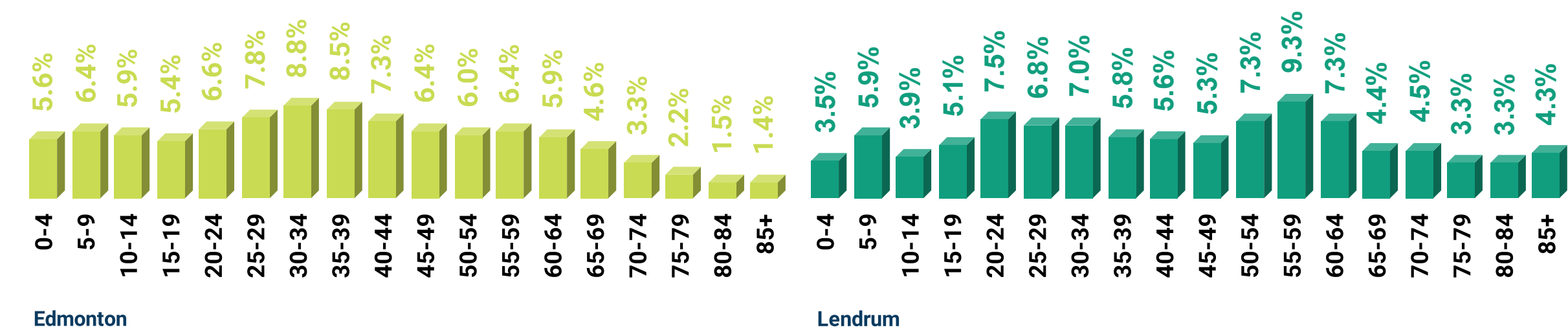
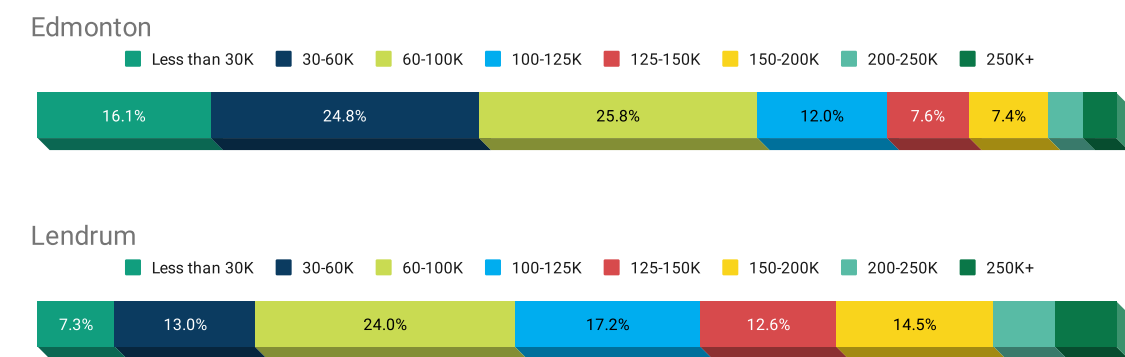


## A Snapshot of Lendrum in 2021

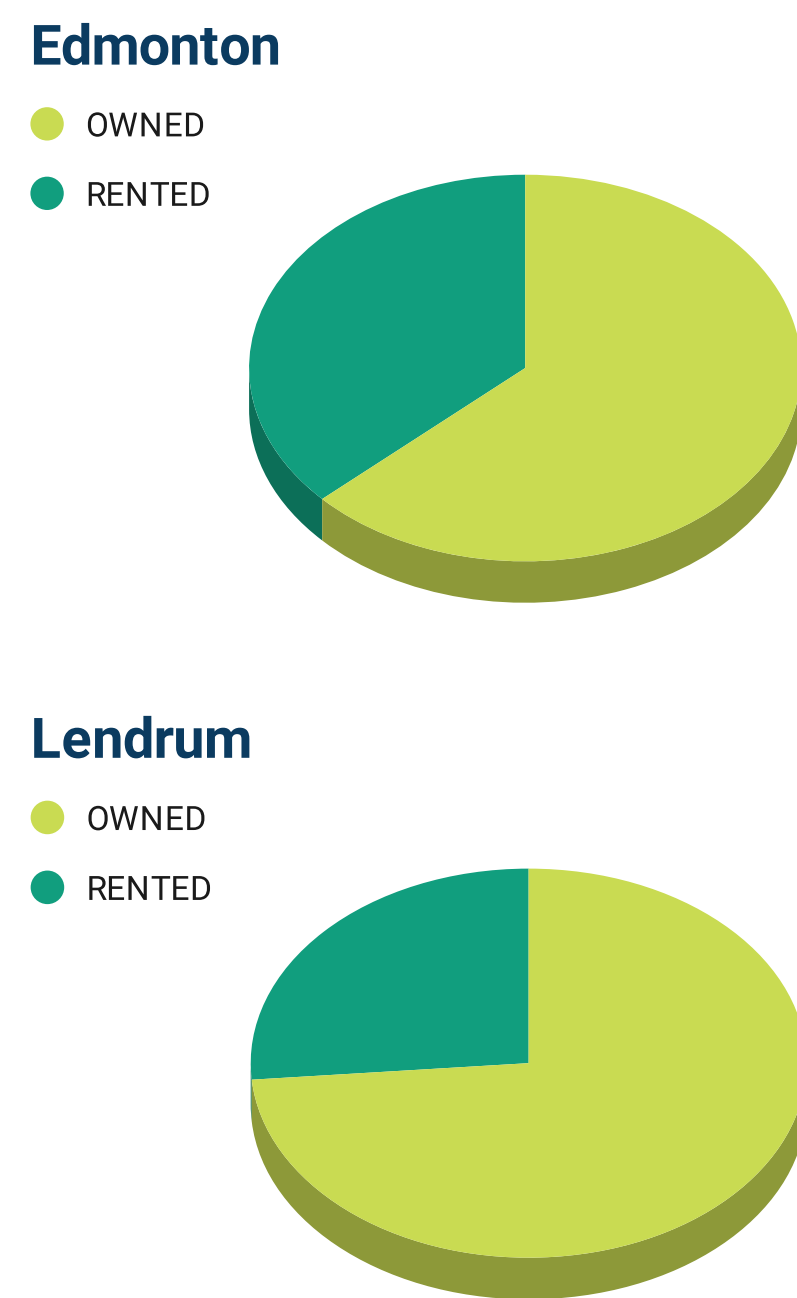
### Population By Age



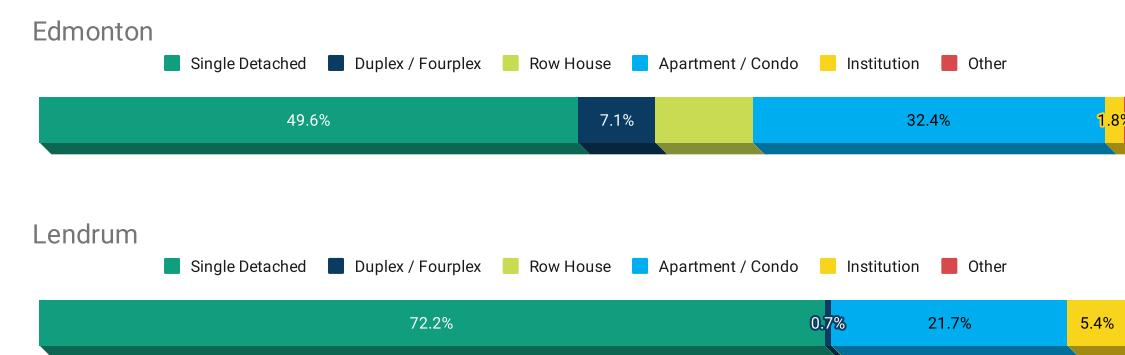
### Household Income



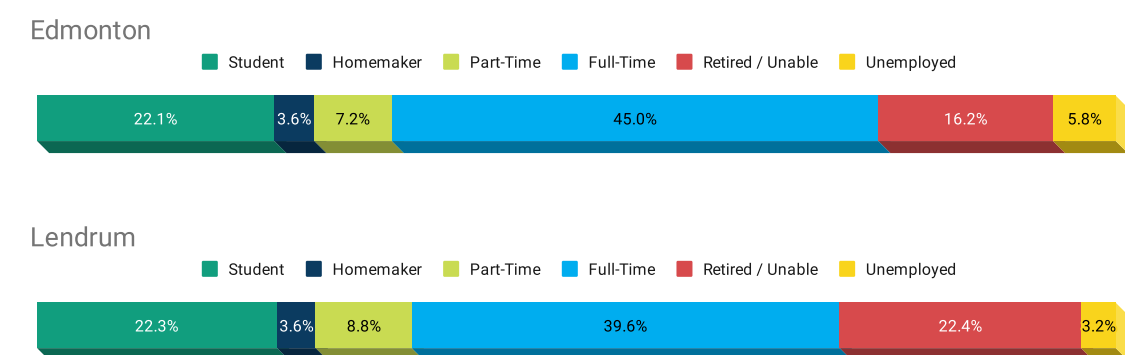
### Rent vs. Ownership



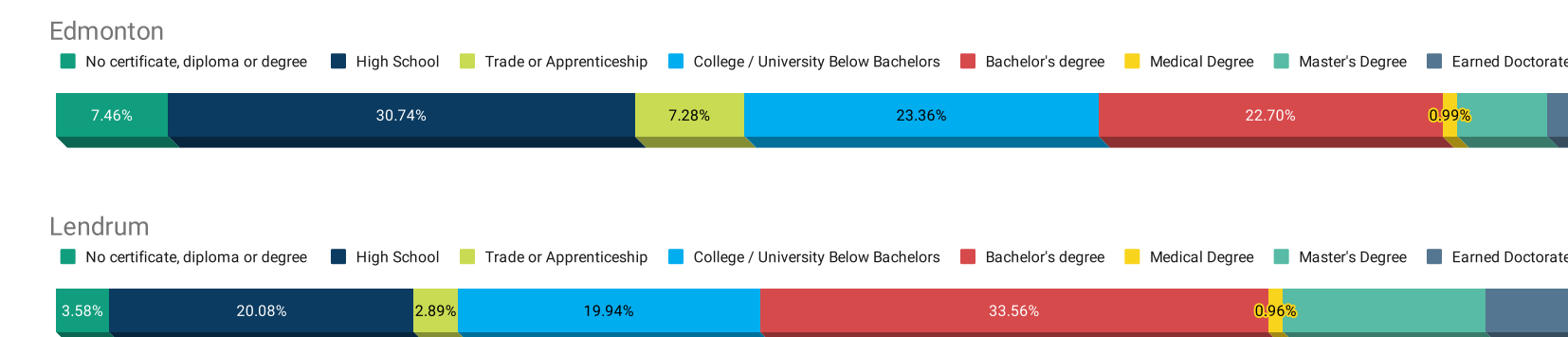
### Housing Types



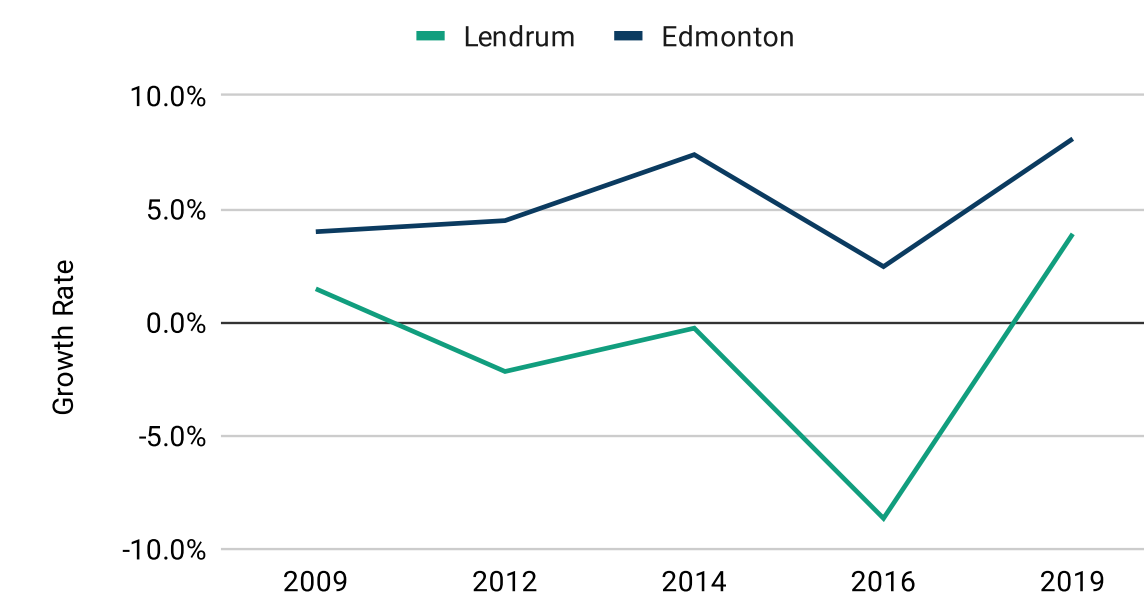
### Employment



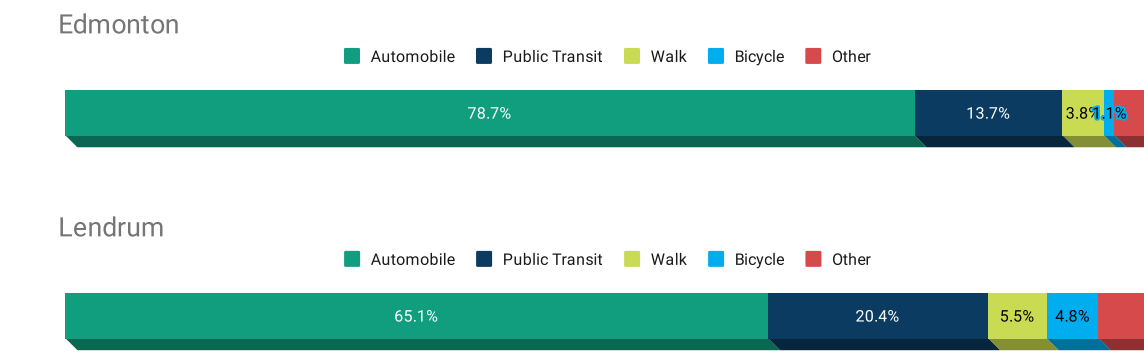
### Education



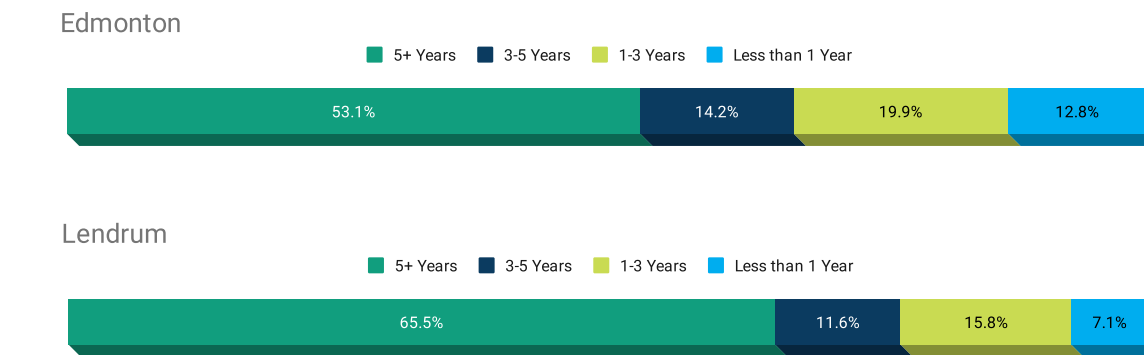
### Population Growth



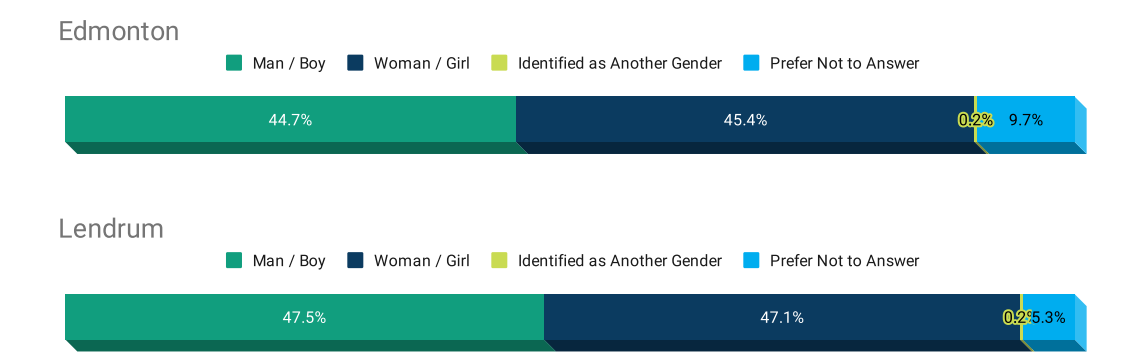
### Transportation



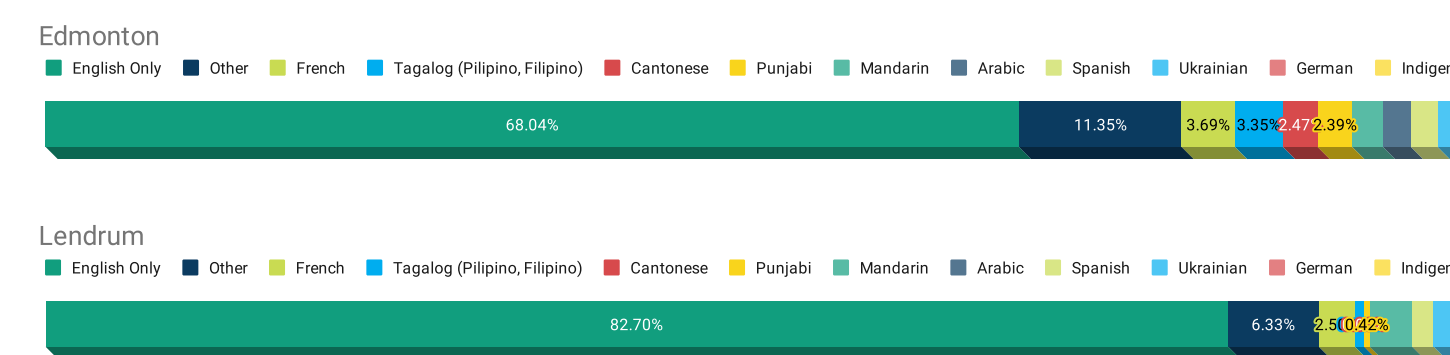
### Length of Residence



### Population By Gender



### Languages



## Overview

### Background

In 2019, the Lendrum Community League surveyed the community regarding capital projects and it was determined that the hall was the #1 priority. The Lendrum Hall Redevelopment Committee (LHRC) activities to date have included:

- Establishment of Terms of Reference with LCL Board
- Undertaking a community survey among residents, groups, and users to understand current needs and future desires for the hall
- Submitted Project Proposal to City of Edmonton (COE) - Approved
- Work in Progress to establish a Community Led Business Case - as per process with the City of Edmonton
- Research and analysis of other neighbourhood community halls and recent builds and renovations

### Today by Providing Your Feedback you Can Help Us:

- Help us confirm what types, sizes, and functions and facilities should be included in upgrades to spaces in our community hall
- Help us decide on a recommended approach for upgrading the hall facility: primarily whether to renovate, rebuild, or extend the existing hall

### Projected Process & Timeline

#### 2021 - Strategy Phase (Current)

Determine what all to include and recommend best approach to hall redevelopment. Develop and submit business plan to City of Edmonton and confirm overall vision and scope of the hall renovation project

#### 2022 - 2024 - Concept Design Phase

Develop design options and concept level cost estimates (+/- 40%) for 1-3 potential hall redevelopment scenarios

#### TBD - Detailed Design Phase

Choose from design options developed during Concept phase. Develop chosen design option into a set of design and construction documents

#### TBD - Tender & Construction

Contractor hired to begin construction

### What We Heard

**Accommodate More People** the community largely expressed a desire for the hall to accommodate bigger events, and noted that the existing hall is too crowded during some events. There is a desire for an improved kitchen.

#### Accommodate More Functions & Activities

Respondents told us that they would like to see more classes such as art, language, music, food, cooking; and more activities such as games and sports like table tennis. The hall should also provide a space for more Lendrum users like our seniors and youth.

#### Better Connection & Compliment to Outdoor Spaces

A desire for more appropriate windows and spaces that connect well between indoor and outdoor activities. A visual connection to volleyball, playground, spray deck and fields, with a possibility of rooftop deck are to be explored.

#### Make the Hall Accessible For All Users

The hall is not as inclusive as it could be for all users as the washrooms are small and not universally accessible. The entrance is small and does not provide ease of access, especially during winter.

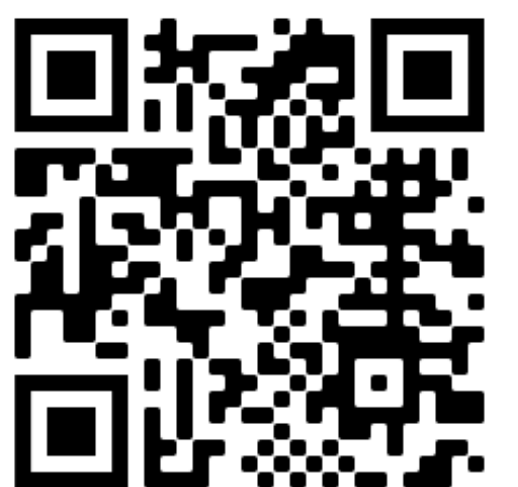
#### Improve The Comfort and Attractiveness

A desire for better comfort, climate control, energy efficiency, lighting, aesthetics and environment. The current hall was cited as feeling cold or with fluctuating temperatures, with a lack of windows and natural light that could help the hall feel more inviting.

### Fundraising Begins

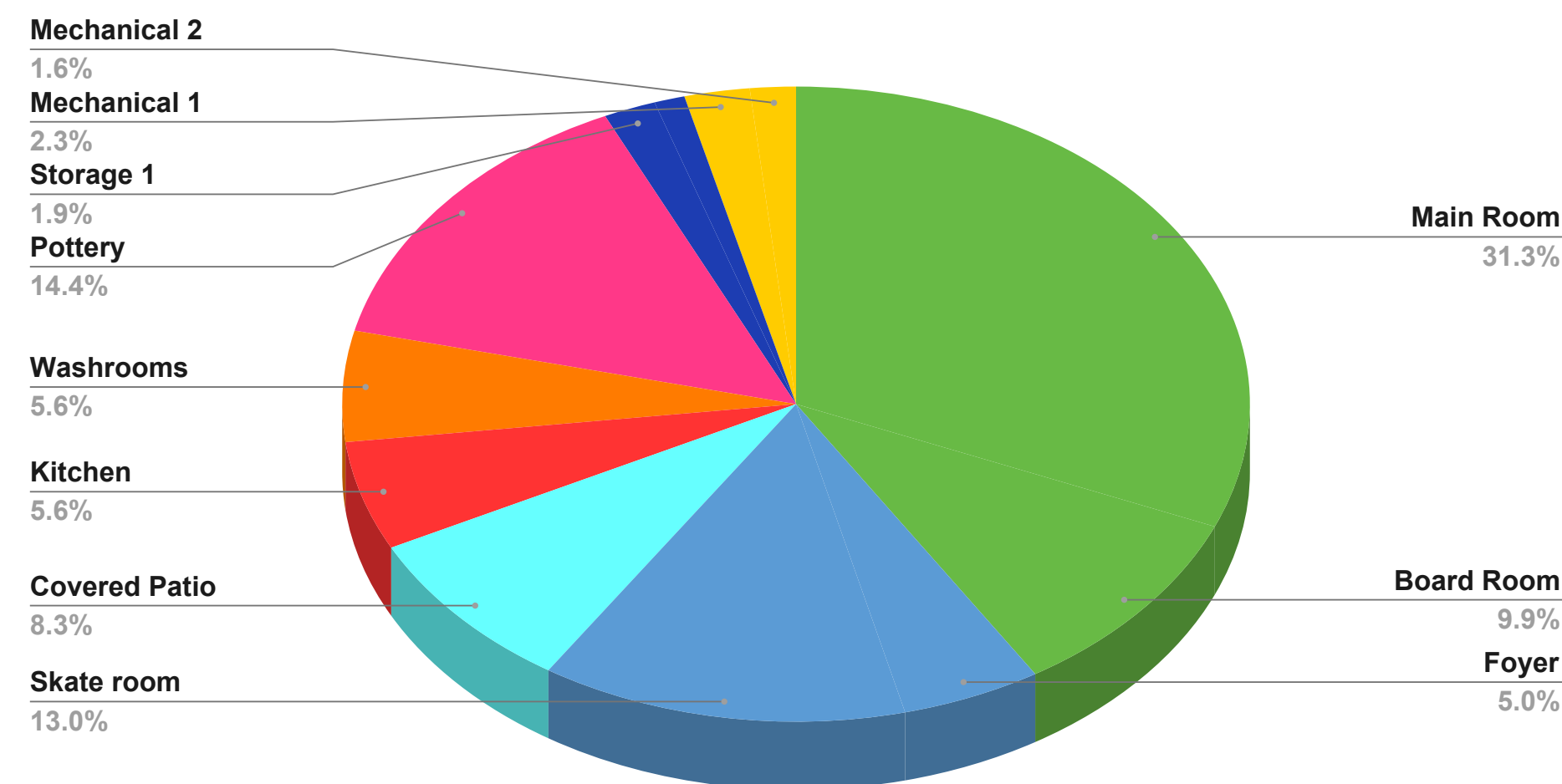
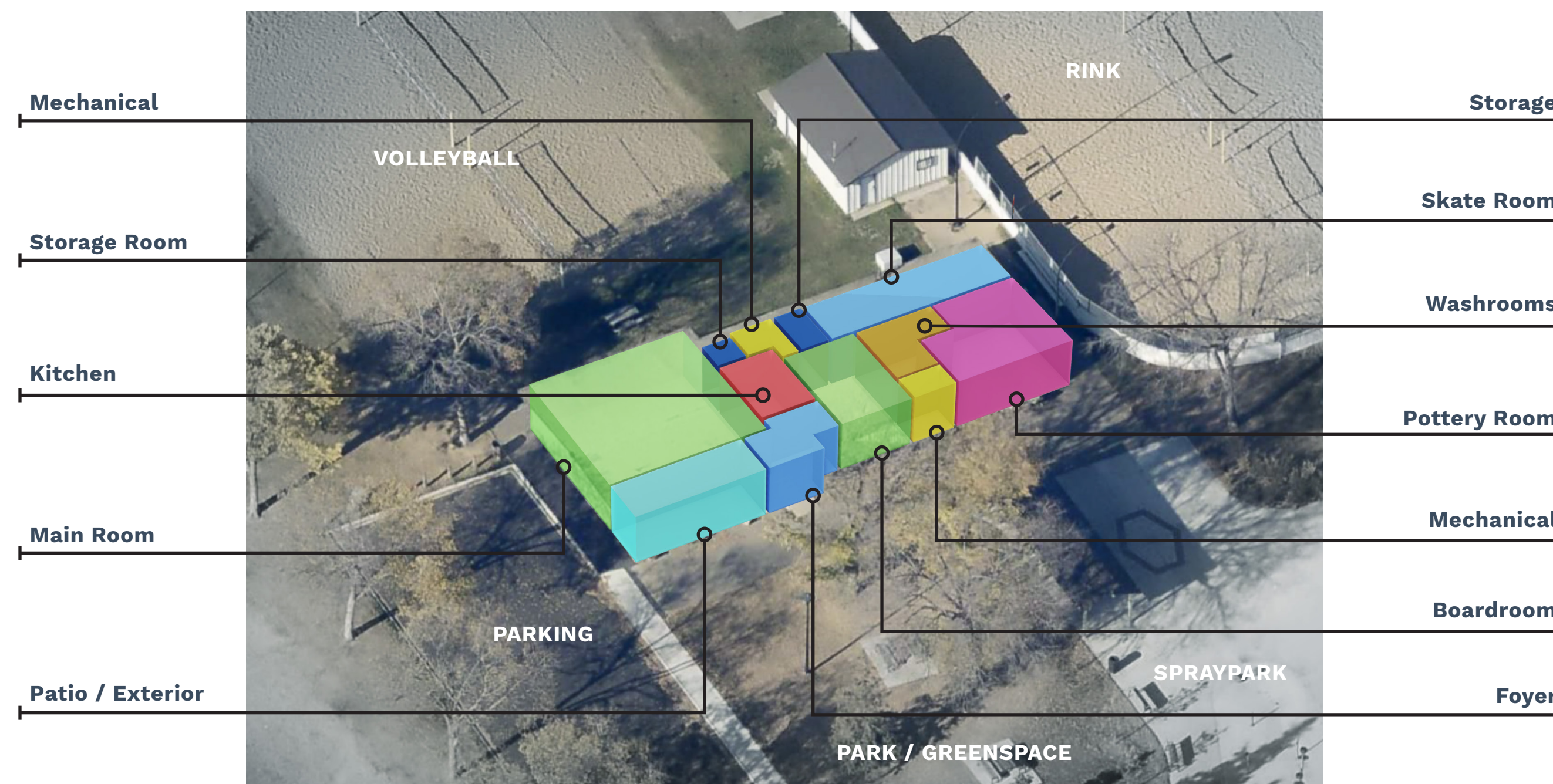
*The timeline to deliver an updated community hall depends on the scope of project the community decides to undertake, the potential to secure grant funding, and the commitment of our wonderful community members*

Hall redevelopment fundraising is underway! Support the exciting redevelopment of the Lendrum community hall through a variety of fundraising opportunities and events. 50/50 cash raffle has started with all proceeds going towards the new hall fund. Winner takes half so buy your tickets today!



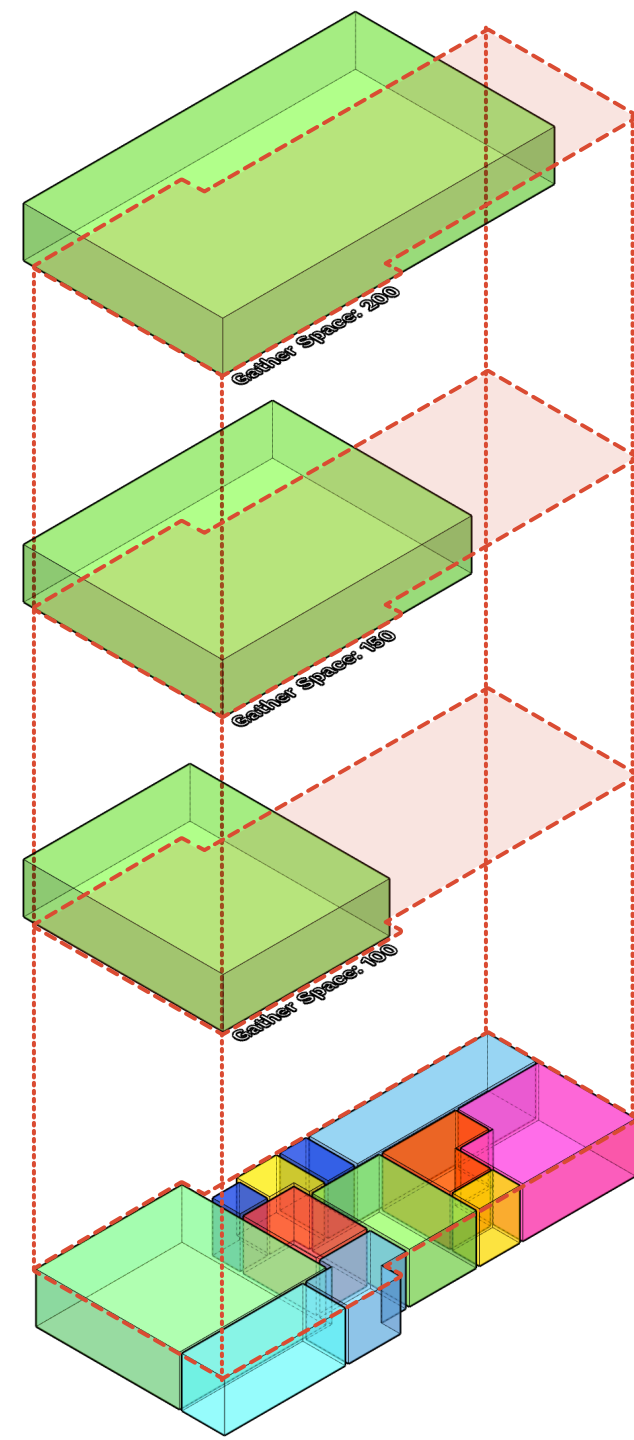
Scan 50 / 50 Raffle QR Code

## Existing Hall Analysis & Assessment



Existing Hall Areas	Function	Size	What We Heard from Community & Research
<b>Entire Community Hall</b> 	All	2660 ft <sup>2</sup> / 239 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Currently not very inviting, few windows</li> <li>Facilities limit some types of events from being held at the hall in terms of size and quality of space</li> <li>Some people book larger events outside of Lendrum for larger and better quality spaces, some people are okay with current hall size and functions.</li> </ul>
<b>Main Room &amp; Board Room</b> 	Gathering Events Classes	1060 ft <sup>2</sup> / 99 m <sup>2</sup>  Gathering Space: Main: 63 Boardroom: 19 Total: 82	<ul style="list-style-type: none"> <li>The spaces are cold and uninviting, run down</li> <li>The spaces are too small to host some types of events, and too crowded for some current events such as chili cookoff</li> <li>Table games in a lounge for 'hanging out' at the hall was suggested in new ideas including games such as foosball and ping pong. More activities for teenage years suggested</li> <li>There is a general desire for larger gathering spaces, finished to a better quality, that include more uses and multi-function</li> </ul>
<b>Pottery Room</b> 	Arts Crafts Make	370 ft <sup>2</sup> / 34 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Some newer to Lendrum residents expressed a lack of awareness of the pottery room in the hall</li> <li>The kiln may have unique building code requirements in an upgrade</li> </ul>
<b>Kitchen</b> 	Food Beverage	143 ft <sup>2</sup> / 13 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Commercial kitchen was an idea expressed</li> <li>Other community league renovation projects recommended against commercial kitchen due to additional capital costs, building code requirements, and maintenance</li> <li>Upgraded kitchen with concession style window to generate community revenue from events such as volleyball</li> </ul>
<b>Foyer &amp; Skate Room</b> 	Entry Event Storage Change Room	464 ft <sup>2</sup> / 43 m <sup>2</sup>	<ul style="list-style-type: none"> <li>The foyer / entry is small and crowded</li> <li>The current entry has poor accessibility, particularly in the winter</li> <li>The skate room is a large space that isn't often fully utilized, or located well to be used for other purposes</li> </ul>
<b>Washrooms</b> 	Entry Storage Change Room	145 ft <sup>2</sup> / 13 m <sup>2</sup>	<ul style="list-style-type: none"> <li>The current washrooms are not universally accessible</li> <li>The current washrooms are located poorly for accessibility - access through boardroom, or skate room</li> <li>The location of washrooms make it difficult to use both main space and boardroom for simultaneous bookings</li> </ul>
<b>Storage</b> 	Equipment Storage	76 ft <sup>2</sup> / 7 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Additional storage was cited by community as desired for some activities</li> <li>Ideas such as a community tool library, or book library were suggested</li> <li>Arts and crafts materials and supplies, community sports equipment, and storage that supported the facilitation of classes and user groups would help</li> </ul>
<b>Mechanical</b> 	Building Utility	102 ft <sup>2</sup> / 9.5 m <sup>2</sup>	<ul style="list-style-type: none"> <li>There are as many as three furnaces for a relatively small building. Energy and building efficiency improvements are desired and there's an opportunity to upgrade and consolidate building utilities</li> </ul>
<b>Patio / Outdoor Space</b> 	Indoor / Outdoor Amenity	215 ft <sup>2</sup> / 21 m <sup>2</sup>	<ul style="list-style-type: none"> <li>More patio or outdoor space is desired with a new hall facility</li> <li>The idea for a second story balcony was suggested</li> <li>Better building relationship to exterior activities (windows, door) cited as issue and desire</li> </ul>

## Provide Feedback On The Size And Type Of Spaces That Should Be Included For Bookings And Gatherings



Option	Benefits	Tradeoffs	Your Feedback
<b>Gather Space 200 People</b>	<ul style="list-style-type: none"> <li>Good source of community revenue through event bookings</li> <li>Accommodate large events such as a medium sized wedding</li> </ul>	<ul style="list-style-type: none"> <li>Increased community responsibility for management of hall bookings</li> <li>Requires full rebuild of hall or impact to other site areas (volleyball etc.)</li> <li>Most costly option</li> </ul>	
<b>Gather Space 150 People</b>	<ul style="list-style-type: none"> <li>Good potential revenue source</li> <li>Possibility for multiple bookable spaces, or dedicated community space retained during event bookings</li> <li>Could be achieved in a hall extension</li> </ul>	<ul style="list-style-type: none"> <li>Potential increase in community responsibility for management of hall bookings</li> <li>Achieved with a complete rebuild or significant reallocation of space within existing hall</li> <li>More costly option</li> </ul>	
<b>Gather Space 100 People</b>	<ul style="list-style-type: none"> <li>Expands the current gathering capacity of the hall by around 25%</li> <li>Likely achievable in both scenarios of extending or renovating the hall</li> </ul>	<ul style="list-style-type: none"> <li>Potential increase in community responsibility for management of hall bookings</li> <li>Least costly option</li> </ul>	



## Share your ideas for Storage

Storage will be sized to support facilities and functions. Please let us know what type of items or equipment and activities could be supported

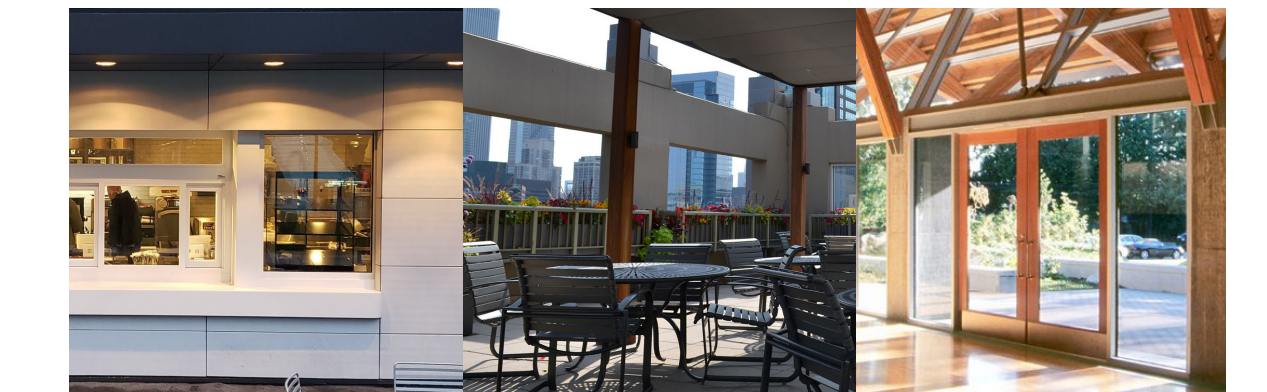
- Storage could include items that compliment an art & make space such as materials and supplies
- Storage could enable a group to rent space on a longer term basis or facilitate a specific type of class
- Storage functions added to the hall could serve a wider community purpose such as a tool or book library
- Audiovisual equipment for classes or movies at the hall
- Share your thoughts and ideas



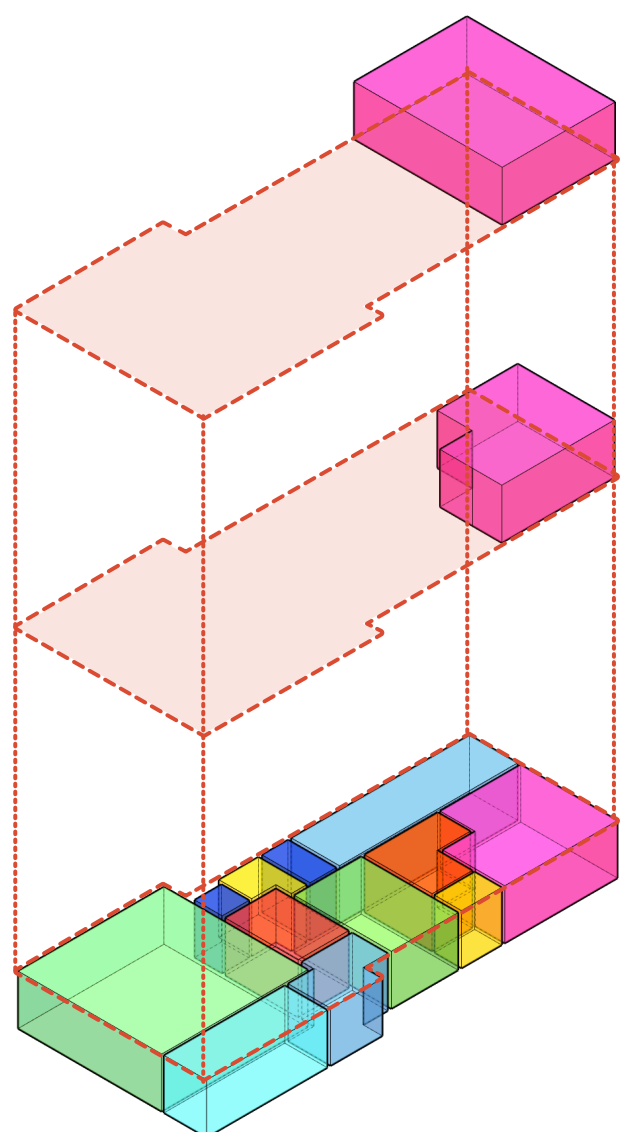
## Help Improve Connection Between Indoor & Outdoor Spaces

We heard that the hall could have better connectivity between indoor and outdoor spaces to compliment events

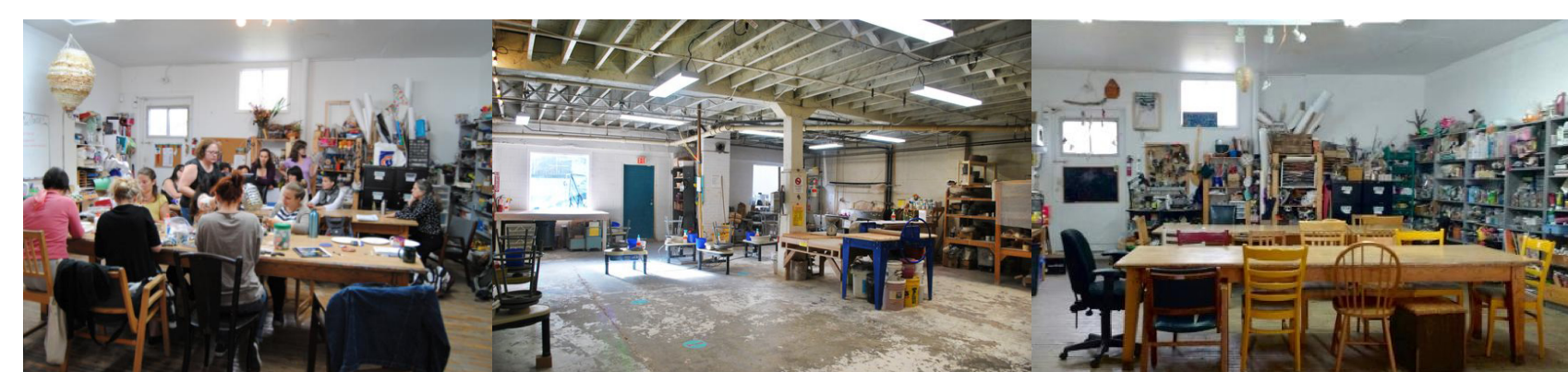
- A concession style window could face volleyball and rink, and enable the potential for community revenue through concession
- A roof deck patio could have great visual connectivity to surrounding sports fields and playgrounds
- Well placed windows and entries can create better visual connections between hall spaces and exterior, and make the hall feel more inviting and warm
- Outdoor patio with easy access through large doors would compliment both indoor and outdoor uses
- Share your thoughts and ideas



## Share Your Thoughts On Current And Future Art And Maker Spaces In Lendrum Hall



Option	Benefits	Tradeoffs	Your Feedback
<b>Art &amp; Make Space 40 People</b>	<ul style="list-style-type: none"> <li>Good source of community revenue through event bookings</li> <li>Greater possibility for multiple bookable spaces and new uses</li> </ul>	<ul style="list-style-type: none"> <li>Booking &amp; facility management of hall for events</li> <li>Without larger hall footprint, may impact other site areas or prioritized over other uses</li> <li>Most costly</li> </ul>	
<b>Current 22 People (appx)</b>	<ul style="list-style-type: none"> <li>Current pottery room is part of a fostered culture of art, craft and making in Lendrum in the community and Lendrum School</li> </ul>	<ul style="list-style-type: none"> <li>The existing pottery room is greater than 14% of current hall space with one use</li> <li>We have learned from the City that a kiln in a renovated hall will be subject to more stringent building code requirements</li> </ul>	



## Decisions & Recommendations By The Lendrum Community Hall Revitalization Committee (LCHR)

The LCHR Supports & Recommends pursuing upgraded kitchen, as opposed to a commercial grade kitchen

In the past community survey, the idea of including a commercial grade kitchen was explored in an upgraded Lendrum Hall. Other community's that renovated their halls recommended against this due to cost and building code requirements.



A fully and universally accessible hall that is inclusive of all users is a requirement of any upgrade

Accessibility upgrades will be made for both washrooms and entries to make the hall inclusive for all users of Lendrum



## OTHER HALL RENOVATIONS



### STRATHEARN CL

**Completed:** 2018  
**Main room capacity:** 75 seated, 120 standing  
**Approximate cost:** \$2 Million  
**Project timeframe:** 7-8 years  
**Neighbourhood population:** 2580 in 2019  
**Notes:** Brand new build, single floor with main room, rink shack rooms, accessible bathrooms, outdoor deck

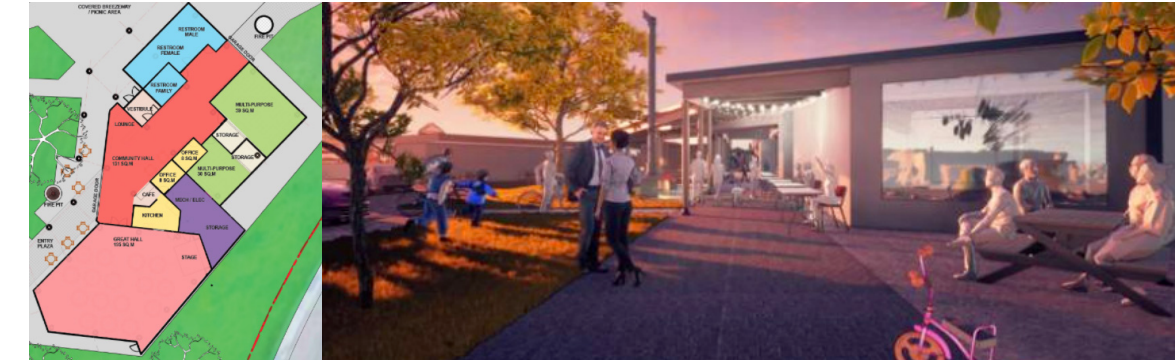


### LAURIER HEIGHTS CL

**Completed:** 2016  
**Main room capacity:** Large - 120, 174 seated; small 50  
**Approximate Cost:** \$1.3 Million  
**Project timeframe:** 12 years for multi-phase project  
**Neighbourhood population:** 1775

### BELGRAVIA CL

**Completed:** 2016  
**Main room capacity:** 60 (upper) 68 (lower)  
**Cost:** \$1.7 Million  
**Project timeframe:** 4 years active, a few more fundraising  
**Neighbourhood population:** 2275 in 2019  
**Notes:** Same footprint of original hall, two floors - both with community rooms and kitchens



### OAK HILLS CL

**Stage:** Not Built Yet, Concept Design  
**Capacity:** Not fully determined at Concept Stage  
**Approximate cost:** \$2 Million  
**Project timeframe:** Goal to finish in 7-8 Years  
**Neighbourhood population:** Leger (2430) Carter Crest (1645) in 2019  
**Notes:** Oak Hills is partnering with TRSA (Terwillegar Riverbend Soccer Association). TRSA is putting in \$350,000. Serves the two neighbourhoods of Leger and Carter Crest as noted above.



### THE RIDGE CL

**Completed: 2021** Building is done, landscape almost done  
**Approximate Cost:** \$1.075 million  
**Main room capacity:** Approx. 75 seated, 125 standing  
**Project timeframe:** 7-8 years to completed building  
**Notes:** Fundraising was a big hurdle and took the most time.

## Help Us Choose How to Upgrade the Hall

Element / Ideas	Renovate	Extend	Rebuild
<b>Construction Timeline</b>	• 3-7 Years (rough guess)	• 3-7 Years (rough guess)	7-10 Years
<b>Cost</b>	• 250-500K (lowest)	• 500K - 750K	1.2 - 2 Million (highest)
<b>Risk / Cost Uncertainty</b>	• Risk of uncovering unknown conditions such as asbestos, utility anomalies, and the unknown highest for renovation	• Adding an extension to one side of the building with more marginal enhancements to existing layout may allow us to build one part of building brand new while making most valued improvements to other areas	• Starting with more of a blank slate means we are less likely to run into surprises of adapting design and budget to older infrastructure
<b>Gathering for 100 People</b>	• Possible, but squeezes other space	• Possible	• Possible
<b>Gathering for 150 People</b>	• Achieved with significant reallocation of space	• Possible	• Possible
<b>Gathering for 200 People</b>	• Not possible	• Not possible without impacts to other site features	• Possible
<b>Multi-functional spaces</b>	• The existing hall layout is divided by utilities and service functions in the middle of the building. Less potential flexibility to reimagine building or increased complexity of utility re-alignment	• Possibility to add new uses and design for multi-function in extended space	• Clean slate to design as desired
<b>Add games room / lounge</b>	• Fitting in existing building will squeeze space elsewhere	• Possible to envision large list of new uses	• Possible to envision large list of new uses
<b>Art &amp; Make Spaces</b>	• The City identified that the kiln in the pottery room as subject to more stringent code requirements in a hall project • The pottery room could be expanded to accommodate a broader number of uses and user groups, but opportunity limited in existing hall footprint	• Possible to consider additional uses & multi-function	• Possible to consider additional uses & multi-function
<b>Storage</b>	• Possibility for additional storage limited in existing footprint	• Storage can be considered that better supports new and existing uses	• Storage can be considered that better supports new and existing uses
<b>Energy Efficiency &amp; Climate Control</b>	• Existing building is cinder block with low thermal performance • Existing building is slab on grade with cold floor and poor thermal resistance • There are some energy efficiency and comfort upgrades that can be made in a renovation, but they are more limited compared to the other scenarios	• Existing building is slab on grade with cold floor and poor thermal resistance • An extension should allow us to upgrade that portion to a much higher standard	• Can be built with greater thermal performance and improved energy efficiency
<b>Lifespan</b>	20 Years	• 20 Years	• 30-50 Years
<b>Accessibility Improvements</b>	• The facilities in an improved hall must meet higher standards of accessibility • More complexity with using or re-aligning utility runs • Increased space within the existing building footprint will be required to upgrade	• Creates more space to offset increase in larger washroom facilities • May be still limited for location or less optimal building layout	• A new build allows us to achieve accessibility targets
<b>Foyer / Entry Improvements</b>	• Existing footprint limits ability to make entry improvements	• Extension allows some ability to make entry improvements	• Clean slate to design as desired.
<b>Better Indoor / Outdoor Opportunities</b>	• Can add patio with connecting doors	• Can add windows and patios with connecting doors	• Can design with connectivity to outdoor spaces and patios in mind
<b>Tradeoffs &amp; Risks</b>	• More complexity and unknown • Most constraints • Least flexibility • Limited size	• Adds some flexibility but keeps some of the constraints (utilities) • Greater costs than renovation • Potentially longer time horizon compared to renovation • Potential impacts to other site areas of Lendrum Park	• Most costly • Longest time horizon for fundraising and construction
<b>Your Feedback</b>			