

HRM Audit and Finance Committee
Banook Canoe Club Presentation
June 22, 2022

Purpose

- A) To request a financial contribution of \$250,000 to be allocated to improvements on municipal lands surrounding Banook Canoe Club. This HRM investment will mitigate negative impact of runoff from the HRM lands onto and under Banook Canoe Club and will improve accessibility and safety for the public.
- B) To request HRM waive building permit fees for the Banook Canoe Club renovation or provide a grant in lieu of these fees (estimated value \$15,000)

Background

Banook Canoe Club

Banook Canoe Club was established in 1903 making it the oldest canoe kayak club in Nova Scotia and the second oldest in the country. The canoe club is located in the heart of Dartmouth, Nova Scotia, and is one of the premier paddling clubs in Canada.

Over the past 120 years Banook Canoe Club has matured to the status of a community institution and recognizable feature on the Dartmouth lakes.

After the world wars, Banook Canoe Club was the center of Dartmouth's social life with regular socials and dances. This tradition continues today with approximately 70 event rentals a year to community groups.

Banook Canoe Club is a non-profit organization, managed by a volunteer Board of Directors. For multiple generations Banook Canoe Club has played a significant role in the community of Dartmouth providing opportunity for both active and passive recreation. The shoreline of Lake Banook can be found teaming with people coming to watch and participate in the many recreational, organized training practices, and canoe/kayak regattas. From a community perspective, Banook Canoe Club is committed to offering or enabling excellent programming and recreational opportunities in a variety of areas, including:

- Sprint Canoe, War Canoe, Kayak, Dragonboat Lessons & Training Sessions
- Swimming Lessons
- Adult Learn to Paddle Sessions
- PaddleAll Sessions for Disabled Individuals
- Off Season Training for Youth & Masters
- Fitness classes
- Childcare and Summer Sport Camps for Children
- Skating, Snowshoe & Cross-Country Skiing

Banook Canoe Club is used by a variety of different groups, 365 days of the year. Banook Canoe Club provides a community place for thousands of people in the form of summer camps and programs, weddings, birthday parties, reunions, craft markets, regular exercise classes, and after-school program serving schools in Dartmouth and many other club & community events.

Renovation and Revitalization Project

Banook Canoe Club is undertaking a major renovation. This work is in response to a comprehensive review of the aging building infrastructure undertaken by SNC Lavalin in 2009. At that time key building deficiencies were identified. The footprint of Banook Canoe Club is limited to the building and a portion of the parking lot. The land on three sides is municipal parkland. The fourth side is the lake. A major issue has been the impact of runoff from surrounding municipal lands and the need to stabilize the building as well as mitigate runoff issues.

Costing was provided at the time by SNC Lavalin and was updated last year, 2021.

Predesign work has been completed for the renovation and Banook Canoe Club is positioned to move to the next phase.

The total cost of the renovation was estimated at \$3.96 million last year and we expect that cost to increase due to increased inflation, labour rates and material prices. Therefore, we are assuming a \$5.0 million total project cost.

Banook Canoe Club has requested funding from the federal and provincial governments. We requested \$120,000 from ACOA for design work, which is the next phase of the project.

We recently received \$3 million from the Province of Nova Scotia.

Banook Canoe Club is also undertaking a fund-raising campaign.

The Banook Canoe Club renovation includes the following components.

Stabilize Structure (\$1.3 million) – new retaining wall/foundation at current passthrough, raise grade to mitigate runoff, replace seawall and wharves, roofing and siding repair, interior improvements to floors.

Barrier free accessibility (\$322,000) – exterior access, barrier free washrooms, barrier free lift.

Operational Improvements (\$1.05 million) – renovate kitchen, new windows, storage, solar panels

Experiential Improvements (\$301,000) – terraced seating, enhanced lighting.

Project Management, HST, Contingency (\$960,000) – architectural and engineering design, project manager, environmental, consultations, permits, etc.

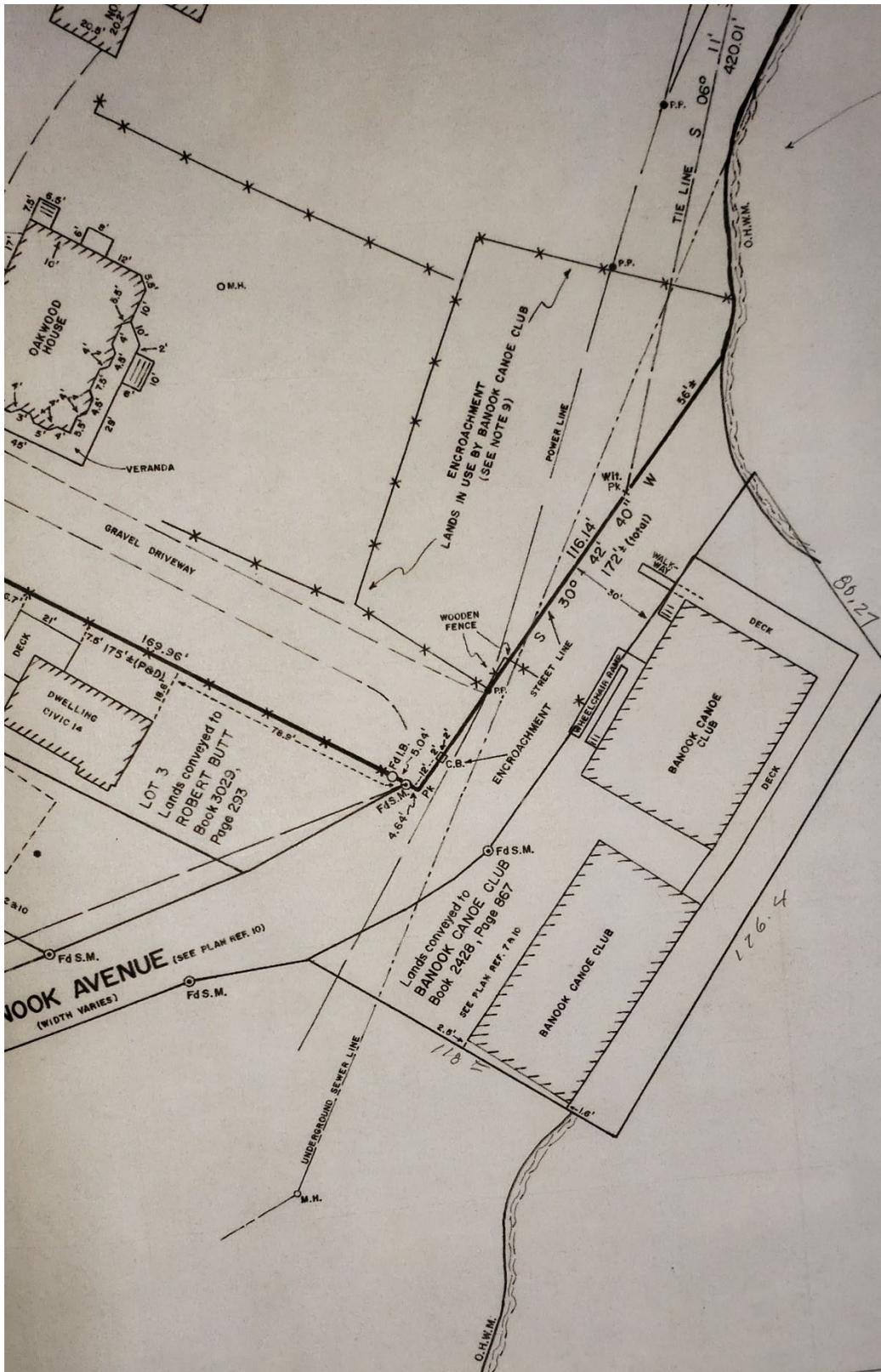
The Financial Request

The \$250,000 ask from HRM through the Audit and Finance Committee is for improvements relating solely to the surrounding municipal lands to support the Banook Canoe Club renovation project and is essential for the project to proceed. This represents about 2/3 of the total anticipated improvements on municipal lands (terraced seating noted above is not included) and is only 19% of the total cost to stabilize the building.

The waiving of permit fees will further assist Banook Canoe Club, a non-profit organization with the financial requirements to complete this project.

It should be noted that Banook Canoe Club has requested a license agreement for a portion of the surrounding Municipal land including encroachment clauses.

Map of Banook Area Showing HRM Lands and Banook Canoe Club Footprint



Map of Banook Area 1985

Pictures of Runoff and Related Damage









