

Entwistle and Evansburg Recreation and Parks Facilities Strategic Plan

Parkland County/Yellowhead County



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Executive Summary

In June 2012, Parkland County and Yellowhead County commissioned a Strategic Plan as a first step toward the establishment of a comprehensive and validated plan with respect to current and future community programs and facilities. Guided by a Project Team and regular meetings with a Stakeholder Advisory Group, the Consulting Team implemented a process of data collection and research to determine community needs, priorities and preferences and undertook an assessment of current recreation and park facilities in the hamlets of Evansburg and Entwistle. Resulting recommendations reflect confirmed results and propose a strategy supported by an assessment of financial feasibility and provide the basis for future business planning. The Final Report concludes this phase of strategic development and lays the groundwork for community facility development.

Public Consultation

The Strategic Plan utilized an extensive community consultation process involving a combination of methods to learn how residents feel about the development and delivery of community services and the facilities that support them, including:

- A household survey to 30% of the households in the hamlets of Evansburg, Entwistle and surrounding areas
- A questionnaire to all community organization representatives
- Interviews with elected officials, administration/program staff and key stakeholders
- Public Open Houses and organization meetings to communicate and validate information that had been gathered with respect to priorities and participation
- Assessment of current community recreation and park facilities

The Consulting team operated within a defined set of key trend variables: demographic analysis (population, age characteristics); general trends; trends in indoor/outdoor recreational and cultural facilities and programs; and barriers to participation. Web searches were conducted to determine trend information, with an emphasis on national, provincial, Parkland County and Yellowhead County data. The indoor and outdoor recreational and cultural facilities trend information was collected from several different sources and presents trends showing, national and provincial characteristics. The resulting data provides current and future validated resident needs, priorities and preferences related to recreational and park programs and facilities.

Research Highlights

A thorough study of household priorities and preferences was crucial to the consultative process. A household survey was conducted by telephone and also was available to residents at prescribed locations. Among the key findings, residents include a significant older demographic (8 years older than provincial average) as well as a sizeable youth component (22% up to 19 years old). These demographic trends must be considered in planning recreation and park facilities and programs, as well as facility design (barrier free). Evansburg and Entwistle are active communities, with 76% of its residents participating in recreation activities. A significant number however, (70%) leave their recreation area to participate in recreation or community programs.

The most important existing facilities to the residents were identified as the Arena (70%) and the Tri Leisure Centre (20%), with highest priority for facility development being the remediation of existing community facilities and development of a community gymnasium. Further future priorities were identified as the replacement of the outdoor pool.

Half of respondents (50.5%) indicated that they would not be willing to pay more in annual taxes if their indoor and outdoor facility needs were better met. The remainder of residents responding to the survey indicated willingness to pay increases ranging from \$50 annually (19%) to \$200 (5%). With respect to community facility operating expenses, 40% of households indicated a preference for costs to be covered primarily through user fees. 37% prefer a combination of user fees and taxes, with only 7% preferring that facilities be operated primarily through public taxes. A significant number of respondents (19%) indicated that they were not sure how facility operations should be funded

Twenty-two community organizations were interviewed using a set of pre-determined questions designed to obtain current information related to their use of both in-door and outdoor facilities, along with details about their membership (demographic), boards of directors and future plans for programs and services. They were also asked to note the elements and characteristics they would ideally like to see included in any new community facility development.

Groups show stable participation trends with slight decreases in participation and tend to serve all demographics. Members/participants are a blend of residents within the hamlets and Parkland County and Yellowhead County. Most groups are not planning for future facility and indicated no capacity to provide financial support to capital projects. The majority indicated no willingness to pay increased user fees or rental costs if their space requirements were met.

Assessment of Current Community Recreation and Park Facilities

The community facilities reviewed included key community structures including the indoor arena, three community halls, two senior's centres and nine parks and facilities, 18 buildings, parks and playfields in all. While the outdoor pool is assessed as passed its effective service life, the remaining community facilities particularly the community halls are in need of remediation and renovation. The arena was assessed as a candidate for the future development of an indoor space for physical activity.

The Evansburg Legion Community Hall and Entwistle Community Hall present the most challenge for continuing present operations. We recommend continuing investment into these buildings with the view to maintaining them for a long period. In each case, in depth investigations need to be carried out with regards to their structural, mechanical and electrical components and systems.

Considerable upgrades have been made to the Evansburg Arena over recent years, with plans for electrical upgrades to possibly occur in the next couple of years. Along with having benefitted from excellent management and overall building maintenance, the improvements overall have positioned this facility to be a valuable community asset for decades to come.

Given the apparent limited use of the riding arena component, conversion of this space to provide for other needed community recreation programs could increase the facility utilization and presumably generate new revenues.

The two seniors' centres have been reasonably well maintained, with Heritage House presenting a more modern image and providing more functional spaces for a range of activities. Improvements to this structure will ensure continued good service, with most upgrades having been undertaken in recent years. The Jubilee facility shows considerable pride and care through the improvements made to its interior, but the building remains in need of considerable attention to the exterior condition and image.

Both the Entwistle Community Hall and the Lions Hall serve similar functions. As noted above, the Community Hall is still in need of considerable upgrades to ensure its long term use. This is especially important in this facility since it was constructed in several stages with a range of construction talents applied to its formation. The Lions Hall, performing as a curling rink in its "previous life", appears to be a solid structure but in need of considerable upgrades to make it a community facility that could serve a wide range of uses. Funds will need to be expended to keep it operational over the long haul, with questions as to the prudence of this since the user groups in this building could be accommodated in the Community Hall across the street. The matter of duplication of spaces and uses in these two buildings raises concerns with regards to public funding support.

Recommendations

This Report identifies six key recommendations with respect to the role of the Parkland County and Yellowhead County in delivery of recreation infrastructure, community development and collaboration, existing and new facility development and the 'greening' of community infrastructure:

1. Continue to support and participate in the development of community organizations and the implementation of programs and services, building on the existing volunteer base within the community.
2. Dedicate resources to engage expertise in community development to coordinate and provide leadership to facility remediation and redevelopment.
3. Provide opportunities for professional staff to continue to collaborate on an ongoing basis in the design, development and implementation of community facilities and programs, involving community stakeholder organizations at all levels of facility and program provision.

4. Develop a replacement program for the outdoor pool that is easily accessible to the resident community.
5. Integrate policies and procedures with open space planning priorities to mould the open space fabric into the community network, including identification of pathway and linear park connections with existing and future neighbourhoods, community facilities, schools, parks and downtown core.
6. Based on an assessment of existing community facilities, it is recommended that the identified remediation program be completed within the order of magnitude cost estimates provided.

SECTION ONE: Community Profiles

Population Demographics and Growth

Demographic Trends

In 2011 the Hamlet of Evansburg's population was 880 and the Hamlet of Entwistle's population was 534 for a combined population of 1,414.

In a time when Alberta's population had experienced double digit growth of 10.8% from 2006 to 2011, the study area population had experienced relatively slow growth rates. The Hamlet of Evansburg's 2011 population according to Stats Canada increased 0.1% over the hamlet's population of 879 in 2006. The surrounding rural population experienced modest increases where Yellowhead County saw a 4.2% population increase and Parkland County saw a 4.6% population growth from 2006 to 2011.

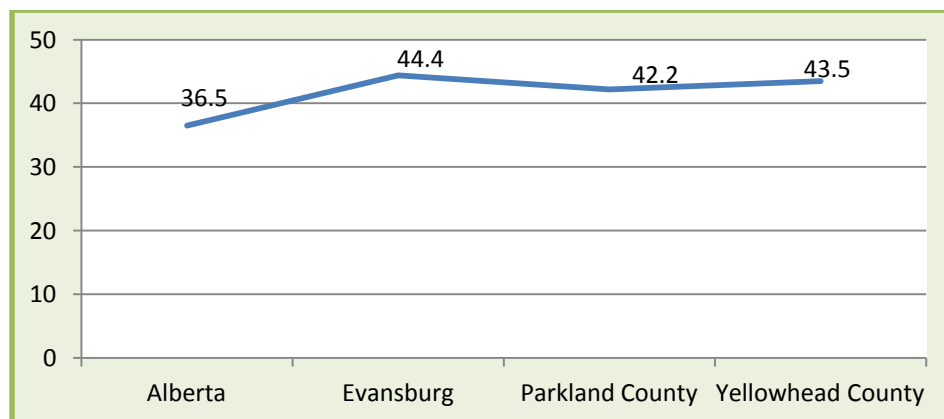
*Stats Canada 2011

Age Characteristics

Alberta has the lowest median age of all provinces in Canada. This trend had been influenced by young working-age people who have moved to Alberta for employment.

The average population within the study area is significantly older than the average age of the Alberta population. In 2011 Alberta's median age was 36.5. Whereas the median age for Yellowhead County was 43.5, Parkland County was 42.2, and the Hamlet of Evansburg was 44.4. The median age for Entwistle was not available for 2011.

Chart 1 Median Age for Evansburg, Parkland County, Yellowhead County and Alberta in 2011



*Stats Canada 2011

Both Yellowhead County and Parkland County median age are significantly older than the Alberta median age. Also when looking at the 15-year trend from 1996 to 2011, Yellowhead County's median age increased by 8.1% and Parkland County median age increased by 7.3% as compared to the Alberta median age increase of 1.5%. The median ages for Entwistle and Evansburg were not available for comparative purposes.

Table 1 Median Age for Alberta, Yellowhead County and Parkland County from 1996 to 2011

	1996	2001	2006	2011
Yellowhead County	35.4	39	41.2	43.5
Parkland County	34.9	37.6	40.6	42.2
Alberta	35	35	36	36.5

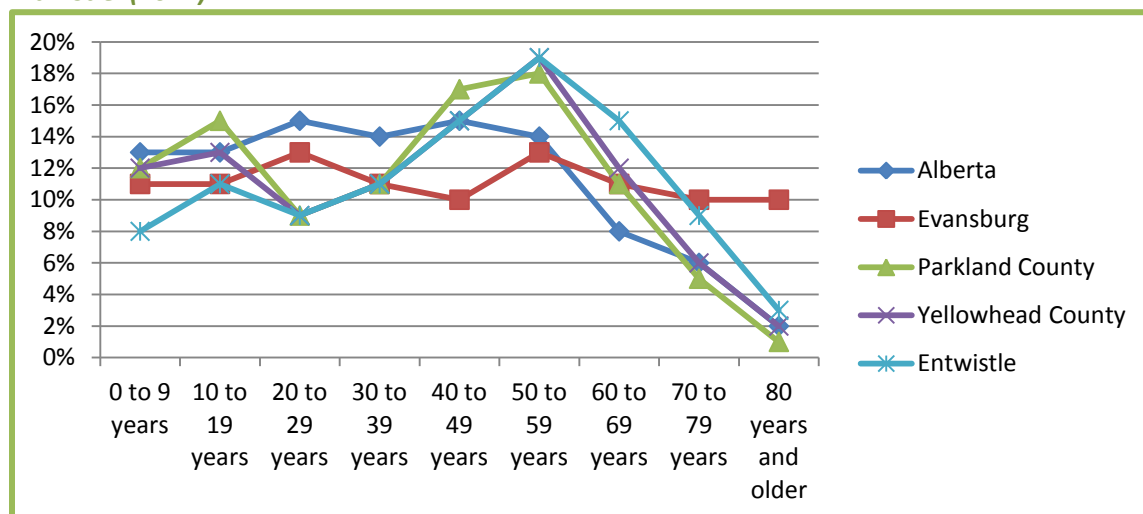
**Stats Canada 2011*

When comparing the demographic breakdown by age distribution for the Hamlet of Evansburg as compared to the Alberta age profile the following observations were made:

- The Hamlet of Evansburg had an older population than the provincial average with a larger percentage of this population being seniors and a lower population under 50 years of age.
- The two highest 10-year age segments were ages 20 to 29 at 13% and ages 50 to 59 also at 13%.
- Three age segments showing higher than the Alberta average were ages 60 to 69 at 11%, ages 70 to 79 at 10%, and 80 years and older at 10%.

Yellowhead County and Parkland County showed very similar age segments, with Parkland County having a slightly higher percentage of residents (2%) aged 10 – 19 and 40 – 49. Yellowhead County showed a slightly higher percentage (1%) of residents aged 50 and older (all age categories).

Chart 2 Age Breakdown for Alberta, Evansburg, Parkland County, Yellowhead County and Entwistle (2011)



**Stats Canada 2011*

Yellowhead County's 2006 Municipal Development Plan contains two policy recommendations that support their unique population characteristics. The Youth Policy outlines the expansion of recreational programs and facilities for children, youth and families as a way to encourage businesses to locate in the County. The Seniors Policy supports the planning and development of seniors' housing projects to allow seniors to stay in the County. Funding support to local seniors' groups for services and facilities was also identified within this policy recommendation.

There is evidence that the seniors population is higher in Evansburg and Entwistle as compared to the Alberta norm. There is a higher concentration of older adults ages 50 to 59 within Parkland County (18%) and Yellowhead County (19%) as compared to the 14% for Alberta. This group of Baby Boomers are likely to migrate to Entwistle and Evansburg and other community nodes within the area within the next decades.

The age profile for both Parkland County and Yellowhead County show very similar age distribution. The Hamlets of Evansburg and Entwistle both indicate slightly older populations as compared to Alberta. Comparing the two Hamlets, Entwistle has a smaller segment of population aged 20 – 29 and larger segment aged 40 – 49 and 60 – 69, but a smaller segment aged 80 and older.

Table 2 Comparison of Alberta and Evansburg 2011 Population Age Segments

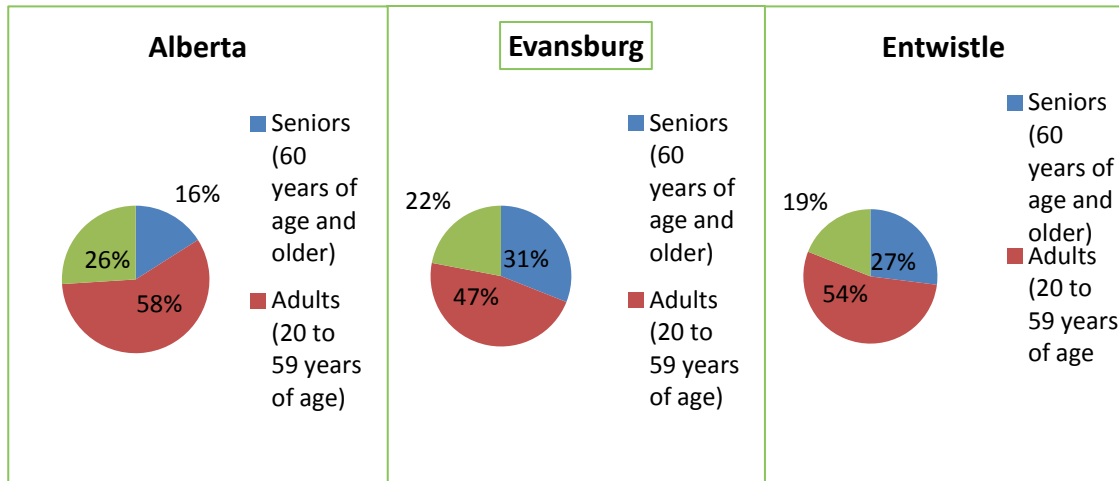
	Alberta	Evansburg	+/-	Entwistle	+ / -
0 to 9 years	13%	11%	-2%	8%	-5%
10 to 19 years	13%	11%	-2%	11%	-2%
20 to 29 years	15%	13%	-2%	9%	-6%
30 to 39 years	14%	11%	-3%	11%	-3%
40 to 49 years	15%	10%	-5%	15%	0
50 to 59 years	14%	13%	-1%	19%	+5%
60 to 69 years	8%	11%	+3%	15%	+7%
70 to 79 years	5%	10%	+5%	9%	+4%
80 years and older	3%	10%	+7%	3%	0

**Stats Canada 2011*

Within the study area the population is significantly older than the Alberta population. Population for the Hamlet of Evansburg shows a very different profile when compared to the Province of Alberta population stats in 2011.

- 22% of population of 0 to 19 years of age in Evansburg as compared to 26% in Alberta
- 34% of population of 20 to 39 years of age in Evansburg as compared to 44% in Alberta
- 31% of population over 60 years of age in Evansburg as compared to 16% in Alberta

Chart 3 Comparison of 2011 Population Segments for Alberta, Evansburg & Entwistle

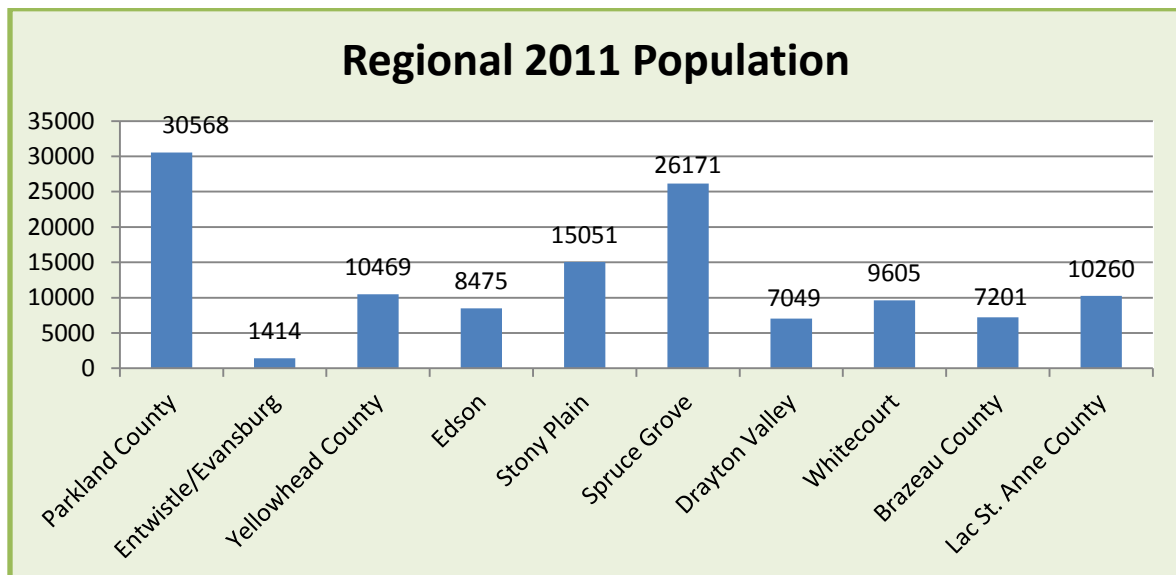


**Stats Canada 2011*

Regional Service Area

The two communities Entwistle and Evansburg fall within a regional population comprised of both rural and urban municipalities west of the City of Edmonton. Both Evansburg and Entwistle serve as small but unique service nodes within the region with a combined population of 1,414 in 2011. The regional population identified below captures a population of 133,312 in 2011.

Chart 4 Regional Municipal Population



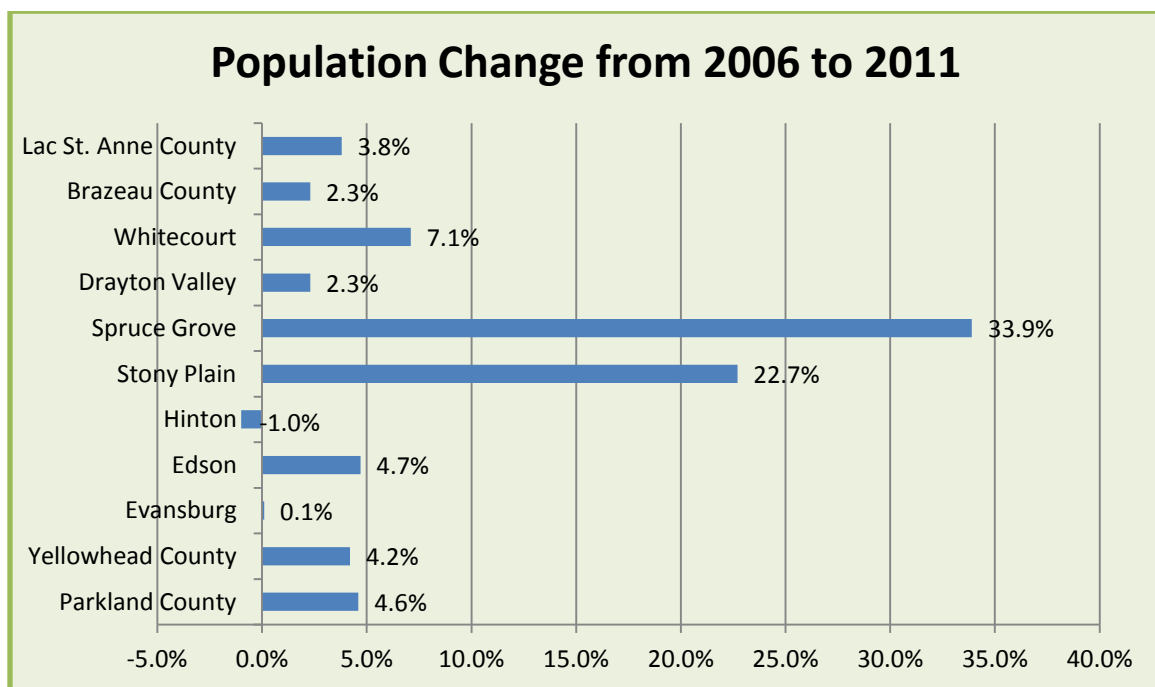
**Stats Canada 2011*

Both the Parkland County 2010 Municipal Development Plan and the Yellowhead County 2006 Municipal Development plan identified the Hamlets of Entwistle and Evansburg as growth nodes. Both municipalities intend to direct growth to these regional centres as aging residents living within the surrounding rural areas make the decision to live more centrally.

The Yellowhead County 2006 Municipal Development Plan identified the Hamlet of Evansburg as a growth node, applying a "smart growth" approach over the development of new hamlets and subdivisions within the County. The goal is to support multi-family dwelling types in Evansburg by providing affordable housing and opportunities for seniors to stay in the community, creating a sustainable resident population that supports the local economy. The County also requires future estate development to be located close to the growth nodes to support the local services. For Evansburg the County's Area Structure Plan contains land use policies that support the revitalization of the downtown and commercial core.

The change in population throughout the region showed lower growth from 2006 to 2011 than the 10.8% for Alberta. The exceptions are the municipalities of Spruce Grove (33.9% growth) and Stony Plain (22.7%) where larger proportion growth was experienced similar to other communities located along the Highway #2 growth corridor.

Chart 5 Regional Growth 1996 – 2006



**Stats Canada 2011*

The trading area surrounding the Hamlets of Entwistle and Evansburg includes Parkland County, Yellowhead County, Brazeau County, Lac St. Anne County and the urban municipalities within the region. Area residents make use of the recreation, park and cultural facilities along with other services provided in the region.

The average household size in the Hamlet of Evansburg was 2.3 persons per household according to the Stats Canada 2011. This was slightly lower than Alberta's average household size of 2.6. The average rural household size for Yellowhead County was 2.5 and Parkland County was 2.8 showing a 3% spread between the two municipalities.

The Demographic Spotlight in 2010 noted Alberta families are getting smaller in size. In 2009, two-member families made up 49% of Alberta families. Families with 3 to 4 family members made up another 40% and large families with 5 or more family members made up the remaining 11% of Alberta families. According to 2010 Demographic Spotlight female lone-parent families represented 10.92% of the families in Alberta.

** Demographic Spotlight 2010 – Census Families in Alberta and Canada*

Population Projections

The 2006 Yellowhead County Municipal Development Plan notes that the County's population is projected to increase by 2% over the period of 2003 to 2031 with an overall aging trend. The plan describes the most typical resident in the County in 2006 was a 46 year old male whereas in 2031 the most typical resident in the County will be characterized as a 66 year old female. This demographic trend will impact housing trends with a need for more low cost attached forms of housing to accommodate the aging residents. As found in many rural settings older residents tend to move into the smaller urban centres as their living needs change.

Based on the 2011 collective population for the Hamlet of Entwistle and Hamlet of Evansburg of 1,414, the 25-year projected population in 2037 based on 2% growth per 1/2 decade, will be 1,568.

Table 3 Growth Scenarios for Evansburg/Entwistle for 25 Years

Evansburg /Entwistle 25 Year Population Projections		
Number of Years	Years	2% Growth Over 5 Years
	2011	1,414
Projected at 2% growth	2012	1420
5 years	2017	1448
10 years	2022	1477
15 years	2027	1507
20 years	2032	1537
25 years	2037	1568

Recreation and Leisure Trends

Trend Methodology

The methodology used for the trend research involved the review and analysis of materials pertaining to recreation, park, culture, health and economic development conducted over the past decade from Canadian, Alberta, Yellowhead County and Parkland County sources. The analysis of the provincial leisure trends has revealed activity patterns relevant to this study. The regional studies and reports completed in the past decade within Parkland County, Yellowhead County and the Hamlet of Evansburg have been utilized to validate community values, activity use, economic development opportunities and community priorities within the study area.

General Recreation Trends

A collection of research conducted within the new millennium indicates that Canadians value the importance of leisure time. Today Canadians view leisure time as being more important than time spent at work.

Albertans value recreation and parks as a way to improve quality of life. The benefits of recreation and parks have been described as: providing opportunities for youth to participate in recreation activities, preserving the natural landscapes, protecting plants and animals, and encouraging families to spend time together.

According to the 2002/03 Canadian Community Health Survey people living in Alberta and British Columbia are most likely to be classified as being at least moderately active as compared to other provinces. There is also evidence of this local trend as the residents in Parkland County value being active, where almost 2/3 of the residents indicated they used the local community facilities in 2009 and 88% of the students claimed they were physically active.

**Canadian Community Health Survey 2002/2003*

Health Issues Related to Inactive Lifestyles

National studies show that frequent activity prevents the onset of health issues and improve physical and emotional health. The 2006 Canadian Medical Journal notes there are definite health benefits from regular physical activity and fitness and contribute to the prevention of chronic diseases.

** Canadian Medical Journal 2006*

The Canadian Physical Activities Guidelines show that regular activity decreases the risk of heart disease and stroke and helps to prevent health issues associated with high blood pressure, high cholesterol, diabetes, osteoporosis, and certain types of cancer. Addition levels of activity are proven to improve quality of life by increasing energy levels, reducing stress levels, improving digestion and improving sleep.

** Canadian Physical Activities Guidelines*

According to the Canadian Community Health Survey, obesity contributes to poor health in Canada. Lifestyles are changing where more Canadians are becoming less active as many passive activities have replaced physical activity. Passive activity is becoming a concern among youth where the amount of time children are inactive contributes to health problems associated with obesity. Among Canadian youth, 8% of the population was obese and 18% were overweight. Within the adult population 60% of Canadians were overweight where 23% were found to be obese, as determined by the body mass index.

**Canadian Community Health Survey 2004*

The Alberta Centre for Active Living reported that 58% of adult Albertans (59.4% of women and 57.7% of men) are physically active and experience the health benefits of regular activity. It was also discovered that 66.2% of the respondents had a personal goal to participate in regular physical activity.

**Alberta Survey on Physical Activity: The Alberta Centre for Active Living 2009*

Changing Activity Patterns

Behavioral changes related to how Albertans approach leisure activities have been identified in a study conducted by the Alberta Recreation and Parks Association that impacts future leisure/recreation facility development and programming. The shift shows a change towards more outdoor activities, individual activity, home based activities, informal participation, utilizing larger time blocks, and experiential oriented activity often associated with an adventure.

Chart 6 Changes in Activity Participation

Past		Present
<i>Indoor facility focused activity</i>	--- → shift to --- →	<i>Outdoor or home based activity</i>
<i>Highly structured programs</i>		<i>Informal self oriented participation</i>
<i>Frequent participation in smaller amounts</i>		<i>Larger blocks of activity fewer times per week</i>
<i>Team oriented sports</i>		<i>Individual activity</i>
<i>Participating</i>		<i>Doing something with an experiential focus</i>

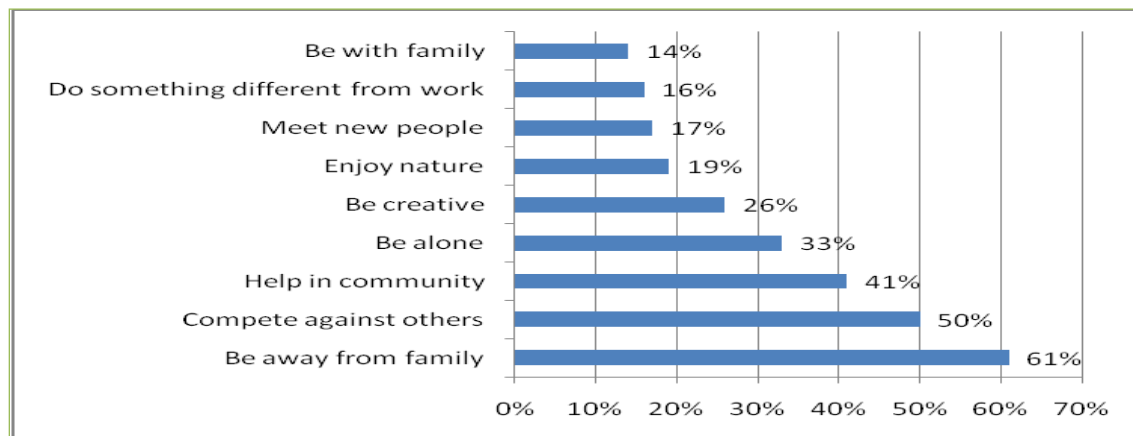
**Alberta Recreation and Parks Association 2002*

The Parkland County Recreation, Parks and Open Space Master Plan identified the top five indoor spontaneous use facilities as being gymnasium spaces, leisure swimming pools, fitness / wellness spaces, and community gathering places.

Motivational Characteristics for Leisure Activities

According to the Alberta Recreation Survey the primary reasons for Albertans to participate in leisure activities include: being away from family, competing against others, helping the community, being alone, being creative, enjoying nature, meeting new people, doing something different from work, and to be with family.

Chart 7 Reasons for Participation in Leisure Activities



** Alberta Recreation Survey 2008*

The Parkland County, Park Improvement Plan resident survey revealed “lack of free time to participate, dealing with health issues and obesity, community/cultural diversity, changing participation patterns” were barriers associated with participation. This plan identified the need for “more multi-purpose opportunities including structured and unstructured activities, nature appreciation opportunities, active living like trail activities, protecting natural environments” as a way to address healthy issues within the community.

**Park Improvement Plan, Parkland County 2011*

Gender and Demographic Trends in Leisure Participation

Many different national studies show there are gender differences in activity participation in Canada. There are also distinct participation patterns as Canadians age. This includes the type of activity, the frequency and the intensity level of participation.

Canadian women prefer different activities than men. Women like to stay active by participating in aerobic activities such as walking, fitness classes, and social dance. Men enjoy the competitive and intense nature in team sports like basketball, hockey, volleyball, softball, and soccer. Men prefer activities such as golf, tennis, weight training, cycling and jogging. Where the participation trends of the genders were similar, the activities have a social component, contribute to an active lifestyle, and provide opportunities to be alone or to be away from family.

** Canadian Fitness and Lifestyle Institute 2000*

According to Stats Canada in 2003, Canadians who were least likely to be active include: women, teenage girls, older teenagers, older adults, adults with lower education levels, lower income families, adults not working for reasons other than retirement, and adults who were widowed, divorced or separated. Younger Canadians who were unmarried were more likely to participate in sport activities. The percentage of Canadian adults who report being involved in organized activities is less in the older age groups.

When looking at Canadians involved in sport, 53% participated in team sports and 46% participated in individual sports. The same group reported that 70% were involved in the most rigorous sports and 39% participated in more moderate activity level sports.

There is a direct relationship with age and participation in sport with decreasing participation in team sports as Canadians age. However golf shows a different trend with a larger participation group of older adults.

Adolescent girls (74%) were more likely than boys (54%) to walk for exercise, whereas adolescent boys (56%) were more likely than girls (38%) to cycle for exercise. Cycling is less prevalent in older youth with 57% younger youth cycling as compared to 42% of older youth.

Family income levels affect walking and cycling participation where youth of lower income families were more likely to report walking over higher income families whereas youth from higher income families were more likely to report cycling as youth from lower income families.

**Stats Canada 2002/2003*

Environmental Stewardship Trends

Parks provide a valuable "sense of place in communities" and are places for self discovery, unstructured activity, heritage interpretation and access to natural environments. The Public Perception on Use of Benefits of Local Government on Recreation and Park Services (2008) notes that parks "enhance aesthetic quality, increase property values and improve the image and livability of communities."

**Alberta Recreation and Parks Association 2008*

The 2011, "Results of a Provincial Dialogue, Reporting in the Pan Canadian Survey", noted that many municipalities have difficulty building policies and programs that connect children and youth with the natural environment. Recreation professionals identified not having appropriate financial resources as the main challenge.

**Alberta Recreation Parks Association 2011*

The municipalities within the study area have placed a high priority on protecting the natural environment. The Parkland County 2007 Municipal Development Plan recognizes that much of the recreation activity occurs on and along the lakes and rivers within the County. The Entwistle Area Structure Plan (ASP) identified the Pembina River Valley as an Environmentally Significant Area that provides a very important wildlife corridor. The Yellowhead County's 2006 Municipal Development Plan identified natural environmental objectives that promote biodiversity and protect the natural environment, and preserve wildlife habitat and wildlife corridors.

Recreation Facility Development and Sustainability Trends

Parks and recreation are core facilities that provide opportunities for residents to be active and enjoy nature year round. In Alberta Recreation and Parks Association's 2010 study the Role of Recreation, Parks and Open Space in Regional Planning it was noted the importance to conserve open space helps to build the unique character within the community.

**Alberta Recreation Parks Association 2010*

Investing in recreation, culture and park infrastructure is a reoccurring theme in the municipal studies. The Yellowhead County 2006 Municipal Development Plan contains a youth policy that recommends the expansion of recreation facilities and programs for children, youth and their families with the goal to attract businesses to this area. This MDP also identified a need to provide funding to support groups who operate facilities and programs for seniors.

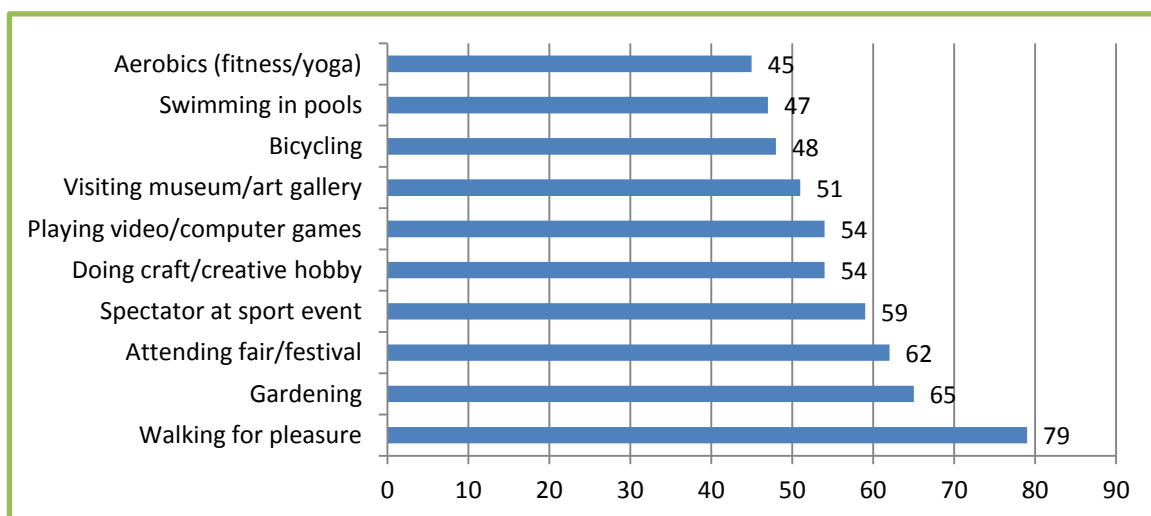
The Yellowhead County 2007 Recreation Services Review indicated several challenges related to recreation facility development and operations and noted there was a lack of active volunteers in the community organizations. The community halls require capital and operational funding support to sustain services for community residents. The Entwistle outdoor swimming pool had been identified as a facility that will require extensive investment to continue in the future.

Recreation Activity Trends

Recreation contributes to individual and community health and wellness. Recreation and cultural activities provide social opportunities for people to interact with others and learn new skills. The top leisure activities Albertans participate in include: outdoor recreation activities such as walking for pleasure (79%), gardening (65%), and bicycling (48%); cultural activities such as, attending a fair or festival (62%), doing a craft or a creative hobby (54%), and visiting a museum or art gallery (51%); spectator at a sport event (59%); playing video/computer games, and indoor activities such as swimming in pools (47%) and aerobics/fitness/yoga (45%).

**Alberta Recreation Survey 2008*

Chart 8: Top Leisure Activities Participated by Albertans in 2008



**Alberta Recreation Survey 2008*

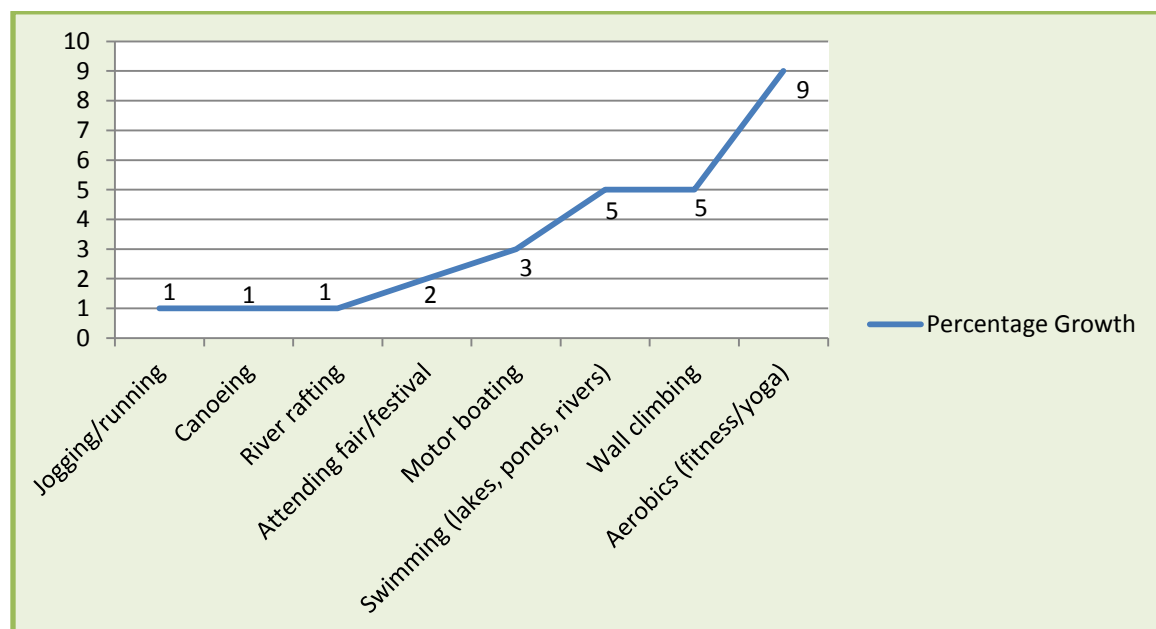
The 2007 Parkland County Municipal Development Plan (MDP) identified the top five priorities for recreation development were bicycle/walking trails, off-road terrain, sport fields, multi-purpose park land, and hiking trails/horse back trails.

Albertans are becoming less active. The trend in Alberta from 2000 to 2008 has shown a decreasing participation in the majority of activities. However the research points out that eight activities were growing in participation which include aerobics, wall climbing, swimming lakes and rivers, motor boating, attending festivals, river rafting, canoeing and jogging/running. Another five activities including bird watching, playing video/computer games, weight training, martial arts (karate/judo) and snowboarding have maintained the same level of participation since 2000.

These trends have direct implications to the study area as five of these outdoor recreation activities (jogging/running, canoeing, river rafting, and swimming in lakes and rivers) are consistent with the facilities available for both residents and visitors who come to the area to participate in activities. Motor boating is one activity that can be done within the water bodies close by.

It should be noted that aerobics, yoga and fitness are activities that are strongly participated by females and older adults. These activities can be conducted in a variety of indoor facilities and some fitness related activities can be preformed in swimming pools. Outdoor swimming pools serve as key outdoor attractions for children and youth when they are out of school for the summer. Pools are also key facilities for children and youth to learn how to swim and learn water safety skills that are needed when they engage in water based activities such as tubing, rafting, canoeing, kayaking, and water skiing.

Chart 9 Recreational Activities Showing Growth Trends in Participation from 2000 to 2008



**Alberta Recreation Survey 2000, 2004 and 2008*

Indoor Ice Activities

The indoor arena in Evansburg provides a key regional ice surface for local and regional ice users. When comparing the primary indoor ice surface activities in 2008, ice skating was the most popular with a participation rate of 23%, followed by ice hockey at 14%, curling at 10%, and ringette at 1%.

Table 4 Alberta Ice Arena Activity Participation in 2008

Indoor Activities	Alberta
Ice skating	23%
Ice hockey	14%
Curling	10%

**Alberta Recreation Surveys 2008*

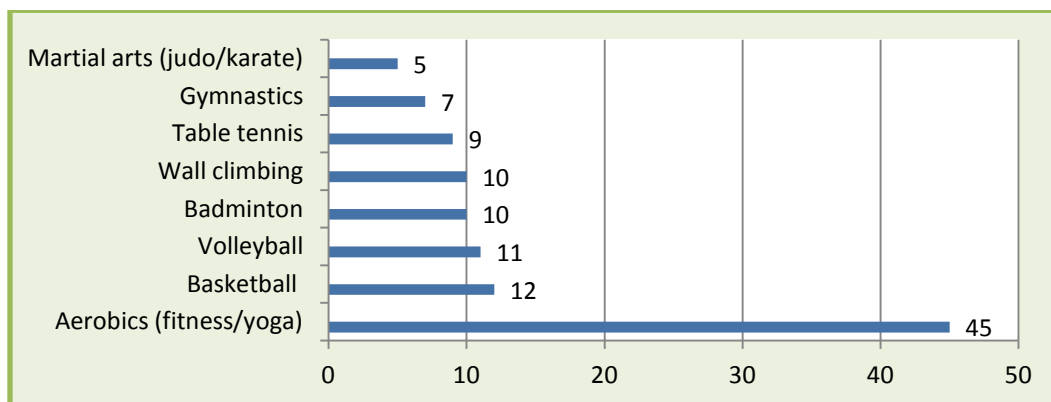
The overall trend in Alberta for indoor ice activities from 2000 to 2008 had been declining with ice skating (<11%), ice hockey (<4%), curling (<3%) and ringette (<1%).

**Alberta Recreation Surveys 2000, 2000 and 2008*

In 2008, the most popular gym related sport was basketball with a participation rate of 12% followed closely by volleyball at 11%. Badminton and wall climbing both had participation rates of 10%; table tennis at 9%, gymnastics at 7%, followed by martial arts (judo/karate) with a participation rate of 5%.

**Alberta Recreation Survey 2008*

Chart 10 Gymnasium/Indoor Activities Participated By Albertans in 2008



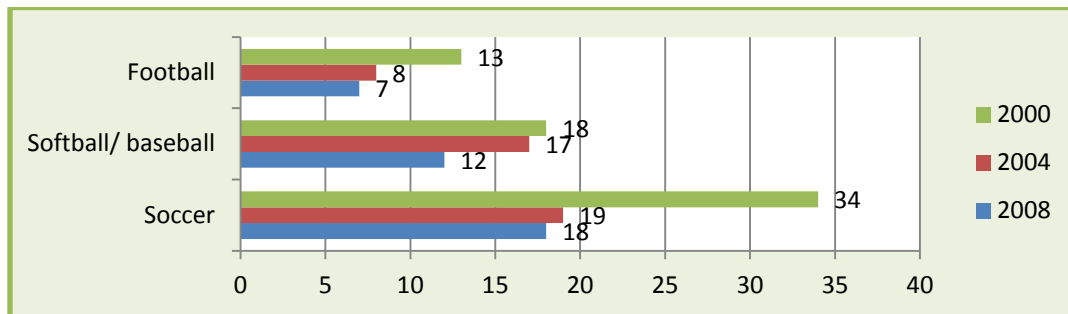
**Alberta Recreation Surveys 2008*

Sport Field Activities

Soccer was the most popular outdoor sport in Alberta in 2008 with a participation rate of about 18%. Baseball and softball combined had a participation rate of 12%, followed by football at 7%, and rugby at 2%. These activities attract younger participants and tend to be dominated by male participants.

**Alberta Recreation Survey 2008*

Chart 11 Sport Field Activities Participated By Albertans

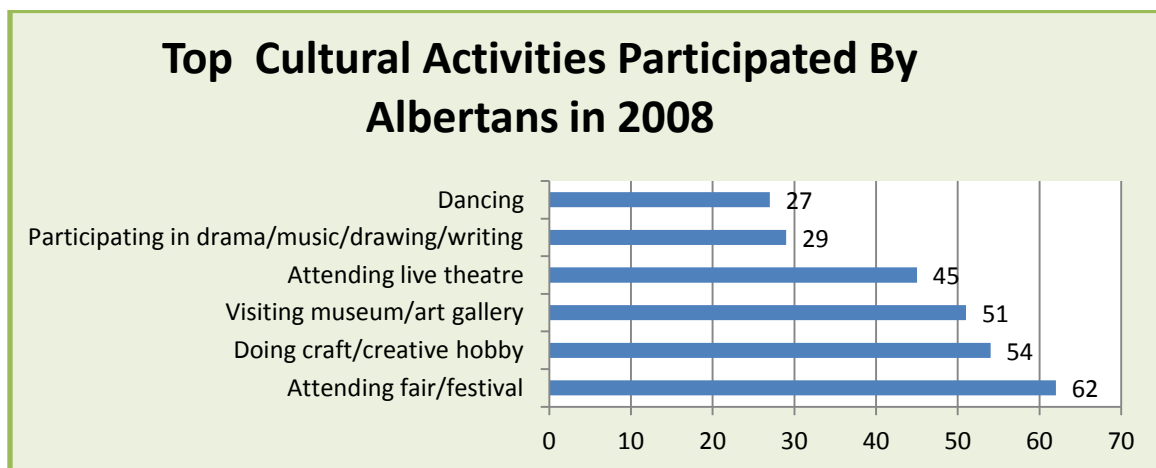


**Alberta Recreation Survey 2000, 2004 and 2008*

Cultural Activities

Cultural activities were very important to Albertans, according to the Alberta Recreation Survey where attending festivals and fairs, doing a craft/creative hobby, and visiting a museum or art gallery were chosen to be in the top ten activities in 2008. Albertans like to participate in cultural activities such as attending a fair or festival (62%), doing a craft or creative hobby (54%), visiting a museum or art gallery (51%), attending live theatre (45%), participating in drama/music/drawing/writing (29%), and dancing (27%). Many of these activities were often associated with social outings and participating with family and friends.

Chart 12 Cultural Activities Participated by Albertans



**Alberta Recreation Survey 2008*

Outdoor Trail Related Activities

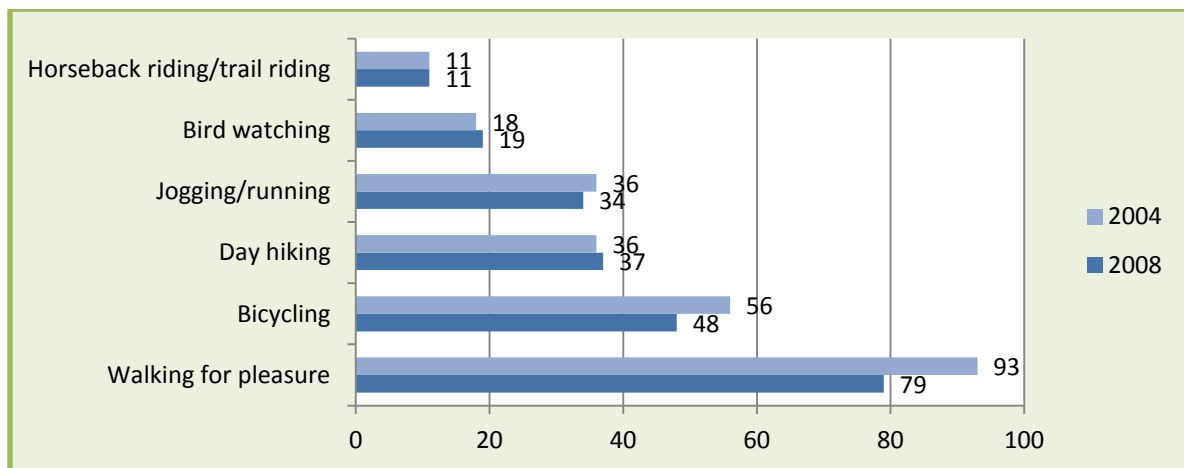
The trail network in the study area provides tremendous opportunities for both residents and out of town visitors to connect with the parks and natural areas. Trail related activities participated by Alberta residents such as walking for pleasure (79%), bicycling (48%), day hiking (37%), and jogging/running (34%) were very popular when compared to the participation levels with traditional indoor facility related activities in 2008.

** Alberta Recreation Survey 2000, 2004 and 2008*

The Alberta Horse Industry Association conducted a Horse Industry Study in 2010 that showed the number of new horse owners had dropped, however the study also revealed there is increased participation within older adults where 24% of the horse owners were 65 years of age and older.

** Alberta Horse Industry Association - Horse Industry Study 2010*

Chart 13 Top Trail Related Activities Participated By Albertans in 2008 and 2004

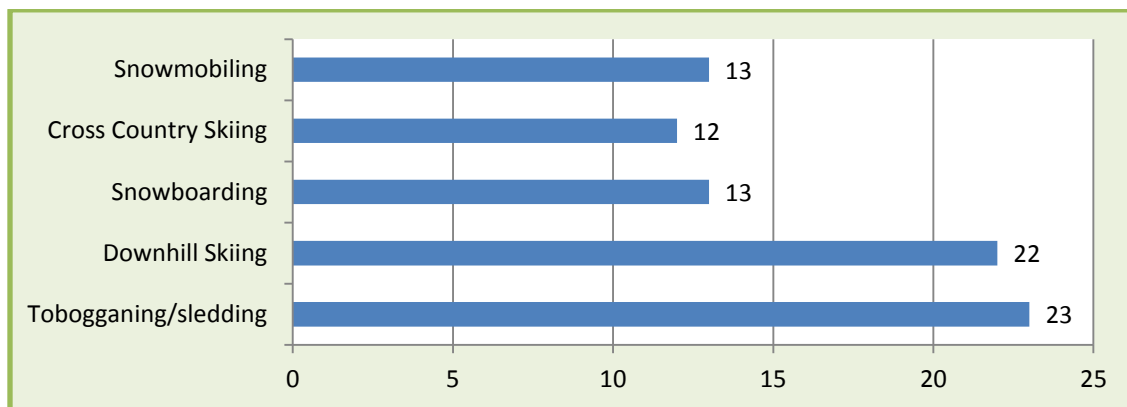


** Alberta Recreation Survey 2004 and 2008*

With the high participation rates of these outdoor activities it is fair to assume the study area is well positioned to attract out of area visitors to explore the parks, river valley and trail network. The municipalities also support the increased demand for the expansion of the regional trail system and recreation/park/wildlife corridors for enhanced outdoor recreation experiences within the communities by making this a "more walk able / cycle-able community".

Winter recreation is important for Albertans to sustain active lives year round. The most popular snow based recreational activities can occur on a spontaneous basis however many require specialized facilities for downhill skiing/snowboarding. The local golf course may be a location to support cross country skiing and connect with the regional trail system in the community.

Chart 14 Top Snow Based Activities Participated By Albertans in 2008



*Alberta Recreation Survey 2008

Regional/Community Partnerships

The collaborative theme within this study demonstrates the interest both Yellowhead County and Parkland County have in support of regional partnerships. The previous plans and reports developed by these municipalities show their commitment to supporting mutually beneficial inter-municipal agreements with municipal neighbors.

The 2009 Parkland County Recreation, Parks and Open Space Master Plan recommended the development of a “county-wide trail linkage plan that connects key leisure destinations, incorporates minimum trail specifications in different areas, and outlines future phased development of the trail linkage system”.

The Entwistle Area Structure Plan (ASP) identified cooperative partnerships where community stakeholders will be involved in designing the regional trail system. This ASP noted the promotion of recreation projects working with regional partners to provide access to recreational facilities that positions Entwistle as a regional recreation destination.

The Yellowhead County 2006 Municipal Development Plan supports coordinated and integrated transportation networks that accommodate both bicycling and pedestrian use within the region.

Barriers for Participation

There is a growing concern about health as Albertans become less active. Therefore it is imperative for municipalities to address this issue and create more opportunities for their residents to become more active. The two primary obstacles impacting activity participation are lack of time and lack of money.

The barriers for participation cross over many different demographic segments. A point to note, the condition of facilities being poorly operated and maintained was the largest barrier identified by 65% of Albertans in 2004 for starting new activities.

Cost was identified as a significant barrier where 38% of the respondents indicated admission fees, 37% indicated cost of equipment, and 22% indicated lack of transportation as being barriers for participation. Overcrowding (36%) was another barrier identified by Albertans in 2004 and this was seen as having a negative impact on the overall experience. Time availability also ranked fairly high as a barrier with 34% indicating they were too busy with work and 32% responded they were too busy with family.

**Alberta Recreation Survey 2004*

The rising cost of living associated with increased fuel, utility and accommodation costs have caused increased financial demands upon families in mid to lower income levels. Many families have been forced to cut back on non-essential expenditures like recreation and leisure in order to cover essential needs.

Canadians were working longer hours per week which had created a challenge for many families to find enough time to take part in leisure activities.

Volunteerism

Volunteerism is becoming a threat to the provision of recreation, park and cultural programs according to the Parkland County Recreation, Parks and Open Space Master Plan. The plan identified a need to invest in recruiting new volunteers and retaining existing volunteers in order to maintain existing programs and to support program growth in the future. The major issues related to sustaining a strong volunteer force in Parkland County have been identified as having a lack of facilities for programs, dealing with financial issues and retaining and attracting volunteers within the community.

In Alberta 37% per cent of the residents participate as volunteers with recreation or cultural organizations often associated with events and programs. The majority of volunteers spent on average one to five hours per week volunteering.

** Alberta Recreation Survey 2008*

Many programs and services require the support of volunteers in order to operate. Successful volunteer programs require specialized volunteer recruitment and training. Meeting rooms and volunteer lounge facilities were an important part of leisure facilities providing the necessary support to the volunteer community.

Sustainability

Sustainability can be approached from several different perspectives. This may include sustaining the natural environment, promoting sustainable tourism, or sustaining the health of the community population.

As it relates to sustaining the natural environment the Parkland County Municipal Development Plan recommended that future development in residential subdivisions integrate low impact parks that will require low levels of maintenance. Also linked to the natural environment is sustaining and maintaining the visual identity within the communities.

The Entwistle Area Structure plan had a goal to maintain the visual landscapes and requires park buffers to separate the Entwistle Industrial Business Park and the residential uses within the area.

When considering options to sustain the local economy, tourism themes such as: agricultural tourism, soft adventure tourism, heritage tourism, sustainable tourism, and ecotourism are all consistent with the special and unique features and business within the community.

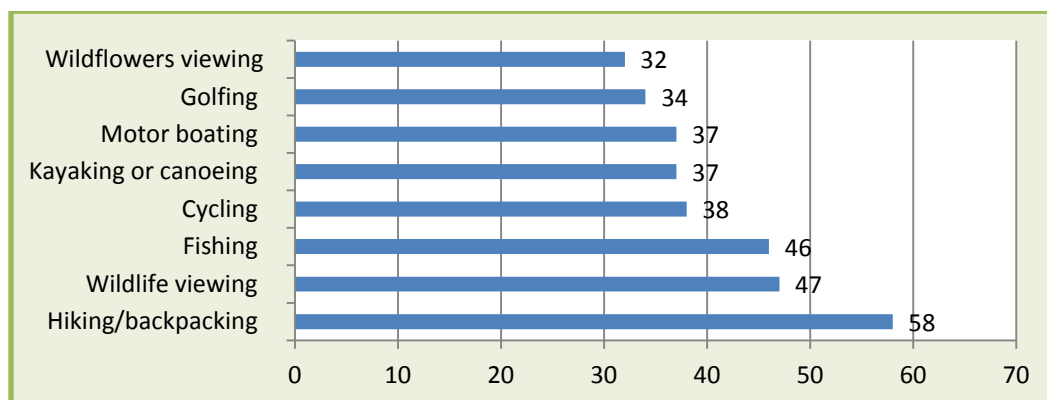
The municipal development plans in both Yellowhead County and Parkland County address the need to provide low cost accommodation to sustain the changing demographics within the community.

Regional Tourism

Entwistle and Evansburg are positioned as a tourism destination that attracts soft adventure tourism. According to the Canadian Tourism Commission approximately 23% of the Canadian population could be considered “Soft Outdoor Adventure Enthusiasts”. In 2000 it was estimated that the soft outdoor adventure segment encompassed about 4.4 million Canadian adults, where Alberta was one of the top Canadian destinations. This market segment is characterized by Canadians ages 18 and 44 years, with about equal proportions falling into the 18 to 34 year age group and the 35 to 44 year age group. Conversely, these Canadians were substantively under-represented at the older end of the age spectrum. These tourists often participate in multiple outdoor activities while on trips. The most popular outdoor activities sought by these soft adventure tourists include: hiking/backpacking in wilderness settings (58%), wildlife viewing (47%), fishing (46%), cycling (38%), kayaking or canoeing (37%), motor boating (37%), golfing (34%), and wildflowers viewing (32%).

**Canadian Tourism Commission 2000*

Chart 15 Activities Engaged by Soft Outdoor Adventure Enthusiasts in 2000



**Canadian Tourism Commission 2000*

These soft outdoor adventure enthusiasts desire to experience natural beauty first hand while viewing wildlife and flora as they hike through wilderness areas or kayak and canoe on lakes and waterways. Other activities they participate in that relate to this study area include: bird watching (22%), cross-country skiing (22%), snowmobiling (19%), horseback riding (18%), and motorcycling (10%).

The communities of Entwistle and Evansburg have become a tourism destination containing a cluster of unique and special features which create engaging experiences for visitors. Entwistle and Evansburg are located along two key tourism corridors, adjacent to the east/west Yellowhead Highway where Highway 22, the Cowboy Trail intersects. The Yellowhead County 2006 Municipal Development Plan recognizes the assets which make this an attractive place to live and offers many special experiences to attract visitors, such as agricultural tourism, eco-tourism, heritage tourism, and soft outdoor pursuits.

The municipal plans have identified supporting agricultural tourism businesses like bed and breakfasts and guest ranches. There was also a recommendation to develop a heritage tourism plan to build on the inventory of tourism experiences within the area.

The Pembina River Valley lands have been designated in the Entwistle Area Structure Plan (ASP) to be preserved for outdoor recreation activities such as water based activities and a future trail system for non motorized activities for the residents and to encourage tourist connections with the hamlet's Main Street. The primary goal is to enhance economic development.

One significant tourism destination is the Pembina Provincial Park which has 132 campsites and attracts an average of 55,000 visitors to the park each year. Visitors from the region including the City of Edmonton travel to this destination for weekend getaways and day trips to enjoy the Provincial Park and the Pembina River Valley, to shop at the farmers market and to experience the special features in the area.

National Geographic, Centre for Sustainable Destinations promotes the values of ecotourism that builds on the geographic character of a destination, being its "sense of place", recognizing what makes a place special and of benefit for the residents and visitors to the destination. As local residents discover the benefits of their local cultural and natural heritage they develop a sense of community pride. The ecotourism synergy is created when local businesses and community groups work together to protect and nurture the special and unique character within the local community. A distinct and authentic destination will attract geo-savvy travelers to the area.

**National Geographic, Centre for Sustainable Destinations 2010*

Evansburg and Entwistle are being recognized as a hub for outdoor recreation, culture and water based activities. These communities are also becoming a special destination where geo-savvy travelers seek opportunities to be engaged in the authentic local culture, discover the natural and unique geographic features, and participate in a variety of ecotourism experiences.

Within approximately 50+ kms of the study area are twenty communities representing a cumulative population of 14,773. This does not include the rural populations within Parkland County, Yellowhead County, Lac St. Anne County and Brazeau County. The following list includes hamlets, summer villages, villages and towns surrounding the study area.

Table 5 Communities Within Approximately One-half Hour Drive From Study Area

Community	2011 Population	Distance from Study Area
Mayerthorpe	1398	50 km N
Sangudo	364	40 km N
Ross Haven	137	44 km NE
Alberta Beach	865	44 km NE
Sunset Point	221	45 km E
Onoway	1021	55 km E
Seba Beach	143	19 km E
Gainford	132	15 km E
Spring Lake	533	59 km E
Silver Springs	174	23 km E
South View	115	23 km E
Ross Haven	137	42 km E
Wabamun	661	39 km E
Breton	496	55 km SE
Warburg	789	55 km SE
Tomahawk	65	26 km SE
Fallis	54	39 km E
Drayton Valley	7049	42 km S
Lodgepole	125	50 km SW
Wildwood	294	15 km W

**Google Distance Calculator*

Entwistle and Evansburg attract regional residents to experience the special services offered in the study area that cannot be found in other communities. The outdoor swimming pool, ice arena, equestrian facility, trail network, river valley are examples of these attractions.

Economic Development

The Yellowhead County Evansburg Area Structure Plan (ASP) identified there is a shrinking inventory of vacant lots and houses within the Hamlet of Evansburg. The ASP also noted a strong demand for high density housing to support the growing senior's population and to support the growing housing needs of the local business sector.

As noted previously, regional tourism contributes to the local economy by attracting visitors to experience soft outdoor adventure activities that support the local economy.

The community assets that support the economic agenda include:

- Secondary tourism destination for water based activities, camping, nature appreciation and trail use in the summer season and shoulder seasons.
- Farmers market that attracts visitors who are camping in the area or day visitors from Edmonton and the surrounding area.
- Commercial sector growth potential along a major transportation corridor.

Community Revitalization

Recreation, culture, sport events, and festivals help to promote community pride. The Hamlets of Evansburg and Entwistle have many assets that make the community a special place to live and visit while making them stand-out as vibrant and prosperous communities to live in and conduct business in.

Both municipalities value the protection of visual landscapes. The Yellowhead County Municipal Development Plan (MDP) noted themes within the Viewscapes Policies, that protect the natural visual attractiveness of the County including views of aquatic and natural features, views from transportation corridors, and vistas associated with future development. This MDP also intends to preserve the social fabric by building upon the rural character and supporting outdoor recreation opportunities with the goal to sustain quality of life for the residents and to attract new businesses to locate in the area.

Parkland County 2007 Municipal Development Plan requires policies to protect recreation and open spaces along with park guidelines that consider location, activity use, and improvements in new subdivision developments.

The Main Street Revitalization program included within the Entwistle Area Structure Plan highlights pedestrian-oriented features that support recreation, social and community activities within the urban park amenities. Future building design, building facades, and siting will follow architectural features with the goal to maintain the historical appearance of the traditional building styles within the hamlet. Working towards a walkable community concept is in line with the planning priorities and supports alternative transportation opportunities for the residents.

Strategic Implications for Future Planning:

Projected Growth

The population in the study area is projected to grow at a rate of 2% every five years with an expanded community population projected to be 1,568 in the year 2037.

Aging Population

The average age in Entwistle and Evansburg is significantly older than the provincial average which has been influenced by migration of older residents from the surrounding rural communities. There will be an increased need for “senior friendly” programs and services to make facilities and programs accessible and attractive for older adults and seniors. The municipalities will also need to address the lack of low cost housing to meet the needs of this aging population.

Changing Participation Patterns

There has been a significant change from structured programs towards more spontaneous activity. This needs to be considered in facility development and programming in the future.

This change is also influenced by the aging population within these communities where there needs to be less emphasis on team sports and more emphasis on individual programs such as aerobics, fitness and yoga which tend to cater to older adults and females.

Unstructured activity areas also need to be considered in future facility development and programming.

Popular Indoor Activities

There has been a steady decline in indoor team sports and this is very significant as the majority of indoor sports tend to cater to the younger age groups with a larger percentage of males participating. More emphasis needs to be given to activities that cater to the older age groups. Activity spaces for aerobics and noted above also need to be considered.

These communities are seen as a hub for activity within the region. The outdoor pool serves as a valuable community facility for local residents and attracts families who are visiting the area in the summer. Outdoor pools have great potential to be utilized extensively by children and youth, families and seniors if leisure pool design creates maximum opportunities for participation rather than catering to lane swimming. Additional support activity areas if planned appropriately will create a strong regional attraction for active living, social interaction and learning of new skills.

Popular Outdoor Activities

Outdoor field sports have shown a significant drop in participation since 2000. Although participation in soccer has decreased, it is still the largest participated outdoor sport as compared to football and baseball/softball. Outdoor water based activities were growing in participation which includes: swimming in outdoor water bodies, river rafting and canoeing. These activity patterns need to be considered in facility development and enhancement strategies.

Golf is one activity that engages the older demographics and is well positioned to support active living and regional tourism.

Popular Cultural Activities

Cultural activities such as festivals, fairs, crafts, performing and visual arts are important activities that need to be considered in future facility spaces. Attending cultural activities like fairs and festivals were very popular indicating the potential opportunity to utilize a multipurpose facility as a venue to host cultural events. Cultural activities can complement existing events and have great potential to attract out of town visitors.

Barriers for Participation

User fees, equipment costs and transportation challenges were the major barriers for participation and need to be considered in future site location and operating revenue projections. The growth of non motorized trails that link local and regional attractions help to make these facilities more accessible for children and youth who may not have access to vehicle transportation.

Volunteerism

The decreasing number of volunteers and the aging pool of volunteers needs to be addressed within the communities. Opportunities to engage youth and young adults as volunteers will need to be incorporated in future volunteer recruitment strategies. Volunteers need support facilities such as meeting spaces and lounge facilities that support the volunteer activities and programs within the community.

Environmental Stewardship

There is a growing interest in the municipalities to preserve natural environments, protect wildlife corridors, create user friendly trails and trail networks and utilize natural vegetation to create an attractive natural environment. The river valleys are also a key asset that attract many out of town visitors to the area. The trail systems help to link the downtown core with regional parks and other attractions.

Regional Hub

Entwistle and Evansburg are well positioned to attract “smart growth” in a sustainable manner. The lack of low cost housing needs to be addressed to create more attractive and affordable accommodation for seniors and to support local business growth.

The cluster of recreation, park and cultural facilities makes the communities attractive for visitors to engage in a variety of different activities that are offered in the area. Also the themed revitalization of the downtown cores is a key component to make these communities more attractive for business growth and to attract visitors to the area.

Health Benefits of Active Living

Year round activity spaces will contribute to the overall wellness of the residents. There is a need for both indoor and outdoor recreation programs and facilities for the local and regional residents to participate in. Aerobics, yoga and fitness training were identified within the top ten activities Albertans participate in and have seen the greatest growth as compared to other forms of activities. There needs to be an inventory of facilities and programs that are fully accessible and are senior friendly.

The emphasis on building an extensive trail system will provide opportunities for the residents to participate in walking, cycling, hiking, and other trail related activities year round. Trail design and maintenance needs to consider multipurpose use and barrier free design. Walkable and cycle community design will benefit the community well into the future.

Regional Tourism

Heritage tourism¹ and agricultural tourism² opportunities can combine with some of the cultural activities to create a larger draw for a more diverse audience. The growing trend to soft adventure tourism³ and geotourism⁴ will position these communities well in the future. Pembina Provincial Park attracts a significant number of visitors to the area and creates growing opportunities for visitors to shop in the urban hubs. Water based activities like canoeing, kayaking, rafting and tubing provide a variety of private sector opportunities that may be enhanced in the area and support tourism initiatives.

¹ Travel to experience the places and activities that authentically represent the stories and people of the past, such as pioneer villages, forts, locations with historic religious significance, museums.

² A worldwide trend which offers city dwellers a chance to escape urban concrete environments and re-discover their rural roots. Examples are dude ranches, u-pick farms, farm stays.

³ A rapidly growing type of tourism that allows the traveler to explore or visit remote, exotic areas or step outside their comfort zone to take part in activities involving a degree of risk, such as river rafting, mountaineering, bungee jumping, mountain biking, trekking.

⁴ Tourism that sustains or enhances the geographic character of a place. Geotourism incorporates sustainability principles but with a focus on the place as a whole, including enhancing the geographical character of a place such as its culture, environment, heritage and well-being of its residents.

Further links within the region may help to create a greater cluster of unique accommodation options consistent with cultural explorers and tourist who are looking for an authentic experience they may not be able to get anywhere else.

Community Revitalization

Consider “child friendly and senior friendly” program and service elements within the design of all new and renovated facilities, thereby addressing physical barriers for all users, ages and abilities. The environmental preservation and enhancement of natural features by protecting the visual aesthetics within the community will go a long way to create community pride and make these communities attractive places for businesses to locate and for residents to take pride in their community.

The heritage theme associated with the revitalized urban core in Evansburg will help to maintain a unique historic character in the urban hub which will make the community more attractive and likely to create an enhanced visitor experience.

Document Review

Seven key documents conducted by Parkland County and Yellowhead County have provided a foundation for this *Recreation and Parks Master Plan* and create a base for discussion relating to growth, community values and community needs and preferences, environmental stewardship, and partnership opportunities.

It is important to note these documents provide background research and direction for both Yellowhead County and Parkland County. The two hamlets Entwistle and Evansburg are located adjacent to each other at the outer edge of the two counties where they share common boundaries. Both Yellowhead County and Parkland County manage the parks and open spaces that are on municipal lands and Parkland County operates the Entwistle Outdoor Swimming Pool.

The tables beginning below provide summary information of key points acquired through document review. Specifically, these include the Entwistle Area Structure Plan 2012, Parkland County Municipal Development Plan 2010, Parkland County Park Improvement Plan 2012, Parkland County Recreation, Parks and Open Space Master Plan 2009, Hamlet of Evansburg Area Structure Plan 2003, Yellowhead County Recreation Services Review 2007, and Yellowhead County Municipal Development Plan 2006.

Tables 6 Entwistle Area Structure Plan By-Law #23

Source	Organization	Date
Entwistle Area Structure Plan Bylaw # 23	Parkland County	2012
Highlights:		
The Area Structure Plan was designed to provide a planning framework for future development within the Hamlet of Entwistle.		
The recreation goals identified included a community trail system connecting the Hamlet core with the school, historic sites, pool, other recreation amenities, and Pembina Provincial Park.		
The Pembina River Valley lands have been designated for outdoor recreation / water based activities and for a future trail system that will connect with the Main Street to enhance economic development. The natural and scenic features were identified as a future environmental stewardship initiative.		
The ASP noted the promotion of recreation projects supported within Parkland County's Recreation, Parks and Open Space Master Plan identifies working with regional partners to provide access to recreational facilities, and promote Entwistle as a regional recreation destination.		
The Main Street Revitalization included pedestrian-oriented features to support recreation, social and community activities with urban park amenities. Future building design and siting will follow architectural features with the goal to maintain the historical building styles within the Hamlet.		

Table 7 Park Improvement Plan Parkland County

Source	Organization	Date
Park Improvement Plan	Parkland County	2011
<p>Highlights:</p> <p>Within the resident survey related to new and upgraded facilities non motorized trails were the most popular with 42% responding, followed by picnic areas at 39%, motorized trails at 27% and playgrounds at 26%. The top priority for structured amenities were campgrounds at 41%.</p> <p>The trends most noted in outdoor recreation were: the lack of free time to participate, dealing with health issues and obesity, community/cultural diversity, changing participation patterns, and a greater emphasis on environmental stewardship. The needs associated with these trends identified more multi-purpose opportunities including structured and unstructured activities, nature appreciation opportunities, active living like trail activities, protecting natural environments and providing passive open space opportunities.</p>		

Table 8 Parkland Municipal Development Plan Parkland County

Source	Organization	Date
Parkland County Municipal Development Plan	Parkland County	2010
<p>Highlights:</p> <p>The County's approach to managing growth needs to factor in several themes:</p> <ul style="list-style-type: none"> • Protect the natural environment • Direct residential growth to regional centres such as Entwistle • Support mutually beneficial inter-municipal agreements • Support energy and water conservation in future recreation and park capital projects, major maintenance and facility operations. Develop a "Strategic Open Space Master Plan" <p>The natural environment needs to be protected including critical wildlife habitat, water bodies, and linear open spaces to support wildlife and trail corridors. The need to integrate natural areas within planning for industrial development and future residential subdivisions was acknowledged.</p> <p>The Hamlet of Entwistle has been identified as a growth node to become a regional centre for residents living in the west end of Parkland County.</p> <p>The benefits of collaborative planning with neighboring municipalities was noted as priority and viewed as a responsible approach to planning. The Open Space Master Plan was an example where linkages outside the County will need to be considered.</p> <p>Energy conservation and water conservation were recognized as a priority to support in recreation, park and cultural facility development, maintenance and operations.</p>		

Table 9 Recreation Parks and Open Space Master Plan Parkland County

Source	Organization	Date
Recreation, Parks and Open Space Master Plan	Parkland County	2009
<p>Highlights:</p> <p>The 2009 plan identified a need for a county-wide trail plan that linked key parks, recreation and cultural attractions and outlined phased development of the future trail system.</p> <p>The plan identified the County's role with respect to the management of the waterways, where the Pembina River Valley was noted as a key natural resource.</p> <p>The County identified a need to support environmental stewardship where the County will utilize a strategic framework to acquire and protect environmentally sensitive areas and strive towards community buy-in.</p> <p>The plan included the results from a public survey that showed resident priorities for recreation development where the top five included: Bicycle / Walking Trails (29%), Off-road Terrain (25%), Sports Fields (12%), Multi-purpose Park Land (12%), and Hiking Trails / Horseback Trails (9%).</p> <p>Top five indoor Spontaneous Use facilities identified as a priority within the community/stakeholder consultation process were: gymnasium spaces, leisure swimming pools, fitness / wellness spaces, indoor walking track, and community gathering areas.</p> <p>The plan recommended the County create a strategic collaborative regional framework that outlines funding criteria and informs regional stakeholders of the County's expectations related to recreation, parks and open space involvement and ensures the County is involved in all regional planning initiatives.</p> <p>The plan noted the County provides operational funding support to adjacent communities for recreation facilities that serve County ratepayers. The County has direct ownership and is solely responsible for the Entwistle Pool. Based on the facility assessment completed at that time it was identified the facility will require significant investment in order to sustain existing service levels.</p> <p>Many community groups indicated declining volunteerism was a threat to current programming where they were having difficulty attracting and retaining community volunteers. Two primary issues identified by local volunteer groups included a lack of facilities and experiencing financial challenges. It was noted there will be an increase in the community association grant to support the volunteer base within the County.</p>		

Table 10 Evansburg Area Structure Plan By-Law # 12.03

Source	Organization	Date
Hamlet of Evansburg Area Structure Plan Bylaw No. 12.03	Yellowhead County	2003
<p>Highlights:</p> <p>The Evansburg Area Structure Plan identified Tipple Park Redevelopment ideas that included a water park and water slide, amphitheatre, museum of existing buildings, miniature golf, trimmed hedge maze and relocated garden market.</p>		

Table 11 Recreation Services Review Yellowhead County

Source	Organization	Date
Recreation Services Review	Yellowhead County	2007
<p>Highlights:</p> <p>The Yellowhead County recreation services delivery model provides funding to recreation stakeholder groups through eight recreation societies who in turn provide access to recreation facilities, programs and special events within the County. The challenges identified were: decreasing number of volunteers, lack of strategic planning, focus on grant administration over programming, communications between organizations, lack of volunteer organization development, and the community halls require capital and operational funding assistance.</p> <p>A new recreation delivery structure and new administrative changes were recommended that will involve increasing annual recreation funding.</p> <p>The study identified key trends within Yellowhead County including aging population; migration of residents from rural to urban centres; increasing interest in fitness and wellness activities; increasing demand for arts, culture, and social programs and services for older adults and seniors; support for multi-use facilities; dependence on volunteers to deliver programs, and supporting regional partnerships.</p>		

Table 12 Municipal Development Plan Yellowhead County By-Law # 1.06

Source	Organization	Date
Municipal Development Plan Bylaw No. 1.06	Yellowhead County	2006
<p>Highlights:</p> <p>Yellowhead County's population is experiencing an aging trend where it is projected to increase by 2% to 2031. The plan described the most typical County resident in 2006 was a 46 year old male whereas in 2031 the most typical resident will be a 66 year old female.</p> <p>The County plans to limit subdivision growth that leads to fragmentation of agricultural lands. The County supports a growth node policy promoting expansion of existing hamlets over the development of new hamlets within the County. The plan identified the need for multi-family dwelling types in hamlets with the goal to provide affordable housing, provide opportunities for seniors to stay in the community, and to support the local economy. Evansburg was identified as one of the growth nodes in the County. Future estate developments are to be located close to these growth nodes to support the local services.</p> <p>The Area Structure Plan supports the revitalization of Evansburg's commercial core. The County is committed to preserve visual landscapes and will require commercial recreation and tourism developments to provide screening from adjacent roadways and land uses where appropriate.</p> <p>Within the transportation policy the County supports pedestrian and cyclist modes of transportation within coordinated and integrated local and regional transportation networks.</p> <p>The County recognizes that recreation and reserves are a priority for residents and tourists. The County is committed preserve attractive landscapes and natural areas within the County with the goal to provide outdoor recreation activity spaces for both residents and visitors to use.</p> <p>Within the future Recreation Master Plan, consideration will be given to: park and natural open spaces; trails, interpretive facilities and trail network connections with community recreation facilities; and opportunities to collaborate with the school districts on joint use. The policy also identified the need to explore the feasibility of developing a County-wide trail system.</p> <p>The recreation master plan will guide the use of funds and lands obtained through the reserve dedication process. When environmental reserve is dedicated public access is required and such lands must remain in their natural state.</p> <p>The County's natural environment objectives include promoting biodiversity by protecting the natural environment and ecosystems. The natural environment policy themes include: working in cooperation with groups to be proactive in managing the natural environment, minimizing the fragmentation of natural spaces, assisting in preventing land use conflicts, encouraging placement of conservation easements, supporting wildlife protection policies and encouraging private landowners to maintain forested areas close to water bodies and on sloping natural areas.</p>		

The water resources policies support healthy aquatic ecosystems through responsible watershed planning.

The County developed a Viewscapes Policy that includes four key themes: to protect natural landforms and vegetation, to protect the natural visual quality in the County, to discourage development that detracts from views of water features and other natural features, to discourage development that detracts views from transportation corridors including highways, roads and recreation trails, and consider preserving existing visual landscapes when evaluating development proposals.

The social environment theme is to build on the rural character to ensure the social fabric of the community will be preserved. The County is committed to support outdoor recreation opportunities for the benefits of the resident and visitors.

The County's Youth Policy recommends expanding recreational programs and facilities for children, youth and families along with a way to encourage future businesses to consider locating within the County.

The County's Seniors Policy supports the planning and development of seniors' housing projects to allow seniors to stay in the County. The goal is to provide funding support to local seniors' groups for services and facilities.

The County recognizes several unique features that make Yellowhead County an attractive place to live. Several of these special experiences cannot be found elsewhere which in turn creates a positive economic advantage. These features have been identified as: agri-tourism, eco-tourism, and heritage tourism. The County will consider building a brand strategy that promotes what is special and unique within the County.

The prosperity policies include supporting tourism opportunities such as bed and breakfast / guest ranch opportunities along with agricultural and heritage tourism. The County is also looking at diversifying seasonal accommodations such as campgrounds providing access to outdoor recreation activity nodes and natural areas within the County.

The County identified the need to include a Heritage Tourism Plan within the Economic Development Strategy to link the historic resources within the land use planning initiatives as tourism attractions in the County.

Section Two: Household Survey

Methodology

The intent of the survey was to obtain validated feedback from households in Parkland County and Yellowhead County on expanding the supply and quality of community facilities and assessing future facility needs. A sufficient return on the sample was received to provide for a statistical level of validity +/- 6.5% 19 times out of 20.

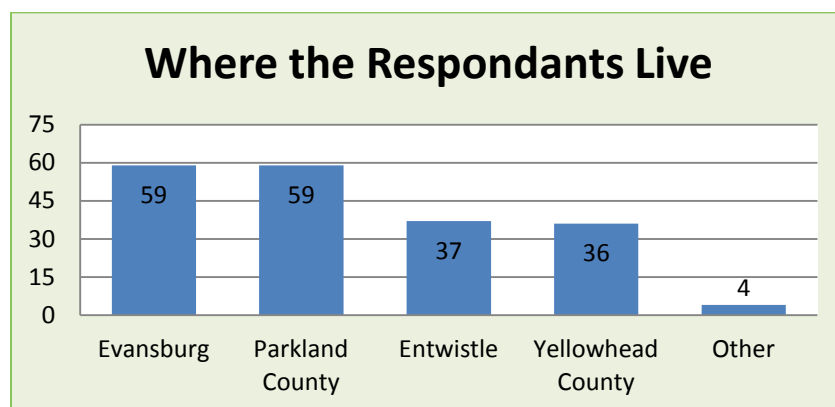
The respondents were asked to answer a survey considering the needs and interests of the members of their household. This information was then be used to inform the Recreation and Parks Facilities Strategic Plan. The resident survey was carried out via telephone to households in the Counties of Parkland and Yellowhead. A total of 195 surveys were completed.

Household Survey Findings

The following information summarizes the responses from the residents of Parkland County and Yellowhead County.

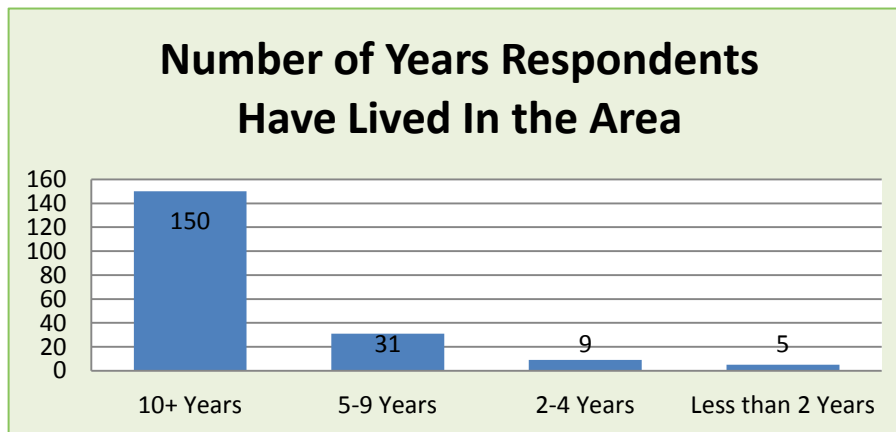
Where the Survey Respondents Live

Of the 195 surveys completed, 59 (30%) households were from Evansburg, 59 (30%) were from Parkland County, 37 (19%) were from Entwistle, 36 (18%) were from Yellowhead County and 4 (2%) said “Other”. The following chart provides a breakdown of where the respondents live.



Number of the Years Respondents Have Lived in the Area

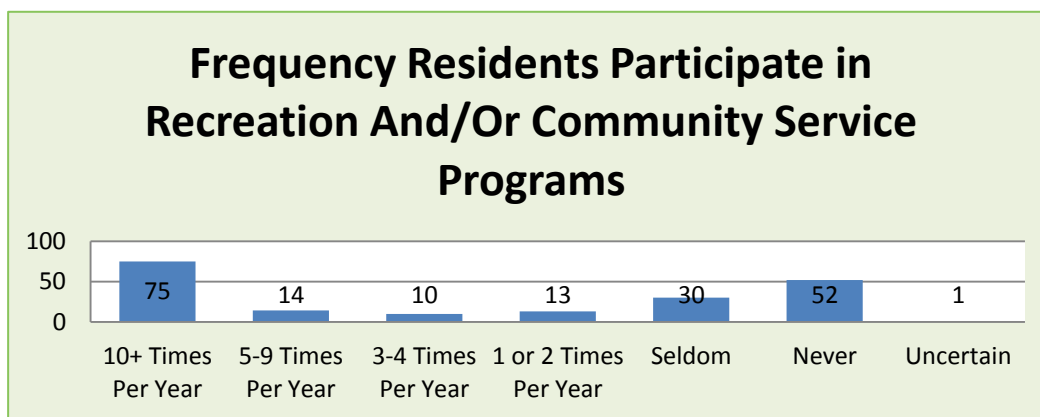
150 (77%) of the respondents have lived in the area for more than 10 years, 31(16%) have lived in the region for 5 to 9 years, 9 (5%) have lived in the region for 2 to 4 years, and 5 (3%) have lived in the region for less than 2 years. This would indicate that the resident population is not growing as more than ¾ of the residents surveyed have lived in the area for 10 or more years. The following chart shows the number of years the respondents to the household survey have lived in the region.



Frequency of Resident Participation in Recreation/Community Service Programs

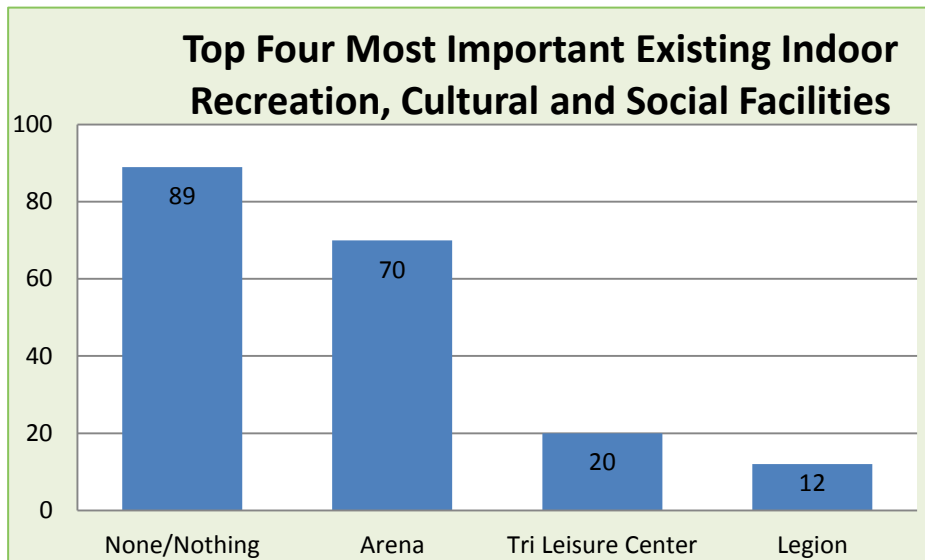
75 (38%) of the households indicated that they participate in recreation and community service programs 10 or more time per year. 14 (7%) participate 5 to 9 times per year, 10 (5%) participate 3 to 4 times per year and 13 (7%) participate 1 to 2 times per year. 30 (15%) responded with “Seldom”, 52 (27%) responded with “Never” and 1 (0.5%) said “Uncertain”.

The following chart provides a summary of the frequency with which respondents participate in recreation and/or community service programs.



Most Important Existing Indoor Recreation, Cultural and Social Facilities

The top four existing indoor recreation, cultural, and social facilities in the study area were: None/Nothing (46%), Arena (36%), Tri Leisure Centre (10%) and Legion (6%). The following chart provides a summary of the top four existing indoor recreation, cultural and social facilities in the area.



Frequency of Residents Leaving Their Community to Partake in Recreation or Community Services Programs

26 (13%) of the respondents leave their community weekly to partake in recreation or community services programs, 28 (14%) said they leave monthly, 16 (8%) said they leave 5 to 6 times per year, 55 (28%) said they seldom left and 70 (36%) said never.

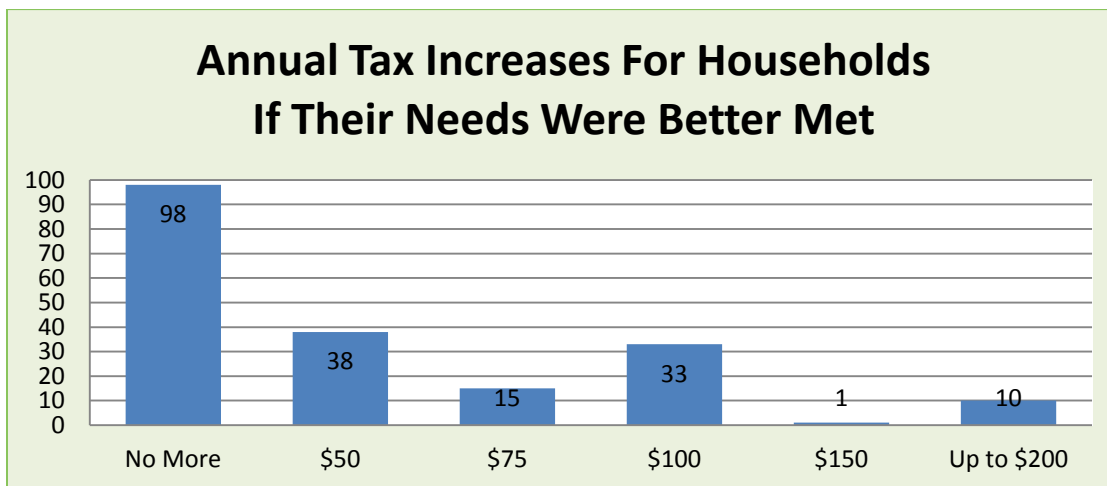
Most Important Facility Priorities to be Built or Enhanced in the Next Three to Five Years

The residents were asked what they felt were the three most important facility priorities they would like to see built or enhanced in the next three to five years. The top two responses were: None/Nothing (29%) and Indoor Swimming Pool (21%). 50% of the households responded with one of these two priorities.

Annual Tax Increases for Households If Their Needs Were Better Met

The respondents were asked how much more in annual taxes their household would be willing to pay if their needs were better met. 98 (50%) responded with “No more”, 38 (19%) said \$50, 15 (8%) said \$75, 33 (17%) said \$100, 1 (0.5%) said \$150 and 10 (5%) said up to \$200.

The following chart shows a breakdown of the amounts the residents were willing to contribute in annual tax increases if their household’s needs were better met.

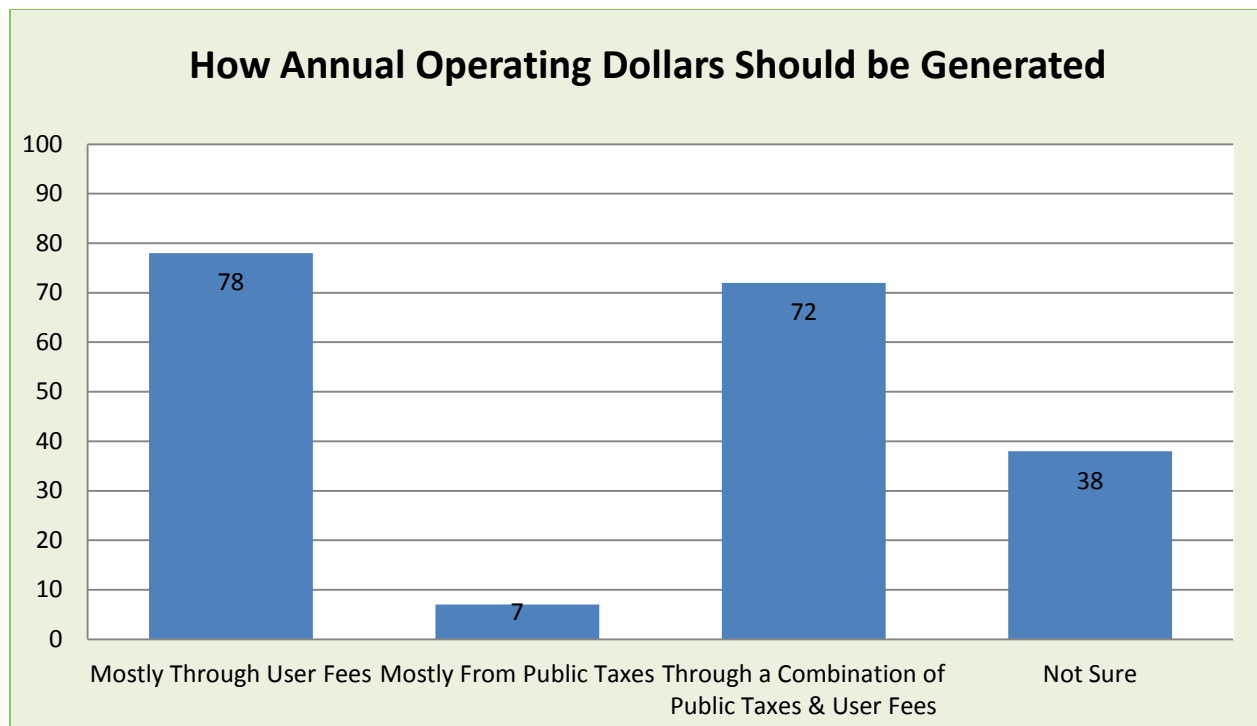


How Annual Operating Dollars Should be Generated

Annual operating dollars must be generated to maintain and operate community facilities on an annual basis. The respondents were asked how best these annual operating dollars should be generated.

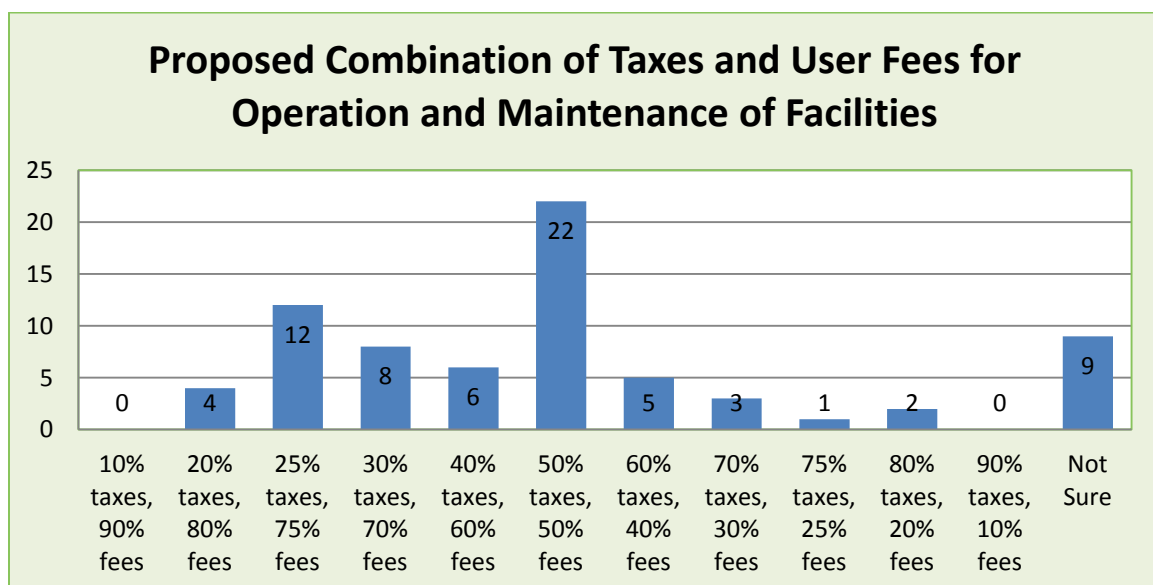
78 respondents (40%) believe they should be generated mostly through user fees, 7 (4%) believe mostly public taxes should be used, 72 (37%) believe annual operating dollars should be generated through a combination of public taxes and user fees and 38 (19%) households were not sure.

The chart on the following page shows the percentage breakdown of how the residents felt annual operating dollars should be generated.



Proposed Combination of Taxes and User Fees for Operation and Maintenance of Community Facilities

If the respondent chose “Though a combination of public taxes and user fees”, he or she was asked to provide a percentage breakdown of what they recommend the combination of taxes and user fees to be. The most common response was a 50% split between taxes and fees. 22 (11%) of the households responded with a 50/50 split. The chart below shows the complete breakdown of the preferences related to the split in taxes and user fees to pay for the operation and maintenance of facilities.



Section Three: Community Organization Questionnaire

Methodology

The consulting team developed the Parkland Yellowhead County *Community Organization Questionnaire* in collaboration with the project team. The survey instrument was designed to gather information focused on indoor and outdoor community recreation facility space needs, current use, issues, future facility requirements and capacity to contribute to the development or redevelopment of facilities, including capacity to pay higher user fees for facilities that meet current and future needs.

A targeted list of community organizations was developed by the project team. Organizations were provided with the questionnaire by mail or email, with a follow-up telephone call from the consulting team. Twenty-one organizations engaged in the consultation process, representing twenty-two community groups as two organizations anticipate a merger and responded to the questionnaire as one organization. An additional five organizations were contacted but did not complete the questionnaire, a response rate of 81%.

Community Organization Membership and Participation Trends

Organizations were asked if their membership was stable, increasing or declining. If an organization indicated that they expected membership to increase, they were asked to project the percentage of increase expected over the next five years.

Nine organizations indicated that they have stable membership, while five organizations indicated that they anticipate an increase in membership, projecting growth of 3%, 5%, 40%, 50% and 100% over the next five years. Three organizations reported declining membership trends. There was no clear age trend with respect to declining membership as one of these organizations exclusively serves seniors, one exclusively youth aged 13 – 18 (Grand Trunk High School) and the third serves all ages with the bulk of members aged 5 to 12 (60%). The remaining six organizations did not complete this question or indicated that they were unsure of the status of their membership.

It should be noted that while organizations were cooperative in completing the questionnaires and generally willing to provide as much information as they could, most commented that many of the questions did not apply to them or they were not in a position to answer them.

The table on the following page identifies the community organizations that responded to the questionnaire and indicates numbers served or current membership where known, along with trend information. Where an increase is projected, the percentage is based on next five years.

COMMUNITY ORGANIZATION	MEMBERS/# SERVED	TREND
Evansburg Public Library	500	Stable
Royal Canadian Legion Evansburg		Stable
Evansburg Chamber of Commerce		Stable
Evansburg Lions Club	13	Expect Increase 5%
Evansburg Senior Citizens Society	28	Declining
Grand Trunk High School	145	Declining
Park Court Farmers Community Club	200	Stable
Girl Guides Poplar Hollow District		Declining
Lobstick Learning/Evergreen Reading Society	275	Stable
Evansview Elementary School		Unsure
Entwistle Lions Club		
Entwistle Community League		Expect Increase 50%
TOPS Entwistle	5	Expect Increase 100%
Pembina Agricultural & Rec Society (PARS)		Stable
Friends of Pembina River		
Pembina Minor Hockey Association		Expect Increase 3%
Pembina Soccer Association	250 - 325	Stable
Pembina River Slow-pitch		
Pembina Horticultural 4H Society	10	Stable
Pembina Lobstick Historical Society	525 (250 visitors + schools)	Expect Increase 40%
Awana Boys and Girls Club	55	Stable

Nine community organizations did not provide membership/participation numbers, but four of these indicated stable membership and one reported declining membership. The remaining four organizations were unsure of membership or did not respond.

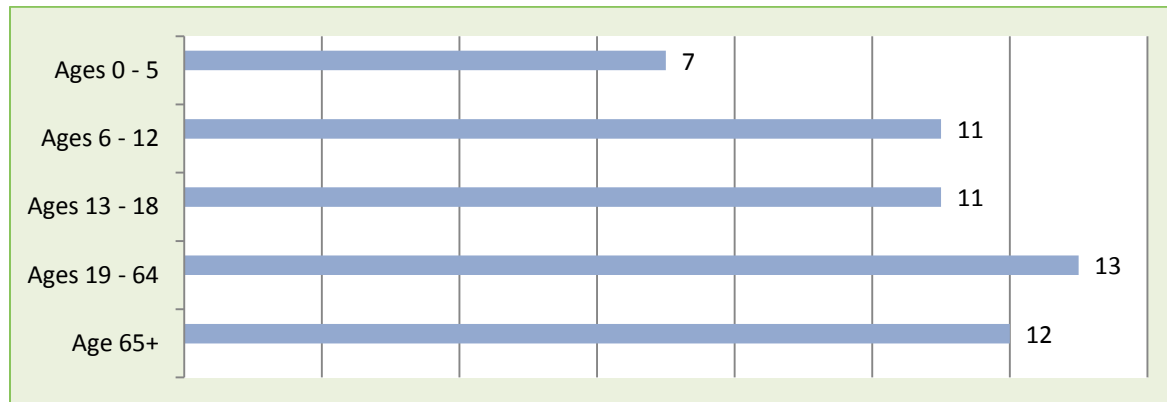
Ages Served

Organizations were asked to describe the relative ages of participants they serve and to indicate what percentage of their membership fell within five different age groups.

Six organizations primarily serve adults aged 19 – 64 with two organizations serving primarily or exclusively senior citizens aged 65 and older. Three organizations serve primarily youth aged 13- 18, with 50% - 75% of their membership between those ages. Five organizations serve a significant percentage of participants (40% to 100%) 0 – 12 years of age. The remaining organizations have membership/participation that is more evenly split between age groups.

The table on the following page illustrates ages of participants/membership.

Ages Served by Community Organizations



Where Participants Live

Community organizations responding to the questionnaire were asked to estimate the percentage of their membership/participants based on residence, specifically whether they lived in a hamlet (Evansburg, Entwistle) or in the County.

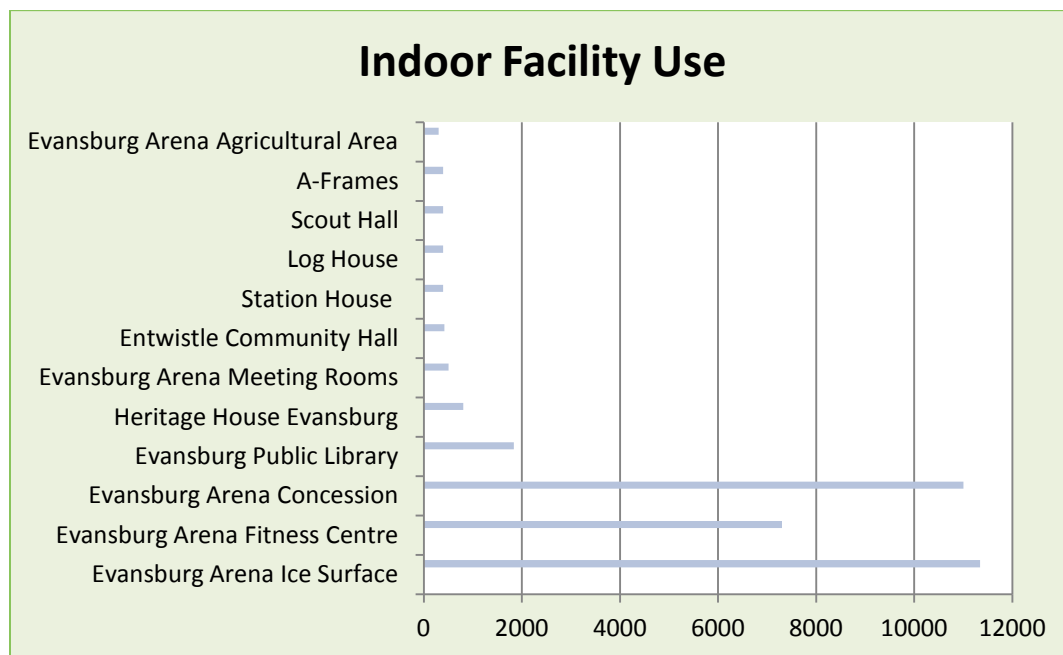
Six organizations estimated that the majority (60% to 90%) of those who participate in their organization's activities are residents of one of the hamlets. Seven estimate that their membership are county residents (60% to 100%). The remaining organizations did not provide estimates with respect to breakdown of membership by residency.

Indoor Facility Use and Needs

Community organizations were asked to describe their use of indoor recreational spaces and identify areas, if any, where the current spaces used are not meeting their needs and why.

In terms of indoor facility usage, the most used facility is the Evansburg Arena. The ice surface is used approximately 11,340 hours per year, the concession 11,000 hours and the upstairs fitness centre is used 7,300 hours annually. The next most used facility is the Evansburg Public Library (1,836 hours annually). School gymnasiums are also used regularly, but primarily by the schools for physical education classes during school hours. Specific hours of use were not provided.

The chart on the following page provides estimated hours of use annually for indoor recreational facilities by community organizations responding to the questionnaire. A number of organizations did not provide usage information, or reported usage of less than 80 hours per year.



When asked how many additional hours of access to indoor recreational space could be utilized by their group, all community organizations indicated that their needs in terms of hours of access were being met by existing facilities.

When asked to describe their ideal indoor recreational space and to indicate how currently used indoor spaces are not meeting their needs, feedback was provided relating to the Evansburg Arena, Grand Trunk High School and Evansview School gymnasiums, Heritage House, Station House and Royal Canadian Legion Hall.

Evansburg Arena

The Evansburg Arena is well utilized, but projects a significant increase in hours of use (from 300 to 20,000) for the dirt floor area that is now used by the Pembina Agricultural and Recreational Society (PARS) and 4H clubs if it were converted to gymnasium space. The north bathrooms could be renovated to serve the new gymnasium, capable of hosting ball sports (volleyball, basketball), indoor soccer, dry land training for minor hockey and community use such as cards/cribbage tournaments, dinner theater, movie night and dances. This was supported by Minor Hockey and the Chamber of Commerce.

It was also mentioned by Minor Hockey that there is a need for office space with computer, printer and copier in the Evansburg Arena.

Grand Trunk High School and Evansview School Gymnasium

It was noted that Grand Trunk High School gymnasium is not regulation size and therefore cannot host provincial tournaments. There were also comments relating to the lack of bleacher seating for spectators in both school gymnasiums.

Heritage House, Legion Hall, Entwistle Lions Hall

These facilities are not wheel chair accessible. Heritage House is also impacted by spring melt due to its corner location. Snow is piled along the roadways and during the melt, water has invaded the furnace room (the facility does not have a basement). The Legion Hall has been renovated but is also not accessible. One group commented about the lack of separation between the meeting room at the Legion Hall and its bar area, making it not possible to meet during Legion operating hours. One group identified the need for a small private area in the Legion Hall for use as a weigh in room with scale.

Outdoor Recreational Facilities

Ten of the community organizations responding to the questionnaire utilize outdoor recreational facilities. The need for additional adult size soccer fields and location of all the ball diamonds in one area were identified as priorities by the community organizations involved with any aspect of these facilities. It was noted that there is not currently power or water at the ball diamonds, making it impossible to run a concession. There was also a need expressed for camping facilities across from the combined ball diamonds. The Pembina Soccer Association indicated that they could double their participation and host tournaments with the addition of two adult-sized soccer fields.

When asked to describe ideal outdoor recreational facilities, the following additional suggestions were identified:

- Better upkeep of the soccer fields
- Further development of trail that link the Hamlets of Evansburg and Entwistle (Evansburg Trail) and a circular walking trail around the two hamlets
- Zip line and walking bridge across the gorge
- Develop quad trails to link with provincial skidoo trails
- Private area for wilderness camping, large field for games at Camp Evansburg
- Better maintenance of tennis courts, need four courts with wind breaks
- Golf course could use putting green, driving range, mini golf

Future Commitments to Facilities

When asked if their organization has discussed or put forth and suggested solutions that might address identified issues, eleven groups left this section blank, three answered “no” and one indicated that the question did not apply to their organization. Of those who answered “yes” to this question, the following activities were identified:

- Discuss land acquisition with CN to expand soccer fields
- Included in Future Development Planning
- Met with Counties to discuss ideas, vision for new facility or renovations
- Source, purchase and place items identified (garbage cans, recycling, benches, storage facilities for equipment) along trails and river

The majority of community organizations (15) indicated that they are not planning for their group’s future indoor or outdoor facility space requirements. Two organizations did not reply to the question. Of the five organizations that indicated that they are planning for their future needs, they identified the following activities:

- Applying for grants to complete required renovations
- Approved for a casino license
- Discussions with one or both counties
- Working with other groups toward a mutually beneficial goal

Capacity to contribute to capital construction costs related to facility development

Eleven organizations (50%) identified the capacity or willingness to contribute to construction costs for development of recreation facilities that met their needs.

How organizations want to contribute to capital construction costs for recreational facilities	
Not in a position to contribute	6
Through fundraising	4
Through volunteer labour in construction	8
Through direct injection of capital in consideration of user rights	1
Finance total cost and assume control and operation	0
Turn over grant monies	3
Joint agreement to finance construction & operate	1

Only three community organizations indicated a willingness to pay increased user fees, ranging from less than 10% (1) to 20-30% (1) to 50% (1) if the cost of maintaining the facilities (ball diamonds) was assumed by the Counties.

New Activities or Programs if New Spaces Were Developed

Eight organizations responded to the question of what new activities or programs their group would like to see happen if new or expanded indoor or outdoor recreational or cultural facility space was developed.

Comments related to new activities or programs they would like to see
Dry land training for hockey (children and youth) if a new gym was developed in the arena
Gym could also be used to entertain children during tournaments, provide sport or recreation opportunities for parents “stuck” for eight hours a day at a tournament
Increase in minor ball/more tournaments and league play
More programs for seniors
Low cost opportunities for children throughout the year
Storage for artifacts and records
Temporary or traveling exhibitions could come to community
Workspace to restore and preserve artifacts
Development of the arena/gym space would create year round hub for all kinds of programs and indoor sports (sport, arts, recreation, theatre, scrapbooking, dance, aerobics, cribbage, etc.
Activities for young boys, such as scouts
More arts activities (concerts, shows, plays, music, singers, etc.)
Blood donor clinics
Spray park (glad to have the pool in Entwistle)
Music
Activities for teens
Soccer tournaments, indoor soccer could make sport available all year

Respondents were provided the opportunity to add any additional comments. Most did not, however five community organizations provided the following final comments:

Final Comments
An outdoor rink could provide kids who can’t afford to play minor hockey with the chance to play
Better way to maintain the ball diamonds, current system is haphazard
A new main building for the museum could also be used by community as a multi-purpose use building. It would have bathrooms, kitchen and indoor space for meetings, people using Tipple Park grounds
Convert the agricultural side of arena to gymnasium space, relocate ball diamond to create more parking and more cohesive use of ball diamonds and (of lesser priority) add one way glass from fitness centre to ice surface and add windows to outside
After many unsuccessful attempts to find a location for our Girl Guide groups, we finally made arrangements to use Camp Evansburg and it has been fantastic.
The county does not end in Edson nor begin in Spruce Grove. Other communities need funding for programs in addition to the Tri Leisure Centre 50-minutes away that we have paid for (through taxation) but cannot realistically use.

Section Four: Facility Condition Reviews

Recreation and Parks Facilities Condition Reviews

Background

During August and September, 2012, four site visits were made to undertake reviews of the recreation buildings, parks and playgrounds as part of the Entwistle and Evansburg Recreation and Parks Facilities Strategic Plan.

The scope of the work required a comprehensive review of the Evansburg Arena and Entwistle Outdoor Swimming Pool, and a general Condition Review of the remaining facilities listed here. Key areas related to the architectural, structural, mechanical and electrical components and features of the buildings. Additional information was obtained from persons who led our tours, including facility managers or persons involved with local community organizations with knowledge of the buildings. No intrusive measures were taken to examine specific parts of the buildings. Only plans for the Evansburg Arena were available for review, as well as previous Condition Reports for the Swimming Pool and the Museum at Tipple Park.

The buildings, parks and playgrounds reviewed were as follows:

Entwistle & Area

1. Entwistle Outdoor Swimming Pool
2. Entwistle Community Hall
3. Entwistle Lions Hall
4. Entwistle Jubilee Seniors Drop In Centre
5. Entwistle Lions Playground
6. Entwistle School Grounds
7. Entwistle Pembina River Tubing (Staging and Launch Areas)
8. Entwistle Rodeo Grounds
9. Pembina River Provincial Park

Evansburg & Area

1. Evansburg Arena (PARS)
2. Evansburg Heritage House Seniors Centre
3. Evansburg Legion Hall
4. Evansburg Lions Playground
5. Evansburg Ball Diamond
6. Evansburg Evansview School Grounds
7. Evansburg Grand Trunk School Grounds
8. Evansburg Tipple Park
9. Pembina River Golf Club

Observations

Visits were carried out on days when the weather permitted unhindered views of the sites and building exteriors. Observations covered site issues, building exteriors, interiors and operating systems. Reviews of the arena refrigeration plant and pool equipment were outside the scope of this work.

Reviews of the parks and playgrounds listed above were also a part of the overall facility study. A general review of each site was carried out; with attention to those features we observed that showed deficiencies in our view. For these, we provided a brief recommendation for remediation and an Order of Magnitude estimate of cost to address the deficiency. Only general observations were made regarding the Pembina Provincial Park with no recommendations made.

Recommendations

Remedial action regarding deficiencies observed is categorized on a prioritized basis. These categories are offered only as guides for scheduling work and are described as follows:

Priority 1 (1-12 months)

Problems related to Building Code and personal or building safety issues, as well as those any problems which are quickly becoming worse, are recommended to be done right away or at least within the first 12 months.

Priority 2 (12-24 months)

Problems related to declining functionality of the facility, declining efficiency of building components or diminishing enjoyment of certain features by users are recommended to be addressed in the next priority period.

Priority 3 (24-36 months)

Problems of a cosmetic nature, or which are discretionary in terms of meeting user needs or require major capital investment are placed in the last category. The Client may choose to rearrange tasks according to individual needs, programs, budgets and the availability of required resources to perform the work.

1. **Range of values:** Values shown are “Order of Magnitude” estimates. A range in estimated values indicates that more in depth information is needed to arrive at a closer estimate and that there could be various ways to deal with the problem(s) observed. During our reviews we have to make assumptions as to the Client’s objectives for the work to be done. More precise cost estimates will require decisions by the Client regarding the desired results for the short, medium or long term.
2. **Contingency:** An additional amount of 15% should be budgeted for all projections to cover unexpected costs, which is particularly the case for repair, upgrade and renovation projects.

3. **Location Factor:** When the work to be done is at some distance from major centres, and depending on the nature of the tasks to be performed, it is important to be aware that an “up charge” as much as 15-20% may be added by contractors to accommodate additional travel, accommodations for workers and logistics related to obtaining materials, site supervision, etc.
4. **Dollar values:** All estimated amounts are shown as 2012 dollars.

Terminology

As a guide to the reader, we have used some abbreviations which economize on text and reflect terms often used in this industry. Those used in these Reviews are as follows:

1. Directions: N, S, E & W are used in place of north, south, east & west.
2. Architectural term: “H/C” is used in place of “Handicap Accessible”

ENWISTLE OUTDOOR POOL

General Description

- Location:** 50th Street, Entwistle (Main Entrance faces E)
- Age:** Pool building: Approximately 60 years old. (Constructed early 1950's)
Pool Tank: Approximately 50 years old.
Mechanical Building: Approximately 50 years old.
- Size:** Approximately 30' x 57' (Area: approximately 1,700 sq.ft.)
- Pool Capacity (Bather Load):** 75
- Composition:** Lobby/milling area, office/control area, men's & women's washrooms, men's & women's change rooms, mechanical/electrical room.
- Construction:** Pool Building is (2"x4") wood frame construction over crawl space. Foundations could not be viewed.
- Our information for this review was obtained by an onsite visit of all accessible spaces on a clear day when there were no viewing hindrances. Additional information was provided by Pool Manager who led our tour. Also, information was obtained from a review of previous studies prepared by Associated Engineering (2000) and A.D. Williams Engineering (2002). No drawings or related facility documents were available to review.

Observations

SITE

1. Pool building and pool tank on flat ground with gravel and grass cover. No mature trees or shrubs. Facility bounded by Lions Park on N, Lions Hall and Skate Park on S, open parking space on E and rear lane/residential on W.
2. Site drainage appears adequate. No expansion room available. Pool mechanical building only other structure beside pool (E side).

Pool Change Building - Exterior

Shingles

1. New asphalt shingles within last 7 years in good condition. (1)

Roof Drainage and Fascia

2. Continuous aluminum eaves troughs, installed within last few years. Down pipes in place, with discharge onto open ground.

Siding

3. Composition panel (horizontal) siding. Paint poor overall with some areas badly flaking. Corner metal joint broken away in places. (2,3)
4. Lack of effective building envelope evident. Suspect minimal insulation and poor vapor barrier. Moisture penetrating siding thereby ruining paint finish. Creates area for mold development in wall cavity. (2)

Entrance Canopy

5. Lean to style structure on concrete slab. Shelter only to entrance. No doors. Bottom edge of siding deteriorating in several locations along walls.(4,5)

Wall Openings

6. W and S windows rotting and beyond repair. Extensive prolonged moisture damage. Suspect moisture damage within wall cavity. N and E windows fair, needing paint. Door to pool, main entrance (double) and N need paint and weather seal repair or replacement. Doors appear to be in good condition. Static vent grilles (2) on N and S walls in gable ends. (6,7)

Foundation

7. Building constructed on footings but appears to be no crawl space under floor. No access floor hatch to observe directly. No vent openings around bottom of exterior walls. Sections observed appear solid. Roof ridge appears level indication generally level foundation.

Interior

Milling Space/ Gathering Area

1. Open area providing direct access to pool control/office/kitchenette area, change rooms and public washrooms. Area extends length of building. Access to pool is through control area. Walls are painted plywood (not to code). Ceiling is painted t-bar at about 8' height, under original painted plywood ceiling at about 10' height. Lighting is 4' flush mounted fluorescent. Area is bright with large windows for natural light. Flooring is sheet vinyl approximately 7 years old and good condition. Whole area appears in good condition. (8)

Control Area/Office/Kitchenette

2. Area separated from milling space by gated counter. Space provides through access for bathers to pool, office desk and counter, kitchen cabinets and refrigerator. (9)

Change Rooms

3. Male and female rooms same level of finish. Walls and ceiling painted plywood. Flooring is ceramic tile in generally good condition. Observed level floor does not allow floor drains to function properly. (10)
4. Shower walls (inside) are painted masonry block with ceramic tile on bottom 4'. Moisture inside blocks causing tile to release and fall off in several locations. Tile on inside of exterior walls appear sound. (11,12)
5. Bathroom partitions made of painted plywood and appear to function satisfactory. (13)

Public Washrooms

6. As with change rooms, not H/C accessible. Flooring is vinyl tile in good condition. Walls clad with imitation tile panels ("Barkerboard") with ceiling in painted acoustical tile. All in good condition. Washrooms have privacy "screen" wall constructed to block sight line into each. (14)

Mechanical Room

7. Small space accommodating furnace and hot water tank. Both reported to be working effectively. Wall and ceiling penetrations for piping and wiring observed. Not code compliant. Storage of combustibles seen in this room; also not code compliant. Flooring is painted plywood. (15)

Mechanical/Electrical Systems

Equipment

1. Single 50 gal. "state" brand gas-fired hot water tank supplies showers, bathrooms and kitchenette. Pool furnace supplies on for pool. Tank is a recent model and reported to be function properly. Electrical service located in same room. Reports from 2000 and 2002 noted service was under supplied. Operator not certain if recommendation to increase capacity at that time was undertaken. (15)

Ventilation

1. During site visit lack of ventilation evident. Musty odor prevalent in milling area but especially in change rooms. Circulation fans working in bathrooms and change rooms, but volume of air movement inadequate. Rust is observed on parts of gas furnace housing. (16)

Pool Equipment Building – Exterior

Construction

1. Appears to be 2"x4" wood framed construction on concrete slab foundation. (17)

Shingles

2. Asphalt shingles similar age as on Change Building. Appear to be good condition.

Roof Drainage

3. Single continuous trough on low edge of shed-style roof. Dented and missing down pipe and 5' leader at SE corner. Situation contributes to water damage down corner of building.

Siding

4. Composition horizontal siding matching Change Building. Paint flecking and fading. Suspect minimal or no insulation and vapor barrier in walls. Corner aluminum trim pieces missing in various areas.

Wall Openings

5. Two (2) metal fire rated door assemblies – (1) for pool furnace/filter/pump section and (1) for separate entrance to chlorine tank storage room (closet). Both in good condition.
6. Equipment access hatch installed at one end of building to allow access to change out equipment when needed.
7. Vents (grille type) mounted at top of wall.

Interior

Note: Pool equipment assessment not in scope of this review. Covered in detail in previous reports (2000 and 2002). Space is well organized for small building and operator reported no problems with functioning of equipment. Regular maintenance is provided by mechanical contractor.

OUTDOOR POOL TANK & DECK

Pool Tank

1. Cast-in-place concrete tank approximately 2,000 sq.ft. Reported to be working well. Does not appear to be leaking since there is no unusual loss of water.
2. Tile trim under edge of pool deck coming loose in places. This suggests water leaking through cracked pool deck and wetting concrete behind tile, causing adhesive to release. (18)

Pool Deck

3. Reports in 2000 and 2002 did not observe cracks to the extent now readily visible. Numerous cracks allow surface water to enter soil under deck. Winter freeze-thaw periods continue to ruin the deck. Reported by pool manager that occasionally deck drains "pop up" from surface from water pressure under deck slab. Butyl rubber caulking seen on many larger cracks. Concrete surface also spalling from action of chemical in pool water. Deck surface rough as result. (19-21)

Security

4. Chain link fence surrounds pool. Appears in good condition. Lighting security provided by pole mounted lights around adjacent skate park.

Recommendations & Cost Estimates

Priority 1 (0-12 months)

Building Exterior

1. **Siding:** Both Change building and Pool Equipment building require repaint with minor repairs to corner joints and deteriorated bottom sections..... \$4000-\$5000
2. **Windows:** replace units in Change building with vinyl units. Since pool operates in warm season, energy efficient units not anticipated.\$2000-\$3500

Building Interior

1. **Fire stopping:** Mechanical room to have all gyproc joints taped, mudded and openings sealed with approved fire stop caulking.\$500-\$1000

Mechanical

2. **Ventilation:** Upgrade or total system replacement to be done. Capacity of air flow to be increased.\$2500-\$3500

Sub-Total Priority 1 (0-12 months)..... \$ 9,000 - \$13,000

Priority 2 (12-24 months)

Pool Area

1. Pool deck to be removed and replaced. Concrete to be cut all around pool approximately 1' from tank to prevent damage to concrete tank. Installation of proper drainage below new pool deck. Foundation wall to be modified or repaired as required for new deck slab. Concrete finish to standard required to resist corrosion from pool water.\$100,000-\$125,000

Sub-Total Priority 2 (12-24 months)\$100,000 - \$125,000

Total Estimate (Priorities 1 & 2)\$109,000 - \$138,000

Conclusion

This recreation amenity has served the community well for many years. Standards of materials and construction have changed significantly since it was built, as have Building Code requirements. While it still serves the community as a valued recreation destination, repairs and upgrades can only carry it for a time when it will have to be replaced.

The change building does not meet any standards for pool facilities today with respect to materials used in the change rooms, bathrooms and gathering area. Additionally, ventilation for the building is not adequate for a high moisture environment, ultimately developing an unhealthy environment. While the structure still appears sound, its lack of a proper basement and possibly foundation makes it questionable as to how much to invest in its upgrading. Also, the pool deck is in poor condition, as one observes the extent and size of cracks in the concrete across the whole deck area.

The earlier reviews did not raise concerns about longer term use, but 11 years have lapsed since the reports were done and deterioration in various areas has continued.

Based on our experience with similar facilities, we do not recommend investing in this facility for the long term. Rather, we recommend that sufficient funds be budgeted to keep the facility safe and in generally good repair, with continued patching of the pool deck and building itself. At the same time, we recommend that a plan be put into motion for its replacement within the next 2-3 years. A part of that planning process will be the matter of location for a new pool and building. If it is to remain in Entwistle, consideration should be given to re-arranging the whole block where it is now located to determine the best siting for the pool, Skate Park and Lions playground.



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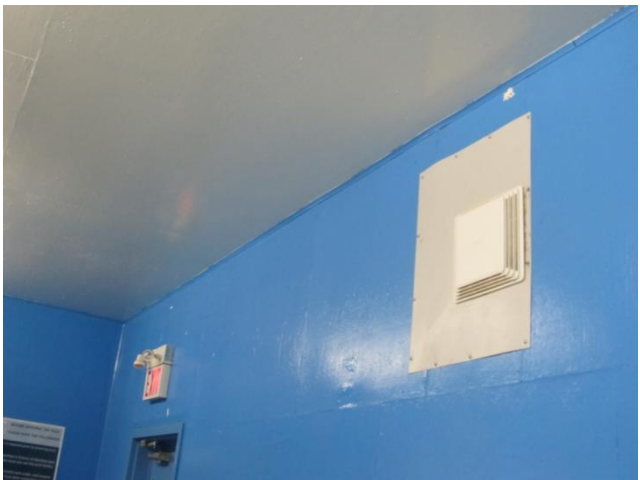
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ENTWISTLE COMMUNITY HALL

General Description

Location: 51st Ave., Entwistle (Main Entrance faces W)
Age: Original hall (centre section): built around 1950. Side additions built around mid 1980's
Size: 71'6" x 104' = approximately 7,400 sq.ft.
Construction: Wood framed. Appears frame is primarily 2"x 4" with some sections 2" x 6". Original section clad with ship lap boards and dash rock stucco. Poured foundation concrete in partial basement. Unable to view remainder of foundation due to restricted crawl space. Anticipate concrete footings for balance of building.

Observations

SITE

1. Appears level with rear of property sloping slightly N. Drainage appears good overall.
2. Parking lot covers most of site. Good pavement throughout. No landscaping. Wheel bumpers in place protecting building and neighbor's chain link fence on S side. (1)
3. Concrete front entrance step combined with short concrete H/C ramp. Painted but needs repainting. (2)
4. H/C long ramp steel constructed. All front section is concrete with small planter.
5. Front metal rail and H/C metal ramp paralleling building in overall good condition. Needing repainting. (2)
6. Rear exit wood steps in good shape but need railing reinforcement.
7. Concrete pad and step along lane (N) side have settled. Uneven step to building. (3) Handrail missing (not code compliant)
8. All vegetation should be removed from base of N wall.

Exterior

Roofing

1. Recent new metal roofing with snow guards in place. (1)

Roof Drainage

2. Recent new continuous aluminum eaves troughs, fascia, soffits down pipes and leaders. Discharge onto pavement (S) and grass area (N) keeps water away from building. Leaders missing from N side down pipes.
3. Eaves trough damaged from vehicle impact at SE corner. Section to be replaced. (4)

Siding

4. Original dash rock stucco (1950s-1960s) over coated with newer style troweled on stucco. Parging applied to bottom 18" of wall all around. Rear wall reveals section where original entrance canopy was attached to wall. Repairs yet to be completed. (5)
5. Stucco at NE corner (rear) broken in bottom 2'. Downpipe has no leader. Appears corner of site becoming soaked contributing to water damage in stucco. (6)
6. Stucco and sheathing underneath also damaged and/or decayed toward front of building along N side. (7)

Canopies

7. Front entrance canopy and (2) along S side in good condition.

Gable Paneling

8. Plastic lattice covers chip board panel underneath on W gable. Observed panel is deteriorating and will need replacement. Must be weather/water protected.

Wall Openings

9. All doors and windows upgraded and in good condition.

Interior

Entrance

1. Vestibule/lobby very small. Finishes of carpet flooring, painted gyproc walls and ceiling in good condition allowing for normal wear and tear.

Main Hall

2. Walls and ceiling either prefinished or painted paneling. Probably not fire rated or Code compliant.
3. Feature walls (bathroom, snack bar areas) finished with tongue/groove cedar boards. All walls and ceiling appear in good condition.
4. Flooring in open area is solid hardwood, probably original. Varnish or urethane finish shows wear and requires refinishing. Generally appears good in spite of age and heavy use.
5. Flooring over upper eating area each side carpeted. Shows wear but being regularly maintained.

Office/Snack Bar

6. Room finished similar to main hall. Used as snack service/bar service/private space. Carpet old and worn.

Public Washrooms

7. Men's and women's washrooms both well finished. Floors are ceramic tile with "Barker Board" (imitation tile 4'x8' panels) on walls. Toilet partitions are metal ("Shanahan" supplied type), all in good condition. Vanities in both bathrooms good. All fixtures, sinks, etc in good condition. Although not fully current Code standard, both bathrooms H/C accessible with (1) H/C stall each.

Kitchen

8. Full service commercial kitchen. Gas range with makeup air hood, fire suppression equipment in place. All reported to be regularly inspected for safety.
9. Counters and cupboards painted wood but in fair to good condition. Stainless steel counter tops and washing areas. Island base cabinet prefinished wood in fair condition.
10. Sheet vinyl flooring appears good.
11. Painted panel wall sections and all ceiling good condition, but not Code compliant.
12. Fire extinguishers reported to be inspected late Fall of 2012.

Storage

13. Table/chair storage in separate room in NW corner of main hall area. Locked and could not access to view. Adjoining area off rear of stage also used for storage. Worn vinyl flooring, painted gyproc walls and t-bar ceiling in fair condition.

14. Stage area set up for occasional performances and community public meetings. Carpet flooring worn and loose, needing replacement. Walls all pre-finished panels with t-bar ceiling. All in fair to good condition.
15. Dressing room/storage behind stage in fair condition given extensive range of uses over years. Feature “historic wall” is unfinished shiplap wall with numerous signatures dating back to 1950. No fire rated doors seen for any enclosed storage room, as required by Code.

Structure

16. Appears that both original exterior walls were opened up to expand hall into 2 raised sections. Four steel pipe columns installed in each wall opening to support beam each side the length of the main hall open area. Beams boxed in precluding clear view of component and construction. Cross-tie rods span width of hall open area in 4 locations about 10’ above floor. Provides lateral reinforcement to stiffen upper wall sections. View along underside of beam each side of hall shows compression, resulting in visible sag around mid section. Unable to view foundation support for each column (suspect poured concrete pad or block). Very limited crawl space along each alignment and difficult to access. Requires further investigation to assess status of construction and reason for settlement.

Basement

17. Partial basement under stage and dressing room section accessed by stairwell right of stage. No vestibule at top or bottom of stairwell; no fire rated door from hall as required by Code.
18. Stairs into basement unsafe. Treads and risers offset. Open “riser” allows for foot to step through, creating tripping hazard.

Foundation

19. Cracked wall in various locations. May be “historic” and not moving further in years since additions constructed and parking lot paved. Concrete buttresses built in 2 locations. Probable objective was to hold foundation wall in place. No historic information available regarding this observation.
20. Concrete has degraded in places due to moisture. Appears to have been a previous condition since basement is dry with no odor of mildew/moisture.

Mechanical & Electrical Systems

Mechanical

1. Three gas fired furnaces located in basement serving separate areas of building. Models are: Heil, Olsen and Reznor. Reported that all working satisfactorily at this time but one requires new motor. Plan is to have installed Fall of 2012. Furnaces all approximately 20+ years old. (17-19)
2. Plumbing reported to be functioning well. New fixtures installed (sinks, etc.) in recent years.

Electrical

3. All systems reported to be functioning properly. Wiring distribution in basement appears to be installed within last 15 years. Circuit capacity reported as working satisfactorily. (20)
4. Fire alarms, extinguishers scheduled to be checked fall of 2012.

Recommendations & Cost Estimates

Priority 1 (0-12 months)

Site

1. **N wall vegetation:** Remove from along base of wall to prevent trapping moisture to accumulate in area of foundation. (Could be done as part of lane grading maintenance). \$0

Exterior

2. **Rear steps:** Reinforcements of wood railing to provide safety. May require metal brackets to increase stability. \$200-\$400
3. **N side exit door:** Ensure precast step is stable. Fill gap between step and wall with cement grout. Install metal railing drilled into concrete step for fall protection. \$800-\$1200
4. **Eaves troughs:** Replace missing leader at N corner of (rear) building. Repair damage trough (vehicle impact) at NE corner. \$700-\$1000
5. **Stucco along N side:** Repair damaged stucco at base of wall especially near NW corner. Repair or replace degraded sheathing under stucco. \$1200-\$1500
6. **Rear (E) wall:** Repair stucco sections where previous canopy/post structure located. Open holes in stucco allow moisture to penetrate. Install approved exterior light fixture over door. \$1500-\$2000
7. **Door Seals:** Check all seals, thresholds and replace as needed. Two thresholds revealed light at bottom. Energy loss to be minimized. \$300-\$500
8. **Structural Engineer Review:** Status of foundations especially under steel support columns in open hall area, in partial basement and along N side of building. Analysis of existing condition and corrective measures to be identified for improvements. \$5,000-\$6,000

Mechanical

9. **Furnace Motor:** Recent check by furnace tech indicates fan motor badly worn. Replacement required. \$600-\$800
10. **Fire Extinguishers:** All portable units and exit lights to be checked and ensured to function properly. \$500-\$800
11. **Sump Pump:** Check for proper functioning of electric control. Basement is dry and pump required to engage at high level to avoid flooding. \$200-\$300

Interior

12. **Basement Stairs:** Install riser boards to ensure that a foot could not slip in between each tread. \$200-\$300

Sub-Total Priority 1 \$11,200-\$14,800

Priority 2 (12-24 months)

Interior

1. **Flooring** (hardwood): Main hall requires re-sanding and new urethane finish to preserve wood.
.....\$3,500-\$5,000
2. **Flooring** (carpet and vinyl): Upper level eating areas each side main hall, snack bar, stage require new carpet. Client may choose to re finish with vinyl. Also vinyl floor area by storage room near stage to be replaced.\$16,500-\$20,000
3. **Fire Rated Doors:** Required by code to be installed for mechanical/electrical room, access between floors (e.g. to basement) and for storage rooms. Appears 3 locations required, including access to basement.....\$8,000-\$10,000

Sub-Total Priority 2 **\$28,000-\$35,000**

Total Estimated Costs (Priority 1&2) **\$39,200-\$49,800**

Conclusion

This building has had important upgrades to its exterior and site (paving), greatly minimizing potential for damage from moisture penetration or frost-jacking. Additional exterior repairs to damaged or degraded stucco (N side) are important for near term work. Interior finishes are generally good but flooring needs upgrading. Energy costs becoming excessive, so a detailed study would be required to find areas that could be improved to conserve energy. Finished exterior and interior walls make “up-insulating” building envelope difficult and expensive. Safety must be enhanced by installing fire rated doors as per code requirements. A structural review by an engineer is needed to ensure the building is not at risk for settlement, especially under support columns.

Given the age of the original building and subsequent phases, a condition assessment every 5 years is recommended. Overall however, the building can serve well for many years provided that the envelope is maintained to keep moisture out and its foundations kept stable. This building is developed to its maximum extent on the site, allowing for no further additions to accommodate other uses.



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ENTWISTLE LIONS HALL

General Description

Location: SE corner of 51 Ave and 49 St., Entwistle (Main Entrance faces N)
Age: Built in mid 1950s (approximately 60 years old)
Size: Approximately 6,400 sq.ft. (36'x179')
Construction: Arch rib frame with 1x6 decking, covered with 24 gauge metal roofing. Concrete foundation wall approximately 18" high on poured footings. Exposed foundation areas on inside appears to be in good condition. No visible defects or signs of significant settlement. Concrete floor. Original use was 3-sheet curling rink, but in recent years used by Lions Club as meeting hall and rink area as storage for various community organizations.

Observations

SITE

1. Generally level. Surrounded by other uses including Skate Park (W), Outdoor Pool and Lions Playground (W&N) and 51 Avenue (E). (1)
2. Ground cover: Grass on S, E and W sides.
3. Parking shared with pool on N side, gravel covered.
4. Drainage: No sign of water accumulation or low areas to hamper drainage. Gravel soil contributes to good drainage.
5. Structures: No structures (fences, out buildings, sidewalks, etc.) observed on site. No concrete apron at S overhead door.
6. Bollards: In place at N end gas valve. None beside overhead door on S end. (2)

Exterior

Roofing and Siding

1. Metal panel roofing. Appears sound overall. Impact damage noticed along lower edges on E and W sides. Horizontal tempered Masonite siding on N and S ends. Fair to good condition. (3)
2. Fascia and soffit on end walls in wood very weathered. Structural detail at junction between roof and foundation wall shows badly weathered wood bottom plate. (4)
3. Roof drainage: Roof water discharges directly onto ground/grass. Appears positive slope most areas directs water away from foundation.
4. Flat "shed style" roof on abandoned ice plant room addition on W side shows sagging. Roof details in poor condition. (5)

Former Ice Plant Room

5. Roofing and siding on this small building also metal. Exposed wood fascia in poor, weathered condition. (5)
6. Joint between addition and curved arch rib building appears likely it could leak. No problems reported however. (5)

Emergency Stair Structure – N End

7. Recently constructed pressure treated wood stairs to provide emergency exit from upper lounge room. Structure appears well built and painted, but the 2 - 4"x4" support posts require metal brackets at point of connection to landing framework above. Bases of posts are concrete step or sidewalk block with post inserted into precast concrete post block. Blocks are not fixed or anchored, and can be readily moved by kicking. This can easily knock posts out from under deck and stairs above. (6-8)

Wall openings

8. Front metal door in good condition. Upper level emergency wood main door weathered, needing paint. S metal sectional overhead door in good condition. Door frame bare wood needing paint or aluminum cladding.
9. Wood framed louver vent at S end. Wooden hatch at N and above exit door with fan inside box. All wood components require paint. (4)

Interior

Club Room

1. Formerly lower level viewing lounge and concession/bar area. Used now as meeting room. Kitchenette stove/range no longer used. No fire suppression equipment. Snack bar only. (9,10)

Finishes

2. Area mostly carpeted, in poor, worn condition. Kitchenette vinyl flooring fair condition. Walls all clad in prefinished paneling in good condition, but not Code compliant for flame spread rating. Ceilings textured gyproc in good condition. (9,10)

Public Washrooms

3. Men's and women's both small. Only toilet and sink. Not H/C accessible by current Code standard. No place to expand washrooms. Kept in good condition with concrete floors and paneled walls and ceiling. (11)

Mechanical Room

4. Located on back side of washrooms. Door is not fire rated as per Code requirement. Room gyproc clad. Ceiling and wall penetrations not sealed with fire stopping grout. (12,13)

Storage

5. Underside stairs to upper floor. Access door not fire rated as per Code requirement for enclosed spaces under stairs. Unable to access to view interior.

Rink (former) Area

6. Space used primarily for storage from various organizations. Well illuminated. Uninsulated, but heat supplied by 2 ceiling hung resonators. Overall good condition, well painted. One large exhaust fan at S end. Concrete slab floor in good condition. (14,15)

Upper Floor

Stairwell

1. No vestibule top or bottom. No fire rated door to access stairs. Carpet treads in fair to good condition. Handrail solid in good condition. (16)

Meeting Room

2. Former lounge area now doubles as meeting room for community group.
3. Amenity area is make-shift kitchenette. No stove. Single sink in kitchen vanity counter.
4. Finishes: Walls and ceiling in prefinished panels. Leak stain observed near N end of room. Reported that roof leak repaired. (17,18)
5. Flooring: Carpet covered in fair condition.

Storage Space

6. Small closet between wall and arch rib roof. Area insulated and clad with chipboard panels. Furnace chimney passes through this area. Space filled with combustible storage (paper products, etc.) Not code compliant. No fire rated door for this space. (19)

Mechanical & Electrical Systems

Mechanical

1. Gas furnace (Lennox) and hot water tank (state) both installed in 2010. As new condition. (20,21)
2. Plumbing fixtures (sinks, toilets) standard units in good condition.
3. Rink (storage) area heated by (2) ceiling hung radiant heaters.
4. Ventilation is by exhaust fan in upper level (N wall), and rink (storage) area through upper S wall exhaust fan.

Electrical

5. System reported to be in good working condition. Regular maintenance arranged by County office.
6. Exit light by main door not illuminated at site visit.

Recommendations & Cost Estimates

Priority 1 (0-12 months)

Exterior

1. **Emergency exit stairwell:** Secure support columns. Posts to sit in blocks embedded in concrete pad poured in ground. Metal brackets gussets to be installed at joint between top of post and landing floor joists.\$700-\$1000

Interior

2. **Mechanical/Electrical Room:** Seal all wall and ceiling penetrations with fire stop grout.\$300-\$500
3. **Upper level storage space:** Remove combustibles..... \$0
4. **Upper level ceiling leak:** Confirm roof leak is fixed or locate leak and reseal metal roofing. ...\$0-\$800

Sub-Total Priority 1\$1,000-\$2,300

Priority 2 (12-24 months)

Exterior

1. **Exposed exterior wood:** Clad all exposed, weathered wood door trim, vent trim, soffits and fascia with aluminum.\$2,000-\$3,000

Interior

2. **Former Ice Plant room:** Either upgrade roof support inside and apply new fascia and exterior upgrades if to be used as a storage room, or demolish and repair wall section of main building.\$2,000-\$4,500
3. **Flooring:** Install new commercial grade carpet or vinyl flooring in main meeting room and upper meeting room.\$3,000-\$4,000
4. **Floor separation:** Install fire rated door assembly (door, frame, closer) at bottom of stairs as partial fulfillment of current code to prevent flame spread between floors.\$2,000-\$2,500

Sub-Total Priority 2\$9,000-\$14,000

Total Cost Estimate (Priorities 1 & 2).....\$10,000-\$16,300

Conclusion

The former curling rink appears to be well suited for its “new life” as a clubhouse and storage facility. Structurally, the building appears solid with respect to its foundation, floor slab and arch ribs. It is essential to keep the envelope water tight and not allow water to pool along its foundation. With the safety issues identified being addressed, the interior finishes being upgraded and the new mechanical/electrical systems being maintained, this building should serve current uses well for another 10-20 years.



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ENTWISTLE JUBILEE SENIORS CENTRE

General Description

- Location:** 50th. Ave., Entwistle (Main Entrance faces N)
- Age:** 1950's – original building constructed. Modified and renovated in subsequent years.
- Size:** 43' x 65' = (approximately) 2,800 sq.ft.
- Composition:** Main hall with floor games area, dining nook, office concession with residential-type kitchen, washrooms, furnace room.
- Construction:** Wood framed (expect 2'x 4') construction on concrete footings. No basement or crawl space. Exterior cladding and roof is metal paneling. Reported that building was comprised of two sections. History to be verified.

Observations

SITE

1. Level site with building positioned forward with minimum setback from village sidewalk. Building occupies full width of lot. Rear portion of site is lawn with outdoor furniture located there. No site drainage problems evident during site visit. (1,2)
2. Covered patio shelter and small storage building only other structures on site.
3. Property bounded by good chain link fence.

Exterior

Roofing

1. Light gauge metal panels. No leaking problems reported or seen. Aluminum fascia and soffit on N and E and S sides. No soffit (exposed roof frame) on W side. (3,4)

Roof Drainage

2. Sectional aluminum eaves troughs showing leaks at joints. Troughs uneven in places lacking continuous slope. Downpipe at SE corner has no leader. Water discharging right to foundation. Risk of foundation damage if not corrected. Vegetation (bushes) growing tight to building at this location. Further adds potential risk to foundation. (3,5)

Wall Openings

3. Front and rear doors in good condition. Front needs paint.
4. Windows are wood framed. All are weathered and require repainting. (6)

Interior

Milling/Gathering Area

1. Appears plan is for complete open space. Small eating nook with tables is at front upon entering building. There is no vestibule. Office (closed space), table games area and flooring curling use up complete E side. (7)

Flooring

2. Sheet and tile vinyl except for carpet in pod table area. All in good condition. Floor curling section has game area marked.

Walls

3. Primarily painted gyproc with minimal wall paneling used. Recent renovation has modernized most surfaces/finishes.

Ceiling

4. T-bar with acoustical tile throughout. All in good condition.

Kitchen

5. Area recently renovated with new flooring, upper/lower cabinets and fixtures. Very good condition.
(8)

Bathrooms

6. Both in good condition. One is H/C accessible with good finishes throughout.

Furnace Room

7. Door assembly does not appear to be fire rated, as per Code. Ceiling and wall penetrations to be sealed with approved fire stop compound and/or flashing. (9-11)

Mechanical/Electrical Systems

8. Building serviced both by boiler and forced air furnace. Both furnace and hot water tank quite new. All units reported to be operating satisfactorily and are serviced regularly.
9. Electrical service reported to be sized appropriately for this building and its uses. No problems reported with electrical components or capacity.
10. Lighting provided with flush mounted fluorescent (4') units in the t-bar system.

Ventilation

11. Attic vents are in place on front and rear walls in gable ends. Kitchen (electric) range has no hood. Inquiries indicated air quality is good, and no odors were evident at time of visit.

Recommendations & Cost Estimates

Priority 1 (0-12 months)

Site

1. **Roof Drainage:** Eaves troughs to be repositioned to make produce continuous slope. If material too old, troughs, down pipes and leaders to be replaced with new components. \$400-\$600
2. **Front Sidewalk:** Village concrete walk in front of building requires repair (grinding and filling cracks) or replacement. Expect cost covered by Village. \$0

Exterior

3. **Roof Drainage:** Eaves troughs to be repositioned to make produce continuous slope. If material too old, troughs, down pipes and leaders to be replaced with new components. \$400-\$600
4. **Exterior/Openings:** Windows and all other wood trim to be cleaned, scraped, primed and repainted.

\$800-\$1200

Interior

5. **Furnace Room:** All penetrations in ceiling and wall around pipes, wire, ducts to be sealed with approved fire stop caulking. \$300-\$600

SUMMARY OF COST ESTIMATES

Priority 1 (0-12 months) \$1,900-\$3,000

Total Estimate (Order of Magnitude) \$1,900-\$3,000

Conclusion

Good work in renovating the interior of this building is evident. It is recommended that exterior components that are weathered, worn out or not closed in need to be addressed to protect the building from the elements. Ensuring the building has proper drainage off the roof and site is very important. Given the level of care evident, this building can serve well for many years. Expansion area is available to the rear of the site, but the building type does not warrant such investment in our opinion.



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EVANSBURG ARENA

General Description

- Location:** 4712- 52 Ave (Main Entrance faces S)
- Age:** 1977 - Original arena constructed
1991-92- Major renovations
1999- Ice Plant & Zamboni building addition constructed
2007-08- S storage units constructed
2009- Interior renovations completed (e.g. Change Rooms #3 & #4)
- Size:** Approximately 50,200 sq.ft.
- Capacity:** 600 spectators on bleachers in hockey rink
- Construction:** Behlen metal building on concrete foundation. N, S & W walls have vertical Behlen metal. Front (E) wall is comprised of painted masonry block. Some sections are decorative masonry block. (1)
- Primary use spaces:** Main floor compromised of entrance lobby, concession, food service/eating area, office and storage spaces, rink and bleachers, public washrooms and dressing rooms, mechanical and electrical services, Zamboni and ice plant rooms.

Observations

SITE

1. Parking lot: New pavement and storm catch basin sites installed in 2011. New paving along front street, along with street utilities also in 2010.
2. Drainage: Property appears level overall. Surface runoff directed to storm drains in E parking area. Drainage swale along grass-covered W side prevents water accumulation along foundation.
3. Sidewalks and building access: Front sidewalk only. In fair condition but cracks need repair especially in area of Main Entrance. Appears to be a case of settlement, or frost jacking from moisture accumulation under the concrete walk. A gap between base of wall and sidewalk needs to be filled. Most access pads to building, either from new pavement or level concrete, in good condition. Concrete handicap ramp running E of main entrance in good condition with good steel railing. No concrete pad found at the W wall man door (from Riding Arena). Concrete aprons in good condition are in place in front of all overhead doors. (2-4)
4. Bollards: These are in place by overhead doors to Ice Plant, Zamboni Room and Riding Arena. None are in place by the NE entrance to the Ice Arena.
5. Structures: A free standing storage building (not reviewed) is located at rear of arena near NE corner. Property bounded on E and W sides by 5' chain link fence appears to be in good condition. Both E exterior doors have free standing metal canopy structures providing protection from rain, snow and falling snow/ice off roof. Bollards found in place by all overhead doors excluding rear overhead door by NE corner. (5)
6. Landscaping: No special landscape treatments seen on arena site.

Exterior

Metal Roof & Siding

1. All appears in good condition. Minor impact damage observed along E and W sides.

Zamboni / Ice Plant Addition

2. Flat BUR (built up roof – typically tar and gravel) reported to be in good condition, showing no leaks. Masonry block S wall appears overall in good condition. (6)

Roof Drainage

3. New continuous aluminum troughs and down pipes installed in 2011. Leaders discharging water to grass strip along E wall missing. Need both pipes and splash pads minimizing potential for frost jacking of foundation at these locations. (7)

S wall

4. Wall has good paint coverage with some cracks and broken sections observed near entrance ways and at wall/sidewalk junction which will moisture to access into wall and create more damage. Vertical mortar joints at opening to East Entrance show missing mortar possibly due to building settlement in that corner. (8)

Wall openings

5. Front entrance doors to Main arena, East Entrance and Riding Arena /concession all appear to be in good operating condition. Normal wear and tear to paint work and weather sealants is evident. Man doors along E side of arena generally good, but new weather stripping is needed. Rear N overhead door and adjacent man door all appear in good condition. Four (4) large vent units (manually operated) along top of S wall need attention to ensure a tight weather seal for minimizing energy loss.

Interior

Rink Section

Entrance & Rink Lobby

1. Main entrance vestibule very small. Equipped with handicap automatic door opening equipment. Lobby very small with limited milling space. Leads directly to bleachers, office area and concession entrance, and referee room and storage rooms along end of rink. Painted gyproc walls excellent in this area, with sheet vinyl flooring new in 2010. (9,10)

Office Area

2. This space appears in very good condition. New vinyl flooring installed in 2010. Painted gyproc walls in good condition. Small stain is evident in corner as result of leak in plumbing above. Leak has been repaired and tile needs to be replaced.

H/C Viewing & Player Box Area

3. Ramp to viewing platform located S of Player's boxes and Penalty / Time Keeper's boxes. Separate radiant overhead heaters warm this space. All surfaces in generally good condition.

Skate Sharpening Cage

4. Secure fenced area encloses skate sharpening service. Adjacent East Entrance doorway shows cracks in concrete blocks and floor. Reported to be result from roof water discharge outside at this location, leading to frost jacking damaging the foundation at this point. Problem has been corrected. Repairs to concrete damage yet to be done.

Players Dressing Room Area

5. Arena has 4 dressing rooms including 1 home team room, and (1) dedicated women's dressing room. Condition of ceiling, walls, floors and doors very good. Reported that new sinks, toilets, showers and skate floor tile recently installed. Overall appearance is that of a well maintained recreation facility. (11-13)

Hallway to Dressing Rooms

6. Ceiling, walls and floor all very good. New skate tile installed recently. Key item is lockable chain link storage cages under the concrete bleachers above. Area not closed in so meets Code.

New Team Storage Rooms

7. Lockable storage spaces were constructed recently along S wall of rink section, still allowing wide hallway for passage to skate sharpening and handicap viewing area. Seven (7) units built to Code with painted gyproc interiors and fire rated steel door assemblies with closers. One room is dedicated for Referee dressing space. Whole section in very good condition. (14)

Bleacher section

8. Concrete cast in place bleachers with painted wood plank seating in very good condition. All stairs, barriers and upper walkway in good condition. Heating is by (2) overhead radiant units. (15)

Rink section

9. Rink slab reported to be performing well, with no loss of brine due to leaks reported. Concrete slab shows minor cracks across rink at blue line locations, and roughly down centre for length of rink. New boards installed in 2009 performing well. Rink shields are combination of tempered glass and Plexiglas, and performing well. (16-18)

Mechanical / Electrical Room (N end Dressing Room Corridor)

10. Main electrical room for building. Also furnace room for Dressing Rooms 3 & 4. All systems reported to be in good working condition. Storage of combustibles observed in this space which does not comply with Code. (19)

Workshop / Bonus Room

11. Additional space by Zamboni Room used as Work Shop and staff lunch room. Ceilings, walls and skate tile floor all in good condition. Space also equipped with toilet and sink in good condition.

Zamboni Room

12. Spacious and brightly lit room equipped with snow melt pit and direct exit to outside. Well equipped for purpose. This room, along with Ice Plant Room and Workshop all part of newer masonry block addition built in 1997-98. Reznor radiant ceiling hung unit and other room components reported to be in good condition. A significant crack in concrete floor on rink side of Zamboni Room overhead door is evident. Requires repair. (20-22)

Ice Plant Room

13. Spacious and bright room with painted masonry block walls and painted ceiling structural components. Ample work space around ice plant equipment. Ammonia monitoring system equipped and all elements of this room reported to be functioning well. (23)

Riding Arena / Concession Section

Main Floor

Entrance & Concession Area

1. Separate entrance to this area shows well. All finishes in good condition. Concession area new sheet vinyl flooring installed in 2010. Ceiling tile and painted gyproc walls all in good condition. (24)

Kitchen

2. Area is bright and shows well. New floor tile, new range and other equipment installed in 2010. Painted upper and lower cabinets with laminate counters all in good condition. Storage Room off kitchen has ceiling penetration from piping not sealed with fire stop sealant as required by Code for personal and building safety. (25)

Public Washrooms – Men's & Women's

3. Ceiling tile and painted walls well maintained and in good condition. New vinyl flooring installed in 2010. All toilet partitions, toilets, urinals, sinks and vanities in good condition. Handicap stalls not to current Code for overall size, but reported to still serve well for handicap visitors.

Riding Arena

4. Area was originally a curling rink. Comprised of an open riding ring with metal barrier at S end where portable metal bleachers are located. W wall has been upgraded with 3" rigid Styrofoam insulation, covered with metal panels. Area heated by (2) ceiling mounted radiant gas heaters. Lighting units are metal halide. All systems reported to be working properly.

Ice Arena / Riding Arena separation wall

5. Upper edge of wall is not a sealed joint. Insulation has been stuffed in the void between the top of the wall and the Behlen roof profile in an attempt to block the flow of dust and odors. To allow for thermal uplift in the overall Behlen roof structure, top of wall fastening assembly allows for some movement. Stabilizing bolts secured to top plate of wall pass through larger holes drilled through roof plate above. This allows free up and down movement of the roof structure without stressing the wall. The joint, however, is therefore not completely sealed between the two event spaces. Odors from the riding arena occasionally are very noticeable in the bleacher section of the ice arena. (26-28)

Upper Floor

Fitness Area

1. Ceiling tile shows slight sag in middle of each tile, with uplift in all corners. Indicative of inadequate ventilation in room. Activity in this room requires upgraded ventilation / exhaust system. Only (1) unit in place working but more air exchange needed. Painted gyproc walls appear in overall good condition. Sheet vinyl flooring in good condition. (29)

Board Room

2. Acoustical ceiling tile, painted gyproc walls in good general condition. Vinyl tile flooring showing wear but still in good, serviceable condition. Joint between top of walls and trim around ceiling tile shows scuffed strip up to 4 in. wide. Scuffing occurs as Behlen roof structure rises up and down from thermal movement. Repair and modifications to joint detail would be for cosmetic purposes only. Movement does not create hazard for persons or property. (30)

Mechanical / Electrical Room

3. Both furnaces serving upper level replaced with new units in 2011. Penetrations for piping and wiring from this room require fire stop sealant to meet Code. (31)

Hallway to Exit Stairs

4. Painted walls in good condition but water damage is evident on wall adjoining fitness section due to roof leak. Leak has damaged gyproc wall and shows evidence of mold under covering paper. Roof repairs have been made and manager will have repaired once it is confirmed that the repair has in fact ended the problem. (32)

Mechanical & Electrical Systems

Mechanical

Heating

1. Most furnaces replaced within past few years and all operating satisfactorily. New hot water tanks and earlier model tanks also operating effectively. Radiant heaters above rink bleachers and over Players Boxes working well. No problems reported with older 2 ceiling hung radiant heaters in Riding Arena or 1 in Zamboni Room.

Ventilation

2. Ice rink section dehumidification units performing well. No presence of humidity noticed in rink during second visit when ice was installed. Four (4) original electrically activated ventilation louvers on upper S wall of rink section are effective to use on certain temperature conditions. Activating equipment functioning well.
3. Riding arena single exhaust fan mounted high on N wall near ceiling hung radiant heater works well but appears to be inadequate in capacity to clear air when performances occurring on hot days. (33) Fitness Area appears to be under served with ventilation. Sagging in acoustical ceiling tile may be indicative of trapped moisture in room. (34)

Electrical

1. Primary service: Reported to be sufficient for demand throughout building.
2. Distribution: All areas reported to have sufficient capacity in breakers and sufficient outlets for handling needs of building operations.
3. Alarm systems in place throughout building. Exit lights operating at time of site visit, and alarm annunciator, emergency light packs, pull stations and extinguishers appear appropriate for this public gathering facility.
4. Rink lighting: This appeared to be inadequate for current standards of player performance. Administration considering an engineering analysis of lighting options related to cost and benefits. This appears to be biggest concern regarding electrical service.

Recommendations & Cost Estimates

Considering the extensive amount of building and operating systems upgrades that have been carried out over the past (5) years, there are few major issues to deal with at this time. A major contributing factor in keeping the work to a minimum has been the very good level of regular maintenance that is evident throughout this building. The overall level of cleanliness and orderliness is usually a good indicator of the manner in which problems get addressed as they arise. Signs of neglect are not seen here, with a strong sense of pride in the facility being readily apparent.

Priority 1 (0-12 months)

Site

1. **Sidewalk cracks:** All to be gouged out, cleaned and filled with a SICA mortar product (or similar product) specified for minor repairs, or filled with butyl rubber caulking to prevent damage from increasing and moisture from entering. More freeze/thaw damage can occur if left unattended.
..... \$400 - \$600.
2. **Concrete pads:** Pad required at EXIT door from Riding Arena along W side of arena.
..... \$300 - \$500.
3. **Sidewalk joint with exterior wall:** Gap to be cleaned of any vegetation or soil, deep sections filled with oakum rope or polyurethane rod, and topped with a butyl rubber caulking that will flex with any movement. \$300 - \$600
4. **Bollards:** (2) bollards to be installed either side of NE overhead door. Bollards to be painted steel, sunk minimum 3' in ground with minimum 4' exposed, filled with concrete. \$1,000 - \$1,500

Building Exterior

5. **S wall cracks, broken blocks:** All cracks to be filled with mortar (SICA type or equal) or butyl rubber caulking designed for concrete applications. Broken block to be repaired and repainted. If cause of broken block on E side of Main Entrance is result of newer concrete sidewalk section poured under the masonry block, then sidewalk needs to be cut back along edge of block so as to allow movement in sidewalk through freeze/thaw cycles without "frost jacking" the masonry blocks.
..... \$1,200 - \$1,500
6. **Roof drainage** (leaders and splash pads): These components of roof drainage system missing. Install leaders to extend minimum 5' from foundation and discharge to splash pad or onto hard surface so as to drain away from building. \$300 - \$500
7. **Wall openings:** Weather stripping and threshold plates to be upgraded where worn to ensure tight seal against heat loss. \$300 - \$500

Building Interior

8. **Fire stopping:** All wall and ceiling penetrations in upper and lower mechanical and electrical rooms, as well as in kitchen storage room, to be sealed with approved fire stopping compound. Also note that combustibles must not be stored in mechanical / electrical room to be Code compliant.
..... \$800- \$1,000
9. **Concrete floor cracks:** Doorways in front of East Entrance and Zamboni access to rink require approved mortar for crack filling or butyl rubber caulking to arrest further damage due to moisture entering cracked floors. \$1,000 - \$1,500
10. **Rink slab cracks:** Largest of shrinkage cracks to be cleaned and filled with injected acrylic caulking, or butyl rubber caulking, depending on size of opening and low temperature durability.
..... \$1,500 - \$2,000
11. **Ceiling tile - Manager's Office:** Confirm no further leaks occurring in SE corner of office ceiling. Replace stained tile. (This work to be done as part of regular maintenance – no cost estimate noted)
..... \$ 0
12. **Hallway wall damage:** Upper level hallway to exit stairs requires gyproc repairs to water damaged area from roof leaks. Reported that leaks fixed, but now waiting for period of rain or roof runoff to confirm leak repair is holding. Remove, replace and repaint. \$ 800 - \$1,200

Mechanical

13. **Gas pipe** (crossing top of wall from source in mechanical room, above upper bleacher walkway, to radiant heater in upper NE corner of Riding Arena): Pipe may be impacted by up and down movement of roof members top of dividing wall. Ensure pipe is secured to stable building components and not allowed to flex, with possible damage to pipe connections. It is recommended that a qualified gas fitter view this pipe to ensure it meets Code with respect to its installation.

.....\$800 - \$1,200

Sub-Total Priority 1\$8,700-\$12,600

Priority 2 (12-24 months)

Mechanical

14. **Ventilation – Fitness Room:** Space has limited venting. One vent identified. Mechanical review recommended by qualified contractor to add more capacity. Ceiling tile show sagging in the centre with uplift in each corner against t-bar.\$2,000 - \$2,500

15. **Ventilation – Riding Arena:** Only one wall mounted exhaust fan in place. Some venting now occurs through airflow over dividing wall with ice arena. With better sealing of this roof/wall joint and additional exhausting from Riding Arena, problem will be minimized.\$2,000 - \$3,000

Electrical

16. **Rink lighting:** Reported to be too low level of illumination for most effective performance on ice. Recommend that an electrical engineering review be conducted to provide options indicating cost and benefit of available options. (Upgrade amount includes cost of Electrical Study).

.....\$137,000

Sub-Total Priority 2\$141,000 - \$142,500

Total Estimated Costs (Priorities 1&2)\$149,700-\$155,100

Conclusion

The Evansburg Arena has benefited from significant upgrades and renovations over the past 5-10 years... Maintenance is of a high standard, reflecting skilled and dedicated management.

The site has a very good parking area, with excellent protection against vehicle impact to the building. Aside from required repairs in various places to the masonry block finish on the front wall exterior, and minor work to the front sidewalk, there is no significant work to be carried out for the building envelope. Upgrading the rink lighting is the major item to be addressed inside the building. A study has been carried out and the possible cost for upgrading is reflected in the Priority 2 Recommendation category above. Ventilation upgrading in the Fitness Room above the Concession area, air flow separation between the Riding Arena and Ice Arena, fire stopping caulk application in the Mechanical and Storage Rooms comprise the list of critical work to be accomplished in the near term.

It should be anticipated that this building can continue to serve for another 20 years as a key community recreation asset. It fully occupies its present site. Any expansion could only occur onto the ball diamond.



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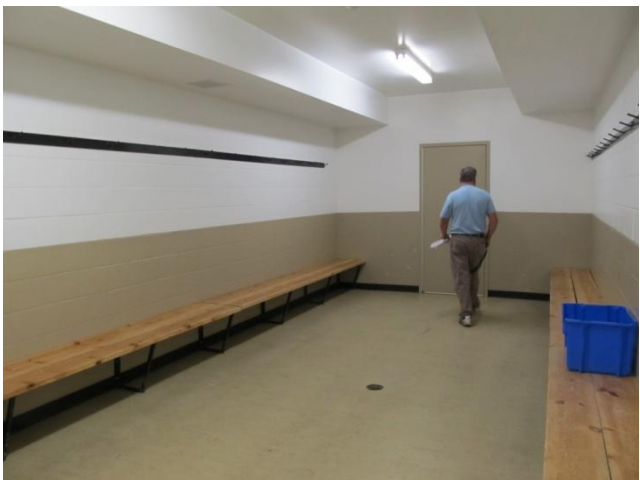
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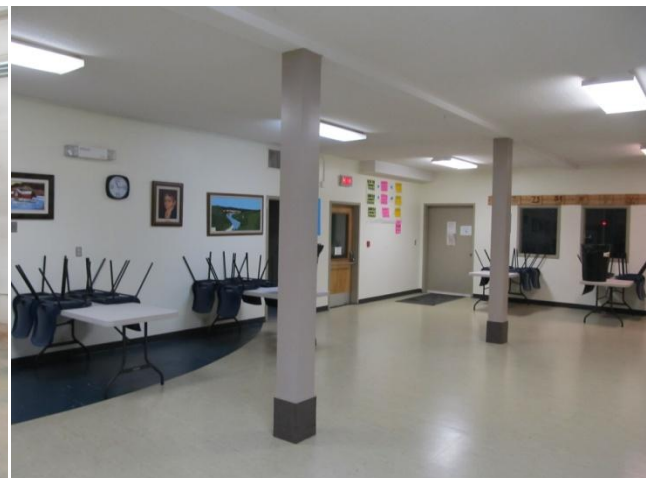
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EVANSBURG LEGION HALL

Introductory Comments

A review of the site and building was undertaken on a clear day, allowing for an unhindered view of all exterior components. Rick Cameron, President of the Legion, provided a tour of the facility and clarified information with follow-up phone calls.

General Description

- Location:** 4823 – 50th. Street, Edson (Main Entrance faces W)
- Age:** This building was constructed in several stages as follows:
1946: Original hall (centre section) constructed. Main floor built on footings on level ground.
1953: Excavation under hall and basement constructed.
1960's (early): S addition and E addition added.
1985 (approx): N addition (main and basement) added.
1987-88: Excavation under S addition and basement expanded.
- Size:** Estimated at 100'x100' (each of 2 floors) for total area of approximately 20,000 sq.ft.
- Capacity:** (Approximately)
Banquet seating: 250
Theatre seating: 350
- Construction:** Wood frame on concrete (full basement) foundation walls. Exterior all clad with metal panels including roofing.
- Primary Uses:** Social and legion club events, weddings and other special event banquets, public meetings, dances, meetings for rental groups.

Observations

SITE

Drainage

1. Property has paved parking lot sloping from S to N toward curb along hall, then E to rear lane. Lower N section of site level and grassed with several cedar trees. (1)
2. Site drainage is good. Curb along S side of hall directs water to rear lane.
3. Decorative planters in front yard in good condition.

Sidewalks/Pads

4. Sidewalks show age but deficiencies minor. Recent corner curb reduction to accommodate H/C visitors at SW corner.
5. N Side concrete pad under patio roof shows E-W crack. Reported that it resulted from roof water discharge and "frost jacking" prior to new eaves trough installation. Requires repair.
6. E side concrete parking pad by back door installed in 2010 but entire surface has failed. Aggregate is fully exposed. Methods to either apply durable top coat or replace entirely to be explored.
7. Fencing both wood (E and W end of grass patio area) and chain link. Wood fence is in poor condition. Chain link fence is in good condition.

Landscaping

8. Grass area and several cedar trees by N side patio and planter at front is only landscaping. Balance of site paved.

Exterior

Finishes

9. Metal siding and roofing (with snow guards) applied in mid 1980s. In good condition. Receives regular check of fastening screws/bolts. Minor dent damage seen on N wall near patio. (2)
10. Metal components: Railings, posts, emergency exit stair structures, roof and wall vents, etc all rusting or deteriorated paint. Need cleaning and repainting.

Roof and Roof Drainage

11. Continuous aluminum eaves trough, down pies, fascia and soffits applied to building. Overall good condition. Downpipe missing at SW H/C entrance location.
12. Water drainage damage developing in joint at base of wall left of Victory Lounge entrance. Source of leak to be checked and sealed off. Gap in wall to be sealed and gap below threshold to be filled with grout or butyl rubber caulking. (3)

Interior

Lobby

1. Small entry in good condition. Small coat room with wood panel finish. Does not meet code.

Main Hall (Upper floor)

2. Flooring composed of hardwood and carpet. Hardwood original but good condition. Resurfacing recommended in three (3) years. Carpet around hardwood dance floor less than ten (10) years old. Overall good condition. (4)
3. Walls covered in panels or drywall. All painted and good condition.
4. Acoustical ceiling tile in t-bar. Painted and in good condition.
5. Raised performance stage with chair storage under. Stage floor printed gyproc walls and t-bar ceiling with acoustical tiles all good condition. Stained ceiling tiles (pre-date new metal roof) need replacement.

Upper "Attic" Space

6. Cadets area for storage. Access to Bingo Caller's booth. Stair access and rail not solid. Need upgrade.

Kitchen/Bar

7. Walls, ceiling painted gyproc in good condition. Normal wear and tear repainting needed. Sheet vinyl commercial grade flooring new in 2010 (approximately \$20,000). Kitchen equipment new/replaced in 2010 (approximately \$70,000). Bar flooring (tile) recently installed. Good condition.
8. Cupboards and counters mix of newer and old units. Generally good condition.
9. Commercial range with make-up air unit, stainless steel hood and fire suppression equipment. Excellent condition.
10. Ceiling and wall penetrations (piping, ductwork) all to be sealed with approved fire stop caulking.

Washrooms

11. Floor and walls in ceramic tiles. Good condition. Toilets, sinks, vanities, partitions in good condition.

Lower Floor (Victory Lounge)

Lounge/ Games/ Bar Area

1. Dugout basement section under whole upper level. "Lounge" occupies whole area with spaces for lounge, dance area, bar, kitchenette (E side), meeting room, games areas, and washrooms. (5)
2. Floor: Dated carpet in lowest section (W side). Newer carpet in lounge/games section with good vinyl dance floor section.
3. Walls and Ceilings: Walls primarily painted gyproc. Ceilings combine textured gyproc, painted gyproc or t-bar. All in generally good condition. Ceilings low overall as a function of area being dug out for basement use. Lowest level (W side) has higher ceiling and walk to doors to patio.

Washrooms

4. Men's and Women's finished with ceramic tile floor, tiles walls. Overall good condition. T-bar ceiling with some acoustical panels stained from leaks from main floor plumbing.

Storage Rooms

5. Fire rated doors, frames and hardware required by code for enclosed spaces. No combustibles to be stored in mechanical or electrical rooms to comply with code. Combustibles seen in each storage room.
6. Penetrations through walls and ceiling all to be sealed with approved fire stop caulking.

Mechanical/Electrical Rooms

7. Fire rated door assemblies required for each room to meet code.
8. Penetrations through walls and ceiling observed in each mechanical/electrical room. All openings to be sealed in with type-x gyproc and for approved fire stop caulking.

Systems

Mechanical

1. Boiler system, zone valves and thermostats reported to be working properly. Reported that no work required at this time.
2. Plumbing and fixtures working effectively. No concerns at this time. Main floor leaks produced stains (t-bar) and gyproc damage in lower level. Problem repaired. Replacement occurs on "as needed" basis.
3. HVAC System on main floor not working. Problem yet to be diagnosed, requiring detailed system review. Currently using fans for ventilating space. Lower HVAC system installed in spring of 2012, and effectively meets needs in lounge area. (6)

Electrical

1. Main panel reported replaced in mid 1980s. Has been checked to meet Code.
2. More power required to some circuits. Some panels need to be upgraded.
3. Wiring/distribution: Electrical and communication (low voltage) wiring reported good overall.
4. Both mechanical and electrical rooms require work to provide fire stopping in multiple wall/ceiling penetrations.

Recommendations & Cost Estimates

Priority 1 (0-12 months)

Exterior

1. **Cracked and open joints in concrete:** Fill gap at Victory Lounge threshold and gap at joint to W of lounge entrance door. Repair or seal trim or flashing above that allows water to flow in behind metal siding prior to applying mortar or butyl rubber caulking. \$1,000 - \$1,500
2. **Rear concrete parking pad:** Concrete finish has failed and needs to either have topcoat applied (e.g. specialty SIKA brand or similar product) or removed and replaced with new pad. \$3,000 - \$8,500.

Interior

3. **Fire stopping in Mechanical, Electrical and Storage rooms:** Numerous ceiling and wall penetrations to be sealed with approved fire stop caulking and metal enclosures in some cases where pipes, ducts and wires pass between rooms and floors. \$2,500 - \$3,000
4. **Stained ceiling tile:** Replace with new in areas where water damage has occurred. Ensure source of damage has been fully repaired. \$700 - \$1,000

Mechanical

5. **Mechanical and Electrical systems assessment:** An investigation of the main level HVAC malfunction needs to be carried out. The assessment should also include other components and controls of the overall mechanical system to establish a “base line” condition to ensure the whole system is functioning safely and as efficiently as the equipment design will allow. Electrical system components, controls and the wiring distribution also to be investigated. The wiring arrangement in the lower mechanical / electrical room gives reason to suspect that some connections, junctions and securing methods may pose hazards. (Estimate both studies): \$8,000-\$10,000

Sub-Total Priority 1 \$15,200 - \$24,000

Priority 2 (12-24 months)

Exterior

1. **Rusted metal structures:** Brush, clean, prime and repaint rusted emergency exit stair structures and HVAC support structures to maintain appearance and integrity of material. \$2,000 - \$2,500
2. **Wood fence:** Repair and re-stain/re-paint or replace all wood fence on W side. \$1,500 - \$3,500

Sub-Total Priority 2 \$3,500 - \$6,000

Priority 3 (24-36 months)

Interior

1. **Hall hardwood floor:** To protect wood, refinish floor with multi layers of urethane or equal hard, durable finish product. \$5,000 - \$7,000

Sub-Total Priority 3 \$5,000 - \$7,000

Total Estimated Costs (Priorities 1, 2 & 3) \$23,700 - \$37,000

Conclusion

This facility has received many upgrades over the past 10 years, and serves its purposes well as a social event facility. Overall good level of care has been applied to the building.

Inherent in buildings for which the original section was built over 50 years ago with many changes made to its architectural, structural, mechanical and electrical components and systems, are the possibilities of deficiencies that need to be identified and addressed. This is prudent for the safety of people and property. We recommend that this building have a review of its mechanical and electrical systems in the near term, followed by a general review every 5 years.

This building has been expanded to its limits on the current site. Its potential for providing more opportunities for community culture and recreation will come by way of programming and not through enlarging the facility. With careful facility management to ensure the mechanical and electrical systems are safe and that the building envelope remains weather tight, this facility could serve well for another 15-20 years.



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EVANSBURG HERITAGE HOUSE SENIORS SOCIETY

General Description

Location: 5009-49st, Evansburg (Main entrance faces W)

Age: Built in the 1970's (Actual history yet to be confirmed)

Size: Approximately 2,700 sq.ft.

Composition: Dedicated for Seniors use. Meeting/dining hall, games hall, kitchen and office.

Construction: Masonry block walls set on concrete slab on grade. Gable style roof with asphalt shingles.

Observations

SITE

1. Soil is combination of clay and gravel. General area was historically a coal slag deposit area, with weak bearing characteristics.
2. Drainage is poor as site is level. Higher road (50 Ave.) drains onto this site. Snow plowed embankments pile up on this site causing very wet base against building.
3. Ground cover is grass; minimal foundation planting and gravel. New parking lot gravel and shaping with new sidewalks on W, S and E sides. Under construction during site visit in September 2012. (1,2)

Exterior

Roofing and Roof Drainage

1. New shingles installed within last 5 years.(3)
2. New continuous aluminum eaves troughs, downpipes, soffit and fascia installed at same time.

Wall Finish

3. Masonry block completely painted. No exterior feature treatments.
4. Frost jacking damage to blocks noticeable at SW corner due to water runoff from higher 50 Ave, as well as snow piled up from winter plowing all along side of property. Signs of developing block damage in locations along S wall. (4)

Wall Openings

5. Doors and windows in good condition. Door thresholds allow some air seepage. Need to be weather tight. Recently installed new metal double front doors and kitchen door. Gap between threshold (kitchen door) and concrete floor left unfinished. New doors primed only- not painted. (5,6)

Interior

Entrance

1. Entry area and adjacent coat room in good condition. Carpet flooring, paneled walls (not Code compliant) and textured ceiling. Office adjacent to entrance doubles as miscellaneous storage room. Floors, walls and ceiling in good condition. (7)

Hallway

2. Carpeted hall with panel walls. Good condition.

Banquet/Meeting N Side

3. Brightly illuminated room. Carpet flooring, painted gyproc walls and textured ceiling. Strip ceiling mounted fluorescent lighting. All in good condition. (8)

Social/Floor Games Room S Side

4. Vinyl floor for floor curling good condition. Walls carpeted on lower 4' (not code compliant). Textured ceiling with continuous strip fluorescent lighting. Stains from roof leaks pre-dating installation of new shingles yet to be repaired. (9)

Kitchen

5. Accessible location connecting two halls across rear section of building. Vinyl flooring, painted gyproc walls, textured ceiling all good condition. (10)
6. Upper and lower cabinets in good condition.
7. Residential-type kitchen with electric range not intended for commercial operation. Essentially used as warm up kitchen for catering or preparing light lunch.

Office

8. Located off front lobby. Serves also as storage room.
9. Gas heater in this room not in enclosed, fire rated space. Not Code compliant.
10. Combustibles not to be stored by heat source.

Washrooms

11. Vinyl sheet floors, painted gyproc walls and textured ceiling all good condition. Vanities sinks, urinals, metal partitions good condition. (11)
12. Not H/C accessible. Contractor has viewed for possible renovation to modify bathroom area.

Mechanical/Electrical Rooms

13. No fire rated door to mechanical room. Not Code compliant.
14. Combustibles not to be stored in mechanical or electrical service rooms.
15. Penetrations not sealed through ceiling and walls. Openings to be sealed to be Code compliant. (12)

Mechanical/Electrical Systems**Mechanical**

1. Two "Trane" gas furnaces installed within last 7 years. Reported to be performing satisfactorily. (13)
2. Wall mounted gas furnace (radiant) on W wall of office. Primarily used to heat this room only. (14)
3. Hot water tank (gas fired): (GSW model). Installed within last 10 years. Performing satisfactorily. (13)

Electrical

4. Reported that electrical capacity at its limit. Problems for some circuits where more than one outlet needs to be in use at the same time. System is in good condition but needs larger panel.
5. Light fixtures all appear in good condition. Primarily fluorescent drop lighting or individual 4-ft ceiling mounted units.

Recommendations & Cost Estimates

Priority 1 (0-12 months)

Site

3. Drainage: Water pools from rain water and snow melt from higher 50 Ave (Hwy 16A). Site is level overall and drainage trench or swale to be constructed along S of site to direct water E toward parking lot and then to 50 Ave ditch. Preventative measures to minimize drainage problem and continuing damage to building foundation includes winter road snow removal to not be piled up along N side of 50Ave. Also, snow should not be piled up along SW corner of property. Melt water saturates soil adjacent to and under wall of Seniors Centre. Snow clearing off streets is responsibility of the County. Swale construction to be undertaken as a part of Centre's ongoing upgrading program. (Swale Order of Magnitude Cost Estimate).\$3,000 - \$4,000

Exterior

4. Masonry blocks: "Frost jacking" cracks at SW corner of S Hall to be filled with flexible grout colored to match white walls. \$300 - \$500
5. Door thresholds: Replace threshold covers as required to be weather tight. Fill gap along inside edge of threshold of new kitchen door with grout or butyl rubber caulking.
..... \$200 - \$300

Interior

6. Mechanical room: Wall and ceiling penetrations to be sealed with fire stop grout to prevent smoke and flame spread between rooms. \$300 - \$500
7. Mechanical room: Fire rated door, frame and closer to be installed as per Code.
..... \$2,000 - \$2,500
8. Office: Remove combustibles from around wall mounted, gas fired space heater as a safety measure and to comply with Code. Maintenance item only. No cost.
..... \$0
9. S Hall floor games room: Stained ceiling tile from period prior to installation of new roofing to be replaced with new. Light fixtures to be checked for any moisture damage from water gathered in fluorescent light can.
..... \$200 - \$300
10. Electrical service: Qualified local electrician to be invited to review panel capacity and circuits to determine best solution to improving on current limited power availability, and provide a quotation for upgrading the electrical service.

Sub-Total Priority 1 \$6,000 - \$8,100

Priority 2 (12-24 months)

Interior

2. Existing washrooms good condition but not H/C. Reported that this limits use and enjoyment for a number of Seniors. Renovation has been considered with input and basic plan from local contractor. Cost estimate provided to “Heritage” membership for consideration.\$25,000 - \$30,000

Sub-Total Priority 2\$25,000-\$30,000

Total Estimate (Priorities 1 & 2) \$31,000- \$38,100

Conclusion

This social gathering place is in good condition overall and is being well maintained. Considerable recent investment has been made to upgrade the site (e.g. parking lot, sidewalks), the building envelope (e.g. shingles, eaves troughs) and mechanical systems (furnace and hot water tank).

Our primary concern for this facility focuses on site drainage. There is a negative structural impact on the building’s S wall from the snow bank melt water especially along 50 Ave. (along edge of property). We believe this issue needs to be effectively addressed between the Heritage House executive and the County administration in order to minimize building envelope damage, especially on the S wall. Further development on this site is not realistic, given that it now essentially fills out its allowable developable area, with site parking being included. With continued good care, this building could continue to serve well for another 15-20 years without major concerns. It fully occupies the site and expansion appears not to be feasible.



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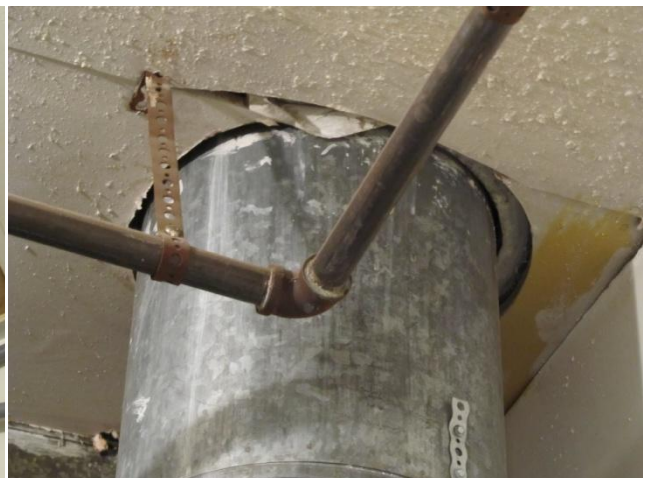
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Order of Magnitude Summary of Cost Estimates

The Estimates of Probable Costs or “Order of Magnitude” estimates are summarized here for addressing deficiencies, upgrades, expansions or replacements of facilities reviewed in Evansburg and Entwistle. The first list covers the recreation and cultural buildings, with amounts to be expended listed in each of the years 2013, 2014 and 2015. These periods correspond with the Priority ranking assigned to the work identified in some detail within the report for each building.

The amounts vary in terms of the nature of the “deficiency(s)” observed during site visits. They are based on assumptions of what would be reasonable to be budgeted for required tasks, without having the benefit of a clearly defined scope of work in each case. However, with the amounts indicated based on unit cost estimates (e.g., sq. ft. costs) as well as current and recent project experience, these amounts can serve as useful guidelines in preparing improvement budgets.

Overall, the Recreation and Cultural Facilities require a broad range of upgrades related more to years of normal “wear and tear”, external negative influences, and inconsistency in quality of workmanship than to vandalism. In fact, vandalism appeared to not be a significant factor in any of the buildings we reviewed. The Evansburg Legion Community Hall, Entwistle Community Hall and Entwistle Jubilee Seniors Centre are all examples where building deficiencies are in part related to them having been constructed in various stages, often by volunteers, over a period of years. The only facility that shows significant deterioration and lack of appropriate material use for its purpose is the Outdoor Pool. The chart shows an estimated value for its replacement, while all other values represent estimates for the minimum level of repairs and upgrades.

The Parks and Playground amenities show a wide range of “upgrade” requirements, ranging from basic work on spectator bleachers to the construction of a new access road and parking lot for the Pembina River Tubing launch site. In general, the physical sites appear to require only minimal work, except for the Rodeo Grounds which needs both site and building structural improvements. School sites are overall in good repair, with primary upgrades related to playground equipment which in many cases is in need of replacement in the short term.

Summary Charts: Building Condition Assessments By Priority Area

Parkland County and Yellowhead County Recreation and Culture Facilities Building Condition Assessments				
Order of Magnitude Upgrade Cost Estimates Summary				
Facility	Priority			Total Cost Estimate
	P1 (0-12 mo.)	P2 (12-24 mo.)	P3 (24-36 mo.)	
Evansburg Arena (PARS)	\$8,700-\$12,600	\$141,000-\$142,500	0	\$149,700-\$155,100
Evansburg Heritage House Seniors Centre	\$6,000-\$8,100	\$25,000-\$30,000	0	\$31,000-\$38,100
Evansburg Legion Hall	\$15,200-\$24,000	\$3,500-\$6,000	\$5,000-\$7,000	\$23,700-\$37,000
Entwistle Outdoor Pool	\$9,000-\$13,000	\$100,000-\$125,000	0	\$109,000-\$138,000
Entwistle Community Hall	\$11,200-\$14,800	\$28,000-\$35,000	0	\$39,200-\$49,800
Entwistle Lions Hall	\$1,000-\$2,300	\$9,000-\$14,000	0	\$10,000-\$16,300
Entwistle Jubilee Seniors Drop In Centre	\$1,900-\$3,000	0	0	\$1,900-\$3,000
Totals	\$53,000-\$77,800	\$306,500-\$352,500	\$5,000-\$7,000	\$364,500-\$437,300

Parkland County and Yellowhead County Parks and Playground Amenities General Condition Reviews			
Order of Magnitude Upgrade Cost Estimates Summary			
Facility	Priority		Total Cost Estimate
	P1	P2	
Entwistle Skate Park	\$0	\$0	\$0
Entwistle Lions Playground	\$0	\$1,000 - \$1,200	\$1,000 - \$1,200
Entwistle School Grounds	\$40,300 - \$60,500	\$800 - \$1,200	\$41,000 - \$61,700
Entwistle Rodeo Grounds	\$49,000 - \$55,000	\$40,000 - \$50,000	\$89,000 - \$105,000
Entwistle Tubing Area	\$0	\$439,000 - \$550,000	\$439,000 - \$550,000
Evansburg Ball Diamond	\$1,200 - \$1,500	\$0	\$1,200 - \$1,500
Evansview School Ground	\$7,000 - \$10,000	\$3,500 - \$4,500	\$10,000 - \$14,500
Evansburg Grand Trunk School Grounds	\$1,500 - \$2,500	\$0	\$1,500 - \$2,500
Evansburg Lions Playground	\$0	\$10,000 - \$20,000	\$10,000 - \$20,000
Pembina Valley Golf Club	\$0	\$45,000 - \$55,000	\$45,000 - \$55,000
Evansburg Tipple Park	\$0	\$130,000 - \$150,000	\$130,000 - \$150,000
Pembina Provincial Park	\$0	\$0	\$0
TOTAL ESTIMATES	\$99,000 - \$129,500	\$669,300 - \$831,900	\$767,700 - \$961,400

EVANSBURG & ENTWISTLE PLAYGROUNDS & PARKS							
Facility	Features & Components- General Condition Review						
	Uses	Topography	Surface	Drainage	Parking	Structures	Lighting
Entwistle Skate Park	<ul style="list-style-type: none"> Skateboard park 	<ul style="list-style-type: none"> Level 	<ul style="list-style-type: none"> Paved Good condition 	<ul style="list-style-type: none"> Good- no low spots 	<ul style="list-style-type: none"> On street only 	<ul style="list-style-type: none"> Skateboard features- good condition 2 basketball hoops. Good condition 	<ul style="list-style-type: none"> 5 lights on poles- well lit for security and user enjoyment.
Comments	This site appears well suited for its purposes. Space is open for easy viewing from street and lane for security and well lit for users to enjoy in evening hours. No improvements recommended.						
Entwistle Lions Playground	<ul style="list-style-type: none"> Children's play area 	<ul style="list-style-type: none"> Level 	<ul style="list-style-type: none"> Grass + sand in play area 	<ul style="list-style-type: none"> Appears good- no low spots 	<ul style="list-style-type: none"> On street only 	<ul style="list-style-type: none"> Play structures 	<ul style="list-style-type: none"> No site lighting Street light only
Comments	This site is well located with proximity to other recreation and culture facilities. Space is open for easy viewing for security purposes. Pipe fence provides good barrier against vehicle intrusion. Excellent play structures designed for maximum user safety. Play area is sand covered with lawn grass covering balance of site. Limited site lighting available from light on E gable end of Pool changed building. RECOMMENDATION: Priority (2) 1. Site light be mounted on existing pole at S side of playground. (Est. \$1000 - \$1200)						
Entwistle School Grounds	<ul style="list-style-type: none"> School sports programs Soccer, softball, track/field, playground 	<ul style="list-style-type: none"> Generally level with slope up to school building 	<ul style="list-style-type: none"> Grass overall New sod laid in soccer pitch Sand in playground and track pit 	<ul style="list-style-type: none"> Overall good, a few low spots noticed 	<ul style="list-style-type: none"> Staff parking paved area by school entrance 	<ul style="list-style-type: none"> Soccer goal posts, ball diamond backstop, old playground equipment 	<ul style="list-style-type: none"> Sports field not illuminated
Comments	Overall grounds in good condition, with good chain link fence along road and treed boundary along W side. Good grass areas, ball diamond and backstop. New sod being installed along S side during site visit. RECOMMENDATION: Priority (1) 1. Track and field broad jump pit needs to be restored for use or covered with sod. (Est.: \$300 - \$500) 2. Old welded steel or wood playground equipment needs to be replaced with new standard equipment (Est.: \$45-\$65,000) Priority (2) 1. Asphalt basketball play area requires sealer coat to preserve it (Est.: \$800 - \$1,200)						

Facility	Features & Components – General Condition Review						
	Uses	Topography	Surface	Drainage	Parking	Structures	Lighting
Entwistle Rodeo Grounds	<ul style="list-style-type: none"> Infield rodeo events 	<ul style="list-style-type: none"> Parking area on grass sloped and uneven Infield is level clay/sand mix 	<ul style="list-style-type: none"> Grounds mostly grass covered. No large gravel areas 	<ul style="list-style-type: none"> Infield appears wet, grand stand area prone to be wet on lower side of infield Slope W allows easy drainage. 	<ul style="list-style-type: none"> No designated area. On grass around enclosed rodeo infield 	<ul style="list-style-type: none"> (2) Uncovered bleachers on E side. Covered bleachers on W side Announcer's booth 	<ul style="list-style-type: none"> No site lighting observed
Comments	<p>Site and structure appear to have limited use. Roadway is track through grass. Parking occurs randomly on grass slope area. Good painted steel fence and corrals. Steel portable bleachers have poor wooden bench seating. Covered grandstand has weak wooden structural bracing. Grandstand building and bleacher seating upgrading, and roof drainage required. Site drainage in front of grandstand required. RECOMMENDATION: Priority (1) 1. Install bracing on support posts and beam supporting grandstand roof. Replace all bleacher seats, both covered and uncovered. (Est.: \$45,000 - \$50,000) 2. Improve drainage along W side of rodeo infield and in front of bleachers. Drainage to be directed S or N of structure, then W to lower area. (Est.: \$4,000 - \$5,000) Priority (2) 1. Improve access road into grounds (Est.: \$40,000 - \$50,000)</p>						
Pembina River Tubing Area	<ul style="list-style-type: none"> River tubing rentals Staging area in village Launch area by river 	<ul style="list-style-type: none"> Staging area has good level parking lot Launch area parking is level 	<ul style="list-style-type: none"> Gravel at staging area. Clay soil at launch area 	<ul style="list-style-type: none"> Good a staging area. Poor at launch area 	<ul style="list-style-type: none"> Adequate at staging area. Inadequate at launch area 	<ul style="list-style-type: none"> Staging area is private business. Buildings serve purpose but are modest, temporary wood shed-type units None at launch site. 	<ul style="list-style-type: none"> No site lighting at either location
Comments	<p>Private business. Staging area is collection of modest wood temporary type structures for sales, concession, rentals, and washrooms. No estimate for improving buildings or staging site in scope of work. Launch site near river on crown land now planning for lease of site. Parking lot and road access improvements imperative. RECOMMENDATION: Priority (2) 1. Construct road access past cemetery to parking area above trail access to launch area (Est. road construction \$400,000 - \$500,000) 2. Parking area to be graveled (Est. \$35,000 - \$45,000) 3. Signage to be constructed on roadway and at parking area (Est. \$4,000 - \$5,000)</p>						
Pembina Provincial Park	<ul style="list-style-type: none"> Day camping picnic area week or longer camping 	<ul style="list-style-type: none"> Undulating slope trends down towards Pembina River 	<ul style="list-style-type: none"> Heavy tree cover with open spaces for camping parks 	<ul style="list-style-type: none"> Assumed good on gravel soil with good slope 	<ul style="list-style-type: none"> 132 stalls provided for campers and visitors 	<ul style="list-style-type: none"> Entry gate house shops, public washrooms/showers, enclosed gathering building 	<ul style="list-style-type: none"> Located near public buildings throughout
Comments	<p>This is a provincial campground and has been well planned and appears well maintained. Appears to be well used. Offers good access to Pembina River and area walking trails. Appears to be a great regional asset for drawings visitors to Entwistle and Evansburg. No cost estimate for upgrades.</p>						

Facility	Features & Components- General Condition Review						
	Uses	Topography	Surface	Drainage	Parking	Structures	Lighting
Evansburg Ball Diamond	<ul style="list-style-type: none"> Ball diamond, dedicated 	<ul style="list-style-type: none"> Level 	<ul style="list-style-type: none"> Shale infield, grass out field 	<ul style="list-style-type: none"> Good. No pond areas observed 	<ul style="list-style-type: none"> Shared use of adjacent area lot 	<ul style="list-style-type: none"> (2) wood “dugouts” shacks, chain link fence and backstop all good, portable metal bleachers 	<ul style="list-style-type: none"> No site lighting Distance street lights only.
Comments	This ball diamond appears to be in very good condition. Fencing and backstop in good condition. Appears to have no drainage problems. No dedicated washroom building. Portable “dugout” buildings good condition. Portable toilets used only. Metal frame bleacher seats approximately 72. Wood plank benches badly weathered, slivered and some rotten. RECOMMENDATION: Priority (1): Replace bench seating. (Est.: \$1200-\$1,500)						
Evansburg Evansview School Grounds	<ul style="list-style-type: none"> School sports field & play-grounds 	<ul style="list-style-type: none"> Slightly rolling, Some level areas 	<ul style="list-style-type: none"> Grass covered and sand in playground 	<ul style="list-style-type: none"> Appears good overall but soft ground in play area 	<ul style="list-style-type: none"> Staff & visitor parking at school 	<ul style="list-style-type: none"> Chain link fence in some sections. Repairs needed. Backstop in poor condition. Play structures good 	<ul style="list-style-type: none"> No site lighting except by school
Comments	This site is largely used for school outdoor sports with playground section and concrete basketball hoop pad. Concrete is spalling on surface and shows cracks. Chain link fence to be repaired and backstop mesh to be replaced. Site drainage to be improved in play area. RECOMMENDATION: Priority (1) 1. Chain link fence and backstop to be repaired or replaced (Est.: \$2,000 - \$3,000) 2. Drainage channel to be installed from play area. French drain suggested to draw ground water away from play site and drain to treed area (Est. \$5,000 to \$7,000) Priority (2) 1. Repair basketball hoop pad with 2” topcoat of asphalt to cover all cracks and spalling of concrete (Est.: \$3,500 - \$4,500)						
Evansburg Grand Trunk School Grounds	<ul style="list-style-type: none"> Sports field, soccer pitches, tennis court, basketball court, ball diamond 	<ul style="list-style-type: none"> Overall level sports field 	<ul style="list-style-type: none"> Grass, shale in ball diamond Asphalt paved tennis and basketball courts 	<ul style="list-style-type: none"> Appears good, No significant soft or low spots 	<ul style="list-style-type: none"> Staff and visitor parking at school in NW corner of site 	<ul style="list-style-type: none"> Chain link fence for whole field plus tennis and basketball courts. Metal covered wood frame “dugouts” 	<ul style="list-style-type: none"> No site lighting Pole lighting for street and lane at edge of field
Comments	Overall this site appears to be in very good condition. Tennis and basketball courts have good asphalt that needs new sealer applied. Courts appear underutilized. Vegetation growing inside court fence and on play area. “Dugout” buildings and soccer player shelters all in good condition. RECOMMENDATION: Priority (2) asphalt sealer (Est. \$1500-2500)						

RECOMMENDATIONS

INTRODUCTION

A strategic plan of this sort cannot be conducted in a comprehensive fashion without primary consideration given to the impact such a development program will have upon the individuals and organizations it will serve. In much the same way as financing, these developments can only occur through partnerships.

An important part of the implementation process will be continued discussions with the stakeholders, the private sector, Parkland County and Yellowhead County to ensure strategic and collaborative solutions are developed.

It is clear that program sustainability cannot be entirely met within the declining infrastructure of both hamlets. There is an urgent need to remediate depleted infrastructure with significant upgrades and as such position existing community facilities as priorities over the short-term.

Demands are prevalent for:

- Upgrades to existing community facilities.
- Replacement of the outdoor pool.
- Expanded indoor opportunities for family orientated fitness and wellness programming.
- Expanded indoor opportunities for youth and adults involved in unstructured physical activity and sports programs.
- Better quality spaces and service to support current demand and future expansion for children's and senior's programming, based on demographic data and projections that show these as likely growth markets. .

The discussion and planning to position Evansburg and Entwistle for growth and question of what to build and when to build it are not new. This strategic plan attempts to pull together past research and recommendations, current trend research and past and current household and community organization survey data to develop a validated and clear course of action. The recommendations reflect key themes identified in previous studies:

- Environmental stewardship, preservation and protection of natural spaces, landscapes, waterways, wildlife corridors and habitats, wetlands and development of trail systems, linking these priorities to economic growth and a sustainable future. [Yellowhead County Municipal Development Plan (2006) Bylaw, Yellowhead County Recreation Services Review (2007), Parkland County Recreation, Parks and Open Spaces Master Plan (2009) and Parkland County Municipal Development Plan (2010).]
- Support for growth node policies promoting expansion of the Hamlets of Entwistle and Evansburg as regional centres for residential growth and regional recreation centres, with preservation of historic building styles and pedestrian orientation. [Parkland County MD Plan & Bylaw #23 (2010), Parkland County Recreation, Parks, Open Spaces Master Plan (2009), Yellowhead County MD Plan and Bylaw #1.06 (2006).]

Much depends upon the financial capability of the County to work with local groups and organizations to support program development and the capital and operational costs with upgraded community facilities. Investigations and consultations have clearly confirmed the inability of existing community organizations to contribute to any significant remediation and or renovation costs. Current research confirms key themes identified in previous studies with respect to challenges facing community organizations:

- Decreasing number of volunteers, the need for capital and operating investment in community facilities and the need to support volunteer organizational development. [Yellowhead County, Recreation Services Review (2007), Parkland County Recreation, Parks and Open Space Master Plan (2009)]
- Support for a collaborative approach to recreation, parks and open space planning involving neighbouring municipalities and community organization stakeholders. [Parkland County Recreation, Parks and Open Space Master Plan (2009)]

What to build has been clearly defined through the expressed demands of the public and user organizations, as reflected in the household survey and community organization questionnaire sections of this report and in the facility condition reviews section. However, what is demanded and what is realistic over the short-term depends on affordability and priorities and preferences established in municipal budget development.

In Evansburg and Entwistle, “right sizing” today’s development to accommodate population within a seven to ten year planning horizon rests on the assumption of sustainable population growth despite a projected “no growth” scenario during the next five to seven years. Within this context, the question of when to build depends on agreement among partners to proceed to the next phase of development, with a view to facility redevelopment and replacement during 2013 - 2015.

Public and organizational feedback clearly supports a vision that sees replacement of the outdoor pool and upgraded facilities to support programs. Achievement of this goal depends on the harmonization and strengthening of stakeholder relationships among Yellowhead County, Parkland County and Evansburg and Entwistle community organizations.

While each of these organizations carries out individual mandates, they share responsibilities in responding to issues that impact the regional community. A combined, “community development” approach can often expedite worthy solutions to the challenges facing Yellow County, Parkland County and the Hamlets of Evansburg and Entwistle. Community development has its greatest potential when resources are dedicated to developing organizations through the strengths of its volunteers.

While the improvement of public facilities is the primary focus of this strategic plan, the concurrent development of community organization infrastructure is critically important to sustaining these opportunities. County Councils and their respective administrations must lead this community development restructuring given their mandate to ensure adequate planning for overall community growth, and the likelihood that they will become the predominate funder of major public facilities.

The following recommendations are provided for Councils’ consideration.

RECOMMENDATION 1: SERVICE DELIVERY

That Parkland County and Yellowhead County continue to support and participate in the development of community organization infrastructure and the implementation of programs and services.

Volunteer organizations play a critical role in sustaining the quality of life within community. The Hamlets of Evansburg and Entwistle have an aging and declining volunteer base, placing this vital role at risk. County Councils need to play a key role in supporting the development and strengthening of community organizations in order to ensure their capacity to manage the lifecycle needs of community facilities and sustain community programs. Partnerships and collaborative efforts need to be expanded with these voluntary organizations and the people that lead them to encourage and support volunteer recruitment and organizational planning.

RECOMMENDATION 2: COMMUNITY DEVELOPMENT

That resources be dedicated to engaging expertise in community development to coordinate and provide leadership to facility remediation and development.

Community organizations are in a position to be important partners in securing grants and conducting fund development activities for the capital remediation of community facilities and replacement of the outdoor pool in Entwistle. In order to maximize this vital asset, community organizations require support with capital development planning. Support would include such initiatives as the implementation of lifecycle recommendations, organization development, governance, and finance. Community development creates synergies between organizations with complimentary missions to achieve common objectives.

RECOMMENDATION 3: COMMUNITY COLLABORATION

That Yellowhead County and Parkland County administrations collaborate on an ongoing basis with community stakeholder organizations with respect to all aspects of community facility and program provision.

Opportunities need to be provided to enable County administrations to collaborate on an ongoing basis in the design, development and implementation of community programs and facility remediation, ensuring stakeholder organization involvement at all levels of facility and program provision.

RECOMMENDATION 4: OUTDOOR POOL REPLACEMENT

That a replacement program be developed for the outdoor pool in Entwistle that is easily accessible to the resident community, with stakeholder participation.

This facility has served the community well for many years and it remains a valued community recreation destination. It is recommended that sufficient funds be budgeted to keep it safe and in generally good repair in the short term, concurrent with a longer term plan for outdoor pool replacement.

Facility reviews referenced in the 2009 Parkland County Recreation, Parks and Open Space Master Plan recommended significant investment in this facility to sustain existing service levels. At this time, significant investment is not recommended based on a number of factors. Standards of materials and construction have changed significantly since it was built, as have Building Code requirements. Many areas, including change rooms, washrooms and gathering area, do not meet current standards. Ventilation is inadequate for this high moisture environment, creating potential health risks for users and those involved in operating programs within the facility. Additionally, the lack of proper basement and possible foundation issues, together with poor condition of the pool deck (extensive cracking of the concrete) make it unwise to invest in major upgrades.

It is recommended that the County initiate discussions with stakeholders to participate in the development of an outdoor pool replacement program. As part of the planning for pool replacement, site location should be reviewed, with consideration given to the re-arrangement of the existing pool, Skate Park and Lions playground to allow for the best site location of these amenities. Consideration should also be given to the inclusion of “senior friendly” elements within the design.

RECOMMENDATION 5: GREEN INFRASTRUCTURE

That policies and procedures guiding development be integrated with current Open Space Plan priorities and provide direction with respect to connective pathways, trails and linear parks to enhance quality of life and create opportunities that support economic sustainability.

Current and past key studies all view the development of open spaces and the need to preserve and conserve the rich natural landscapes, waterways, wetlands and wildlife corridors as important to both residents and area economic sustainability. There is clear direction based on resident feedback and recreation trends for the development of connective trails, pathways and linear parks to link downtown cores with existing and future neighbourhoods, community facilities, schools and parks. Priority is given to the development of spaces and programs that include fairs and festivals.

Commitment to a high quality of life for residents in both counties requires increased opportunity for all residents to become more active and live healthier lives. Past studies, trend research and resident feedback demand provision of ample, accessible outdoor facilities that allow all residents to engage in regular leisure and wellness activities.

There is growing interest and demand for the preservation of natural environments such as wetland areas and wildlife corridors to allow for safe and bio-diverse wildlife habitat for plants, animals and birds to protect natural migration patterns. Parkland County and Yellowhead County arguably have within their jurisdiction attractive landscapes, water features and unique natural environments, combined with rural character, that create economic advantages through development of agricultural tourism, eco-tourism and heritage tourism (as defined on page 31). The 2006 Yellowhead County Municipal Development Plan, By Law #1.06 and Viewscapes Policy identify and support strategies to link natural and historic resources with economic development.

RECOMMENDATION 6: EXISTING INDOOR COMMUNITY FACILITIES

Based on assessment of the six existing community facilities identified for review, it is recommended that the remediation program detailed in this strategic plan be completed within the order of magnitude cost estimates, on a priority basis.

Community Halls (Evansburg Legion Community Hall, Entwistle Community Hall and Lions Hall)

A collaborative planning and fund development program should be put into place for the upgrading and redevelopment of the Evansburg Legion Community Hall and Entwistle Community Hall.

Both halls present challenges for continued operation and it is recommended that prior to significant investment, more in-depth investigation be completed by professional specialists with respect to structural, mechanical and electrical components and systems.

It is recommended that a decision be made with respect to the prudence of upgrading to both the Entwistle Community Hall and Lions Hall, given their proximity and duplication of space.

These halls serve similar functions and are located across the street from each other. The Entwistle Community Hall requires considerable upgrading to ensure long term use, in particular due to its staged construction and variance in construction methods. The Lions Hall is a conversion from a curling rink, and while solid in structure, it also requires considerable upgrades to keep it operational to serve a range of uses. It is questionable whether significant expenditure of public funds is warranted in the preservation of both facilities when objectively assessed.

Arena

It is recommended that planned electrical upgrades be implemented and that consideration be given to convert the riding arena into gymnasium/multi-purpose space.

Considerable upgrades have been made to the Evansburg Arena over recent years, with plans for electrical upgrades to possibly occur in the next couple of years. Along with having benefitted from excellent management and overall building maintenance, the improvements overall have positioned this facility to be a valuable community asset for decades to come. Given the apparent limited use of the riding arena component, conversion of this space to provide for other needed community recreation programs could increase the facility utilization and presumably generate new revenues. Community organizations and recreation trends support the development of gymnasium space to support both organized and spontaneous use by residents, including the youth and young adult demographic.

Seniors' Centres

It is recommended that identified lifecycle needs of both facilities be addressed, with support provided to assist and strengthen the community organizations and volunteers responsible for facility management and upkeep.

The two seniors' centres in Evansburg (Heritage House) and in Entwistle (Jubilee Seniors Centre) have been reasonably well maintained. Between the two, Heritage House presents a more modern image and provides more functional spaces for a range of activities, benefiting from more recent upgrades. Improvements to this structure will ensure continued good service in the longer term. The Jubilee facility in Entwistle shows considerable pride and care through the improvements made to its interior, but the building exterior condition and image remains in need of considerable attention. Both facilities are maintained by a decreasing pool of volunteers and face significant challenges with upkeep over the long term.

Capital Budget Projections

Recreation and Culture Facilities				
Facility	Year of Work			Total Cost Estimate
	2013	2014	2015	
Evansburg Arena (PARS)	12,600	\$142,500	0	\$155,100
Evansburg Heritage House Seniors Centre	\$8,100	\$30,000	0	\$38,100
Evansburg Legion Hall	\$24,000	\$6,000	\$7,000	\$37,000
Entwistle Outdoor Pool Replacement		\$2,300,000		\$2,300,000
Entwistle Outdoor Pool	\$13,000	\$125,000	0	\$138,000
Entwistle Community Hall	\$14,800	\$35,000	0	\$49,800
Entwistle Lions Hall	\$2,300	\$14,000	0	\$16,300
Entwistle Jubilee Seniors Drop In Centre	\$3,000	0	0	\$3,000
Sub-totals	77,800	\$2,652,500	\$7,000	\$2,737,300

Parks and Playground Amenities				
Facility	Year of Work			Total Cost Estimate
	2013	2014	2015	
Entwistle Skate Park	0	0	0	0
Entwistle Lions Playground	0	\$1,200	0	\$1,200
Entwistle School Grounds	\$60,500	\$1,200	0	\$61,700
Entwistle Rodeo Grounds	\$55,000	\$50,000	0	\$105,000
Entwistle Tubing Area	\$600,000	0	0	\$600,000
Evansburg Ball Diamond	\$1,500	0	0	\$1,500
Evansview School Ground	\$10,000	\$4,500	0	\$14,500
Evansburg Grand Turk School Grounds	\$2,500	0	0	\$2,500
Evansburg Lions Playground	0	\$20,000	0	\$20,000
Pembina Valley Golf Club	0	\$55,000	0	\$55,000
Evansburg Tipple Park	0	\$150,000	0	\$150,000
Pembina Provincial Park	0	0	0	0
Sub-totals	\$729,500	\$281,900	0	\$1,011,400
Total Estimates	\$807,300	2,934,400	\$7,000.00	\$3,748,700