



SSCA Community Centre

Revitalization Program

August 17, 2022



Agenda

- The SSCA Community Centre Revitalization Program
- What it means to be a SSCA Member
- Facilities Review
- Plan for the property
- Planned renovations
- New community centre building
- Project funding
- Project streams and timelines
- Naming rights and Recognition levels
- How you can donate



The SSCA Community Centre Revitalisation

The SSCA Community Centre Revitalization Program is founded on member feedback surveys over the years for a flexible community hub, backed by a fiscally sound, forward-thinking property plan that supports those needs.

What it means to be a SSCA Member

- You join a strong “community of interest” group of ratepayers with a shared Passion for the Bay and love of the environment.
- You enjoy the benefits of access to community activities such as day camp, regattas, yoga classes, book club, sailing races and many more.
- Through multiple social media channels, emailed newsletter updates and website postings, you stay informed on activities and topics that impact your enjoyment of the Bay.
- And as a SSCA member, you are also a member of the Georgian Bay Association where you join more than 2,000 member families with an impactful voice on issues important to you at the municipal, provincial, federal and international levels.

SSCA Facilities History

- First buildings date back to 1926 with construction of a house and post office that serviced members arriving by steamer.
- Buildings were replaced with two dock house buildings and the McNamara house.
- In the 1950's the dock house buildings were combined into one structure.
- Today, the SSCA has 9.7 acres and four legacy structures.



SSCA Facilities Today

SSCA property includes:

- Community docks (capacity for ~35 boats)
- Schoolhouse building (1,100 sf) + deck (600 sf)
- Brand cottage (1,200 sf)
- Boathouse (storage/workshop) (500 sf)
- Fitness building (300 sf)
- Pickleball/multi-sport court
- Temporary Sea container storage (160 sf)
- Waterfront decks and walkways
- Sans Souci Tennis Club (SSTC) facilities



SSCA Facilities Revitalization Plan

- **Stream 1 (S1): Existing facilities refresh:** *Address deferred maintenance, improve functionality*
 - School house Light renovation
 - Fitness shack Maintain for now
 - Boathouse/storage Demolish and replace to meet storage needs
 - Waterfront decks/walkways Repair / replace
 - Docks (North and South) Reconfigure and (subject to budget) expand
 - Brand cottage Maintain
- **Stream 2 (S2): New building:** *Flexible-use space for events, meetings and casual get-togethers*

S1: Existing Facilities Refresh



S1: Existing Facilities Analysis

2020-21 Capital Assets Assessment tells us:

- Some assets are beyond repair – boathouse, waterfront decks/walkways
- Storage space is required for maintenance equipment and supplies
- The schoolhouse is a core asset and requires light renovation
- A program of rolling replacement of the main docks should be started.

Property Committee has created a plan for:

- Schoolhouse renovations
- Storage solutioning
- Replacement of decks, walkways and docks
- All other structures

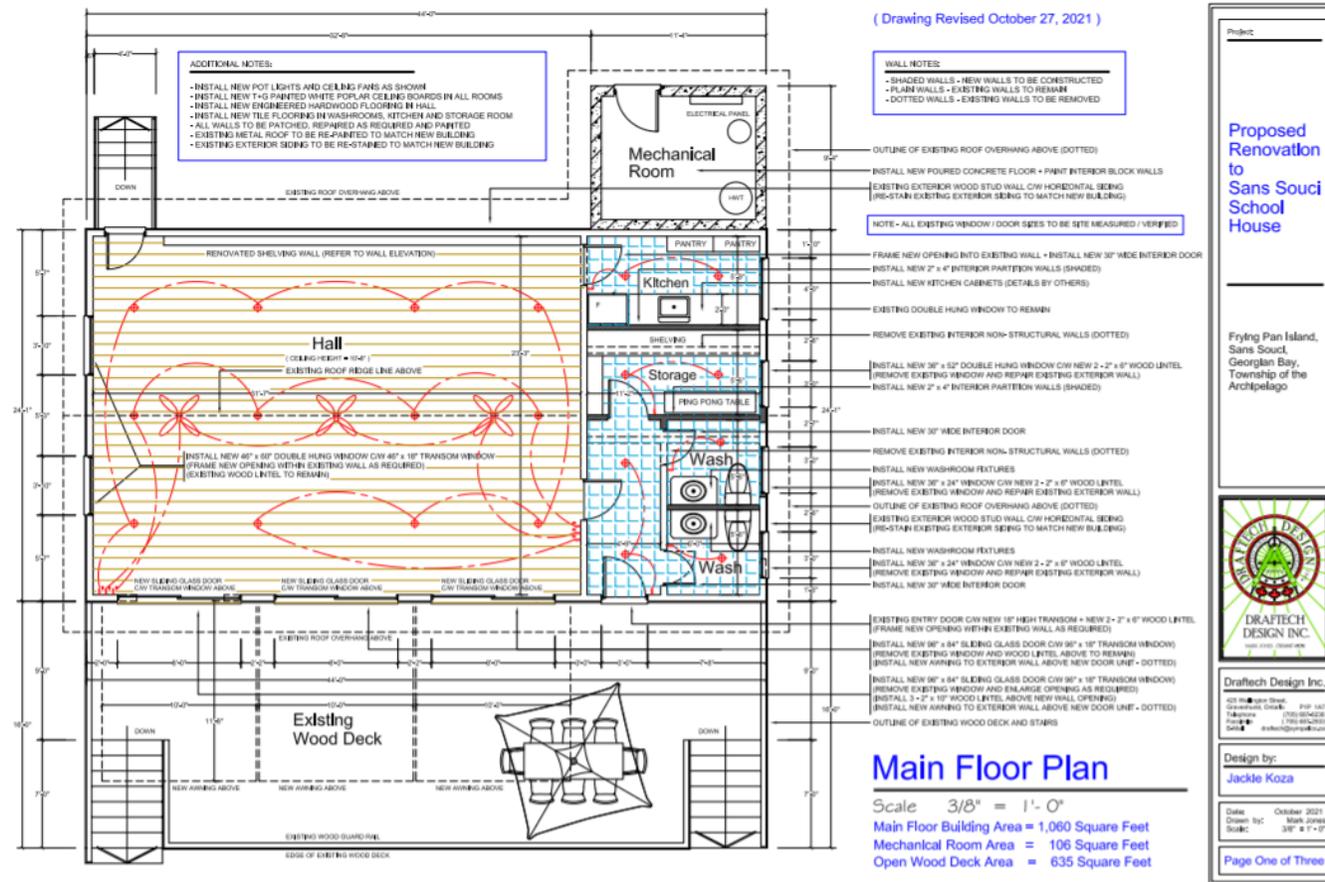
S1: Schoolhouse Plan

Within the current schoolhouse footprint renovate to:

- Install new windows, new sliding doors and retractable awning over existing wood deck
- Create a separate storage space for schoolhouse equipment and supplies between current kitchen and bathrooms
- Redesign kitchen for simpler day camp usage
- Reconfigure existing washrooms (2) and complete fixtures replacement
- Update finishes and electrical
- Repaint siding and roof (to match/complement community centre)

Schoolhouse will continue to be used for the SSCA Day Camp; renovation will provide storage and flexibility to accommodate other activities.

S1: Schoolhouse Revised Design



S1: Waterfront Decks Plan

- Reconfigure and replace existing waterfront decks, walkways and ramps
- Link to new community centre deck and dock access
- Estimate: 3,000 square feet

S1: Docks Plan

- North docks:
 - Docks installed about 15 years ago with capacity for ~35 boats
 - Project includes partial (rolling) replacement and new decking
 - Expand capacity if budget permits
 - Create new access with ramp near flagpoles if budget permits
- South docks (previously known as the Government Docks)
 - Cribs were built in the 1950s for the MFO, acquired by SSCA in 2000
 - Finger docks removed in 2018 due to high water/ safety concerns (unrepairable)
 - Project includes safe removal of cribs
 - New floating docks for 4-8 boats to be installed if budget permits

S1: Other Structures – Plans

- Brand cottage:
 - Minor updates to address deferred maintenance
 - Cottage will continue to be used for rental and retained for possible future property manager/caretaker accommodation
- Boathouse:
 - To be demolished before it falls down into the water
 - Storage space to be provided in other structures
- Fitness shack
 - Maintain for now

S2: A New Community Centre Building



S2: Why A New Building?

- Members have told us in numerous member surveys they want a large covered flexible open space for events.
- SSCA activities have expanded over the years beyond the abilities of the existing facilities: regatta, pot lucks, sailing camp, day camp, yoga, book club, kayak races, seminars...
- Without the dock house, the current facilities does not support the space needs including indoor storage, meeting space, library and food serving/prep facilities for events.

S2: New Community Centre Requirements

- A new community centre building will provide
 - flexible-use indoor and outdoor space for events and activities plus adjoining decks and utility spaces: kitchen, bathrooms, storage)
 - a place for informal meetings/gatherings
 - display space for community bulletin boards, information on environment/natural environment, displays and awards (e.g. photos and trophies from regattas, tennis tournaments, etc.)
 - wheelchair accessibility via ramps from docks to community centre and bathrooms
- Large event seating will be outdoors; indoor seating area will work for smaller meetings/activities and informal get-togethers.
- Detailed requirements were developed by 12-member SSCA New Building Committee (New Building Committee Design Brief)
- Design completed by Murakami Design and Lorne Rose Architect

PROPOSED SITE PLAN



WHAT'S THE RIGHT LEVEL OF AMBITION?



“HUB”

- 1,250 sq ft +
- Small indoor seating area
- Most seating outdoors

\$1.0m



“HALL”

- 1,750 sq ft +
- Large indoor seating area

\$1.5m



“CENTRE”

- 2,500 sq ft +
- Large + small indoor seating areas

\$2.0m



We are planning an “expanded hub” (1500 square feet) with provision for a covered deck (1000 square feet) and additional outdoor seating.

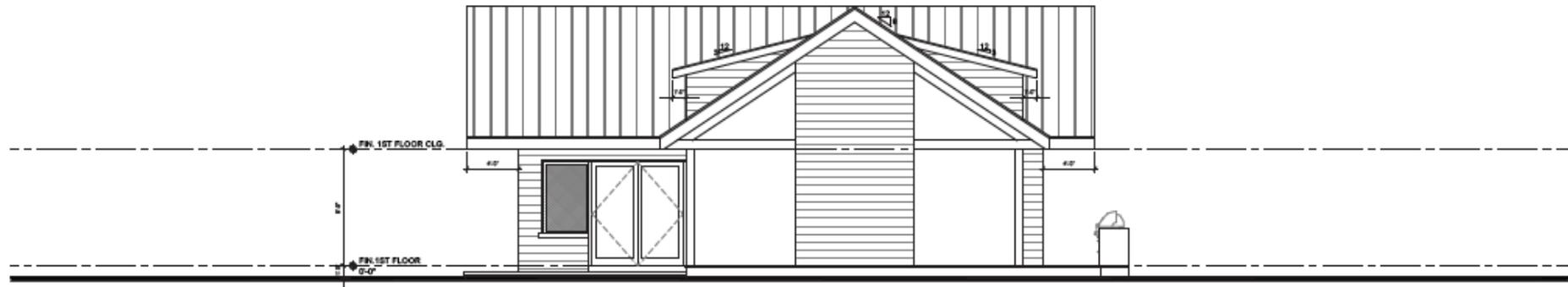
PROPOSED DESIGN



SSCA COMMUNITY CENTRE



FRONT ELEVATION



SIDE ELEVATION

SSCA COMMUNITY CENTRE



REAR ELEVATION



SIDE ELEVATION

S2: Key Design Features

- **FLEXIBILITY:** Spaces can be used for multiple functions
- **SCALABILITY:**
 - If funding is below target, we can scale back walkways and defer roof over seating area.
 - If funding is above target, roofed-over seating area could be fully enclosed
- **CAPACITY:**
 - Indoor seating for 30 at tables
 - Outdoor seating for 120 at tables (half under roof, half on open deck)

S2: Community Centre Preliminary Costs Estimates

Space:	Square feet	Preliminary cost estimate:	\$000
Kitchen (a)	190	Community centre building	950
Bathrooms, storage	230	Open decks + walkways (a)	88
Entry/hall	265	Furnishings, appliances	25
Library/serving/soft seating	470	Architect, engineer, survey, permits	35
Walls/circulation	245	Miscellaneous (b)	50
Enclosed space	1,400	Subtotal	1,148
Covered deck (seating)	1,000	HST (13%)	149
Font deck and walkway to rear	1,250	Subtotal	1,297
Cost assumptions	\$/sq ft	Inflation & contingency (15%)	195
Main building cost per sf	500	Total, new building	1,491
Covered porch cost per sf	250		
Open deck cost per sf	70		

(a) Costs shown are for decks adjacent to new building

(b) "Miscellaneous" costs include: decks demolition, blasting, hydro, water & septic connections furniture barging, dock ramp relocation and (if required), septic system upgrade



PROJECT FUNDING

Sustainable Capital Reserves

- SSCA Board has adopted a plan to ensure long-term financial sustainability without regular fundraising. We will:
 - Establish reserves of \$30,000 annually (to cover existing facilities and proposed community centre)
 - Reserves funding options planned include new membership categories and dues structure, Brand cottage rental, and expanded membership.
- Funding for these reserves will come from operating revenue including membership dues, pay-for-use fees (e.g. event Rentals), a revised SSTC lease agreement and the Bell tower lease.

Program Capital Costs

- Existing facilities renovations \$0.5m
 - Schoolhouse \$200K
 - Brand cottage \$25K
 - Boathouse/storage \$25K
 - Shoreline decks/docks \$250K
- New community centre \$1.5m

Capital plan is flexible and scalable: Funds go to renovations first (majority now committed) and then to new construction. New building budget will depend on funds raised.

Program Funding Sources



How it will be paid for”

- Use of previously donated funds
- Re-launch of community centre fundraising campaign that includes:
 - Fundraising events
 - Renewal of previous campaign commitments
 - Offering of alternative donation options such as tax receipts, in kind/Stock donations, bequeaths

The SSCA / SSTC/Township relationships provide a uniquely cost-effective and tax-efficient structure for financing our facilities.

Program Streams and Timelines

Construction phases

- Stream 1 – Renovations (schoolhouse +) 2022 start
- Stream 2 – New Community Centre 2023 start

Campaign kick-off

- Board approval for high-level campaign budget and renovation plans – February 2022
- Fundraising reach-out to past major donors – June to July 2022
- Fundraising reach-out to potential new donors – August 2022
- AGM presentation – July 2022

Naming Rights

New building – \$300K

Schoolhouse – \$250K

New building enclosed meeting space
(porch) – \$100K

Pavilion – \$100K

Community Centre deck – \$100K

Waterfront deck – \$100K

Schoolhouse deck with awning – \$75K

Fitness Centre – \$75K or rebuilt \$125K

Kitchen – \$30K

Interior hall \$30K

Flagpole – \$20K

Dock fingers \$10K

Hall tables – \$10K each

Hall chairs – \$5K each

Deck boards - \$1K each

Recognition Levels

- FOUNDERS \$100k
- LEADERS \$30k
- PARTNERS \$10k
- SUPPORTERS \$2k *

- *Threshold is \$1K for donors aged 30 and under, \$200 for donors aged 20 and under

How can I Donate?

You can make a:

- one-time donation
- three-year commitment

You can donate:

- cash
- In-kind (securities);

Taxable benefits are:

- Canadian charitable tax receipt via the Township of the Archipelago
- US tax receipt via US charity granting entity

Note: Gains on donated securities are non-taxable in Canada

Who do I talk to about donating?

You can reach out to:

Eric Armour - President

e.s.armour@gmail.com

M:416-617-9757

Glen Campbell – Vice-President

campbellglend@gmail.com

M:416-419-1916

THANK YOU!

Appendix 1 – Existing Facilities Plans

FACILITY	CONDITION	PLANS	FUTURE USE
Schoolhouse	Good	Upgrade	Day Camp, Small to Medium size presentation space
Brand Cottage	Good	Maintain	Rental or Property Manager Use
Fitness Building	Fair	Maintain	Fitness Building
South Docks	Non-Operating	Replace	Overflow Dock Capacity
North Docks	Good	Maintain	Main Dock Space
Front Deck	Near End of Life	Replace	Expansion Space