!

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

Option 3 is more than enough.  
At a cost of 1,363 million + 55 thousand  
yearly - even this is too expensive.  
Option 1, 2, + 4 are way too expensive  
and not needed. The Building design  
is not something that will blend in.  
It's a huge glass monster on a beautiful  
piece of natural space.

2. What design features or themes are important to you? Are there any missing from the boards?

Day care should be built on Henderson Hwy.  
next to the fire hall. In the winter it's  
snow mobiles + summer is dirt bikes - this  
building will never be used enough to  
justify the price tag! + operating costs.

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)  
 Option 2 (Design of Partial Building and Partial Parking – No Gym)  
 Option 3 (Design of Outdoor Facilities only – No Building)  
 Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

Option #3 is the only thing we need out  
here, if that!! a building worth over  
5 million dollars + 155 thousand a year  
to run is just plain CRAZY!



4. Please rank the facility funding options in order of preference (1 being most preferred option):

1 Government Grants

5 Financing (borrowing)

2 User Fees

Property Tax Increase

3 Fundraising and Sponsorship

4 Other No Property Tax Increase

5. Please provide any additional comments on the South St. Clements Activity Centre.

*I am afraid this will be used for weddings, hockey, etc. socials. Then we who live on Donald have a party place to put up with noise, traffic, drinking - all the things that come with a building as this.*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

Yes

No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

*SENIORS  
day care  
outdoors  
gathering place*

2. What design features or themes are important to you? Are there any missing from the boards?

*love the current artists rendering*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

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4. Please rank the facility funding options in order of preference (1 being most preferred option):

- Government Grants
- User Fees
- Fundraising and Sponsorship
- Financing (borrowing)
- Property Tax Increase
- Other \_\_\_\_\_

5. Please provide any additional comments on the South St. Clements Activity Centre.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes
- No

*have date - too busy right now*

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

ACCESSIBILITY FOR ALL AGE GROUPS  
SAFETY

2. What design features or themes are important to you? Are there any missing from the boards?

ACCESSIBILITY FOR ALL AGE GROUPS  
~~PROGRAM~~ DESIGN MUST BE FITTED TO PROGRAMS  
NOT THE OTHER WAY AROUND

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

NOT EFFECTIVE TO DO IT ALL NOW AS COSTS  
GO UP ANNUALLY.

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 3 Financing (borrowing) |
| <input checked="" type="checkbox"/> 4 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

IT IS ABOUT TIME WE HAD A FACILITY IN SOUTH ST. CLEMENTS

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: MARIAN MAIR

Phone # and Email Address: (204) 757-4562

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

gym  
pathways  
skating / baseball  
playground  
No socials

2. What design features or themes are important to you? Are there any missing from the boards?

looks like the main neighborhood  
light  
musy office

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

have to do c4 all

4. Please rank the facility funding options in order of preference (1 being most preferred option):

Government Grants

User Fees

Fundraising and Sponsorship

Financing (borrowing)

Property Tax Increase

Other \_\_\_\_\_

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

Yes

No

If you answered yes, please provide your name, email address, or contact information below:

Name: Joseph Shup

Phone # and Email Address: 757 8037

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

**South St. Clements Activity Centre  
Public Open House – September 24<sup>th</sup>, 2014**

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

*Seniors Day care meeting PLACE*

2. What design features or themes are important to you? Are there any missing from the boards?

*Something simple + efficient  
is appealing*

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking + No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

*Get A good start + GROW?*



4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 2 Financing (borrowing) |
| <input checked="" type="checkbox"/> 4 User Fees                   | <input checked="" type="checkbox"/> 5 Property Tax Increase |
| <input checked="" type="checkbox"/> 3 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

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6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input type="checkbox"/> 1 Government Grants                      | <input checked="" type="checkbox"/> 5 Financing (borrowing) |
| <input type="checkbox"/> 2 User Fees                              | <input checked="" type="checkbox"/> 7 Property Tax Increase |
| <input checked="" type="checkbox"/> 3 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*This center will enhance the community greatly especially because it covers all the ages & offers many services*

*I'm sure some design features will be changed as the project moves forward.*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input type="checkbox"/> 1 Government Grants                      | <input checked="" type="checkbox"/> Financing (borrowing) |
| <input type="checkbox"/> 3 User Fees                              | <input checked="" type="checkbox"/> Property Tax Increase |
| <input checked="" type="checkbox"/> 2 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                      |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*This center will enhance the community greatly especially because it covers all the ages & offers many services*

*I'm sure some design features will be changed as the project moves forward.*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: \_\_\_\_\_

Phone # and Email Address: \_\_\_\_\_

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).

# South St. Clements Activity Centre Public Open House – September 24<sup>th</sup>, 2014

Please take a moment to complete this comment form and leave it in the folder at the registration table. We appreciate your participation and value your feedback.

1. Which facility features are important to you? Are there any missing from the boards?

- within / day care / flexibility / expansion /  
- vista appealing / accessible  
- warm / inviting / light  
- HEFA  
- indoors / and / out

2. What design features or themes are important to you? Are there any missing from the boards?

3. Which Activity Centre option do you prefer and why?

- Option 1 (Design of Entire Facility – No Mezzanine)
- Option 2 (Design of Partial Building and Partial Parking – No Gym)
- Option 3 (Design of Outdoor Facilities only – No Building)
- Option 4 (Design of the Entire Facility – Full Mezzanine)

Comments:

all options

4. Please rank the facility funding options in order of preference (1 being most preferred option):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> 1 Government Grants           | <input checked="" type="checkbox"/> 2 Financing (borrowing) |
| <input checked="" type="checkbox"/> 3 User Fees                   | <input checked="" type="checkbox"/> 3 Property Tax Increase |
| <input checked="" type="checkbox"/> 4 Fundraising and Sponsorship | <input type="checkbox"/> Other _____                        |

5. Please provide any additional comments on the South St. Clements Activity Centre.

*Now!*  
*Long overdue!*

6. Would you be interested in getting involved with the South St. Clements Activity Centre project moving forward?

- Yes  
 No

If you answered yes, please provide your name, email address, or contact information below:

Name: *[Signature]*

Phone # and Email Address: *clare.winter@shaw.ca*

Thanks for attending tonight's Open House. Your input is important to us, so please remember to hand in your exit survey before you leave. You can follow the progress of this project and find the open house materials posted on the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information, contact Marvin Terhoch at [terhoch@shaw.ca](mailto:terhoch@shaw.ca).



# Welcome!



## South St. Clements Activity Centre Public Open House

September 24<sup>th</sup>, 2014



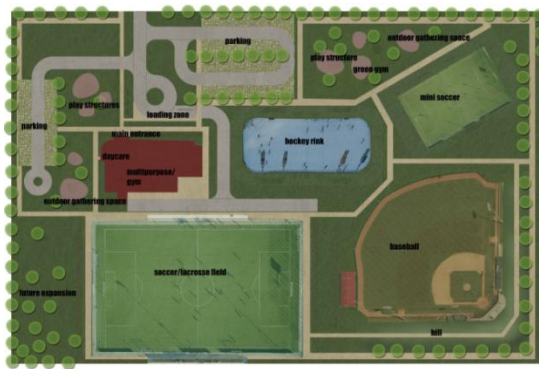
South St. Clements Activity Centre

**The place to be**



# Why Are We Here?

Since the demolition of the Donald School site years ago, South St. Clements has lacked a central hub for community activity. As was recommended by the 2013 South St. Clements Recreation Needs Assessment, a feasibility study for such a facility is currently being developed. The consortium of Dillon Consulting, Mistecture, and Way to Go Consulting are here to present preliminary findings of this study, and answer your questions.



Most importantly, we would like to:

- Confirm the overall themes, activities, and recreational space needs of your community;
- Garner your feedback on the four conceptual design options; and,
- Solicit your involvement and participation in the project moving forward.

South St. Clements Activity Centre

**The place to be**



# Background



The South St. Clements Activity Centre (SSCAC) was a group of residents who volunteered their time to develop and promote a vision for recreation in South St. Clements. The activities they operated ran primarily out of the Donald School, and included dance classes, fitness programs, martial arts, and knitting (among other things). When the school (underutilized and in poor condition) was considered for demolition, the group undertook a massive survey of residents and user groups in the community. The group (and 23 volunteers) surveyed 1200 homes in the area, going door to door for several months.

Based on the results, the SSCAC recommended the development of a multi-purpose community centre facility (to replace the Donald School, which had since been demolished). Approximately a decade later, the 2013 South St. Clements Recreation Needs Assessment (completed by Dillon) recommended that the community “Undertake a feasibility study and pre-design planning for a phased approach to building a community recreation centre, which would serve as the focal point of the South St. Clements community.” This project represents the community moving forward with the above recommendations.

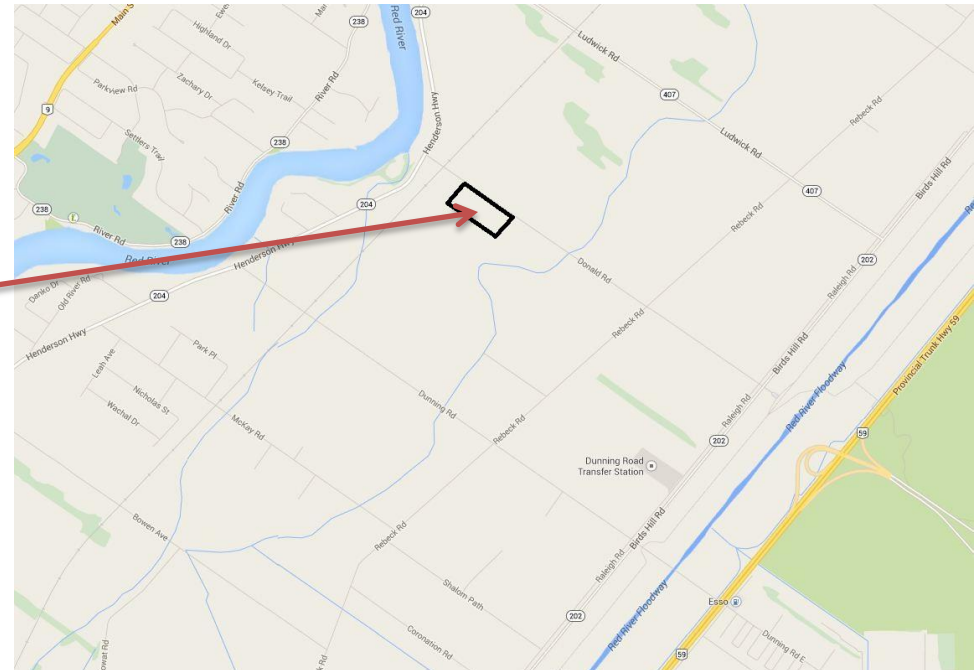
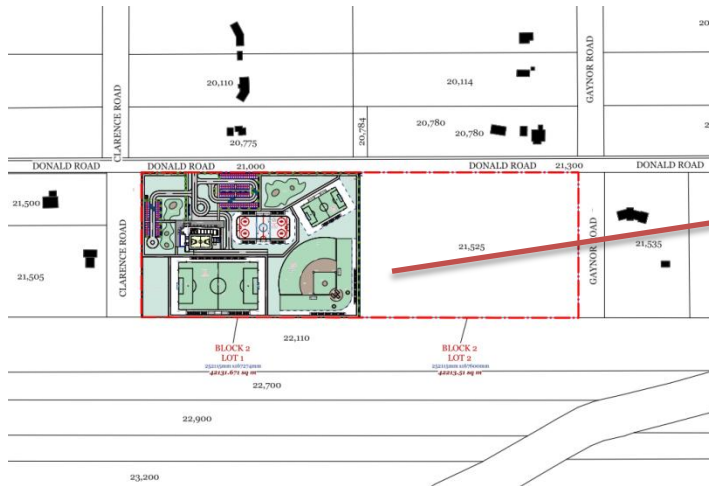
South St. Clements Activity Centre

**The place to be**



# Context Map

The location of the proposed South St. Clements Activity Centre is the old Donald School site. It is a 10-acre parcel at the south-east corner of Donald Road and Clarence Road.

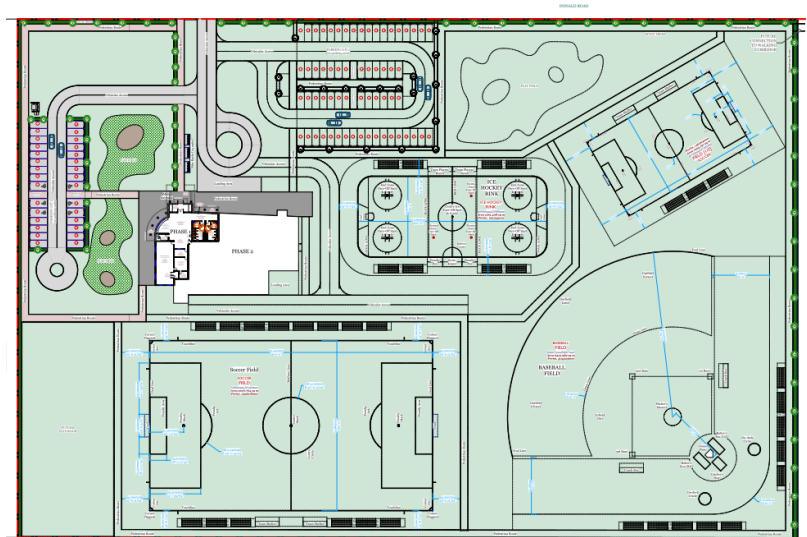


South St. Clements Activity Centre  
**The place to be**

# Facility Features

Based on surveys, public engagement, and direction from council, here are the types of facilities that were deemed essential to the South St. Clements Activity Centre:

- Multi-Purpose Room (for fitness, dance, yoga, basketball, etc.)
- Meeting Room (for arts and crafts, seniors groups, and services)
- Café
- Day Care
- Kitchen
- Change Rooms
- Community Notice Board
- Outdoor skating rink and soccer field
- Outdoor gathering place
- Playground
- Parking



South St. Clements Activity Centre

**The place to be**

# Design Themes

Based on previous surveys, public engagement, and direction from council, here are some of the design themes that should be considered in the development of the South St. Clements Activity Centre:

- Connection of the landscape with the Floodway
- Pathway connections
- Use of the rail corridor
- Sense of community ownership
- First Nation and Ukrainian heritage
- Warm and inviting spaces
- Use of natural materials
- Light and bright
- Energy efficiency
- LEED Silver approach
- Expandable and phased



South St. Clements Activity Centre

**The place to be**

What are your thoughts on the Facility Features and Design Themes? Do they match your vision for the Activity Centre? Is anything missing, or does anything need to be changed?

## Facility Features

## Design Themes

our landscape



natural landscapes agricultural land prairie grass river riparian buffer wetlands cattails wild flowers

our history



historic elements fieldstone red framed windows wrought iron marking the entry fieldstone pyramid

our community



Lockport dam bridge first nation history rural residential red colour wood agriculture strength

design features

1. materials/textures

- timber
- fieldstone
- red colour
- prairie landscape
- wild flowers
- wrought iron fencing
- eco paving

2. sustainability/LEED

- eco paving - to maintain water on site by minimizing runoff, and be visually appealing
- solar lighting - throughout the facility grounds to ensure safety
- storm water management - slopes and ditches to maintain storm water on site minimizing runoff
- native plants, natural vegetation - prairie grass and wetlands to avoid irrigation expenses, healthy biomass to keep nutrients from our waters
- materials and resources - durable interior and exterior finishes with low maintenance
- locally sourced materials - low VOC paints, low embodied energy and high recycled content materials
- energy efficient building envelope - superior insulation to reduce heating/cooling cost
- power smart and water conserving fixtures - low flow sink and dual flush toilets
- natural ventilation and daylight - to reduce lighting and allow indoor activities
- air quality and occupant comfort - innovation in design
- walkability - bike racks at the entrance



3. outdoor facilities

- hockey rink - located close to the door for skaters, viewing corridor
- soccer/lacrosse field - multipurpose use
- natural play structures - for the community and daycare use
- splash pad - water feature for kids
- green gym - outdoor workout place, close to play structures to create interaction between parents and children with exercise opportunities
- community gathering spaces - welcoming entrance, seating
- landscaped surroundings - native plants, representative landscape at the front
- parking - eco paving, can be used for other outdoor activities like Farmers' Market
- walking path - a section can be used as skating path in the winter



3. building appearance

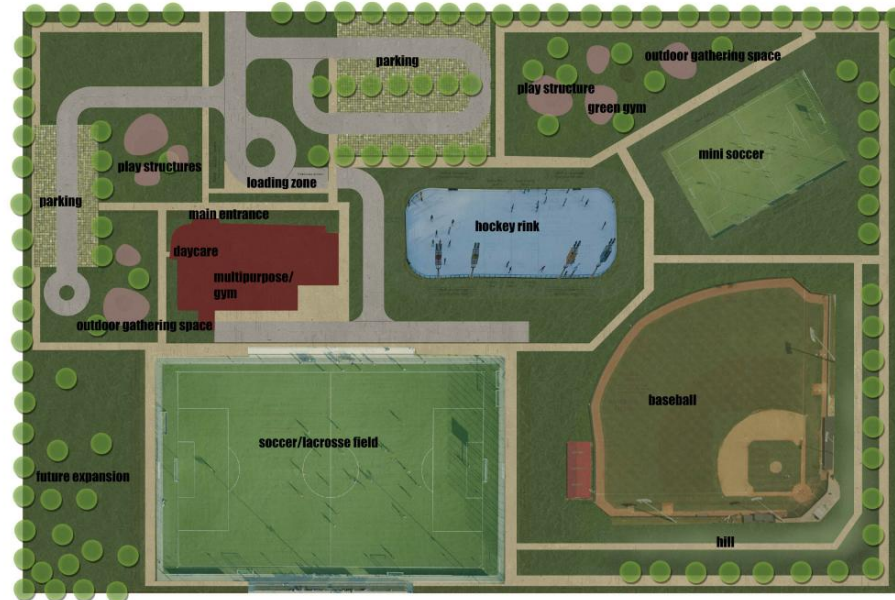
- sweeping roof** - to match the prairie landscape, shape of a sweeping bird, to create gathering spaces around the building
- low profile building** - to blend in with the existing residential and to mimic the prairie landscape
- double height entrance** - to welcome the community, gathering space at the entrance
- fieldstone** - strength of the history of the area, and the early settlers
- timber** - thick beam columns to represent the strength of the community
- red colour** - to accent windows, blend in the neighbourhood, reflect historic colours community elements
- windows** - transparency, open to the community, natural lighting, ventilation



4. placing the building on the site

- relation to the neighbours** - the building has 3 facades to keep a front facade to all existing neighbours
- daycare placed on the side** - to create privacy and safety for the kids while allowing greater access to the facility
- relation to outdoor facilities** - to have doors close to the hockey rink and soccer field
- 1-1/2 height multipurpose/gym** - to enhance natural ventilation and daylight to allow for indoor sports
- pedestrian walkways** - along the site to increase interaction and to encourage healthy lifestyle
- buffer zones** - between residential and community spaces, around the parking area
- seating, outdoor furniture and equipment** - around the building for outdoor activities and community interaction

design layout



renderings

A



B



C





# Potential Funding Sources


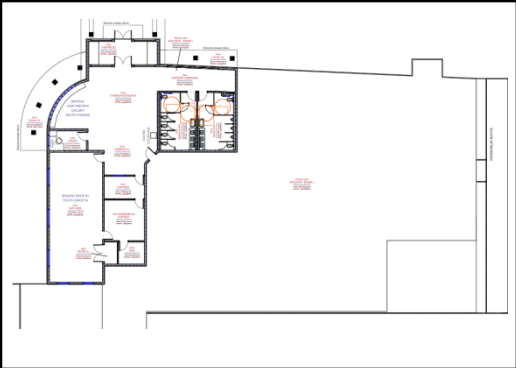
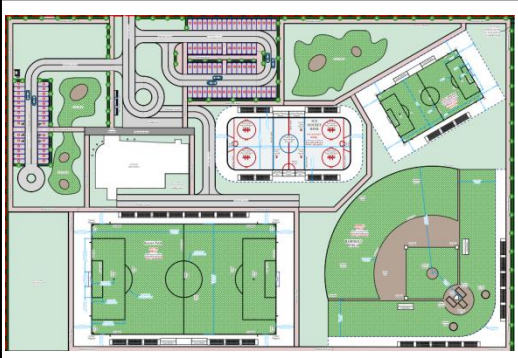



The size, layout, and phasing of the Activity Centre will be linked to the availability of funds. It is important to consider not only the upfront capital costs, but the ongoing operating costs as well. Potential funding sources include:

- Grants (Provincial and Federal)
- Fundraising
- Sponsorship
- User Fees
- Municipal Borrowing
- Property Tax Increases
- Booster Fees





# Options and Costs

The high level cost estimate for each design option is based on the building's size and composition. Note that the outdoor component remains the same and is included in all four options.

<p><b>Option 1:</b> <b>Design of the Entire Facility</b> (No Mezzanine)</p> <p>Costs Capital: \$4.93 M Annual Operating: \$117,500</p>		<p><b>Option 2:</b> <b>Design of Partial Building and Partial Parking</b> (No Gym)</p> <p>Costs Capital: \$2.57 M Annual Operating: \$106,555</p>	
<p><b>Option 3:</b> <b>Design of Outdoor Facilities Only</b> (No Building)</p> <p>Costs Capital: \$1.36 M Annual Operating: \$47,000</p>		<p><b>Option 4:</b> <b>Design of the Entire Facility</b> (Full Mezzanine)</p> <p>Costs Capital: \$5.01 M Annual Operating: \$120,250</p>	

# Feedback on Options

Based on the conceptual designs and costs of the four facility options, which do you prefer and why?

<p><b>Option 1:</b> <b>Design of the Entire Facility</b> (No Mezzanine)</p> <p>Costs Capital: \$4.93 M Annual Operating: \$117,500</p>		<p><b>Option 2:</b> <b>Design of Partial Building and Partial Parking</b> (No Gym)</p> <p>Costs Capital: \$2.57 M Annual Operating: \$106,555</p>	
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# Next Steps

Once your feedback has been incorporated into the study, the final study will be forwarded to Council for review. Council will ultimately decide whether to proceed with the project, in what manner, and how it will be financed.



Collect and Summarize  
Feedback

Final Feasibility Study to  
Council

Council Decision on Next  
Steps

South St. Clements Activity Centre

**The place to be**

# Thank You

Thanks for attending tonight's Open House. Your input is important to us, so please remember to fill out the exit survey. To follow the progress of this project, view these display materials, and learn how to get involved, please check out the RM of St. Clement's website: <http://www.rmofstclements.com/>

For more information,  
contact Marvin Terhoch at:  
[terhoch@shaw.ca](mailto:terhoch@shaw.ca)



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