



January 11, 2018

Presentation to Harbour East Marine Drive  
Community Council

Chairperson Councillor Mancini and Councillors;

My name is Tom McInnis and I am the Chair of  
the Eastern Shore Life Style Centre Society.

Thank you for this opportunity to present our  
proposal tonight.

With me are three Committee Chairs,

Mr. Greg Cross - Chair of Site Management

Mr. Scott MacKenzie - Chair Facility Components

Mr. Ed Empringham - Chair of Business Plan

Each will make a brief statement.

The Halifax Regional Municipality own the Sheet Harbour Lions Centre, which has been condemned for winter operations due to structural deficiencies with the roof.

HRM's capital budget currently includes \$2.515 M for the replacement of the building.

The facility is used throughout the catchment area of East Ship Harbour through to Ecum Secum extensively.

Our Society evolved from the first of two large town hall meetings. Every resident received direct notice of the meetings.

Our area has few recreational or cultural opportunities. There are no arenas, curling rinks, theatres or other year around sporting venues.

Our Board, with the full support of the wider community, wish to use the budgeted HRM funds to lever equal amounts from the Federal and Provincial governments.

The proposal has been received extremely well. In fact, our MP Sean Fraser has personally met with HIS WORSHIP Mayor Savage on the emboldened project.

We have from day one worked with your HRM staff, in particular Mr. Brad Anguish, Director of Recreation and Planning and others such as Gareth Evans who is directly involved in our planning.

Finally, our ask of HRM is to have the new Centre endorsed by Council and in so doing, to release requisite funds to secure the services of a professional architect/planner to develop a concept plan with associated costs both capital and operating.

Thank you.

Now Mr. Greg Cross will speak to our site selection process.

**Summary Report - Land Management Committee  
Status as at 11/JAN/2018**

**The Land Management Committee was formed in July 2017. It was mandated with finding a site for the proposed new Life Styles Centre.**

**The Committee began by evaluating the component(s) of the facility that would require the most land use. It was assumed that the facility would have a multi-purpose "Great Hall" that would accommodate functions with a nominal seating capacity of 300 persons.**

**Using industry standards for floor area and parking, comparing the land components of known existing and similar facilities, taking into account proposed additional uses and the ability to expand into the future, it was determined that a minimum nominal land requirement of 3-5 acres was reasonable with a desired land component of 10 acres being optimum.**

Basic criteria for the site were established and included being between the two "river" bridges in Sheet Harbour, exposure and ingress/egress to/from Highway 7 and sidewalk access to name a few.

It was assumed that any parcel of land within the community could be available. The Committee also studied using the existing site of the Lion's Community Hall and also other existing buildings that were potentially available. A total of 15 sites were selected for consideration.

To remove any emotional bias toward particular sites, a weighted scoring matrix was developed in conjunction with other committees in order to provide objective evaluations of the sites. The 19 criteria included location, services, impact on neighbours, demolition, visibility, grading etc.

A data collection meeting of the Society as a whole was held in September whereby all attendees participated in the scoring of sites. No decisions or overall scores were indicated during the meeting.

Subsequent to collection, the data was analyzed by the Land Management Committee, tabulated, evaluated and verified resulting in a ranking of the sites.

The highest scoring 3 sites were identified, a comprehensive report was prepared and submitted to the Chair of the Society with the results to be made available to the Society and the public at a Town Hall Meeting held on November 18, 2017.

The Land Management Committee presented the results at the Town Hall Meeting and they were generally well received. The 3 sites presented were:

- 1) an ~ 11 acre parcel held by the Department of Natural Resources along the West River
- 2) an ~ 4 acre parcel held by the Department of Natural Resources along the West River
- 3) an assembly of private lands comprising ~ 6.5 acres along Martin Lane

Following the Town Hall Meeting the Land Management Committee initiated the steps required to secure the primary site prior to other studies confirming its suitability. Historical and archaeological concerns have been raised concerning that site and, at the Society's direction, the Committee is now actively pursuing the secondary site.

Greg Cross, Chair  
Land Management Committee

## **FACILITY COMPONENTS COMMITTEE**

**Harbour East Marine Drive Community Council**

**Chairperson Councillor Mancini , Councillors;**

**My name is Scott MacKenzie and as the Senator mentioned , I am Chair of the Facility Components Committee of the Eastern Shore Lifestyles Project.**

**The Sheet Harbour Lions Club has operated the current HRM Lions Hall since it's repurposing from a Community Pool many years ago. Despite the fact that it was never built to serve as a banquet hall or meeting space , it has served the Community very well, hosting well over 200 events every year ranging from judo instruction to weddings.**

**Although dismayed by the structural failure of the Lions Centre , the Club was intrigued by the thought of a new facility. When the vision of an enhanced Community Centre was suggested , the Lions Club not only came to terms with the probable loss of control , but has solidly supported the concept as an exciting addition to the Community.**

The replacement of the Lions Hall being the top priority, the components obviously begin with a Great Hall.

Several visits to facilities around the Province gave us insight as to sizes and best practices . In my own experience as leader of Atlantic Canadian Lions Clubs with responsibility for 238 Clubs , I have personally visited an estimated 100 Community Halls across the region.

We have also studied closely the needs and demographics of this very rural area of HRM and are adhering to the concept of a cultural and social lifestyles centre as opposed to a sports facility and have avoided duplication of current and proposed facilities in the area.

We have determined that a Great Hall of approximately 4000 square feet with banquet seating for 300 persons is the appropriate size with corresponding kitchen facilities providing for modern equipment and proper food handling in excess of the outdated current Lions Centre.

The enhancement will also provide meeting spaces for the many groups that operate in the catchment area.

As you heard we are working with HRM Parks and Recreation and Library Services to bring them into this modern facility. The current spaces used by these services are outdated and inefficient in the extreme and we have allocated generic space for them in the hope that they will not pass up the opportunity to significantly improve their programs in the Sheet Harbour catchment area.

As well, we are in discussions with Provincial Departments and the YMCA/Works Program for possible space which will provide rental income to support the operating costs of the facility.

Councillors, the support of the Lions Club, as well as the overwhelming positive reception from the public for this once in a lifetime vision has energized our Community . Please lend your support in every possible way as we move forward.

Thank You

Scott C. MacKenzie, Chair

Facility Components Committee, Eastern Shore

Lifestyles Project

## **Summary Report - Business Plan Committee**

**Chairperson Mancini and Councillors,**

**The focus of the business plan will be to demonstrate the sustainable operation of the facility.**

**Key to the success of the new Centre will be the securing of rental agreements with key existing government departments and agencies coupled with a high level of facility rental and engagement of the "lifestyle" activities.**

**It is important at this stage of our business planning that an architect/design consultant be retained to assist in providing a more detailed analysis of the operational costs through a conceptual plan and associated expenditures.**

**Thank you for this opportunity to appear before you.**

**Ed Empringham, Chair - Business Plan Committee**