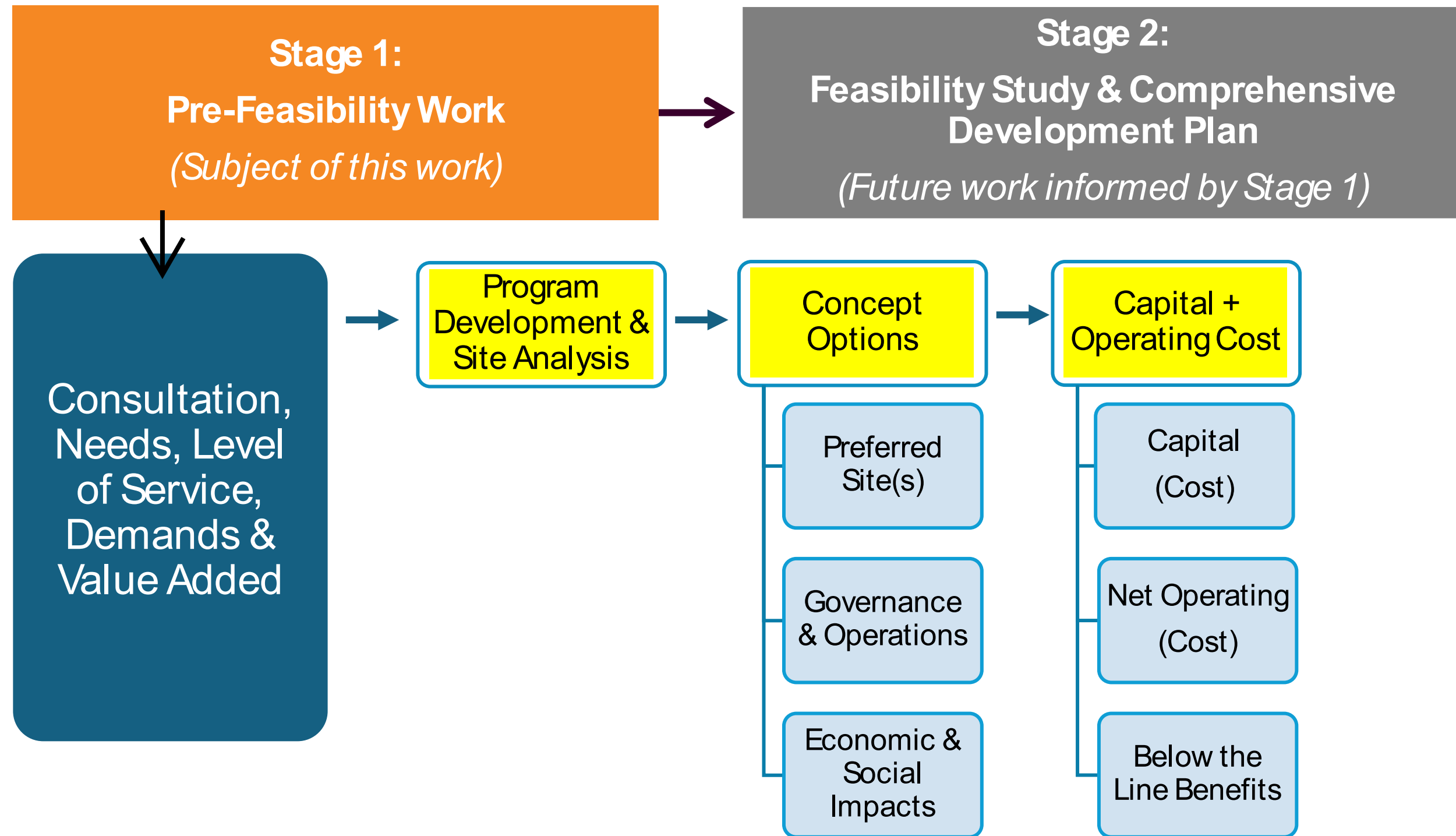


PORTUGAL COVE - ST. PHILIP'S CIVIC CENTRE

PRESENTATION

OCTOBER 15, 2025

1. PROJECT BACKGROUND

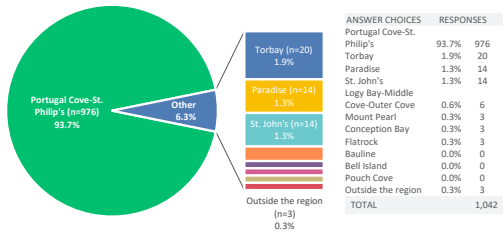


2. PUBLIC SURVEY

1,042 SURVEY RESPONSES | 94% RESIDENTS OF PORTUGAL COVE ST. PHILIPS

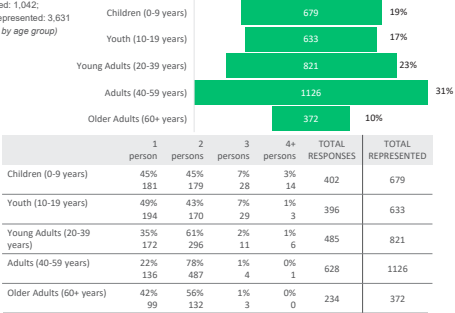
Q1: Where do you currently reside?

Answered: 1,042



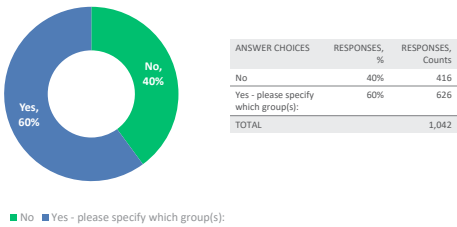
Q2: What are the ages of the people in your household and how many are within each age category?

Answered: 1,042
Total Represented: 3,631
(Shown by age group)



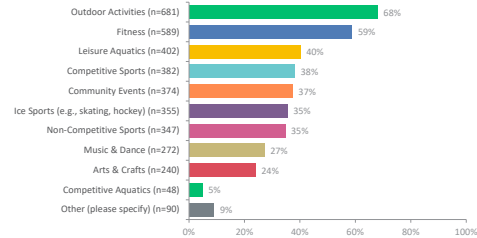
Q3: Are you, or members of your household, currently involved with any sport, recreation, community user groups/clubs in the region?

Answered: 1,042



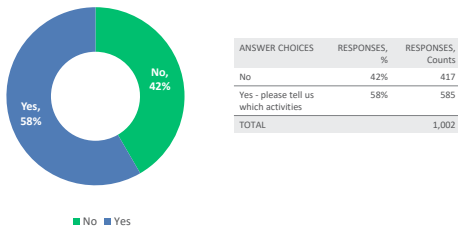
Q4: What types of recreational activities do you currently participate in? Select all that apply.

Answered: 1,002; Skipped: 40



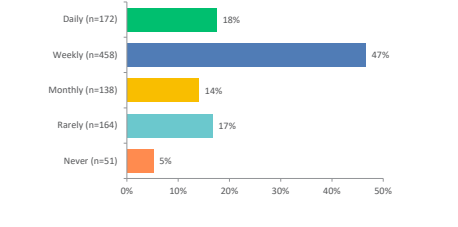
Q5: Are there any activities that you would like to participate in but are not able to because they are not available to you / within a reasonable distance?

Answered: 1,002; Skipped: 40



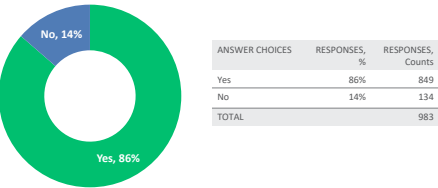
Q6: How frequently do you visit community centres and/or indoor recreation facilities? Please consider all indoor facilities, not just those in Portugal Cove-St. Philip's.

Answered: 983; Skipped: 59



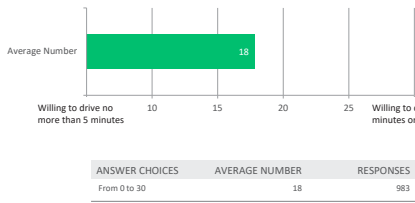
Q7: Do you travel to other communities to use indoor recreation facilities?

Answered: 983; Skipped: 59



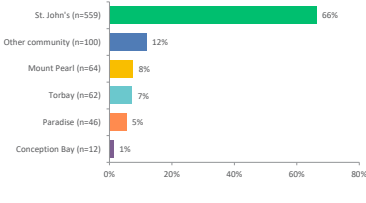
Q8: Please indicate your willingness to drive to other communities to access indoor recreation facilities (based on the time it takes):

Answered: 983; Skipped: 59



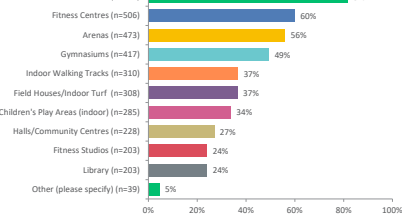
Q9: Where do you go to use indoor recreation facilities (beyond Portugal Cove-St. Philip's)?

Answered: 983; Skipped: 199



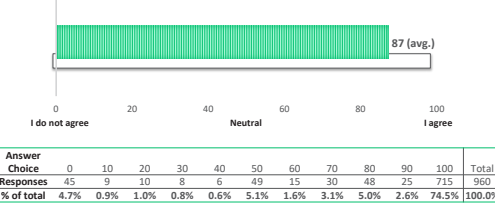
Q10: What type of indoor recreation facilities do you use outside of Portugal Cove-St. Philip's? Select all that apply.

Answered: 843; Skipped: 199



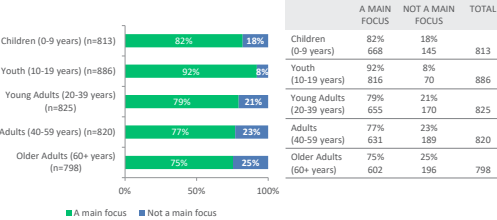
Q11: Do you agree that Portugal Cove-St. Philip's should develop a new Civic Centre? Adjust the slider to indicate your agreement.

Answered: 960; Skipped: 82



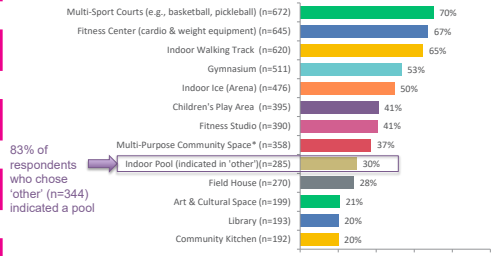
Q12: Which age groups should be a focus when considering the types of spaces to include in a new Civic Centre?

Answered: 960; Skipped: 82



Q13: Which types of spaces would you like to see in a new indoor recreation facility? Select all that apply.

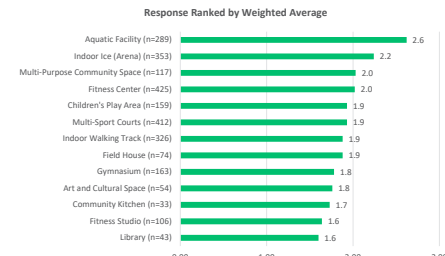
Answered: 960; Skipped: 82



*Multi-purpose space similar to what is provided at the current Recreation Centre

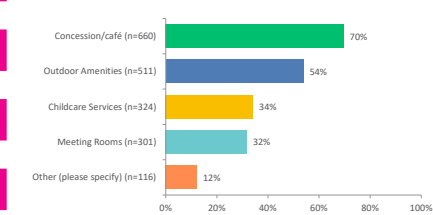
Q14: What are your top 3 priorities for indoor recreation space at a new Civic Centre?

Answered: 947; Skipped: 95



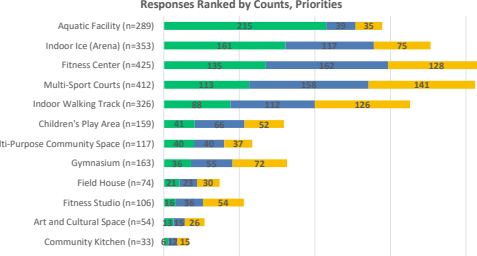
Q15: What additional features would you like to see at a new indoor recreation facility?

Answered: 947; Skipped: 95



Q14: What are your top 3 priorities for indoor recreation space at a new Civic Centre?

Answered: 947; Skipped: 95



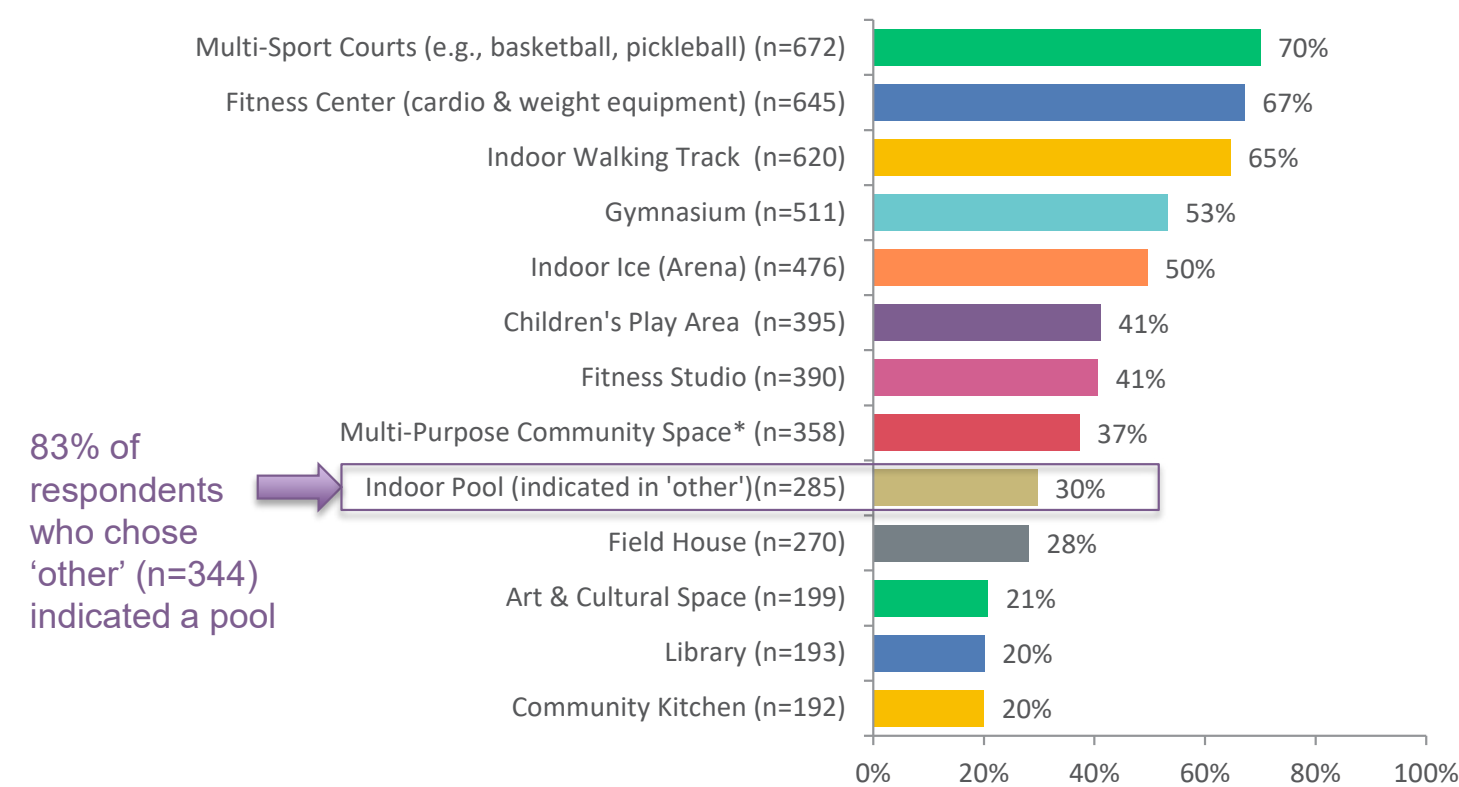
Q14: What is your top 3 priorities for indoor recreation space at a new Civic Centre?

ANSWERED: 947 SKIPPED: 95	PRIORITY 1	PRIORITY 2	PRIORITY 3	TOTAL	WEIGHTED AVERAGE
Gymnasium	22%	34%	44%	163	1.78
Multi-Sport Courts	27%	38%	34%	412	1.93
Field House	28%	31%	41%	74	1.88
Indoor Walking Track	27%	34%	39%	326	1.88
Indoor Ice (Arena)	46%	33%	21%	353	2.24
Art and Cultural Space	24%	28%	48%	54	1.76
Library	5%	51%	44%	43	1.60
Fitness Center (with cardio/weight eq.)	32%	38%	30%	425	2.02
Fitness Studio	15%	34%	51%	106	1.64
Children's Play Area	26%	42%	33%	159	1.93
Multi-Purpose Community Space	34%	40%	32%	117	2.03
Community Kitchen	18%	36%	45%	33	1.73
Other	74%	13%	13%	344	2.62

2. PUBLIC SURVEY

Q13: Which types of spaces would you like to see in a new indoor recreation facility? Select all that apply.

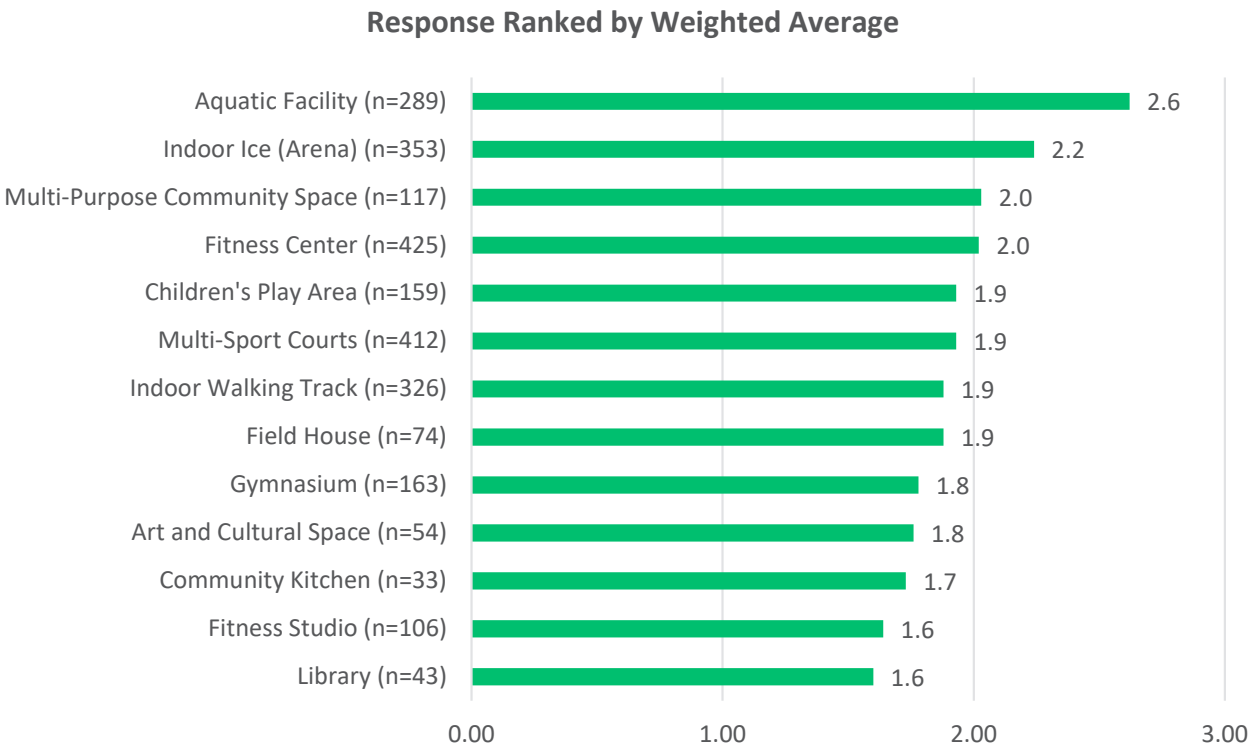
Answered: 960 Skipped: 82



*Multi-purpose space similar to what is provided at the current Recreation Centre

Q14: What are your top 3 priorities for indoor recreation space at a new Civic Centre?

Answered: 947 Skipped: 95

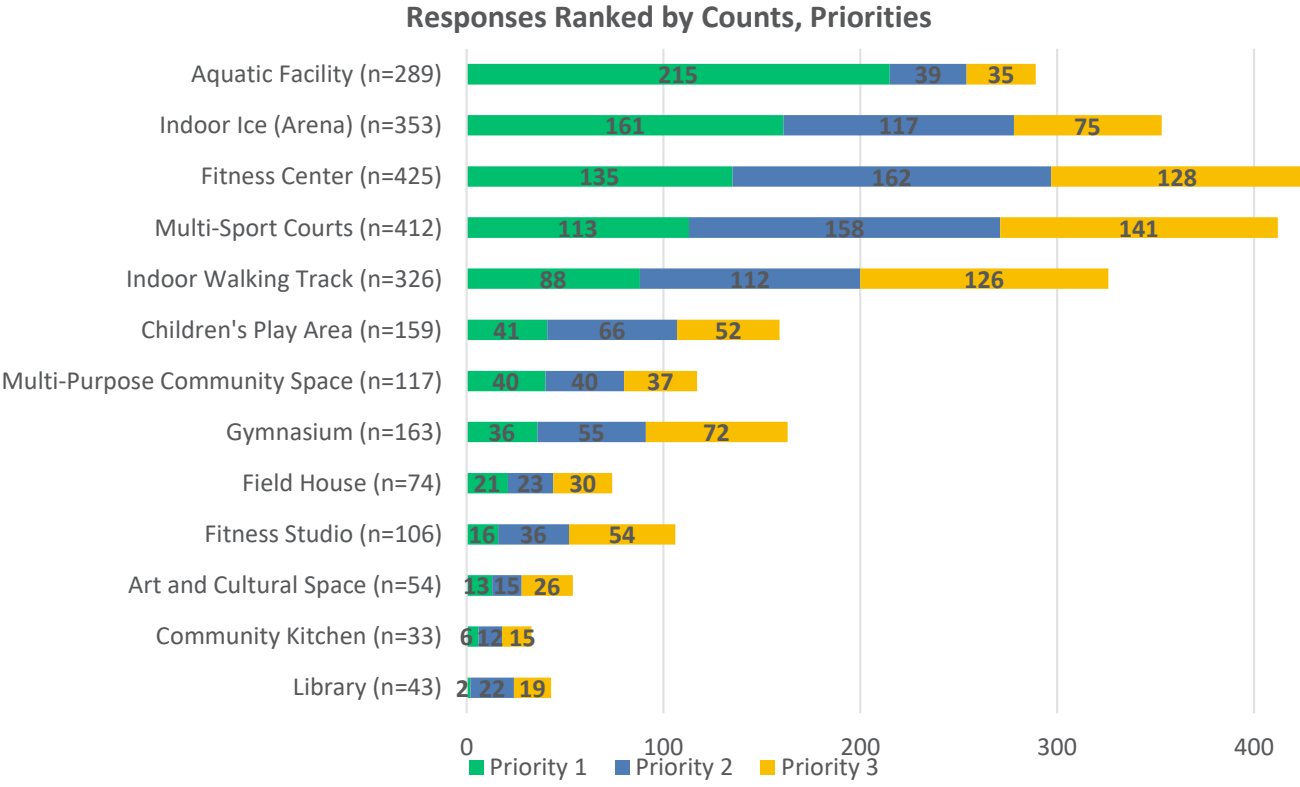


Note: 'Aquatic Facility' was not provided as a response option but was tabulated based on responses received in 'other' (n=344).

2. PUBLIC SURVEY

Q14: What are your top 3 priorities for indoor recreation space at a new Civic Centre?

Answered: 947 Skipped: 95

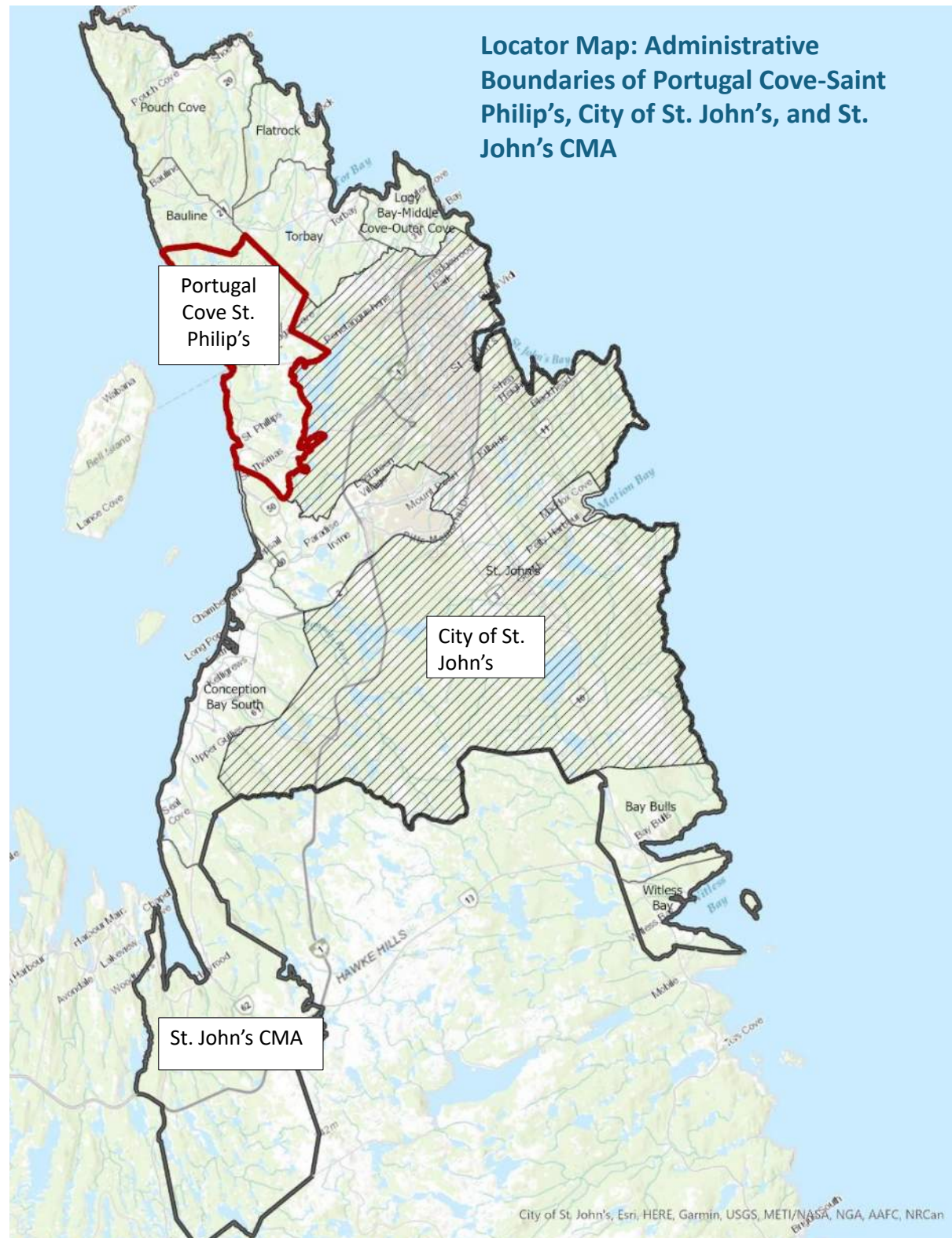


Note: 'Aquatic Facility' was not provided as a response option but was tabulated based on responses received in 'other' (n=344)

Q14: What is your top 3 priorities for indoor recreation space at a new Civic Centre?

Answered: 947 Skipped: 95	PRIORITY 1	PRIORITY 2	PRIORITY 3	TOTAL	WEIGHTED AVERAGE
Gymnasium	22% 36	34% 55	44% 72	163	1.78
Multi-Sport Courts	27% 113	38% 158	34% 141	412	1.93
Field House	28% 21	31% 23	41% 30	74	1.88
Indoor Walking Track	27% 88	34% 112	39% 126	326	1.88
Indoor Ice (Arena)	46% 161	33% 117	21% 75	353	2.24
Art and Cultural Space	24% 13	28% 15	48% 26	54	1.76
Library	5% 2	51% 22	44% 19	43	1.60
Fitness Center (with cardio/weight eq.)	32% 135	38% 162	30% 128	425	2.02
Fitness Studio	15% 16	34% 36	51% 54	106	1.64
Children's Play Area	26% 41	42% 66	33% 52	159	1.93
Multi-Purpose Community Space	34% 40	34% 40	32% 37	117	2.03
Community Kitchen	18% 6	36% 12	45% 15	33	1.73
Other	74% 256	13% 45	13% 43	344	2.62

3.1. SITUATION ASSESSEMENT

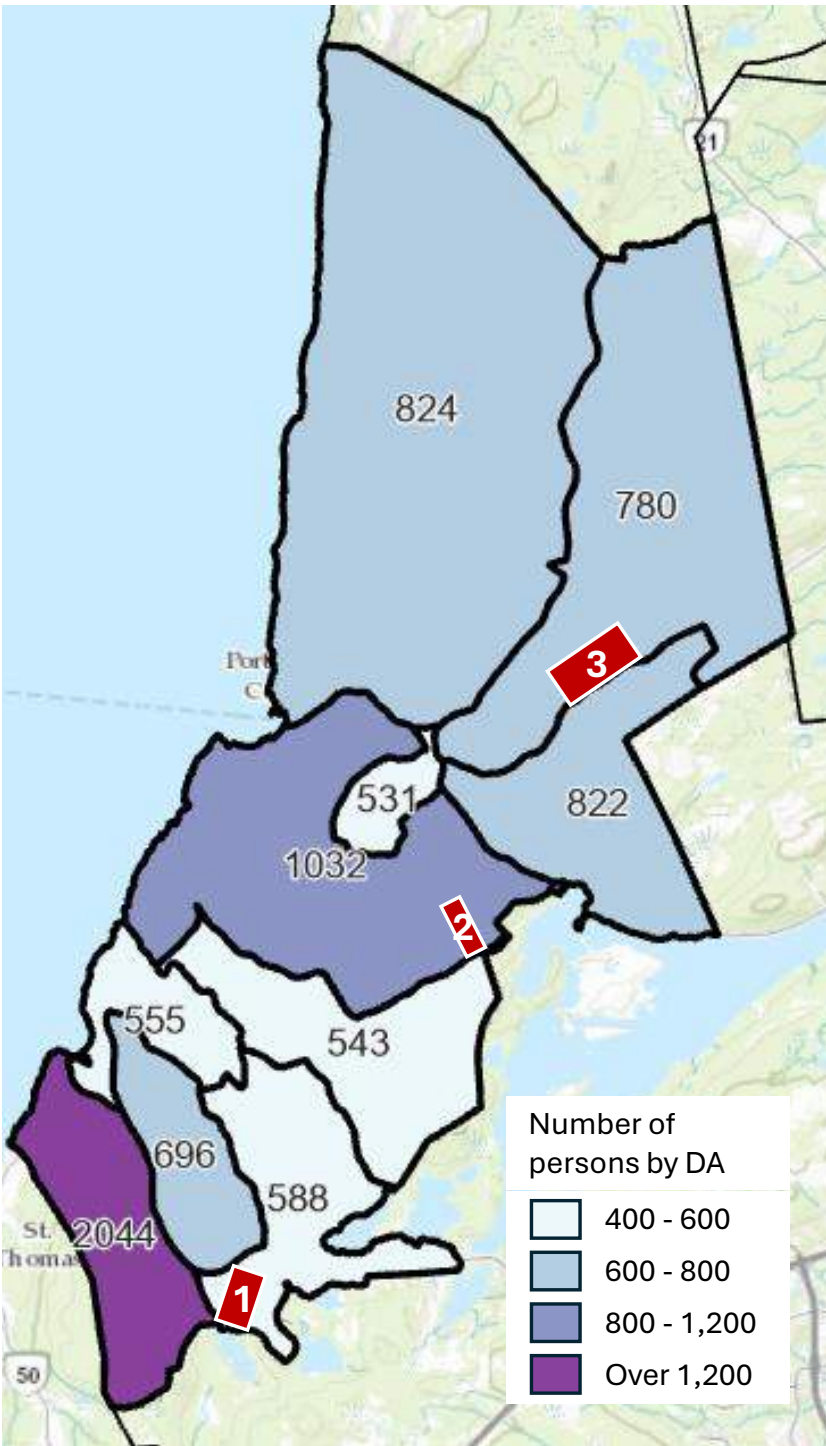


- Data was sourced from Statistics Canada, NL Statistics Agency, ESRI Business Analyst, and the Town of Portugal Cove–St. Philip's.
- Focus areas include population demographics, geographic distribution, growth trends, and age breakdown.
- An Indoor Ice Needs Assessment reviewed facility supply and usage across the region.
- A Gymnasium Needs Assessment evaluated current facilities and compared them to standard benchmarks.
- An Aquatics Needs Assessment analyzed service levels and access within 15- and 30-minute drive-time areas.

3.2. DEMOGRAPHICS

PCSP Population: Geographic Distribution by Dissemination Area (2021 Census)

PCSP Population by DA, 2021



Total PCSP Population in 2021 was 8,415.

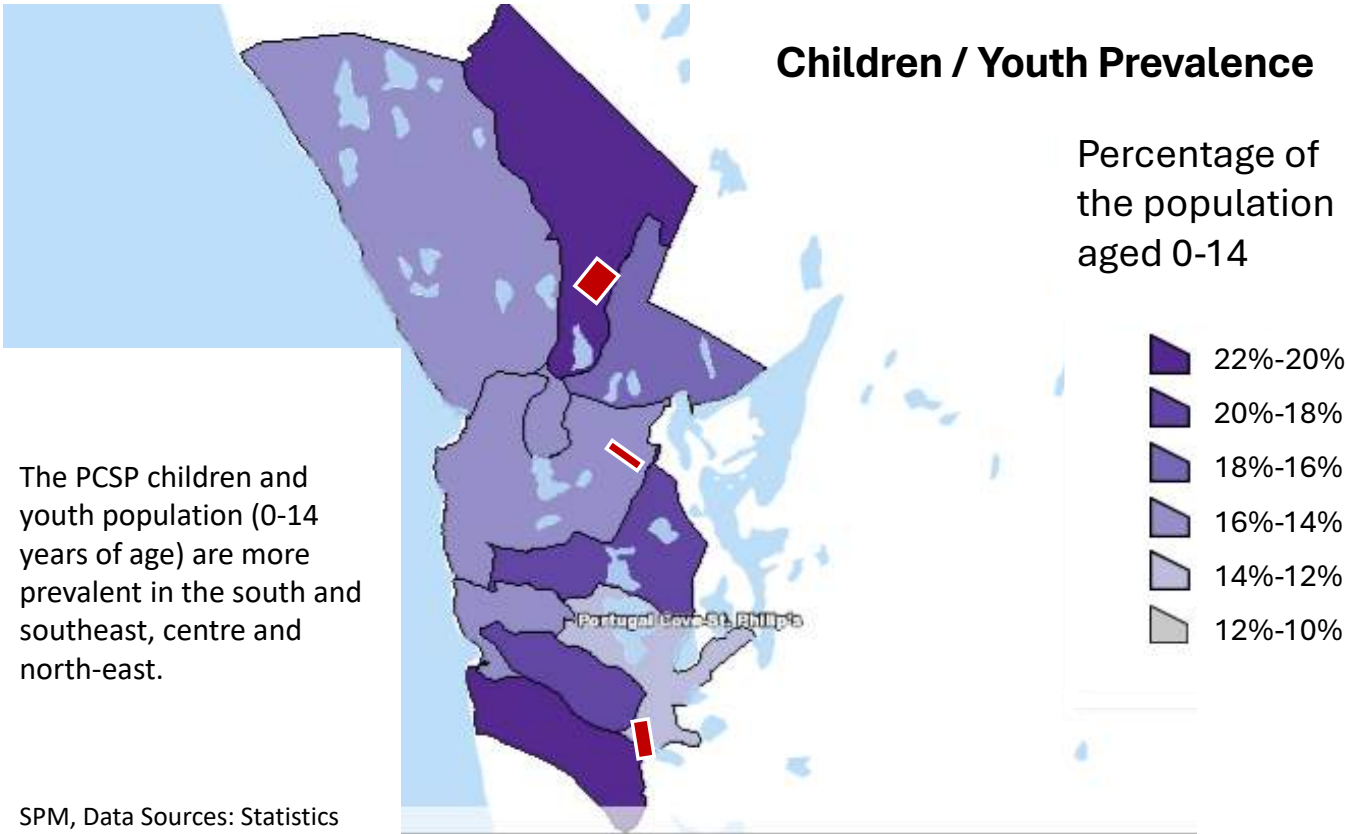
Population growth from 2011 was 14% (or +1,049 residents).

Population analysis based on the Dissemination Area* (DA) demonstrates that:

- Sites 1&2 are located near the more populous DAs;
- The DA located to the south (2,044 residents in 2021) and in the centre (1,032 residents);
- Together population of the central and southern DAs is nearly 6,000 or 71% of the total PCSP population.

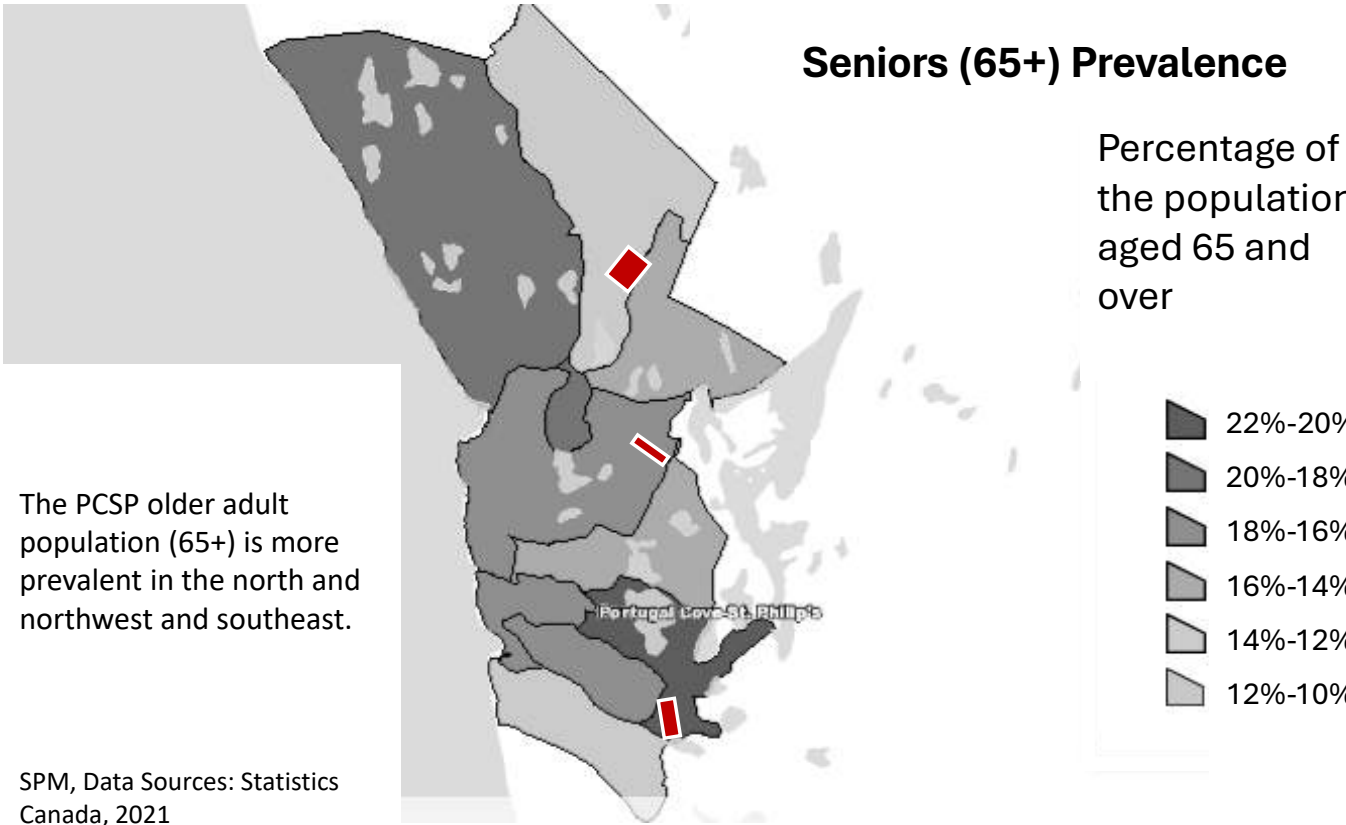
* Statistics Canada delineates Dissemination Areas (DA) based on population counts, each DA comprises from 400 to 700 persons.

SPM, Data Sources: Statistics Canada, 2021



The PCSP children and youth population (0-14 years of age) are more prevalent in the south and southeast, centre and north-east.

SPM, Data Sources: Statistics Canada, 2021

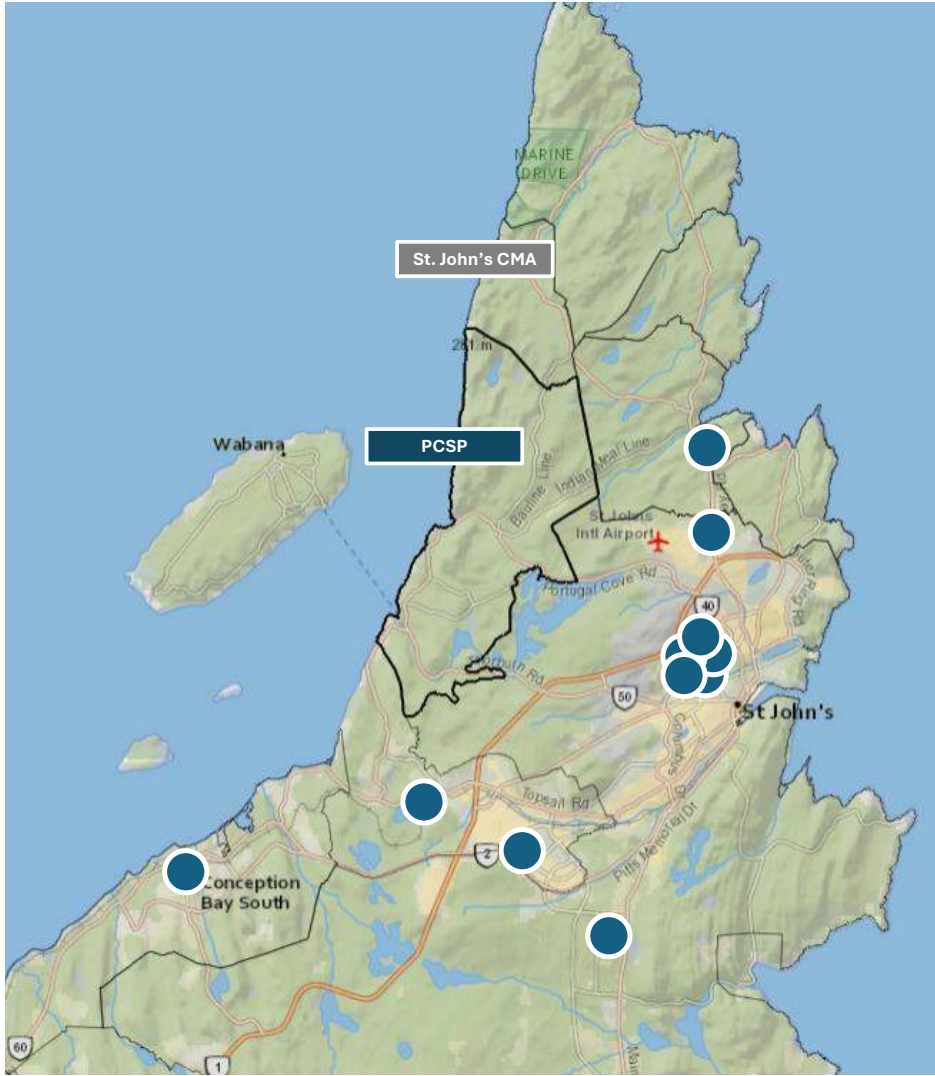


The PCSP older adult population (65+) is more prevalent in the north and northwest and southeast.

SPM, Data Sources: Statistics Canada, 2021

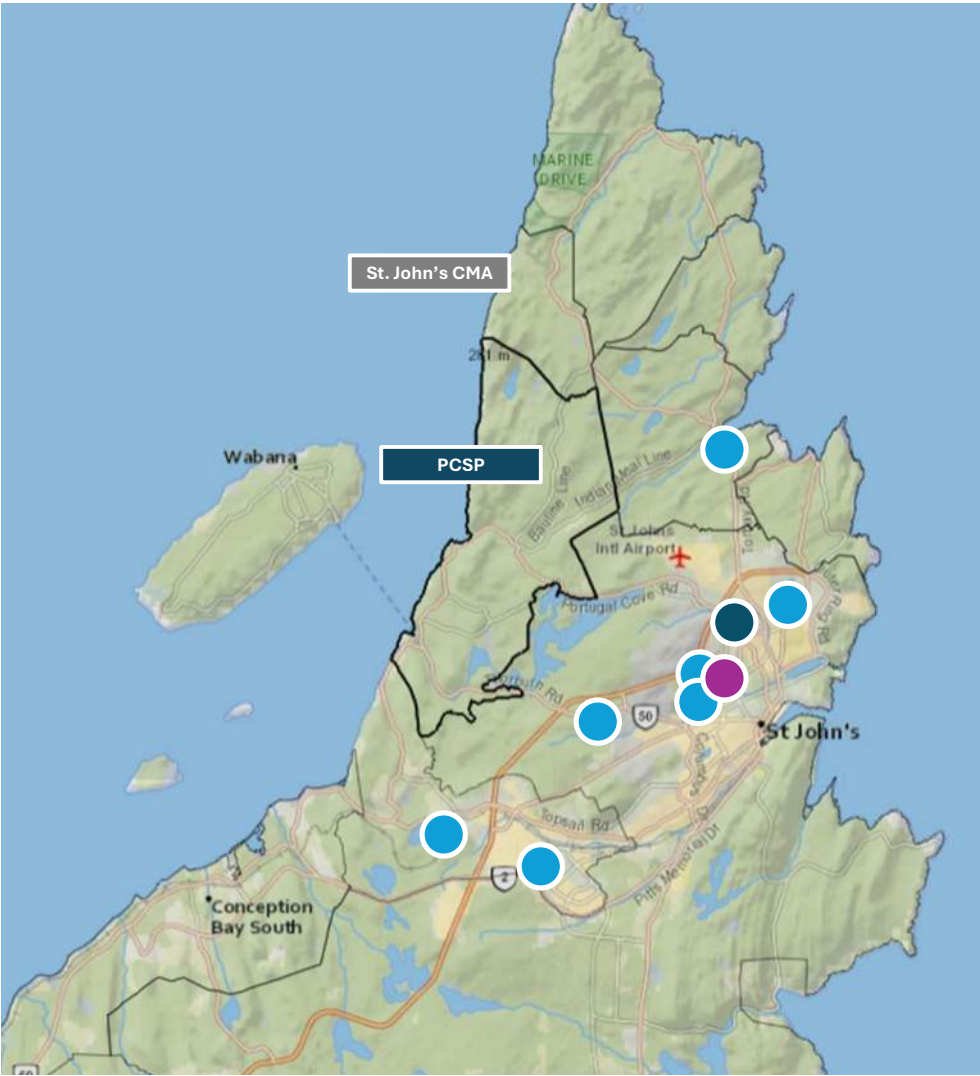
3.3. NEEDS ASSESSEMENT

Indoor Ice Supply: 12 arena facilities with a total of 14 ice pads



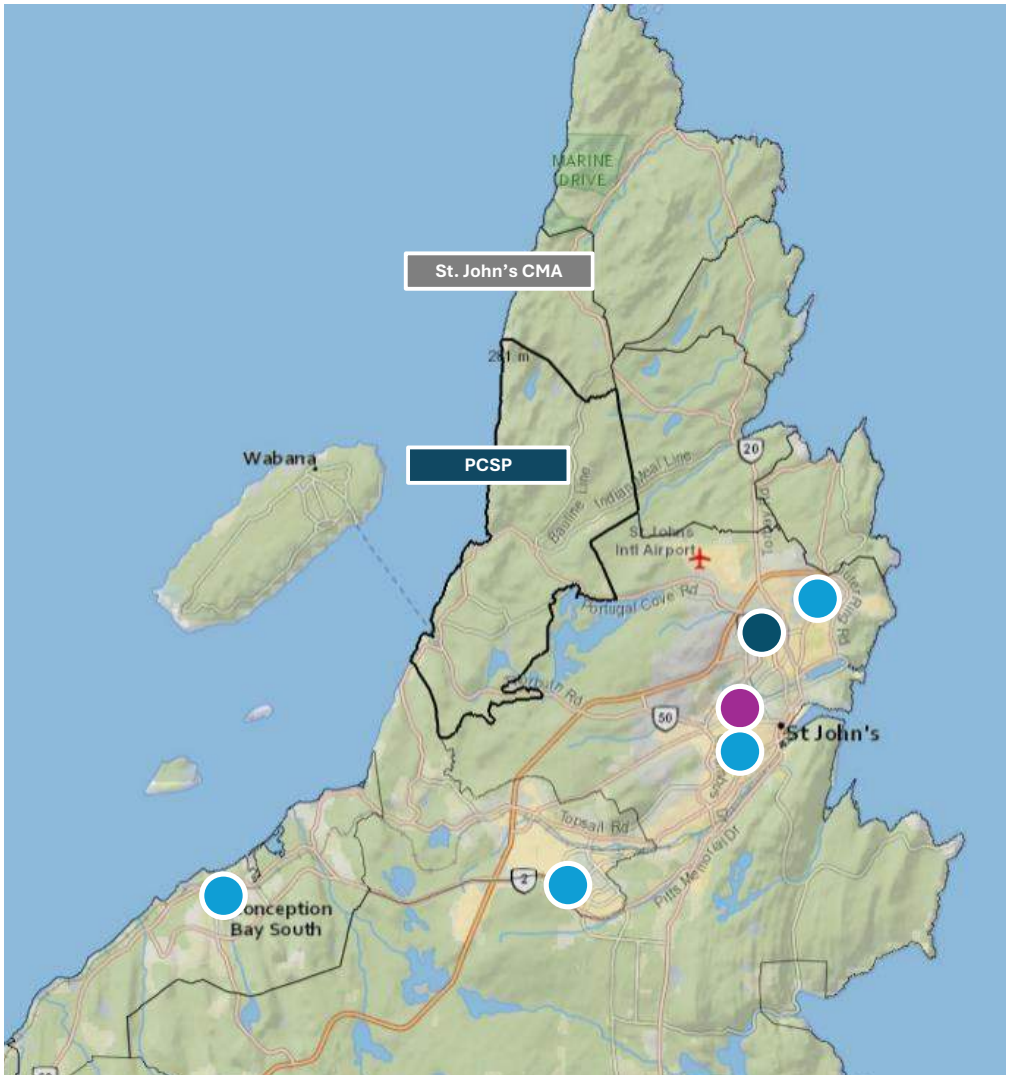
Indoor Ice	2021	2025 (NL Estimate)	2031	2041
St. John's CMA Population	212,579	242,160	268,970	277,073
Existing Standard	1 ice pad per 16,352 residents			
Regional Needs	13	14.8	16.4	16.9
Existing Supply	13	13	13	13
Surplus (Deficit)	-	(1.8)	(3.4)	(3.9)

Gymnasiums:
9 facilities featuring
gymnasiums



Gymnasium Provision	2021	2025 (NL Estimate)	2031	2041
St. John's CMA Population	212,579	242,160	268,970	277,073
Existing Standard	1 gymnasium per 25,009 residents			
Regional Needs	8.5	9.7	10.8	11.1
Existing Supply	8.5	8.5	8.5	8.5
Surplus (Deficit)	-	(1.2)	(2.3)	(2.6)

Aquatics:
6 facilities featuring
indoor pools within CMA



Aquatics Provision	2021	2025 (NL Estimate)	2031	2041
St. John's CMA Population	212,579	242,160	268,970	277,073
Existing Standard	1 indoor pool per 36,970 residents			
Regional Needs	5.75	6.55	7.28	7.49
Existing Supply	5.75	5.75	5.75	5.75
Surplus (Deficit)	-	(0.80)	(1.53)	(1.74)

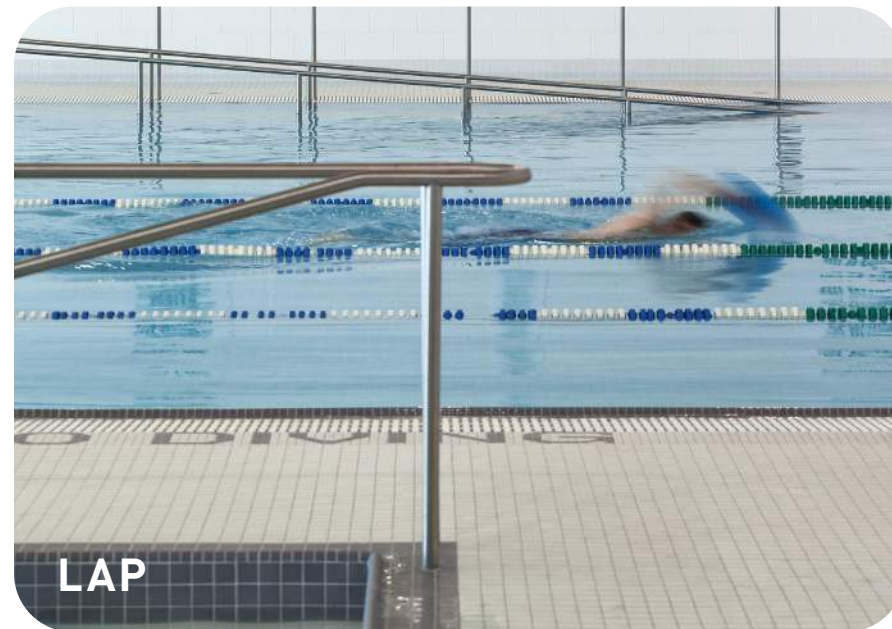
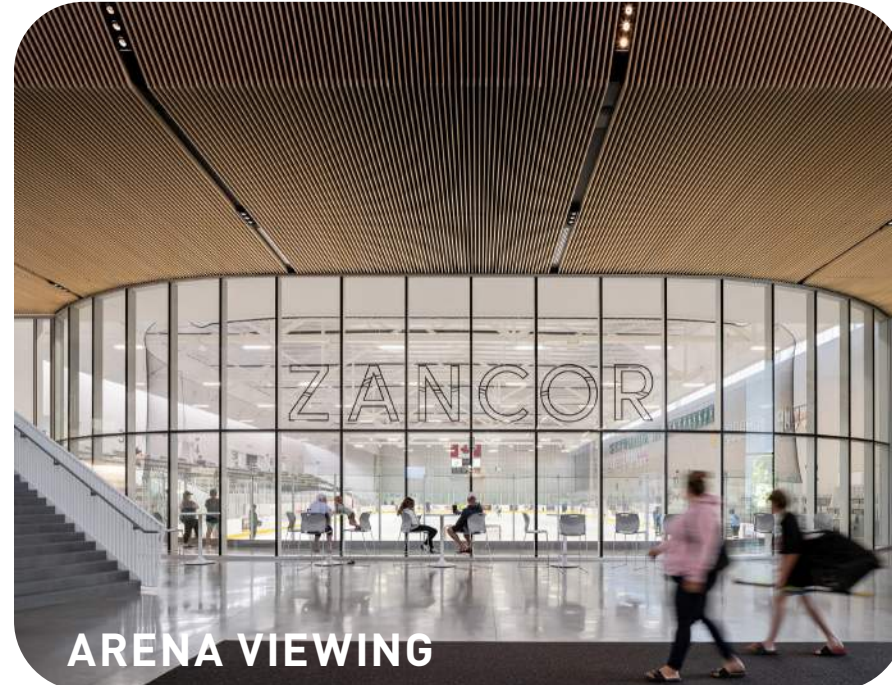
4. PROGRAM

DRY-USE

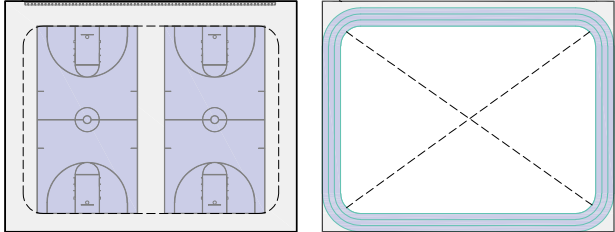


4. PROGRAM

ICE & AQUATICS



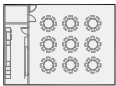
4. PROGRAM



GYM
+
TRACK



CHANGE



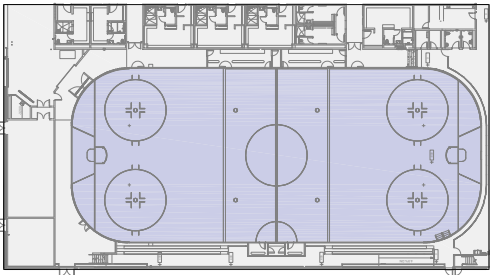
MP ROOM



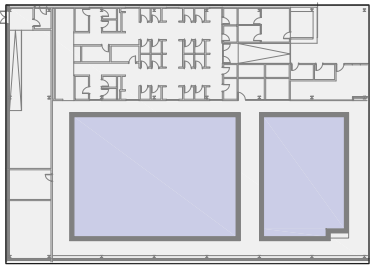
FITNESS



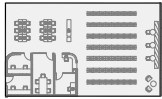
ADMIN



ARENA



POOL



LIBRARY

PROGRAM OPTION #1

PROPOSED
CORE
PROGRAM

=

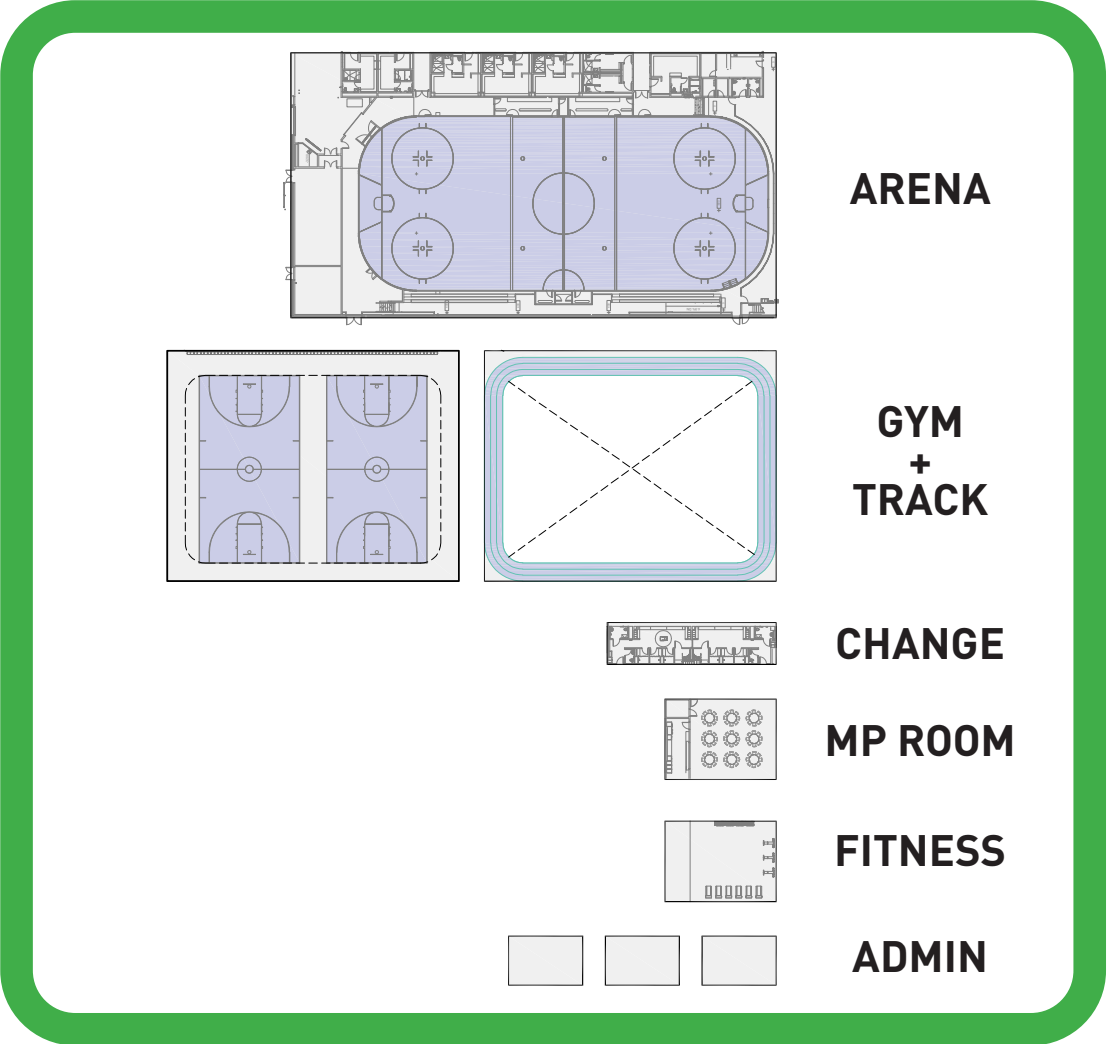
3,500 SQM
(38,000 SFT)

FUTURE
EXTENSIONS

=

6,900 SQM
(74,000 SFT)

4. PROGRAM

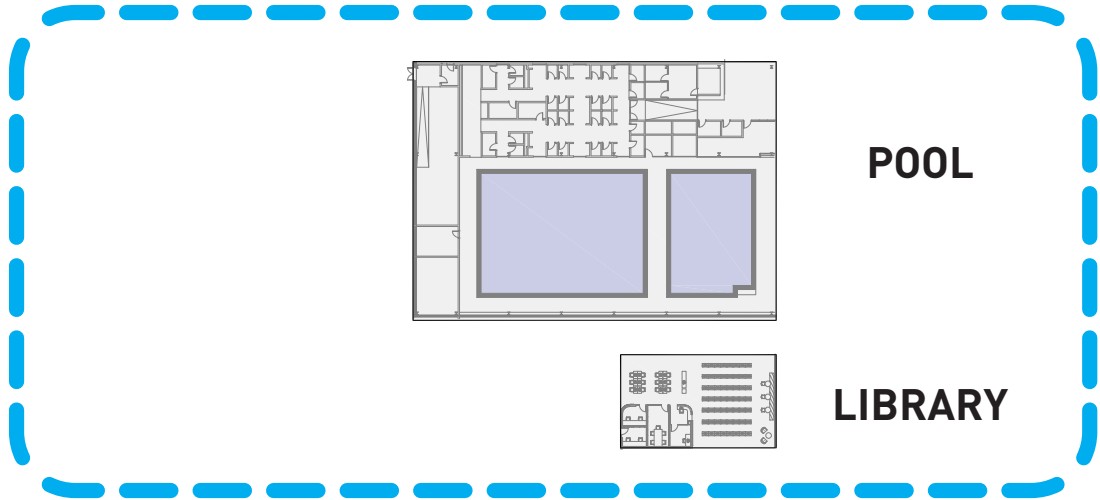


PROGRAM OPTION #2

**PROPOSED
CORE
PROGRAM**

=

**7,300 SQM
(78,500 SFT)**

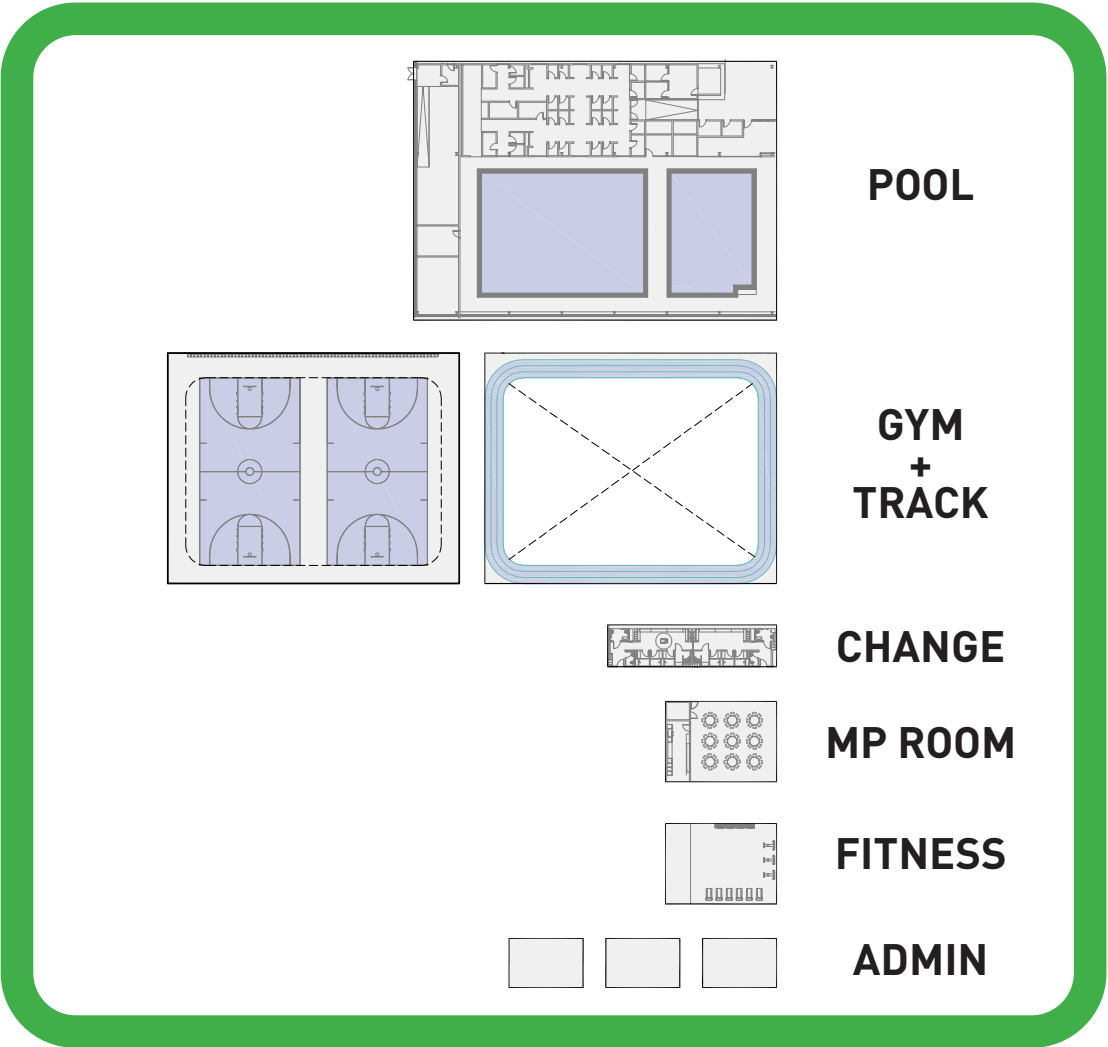


**FUTURE
EXTENSIONS**

=

**3,150 SQM
(34,000 SFT)**

4. PROGRAM

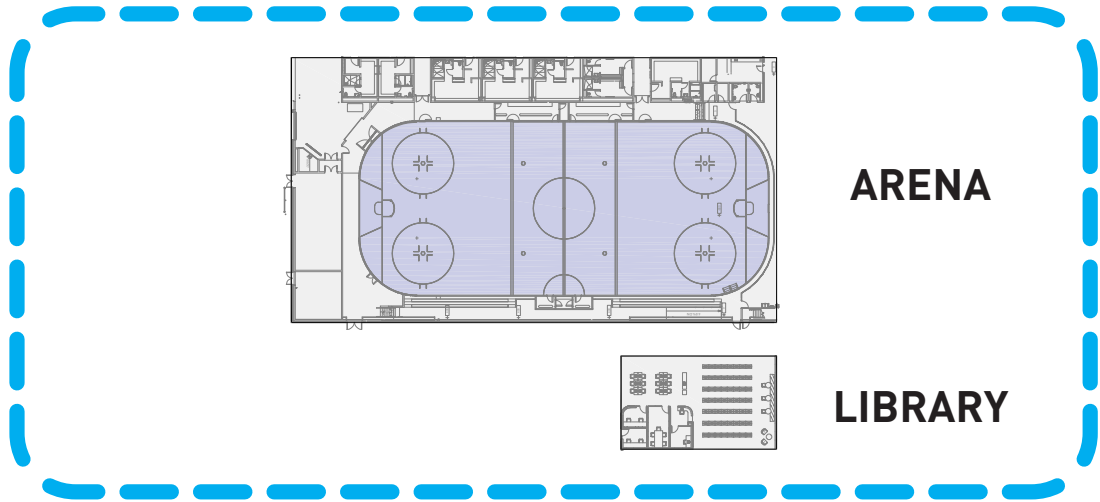


PROGRAM OPTION #3

**PROPOSED
CORE
PROGRAM**

=

**6,300 SQM
(67,000 SFT)**

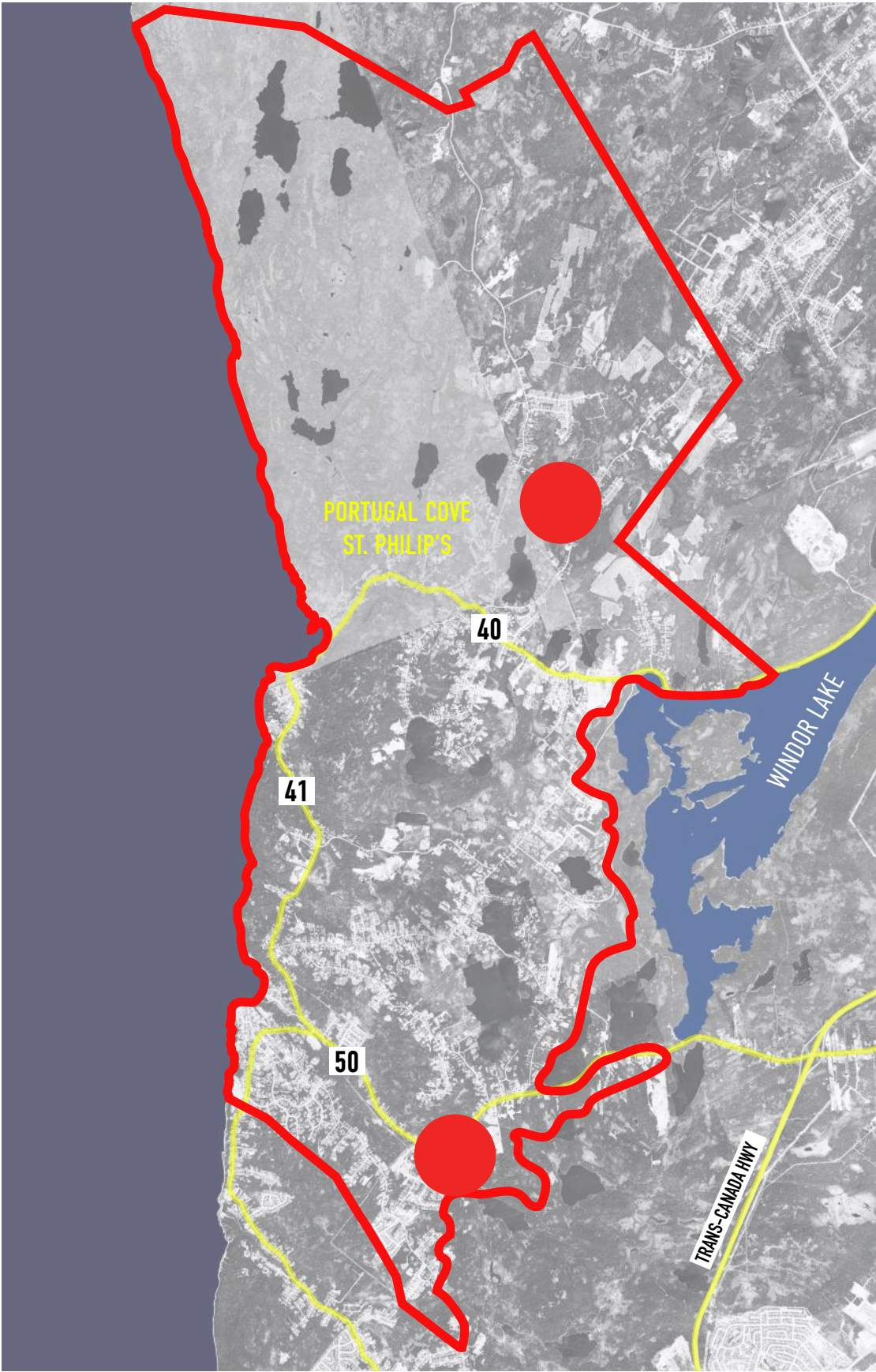


**FUTURE
EXTENSIONS**

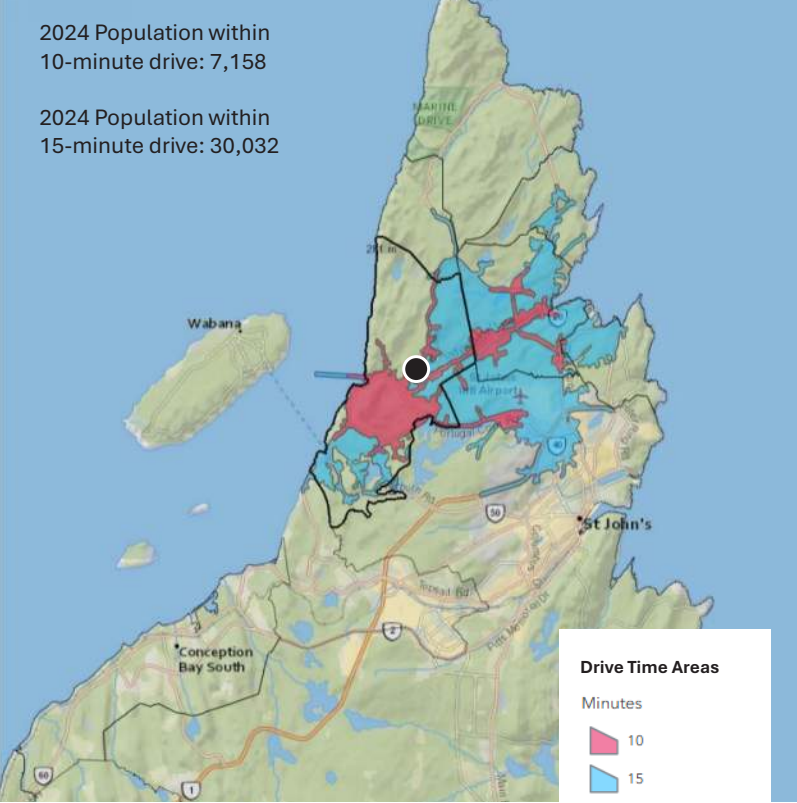
=

**4,150 SQM
(44,700 SFT)**

5. SITE ANALYSIS

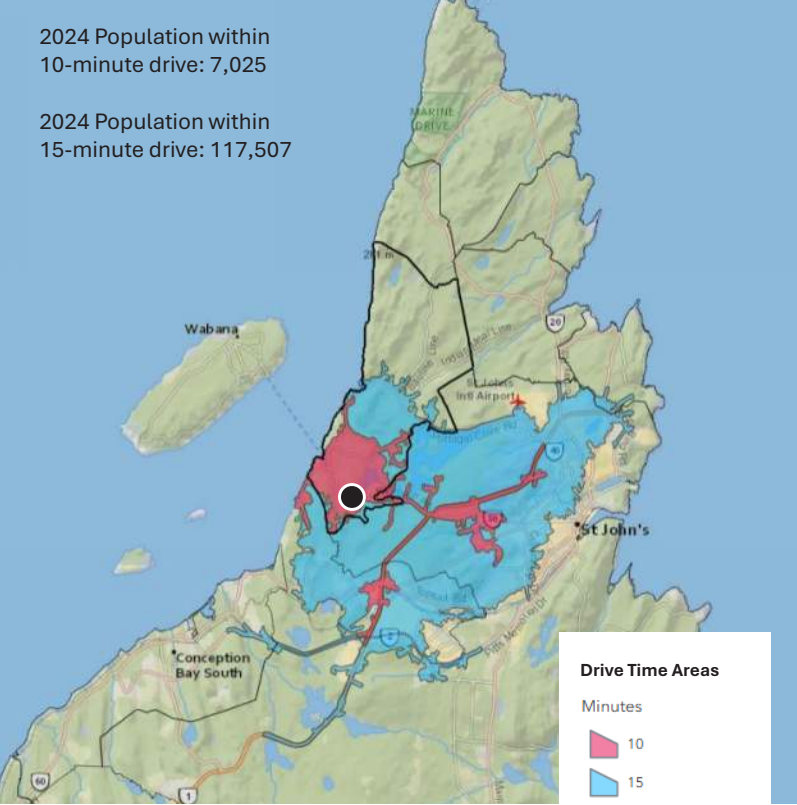


SITE B - VOISEY'S BROOK



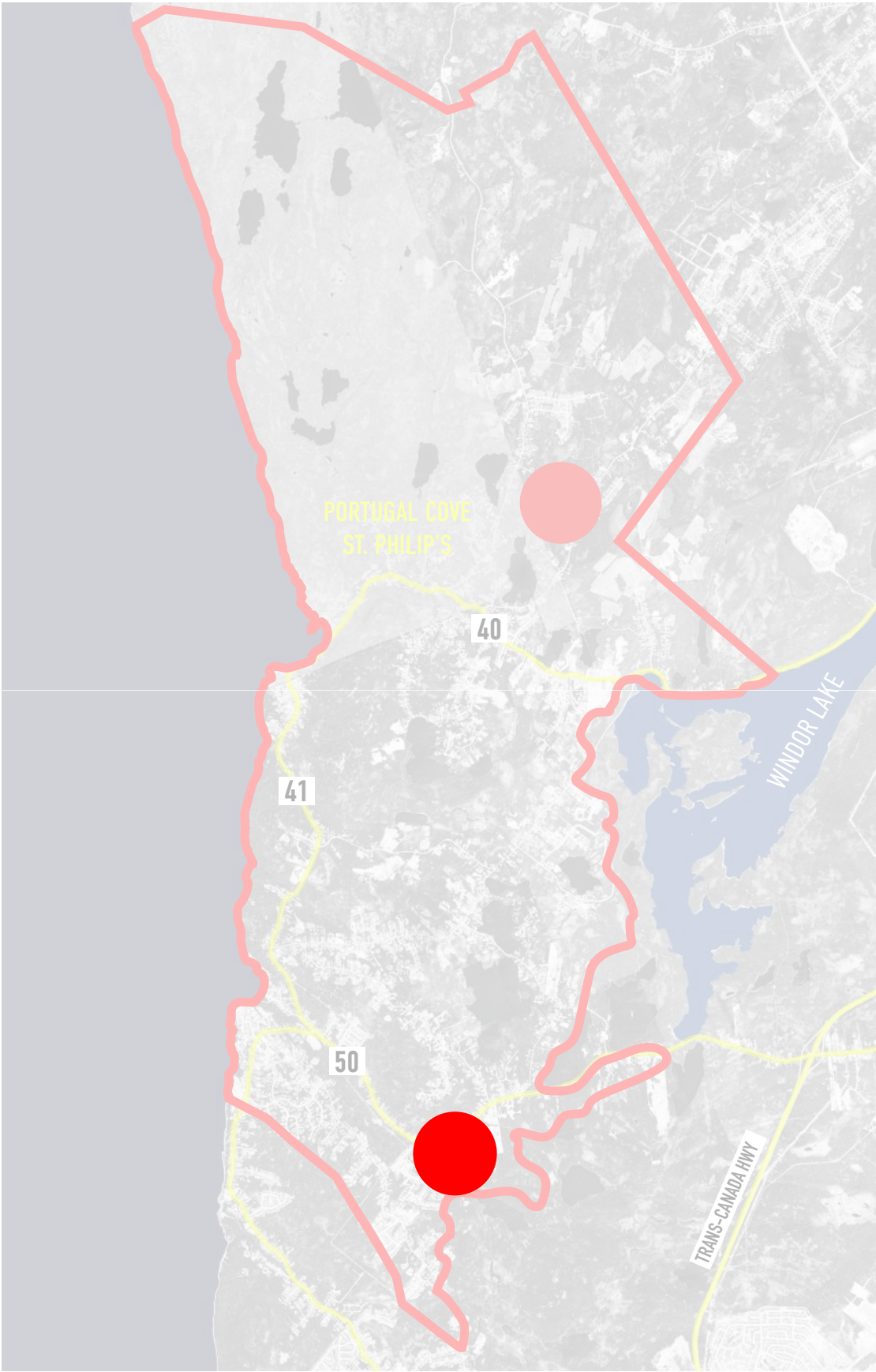
VOISEY'S BROOK SITE	2021 (Census)	2024	2029	2034
10-minute Drive Area	7,158	7,757	7,918	7,985
15-minute Drive Area	30,032	32,624	33,232	33,493

SITE A - RAINBOW GULLY

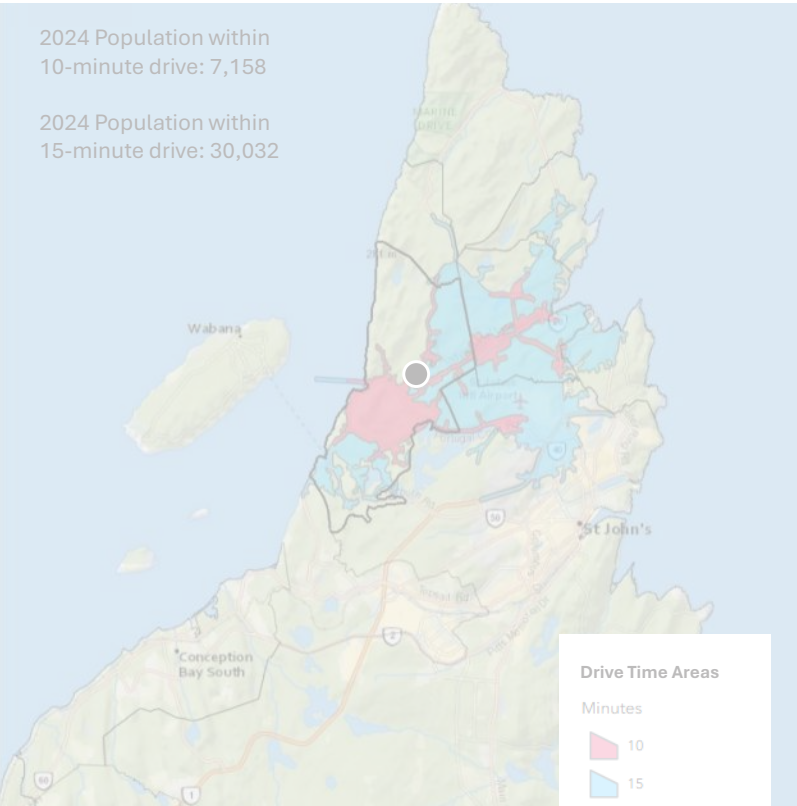


RAINBOW GULLY ROAD SITE	2021 (Census)	2024	2029	2034
10-minute Drive Area	7,025	7,723	7,982	8,055
15-minute Drive Area	107,880	117,507	120,053	120,892

5. SITE ANALYSIS

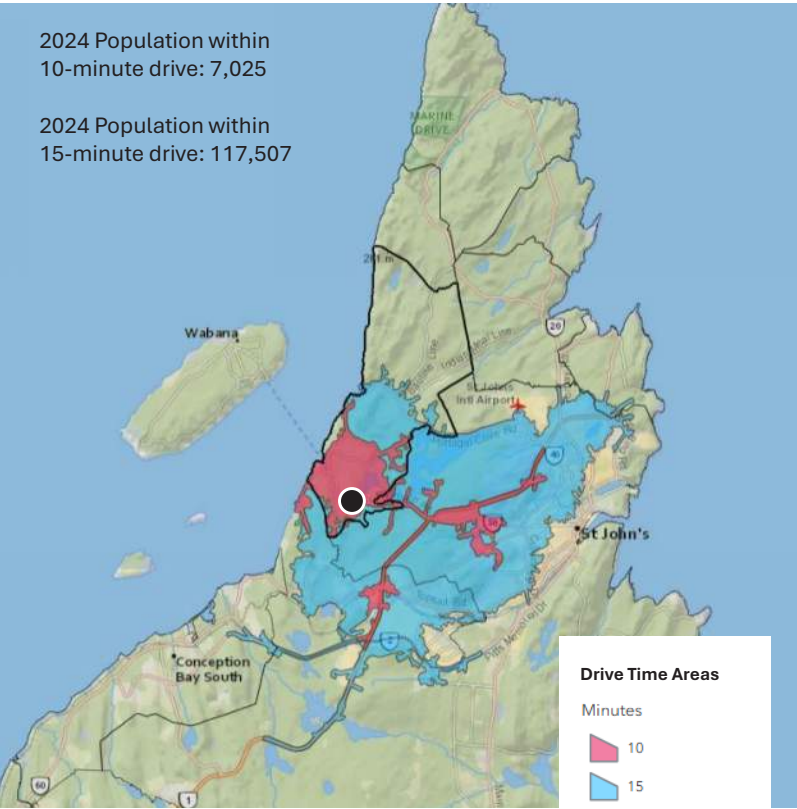


SITE B - VOISEY'S BROOK



VOISEY'S BROOK SITE	2021 (Census)	2024	2029	2034
10-minute Drive Area	7,158	7,757	7,918	7,985
15-minute Drive Area	30,032	32,624	33,232	33,493

SITE A - RAINBOW GULLY

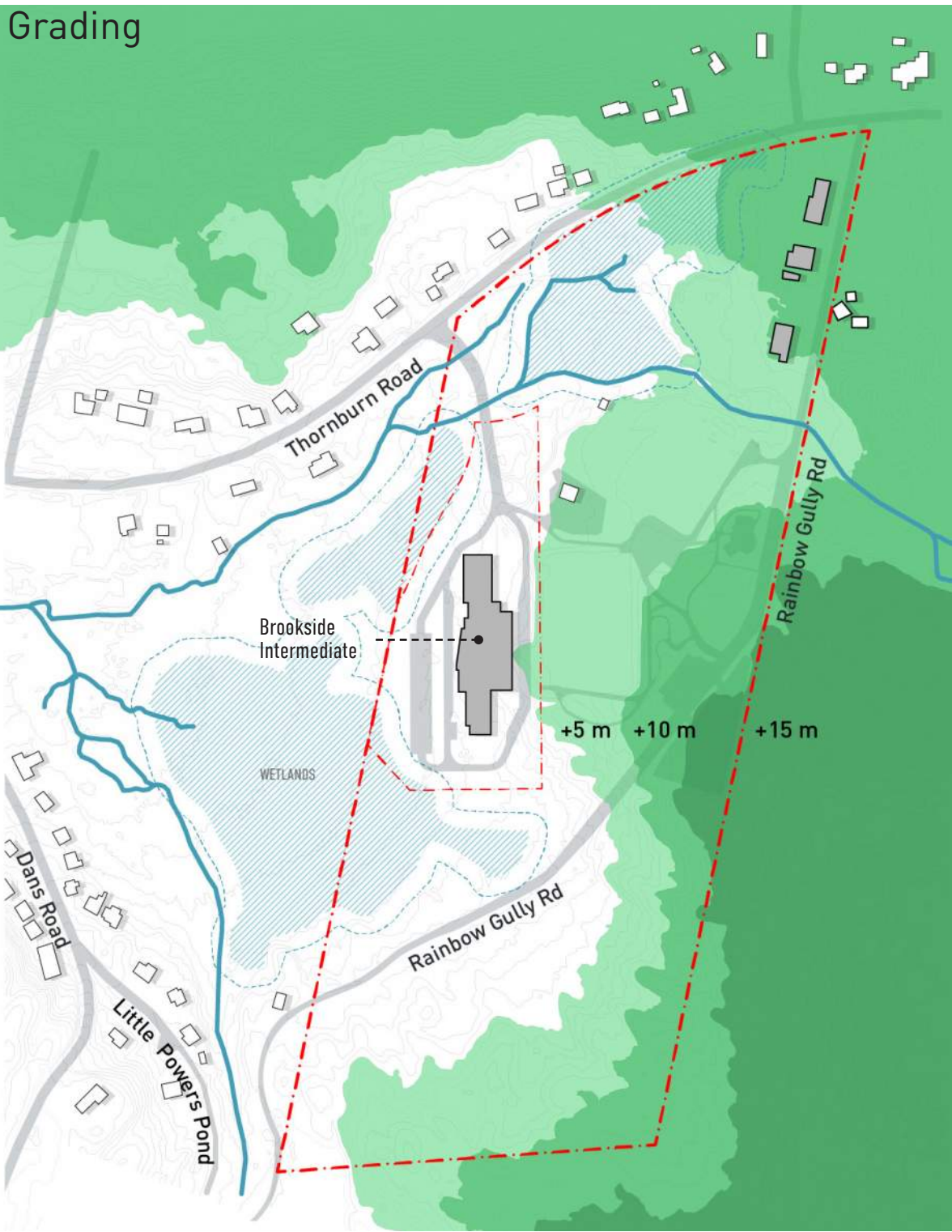
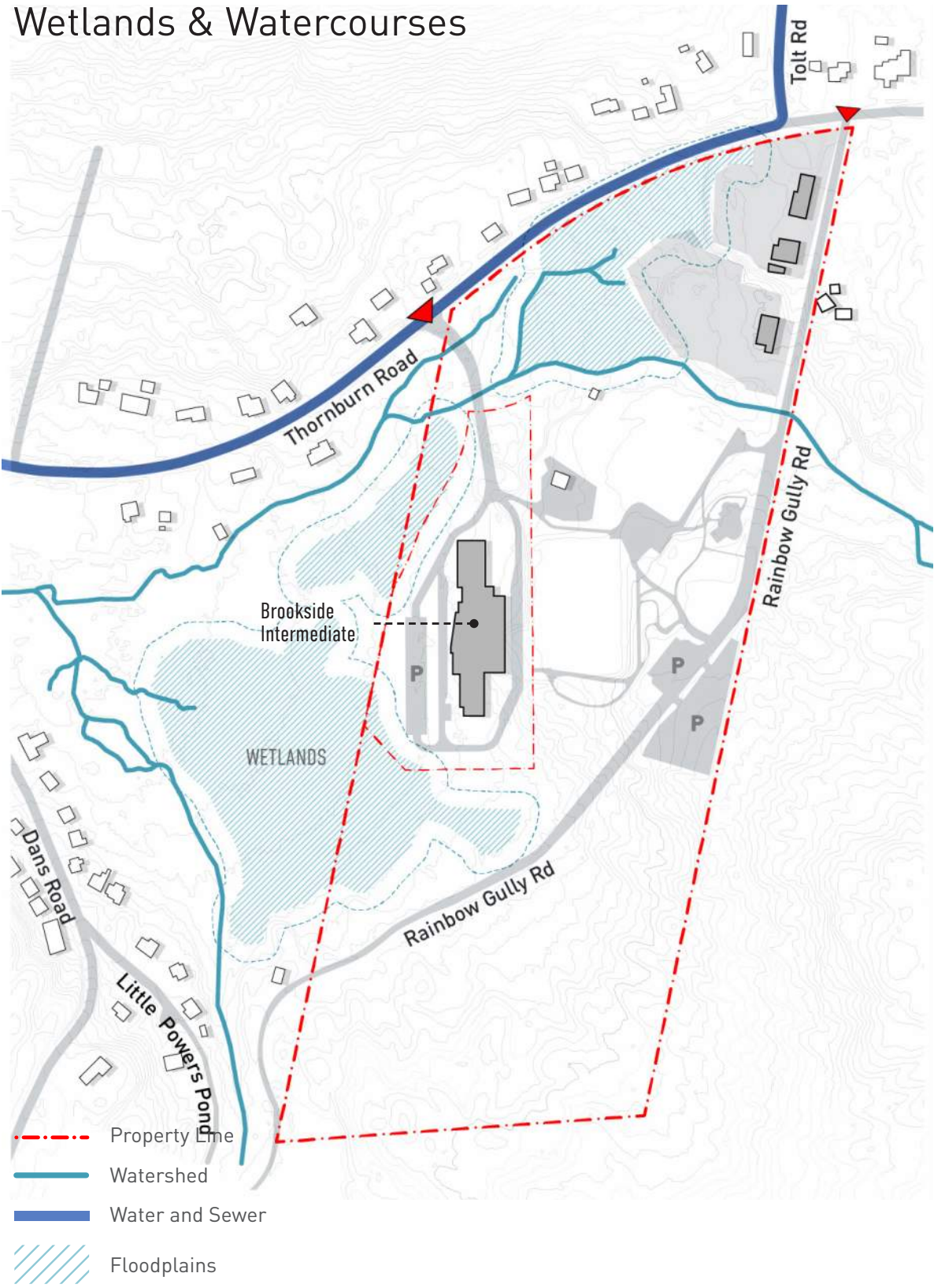


RAINBOW GULLY ROAD SITE	2021 (Census)	2024	2029	2034
10-minute Drive Area	7,025	7,723	7,982	8,055
15-minute Drive Area	107,880	117,507	120,053	120,892

5. SITE ANALYSIS

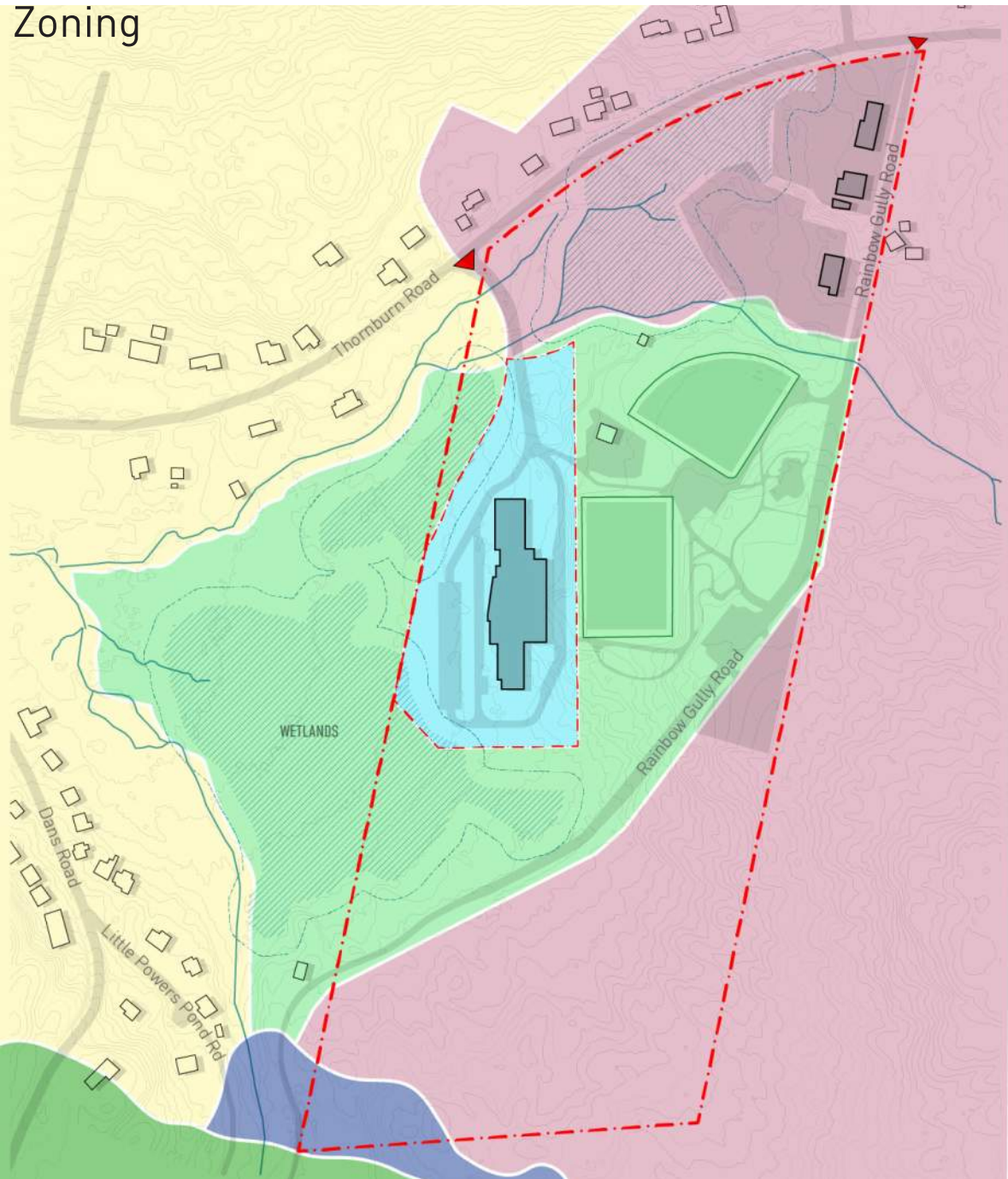
SITE A - RAINBOW GULLY

Wetlands & Watercourses

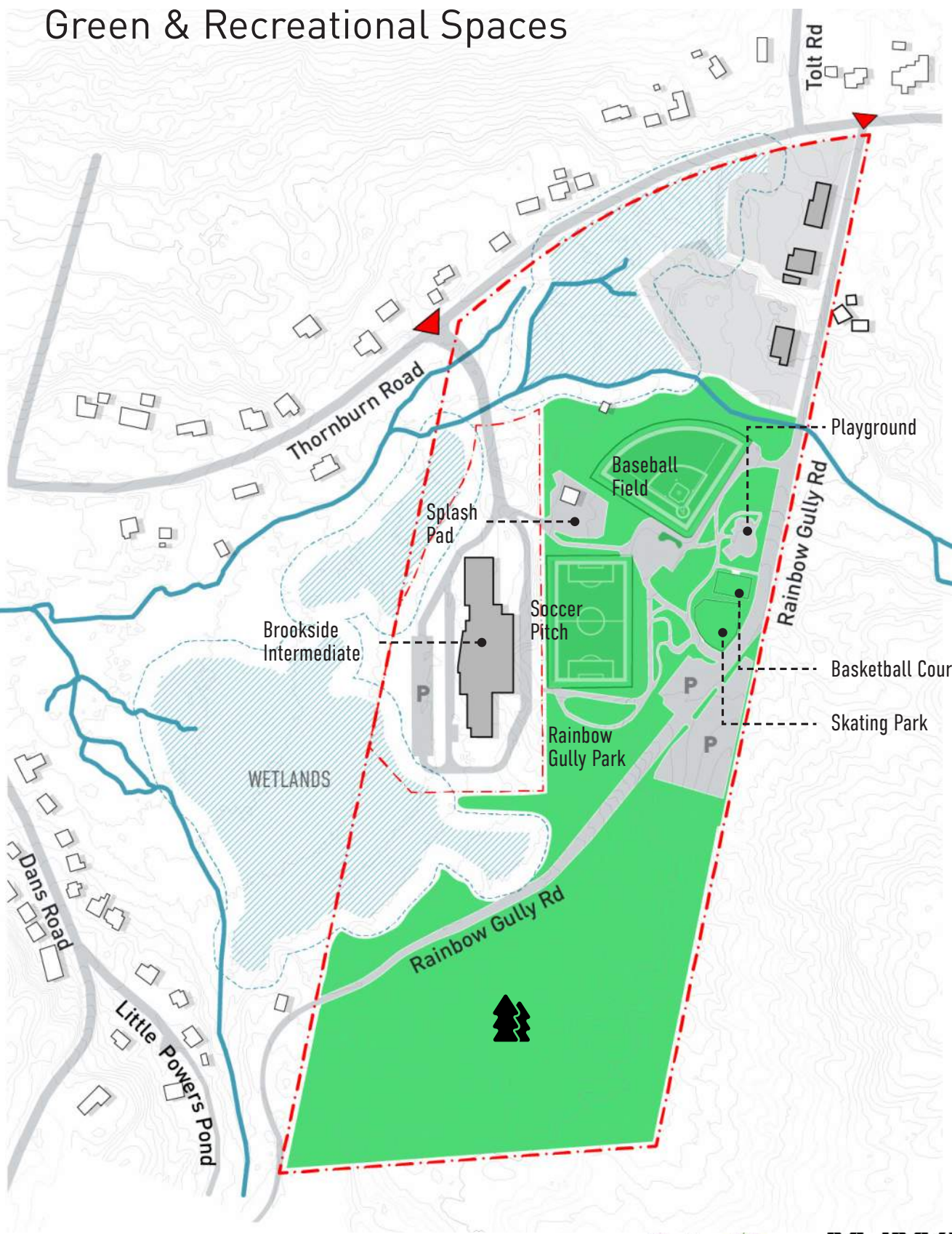


5. SITE ANALYSIS

SITE A - RAINBOW GULLY



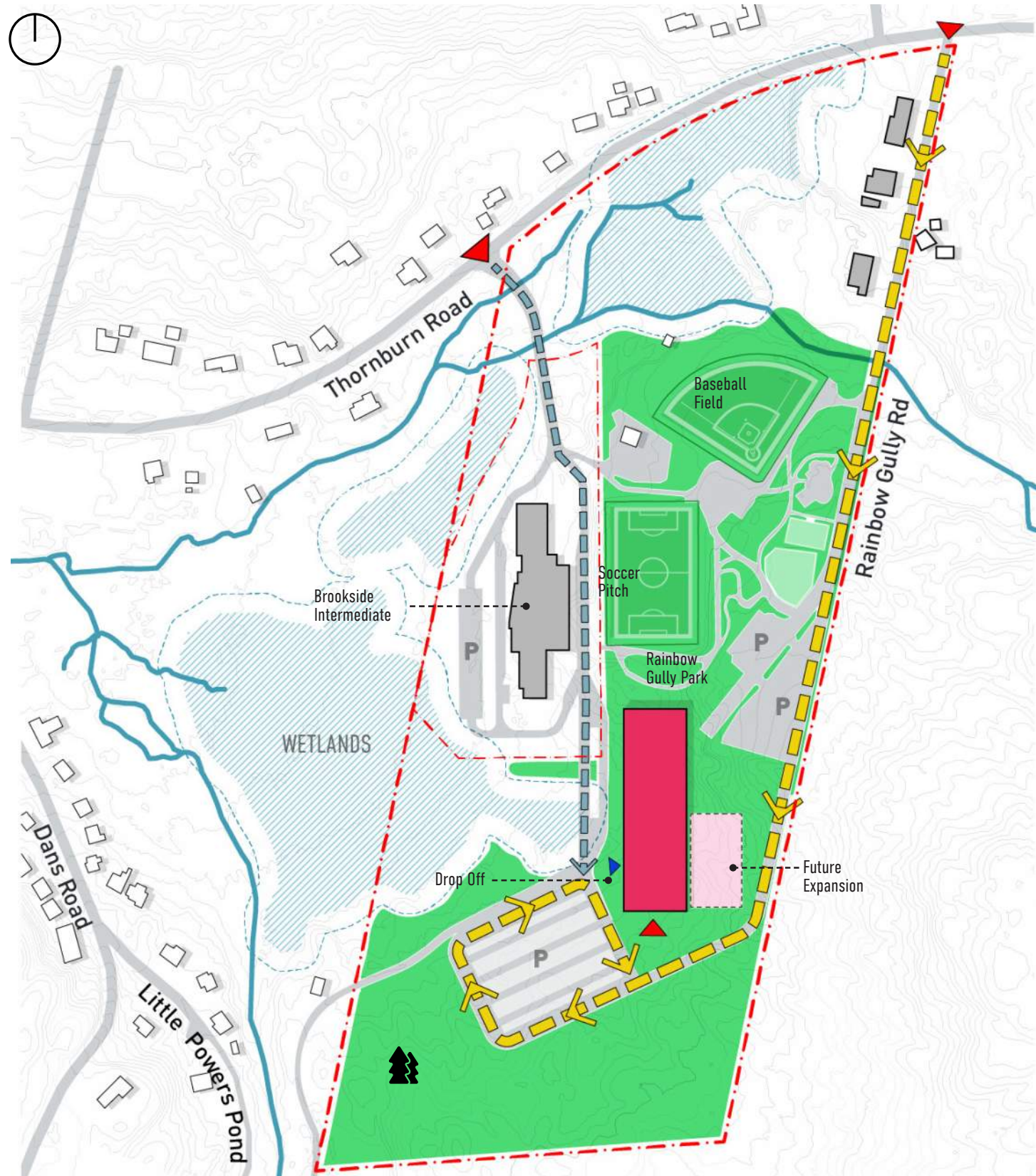
- | | |
|---------------|---------------------|
| Residential | Provincial Wetlands |
| Recreation | Public Use |
| Community Mix | Forest |



5. SITE ANALYSIS

SITE A - RAINBOW GULLY

FEASIBILITY APPROACH



Strategic Placement: building located in the southern portion of the site to take advantage of flatter terrain for building and parking, ensuring accessibility.

Integration with Surroundings: Introduce a new eastern access road to manage steep slopes and provide independent site access.

Outdoor Connectivity: Leverage proximity to the school for shared programming and community integration.

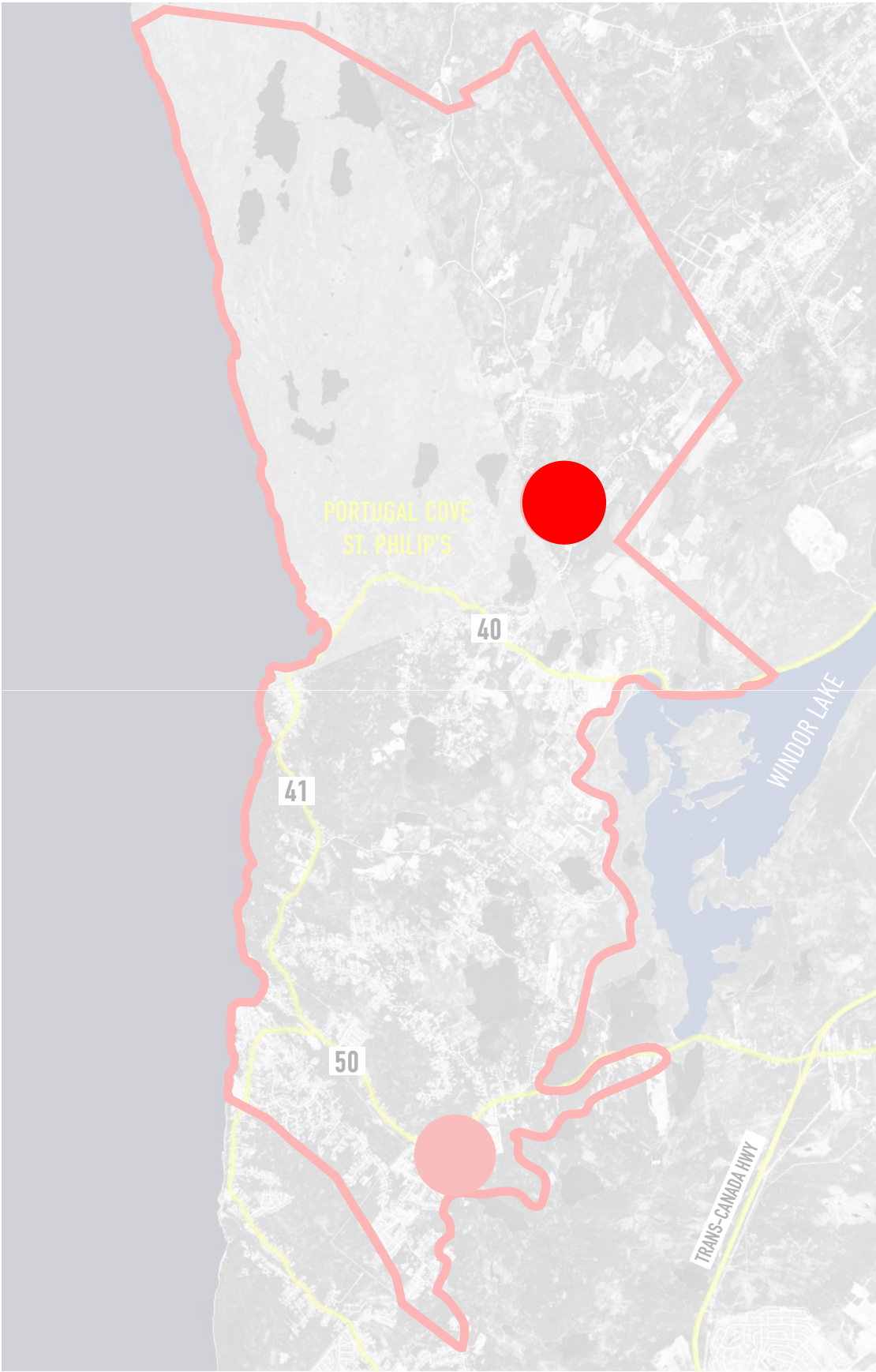
Accessibility: Explore a second-storey access to connect directly to Rainbow Gully Park, enhancing access and use.

Infrastructure: Utilize municipal servicing and existing parking to streamline development. Opportunities for operation efficiency with the municipal offices nearby.

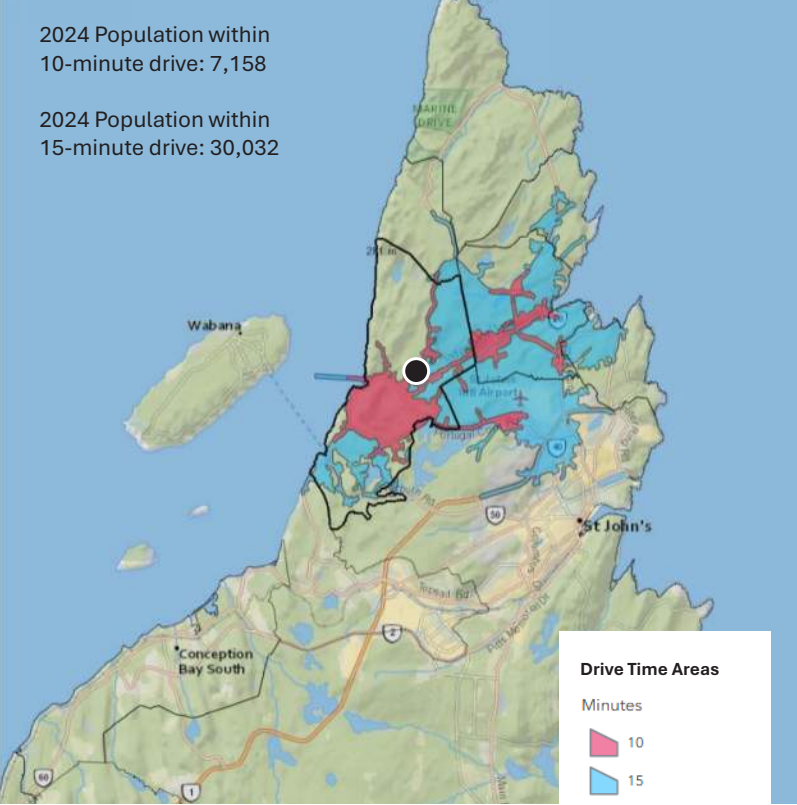
FEASIBILITY APPROACH



5. SITE ANALYSIS

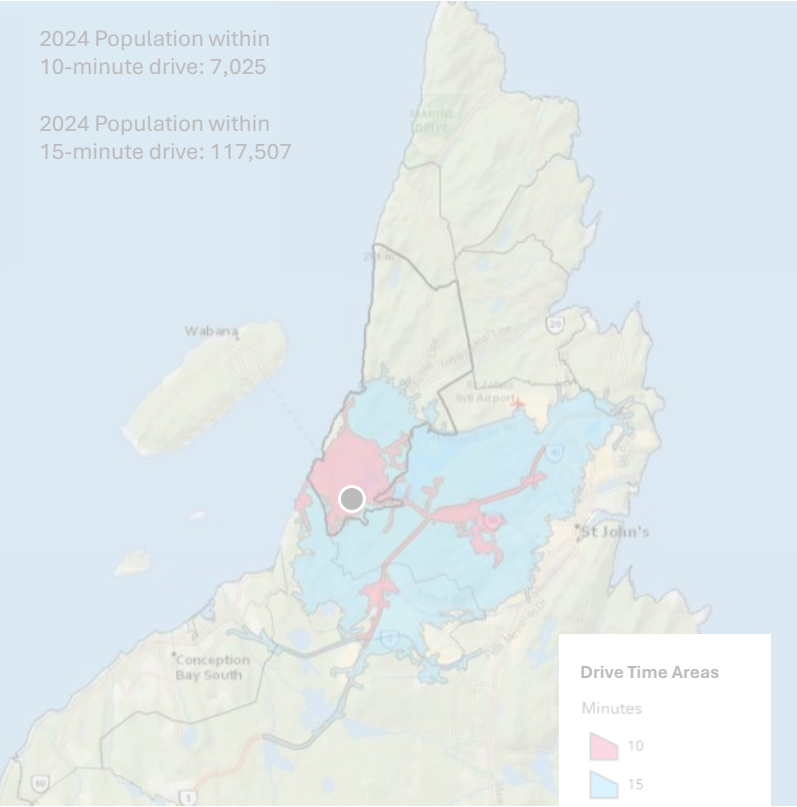


SITE B - VOISEY'S BROOK



VOISEY'S BROOK SITE	2021 (Census)	2024	2029	2034
10-minute Drive Area	7,158	7,757	7,918	7,985
15-minute Drive Area	30,032	32,624	33,232	33,493

SITE A - RAINBOW GULLY

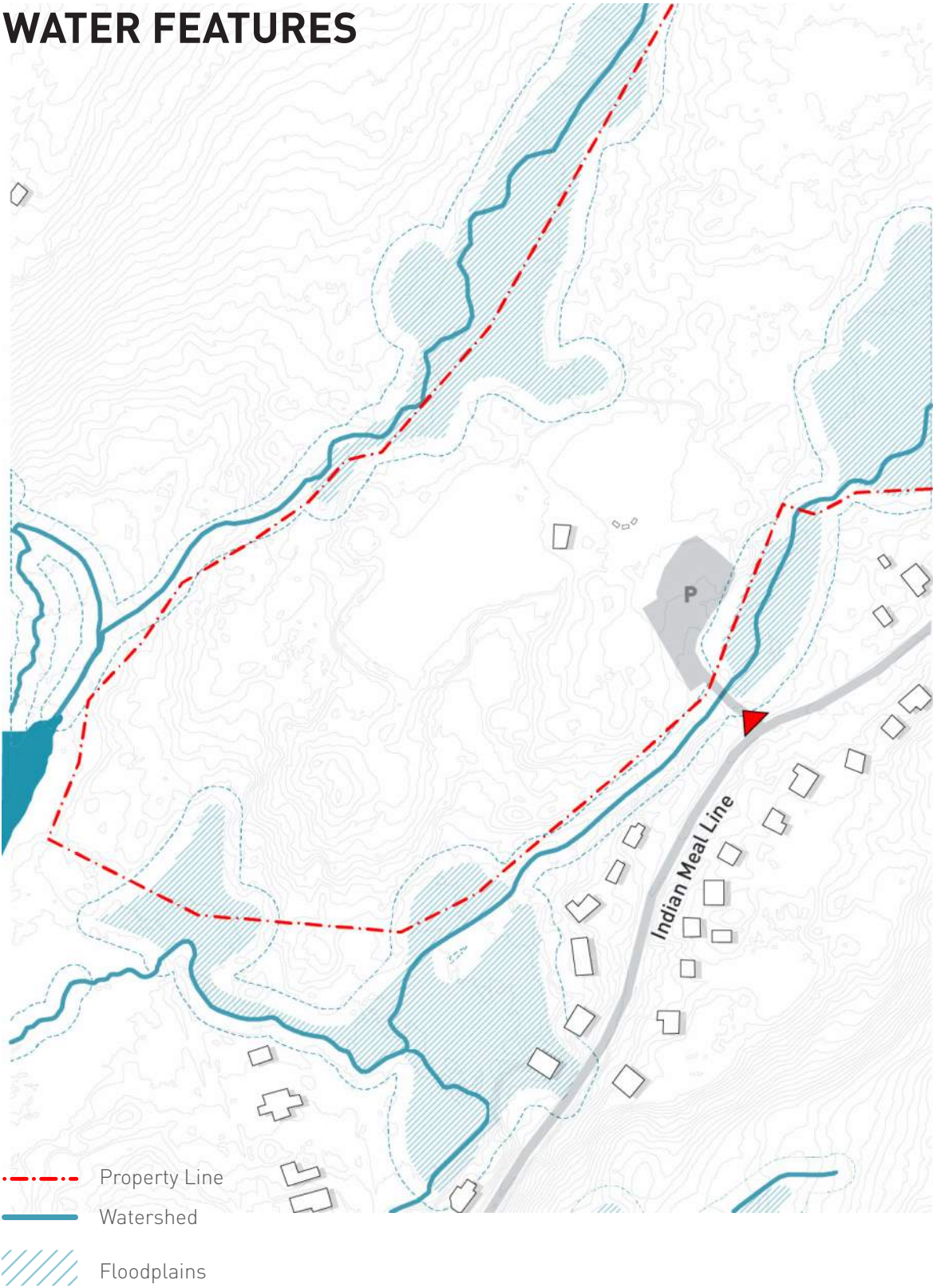


RAINBOW GULLY ROAD SITE	2021 (Census)	2024	2029	2034
10-minute Drive Area	7,025	7,723	7,982	8,055
15-minute Drive Area	107,880	117,507	120,053	120,892

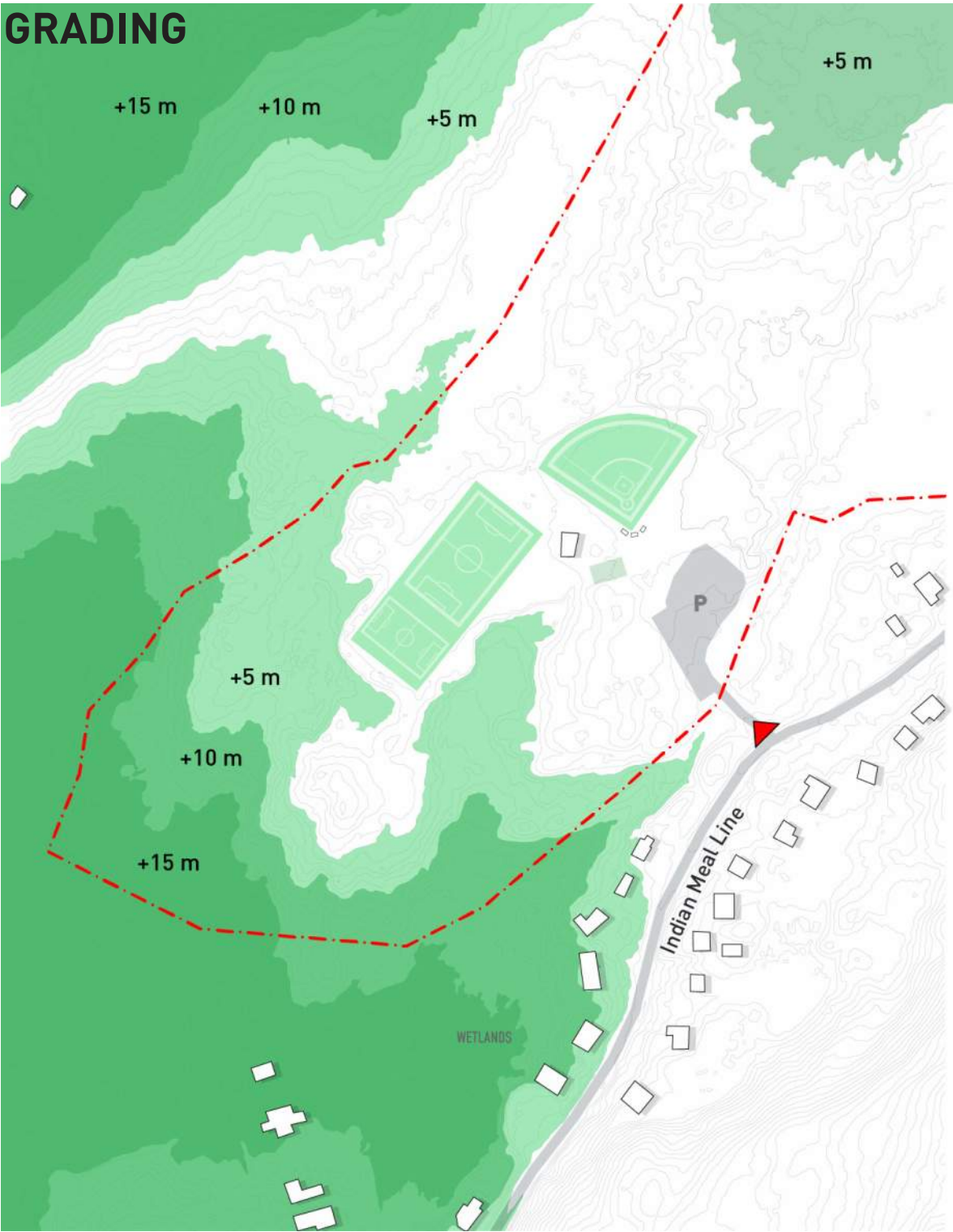
5. SITE ANALYSIS

SITE B - VOISEY'S BROOK

WATER FEATURES



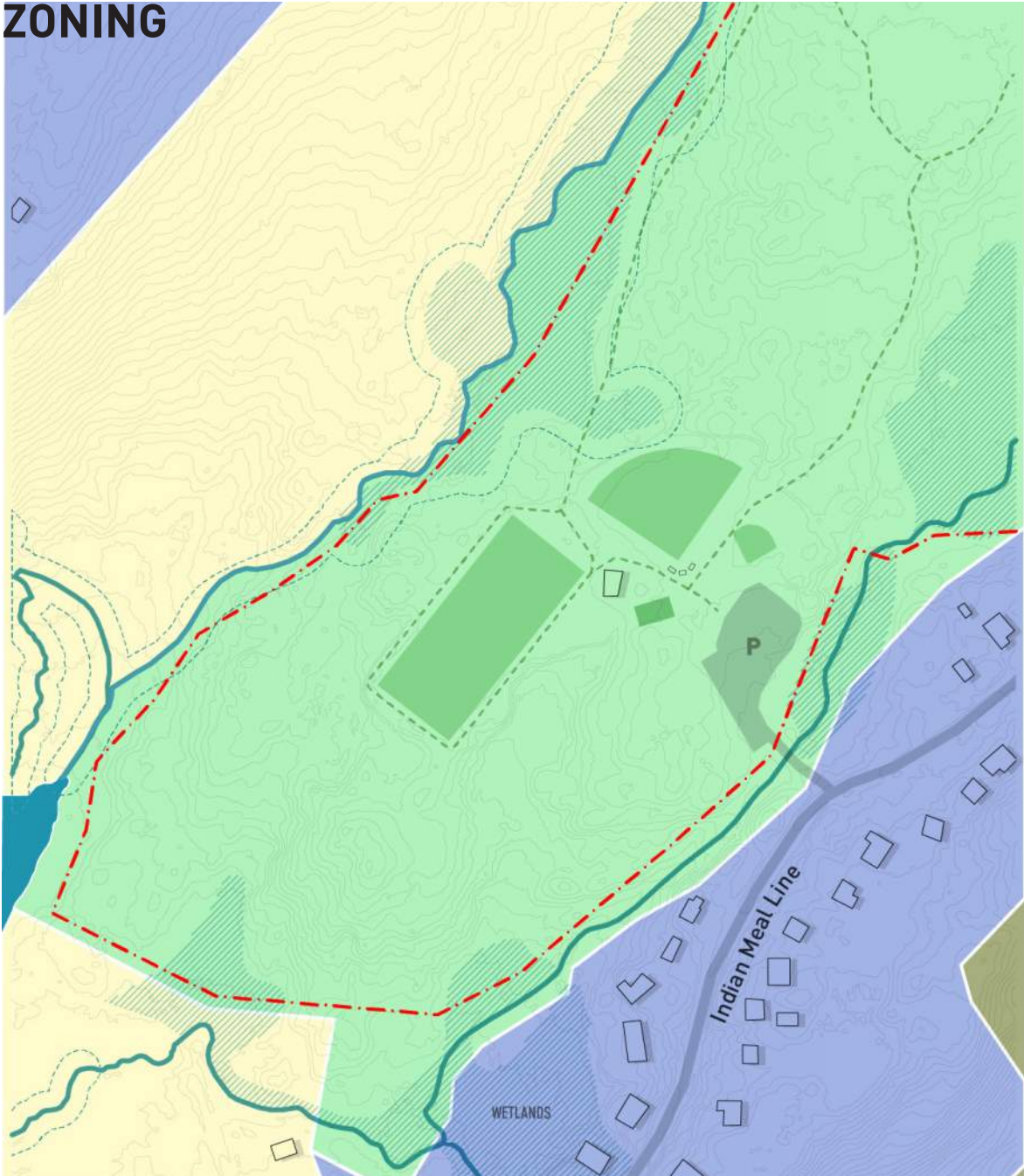
GRADING



5. SITE ANALYSIS

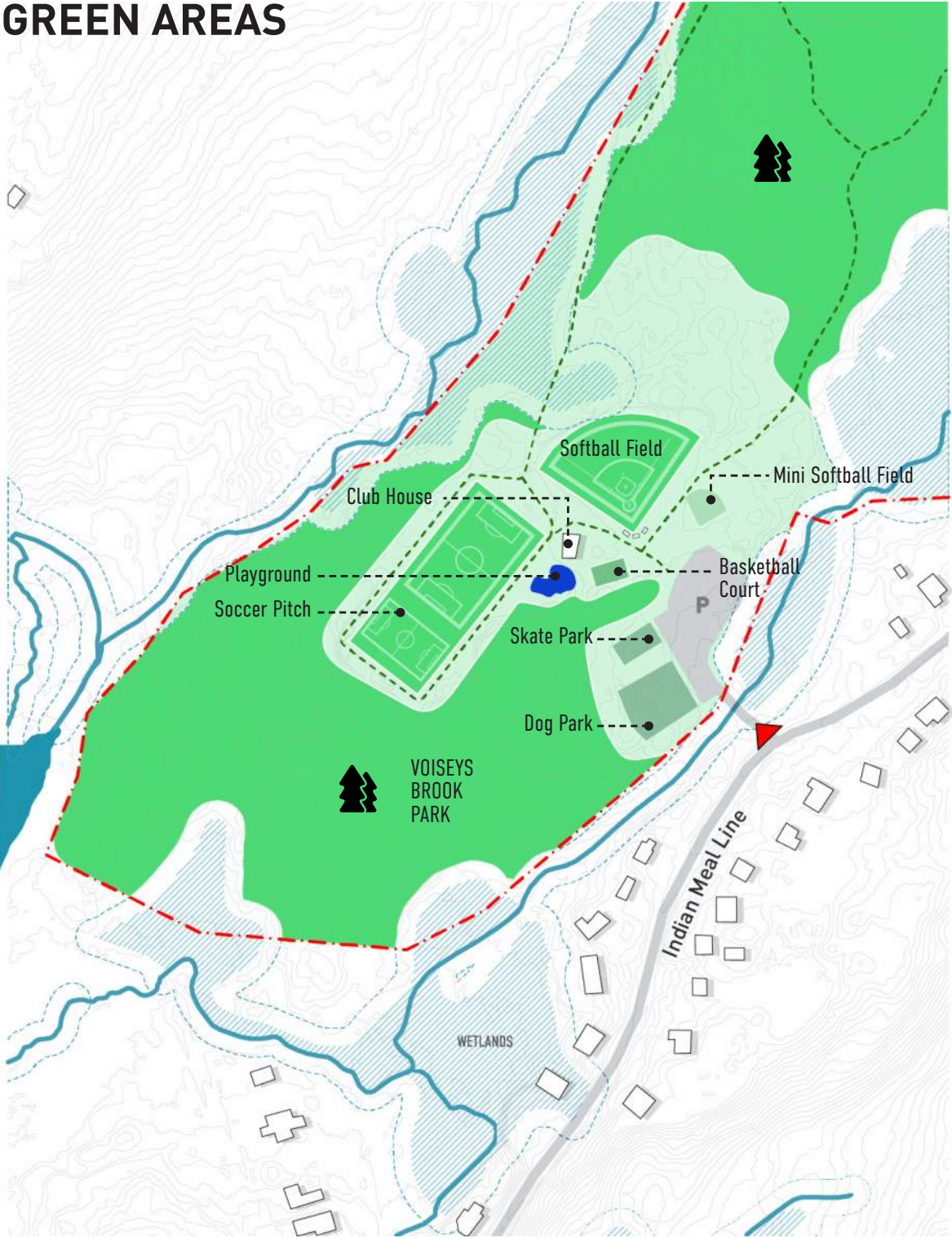
SITE B - VOISEY'S BROOK

ZONING



- | | |
|---------------|------------|
| Residential | Mixed Use |
| Recreation | Public Use |
| Community Mix | Forest |

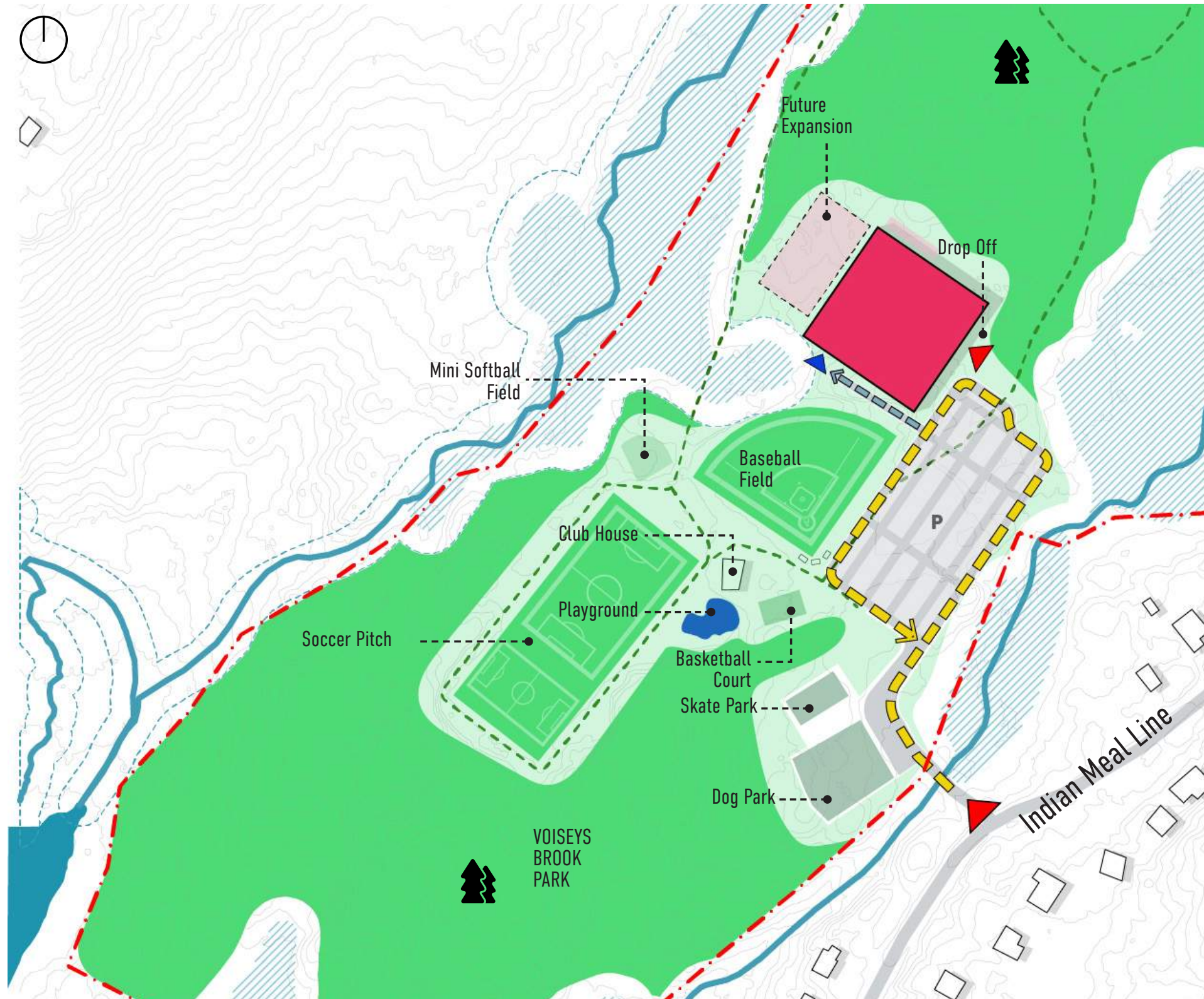
GREEN AREAS



5. SITE ANALYSIS

SITE B - VOISEY'S BROOK

FEASIBILITY APPROACH



Strategic Placement: building positioned at the northern edge of existing recreation fields, strong arrival sequence.

Integration with Surroundings: gateway to northern trails while maintaining seamless connections to southern recreational amenities

Outdoor Connectivity: adjacent park and trail systems support the extension of wellness programs outdoors, promoting year-round use.

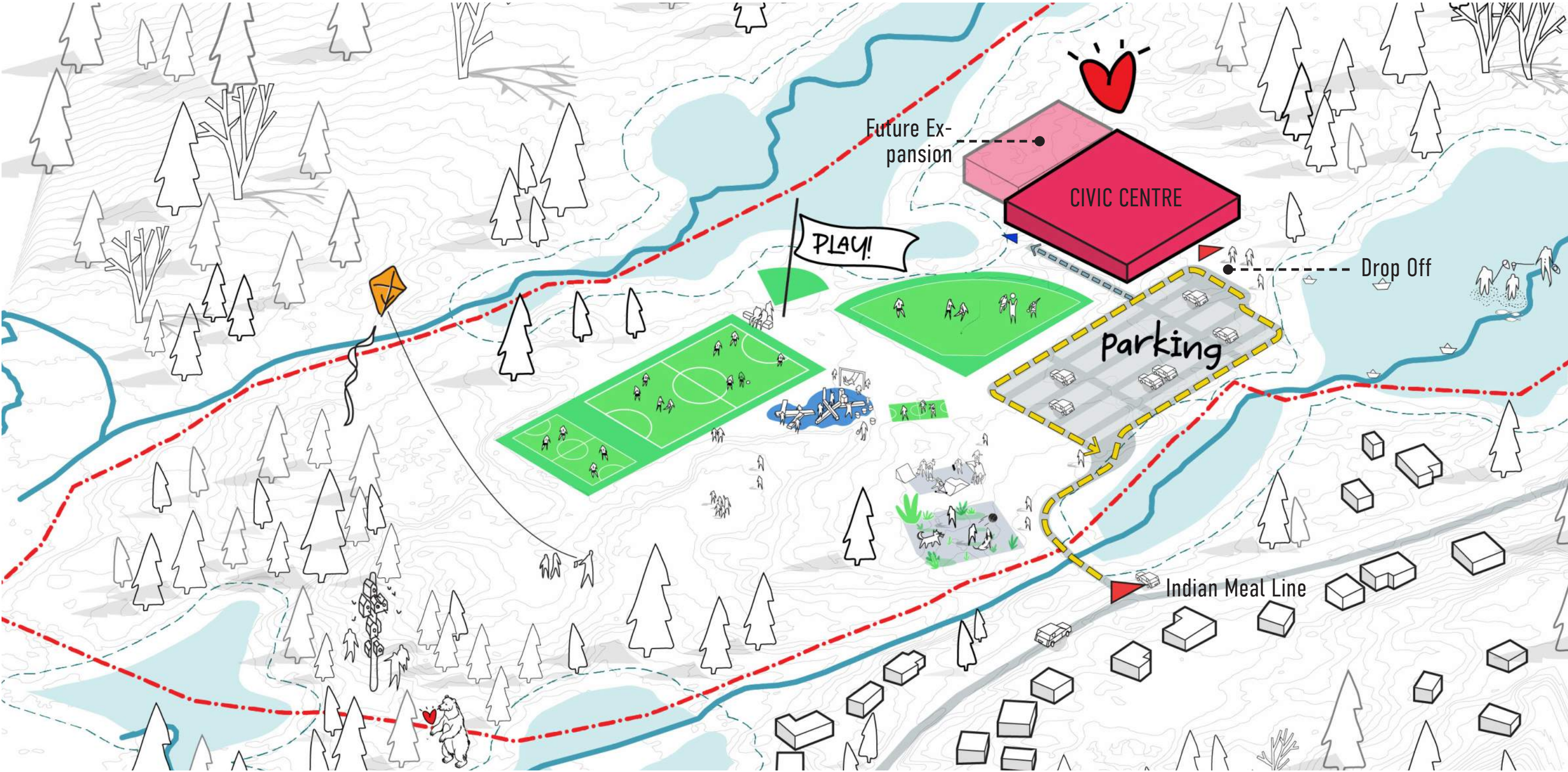
Accessibility & Flexibility: topography ensures universal accessibility, and the large site provides space for future expansion without major disruption.

Infrastructure Constraints: absence of municipal water/sewer services

5. SITE ANALYSIS

SITE B - VOISEY'S BROOK

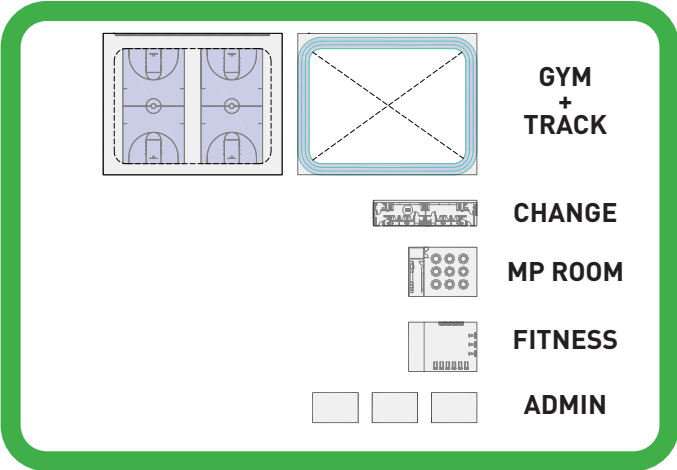
FEASIBILITY APPROACH



6.1. COSTING - PROGRAM

OPTION #1

PROPOSED CORE PROGRAM
38,000 Sft



HARD CONSTRUCTION COST
\$32.3M

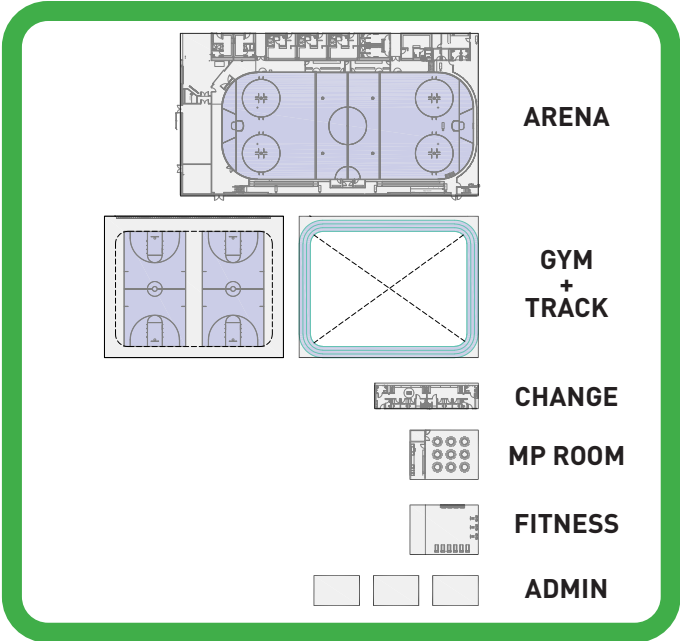
SOFT CONSTRUCTION COST
\$8M

TOTAL CAPITAL COST
\$40.4M

OPERATONAL COST P/YEAR
\$100K - \$200K

OPTION #2

PROPOSED CORE PROGRAM
78,500 Sft



HARD CONSTRUCTION COST
\$63.5M

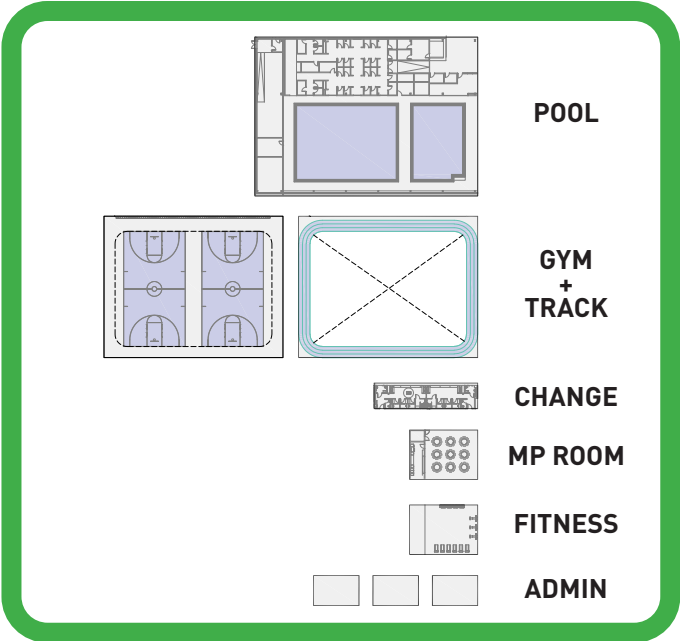
SOFT CONSTRUCTION COST
\$15.8M

TOTAL CAPITAL COST
\$79.3M

OPERATIONAL COST P/YEAR
\$300K - \$400K

OPTION #3

PROPOSED CORE PROGRAM
67,000 Sft



HARD CONSTRUCTION COST
\$65.7M

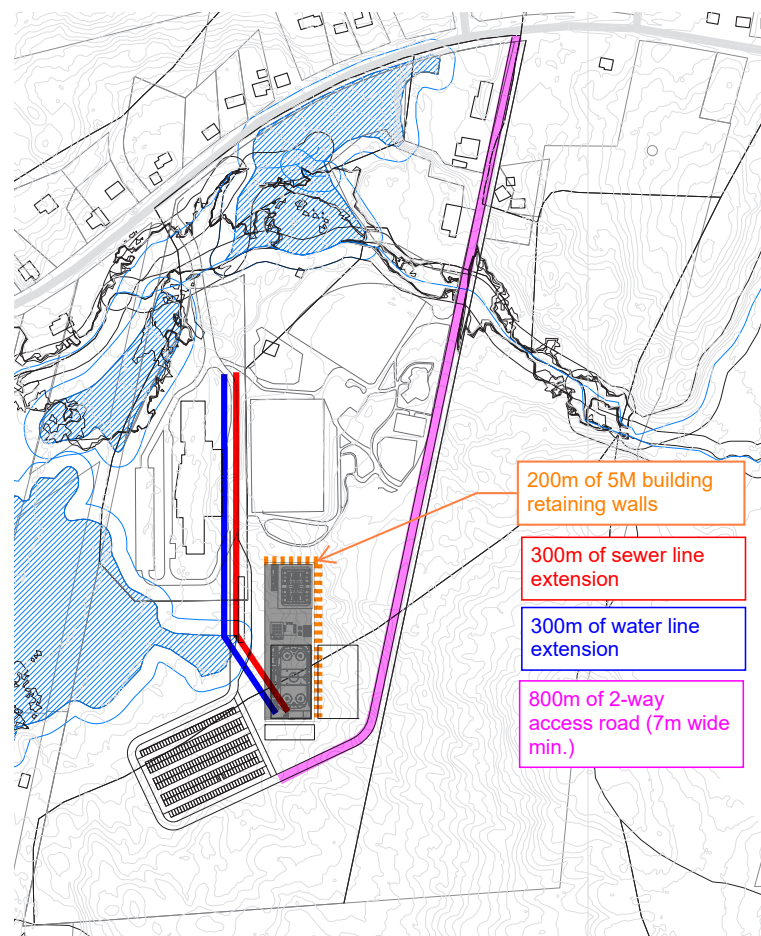
SOFT CONSTRUCTION COST
\$16.4M

TOTAL CAPITAL COST
\$82.1M

OPERATIONAL COST P/YEAR
\$750K - \$950K

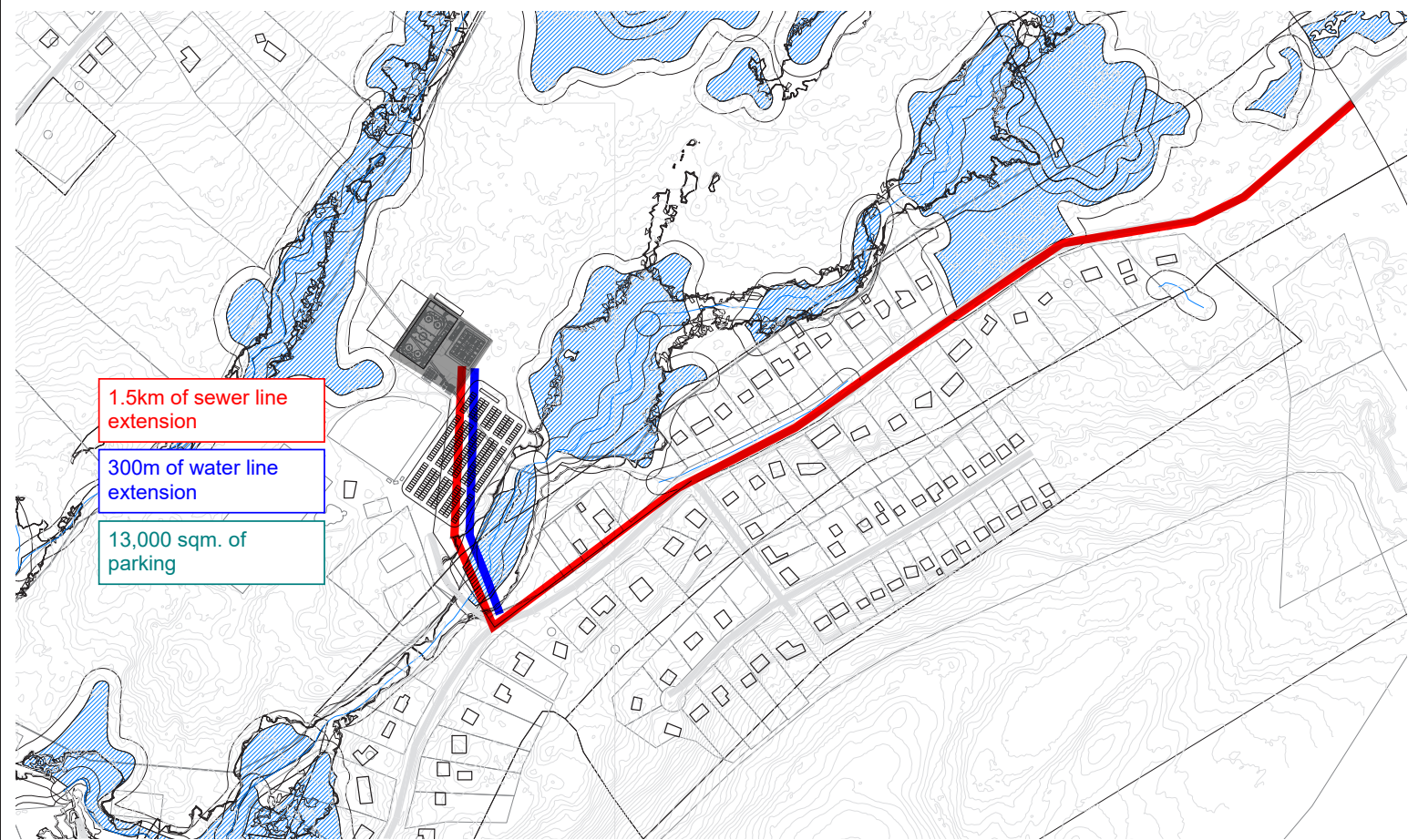
6.2. COSTING - SITE INFRASTRUCTURE

SITE A - RAINBOW GULLY



HARD CONSTRUCTION COST
\$4.2
SOFT CONSTRUCTION COST
\$1M
TOTAL CAPITAL COST
\$5.2M

SITE B - VOISEY'S BROOK

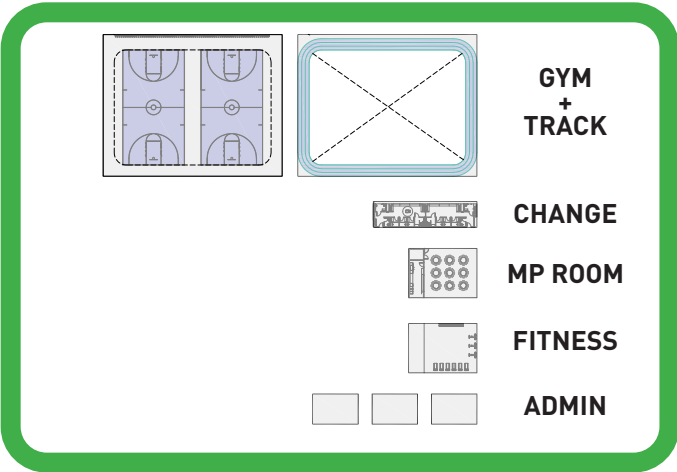


HARD CONSTRUCTION COST
\$3.9M
SOFT CONSTRUCTION COST
\$1M
TOTAL CAPITAL COST
\$4.9M

7.1 CONCLUSIONS - PROGRAM

OPTION #1

PROPOSED CORE PROGRAM
38,000 Sft

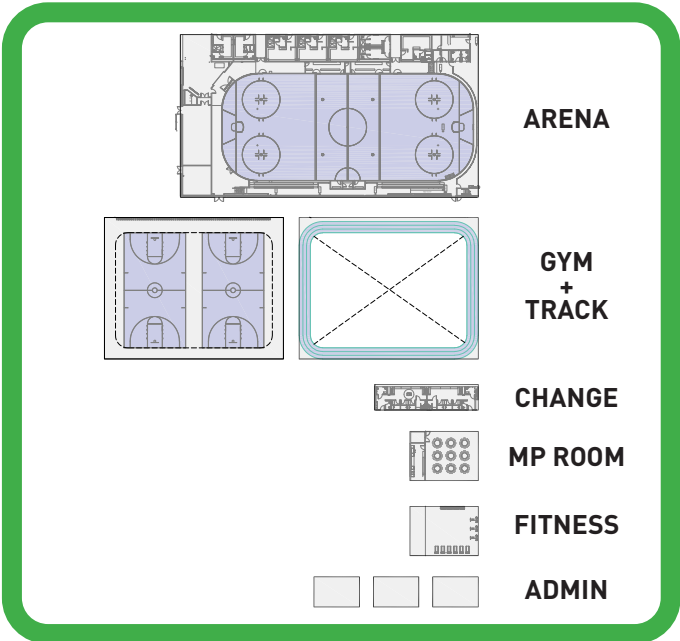


PRO'S & CON'S

- No Ice or Aquatics
- Lower Capital Cost
- Low Operational Cost

OPTION #2

PROPOSED CORE PROGRAM
78,500 Sft

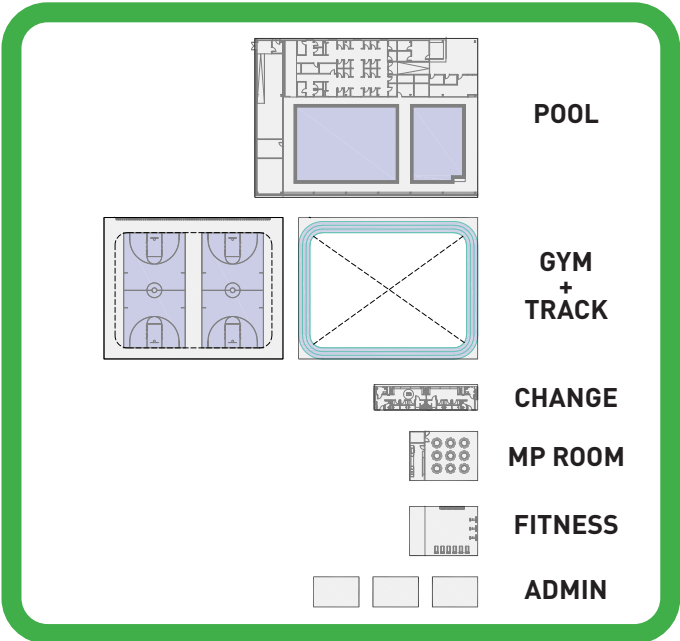


PRO'S & CON'S

- No Aquatics
- Higher Capital Cost
- Moderate to High Operational Cost

OPTION #3

PROPOSED CORE PROGRAM
67,000 Sft

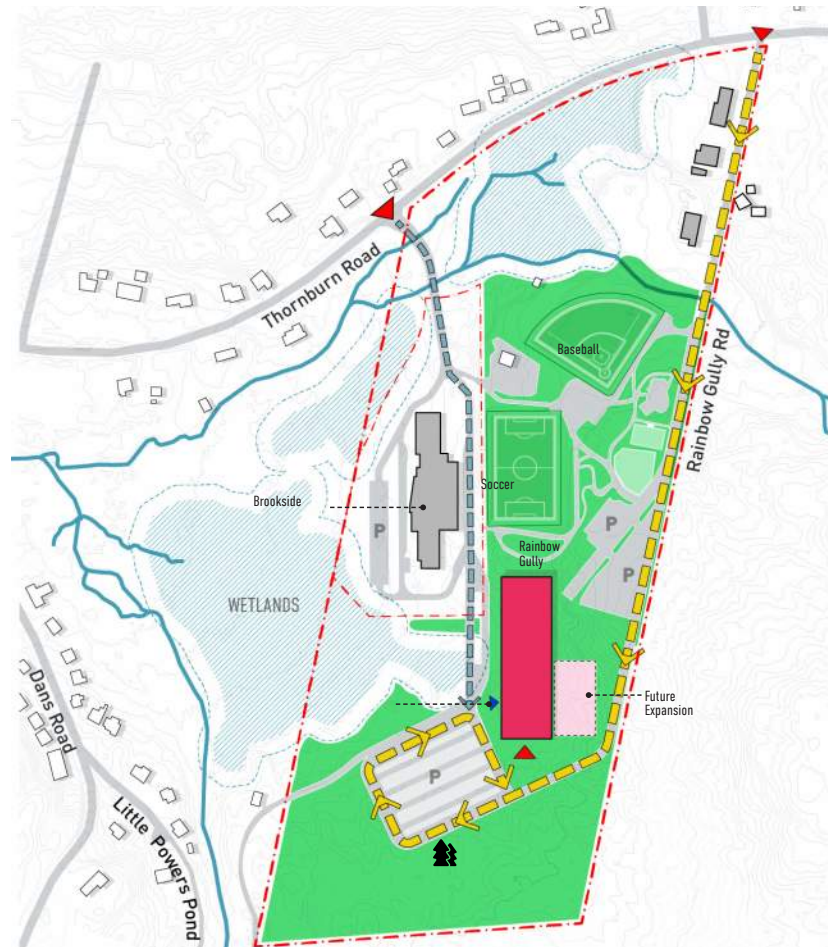


PRO'S & CON'S

- No Ice
- Higher Capital Cost
- Higher Operational Cost

7.2 CONCLUSIONS - SITE

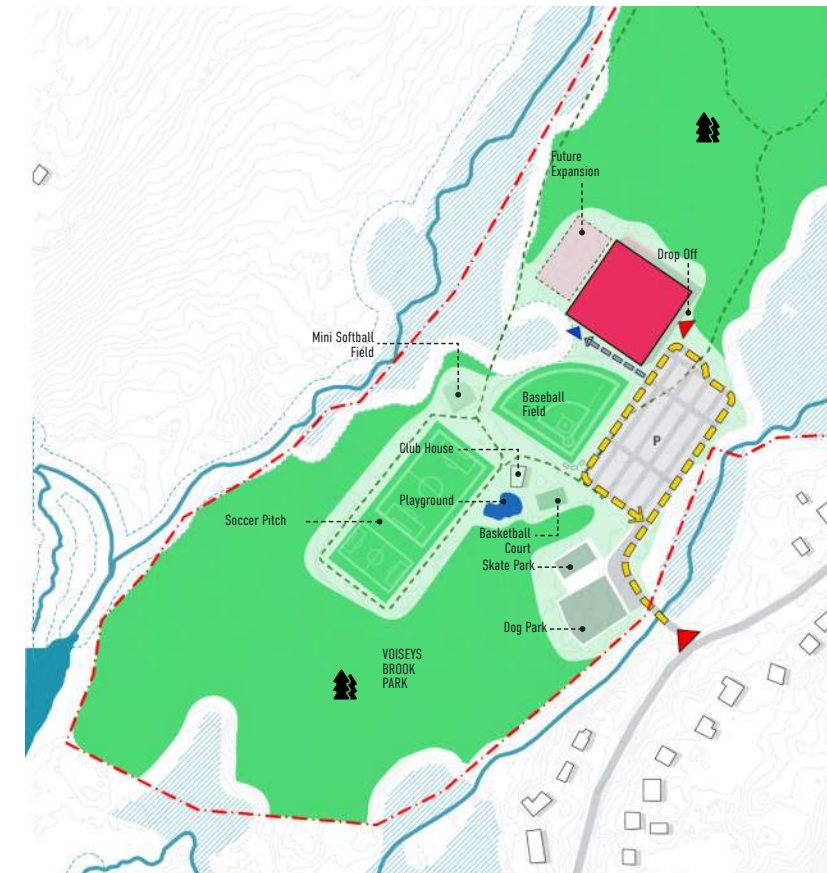
SITE A - RAINBOW GULLY



PRO'S & CON'S

- Proximity to Park
- Proximity to School
- Proximity to Municipal offices
- Municipal services available on-site
- Opportunity to unify the site into a wellness hub
- Accessible to greater population within reviewed drive-areas
- Steep topography
- Setback from main road diminishes public presence

SITE B - VOISEY'S BROOK



PRO'S & CON'S

- Proximity to park and trails
- Gentle topography easily accessible and expandable
- Opportunity to unify the site into a wellness hub.
- Good building presence to main road
- Lack of Municipal Services
- Accessible to a much lower number of population within the reviewed drive-areas

THANK YOU!