

Community Consultations on Future Warehouse Use

Summary of findings

Background

- Unrenovated 4,500 square foot, three storey high warehouse
- Attached to the Skills Centre office building, on the same land parcel
- Located on the river/esplanade
- Hardwood floors, washrooms and showers
- Front door and alley access



Interior photos



Large open space, plus 2nd and 3rd floors have a series of rooms that are not accessible

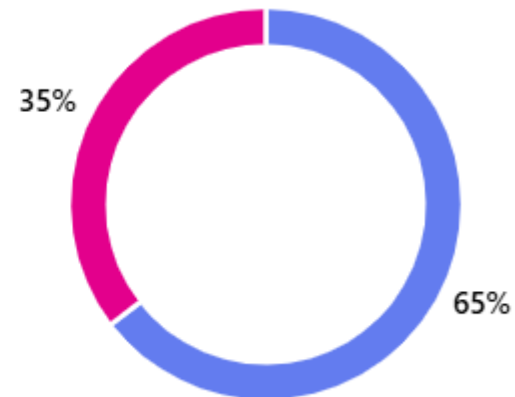


Survey info

- Open April 2 to May 30, 2026
- Open to anyone, targeted residents from RDKB and RDCK area
- All questions were optional
- 93 responses total
- Short and long/detailed versions

How much time would you like to spend sharing your input today?

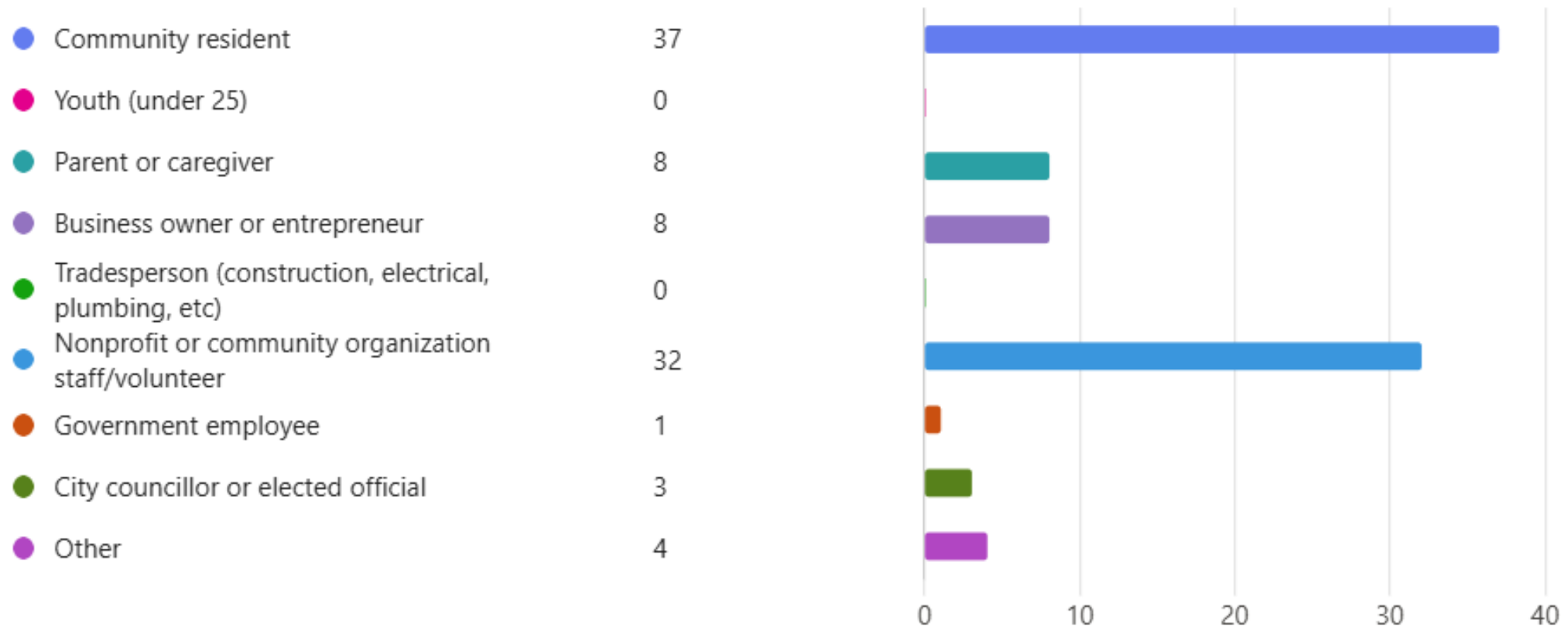
● That's it for me - I'm done!	60
● I'd like to continue with a more detailed survey	33



Survey Findings

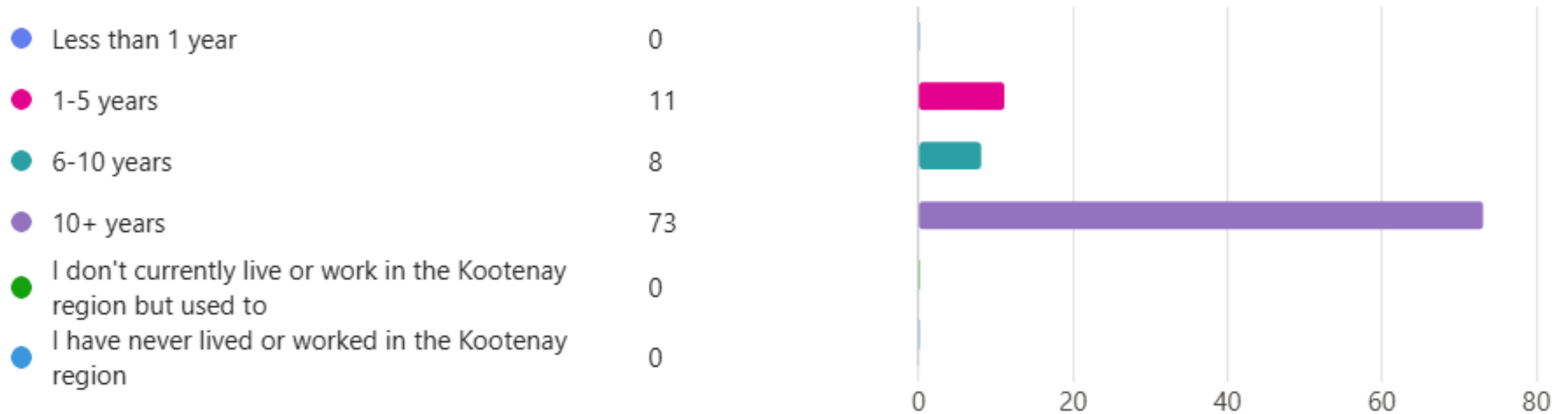
- Many groups are already working on the issues identified
 - Lower Columbia Affordable Housing Society, Career Development Services, Trail Community Action Team, Youth Action Network, Family Action Network, the Sanctuary, Lower Columbia Community Health Centre, Trail FAIR Society, supportive housing and more
- While we were looking for ideas for the warehouse, the issues identified affect the whole community, beyond the Skills Centre's activities and mission and the building itself

What best describes you?



Other: Retired, parent of special needs child

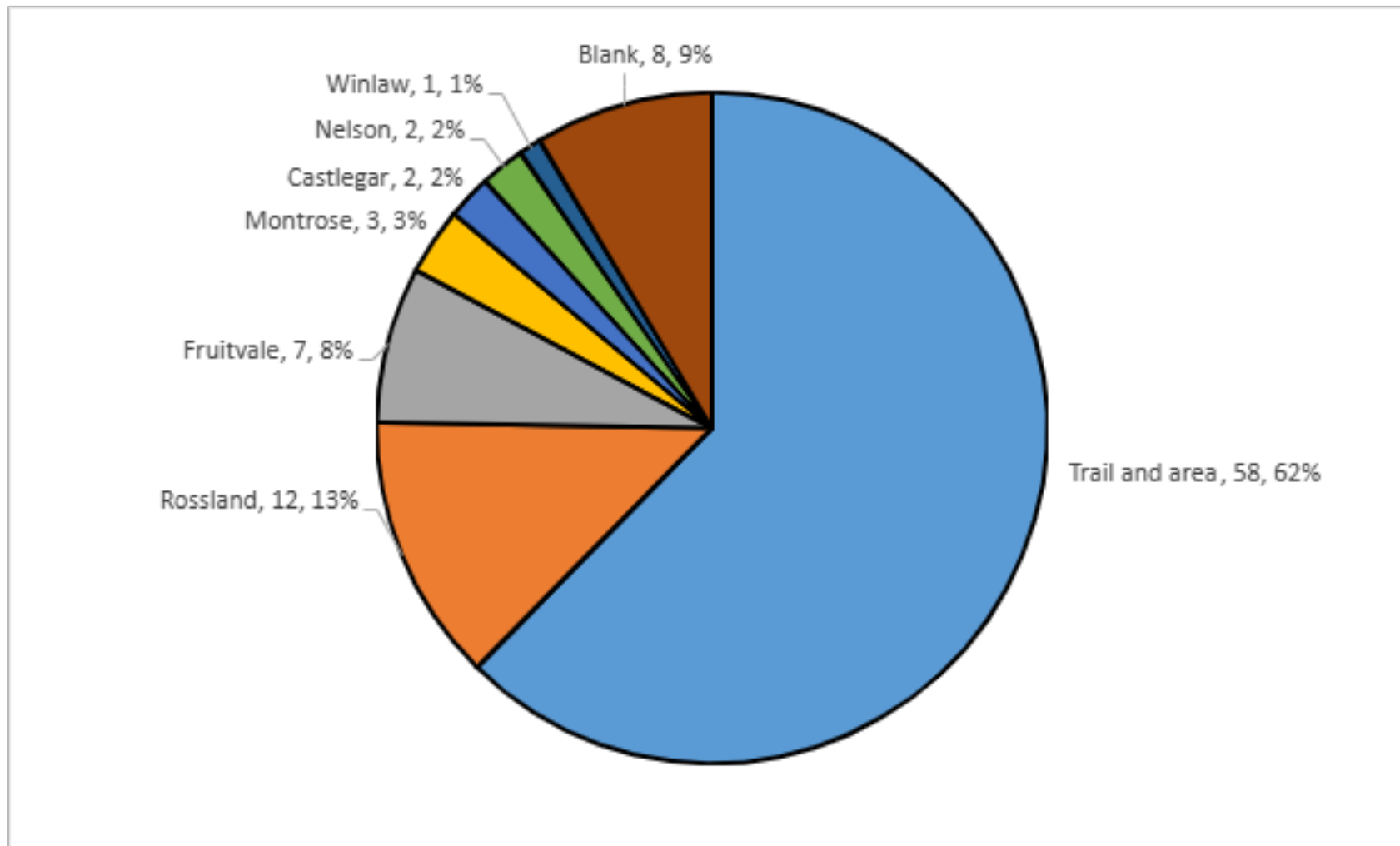
How long have you lived or worked in Kootenay region?



- Majority of respondents have been in the community for a long time
- Nice to have input from people new to the community – gives new perspectives

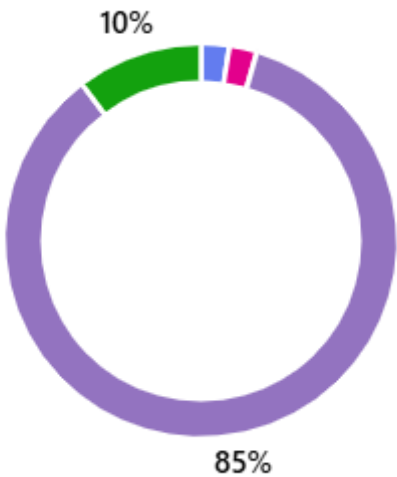


Area/Location of respondents



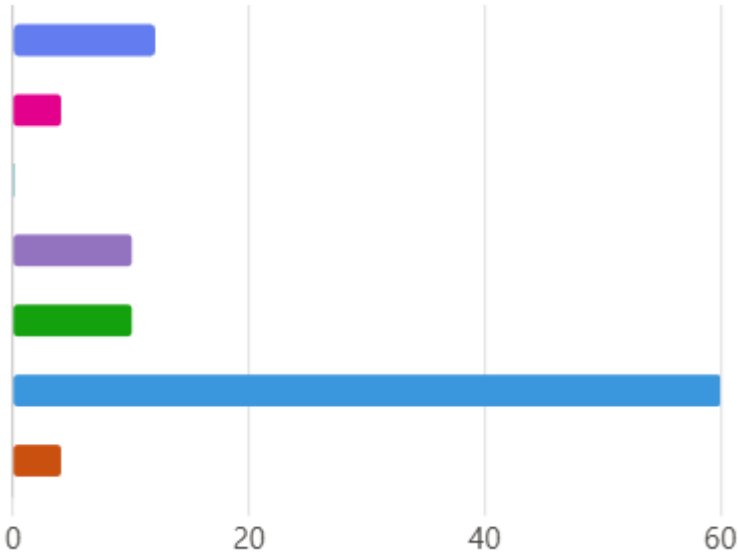
What is your Indigenous identity?

● First Nations	2
● Métis	2
● Inuit	0
● Non-Indigenous	74
● Prefer not to say	9



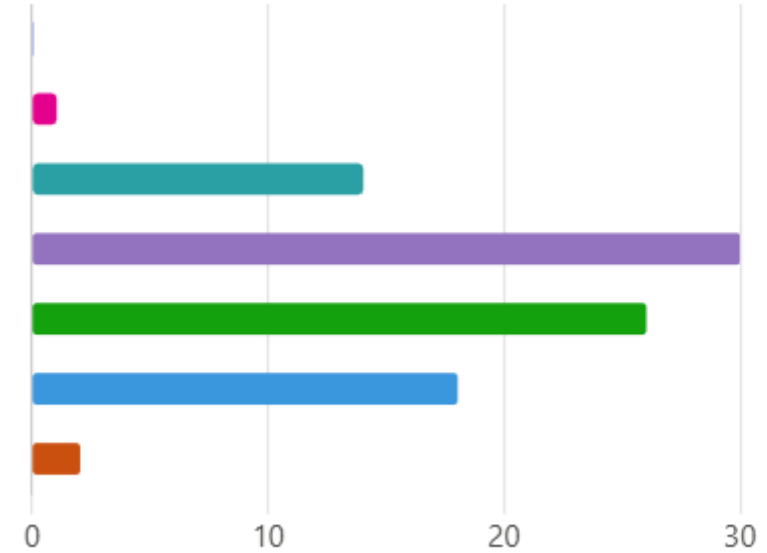
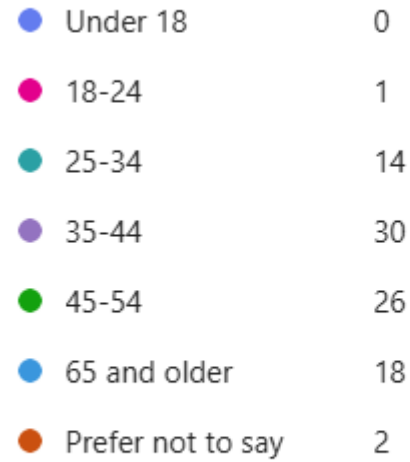
Do you identify as a member of any of these groups or communities?

● Person with a disability	12
● Newcomer/immigrant	4
● Racialized	0
● 2SLGBTQIA+	10
● Low income	10
● None of these	60
● Other	4

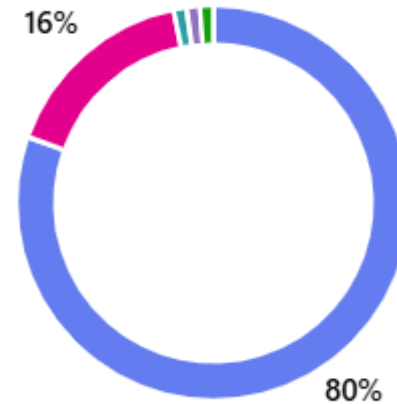
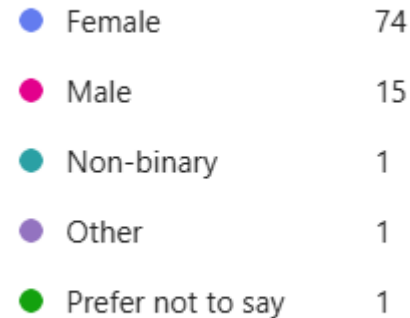


Other: senior, family member of a community group member

What is your age?



What is your gender?



What are the biggest challenges facing our community right now? (select up to 5)



Other responses:

Lack of

- Neighbourhood house
- Accessible spaces
- Family services
- Support for newcomers
- Support for unhoused population
- Affordable space for community programming

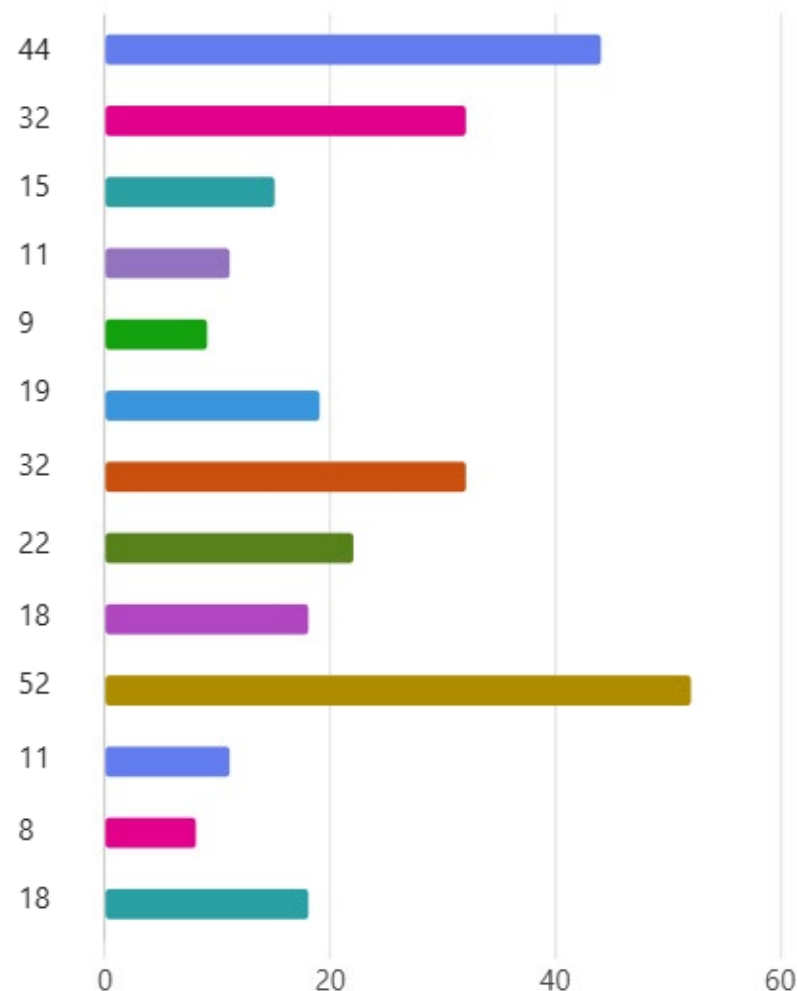
Biggest challenges facing our community

discussion points

- Affordable housing is the most commonly identified challenge
 - We have affordable housing in Rossland, Trail and Fruitvale.
 - There's the Lower Columbia Affordable Housing Society.
 - Is it that people don't know about the affordable housing options, we don't have enough affordable housing, or something else?
- Same thing for youth programs or safe spaces.
 - Youth programs are available through the Sanctuary, Family Action Network, and Youth Action Networks.
- Is it a lack of awareness?
- Are the programs at capacity and we need more spaces?
- Do these organizations need more resources to match community need?

What do you think this warehouse could be used for?

- Community hub or gathering space
- Youth centre/after-school programming
- Trades training or apprenticeship shop
- Makerspace/tool library
- Small business incubator
- Nonprofit or social service offices
- Emergency shelter or warming/cooling centre
- Food hub (community kitchen, food bank, storage)
- Arts, culture, or performance space
- Indoor recreation
- Warehouse/logistics for community programs
- Co-working space
- Other



Other:

- Religious activities
- Neighbourhood house
- Treatment centre
- Housing
- Addictions support
- Pickleball, climbing gym
- Community hall

Warehouse use

- Indoor recreation was the highest
 - A lot of pickle ballers completed the survey.
 - Could a space like the old Zellers accommodate a multi-use sport facility?
 - Are other spaces available in Trail to support these services?
- Community hub or gathering space was second
 - Could the renovated office building at 1060 Eldorado St meet this need?
- What other buildings in Trail could meet the needs?

If you could choose ONE
priority use, what would it be?
Why?

Open-ended question

Top 5 priority directions

1. Shelter, Basic Needs & Support for Unhoused Populations

- Most urgent and repeatedly emphasized need
- Strong emotional language: “No one deserves to freeze” – quote from survey respondent
- The shelter only has ~25 beds vs. ~60 people who are unhoused
- What this could look like:
 - Emergency shelter / warming & cooling centre
 - Drop-in hub with showers, food, and outreach
 - Connections to housing, health, and addiction services

2. Integrated Community Hub (Multi-Service Model)

- One of the most common ideas across responses
- Often overlaps with shelter, health, youth, and nonprofit space
- Strong desire for “one place” that does many things
- What this could look like:
 - Shared space for nonprofits and programs
 - Flexible rooms for events, services, and community use
 - Co-located supports (health, social services, outreach)

3. 🏠 Mental Health, Addictions & Outreach Services

- Frequently mentioned alongside safety and downtown concerns
- Recognized as a root issue affecting many other priorities
- What this could look like:
 - Overdose prevention / supervised consumption
 - Mental health support access
 - Outreach workers, case management, and referrals

4. Indoor Recreation Facility (Especially Pickleball)

- Most frequently repeated single activity request
- Clear demand + potential revenue generation
- Appeals to a broad demographic, especially seniors
- What this could look like:
 - Dedicated indoor pickleball courts
 - Multi-sport recreation (seasonal flexibility)
 - Rental/event space hybrid

5. 🧑🧒 Family, Youth & Childcare Programming Space

- Consistent concern about lack of childcare and youth supports
- Tied to workforce participation and family wellbeing
- What this could look like:
 - Childcare centre or after-school programs
 - Youth drop-in / activity space
 - Family resource and programming hub

Detailed/Long Survey Findings



What services or spaces do you feel are currently missing or limited in our community? (open ended)

Organized results into three categories:

1. Top priority needs (most urgent)
2. High priority needs
3. Supporting priorities



1. Top Priority Needs



1. Housing, Shelter & Basic Needs

- Emergency shelter (year-round)
- Supportive & affordable housing
- Drop-in centres (daytime safety)
- Public washrooms, showers, laundry
- Food security (fresh food, baby essentials)
- Storage for personal belongings



Key issue: Immediate safety, dignity, and survival needs are not being met

1. Top Priority Needs (cont.)

↳ 2. Mental Health, Addictions & Social Services

- Mental health care access (long waitlists)
- Overdose prevention services
- Family doctors & specialists
- Better coordination of services
- Outreach and case management

↳ Key issue: Services are fragmented and insufficient for current demand

2. High Priority Needs

3. Family, Youth & Childcare Supports

- Affordable childcare (including drop-in)
- After-school programs (ages 8–18)
- Preteen and youth spaces
- Indoor play spaces (winter-friendly)
- Family connection & support programs

 Key issue: Families lack flexible supports → impacts work, wellbeing, and retention

2. High Priority Needs (cont.)

4. Community Hub / Shared Space

- Multi-use community hub / neighbourhood house
- Affordable event & gathering space
- Cultural, arts and community programming space
- Centralized services under one roof

 Key issue: No central, flexible space to connect people and services

3. Supporting Priorities

5. Recreation & Activity Space

- Indoor recreation (especially for winter and summer heat domes and forest fires)
- Youth sports & fitness spaces
- Multi-sport facilities

👉 Improves health, connection, and quality of life

3. Supporting Priorities

6. Skills Training & Economic Development

- Local trades training opportunities
 - Youth workforce pathways
 - Makerspaces / small business support
-  Supports long-term economic resilience

3. Supporting Priorities

• 7. Food Security (Cross-Cutting Need)

- Access to fresh, healthy food
- Baby supplies (formula, essentials)

➞ Direct impact on families and vulnerable populations

3. Supporting Priorities

8. Cultural & Inclusion Needs

- Spaces for cultural gatherings
- Immigrant/newcomer supports
- Religious space

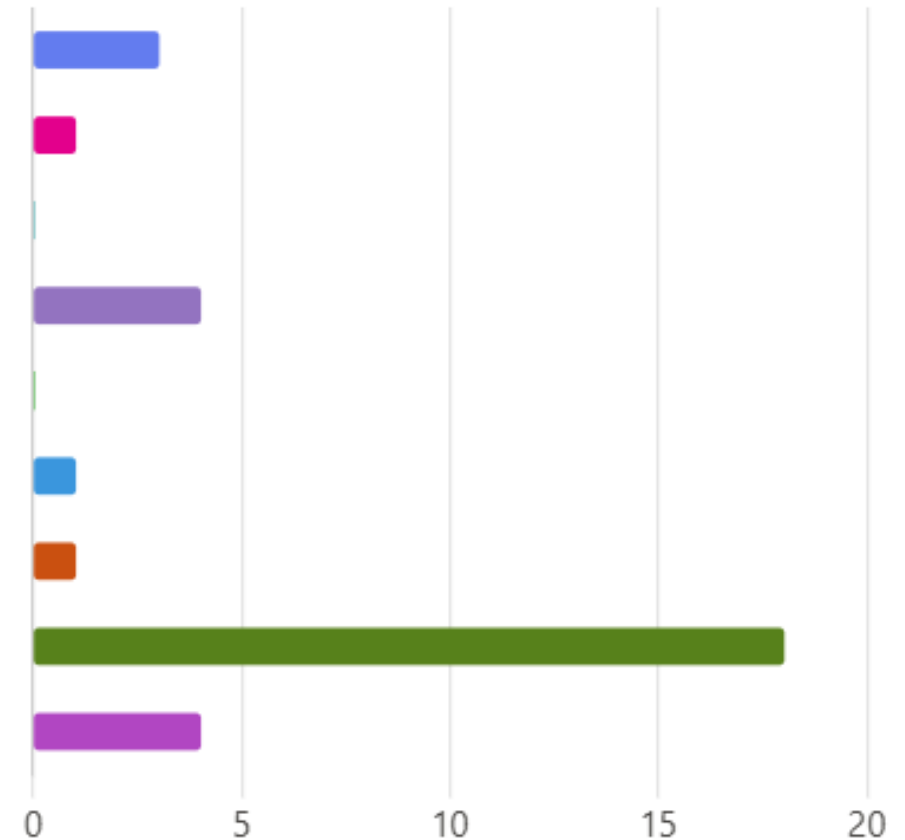
 Reflects growing diversity and need for belonging

Are there examples from other communities you admire or think we should learn from?

- Integrated Community Hub (Foundry / Connection Centre model)
- Supportive Housing + Wraparound Services (Nelson, Community Solutions)
- Family & Youth Hybrid Spaces (café + childcare, youth centres)
- Multi-use Recreation Facilities (Cranbrook model)
- Freiburg, Germany (sustainability & livability)
- Samsø, Denmark (community-owned energy & economy)

Who should benefit most from this space?

Youth	3
Elder/seniors	1
Indigenous community members	0
Low income residents	4
Tradespeople and apprentices	0
Small business owners	1
Nonprofits and volunteers	1
Entire community	18
Other	4



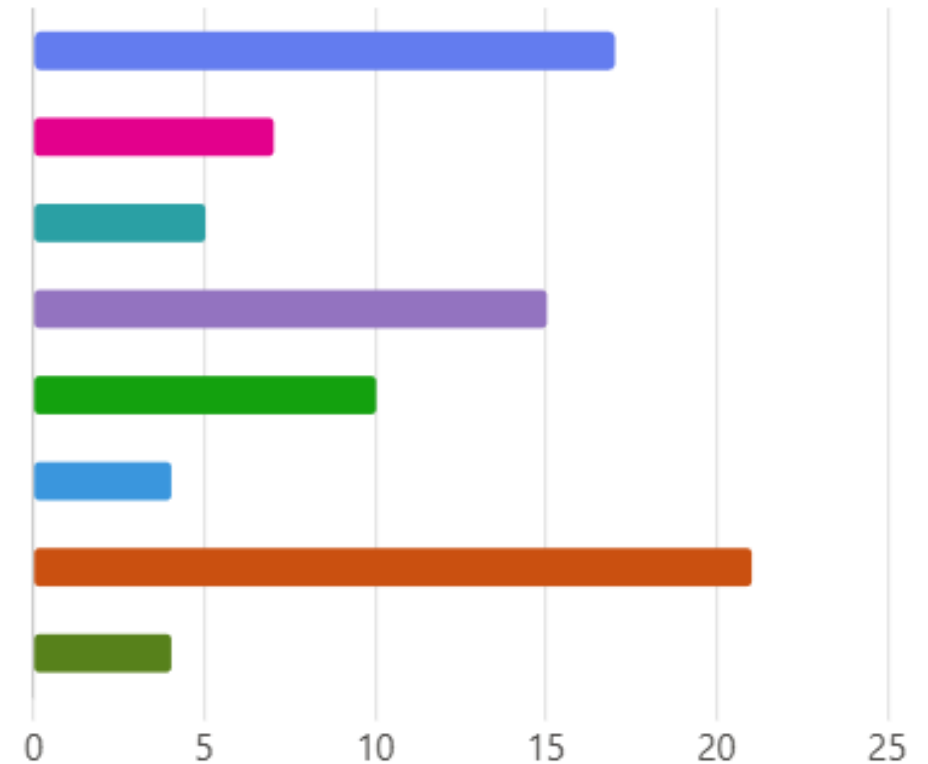
Other: families, people without homes

Who should benefit continued

- Do these responses conflicts with other responses?
- Most people want this space to benefit everyone, but the top priorities that they identified are connected to very specific groups and demographics.
 - Top priorities: people who are unhoused, people needing mental health supports, children and youth.
- For everyone to be included and all needs to be addressed, we will need to find multiple spaces in the area for the issues identified

What barriers might prevent people from using this space?

● Cost or fees	17
● Transportation	7
● Accessibility (physical, sensory)	5
● Hours of operation	15
● Safety concerns	10
● Cultural safety	4
● Lack of awareness	21
● Other	4



Other: purpose of the space, parking

Barriers continued

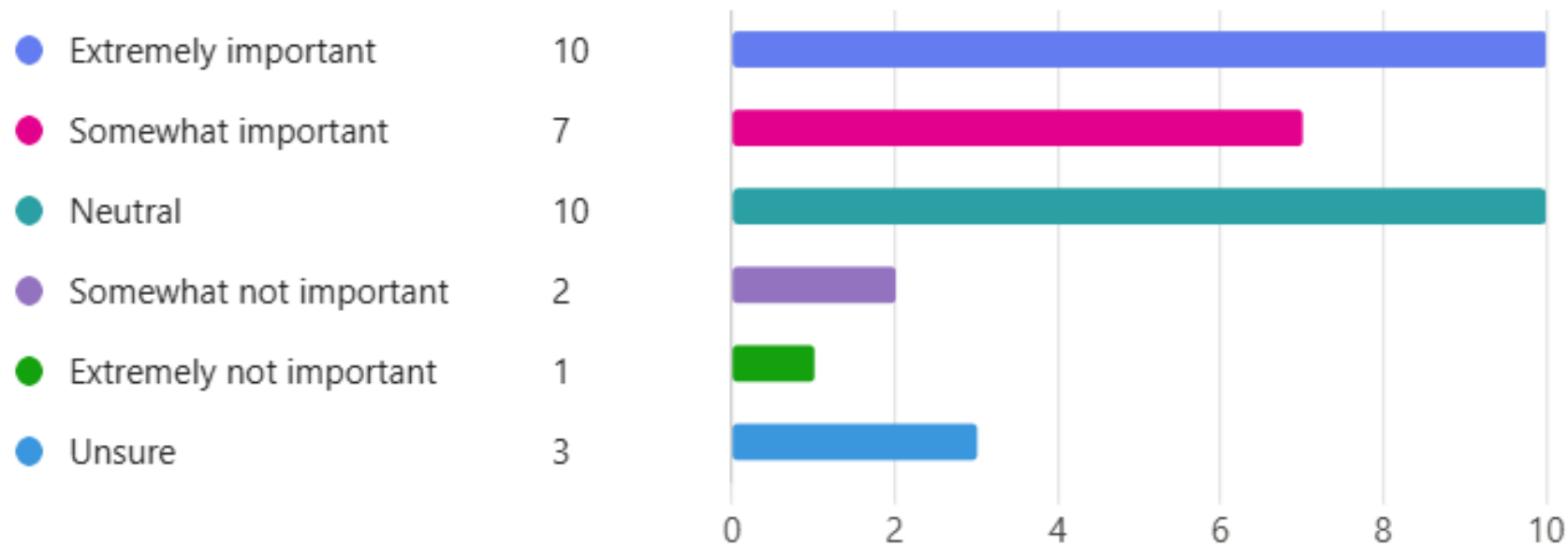
- Lack of awareness is the most common identified barrier.
 - Is there a lack of awareness for current/existing programming?
- Cost or fees is second most common barrier.
 - Does this apply to current/existing programming as well?
 - Can financial assistance programs, like the Common Access Card, expand to include more community services?

What would make this space feel welcoming and safe for you and others?

1. Security system, staff on-site, controlled/secure entrances and exits
2. Friendly, trained staff with clear management and oversight
3. Good signage, clear information about services and programs
4. Accessibility: easy physical access, washrooms, kitchen, tables/chairs

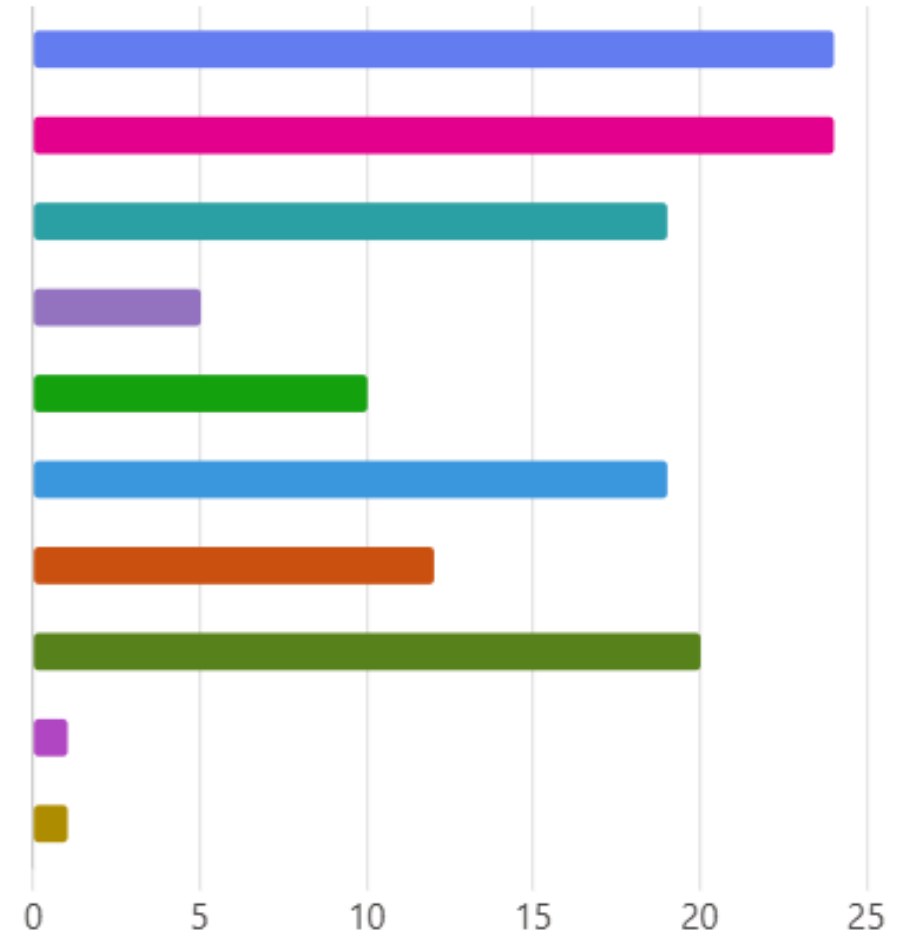
→ Mix of physical safety with psychological safety

How important is it that the space generates revenue to support its operating costs?



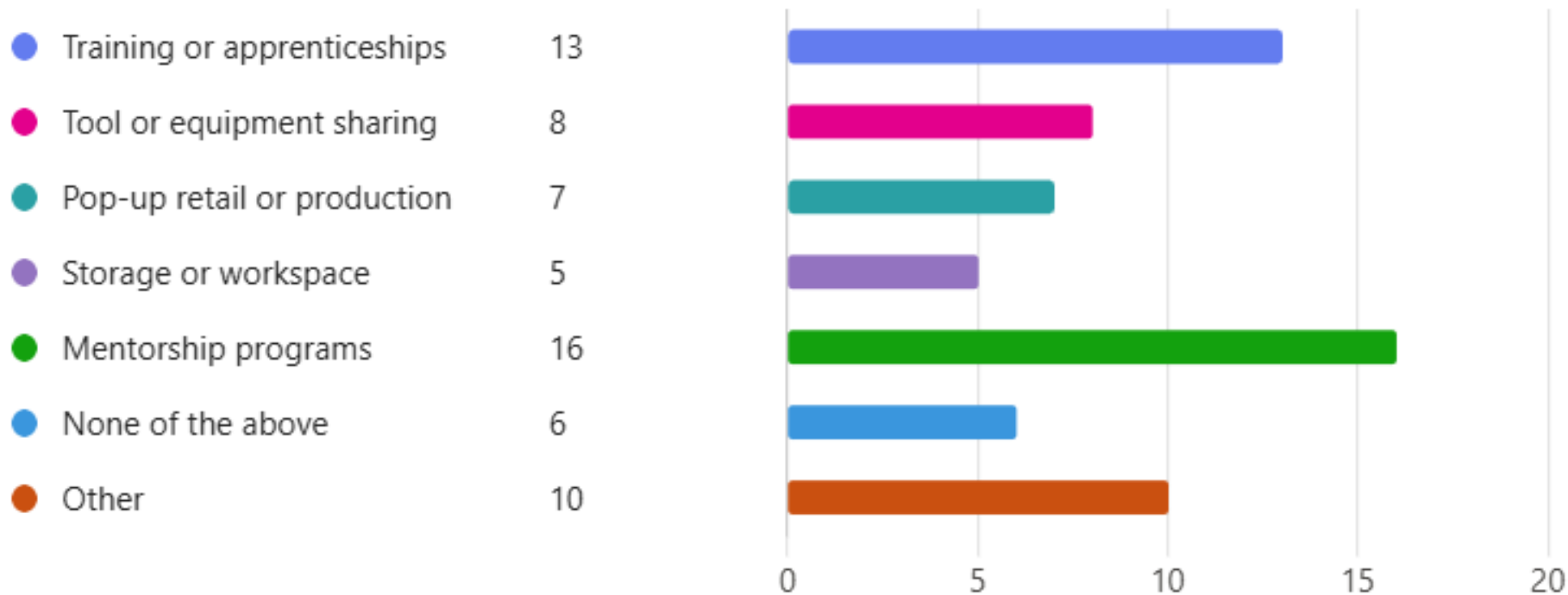
Which funding or sustainability models should be considered?

● Government funding (municipal, provincial, federal)	24
● Grants	24
● Renting space to businesses or organizations	19
● Social enterprise	5
● Membership or user fees	10
● Donations or sponsorships	19
● Volunteer supported	12
● Mixed model	20
● Not sure	1
● Other	1



Other: fee for service where appropriate/sliding scale

Would you use or support this space for any of the following?



Other: excess food storage/food security, meeting space, farmer's markets, religious ceremonies, neighbourhood house for families and seniors, performance venue, cultural events, children's programs



What infrastructure would be essential?

Accessible, inclusive facilities

- Accessible entrances, wide doorways, accessible washrooms, and spaces that accommodate wheelchairs, walkers, strollers, and wagons.

Basic amenities and comfort

- Washrooms, showers, laundry facilities, kitchen/kitchenette space, refrigeration, heating and cooling, good lighting, and comfortable areas where people can rest.

Flexible, multi-purpose spaces

- Adaptable layouts with movable walls, separate rooms for different activities, private meeting spaces, storage areas, and spaces that can evolve as community needs change.

Technology and communications

- Reliable public Wi-Fi/internet, media equipment, projector and screen, sound system, and adequate power sources throughout the facility.

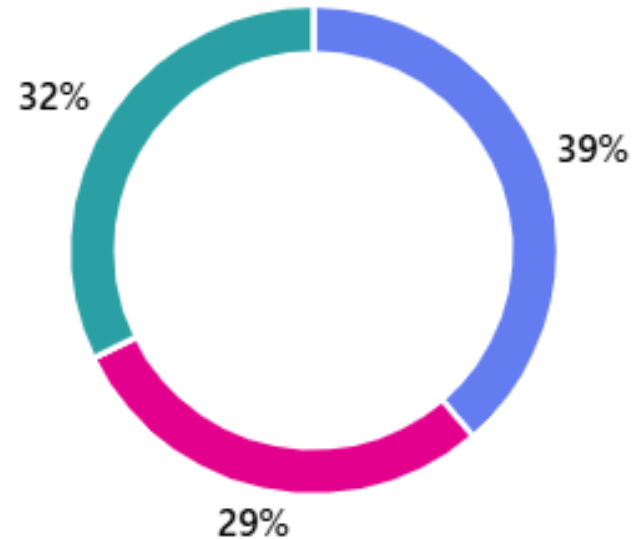
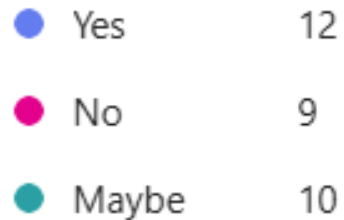
Safety and security

- Sprinkler system (especially if used for overnight shelter), secure and separated client spaces, safe outdoor areas, and infrastructure that supports a welcoming and secure environment.

Program-specific infrastructure

- Specialized equipment depending on the use, such as tools, machinery, and workstations for trades training or recreation-specific equipment and furnishings.

Could your organization operate programming, partner, or use space in the warehouse?



What supports would be required for participation?

Financial Support

- Funding for staffing, facility operations, utilities, and reduced rental costs.
- Financial assistance for nonprofits and charities to access and use the space.
- Affordable rental and participation fees.

Accessible and Functional Facilities

- Accessible space with tables, chairs, and kitchen amenities (e.g., coffee maker, microwave, fridge).
- Storage space for organizations and programs.
- Availability during evenings and weekends to accommodate different users.

Clear Information and Policies

- Clear guidelines regarding space use, rules, regulations, amenities, and booking/rental processes.
- Understanding of available supports and expectations before participation.

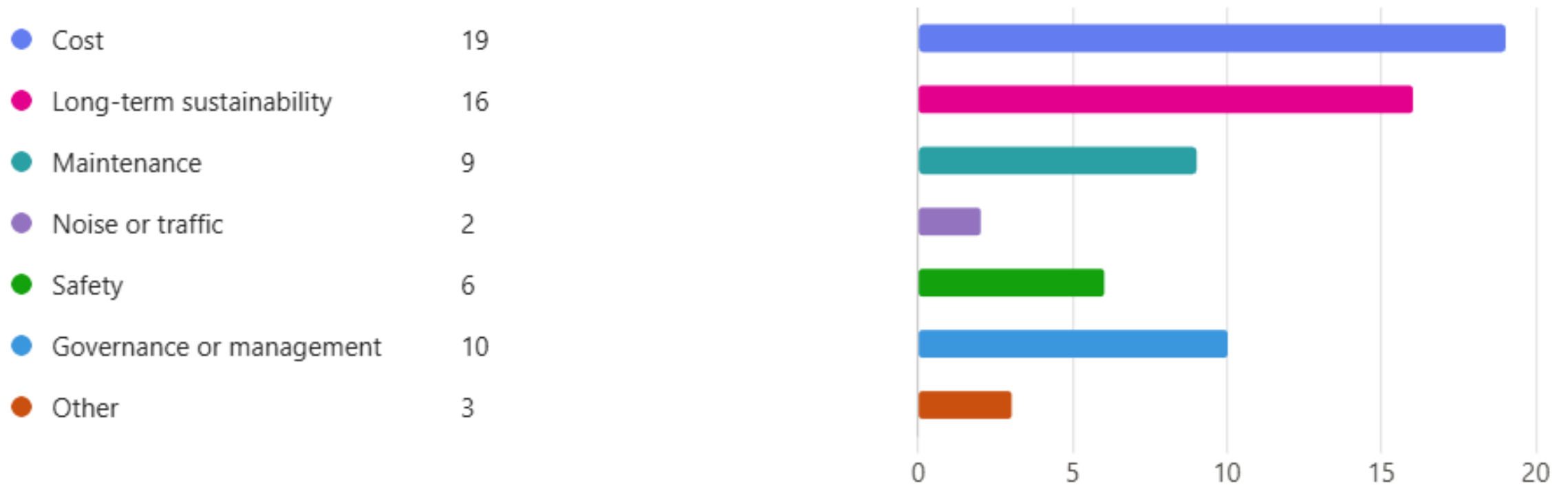
Partnerships, Collaboration, and Community Support

- Collaboration between government, community organizations, and users.
- Mentorship opportunities and volunteer involvement.
- Flexible programming and partnership models.

Availability and Ease of Access

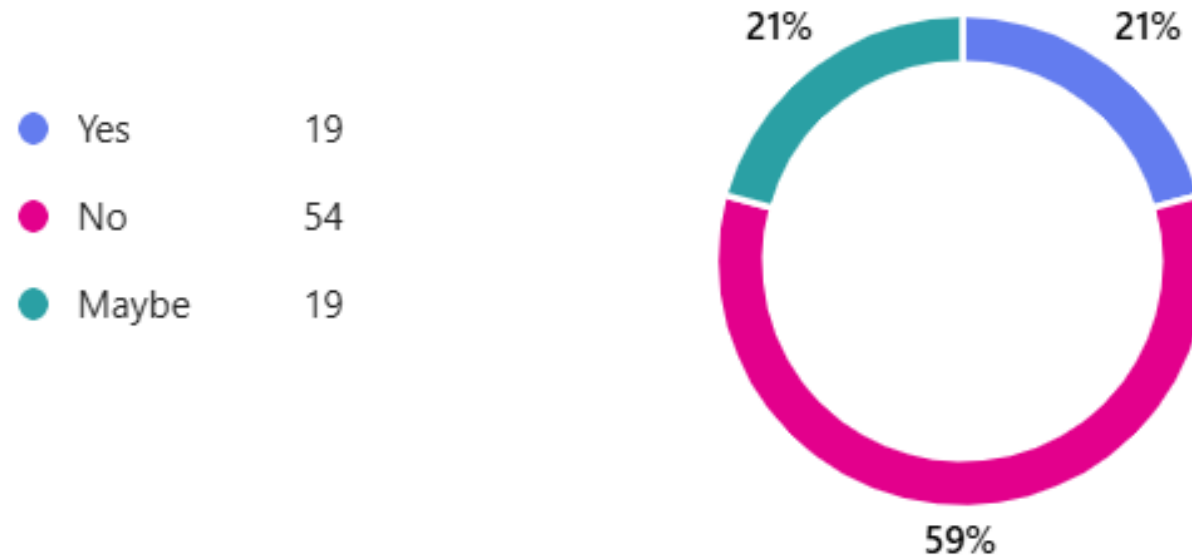
- Several respondents indicated that simply having access to the space would be enough to encourage participation.

What concerns do you have about redeveloping this building?



Other: time to redevelop building

Would you like to participate in an in-person planning session and/or see the warehouse in person?



Summary

- Community brought forward a lot of ideas
- Will require multiple groups to address issues
- Look at resources/groups in the community already
 - Is there a lack of awareness of services?
 - Do groups need more resources to address the gaps?
- Look for space beyond the warehouse
 - What other space in the Trail area can be used to support the community?
- Community members already on board for in-person planning sessions