

Seeley's Bay Community Public Forum: Survey Analysis & Takeaways

2025-10-16



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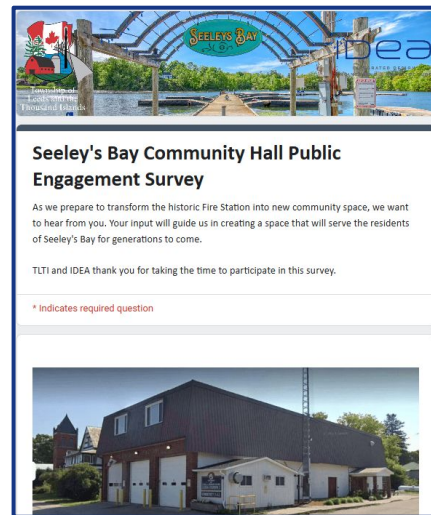
Table of Contents

1.	2.	3.	4.	5.
Survey Background Information	Executive Summary	Survey Results	Cost Estimate	Options Moving Forward and Next Steps



Survey Background Information

- ❖ Circulated for **3 weeks**
- ❖ **165 participants** (including 6 paper responses)
- ❖ **Goal:** Ensure the building serves the community by engaging stakeholder groups from the beginning, with a commitment to keeping the community informed throughout the schematic and design development process.



A Google Form format was used to circulate the survey digitally and gather responses efficiently.



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Executive Summary

Key Takeaways of Survey Results

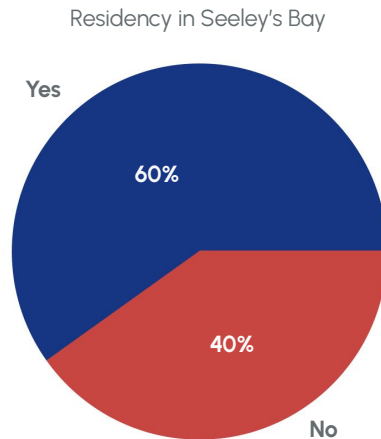
- The community is divided on the future of the fire station, particularly regarding the future use of the ground level replacing the fire station.
- While healthcare and essential services are priorities, there is also strong demand for social, cultural, and recreational functions.
- The two most drastic options moving forward are to either sell the building or completely demolish and rebuild. The survey focused on the more moderate retention and renovation approach.



Survey Findings

1. Demographics & Participation

- Residency: 60% live in Seeley's Bay; 40% do not.
- Length of residency: 54.5% of residents have lived in the village less than 15 years.
- Occupations: Most participants were retired (24.8%), healthcare (18.2%), public sector (11.5%), and education (6.1%).



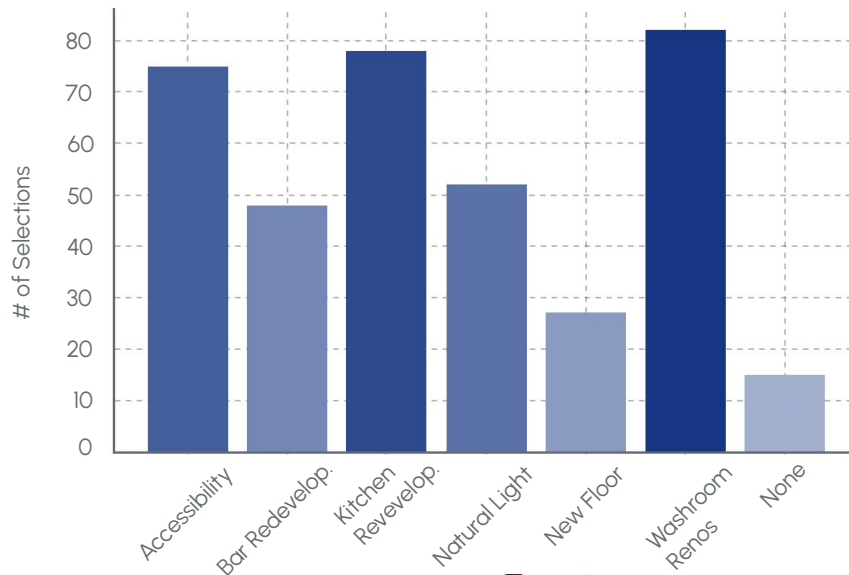
Survey Findings

2. Second Floor Renovation Priorities

Most selected improvements:

- Washrooms (49.7%)
- Kitchen (47.3%)
- Accessibility (45.5%)
- Natural light (31.5%)
- Bar redevelopment and flooring ranked lower.
- 9.1% felt no improvements were needed.

Desired Improvements for Second Level

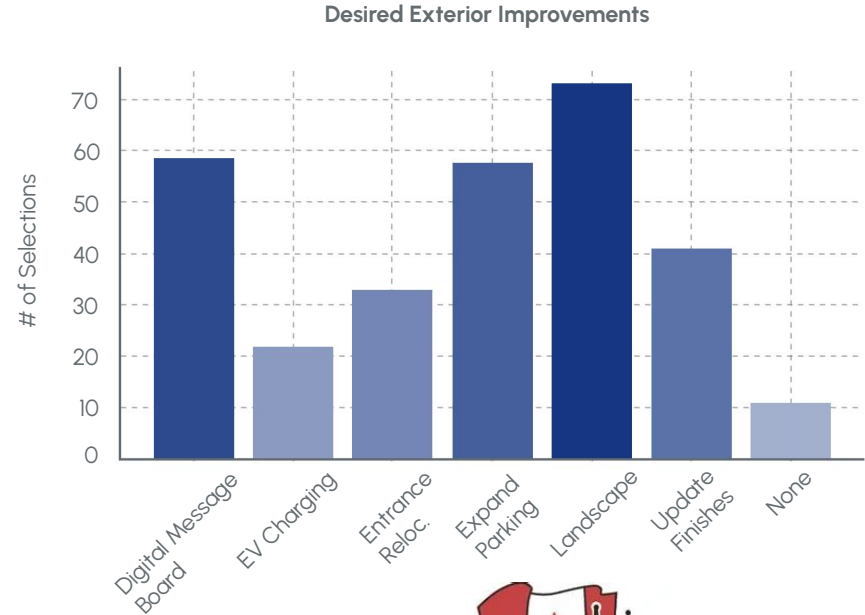


Survey Findings

3. Exterior Renovation Priorities

Most selected improvements:

- Landscaping (45.5%)
- Digital message board (37.6%)
- Expanded parking (37%)
- Materials/finishes, EV chargers, and an entry change had considerable support as well.



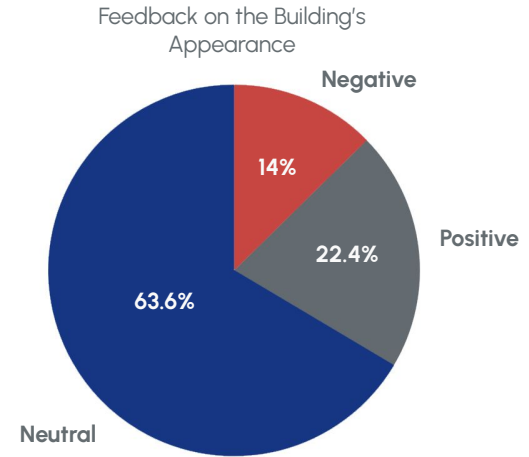
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Survey Findings

4. Considering the Aesthetics

Asking the community how they feel about the building's current appearance.

- 63.6% neutral, 22.4% positive, 14% negative.
- 54.5% felt the building does not reflect the character of Seeley's Bay.

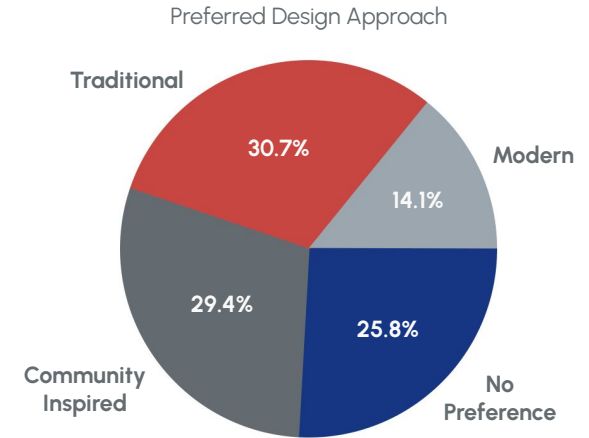


Survey Findings

5. Design Preferences

Asking the community how they would like to approach the redesign of the community hall.

- Traditional/timeless: 30.7%
- Community-inspired: 29.4%
- Modern: 14.1%
- No preference: 25.8%



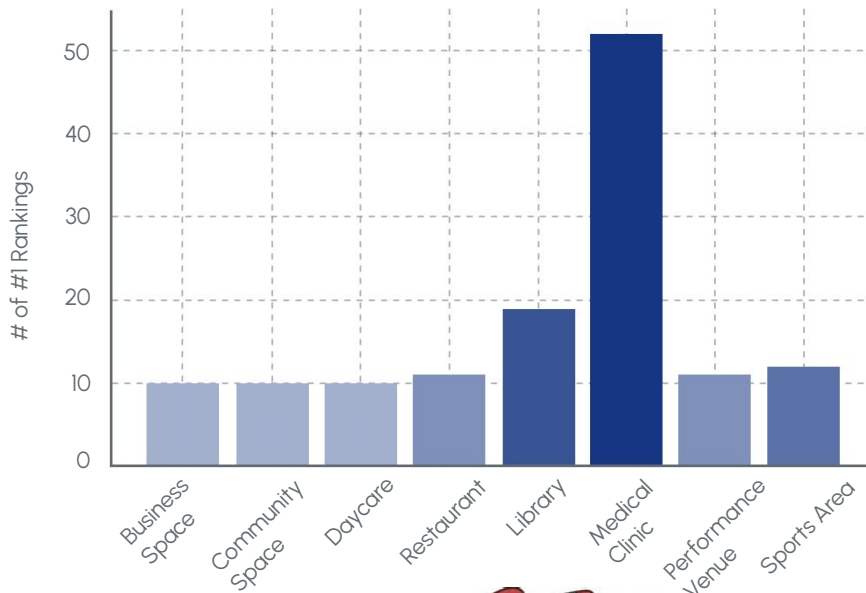
Survey Findings

6. Preferred Ground Floor Uses

Participants ranked 8 potential uses:

<u>Option</u>	<u>Number of #1 Rankings</u>
Medical clinic	52
Library	19
Sports area	12
Food/beverage	11
Performance venue	11
Business space	10
Community space	10
Daycare	10

Most Preferred Uses for Ground Floor Space



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Survey Findings

7. Alternative Ground Floor Use Suggestions

- Essential services: Food bank, affordable/senior housing, medical services.
- Community amenities: Farmers' market, community hub, gym, pickleball courts, arts/makerspaces.
- Commercial uses: Convenience/grocery store, retail vendor space.
- Mixed-use proposals: Wellness centre, multi-purpose hub, shared township office space.
- Additional: Relocate the Seeley Library branch to half of the ground floor and integrate it with another function, converting the existing library space into a daycare.
- Selling the property: Several argued for selling the property, citing high costs and redundancy with existing facilities.



Survey Findings

9. Open Comments (Key Themes)

- There is disagreement over the future use of the ground level and what it should be designated for.
- Desire for a community hub serving all ages.
- Strong calls for affordable housing, daycare, food security, and healthcare.
- Strong push for flexibility (spaces adaptable for multiple uses).
- Some want to preserve fire hall elements, others push for modernization.
- Frustration over township spending, accessibility, and inclusivity of process.



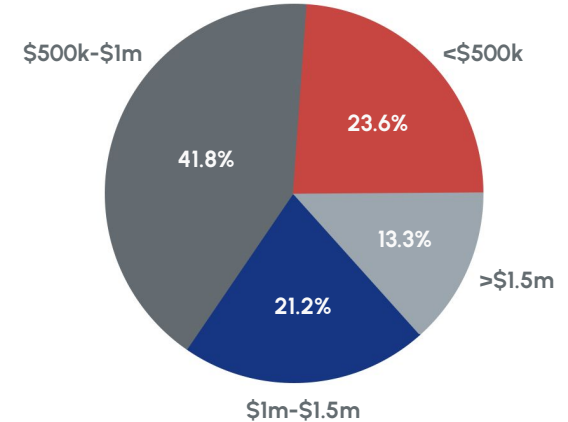
Survey Findings

8. Investment Levels

Asking the community how they think should be invested into this renovation.

- \$500k-\$1M: 41.8%
- <\$500k: 23.6%
- \$1M-\$1.5M: 21.2%
- >\$1.5M: 13.3%

Preferred Investment Levels



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Items	Description	Cost	Subtotals
<u>Critical Items</u>	Renovations necessary to adhere to Ontario Building Code standards; universal W/C, new handrails for stairs, emergency lighting on lvl 1, new fire alarm system	\$166,000	\$737,000
<u>Level 01</u>	Fit-up costs, doors, walls, finishes, HVAC, MEP, etc...	\$418,000	
<u>Exterior/Site 1</u>	Additional septic tank, parking expansion and lighting	\$153,000	
<u>Exterior/Site 2</u>	Exterior of building (siding, roof, doors, etc...), landscaping	\$266,000	\$664,000
<u>Basement Level</u>	Doors, walls, finishes, HVAC, etc...	\$118,000	
<u>Level 02</u>	MEP, bar + kitchen renovations, doors, walls, finishes, etc...	\$280,000	
<u>Ancillary Work Allowances</u>	Demolitions, soil contamination remediation, DSS removals.	\$99,000	\$621,000
<u>General Requirements</u>	Contractor overhead costs	\$192,000	
<u>Allowances</u>	Design & Pricing Contingency (15%), Construction Contingency (10%), Escalation Allowance (7.5%)	\$330, 000	
<u>Total</u>	Total Budget Estimate Including Allowances (Average)	≈\$2,100,000 (+/- 10%)	

Cost Estimate

The following table outlines a cost estimate for the current plan of a full renovation of the existing building, including the ground level fit-up.

This is a high level budgetary cost estimate to help the community see the value of their contributions and what their investment can make possible.

- = Priority/Phase 1
- = Secondary Priority/Phase 2
- = General Requirements application to both phases

Options Moving Forward

The following three options have been identified as possible paths forward. They are being evaluated and a recommendation will be presented to Council for approval to move forward.

Sell property
(includes appraisal
and expected
costs to estimate
the overall value)

**Continue with the
development of the
renovation and fit-up project
including recommendations
for ground floor use(s).**

**Demolish the existing building
and construct a new facility,
with estimated costs ranging
from \$5–8 million.**



Next Steps

Our Commitment to Community Engagement

We're committed to keeping the community engaged every step of the way. [Sign up for the email newsletter before you leave](#) to stay up to date on the project's progress and upcoming opportunities to get involved!

Additionally, stay tuned for a project website to be published.



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Open Floor

Thoughts, comments, concerns.



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