



The Community of LaSalle Recreation Facility Study

**Recreation Management and Community Development
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Section 1

Introduction

1.1 Introduction

The community of LaSalle, Manitoba, is a vibrant, growing community in the Rural Municipality (R.M.) of Macdonald. LaSalle is currently reviewing the way leisure services are delivered within their community. The LaSalle Community Center Committee has asked students of the University of Manitoba Recreation Management and Community Development degree program to develop a plan for the future development of recreational facilities in their community.

A concept plan was prepared in 2005 with the goal of “to provide new or improved facilities and programming, based on the expressed needs of LaSalle residents,” (LaSalle Concept Plan, 2005). The community of LaSalle has seen a 37% population increase since 1991, and with the continued development of new lots, the population will continue to grow. What draws newcomers to LaSalle is its strong community spirit, and safe environment to raise a family. In the LaSalle Concept Plan, one of the needed services outlined is a year-round community center that offers programming to all ages. The need for green space, lighted walkways and bike paths were also expressed.

The community currently has a community center, which is joined with the curling club, but its condition and future is uncertain due to its age and condition. In the past five years, there have been two attempts to build an indoor artificial ice arena. The first proposal in 1999, was discussed in a public meeting (December 7, 1999) that determined the citizens were not in favor of the development and/or paying for a new ice rink with their tax dollars. In 2002, the

proposal was taken to a plebiscite in which 73% of the voters (69% of eligible voters took part) voted against the development.

The plan and development of new facilities in their community is lead by, a the LaSalle Community Center Committee Inc. They realized that a plan of action for the development of facilities in LaSalle was necessary. The LaSalle Community Center Committee has emphasized the importance of planning for new facilities as well as ensuring this process involves the community. It is crucial to the citizens of the community that they are consulted in each phase of the project.

The Community of LaSalle Facility study will attempt to review all issues and concerns raised by the LaSalle Community Center Committee and residents. This will be carried out through:

- Conducting a community survey.
- Assessing the needs of special interest groups through interviews.
- Reviewing research from previous studies.
- An assessment of current recreation programs, in the community and the availability of facilities to accommodate them.

The findings of the study are included here in along with recommendations for new facility initiations (see Appendix A-Terms of Reference).

Section 2.0

Study Methodology

2.1 Introduction

Conducting this study was a three-step process, carried out by the student planning team.

Step #1

- All pertinent demographic information reflective of the community and R.M. of Macdonald, was collected.
- Inventory of all recreation facilities within LaSalle and the R.M. of Macdonald was obtained.
- All program opportunities currently available to residents of LaSalle, were identified.

Step #2

- A survey was designed and distributed to determine the public's needs, interests, and concerns.
- Special interest groups and the steering committee were interviewed to identify their current facility usage, programs, concerns and facility needs.

Step #3

- Survey results were analyzed and interpreted.
- Based on the analysis of data, recommendations were provided for current and future reference.
- A report was prepared to guide future decision of the LaSalle Community Centre Board.

2.2 Community Profile and Demographics

2.2.1 Introduction

LaSalle is a community of 1460 residence, located near the southwestern boundary of Winnipeg, Manitoba, (LaSalle Concept Plan, 2005). It is situated within the central plains region of Manitoba and is an incorporated community within the R.M. of Macdonald. This municipality is one of the oldest in Manitoba, and also encompasses within its boundaries the communities of Domain, Brunkild, Oak Bluff, Sanford, Starbuck, and Osborne.

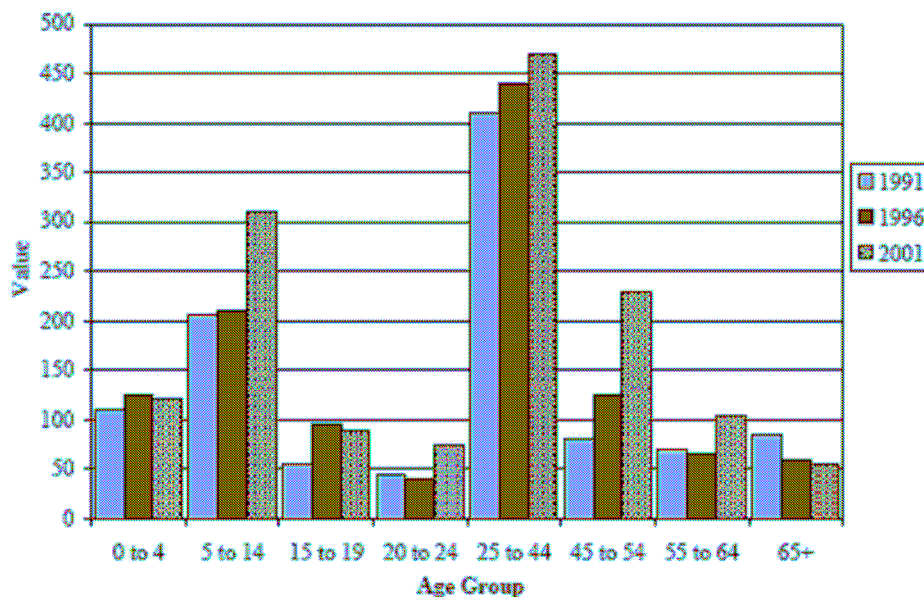
LaSalle is becoming ever increasingly a desirable place to live for residents of Winnipeg, with newcomers seeking alternatives to living in a large urban centre.

The population expansion in this community is significant, as the number of residents, homes and job opportunities have risen in the past few years. The forecasted trend for this community is one of growth, prosperity, increasing community spirit, and change in the approaching years, (LaSalle Concept Plan, 2005)

2.2.2 Community Profile:

LaSalle's population has increased from 1065 residents in 1991 to 1460 residents in 2001 (37% increase). Today, LaSalle is the largest community in the R.M. of Macdonald.

Figure 1: Demographic Data for LaSalle: 1991-2001



Source: LaSalle Concept Plan, 2005

Notable demographic trends for the R.M. of Macdonald as a whole and LaSalle in particular, are as follows:

- The 5 to 14 age group increased in population by 40% in the R.M. of Macdonald (or from 720 people in 1991 to 1,005 people in 2001) this age group also increased in LaSalle by 51% in LaSalle (or from 205 people in 1991 to 310 people in 2001).
- The 25 to 44 age group increased in population by 22% in the R.M. of Macdonald (or from 1,335 people in 1991 to 1,650 people in 2001) and increased by 15% in LaSalle (or from 410 people in 1991 to 470 people in 2001).

- The number of 45 to 54 year olds increased in population by 62% in the R.M. of Macdonald (or from 450 people in 1991 to 730 people in 2001) and by 188% in LaSalle (or from 80 people in 1991 to 230 people in 2001). (LaSalle Concept Plan, 2005)

2.2.3 Community Development

Between 1999-2001 an average of 25 single family housing starts occurred in LaSalle per year. Of these 57% were built in LaSalle alone between 1999-2001. However, there was a decrease to 21% in 2003.

The R.M. of Macdonald currently has 1665 dwellings, 1550 of which are privately owned. In LaSalle alone there are 455 dwellings and all but ten are privately owned. (LaSalle Concept Plan, 2005)

2.2.4 Employment

According to the LaSalle Concept Plan, residents of LaSalle work in the following areas:

- The number of employees in management, or business related occupations increased by 72% in the R.M. of Macdonald (540 employees in 1991 to 930 employees in 2001) and by 83% in LaSalle (175 employees in 1991 to 320 employees in 2001), (LaSalle Concept Plan, 2005).
- The number of employees in sales and service industry, increased by 65% in the R.M. of Macdonald (370 employees in 1991 to 610 employees in 2001) and by 105% in LaSalle (95 employees in 1991 to 195 employees in 2001), (LaSalle Concept Plan, 2005).
- The number of employees involved in trades and transport occupations, increased by 12% in the R.M of Macdonald (430 employees in 1991 to 490 employees in 2001) and by 77% in LaSalle (65 employees in 1991 to 115 employees in 2001), (LaSalle Concept Plan, 2005).

2.3 Inventory of Parks and Recreation Facilities

2.3.1 Introduction

Information about the supply of recreation facilities, parks, and open spaces within the community of LaSalle was available in the Government of Manitoba Community Profiles web site and additional information was provided in meetings with members of the LaSalle Community Centre Committee.

2.3.2 Facility Access in the Community of LaSalle and Surrounding Areas

Figure 2 Facility Inventory (LaSalle)

Baseball Diamonds	5
Football field	1
Playgrounds	5
One curling rink – 3 sheets of ice. (Artificial)	1
Outdoor hockey rink (Natural)	1
18 – hole grass green Kingswood Golf and Country Club	1
LaSalle Community Centre Inc.	1
LaSalle river	
Soccer field	1

The LaSalle Community Centre was built in 1984. In 1991 an addition to the hall and entrance was built.

The communities of Sanford, Oak Bluff, Domain, Starbuck, and Brunkild are within close proximity of LaSalle. The following is a profile of each community's recreation and park facilities.

Figure 3 Facility Inventory (Brunkild)

Community Hall Brunkild Rec. Centre	1
Curling Rink	1
Baseball Diamonds	2
Playgrounds	1

Figure 4 Facility Inventory (Starbuck)

Arena (Artificial Ice)	1- Seats 300 people
Community Hall	1
Curling Rink	1
Sport Complex – Contains more than one major sports venue	1
Baseball Diamonds	6
Cross-Country Trails	1
Football Fields	2
Playgrounds	2
Soccer Fields	2
Tennis Courts	1
Bridges Golf Course	1

Figure 5 Facility Inventory (Oakbluff)

Arena (Artificial) Oak Bluff Arena	1 – Seats 200 people
Community Hall	1
Baseball Diamonds (With Back Stop)	4
Football fields	2
Playgrounds	3
Soccer Fields	2

Figure 6 Facility Inventory (Sanford)

Arena (Artificial)	1 – Seats 200 people
Community Centre	1
Cross – Country Ski Trails	3
Football Fields	3
Soccer Fields	3

Figure 7 Facility Inventory (Domain)

Indoor Rink/Arena (Natural)	1- Offers the Can skate program
-----------------------------	---------------------------------------

The artificial ice rinks located within the R.M. of Macdonald are in Sanford, Oak Bluff, and Starbuck. The community of Domain has one indoor natural ice rink. The driving distance from LaSalle to these surrounding communities is approximately 15 minutes or less.

2.4 Process for Public Consultation

2.4.1 Introduction

There are several types of community consultation techniques that were used. The methods of consultation were:

- Public Survey.
- Special Interest Group Interviews.
- Consultation with the Facility Advisory Committee & Recreation Director of the White Plains Recreation District.

2.4.2 Public Survey

Following consultation with two members of the steering committee and the Recreation Director of the White Plains Recreation District, the student planning team developed a survey and distribution plan. A 20 question survey was designed to assess the needs of the community in terms of:

- Recreation beliefs and attitudes.
- Participation in recreation services.
- Use and condition of current recreation facilities.
- Support of recreation facilities.
- What facilities should be developed.
- “Willingness to pay” for new facilities.
- How to pay for facilities.
- Demographic information.

The survey was a combination of closed and open-ended questions. The survey was approved by the University of Manitoba ethics committee, steering committee, and a field test for validity and clarity was administered, (See Appendix F- Community of LaSalle Recreation Facility Questionnaire).

2.4.2.1 Sample

Due to the relatively small population in the community of LaSalle it was determined that everyone in the “rink district” would be surveyed. The “rink district” is an area that was established by the R.M. of Macdonald, for the purpose of setting boundaries between each community for recreational programming and organized sport, (See Appendix B-R.M. of Macdonald Rink Districts).

Distributing surveys within this area ensured everyone had an equal chance of participating in the survey.

2.4.2.2 Distribution

This survey was a broad based public opinion poll. According to the steering committee, the majority of people that are a part of the “rink district” pick up their mail from a centralized location; the LaSalle Race Track Gas mail depot. The community members that do not pick up mail from the Race Track Gas mail depot received a survey by a different means. The steering committee organized with the postmaster at the mail depot to place one survey package into each one of the postal boxes. A total of 651 surveys were distributed among the post office boxes and an additional 25 were delivered to the extended community, for a total of 676 surveys.

2.4.2.3 Response Rate

The survey was distributed on February 12th and the final returns were requested by February 23rd. However, surveys were accepted until March 14th when the tabulation of data occurred.

The population from which the sample was drawn represented the 651 postal boxes within the rink district and the additional community of 25.

There was a total return of 251 surveys or a 38% response rate. The overall return is considered acceptable for a mail survey without the benefit of a follow-up reminder.

Figure 8. Distribution/Response

	Distribution		Return	
Race Track	651	96%		
Gas Mail Depot				
Other	25	4%		
Total	676	100%	251	38%

2.4.3 Interviews

The steering committee provided a list of 20 special interest groups located within LaSalle. The student planning team interviewed 16 special interest groups, in person on March 4, 2006, (See Appendix H-Special Interest Group Interviews). There were eight additional interviews conducted by phone. Each interview took approximately 30 minutes to conduct.

Each interview consisted of questions in the following eight subject areas:

- Programs offered.
- Participation numbers from 2002-2006.
- Prediction for future participation.
- Current facilities used and what is the condition/adequacy.
- Unmet facility requirements.
- Most pressing issues/concerns.

- Future Plans.
- Limitations to achieving future plans.

2.4.4 Client Meetings

The student planning team met with two members of the steering committee on January 17, 2006. This initial meeting was held to provide a better understanding of the community's needs and what they felt were issues in regards to recreational facilities and usage patterns in LaSalle. The team also met with a representative from the White Plains Recreation District to get a sense of what the needs of the R.M. of Macdonald were in relation to LaSalle.

The final meeting conducted on April 11, 2006 was an opportunity for the student planning team to present their findings to the LaSalle Community Center Committee. This meeting was held at the Frank Kennedy Center at the University of Manitoba in Winnipeg, Manitoba.

2.5 Review of Reports and Community Planning Information

2.5.1 Introduction

There were many different data sets that needed to be considered when developing the community of LaSalle Recreation Facility Study. These reports included:

- R.M of Macdonald Website.
- Associated Environmental Services Mould Investigation Report (2004).
- Arena Ice Schedules (2005) for:
 - Starbuck.
 - Sanford.
 - Oak Bluff
- LaSalle Community Centre Inc. Annual Report (2004).
- LaSalle Multiplex Millennium Centre Business Plan (2001).
- LaSalle Concept Plan (2005).
- Facility Funding Reports (2005) for:
 - Starbuck.
 - Sanford.
 - Oak Bluff.

The following are summaries from the five different reports and outline the type of information that was obtained.

2.5.2 Associated Environmental Services Mould Investigation Report

The LaSalle Community Center is an integral part of the community's spirit, but is in need of renovations. The water intrusion problems caused by the faulty foundation and roof leaks are the source of severe mould problems throughout the building's structure.

When reviewing the Associated Environmental Services Mould Investigation Report, it is clear that actions need to be taken. It was observed that floor tiles were stained, as well as drywall and ceiling tiles had water damage. Even though repairs have taken place, the continuous movement of the foundation will continue to cause further damage, (Associated Environmental Services, 2004).

Air sampling/testing was carried out through the community center, curling club viewing area, as well as the outside air to determine the seriousness of the mould issue.

The results of the air testing indicated that there were three different kinds of mould spores found in the curling club viewing area. It was also found that the community center contained four different spore types throughout the space. Further results showed that even the outside air reading had high levels of mould spores, enough to cause reason for concern, (Associated Environmental Services, 2004).

It was recommended that further tests be performed to indicate the "concentration of colony forming units" or whether the mould can continue to grow on its own. Additional sampling of the ceiling and floor is also recommended, as well as repairs done to the sources of water intrusion, (Associated Environmental Services, 2004).

There were no specific indications in the report whether immediate action needs to be taken, if the use of the building should be stopped, or whether complete renovations would help to prevent further mould growth.

2.5.3 Arena Bookings

The ice schedules for the Starbuck, Oak Bluff and Sandford arenas were reviewed. It was clear from the reports that even with the programs that are run currently, there is capacity for additional use of the arenas.

Looking at the Starbuck ice schedule, it was found that there was a total of 68.25 hours/week available for use (Monday – Sunday, 9:15am - 10/10:45pm). It was also found that only 38.5 hours of the ice time available is actually used. The programs included in this ice time were hockey (15 hours), ringette (9 hours), ice rentals, Old Timers, Black sheep, public skate and Sticks & Pucks (14.5). With only a total of 38.5 hours of ice time used per week, there is another 29.75 hours available for use (See Appendix I – Arena Ice Schedules).

Reviewing the Oak Bluff ice schedule, there is a total of 94.5 hours/week of available ice time (Monday – Sunday, 7:30am – 11:30pm). When all of the available programs were combined, it was found that they required only 54 hours of ice time. These programs included hockey (20.25 hours), ringette (5 hours), ice rentals, public skating, broomball, Skating Club and Twisters (28.75 hours). After deducting the 54 hours of ice time used from the 94.5 hours of ice time available, it was found that there is 40.5 hours of eligible ice time that is not being used at all, (See Appendix I – Arena Ice Schedules).

The Sanford ice schedule was also found to have capacity for additional usage. It was found that the Sanford arena has a potential for 98 hours/week (Monday – Sunday, 8:15am – 11:15pm). Looking at the ice hours actually being used, all programs utilized a total of 49 hours. Those programs included hockey (19 hours), ringette (4 hours), boys/girls high school hockey (3-6 hours) and the White Plain hockey (3 hours). There were also other programs that included rental, public skating, broomball, Old Timers and 12 & under scrimmage (17 hours). From the 49 hours utilized, it can be concluded that there is another 49

hours of ice time available for use during the week, (See Appendix I – Arena Ice Schedules).

Clearly from analyzing the ice time being used within each arena, compared with the ice time that is available, there is a total of over 119 hours not currently being used at all three indoor arenas.

2.5.4 The LaSalle Community Center Inc. Annual Report (2004)

This report helped to highlight operations of the community center throughout the year of 2004. The highlights featured:

- President Report.
- Treasure Report.
- Sports Report.
- Advertising and Communications Report.
- Social events Report.
- Hall Manager's Report.
- Grounds and Maintenance Report.

The main issue for the center was the mould investigation. As already reported, there were tests performed and results obtained, but the President outlined in the report that some of the water leakage issues can be addressed but not all of them can be permanently corrected which will enable further mould damage, (LaSalle Annual Report, 2004).

It was also outlined in the President's report that when updating their 5-year plan it was clear that repairs of the current facility were not realistic for their budget and that the center itself was no longer meeting or satisfying the needs of the community. The maintenance and other purchases of the facility have been limited to essential items only, (LaSalle Annual Report, 2004).

The new 5-year plan also indicated one of their goals is to build a new facility in 2010. As part of the report, the president indicated that a new community centre would be a way for the whole community to be involved and have a hands-on part in the membership, (LaSalle Annual Report, 2004).

The Treasurer's Report was very clear to indicate that the community center is in need of funding. The report outlined the expenses and income for 2004, showing that there was a deficit of more than \$6000, (LaSalle Annual Report, 2004). It was a slight improvement from the last year, but knowing that the community center is not profitable for the community makes it difficult to continue to keep it open, (LaSalle Annual Report, 2004).

The Sports Report only discussed two of the programs available through the community center; the golf and baseball programs. It was established that the golf program has increased registration from last season. The 19 participants were all between the ages of 6-14, (LaSalle Annual Report, 2004).

The Sports Report discussed the baseball program decreasing in registered participants. The number of actual participants was higher than the golf program but the age of the participants was relatively the same. The report also stated that the condition of the ball diamonds were very poor as well as a list of equipment was being established for the 2005 season, (LaSalle Annual Report, 2004).

The Advertising & Communications Report enables the community to be provided with information regarding future or current events as well as fundraising activities. The main tool used for promotions and advertising is the community newsletter, which because of the current demand has begun printing at a commercial printer, (LaSalle Annual Report, 2004).

The Social Events Report was largely dedicated to the Family Fun Day held in June every year. Different activities were held within the community to help raise community pride as well as community funds. There was also an Old Timer's Hockey Social and a Softball Tournament held, (LaSalle Annual Report, 2004).

The Hall Managers Report established that the hall rental is widely used for different events and activities in the community ranging from family gatherings to funerals. Evening functions seemed to be the most popular form of rental for the hall, but in fact it was only used 21 times throughout the year, which represents 5% of potential evenings. It was also stated that the hall will continue to be used for different events from scrapbooking, to bible school, to family movie night, (LaSalle Annual Report, 2004).

The Grounds & Maintenance Report indicated that the skating rink was repaired and flooded in 2004 to prepare for its use by the school in 2005, but was subject to vandalism requiring further, and more expensive repairs. Wet weather also prevented the grounds from being prepared for summer sport programs and caused more damage from mud and lack of drainage areas. It was also clearly stated that the community center would benefit from "a regular fertilizer/weed control program" to ensure the athletic fields can be used properly, (LaSalle Annual Report, 2004).

The Ground & Maintenance Report also established the need for volunteers since this job is detail oriented and time consuming, (LaSalle Annual Report, 2004).

2.5.5 LaSalle Multiplex Millennium Center

This business plan surveyed the residents of LaSalle as well as the Glenlea area. The survey highlights found that:

- ◆ The vast majority of respondents found that both leisure and work were equally important (75%).
- ◆ The benefit of having a local recreational facility would be that it's close location and attraction of non-local residents.
- ◆ Only 30% of respondents believed that they benefit from the current facilities and recreation programs.
- ◆ The most frequently used facilities were the school gym, the golf course, LaSalle River, playgrounds and soccer fields.
- ◆ The facilities with the poorest condition were the LaSalle River and the LaSalle Community Center.
- ◆ 43% of the residents believed that the LaSalle facilities were old, poor quality, and need to be developed.
- ◆ 44% of the community believed that there was a strong need to prioritize new facility development.
- ◆ 44% also felt that there was no need for expanded recreation facilities.
- ◆ 47% of the residents did not want to pay for new facilities, and over half (58%) felt that it should be funded through user fees, not taxes.
- ◆ 59% of the respondents noted that they would support the development of a new multiplex facility based on a viable business plan.

(LaSalle Multiplex Millennium Centre, 2001).

It is clear from looking at this report that the community agreed with a new recreation facility, yet the cost and payment plan for the facility seemed to be the biggest issue. This plan contains information that is important to consider for this current project.

2.5.6 Facility Funding Report

The facility funding reports from the Starbuck, Oak Bluff and Sanford recreation clubs clearly outline the expenses, revenues and assets for the past 2005 year.

The report from the Starbuck Recreation Club, illustrates that with its assets and income, it is still operating at a deficit (Starbuck Recreation Association). This is the same for the Sanford Recreation Club as well (Sanford Recreation). Even though these facilities make revenue on programs, rebates, fundraising, rentals and registrations, it is still not enough revenue to compensate for the overwhelming expenses these facilities have to incur. The most demanding expenses for both facilities are the repair & maintenance costs (\$38,498 and \$28,391 respectively). Other underlying expenses included; loan payments, utilities, wages, canteen expenses and taxes.

On the other hand, the Oak Bluff Recreation Club is operating with a surplus at the end of the 2005 year. Even though the expenditures for this arena total over \$147,000, the facility is able to ensure enough funds from grants & donations, fundraising, ice/hall/canteen income and other support to oversee those costs (Oak Bluff Recreation).

Section 3

Analysis of Data

3.1 Introduction

The data from the survey was tabulated by the student planning team and the analysis was compiled by the Health, Leisure and Human Performance Research Institute at the University of Manitoba. The Research Institute was responsible for cross tabulation and graphic analysis. The data was analyzed where appropriate using a computer program designed specifically for this type of data. The data obtained from the public consultation was compiled by the student planning team to identify common themes arising from the interview responses.

3.2 Survey Results- A Summery

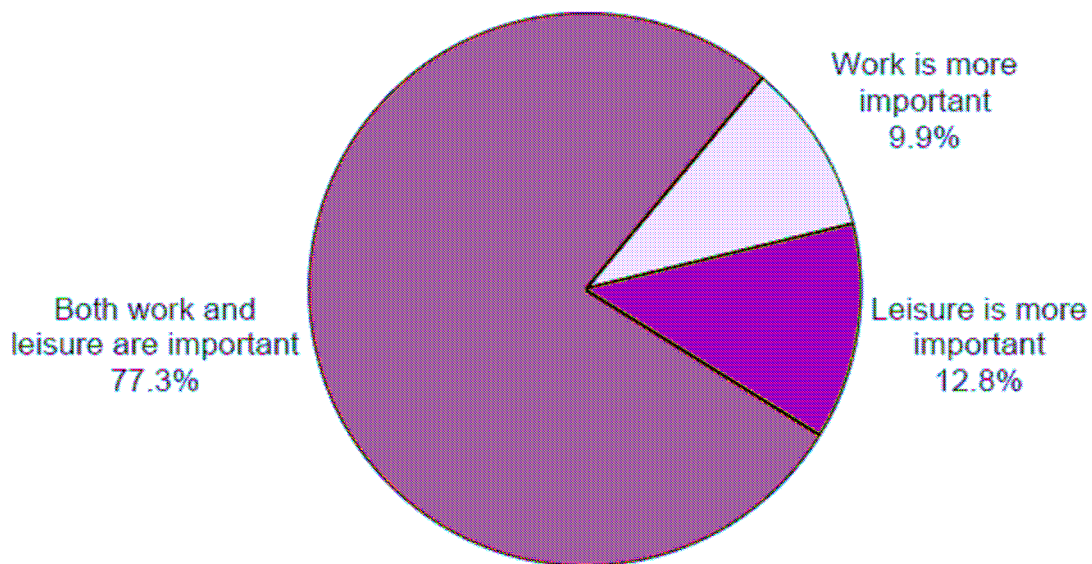
- **77.4%** of respondents believe that work and leisure are equally important.
- When asked what are the benefits for YOU, **82.5%** of respondents believe it is for health.
- **68.2%** of respondents believe that building community spirit is the main benefit of recreation in the community.
- **61.0%** of respondents participate in recreation programs in LaSalle.
- Of the 412 responding family members, the most popular recreation program is curling (**18.1%**). Soccer is the second most participated recreational activity (**16.3%**). Hockey was the third most participated sport at **14.7%**.
- **40.4%** of the population that participated in recreation activities were part of the 7-12 age group.
- **39.8%** of people participate in recreation in Winnipeg, while **29.1%** participate in recreation in LaSalle.

- Of the people that travel outside of LaSalle for recreation, **51.8%** do it because of lack of facilities.
- **38.8%** of people feel the community centre is in poor condition .
- **43.8%** of respondents believe the condition of the LaSalle curling rink is three on a five point scale.
- **41.8%** of respondents feel the school gym is four on a five point scale.
- **48.4%** of the population strongly support the development of new facilities or to improve the existing facilities in LaSalle.
- **70.7%** of people are willing to pay for a new facility through tax adjustments.
- Over half of respondents (**50.6%**) are not willing to provide a one time voluntary financial contribution.

Question #1:

What is more important? Your work, your leisure, both are equally important?

Figure 9: Value of Work and Leisure



In this question the community of LaSalle was asked if their work, leisure or both were most important in their lives. The response to this question stated that 77.4 % of respondents believe that leisure and work are equally important. The remaining respondents were broken up; 12.8% said leisure was most important and most surprisingly only 9.9% of people said that work was the most important. Compared to a national survey 43% of people stated that work was more important than leisure, (Harper, 1997).

These results clearly show that the residents of the community of LaSalle are very interested in recreational pursuits and that leisure plays a large part of their lives. The residents in this community as compared to results of a national

study on leisure attitudes (Harper, 1997) clearly show that residents of LaSalle value recreation more than residents from other Canadian communities.

Question #2:

What benefits do you believe are received from participation in recreation activities for... you, your family, your community?

Figure 10: Benefits

% of respondents who mentioned each benefit:	Benefits for YOU	Benefits for YOUR FAMILY	Benefits for YOUR COMMUNITY
Health	82.5	67.6	18.5
Socialization	39.2	37.2	32.4
Pleasure	19.1	11.7	4.6
Community Spirit	10.8	9.0	68.2
Social Benefit	7.2	12.2	16.2
Strengthen Relationship	5.7	36.2	18.5
Skill	3.1	6.9	1.2
Excellence	2.6	2.7	2.3
Tax Burden	0.5	0.0	1.7
Volunteer	0.5	0.0	0.0
No interest	0.5	0.0	0.6
Depends on Age	0.5	0.5	0.6
Economic spin-off	0.0	0.0	0.6

This question asked what kind of benefits the survey participants received from recreational activities. The results to this question show that individuals view recreation to have different benefits based on the people involved. Individually, respondents reported that health was the most important benefit (82.5%). Socialization (39.2%) and pleasure(19.1%) were other benefits to the individual reported by the respondents.

As far as benefits for the respondent's family, health was still the main importance (67.6%). Socialization (37.2%) and strengthening relationships (36.2%) were also important to families.

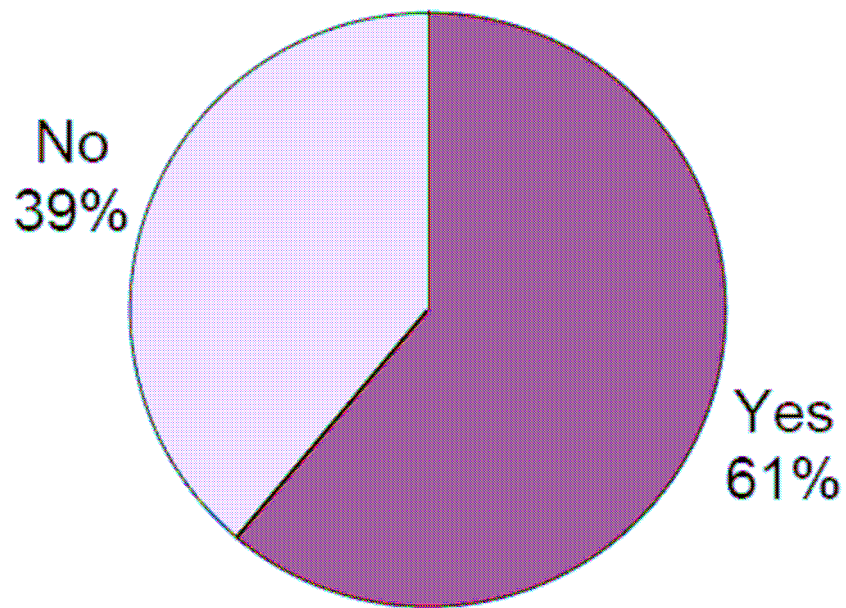
The community benefits, as seen by respondents, show that community spirit was the primary benefit that the community receives (68.2%). Socialization, health and strengthening relationships, were also viewed as beneficial for the community.

These answers show that there are many benefits of recreation and that one activity cannot capture the needs for the entire community.

Question #3:

Do you or your family participate in organized recreation programs in LaSalle?

Figure 11: Participation in Recreation Programs



Over 60% of people that responded to the survey participate in registered programs in the community of LaSalle. A registered program is anything that a participant has to register for in order to participate. Examples of programs in LaSalle are scouting, sports, 4-H and many of the preschool programs.

Question #4:

If yes, please list the programs you are involved in: (activity and age group)

Figure 12: Program Participation by Type

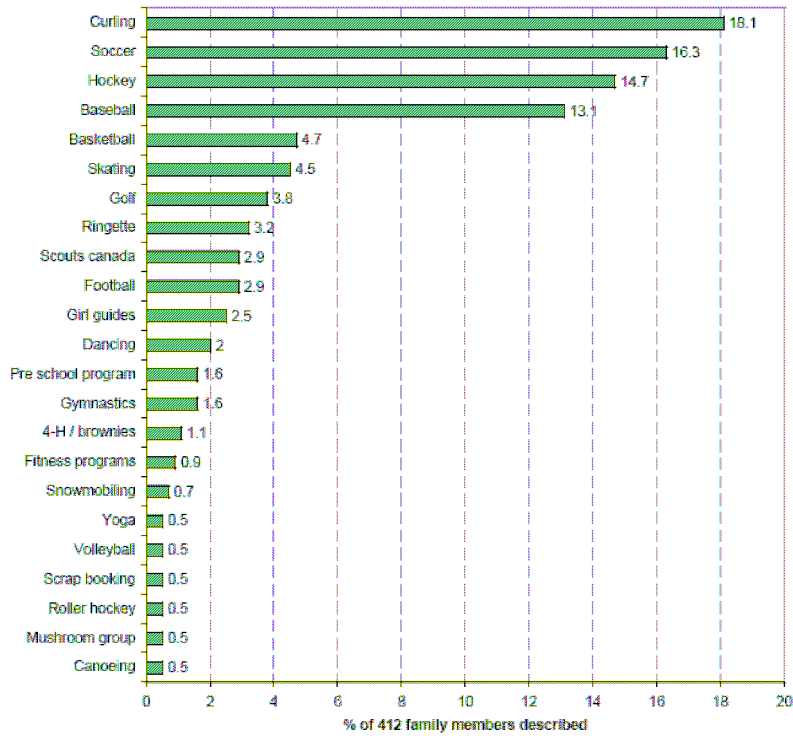
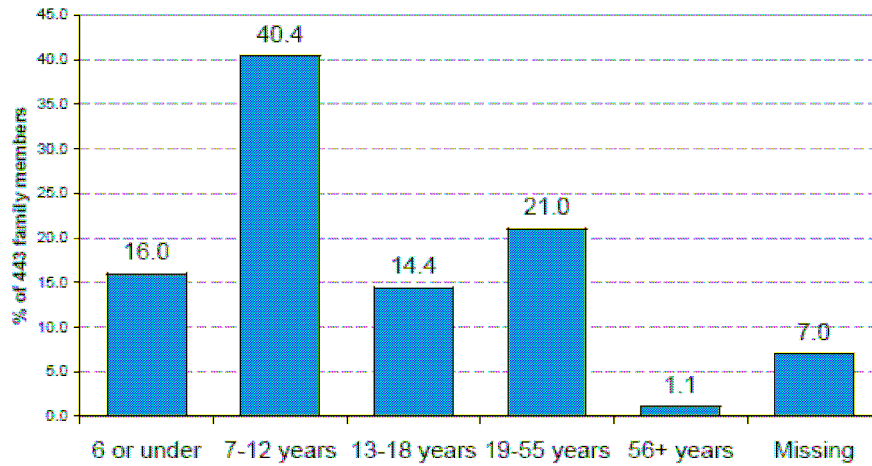


Figure 13: Program Participation by Age Group

ES



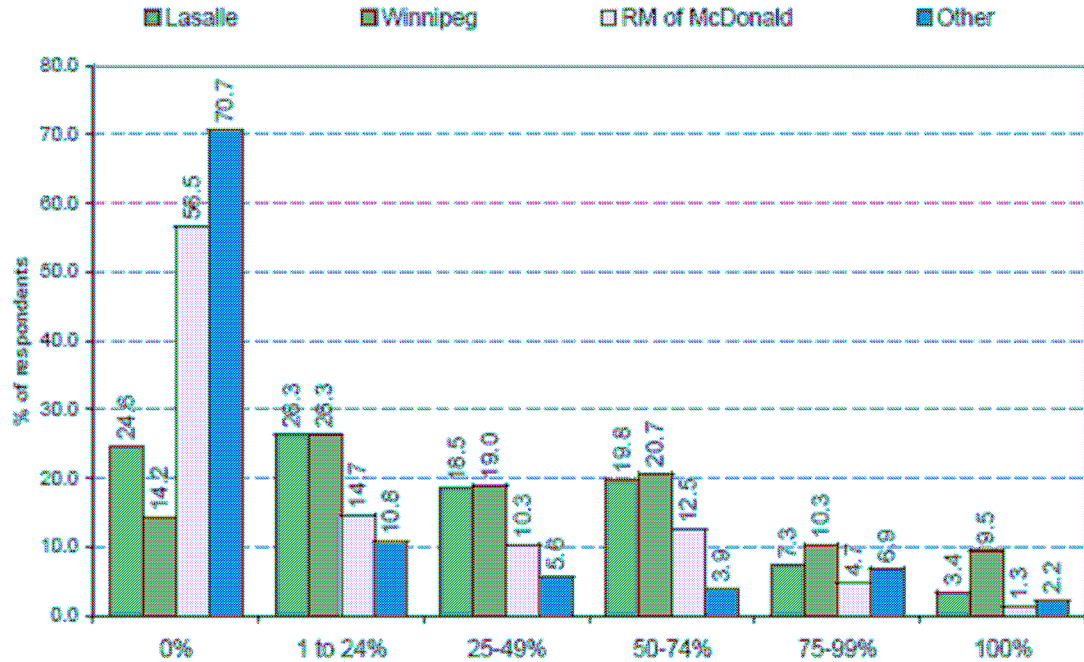
The people of LaSalle participate in many recreation activities. There is a strong emphasis on sport. Eight out of the top ten activities people participate in were sport related. The activity with the highest percent is curling (18%) followed by soccer (16%) and rounding out the top three activities is hockey (14.7%).

Breaking the data down into age groups of participants shows that there is an unequal distribution, with the highest participation rate being the “under 18” age group having over 60% of activity participation.

Question #5:

Approximately, what percentage of your recreation activities do you and your family do in the following places?

Figure 14: Program Participation by Location

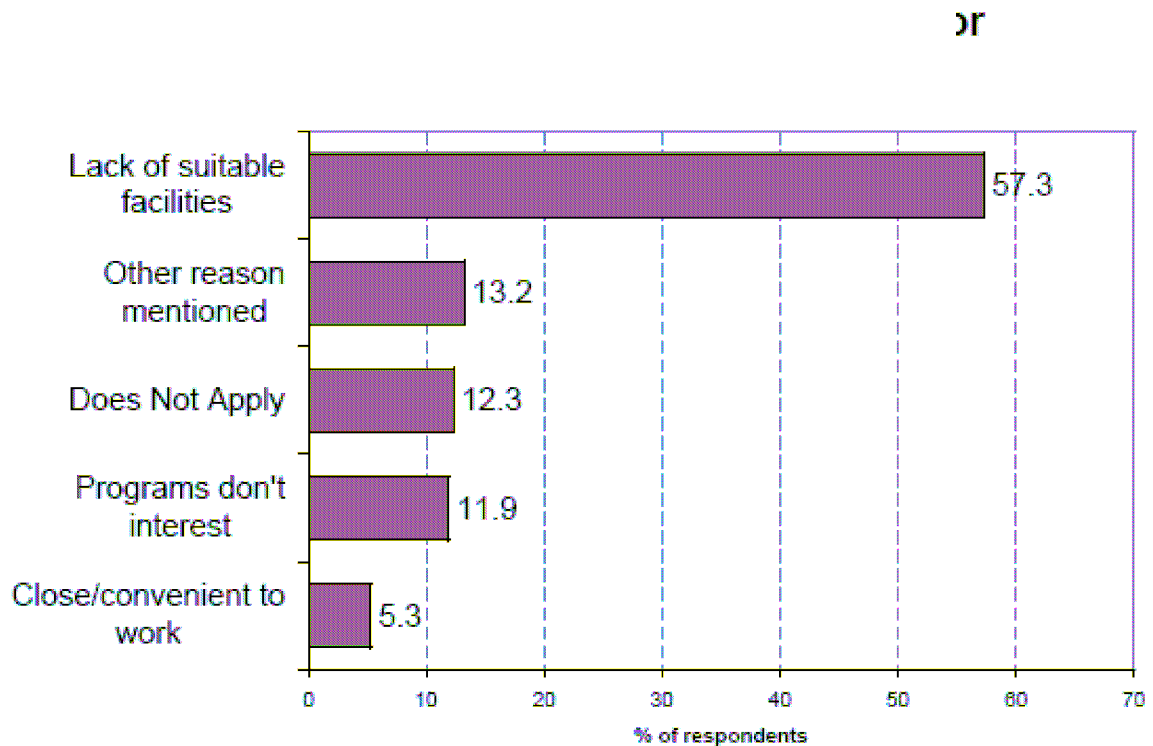


While 29.13% of respondents participate within LaSalle to meet some of their recreational needs, the remaining 70.45% (39.87% + 17.39% + 13.19%) are either traveling to Winnipeg, within the R.M or elsewhere. These numbers simply reinforce that the residents of LaSalle are indeed traveling outside of the community to meet their unmet recreational needs.

Question # 6:

If you travel outside of LaSalle for recreational activities, what is the primary reason you do this?

Figure 15: Reason for Traveling Outside LaSalle for Recreation

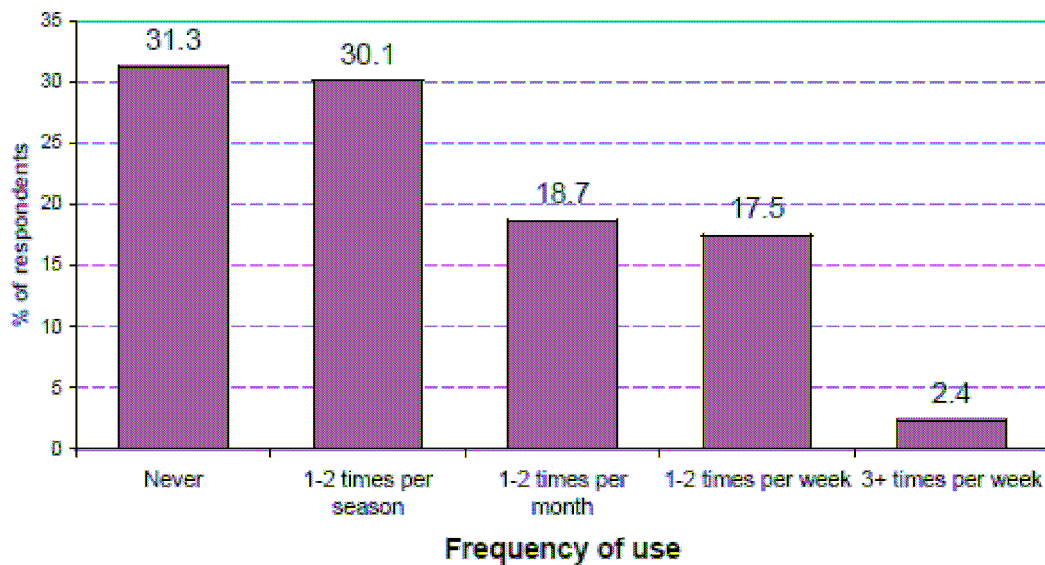


From these responses we assume 50% of the respondents travel outside of LaSalle to participate in recreational programs because of a lack of facilities. This suggests the community is need of a facility that provides the recreation programming LaSalle residents are seeking elsewhere. It is important to note no one facility can possibly meet all the recreational needs of a community, but it will reduce the number of residents having to commute outside of LaSalle for recreation programs and could become a focus for community activities.

Question #7:

How many times do you, or members of your family, utilize the LaSalle Community Centre for recreational/social purposes in a 12 month period?

Figure 16: Use of LaSalle Community Centre in a 12-month period



Currently, 31.3% of respondents never access the LaSalle Community Centre for recreational or social purposes. An additional, 30.1% of respondents only use the facility once or twice a season, and 18.7% reported using the facility 1-2 times a month. A total of 19.9% said they use the facility weekly. 2.4% said they use the facility 3+ times per week.

Question # 8:

On a scale of 1-5, with one being poor and five being excellent, how would you rate your satisfaction with the recreation facilities in LaSalle?

Figure 17: Satisfaction with Recreation Facilities in LaSalle



Figure 17 (cont): Satisfaction with Recreation Facilities in LaSalle

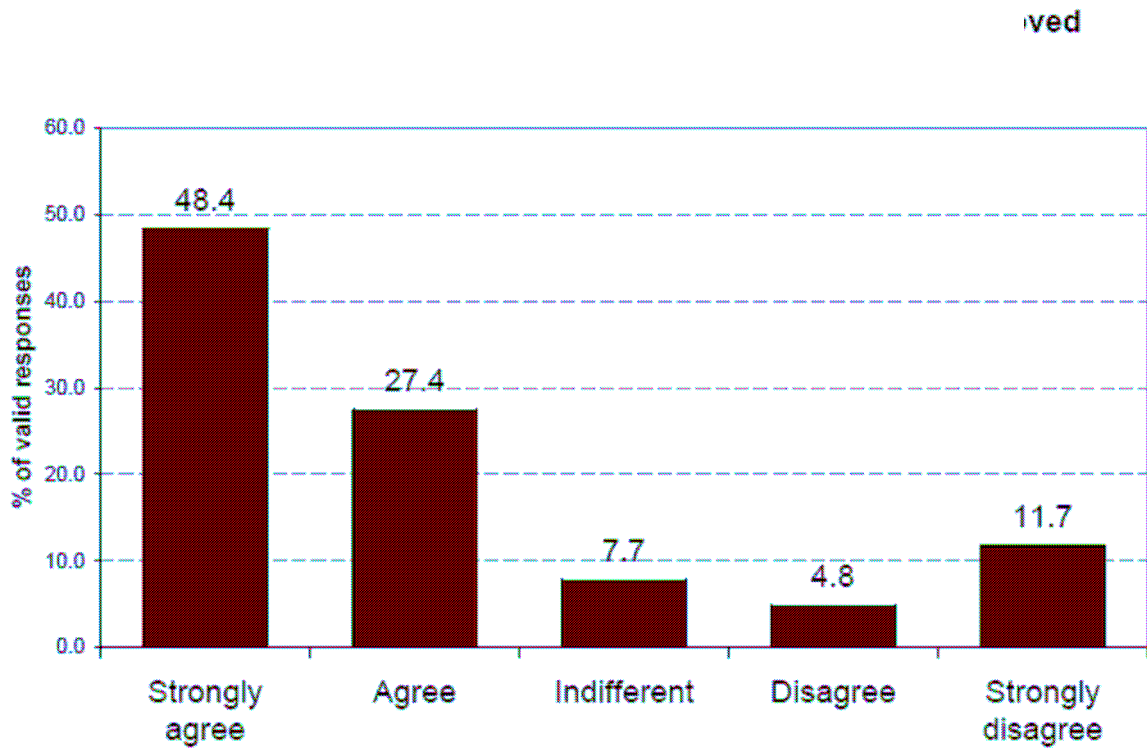


The respondents of the survey indicated that there was a wide range of satisfaction with the condition of the recreation facilities. There was a strong level of satisfaction with the condition of the school gym and the curling rink. It was found that 91.3% of people were moderately/fully satisfied with the condition of the school gym. A large portion of the respondents (25%) even considered the

school gym in “excellent” shape. This overwhelming response indicates that the users enjoy the facility and that a similar facility would be greatly used and appreciated. The curling rink is also in good condition according to the survey respondents. Of the people responding 35% considered the curling rink in “excellent” condition as well.

There were several facilities that were considered to be in average, or satisfactory condition. The survey results for the Day Care facility indicated no major concern with its condition while 74% of respondents indicated that they were moderately-extremely satisfied. The soccer and ball fields were also judged to be in average condition. The data indicated that walking and cycling conditions were also below expectations

The only two facilities that the public felt needed urgent improvements were the community centre and the outdoor skating rink. 71.3% of people were extremely unsatisfied with the condition of the community centre, while only 4.3% of respondents indicated they thought the facility was in “excellent” condition. The outdoor rink also was an issue in terms of its condition. It was found that 85.3% of people agree that the outdoor rink needs improving in its condition.

Question # 9:**Do you support and agree with the development of new/improved recreation facilities in the community of LaSalle?****Figure 18: Support for the Development of New and/or Improved Recreation Facilities in LaSalle**

The survey results support the need for new or improved facilities for LaSalle with fully $\frac{3}{4}$ of the respondents in favor (76%). Only 16% disagreed with the need for new development.

Question #10:**If Sport and Recreation Facilities were Improved and/or Developed, What Type of Facilities Would You Like to See Developed?****Figure 19: New/Improved Facilities by Type**

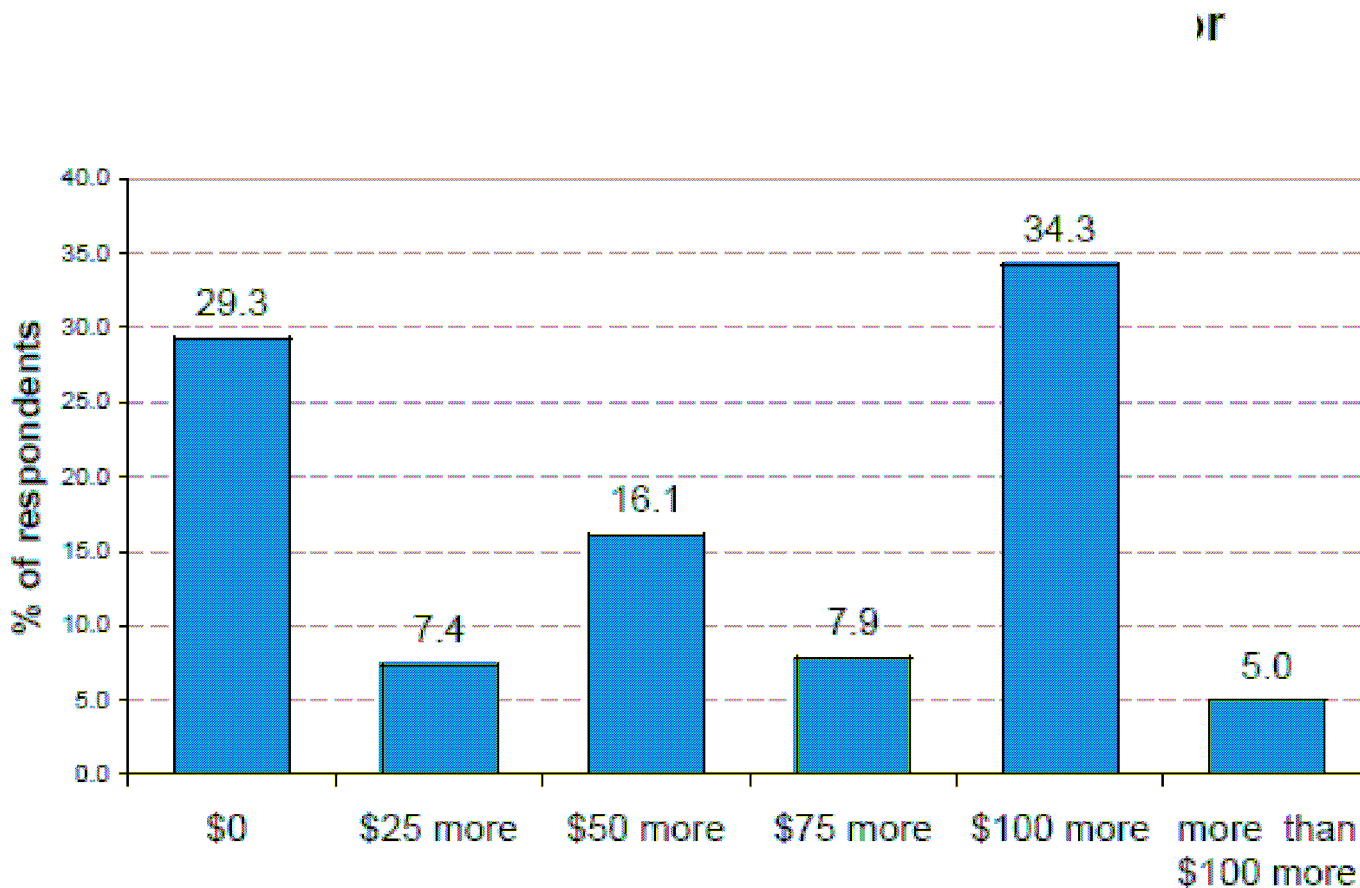
Arena/indoor rink	24.1
Community Centre/Hall	21.4
Fitness facility/gym	17.7
Pool	9.6
Curling rink	9.2
Running trails	4.5
Athletic fields	2.6
Ball diamonds	1.7
Tennis courts	1.3
Green Parks	1.1
Cross-country ski trails	1.1
Wading pool/spray park	0.9
Outdoor arena/rink	0.9
Racquet court	0.8
Basketball courts	0.6
Playground/play structure	0.4
Theatre	0.4
Indoor walking track	0.4
Kitchen facility	0.4
Skate park (skateboard)	0.2
Boat launch	0.2
Shooting range	0.2
Library	0.2
Indoor soccer facility	0.2

This question outlines the facilities that survey respondents indicated they would want to see in LaSalle. An arena/indoor rink seems to be the most popular facility with 24.1% of the respondents. The other major interest facilities were a community center/hall (21.4%), fitness facility/gym (17.7%) and a pool (9.6%)

Question #11:

Currently, a home in LaSalle with an assessed value of \$150 000 would pay \$2 813 in municipal and school taxes of which \$102 is for recreation. How much more would you be willing to pay through your taxes for new or improved recreation facilities for the community of LaSalle?

Figure 20: Additional Amount Willing to Pay in Taxes for Recreation Facilities.

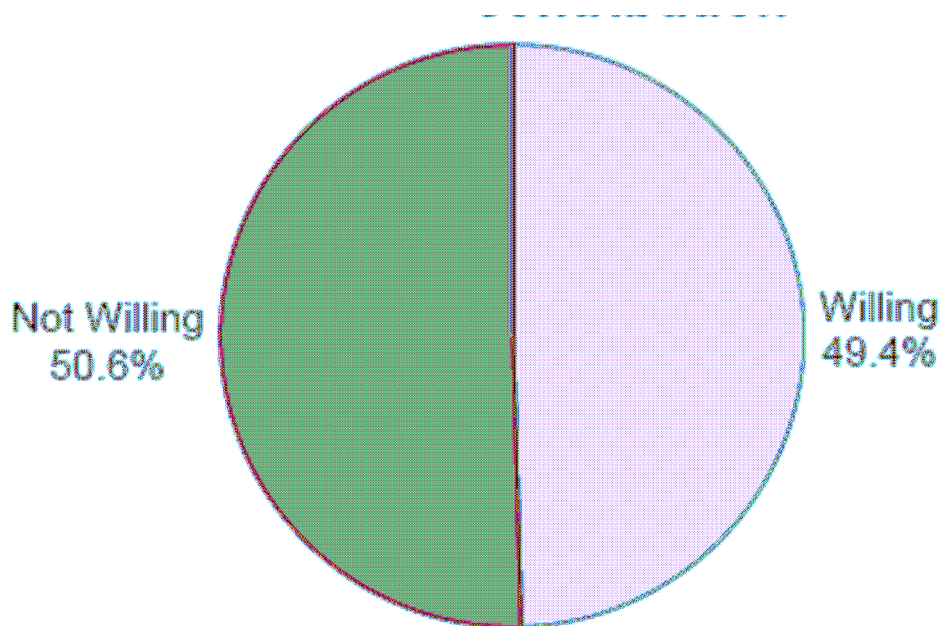


This question outlines the current tax contribution and the proportion for recreation. Residents were asked how much, if any, would they be willing to contribute to the development of new facilities. The results show that 70% of the population would accept some form of tax increase in order to improve or build recreation facilities. The largest percentage (34.3%) of the people said that they would be willing to pay \$100 more. The second highest was the group who wished to pay nothing made up 29.3% of the respondents.

Question #12

Would you be interested in making a one time voluntary financial contribution to assist in the development of new or improved recreation facilities in exchange for a tax receipt for a charitable donation?

Figure 21: Interest in One-time Voluntary Financial Contribution



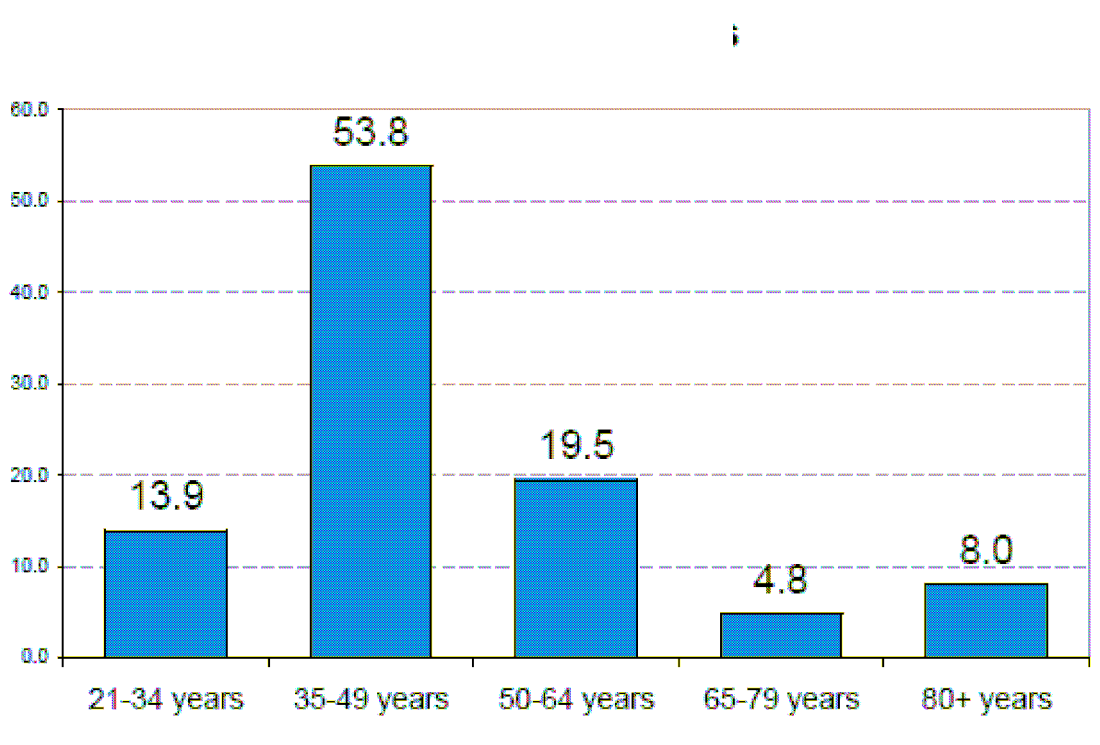
The question asked the willingness of the respondents to make a one-time voluntary contribution to assist in the development of recreation facilities. The results showed that 50.6% of respondents were not willing to make a contribution. This indicates that the community is split down the middle on this issue and that there is some support for both tax and individual contributions.

The Following are demographic and community profile questions that help to better understand the community and interpret the study results.

Question #13:

How old are you?

Figure 22: Age of Respondents



This appears to be a good distribution across all age categories and suggest that the survey was representative of the population of LaSalle.

Question # 14:**Are you male or female?**

Survey results show almost an equal split of male and female respondents, again suggesting a good distribution across gender groups and a sample representative of the actual community population. Results indicate, males representing 47.6% and female 52.4%. Due to this split within the respondents, the survey is less apt to showing a gender bias.

Question # 15:**How many people, including yourself, live in your household?****Figure 23: Total Number of People Living in a household**

Number of Residents Per Household	Frequency of Response	Total Number of Residence
1	2	2
2	61	122
3	46	138
4	84	336
5	40	200
6	7	42
7	1	7
Total	241	847

The surveys returned from 241 households represented approximately 847 people or 58% of the population of the community of LaSalle.

Question # 16:**Please indicate your marital status:****single (never married), married, widowed, separated/divorced?**

The survey was completed by 90.5% of married couples which appears to be consistent with the actual number of married residents of the community according to Statistics Canada. Again, this suggests that the survey results were representative of the population from which it was drawn.

Question # 17:

Please indicate your highest level of schooling:

Less than grade 9, High school Graduate, Some College/University or Technical School, University Degree, Post Graduate Study/Professional Degree?

Survey results show 38.8% of respondents to have some college education and 30.8% with a university degree. The combined percentage of some college/university, university graduates, post graduate and post/professional degrees totals 86.4%. This indicates that a high population of LaSalle residents has education beyond high school.

Question # 18:

Employment status (please check one):

Employed full time, part time, unemployed, retired, student, at home?

Based on a 2000 Manitoba Employment Statistics report, 609 575 Manitobans indicated they are earning some form of income. Out of this population, 337 100 people indicated they worked as full-time employees, which equals approximately 55% of Manitobans. LaSalle's full-time employment rate is approximately 73% of population indicated by survey respondents. This shows that the majority of residents of LaSalle earn some source of income, and this is percent is much higher than the Manitoba average.

Question # 19:

**Which of the following best describes your total household income during 2005?
(Under \$10 000 - \$100 000+)**

The survey results showed that the highest percentage of respondents (40%) had a combined income of more than \$100 000 per year. The second highest population (11.2%) was households who earned between \$60 - \$69 999.

Question #20.

The last question of the survey provided an opportunity for each respondent to share any comments, opinions, suggestions, or concerns they may have regarding recreation facilities and programs in the community of LaSalle.

Of the 251 respondents, approximately 145 added specific comments. All comments are available to read in Appendix G.

3.4 Interest Group Interview- A Summery

3.4.1 Introduction

During interviews, the community special interest groups were asked a series of questions pertaining to eight subject areas; programs offered, participation, prediction for future participation, current facilities used, unmet facility requirements/needs, most pressing issues/concerns, future plans and limitations achieving future plans.

- Generally, participation in LaSalle's special interest groups is growing.
- Majority of recreation programming is geared to child and youth population. It was determined that 11 out of 20 special interest groups provide specific child/youth programming.
- 12 of the 20 groups are directly providing recreation.
- There was one religious organization interviewed

3.4.2 Issues Arising from the Interviews

- Community Centre:
 - Many groups feel that the community centre is not up to safety and health standards (mould, deterioration, etc).
 - Meeting rooms are required.
 - Ceiling too low.
 - Poor acoustics.
 - Limited space
 - Lack of storage.
- Need for an indoor ice surface
 - Driving all over for ice time is no good
- Lack of recreation programming for people over the age of 18 and especially seniors.
- Lack of volunteers in community.
- Lack of trails in the community or safe spaces to walk along highway

- Better communication between community centre and other groups
- Cost sharing between groups

3.4.3 Facility Suggestions from the Interviews

- Indoor ice surface.
- Healthy and safe community centre.
- 4th sheet of ice at curling rink.
- Safe walking trails along highway.
- Canoe lodge.

Section 4.0

Issues and Answers

4.1 Introduction

There have been five main issues that arose from the data analysis. These issues are:

1. Need for new and/or improved indoor recreational facilities in LaSalle.
2. Better access/variety of recreation programming.
3. Issue of deterioration of the community center.
4. New/improved trails and parks.
5. Need for an indoor ice surface.

4.2 Issue of the Need for New and/or Improved Indoor Recreational Facilities in LaSalle

After analyzing the public survey and the special interest group's comments, there is a large amount of support to build or improve the current recreation facilities within the community of LaSalle. Community survey question number six asks why people recreate outside of the community. Over 50% of respondents stated that they travel outside the community because of lack of facilities. When respondents were asked if they support and agree with the development of new and/or improved recreation facilities in the community, over 75% of the respondents agreed and/or strongly agreed for some kind of recreational facility development. The respondents were also asked to list the top three facilities that they would support. The five most popular facilities mentioned were:

- Indoor arena (24.1%).
- Community hall (21.4%).
- Fitness facility (17.7%).
- Indoor pool (9.6%).
- Curling rink (9.2%).

The survey also suggests that there is a strong support of respondents who are willing to pay through a combination of taxes and donations.

After meeting with the special interest groups, the issue of developing new and/or improving recreational facilities was emphasized in each interview. There seems to be a combination of improving indoor recreation facilities and outdoor recreation opportunities.

The special interest groups stated the types of indoor facilities they felt were needed. These facilities were an indoor ice surface and/or remodeling the current community centre. Special interest groups also indicated they need space for storage, higher ceilings, modern kitchen facilities and meeting rooms.

The creation of a trail system and better river access with a canoe launch were mentioned as desired outdoor facilities.

From the survey results and the community consultations, it is clear the community would benefit from the development of a new/improved recreation facility. The type and size of the facility is undetermined at this point.

4.3 Issue of Deterioration of the Community Centre

After discussions with special interest groups, analyzing the survey results and reviewing the mould report, it is clear that the community centre requires repair.

From the analysis of the public survey that was conducted, it was found that the overall community was not satisfied with the current condition of the community centre. Question number eight asked respondents to grade the satisfaction of the community centre on a scale of poor to excellent. The combined ratings of poor and below average totaled over 70%. This means that over 70% of respondents are not satisfied with the current condition of the community centre. (See Appendix G – Detailed Survey Results)

Question number ten asked the respondents what type of facility they would like to see developed. A community center was the second most popular response. This demonstrates that the respondents feel that the community centre is in poor condition but that they would like to see it improved or completely replaced. (See Appendix G – Detailed Survey Results)

After meeting with the special interest groups, the issue of deterioration of the community centre was strongly emphasized. The concerns addressed by these groups regarding the community centre dealt with the structural stability and safety of the building.

It appears the community special interest groups are also worried about the health risks associated with mould spores found throughout the building. A few community user groups mentioned they had changed the location of their program for fear of the mould in the building. One of the user groups even named their group after the fungus that grows within the community centers walls.

Associated Environmental Services conducted a mould report on the LaSalle community centre. Mould develops in buildings that have humid or damp conditions, poor ventilation, flooding and leaks. According to the report, the main reason for the development of mould is water intrusion due to a faulty foundation and a leaky roof. There was an observation made that floor tiles of the community centre were stained, as well as drywall and ceiling tiles have water damage. There has been repairs done on the community centre but the continuous movement of the foundation will continue to cause further damage.

According to Health Canada:

“Contaminants often found in damp buildings are associated with a number of health problems, including diseases such as asthma or allergic rhinitis and nonspecific symptoms such as cough, wheezing and headaches. Moulds are filamentous fungi that grow in damp environments. Mould spores contain allergens and irritants. People living in houses where moulds grow are more likely to suffer from asthma or respiratory symptoms,” (Health Canada Website, 2004).

The issue of the deteriorating community center is an immense concern for respondents in the survey, special interest groups and Associated Environmental Services. Overlooking this issue compromises the health of community centre users and must be addressed.

4.4 Issue of Better Availability and Variety of Recreation Programming

The White Plains Recreation District organizes a majority of the non-sport recreation activities. (See Appendix E – Community Programs Inventory)

The majority of programs were cancelled due to lack of participation, which implies an extremely low interest rate. Out of a total of 81 programs, 48 programs were cancelled, which shows to have only a 40% success rate. . (See Appendix E – Community Programs Inventory)

Question number six of the public survey asked “If you travel outside of LaSalle for recreational activities, what is the primary reason you do this?” About 11% of respondents stated that the primary reason they traveled outside of the community is because the programs offered did not interest them. This proves there is a disconnection between programs offered and community interests. (See Appendix G – Detailed Survey Results)

Variety of programming offered within the community is also an issue. Citizens have expressed that there is not enough variety of programs. This may be a reason why individuals are not participating in the community programs that are offered.

Lack of facilities may directly relate to the lack of programming. One reason why a percentage of respondents in the community are traveling elsewhere to fulfill their recreational needs is because there are no suitable facilities. For example, no facilities exist to run swimming lessons, tennis games or indoor hockey. From the data collected through the public survey, over 61% of respondents indicated never, or rarely using the community centre. This may be due to the fact that they believe the building is not suitable for programming.

Special interest groups indicated there is limited storage for recreational resources, causing groups to transport equipment for each event. (See Appendix G – Detailed Survey Results)

According to results from questions three and four, at least 61% of respondents indicated that one or more of their family members participated in organized recreation programs in LaSalle. 12 of the 20 activities were sport-based. A need for alternative programming to sports should be reviewed in order to better serve the community.

Marketing and the delivery of the programs need to be addressed as well. Some residents felt the community recreation programs are not being advertised enough to attract both new and existing residents.

This apparent disconnect can be solved with better communication between the recreational groups and the residents. This could result in improved participation within the community.

4.5 Issue of Improving Trails and Parks in the Community of LaSalle

When interviewing the special interest groups there was a constant issue regarding outdoor recreation. The issue was the “lack of trails in the community or safe walking spaces.” Question eight asked “on a scale of 1 to 5, with 1 being poor and 5 being excellent, how would you rate your satisfaction with recreation facilities in LaSalle?” According to the survey results, the satisfaction with the walking/cycling paths was about average. 45% of the respondents rated the walking/cycling paths as poor. (See Appendix G – Detailed Survey Results)

Other respondents voiced their concerns through the written comment section in the survey. (See Appendix G – Detailed Survey Results) Some individuals feel unsafe using the walking and biking paths, which creates a concern for the safety of the children in the community. The student planning team’s analysis suggests creating safe pathways would allow for multiple uses and opportunities for outdoor recreation.

The safety and health of the community is important at all times, especially when it involves facilitating recreation. Not only does recreation provide better life satisfaction and better health, it relieves stress as well. LaSalle should make sure that residents are safe in both their community and in their recreational activities.

The development of trails will allow a recreational area for the citizens of LaSalle. This would include walking, running, biking, cross country skiing, rollerblading, etc. Trails can be accessed by anyone at anytime, not requiring organized programming or supervision. The development of the trail system will encourage spontaneous recreation and increase physical activity for the town of LaSalle.

4.6 Issue of the Indoor Ice Surface

According to the facility inventory, there are currently four ice surfaces in the R.M. They are located in Sanford, Oakbluff, Starbuck and Domain. These surrounding communities are all within approximately 15 minutes driving distance from LaSalle. The LaSalle community has an outdoor ice surface, which does not meet current demands of ice sports and activities. It has been expressed in the public survey that it is inconvenient to travel around the R.M. of Macdonald to enjoy ice sports and activities. Information gathered from the public surveys, inventories, and special interest groups provided evidence for the need of an indoor ice surface in the community of LaSalle.

Public survey question four asked, “What percentage of family members do participate in registered recreation programs?” The program with the highest participation was hockey, with over 16% participating in the registered activity. Another popular registered ice sport was ringette, which fell within the top ten favored activities of survey respondents. From information gathered through the public survey, the demand for facilities that provide ice sports and activities is a key issue, (24.1%). (See Appendix G – Detailed Survey Results)

Information from survey question ten supports a demand for a facility that accommodates ice sports and activities, “If new or improved sport and recreation facilities were approved, what type of facilities would you like to see developed?” The most requested facility was an indoor ice surface. (See Appendix G – Detailed Survey Results)

Demographics play a role in this issue of determining future trends of sport registration. There was a population increase of approximately 51% between the years of 1991 and 2001, (LaSalle Concept Plan, 2001). This increase provides evidence toward a continued growing interest in ice sports and activities. As a

result there is a demand for an indoor ice facility. Some of the committee members had mentioned that the majority of hockey participants in the R.M. are residents of the community of LaSalle. This is a key issue because they feel they need a place to participate in their own community.

As described above the need for an indoor ice surface should be considered. The community could benefit and there would be direct benefits for the residents of LaSalle. However, given other apparent needs expressed in the study an arena is not seen as an immediate priority.

Section 5.0

Plans & Recommendations

5.1 Introduction

The community of LaSalle has a number of alternatives with respect to new recreation programs and/or facilities. The success of any new facility or development is based on the extent to which it satisfies the needs and wants of the community. By sustaining that accomplishment, support of the facility will increase and make further progress for the residents.

From the analysis of the survey results, considering community issues and public consultations with special interest groups, there was a large response to the priority for a new or improved recreation facility.

5.2 Identify Alternatives-Community Centre

From our interpretation of the responses and results, we found that the population of LaSalle would greatly benefit from a multi-purpose recreational facility. This facility could consist of many different components that would accommodate new programs and recreation opportunities for participants. These components would include a gymnasium, main hall, fitness facility, kitchen, canteen, meeting space and storage areas. While an arena scored high on the survey and when all of the individual components that might be included in a community centre are factored in, it would be a higher priority than an arena.

With the current state of the existing community centre and the feedback given from our community consultations, the student planning team feels that the

community of LaSalle would solve many recreation related issues with a new or improved community centre.

When considering this endeavor there are three alternative actions that could be taken:

- Choose to keep existing conditions without improvements.–Status Quo.
- Improve the current condition of the Community Centre/Curling Club.
- Replace the Community Centre/Curling Club with a new/improved facility.

5.2.1 Status Quo- Maintaining Community Centre

This option enables the community to continue with existing programming, but prohibits any kind of growth. Survey respondents (70%) agreed that the current community centre conditions were less than satisfactory while 75% of respondents agreed and supported the development of a new or improved recreational facility in LaSalle.

When looking at this issue, there are certain factors that will help the community to understand the consequences of this specific action. An advantage to doing nothing with the current facility would be that the community would not incur any further financial obligations. This way the money being fundraised and donated could be allocated for other recreation needs within the community. This may prove to be short sighted because the cost of ongoing upkeep on an old facility may eventually exceed the cost of replacement.

On the other hand, there are several disadvantages to this option. First of all, the current community centre limits the opportunities for further developed recreation programming. The community centre lacks equipment, space, acoustics and aesthetics.

Another pressing issue when discussing the current community centre is the facility's structural stability and the health concerns that goes a long with it.

As summarized in the Mould Report (2004), the community centre was found to have four different kinds of mould growing within the facility's walls, ceiling and roof. This obviously raises health concerns for people wishing to use the facility. This issue was greatly emphasized by the community groups that were consulted.

If the community centre remains in its current state, citizens of LaSalle will continue to travel elsewhere to pursue their recreational needs. From comments obtained throughout the survey, respondents expressed their main reason to leave LaSalle was the lack of acceptable facilities. The current state of the facility may limit the attractiveness of the community for current citizens as well as for future residents.

5.2.2 Improve Current Community Centre

Improving the condition of the current community centre will enable recreation programs to grow in terms of variety and participation, while still keeping the improvement costs at a minimum.

A main advantage to improving the community center is that the community may be able to avoid another plebiscite. Obtaining government grants, as well as fundraising in the community may prove to be sufficient enough to fund the improvement project on its own.

Unfortunately, there are also many disadvantages to this course of action. First of all, the actual costs of the improvements are unknown. Adding to the facility, or renovating the current one, may result in finding further construction/foundation issues that were not anticipated, thereby increasing the cost of the project.

Another disadvantage when contemplating this option of improving the facility may help with the current recreation needs/demands, but it will not completely solve those needs. Improving the community centre will be more of a short term resolution. As the community continues to grow, and interests continue to expand, the need for more renovations, an expansion may occur.

5.2.3 Replace the Current Community Centre

This endeavor would be the most costly option, but would serve to satisfy the recreational needs for the majority of the population. The community survey states that 75% of the respondents would support the development of a new facility as well as 70% of the respondents supporting some form of tax increase to help with the cost of building a new facility.

The community of LaSalle is growing, and with the 200 new housing lots being developed, the population increase will create a need for recreational opportunities. A new community centre would encourage new programs, participants and interest among citizens of the community and would also allow for more recreational opportunities through the new equipment, space, and entertainment options. The construction of a new community centre would develop enthusiasm within the community as well as provide a central meeting area for social events and contribute to civic pride and community spirit.

A new community centre would also be more likely to attract potential partners for both financial and social support. These partners could include community organizations (the LaSalle Curling Club, nursery school, girl guides, sports teams, etc), community businesses (construction companies, banks, restaurant/retail, etc) and community establishments (school, church, seniors' complex, etc).

A new attraction, such as a multi-purpose community centre, may prove to be a rewarding venture for LaSalle. Not only will this new facility be a meeting place for the community, and enable more substantial social events, it will also encourage and appeal to people from other areas of the R.M. and the city. By drawing in more participants to the new programs, the facility is able to further serve the needs/demands of the community.

When analyzing question 10 of the survey, the student planning team identified several facility types that could be achieved through the development of a multipurpose community centre. The facilities when combined were:

- Community Centre (21.4%)
- Fitness facility/Gym (17.7%)
- Basketball courts (0.6%)
- Tennis Court (1.3%)
- Indoor Walking Track (0.4%)
- Racquet Court (0.8%)
- Indoor Soccer Mini Facility (0.2%)
- Theatre (0.4%)
- Kitchen (0.4%)

All these facilities combined would satisfy 43.0% of the survey respondents' needs. (See Appendix G – Detailed Survey Results) This percentage will satisfy the largest variety of combined needs and would outweigh any other single purpose recreation facility.

In contrast, there are a few issues that should be considered for this type of alternative. One main issue is the cost of the venture. While no building program was developed, it is expected that the capital cost of a facility of this magnitude could be between \$2-3 million dollars. Even though this community is growing, the final cost may be more than expected and would need extensive financial planning and support.

Although government grants and community support may help to establish a portion of the cost, there will be a need for further financial assistance. In order to achieve the required funding, the final decision would likely be made by another plebiscite. This may result in an increase in tax dollars annually that may cause some opposition to the construction of the facility.

5.3 Arena and Other Issues

Another community interest that was expressed was the need/demand for an indoor ice surface. Approximately 24% of the survey respondents listed an indoor arena as a facility that they would like to see in LaSalle. This issue has been addressed in the past, and was rejected both times. Through research, it was found that the surrounding arenas within the R.M. Macdonald largely satisfy the need for ice time for recreational ice sports. There is a surplus of available ice hours within the 4 indoor ice surfaces that will allow for future participation increase, (See Appendix I – Arena Ice Schedules). The best way for a new facility to be approved by the community is to have the facility serve the majority of the population. With a facility that only serves one specific area of recreation (ice sports), there is a limited probability that the majority of the population would be interested and get behind the project. In addition, an ice facility has previously been rejected.

Other facility development that could be considered include, improvement on running/walking/biking/cross country trails, improvement of athletic fields, and better river access.

5.4 Preferred Course of Actions

The decision for the construction of a new recreational facility relies on the citizens of LaSalle. In order to fulfill the needs of the greatest amount of citizens, a multi-purpose community centre would be the most practical. A facility that will serve the majority would have a greater chance to be approved by a plebiscite and accepted by the community.

5.5 Rationale

From data and comments obtained by the survey, it was clear that the community desired some sort of recreation facility development. The data confirmed the dissatisfaction with the current community centre as well as interest and support for some kind of facility development.

The safety and structural soundness of the community centre compromises the community's health and well being. Also, the community centre doesn't fulfill the community's recreation demands (ie. Gym space, meeting rooms, fitness facilities & storage).

Having a community centre as the meeting place for socialization and recreation creates tighter bonds between community members. This type of facility would create a staging area for outdoor recreation programs and brings together community organizations.

5.6 Benefits and Costs/Implications

5.5.1 Benefits

Survey respondents indicated that the benefits of recreation impact their health, socialization opportunities, individual pleasure, community spirit, social benefit and strengthens relationships. With the current facilities, it is clear that these benefits may not be obtained by the participants on a regular basis, which in turn will cause them to feel disconnected from the community of LaSalle.

These benefits are important to the community of LaSalle and without these benefits being provided the citizens will continue travel elsewhere for their recreation.

5.5.2 Costs/Implications

At this time is it impossible to estimate the cost of an improved or the development of a new facility. In order to meet the demands of a new community centre an average of 38 000 sq/ft would be required, which equals to approximately \$3 million. A cost of this magnitude will be an expense that the community of LaSalle should continue to take seriously.

There are several options available to the community of LaSalle that will help to fund this facility. A combination of these options will be required in order to fully finance this building. These options include:

- Each community within the R.M. of Macdonald receives capital cost of \$5000 annually.
- The R.M. of Macdonald donates \$30 000 between two communities (~\$15 000 each) to help fund town projects in relation to recreation.

- Cultural Heritage & Tourism supplies a Community Places grant valued up to \$50 000 in the year of construction and up to \$50 000 more in additional years.
- Increase fundraising/donation targets.
- Possible partnerships with curling club, church, school division, etc.
- To increase taxes to subsidize the rest of construction.

The issue of a plebiscite has been a concern in the development of a new facility. The result of the plebiscite in 2002 gave an indication that people were not willing to accept a tax increase for that facility. This time around there has been successful start to a fundraising initiative and more access to grants. Therefore, a tax increase may not be as substantial as it was for the 2002 project. For a \$2 million project the cost in additional taxes per household was \$348 per year for 20 years. Due to the fact the actual costs of the facility and the amount of money accumulated through grants and fundraising is unknown, it is difficult to give a more detailed per-household cost analysis. Raising taxes in the community of LaSalle is currently an issue because they pay the lowest taxes in the province. However, it seems that there is a willingness in the community to do something, which could allow for a slight tax increase.

5.7 Process for Implementation & Approval

The improvement of the outdoor trails and athletic fields could be obtained through voluntary organized community group, designed to develop and maintain these areas. The maintenance of the outdoor trails would need to include designated areas with signs for specific uses (snowmobiling, bikes, walking/running, cross country skiing, etc). The athletic fields could be improved by adding outdoor lighting to increase use in fall months, as well as better care of field lines and the addition of sports specific goal posts. Drainage issues should also be investigated further and a plan of action can be designed.

From the community survey it is clear that the community has an interest in new facility development. The LaSalle Community Center Committee must make a decision on the type of facility they wish to build. The community survey as well as the analysis of this report will provide a guideline as to what the community supports and will accept. Understanding where funding is going to come from is another issue, and the importance of having community support before entering a plebiscite is key in order to obtain the support of the local government.

Meeting the needs of the largest amount of people, and providing the broadest amount of activities, will be key to garnering support and getting a new facility approved.

After the presentation and receiving the final report, the LaSalle Community Center Committee should:

1. Meet and establish what they will support in respect to the ideas and suggestions made in the student report.
2. Make a decision corresponding with their agreement and direction.
3. Consider hosting a general public meeting. At this meeting the committee can present the findings of the report, share the survey results and to ask the public what new initiatives and facilities they might be willing to support.
4. Developed a building or project design to illustrate to the public the type of facility being proposed and the rationale for it.
5. Inform the whole community regarding this design before final decision is made.
6. Prepare a proposal for the R.M. requesting support for the two year capital they are eligible for (\$15,000/year for 2 years). If the cost of the project is higher than the amount of money obtained through fundraising and grants, the committee should ask the R.M. to approve a special tax levy for all residents in the Rink District. This

levy should be implemented to fund the cost of the proposed new and/or improved facilities. At this stage, the R.M. may require a plebiscite, but because they have been involved in the planning process, the community will hopefully understand why it is needed and the benefits it will provide to the community.