



# Easter Seals BC/Yukon Camp Shawnigan Redevelopment Application



# Overview

- Easter Seals
- Camp Shawnigan
- Board member comments
- Current facilities
- New facility vision
- Community engagement
- Fundraising
- Application
- The path ahead





# Easter Seals

Inspiring communities across BC/Yukon to support, and enable access for, individuals with disabilities.

- Easter Seals BC/Yukon is a non-profit organization that has been supporting children, youth, and adults with disabilities for **over 75 years**.
- We offer programs and services to over **350 communities** across BC and the Yukon.
- **Easter Seals House** provides affordable accommodation to families in need travelling to Vancouver for specialized medical treatment.
- **Easter Seals Programs** Compass and Compass Works are educational and vocational programs to help young adults transition into adulthood and the workforce.
- **Easter Seals Camps** offer fully accessible, weeklong experiences for children, youth and adults with physical and intellectual disabilities



# Easter Seals Camps

Easter Seals has been offering summer camp experiences to children and adults with physical and cognitive disabilities since 1968.

- **55 years of Easter Seals Camps**
- Three fully-accessible camps:  
Kelowna, Squamish & Shawnigan Lake
- Individuals with ANY disability aged 6-49
- Important respite for families
- On-site medical care, specialized meals & customized programs
- 3:1 camper to counsellor ratio
- Improves skills, builds confidence & independence, creates friendships

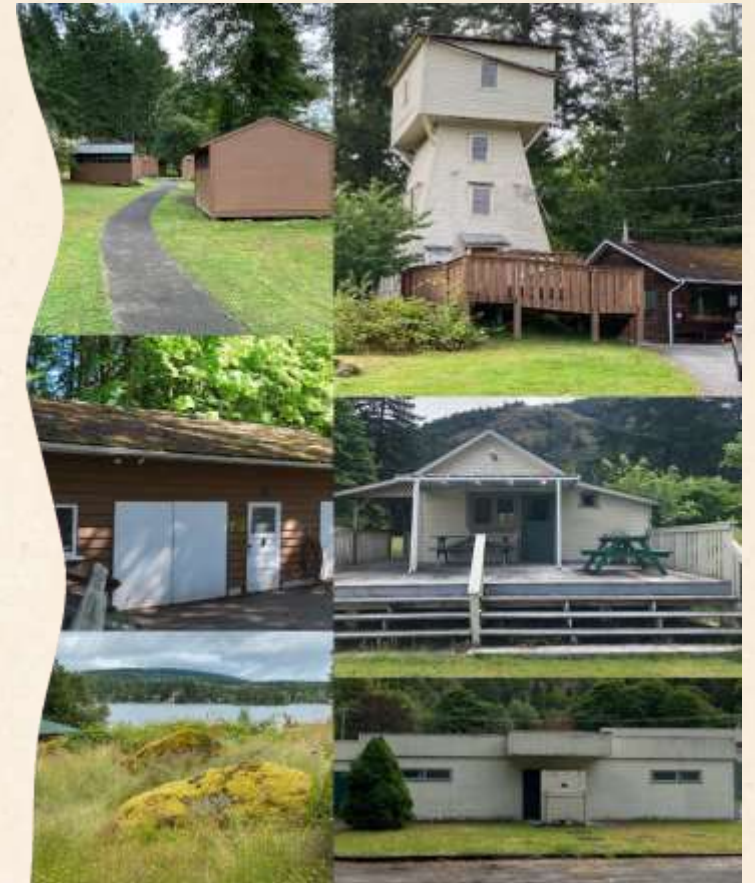




# Camp Shawnigan

For more than 40 years, Camp Shawnigan's transformational summer experiences for campers and vital respite for families and caregivers have enriched tens of thousands of lives on Vancouver Island.

- **After four decades of service, Camp Shawnigan has reached the end of its useful life.**
  - While basic updates and maintenance are completed every year, the structure is becoming too costly to maintain.
- **The Camp's buildings and landscapes are not equipped for full inclusion.**
  - What was considered accessible and acceptable in 1979 does not meet today's standards and cannot accommodate all disabilities.



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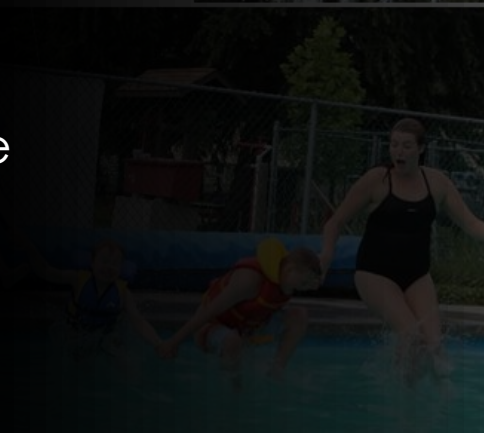
- **The demand for an inclusive space to serve both visible and invisible disabilities, has grown exponentially.**
  - More than 4000 children and youth on Vancouver Island live with a physical / intellectual disability – increase of 14% since 2019.
- **Easter Seals camp programs are at capacity with growing waitlists.**
  - Including a steady increase of children and youth being diagnosed with autism spectrum disorder.
- **Camp Shawnigan does not have the infrastructure to operate as a year-round facility.**
  - A new business model is needed to deliver more programs and diversify revenue to offset rapidly rising costs. Given the financial circumstances of those we serve, increasing summer camp fees is not an option.





## Experiences That Last a Lifetime

- Activities & experiences
- Connections made with people who are similar to me
- Differences not being a factor
- Community feeling that anything is possible
- Memories
- Some counsellors are so dedicated they even fundraise




## Reality for most campers (life after camp)

- Moving out
- Getting a job
- Figuring out medical supports (i.e. new wheelchair, leg braces, walker etc.)
- Indignity of PwD Supports
- All the paperwork and documents to sign
- Parents exhausted







Going to Camp and being involved in Easter Seals BC/Yukon's future direction **has changed my life** and with your help, we can support others to build:

- **Confidence** – Allow individuals to realize their full potential.
- **Economic Growth** - For both the individual and the community.
- **Leadership Development** – Take the skills learned at youth and make them tangible into adulthood.
- **Sustainability** – Help to carry the legacy of what was built well into the future.



# The Easter Seals Property

**~15 acres**

- 5 acres waterfront
- 10 acres above Shawnigan Lake Rd





# Current Facilities

- Gymnasium
- Cafeteria/meeting/event rooms
- Dormitories
- Pool/pool building
- Various outbuildings
- Caretakers home
- Outdoor fields/out buildings
- Waterfront/boat shed





# Vision for a New Facility

- Replace/reconfigure existing facilities
- Enhance camp users experience
- Increase accessibility and capacity to support disability community
- Provide services to the Shawnigan and Vancouver Island community
- Enhance scope of services and facilities into upper lands in future





# New Concept Plan





# Cabins

## Accessible cabins

- Support many children in summer
- Family/others off-season





# Multi-use Food Facility



- **Multi-use food hall**
  - Beautiful views over lake
  - Community uses

# Activity / Staff Housing

- **Flexible activity rooms on ground floor**
  - Available for community uses outside of camp
- **Staff housing on 2<sup>nd</sup> floor**





# Pool / Admin Building

- **Welcome entry/admin building**
- **Pool support**
  - Change rooms
  - Equipment



# Gymnasium



- Retained
- Refurbished
- Possible daycare included
- Available for community uses



# An Exciting Landscape



ACCESSIBLE 'TREE TOP' WALK



QUIET SPACES / GATHERING AREAS



ACCESSIBLE PLAYGROUND



RAINWATER MANAGEMENT



ACCESSIBLE HOT TUB AND WATER SLIDE



AMPHITHEATRE / FLEXIBLE LAWN AREAS



# An Accessible Waterfront

- Boathouse under food hall
- New accessible dock
- No new impact on water's edge / riparian area





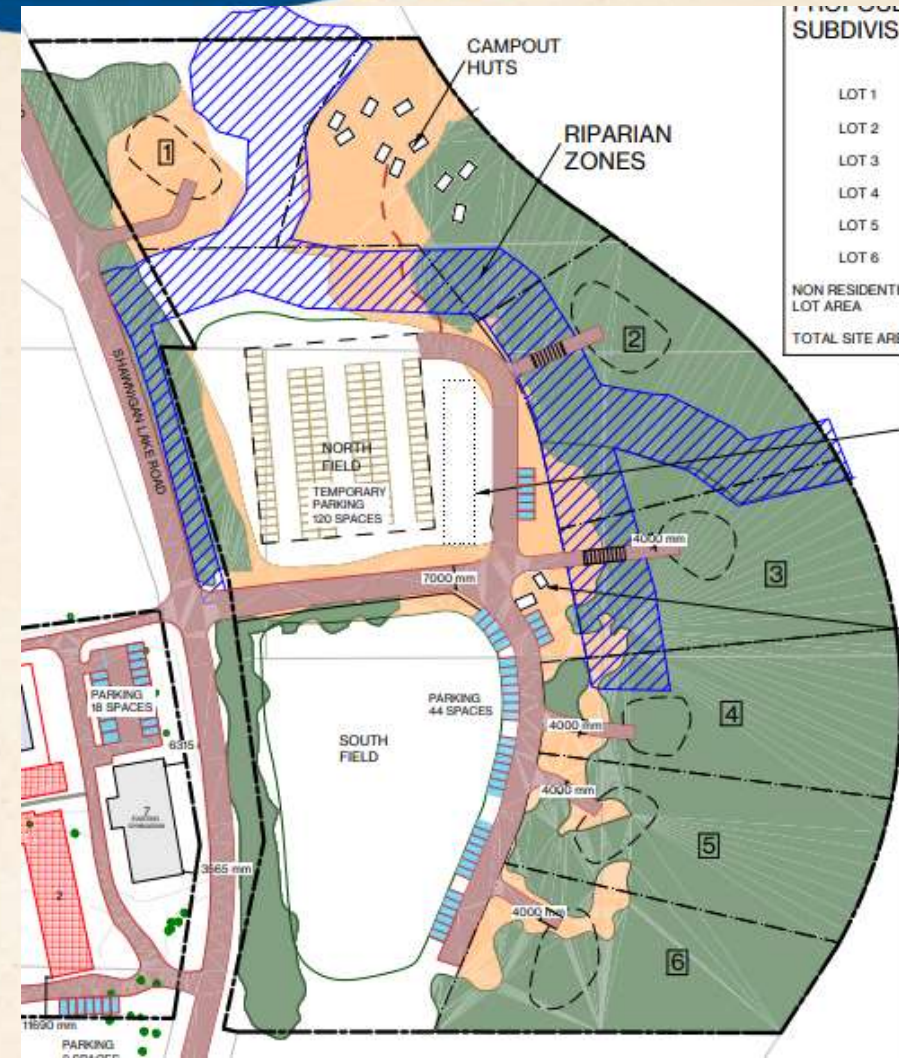
# A Safe Entrance

- **Additional short term/disability parking**
  - Staff/longer term parking above Rd.
  - Avoid backups
  - Separated in/out
  - Safer Rd Crossing design (MOTI)



# Future Opportunities in Upper Lands

- Playfields retained
- Septic field
- Regular and overflow parking
- Riparian corridors
- Several (flexible) lots
- “Roughing it” huts for camper outings
- Future parcels for more community services when infrastructure allows





# Excellence in Accessibility



**Goal: World class accessibility and supportive characteristics.**

- Physical
- Neural



# Goal: Year-Round Community Service Hub

## Easter Seals

- Summer Camps
- Year-round hospitality for families (with disabilities)
- Other events / possibilities

## Occasional facility users

- Retreats
- Special events (weddings / concerts)
- Festivals (annual)
- Base camp

## Educational

- Utilize facilities during “non-camp” times
- Possible cornerstone partners
- All levels of education

## Health

- Special focus on disability programs

## Others

- TBD



# Organizations Interested

- **Disability support**

- Vic Disability Resource Centre
- Action Committee
- Lifetime networks
- Kardel
- CNIB

- **First Nations**

- Malahat FN
- Cowichan Tribes

## **Educational**

- Island's Universities
- Camosun
- St Johns
- Other private schools
- School board

## **Other camps**

## **Technology partner (smart place)**

- **Community**

- United way
- Boys and Girls
- Vic Festival society
- Others

- **Health and sports**

- VIHA
- Special Olympics
- Sport for life
- Others

# Community Interest and Engagement

- Public Open House – March 8 & 9
- Door knocking with neighbours
- Information through local press
- Community roots with Lions
- Many discussions with groups





# Fundraising

Campaign goal is \$25 million

- **Province** - We have asked and received a commitment of **\$7 million** from the Provincial Government
- **Federal** - Currently pursuing additional funding from multiple Federal streams.
- **Donors** - We anticipate receiving gifts from individuals, family foundations, service clubs, businesses, and special events. We are also seeking funding from all three levels of government.
- **Team** – Assembled a Campaign Cabinet made up of members of the business community to assist staff.



# The Application

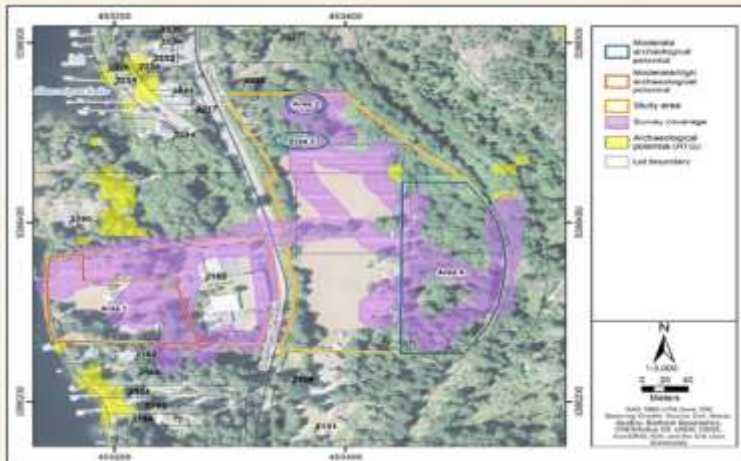
- **OCP amendment**
  - Clean up fragmented designations on various parcels.
- **Rezoning**
  - Bring whole site into one comprehensive CD zone
  - Based closely on current “institutional” zone
- **Preliminary - mid 2023**
- **Additional work requested.**
- **Full application - early 2024**
- **Incremental DPs in process / concurrent**





# Technical elements

- **Archaeology report and review completed**
  - Malahat AND Cowichan Tribes
- Close working relationship with Malahat
- **Environmental Study completed**
  - All necessary Provincial approvals underway (RAPR, etc.)
- **Parking study completed**
  - Ample parking incl larger events with hundreds of participants



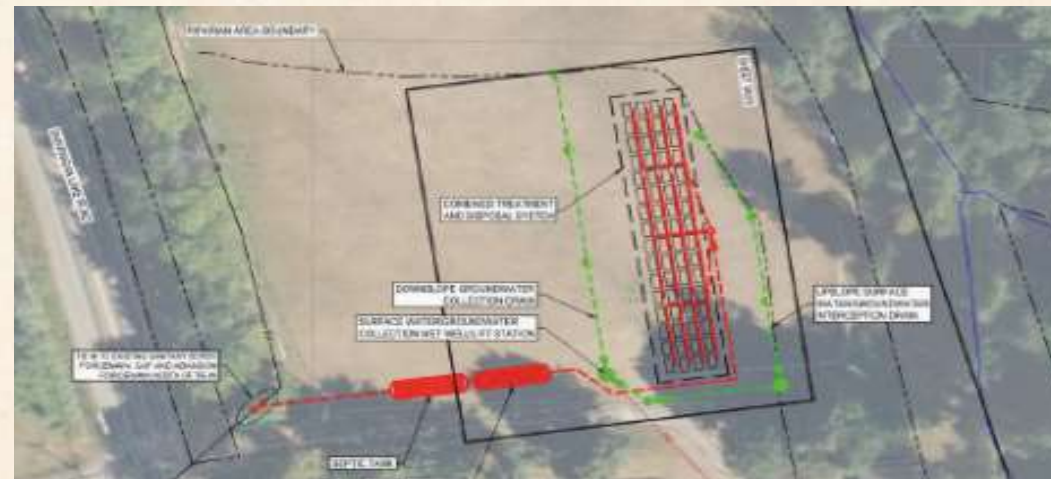
# Water and Sanitary Systems

- **Water license granted for lake water**

- Alignment with previous draw levels.
- 2 year review.
- Treatment upgraded / IH inspected.
- Metering / monitoring draw.

- **New sanitary system installed in 2023**

- Level 3 treatment (nearly potable).
- Perc area in upper playfield.
- Monitoring / metering flows.





# Stormwater Management



- **Stormwater management plan completed**
  - Full protection for the lake and adjacent riparian areas
  - Improve runoff management from surrounding area

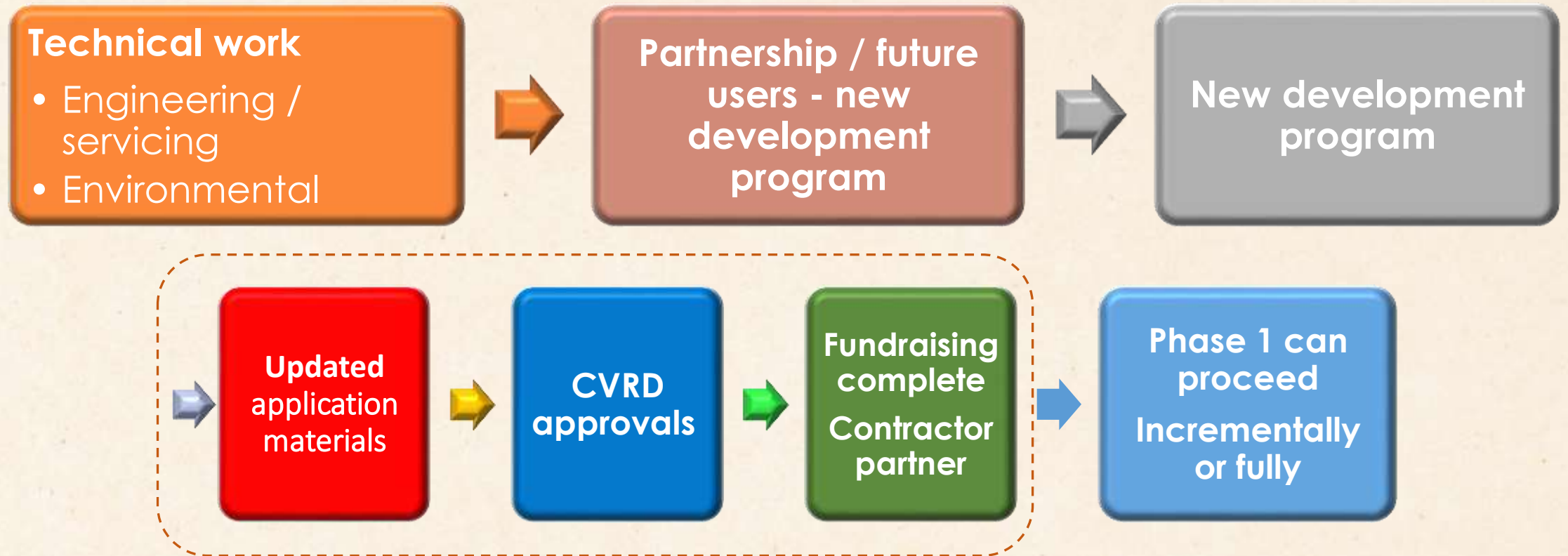
# MOCP / LAP / GCB Considerations



- Current facilities uses supported by current infrastructure and MOCP
- Future community service uses and benefits
  - Dependent on Village infrastructure link.
  - **Easter Seals** and **St Johns College** have resources and intent – close to draft GCB
  - Need to be within GCB or locked out of future opportunities for supporting regional water/sewer system



# The Path Ahead



# A Community Benefit for our Future

