

## **EXPRESSION OF INTEREST & PROPOSAL**

### **Response to Invitation for Expression of Interest for: Purchase, Redevelopment, or Lease of District Owned Property**

#### **EOI #2024-01 - 4629 Barriere Town Road**

Submitted by: Barriere and Area Men's Shed Society (BAMS) A Registered Non-Profit Society Member of the BC Men's Shed Association (Registration Pending)

Submitted to: District of Barriere

Date: February 2026

Primary Contact: Richard Dane, President

Email: 

Phone: 

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## **1. LETTER OF INTRODUCTION**

Re: Expression of Interest for Lease and Redevelopment of District-Owned Property at 4629  
Barriere Town Road

Dear Mr. Drexler,

The Barriere and Area Men's Shed Society (BAMS) is pleased to submit this Letter of Introduction in response to the District's Invitation for Expressions of Interest regarding the lease and redevelopment of the property located at 4629 Barriere Town Road.

We are a newly formed community organization and an active member of the BC Men's Shed Association. The Men's Shed movement is built on the idea of creating safe, welcoming, and inclusive spaces where men can gather to learn new skills, share experiences, and build meaningful friendships — much like the traditional backyard shed where projects and conversations naturally unfold shoulder to shoulder. Although it's name and mission relate to men, the Barriere and Area Men's Shed is an inclusive organization, open to all.

Although BAMS is a young organization, our membership has already grown to 24 individuals, each bringing valuable skills and lived experience. Among our members are individuals with backgrounds in project management, facility operations, carpentry, plumbing, small business ownership, and accounting. This collective expertise provides a strong foundation for the successful development, operation, and long-term stewardship of a community-focused facility.

At the Barriere and Area Men's Shed, there are no formal programs or clinical services. Instead, we offer friendship, camaraderie, purpose, conversation, and teamwork. Our Shed provides a low-pressure, inclusive environment that supports personal well-being, community connection, and skill-sharing among men of all ages and backgrounds.

We view the redevelopment of 4629 Barriere Town Road as an opportunity to establish a vibrant community hub — a home for the Men's Shed and a space that can support collaboration with other community groups, local initiatives, and District priorities. This vision aligns closely with the District's goals of fostering inclusion, promoting community wellness, and strengthening social connections for residents.

We welcome the opportunity to discuss our vision further and explore how BAMS and the District can work together to create a lasting, meaningful community resource.

Sincerely, Richard Dane President, Barriere and Area Men's Shed

## **2. PROPOSAL: BUSINESS PLAN & SUSTAINABILITY FRAMEWORK**

### **2.1 Executive Summary**

The Barriere and Area Men's Shed Society (BAMS) operates as a registered non-profit organization governed by an elected Board of Directors. Its primary revenue sources include membership dues, donations, grants, and community-based activities such as garage sales, tool and equipment repair clinics, and equipment rentals. Revenues are intended only to cover basic expenses such as utilities, hydro, property taxes, and insurance for the premises.

BAMS may also provide labour services to community members or organizations on a case-by-case basis. The organization's financial model is intentionally modest, focused on sustainability rather than profit generation.

### **2.2 Purpose of Establishing BAMS**

BAMS launched with 22 paid members and continues to receive strong interest from the broader community. The organization fills several important local needs:

- Qualified volunteer labour for community and municipal projects
- A coordinated outlet for residents with diverse skills and trades backgrounds
- A supportive environment that promotes social connection, mental well-being, and a renewed sense of purpose

### **2.3 Use of Property**

The property is intended:

**"TO BE USED BY THE SOCIETY AS A MEETING PLACE AND WORKSHOP FOR PROJECTS TO ASSIST COMMUNITY RESIDENTS WITH SERVICES NOT AVAILABLE ELSEWHERE OR CONSIDERED TOO SMALL FOR EXISTING BUSINESSES OR CURRENTLY UNAFFORDABLE BY LOWER INCOME RESIDENTS."**

This includes:

- A central gathering place
- A workshop for small-scale repairs and community projects
- A resource for residents who cannot access or afford commercial services
- A hub for collaboration with other community groups

## **2.4 Business Plan Viability**

Viability is supported by:

- The proven success of Men's Sheds in other communities
- Strong early membership
- A sustainable financial model
- Clear community need

The proposed project-cost model includes:

- 1/3 donation-based work
- 1/3 estimated project cost
- 1/3 free services for those in need

## **2.5 Market Demand**

There is a clear gap in Barriere for:

- Small repair services
- Affordable help for seniors
- Assistance for residents with limited means
- Practical support not offered by local businesses

## **2.6 Community Contribution**

BAMS provides:

- Mental and physical stimulation for members
- A central point for residents to request small projects
- Free or discounted services for those in need
- Referrals to local businesses
- Partnerships with other community groups

## **2.7 Hours of Operation**

To be determined collaboratively with members and the District.

## 2.8 Jobs & Volunteer Roles

No paid positions are anticipated. Volunteer roles include:

- Project coordination
- Workshop maintenance
- Community project support
- Mentorship
- Facility improvements

## 2.9 Annual Operating Expenses

Expense Category	Monthly Cost
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Utilities	100.00
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Hydro	400.00
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Telephone & Internet	200.00
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Office Miscellaneous	50.00
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<b>Total Monthly Costs</b>	<b>750.00</b>
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**Total Annual Expenses:-9000.00**

## 2.10 Annual Revenue Projections

Revenue Source	Annual Amount
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Membership fees (22 × 60.00)	1,320.00
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Men's Shed Association Grant	1,000.00
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Walton Foundation Grant	10,000.00
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Fundraising Projects	5,000.00
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Local Grant Opportunities	4,000.00
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<b>Total Annual Revenue</b>	<b>21,320.00</b>
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## 2.11 Conclusion

BAMS is well-positioned to become a long-term community asset. With strong membership, a sustainable financial plan, demonstrated market demand, and a clear commitment to community service, BAMS is prepared to operate effectively within the proposed facility.

## **2.12 Sustainability & Green Initiatives**

*The Barriere and Area Men's Shed Society is committed to operating the facility at 4629 Barriere Town Road in a manner that reflects responsible environmental stewardship, long-term sustainability, and alignment with the District of Barriere's community and climate objectives. Although BAMS is a volunteer-driven, non-profit organization with modest financial resources, the Society recognizes that even small-scale improvements can meaningfully reduce environmental impact and demonstrate leadership within the community.*

*To that end, BAMS intends to incorporate the following sustainability and green initiatives into the redevelopment, operation, and ongoing maintenance of the site:*

### **Energy Efficiency**

- *Transition to **LED lighting** throughout the building and exterior work areas to reduce energy consumption and maintenance costs.*
- *Utilize **smart power bars** and encourage members to power down tools, equipment, and electronics when not in use.*
- *Explore the feasibility of installing a **high-efficiency heat pump** or other low-emission heating solutions as funding becomes available.*

### **Water Conservation**

- *Implement **rainwater collection** for non-potable uses such as garden planters, outdoor cleaning, and dust control.*
- *Install **low-flow fixtures** in washroom and kitchen areas to reduce water usage.*

### **Waste Reduction & Recycling**

- *Establish a **materials reuse program**, where salvaged lumber, hardware, and components from community projects are repurposed for Shed activities.*
- *Provide clearly marked **recycling stations** for paper, cardboard, plastics, and metals.*
- *Encourage members to adopt a "**repair first**" mindset, extending the life of tools, equipment, and donated items.*

### **Sustainable Landscaping**

- *Maintain and enhance green spaces using **native, drought-tolerant plants** that require minimal watering and support local biodiversity.*
- *Use **mulch and soil amendments** to improve moisture retention and reduce the need for irrigation.*
- *Incorporate **pollinator-friendly plants** to support bees and other beneficial insects.*

### **Air Quality & Noise Reduction**

- Use **dust-collection systems** and air filtration in workshop areas to maintain a healthy indoor environment.
- Monitor indoor air quality environment, and undertake remedial action if parameters exceed designated action levels.
- Schedule outdoor work and equipment use in ways that minimize noise impacts on neighbouring properties.

### **Community Education & Engagement**

- Offer workshops on **repair, reuse, and sustainable practices**, helping residents reduce waste and extend the life of household items.
- Collaborate with local schools, community groups, and environmental organizations to promote sustainability initiatives.
- Provide opportunities for members to learn about energy-efficient tools, safe material handling, and environmentally responsible project planning.

### **Long-Term Sustainability Planning**

- Pursue grants and partnerships that support green upgrades, including energy-efficient heating, improved insulation, and renewable energy options.

### **3. SITE PLANS**

#### **3.0 Site Plan Document Descriptors**

The following Site Plan documents illustrate the proposed layout, functional zones, and community-oriented enhancements envisioned for the property at 4629 Barriere Town Road. These visuals support the narrative of the Business Plan by providing a clear representation of how the Barriere and Area Men's Shed Society (BAMS) intends to utilize, improve, and steward the site.

Each image contributes a specific layer of detail, collectively demonstrating:

- Placement and footprint of the Men's Shed building
- Circulation routes for vehicles and pedestrians
- Outdoor work, gathering, and activity zones
- Landscaping concepts and beautification elements
- Opportunities for collaboration with community groups
- Long-term adaptability for future programming

These plans are conceptual and intended to guide discussion with the District of Barriere. They reflect BAMS's commitment to:

- Safe and accessible site design
- Efficient use of space
- Integration with surrounding amenities
- Environmental stewardship
- A welcoming, inclusive environment

The Site Plan package includes:

- Overall Site Layout
- Men's Shed Building & Workshop Zone
- Community Art & Engagement Area
- Expanded Community Grounds & Activity Zones
- Sustainability & Infrastructure Elements

### 3.1 Overview of Proposed Site Layout



3.2 Men's Shed Building & Workshop Zone



3.3 Community Art & Engagement Area



**3.4 Expanded Community Grounds & Activity Zones**



#### **4. Alignment With District Goals**

*The proposed redevelopment and use of 4629 Barriere Town Road by the Barriere and Area Men's Shed Society (BAMS) aligns strongly with several key priorities identified by the District of Barriere. The project supports community well-being, enhances local services, and contributes to the District's long-term vision for inclusive, sustainable growth. Specifically, the initiative aligns with the following municipal goals:*

##### **1. Strengthening Community Wellness and Social Connection**

*BAMS provides a welcoming, inclusive environment where residents can gather, build friendships, and participate in meaningful activities. The Men's Shed model is internationally recognized for improving mental health, reducing social isolation, and fostering a sense of belonging — outcomes that directly support the District's commitment to community wellness.*

##### **2. Supporting Seniors and Vulnerable Residents**

*The Shed offers practical assistance for small repairs and household tasks that may be unaffordable or inaccessible for seniors, low-income residents, or individuals with mobility challenges. This aligns with the District's goal of ensuring that essential supports are available to all residents, regardless of income or ability.*

##### **3. Enhancing Local Volunteer Capacity**

*BAMS brings together skilled volunteers who can contribute to community projects, beautification efforts, and local initiatives. This strengthens the District's capacity to deliver community improvements without placing additional strain on municipal resources.*

##### **4. Encouraging Local Collaboration**

*The Men's Shed model naturally fosters partnerships with schools, service clubs, non-profits, and municipal departments. The proposed site layout includes spaces designed for collaboration, community art, and shared programming — supporting the District's goal of building strong, interconnected community networks.*

##### **5. Promoting Sustainable Development**

*Through its Sustainability & Green Initiatives (Section 2.12), BAMS demonstrates a commitment to environmentally responsible operations, including energy efficiency, water conservation, waste reduction, and sustainable landscaping. These efforts align with the District's environmental priorities and long-term sustainability objectives.*

##### **6. Making Productive Use of Underutilized Municipal Property**

*The redevelopment of 4629 Barriere Town Road transforms an underused municipal asset into a vibrant, multi-purpose community hub. This supports the District's strategic goal of maximizing the value and functionality of public lands.*

##### **7. Creating a Safe, Accessible, and Welcoming Community Space**

*The proposed site plan emphasizes safety, accessibility, and inclusivity. Features such as clear circulation routes, accessible entrances, and well-defined activity zones align with the District's commitment to creating safe and welcoming public spaces.*