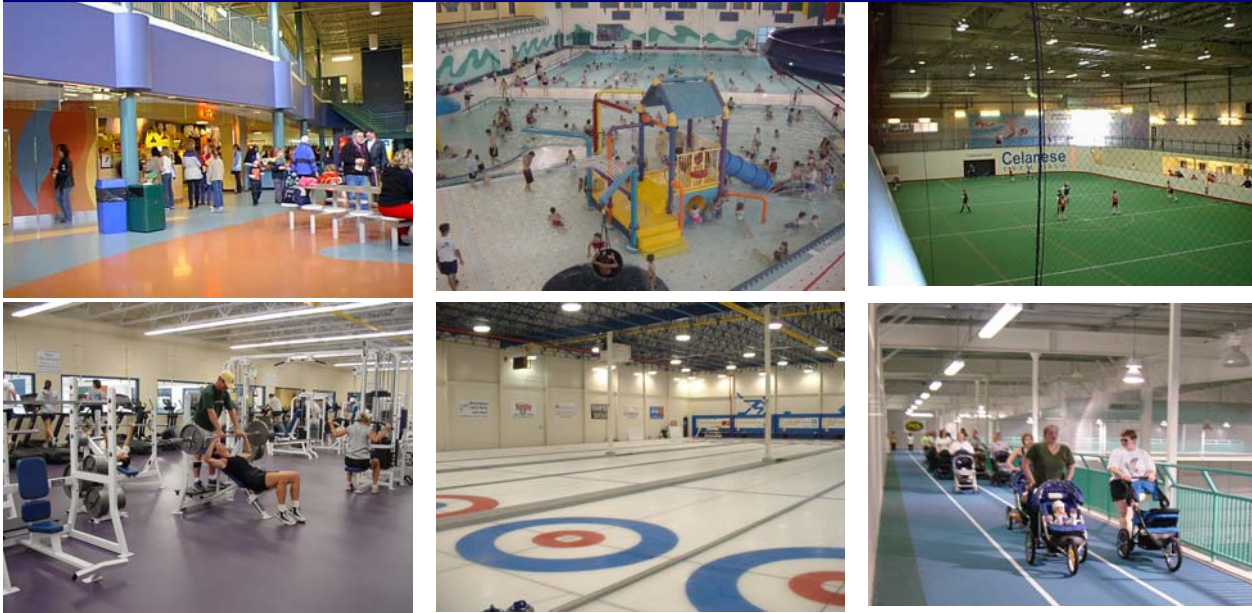


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Regional District of Central Kootenay Creston and District Community Complex and Recreation #3 Master Plan



Recreation Master Plan

April 27, 2006

Randall Conrad and Associates Ltd.

In association with:

**Bruce Carscadden Architect
(Facility Feasibility Concepts)**



Letter of Submittal

April 27, 2006

To: Creston Valley Services Committee
c/o: Joe Chirico, Director of Recreation
Creston and District Community Complex
Box 477, 312 - 19th Ave N
Creston BC, V0B 1G0

RE: MASTER PLAN RECREATION AREA #3

Please find attached the final version of the above noted Master Plan. We feel that the Plan fully responds in addressing public recreation needs for the future and, as well, provides for exciting retrofit designs and indoor aquatics at the Creston & District Regional Complex.

The facility recommendations and associated cost impacts are considerable and certainly challenging for residents, however, we feel that the Creston Valley public is ready to move forward with the prescribed investment, an investment that is not only necessary to the Complex, but one that will respond to the Valley's Health and Lifestyle needs well into the future.

It has been a pleasure working with the community on this very pivotal project and wish you well in enhancing the level of leisure and recreation service delivery to all concerned.

Sincerely,

R. Conrad

Executive Summary

Recreation Area #3 which forms the Eastern end of RDCK is at a cross roads when it comes to the delivery of facility based recreation services. Its history of allocating recreation tax levy funds back to many rural area communities to support their recreation needs and its role in providing major recreation facility services through the Creston and District Community Complex has been well applauded up to now. However, infrastructure is aging and requires upgrades at a time when demands for indoor aquatic environments is most apparent.

Demands for access to opportunities that support healthy participation and general personal wellness are also on the rise and this correlates with the market of retirees who seek opportunities to socialize and attend events fairs and festivals on a year-round basis.

The transformation of the Creston and District Community Complex from a resource which has for many years catered to programmed activities, indoor ice sports, banquets and seasonal swimming; to a Leisure Wellness Centre with extended opportunities for drop-in leisure aquatics, fitness, social areas and therapeutic warm water tanks, is most appealing to residents.

Over-all consultation with groups, citizens, administrators and decision makers has revealed a willingness to move forward with attempts to make this transition a reality and indications of public financial support through tax increases is more favorable now than in the past.

The over-all feasibility of moving forward with major renovation, added indoor aquatics and wellness spaces is promising at this time.

The Recreation Area #3 and the Creston Valley Services Committee mandate has evolved in the past with a predominant major facility focus evident in the operation of the Complex and associated grounds. The mandate has also been to manage community tax levies that help to support area community associations via annual operating grants. In essence the services provided through tax dollars have rendered the Creston Valley Services Committee and staff as a predominant Regional Facility Operator and a manager of tax revenues to support delivery of recreation by hundreds of Area volunteers.

Rural recreation parks and community facilities are also aging and area societies are in constant need of excess dollars to support local improvements. Capital infrastructure investment needs throughout the region will continue at a rate that will likely be beyond the financial capabilities of the District to manage, unless new sources of revenue are found.

With this challenge, the RDCK Directors and the Creston Valley Services Committee, and its staff, should develop policies and frameworks that encourage partnerships, increase and support volunteerism and train volunteers to better help themselves.

This suggests that staff resources move toward the provision of service through a Community Development Model wherein the Director and/or a Community Development Coordinator work with rural communities and groups within the Town of Creston in furthering recreation business plan objectives. It calls for a greater emphasis towards facilitation as opposed to direct delivery.

This will mean developing skills, tools and information sources to facilitate improved planning, managing and self sufficiency of area volunteers. It should include planning processes, standards, marketing, business planning, fundraising strategies and grant procurement. It heralds opportunities for greater cooperation, coordination, and information sharing between volunteer groups, through annual volunteer workshops, and joint advisory committees.

With a greater emphasis on Recreation volunteer and agency facilitation, the RDCK will be best positioned to make decisions based upon a model of Quality (minimum standards set for program and facilities and parks); Quantity (based upon approved thresholds for supply relative to proven demand); Sustainability (based upon proof of sustained market use) and Cost (to ensure for affordable access by all). Policies must also be developed to ensure EQUITY in funding wherein the RDCK develops agreements with societies that reflect the set levels of assistance which will be provided on an annual basis along with criteria for funding of projects and/or programs.

In short, the process of funding groups based upon expressed need, jurisdictional location or political affiliation will give way to funding through proven demand/need, standards of geographic supply (e.g. No duplication of resources in the same area), proof of sustainable operations and responsible business planning by volunteers.

The business of directing tax dollars to support hall societies that sustain limited use, local pools that incur little use and high deficits, or societies that cannot adequately function to provide public services should be discouraged.

The Creston Valley Services Committee recreation mandate, allocation of staff resources and overall efficiency in providing Complex Services, could be better aligned with services provided by the Town of Creston. While Creston manages and maintains a system of parks and open space, they are not currently structured to provide community development or facilitative services from recreation professionals. As the RDCK maintains such professionals at the current time, the overall delivery of "soft" or supportive services to volunteers, the coordinated planning of town trails with Valley trails and the planning of major community wide events or initiatives will be better served through agreements and/or perhaps an advisory committee struck between the Town and the District. Should this not occur, the Town is suggested to be of sufficient size to warrant its own Community Development Coordinator (or Recreation Coordinator).

Last, but not least, the entire regional community, with leadership provided by its many volunteers, residents, business community and political leaders and; coordination provided by the Creston Valley Services Committee and RDCK staff, must move forward in responding to the stated leisure needs of the majority. The community has

shown strong desire to improve the quality of life in the Valley and has provided indication that they are willing to financially support prescribed upgrades and enhancement to the Creston Valley District Complex as part of this quality of life.

While the Master Plan and the associated Complex feasibility recommendations have been based upon a comprehensive degree of public consultation, there is still more work to accomplish in further defining methods of acquiring necessary capital funding. There is also more work to do in educating residents about the numerous lifestyle benefits that will accrue if proposed recommendations are followed.

It is time once again to invest in quality recreational outlets to serve existing and future residents, to ensure retention of youth, to enhance health and wellness opportunities and to attract business and investment in the Valley.

It is time to better train and empower the many volunteers who work to provide quality recreation in local communities and it is time to work as cooperative partners to sustain and enhance the quality environmental, social and economic attributes that will be lost without timely action.

Acknowledgements and Credits

This Master Plan could not have been prepared without the involvement, cooperation and hard work of many individuals.

Acknowledgement, credit and sincere appreciation go to:

- The many key community stakeholder group representatives that responded to our inquiries through interviews and group questionnaires;
- The staff, teachers, and students at local School District #8 Kootenay Lake schools for their assistance and input in the public consultation process;
- Members of the general public who completed the household survey and attended input and review open houses;
- The Regional District of Central Kootenay's Creston Valley Services Committee:
 - Area A Director, Verna Mayers-McKenzie
 - Area B Director, John Kettle
 - Area C Director, Tom Mann
 - Town of Creston Director, Joe Snopek
- Town of Creston Council and Staff
- Regional District of Central Kootenay Development Services and Community Services Staff
- Creston and District Community Complex Staff:
 - Director of Recreation, Joe Chirico
 - Recreation Supervisor, Neil Ostafichuk
 - Facility Maintenance Foreman, Stuart Durning
 - Office Manager, Andrea Hopkins
- Tom Watson, Recreation Excellence
- The Creston Valley Aquatic Society
- The College of the Rockies
- The Yahk, Canyon, Lister, Wynndel, Kitchner, and West Creston Halls Associations
- And last but not least, members of the consulting team:
 - Randy Conrad, Randall Conrad and Associates
 - Kyle Snihurowych, Randall Conrad and Associates
 - Mike Roma, Randall Conrad and Associates
 - Ron Borowski, Max Projects Inc.
 - Bruce Carscadden, Bruce Carscadden Architect

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1.0 Overview

Recreation Area Three (see Map 1) lies in the eastern end of British Columbia's Regional District of the Central Kootenays (RDCK). As a recreation service district, it represents a partnership between the Town of Creston and electoral areas A, B and C of the RDCK. Together the Creston and Area Local RDCK operates to provide recreation facilities, parks and support services to rural communities such as Wynndel (Area A), Yahk, Canyon and Lister (Area B) and West Creston (Area C). Recreation services for residents within the Town of Creston are provided both through the RDCK and via the Town. The RDCK governs the operation of the Creston and District Community Complex, a major regional recreation facility serving needs for indoor ice sports, banquet and social programming and outdoor swimming and field sports. The Town maintains a system of community parks, boulevards and pathways for the enjoyment of area residents.

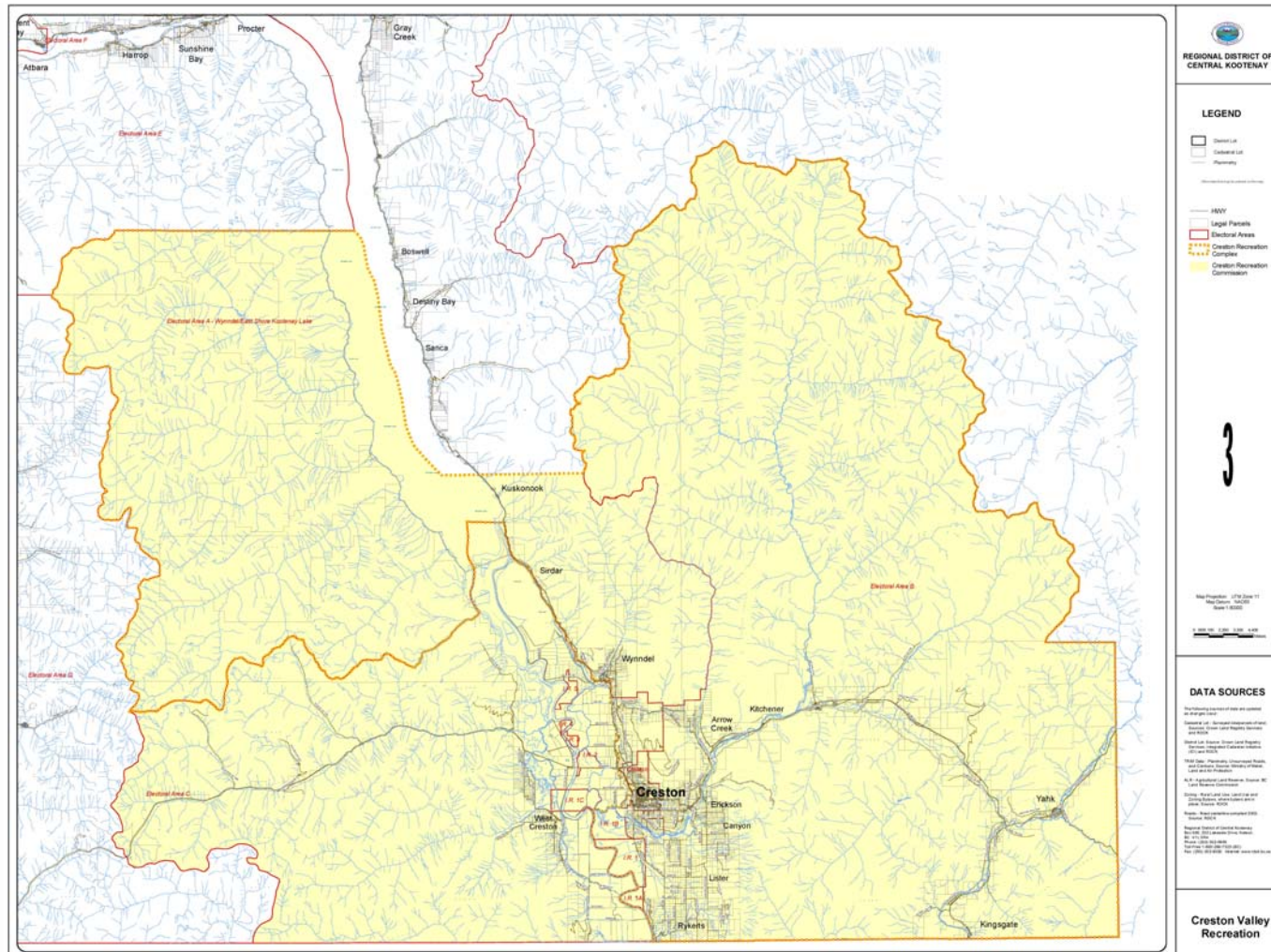
The relationships between the RDCK, The Town and a network made up of rural community societies and not-for-profit service groups are deemed vital to the provision of quality leisure services to residents within the District. The District, which includes the Creston Valley, begins at the United States border (Rykerts, BC) in the south and stretches north to include the Town of Creston and neighboring communities of Erickson, Canyon, Lister, West Creston, Arrow Creek, Kitchener, Wynndel and, finally, Yahk on the far eastern boundary.

Almost 80% of the District population of close to 13,000 resides within 10 or 15 minutes of Creston (4,838 population). Area B has 4,660 population; Area C, which contains West Creston, has 1,370 residents or 11% of the District; and Area A, including Wynndel has 2,115 residents or 18%.

District residents enjoy a temperate climate within an area containing the most fertile lands in British Columbia. Agricultural crops including grains, fruits and vegetables thrive along the flats between the Purcell and Selkirk Mountains and the spectacular mountain views, expanses of wilderness, river systems and beauty of Kootenay Lake to the north, combine to make the area an excellent resource for outdoor adventure enthusiasts in all seasons.

The median age of the District is 45.5, older than the Provincial average (38.4). The Town of Creston has gained a reputation as a sought after retirement community (Creston's median age is 48.6), due to its climate, cost of living and lifestyle. While past history has revealed limited growth in population, improved economic activity coupled with tourism market awareness has begun to posture not only the District, but also the entire RDCK as a future growth area. These demographics pose interesting challenges in providing leisure services today and in managing resources to ensure quality services for the future. Changing demographics, aging infrastructure, changing lifestyles and the distinct potential of growth have prompted the District to prepare a Master Plan for Recreation Area #3. The Creston and District Community Complex, which is considered to be the "flagship" of the District's recreation resources is highlighted in the Plan.

Map 1 Recreation Area #3



1.1. Plan Purpose

- ◆ To establish community based priorities for recreation and leisure facilities and services.
- ◆ To provide a framework for making decisions based upon public needs, priorities and the resource capabilities of the Town of Creston, a defined portion of Area A and Areas B and C.
- ◆ To recommend an approach, design, costs and strategy to upgrade and improve the Creston and District Community Complex in line with the needs and priorities of District residents.

1.2. Plan Objectives

1. To evaluate existing and planned parks and recreation resources and provide rationale, criteria and standards to guide future development.
2. To undertake consultation with the public, staff, user groups and decision makers and identify priorities for leisure service delivery.
3. Review, evaluate and make recommendations for:
 - A. Improvements to delivery of leisure services where warranted.
 - B. Parks and Open Space resources delivery.
 - C. Indoor facility resources.
 - D. Partnerships and/or agreements with leisure service providers including public, not-for-profit and private service providers.
4. To substantiate recommendations based upon:
 - A. Examination of demographics and related impacts.
 - B. Examination of trends in the leisure delivery market.
 - C. Review of relevant department data.
 - D. Results of consultation.
5. To provide a feasibility assessment including concept designs and cost impacts for upgrades and indoor aquatic expansion to the Creston & District Community Complex.

1.3. Plan Scope

This document has been developed as a Master Plan to guide decision making for future leisure services delivery by the Creston Valley Services Committee.

The recommendations contained within are based upon current knowledge of the District's resources, policies, methods of delivery and statistics as provided by the Area Three Administration. Recommendations also stem from primary social research in the form of interviews, surveys and information collected from citizens, volunteers, staff, agency representatives and both senior administrators and decision makers representing the Creston Valley Services Committee.

As a Master Plan, it is a general guiding document from which more detailed plans and strategies will evolve over time. The authority vested in this Plan is with the RDCK Board through recommendations of the Services Committee. While public and agency research has resulted in expressed priorities that fall outside of the mandate of the Creston Valley Services Committee, these needs are documented and serve as input to support planning for, and by, community boards and agencies such as school boards, service clubs, sports and recreation organizations, economic development authorities and the Town of Creston.

2.0 Existing Department Resources

2.1. Community Context

The ability of any local government to meet the recreation needs of its constituents in a quality fashion is dependant upon the degree to which municipal service mandates are developed, supported and carried out within an ever changing community environment. How much value is placed on recreation services versus the myriad of other services necessary to sustain a quality living environment is also a challenging role of decision makers. This Master Planning exercise is most timely in the Recreation Area 3 context because, while current residents are more senior than the Provincial average (median age is mid 40s compared to the Province median of mid 30s), younger families are beginning to move into the Valley and a greater balance in opportunities for young, middle aged and retirees will be sought after.

Also of significance is that public consultation has shown a willingness for residents to invest in a greater quality and quantity of leisure outlets, particularly those that promote fitness, overall wellness and access to resources that are less programmed and provide more spontaneous access. Built in place and aging recreation infrastructure needs to be examined in light of its ability to service changing recreation activity preferences and a changing market of users.

2.2. Public Recreation Parks, Facilities and Events

The primary Recreation Infrastructure in the Creston Valley Service Area is provided through a number of sources:

A. The RDCK Recreation Area #3 provides and administers:

- One Indoor Arena
Johnny Bucyk Arena is a 700 seat arena that includes a 186 ft. x 85 ft. ice surface, 5 dressing rooms and a concession. The Complex is home to the KIJHL Junior B Creston Thunder Cats.
 - Ice Season is from September to March
 - Dry floor available for conventions, circuses, exhibitions, trade shows, etc. from April to August.
- One Outdoor Swimming Pool
James Ross Memorial Pool is an outdoor facility consisting of a 25 metre 6-lane pool with a smaller .6 - .8 metre shallow pool. There is also a 1 metre and a 3 metre diving board and a small fun slide.
Pool season is from May long weekend to the end of August. Activities include:
 - Aquafit
 - Aquaquest Swim Lessons
 - Advanced Aquatic Lessons
 - Wave Swim Club
 - Public Swimming / Lap swims / Parent and Tot
 - Adapted Aquatics
- One 6 sheet Curling Rink and Lounge
- A Multi-purpose Social / Banquet Space
 - Banquet room seats 450 people theatre style and 350 people seated at tables
 - Rectangle or oval tables
 - Audio / Visual equipment
 - Full Catering Facility
 - Table skirting and drapes
 - Movable raised stage
- Numerous Program Spaces
 - Two 25 ft x 35 ft rooms (70 people max) on the main floor
 - One "L" shaped room (90 people max)
 - School portable size room (approx 24 ft. x 24 ft.) adjacent to building
 - Room set up for all rooms (i.e. tables, chairs, drapes. Stage) included in the rental
- Multipurpose Room Fitness Area

- Park Facilities

Located beside the Creston and District Community Complex is Burns-Farstad Park next to the Alex Nilsson Soccer Field as well as two softball / baseball fields. Field washrooms are available during regularly scheduled sporting activities. Burns-Farstad Park also includes a concrete skateboard park with a grind rail and various ramps. Located east of the nearby 2 full sized sand volleyball courts, 6 horseshoe pitches and a children's playground.

The RDCK Creston and District staff administers an annual budget for recreation services through tax supported funding from District residents. While a majority of funding is budgeted for the operation of the Creston & District Community Complex, a portion is also re-distributed back to Area societies for project and operational assistance in delivering localized recreation services. Such partnerships and funding allocation are essential to insure for meeting both Regional based and localized needs of residents. Following are the partner associations that the Creston Valley Services Committee and staff partner with. Included are the 2005 budget re-allocation amounts.

1) Canyon Community Centre (Area B)

- A 4500 sq. ft. Hall (capacity for 211) and Equestrian Park (annual re-allocation provided in 2005 was \$17,500)

2) Yahk Kingsgate Recreation Centre (Area B)

- Includes an approximate 4500 sq. ft. Hall (capacity for 211), Playground and Ball Diamond (annual re-allocation provided in 2005 was \$17,500).

3) Wynndel Community Centre (Area A)

- A 4600 sq. ft. Hall with 3 rooms and capacity for 225
- A small Swimming Pool (attached to school) (annual re-allocation provided in 2005 was \$20,000)

4) Lister Hall (Lister Deer Lodge Rec) (Area B)

5) Bliss Park (Area A)

- A small neighborhood Park containing playground equipment located south of Creston.

6) Note: Riondell received \$7,000 assistance in 2005. Riondell is outside of Recreation Area #3.

B. The Town of Creston

Creston, through its public works department and, while a member of recreation area #3, manages and maintains many of its own community recreation facilities and parks for the enjoyment of residents throughout the Recreation Area.

These include:

- Centennial Park
- Millennium Park
- Burns Park
- Shukurski Park
- Multi use pedestrian pathway along rail right-of-way between downtown and Millennium Park
- Note: a new Water Spray Park will be built at Centennial Park in 2006.

C. School District #8

Schools in Creston provide public access to gymnasiums as well as sports fields and playgrounds. Kinsmen Park and the community tennis courts are also owned and operated by the School District.

D. Private and not-for-profit leisure providers:

- The program opportunities in Creston and Area are provided by a host of volunteer groups, who cater to a wide spectrum of interests, ranging from pre-school to seniors. Both adult and minor sports groups flourish.
- Cultural opportunities in the area are abundant and include visual, fine and performing arts classes, galleries and events.
- Volunteer groups and organizations stage over 40 events throughout the year. They include fairs, bonspiels, banquets, culture and arts festivals, parades and flea markets. Most events occur in the spring and fall.
- Private businesses, agencies and service clubs promote numerous other leisure / tourism opportunities including bowling, golf (two courses), cycling tours, natural swimming holes, kayaking, berry picking, interpretive tours (e.g. Brewery, grain elevators, museums, Wildlife Centre and pow-wows – annual Vagan Nukiv Pow Wow).

It is clear that the provision of leisure services has become a family affair in the Creston Valley with abundant opportunities and a varied mix of providers who, for the most part, are community volunteers that rely upon access to public parks and facilities to provide their programs and events.

There is a strong reliance on volunteers who deliver programs and a relationship with RDCK Recreation Area #3 staff to ensure that adequate program venues are accessible.

The Creston District Community Complex is the flagship venue for most of the volunteer recreation program service providers as it contains a variety of social and program spaces, ice arena, curling rink and outdoor pool. Outdoors, it provides sports fields, a major playground, Skateboard Park, volleyball courts and horseshoe pits. The Recreation Area #3 administration and staff are also located at the facility. They not only rent spaces to user groups, they are also active program providers in aquatics and facilitate children, teen, adult and senior recreation programs and events.

2.3. Resource Allocation

The delivery of parks and recreation in Area #3 is funded through a combination of sources. Close to 74% of the annual budget is derived from public tax sources taken from a portion of Area A, all of Area B and Area C and through the Town of Creston.

Revenue from fees, charges, space rentals and, in some cases, government grants make up the remaining 26% of annual operating capital, suggesting a recovery rate for total operations at approximately 26% and indicative of a relatively high level of public subsidy for services. On a per capita basis, annual recreation services spending for RDCK based services (excluding any major capital debt reduction) is approximately \$75 per person. This does not account for expenditures incurred by the Town of Creston in developing and maintaining community facilities parks and open space managed by the Town.

In contrast and based upon comparatives taken in 1999 in a report by Stantec Consulting, the per capita expenditures for recreation in select urban municipalities showed an average of \$176.00. Some examples:

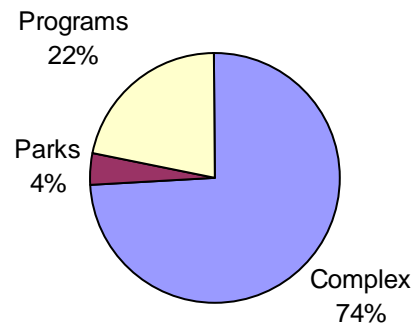
- Terrace \$175
- Williams Lake \$207
- Salmon Arm \$100
- Quesnel \$87
- Revelstoke \$130
- Prince Rupert \$266
- Powell River \$258
- Port Alberni \$270
- Ft. St. John \$76
- Dawson Creek \$194

Of note is that the Creston and District area would appear to be well below per capital recreation expenditures when compared to the above noted communities.

Per capita spending by Electoral Division is shown as follows:

<u>Electoral Area</u>	<u>Tax Input</u>	<u>Population</u>	<u>Per Capita Spending</u>
Area A	\$122,537	2115	\$57.93
Area B	\$412,961	4660	\$88.61
Area C	\$79,467	1370	\$58.00
Creston	\$357,193	4839	\$73.81
Totals / Average	\$972,158	12,984	\$74.87

Resources are allocated to three budget / service areas that include: Parks, the Creston & District Recreation Complex Facility and Programs. **Parks** and, more specifically, the open space resources at the Complex (note: there are costs also attributed to open space maintenance at Bliss Park), receive approximately 4% of budget funding. The **Complex** itself, including facility, staff, RDCK expenditures and operational dollars provided to area communities account for approximately 74% of expenditures and **Program** expenditures and operations received the remaining 22% of budget allocations in the 2005 budget.



The overall budget in 2005 was \$1,249,342. Administration Costs (\$173,882) account for approximately 14%, which excludes operational funds allocated (\$70,000) to community societies. Salaries for Aquatic and Facility Staff (excluding clerical) account for approximately 30% (\$370,000). Overall Operations, including maintenance costs, contract services, supplies, etc. make up the remaining 56% or \$705,460.

The re-allocation of dollars to area communities (\$70,000 in total for 2005) provides operating assistance to groups to maintain their own resources with their own volunteers. The relationship between The RDCK staff and these groups appears as a financial relationship as most programs, events, resource planning and localized delivery are left in the hands of community volunteers within respective community areas.

While this relationship works and has been in place for a number of years, there appears to be little focus placed upon building social capital (e.g. volunteerism) and building sustainability (few long term capital replacement programs are evident). The dependency upon the re-allocation of tax dollars for operations is one aspect of regional delivery, but there is no mechanism for capital planning and many facilities in rural communities are aging.

In the case of Creston, where the Community Complex is located, there is a disconnect in service delivery. The Town of Creston does not maintain a Community Services Department or personnel who are mandated to work directly with recreation volunteers and community recreation groups. In such cases, the Recreation Director and staff of the Community Complex provide such services, but must be sensitive to overlapping mandates. For example, the decision as to where to locate a new water park for the region, to plan for the supply of sports fields or to provide consultation to groups who develop projects in town parks lies with the Town. As the Town and the Complex are central hubs to the provision of recreation in the area, the cooperation between the Town and the Community Complex is vital.

An aspect of financial management of RDCK Recreation resources that is not in place is funding requirements for capital planning and lifecycle costing not only for the major Creston & District Recreation Complex but for all societies as well. This is most evident within the Complex itself, wherein aging infrastructure needs have not been budgeted for and needed capital will have to be sourced from tax increases and/or external sources. Typical annual line budget items for capital replacement should be considered for the future at rates of 3.5% to 5% of annual operations. In the case of the 2005 budget for example, \$50,000 or \$60,000 should be allocated for future replacement and/or development needs. Had this been included ten years ago, a capital replacement reserve for the RDCK area would contain \$0.5M.

The combination of growth, public demand for improved services and aging infrastructure signals the need to approach recreation delivery with a stronger emphasis towards improved cost recovery, better coordinated planning and innovative partnerships; not only between government entities, but between government delivery agencies, the volunteer sector and the private sector. This will mean a greater shift and emphasis for RDCK (Community Complex) staff to go beyond facility management and programming and into community development service provision in planning community projects, building volunteerism, marketing volunteer programs and resources and business planning. For the future these will be key service cornerstones.

Central to these requirements, are the ways in which the Creston Valley Services Committee responds to the most noted demands of the public, which is to improve the Community Complex and incorporate an indoor Aquatics Facility for the Valley. The following section outlines the recreation market in the Valley, their attitudes towards current resources, their needs and their willingness to pay for needed improvements.

3.0 Public Need and Factors Affecting Future Delivery

3.1. Public Consultation and Feedback

The purpose of the needs assessment process was to gather input from the residents of the Town of Creston and Regional District of Central Kootenay Areas A, B, and C through a variety of data collection techniques. In addition, the assessment provides important recreational trends and demographic variables that provide indicators of future participation. The information presented herein will enable the Town and Regional District Directors to further understand public demands, what is happening in other areas, and determine what types of development, if any, require further exploration regarding the impacts and costs associated with such development (feasibility analysis).

The prescribed public consultation methodology included the following techniques:

1. A Household Survey sent to 4,665 homes in the Creston Valley (Town of Creston and Regional District of Central Kootenay Areas A, B, and C)
2. A Student Survey administered at local schools (359 survey returned)
3. A User Group Survey sent to 120 organized groups throughout the Region
4. Focus Group meetings held with user groups of similar characteristics (8)
5. Personal Interviews with user group representatives, elected officials, Creston & District Complex administration, and other community stakeholders

3.2. Household Survey & Reliability of Data

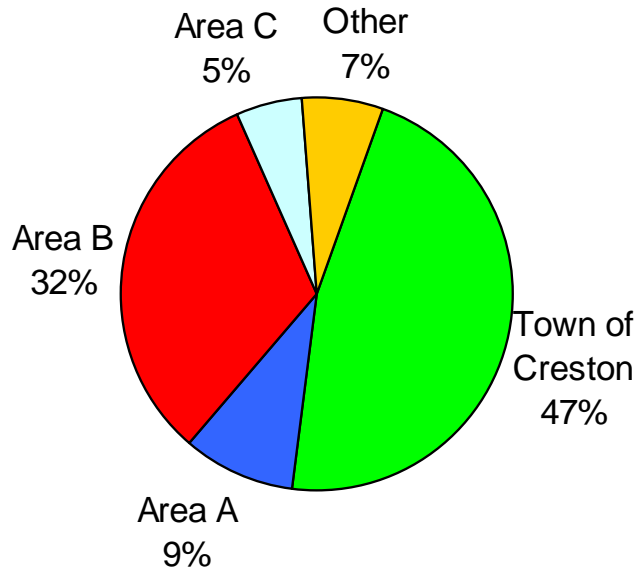
Households were consulted through a mail-out survey that was sent to 4,665 households in the Creston Valley (Town and Areas A, B, and C). In total, 1,363 surveys were returned for a return rate of 29.2%. At this level of response, statistical significance can be claimed at +/- 2.2%, 19 times out of 20. The following summary outlines the results of this survey.

The survey contained 16 questions that asked about the household, the use of existing recreation facilities, and the possible development of new recreation facilities.

3.2.1. Household Characteristics

The survey was sent out to households in the four respective areas, and the responses can be broken down as follows:

Geographical Breakdown of Responses



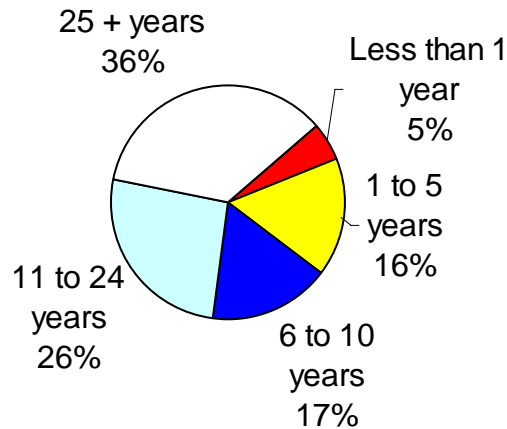
When compared to the overall population in each of the areas, the breakdown is similar:

<i>Where do you Live?</i>	Respondents	% of Total	% of Overall Population
Town of Creston	632	46%	37%
Area A	124	9%	16%
Area B	442	32%	36%
Area C	74	5%	11%
Other	91	7%	0%
Total Surveys:	1363		

Note: Discrepancies between Areas for specific questions will be identified. If no discrepancy is identified, the results should be considered similar across all Areas.

When asked about the length of residence in the Valley, 36% of households resided in the Valley 25+ years, 26% resided in the Valley from 11-24 years, and 21% resided in the Valley 5 years or less.

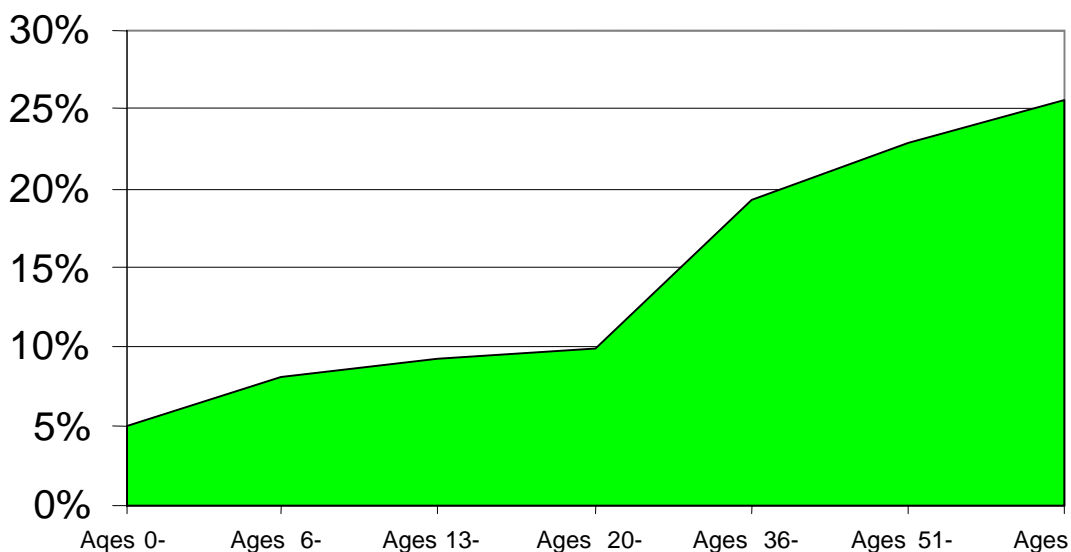
Length of Residence in the Area



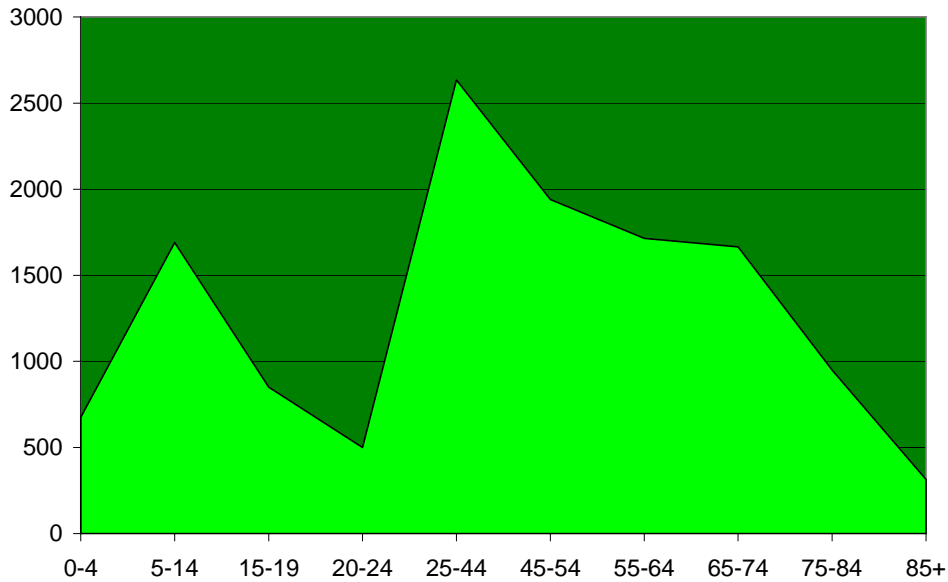
The age representation of responding households was gathered by asking respondents to indicate the number of household members in each age category.

The 1,363 respondents provided a representative household sample that involved 3,314 residents. This demonstrated a higher aged (65+) portion of the population as compared to the actual age demographic in the Valley according to Stats Can 2001 (found on following page).

Age Breakdown of Respondents



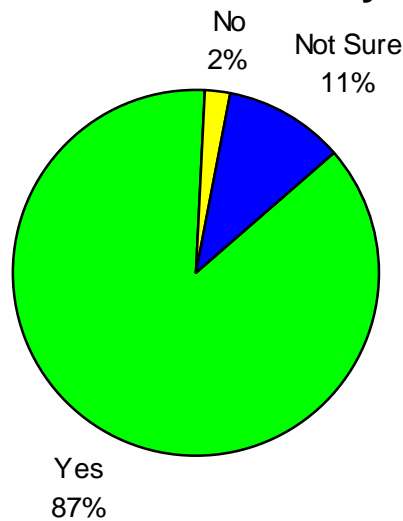
Creston Valley Age Breakdown



As can be determined from the preceding graphs, the demographic breakdown of responding households has 26% of the population over the age of 65 while the actual population in the Valley is 22.7%.

Respondents were also asked whether or not they expect to be living in the Valley five years from now. In total, 87% answered yes to this question.

Do you expect to live in area 5 years from now?



3.2.2. About use of existing recreation facilities...

Respondents were asked about visitation of existing recreation facilities in the Valley. Those facilities that were visited “At Least Once Per Week” (during prime usage season) are identified as follows (with geographical breakdowns):

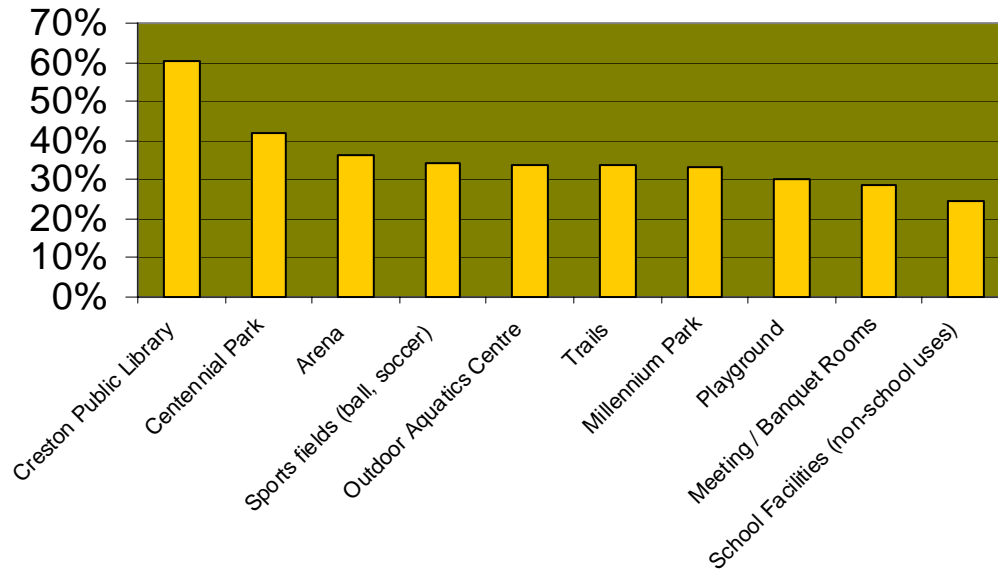
Facilities Visited Once Per Week (% of respective area total)					
Rank	Area A	Area B	Area C	Town	Total
1	Outdoor Aquatics Centre -Community Complex (9%)	Outdoor Aquatics Centre -Community Complex (13%)	Outdoor Aquatics Centre -Community Complex (14%)	Outdoor Aquatics Centre -Community Complex (17%)	Outdoor Aquatics Centre -Community Complex (14%)
2	Wynndel Pool (9%)	Creston Public Library (10%)	Creston Public Library (9%)	Arena – Community Complex (13%)	Creston Public Library (10%)
3	Creston Public Library (9%)	Sports fields – Community Complex (10%)	Curling Rink – Community Complex (9%)	Sports fields – Community Complex (12%)	Sports fields – Community Complex (10%)
4	Curling Rink – Community Complex (6%)	Arena – Community Complex (9%)	Sports fields – Community Complex (8%)	Creston Public Library (11%)	Arena – Community Complex (10%)
5	Wynndel Hall (6%)	Curling Rink – Community Complex (6%)	Arena – Community Complex (7%)	Curling Rink – Community Complex (10%)	Curling Rink – Community Complex (8%)

Conversely, respondents indicated that they “**Never Visited**” the following facilities:

Facilities Never Visited (% of respective area total)					
Rank	Area A	Area B	Area C	Town	Total
1	Childcare Rooms – Community Complex (85%)	Wynndel Pool (81%)	Yahk Hall (92%)	Childcare Rooms – Community Complex (82%)	Childcare Rooms – Community Complex (82%)
2	Beach Volleyball – Community Complex (84%)	Childcare Rooms – Community Complex (80%)	Bliss Park (88%)	Beach Volleyball – Community Complex (81%)	Beach Volleyball – Community Complex (81%)
3	Horseshoe Pits – Community Complex (83%)	Horseshoe Pits – Community Complex (80%)	Horseshoe Pits – Community Complex (88%)	Horseshoe Pits – Community Complex (81%)	Horseshoe Pits – Community Complex (81%)
4	Yahk Hall (83%)	Beach Volleyball – Community Complex (79%)	Beach Volleyball – Community Complex (88%)	Wynndel Pool (81%)	Wynndel Pool (79%)
5	Bliss Park (77%)	Bliss Park (76%)	Childcare Rooms – Community Complex (86%)	Yahk Hall (75%)	Yahk Hall (76%)

Respondents were also asked to identify the importance they place on existing recreation facilities, regardless of current levels of use or visitation.

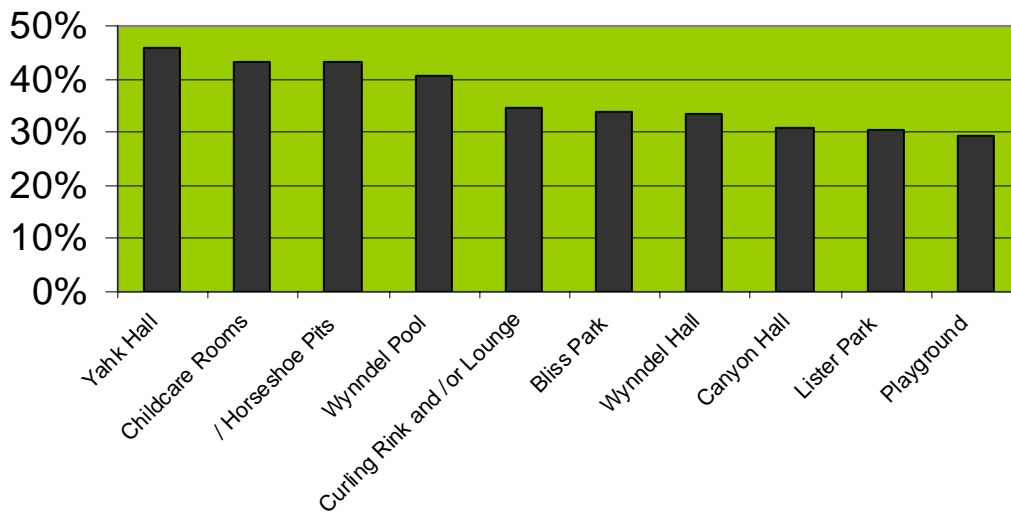
Facilities Seen as Very Important



Facilities Seen as "Very Important" (% of respective area total)

Rank	Area A	Area B	Area C	Town	Total
1	Creston Public Library (62%)	Creston Public Library (63%)	Creston Public Library (53%)	Creston Public Library (60%)	Creston Public Library (60%)
2	Wynndel Hall (56%)	Centennial Park (38%)	Centennial Park (31%)	Centennial Park (47%)	Centennial Park (42%)
3	Wynndel Pool (39%)	Arena – Community Complex (37%)	Arena – Community Complex (28%)	Arena – Community Complex (39%)	Arena – Community Complex (36%)
4	Centennial Park (38%)	Outdoor Aquatics Centre – Community Complex (33%)	Trails (28%)	Sports fields – Community Complex (39%)	Outdoor Aquatics Centre – Community Complex (34%)
5	Arena – Community Complex (31%)	Sports fields – Community Complex (32%)	Millennium Park (26%)	Outdoor Aquatics Centre – Community Complex (38%)	Sports fields – Community Complex (34%)

Facilities Seen as Not Important



Facilities Seen as "Not Important" (% of respective total)

Rank	Area A	Area B	Area C	Town	Total
1	Yahk Hall (54%)	Horseshoe Pits – Community Complex (47%)	Horseshoe Pits – Community Complex (58%)	Yahk Hall (44%)	Yahk Hall (46%)
2	Horseshoe Pits – Community Complex (52%)	Childcare Rooms – Community Complex (47%)	Childcare Rooms – Community Complex (53%)	Wynndel Pool (41%)	Childcare Rooms – Community Complex (43%)
3	Childcare Rooms – Community Complex (51%)	Wynndel Pool (45%)	Wynndel Hall (50%)	Childcare Rooms – Community Complex (39%)	Horseshoe Pits – Community Complex (43%)
4	Curling Rink – Community Complex (43%)	Yahk Hall (44%)	Bliss Park (49%)	Horseshoe Pits – Community Complex (38%)	Wynndel Pool (41%)
5	Bliss Park (42%)	Curling Rink – Community Complex (39%)	Wynndel Pool (49%)	Wynndel Hall (33%)	Curling Rink – Community Complex (35%)

Respondents were asked to identify existing facilities that need improvement. Of the total respondents, 7% identified the Creston Library as needing improvement, followed by the outdoor aquatics centre (6% of total) and the arena (3% of total).

Respondents were asked about their satisfaction with the existing Community Complex based on the following indicators:

**Satisfaction With Community Complex –
“Poor, Needs Major Improvement” or “Not Bad, Could Use Improvement”**

	Area A	Area B	Area C	Town	Total
Friendliness of Staff	9%	8%	11%	7%	8%
Knowledge of Staff	13%	8%	8%	7%	8%
Cleanliness of Facilities	18%	17%	17%	18%	18%
Overall Experience of Visits to Facility	15%	9%	11%	10%	10%
Food and Beverage Services in Facility	28%	24%	20%	31%	27%
Procedure for Booking Use of the facility	10%	5%	4%	7%	7%

As is the case with most public facilities that offer food services, food and beverage services were mentioned most frequently to require improvement (27% of total question respondents). Cleanliness of facilities and booking of facilities were also mentioned frequently as requiring improvement by 18% and 10% respectively, of the respondents to the question.

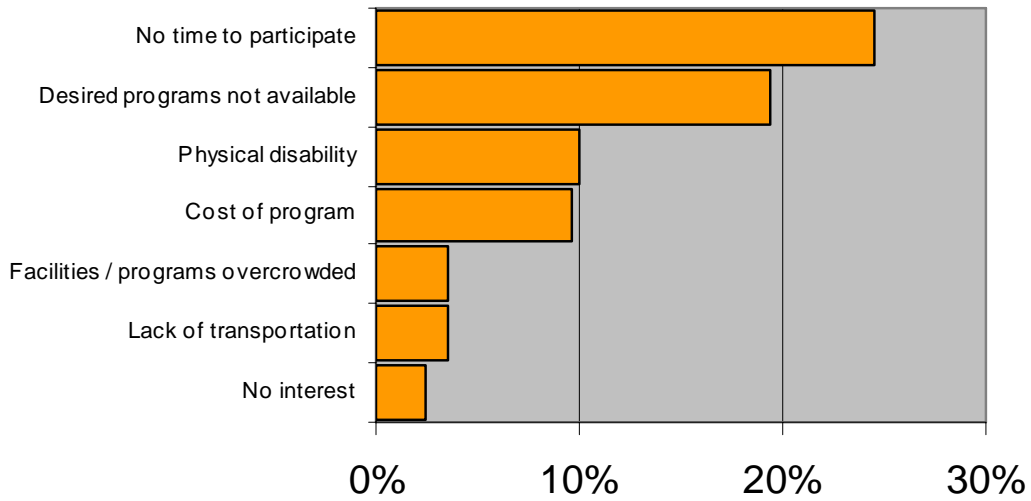
**Satisfaction With Community Complex –
“Good” or “Excellent”**

	Area A	Area B	Area C	Town	Total
Friendliness of Staff	54%	61%	58%	72%	64%
Knowledge of Staff	43%	51%	57%	62%	55%
Cleanliness of Facilities	57%	60%	61%	69%	62%
Overall Experience of Visits to Facility	59%	68%	63%	78%	70%
Food and Beverage Services in Facility	29%	35%	34%	35%	33%
Procedure for Booking Use of the facility	27%	31%	28%	36%	32%

Of total question respondents, 70% stated that their overall experience in visiting the Community Complex was either “Good” or “Excellent”.

Respondents were also asked about barriers to participation at existing recreation facilities. Of those respondents who answered the question, 25% stated that they had “no time to participate” while 19% stated that the “desired programs are not available” and 10% stated that the “cost to participate” was too high.

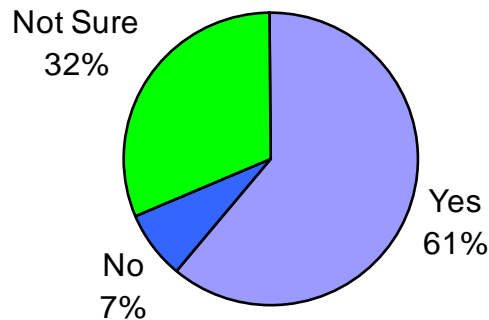
Barriers to Participation



3.2.3. About the development of recreation facilities in the Valley

Respondents were asked a number of questions related to the development of new indoor and / or outdoor recreation facilities. When asked if indoor facilities should be developed, 61% of total respondents stated that there should be development while 7% said no and 32% were not sure.

Should indoor facilities be developed?

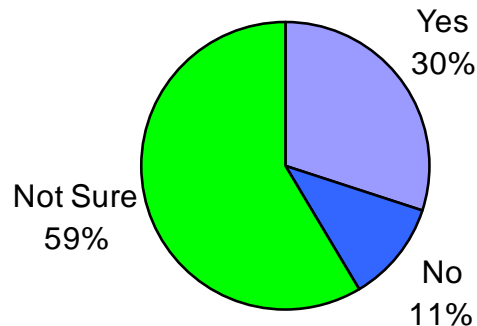


As a follow-up to the indoor development question, respondents were then asked to identify what types of facilities should be developed (If they answered: Yes, indoor facilities should be developed):

- 1) Indoor Pool (49% of total respondents)
- 2) Fitness / Gym (4% of total respondents)
- 3) Court Sports (3% of total respondents)
- 4) Track (2% of total respondents)
- 5) Library (1% of total respondents)

Respondents were asked the same question for outdoor facilities. Most respondents (59% of total) were not sure if development of outdoor facilities is required while 30% stated that there should be outdoor recreation facility development.

Should outdoor facilities be developed?

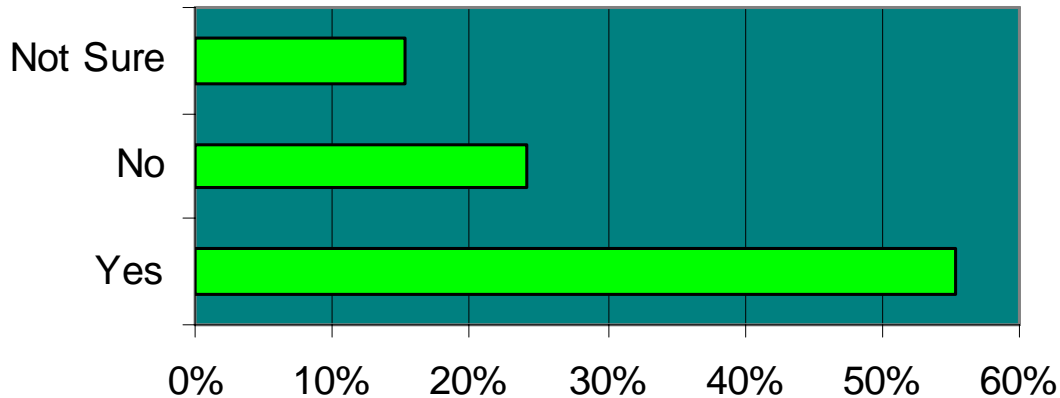


The most frequently mentioned outdoor development priorities of those who answered "Yes, outdoor recreation facilities should be developed" were:

- 1) Trails (8% of total respondents)
- 2) Track (3% of total respondents)
- 3) Baseball (3% of total respondents)
- 4) Skateboard Park (2% of total respondents)
- 5) Tennis (2% of total respondents)

Respondents were then asked if they would pay more in property taxes to support the development of indoor and / or outdoor recreation facilities (given their needs were better met with such development).

Willingness to pay for recreation facility development (indoor and outdoor)



Of the total respondents, 55% stated that they would pay more for indoor / outdoor recreation facility development while 24% stated that they would not be willing to do so. Please refer to the following chart for a visual demonstration:

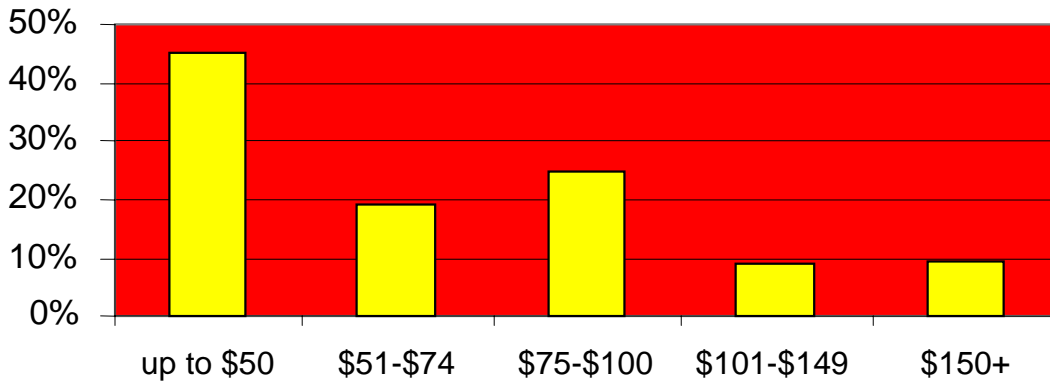
Willingness to pay increased property taxes to support recreation facility development (given that needs were better met)...

	Area A	Area B	Area C	Town	Total
Yes	44%	52%	46%	61%	55%
No	40%	25%	32%	21%	24%
Not Sure	11%	19%	19%	14%	15%

Note: Columns do not sum to 100% as some respondents did not answer the question and percentages are taken from overall survey responses (1,363 surveys).

As a follow up to this question, respondents were asked *how much* they would be willing to pay (if they stated that they were willing to pay more in annual property taxes to support recreation facility development).

**Willingness to pay thresholds
(annual recreation tax increase)**



Willingness to pay (% of total responses)...

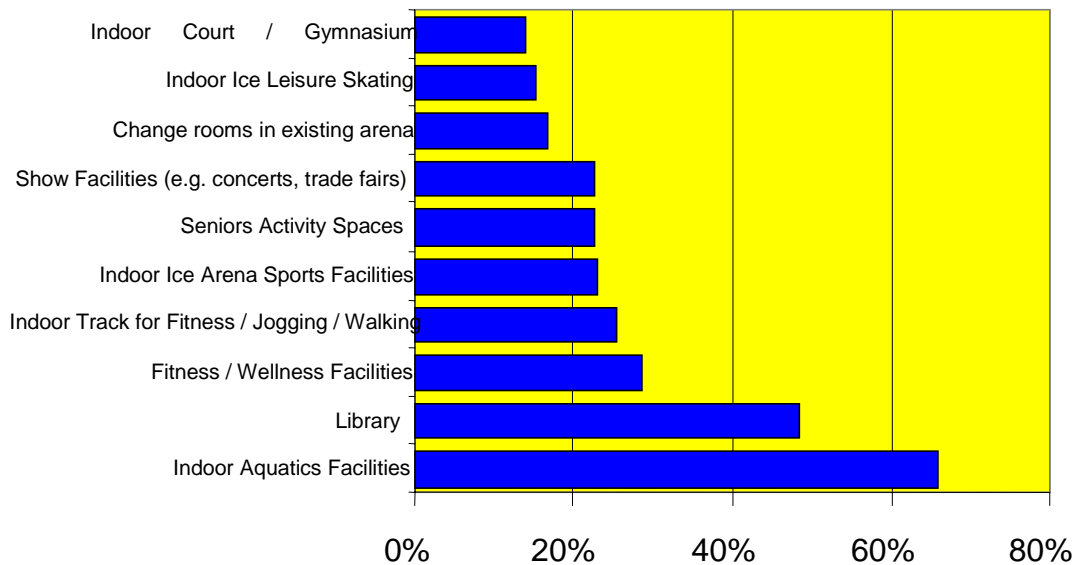
	Area A	Area B	Area C	Town	Total
up to \$50	20%	25%	22%	25%	25%
\$51-\$74	10%	11%	11%	11%	11%
\$75-\$100	10%	12%	11%	16%	14%
\$101-\$149	2%	5%	1%	6%	5%
\$150+	5%	5%	1%	6%	5%

Of total respondents, 24% stated that they would pay at least \$75 more in annual property taxes to support recreation facility development (given their needs were better met) while 35% were willing to pay at least \$50 more in annual property taxes per year.

Respondents were asked to identify where public funding should be allocated in the development of indoor recreation facilities (asked to identify up to five from a list). The top five responses were as follows:

1. Indoor aquatics facilities (66% of total)
2. Library (48% of total)
3. Fitness / wellness facilities (29% of total)
4. Indoor track (25% of total)
5. Indoor arena / ice (23% of total)

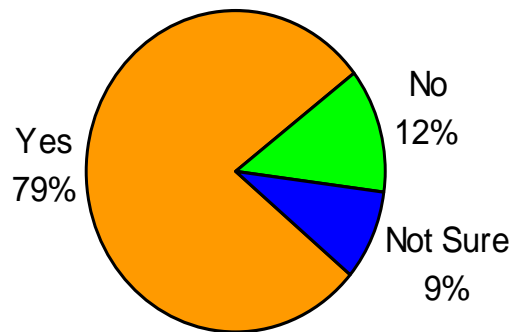
Where should emphasis in tax spending lie for the development of indoor recreation facilities? (top ten)



The possible development of an indoor aquatics and fitness/wellness facility has been debated in the Creston Valley for a number of years. Respondents were asked about their willingness to pay for and list their desired amenities of such development if it were to occur.

Support for an indoor aquatics centre at the Complex

When asked whether or not they supported the development of an indoor aquatics centre at the Community Complex site, 79% of total respondents were supportive.



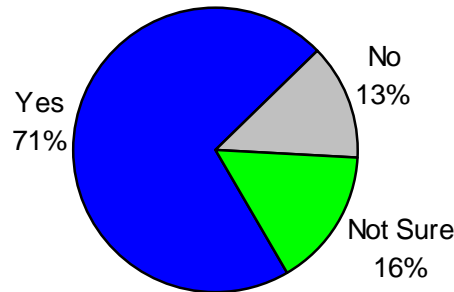
Support for an indoor aquatics facility at the Complex (% of total responses)...

	Area A	Area B	Area C	Town	Total
Yes	63%	76%	70%	79%	76%
No	22%	11%	22%	10%	12%
Not Sure	12%	10%	8%	7%	9%

Note: Columns do not sum to 100% as some respondents did not answer the question and percentages are taken from overall survey responses (1,363 surveys).

When asked a similar question about support for the development of a fitness / wellness centre at the complex, 71% of total respondents were supportive.

**Support for a fitness / wellness centre
at the Complex**



Support for a fitness / wellness centre at the Complex (% of total responses)...

	Area A	Area B	Area C	Town	Total
Yes	60%	67%	66%	72%	69%
No	23%	13%	18%	10%	13%
Not Sure	17%	16%	16%	15%	15%

Note: Columns do not sum to 100% as some respondents did not answer the question and percentages are taken from overall survey responses (1,363 surveys).

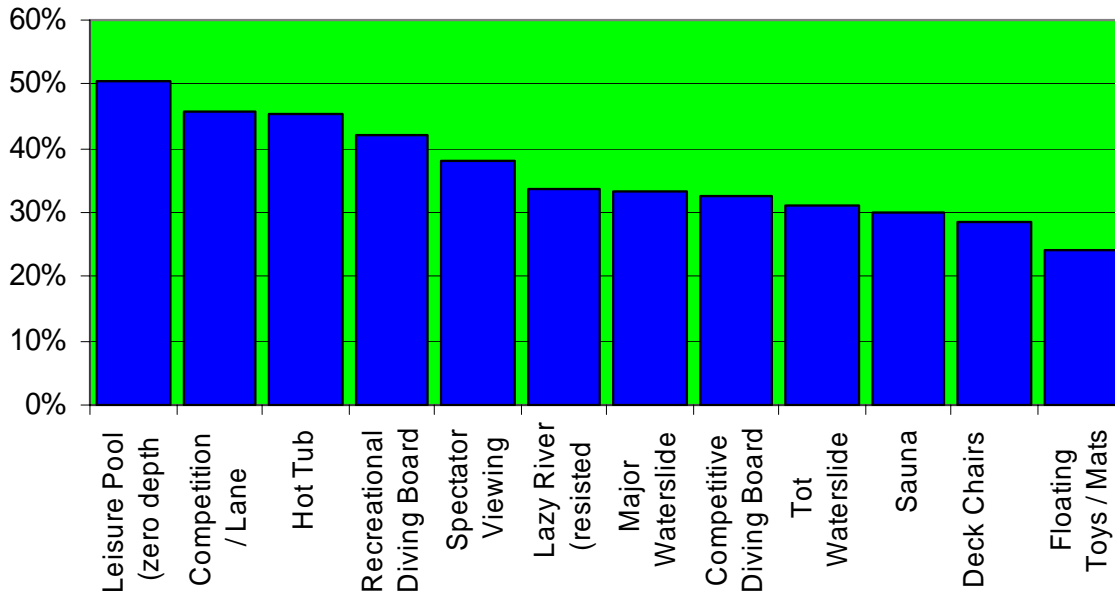
When asked for more specifics on willingness to pay for aquatics and fitness / wellness centre development, the responses were as follows:

Willingness to pay for indoor aquatics and fitness / wellness facilities (% of total responses)...

	Area A	Area B	Area C	Town	Total
Yes	54%	66%	55%	60%	62%
No	33%	16%	28%	19%	19%
Not Sure	11%	15%	15%	17%	15%

Respondents were asked about the type of amenities desired in an aquatics facility:

Top ten desired aquatics components



The most popular amenities were:

- 1) Leisure pool (zero depth entry) (50% of total)
- 2) Competition / lane tank (46% of total)
- 3) Hot tub (45% of total)
- 4) Recreational diving board (42% of total)
- 5) Spectator viewing areas (38% of total)

The final question in the household survey gave respondents a chance to make subjective comments about recreation facilities. As all of these comments are unique, for summary purposes they have been categorized into the following types:

Comment Category	Frequency of Response	Percentage of Total
Supportive of Recreation Facility Development in the Valley	347	25%
Non-supportive of Recreation Facility Development in the Valley	61	4%
Comments about taxes already being too high	149	11%
Support for other amenities	83	6%
Other (non-related to facility development)	72	5%

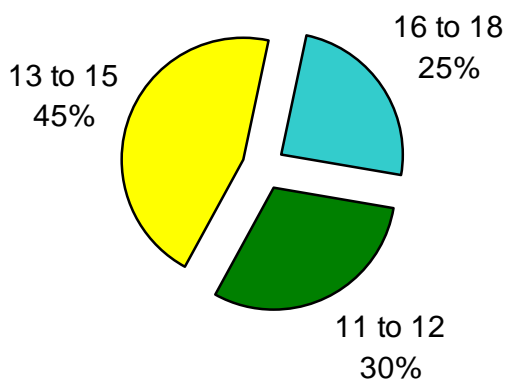
3.3. Student Survey

The student survey was handed out at six Creston Valley schools to all students in Grades 6 and up (random selection). It is important to note that although all the students within these grades were surveyed, the results of this survey cannot be considered statistically significant, or representative of the entire youth / student population in the Valley. The intent of the student survey was to gain an understanding of aquatics development priorities of youth in the Valley and to then draw generalized conclusions about these priorities.

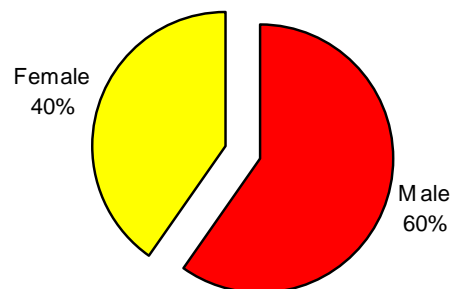
The survey asked students about their current use of recreation facilities as well as their priorities for recreation facility development in the Creston Valley. In total, 359 student surveys were returned.

The age and male to female breakdown of students was as follows:

Age Breakdown of Students



Male / Female Breakdown



The geographic breakdown of responses was as follows:

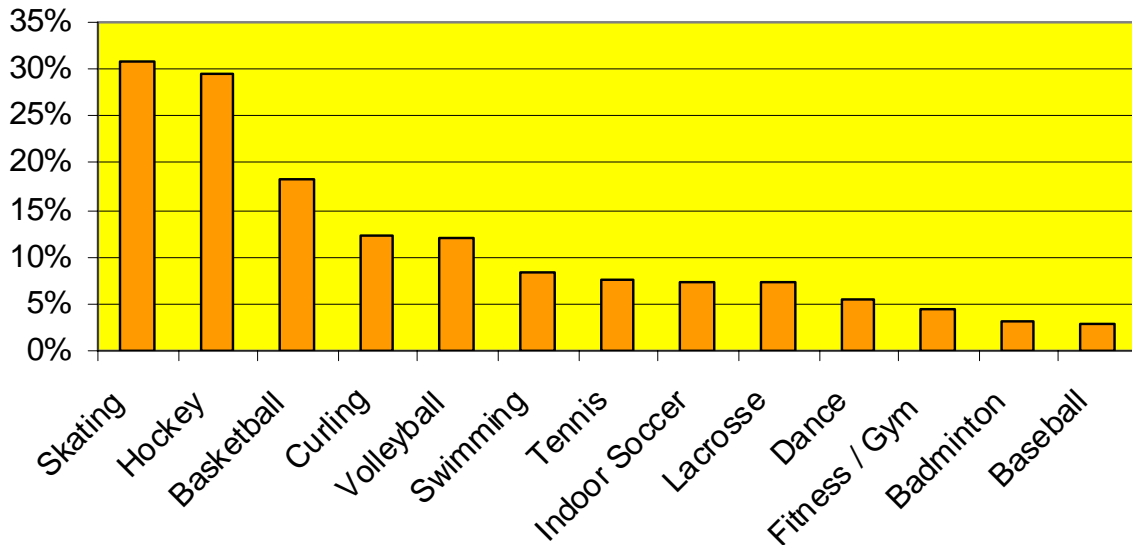
Where do you Live?(% of total responses)		
	Respondents	% of Total
Town of Creston	145	40%
Area A	26	7%
Area B	147	41%
Area C	15	4%
Other	25	7%
Total Surveys:	359	

3.3.1. About current participation

When asked about the top three most important activities that students currently participate in, the most frequently mentioned responses were:

- 1) Skating (31% of total)
- 2) Hockey (30% of total)
- 3) Basketball (18% of total)
- 4) Curling (12% of total)
- 5) Volleyball (12% of total)

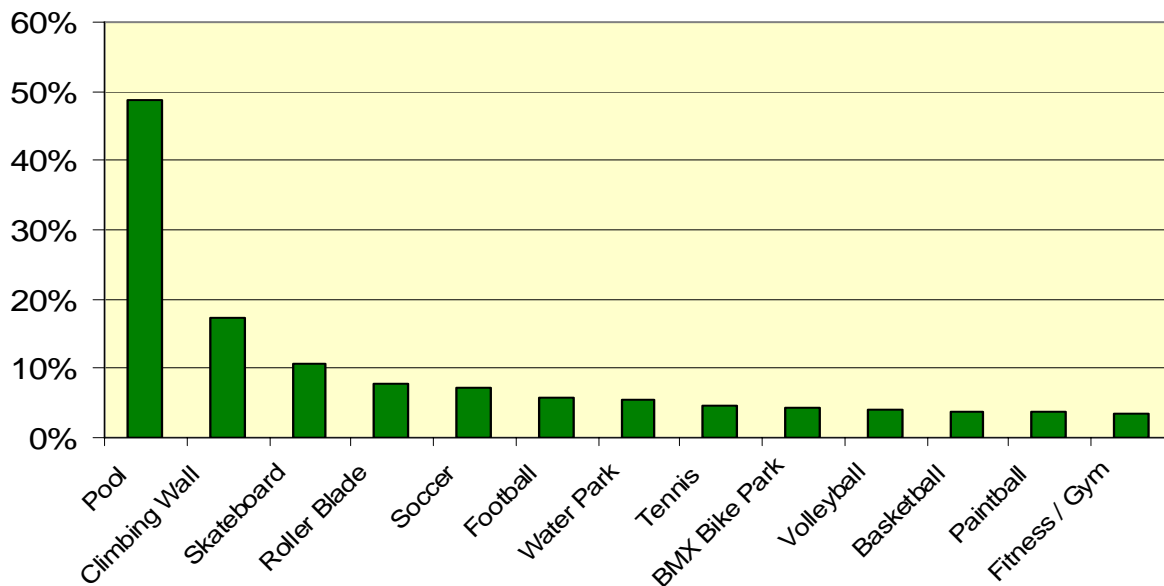
Most Important Activities Participated In



Students were asked about activities that they would like to participate in but currently cannot due to a lack of facilities. The most frequently mentioned responses were:

- 1) Indoor pool (swimming year round) (49% of total)
- 2) Climbing wall (17% of total)
- 3) Skateboarding (11% of total)
- 4) Inline Skating (8% of total)
- 5) Soccer (7% of total)

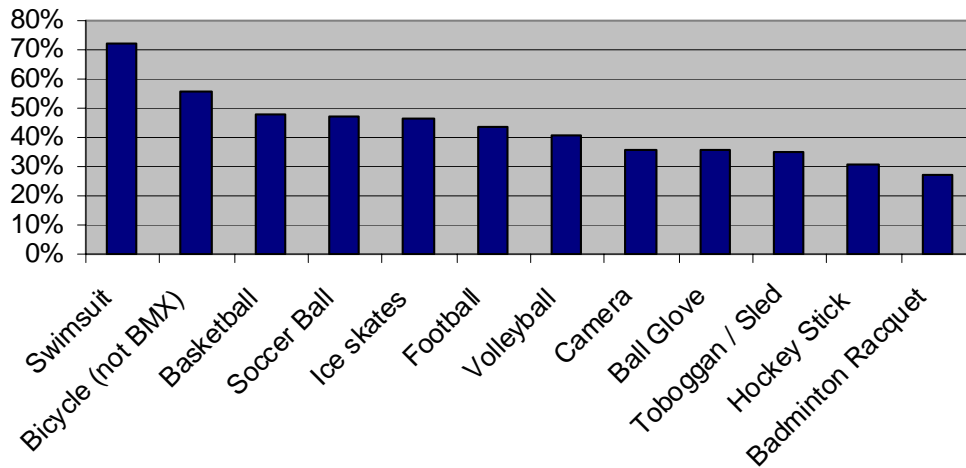
Preferred Activities Not Provided



Students were also asked to choose from a provided list of what types of athletic equipment they use most frequently. The items mentioned are listed in order of frequency:

- 1) Swimsuit (72% of total)
- 2) Bicycle (not bmx) (56% of total)
- 3) Basketball (48% of total)
- 4) Soccer ball (47% of total)
- 5) Ice skates (47% of total)

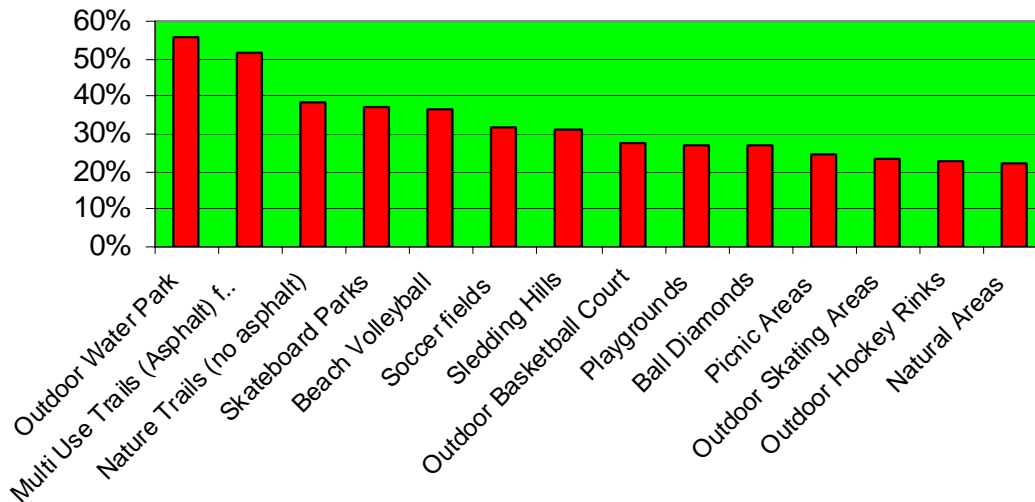
Athletic Equipment Most Used



When asked which types of outdoor recreation facilities should be developed, students responded:

- 1) Outdoor water park (56% of total)
- 2) Multi-use asphalt trails (52% of total)
- 3) Nature trails (no asphalt) (38% of total)
- 4) Skateboard park (37% of total)
- 5) Beach volleyball courts (36% of total)

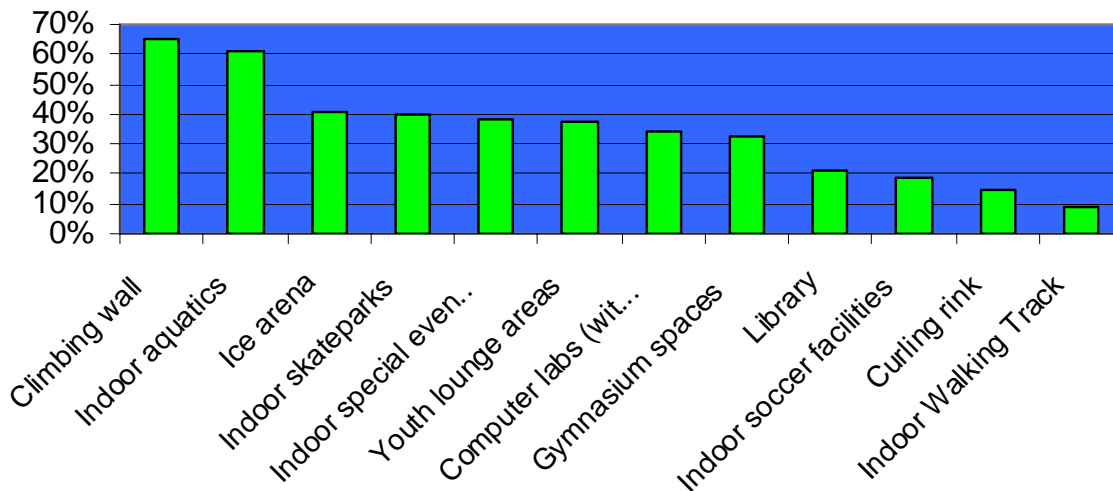
Most Important Outdoor Spaces To Develop (of Students)



Students were asked a similar question about what types of indoor recreation facilities should be developed in the Valley. The most frequently mentioned responses were:

- 1) Climbing wall (65% of total)
- 2) Indoor aquatics (61% of total)
- 3) Ice arena (40% of total)
- 4) Indoor skateboard park (40% of total)
- 5) Indoor special events areas (38% of total)

Most Important Indoor Spaces To Develop (of Students)

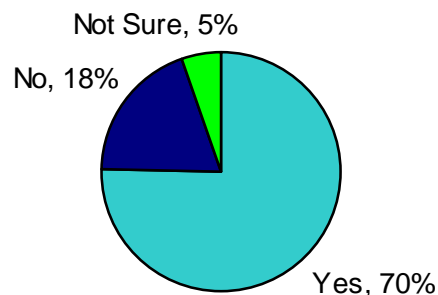


3.4. About the development of an indoor aquatics facility in the Valley

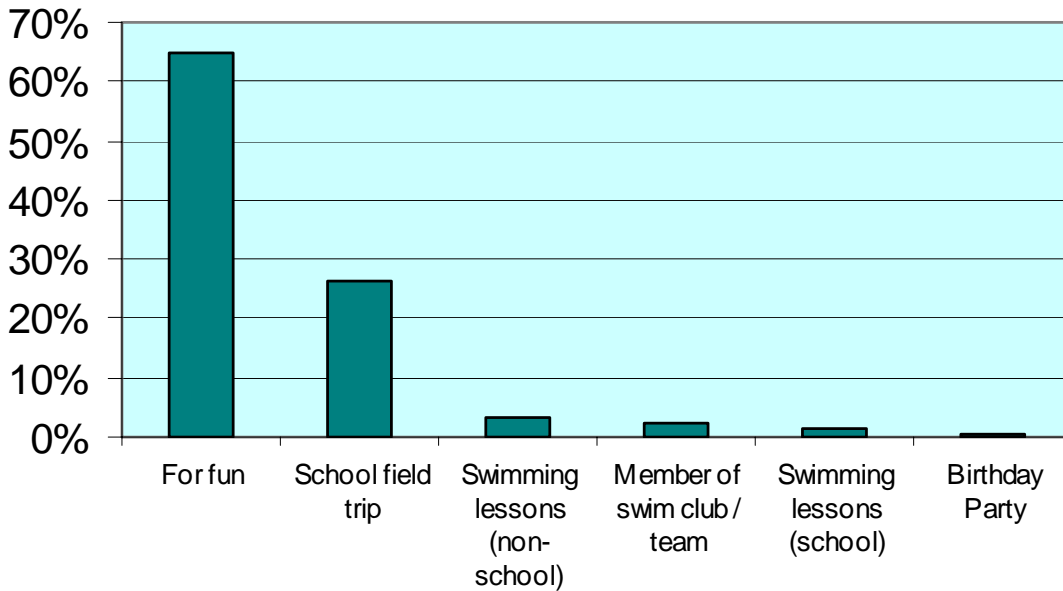
When asked if they had visited an indoor aquatics centre in the past twelve months, 70% of students stated that they had visited an indoor aquatics facility while 18% stated that they had not.

When asked reasons why they had visited an indoor pool in the past twelve months, the most frequently mentioned responses were for fun (65% of total) and as a school field trip (26% of total).

Have you visited an indoor swimming pool in the past 12 months?

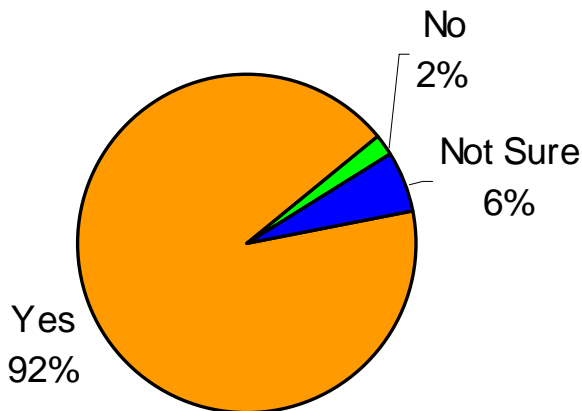


Reasons for visiting an indoor swimming pool (in the past 12 months)



When asked if students would visit an indoor aquatics centre in the Town of Creston if it were developed, 90% of total respondents stated that they would use the facility.

Would you visit an indoor pool in Creston

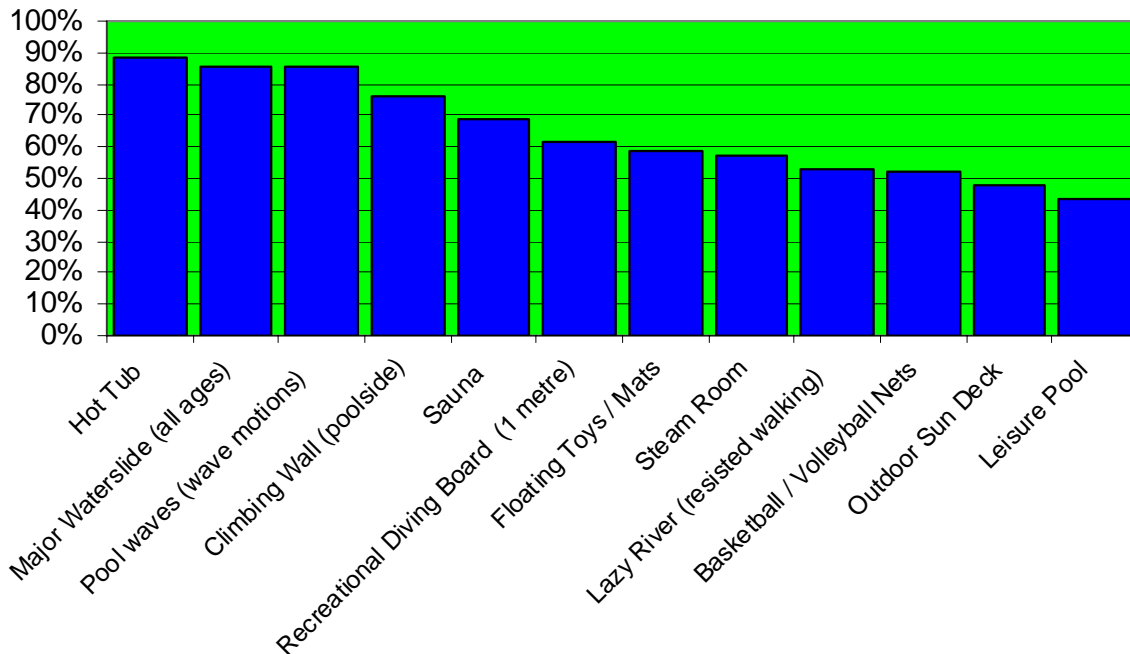


Finally, students were asked to identify priority aquatics facility components.

The top five favorite amenities to be included, as expressed by this subset of the student population were:

1. Hot tub (89% of total responses)
2. Major waterslide (86% of total responses)
3. Pool waves (86% of total responses)
4. Climbing wall (76% of total responses)
5. Sauna (69% of total responses)

Top ten desired aquatics components of students



3.5. User Group Consultation

The User Group consultation was intended to gather detailed information about current use of recreation resources by organized volunteer groups, as well as collective group opinions on the development of aquatics facilities in the Valley. Groups contacted included competitive sport groups, minor sport groups (indoor and outdoor), adult sport groups (indoor and outdoor), seniors groups, arts and culture groups, service clubs, and other organized volunteer groups. User group consultation techniques included a mail-out survey in addition to personal and telephone interviews.

In total, 31 user group surveys were returned (of 120 sent out – return rate of 26%) and 13 were involved in personal interviews representing 37 groups in total and over 6,500 regional residents, as explained in the following chart:

User Group	Members / Participants	% From the Town	% from Areas A, B, C and other	Consultation Instrument
Arts and Culture Groups				
Creston Brownies	14	80%	20%	Survey
Creston Valley Rod and Gun Club	200	40%	60%	Survey
Lori Kepke School of Highland Dance	18	80%	20%	Survey
Friends of Creston Public Library Society	30	25%	75%	Survey
Museum	n/a	n/a	n/a	Interview
Creston Arts Council	n/a	n/a	n/a	Interview
Seniors Groups				
Creston New Horizons Seniors	160	50%	50%	Survey
Swan Valley Lodge	n/a	n/a	n/a	Interview
Organized Sports Groups				
Creston Ladies Hockey	30	30%	70%	Survey
Home School Hockey	30	10%	90%	Survey
Creston Valley Minor Hockey	200	40%	60%	Survey / Interview
Creston Valley Figure Skating	115	40%	60%	Survey
Creston Valley Minor Baseball	130	75%	25%	Survey / Interview
Creston Valley Thundercats	25	60%	40%	Survey
East Kootenay Volleyball Club	120	15%	85%	Survey
Creston Curling Club	200	n/a	n/a	Interview
Community Complex Aquatics	n/a	n/a	n/a	Interview
Creston Valley Aquatics Society	1,000+	n/a	n/a	Interview
"Other" Groups				
Complex Concession	1	100%	0%	Survey
College of the Rockies	200+	75%	25%	Survey/Interview
Creston Chamber of Commerce	230	80%	20%	Survey
Creston Valley Business Association	20	100%	0%	Survey
Kootenay Employment Services Society	1,500	50%	50%	Survey/Interview
Bountiful Women's Society	400	0%	100%	Survey
Creston Baptist Church	250	75%	25%	Survey
Canyon Lister Elementary School	148	20%	80%	Survey
Creston Nursery School	90	58%	42%	Survey
CV Wildlife Management Area	5	50%	50%	Survey
Wynndel Community Centre	1,000	10%	90%	Survey
Regional District of Central Kootenay	20	n/a	n/a	Survey / Interview
Yahk Kingsgate Recreation Society	400	10%	90%	Survey
Canyon Park and Hall	n/a	n/a	n/a	Interview
Creston Community Centre / Library	n/a	n/a	n/a	Interview
Youth programming	n/a	n/a	n/a	Interview
Day Care	n/a	n/a	n/a	Interview
West Creston Community Hall Association	n/a	n/a	n/a	Interview
Creston Valley Development Authority	n/a	n/a	n/a	Interview
Adam Roberts Elementary School	n/a	n/a	n/a	Interview
PCSS High School	n/a	n/a	n/a	Interview
Totals	~6,536			

The information gathered from the user groups has been collected in order to represent the viewpoints and interests of the organized volunteer and recreation community in the Valley. All of the groups provide programs / services for the greater public in specific areas of interest.

As these groups have similar goals (provision of services for the community), there are some generalizations that can be made from the survey and interviews:

- All groups believe there is both social and economic benefit to recreation.
- All groups would be willing to pay users fees to access new facilities (where applicable).
- No groups have substantial capital funds that could be allocated to the development of facilities.

The results of the user group survey and interviews are explained in further detail through the following categories:

- Organized Sports Groups
- Aquatics Groups
- Seniors Groups
- Schools
- Community Associations

3.5.1. Organized Sports Groups

The response from organized sports groups included minor hockey, minor baseball, figure skating, curling, and adult hockey. Major outdoor development priorities of the organized sports groups are the development of additional ball diamonds, upgrades to the curling rink, the development of new soccer fields, trails, and special event areas. Indoor development priorities included indoor aquatics, ice arena, curling rink, banquet and meeting room spaces, and youth activity spaces.

In general, groups were satisfied with existing facilities and their relationship with the Creston and District Community Complex.

3.5.2. Aquatics groups

The Creston Valley Aquatics Society has been very active in supporting the Master Plan project and in building community support for the development of an indoor aquatics facility. The main goal of this Society is to see an indoor aquatics facility added to the Creston and District Community Complex. The Society has over 1,000 members and has raised funds to support the development of an indoor pool. The Society was helpful in raising awareness of the public survey (as presented in earlier sections) and donated a portion of a survey respondent prize.

3.5.3. Seniors' Groups

Of the two seniors' organizations consulted, both indicated support for the development of outdoor facilities such as trails and special event / show facilities, and indoor facilities such as an indoor fitness/wellness centre, indoor aquatics (therapeutic focus) given that costs will be kept at affordable levels. The senior's groups in the region are independent, operate their own programs, and primarily use their own facilities. Both groups indicated that seniors would likely use an indoor aquatics centre and fitness / wellness centre if such facilities included programs for seniors, were accessible and did not add significant cost to taxpayers and users.

3.5.4. Schools

The schools consulted were generally satisfied with the existing recreation facilities in the Valley, although uses of recreation facilities outside of the school sites are limited due to travel and time constraints. The schools that responded were supportive of aquatics facility development assuming that costs are manageable for the community. Having an indoor pool within the community would allow physical education curriculum to include swimming lessons year round. Although the use of a pool for this reason would not lead to capacity usage of a facility, it would provide a complimentary use of the pool in typically low traffic times. Current curriculum in the schools does not include indoor swimming lessons and aquatics programming is limited to field trips and lessons during the outdoor pool season.

3.5.5. Community associations

The community associations consulted primarily used facilities located in their respective communities and did not visit the Community Complex. Issues mentioned by the Associations included the necessity of upgrades to their facilities and the fact that development at the Complex site will likely not have significant effects on their respective operations.

3.6. Elected Official and Administration consultation: personal interviews

The Elected Official, Administration, and Other Stakeholder interviews took place in June 2005. In total, 16 personal interviews were facilitated with Elected Officials and Administration from the Town of Creston and Regional District. The generalized questions were developed to gain an appreciation for the attitudes and opinions of the interviewees in terms of overall development goals for the Valley and more specifically, opinion on local indoor aquatics development.

Development priorities other than indoor aquatics mentioned for the Valley include water treatment, roads, a convention centre, and issues with the landfill site.

When asked what type of facilities would compliment existing recreation facilities in the Valley, the most frequently mentioned answers were multi-use indoor aquatics, a fitness/wellness centre and a conference facility.

Most respondents were familiar with the differences between municipally operated fitness centres and leased space opportunities and were supportive of these revenue generating ideas with precautions on competing with the private sector and avoidance of duplicating resources.

Arts and culture was seen by these stakeholders as an important part of the Valley's dynamics however it is seen by most interviewees to be under developed.

In terms of recreation facility access subsidies, all interviewees were comfortable with the existing subsidy level. However, some indicated that subsidies could be decreased. When asked if non-residents (those who do not pay into taxes to support recreation facilities) should be charged differential rates most interviewees were in favour of that idea/proposal.

When asked about cost recovery for recreation facilities, interviewees consistently stated that operating costs for municipal recreation facilities should be paid for through a combination of user fees and taxes. Capital costs for facility development should rely on government grants, fundraising, sponsorship, and taxes.

When asked which of the indicators lead to feasibility, the most common answers were community support through facility usage, community willingness to pay, under provision of the proposed service / facility in the market area, and overall cost to the community.

3.7. Focus Groups

The focus groups were held in June of 2005. In total 48 people attended 8 focus groups which were separated into the following categories:

- Seniors
- Indoor
- Outdoor
- Business
- Arts and Culture
- Ice / Arena
- Aquatics Society

The purpose of the focus groups is two fold in that they are meant to:

1. gather information from groups of similar nature in a collective and open manner, and;
2. enable groups to see needs, priorities, and issues from varying perspectives.

The focus groups held for this Master Plan accomplished both of these tasks.

The prioritization for indoor and outdoor facility development has been based on frequency of response:

Indoor development priorities:

- Indoor Pool
- Arena
- Fitness / Wellness
- Convention
- Special needs facilities
- Indoor Playground
- Hot Tub
- Climbing Wall
- Aerobics Area
- Art Display Areas
- Curling Rink Upgrades

Outdoor development priorities:

- Trails
- Running Track
- Ball Diamonds (Quad)
- Splash Park
- Skateboard Park
- Playground
- BMX Bike Park
- Outdoor Washrooms
- Outdoor Stage
- Beach Areas
- Off Leash Areas
- Campgrounds

For more detailed results from the focus groups, please refer to the appendices

3.8. Needs Conclusion

The Creston Valley offers a broad spectrum of recreation opportunities for its residents. Despite the variety of indoor and outdoor facilities in the Valley, the issue of an indoor aquatics facility has been a topic of discussion for the Town and the RDCK for some time.

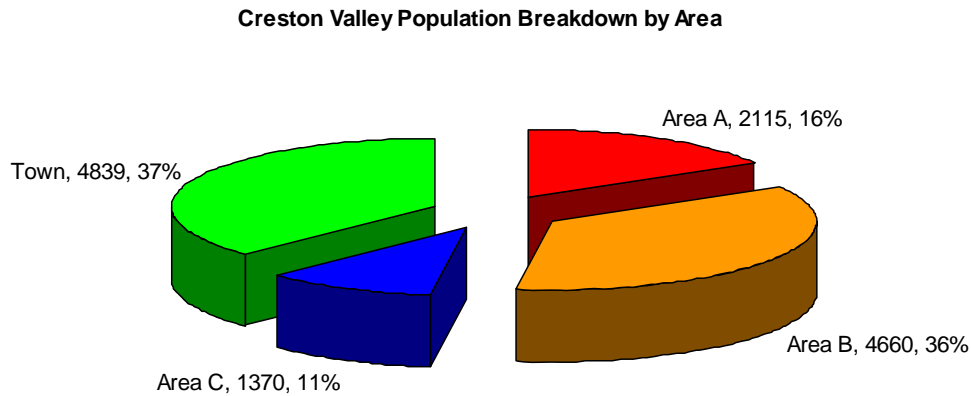
The purpose of this public consultation was not only to confirm the demand for an indoor aquatics facility, but identify other recreation facility (indoor and outdoor) demands that may be apparent in the Valley, as well as gather an indication of satisfaction with use and perceived importance of existing recreation facilities in the Valley. The following statements address these questions:

- Public demand for an indoor aquatics centre has been demonstrated with 79% of survey respondents indicating support for such a facility. User groups, students, elected officials and administration all indicated indoor aquatics as the top recreation facility development priority.
- There are no other major priorities for development (trails and fitness/wellness were the next highest priorities identified by the household survey)
- User groups are generally satisfied with the existing facilities they use (although there are some maintenance issues with the curling rink and some community halls that have to be addressed).
- The top three facilities seen as the most important in the Valley, as demonstrated by the household survey were: the Creston Public Library, Centennial Park, and the Arena at the Community Complex.
- The top three facilities most heavily utilized were: the Outdoor Aquatics Centre, Creston Public Library, and the Sports Fields at the Community Complex.
- Satisfaction with the Community Complex, as indicated by the household survey, is best in its 'overall experience of visits to the facility' and the 'friendliness of the staff', although food/beverage and cleanliness of facilities are issues that may require some attention.

The recreational needs analysis is clear in measuring public need, priority and affordability relative to future recreational facility development. In particular, it demonstrates a strong desire for indoor aquatics development and the need to further explore the concept design, costing, and viability of proceeding with an aquatics centre project combined with the over-all upgrade of the Creston and District Community Complex.

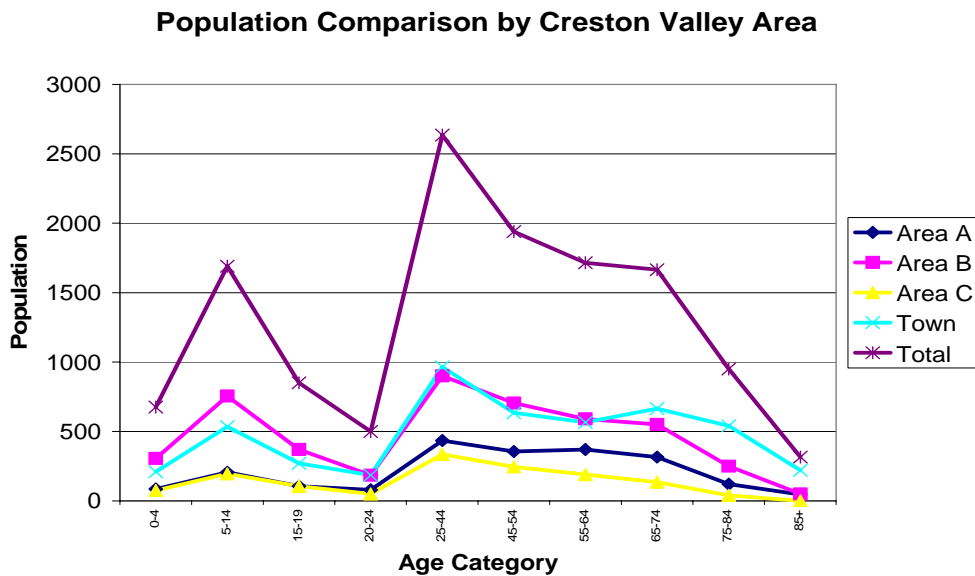
4.0 Population Analysis

The current population of Creston Valley is 12,935¹. This figure is the sum of the populations of the Town of Creston and Areas A, B, and C of the Regional District of Central Kootenay.



The largest of the four areas is the Town of Creston (4,839), which accounts for 37% of the Valley's population. The second largest is Area B (4,660), which accounts for 36% of the Valley's population followed by Area A (2,115 – 16%) and Area C (1,370 – 11%).

The age demographic breakdown for the entire Region (Total) and each Area is demonstrated in the following chart²:



¹ Statistics Canada, 2001

² Based on age breakdowns from Statistics Canada, 2001

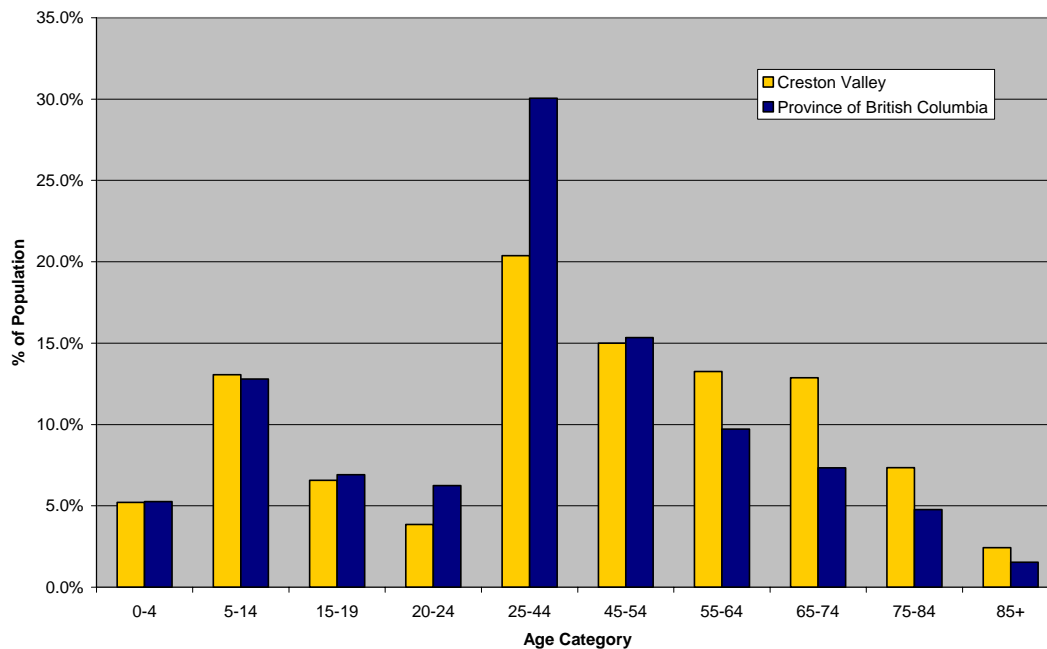
Of the total Valley population, 22.7% are over the age of 65 while 24.9% are under the age of 20. The largest age category is the 25-44 age category (20.4% of the population) followed by the 45-54 (15%) and 55-64 (13.3%) age categories.

In comparing the age demographics across the four different areas, Areas B and C have the largest portion of the population under 20 (30.7% and 27.4% respectively) while Area A and the Town have the largest portion of population over the age of 65 (22.7% and 29.5% respectively).

Age Facts	Area A	Area B	Area C	Town	Total
Percent over 65	22.7%	18.2%	12.8%	29.5%	22.7%
Percent under 20	18.7%	30.7%	27.4%	21.0%	24.9%

As compared to the Provincial averages, the population breakdown for the Valley does relate some anomalies:

**Demographic Comparison:
Creston Valley and Province of British Columbia**



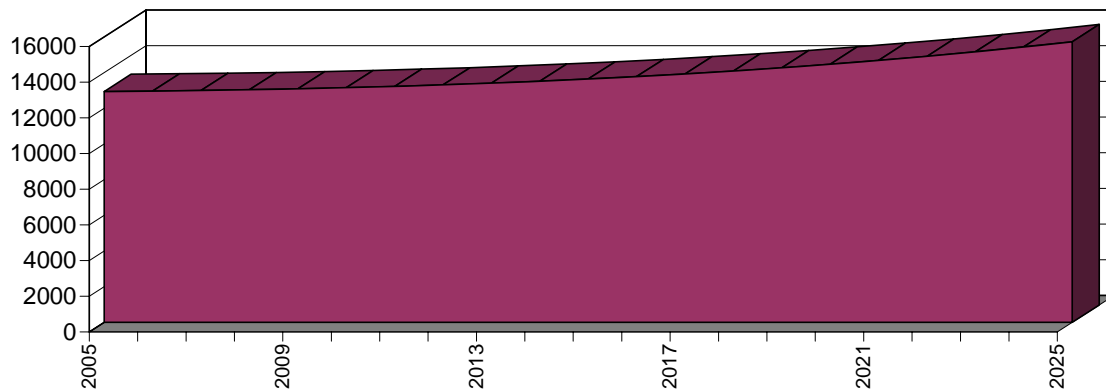
- The percentage of population over 65 in the Valley is 22.7% while the Provincial average is 13.6%.
- Therefore the population of the Valley for youth is similar to Provincial average but for seniors it is much higher.

4.1. Population Projections

The population of the Valley decreased in Areas A (-4.08% per year), B (-0.28% per year) and the Town of Creston (-0.01% per year) over the period 1996-2001 while Area C displayed a positive growth rate (6.2% per year) over the same time period. Using these historical growth rates to project future population in the Valley indicates a cumulative population growth of the entire Valley of 21.5% over the next 20 years (reaching 15,731 in 2025). For a visual explanation, please refer to the chart on the following page:

Creston Valley Population Projections

(Based on Historical Growth, Statscan 2001)



5.0 Recreation Facility Development Trends

Research has shown that the leisure time of Canadians has been constantly increasing in importance in the past decade. Over half of the nation's population view leisure time as equal to, or more important than, work time. This demonstrates that leisure time is becoming increasingly important in the personal development and quality of life for most Canadians. This increasing importance of leisure time has been countered by longer workdays, shift work regimes, and changing work environments. Working Canadians³ average 7.8 hours per day of work and only 5.8 hours of free time. Of this free time, one hour is dedicated to active leisure. The scarcity of free active leisure time for Canadians equates to a demand for more value-added activities. Value-added can come from the ability to recreate at any time throughout the day (i.e. accommodates shift workers) or the availability to have simultaneous recreation opportunities for the entire family (i.e. incorporating family time with active leisure). These two value-added concepts are achieved by offering a variety of simultaneous, spontaneous recreation

³ Overview of the time use of Canadians in 1998, Statistics Canada

opportunities in close proximity to each other. The main reasons why people participate in recreation activities are determined to be for pleasure, physical health/exercise, relaxation, to spend time with friends, to enjoy nature, and for a challenge.

Leisure participation and activity choices change depending upon age of the participant. As we age, the appreciation for physical well-being increases. The baby boomers (currently aged 36-55) represent a large age demographic in Creston and have unique recreation needs. The demand for exercise oriented, low-impact activities such as aquatics, fitness classes/weight training, golf, etc... are increasing; as well as co-ed activities directed at couples and activities that can be enjoyed spontaneously (i.e. without major preparation, coordination, or waiting time).

This trend suggests that recreation facilities must be programmed and designed to respond to the needs of this adult majority and at the same time provide activities youth including more demanding physical activity outlets. This heralds a new approach to delivery and the provision of spaces, which provide for activities most often associated with lessons and programs in combination with spaces that can host a variety of activities for adult groups seeking unstructured spontaneous opportunities that promote health and socialization. New aquatic facility development more often responds to the need for "attractive" amenities and multi-use spaces, (rather than dedicated spaces) that appeal to a broader spectrum of users than those dedicated to aquatic training or developmental aquatics activities.

The **Leisure Mall** concept incorporates a variety of different recreation and leisure services and opportunities into a facility. Although this concept primarily deals with larger multiplex facilities, the premise can be applied to all recreation facilities. The idea promotes the concept of families recreating together at a common location, provides broader choice for participants, promotes participation in many activities (through exposure to a variety of activities), increases opportunities for socialization and spectator activity and, last but not least, it creates a concentrated market (critical mass) that opens the door for greater profitability in food, beverage, and retail sales. Ideas such as retail lease space, facility sponsorship, and fitness facilities are possibilities in an aquatics center model and, where developed, are proving to reduce the operational costs for such publicly funded facilities.

Another trend, applicable in the programming area of recreation facilities, is the concept of providing **spontaneous recreation** opportunities as opposed to programmed/structured opportunities such as scheduled public swimming lessons, or ice arena rentals. Unstructured recreation opportunities fit into today's busy lifestyles and require little commitment or planning in order to participate. Therefore, recreation facilities that offer this type of programming and have the infrastructure to do so, are becoming more sought after by all participants and becoming a major operational feature of today's successful recreation facilities.

6.0 Trends in Leisure Participation

Not every community is alike in terms of what people tend to do with their leisure pursuits. Participation is often directly related to facilities available and leadership resources. While these differences exist, there are societal trends that will tend to influence the leisure behavior of existing and future residents.

From Structured to Casual Participation and from Team to Individual Activities

Structured programs and activities like the two-hour per week; twelve-week sessions will give way to casual drop in type activities. Our lifestyles at all ages are becoming too complex to accept structured activities during our non-work, non-school hours. This suggests, and is supported by surveys that show a strong appreciation and desire for trails and multi-use pathways, skateboard facilities and water spray parks, where free time spent by youth is non-obligatory.

Structured programs for youth will remain important for many interest sectors (ice sports – swim lessons – outdoor team sports); however, there remains a majority of citizens, including youth who just want to do their own thing in their own time. Many also choose to play at a recreational and non-competitive level (e.g. shinny hockey, weekend league, etc.)

From Directed Programs to Self Directed Learning

Individuals are learning how to develop the optimal balance between working at developing a new skill and enjoying that which we already know how to do. The most popular programs will be the ones that transfer the agenda to the participant, thereby allowing objective setting that is personalized to one's own desire and pace.

In The Creston area, this suggests an emphasis again on programs that are less structured but still provide outlets for skill development. Teach the basics through structured learning but allow the participant to access resources without being a "Club Member". This leads to freeing up spaces that are traditionally scheduled for programs, developing spaces and facilities that can be accessed at all times and promoting drop-in activities that provide collective participation suited for all ages.

**Leisure is Moving
into the Outdoors**

Recreation is most expensive when an indoor facility and / or a structured program is required. The outdoors offers a multitude of less expensive alternatives and it is showing. There are more people walking, jogging, bird watching and enjoying nature than ever before. Sand lot volleyball and outdoor basketball are growing in popularity and, where facilities are provided, hiking, cross-country skiing and all terrain vehicle use are on the rise. The appreciation of residents in Creston for trails and walkways attests to these desires.

**Recreation / Leisure
is Moving away
from Government**

The growth in government provided services (Recreation Departments) after the Second World War is now declining and shifting back to Community volunteers. This shift is evident in Creston and area as volunteer based delivery is abundant.

The impact of volunteer operated programming in Creston has worked well up to now because user fees and access to facilities has been kept low and much of the annual operating costs are met with tax dollars. However, with growth and demands for upgraded resources, viability in operations cannot be achieved without increases in user fees and improved recovery in general.

In essence, the use of public dollars to subsidize facilities at higher than average rates has led to a dependency amongst the not-for-profit service providers. There is an expectation that the District can continue to provide low cost facility spaces. If the district is forced to cut back on future spending and thus reduce support to delivery system groups, there will be increased competition for available dollars and a polarization of interest groups, particularly between sports and culture.

**There is a Continued
Shift of Government
from Provider to
Facilitator**

The downloading of leisure programming from the public sector to the volunteer sector continues. The Recreation Department does their utmost to provide facilities at low cost, however, groups are now demanding additional resources to meet their program needs yet, in most cases, they do not possess the finances, skills in business planning and marketing skills to finance and operate their own affairs. Again, there is a strong dependency on, and an expectation that, the Town of Creston and the Recreation Area #3 Directors provide for the cost of major facilities and ongoing support for volunteer operated facilities.

This is an indication that the role of facilitator has not totally met the mark. Group planning to meet future needs is not apparent nor are there any planned opportunities for groups to share ideas, learn about grant programs and consider collaborative projects. Fostering improved communications and partnerships that are based on sound program and business planning will become an essential component of department services over the next twenty years.

**The Development of the
“Community Volunteer”
will become
Increasingly Important**

The recommended increase in the shift of department services from provider to facilitator will require a greater role by department staff to help organizations recruit and train future leaders and volunteers. Department sponsored clinics, community conferences and business/project planning workshops will be vital.

The senior’s Community should be considered as an untapped resource for much of the volunteer assistance that will be required in the future.

Indoor Ice Activities in Creston will be sustained over the next 10 year period but will diminish without substantial population Growth over the next 20 year period.

Ice Hockey participation in Canada has been forecasted to grow 1% per year over the next ten-year period. This growth will be a result of population growth combined with increased demands by adult users and women.

In the 2004 / 2005 season, this market group booked close to 2711 hours of ice time in the arena. Recognizing that one arena surface in one ice season (Oct 1 – Mar 30) can supply up to 1700 hours of prime time ice (5 p.m. to 11 p.m. on weekdays and 7 a.m. to 11 p.m. on weekends) and that non-prime supply (day time hours) can supply up to 1600 annual hours during the ice season. It can be said that, at current rates of participation, almost one full arena is required to support ice activities.

Of interest is that arena bookings in 2003 were 3484 annual hours, which is at optimum use, but dropped in 2005 to 2711 hours.

For the future, the supply ratio per population for indoor ice supply need not go beyond one sheet per 13,000 residents; however, should the population achieve expected levels of 15,000 and beyond over the next fifteen years, the demand for additional indoor ice will increase beyond current levels of supply.

Programmed Swimming Demand and Leisure Aquatics Demand will Increase

Swim lesson registrations in Creston have been limited to summer season and residents are requesting more opportunities to enjoy aquatics year round. This will fit the social agenda for spontaneous access to leisure and particularly wellness outlets.

Competitive Softball, Fastball, and Baseball may Decline

Municipalities in Canada have experienced a drop in registration over the last two-year period in ball activities and this is expected to continue. Creston will encounter the same trend, although slow pitch has remained popular and may be sustained if quality facilities are provided. Ball groups in Creston seek additional facilities.

**Arts & Culture
Participation is expected
to Increase**

Future registration in arts and culture related activities in Creston is reported to be on the rise by most groups. Increased demand over the next 10 year period and visitations to the museum and art galleries is expected to continue.

**Theatre / Performing Arts
demands are Prevalent in
Creston and will Remain
popular over the next 20
years**

David Foot, the author of “Boom Bust & Echo” has suggested that performing arts (spectators and participants) will increase as an aging population turns from active sports to cultural alternatives. This trend is also applicable to Creston, which has numerous active groups involved in the arts.

**Table 6.1 The Top 22 Most Popular Leisure Pastimes of Canadians (18+) in 2000
(Canadian Fitness and Lifestyle Research Institute)**

Note: selected leisure rates for adult aged Canadians is also shown. BC does not provide a survey breakdown.

Activity	Past 10 yr trend	Rates of participations reported by Canadians over the last year for 18+	Selected rates for school aged children
Walking	Increase	82%	81%
Gardening/yard work	Stable	72%	
Home exercise	Increase	57%	
Swimming	Stable	55%	85%
Social Dance	Decrease	47%	
Bicycling	Increase	45%	85%
Weight Training	Increase	30%	
Golf	Increase	20%	
Bowling	Stable	28%	
Jogging / Running	Increase	28%	55%
Skating	Decrease	26%	63%
Baseball / Softball	Decrease	22%	
In-line Skating	Increase	20%	59%
Exercises / Aerobics	Increase	18%	
Soccer	Increase	16%	50%
Badminton	Stable	15%	
Volleyball	Increase	15%	
Basketball	Increase	15%	35%
Alpine Skiing	Stable	14%	
Tennis	Decrease	13%	
Cross Country Skiing	Stable	12%	
Ice Hockey	Decrease	12%	

7.0 Strategic Direction for Service Delivery

There are numerous suggestions made in the report as to how the RDCK might adjust to current and predicted changes and resident demand for leisure services. The most prominent issue facing the future is the need to upgrade the Community Complex and, at the same time, add indoor aquatics services. Soft service (programming, marketing, events, festivals) delivery needs and the approach to delivery through partnerships serve as a cornerstone to future delivery and the way in which services are funded in an equitable fashion.

Recommended adjustments to soft service delivery are not imminent, but are progressional and should occur over the next five to ten years as triggered by community change and as the resources for delivery adjust to community economics. The development of an improved Community Complex is however more imminent in the eyes of the community.

- ◆ **Place emphasis on those programs that appeal to larger numbers of participants**
 - Develop and deliver only those programs that meet majority needs and certainly at program attendance thresholds of 10 participants.
 - Set quality criteria in planning programs and monitor results. For example:
 - set program goals to achieve
 - have participants measure achievement
 - develop program opportunity progression to, either provide advanced programs, or to have others supply advanced programs

- ◆ **Focus on developing Partnerships and Amalgamations of groups who deliver common services**
 - Combined outdoor sports programming and initiatives
 - Combined outdoor recreation foundation or working group
 - Encourage the culture & arts community to maintain a cohesive working group or foundation.
 - Develop a common advisory group that includes both citizens-at-large, administration and decision makers from the Town of Creston and the Creston Valley Services Committee to examine both the cooperative planning of outdoor sports fields, trails, trailheads and the ongoing maintenance of open space to ensure that duplication of man hours and use of equipment resources is optimized. This may require one party contracting services to the other through agreed standards of maintenance.

◆ **Focus on improved Facilitation / Consultation Services**

- Expand operational project support and operational funding criteria to ensure that the requesting body forwards a business plan and feasibility report on all projects and teach, consult with them about how to prepare a “Plan” and an “Operation” that is sustainable and accessible to all residents (not just Society members or interest groups). This is most important in working with Societies like Wynndel, Yahk, Canyon, Lister and West Creston (pending reciprocal support from residents), etc.
- Set Department (District) funding criteria to allow for financial assistance priority setting. For example:
 - Groups who serve greatest number
 - Groups who can achieve (through accepted business plan) self sufficiency after a period of time without the need for ongoing assistance.
 - Groups who have strong executive and volunteer succession capability
 - Groups / projects that encourage multi-use of spaces (not dedicated)
 - Groups who partner together as an attempt to strengthen resources.
 - Develop a criteria and guidelines to assess when, and if, the Directors must react to needs or demands, and at what levels? (see Figure 7.1)

◆ **Focus on improved recovery for services offered**

- The overall recovery for leisure services delivery at 26% suggests that the philosophy of delivery is highly tax dependant. The rising costs of operations (particularly energy costs) and demands for new and improved infrastructure herald the need to increase financial resources. While public taxation increase is one method, it can only go so far. Fees and charges policies need to be examined as a means to increase funding from non-tax sources. As an example, a recovery target for youth rentals of the arena if set at 50% recovery, would suggest per hour rental rates at ½ of the cost to provide one hour of ice (estimated at \$150.00 / hr) or \$75.00 / hour. Currently, these rates are below \$50.00 / hour.

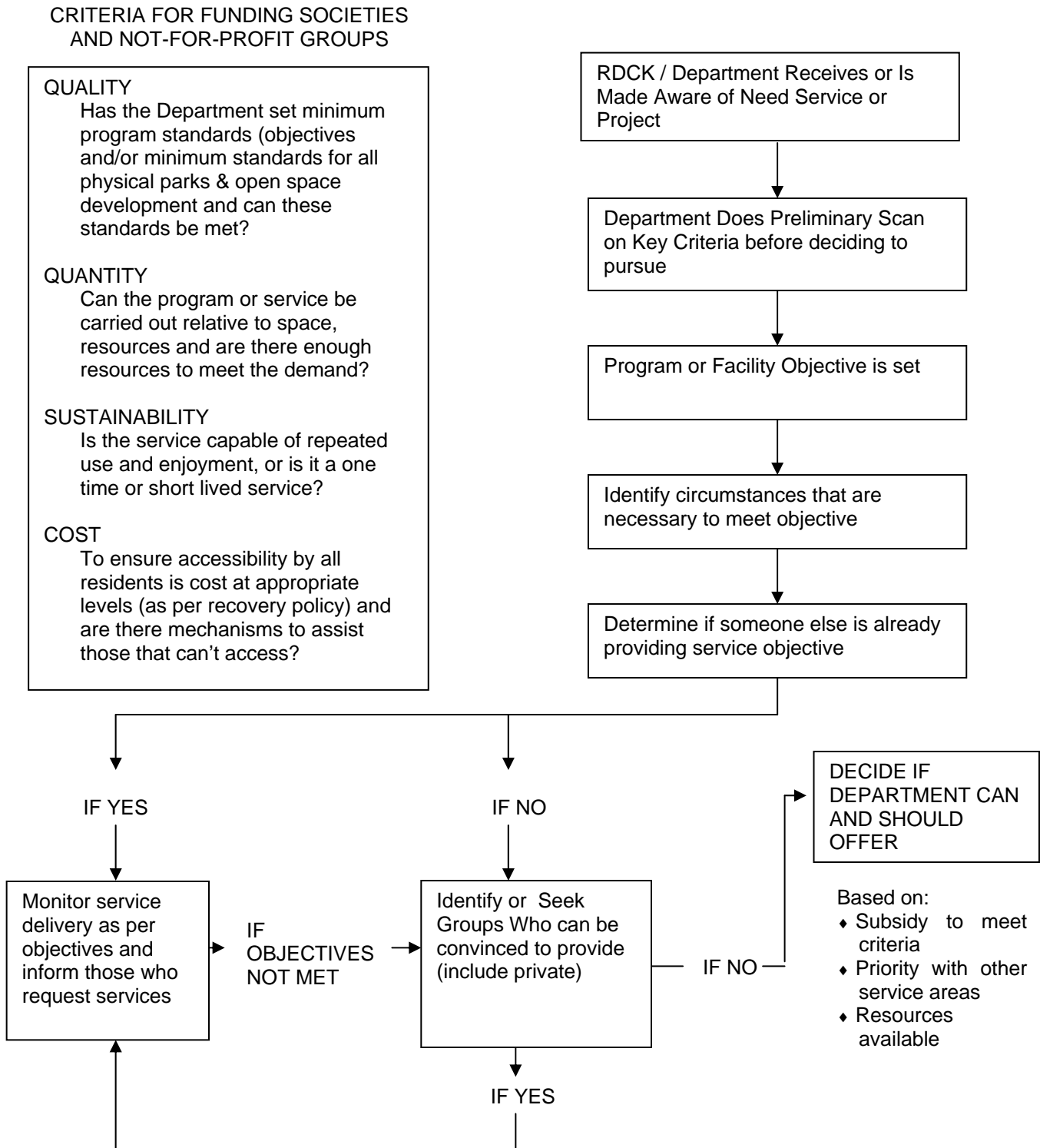
Similarly adult rates, if set at 100% recovery would suggest a per hour prime time rental rate of \$150.00 / hour or a breakeven rate. Of note is that most urban areas who supply ice are quickly moving to set recovery targets based upon percentages. Creston has continued to provide services based upon traditional arrangements and this has resulted in a dependency and a continued expectation amongst groups to hold the line on user fees at a time when operational costs are increasing.

◆ **Develop funding formulas**

- These formulas need to be developed for the allocation of both capital and operational funding to not-for-profit partners and sign agreements with partners. See example agreement in Appendix. This example is designed to reduce dependency on tax supported funding over time.

Figure 7.1
CRITERIA AND GUIDELINES TO DETERMINE DEPARTMENT RESPONSIBILITIES

Decision Process



Principles Surrounding Funding Assistance to Societies for Operations and Maintenance

1. Challenge volunteers / societies to become more resourceful and move towards self-sufficient operations to enable tax funding to be applied to capital upgrades and new development.
2. Try to generate extra funds for the Area to increase major capital projects for societies and upgrade of facilities.
3. Do not reduce assistance without a helping hand and thus ensure that a community services function / coordinator helps societies become more self-sufficient and at the same time introduces new programs to each area. This self sufficiency includes the provision of consultation and training workshops for volunteers. Workshops / training could include:
 - ◆ Volunteer development
 - ◆ Budgeting
 - ◆ Marketing and advertising
 - ◆ Price setting
 - ◆ Planning / maintenance
 - ◆ Business planning
 - ◆ Program development
 - ◆ Grant sourcing
 - ◆ Sponsorship fundraising
4. Ensure an agreement is put in place (see Appendix B).

8.0 The Business of Moving Ahead with Major Facility Development and Operations

Upon confirming that the public demand for an indoor aquatics and fitness centre was apparent in the Master Plan consultation process, the RDCK engaged Randall Conrad and Associates to conduct a facility program development and feasibility study aimed at enhancing the Community Complex.

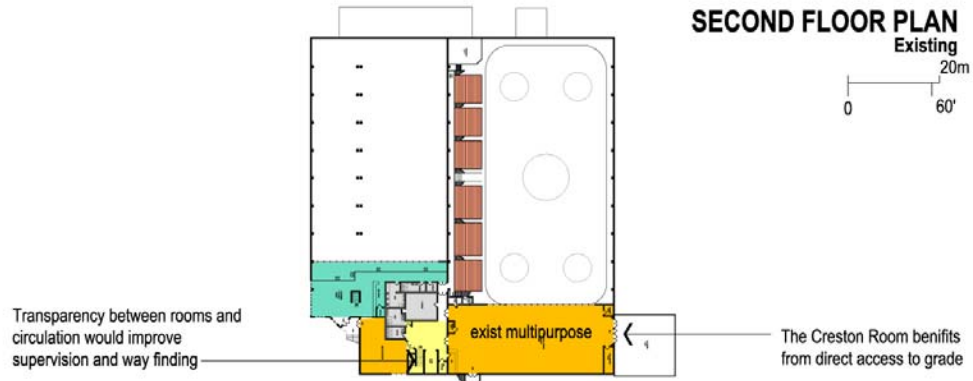
Program options for the Community Complex facility enhancement were based upon the public consultation process as well as input from the consulting team and Committee. These options were presented to the public at a public review open house held on October 20th, 2005. The following section provides an overview of the three initial options presented to the public (and associated impacts), the results of the open house and the preferred option to forward future planning (and associated impacts). The financial feasibility to the Regional District will be determined based upon a future referendum to be held at a later date.

8.1. Facility Enhancement Program Options

The following program options were developed by Carscadden Architects in response to the public consultation results and the direction of the Creston Valley Services Committee and District Administration.

The Existing Facilities

Future facility is an opportunity to improve spatial relationships and operational concerns. This panel summarizes some of these observations:



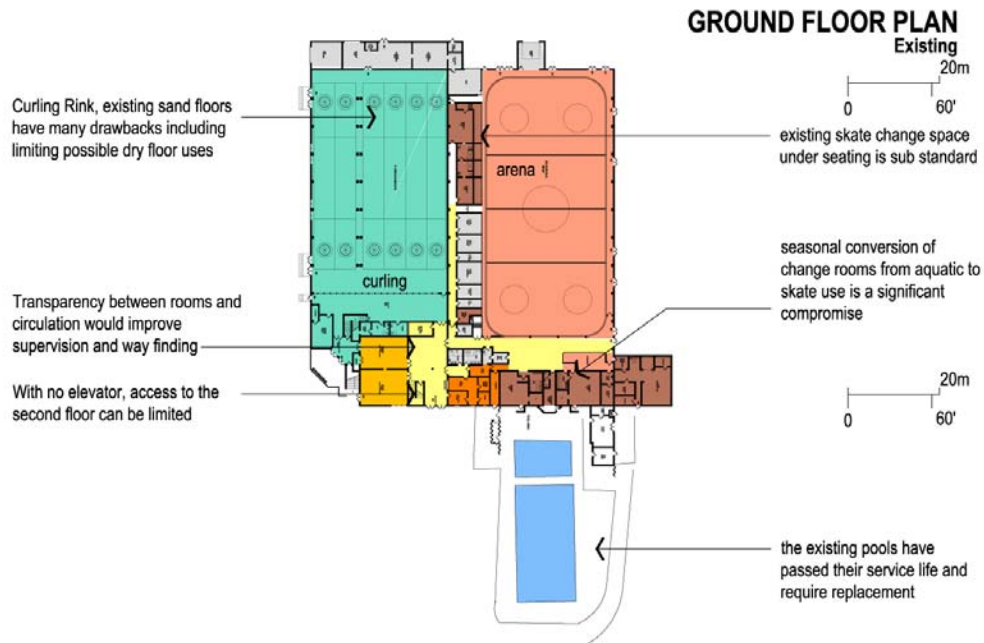
Maintenance and Upgrades

Staff have identified a number of maintenance concerns that might be addressed in future renovations or expansions:

1. Energy use
2. Supervision and Control
3. Curling Rink Floor

Engineering Reports have identified numerous necessary upgrades:
(Recreation Excellence / Seimens Report 2005)

1. Preventative maintenance:
2. Immediate repairs:
3. Necessary Upgrades:
4. Future upgrades:



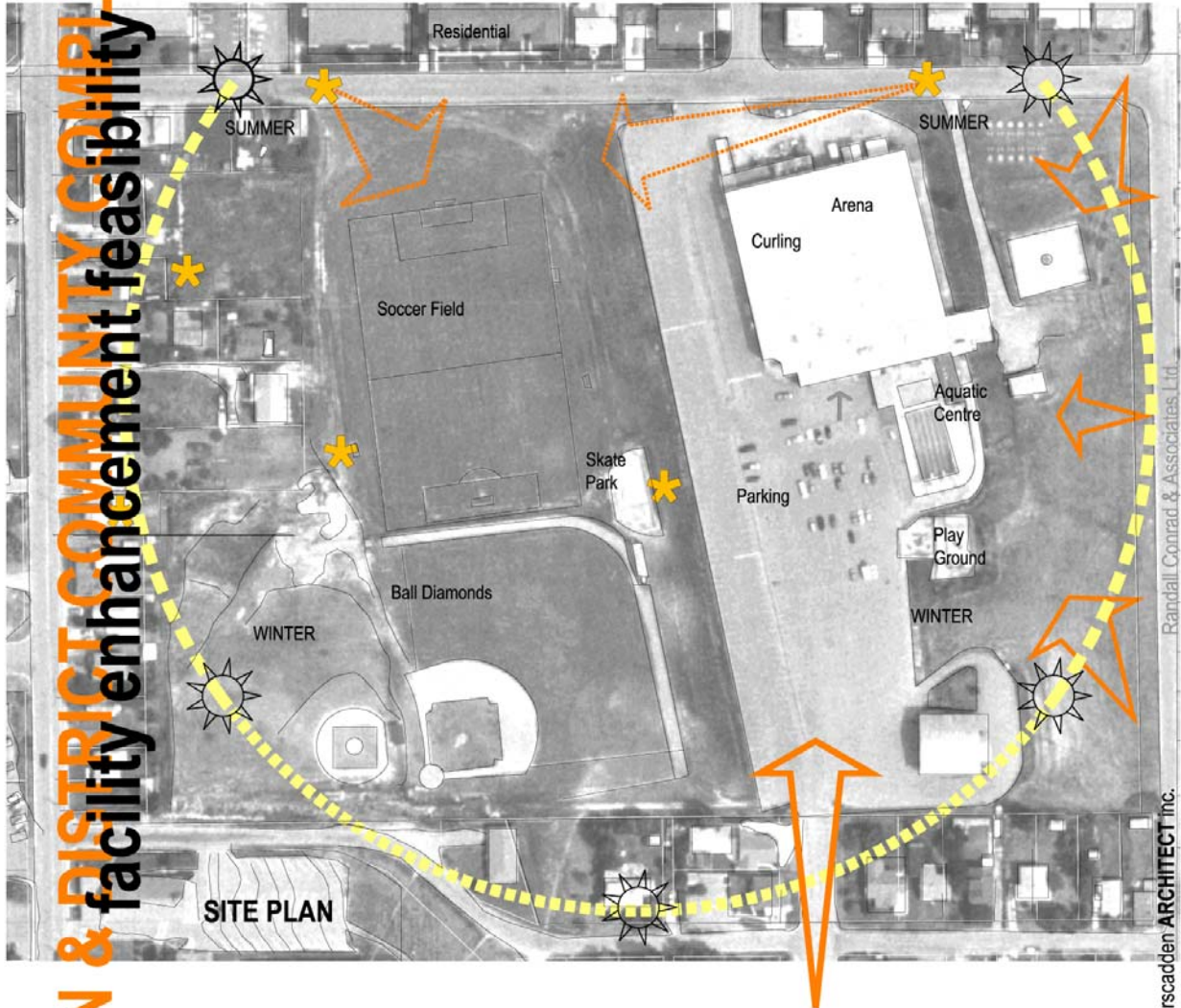
Randall Conrad & Associates Ltd.

bruce carscadden ARCHITECT inc.

20 October 2005

Site Development Concepts

This panel explores the site opportunities and constraints and looks for organizational concepts relative to possible facility expansions.



OBSERVATIONS AND OPPORTUNITIES

1. Enhance views to and from the site.
2. Enhance the campus of facilities concept and improve the relationship of the buildings to the park space.
3. Develop landscape to better define park edges and parking areas.
4. Preserve future expansion opportunities for the aquatic centre.
5. Harmonize the roads and service areas in the park.

LEGEND

- Opportunity
- Entrance
- Views



20 October 2005

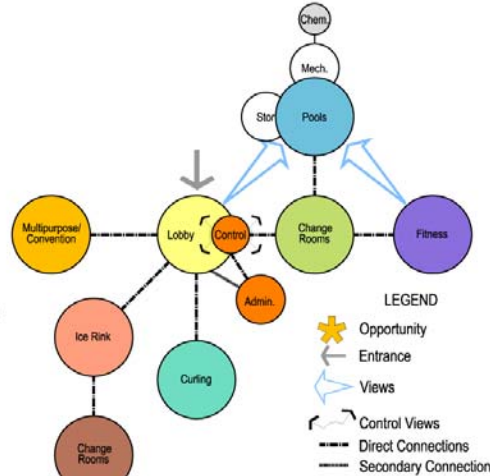
Randall Conrad & Associates Ltd
bruce carscadden ARCHITECT Inc.

The Program

A program is a list of the spaces, areas and technical requirements that inform the design process. The following is a proposed program for the Creston Recreation and Aquatic Centre.

PROPOSED PROGRAM

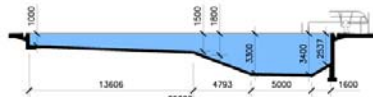
- Aquatic Spaces** 14,000-16,000 sq ft (\$4.6 to 6.7 million)
 - 1. Indoor Pool 10,000-12,000 sq ft
 - 2. Change Rooms 2,500 sq ft
 - 3. Pool Mechanical 1,500 sq ft
- Fitness** 6,000-8,000 sq ft (\$1.7 to 2.6 million)
 - 1. Walking Track
 - 2. Aerobics Studio
 - 3. Cardio Studio
- Child Care** 800-1000 sq ft (\$.3 to .4 million)
- Convention and Meeting Rooms** 8,000-10,000 sq ft (\$2.7 to 3.9 million)
 - 1. Room divisible by three
 - 2. Servery
- Administration Spaces** 1,500-2,000 sq ft (\$.4 million to .8 million)
 - 1. Front Desk, Offices 1,100-1,600 sq ft
 - 2. Guard Room 400 sq ft
- Lobby and Public Spaces** 8,100 sq ft (\$.4 to .5 million)
 - 1. Main Lobby 1,200 sq ft
 - 2. Ice Rink Concession 1,400 sq ft
 - 3. Curling Lobbies & Lounges 5,500 sq ft
- Skate Change Rooms** 4,000 sq ft (\$.13 to 1.7 million)
 - 1. 5 Change Rooms 3,000 sq ft
 - 2. 1 Change Room 1,000 sq ft (Jr Team)
- Ice Rink**
 - existing to remain 18,800 sq ft
- Curling Rink**
 - existing to remain 15,700 sq ft
- Mechanical and Support Spaces** 4,400 sq ft (1.5 to 1.7 million)



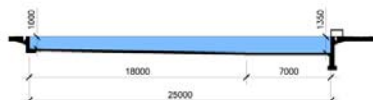
PREFERRED SPATIAL RELATIONSHIPS

POOL DESIGN CONSIDERATIONS

Lap pool options to FINA Standards 2005-2009 (FR2 Swimming Pools)



Lap pool with increased depth (for diving) has higher mechanical costs, but lower bather load and less required fixtures



Lap pool to a maximum depth of 1500mm (5') has lower mechanical costs, but higher bather load and more required fixtures



WATER FEATURES

Many water features have therapeutic value for adults and seniors as well as play value for kids. Some of these popular features include:

1. water arch
2. waterfall
3. lazy river
4. water park
5. hot pool
6. water slide
7. bubble pit
8. tots pool
9. wave action
10. sprinklers
11. steam room
12. sauna

revised to 25 October 05
20 October 2005

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CRESTON & DISTRICT COMMUNITY COMPLEX feasibility study

Concept Option One

This proposal replaces the existing pool with a new indoor aquatic centre and multipurpose convention and banquet facility south of the existing structures.

\$0.6 to 0.8m	Curling Slab Upgrade
\$1.6 to 2.0m	Renovations (8,000SF @ \$200-\$250)
\$12.0 to 14.0m	New Construction (40,200SF @ \$300-\$350)
\$0.2 to 0.3m	Site Development Allowance (2% of new const)
\$14.4 to 17.1m	sub total
\$2.9 to 5.1m	add soft costs at 20-30 %
\$2.1 to 2.6m	escalation and contingency at 15%
\$19.4 to 24.8m	TOTAL
\$22.1 million	AVERAGE COST

Estimates based on full build-out. Phasing might be considered if limited funds available

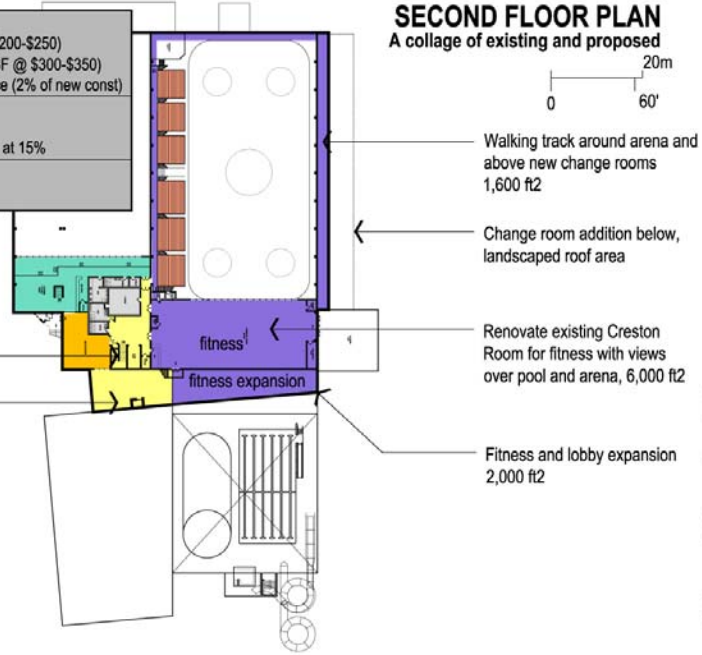
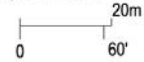
Multipurpose rooms open on new lobby with views

Two storey space with views of lobby and pools. New elevator and open stair provides access to both floors. A climbing wall could be considered here.

NEW CONSTRUCTION
second floor - 3,700 ft2

SECOND FLOOR PLAN

A collage of existing and proposed



Walking track around arena and above new change rooms
1,600 ft2

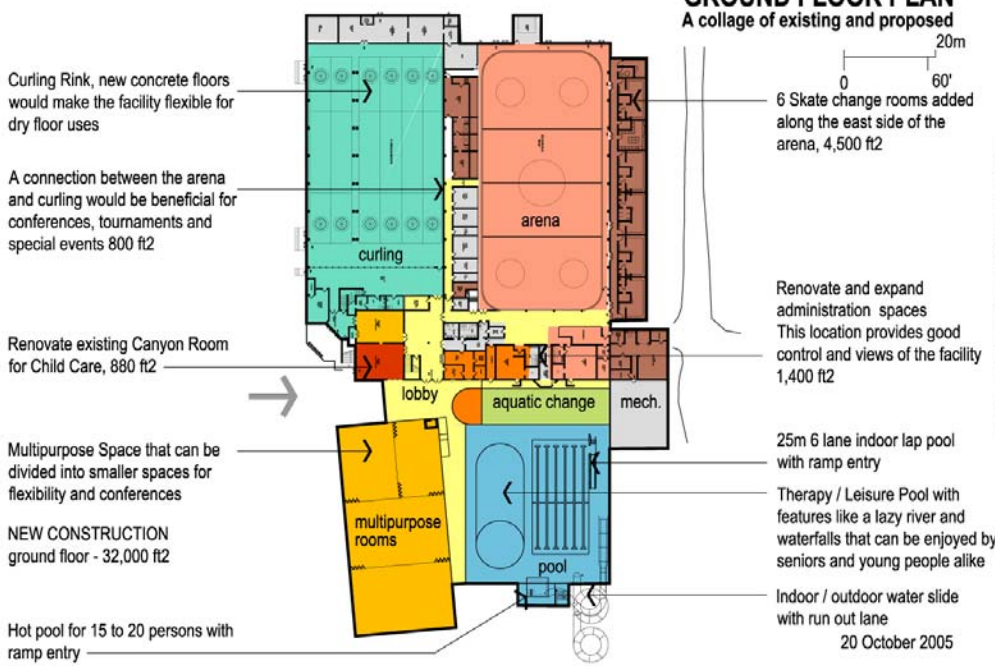
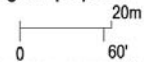
Change room addition below, landscaped roof area

Renovate existing Creston Room for fitness with views over pool and arena, 6,000 ft2

Fitness and lobby expansion
2,000 ft2

GROUND FLOOR PLAN

A collage of existing and proposed



Curling Rink, new concrete floors would make the facility flexible for dry floor uses

A connection between the arena and curling would be beneficial for conferences, tournaments and special events 800 ft2

Renovate existing Canyon Room for Child Care, 880 ft2

Multipurpose Space that can be divided into smaller spaces for flexibility and conferences

NEW CONSTRUCTION
ground floor - 32,000 ft2

Hot pool for 15 to 20 persons with ramp entry

6 Skate change rooms added along the east side of the arena, 4,500 ft2

Renovate and expand administration spaces
This location provides good control and views of the facility
1,400 ft2

25m 6 lane indoor lap pool with ramp entry

Therapy / Leisure Pool with features like a lazy river and waterfalls that can be enjoyed by seniors and young people alike

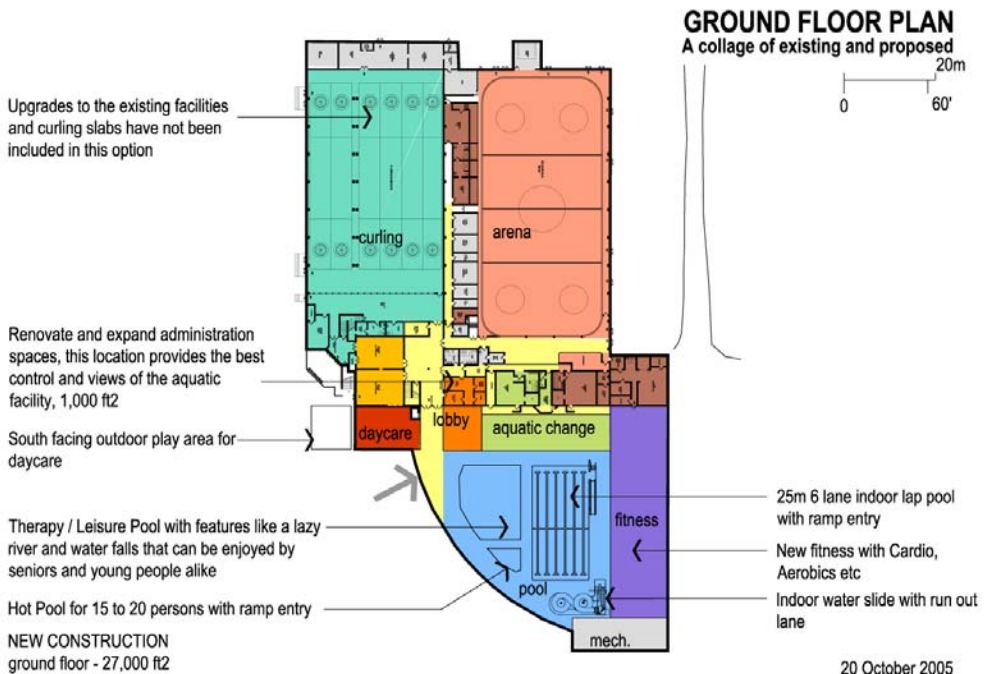
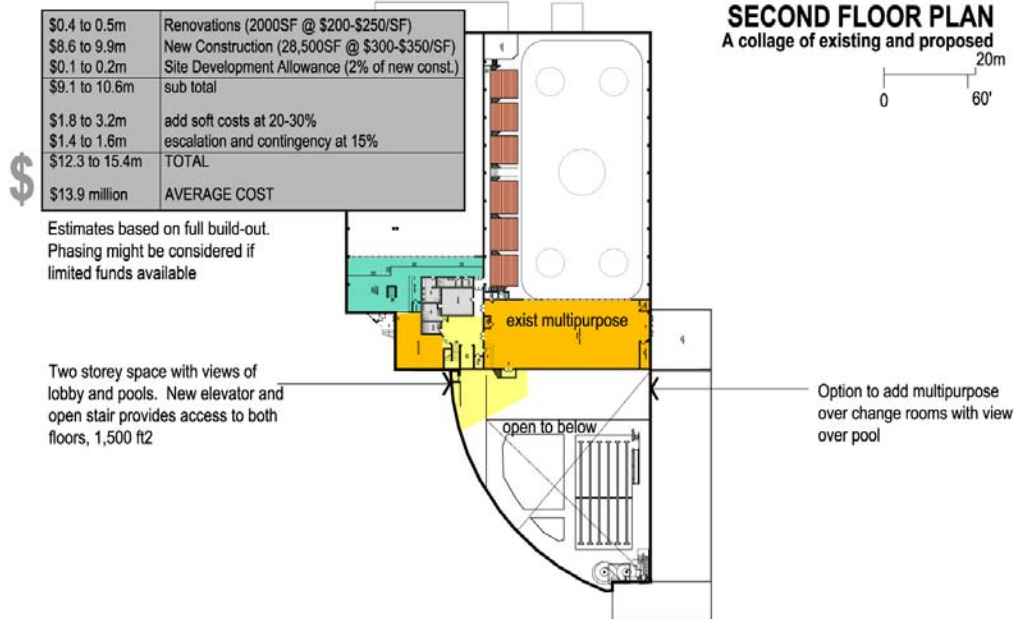
Indoor / outdoor water slide with run out lane
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Concept Option Two

This proposal includes a new indoor aquatic centre and a fitness facility constructed south of the existing facility.



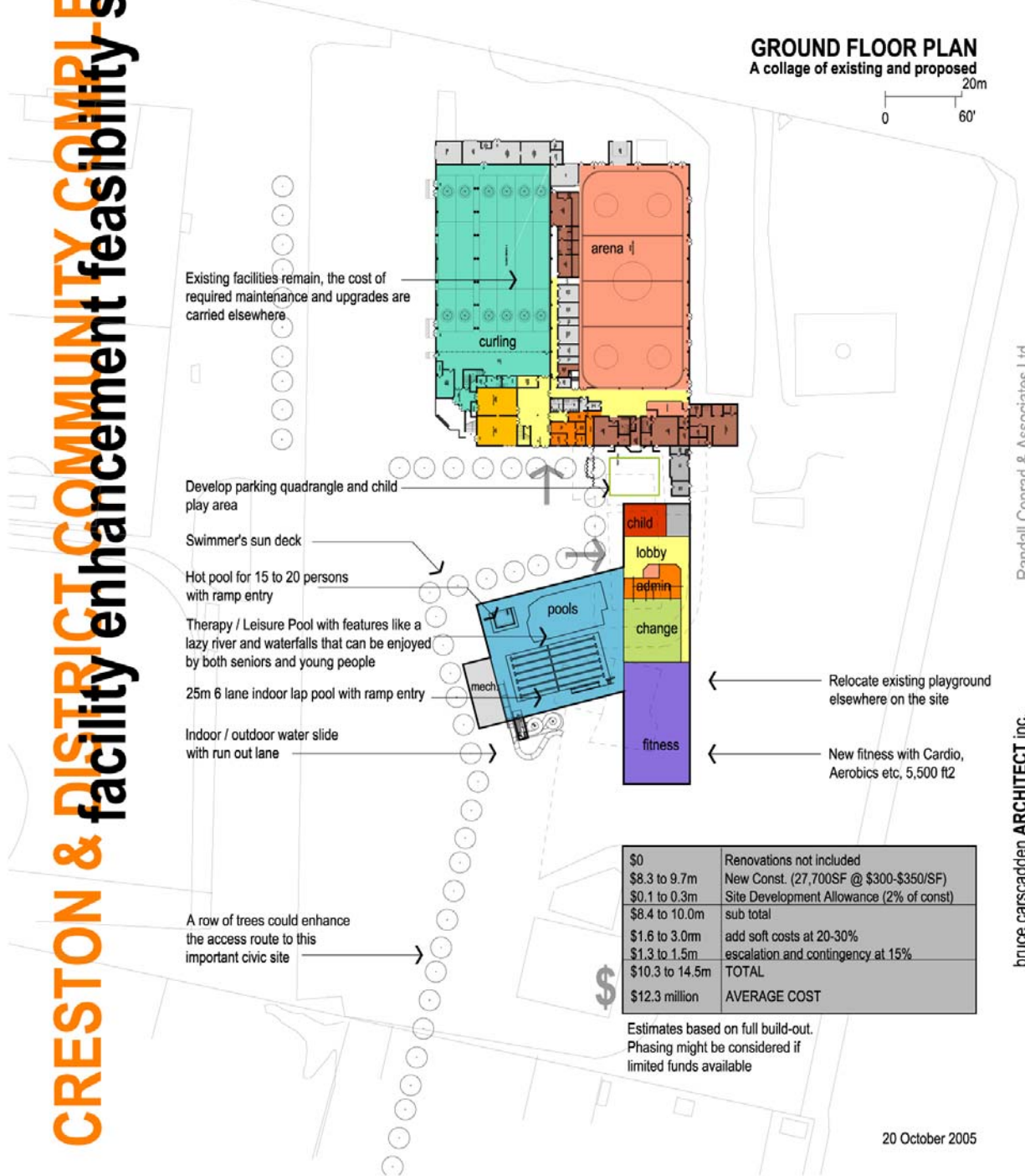
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20 October 2005

Concept Option Three

This proposal locates a stand alone aquatic and fitness centre opposite from the existing facility in a campus like arrangement.



8.1.1. Facility Enhancement Program Options: Operating Costs

For the purpose of comparisons, the operating costs presented at the open house were similar for each of the options. These operating costs were based upon incremental cost and revenue assumptions from comparable facilities and local operating dynamics.

Creston and District Community Complex Proposed Addition Incremental Operating Budget				
Descriptions	2005 Budget	Incremental Change	Combined	Assumption
Revenues				
Employment Grants				
	\$ -	\$ -	\$ -	no increase
General				
Pass holders	\$ -	\$ 180,000	\$ 180,000	500 at \$30/mth, 12 months / year
Drop-in (inc. Public Swimming)	\$ -	\$ 72,000	\$ 72,000	40/day, 360 days/year, \$5/
Total General Revenue	\$ -	\$ 252,000	\$ 252,000	
Administration				
Sundry Income	\$ 300	\$ -	\$ 300	no increase
FCM Grant	\$ -	\$ -	\$ -	no increase
BC Canada Infrastructure	\$ -	\$ -	\$ -	no increase
BC Canada Infrastructure	\$ -	\$ -	\$ -	no increase
Power Sense	\$ -	\$ -	\$ -	no increase
Sundry Income	\$ -	\$ -	\$ -	no increase
Grants in Lieu	\$ 3,000	\$ -	\$ 3,000	no increase
Cost Recoveries	\$ 5,000	\$ -	\$ 5,000	no increase
Contribution from Reserve	\$ -	\$ -	\$ -	no increase
Donations	\$ 5,000	\$ -	\$ 5,000	no increase
Total Administration	\$ 13,300	\$ -	\$ 13,300	
Aquatic Revenue				
Swim Lessons	\$ 22,000	\$ 3,000	\$ 25,000	administration estimate
Swim Team	\$ 3,200	\$ 6,400	\$ 9,600	200% of existing
Pool Programs	\$ 4,500	\$ 9,000	\$ 13,500	200% of existing
Pool Rentals	\$ 2,000	\$ 18,800	\$ 20,800	administration estimate
Total Aquatic Revenue	\$ 31,700	\$ 37,200	\$ 68,900	
Arena Revenue				
Arena Programs	\$ 7,000	\$ -	\$ 7,000	no increase

Trade Fair	\$ -	\$ -	\$ -	no increase
Youth Contract	\$ 40,000	\$ -	\$ 40,000	no increase
Adult Contract	\$ 14,000	\$ -	\$ 14,000	no increase
Junior Hockey	\$ 8,000	\$ -	\$ 8,000	no increase
Casual Rental	\$ 10,000	\$ -	\$ 10,000	no increase
Special Event	\$ 7,000	\$ -	\$ 7,000	no increase
Vending	\$ -	\$ -	\$ -	no increase
Concession Rental	\$ 3,660	\$ -	\$ 3,660	no increase
Total Arena Revenue	\$ 89,660	\$ -	\$ 89,660	
Fitness Programs	\$ -	\$ 9,000	\$ 9,000	20 programs/year, 15 people/program, \$30/
Other Complex Revenue				
Recreation Commission Rent	\$ 25,000	\$ -	\$ 25,000	no increase
Building Department Rent	\$ 10,000	\$ -	\$ 10,000	no increase
Curling Club Rent	\$ 33,600	\$ -	\$ 33,600	no increase
Room/Meeting Rentals	\$ 27,000	\$ -	\$ 27,000	no increase
Grounds Rentals	\$ -	\$ -	\$ -	no increase
Total Other Revenue	\$ 95,600	\$ -	\$ 95,600	
Sponsorship				
Arena	\$ -	\$ 2,000	\$ 2,000	\$2,000/year
Aquatics	\$ -	\$ 3,000	\$ 3,000	\$3,000/year
Fitness / wellness	\$ -	\$ 3,000	\$ 3,000	\$3,000/year
Walking track	\$ -	\$ 1,500	\$ 1,500	\$1,500/year
Multipurpose room	\$ -	\$ 1,000	\$ 1,000	\$1,000/year
Dressing rooms	\$ -	\$ 3,000	\$ 3,000	6@\$500/year each
Facility naming	\$ -	\$ -	\$ -	no increase
Total Sponsorship	\$ -	\$ 13,500	\$ 13,500	
Taxation				
Defined Area A	\$ -	\$ -	\$ -	no increase
Area B	\$ -	\$ -	\$ -	no increase
Defined Area C	\$ -	\$ -	\$ -	no increase
Town of Creston	\$ 732,610	\$ -	\$ 732,610	no increase
Taxation	\$ 732,610	\$ -	\$ 732,610	
Surplus	\$ 1,345	\$ -	\$ 1,345	no increase
Total Revenue	\$ 964,215	\$ 311,700	\$1,275,915	
Expenses				

Staff				
Director of Recreation	\$ 63,103	\$ -	\$ 63,103	no increase
Clerical Salaries	\$ 35,000	\$ 14,000	\$ 49,000	increase 40%
Maintenance Salaries	\$ 305,000	\$ 61,000	\$ 366,000	increase 20%
Lifeguard Salaries	\$ 65,000	\$ 97,500	\$ 162,500	increase 150%
Employee Training	\$ 6,000	\$ 1,500	\$ 7,500	increase 25%
Memberships & Dues	\$ 500	\$ -	\$ 500	no increase
Contingency	\$ -	\$ -	\$ -	no increase
Total Salaries	\$ 474,603	\$ 174,000	\$ 648,603	
Administration				
Bank Charges	\$ 1,400	\$ -	\$ 1,400	no increase
Administration Fee	\$ 14,000	\$ 8,470	\$ 22,470	administration estimate
Stationary & Office Supplies	\$ 2,000	\$ 500	\$ 2,500	administration estimate
Postage	\$ -	\$ 500	\$ 500	administration estimate
Telephone	\$ 4,000	\$ -	\$ 4,000	no increase
Miscellaneous	\$ -	\$ 6,000	\$ 6,000	administration estimate
Advertising	\$ 3,000	\$ 6,000	\$ 9,000	increase 200%
Marketing	\$ -	\$ 5,000	\$ 5,000	Expense occurred in selling sponsorship
Audit	\$ 2,500	\$ 1,450	\$ 3,950	administration estimate
Legal	\$ -	\$ -	\$ -	no increase
Liability Insurance	\$ 10,051	\$ 7,100	\$ 17,151	administration estimate
Office Equipment Rental	\$ 4,500	\$ -	\$ 4,500	no increase
Administration - Capital	\$ 2,000	\$ 1,000	\$ 3,000	increase 50%
Total Administration	\$ 43,451	\$ 36,020	\$ 79,471	
Directors				
Commission Expense	\$ 500	\$ -	\$ 500	
Operations				
Vending	\$ 1,000	\$ -	\$ 1,000	no increase
Arena Programs	\$ 5,000	\$ -	\$ 5,000	no increase
Pool Programs	\$ 6,000	\$ 12,000	\$ 18,000	200% of existing
Fitness Programs	\$ -	\$ 5,000	\$ 5,000	
Socan	\$ 1,000	\$ -	\$ 1,000	no increase
Grounds R & M	\$ 5,454	\$ -	\$ 5,454	no increase
Bliss Park	\$ 1,000	\$ -	\$ 1,000	no increase
Total Operations	\$ 19,454	\$ 17,000	\$ 36,454	
Building				
Chemicals & Cleaners	\$ 5,000	\$ 8,750	\$ 13,750	175% of existing

Insurance	\$ 14,000	\$ 12,530	\$ 26,530	administration estimate
Equipment & Building Maint.	\$ 61,677	\$ 65,000	\$ 126,677	\$20,000 (admin est) plus fitness equipment (15% of capital - \$300,000)
Utilities - Water & Sewer	\$ 5,000	\$ 11,250	\$ 16,250	225% of existing
Heating	\$ 50,000	\$ 40,000	\$ 90,000	administration estimate
Lights & Power	\$ 75,500	\$ 37,000	\$ 112,500	\$37,000 administration estimate
Capital	\$ -	\$ 22,000	\$ 22,000	administration estimate
Contribution to Capital	\$ 80,000	\$ 20,000	\$ 100,000	administration estimate
Studies	\$ 58,330	\$ -	\$ 58,330	no increase
Total Building	\$ 349,507	\$ 216,530	\$ 566,037	
Vehicle				
Vehicle R & M	\$ 5,200	\$ -	\$ 5,200	no increase
Equipment				
Machinery & Equipment	\$ -	\$ -	\$ -	no increase
Machinery & Equipment	\$ -	\$ -	\$ -	no increase
Machinery & Equipment	\$ -	\$ 16,000	\$ 16,000	equipment lease administration estimate
Total Equipment	\$ -	\$ 16,000	\$ 16,000	
Contribution To:				
Canyon Community Centre	\$ 17,500	\$ -	\$ 17,500	no increase
Wynndel Community Centre	\$ 20,000	\$ -	\$ 20,000	no increase
Lister Deer Lodge Rec.	\$ 15,000	\$ -	\$ 15,000	no increase
Yahk Kingsgate Rec. Centre	\$ 17,500	\$ -	\$ 17,500	no increase
Cont. To Reserve Fund	\$ -	\$ -	\$ -	no increase
Cont. To Central IT	\$ 6,000	\$ -	\$ 6,000	no increase
Total Contribution To:	\$ 76,000	\$ -	\$ 76,000	
Contracts				
Vehicle Lease	\$ 17,500	\$ -	\$ 17,500	no increase
Total Expenses	\$ 986,215	\$ 459,550	\$1,445,765	
Surplus/Deficit	\$(754,610)	\$ (147,850)	\$ (902,460)	
Existing Recovery (less taxation)	23.5%	67.8%	37.6%	

The projected incremental operating deficit of each concept option presented was estimated at a net of (\$147,850) per year.

8.1.2. Facility Enhancement Program Options: Capital Costs

The capital costs for each of the options have been provided by Bruce Carscadden Architect Ltd. and have been based upon estimated square footage costs of construction up to spring of 2006. The costs for each option, as presented in the previous graphics, are:

- Option #1: \$21,516,750
- Option #2: \$13,656,750
- Option #3: \$12,084,750

Note: Inflationary pressures in the construction industry may result in increases of 10% per year.

8.1.3. Facility Enhancement Program Options: Cost Impacts

The facility enhancement program options presented to the public at the open house also included estimated tax implications to households. The following chart explains:

Estimated residential tax implications of each concept option:
(per \$100,000 assessed value)

Option	Operational Tax Impact	Capital Tax Impact	Total Tax Impact
Option #1	\$13.31	\$165.59	\$178.89
Option #2	\$13.31	\$105.10	\$118.41
Option #3	\$13.31	\$93.00	\$106.31

Note: Above tax impacts are per \$100,000 assessed property value. Changes in assessment and ultimate design / construction values will impact these estimates over time.

Tax implications for different property assessment values...

	Per \$100,000 assessed value	For a \$100,000 house	For a \$150,000 house	For a \$200,000 house	For a \$250,000 house
Option #1	\$179	\$179	\$269	\$358	\$448
Option #2	\$118	\$118	\$177	\$236	\$295
Option #3	\$106	\$106	\$159	\$212	\$265

Note: Assessed value (for tax purposes) does not necessarily coincide with market value.

Important considerations:

- The capital cost impacts assume that the RDCK borrows the entire capital amount required which does not consider other fund sources such as grant programs or community fundraising.
- It is important to note that the capital costs for each of the three concept options have been based upon building all concept components at once. The possibility of phasing development for each of the concept options would decrease initial capital required.
- The three concept options have been based upon needs demonstrated in the community and operational considerations. It is important to realize that these concepts have been developed for information and feasibility purposes and do not necessarily reflect what actual development may entail.

8.2. Public Open House (October 20, 2005)

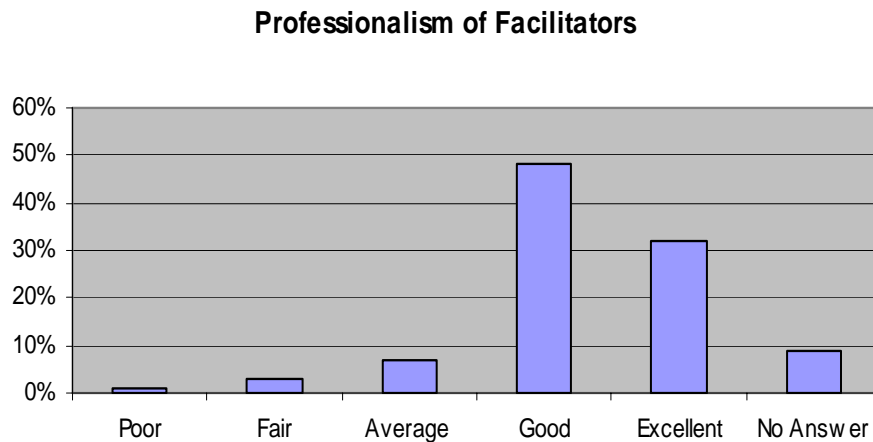
A Public Open House was held on October 20th, 2005 to present and gather feedback on the Master Plan consultation process as well as the aforementioned facility enhancement options. The open house was structured as a come and go environment with print and multimedia displays accompanied by a feedback form questionnaire intended to gather input on a variety of questions. Consultants, administration, and Regional Directors were on hand to field questions related to the information provided. Over 120 people attended the open house and 113 feedback forms were completed.

8.2.1. Public Open House: Feedback

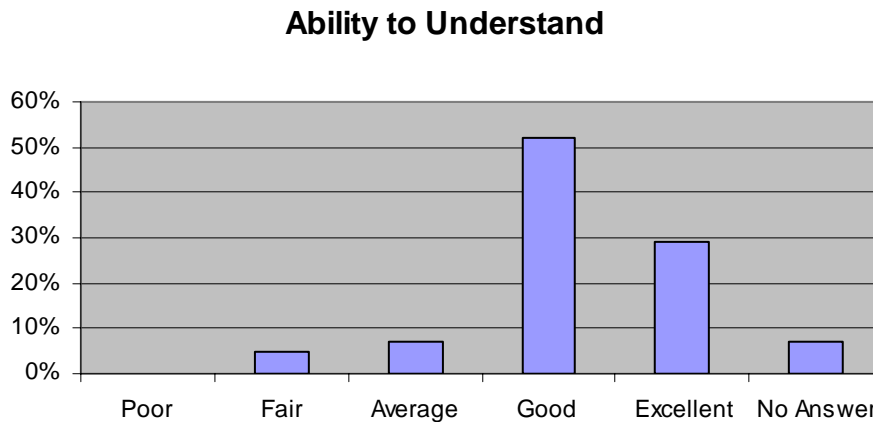
In total, 113 feedback questionnaires (a copy of the feedback questionnaire can be found in the appendix) were completed. The salient results from the feedback questionnaire are as follows:

1. How would you rate tonight's presentation based on the following criteria?

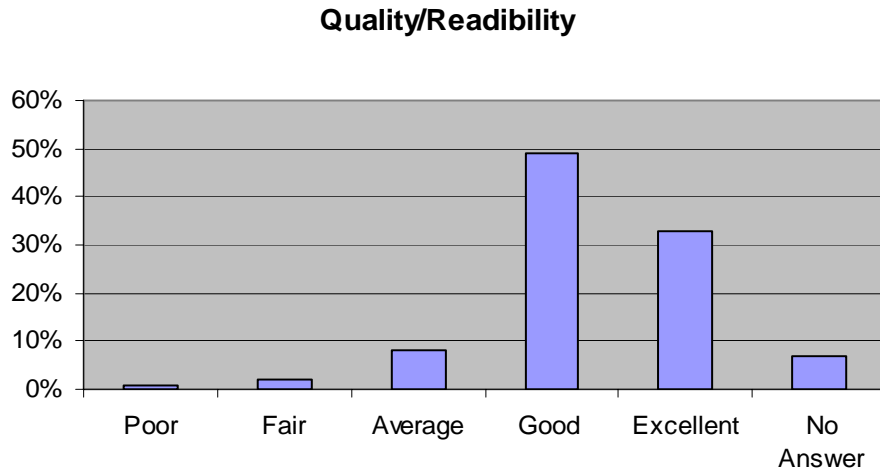
a) Professionalism of open house facilitators:



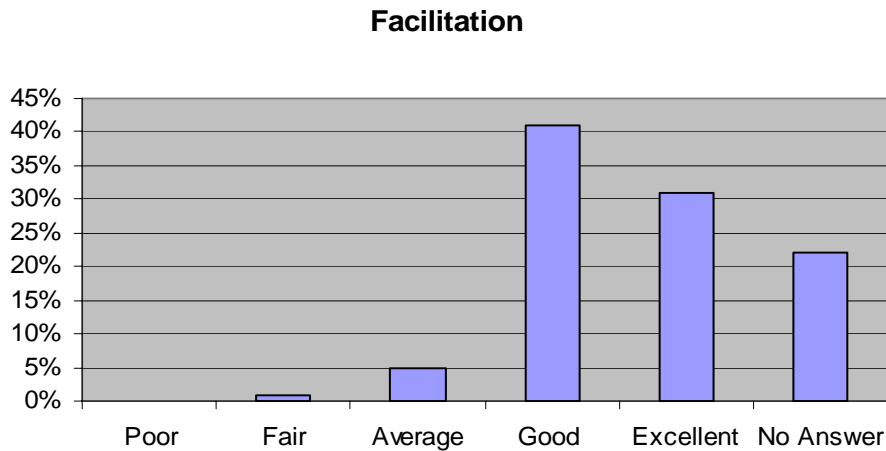
b) Ability for you to understand the information provided:



c) Quality/readability of display materials:

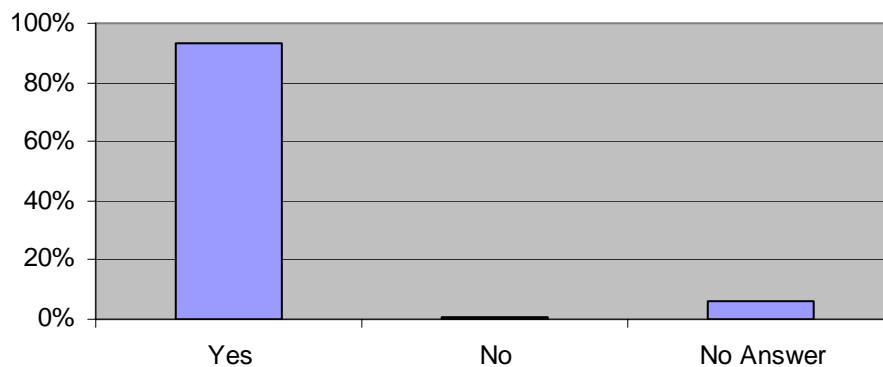


d) Ability of facilitators to answer questions:



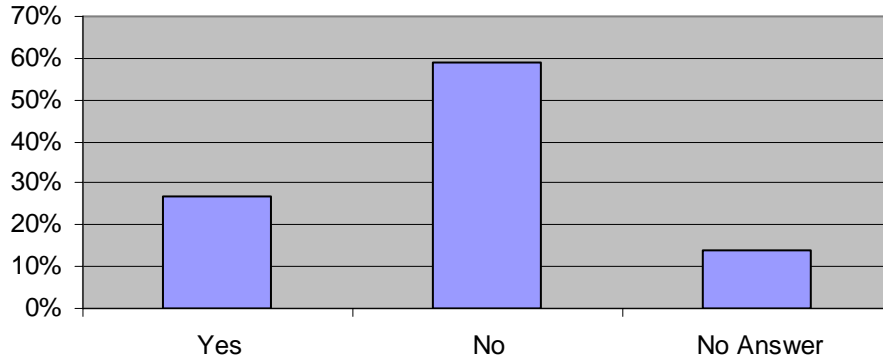
2. Has tonight's presentation of the Master Plan consultation results and an overview of the Facility Enhancement Feasibility Study been beneficial for you?

Was the Presentation Beneficial?



3. Do any of the consultation results (i.e. public survey, user group survey, or student survey) surprise you?

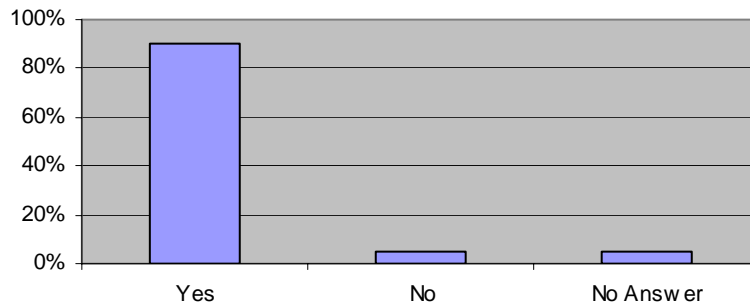
Were the Results Suprising?



Comments can be found in appendix.

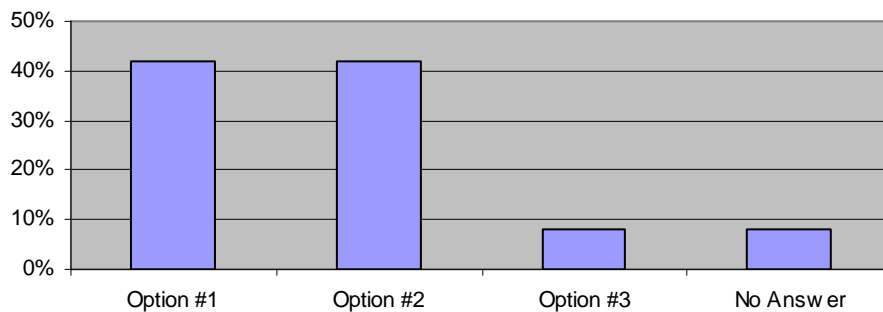
4. Based on the tax implication information provided, would you be willing to pay more in annual property tax to support any of the development options?

Willingness to Pay More



If yes, which option do you prefer?

Which option do you prefer?



5. Do you have any other comments regarding any of the information provided this evening or the Master Plan in general? Comments can be found in the appendix.

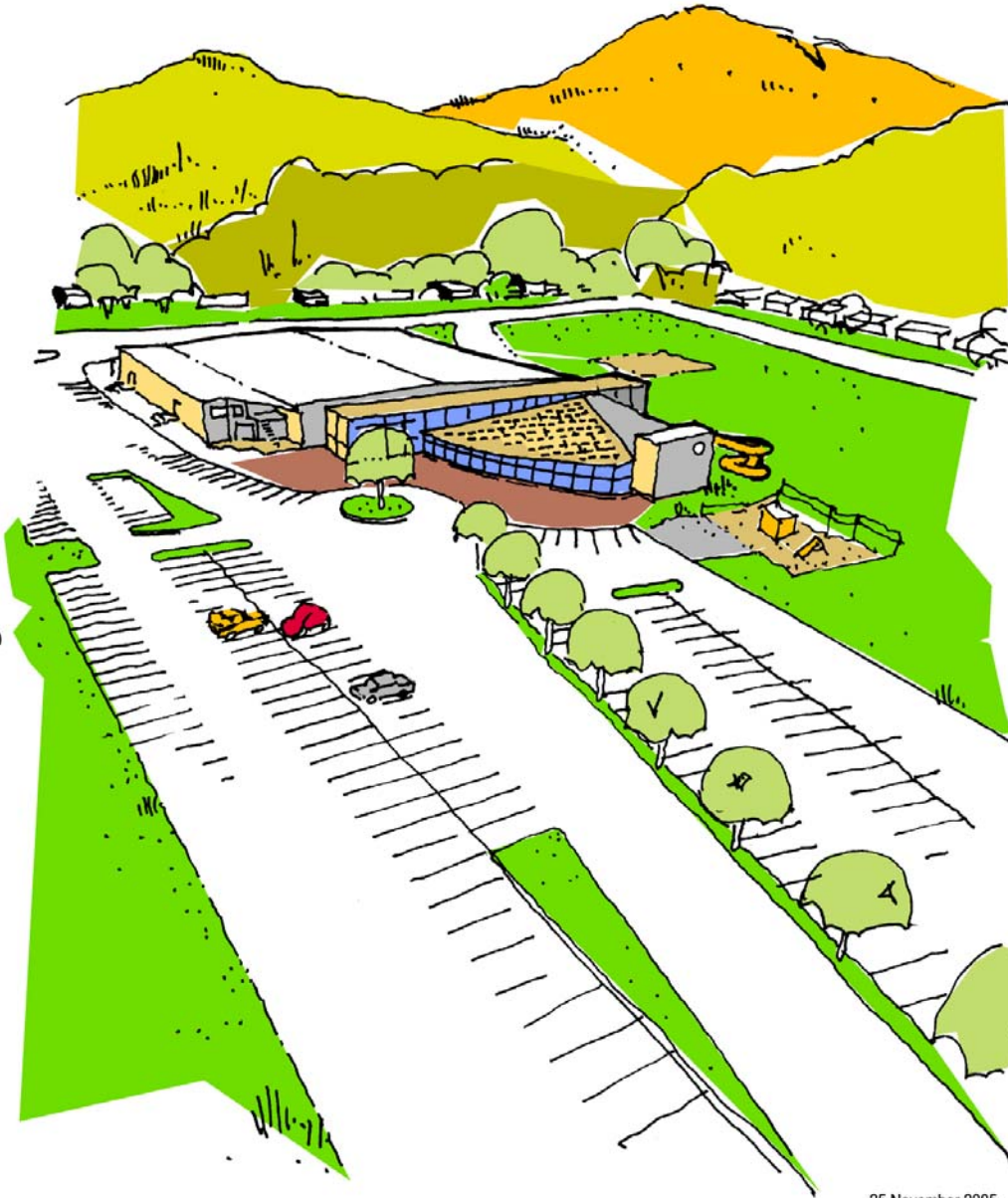
In conclusion, the attendance at the open house was high and the feedback received was generally supportive of development.

8.3. Facility Enhancement Preferred Option

Based on the results of the public review open house the consultants, under the direction of the RDCK, developed a preferred option to move forward with for future planning. The preferred option is explained in the following graphic:

Perspective Sketch

This perspective sketch of the proposed phase one facility additions is seen from the southeast with the existing community centre and mountains in the background.



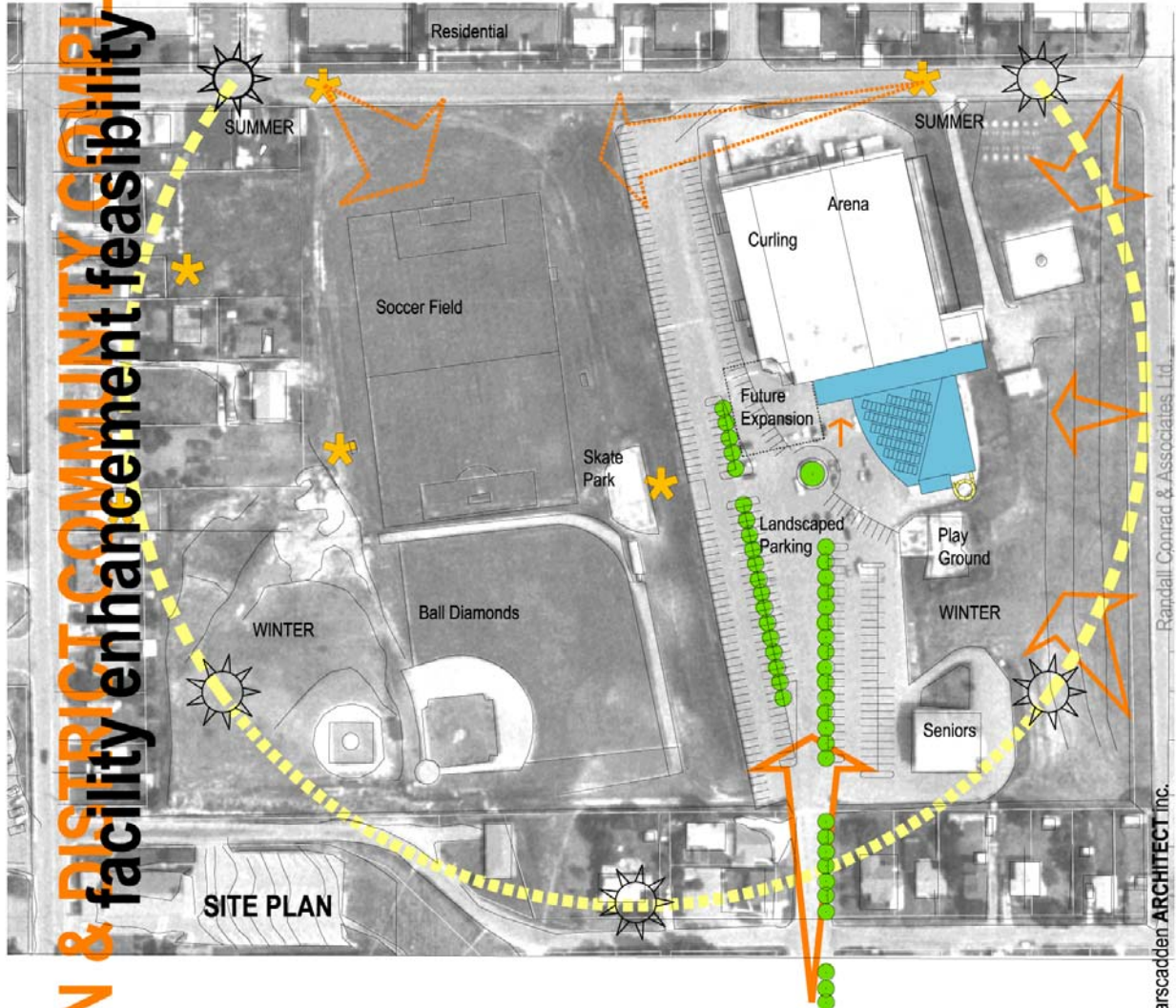
Randall Conrad & Associates Ltd.

bruce carscadden ARCHITECT inc.

25 November 2005

Site Development Concepts

This panel explores the site opportunities and constraints and looks for new organizational concepts relative to possible phased facility expansions, shown in phases.



OBSERVATIONS AND OPPORTUNITIES

1. Enhance views to and from the site.
2. Enhance the campus of facilities concept and improve the relationship of the buildings to the park space.
3. Develop landscape to better define park edges and parking areas.
4. Preserve future expansion opportunities for the multipurpose space.
5. Harmonize the roads and service areas in the park.

LEGEND

- Opportunity
- Entrance
- Views



revised 30 November 2005
20 October 2005

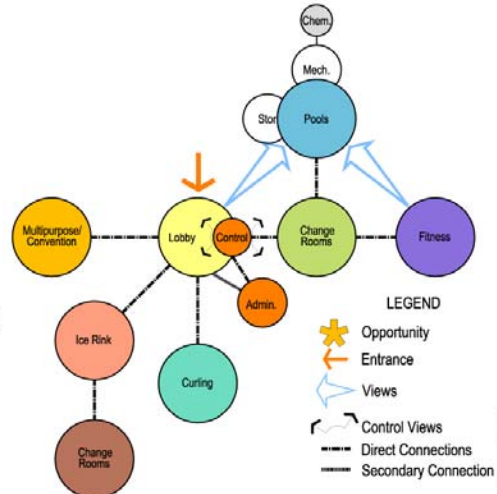
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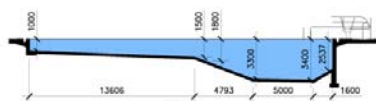
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 2. Change Rooms 2,500 sq ft
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 3. Curling Lobbies & Lounges 5,500 sq ft
- Skate Change Rooms** 4,000 sq ft (\$1.3 to 1.7 million)
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 2. 1 Change Room 1,000 sq ft (Jr Team)
- Ice Rink**
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- Curling Rink**
 - existing to remain 15,700 sq ft
- Mechanical and Support Spaces** 4,400 sq ft (1.5 to 1.7 million)



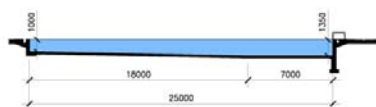
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POOL DESIGN CONSIDERATIONS

Lap pool options to FINA Standards 2005-2009 (FR2 Swimming Pools)



Lap pool with increased depth (for diving) has higher mechanical costs, but lower bather load and less required fixtures



Lap pool to a maximum depth of 1500mm (5') has lower mechanical costs, but higher bather load and more required fixtures



WATER FEATURES

Many water features have therapeutic value for adults and seniors as well as play value for kids. Some of these popular features include:

1. water arch
2. waterfall
3. lazy river
4. water park
5. hot pool
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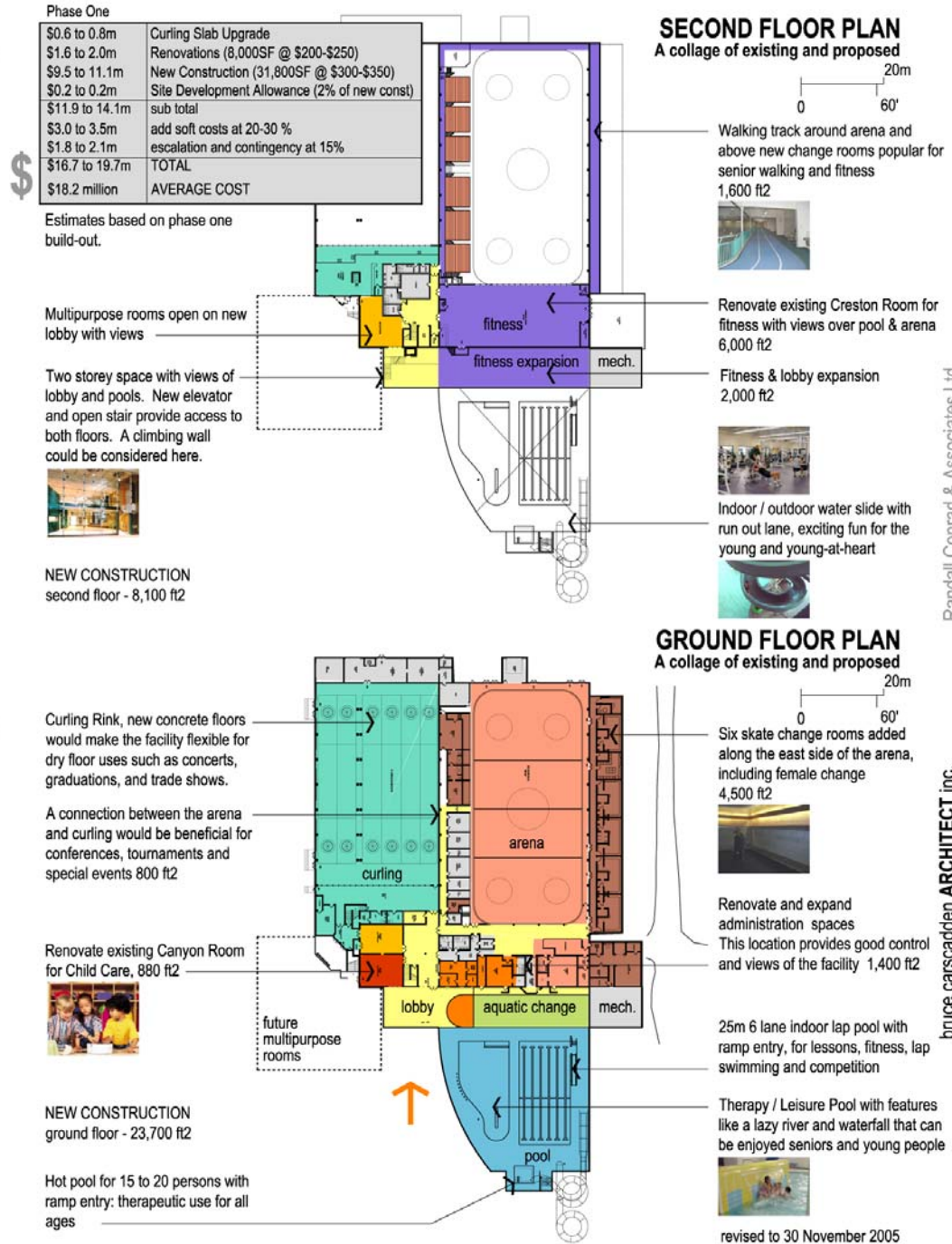
revised to 30 November 05
revised to 25 October 05
20 October 2005

Randall Conrad & Associates Ltd.

bruce carscadden ARCHITECT inc.

The Preferred Concept Option

Several concept options were explored with the community and staff. Budget and program priorities were identified and a preferred option was developed as shown here.



8.4. Facility Enhancement Preferred Option: Capital Costs

The capital cost of the preferred option, as identified in the previous graphic is approximately \$18.2M.

8.4.1. Facility Enhancement Preferred Option: Operating Costs

The projected incremental operating deficit of the preferred option is estimated at a net of (\$147,850) per year.

8.4.2. Facility Enhancement Preferred Option: Cost Impacts

Estimated residential tax implications of preferred option:
(per \$100,000 assessed value)

	Operational Tax Impact	Capital Tax Impact	Total Tax Impact
Preferred Option	\$13.31	\$130.38	\$143.68

Note: Above tax impacts are per \$100,000 assessed property value.

Tax implications for different property assessment values...

	Per \$100,000 assessed value	For a \$100,000 house	For a \$150,000 house	For a \$200,000 house	For a \$250,000 house
Preferred Option	\$143.68	~\$144	~\$216	~\$288	~\$360

Note: Assessed value (for tax purposes) does not necessarily coincide with market value.

Important considerations:

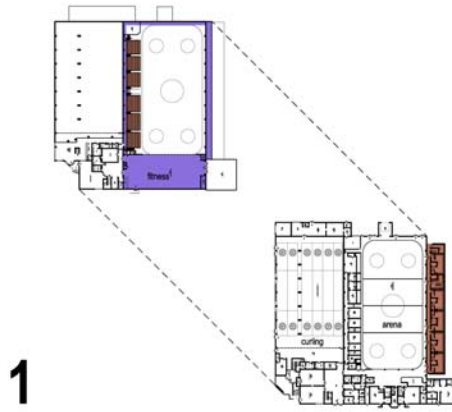
- The capital cost impacts assume that the RDCK borrows the entire capital amount required which does not consider other fund sources such as grant programs or community fundraising.
- It is important to note that the capital costs for the preferred option have been based upon building all concept components at once. The possibility of phasing development would decrease initial capital required.
- It is important to realize that the preferred concept has been developed for information and feasibility purposes and does not necessarily reflect what actual development may entail.

8.5. Facility Enhancement Phasing

CRESTON & DISTRICT COMMUNITY COMPLEX - study
facility enhancement feasibility study

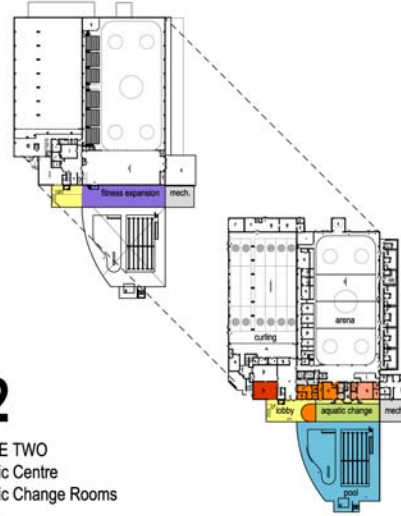
Phasing Options

Several options may be possible to phase the construction, below we have diagrammed one possible stream.



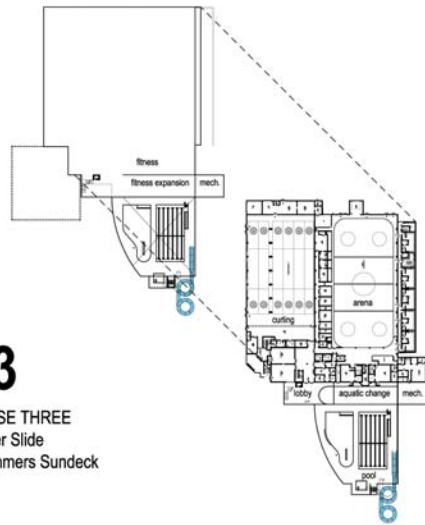
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PHASE ONE
Skate Change Rooms
Fitness Space Renovations
Walking Track



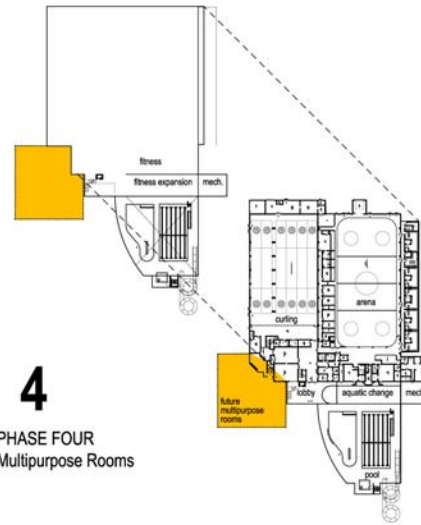
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PHASE TWO
Aquatic Centre
Aquatic Change Rooms
Lobby
Child Care
Fitness Expansion



3

PHASE THREE
Water Slide
Swimmers Sundeck



4

PHASE FOUR
Multipurpose Rooms

Randall Conrad & Associates Ltd.

bruce carscadden ARCHITECT inc.

6 Jan 2006

8.6. Estimated Replacement Costs for Existing Complex

As part of the decision making process, it is important to understand what the replacement cost of existing facilities is (especially in the case of deliberating on required facility retrofit or upgrade).

Although defining the detailed replacement costs of the existing facility is outside of the scope of this Plan, order of magnitude costing based on square foot construction rates of \$160 to \$250⁴ plus 20% to 30% in soft costs per square foot (including arena, curling and meeting room areas but not including aquatics development) would equate to a existing facility replacement costs of between \$13.5M and \$22.8M⁵.

8.7. Benefits to Enhancing the Creston & District Recreation Complex

This study and, in particular, the recommendation to upgrade and improve upon the service opportunities provided at the Creston & District Community Complex focuses, for the most part, on a demand based approach. That is, wholesale consultation with District residents has rendered a majority desire to invest in new and improved development with a focus on indoor aquatics and wellness opportunities.

While this alone provides decision makers with some justification to move forward, there are numerous other benefits to the District that will accrue and go beyond the benefits for facility users and development advocates.

Benefits based measurement in the leisure services industry has come a long way. The BC government, the Conference Board of Canada and many local jurisdictions are now measuring recreation benefit from a socio-economic perspective, which recognizes value to overall community health and not just for the individuals and families who participate.

The realization of facility development and operational goals as outlined in this report will undoubtedly contribute the following benefits to the Creston & District Community:

1. Economic Impacts
 - a) Construction:

Construction impacts will result in an estimated 160 person years of employment and \$18M in Capital Investment. This translates to a GDP (Gross Domestic Product) total value of final goods and services produced of close to \$12M. Assuming that localized or regional employment and goods would make up one quarter of the construction costs, the impact to the region might be \$4M.

⁴ 2005 estimates from Bruce Carscadden Architect

⁵ Based on approximately 70,000 square feet of existing facility spaces

b) Sports Touring Markets

With an indoor pool and improved curling facility floor, there would be capability to host at least four major regional events per year, plus at least three swim meets and two sports camps. This is estimated to attract 3600 non-resident sports and event visitors (beyond that which exists with current programming).

The GDP impact of 3600 additional visitors to the area per year will approach \$360,000 per year (@ \$100 / day visitor spending). Over a thirty-year facility life span, the GDP would be \$10.8M.

c) Business and Residence growth

While empirical economic data regarding the impact of increased residency or industry relocation that will result from the facility cannot be measured accurately, quality of life benefits are playing an increasing role in business relocation decisions and in retirement location choice. In addition, quality of life amenities are also key to retention of residents.

d) Employment

The facility program, if built, will provide additional full season employment for aquatics staff and new / expanded positions associated with fitness / wellness components. This would mean between 10 to 15 new job postings for local youth / residents, thus ensuring retention of young people in the community.

2. Life Style Impacts

Creston & District reflects an above average age demographic and continues to attract an increasing number of retirees. This trend will continue, but the area cannot be sustained in the long term as a purely retirement community. Eventually, increased numbers of retirees will induce increased lifestyle service needs that in turn create employment for younger workers. This transition will evolve into a greater balance in age demographics and the subsequent demands for leisure lifestyle. The facility, if improved, will contribute to expediting this balance, as quality leisure lifestyle for all ages will be improved.

There are ample reasons for Creston & District to invest in expanded recreation infrastructure. This not only includes the prescribed improvements and expansion to the Complex, but also extends into the outdoors where a stronger emphasis in creating a "Walkable Community" for Creston is evident. Information to support this is listed as follows:

- ◆ British Columbians are Canada's most physically active – 59 per cent of British Columbians over 12 receive enough physical activity (30 minutes a day, most days of the week for adults) to derive health benefits. The national average is 44 percent (Source: 2002 / 03 Canadian Community Health Survey).
- ◆ British Columbia spends an estimated half a billion dollars in indirect productivity losses due to premature death and disability attributed to physical activity (Source: Ministry of Health Services, 2004).
- ◆ In Canada, an estimated \$2.1 billion in annual health care costs can be directly attributed to physical inactivity (\$5.3 billion in direct and indirect costs, 2003) (Source: Katzmarzyk, P; Gledhill, N. & Shephard, D (2000). The Economic Burden of Physical Activity in Canada. CMAJ 163 (11) 1435-40).
- ◆ Child obesity in Canada has tripled; overweightness has doubled from the period 1981 to 1996. The prevalence of overweight increased from 15% to 35.4% for boys, 15% to 29.2% for girls, while the prevalence of obesity increased from 5% to 16.5% for boys and 5% to 14.6% for girls. (Source: Mark S. Tremblay and J. Douglas Wilms Secular trends in the body mass index of Canadian children, Canadian Medical Association Journal 2000 163: 1429-1433).
- ◆ 2.8 million Canadians aged 20 to 64 are obese (this equals 15% of the population, or one in seven people). (Source: 2000 / 01 Canadian Community Health Survey).
- ◆ The average Canadian child is sedentary for three to five hours a day in front of a television (Source: Canadian Fitness and Lifestyle Research Institute).
- ◆ Four in ten (40%) Canadian children already have at least one risk factor for heart disease due to an inactive lifestyle. (Source: Canadian Association for Health, Physical Education, Recreation and Dance, 1998; and Fishburne, Graham (1991) The Well Being of Children and Youths ACFWB Newsletter May).
- ◆ Type II Diabetes, often referred to as an adult onset disease, is being diagnosed much earlier than before in teenagers and people in their 20s. (Source: American Diabetes Association, 2001).
- ◆ 2 million Canadians have Type II diabetes, a condition that is preventable through proper exercise and diet. (Source: Canadian Diabetes Association).

- ◆ A rapidly aging society and children and youth being predisposed to health risks associated with an inactive lifestyle will increasingly burden our health care system. A total of \$4.4 billion in costs have been avoided due to the successful increase in the rate of physical activity over the 10-year period of 1981 to 1991 (CFLRI). Another study (Katzmarzyk, Gledhill & Shepard, 2000) indicates that the cost of physical inactivity in Canada is \$2.1 billion annually in health care costs.
- ◆ Average household spending in 2001 in BC:
 - ◆ Sports and athletic equipment - \$188
 - ◆ Live sports events - \$42
 - ◆ Membership fees for sports and recreation facilities - \$218
 - ◆ Single use fees for sport and recreation facilities - \$60
 - ◆ Purchases of bicycles, parts and accessories - \$52
- ◆ Occupations in Athletes (530), coaches (1,505), referees (975) and program leaders and instructors (8,845) in 2001 in BC was 11,855; a 21.7% increase from 1996.
- ◆ Spectator sports employment in 2002 in BC was 1,423.
- ◆ The average visitor spends \$110 per day (Tourism Victoria, 1994).
- ◆ Sport and physical activity are significant economic drivers. In 1996, the impact of sport and physical activity on the Canadian GDP was \$8.9 billion and accounted for 262,000 jobs. There are over 11,000 paid workers in sport in BC (not including the retail sector and municipal recreation employment).
- ◆ New research shows that as little as 10 minutes of moderate exercise can liven you up. According to a study at Northern Arizona University of Tucson, just 10 minutes of exercise improved mood, increased vigor, reduced feelings of fatigue and helped participants feel more clear headed. (Source: MSN.com, July 13, 2001)
- ◆ In older people, daily physical activity helps delay or prevents chronic illnesses and diseases associated with aging and maintains quality of life and independence longer. (Source: American Heart Association, 2001).
- ◆ Daily physical activity reduces the risk of heart disease by improving blood circulation throughout the body, keeps weight under control, improves blood cholesterol levels, prevents and manages high blood pressure and prevents bone loss. (Source: American Heart Association, 2001).
- ◆ Research shows that people are more active in neighborhoods that are perceived as safe and that have recreational facilities nearby. (Source: Center for Disease Control web site).

- ◆ Lack of physical activity is a primary factor in more than 200,000 deaths per year in the US, a total equivalent to 25% of all chronic disease deaths and 10% of all deaths. (Source: Dr. Thomas Schmidt, February 2001).
- ◆ Patients involved with a three year health walk study through the United Kingdom National Urban Forestry Unit and the Sonning Common Health Center showed an improvement in the general level of health and had less frequent visits to the doctor and lower levels of drug prescription.
- ◆ According to a Harvard University research team, walking reduces the risk of diabetes by helping the body to use the natural anti-diabetes hormone, insulin more efficiently and effectively. (Source: Harvard University, October 1999).
- ◆ Adhering to a fitness program helps employees be more productive, absent less often and less likely to have an accident.
- ◆ Each mile walked or run by a sedentary person adds an extra 21 minutes of life and saves society from unnecessary medical expense.

8.8. Next Steps in Facility Enhancement

- ◆ Approval of Recreation Master Plan (in principle or in having met Terms of Reference).
- ◆ Benchmarking and/or gaining commitments to External Facility Development Resourcing Funds (grants, commitments, levels of local fundraising targets and commitments to fundraise).
- ◆ Build Facility Capital Resourcing Targets as component of potential referendum. (Note: phased development of components versus “all in one” will have to be determined).
- ◆ Make decisions regarding the Operational Approach to the facility through examination of outsourcing (third party operation), current operating framework, Town operated or governance model with new entity (not-for-profit company made up of contributing parties).
- ◆ Build Referendum Strategy (Business Plan) including:
 - Referendum question
 - Tax impact information
 - Governance model adopted
 - Operational model adopted
 - Opportunity spectrum and user fees
 - Timing for referendum

- ◆ Hold Referendum
- ◆ Accept and move forward with public acceptance or rejection (note that rejection of referendum does not avoid the need to finance existing facility upgrades).

8.9. Building the Referendum Strategy

While the feasibility of investing in improvements and enhancements to the Creston & District Recreation Complex shows promise, the major investment, if not the total investment, will likely come from the Recreation District tax base – the ratepayers.

In this regard, the capital investment required at levels that will reach, or go beyond, (industry inflation) \$18 M is unprecedented for the community relative to recreation infrastructure. Thus the Creston Valley Services Committee will no doubt recommend a call for a referendum vote on the project.

Setting the referendum question is one aspect of the process, but more important is the determination of who will be allowed to vote and also an assurance that voters are well informed prior to deciding.

Since major referendums typically do not re-occur more than once within five year time spans, it is likely that an unsuccessful referendum would result in yet another substantial period of time before the question of major infrastructure improvements re-surfaced.

It is recommended that the Committee prepare a comprehensive strategy to inform and educate the public and, is developed to provide accurate information about design, cost impacts to ratepayers and impacts to individuals of their vote, whether it be negative or positive. The information must, in all cases, answer the question “What is in it for me?” and the information must be made readily available to all ratepayers. In the latter case, successful referendums are those that involve all potential voters through household print information, media ads, numerous open houses, special presentations to interest or demographic groups and continuous exposure.

In the case of who votes, there are three aspects of the feasibility study that must be considered:

- 1. Those who were given an opportunity to provide comment or fill in survey questionnaires that led to the project definition are clearly the primary voting audience.**

This comprises RDCK Recreation Area #3 (Bylaw 780) including a defined portion of Electoral Area A and Areas B and C. Of note is that the Recreation Complex Service area does not include Area C. They pay taxes to be in the Recreation Area as defined, but do not contribute to the Facility. The portion of Electoral Area A that is not within the Recreation Area lies north of Kuskonook.

- 2. Those ratepayers who are eligible to vote and lie within a reasonably defined market region for this type of regional facility.**

This suggests that travel distance to access the service is indeed a strong factor in who should pay for any given service. The ideal market zone for major destination facilities like the one proposed is within ½ hour travel distance. Coincidentally, this conforms to the Recreation Area #3 service boundary.

- 3. There must be a sufficiently sized market to create viability in operations.**

This means that reasonable recovery in operations rests upon market size and the level of services provided to that market. Large complexes and, particularly, indoor aquatics facilities require a market sized between 10,000 and 15,000 to achieve sufficient use to warrant the investment. The Recreation Area #3, as defined, and that which was included in the feasibility consultation comprises just over 13,000 population. Any decisions to reduce the market area for the purpose of a referendum changes the design / concept viability and thus is less likely to render public acceptance. Similarly, expanding the market for a referendum vote to ratepayers who lie beyond the ½ hour drive service zone and have not been involved in consultation will also reduce public acceptability overall.

9.0 Conclusion

Recreation Area #3 which forms the Eastern end of RDCK is at a cross roads when it comes to the delivery of facility based recreation services. Its history of allocating recreation tax levy funds back to many rural area communities to support their recreation needs and its role in providing major recreation facility services through the Creston and District Community Complex has been well applauded up to now. However, infrastructure is aging and requires upgrades at a time when demands for indoor aquatics is most apparent.

Demands for access to opportunities that support healthy participation and general personal wellness are also on the rise and this correlates with the market of retirees who seek opportunities to socialize and attend events fairs and festivals on a year-round basis.

The transformation of the Creston and District Community Complex from a resource which has for many years catered to programmed activities, indoor ice sports, banquets and seasonal swimming; to a Leisure Wellness Centre with extended opportunities for drop-in leisure aquatics, fitness, social areas and therapeutic warm water tanks, is most appealing to residents.

Over-all consultation with groups, citizens, administrators and decision makers has revealed a willingness to move forward with attempts to make this transition a reality and indications of public financial support through tax increases is more favorable now than in the past.

The over-all feasibility of moving forward with major renovation, added indoor aquatics and wellness spaces is promising at this time.

The Recreation Area #3 and the Creston Valley Services Committee mandate has evolved in the past with a predominant major facility focus evident in the operation of the Complex and associated grounds. The mandate has also been to manage community tax levies that help to support area community associations via annual operating grants. In essence the services provided through tax dollars have rendered the Creston Valley Services Committee and staff as a predominant Regional Facility Operator and a manager of tax revenues to support delivery of recreation by hundreds of Area volunteers.

Rural recreation parks and community facilities are also aging and area societies are in constant need of excess dollars to support local improvements. Capital infrastructure investment needs throughout the region will continue at a rate that will likely be beyond the financial capabilities of the District to manage, unless new sources of revenue are found.

With this challenge, the RDCK Directors and the Creston Valley Services Committee, and its staff, should develop policies and frameworks that encourage partnerships, increase and support volunteerism and train volunteers to better help themselves.

This suggests that staff resources move toward the provision of service through a Community Development Model wherein the Director and/or a Community Development Coordinator work with rural communities and groups within the Town of Creston in furthering recreation business plan objectives. It calls for a greater emphasis towards facilitation as opposed to direct delivery.

This will mean developing skills, tools and information sources to facilitate improved planning, managing and self sufficiency of area volunteers. It should include planning processes, standards, marketing, business planning, fundraising strategies and grant procurement. It heralds opportunities for greater cooperation, coordination, and information sharing between volunteer groups, through annual volunteer workshops, and joint advisory committees.

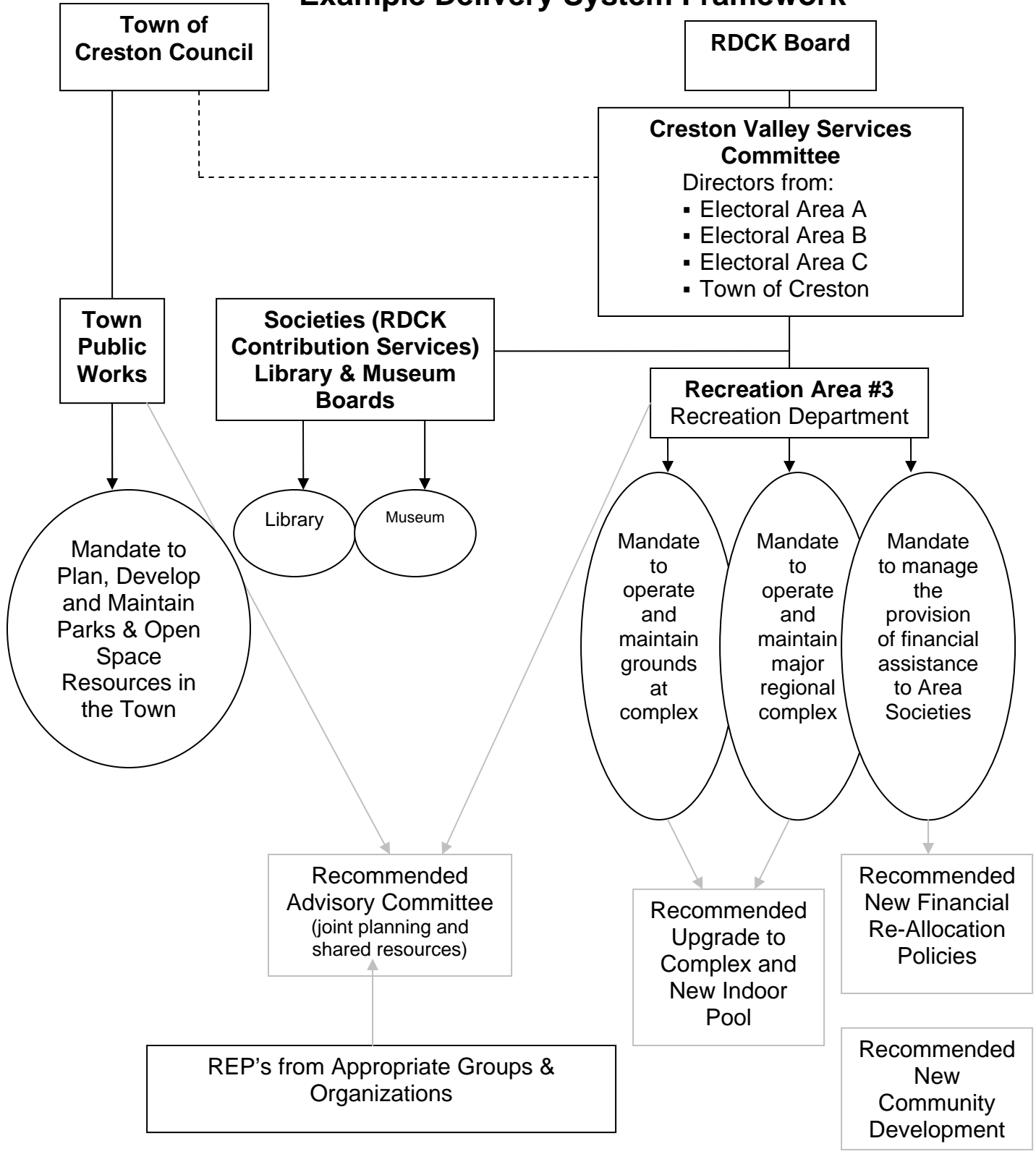
With a greater emphasis on Recreation volunteer and agency facilitation, the RDCK will be best positioned to make decisions based upon a model of Quality (minimum standards set for program and facilities and parks); Quantity (based upon approved thresholds for supply relative to proven demand); Sustainability (based upon proof of sustained market use) and Cost (to ensure for affordable access by all). Policies must also be developed to ensure EQUITY in funding wherein the RDCK develops agreements with societies that reflect the set levels of assistance which will be provided on an annual basis along with criteria for funding of projects and/or programs.

In short, the process of funding groups based upon expressed need, jurisdictional location or political affiliation will give way to funding through proven demand/need, standards of geographic supply (e.g. No duplication of resources in the same area), proof of sustainable operations and responsible business planning by volunteers.

The business of directing tax dollars to support hall societies that sustain limited use, local pools that incur little use and high deficits, or societies that cannot adequately function to provide public services should be discouraged.

The Creston Valley Services Committee recreation mandate, allocation of staff resources and overall efficiency in providing Complex Services, could be better aligned with services provided by the Town of Creston. While Creston manages and maintains a system of parks and open space, they are not currently structured to provide community development or facilitative services from recreation professionals. As the RDCK maintains such professionals at the current time, the overall delivery of “soft” or supportive services to volunteers, the coordinated planning of town trails with Valley trails and the planning of major community wide events or initiatives will be better served through agreements and/or perhaps an advisory committee struck between the Town and the District. Should this not occur, the Town is suggested to be of sufficient size to warrant its own Community Development Coordinator (or Recreation Coordinator).

Example Delivery System Framework



Last, but not least, the entire regional community, with leadership provided by its many volunteers, residents, business community and political leaders and; coordination provided by the Creston Valley Services Committee and RDCK staff, must move forward in responding to the stated leisure needs of the majority. The community has shown strong desire to improve the quality of life in the Valley and has provided indication that they are willing to financially support prescribed upgrades and enhancement to the Creston Valley District Complex as part of this quality of life.

While the Master Plan and the associated Complex feasibility recommendations have been based upon a comprehensive degree of public consultation, there is still more work to accomplish in further defining methods of acquiring necessary capital funding. There is also more work to do in educating residents about the numerous lifestyle benefits that will accrue if proposed recommendations are followed.

It is time once again to invest in quality recreational outlets to serve existing and future residents, to ensure retention of youth, to enhance health and wellness opportunities and to attract business and investment in the Valley.

It is time to better train and empower the many volunteers who work to provide quality recreation in local communities and it is time to work as cooperative partners to sustain and enhance the quality environmental, social and economic attributes that will be lost without timely action.