

2.9 PROPOSED RECREATION HUBS (Refer to Map 2, page 67)

Based on the success of the Stanley Park model and the desire to upgrade recreation opportunities for the City of Brandon, a series of six community Recreation Hubs have been proposed. These Hubs are based upon publicly held, available green space that is central to a population within a 15-20 minute walk. The Hubs each have a specific program attached to its location, centered on the design and construction of a water spray park.

The intent of the Recreation Hubs is to bring together communities in an active and varied recreation environment to create a long-term destination. The Hubs will pool available City resources to a single development as opposed to stretching resources throughout the City. The six proposed Recreation Hubs are:

- 3rd and Aberdeen
- Westridge
- Rideau Park
- Valleyview
- Sir Winston Churchill Park
- Stanley Park

The Hubs will be phased into development based on available funds and community organization. Once established, paddle pools within the catchment area will be taken out of service in order to focus operations and maintenance budgets on individual Hub activity.

Each of these Hubs will be designed and built as a single development in coordination with local community groups. The community groups and designers will develop ideas based on the following scope for each Hub:

HUB #1 - 3RD AND ABERDEEN

- Spray Park
- Washrooms
- Volleyball Court
- Toboggan Hill
- BMX Trail
- Basketball Pad
- Play Structure
- Picnic Area

HUB #2 - WESTRIDGE

- Spray Park
- Washrooms
- Volleyball Court
- Basketball Pad
- Play Structure
- Picnic Area

HUB #3 – RIDEAU PARK

- Spray Park
- Washrooms
- Volleyball Courts (2)
- Tennis Courts (2)
- Lawn Bowling
- Tobogganing
- Skateboard Obstacles
- Outdoor Pool (present)
- Play Structure
- Picnic Area

HUB #4 - VALLEYVIEW

- Spray Park
- Washrooms
- Basketball Pad
- Play Structure
- Picnic Area

HUB #5 – SIR WINSTON CHURCHILL PARK

- Spray Park
- Washrooms
- Volleyball Court
- Tobogganing
- Skateboard Obstacles
- BMX Trails
- Play Structure
- Picnic Area

HUB #6 – STANLEY PARK

- Spray Park
- Washrooms
- Volleyball Court
- Lawn Bowling
- Tennis
- Play Structure
- Picnic Area

TABLE 4

RECREATION FACILITY CONTINUUM				
	REGIONAL FACILITIES	SPECIALTY FACILITIES	COMMUNITY FACILITY	NEIGHBOURHOOD FACILITY
Geographic Service Area				
General Characteristics	<ul style="list-style-type: none"> • Highly specialized • Designed for competitive or large spectator use • Serves the entire city, and often has a regional or national focus • Responds to organized and formal activities and interests 	<ul style="list-style-type: none"> • Targeted activities and specialized interests • May be one or a few of a particular type of facility depending on market demand. • Respond to specific markets and organized / structured groups 	<ul style="list-style-type: none"> • High market demand • Provides for a continuum of skill levels from introductory to advanced • Can accommodate local competition but designed with recreational use in mind • Responds to organized and informal interests • Provides for multiple activity opportunities in one area 	<ul style="list-style-type: none"> • High local demand • Developed through partnerships with Community Groups and the School Division • Respond to local needs
Acceptable Travel Time <ul style="list-style-type: none"> • Walking / biking • Public Transit • Private Vehicle 	<ul style="list-style-type: none"> • over 30 minutes • over 30 minutes • over 20 minutes 	<ul style="list-style-type: none"> • 20 - 30 minutes • 30 - 45 minutes • 10 - 15 minutes 	<ul style="list-style-type: none"> • 15 - 20 minutes • 15 - 30 minutes • 5 - 10 minutes 	<ul style="list-style-type: none"> • 10 - 15 minutes • 10 - 15 minutes • 5 - 10 minutes
Examples of Facility Component	<ul style="list-style-type: none"> • Major spectator stadium • Major heritage or entertainment site • A theatre or performance facility with seating over 1,000 	<ul style="list-style-type: none"> • Inground skateboard park • Multi-field site • A theatre or performance facility with seating under 1,000 • One of a kind facility in the community 	<ul style="list-style-type: none"> • Spray park • Youth large scale play structure • Arena • Fitness Facility 	<ul style="list-style-type: none"> • School gymnasium • Community Center • Toddler play structure • Outdoor hockey ice

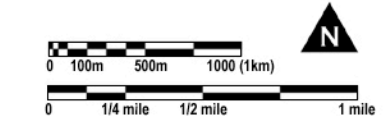
Note: This table represents the future state and is not intended to reflect the allocation of existing facilities.



**THE CITY OF BRANDON
RECREATION FACILITIES
MASTER PLAN**

LEGEND

- CITY OF BRANDON LIMITS
- MAJOR EXISTING RECREATION FACILITIES
 - 1 CANADA GAMES SPORTSPLEX
 - 2 WHEAT CITY RECREATION CENTRE
 - 3 BRANDON UNIVERSITY (GYM) and KINSMEN STADIUM
 - 4 YMCA
 - 5 ASSINIBOINE COMMUNITY COLLEGE (GYM)
 - 6 KEYSTONE CENTRE
- SCHOOL / COMMUNITY CENTRE GROUNDS
- SCHOOLS
- COMMUNITY CENTRES
- DEVELOPED GREEN / PARK SPACE
- NATURAL GREENSPACE
- EXISTING MULTI-USE TRAILS - PAVED / CONCRETE
- EXISTING MULTI-USE TRAILS - UNPAVED
- EXISTING SKI TRAILS - RECREATIONAL
- PROPOSED RECREATION / LEISURE NODES WITH 15-20 MINUTE WALKING RADIUS
- PROPOSED / ENHANCED LINKAGES
- CURRENT HIGH PROFILE PROJECTS
 - 1 CANADA GAMES SPORTSPLEX
 - 2 WHEAT CITY RECREATION CENTRE
 - 3 BRANDON UNIVERSITY / YMCA GYM



MAP #2

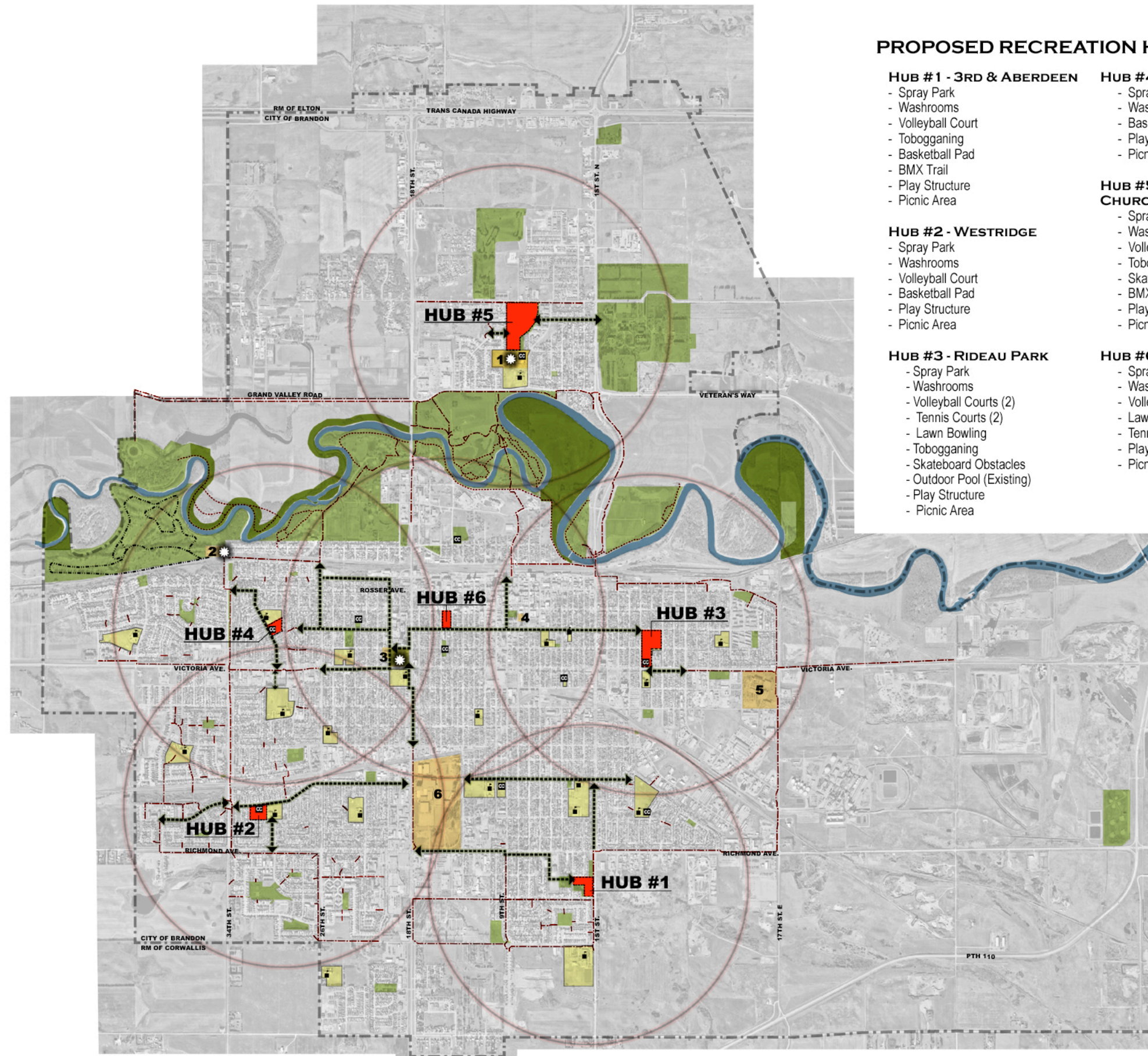
**PROPOSED
RECREATION
HUBS**

DEVELOPED BY:
**THE CITY OF BRANDON
OPERATIONAL SERVICES**

WITH ASSISTANCE FROM
SCATLIFF + MILLER + MURRAY
J. HARPER & ASSOCIATES

PROPOSED RECREATION HUBS

- | | |
|---|---|
| <p>HUB #1 - 3RD & ABERDEEN</p> <ul style="list-style-type: none"> - Spray Park - Washrooms - Volleyball Court - Tobogganing - Basketball Pad - BMX Trail - Play Structure - Picnic Area | <p>HUB #4 - VALLEYVIEW</p> <ul style="list-style-type: none"> - Spray Park - Washrooms - Basketball Pad - Play Structure - Picnic Area |
| <p>HUB #2 - WESTRIDGE</p> <ul style="list-style-type: none"> - Spray Park - Washrooms - Volleyball Court - Basketball Pad - Play Structure - Picnic Area | <p>HUB #5 - SIR WINSTON
CHURCHILL PARK</p> <ul style="list-style-type: none"> - Spray Park - Washrooms - Volleyball Court - Tobogganing - Skateboard Obstacles - BMX Trails - Play Structure - Picnic Area |
| <p>HUB #3 - RIDEAU PARK</p> <ul style="list-style-type: none"> - Spray Park - Washrooms - Volleyball Courts (2) - Tennis Courts (2) - Lawn Bowling - Tobogganing - Skateboard Obstacles - Outdoor Pool (Existing) - Play Structure - Picnic Area | <p>HUB #6 - STANLEY PARK</p> <ul style="list-style-type: none"> - Spray Park - Washrooms - Volleyball Court - Lawn Bowling - Tennis - Play Structure - Picnic Area |



Air Photo and Base Map Information Courtesy of The City of Brandon. Information Regarding Existing Recreation Facilities Courtesy of The City of Brandon and Greenspace Master Plan (2002)

3.0 IMPLEMENTATION STRATEGY & CAPITAL COST BUDGET PLANNING

The following implementation strategy and order of magnitude budget estimating is based on a strategy for improving recreation facilities for the City of Brandon. A number of significant projects have been identified that will stretch out this timeline if/when they move forward. The implementation strategy shall be reviewed on an annual basis (at a minimum) to assess need and available resources. This budget is based on capital costs; operations budgeting will address general maintenance, upkeep and minor modifications to existing facilities.

All budgets are based on current market pricing (to accommodate for capitalization rates and inflation, an additional percentage has been added per year). The annual improvements have been based on an implementation strategy that follows the recommendations listed herein. The implementation is based on moving towards taking significant, maintenance-reliant facilities (that have declining usage numbers) out of use by replacing them with improved, new facilities (ie. Paddle pools to be replaced by spray parks).

In summary the annual Capital Budgeting for new Recreation Hub facilities and Capital Improvements is as follows:

2007:	\$154,000.00
2008:	\$1,023,000.00*
2009:	\$514,212.50
2010:	\$468,730.40
2011:	\$309,952.50
2012:	\$797,687.50**
2013:	\$53,600.00
2014:	\$408,059.00
2015:	\$294,022.50
2016:	\$791,163.00***
2017:	\$65,156.00**
2018:	\$436,126.50
2019:	\$234,960.00
TOTAL:	\$5,550,669.90

*Skateboard Plaza currently desired to be built in 2008 may be delayed based on funding.

**Hub development in 2012 and 2017 may be required to phase development over the subsequent year based on available funds.

***The Sir Winston Churchill Park Hub may not be home to a spray park if a large-scale outdoor aquatics facility is developed at the Riverbank Discovery Centre (this annual budget will be reduced by \$387,825.00).

3.1 PROJECT PRIORITIES & PHASING

The following facilities have not been identified within the overall budget as they are integral to new or established discussions/negotiations with private industry as a way to pool resources for public amenities.

Of the four priority projects, it is recommended that the Wheat City Golf Course improvements be undertaken immediately with extensive analysis and design in 2007 in order to effectively enter negotiations with a long-term lease proponent. All budgets are listed in current market pricing, to accommodate capitalization rates and inflation add 5% per year within the first 7 years.

1. Outdoor Aquatics Facility (\$3,000,000 - \$5,000,000)

- Facility to accommodate existing needs/capacity for swim programs, and additional leisure capabilities including zero-depth entry
- Pursue potential partnerships to share long-term capital costs and maintenance

2. Wheat City Golf Course (\$1,000,000 - \$2,000,000)

- Engineering (Geo-tech, hydrologic, civil and hydraulic) analysis and design for drainage improvements to deal with water from both the City and the River by the City of Brandon.
- City of Brandon to perform necessary drainage improvements to course using a combination of retention/detention ponds, overland drainage, and mechanical systems as required.
- Long-term capital improvements to the course design to work with drainage improvements and improve playability in keeping with recent trends in golf course design and usage to be negotiated into the lease holder's contract.

3. Indoor Field House (\$500,000)

- If / when the Canada Games Sportsplex pool is no longer necessary (and has been replaced elsewhere), convert the pool area into an Indoor Field House.

4. Outdoor Aquatics Facility (\$2,000,000)

- 3 examples of this (for budgeting purposes) are:
 - Carman, MB - \$750,000
 - Altona, MB - \$1,500,000
 - Winkler, MB - \$2,500,000

3.2 PROJECT TIMELINE

2007

Centralized Booking System: (\$15,000)

- Upgrade Class software

BMX: Develop Full Park at North End Community Centre (\$15,000)

- Soil based trail (improvements on existing)
- Provide adequate drainage

Senior Softball: (\$50,000)

- Remove diamond on Brandon Avenue
- Remove South End Community Centre diamond
- Remove diamonds at Park and Grant
- Remove 13th Street and Victoria Avenue (replace with Dog Park)

Paddle Pools (\$24,000)

- Remove Meadows and Westridge Paddle Pool

Playground Structures: Annual Upgrades (\$40,000)

- Riverheights Playground
- Park Avenue Playground
- Wascana Drive Playground

2008

HUB # 1 – 3RD AND ABERDEEN: (\$498,000)

BEGIN PLANNING IN 2007

1. General

- Provide overall master plan c/w planting plan, lighting plan, circulation plan, etc.

2. Spray Park

- Provide Concrete Pad sufficient to minimize “ponding”, with light broom finish. Coloured concrete to be used to provide aesthetic quality,
- Provide “dry” seating areas for observers (seating opportunities)
- Provide variety of water experiences for all ages
- Provide fencing around site
- Provide Shade opportunities

3. Sand Volleyball Court

- 50'x80" sand pit, perch site so as to allow surface drainage and minimize ponding"
- Provide appropriate net and support structure,

4. Toboggan Hill

- Use retention pond as hill

5. Basketball Pad / Tennis

- 84'x50' asphalt pad c/w painted lines for Basketball (not full-size)
- Provide 2 basketball hoops as required

6. Site Development

- Land Drainage Sewer allowance
- Parking Pad (2000 sq.ft. sufficient for 20 cars) asphalt
- Landscaping allowance

7. Picnic Areas

- 6 tables
- 3 waste receptacles
- 3 barbeque pits

8. BMX Trail

- Soil based trail
- Provide adequate drainage

9. Washroom Facilities

- 3 stalls for each gender c/w adequate change room facility
- Provide for potential structural requirements (ie. piles)

Skateboard Park: (\$525,000.00)

- Develop Princess and 9th Downtown Plaza

2009

Fitness Stations: Along Existing Trail System (\$88,200.00)

- Install 8 opportunities

Playground Structures: Annual Upgrades (\$244,100.00)

- Dinsdale Park Playground
- Windsor Churchill Playground
- Canada Games Park Playground
- Queen Elizabeth Playground

Softball / Baseball: (\$77,175.00)

- Relocate senior men's diamond if required c/w stands

Snowboarding (\$27,562.50)

- A small informal hill at Sir Winston Churchill Park and Riverbank

Track and Field: At Sportsplex (\$16,537.50)

- Remove and relocate existing pits, stop boards and pitches at Sportsplex to the outside of track infield

Boat Dock: Along River Corridor (\$60,637.50)

- Timber Accessible Floating Dock

2010

HUB #2: WESTRIDGE (\$440,948.00)

1. General

- Provide overall master plan c/w planting plan, lighting plan, circulation plan, etc.

2. Spray Park

- Provide Concrete Pad sufficient to minimize “ponding”, with light broom finish. Coloured concrete to be used to provide aesthetic quality,
- Provide “dry” seating areas for observers (seating opportunities)
- Provide variety of water experiences for all ages
- Provide fencing around site
- Provide Shade opportunities

3. Upgrade Play Structure

- Install new structure

4. Washroom Facilities

- 3 stalls for each gender c/w adequate change room facility
- Provide for potential structural requirements (ie. piles)

Paddle Pools: (\$27,782.40)

- Remove Argyle Court and Kiddies Corner Paddle Pool including buildings

2011

Fitness Stations: Along Existing Trail System (\$48,620.00)

- Install 4 opportunities

Playground Structures: Annual Upgrades (\$97,240.00)

- Westridge and Meadows Playground

Senior Softball: (\$24,310.00)

- Remove Patmore Playground diamond
- Remove Crocus Neighbourhood diamond

Paddle Pools: (\$58,344.00)

- Remove Green Acres, Patmore (with building), South End (with building), Meadows, and Valleyview Paddle Pools

Boat Dock: Along River Corridor (\$66,852.50)

- Timber Accessible Floating Dock

Football: (\$19,144.50)

- Develop 1 Junior Field at Vincent Massey High School (160' x 360')

Soccer: (\$14,586.00)

- Develop 6 mini soccer pitches interior to track at Canada Games Sportsplex

2012

HUB #3: RIDEAU PARK (\$778,543.00)

1. General

- Provide overall master plan c/w planting plan, lighting plan, circulation plan, etc.

2. Spray Park

- Provide Concrete Pad sufficient to minimize “ponding”, with light broom finish. Coloured concrete to be used to provide aesthetic quality,
- Provide “dry” seating areas for observers (seating opportunities)
- Provide variety of water experiences for all ages
- Provide fencing around site,
- Provide Shade opportunities.

3. Sand Volleyball Court

- 50’x80” sand pit, perch site so as to allow surface drainage and minimize “ponding”
- Provide appropriate net and support structure

4. Toboggan Hill

- Take out trees for safety

5. Skateboard Obstacles

- Design / build four cast-in-place concrete skateboarding opportunities along walking path
- Provide appropriate pedestrian / cyclist-safe upgrades to allow multi-use

6. Upgrade Play Structure

- Relocate structure

7. Tennis Courts (2)

- 108’x120’ asphalt pad with line painting
- Provide 8’ perimeter chain link fence
- Provide appropriate net and support structure

8. Washroom Facilities

- 3 stalls for each gender c/w adequate change room facility
- Provide for potential structural requirements (ie. piles)

Football: (\$19,144.50)

- Develop 1 Junior Field at Neelin High School (160’ x 360’)

2013

Playground Structures: Annual Upgrades (\$53,600)

- Parkdale Park Playground

2014

HUB #4: VALLEYVIEW (\$408,059.00)

1. General

- Provide overall master plan c/w planting plan, lighting plan, circulation plan, etc.

2. Spray Park

- Provide Concrete Pad sufficient to minimize “ponding”, with light broom finish. Coloured concrete to be used to provide aesthetic quality
- Provide “dry” seating areas for observers (seating opportunities)
- Provide variety of water experiences for all ages
- Provide fencing around site
- Provide shade opportunities

3. Upgrade Play Structure

- Install new structure

2015

Football: (\$22,162.50)

- Develop 1 Junior Field at Vincent Massey High School (160' x 360')

Paddle Pools: (\$35,460.00)

- Remove River Heights and East End paddle pool and building

Fitness Stations: Along Existing Trail System (\$118,200.00)

- Install 8 opportunities

Playground Structures: Annual Upgrades (\$118,200.00)

- Patmore, Empress Bay and Westridge Community Centre Playground

2016

HUB #5: SIR WINSTON CHURCHILL PARK (\$1,091,363.00)

1. General

- Provide overall master plan c/w planting plan, lighting plan, circulation plan, etc.

2. Spray Park

- Provide Concrete Pad sufficient to minimize “ponding”, with light broom finish. Coloured concrete to be used to provide aesthetic quality
- Provide “dry” seating areas for observers (seating opportunities)
- Provide variety of water experiences for all ages
- Provide fencing around site
- Provide shade opportunities

3. Sand Volleyball Court

- 50'x80' sand pit, perch site so as to allow surface drainage and minimize “ponding”
- Provide appropriate net and support structure

4. Skateboard Obstacles

- Design / build four cast-in-place concrete skateboarding opportunities along walking path
- Provide appropriate pedestrian / cyclist-safe upgrades to allow multi-use

5. Upgrade Play Structure

- Install new structure

6. Toboggan Hill

- Use on site fill, additional fill will be required to achieve adequate slope for use

7. BMX Trail

- Soil based trail
- Provide adequate drainage

8. Washroom Facilities

- 3 stalls for each gender c/w adequate change room facility
- Provide for potential structural requirements (ie. piles)

2017

Playground Structures: Annual Upgrades (\$65,156.00)

- Green Acres School Playground

2018

HUB #6: STANLEY PARK (\$436,126.50)

1. General

- Provide overall master plan c/w planting plan, lighting plan, circulation plan, etc.

2. Spray Park

- Provide Concrete Pad sufficient to minimize “ponding”, with light broom finish. Coloured concrete to be used to provide aesthetic quality,
- Provide “dry” seating areas for observers (seating opportunities)
- Provide variety of water experiences for all ages
- Provide fencing around site
- Provide shade opportunities

3. Upgrade Play Structure

- Install new structure

4. Tennis Court (Resurface)

- 108’x120’ asphalt pad/sport court with line painting

5. Washroom Facilities

- 3 stalls for each gender c/w adequate change room facility
- Provide for potential structural requirements (ie. piles)

2019

Playground Structures: Annual Upgrades (\$142,400.00)

- George Fitton School, Garwod and South End Playground (City w/School Division)

Paddle Pools: (\$21,360.00)

- Remove Kirkcaldy Paddle Pool

Fitness Stations: Along Existing Trail System (\$71,200.00)

- Install 8 opportunities

4.0 IMPLEMENTATION AND MONITORING

There are numerous variables that are inherent to the structure of the Brandon Recreation Facilities Master Plan, along with a number of large unknowns that could change the course of how it unfolds both physically, programmatically and financially. The Master Plan should act as a guide over the next ten to fifteen years by using the Guiding Principles, as adopted herein, when any decisions on the future of recreation facilities in Brandon are made.

By continuing to involve the community in the overall Recreation Facilities Plan (through ongoing discussions with the service groups), the education of those groups and the City will highlight many potential opportunities and, quite possibly, identify deficiencies much earlier. The best method to involve the community and make decisions about recreation facilities will be the centralization of a booking system for recreation programs in Brandon, as recommended. By doing this, the City will be able to monitor usage of all facilities, and be able to adjust decisions about those facilities based on actual demand. There should be a premium placed on peak hours availability and field quality to ensure efficient use of facilities. This monitoring process will be able to help redirect operations focus to where the demand truly is.

It is important that the City of Brandon enter into discussions already begun between the Brandon University and the YMCA as soon as possible as the results from this potential partnership may have many impacts on the Master Plan that are beyond financial investment. Depending on which direction negotiations between the three parties go, there will be a need to proceed with caution to ensure that decisions on this facility do not negatively impact the overall Recreation Facilities Master Plan.

The City of Brandon is currently on a positive move towards recreation opportunities for its general population. Principles have identified the need to provide for accessibility and affordability to all to maintain a healthy and growing community. With a steadily increasing population and changing demographic, it will be essential that the City of Brandon continue to meet with the community and reference this Master Plan to stay informed about both increased recreation needs and emerging trends in order to continue to improve the health of all of its citizens.

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