

Clan Mothers Healing Village Site

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On the Land



Strategic Partners - Professional

- McGowan Russell Group – landscape architectural
- Prairie Architects Inc. – architecture
- Narratives Inc. – environmental permitting, risk management
- Landmark Planning – municipal approvals and public engagement
- Dillon Consulting – site servicing and transportation
- PCL Construction – pre-construction services, budgeting, construction
- MNP – feasibility study
- CESO/SACO and SPARK INC. – social innovation and finance
- Deschenes Regnier – branding, website, communications
- Levene Tadman – legal services
- Kono Films - documentary film

Location



Location



Land Use Intent

- The Clan Mothers are proposing a small Healing Village for women of all walks who need to heal
- At the Healing Village women will be taking part in healing activities such as land-based learning, gardening, sweat-based ceremonies, and harvesting traditional foods and medicines.
- Women will come for short to medium-term stays – generally ranging from a few days to a few months as they see fit
- Nature and preservation are at the heart of the vision – traffic to and from the site will be very minimal, likely far less than is experienced currently in a typical cottage subdivision
- The Clan Mothers have deep roots grounded in the principles of respect, honour, and care for each other and for the land – they are excited to be good neighbours to people who have moved to this land over the past decades

Public and Stakeholder Engagement

- The project team has reached out to the community numerous times over the past 18 months:
 - Held a community meeting in June 2019
 - Presented to the Belair Property Owners Association (BPOA) at their AGM in August 2019
 - Provided an update letter to BPOA for presentation at their AGM in August 2020
 - The study team has corresponded with BPOA during this period
 - Follow-up meeting to share site plans (current October 2020)
 - Planning hosted neighbourhood site visit in Spring 2021

Site and Building Plans

- The vast majority of the site (over 80%) would be preserved rather than developed
- Three conceptual site layouts have been developed and assessed. Each layout included four main site programming areas:
 - A Common Area
 - A Village Area
 - A Yurt Area
 - A Ceremony Area
- Buildings would include:
 - a small gathering building for meetings, dining, cultural activities and educational pursuits
 - a series of small cabins where the women can stay
 - a sweat lodge area
 - a gardening area



General Site Layouts Option 1



General Site Layouts Option 2



General Site Layouts Option 3 (selected option)

Site Concept

- This site plan concept is considered draft



Sample Site Scale

- This drawing illustrates the relative scale of a possible future development
- The vision is to create a natural preserve for the vast majority of the site



Traffic

- The site is served by excellent roadways
- Overall traffic generation is expected to be far less than traffic from the existing cottage subdivision
- People who stay at the Healing Village will not be coming and going throughout the days
- Services to the site may include one or two service vehicles per day or less
- Traffic will flow to Lakeshore Road, not through the community

Safety and Security

- The site use should be considered both safe and secure
- A safety protocol will be established for operation of the Healing Village
- The study team has met with the local RCMP detachment to discuss the proposed use
- The local RCMP has not expressed any concern about the proposed site use
- Site activities will be no different than the type of activities that take place in the adjacent cottaging community, except that no alcohol will be permitted

Economic Benefits

- The total project is estimated at \$40 million after full build out
- The team will work with local suppliers, contractors, and service providers in the RM (e.g aggregate and materials hauling, clearing and grubbing, electrical/mechanical, etc.)
- Approximately 200,000 labour hours (100 person-years) over the lifetime of construction
- Small-scale ongoing maintenance will require local services (snow clearing, road maintenance, grounds-keeping, etc.)
- Small-scale local purchase of operational day-to-day supplies will be needed

Environmental

- A vegetation survey was conducted on June 24, 2019
- The central clearing area is highly disturbed with a long history of use as a campground. Vegetation is mostly mowed commercial grasses with a few shrubs/trees and some invading flowers.
- The clear sandy beach area is surrounded by rocky beach with intruding vegetation and dense forest growth that has many introduced or agricultural understory species.
- The surrounding woodlands are relatively recent second growth forests with evidence of a past disturbance from a fire and cottage development. There is little diversity.
- Due to the highly disturbed nature of the land, it is unlikely that any known endangered species may be found.
- No additional work is required at this time.
- During construction, the contractor will be provided with environmental protocols to follow to ensure minimal disturbance and an environmental monitor is recommended.

Heritage

- A Heritage Resources Impact Assessment was conducted in June 2018 to assess any archaeological resources at the site.
- Pedestrian reconnaissance and subsurface shovel testing was conducted
- A report was prepared and submitted to the Historic Resources Branch who was satisfied that the potential of this project to affect heritage resources is low.
- Per standard process, they have advised that should anything be found during the course of development, they be contacted immediately.
- No additional work is required at this time.

Fire

- All buildings would be under 17,000sf thus do not require sprinklering
- Dedicated diesel and electric fire pumps will draw water from Lake Winnipeg if required for fire fighting
- Access roads will be designed for fire fighter access, reviewed by Public Works
- Site would be serviced by East Beaches Fire Hall (13 minutes)

Mechanical Systems

The following mechanical systems are being explored :

- Low flow plumbing fixtures to reduce water usage
- Composting toilets as an alternative option to reduce water usage
- Electric heating
- Heat Recovery Ventilators (HRV's) in the small cabins to recover heat while providing ventilation
- High efficiency dual core Energy Recovery Ventilators (ERVs) have been proposed for the larger buildings with higher ventilation rates
- Open loop geothermal complete with water-air fan coil for the larger buildings
- Geothermal hot water tanks may be provided in lieu of electric hot water tanks

Electrical Systems

- Electrical systems may include:
 - On-site renewable energy such as solar and/or wind are being pursued
 - Trying for a 'net zero' electrical energy system, which would generate excess energy during the summer months to contribute to the grid
 - Exterior 'full-cut off' lighting: warmer colour temperature/amber lighting to reduce impact on surrounding wildlife and the night sky, while also considering security
 - Occupancy sensors and timeclocks to minimize energy usage when people are asleep
 - All heat being electric = no green house gas emissions produced on the site

Demolition

- A Hazardous Building Materials Assessment was completed
- Minor amounts of asbestos and lead containing materials were found. Selective demolition and proper disposal of these and any other contaminants will be undertaken
- The site demolition budget allows for salvage operations to take place prior to demolition to reduce landfill load
- All safety precautions (e.g. materials testing, air monitoring, etc.) will be undertaken during salvage and demolition activities
- Mulching/re-use of trees/vegetation that needs to be removed during site clearing will be considered where practicable

Phasing

- The project will likely be built out in phases
- Phase 1 projects will look to include accommodation for up to 45 women and 10-15 staff members
- The Clan Mothers will re-assess after Phase 1 in consultation with the RM and others

Next Steps

- Continue more detailed site planning, building design over the winter
- Community site meeting in Spring

Questions