

# SITE SELECTION [ OVERVIEW ]

“ LET’S THINK ABOUT TOMORROW! ”





**“ LET’S THINK ABOUT TOMORROW! ”**

STANTEC + THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

# RED LAKE [ SITE 1,2,3,4,9,10 ]

EVENT CENTRE BUSINESS CASE





# COCHENOUR [ SITE 7 ]

“ LET’S THINK ABOUT TOMORROW! ”

STANTEC + THE CORPORATION OF THE MUNICIPALITY OF RED LAKE

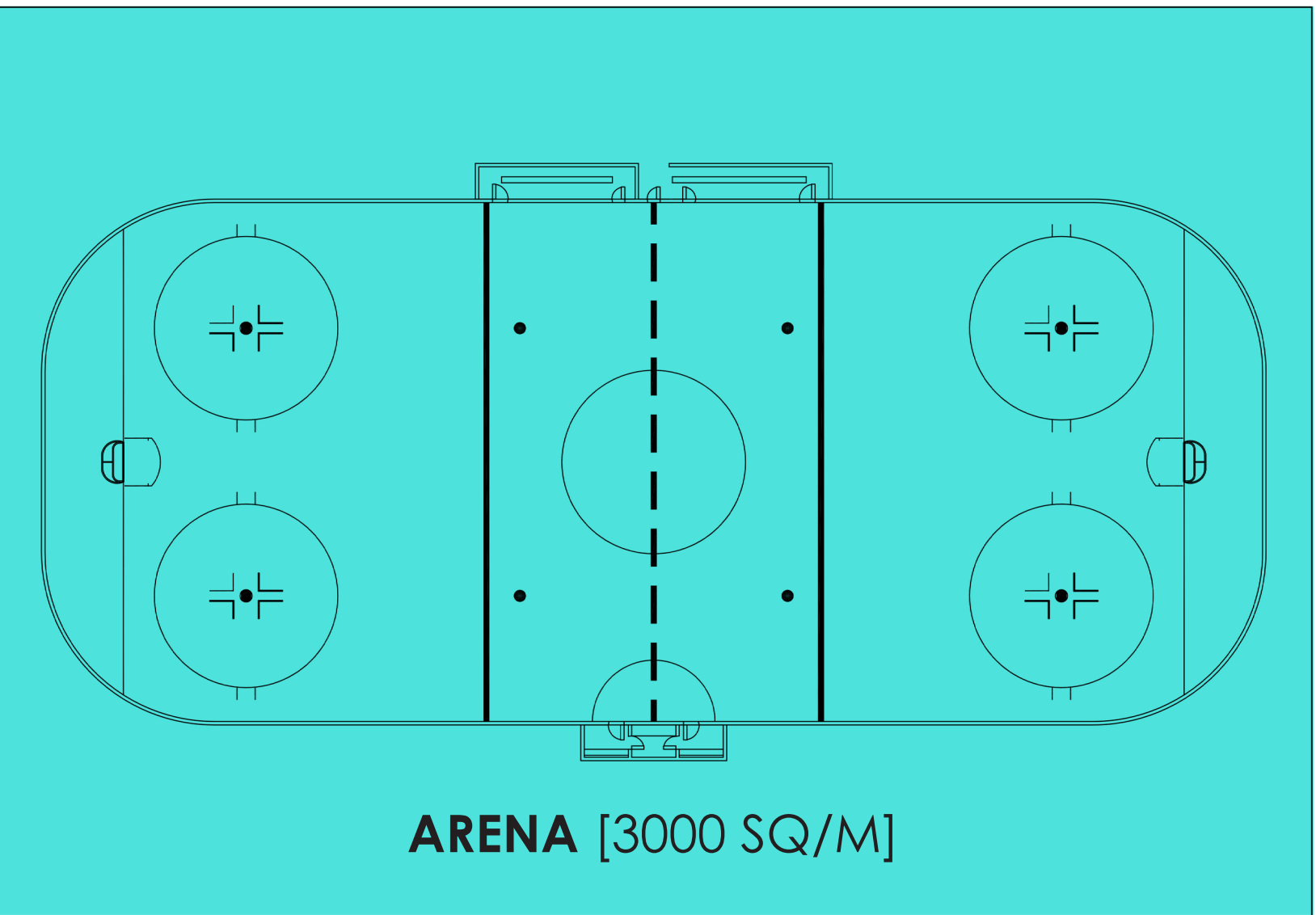
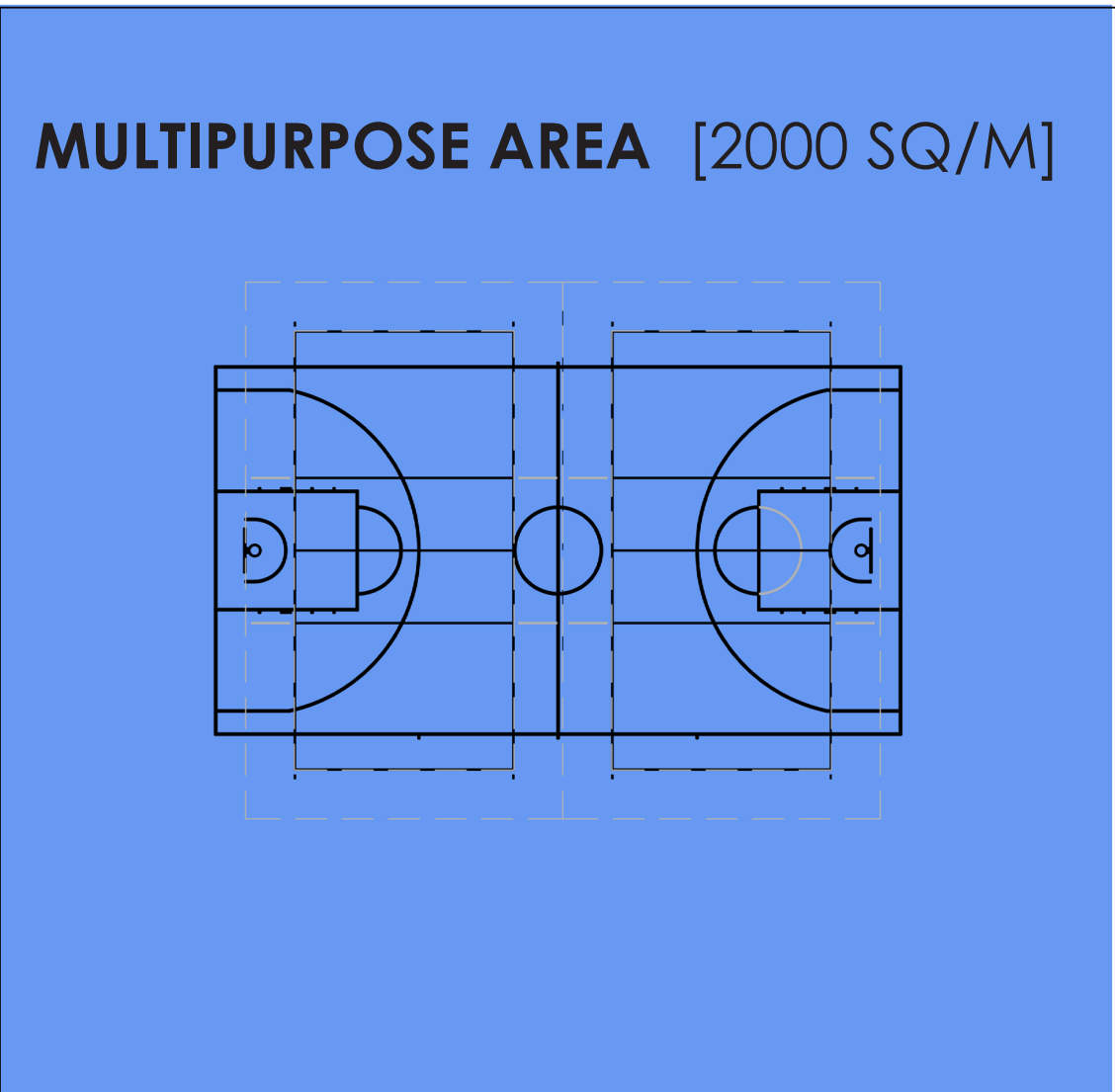
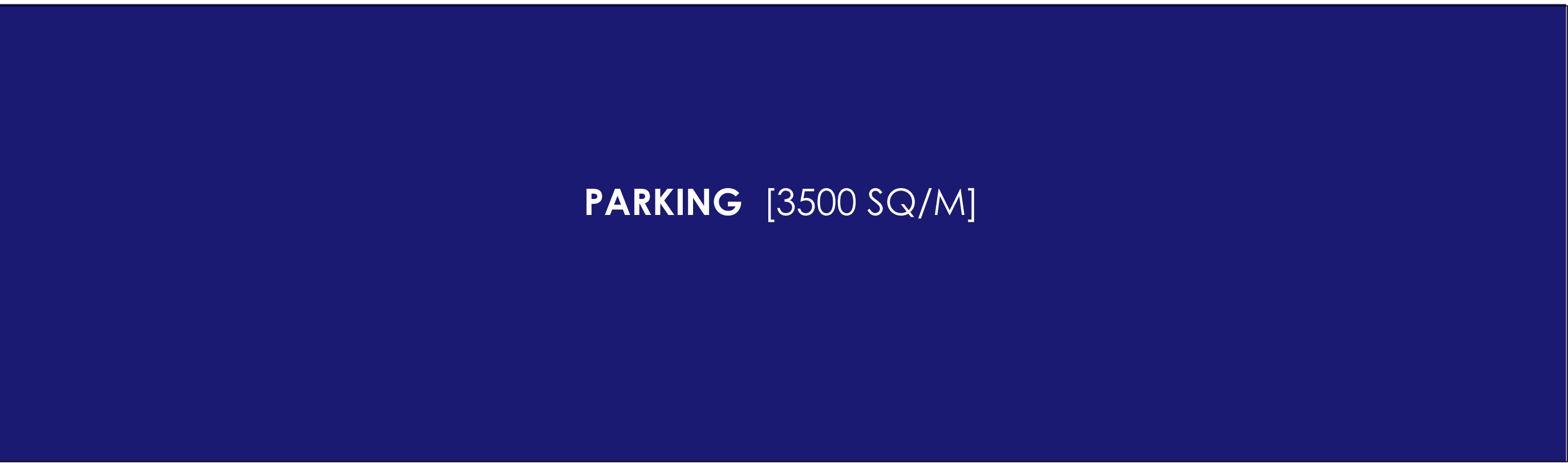
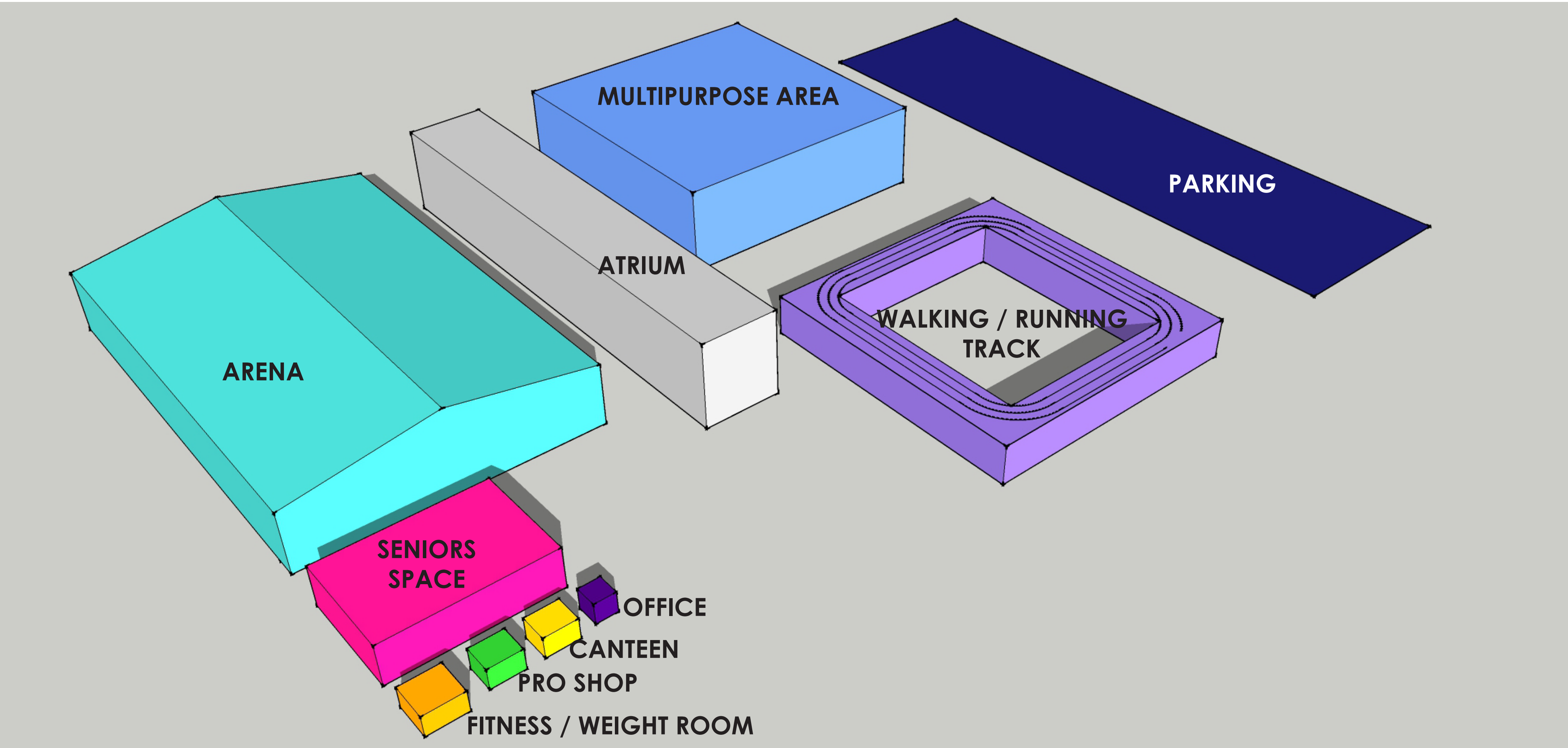
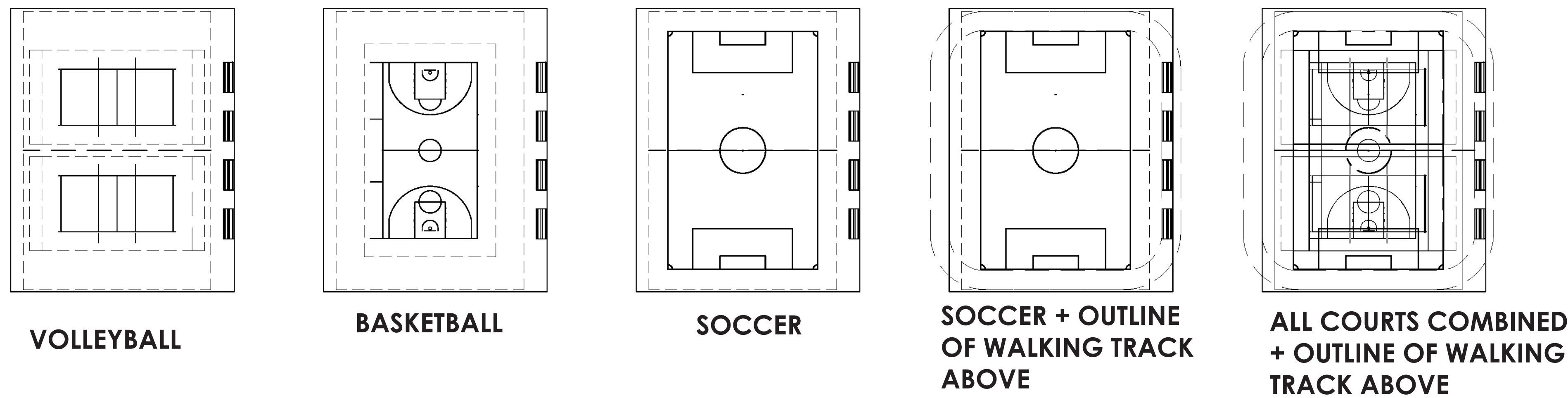
EVENT CENTRE BUSINESS CASE



# [ PROGRAM COMPONENTS ]

- + SENIORS SPACE
- + ARENA (500 SEAT)
- + MULTIPURPOSE AREA
- + ATRIUM
- + WALKING / RUNNING TRACK
- + FITNESS / WEIGHT ROOM
- + ADMINISTRATION OFFICE
- + PRO SHOP
- + CANTEEN SPACE
- + PUBLIC ART SPACE
- + PARKING

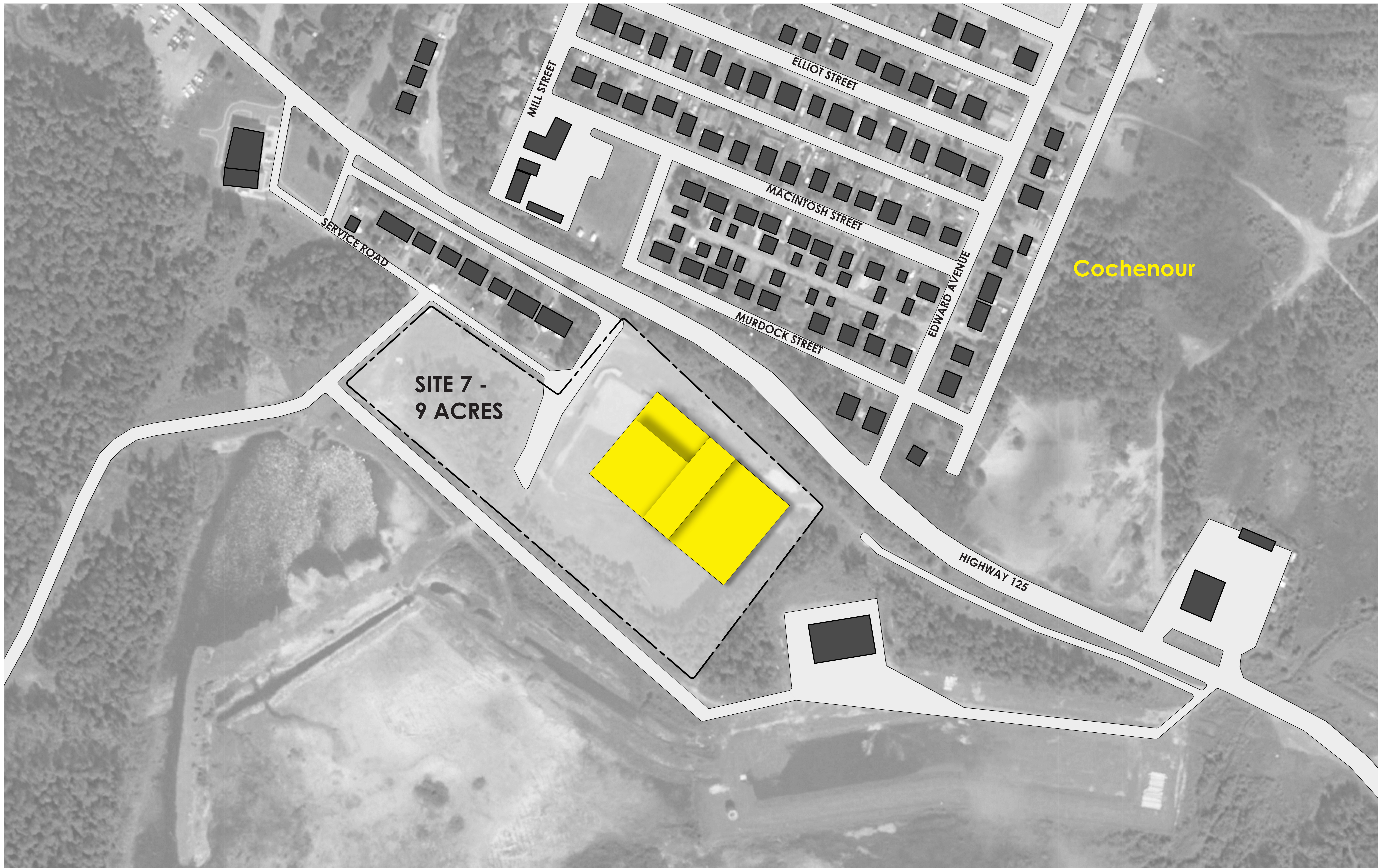
## MULTIPURPOSE AREA - POTENTIAL USES



- ADMINISTRATION OFFICE [10 SQ/M]
  - CANTEEN [20 SQ/M]
  - PRO SHOP [20 SQ/M]
  - FITNESS / WEIGHT ROOM [30 SQ/M]
- SENIORS SPACE [400 SQ/M]

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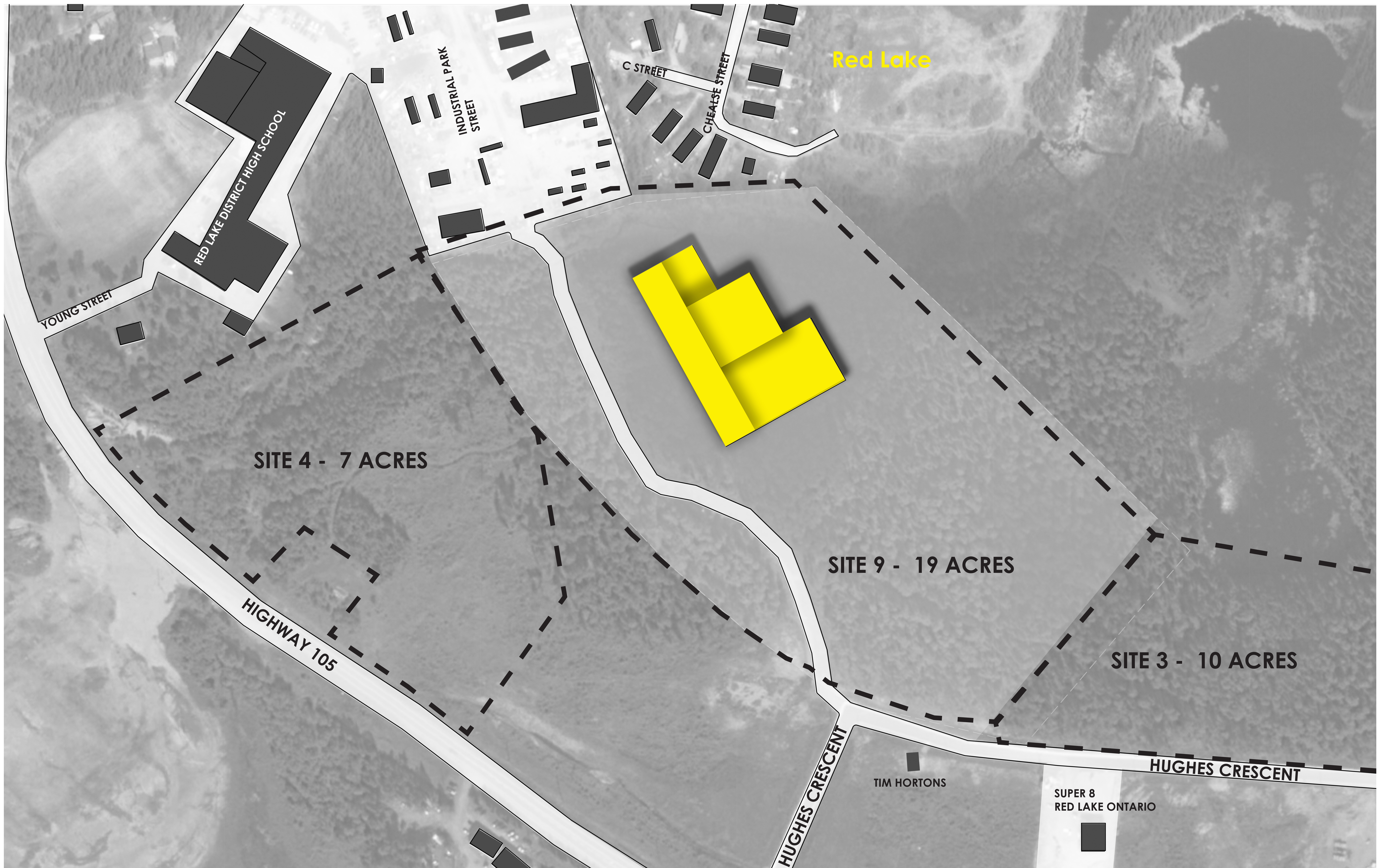
“ LET’S THINK ABOUT TOMORROW! ”

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# RED LAKE [ SITE 7 ]

EVENT CENTRE BUSINESS CASE





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# RED LAKE [ SITE 9 \*preferred site ]

EVENT CENTRE BUSINESS CASE



[LEED V4 SCORECARD]

Y	?	N				
			Credit	Integrative Process	1	
0	0	0	Location & Transportation			32
			Credit	LEED for Neighbourhood Development Location	16	
			Credit	Sensitive Land Protection	1	
			Credit	High Priority Site	2	
			Credit	Surrounding Density and Diverse Users	5	
			Credit	Access to Quality Transit	5	
			Credit	Bicycle Facilities	1	
			Credit	Reduced Parking Footprint	1	
			Credit	Green Vehicles	1	
0	0	0	Sustainable Sites			10
Y			Prereq	Construction Activity Pollution Prevention	Required	
			Credit	Site Assessment	1	
			Credit	Site Development - Protect or Restore Habitat	2	
			Credit	Open Space	1	
			Credit	Rainwater Management	3	
			Credit	Heat Island Reduction	2	
			Credit	Light Pollution Reduction	1	
0	0	0	Water Efficiency			11
Y			Prereq	Outdoor Water Use Reduction	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Building-Level Water Metering	Required	
			Credit	Outdoor Water Use Reduction	2	
			Credit	Indoor Water Use Reduction	6	
			Credit	Cooling Tower Water Use	2	
			Credit	Water Metering	1	
0	0	0	Energy & Atmosphere			33
Y			Prereq	Fundamental Commissioning and Verification	Required	
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Building-Level Energy Metering	Required	
Y			Prereq	Fundamental Refrigerant Management	Required	
			Credit	Enhanced Commissioning	6	
			Credit	Optimize Energy Performance	18	
			Credit	Advanced Energy Metering	1	
			Credit	Demand Response	2	
			Credit	Renewable Energy Production	3	
			Credit	Enhanced Refrigerant Management	1	
			Credit	Green Power and Carbon Offsets	2	



LEED V4 for BD+C: New Construction and Major Renovation  
Project Checklist

0	0	0	Materials and Resources			13
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management	Required	
			Credit	Building Life-Cycle Impact Reduction	5	
			Credit	Building Product Disclosure and Optimization - Environmental Product Declaration	2	
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
			Credit	Building Product Disclosure and Optimization - Materials Ingredients	2	
			Credit	Construction and Demolition Waste Management	2	
0	0	0	Indoor Environment Quality			16
Y			Prereq	Minimum Indoor Air Quality	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
			Credit	Enhanced Indoor Air Quality Strategies	2	
			Credit	Low-Emitting Materials	3	
			Credit	Construction Indoor Air Quality Management Plan	1	
			Credit	Indoor Air Quality Assessment	2	
			Credit	Thermal Comfort	1	
			Credit	Interior Lighting	2	
			Credit	Daylight	3	
			Credit	Quality Views	1	
			Credit	Acoustic Performance	1	
0	0	0	Innovation			6
			Credit	Innovation	5	
			Credit	LEED Accredited Professional	1	
0	0	0	Regional Priority - Boreal Shield + Rural Population			4
			Credit	Regional Priority: Sensitive Land Protection	1	
			Credit	Regional Priority: Indoor Water Use Reduction	1	
			Credit	Regional Priority: Enhanced Commissioning	1	
			Credit	Regional Priority: Optimize Energy Performance	1	

0	0	0	TOTALS				Possible Points	126
Certified: 40 - 49 Points, Silver: 50 - 59 Points, Gold: 60 to 69 Points, Platinum: 80 to 110 Points								

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SUSTAINABILITY



## CONTEXT & OBJECTIVES

The Corporation of the Municipality of Red Lake and members of the community have identified a new Events Centre as a strategic opportunity to enhance health and wellness, increase tourism, diversify and strengthen the economy, and build stronger ties between Red Lake and the surrounding region. Site selection is fundamental to achieving these outcomes and has been identified as a key component in assessing the feasibility of the proposed facility. Stantec has been retained to guide the process, ensuring a professional and objective result that is in the best interests of the community as a whole. After a preliminary assessment, we are seeking your input on the site selection process and our initial recommendations.

# A

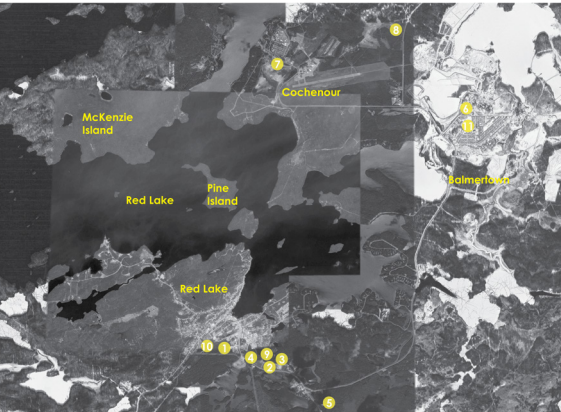
### SITES UNDER CONSIDERATION

A number of social, environmental, and economic criteria have been considered in evaluating the most appropriate site for a proposed Event Centre. After several detailed analyses, the site selection process has been streamlined to visually demonstrate the most relevant criteria and the rationale for the preferred site. The chosen criteria – Land Availability, Ownership, and Community Plan Alignment – contain a number of more specific elements and support a comprehensive approach.

Site 1 Site 2 Site 3 Site 4

Site 5 Site 6 Site 7 Site 8

Site 9 Site 10 Site 11



# B

### LAND AVAILABILITY

The most appropriate site will offer a minimum of nine (9) acres of land for development. This total area is required to support structural requirements, parking, landscaping, access, and potential future expansion.

Site 1 Site 3 Site 5

Site 7 Site 8 Site 9

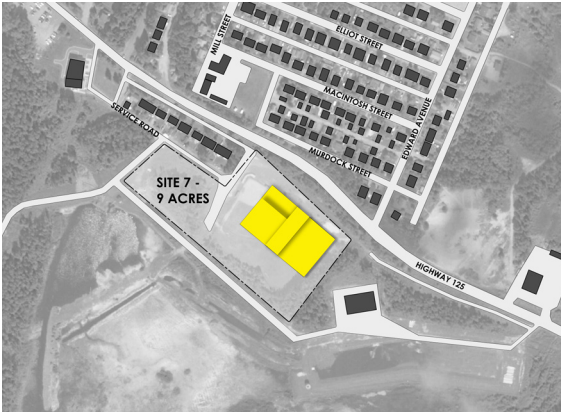


# C

### MUNICIPAL OWNERSHIP / ACQUISITION OPPORTINUTY

To ensure more predictable planning outcomes, municipal ownership has been identified as an important factor in site selection. Not only does municipal ownership eliminate land acquisition costs, local mining activity adds significant uncertainty when privately owned lands are considered. In the event a preferred site is not municipally owned, it should offer a high probability for acquisition.

Site 3 Site 7 Site 9

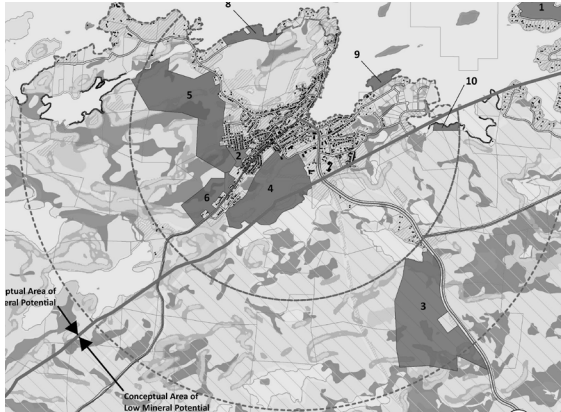


# D

### COMMUNITY PLAN ALIGNMENT

The Municipality of Red Lake has made conscientious investments in creating and adopting its Recreation Master Plan (2010), Sustainable Community Plan (2011), and Strategic Plan (2016). Key themes from these documents include accessibility, connectivity, economic diversification, and forward looking land use. The preferred site will align with each of these plans and support the community's long-term objectives. The Proposed Growth Area outlined in the Sustainable Community Plan is particularly relevant.

Site 3 Site 9



### RECOMMENDATION

Site 9 has been identified as the preferred site for the proposed Events Centre. Among several benefits, Site 9 offers good visibility; proximity to population, public works, and other institutions; opportunities to catalyze adjacent commercial development; and municipal servicing. Although the site is characterized by variations in elevation, this provides opportunities to create an entirely unique design that is reflective of the region itself. In addition to Site 9, the Stantec Team recognizes opportunities to integrate with Site 4 and support other community objectives that include outdoor arts, cultural, and fitness opportunities, new trail systems, and beautification of Red Lake's main point of entry.

Site 9

