



North Bow Community Facility Board Recreation Facility Needs Assessment and Feasibility Study



Final Study

March 27th, 2006

Randall Conrad and Associates Ltd.



randall conrad & assoc. ltd.

Letter of Submittal

March 27, 2006

North Bow Community Facility Board
Attn: Bruce Vollob
#34 4th Street
Langdon, Alberta T0J 1X1

RE: NEEDS ASSESSMENT AND FACILITY FEASIBILITY STUDY

Dear Bruce,

Please find attached the final study document for the above noted study.

We are confident that its contents are in line with the terms of the assignment and that the recommendations reflect an exciting but affordable approach to facility provision in the Bow North Recreation area in the years to come.

Please use this as a tool for future progress and do not hesitate to call us if you have any questions or concerns.

Thank you for the opportunity to work with the North Bow Community Facility Board and Bow North Recreation Area public,

Sincerely,

M. Roma

Executive Summary

The following needs assessment and feasibility study has been prepared by Randall Conrad and Associates for the North Bow Community Facility Board.

The purpose of the study was to identify community needs for recreation facilities, develop a facility program to meet majority needs, and identify the capital and operating costs of this facility program to understand the impacts of development of the residents of the Bow North Recreation Area.

Needs were identified through successful surveys and meeting with the general public, local user groups, students, and the business / developer community. The needs identified included:

Types of indoor facilities identified:

- Field house / gymnasiums space that can also accommodate banquets, shows, and other special events (with walking track and climbing wall),
- Indoor ice arena,
- Indoor leisure aquatics centre,
- Community meeting / program rooms,
- Fitness / Wellness centre,
- Child Play area, and
- Library area.

Types of outdoor facilities identified:

- Ball diamonds (4),
- Soccer fields (2),
- Picnic Area,
- Outdoor Rink,
- Outdoor Water Spray Park, and
- Trails.

Based on the needs assessment data and further review of existing facilities in the market area, the costs of development (capital and operating) and under the guidance of the study team, the Board refined a facility concept model featured on the following pages with associated capital costs identified as follows:

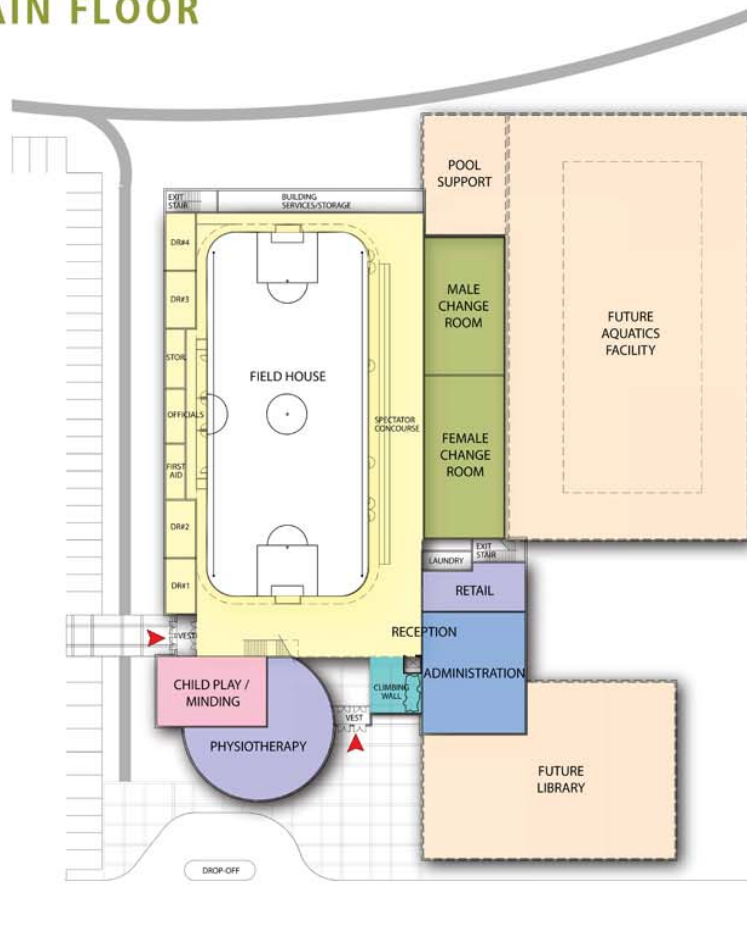
| Phase | Facility Component | Total Capital Cost |
|------------------------------------|--------------------------|----------------------|
| Phase I | Fitness / Wellness Areas | \$ 12,589,111 |
| | Health Services Spaces | |
| | Child Play | |
| | Climbing Wall | |
| | Meeting Rooms | |
| | Ball Diamonds | |
| | Trails | |
| Phase II | Field House | \$ 7,416,479 |
| | Walking Track | |
| | Soccer Pitches | |
| | Trails | |
| Future Phase | Indoor Aquatics | \$ 9,372,576 |
| Future Phase | Library | \$ 2,814,240 |
| Total Project Capital Costs | | \$ 32,192,407 |

The impacts of developing Phase I and / or Phase II of development, based on different levels of community fundraising (identified as non-tax supported funds) is as follows:

| Estimated Residential Tax Increase Per \$100,000 Assessed Value | | |
|--|----------------|-------------------------|
| | Phase I | Phase I & II |
| Operating Costs (Annual) | \$182,234 | \$176,466 |
| Capital Costs (Total) | \$12,589,111 | \$20,005,591 |
| Est. Tax Increase: \$5M Fundraising | \$152.69 | \$262.95 |
| Est. Tax Increase: \$10M Fundraising | \$77.53 | \$187.79 |
| Est. Tax Increase: \$15M Fundraising | n/a | \$112.63 |
| Est. Tax Increase: \$19M Fundraising | n/a | \$37.39 |

The Board now must move forward in attaining further community funding, secure a site for development and commence detailed design work so that construction can begin, and ultimately, community needs be met.

MAIN FLOOR



- Field House**
 - Dressing Room
 - Official
 - First Aid
 - Spectator
 - Storage
 - Support Facilities
 - Public Washrooms
 - Concessions

- Administration**
 - Reception
 - Offices (Facility)
 - Offices - Coordinators - Directors
 - Storage

- Lease Space**
 - Physiotherapy
 - Retail

- Wellness Area**
 - Change Rooms

- Building Support Spaces**
 - Storage
 - Mechanical
 - Vehicle Circulation

- Child Play Spaces**
 - Play Room
 - Minding Room

- Climbing Wall**

- Future Aquatics Facility**
 - Lane Swimming/ Water Park Area
 - Offices/First Aid
 - Change Room Modifications
 - Pool Support - Storage
 - Water Treatment

- Future Library**
 - Administration
 - Fiction Collection
 - Non-Fiction
 - Reference Collection
 - Computer Area

Acknowledgements and Credits

This North Bow Community Facility Board needs Assessment and Feasibility Study 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 Volunteer Organization representatives that responded to our inquiries through interviews and group questionnaires;
- The staff, teachers, and students at local schools for their assistance and input in the public consultation process;
- Members of the general public who completed the household survey and attended review open house;
- M. D. of Rocky View Elected Officials, staff and administration;
- Facility operators from across the Province who provided information for the operating cost estimates portion of the study;

And last, but not least:

- The North Bow Community Facility Board members:
 - Gordon Mowat, Chairperson
 - Jim Rheubottom, Treasurer
 - Bob Thomson, Secretary
 - Corrie Carrobourg, Vice Chairperson
 - Loris Freysteinson
 - Katherine Winkler
 - John Burns
 - Gary O'connor
 - Trish Henry
 - Norm Shanahan
 - Kim Cormack
 - Teresa Vollob
 - Bruce Vollob
 - Dereck Gustavson
 - Peter Loats
 - Gord McFayden
 - Deb Shanahan
 - Dave McKinnon
- Community contacts:
 - Doug Cavers
 - Charlene Stern
 - Shelly Kinley
 - Jerry Isley
 - Shelly Jessey
 - Kelly McMullen
 - Ron Tuck
 - Becky Turner
- The consulting team:
 - Randy Conrad, Randall Conrad and Associates Ltd.
 - Mike Roma, Randall Conrad and Associates Ltd.
 - David Edmunds, Graham Edmunds Cartier Architecture

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1.0 Introduction

The North Bow Community Facility Board currently consists of 22 people representing 16 local service organizations and the public at large in the M.D. Rocky View Recreation Area #10. The Board was formed in March of 2004 to explore the development of recreation facilities to serve the M.D. Rocky View Bow North Recreation Area #10. The Bow North Recreation Area encompasses the communities of Langdon, Indus, Shepard, and Dalemead. The ultimate goal of the Board is to develop a recreation facility in the Bow North Area. In order to further understand community needs and what the impacts of meeting these needs would be, the group was required to develop a Needs Assessment and a Feasibility Study for recreation resource development.

In June of 2005, the Board retained the services of Randall Conrad and Associates to complete a Needs Assessment and Feasibility Study for the Area.

The following Needs Assessment and Feasibility study includes an analysis of the areas' population characteristics, recreation facilities in the market area, and a preliminary look at recreation facility trends as well as results from the public consultation process, facility program development, capital and operating cost projections, and an impact assessment.

2.0 Purpose and Methodology

The purpose of the study process was to:

- analyze population in the area to understand local demographics as well as projected population growth,
- gather input from the user groups, students, and general public in the Bow North Recreation Area
- based on community needs, develop a facility development concept with associated capital and operating costs,
- Analyze the impacts of facility development on the community.

The prescribed methodology included the following techniques:

1. User Group Survey sent to various organized groups throughout the Region,
2. Student survey administered at Langdon School,
3. Public survey sent to all households in the Bow North Recreation Area,
4. Focus groups administered with representatives from various local stakeholder groups,
5. Review of secondary research data including population and trends information,
6. The development, with an independent architecture firm, of a facility development concept with associated capital and operating costs,
7. The assessment, in consultation with the M.D. of Rocky View, of what the impacts of development could be to the residents of the Bow North Recreation area, and
8. Hosting a public review open house to discuss the findings and results of the process with the public and gather feedback.

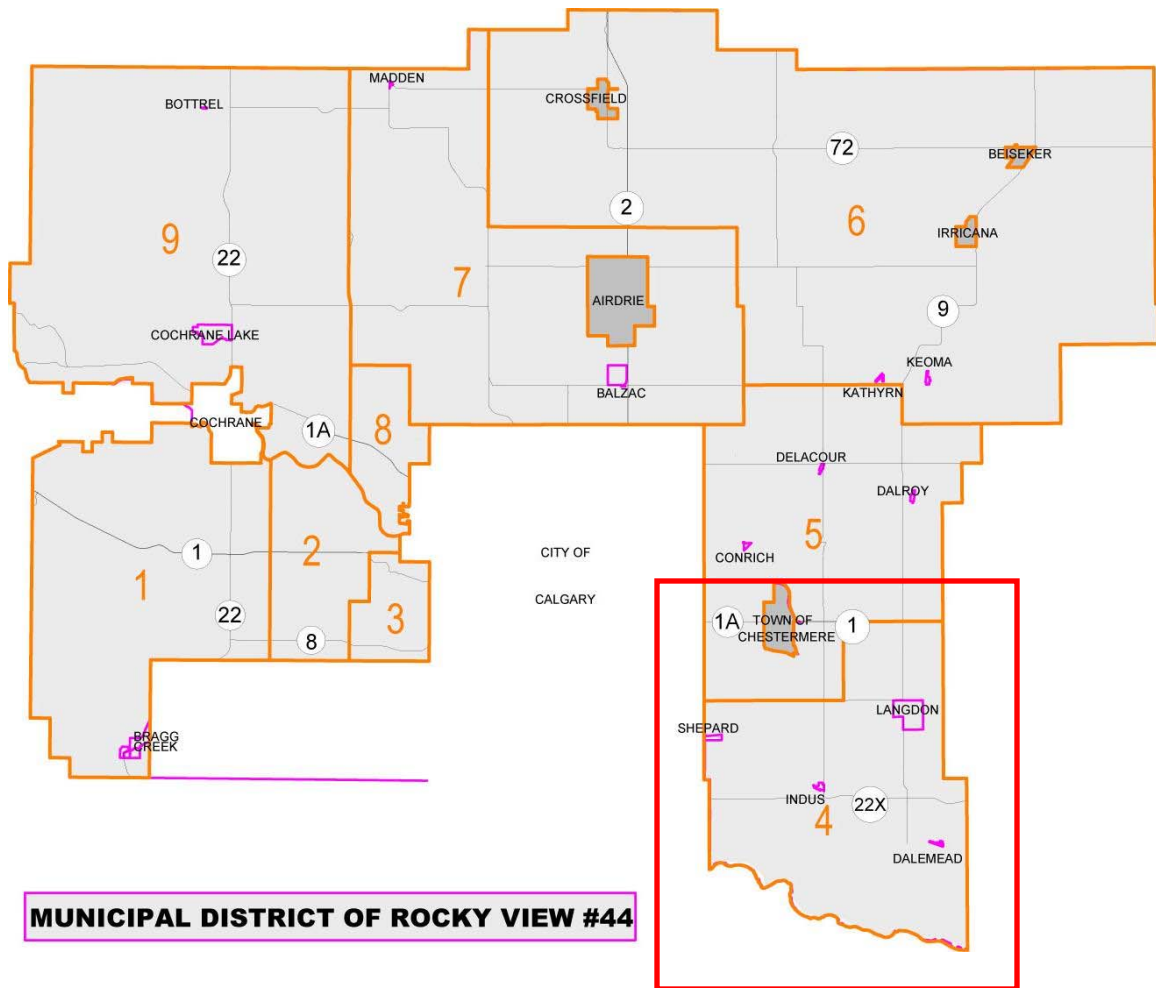
2.1. Reliability of Survey Data

The user group survey and personal interview information are completed to give an indication of where priorities lie for each, but cannot be considered statistically significant, or representative of the entire user group communities.

The public survey was reliable +/- 4.38%, 19 times out of 20 as there were 403 returns from 2,060 mail outs.

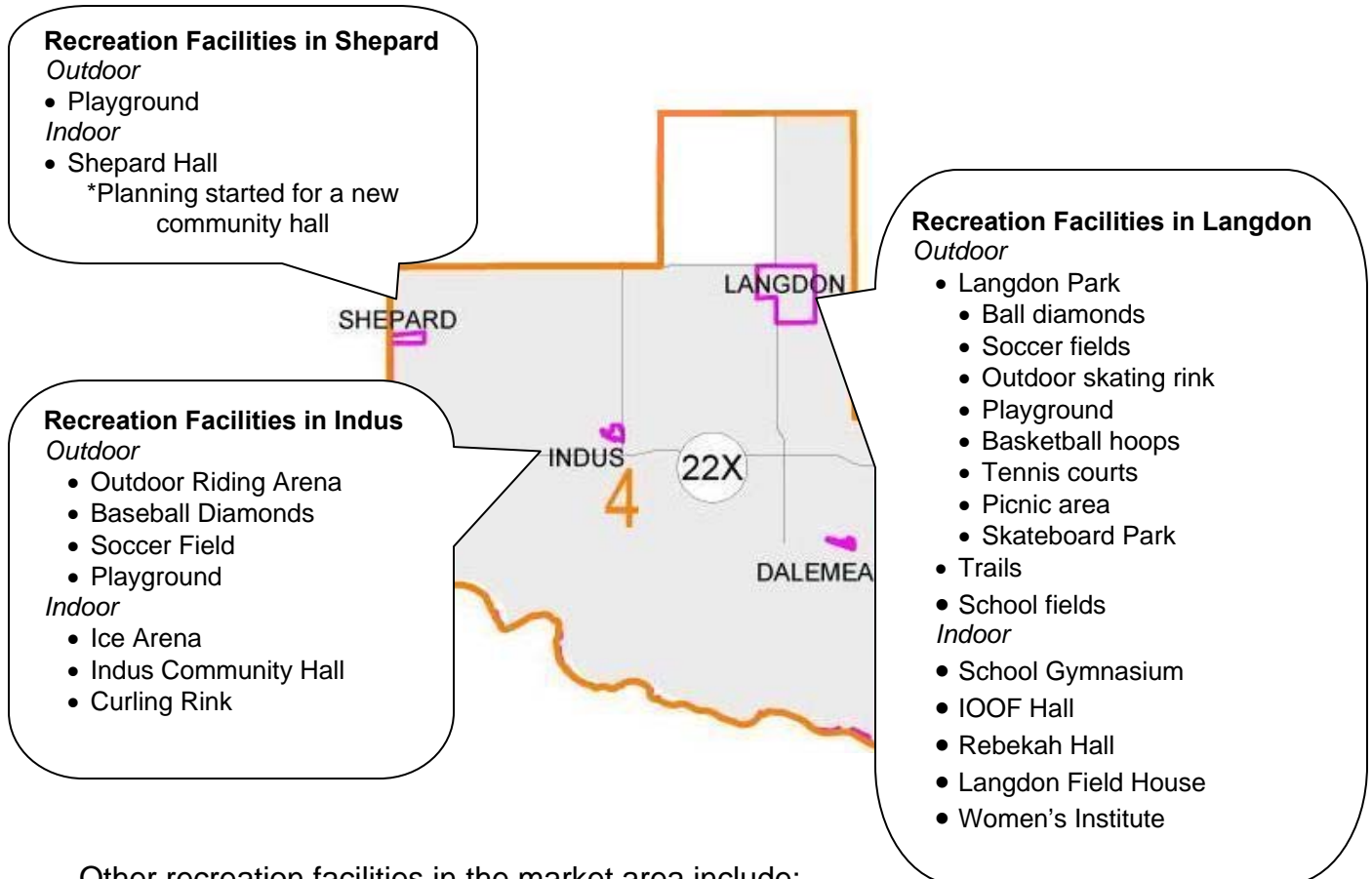
3.0 Regional Recreation Profile

The study area, as it pertains to the Needs Assessment and Feasibility Study development, encapsulates the Bow North Recreation Area (#4 on the following map).



3.1. Recreation facilities in the Area

The Bow North Area currently has indoor recreation facilities including: an ice arena, curling rink, school gymnasium, and five community halls. Outdoor recreation facilities in the area include: ball diamonds, soccer fields, playgrounds, trails, riding arena, tennis courts, basketball hoops, skating rink and picnic areas. All of these facilities are located through the Bow North Recreation Area as follows:



Other recreation facilities in the market area include:

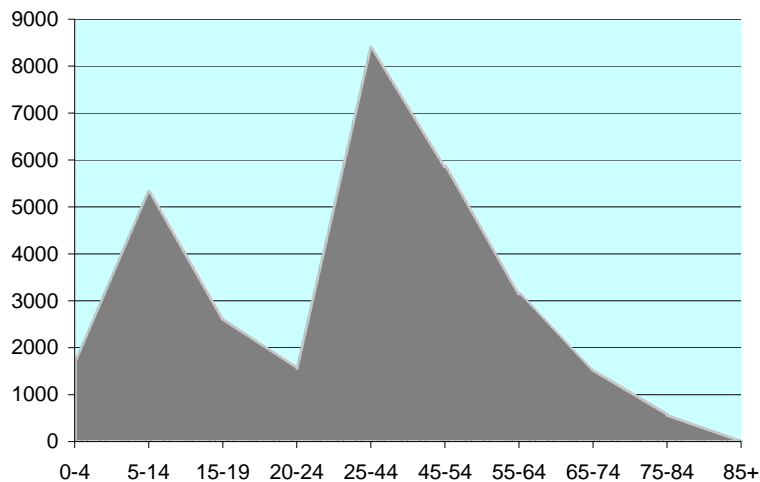
- Chestermere Recreation Centre
- Strathmore
 - arena (twin)
 - curling rink
 - aquatics centre
 - civic centre
- City of Calgary (East Side of City)
 - 8 arenas
 - 5 athletic parks
 - numerous community centres
 - 4 indoor pools
 - 2 leisure centres
 - 5 outdoor pools
 - 6 skate board parks

4.0 Population Analysis

4.1 M.D. Rocky View

The population of the entire M.D. of Rocky View in 2001 was 30,685 (StatsCan). Although there has not been another Census since 2001, M.D. administration estimates population of the entire Municipality to be 35,620. This estimated growth represents an annual growth rate of 3.8%pa. The age demographics of the municipality in 2001 were as follows:

M.D. Rocky View Age Breakdown



Of the total M.D. population, 6.8% are over the age of 65 while 31.4% are under the age of 20. The largest age category is the 25-44 years (27.3% of the population) followed by the 45-54 (19.1%) and 5-14 (17.3%) age categories.

As compared to the Provincial averages, the population breakdown for the M.D. does relate some anomalies:

- The percentage of population over 65 (seniors) in the M.D. is 6.8% while the Provincial average is 10.3%.
- The percentage of population under 20 (youth) in the M.D. is 31.4% while the Provincial average is 28.3%.
- Therefore the population of the M.D. for youth is higher than Provincial averages and for seniors the opposite is true.

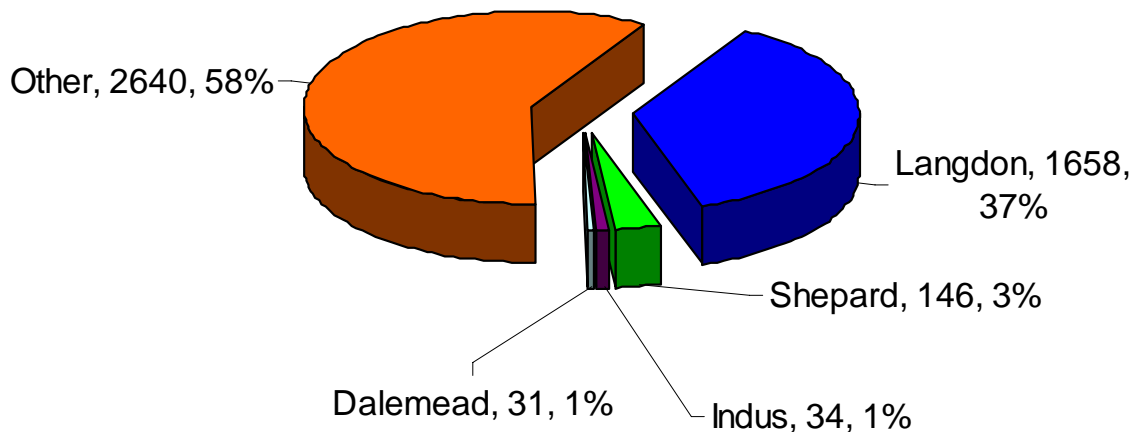
4.2. Bow North Recreation Area

The population of the Bow North Recreation Area in 2004 was estimated by M.D. Administration, at 4,509 (3,600 in 2000¹). It is reportedly the third largest area in the M.D. of Rocky View, behind Rocky View West (9,747 est.) and Bearspaw-Glendale (4,836 est.).

| Estimated Population (2004) | | |
|------------------------------------|------------------|-------------------|
| Area | Est. pop. | % of total |
| Rocky View West | 9747 | 27.4% |
| Bearspaw-Glendale | 4836 | 13.6% |
| Bow North | 4509 | 12.7% |
| Airdrie | 4353 | 12.2% |
| Ranch Lands | 4152 | 11.7% |
| Chestermere-Conrich | 3235 | 9.1% |
| Irricana | 2480 | 7.0% |
| Crossfield | 1405 | 3.9% |
| Beiseker | 541 | 1.5% |
| Madden | 357 | 1.0% |
| Total M.D. Rocky View | 35615 | 100.0% |

The population of each community within the Bow North area can be broken down as follows (based on 2004 M.D. Rocky View estimates):

Bow North Population Breakdown



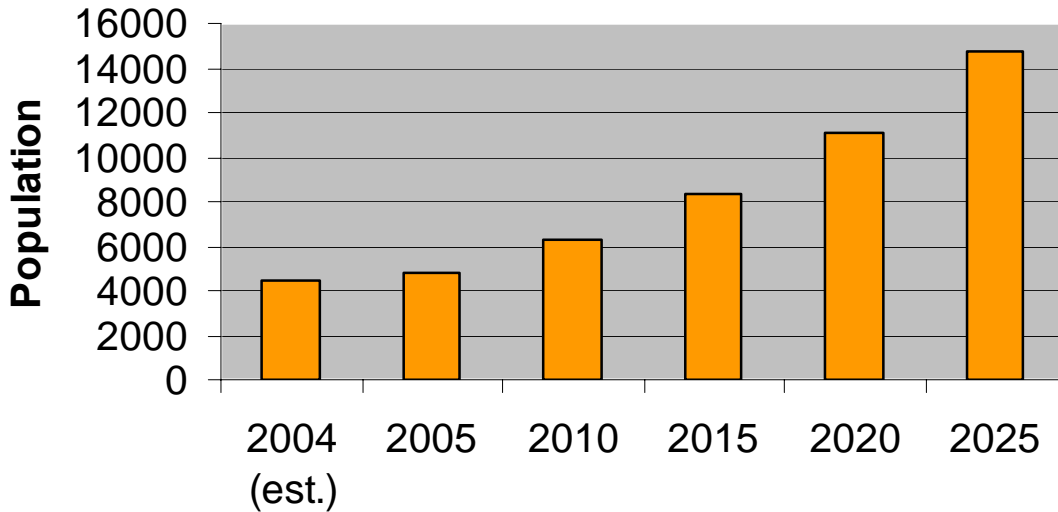
¹ Most recent census of this area was completed in 2000

4.3. Population Projections

The population of the Bow North Area is estimated² to have increased 5.8% per year over the years 2000 through 2004. Using this growth rate as an expected growth scenario to project future population in the Area indicates a cumulative population growth of the Area of 226% over the next 20 years (reaching 14,703 in 2025).

| Population Projections (5.8%pa growth rate) | | | | | | |
|--|-------------|------|------|------|-------|-------|
| | 2004 (est.) | 2005 | 2010 | 2015 | 2020 | 2025 |
| Langdon | 1658 | 1754 | 2324 | 3079 | 4080 | 5407 |
| Shepard | 146 | 154 | 205 | 271 | 359 | 476 |
| Indus | 34 | 36 | 48 | 63 | 84 | 111 |
| Dalemead | 31 | 33 | 43 | 58 | 76 | 101 |
| Other | 2640 | 2793 | 3701 | 4903 | 6497 | 8609 |
| Total | 4509 | 4770 | 6320 | 8375 | 11097 | 14703 |

Bow North Population Projections



Other estimates from the M.D. indicate that the population in Langdon alone could reach over 7,300³ based on residential development either approved or under review. If this is the case, the above noted projections could be increased dramatically.

² As estimated by M.D. Rocky View Administration, 2004

³ As estimated by M.D. Rocky View Administration, 2005

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 Canadians⁴ 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 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 the Bow North Area 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 which 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.

⁴ Overview of the time use of Canadians in 1998, Statistics Canada

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 Public Consultation

The public consultation process for the Recreation Facility Needs Assessment includes all facets of the public. The following methods have been / will be used in collecting data from the Bow North population:

- A household survey (sent to all households – 2,060 - in the Area)
- A user group survey (sent to 17 user groups – 30 user groups contacted)
- A student survey (administered to Grade 6 students at Langdon School)
- Focus groups with user groups representatives (to be conducted in Fall, 2005)

The results of the consultation process to date are presented in the following sections:

6.1. Household Survey

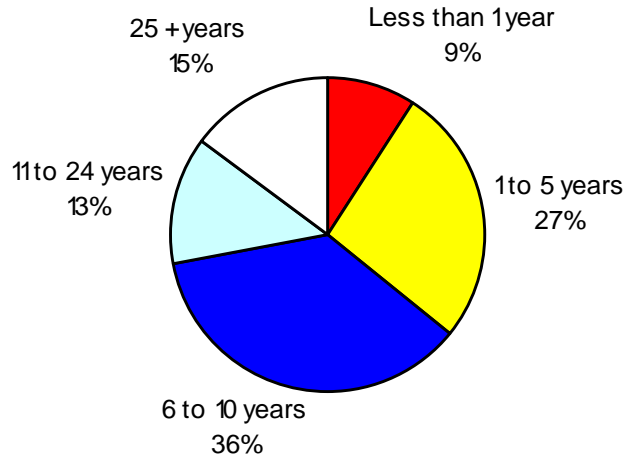
Households were consulted through a mail-out survey that was sent to 2,060 households in the Bow North Area. In total, 403 surveys were returned for a return rate of 19.5%. At this level of response, statistical significance can be claimed at +/- 4.38%, 19 times out of 20. The following summary outlines the results of this survey.

The survey contained 14 questions that asked about the household, the use of existing recreation facilities, and the possible development of new recreation facilities. Note: Questions which percentages do not sum to 100% indicate that not all respondents answered the question.

6.1.1. About your household...

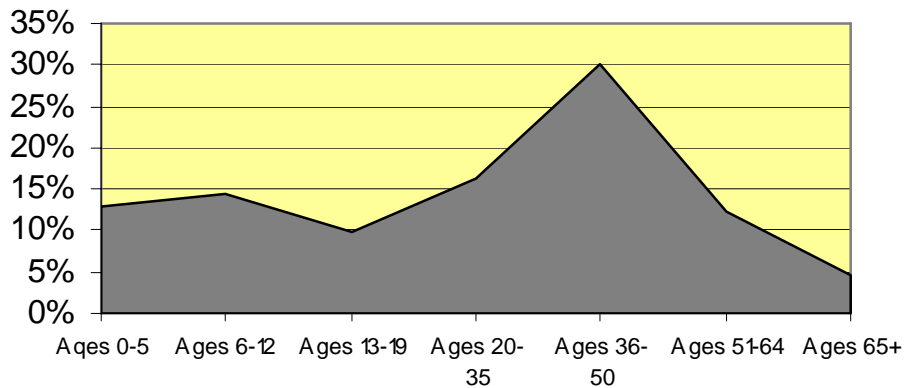
Length of Residence in the Area

When asked about the length of residence in the Area, 15% of households resided in the Area 25+ years, 13% resided in the Area from 11-24 years, and 36% resided in the Area 5 years or less.



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

Age Breakdown of Respondents

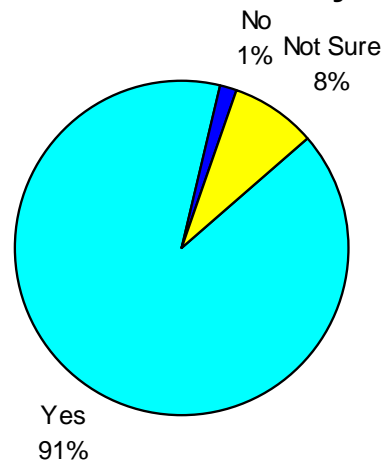


The 403 respondents indicated household representation of 1,270 residents. This demonstrated a slightly higher 0-5 portion of the population as compared to the actual age demographic in the Area according to Statscan 2001 although responding household demographics and actual area demographics are quite similar.

- The demographic breakdown of responding households has 5% of the population over the age of 65 while the actual population in the Area is 6.8%.
- The proportion of responding household population under the age of 20 was 37% as compared to actual demographics of 31.4% under age 20.

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

Respondents were also asked whether or not they expect to be living in the Area five years from now. In total, 91% answered yes to this question.



6.1.2. About use of existing recreation facilities...

Respondents were asked about visitation of existing recreation facilities in the Bow North Area. 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 total)

| Rank | Total |
|------|---|
| 1 | Trails – Langdon (29%) |
| 2 | Playground – Langdon (24%) |
| 3 | Ice Arena - Indus (17%) |
| 4 | Soccer Fields - Langdon (15%) |
| 5 | Ball Diamonds / School Fields - Langdon (12%) |

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

Facilities Never Visited (% of total)

| Rank | Total |
|-------------|------------------------------------|
| 1 | Sheppard Hall (88%) |
| 2 | Tennis Courts - Langdon (87%) |
| 3 | Outdoor Riding Arena - Indus (87%) |
| 4 | Soccer Fields - Indus (84%) |
| 5 | Baseball Diamonds – Indus (83%) |

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

Facilities Deemed “Very Important” (% of total)

| Rank | Total |
|-------------|----------------------------------|
| 1 | Playground – Langdon (51%) |
| 2 | Trails - Langdon (50%) |
| 3 | Ice Arena - Indus (44%) |
| 4 | School Gymnasium - Langdon (43%) |
| 5 | School Fields - Langdon (41%) |

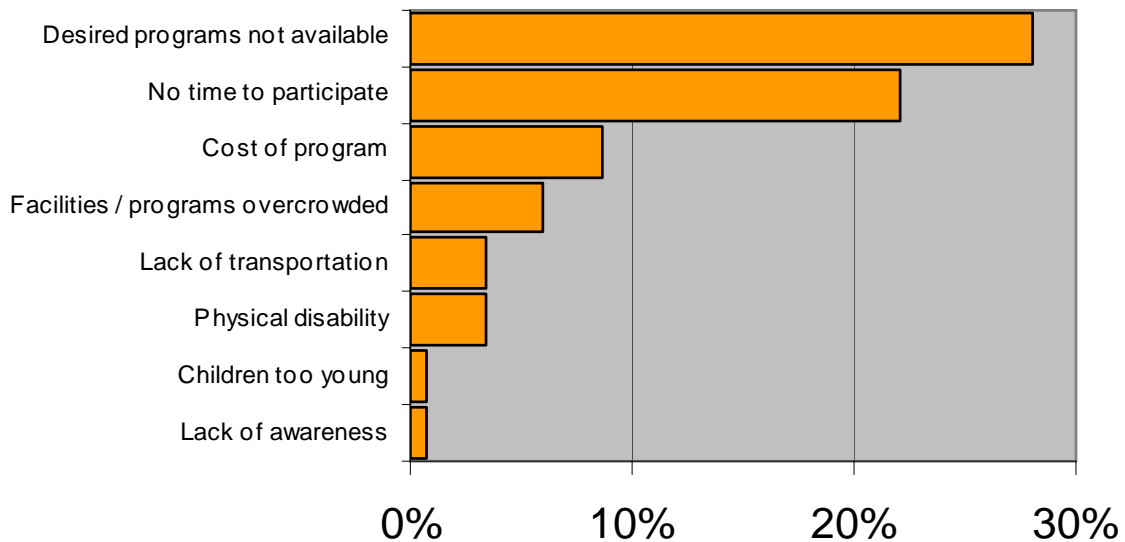
The most important facilities to residents were the playground and trails in Langdon and the ice arena in Indus.

Facilities Deemed “Not Important” (% of total)

| Rank | Total |
|-------------|------------------------------------|
| 1 | Shepard Hall (53%) |
| 2 | Outdoor Riding Arena - Indus (51%) |
| 3 | Playground – Shepard (47%) |
| 4 | Ball Diamonds - Indus (44%) |
| 5 | Soccer Fields - Indus (43%) |

Respondents were also asked about barriers to participation at existing recreation facilities. Of those respondents who answered the question, 28% stated that the “desired programs are not available”, 22% stated that they had “no time to participate”, while and 9% stated that the “cost to participate” was too high.

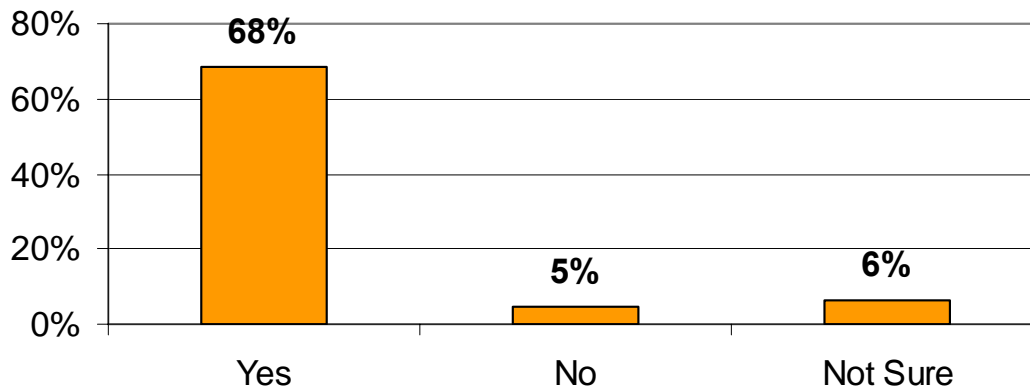
Barriers to Participation



6.1.3. About the development of recreation facilities

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, 68% of total respondents stated that there should be development while 5% said no and 6% were not sure.

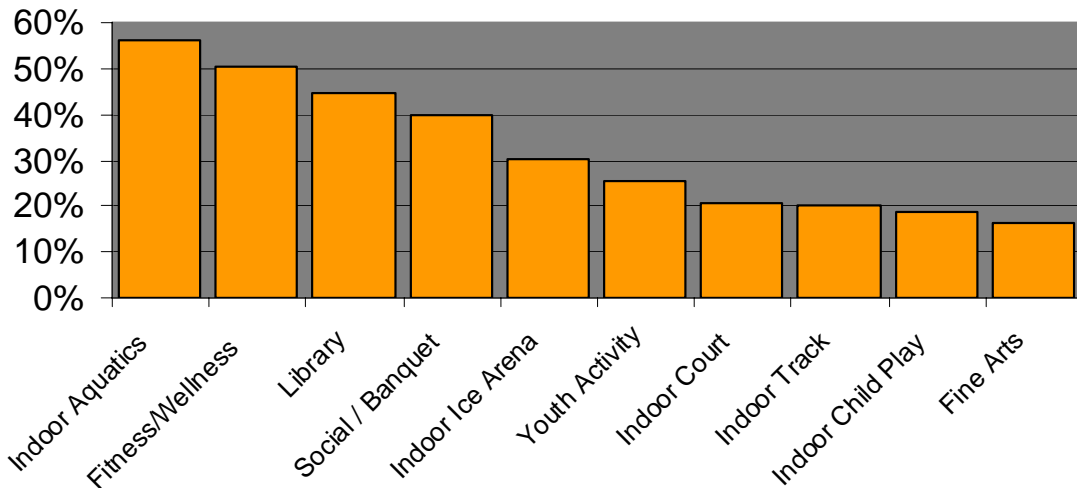
Should Indoor Facilities Be Developed?



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):

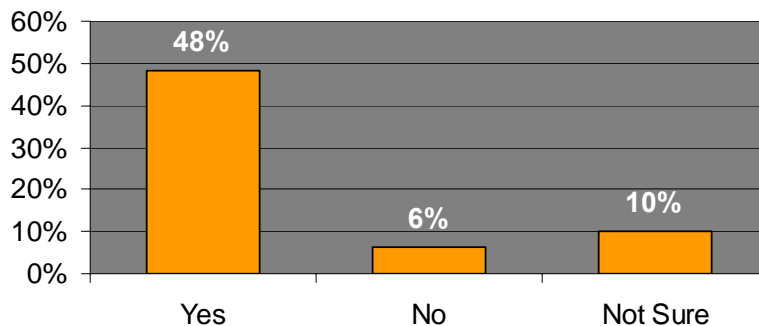
- 1) Indoor Aquatics (56% of total respondents)
- 2) Fitness / Wellness (50% of total respondents)
- 3) Library (45% of total respondents)
- 4) Social / Banquet Spaces (40% of total respondents)
- 5) Indoor Ice Arena (30% of total respondents)

Indoor Development Priorities



Respondents were asked the same question for outdoor facilities. Most respondents (48% of total) were in support of outdoor development while 10% were unsure and 6% were against any outdoor development.

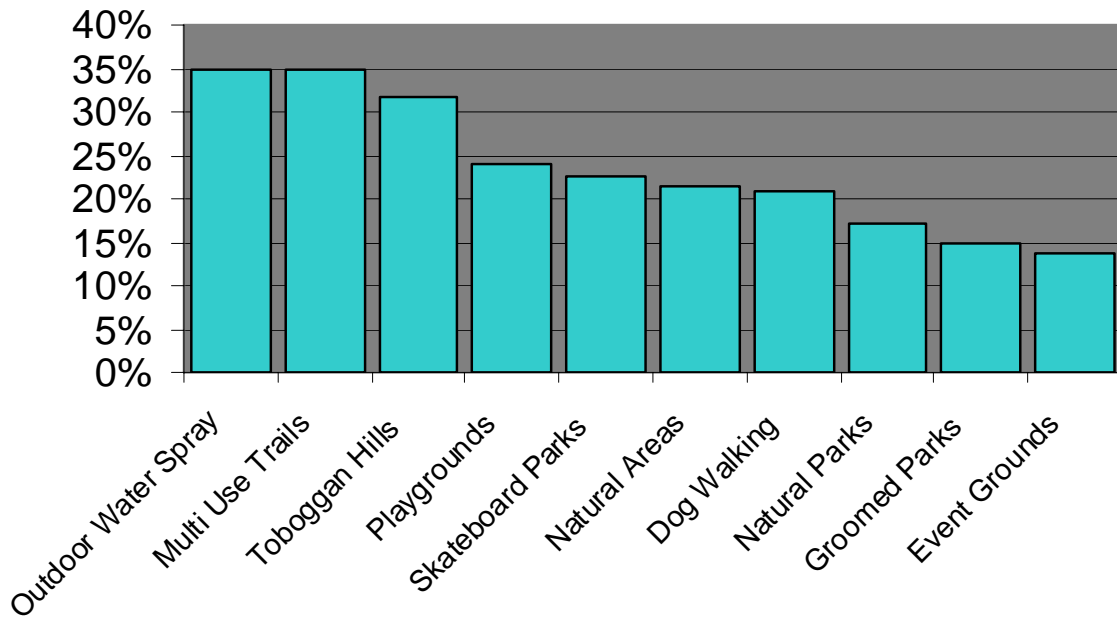
Should Outdoor Facilities Be Developed?



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

- 1) Outdoor Water Spray Park (35% of total respondents)
- 2) Multi-use Trails (35% of total respondents)
- 3) Toboggan Hills (32% of total respondents)
- 4) Playground (24% of total respondents)
- 5) Skateboard Park (23% of total respondents)

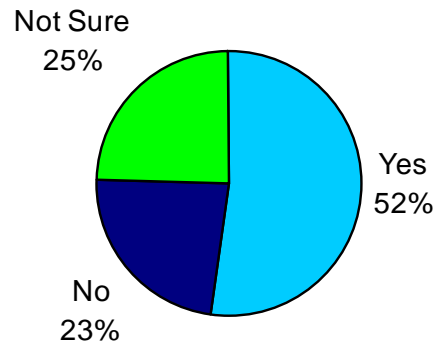
Outdoor Development Priorities



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).

Of the total respondents, 52% stated that they would pay more for indoor / outdoor recreation facility development while 23% stated that they would not be willing to do so.

Willingness to Pay for Recreational Facility Development (indoor and/or outdoor)



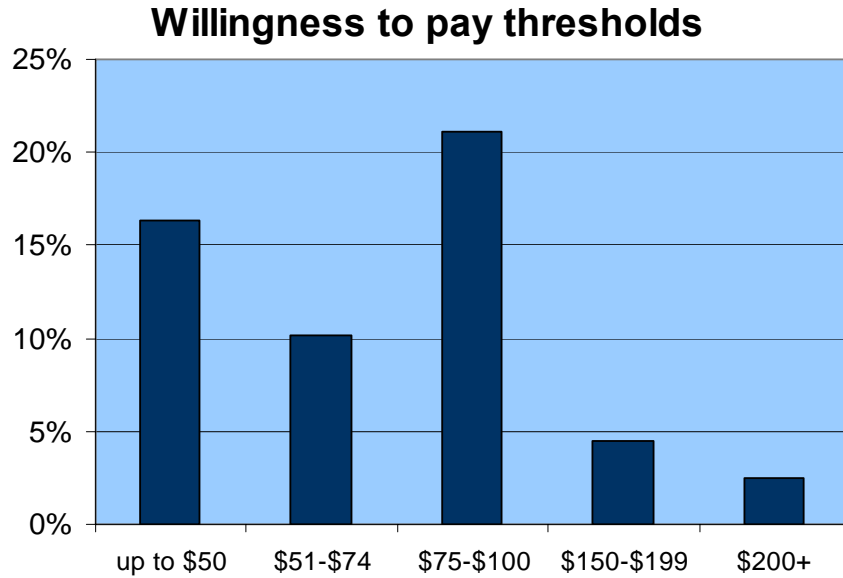
As a follow up to this question, respondents were asked *how much* they would be willing to pay (if they stated that they were willing to pay more in annual property taxes to support recreation facility development).

Of total respondents, 27% 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 37% were willing to pay at least \$50 more in annual property taxes per year.

Respondents were asked their opinion on recuperating the operating costs of public recreation facilities.

Of total respondents, 49% stated that operating costs should be recuperated through a combination of user fees and taxes while 38% stated they should be recovered solely from user fees.



As the North Bow Community Facility Board is a volunteer based organization, community support is very important. Respondents were asked whether or not they would like to be involved in the Boards initiatives. In total 38 respondents stated that they would like to be involved (all of which left contact information).

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 Bow North Area | 75 | 18.6% |
| Non-supportive of Recreation Facility Development in the Bow North Area | 22 | 5.4% |
| Comments About Concern with Costs of Development | 27 | 6.7% |
| Other (non-related to facility development) | 30 | 7.4% |

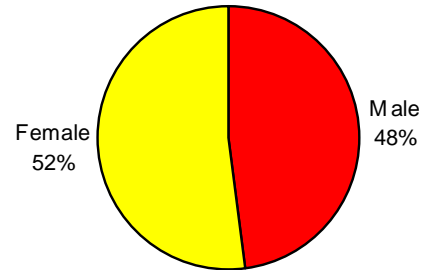
6.2. Student Survey

The student survey was handed out at Langdon School to all students in Grade 6. It is important to note that although all the students in Grade 6 were surveyed, the results of this survey cannot be considered statistically significant, or representative of the entire youth / student population in the Area. The intent of the student survey was to gain an understanding of development priorities of youth in the Area 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 Langdon Area. In total, 183 student surveys were returned.

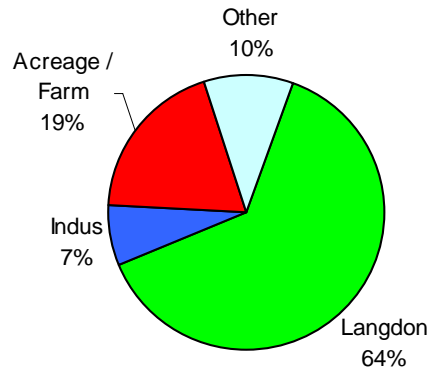
Male / Female Breakdown

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



The geographic breakdown of responses was as follows:

Geographical Breakdown of Student Responses

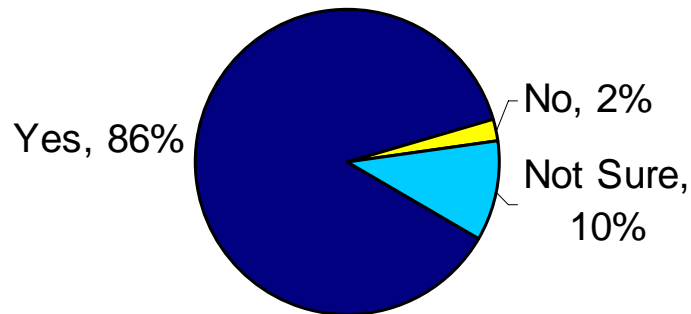


| <i>Where do you live?</i> | <i>Respondents</i> | <i>% of Total</i> |
|---------------------------|--------------------|-------------------|
| Langdon | 115 | 64% |
| Indus | 13 | 7% |
| Acreage / Farm | 35 | 19% |
| Other | 19 | 10% |
| Total Surveys: | 183 | 100% |

6.2.1. About current participation

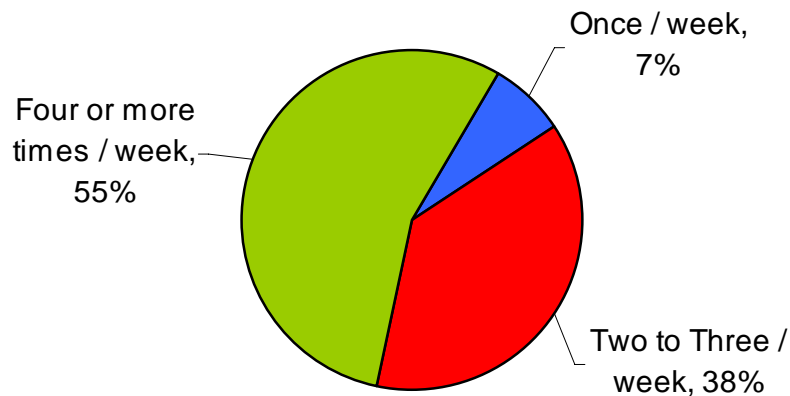
Students were asked whether they believed they are physically active or not. The majority (86%) stated that they are physically active.

Do you consider yourself physically active?



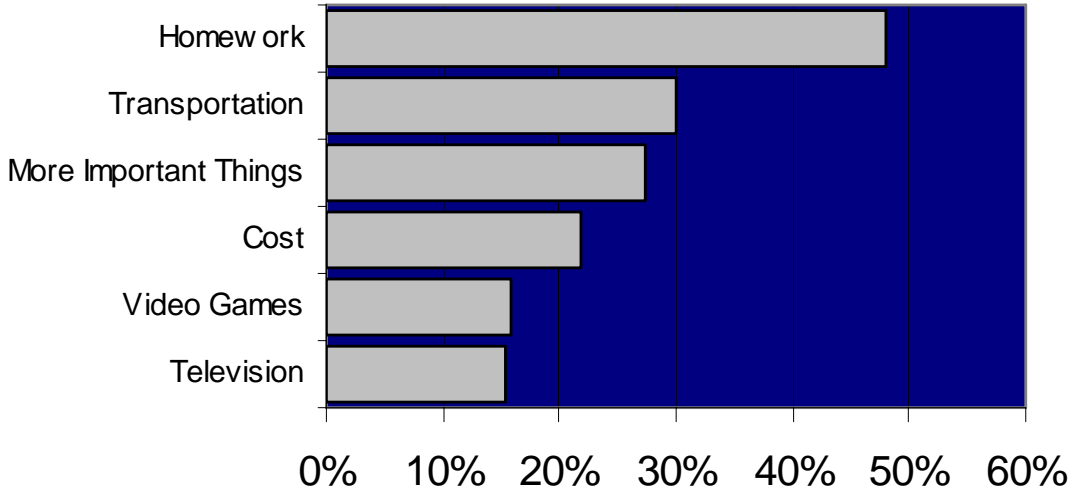
Students were also asked how often they partake in physical activity. Of total respondents, 55% stated that they participate in physical activity four or more times per week.

How frequently do you partake in physical activity?



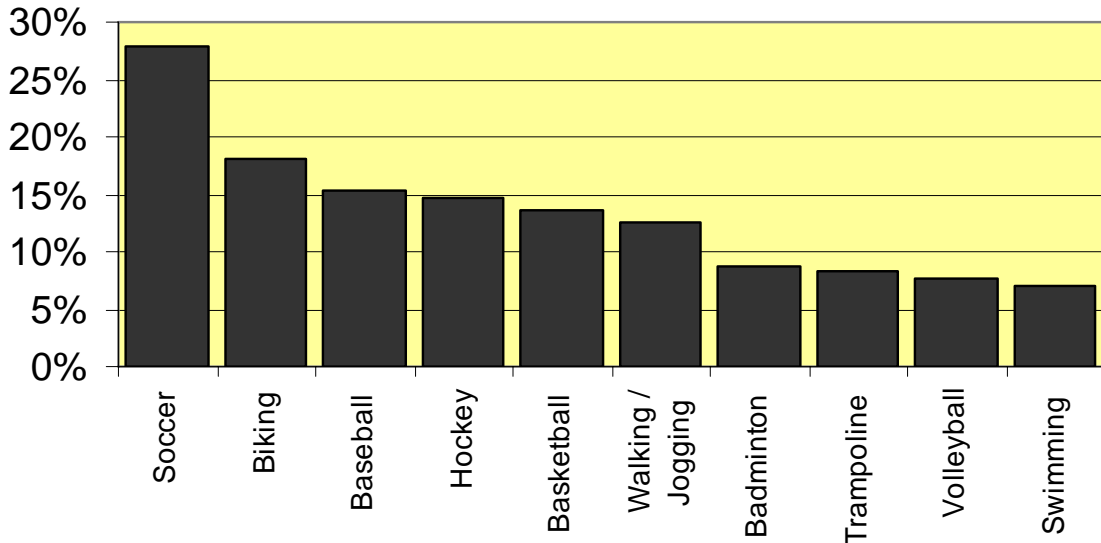
When asked about barrier to participation in physical activity, the most common answer was “Homework” (48% of total) followed by “Transportation” (30% of total) and “More important things to do” (27% of total).

Barriers to participation in physical activity...



Students were asked what were the most important recreation activities they currently participate in. The most popular answers were soccer (28% of total), biking (18% of total) and baseball (15% of total).

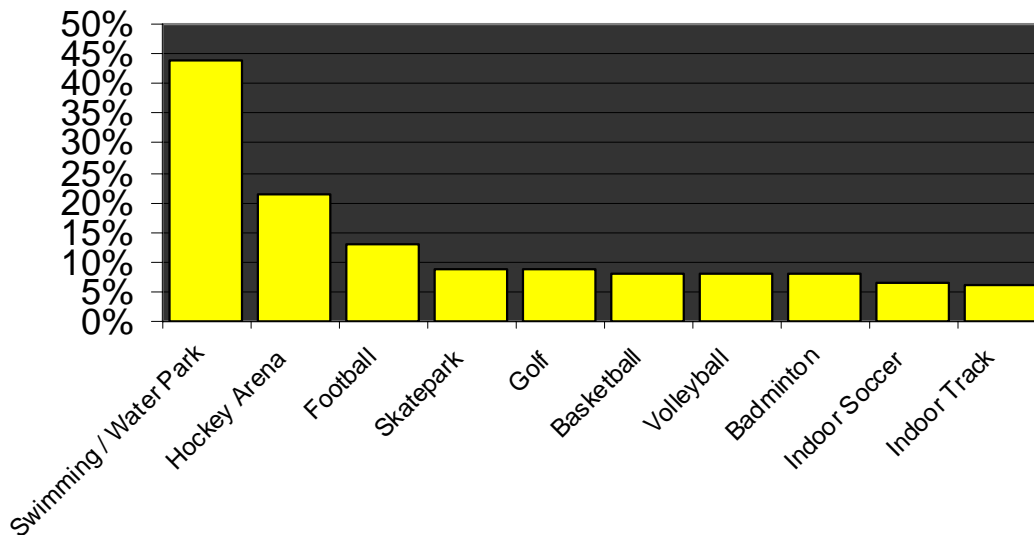
Most Important Activities (Existing)



Students were asked about activities they would like to participate in, but are not able to because of a lack of facilities. The most frequently mentioned responses were:

- 1) Swimming / Water Park (44% of total)
- 2) Hockey Arena (21% of total)
- 3) Football (13% of total)
- 4) Skateboard Park (9% of total)
- 5) Golf (9% of total)

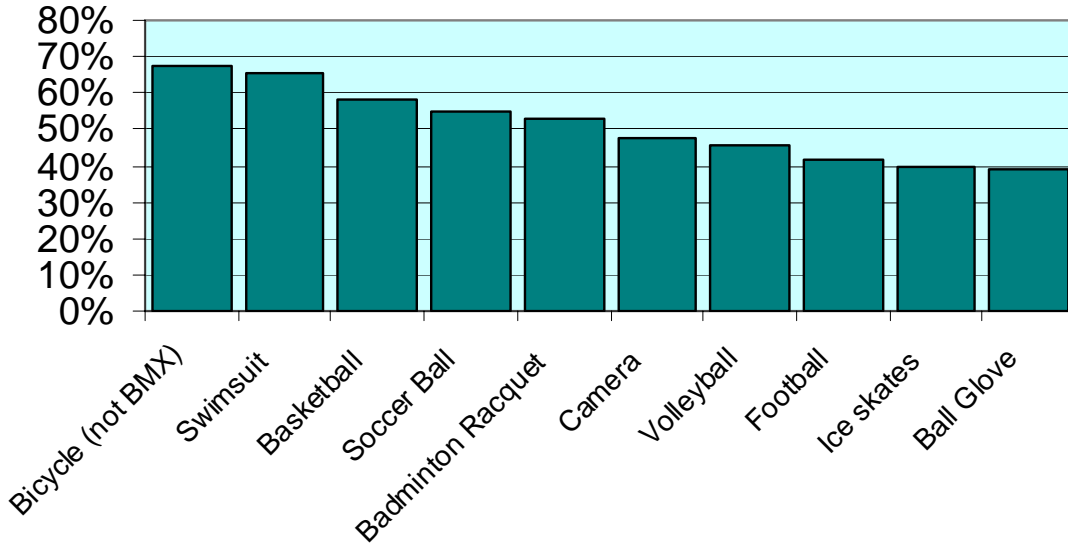
Activities Desired But Not Currently Provided



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) Bicycle (not bmx) (67% of total)
- 2) Swimsuit (66% of total)
- 3) Basketball (58% of total)
- 4) Soccer Ball (55% of total)
- 5) Badminton Racquet (53% of total)

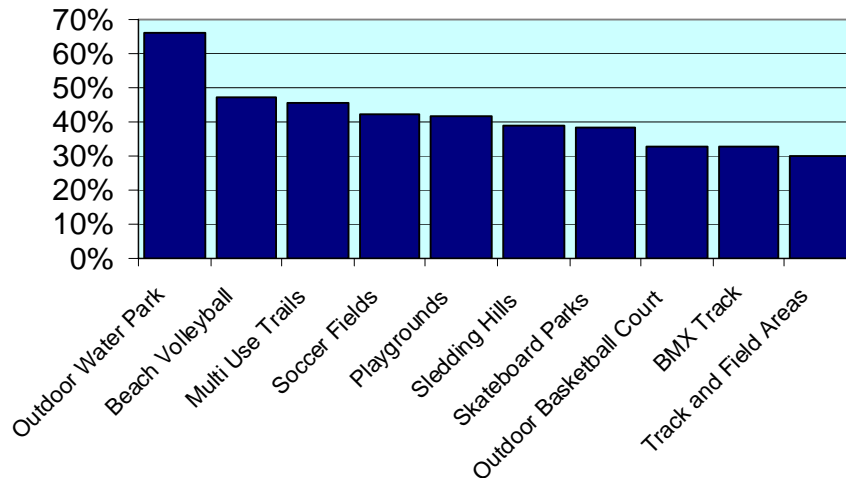
Recreation Equipment Used Most Frequently



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

- 1) Outdoor Water Park (66% of total)
- 2) Beach Volleyball (47% of total)
- 3) Multi-use Trails (45% of total)
- 4) Soccer Fields (42% of total)
- 5) Playgrounds (42% of total)

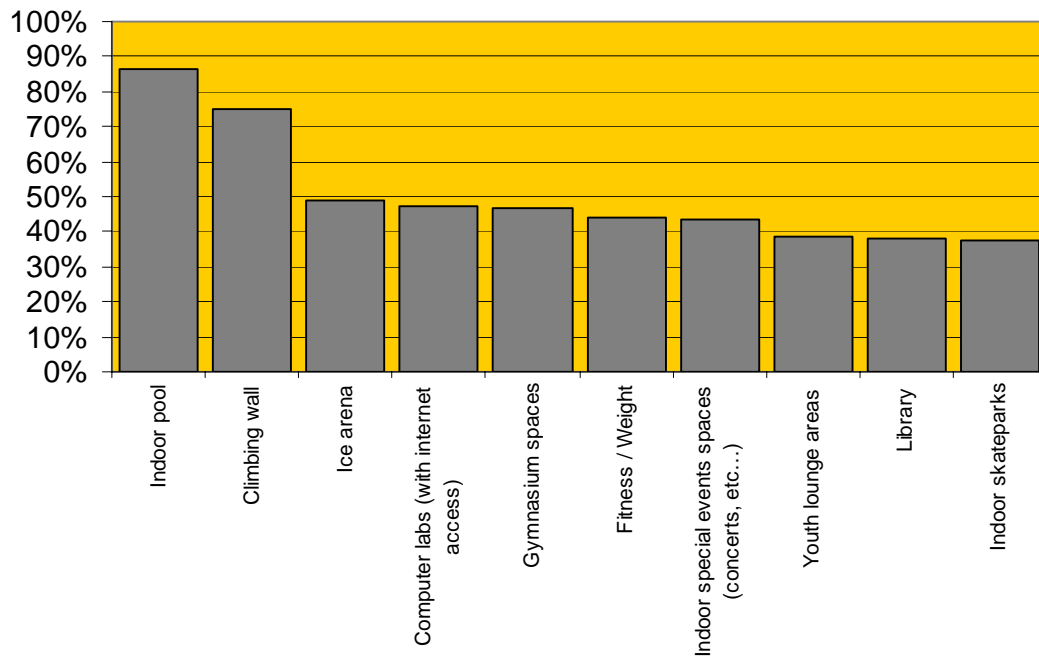
Outdoor Development Priorities



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

- 1) Indoor Pool (86% of total)
- 2) Climbing Wall (75% of total)
- 3) Ice Arena (49% of total)
- 4) Computer Labs (48% of total)
- 5) Gymnasium Spaces (47% of total)

Indoor Development Priorities



6.3. 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 recreation facilities in the Area. 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 focus group meetings (to be conducted in Fall 2005). In total, 32 user groups were contacted, 19 user group surveys were sent out and 5 were returned (return

rate of ~25%). In total over 677 regional residents were represented, as explained in the following chart:

| User Group | Members / Participants | % From the Town | % from surrounding areas | Consultation Instrument |
|--------------------------------|------------------------|-----------------|--------------------------|-------------------------|
| Arts and Culture Groups | | | | |
| No response | | | | |
| Seniors Groups | | | | |
| No response | | | | |
| Organized Sports Groups | | | | |
| Indus Figure Skating Club | 65 | 60% | 40% | Survey |
| "Other" Groups | | | | |
| Girl Guides | 16 | 95% | 5% | Survey |
| Langdon Youth Council | 90 | 95% | 5% | Survey |
| Rocky View Food Bank | 6 | 15% | 85% | Survey |
| Langdon Community Association | 500 | 95% | 5% | Survey |
| Totals | ~677 | | | |

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 Area. 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 Region), there are some generalizations that can be made from the survey and interviews:

- 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 indoor development priorities of those user groups who responded to the survey were:

- Gymnasium (s)
- Meeting Room (s)
- Banquet Room(s)
- Indoor Ice Arena
- Indoor Track
- Performing Arts / Show Spaces
- Seniors Activity Spaces
- Fitness / Wellness Spaces
- Indoor Aquatics

The outdoor development priorities of those user groups who responded to the survey were:

- Ball Diamond (s)
- Playground (s)
- Outdoor Skating Area (s)
- Toboggan Hill (s)
- Soccer Field (s)
- Picnic Area (s)
- Outdoor Bandstand
- Multi-use Trails
- Skateboard Park
- Outdoor Water Park

6.4. Focus Groups

The focus groups were held on September 29th, 2005. In total 20 people attended 4 focus groups which were separated into the following categories:

- Seniors / Arts & Culture
- Indoor
- Outdoor
- Business

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

A list of indoor facility development priorities from the focus groups are as follows (in no particular order):

- Aquatics / aquasize and leisure (hot tubs, etc.)
- Ice arena
- Social / banquet hall (500 capacity)
- FCSS offices
- Twinned arena at Indus
- Fitness / wellness centre
- Climbing wall
- Seniors activity centre
- Movie theatre

- Kitchen
- Volunteer resource centre (meeting & storage)
- Day care / child minding
- Performing arts theatre
- Field house
- Bowling alley
- Commercial food / beverage / retail
- Sports clinic
- Walking track
- Library

A list of outdoor facility development priorities from the focus groups are as follows (in no particular order):

- Ball diamonds (4)
- Paved multi-use trails
- Rectangular fields
- Spray / water park
- Athletic track
- Off road vehicle park
- Sledding / tobogganing
- Skateboard park
- Hard surface area
- Improved tennis courts
- Field storage
- Parking
- Picnic / passive park areas
- Water / ponds in parks
- Outdoor leisure rink
- Trampoline
- Camping
- BMX track
- Rocket and remote control vehicles / planes park
- Public service facilities (i.e. Washrooms)
- Community events grounds Nature trails
- Enhanced landscaping (including trees)
- Off leash area
- Archery
- Outdoor leisure skating rink
- Playground
- Bocce ball
- Lawn bowling
- Horseshoe pits

7.0 Facility Program Development

The purpose of the needs assessment and public consultation portion of this study was to further understand resident (user groups, households, and students) demand for new recreation facilities (indoor and outdoor).

Based on the information collected from these facets of the public and based upon the trends, population and recreation facility market analysis, the following facility program items were identified:

- **Indoor facilities:**
 - Field house / gymnasiums space that can also accommodate banquets, shows, and other special events (with track and climbing wall),
 - Indoor ice arena,
 - Indoor leisure aquatics centre,
 - Community meeting / program rooms,
 - Fitness / Wellness centre,
 - Child Play area, and
 - Library area.

- **Outdoor facilities:**
 - Ball diamonds (4),
 - Soccer fields (2),
 - Picnic Area,
 - Outdoor Rink,
 - Outdoor Water Spray Park, and
 - Trails.

Upon realizing the types of facilities which the group wanted to explore, a *request for proposal*⁵ process was undertaken for the selection of architectural assistance. Graham Edmunds Cartier Architects were selected to complete the identified scope of work.

7.1. Facility Component Selection

Based on the information provided to the Board by the consulting team related to public consultation results, facility provision in the area and estimated capital and operating costs, the Board decided to include facility components outlined as follows:

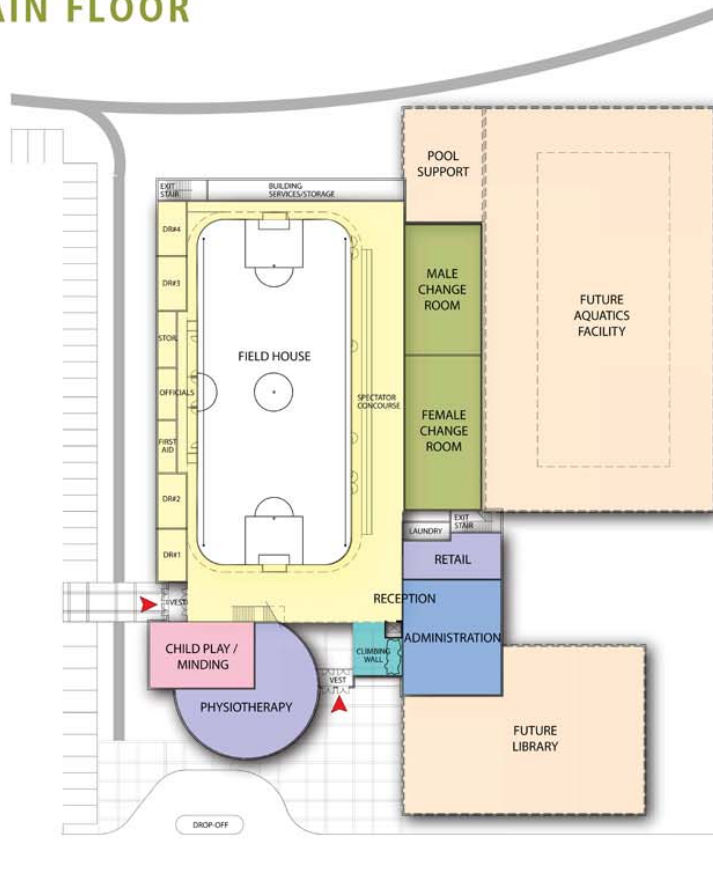
⁵ A bidding process where potential candidates are asked to propose a work plan and fee structure for a certain scope of work requested. In this case the scope of work included the development of facility and site plans and capital cost estimates.

| Facility Component | Included Yes / No (Phase) | Description | Rationale |
|--------------------------|---------------------------|---|---|
| Fitness / Wellness Areas | Yes (Phase I) | <ul style="list-style-type: none"> Weight Training Machines, Cardio Equipment, Aerobics Studio, Free Weights, etc... | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Generates a promising operating scenario with great potential. |
| Health Services Spaces | Yes (Phase I) | <ul style="list-style-type: none"> Health services lease spaces such as physiotherapy. | <ul style="list-style-type: none"> Provides extended services for residents in a complimentary environment. Break even on capital and operations through lease arrangement. |
| Child Play | Yes (Phase I) | <ul style="list-style-type: none"> Child play areas including child minding and indoor play facilities. | <ul style="list-style-type: none"> A top priority of residents. Ability for child to play year round. Convenience amenity for adults who want to work out. Generates a promising operating scenario with great potential. |
| Climbing Wall | Yes (Phase I) | <ul style="list-style-type: none"> Indoor bouldering / climbing facility for use by all ages. | <ul style="list-style-type: none"> A top priority of residents. Activity for all ages. Generates a promising operating scenario with great potential. |
| Meeting Rooms | Yes (Phase I) | <ul style="list-style-type: none"> Multipurpose rooms for community meetings, arts and crafts, etc... | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Low cost community use space. |
| Ball Diamonds | Yes (Phase I) | <ul style="list-style-type: none"> Four diamond facility. | <ul style="list-style-type: none"> A top priority of groups. Ability to host major tournaments and positive economic impact for the community. |
| Field House | Yes (Phase II) | <ul style="list-style-type: none"> Indoor gymnasium type spaces that can accommodate indoor soccer, basketball, lacrosse, special events, etc... | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Potential for break even operations. Included in phase II in attempt to control capital cost of phase I. |
| Walking Track | Yes (Phase II) | <ul style="list-style-type: none"> Indoor walking track spaces (around field house facility). | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Provides activity for all ages. Facility is typically included with field house development as spaces are complimentary. |

| Facility Component | Included Yes / No (Phase) | Description | Rationale |
|--------------------|---------------------------|--|--|
| Indoor Aquatics | Future Phase | <ul style="list-style-type: none"> Indoor leisure aquatics areas. | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Provides activity for all ages. Very high capital and operating costs typically only enable larger communities (population of 15,000+) to provide. Has not been included in phase I or II due to high capital and operating costs. |
| Library | Future Phase | <ul style="list-style-type: none"> Community library spaces. | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Provides activity for all ages. Provision is typically the responsibility of the local library board (outside of project scope). Potential to include in facility at any time is dependent upon library board success. |
| Ice Arena | n/a | <ul style="list-style-type: none"> Indoor ice arena facilities. | <ul style="list-style-type: none"> A top priority of residents, students, and groups. Provides activity for all ice arena users (typically 10-15% of population). Has not been included in concept thus far because: <ul style="list-style-type: none"> Indus (within study area) has an ice arena with plans for another in the future. There is short term demand for ice arenas in the Calgary area which will turn into surplus in the mid term (based on City of Calgary facility Master Plan). High operating costs typical of this type of facility would not be optimal use of Board funds as Board mandate is to provide recreation facilities for the entire region and to avoid duplication of facilities. Ice facility could be a future phase depending on future demand. |
| Outdoor Rink | n/a | <ul style="list-style-type: none"> Outdoor rink facilities. | <ul style="list-style-type: none"> A top priority of residents and groups. Langdon already has an outdoor rink and development of another would be duplication of resources. |
| Outdoor Spray Park | n/a | <ul style="list-style-type: none"> Outdoor water spray / play features. | <ul style="list-style-type: none"> A top priority of residents and students. The development of a spray park has not been included to date but it is something that could be added to the site at any time for relatively low capital costs (relative to the overall concept plan). |

7.2. Facility Conceptual Design

MAIN FLOOR



- Field House**
 - Dressing Room
 - Official
 - First Aid
 - Spectator
 - Storage
 - Support Facilities
 - Public Washrooms
 - Concessions

- Administration**
 - Reception
 - Offices (Facility)
 - Offices - Coordinators - Directors
 - Storage

- Lease Space**
 - Physiotherapy
 - Retail

- Wellness Area**
 - Change Rooms

- Building Support Spaces**
 - Storage
 - Mechanical
 - Vertical Circulation

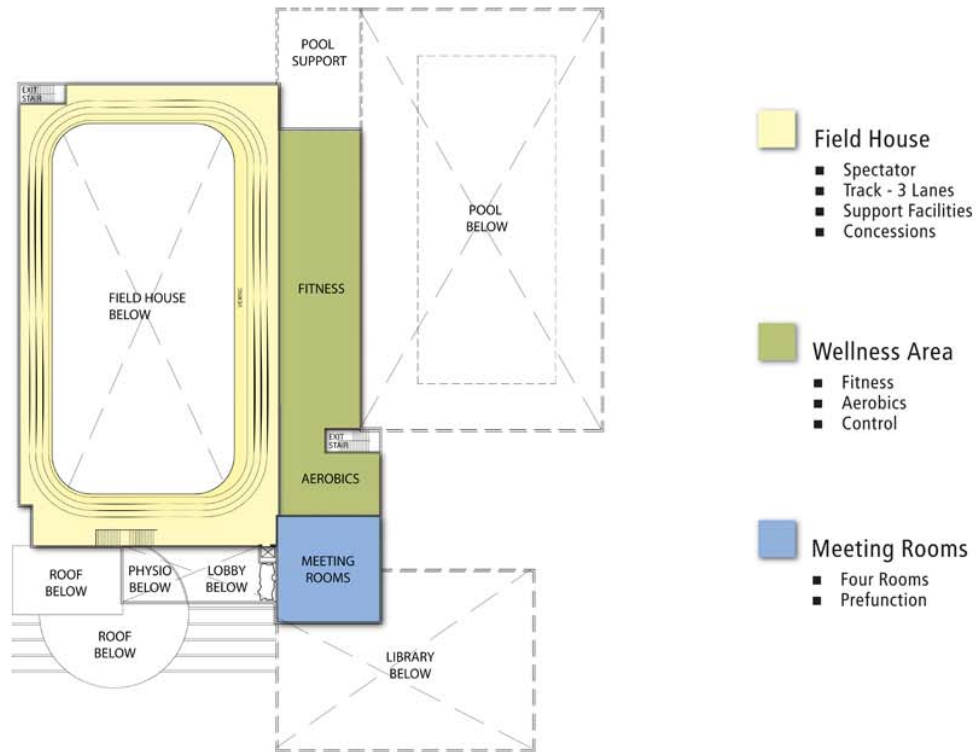
- Child Play Spaces**
 - Play Room
 - Minding Room

- Climbing Wall**

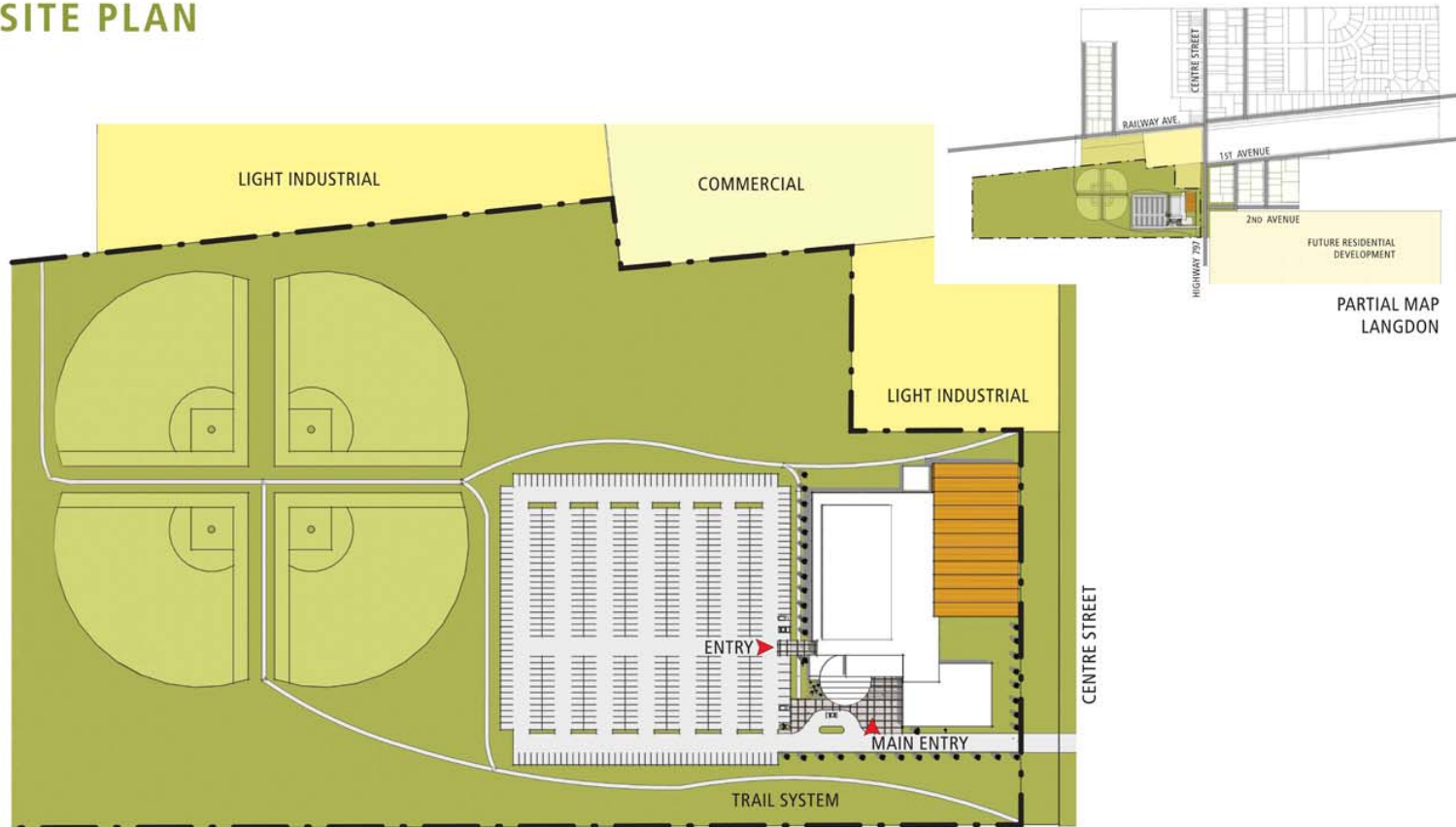
- Future Aquatics Facility**
 - Lane Swimming/ Water Park Area
 - Offices/First Aid
 - Change Room Modifications
 - Pool Support - Storage - Water Treatment

- Future Library**
 - Administration
 - Fiction Collection
 - Non-Fiction
 - Reference Collection
 - Computer Area

SECOND FLOOR



SITE PLAN



SOUTH WEST



AERIAL SOUTH



North Bow Community Facility



7.3. Facility Capital Cost

Note: All capital cost estimates have been estimated by Graham Edmunds Cartier Architects and are based on 2005 dollars.

| Facility Component | Square Meters | Cost per Square Meter | Total Cost |
|-----------------------------------|---------------|-----------------------|---------------------|
| Phase I | | | |
| Fitness / Wellness | 1237 | \$ 1,880 | \$ 2,325,560 |
| Health Services Lease Spaces | 252 | \$ 1,880 | \$ 473,008 |
| Administrative Spaces | 288 | \$ 1,880 | \$ 541,440 |
| User Support | | | |
| Retail Lease Spaces | 100 | \$ 1,880 | \$ 188,000 |
| Concession / Lounge | 75 | \$ 1,880 | \$ 141,000 |
| Party Room | 84 | \$ 1,880 | \$ 157,920 |
| Child Play Areas | 96 | \$ 1,880 | \$ 180,480 |
| Climbing Wall | 70 | \$ 1,880 | \$ 131,600 |
| Lobby | 820 | \$ 1,880 | \$ 1,541,600 |
| Washrooms | 180 | \$ 1,880 | \$ 338,400 |
| Meeting Room | 250 | \$ 1,880 | \$ 470,000 |
| Building Support | 204 | \$ 1,700 | \$ 346,800 |
| Perimeter Gross Up | 128 | \$ 1,880 | \$ 240,640 |
| Furniture, Fixtures and Equipment | | | \$ 707,645 |
| Land Cost | | | \$ 1,000,000 |
| Parking | | | \$ 612,000 |
| Site Work | | | \$ 500,000 |
| Ball Diamonds (4) | | | \$ 800,000 |
| Trails | | | \$ 75,000 |
| Fees | | | \$ 828,409 |
| Contingency | | | \$ 989,609 |
| Sub Total Phase I | 3784 | | \$12,589,111 |

| Facility Component | Square Meters | Cost per Square Meter | Total Cost |
|-----------------------------------|---------------|-----------------------|---------------------|
| Phase II | | | |
| Field House | 2110 | \$ 1,785 | \$ 3,766,072 |
| Indoor track | 590 | \$ 800 | \$ 472,000 |
| Building Support | 196 | \$ 1,700 | \$ 333,200 |
| Furniture, Fixtures and Equipment | | | \$ 457,127 |
| Parking | | | \$ 327,000 |
| Site Work | | | \$ 250,000 |
| Soccer Pitches (2) | | | \$ 500,000 |
| Trails | | | \$ 75,000 |
| Fees | | | \$ 618,040 |
| Contingency | | | \$ 618,040 |
| Sub Total Phase II | | | \$ 7,416,479 |

| Facility Component | Square Meters | Cost per Square Meter | Total Cost |
|-----------------------------------|---------------|-----------------------|---------------------|
| Aquatics | 2618 | 2600 | \$ 6,806,800 |
| Furniture, Fixtures and Equipment | | | \$ 680,680 |
| Parking | | | \$ 123,000 |
| Site Work | | | \$ 200,000 |
| Fees | | | \$ 781,048 |
| Contingency | | | \$ 781,048 |
| Sub Total Aquatics | | | \$ 9,372,576 |

| Facility Component | Square Meters | Cost per Square Meter | Total Cost |
|-----------------------------------|---------------|-----------------------|---------------------|
| Library | 926 | 2000 | \$ 1,852,000 |
| Furniture, Fixtures and Equipment | | | \$ 185,200 |
| Parking | | | \$ 108,000 |
| Site Work | | | \$ 200,000 |
| Fees | | | \$ 234,520 |
| Contingency | | | \$ 234,520 |
| Sub Total Library | | | \$ 2,814,240 |

7.3.1. Capital Cost Summary

| Phase | Facility Component | Total Capital Cost |
|------------------------------------|--------------------------|----------------------|
| Phase I | Fitness / Wellness Areas | \$ 12,589,111 |
| | Health Services Spaces | |
| | Child Play | |
| | Climbing Wall | |
| | Meeting Rooms | |
| | Ball Diamonds | |
| | Trails | |
| Phase II | Field House | \$ 7,416,479 |
| | Walking Track | |
| | Soccer Pitches | |
| | Trails | |
| Future Phase | Indoor Aquatics | \$ 9,372,576 |
| Future Phase | Library | \$ 2,814,240 |
| Total Project Capital Costs | | \$ 32,192,407 |

Note: All capital cost estimates have been estimated by Graham Edmunds Cartier Architects and are based on 2005 dollars.

7.4. Site Selection

The North Bow Community Facility Board has gained approval in principle to acquire land in partnership with the M.D. Rocky View and the Rocky View School Division. This 50 acres parcel of land, located on the south side of the Langdon area is expected to be secured by Spring 2006.

7.5. Facility Operational Cost

Based on the aforementioned facility concept plan, the following operational budget has been calculated for the Phase I and Phase II development options. These estimates have been calculated based upon comparable facilities currently in operation. For a more detailed breakdown of operational cost assumptions, please refer to the appendix.

| Projected Operational Budget | Phase I and II | Phase I | Phase II |
|-------------------------------------|-----------------------|---------------------|------------------|
| Revenues | | | |
| Pass holder Revenue: | \$ 216,000 | \$ 144,000 | \$ 72,000 |
| Drop-in Revenue: | \$ 69,000 | \$ 51,750 | \$ 17,250 |
| Child Minding Services: | \$ 134,250 | \$ 134,250 | \$ - |
| Field House: | \$ 240,000 | \$ - | \$240,000 |
| Lease Spaces: | \$ 82,100 | \$ 82,100 | \$ - |
| Sponsorship: | \$ 19,250 | \$ 9,500 | \$ 9,750 |
| Meeting Room Rentals: | \$ 7,800 | \$ 7,800 | \$ - |
| Vending Machine Income: | \$ 10,476 | \$ 5,940 | \$ 4,536 |
| Total Revenues | \$ 778,876 | \$ 435,340 | \$343,536 |
| Expenses | | | |
| Field House: | \$ 115,500 | \$ - | \$115,500 |
| Fitness: | \$ 175,500 | \$ 175,500 | \$ - |
| Facility Operations: | \$ 664,342 | \$ 442,074 | \$222,268 |
| Total Expenses | \$ 955,342 | \$ 617,574 | \$337,768 |
| Net Operations | \$ (176,466) | \$ (182,234) | \$ 5,768 |
| Recovery on Operations | 81.5% | 70.5% | 101.7% |

7.6. Impact Assessment

Understanding that community fundraising (both corporate and individual) typically accounts for a portion of project capital costs, the following chart summarizes the capital and operating costs for Phase I and II as well as the impacts of these costs at different levels of community fundraising.

Notes:

- For the purpose of the following chart, community fundraising includes all donations, sponsorships and grants from Provincial and Federal levels of government (all non-municipal tax base funding sources).

- The M.D. Rocky View does not currently assess recreation areas independently. The funding scenario explained in the following chart would require this to change and implies that the Bow North Recreation Area would be assessed a special levy for the support of Phase I and / or Phase II facility concept development.

| Estimated Residential Tax Increase Per \$100,000 Assessed Value | | |
|--|----------------|-------------------------|
| | Phase I | Phase I & II |
| Operating Costs (Annual) | \$182,234 | \$176,466 |
| Capital Costs (Total) | \$12,589,111 | \$20,005,591 |
| Est. Tax Increase: \$1M Fundraising | \$212.82 | \$323.08 |
| Est. Tax Increase: \$2M Fundraising | \$197.78 | \$308.05 |
| Est. Tax Increase: \$3M Fundraising | \$182.75 | \$293.01 |
| Est. Tax Increase: \$5M Fundraising | \$152.69 | \$262.95 |
| Est. Tax Increase: \$10M Fundraising | \$77.53 | \$187.79 |
| Est. Tax Increase: \$12M Fundraising | \$38.61 | \$157.73 |
| Est. Tax Increase: \$15M Fundraising | n/a | \$112.63 |
| Est. Tax Increase: \$19M Fundraising | n/a | \$37.39 |

The chart indicates that Phase I development would equate to an annual increase of between \$38.61 and \$212.82 in property taxes per \$100,000 assessed value⁶. The annual impacts to property taxes of Phase I and II development would range between \$37.39 and \$323.08 per \$100,000 assessed value depending on the level of fundraising achieved.

Note: The aforementioned tax impacts would apply to all Bow North Recreation Area residents.

7.7. Public Review Open House

After collecting all of the needs assessment information and developing a facility development concept with facility floor plans, capital and operating costs and the associated impacts of development on taxes, the North Bow Community Facility Board hosted three public review open houses for Local Business / Developers, Volunteers, and the General Public. These open houses were hosted at the I.O.O.F. Hall in Langdon on January 25th, 2006.

The purpose of the open houses was to inform the public as to the work that has been completed by the group and collect input and support of those in attendance. The following explains the results of a feedback form which all attendees were asked to complete for each open house (Local Business / Developers, Volunteers, and the General Public).

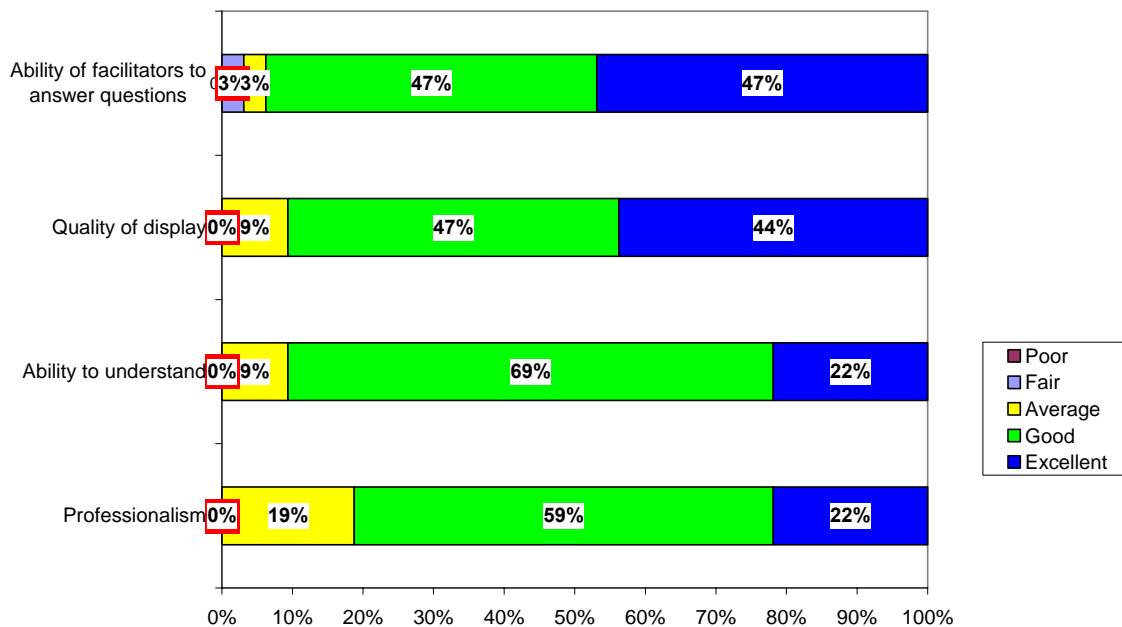
⁶ Note: The overall property tax increase to a property worth \$200,000 of \$212.82 per \$100,000 assessed value would be \$425.64 per year.

In total 32 feedback forms were filled out:

- 13 by the General Public,
- 12 by Local Business / Developers, and
- 7 by Volunteers.

Questions on the feedback form (the form can be found in the appendix) included information about the quality and effectiveness of the presentation material, the perceived validity of the results and willingness to pay for development based on the information provided.

How would you rate the open house presentation and display materials?

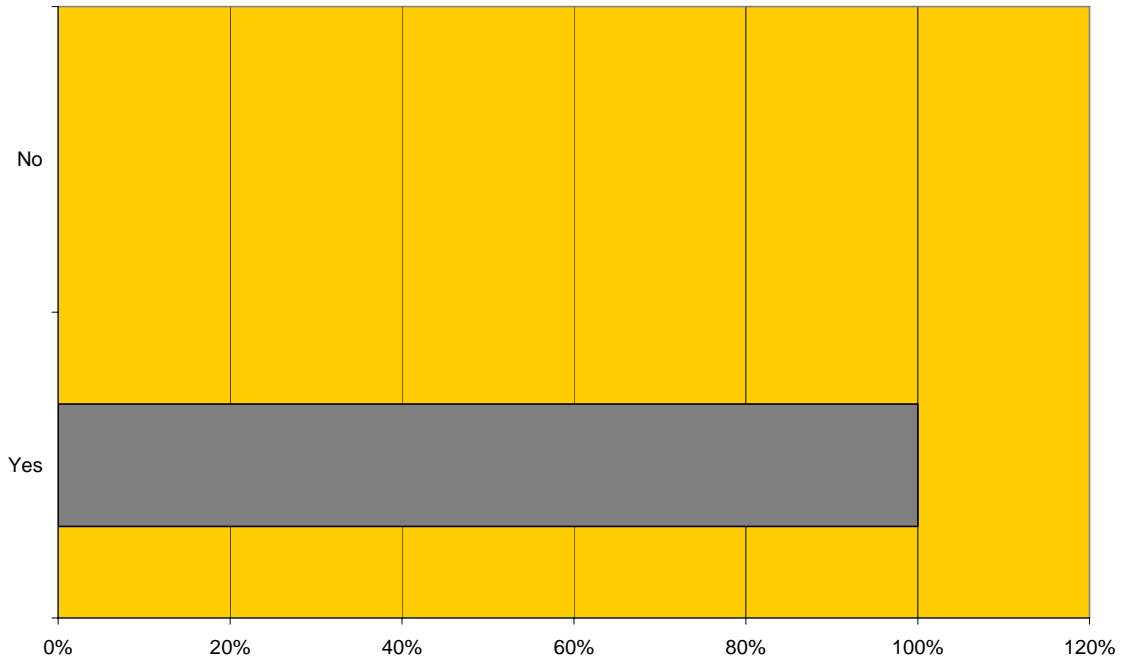


In general, all attendees were satisfied with the quality of the open house presentation and display materials as the majority of attendees rated all aspects of the open house as “Good” or “Excellent”.

When asked if the study results were surprising, most (75%) attendees stated that they were not surprised. Those that were indicated that they were surprised in the level of capital funding required to build facilities and that a swimming pool and / or ice arena were not included in the initial phases of development.

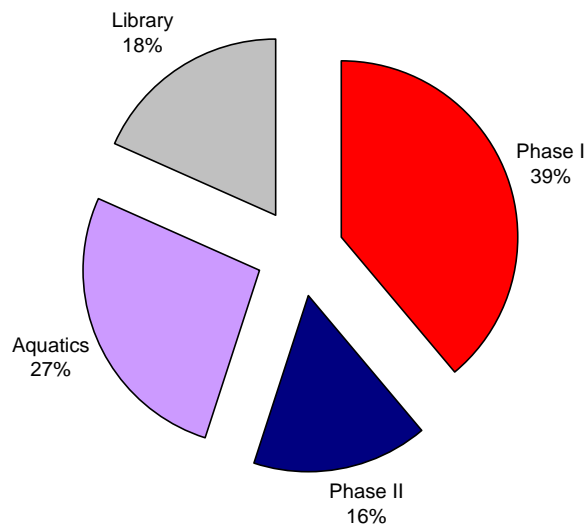
Attendees were then asked about willingness to pay for development based on funding scenarios provided.

Willingness to pay for facility development as presented...



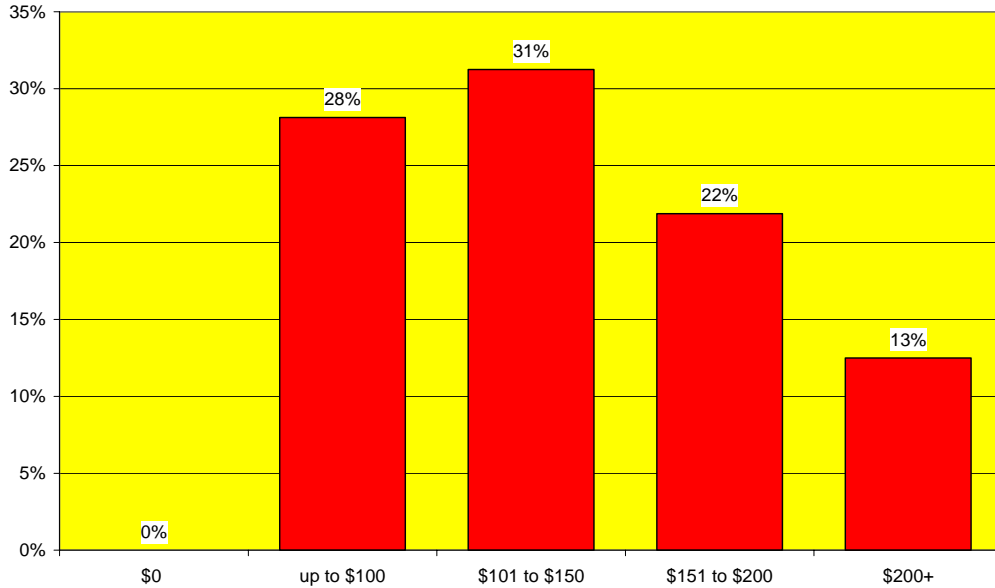
All attendees were willing to pay for facility development with the desired development options being:

Desired development option...



When asked to identify the amount of increased taxes attendees were willing to pay, 53% were willing to pay between \$100 and \$200 annually in increased property taxes to support facility development.

Willingness to pay for facility development as presented...



The final question gave attendees the opportunity to provide general comments. All comments recorded were supportive as can be determined in the following summary chart:

| Open House feedback form comments by open house attendee category: |
|---|
| Comments left by Volunteers: |
| ▪ Looking forward to seeing some more development on this |
| ▪ More clarity on WHO runs it would have been nice |
| Comments left by the General Public: |
| ▪ Excellent and professional - watch progress |
| ▪ Very good job |
| ▪ The sooner the better |
| ▪ Library Society should be priority. There is over 2,000 books donated by residents and we are in small back room of FCSS. Need more room |
| ▪ Question 3C Amount of increased taxes I would be willing to pay to support this development would be based on user fees, location, etc. |
| Comments left by Local Business and Developers: |
| ▪ Great job, keep it up |
| ▪ Good presentation |
| ▪ When do you start? |
| ▪ Did not see any plans for fields |
| ▪ Question 3 - the word support bothers me. I would be willing to pay more in property taxes to construct but not for operation / maintenance \$200 is fine |
| ▪ Better definition of priorities must be given to facility and its uses |

It is important to note that although the attendance at the open house was good, the results of the open house feedback forms cannot be considered representative of the entire Bow North Community and that they only reflect the opinions of those individuals who attended these publicly announced⁷ presentations.

8.0 Conclusion

The Bow North Recreation Area offers a broad spectrum of recreation opportunities for its residents. Despite the variety of indoor and outdoor facilities in the Area, the issue of recreation facility development has brought together the North Bow Community Facility Board for the purpose of exploring new recreation facility development.

The results of the Needs Assessment and Feasibility Study have brought the Board to a new level of understanding in regards to community need and the impacts of capital and operating costs to the residents of the Bow North Recreation Area. The facility concept developed will allow the Board to move forward in attaining funding commitments and securing land for facility development with the due diligence required to gain support from all stakeholders and realize the impacts of further decisions.

The next step in the facility development process from the Boards perspective will be to attempt to garner further funding commitments from all stakeholders, secure land for facility / site development, and continue to detailed facility concept design. Upon achieving these next steps, the group will be able to go to construction tender, build a facility and meet identified community recreation needs.

⁷ Open house meeting were advertised in the local newspaper two weeks prior to event hosting.

9.0 Appendices

9.1 Household Survey

**North Bow Community Facility Board
RECREATION FACILITY
NEEDS ASSESSMENT**

Household Survey

Dear Sir or Madam;

The North Bow Community Facility Board has hired the consulting firm Randall Conrad and Associates to complete a Recreation Facility Needs Assessment and Feasibility Study for potential future recreation facility development in the Bow North Recreation Area (#10). This study will identify area recreation facility needs (both indoor and outdoor) and will analyze the costs and impacts associated with meeting these identified needs.

Your views, and those of your household members, are vital to our future planning and therefore you should have a major say in how the community plans for, and delivers, recreation facilities in the future.

We ask that this survey be completed **BY AN ADULT MEMBER** of your household. **Please complete this questionnaire on behalf of your household and mail it no later than Friday, July 1st, 2005 via the self-addressed envelope enclosed or drop it off at the Langdon Coffee House (104 355 Centre street NW).**

As an incentive to fill out the survey, there will be a draw for gift certificates to local Langdon businesses. This draw will be held on Friday, July 15th, 2005 at the Langdon Coffee House. In order to be eligible for this draw, **you must fill out this questionnaire and return it, along with the completed entry form (below), by July 1st, 2005.**

If you have any questions or comments, please call:

- Mike Roma (Consultant) at 780-416-9301, and / or
- Bruce Vollob (North Bow Community Facility Board Liaison) at 403-936-5865.

**YOUR INPUT IS IMPORTANT
THANK YOU FOR YOUR COOPERATION**

Name (First Name Only): _____
Phone Number: _____

Please detach this entry form and include it in the return envelope provided along with completed survey. This information will be kept in confidence, only those whose entry forms are drawn will be contacted.

1 How long have you and / or your family lived in southeast M.D. of Rocky View?
Please check✓.

- less than 1 year 1 to 5 years 6 to 10 years
 11 to 24 years 25 + years

2 Please describe your household by recording the number of members in each of the following age groups. (Please do not forget yourself!) Please check✓.

___ Age 0 to 5 ___ Age 6 to 12 ___ Age 13 to 19 ___ Age 20 to 35 _____

3 Do you expect to be living in the southeast M.D. of Rocky View area 5 years from now? Please check✓.

- Yes No Not Sure

4 Do you work in he southeast M.D. of Rocky View Area? Please check✓.

- Yes No Not Sure

5 Please indicate how often, on average, household members visit each of the following local facilities (do not include use of facilities for school classes). Please check✓.

| | Never / Seldom | At least once per week | 2 – 3 times per month | Once per month | 5 – 10 times per year |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Outdoor Facilities: Langdon | | | | | |
| Langdon Park | | | | | |
| • Ball diamonds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Soccer fields | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Outdoor skating rink | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Playground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Basketball hoops | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Tennis courts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Picnic area | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| School fields | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Facilities: Indus | | | | | |
| Outdoor riding arena | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Baseball diamonds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Soccer field | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Playground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Facilities: Shepard | | | | | |
| Playground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indoor Facilities: Langdon | | | | | |
| School gymnasium | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| IOOF Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rebecca Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Langdon Park Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indoor Facilities: Indus | | | | | |
| Ice Arena | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indus Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Curling Rink | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indoor Facilities: Shepard | | | | | |
| Shepard Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other Facilities in the Area | | | | | |
| Please describe: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

6 Please identify the level of importance to you and/or your household members of the following recreation resources. Please check✓.

| | Not Important | Somewhat Important | Very Important | Not Sure |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Outdoor Facilities: Langdon | | | | |
| Langdon Park | | | | |
| • Ball diamonds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Soccer fields | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Outdoor skating rink | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Playground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Basketball hoops | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Tennis courts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Picnic area | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| School fields | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Facilities: Indus | | | | |
| Outdoor riding arena | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Baseball diamonds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Soccer field | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Playground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Facilities: Shepard | | | | |
| Playground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indoor Facilities: Langdon | | | | |
| School gymnasium | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| IOOF Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rebekah Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Langdon Park Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indoor Facilities: Indus | | | | |
| Ice Arena | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indus Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Curling Rink | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Indoor Facilities: Shepard | | | | |
| Shepard Hall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other Facilities in the Area | | | | |
| Please describe: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

7 Of the recreation resources listed in Questions 5 and 6, are there any that you and / or your household members feel deserve improvement or better care? Please identify the resource and provide comment.

1. _____
Comment: _____
2. _____
Comment: _____
3. _____
Comment: _____

- 11 a) In reference to questions 9 and 10, given that needs are better met, would you be willing to pay more in taxes to support capital construction and operating costs of indoor / outdoor recreation resource development? Please check✓.
- Yes No Not Sure
- b) If yes, how much more in annual taxes would you be willing to pay for such capital construction and operating costs? Please check✓.
- \$0 up to \$50 \$50-\$75 \$75-\$100 \$150-\$199 \$200+

- 12 In your opinion, how do you feel that the M.D. of Rocky View should try to recuperate the costs of building and operating community recreation facilities? Please check✓.
- User fees (admission fees)
 Property taxes
 Combination of user fees / property taxes
(Please indicate breakdown (i.e. 50:50, 30:70, etc...): _____
 Don't know
 Other (please specify) _____

- 13 The North Bow Community Facility Board is comprised of group representatives and members of the public at large from the M.D. Rocky View Bow North Recreation Area (#10). The Board has been formed to explore the need for, and feasibility of, the development of recreation facilities (indoor and outdoor) for the Bow North Recreation Area (#10).

Would you like to get involved in this Community Board? Please check✓.

Yes No Not Sure

If yes, at what capacity? Please check✓ all those that apply.

As a fundraiser
 As a board member
 As a community liaison
 Other (Please describe): _____

Optional: If you would like to be contacted with further information as to how you can get involved, please indicate the following:
Name: _____
Phone Number: _____

- 14 Do you have any additional comments to make?
- _____
- _____

**Thank you for completing this questionnaire.
Please seal in the envelope provided and mail (no postage necessary) or
drop off at the
Langdon Coffee House (104 355 Centre street NW).
by Friday, July 1st, 2005.**

9.2. Student Survey

North Bow Community Facility Board RECREATION FACILITY NEEDS ASSESSMENT

STUDENT SURVEY

The Hamlet of Langdon and Surrounding Area continues to grow in size and must now plan for the future location and types of indoor and outdoor recreation facilities. By completing this survey, you will help us make the right choices.

Please answer the following questions and, when complete, hand in to your classroom teacher.

- 1 **Your Age:** _____
- 2 Male Female
- 3 **Where do you live? Please check ✓.**
 Hamlet of Langdon Other (Please describe): _____
- 4 **Do you consider yourself physically active? Please check ✓.**
 Yes No Not Sure
- 5 **How often do you partake in physical activity on a weekly basis? Please check ✓.**
 once / week two to three time per week four or more times / week
- 6 **Do any of the following prevent you from taking part in physical activity? Please check ✓ all those that apply.**
 Transportation to the Area
 Cost of Participating
 More Important Things to Do
 Homework
 Video Games / Computers
 Television
- 7 **Please list the three most important indoor / outdoor recreation activities that you participate in within the Hamlet of Langdon. (Remember these can be indoor/ outdoor and summer/ winter activities.)**
- 8 **Please list any indoor or outdoor recreation activities that you might like to do, but are not provided for in the Hamlet of Langdon. You may list up to THREE activities.**

9 From the following list of indoor and outdoor recreational equipment items, please check ✓ those that you most frequently use during year.

- | | | |
|---|--|--|
| <input type="checkbox"/> Ball Glove | <input type="checkbox"/> Hockey Stick | <input type="checkbox"/> Frisbee |
| <input type="checkbox"/> Ice Skates | <input type="checkbox"/> Toboggan/Sled | <input type="checkbox"/> Football |
| <input type="checkbox"/> Cross County Skis | <input type="checkbox"/> Snow Shoes | <input type="checkbox"/> Rugby Ball |
| <input type="checkbox"/> Bicycle (not BMX) | <input type="checkbox"/> Jogging Shoes | <input type="checkbox"/> BMX Bike |
| <input type="checkbox"/> Skateboard | <input type="checkbox"/> Binoculars | <input type="checkbox"/> Remote Control |
| <input type="checkbox"/> Roller Blades | <input type="checkbox"/> Soccer Ball | <input type="checkbox"/> Badminton |
| <input type="checkbox"/> Tennis Racquet | <input type="checkbox"/> Basketball | <input type="checkbox"/> Speed Skating |
| <input type="checkbox"/> Camera | <input type="checkbox"/> Volleyball | <input type="checkbox"/> Scuba / Snorkel |
| <input type="checkbox"/> Firearms | <input type="checkbox"/> Archery Equipment | <input type="checkbox"/> SkiDoo |
| <input type="checkbox"/> Swimsuit | <input type="checkbox"/> Golf Clubs | |
| <input type="checkbox"/> ATV | | |
| <input type="checkbox"/> Other (Please Describe): | | |

10 Which of the following, in your opinion, are the most important types of outdoor spaces to plan for? Please check ✓ all those that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Nature Trails (no asphalt) | <input type="checkbox"/> Beach Volleyball | <input type="checkbox"/> Picnic Areas |
| <input type="checkbox"/> Grass Volleyball | <input type="checkbox"/> Natural Areas | <input type="checkbox"/> Ball Diamonds |
| <input type="checkbox"/> Cross Country Ski Trails | <input type="checkbox"/> Outdoor Hockey Rinks | <input type="checkbox"/> Soccer fields |
| <input type="checkbox"/> Outdoor Skating Areas | <input type="checkbox"/> Playgrounds | <input type="checkbox"/> Skateboard Parks |
| <input type="checkbox"/> Sledding Hills | <input type="checkbox"/> Outdoor Basketball Court | <input type="checkbox"/> Outdoor Water |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> BMX Track | <input type="checkbox"/> Track and Field |
| <input type="checkbox"/> Quiet parks for sitting and relaxing | | <input type="checkbox"/> Horseshoe Pits |
| <input type="checkbox"/> Model Aircraft / Rocketry Parks | | <input type="checkbox"/> Equestrian Areas |
| <input type="checkbox"/> Outdoor Bandstands / Amphitheatres | | |
| <input type="checkbox"/> Multi Use Trails (Asphalt) for bikes, roller blades, walking & jogging | | |
| <input type="checkbox"/> Other (Please Describe): _____ | | |

11 Which of the following, in your opinion, are the most important types of indoor spaces to plan for? Please check ✓ all those that apply.

- | | |
|---|--|
| <input type="checkbox"/> Ice arena | <input type="checkbox"/> Indoor walking track |
| <input type="checkbox"/> Gymnasium spaces | <input type="checkbox"/> Curling rink |
| <input type="checkbox"/> Indoor soccer facilities | <input type="checkbox"/> Youth lounge areas |
| <input type="checkbox"/> Indoor pool | <input type="checkbox"/> Computer labs (with internet access) |
| <input type="checkbox"/> Indoor skateparks etc...) | <input type="checkbox"/> Indoor special events spaces (concerts, etc...) |
| <input type="checkbox"/> Fitness centre / Weight room | <input type="checkbox"/> Indoor driving range facilities |
| <input type="checkbox"/> Racquetball / squash courts | <input type="checkbox"/> Climbing wall |
| <input type="checkbox"/> Library | <input type="checkbox"/> Other: _____ |

THANK YOU FOR YOUR OPINIONS!

9.3. User Group Survey

**North Bow Community Facility Board
RECREATION FACILITY
NEEDS ASSESSMENT
USER GROUP SURVEY**

TO WHOM THIS MAY CONCERN:

The North Bow Community Facility Board has hired the consulting firm Randall Conrad and Associates to complete a Recreation Facility Needs Assessment and Feasibility Study for potential future recreation facility development in the Bow North Recreation Area (#10). This study will identify area recreation facility needs (both indoor and outdoor) and will analyze the costs and impacts associated with meeting these identified needs.

Your organization, and the many people you represent, are considered to be a vital component of the overall recreation services delivery system and, as a result, should have a major say in planning for indoor / outdoor recreation facilities.

The Board along with the consultants are requesting that you, as a representative of your organization, take the time to tell us about your group; your current and future group needs and your attitudes regarding how southeast M.D. of Rocky View, and its many volunteer groups, should approach the future of recreation facility delivery.

The attached questionnaire has been provided as a guide for your response. Please complete this questionnaire in consultation with your board or executive and mail it using the self-addressed envelope provided, email it to us at info@randallconrad.ca, fax it to us at 780-416-2807 or drop it off at the Langdon Coffee House (104 355 Centre street NW) no later than Friday, July 1st, 2005.

If you wish to talk with the consultant to further discuss your needs, please call Mike Roma (Consultant) at 780-416-9301 or Bruce Vollob (North Bow Community Facility Board Liaison) at 403-936-5865.

If we do not receive your completed questionnaire or do not hear from you, we will assume that your groups' needs are being met.

YOUR INPUT IS IMPORTANT

THANK YOU FOR YOUR COOPERATION

RECREATION FACILITY NEEDS ASSESSMENT

USER GROUP QUESTIONNAIRE

About your group or organization...

1 Name of your group / or organization: _____

2 Your name and day time telephone number (or contact person's name):

Name Day time phone number

Fax number E-mail

3 What is the purpose / goals of your group?

4 How many members / people now participate in your services or programs? _____

5 What statement best describes the growth and status of your organization?

- We have a stable membership / registrant base for now.
- We expect increases in our membership / registration.
By what percentage over the next five years? _____
- We have been experiencing a decline in membership / registrants.
- Not sure.

6 To the best of your knowledge, please indicate the relative ages of those who participate in your programs, services or events.

| | |
|--------------------------|--------------|
| Aged 0 – 5 (preschool) | about _____% |
| Aged 5 – 12 (elementary) | about _____% |
| Aged 13 – 18 (teens) | about _____% |
| Aged 19 – 64 (adults) | about _____% |
| Aged 65+ (senior adults) | about _____% |

7 To the best of your knowledge, please provide the composition of your membership according to the following:

| | |
|--|--------|
| Percentage who live in the Hamlet of Langdon | _____% |
| Percentage who live in Surrounding Area | _____% |

About your group’s OUTDOOR space needs...

8 Please fill out the following table to the best of your ability. If you only use one outdoor facility or facility space, you need only fill out (A).

OUTDOOR FACILITY USE AND REQUIREMENTS

| | Outdoor facility or facility spaces that your group uses. (Please be specific) | For what purpose do you use this / these outdoor spaces? | Approximately how many hours on an annual basis do you use this / these spaces? | How many additional annual hours of use does your group require if comparable or additional space were available in the community? | What would your “ideal” future outdoor facility consist of? |
|-----------------|--|--|---|--|---|
| Example: A | Tennis Courts | Teaching Tennis / Tennis Programs | 120 | 40 | Require battery of 4 courts with wind breaks |
| Outdoor Space A | | | | | |
| Outdoor Space B | | | | | |
| Outdoor Space C | | | | | |

9 Of the outdoor facility spaces that your group now uses, could you please identify those (if any), which are not meeting your program needs and why?

| | Facility spaces not fully meeting program needs. | Reasons why? |
|-----------------|--|--|
| Example: A | Soccer Pitch A | Not regulation sized. We can’t host tournaments. |
| Outdoor Space A | | |
| Outdoor Space B | | |
| Outdoor Space C | | |

About your group’s INDOOR space needs...

10 Please fill out the following table to the best of your ability. If you only use one indoor facility or facility space, you need only fill out (A).

INDOOR FACILITY USE AND REQUIREMENTS

| | Indoor facility or facility spaces that your group uses. (Please be specific). | For what purpose do you use this or these Indoor spaces? | Approximately how many hours on an annual basis do you now use this or these spaces? | How many additional annual hours of use does your group require if comparable or additional space were available in the community? | What would your “ideal” future Indoor facility consist of? |
|----------------|--|--|--|--|--|
| Example: A | Gymnasium | Leagues / Programs | 120 | 40 | Require larger area for regulation sized playing spaces |
| Indoor Space A | | | | | |
| Indoor Space B | | | | | |

11 Of the indoor facility spaces that your group now uses, could you please identify those (if any), which are not meeting your program needs and why?

| | Facility spaces not fully meeting program needs. | Reasons why? |
|----------------|--|--|
| Example: A | Gymnasium | Not regulation sized. We can’t host tournaments. |
| Indoor Space A | | |
| Indoor Space B | | |

- 12** In planning for new indoor / outdoor recreation and parks facility development in southeast M.D. Rocky View (Bow North Recreation Area #10) over the next five to ten years, and from your group's perspective, what types of facilities / facility spaces should take priority. Please check ✓ your group's **FIVE MOST IMPORTANT PRIORITIES FOR EACH CATEGORY (INDOOR AND OUTDOOR)**.

| ✓ | Indoor Resource | ✓ | Indoor Resource |
|---|---|---|---|
| | Indoor Ice Arena Sports Facilities | | Office space for sports groups |
| | Fine Arts Spaces (e.g. pottery studios, etc...) | | Performing Arts Theatre |
| | Court Sports (e.g. racquetball / squash) | | Seniors Activity Spaces |
| | Show Facilities (e.g. concerts, trade fairs) | | Dance Program Space |
| | Indoor Curling Facilities | | Indoor Rifle / Archery Range |
| | Indoor Track for Fitness / Jogging / Walking | | Social / Banquet Facilities |
| | Indoor Soccer & Field Sports (e.g. soccer, lacrosse) | | Combative Sports Space (e.g. tai kwan do, etc...) |
| | Indoor Court / Gymnasium Spaces (e.g. tennis, basketball, volleyball, etc...) | | Fitness / Wellness Facilities (e.g. Aerobics / Weight Training) |
| | Multi-purpose Meeting / Program Spaces | | Indoor Child Play Spaces / Playgrounds |
| | Indoor Ice Leisure Skating | | Library |
| | Indoor Climbing Wall | | Indoor Aquatics Facilities |
| | Others? Please describe: | | |
| | Others? Please describe: | | |

| ✓ | Outdoor Resource | ✓ | Outdoor Resource |
|---|---|---|------------------------------------|
| | Multi Use Trails in the Area (non-mechanized) | | Picnic Areas |
| | Ball Diamonds | | Outdoor Bandstands / Amphitheatres |
| | Playgrounds and Tot lots | | Beach Volleyball Courts |
| | Tennis Courts | | Skateboard Parks |
| | Outdoor Recreation Skating | | Outdoor Hockey Rinks |
| | Toboggan Hills | | Groomed Parks |
| | Soccer Fields | | Natural Parks |
| | Cross Country Ski Trails | | Equestrian Areas |
| | Mechanized Trails (i.e. ATV's, skidoos, etc...) | | Canoe / Kayak Launch Areas |
| | BMX Bicycle Parks | | Dog Walking Areas |
| | Natural Areas | | Outdoor Water / Spray Parks |
| | Hard Surface Courts | | Event Grounds for Special Events |
| | Others? Please describe: | | |
| | Others? Please describe: | | |

About your group's future commitment to indoor and outdoor facilities...

- 13** Has your organization discussed and / or put forth any suggested solutions that might address the previously identified issues (from questions #9 and #11)? If yes, please describe.
-
-

- 14** Are you currently planning for your group's future indoor / outdoor facility space requirements?

Yes No Not Sure

If yes, please describe.

- 15** Improvements, additions and/or new construction often requires capital dollars that go beyond that which can be supported through general taxation. In what way, if any, is your organization willing and capable to contribute to capital construction costs of indoor / outdoor facilities, parks and/or sports fields?

- not in a position to contribute
 through fundraising
 through volunteer labour in construction
 through direct injection of capital in consideration for certain user rights
 we will finance the total cost of new construction and assume control and operation
 we will turn over grant monies that we are eligible for
 we would be willing to enter into a joint agreement with other organization to finance construction and jointly operate

- 16** Would your organization be in a situation and be willing to pay increased rental or user fees if your requirements were better met?

Yes No Not Sure

- A.** If you answered yes to the previous question, to what degree?

- less than 10% 10% more 10 – 20% more
 20 – 30% more up to 50% more

- B.** If you answered no, why not?
-

- 17 Are there any current indoor or outdoor spaces (either private or public) in southeast M.D. Rocky View (Bow North Recreation Area #10) which would meet your requirements, but which are not accessible to your organization?

| Facilities/Spaces | Reasons Why Our Group Cannot Access |
|-------------------|-------------------------------------|
| | |
| | |
| | |

- 18 Do you currently access school facilities through the existing Joint Use Agreement between the M.D. and the local school board?
 Yes No Not Sure

If yes, please indicate the following:

| | Poor Needs Major Improvement | Not Bad, But Could Use Improvement | Good | Excellent | Not Sure |
|-----------------------------|------------------------------|------------------------------------|--------------------------|--------------------------|--------------------------|
| Availability of facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Scheduling of facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Quality of facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordability of facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 19 What new activities / programs would your group like to see happen if new or expanded indoor / outdoor recreational or cultural facility space was developed?

- 20 Do you have any additional comments to make that we should be aware of in developing the Recreation Facility Needs Assessment?

If you have any questions regarding this questionnaire, or the study in general, please contact:

Randall Conrad and Associates Ltd.
Attn: Mike Roma, Consultant
Phone: 780-416-9301
Fax: 780-416-2807

Thank you for completing this questionnaire.
 Please seal in the envelope provided and mail (no postage necessary), email to us at info@randallconrad.ca, fax it to us at 780-416-2807, or drop off at the Langdon Coffee House (104 355 Centre street NW) by Friday, July 1st, 2005.

9.4. Focus Group Results

LANGDON FOCUS GROUP RESULTS

Meeting: Outdoor/Arts/Culture/Seniors

Date: September 29, 2005

Number of Attendees: 11

Number of Groups Represented: 8

List of Attendees:

| NAME | GROUP AFFILIATION |
|--------------------|-----------------------|
| Clay Aragon | SE Rocky View FCSS |
| Cheryl Wilson | Council/business |
| Norm Shanahan | LCA |
| Jeff Salkeld | RVES/Scouts |
| Terri Finnegan | Langdon Youth Council |
| Teresa Vollob | Langdon Girl Guides |
| Roland Bischoff | |
| Trish Henry | Board |
| Connie Corrobouurg | Board |
| Bob Thomson | Board |

► RESULTS:

Top Five **INDOOR** Priorities/desires: (monies allotted to priority)

- | | |
|---------------------------------|--------|
| 1. Fitness/Wellness/Field house | (0.48) |
| 2. Youth Program Space | (0.27) |
| 3. Performing Arts Theatre | (0.19) |
| 4. Social/Banquet (500) | (0.18) |
| 5. Aquatics | (0.16) |

Other:

- | | |
|------------------------|------------------------|
| - Indoor ice arena | - Social lounge |
| - Movie theatre | - Child play space |
| - Meeting rooms | - Curling rink |
| - FCSS office | - Court sports |
| - Indoor walking track | (squash/racquetball) |
| - Kitchen | - Gymnastics |
| - Learning Centre | - Lease space |
| - Indoor climbing wall | (food/beverage/retail) |
| - Daycare | - Bowling |
| - Storage Space | |

Top Five **OUTDOOR** Priorities/desires: (monies allotted to priority)

1. Baseball Complex (including slo-pitch-tournament facility/batting cage) (0.51)
2. Community Event Group (Gymkhana/tractor pulls/etc.) (0.35)
3. Multi-use trails (0.27)
4. Outdoor Performance Area (Stage/Gazebo) (0.25)
5. Soccer Facilities (complex-tournament facility) (0.24)

Other:

- Nature trails
- Enhanced landscaping (including trees)
- Off leash area
- Water park (including wading and spray)
- Skateboard park
- BMX track
- Sledding/tobogganing
- Archery
- Outdoor leisure skating rink
- Outdoor fitness track
- Playground
- Bocce ball
- Lawn bowling
- Horseshoe pits
- Camping/campground/picnic

LANGDON FOCUS GROUP RESULTS

Meeting: Indoor & Business Groups

Number of Attendees: 10

Number of Groups Represented: 7

List of Attendees:

| NAME | GROUP AFFILIATION |
|-----------------|----------------------|
| Bill Short | Business |
| Eric Roland | Business |
| Doug Hay | Business |
| Murray Shick | Business |
| Nancy Gowdy | BVAS |
| Tanya Backstrom | n/a |
| Anitra Chaba | Leader |
| Peter Loats | Chambers/Comm |
| Larry King | Sports Director |
| Louis Leptich | Indus Figure Skating |

► RESULTS:

Top Five INDOOR Priorities/desires: (monies allotted to priority)

- | | |
|---|--------|
| 1. Aquatics / aquasize and leisure (hot tubs, etc.) | (0.51) |
| 2. Ice Arena | (0.50) |
| 3. Social/Banquet Hall | (0.33) |
| 4. Twinned Arena at Indus | (0.31) |
| 5. Youth/Fitness/Wellness Center | (0.23) |

Other:

- Climbing Wall
- Seniors Activity/Resource
- Volunteer Resource Center (meeting & storage)
- Day care/child minding (temporary care)
- Performing Arts Theatre
- Field house
- Bowling Alley
- Commercial Food/Beverage/Retail
- Sports Clinic
- Walking Track
- Library

| Top Five OUTDOOR Priorities/desires: | (monies allotted to priority) |
|--|-------------------------------|
| 1. More ball diamonds/Paved Multi-Trails | (0.51) |
| 2. Rectangular Fields | (0.31) |
| 3. Spray/Water Park | (0.23) |
| 4. Athletic Track/football/soccer | (0.15) |
| 5. Off road vehicle park | (0.14) |

Other:

- Sledding/tobogganing
- Skateboard Park
- Hard surface area
- Improved tennis courts
- Field storage
- Parking
- Picnic/passive park areas
- Water/ponds in parks
- Outdoor leisure rink
- Trampoline
- Camping
- BMX track
- Rocket and remote control vehicles/planes park
- Public service facilities (e.g. Washrooms)

9.5. Open House Feedback Form

**North Bow Community Facility Board
Facility Needs Assessment and Feasibility Study
Feedback Questionnaire
January 25th, 2006**

We greatly appreciate your participation. Please provide feedback about this open house / presentation by answering the following questions:

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

a) *Professionalism of open house facilitators: Please check ✓*

Poor Fair Average Good Excellent

b) *Ability for you to understand the information provided: Please check ✓*

Poor Fair Average Good Excellent

c) *Quality / readability of display materials: Please check ✓*

Poor Fair Average Good Excellent

d) *Ability of facilitators to answer questions: Please check ✓*

Poor Fair Average Good Excellent

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

Yes No

Please explain:

3. Based on the tax implication information provided, would you be willing to pay more in annual property tax to support any of the development phases? Please check ✓

Yes No

If yes, which option do you prefer? Please check ✓

Phase I: Fitness/Wellness, Meeting Rooms, Child Play and Climbing Wall

Phase II: Field house and Walking Track

Future Phase: Aquatics

Future Phase: Library

If yes, how much more would you be willing to pay in annual property taxes to support such development? Please check ✓

\$0 up to \$100 \$101-\$150 \$151-\$200 \$200+

4. Do you have any other comments regarding any of the information provided this evening or the North Bow Community Facility Board in general?

**Thank for attending tonight's open house.
Your feed back is greatly appreciated!**

9.6. Operational Cost Analysis (Detailed)

| <i>Estimated Operating Budget: Phase I and II of identified facility program</i> | | | | |
|--|----------------|------------|------------------------|---|
| | Phase I and II | Phase I | Phase II (incremental) | Assumptions |
| Revenues | | | | |
| Pass holder Revenue: | | | | |
| Pass holders | \$ 216,000 | \$ 144,000 | \$ 72,000 | 6% (4%-I,2%II) of market (10,000) in first three years, \$30 blended rate |
| Total | \$ 216,000 | \$ 144,000 | \$ 72,000 | |
| Drop-in Revenue: | | | | |
| Regular Facility Drop-Ins | \$ 69,000 | \$ 51,750 | \$ 17,250 | 40 (30-I, 10-II) people/day, 345 days / year, \$5 blended rate |
| Total | \$ 69,000 | \$ 51,750 | \$ 17,250 | |
| Child Minding Services: | | | | |
| Drop Ins | \$ 86,250 | \$ 86,250 | \$ - | 25 children / day, 345 days / year, \$5/child |
| Party Rentals | \$ 48,000 | \$ 48,000 | \$ - | 10 parties per week, \$100 per party, 48 weeks / year |
| Total | \$ 134,250 | \$ 134,250 | \$ - | |
| Field House: | | | | |
| Youth Rentals (games and practices) | \$ 135,000 | \$ - | \$ 135,000 | 50% of prime time (1,500 of 3,000) at \$90/hr |
| Adult Rentals (games and practices) | \$ 99,000 | \$ - | \$ 99,000 | 30% of prime time (900 of 3,000) at \$110/hr |
| Special Events | \$ 6,000 | \$ - | \$ 6,000 | 2 at 2 days / event, \$1,500/day |
| Total | \$ 240,000 | \$ - | \$ 240,000 | |
| Lease Spaces: | | | | |
| Sports Therapy Centre | \$ 48,744 | \$ 48,744 | \$ - | \$16/square foot, 2,708 sq.ft. |
| Retail / Proshop | \$ 17,216 | \$ 17,216 | \$ - | \$16/square foot, 1,076 sq.ft. |
| Concession | \$ 16,140 | \$ 16,140 | \$ - | \$20/square foot, 807sq.ft. |
| Total | \$ 82,100 | \$ 82,100 | \$ - | |

| | | | | |
|-----------------------------------|------------|------------|------------|--|
| Sponsorship: | | | | |
| Field House | \$ 3,500 | \$ - | \$ 3,500 | \$3,500/field house |
| Boards | \$ 6,250 | \$ - | \$ 6,250 | 25 boards, \$500 net per board, 50% sales |
| Fitness / Party Rooms (2) | \$ 3,000 | \$ 3,000 | \$ - | \$1,500/room |
| Meeting Rooms (1) | \$ 1,500 | \$ 1,500 | \$ - | \$1,500/room |
| Fitness Centre | \$ 5,000 | \$ 5,000 | \$ - | \$5,000/centre |
| Total | \$ 19,250 | \$ 9,500 | \$ 9,750 | |
| | | | | |
| Meeting Room Rentals: | \$ 7,800 | \$ 7,800 | \$ - | 5 rentals/week, 52 weeks/year, \$30/rental |
| | | | | |
| Vending Machine Income: | | | | |
| Food and Beverage Commission | \$ 10,476 | \$ 5,940 | \$ 4,536 | see assumptions |
| Total | \$ 10,476 | \$ 5,940 | \$ 4,536 | |
| | | | | |
| Total Revenues | \$ 778,876 | \$ 435,340 | \$ 343,536 | |
| | | | | |
| Expenses | | | | |
| | | | | |
| Field House: | | | | |
| Programs / Supplies / Repair | \$ 22,500 | \$ - | \$ 22,500 | industry average |
| Staff: | | | | |
| FT Arena Operators (1) | \$ 40,000 | \$ - | \$ 40,000 | 1 @ \$40,000/year |
| PT Arena Operators (1.5) | \$ 37,500 | \$ - | \$ 37,500 | 1.5 @ \$25,000/year |
| Benefits | \$ 15,500 | \$ - | \$ 15,500 | 20% of wages |
| Total | \$ 115,500 | \$ - | \$ 115,500 | |
| | | | | |
| Fitness: | | | | |
| Equipment Maintenance/Replacement | \$ 52,500 | \$ 52,500 | \$ - | 15% of capital cost (\$275,000) |
| Staff: | | | | |
| Rec Programmer (1.5) | \$ 52,500 | \$ 52,500 | \$ - | 1.5 @\$35,000 |

| | | | | |
|--|--------------|--------------|------------|---|
| Fitness Appraisers (2) | \$ 50,000 | \$ 50,000 | \$ - | 2 @ \$25,000 |
| Benefits | \$ 20,500 | \$ 20,500 | \$ - | 20% of wages |
| Total | \$ 175,500 | \$ 175,500 | \$ - | |
| Facility Operations: | | | | |
| Manager | \$ 65,000 | \$ 65,000 | \$ - | 1 @ \$65,000 |
| Customer Service Attendants (2) | \$ 50,000 | \$ 37,500 | \$ 12,500 | 2 (1.5-I, 2-II) @ \$25,000 |
| Benefits | \$ 23,000 | \$ 20,500 | \$ 2,500 | 20% of wages |
| Insurance/Legal/Accounting | \$ 15,000 | \$ 10,000 | \$ 5,000 | industry average |
| General Operations Misc. | \$ 10,000 | \$ 5,000 | \$ 5,000 | industry average |
| Janitorial | \$ 64,350 | \$ 51,150 | \$ 13,200 | \$1.65/sq.ft., 39,000sq.ft. (31-I, 8-II) for applicable areas |
| Contracted Services General (snow clearing, HVAC, garbage, etc...) | \$ 25,000 | \$ 15,000 | \$ 10,000 | industry average |
| Capital Reserve | \$ 120,000 | \$ 75,000 | \$ 45,000 | 1% of capital replacement value |
| Utilities | \$ 291,992 | \$ 162,924 | \$ 129,068 | \$4.00/sq.ft., 72,998sq.ft. (40731-I, 32267-II) |
| Total | \$ 664,342 | \$ 442,074 | \$ 222,268 | |
| Total Expenses | \$ 955,342 | \$ 617,574 | \$ 337,768 | |
| Net Operations | \$ (176,466) | \$ (182,234) | \$ 5,768 | |
| Recovery on Operations | 81.5% | 70.5% | 101.7% | |