

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

☒ 1 Government Grants

☒ 4 User Fees

☒ 2 Fundraising and Sponsorship

☒ 3 Financing (borrowing)

☒ 5 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: \_\_\_\_\_

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).

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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?

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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?

- within / day care / flexibility / expansion /  
- vista appealing / accessible  
- warm / inviting / light  
- H.E.E.B.  
- 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

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☐ 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: claire.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/>

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# Welcome!



## South St. Clements Activity Centre Public Open House

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



South St. Clements Activity Centre

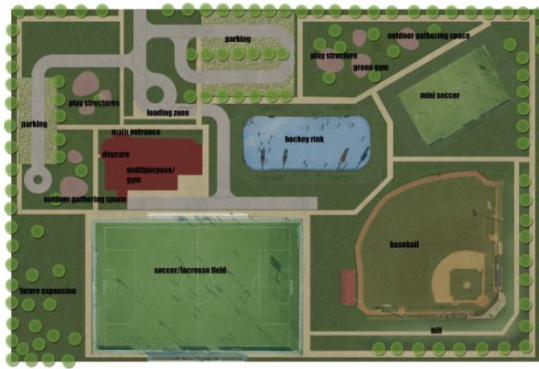
**The place to be**





# 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**

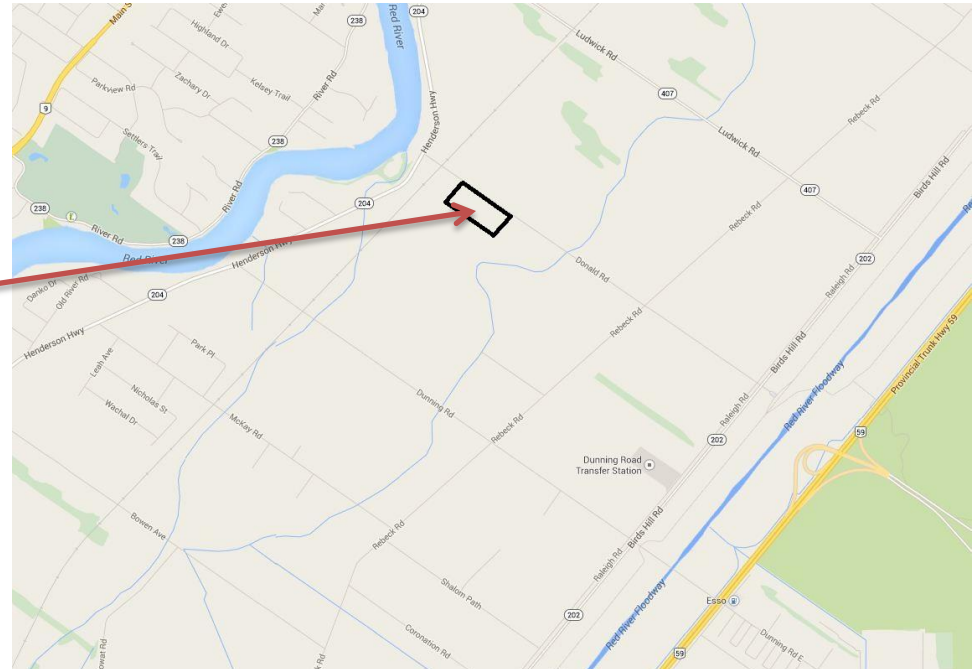
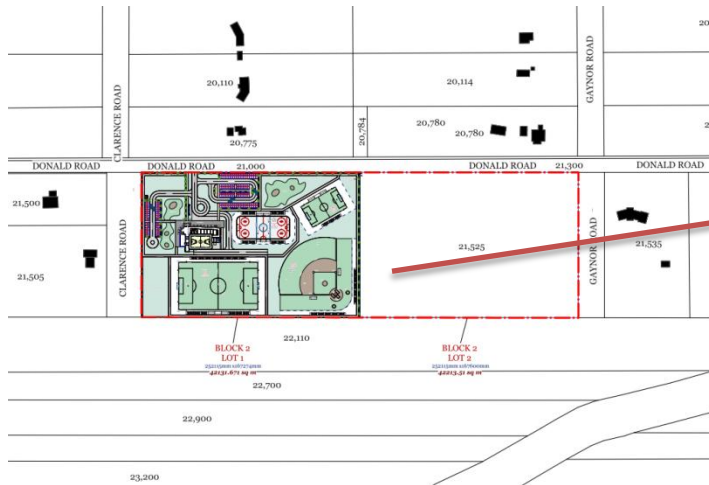


The South St. Clements Activity Centre (SSCAC) was a group of residents who volunteered their time to develop and promote a vision for recreation in South St. Clements. The activities they operated ran primarily out of the Donald School, and included dance classes, fitness programs, martial arts, and 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.

# 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.



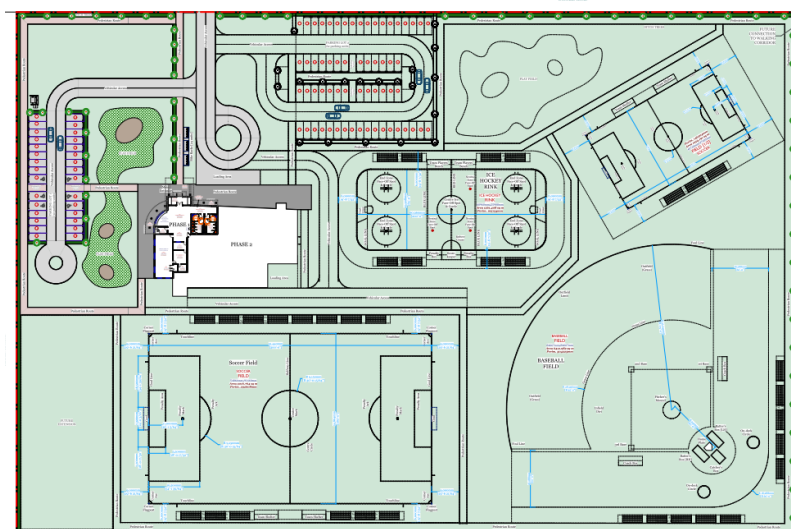
South St. Clements Activity Centre

**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

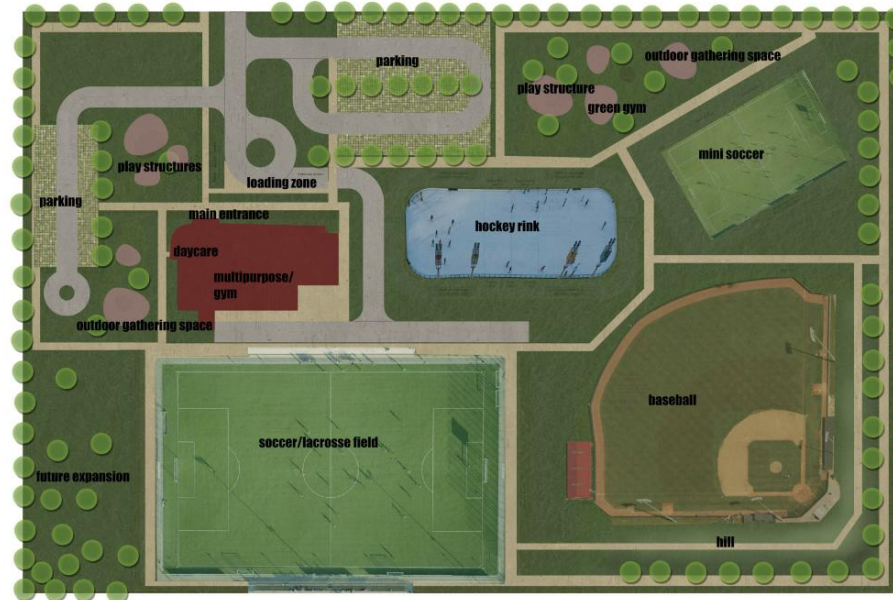
**sweeping roof** - to match the prairie landscape, shape of a sweeping bird, to create gathering spaces around the building  
**low profile building** - to blend in with the existing residential and to mimic the prairie landscape  
**double height entrance** - to welcome the community, gathering space 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



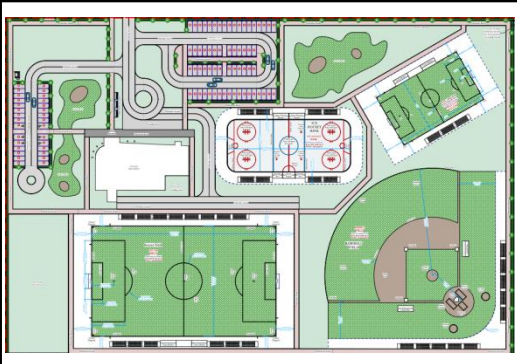



The size, layout, and phasing of the Activity Centre will be linked to the availability of funds. It is important to consider not only the upfront capital costs, but the ongoing operating costs as well. Potential funding sources include:

- 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

# 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/>

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