

HALIFAX

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Item No. 15.1.3
Halifax Regional Council
August 23, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed by



Jacques Dubé, Chief Administrative Officer

DATE: July 28, 2022

SUBJECT: St. Mary's Boat Club Facility Rehabilitation

ORIGIN

March 11, 2015 motion of Committee of the Whole: MOVED by Mayor Savage, seconded by Councillor Whitman;

THAT Committee of the Whole Direct staff to prepare a cost benefit analysis of the facility rehabilitation costs to support the ongoing use of the St. Mary's Boat Club.

MOTION PUT AND PASSED

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter

Section 79A

(1) Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if (a) the expenditure is included in the Municipality's operating budget or capital budget or is otherwise authorized by the Municipality.

RECOMMENDATION

It is recommended that Halifax Regional Council direct the Chief Administrative Officer to develop a plan to repair and upgrade the St. Mary's Boat Club for continued recreational use.

BACKGROUND

The St. Mary's Boat Club (SMBC), located on the North-West Arm, was originally constructed in 1905 and was used by *The St. Mary's Young Men's Temperance & Benevolent Society*. It was established as SMBC in 1919. After extensive renovations, it was reopened by the City of Halifax in 1991 and continues to be owned and operated by Halifax Regional Municipality (HRM). SMBC operates year-round and is primarily used to provide recreational rowing and boating programs. In addition, SMBC provides access to affordable/free boating opportunities and gives residents of Halifax water access via the North-West Arm.

SMBC is also the home to Atlantic Canada's largest rowing club; the Halifax Rowing Club, which encourages participation in the sport of recreational and competitive rowing and provides opportunities to learn and train in the sport.

The facility is founded on wood cribs supporting a concrete slab and has a wood superstructure supporting wood joists and wood deck for the second floor. A wood roof truss supports a wood deck and roof system. The building is clad with painted wood shakes. It is approximately 12,217 square feet in size.

The upper level has a large reception hall with hardwood floors, stage area, and kitchen. The lower level has boat storage, washrooms, and staff offices. The grounds feature views of the Northwest Arm from the large deck, expansive lawns, three tennis courts, lawn bowling facility, a boat launch, and ample parking. The reception hall is available to rent from January to December, and is primarily used for parties, wedding receptions, corporate functions, and recreation programs.

Facility Use

There are approximately 5,500 participants in the recreational programs and 250 rentals offered with roughly 20,000 attendees at SMBC annually. Between 2015 and 2019, the average annual revenue received from recreation services at SMBC was approximately \$148,000 (includes facility rentals, leisure programs, camps and boat programs). With the onset of Covid-19, in the spring of 2020, SMBC was closed and only began to resume some regular operations in the summer of 2021.

Recreation Program Offerings:

- Recreation programs are offered through HRM Recreation. Examples of programming include adult yoga, senior's line dancing, full-day children's camps, and sailing lessons (all ages). Further examples of SMBC programs are provided in Attachment 2.
- SMBC began offering free access programs in 2013 which included free access to canoeing and kayaking for all ages. The success of this program has been evident by the growing number of users each year, with 5,600 participating in 2019. In the summers of 2020 and 2021, free canoe and kayak services were cancelled due to COVID-19, however, as COVID-19 restrictions are lifted, it is expected that participation numbers will continue their upward trend in 2022.

Facility Rentals:

- SMBC is available to be rented by outside organizations, groups, and residents. It is also utilized by staff for HRM corporate meetings and events. Rentals include conferences, meetings, and weddings. Wedding receptions make up approximately 55% of all facility rentals, followed by social events (22%) and meetings (15%). SMBC also rents the tennis courts and provides winter storage space for boats which provides rental revenue as well. With the adoption of By-Law U-106, effective April 1, 2022, the current average cost of a large-scale rental is \$725 (i.e. wedding), hourly daytime rentals are \$100 and hourly evening and weekend rental are \$140. All rentals are subject to applicable taxes. There has been increased interest in the facility for other social events such as funeral services, baby showers, and fundraising events. The maximum capacity for weddings is 200 people, while other events have on average 50-100 people.

Leased Space:

- The Halifax Rowing Club leases 2040 square feet of the bottom half of SMBC for \$3,000 per year. The Halifax Rowing Club is a membership-based club with 245 full time members. The lease was renewed

in 2021 for an additional three years. The Municipality is responsible for covering the costs of heat, water, electricity, dock maintenance and other major repairs. (Approximately \$40,000 a year).

DISCUSSION

Summary of Approach

When preparing the cost benefit analysis of the facility rehabilitation costs to support the ongoing use of the SMBC, the following information was taken into consideration:

Costs

Operating Costs

Staff wages account for most of the operating costs for SMBC and is incorporated under the Parks & Recreation operating budget. The Parks & Recreation operating budget also covers other operational costs such as office supplies, external services, equipment purchases, etc. The operating costs related to janitorial, maintenance, electricity, water, security, pest control, snow removal etc. are covered under the Facilities, Maintenance and Operation (FMO) budget. Expenses were considerably lower than normal during the 2020/2021 fiscal year due to COVID-19 closures.

Summary of Annual Expenditures 2017 – 2021

Budget	2017/2018	2018/2019	2019/2020	2020/2021
Cost Elements	Actuals	Actuals	Actuals	Actuals
Compensation and Benefits	\$ 213,115	\$ 211,158	\$ 196,389	\$ 104,711
Office	\$ 3,134	\$ 2,780	\$ 2,009	\$ 2,218
External Services	\$ 40,605	\$ 54,792	\$ 36,559	\$ 6,147
Supplies	\$ 7,394	\$ 10,259	\$ 7,547	\$ 4,201
Materials	\$ 2,631	\$ 4,074	\$ 25	
Building Costs	\$ 162,165	\$ 116,025	\$ 98,103	\$ 71,615
Equipment & Communications	\$ 17,723	\$ 19,344	\$ 45,985	\$ 7,302
Vehicle Expense	\$ 542	\$ 338	\$ 402	\$ -
Other Goods & Services	\$ 17,611	\$ 14,262	\$ 13,052	\$ 1,023
Interdepartmental	\$ 448	\$ 1,452	\$ 26	
Total Expenditures	\$ 465,368	\$ 434,485	\$ 400,097	\$ 197,217

Capital Costs

Recent Capital projects completed from 2011-2018 include the following:

- \$68,000 - Replacement of the docks
- \$38,440 - Exterior Upgrades
- \$94,000 - Replacement of the two rail systems leading to main level

Facility Renovation Requirements

In 2013, (updated in 2016) SP Dumaresq Architect Ltd was hired to complete a Concept Design Brief for Additions and Updates to the St. Mary's Boat Club (Attachment 1). The recommended vision for the upgrades to SMBC is to address the following:

Protect the building from rising sea levels to allow for the continued use for future generations.

- Raising the building to a higher elevation.

Increase SMBC's ability to meet the needs of all persons by providing barrier free access to all parts of the building and grounds. The recommended changes are as follows:

- Integrate a new elevator to access all levels of the facility including the main hall, boat storage, rowing

- club, docks and, parking
- Upgrade the bathrooms on all levels
- Improve stairs and ramps - both leading to the facility and within the facility
- Upgrade entrances and exits to be able to accommodate residents of all physical abilities
- Provide a kayak and canoe launch for residents of all physical abilities
- Provide equipment to increase access to water activities for residents of all physical abilities
- Provide accessible parking
- Modify staff offices for both access and environment (air circulation, heating, and cooling)
- Upgrades to showers/washrooms, heating, improvements to mechanical, electrical, lighting, kitchen, parking lot, retaining walls, stairs, and ramps
- Upgrade the hall, boat-house and surrounding site to better accommodate special events and day-to-day functions

At the time that the Concept Design Brief was completed (August 2013), the estimated cost for the design brief was \$3,955,000. Currently \$5,000,000 has been identified in the HRM 10-year capital plan for the renovation of SMBC to account for additional state of good repair maintenance: however, due to current market conditions and the need to complete a deep energy retrofit (with funding from HalifACT), the revised estimate is between \$7.5M and \$8.0M.

Real Estate Considerations

The SMBC sits primarily on a 6.26-acre parcel and to some extent on an adjacent 1.5-acre municipal property which houses the Fairfield Road sewer retention tank and pond facility. The SMBC primary parcel is owned by the Municipality and provides public access to the waterfront along the Northwest Arm that is scarce with the notable exception of Horseshoe Island Park, Sir Sanford Fleming Park and Point Pleasant Park. In 2019 the Municipality acquired 2.3 acres 2019 adjacent Sir Sanford Fleming Park for \$435,000 per acre given the rare opportunity to secure an addition to the park inventory along the Arm.

Benefits

Revenues

Fees charged for facility rentals, sport and fitness programs and summer day camps account for most of the fee revenues for SMBC. Other small sources of revenue include employment grants received from the federal and provincial governments and fees charged for one-time rentals/drop ins. As noted above with expenses, revenue was considerably lower during the 2020/2021 fiscal year due to COVID-19 closures.

Summary of Annual Revenues 2017 – 2021

Budget	2017/2018	2018/2019	2019/2020	2020/2021
Cost Elements	Actuals	Actuals	Actuals	Actuals
Fee Revenues	\$ (149,064)	\$ (141,055)	\$ (140,312)	\$ (17,955)
Other Revenue	\$ (14,237)	\$ (7,077)	\$ (8,092)	\$ -
Total Revenues	\$ (163,301)	\$ (148,132)	\$ (148,404)	\$ (17,955)

In 2015/2016 the SMBC moved from seasonal operations to year-round operations. Prior to 2015, SMBC was only operational in the summer months. The trend to increased programming and revenue continued until SMBC was closed due to COVID-19. When SMBC moves back to regular operations, there will be a continued push to increase both the programs available and the number of groups using the facility, thus increasing revenue projections.

Heritage Property Status

At the December 7th, 2021 meeting, Regional Council directed staff to evaluate the property for heritage registration, citing the age of the facility, and its connection with public recreation on the Northwest Arm. Properties that are registered under the *Nova Scotia Heritage Property Act* are granted legal protection from demolition or inappropriate exterior alterations. They are also added to HRMs heritage registry and

the public can access research outlining the property's history. The Heritage Advisory Committee is expected to evaluate the property for heritage registration in Fall 2022. If the property receives a score of 50% or higher, it will proceed to Regional Council for consideration.

Over the past several years, several other municipal facilities have been registered as heritage properties, including the Findlay Centre and Fire Station #2. If Regional Council decides to register SMBC as a municipal heritage property, HRM staff will work collaboratively to ensure that alterations to the property are respectful of its heritage status and consistent with HRM's heritage policies. It is not expected that heritage registration will have any implications for programming or necessary upgrades to the building or property, however slightly higher maintenance costs may be incurred due to the requirement to use historically accurate building materials for repairs. Apart from registration as a heritage property, continued municipal ownership of and investment in the SMBC would be a means by which to protect the heritage value of the building.

Social/Community Benefits

Council's 2021 strategic priorities plan includes a priority outcome on involved communities, namely that residents are actively involved in their communities and enjoy participating and volunteering in a wide range of leisure, learning, social, recreational, and civic opportunities. Having access to a broad range of recreational opportunities supports this goal. Enhanced recreational opportunities also help attract visitors and new residents to the Municipality. From a social policy lens perspective, this project addresses community actions supporting health and livability initiatives, recreational program delivery as well as accessibility within the regional centre for many families thus supporting the social policy vision that HRM is a safe, healthy, and welcoming community where everyone can participate fully. The facility upgrades will be planned to meet or exceed all provincial, municipal and federal regulations and standards for accessibility.

Enhancements to recreational facilities provide a tangible reflection of the quality of life in HRM. These sites are considered a gathering place for families and social groups, as well as for individuals of all ages and financial means. Programs delivered at this facility provide places for health and well-being that are accessible by persons of all ages and abilities.

The Integrated Mobility Plan's Household (residential) Growth Scenario indicates that 40% of the anticipated growth will be within the Regional Centre (Peninsular Halifax and Dartmouth within the Circumferential Highway). SMBC is located within the Regional Centre and any capital investments to growth areas should be considered for prioritization for the purpose of current and anticipated growth. Residents expect the Municipality to provide recreation assets and deliver value and service to the community.

Having the opportunity to access the North West Arm for recreational purposes is highly valued by the residents of HRM and provides an increased quality of life for all ages. Having access to the water, offers physical, emotional and psychological rewards by providing an environment to relax and to pursue a variety of recreational activities. Where the St Mary's Boat Club is located in an urban setting, it enhances the value of having access to the North West Arm, as the Boat Club provides an opportunity to enjoy nature and is a place for families to gather to enjoy multiple activities on and around the water.

Other Considerations

Community Facilities Master Plan 2 (CFMP2)

The CFMP2 was approved by Regional Council on February 7, 2017 to provide a framework for municipal decision-making regarding recreation facilities. It was noted that HRM has many aging facilities that are not fully accessible and/or require capital improvements for building safety, such as SMBC.

The goals and objectives of the CFMP2 are to acknowledge HRM's philosophy of service provision to its citizens, taking into consideration the following:

Diversity and Inclusion

- Enable and promote access for all by helping to attract a diversity of users and conserving, promoting, and incorporating culture.
- Address barriers related to factors such as age, gender, sexual orientation, race, income, ability, and beliefs.
- Ensure culture and heritage are incorporated in future decision-making processes.

Facility Development

- Maintain and improve existing facilities; decommission facilities at the end of their useful life and build new/replacement facilities.
- Provide transparent, fair, and equitable processes to determine which facilities should be opened, upgraded, replaced, or decommissioned.

The proposed renovations for SMBC align with the goals and objectives of the CFMP2. The renovations also align with the 2021-2025 Strategic Priorities as they relate to:

Involved Communities

- Residents are actively involved in their communities and enjoy participating and volunteering in a wide range of leisure, learning, social, recreational, and civic opportunities.

Inclusive Communities

- Residents are empowered as stewards and advocates for their communities, and work with the Municipality and others to remove systemic barriers.

Enhanced Benefits if Renovated:

There have been challenges which have impacted the ability to operate SMBC year-round. These challenges include the accessibility of the facility and the ability to maintain safe access to the facility during the winter months. The proposed renovations to SMBC will provide a refresh to the facility and provide barrier-free access which would enable additional programs and rentals to be offered. The renovations would also align with both the Nova Scotia Provincial Government's 'Access by Design 2030 Plan' as well as HRM's Strategic Priorities Plan for 2021-2025:

- In 2017, Nova Scotia passed the *Accessibility Act*, becoming the third Canadian province to adopt accessibility legislation. The act recognizes accessibility as a human right and outlines how we will improve accessibility by preventing and removing barriers. The Nova Scotia Provincial Government released their 'Access by Design 2030' plan in 2018 for achieving an accessible Nova Scotia by 2030.
- HRM has made the commitment, through the Strategic Priorities Plan 2021-2025, for the implementation of the Accessibility Strategy, and the Diversity and Inclusion Framework, to "*Deliver services in ways that demonstrate the commitment to diversity and inclusion*".¹

Another challenge is the lack of insulation in the facility which results in the space being too cold to comfortably participate in recreation programming at times. The renovations would provide a warm and welcoming facility, therefore, would be more desirable for resident participation.

HRM Policies – Access to Water

Under the Regional Plan Review, Regional Council has indicated that protecting existing access points and increasing opportunities for new public access to the coast is an important policy goal. As part of the Regional Plan Review process staff will be reviewing the Municipality's policies and regulations regarding access to coastal shorelines. Maintaining and upgrading SMBC would align with that policy goal as it would continue to provide public access.

Conclusion

Reinvesting in SMBC would increase opportunities for both facility rentals and recreation programming during the 12-month operation, in a fully accessible facility. Also, by raising the building it would address the continuous flooding of the lower levels, which occurs due to the rising water levels in the North West Arm. To renovate the existing SMBC and to have this historical facility designated with heritage status would

¹ Diversity and Inclusion Framework, Halifax Regional Municipality, Office of Diversity and Inclusion/ANSAIO, 13

allow this facility to continue to provide public access to the North West Arm for all residents to enjoy into the future.

FINANCIAL IMPLICATIONS

In the HRM 10-year capital plan for the renovation of SMBC, \$5,000,000 has been identified as follows: 2024-25: \$1,000,000, 2025-26: \$1,000,000 and 2026-27: \$3,000,000. The first two years' budget was approved in-principle by Regional Council on December 17, 2021. The additional funding identified in the Discussion section will be incorporated in the 2023/24 Capital Budget submission.

As an HRM-owned property, the potential heritage registration may result in higher maintenance costs pertaining to the retention of the building's character defining elements (wood windows, siding and trim). Any proposed substantial alterations (including replacement) of these elements may require Regional Council approval.

RISK CONSIDERATION

The risks associated with this report rate low. There are continued risks to the building due to the ongoing flooding, but the recommendation to prepare a plan to upgrade the facility includes raising it to mitigate the risk of flooding and resulting damage to the building. There are risks of increased costs for the construction which would be managed through the design project with adjustments to scope of work if necessary.

COMMUNITY ENGAGEMENT

No community engagement was required.

ENVIRONMENTAL IMPLICATIONS

As noted, the facility currently floods during high water levels in North West Arm. The proposed facility upgrade would include raising the building to minimize that risk.

ALTERNATIVES

Regional Council could direct the Chief Administrative Officer to not to renovate SMBC and to continue to address the challenges with state of good repair, accessibility, and flooding as they arise.

ATTACHMENTS

Attachment 1 – St. Mary's Boat Club Concept Design Brief

Attachment 2 – Recreation Programming offerings

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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St. Mary's Boat Club Concept Design Brief for Additions and Upgrades

Prepared By SP Dumaresq Architect Ltd.

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August 2013



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INTRODUCTION



A landmark and an institution on the Northwest Arm, the St. Mary's Boat Club has been a centre of water recreation in Halifax for over a century. Since its establishment in 1919, the club has taught thousands of youth how to row and sail and hosts numerous weddings and special events every year.

Rising sea levels and the greater awareness of barrier free access for persons with disabilities has presented the need for the St. Mary's boat club to upgrade its facilities.

The following design brief prepared by SP Dumaresq Architect Ltd. presents upgrades and additions to the existing facility, to address these issues while at the same time enhancing the experience of the club and the surrounding Northwest Arm.

HISTORY



The St. Mary's Boat Club (previously known as the St. Mary's Amateur Athletic and Aquatic Club) was 'designed primarily to provide interest and enjoyment for Catholic youth of the City'. Interest in the club grew rapidly and its reputation became known when in the early 1900's, oarsmen training at the club were winning international competitions. Over time, membership in the club had reduced as interest in the club and similar clubs waned.

Today the club is busier than ever, owned and operated by the Halifax Regional Municipality it still operates with the primary objective of teaching youth of the city the fundamentals of rowing and sailing.

VISION

The vision for the upgrades to St. Mary's Boat club is to address the following:

1. Protect the building from rising sea levels to allow the continued use of future generations.
2. Increase the clubs ability to meet the needs of all persons by providing barrier free access to all parts of the facility.
3. Upgrade the hall, boathouse and surrounding site to better accommodate special events and day-to-day functions.

PROJECT RATIONAL

The following summarizes each need in the vision for the St. Mary's Boat club, along with our proposed design response.



Need: Protect the building from rising sea levels to allow the continued use by future generations.

The boathouse was originally build on a crib work of wood timbers, straddling the edge of the shoreline, it's close proximity to the water makes boat launches and storing an easy task. Rising seawater and storm surge have presented a threat to the integrity of the buildings structure, with much of the original crib work being removed and replaced with cast-in-place concrete several years ago.

In 2003, Hurricane Juan's storm surge brought seawater almost 3 feet above the boathouse floor, with staining from the sea water clearly visible on the walls today. Even storms of less magnitude than that of hurricane Juan have made flooding of the lower level a regular occurrence.

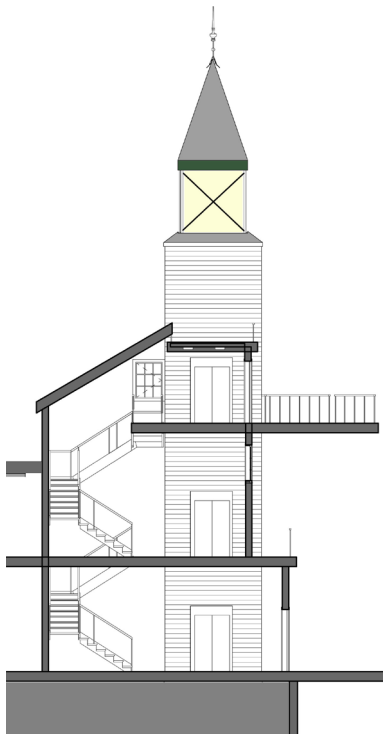
Design Response: Raise the building to a higher elevation

Our solution includes raising the entire building up by a total of 6 feet and constructing a new cast-in-place concrete foundation beneath. Placing the building well above the high water mark would insure that the Club is well protected from the damage of storm surges.

PROJECT RATIONAL (CONT'D)

Need: Increase the clubs ability to meet the needs of all persons by providing barrier free access to all parts of the facility.

At the moment, the only means of access to the lower level (boathouse) of the St. Mary's Boat Club is by descending a stair from the driveway. As well, access to the upper level (Hall) is only possible by descending a stair from the parking level or by the narrow, steep and dead-end driveway.



Cross section through stair and elevator tower.

Design Response: Integrate a new elevator, stair and low slope ramp.

The introduction of a new elevator would provide a means of barrier free, vertical circulation from the parking lot level to both the function room level and the boat deck level. Entry to the elevator on all levels would be via an enclosed vestibule. Access to the elevator tower from the parking lot would be via a bridge, similar to crossing a gangway onto a boat.

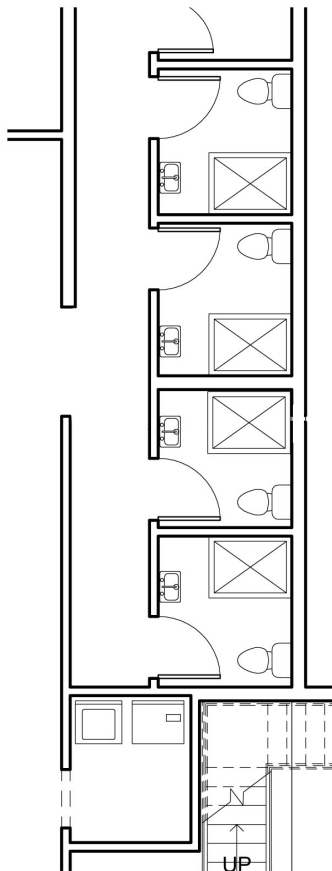
The construction of a low sloped ramp from the boat deck level to the floating dock would give persons with physical disabilities the ability access the water level, allowing someone in a wheelchair to go boating.

PROJECT RATIONAL (CONT'D)

Need: Upgrade the hall, boathouse and surrounding site to better accommodate special events and day-to-day functions.

Upgrades to the boat club and surrounding site would increase the profile of the building for special events like weddings and conventions. Some upgrades would help with day-to-day needs such as more public showers and washrooms for the rowing club

Design Response: Add public showers, relocate kitchen and washrooms and add new parking and photo garden.



Washrooms with showers on boathouse level.

1. New Showers and washrooms

At the moment only one shower exists for the rowing club or youth programs. Increasing the number of washrooms on the lower level would reduce the need for those in the boating programs to use the washrooms located on the upper deck, hall level, especially important if the hall is being used for a wedding or special event.

2. Re-locate Kitchen

Relocating the kitchen to the north side of the building would allow for a greater entrance to the hall and waiting area for the elevator. The new kitchen would be larger, and could better accommodate larger functions.

3. Additional Parking Lot

An additional parking lot just below the existing would provide at least a dozen more parking spots. Included with the new parking are other site improvements such as bike racks and a photo garden overlooking the Boat Club Northwest Arm.

4. Extend existing driveway

The current driveway down to the upper deck level is steep and narrow, the only way to exit when dropping off passengers is to reverse the vehicle back up. Our solution includes the extension of the driveway, looping across the property back up to the upper parking lot. The driveway would also be widened at the boathouses front entry for a drop-off and parking.



Rendering of the Saint Mary's Boat Club

COST ESTIMATE SUMMARY



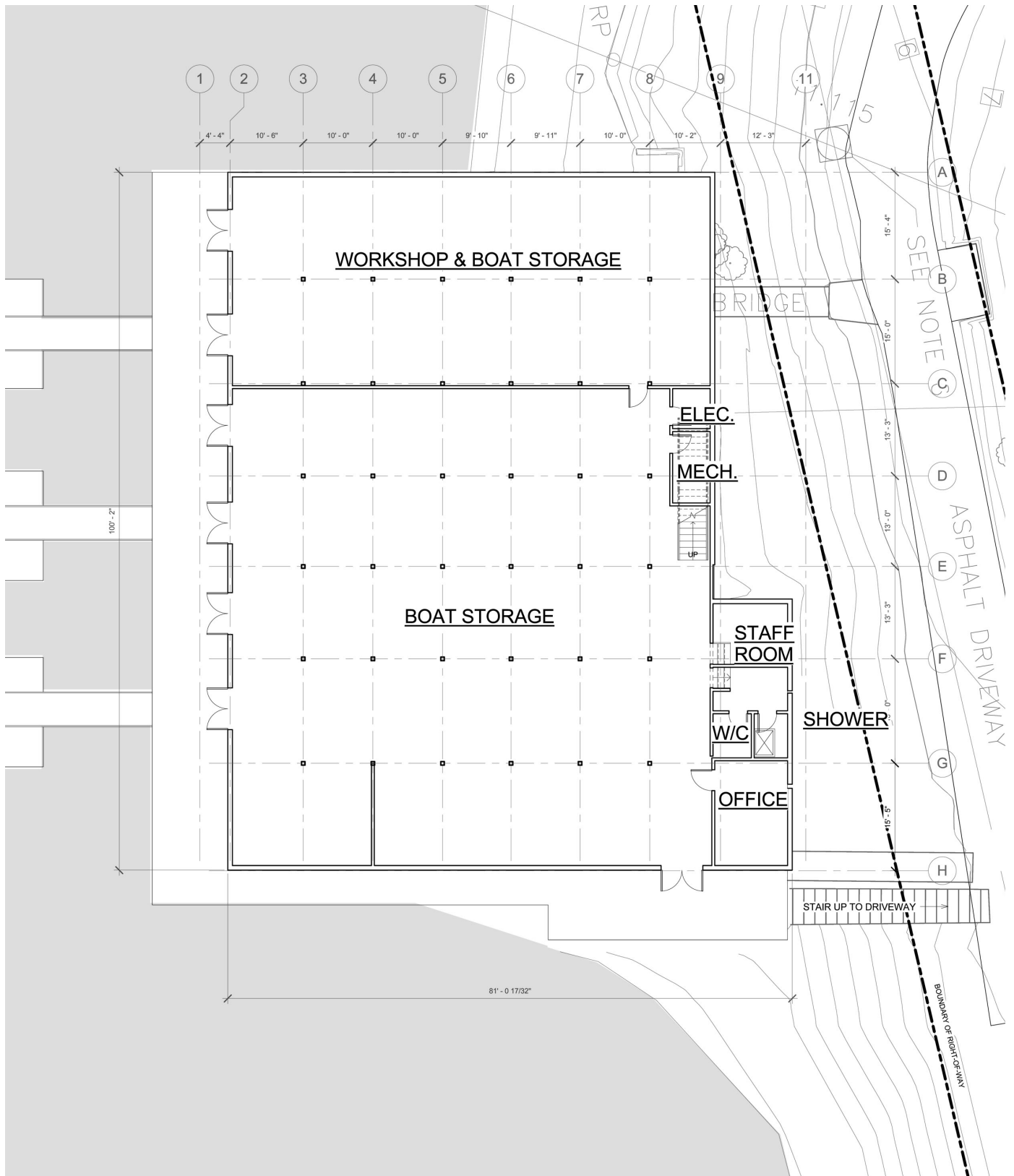
SP Dumaresq Architect Ltd
syd@spda.ca 421-1024

St Marys Boat Club
 Conceptual Cost Estimate
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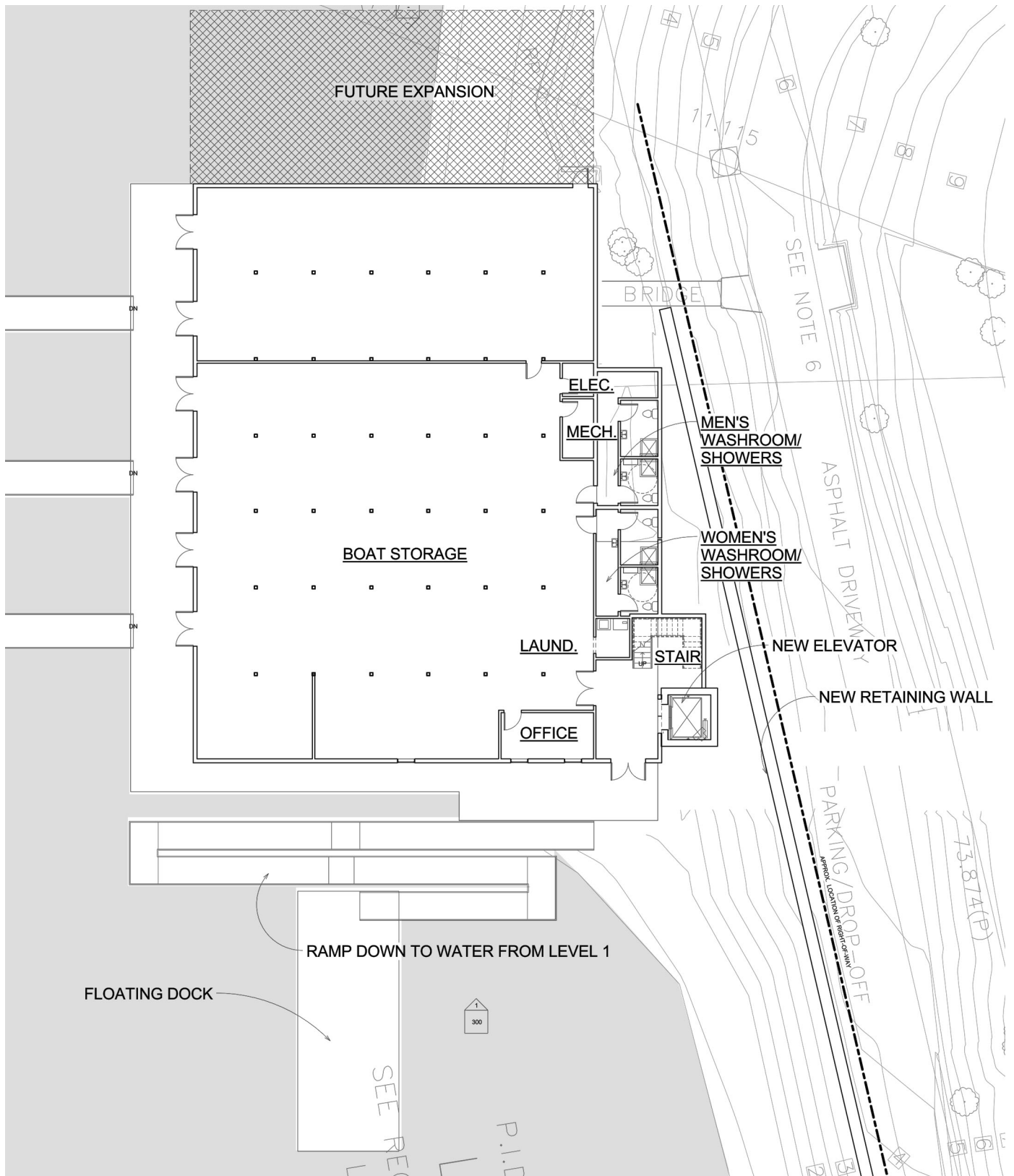
Item	Estimated Cost	Comments
1.0 Sitework		
1 New parking lot	100,000.00	
2 Raise and extend service road	150,000.00	
3 Retaining walls	200,000.00	
4 Stairs	35,000.00	
5 Photo Garden	25,000.00	
6 Landscaping	50,000.00	
Subtotal sitework	560,000.00	
1.0 Building		
1 Raise building 6'	500,000.00	
2 New ramps to floats	25,000.00	
3 New accessible ramp to float	45,000.00	
4 Elevator	100,000.00	
5 Stair & elevator tower	250,000.00	
6 Exterior stair to boat deck	25,000.00	
7 Bridges (two)	90,000.00	
8 Lower floor renovations	90,000.00	
9 Main floor renovations	490,000.00	Includes new kitchen
10 Miscellaneous renovations	50,000.00	
11 Mechanical & electrical	600,000.00	
Subtotal building	2,265,000.00	
Contingency @ 25%	706,250.00	
Soft costs @ 15%	423,750.00	
Estimated total	3,955,000.00	

Not included:
 Furnishings & equipment
 HST

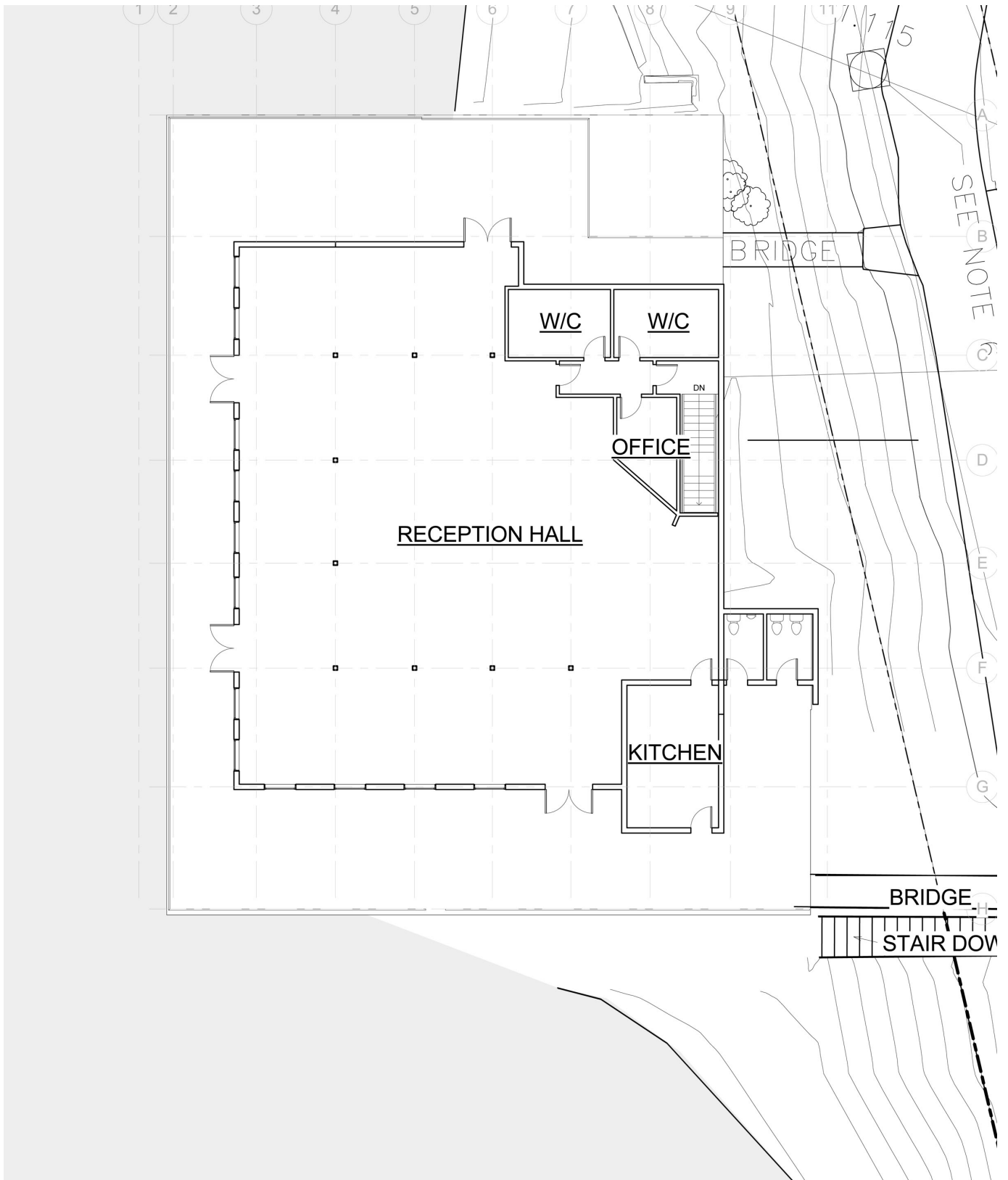
APPENDIX A- DRAWINGS



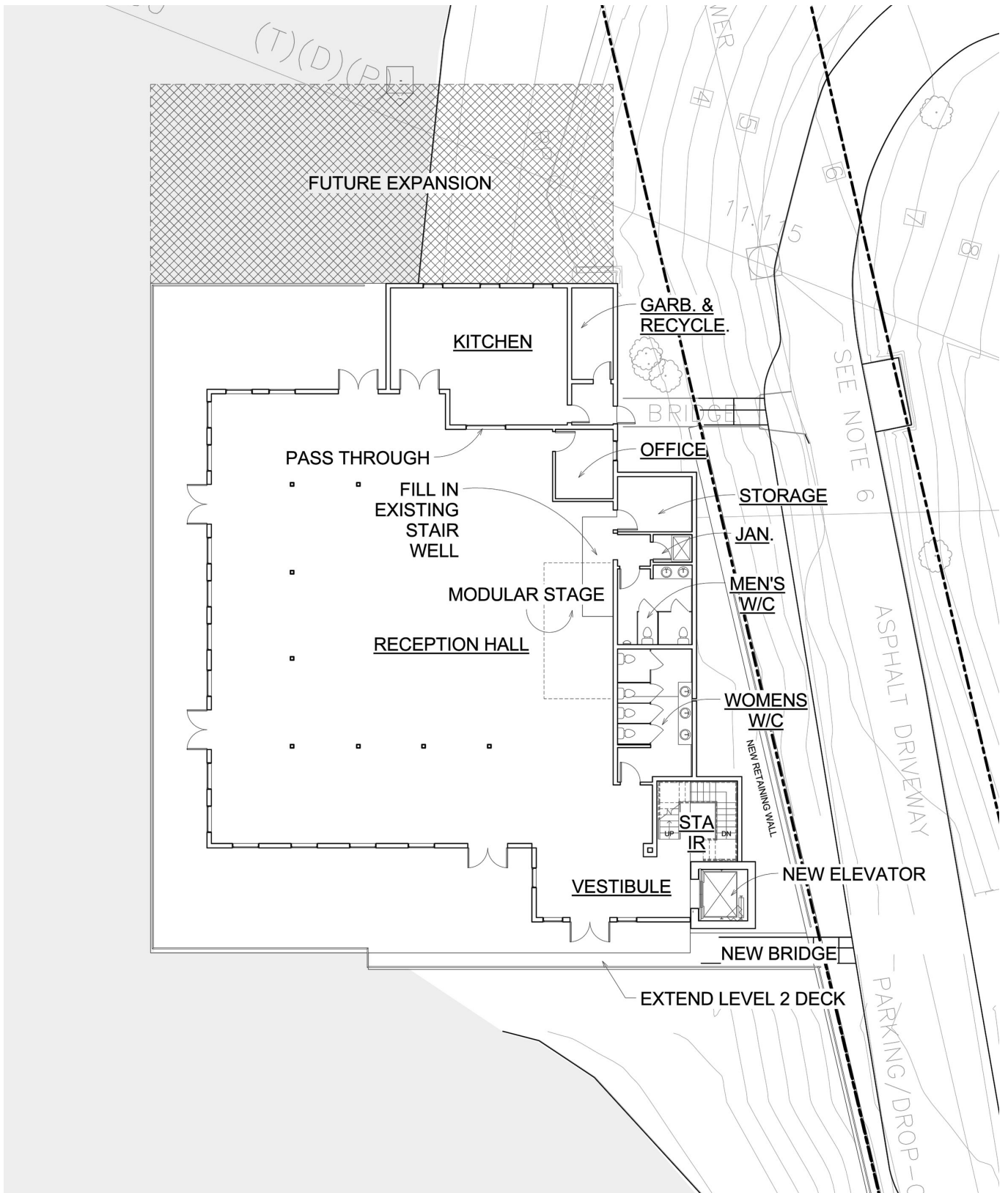
Existing level 1 floor plan. (Not to scale)



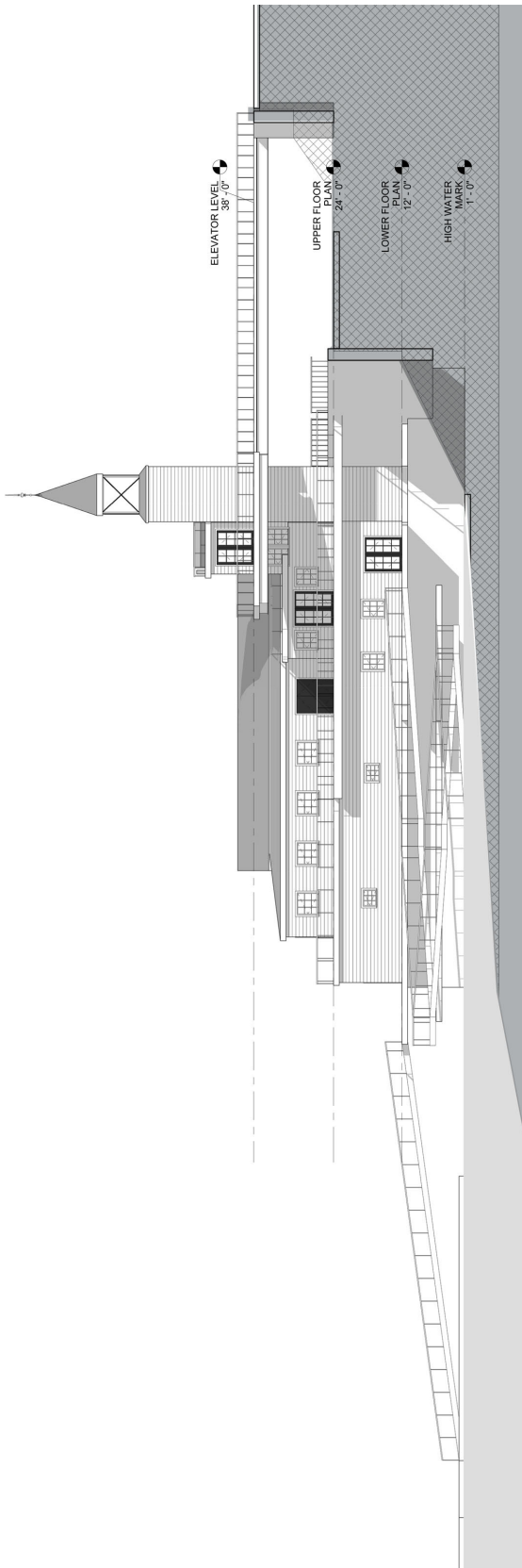
Proposed level 1 floor plan. (Not to scale)



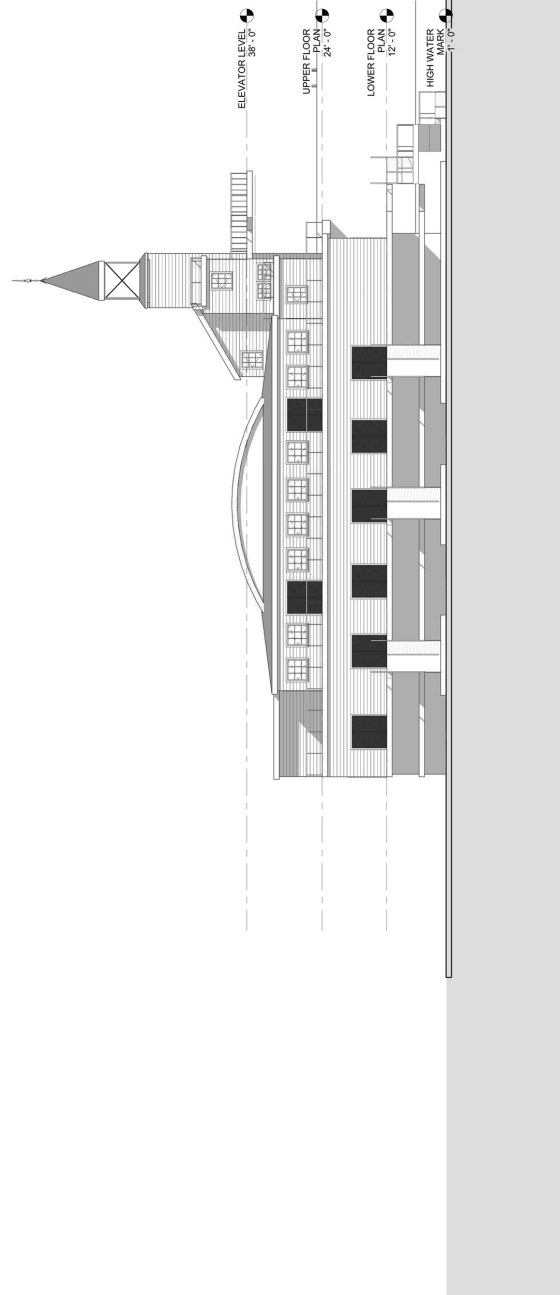
Existing level 2 floor plan. (Not to scale)



Proposed level 2 floor plan. (Not to scale)



Elevation view, looking north.



Elevation view, looking east.

Recreation Programming Offerings at St Mary's Boat Club

Examples of potential year-round recreation programming opportunities, are as follows:

Child / Youth Activities

There are a wide variety of children and youth activities that can take place if the facility is open year-round. Children and youth programs can be offered during the afterschool as time period. The facility has a large space and can hold the following activities to be active:

- Art classes, cooking classes, dance classes, fitness classes and general afterschool games and activities.
- Christmas / March Break Day Camps and in-service camps were added in the 2016/2017 period and are extremely popular, often filling to capacity.

Adult Programming

- Adult Fitness, yoga, Zumba, Pilates, dance classes
- Painting, Paint Nights
- Outdoor fall photography classes.
- First aid and safety training

Senior Programming

By implementing senior programming, it will allow for the center to be used during daytime hours when the facility is mostly vacant.

- Gentle fitness, tai chi
- Social groups (cards, games, rug hooking, painting)

Special Events

- Christmas events (craft shows, drop and shops for parents to drop kids off, while parents they go shopping) and other special events would be able to be offered all year round.
- Holiday programming
- Promotion of SMBC as a Regional facility.

Additional HRM Meetings / Training

SMBC offers enhanced space to train employees as well as host other HRM meetings. There is significant space available during the daytime, which needs to be promoted to help fully utilize this availability.