



# **Strathcona County Boys and Girls Club Facility Needs Assessment and Partnership Models**

**Strathcona County Council  
Priorities Committee  
December 1, 2020**

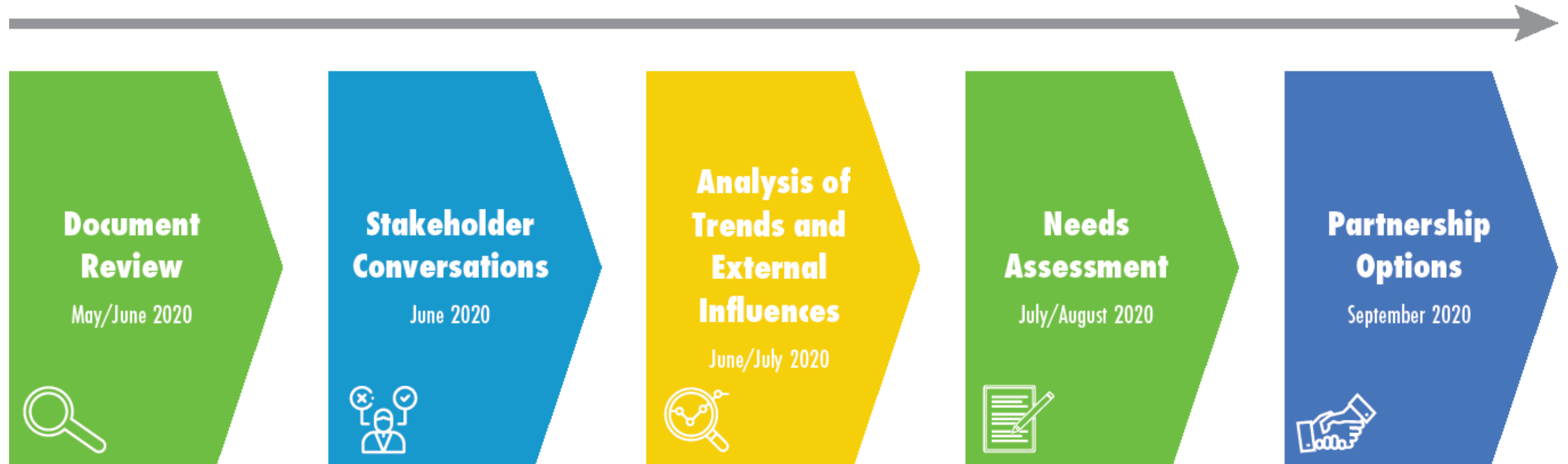




# Overview

1. Process to date
2. Assessment Findings
3. Partnership options
4. Next steps

# Process To Date



# Findings: Document Review

Policy	Alignment
<b>Strathcona County Strategic Plan 2013 – 2030</b>	<ul style="list-style-type: none"> <li>Explains the importance of <b>strong communities</b>, with <b>engaged and active citizens</b> of all ages.</li> <li>Outlines the importance to the community to provide facilities and services that are available and accessible to residents</li> <li>Recommends and supports the <b>use of partnerships</b> to delivery services and programming.</li> </ul>
<b>Strathcona County Youth Needs Assessment</b>	<ul style="list-style-type: none"> <li>Portrays the <b>current state of youth</b> needs within Strathcona County, as well as the viewpoints of parents and community members.</li> <li>Recommends a community lead <b>collaborative approach</b> to youth services, which aligns with the mandate and operational approach of Boys and Girls Club.</li> </ul>
<b>Strathcona County Social Framework</b>	<ul style="list-style-type: none"> <li>Provides direction for backbone support to build relationships through the identification of shared priorities and community goals.</li> <li>Promotes a shift in thinking towards <b>greater collaboration</b></li> <li>Outlines the need for infrastructure and programming to contribute to a safer community for youth and provide spaces where they can become connected and engaged with their community.</li> </ul>
<b>Strathcona County Recreation and Culture Strategy</b>	<ul style="list-style-type: none"> <li>Portrays the current state of recreation and culture amenities (facilities, programming and services) within Strathcona County.</li> <li>Explains the importance and <b>benefits of recreation and culture</b> to the community.</li> <li>Outlines specific focus areas which provide strategic direction for the Boys and Girls Club.</li> </ul>
<b>Center in the Park Area Redevelopment Plan</b>	<ul style="list-style-type: none"> <li>Describes <b>the land use</b> concept for the core of Sherwood Park.</li> <li>Provides a strategic framework to manage growth and <b>support a healthy community</b>.</li> </ul>
<b>EICS Assurance Plan</b>	<ul style="list-style-type: none"> <li>To provide and develop services that promote <b>student health and wellness</b> and focus on <b>physical literacy</b>.</li> <li>Maintain partnerships with government and community organizations to ensure <b>student and family wellness</b> is supported both in and out of school.</li> </ul>
<b>EIPS Combined Education Plan and Annual Education Results Report</b>	<ul style="list-style-type: none"> <li>Mission is to provide high-quality student-centred education that <b>builds strong, healthy communities</b>.</li> <li>Prioritizes <b>safe, quality infrastructure</b> for all.</li> </ul>



# Findings: Stakeholder Conversations

- **Positive relationships** amongst the four parties
- Recognition of:
  - the **important contributions** the **Club** makes to children and youth
  - delivery of **accessible, flexible and affordable** programs to youth
  - provides opportunities for kids to **connect, learn and be active** in a flexible environment

# Findings: Stakeholder Conversations



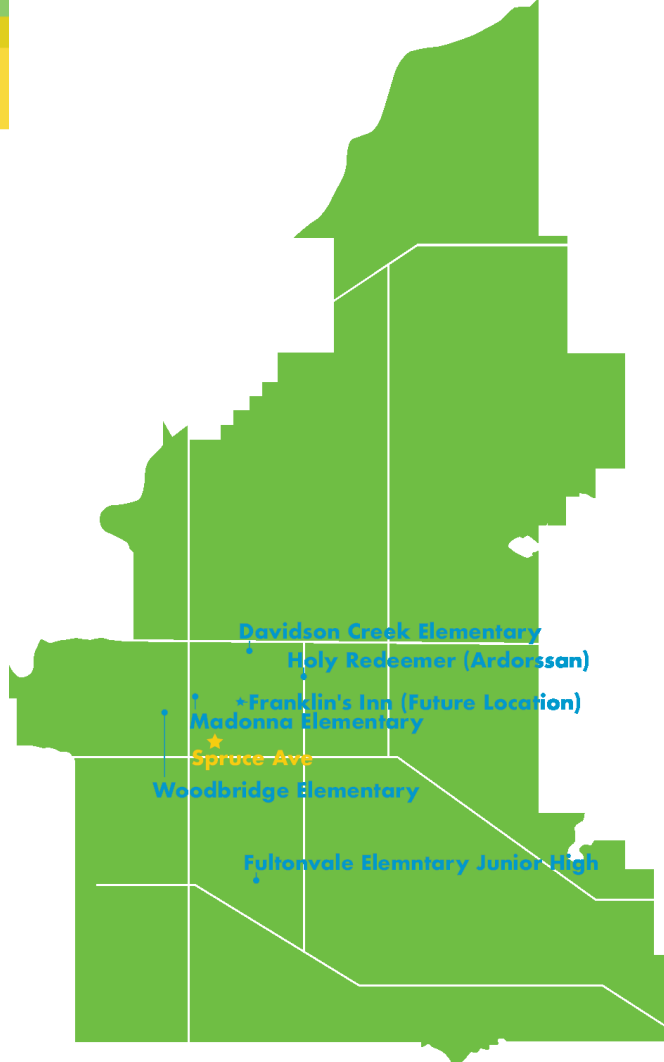
- Seeking ways to:
  - **maintain and enhance** relationships
  - keep awareness of **efforts and achievement** top of mind
  - expand and increase **outreach and impact**
  - find **best ways to work together** to serve the whole community



# Findings: Club Overview

- The Boys and Girls Club of Strathcona County (SCBGC) was **established in 2001** (**non profit charitable** organization); provisional member of **Boys and Girls Clubs of Canada**
- **Strong partner relationships** with Strathcona County Council, Strathcona County Family and Community Services, Robin Hood Association, Parent Link, Elk Island Public and Catholic School Divisions, and Strathcona Youth Justice
- Current programming for **youth aged 3-17**, including **specialized and focused** efforts and a **broad scope of content**

# Findings: Club Overview

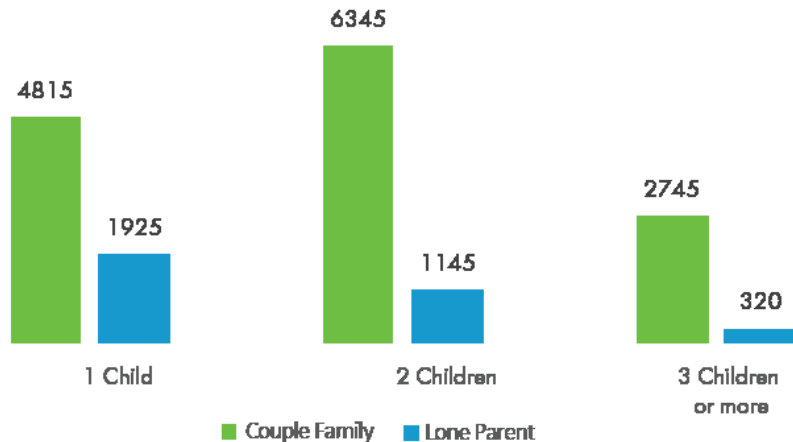


- **10 full time** and 41 part time staff
- **7 locations** throughout Strathcona County;  
**2 dedicated spaces**
- **Operating budget of over \$1M**
- Funding **sources** include: fees, government grants (local and provincial), B&G Canada, sponsors and fundraising events

# Findings: Market Assessment

## County demographics:

Total Number of Children in Census Families



- **18.9%** of population is **under the age of 14** (2016)
  - Higher than provincial average (16.6%)
  - 23% under the age of 19 (2018)
- Census families made up of 2 persons **grew by 10%** from 2011-2016
  - 3 person families **grew by 7%**

A photograph of several children in a room, likely a school or community center. In the foreground, a young boy with light brown hair and a black hoodie is smiling at the camera. He is standing at a long table covered with a grey LEGO baseplate. The table is filled with various colored LEGO bricks (red, blue, yellow, green) and some completed structures. To his left, a girl with long brown hair is also looking at the camera. In the background, other children are visible, some sitting at the table and others standing. A large brown tent is set up in the background on the left side. The room has white walls and a door in the background.

# Findings: Market Assessment

County demographics:

- 4.0% were **low income** (Stats Canada, 2015)
- 12.8% of **lone-parent families are low income** versus 2.8% for couple families with children
- Youth from low income households face **increased barriers to participation** (Aspen Institute, 2018)
- Current economic challenges in Alberta **may trigger a decline in youth participation** in recreation and leisure activities/programming due to financial and social barriers



# Findings: Market Assessment

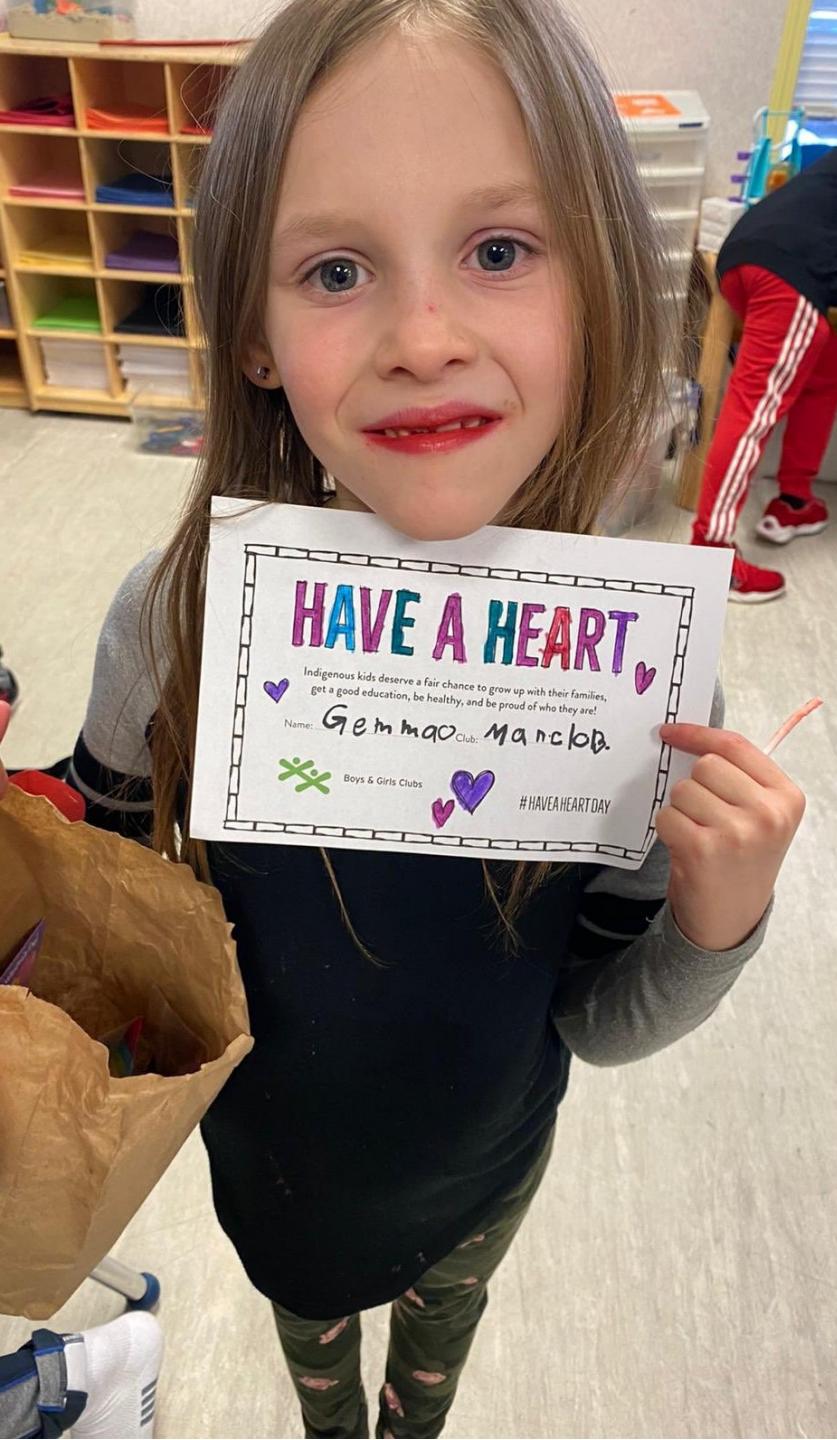
Other service providers:

- There are other children and youth programming and service providers in the County and surrounding region, including **municipal governments, not for profit organizations, schools and community churches.**
- None are considered “direct competitors” and none have comparable programs and associated characteristics (affordability, flexibility, focused and specialized as well as broad appeal); **no competitors fill the same market space as the Club**

# Findings: Market Assessment

**Strathcona County Youth Needs Assessment (2019)** identified key challenges for youth in the County; many of these are addressed by Club outreach and action

- Struggles with **mental health, bullying**, and dealing with **stigma**
- Lack of **youth-specific services, activities, amenities, and spaces**
- Limited access to affordable housing, **affordable childcare**, and **transportation**
- Building and maintaining healthy and trusting relationships with adults and authority figures





# Findings: Facility Need

Based on...

- **Capacity and other limitations** of current dedicated and satellite spaces
- Lack of **consistent access / control** of some existing spaces
- Aspirations for **enhanced impact** in the community

The Club has developed a vision for a **new dedicated facility** with the following components...



# Findings: Facility program (spaces)

Space	Description	Size
<b>Social heart / canteen / lounge</b>	Lounge / canteen / social space for up to 30 youth Accommodating mildly supervised spontaneous / drop-in activity and socialization	2,000sq. ft
<b>Program rooms</b>	Three large program rooms for up to 60 children dividable into six smaller program / meeting rooms for up to 30 people each  Accommodates dry and wet activities (sinks, millwork, etc.)  Expected uses include before and afterschool care (3), computer lab (1), nature programming (1) and rental (1)	3,600sq. ft
<b>Offices</b>	Two dedicated office spaces for SCBGC administration	260sq. ft.
<b>Administrative resource rooms</b>	Two large resource rooms to accommodate up to a total of 14 shared workstations / hot desks (7 per room)  Shared file storage, printing and other admin supports	1,200sq. ft.
<b>Board room</b>	One board room for up to 20 people	900sq. ft.
<b>Reception area</b>	Secured entry area to accommodate one customer service representative	160sq. ft.
<b>Community kitchen</b>	Commercial kitchen space to enable preparation of food for up to 90 children	1,200sq. ft.
<b>Gymnasium</b>	Multi-purpose gymnasium space comparable to a typical junior high gymnasium  Dividable into two separate floor plates to accommodate two types of activity at once (rentals, program or drop-in)	6,200sq. ft.
<b>Support and storage</b>	Washrooms, mechanical, hallways, storage space to support other program areas	5,500sq. ft.
<b>Sub-total</b>		21,020sq. ft.
<b>Potential additional spaces for other partners...</b>		
<b>Office space for other groups</b>	Additional office space for other social agencies or program providers.  Possible navigator support spaces (private rooms).  *per office	130sq. ft.
<b>Extra floor in gym</b>	Additional gym floor plate (creating a typical high school gymnasium) to accommodate three activities at once.	3,100sq. ft.
<b>Sub-total</b>		3,230sq. ft.



# Findings: Facility site

## Facility Site Selection

Consideration was given to where the facility should be located within Strathcona County to best serve children and youth and to ensure the facility would be accessible to most. Key criteria that was identified for the site included a central, visible location that is serviced by public transit, and close to schools and complimentary facilities (i.e. recreation centre, park).

Criteria	Ideal State
Central location	Centre in the Park; central to urban Sherwood Park
Access to transit	On an existing bus route and access via trails/active transportation
Proximity to schools	Adjacent to / near a middle or secondary school
Proximity to complimentary facilities or spaces	Adjacent to / near a major recreation facility or park space; adjacent to older adult residences
Exposure to the community	High traffic location exposed to majority of population



# Findings: Potential impacts

- Ability to **expand to meet excess demand**
  - 600+ currently turned away
- **Improvement of existing programs:**
  - Youth programs and drop-in
  - Sports programs (recreational)
  - Girls, Food and Art programs
- Ability to create a **stronger community presence and value through partnership**



# Findings: Potential impacts

Ability to offer **new programs...**

- Youth led **café / work experience** programming
- **Community engagement** / fundraisers
- Club based “recreational” **sports leagues**
- **Community kitchen**
- Youth **drop-in / summer programming** opportunities

# Findings: Gymnasium use profile

The gymnasium will meet both **Club and community/partner needs**

- 1,800 hours of gymnasium use during the day and **2,480 hours of use during evenings and weekends** would be available for partner/community use during the school year.
- **744 hours of use during evenings and weekends** would be available for partner use during the summertime and holiday seasons.

Gymnasium Availability During Typical School Year

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6am							
7am							
8am							
9am							
10am							
11am							
12pm							
1pm							
2pm							
3pm							
4pm							
5pm							
6pm							
7pm							
8pm							
9pm							
10pm							
11pm							

Internal Use	Partner / Community Use	Community Use
19 hours / week	45 hours / week	62 (51) hours / week
760 hours / year	1,800 hours / year	2,480 (2,040) hours / year



# Confirmation of need

## Summary statements

- Club is **strong, entrenched in the community** and supported by a **national organization**
- **Strong partnerships exist** between the Club and the County as well as both school divisions
- **Justification exists** for space to accommodate excess demand and potential new programs and opportunities



# Confirmation of need

## Summary statements (continued)

- Demand **might increase** due to economic conditions as well implications from COVID-19
- The **gymnasium** component of the project provides the **most opportunity for mutual benefits**
- **Location and control** are key to the Club

# Partnership Requirements

**Boys and Girls Club** requirements (ideal scenario)

- **Operational control; priority for space and unencumbered access to space**
- **Centralized location**, with access to transit, proximity to schools and other facilities and spaces, and exposure to the community



# Ideal Partnership Approach



Based on the requirements and options outlined, the **ideal partnership** model would be...

- **Boys and Girls Club owned facility on land in Centre in the Park adjacent to a school**



# Next Steps: Planning

- **Confirmation of ideal approach** or negotiation of alternative
- **Feasibility planning** (cost analysis, concept planning, etc.); can be done on multiple potential sites; would set up a “choice” to be made



# Next Steps: Facility Development

- **Club facility and programming transition** (underway)
- **Memorandum of understanding** (depending on feasibility outcome)
- **Funding and financing** (future)
- **Detailed design and construction** (future)



# Club Interim Actions

Tenancy in **existing** and **new** facilities...

- **Expand programs and opportunities** into new markets (older youth)
- Acquire **new space** to meet some excess demand (temporary lease on a second dedicated facility)
- **Build market** for new spaces and other new programs

# Discussion

Questions, comments?

