

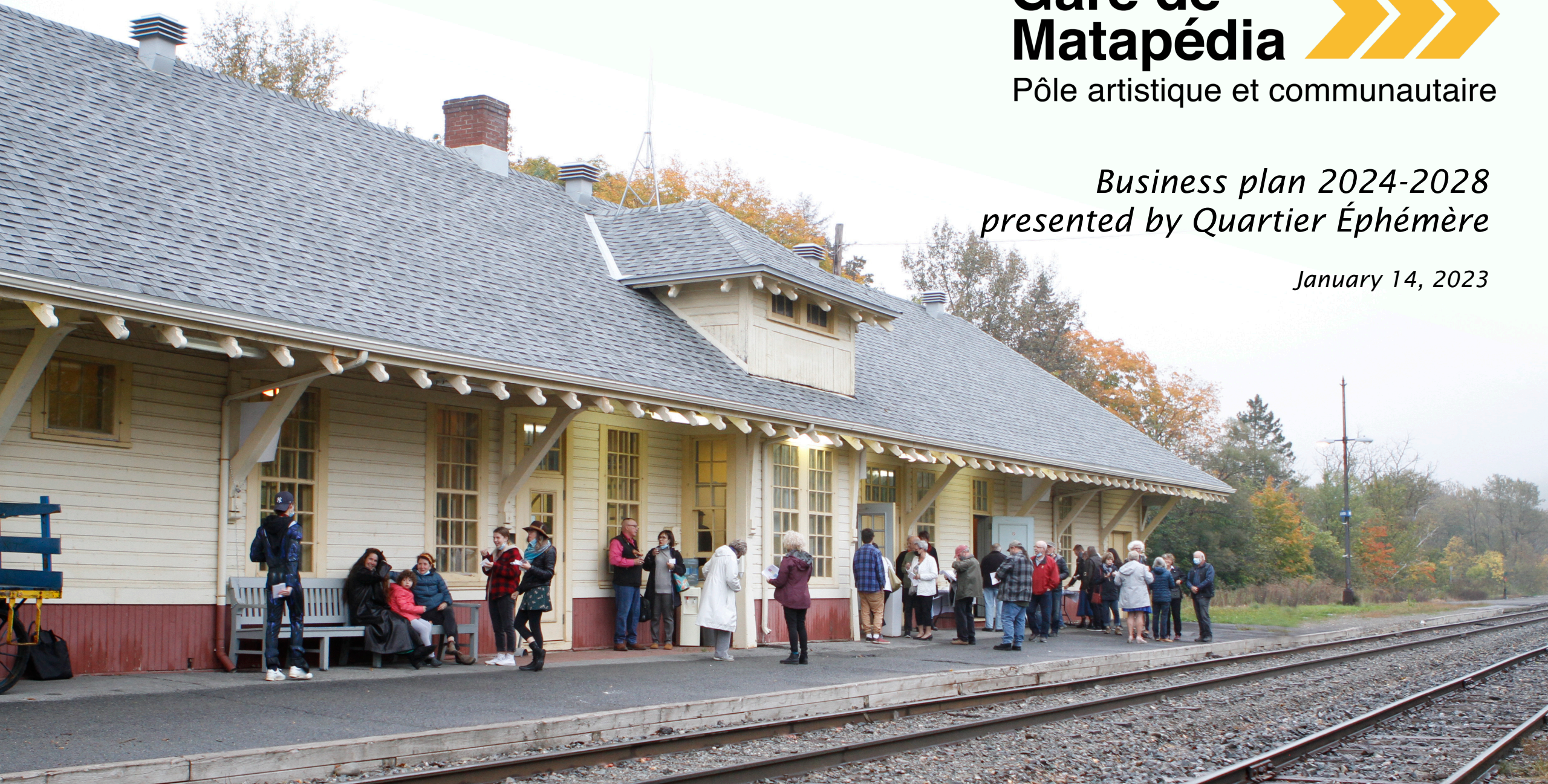
# Gare de Matapédia



Pôle artistique et communautaire

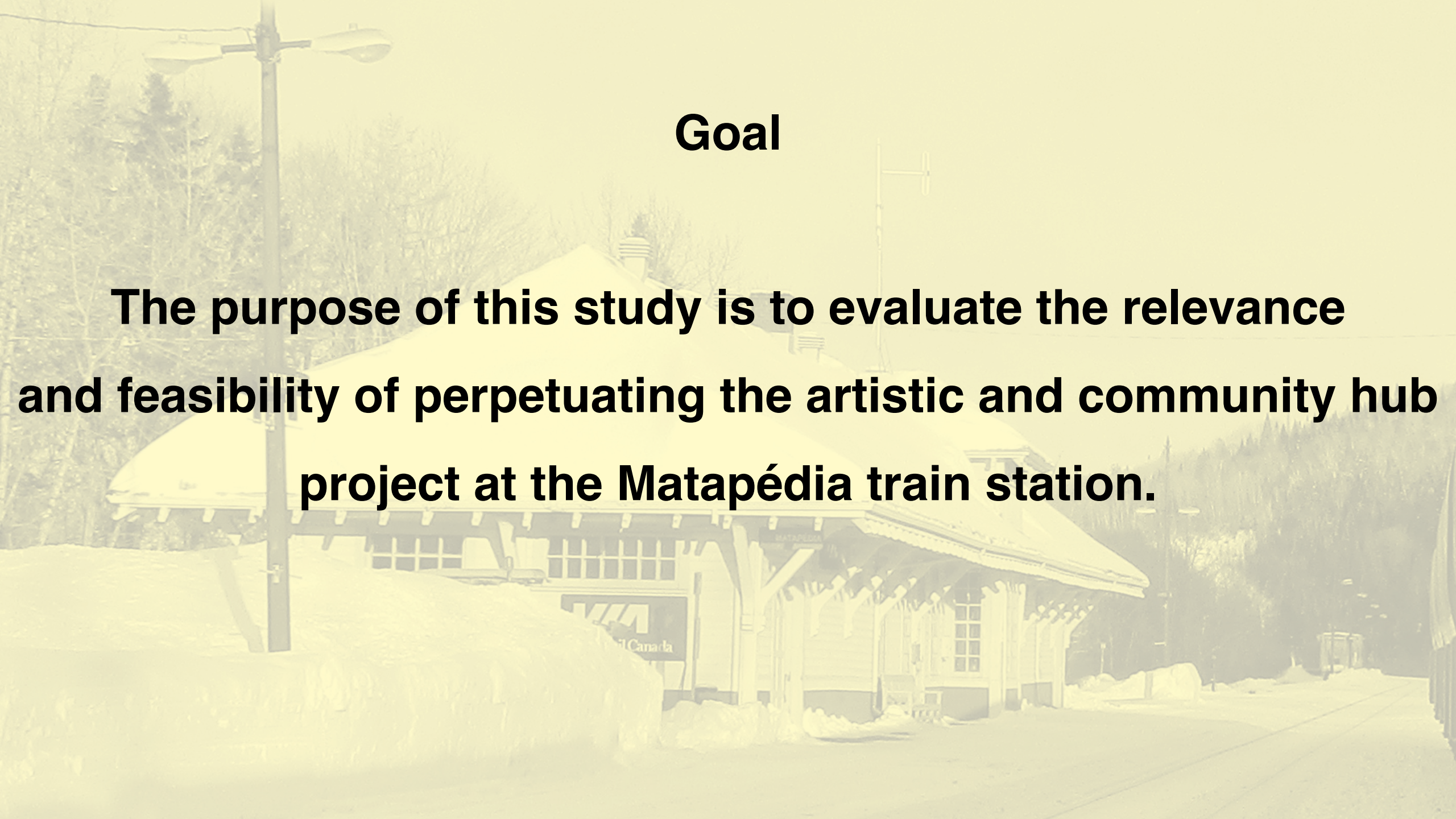
*Business plan 2024-2028  
presented by Quartier Éphémère*

*January 14, 2023*



## Goal

**The purpose of this study is to evaluate the relevance and feasibility of perpetuating the artistic and community hub project at the Matapédia train station.**

A photograph of the Matapédia train station in winter. The station is a large, light-colored building with a prominent gabled roof covered in snow. The ground is also covered in snow. A sign above the entrance reads "MATAPÉDIA". To the left, a sign for "Canada" is visible. A street lamp stands in the foreground on the left. The background shows a line of trees under a pale sky.



# Partners

**Ministère du Patrimoine Canadien**

**MRC Avignon**

**Municipalité de Matapédia**

**Caisse Desjardins**

# Quartier Éphémère

- **Non-profit organization incorporated in Québec in 1993**
- **Supports the creation, production and dissemination of visual arts**
- **Offers workshops and organizes artistic activities for the general public**
- **Recognized by governments as a charitable organization for art education**
- **Listed as a social economy enterprise**
- **Budget of approximately 1 million per year, split 50% private and 50% public**
- **Registered for 100% tax refunds**
- **Holds an amphitheatre bar license**
- **Employs 10 people, including 2 at the Matapédia train station and workers**

# Mission

- **Raise public awareness of contemporary visual arts**
- **Create a professional venue for local visual artists**
- **To become a meeting and exchange place for all artists**
- **Preserve and enhance a heritage site**
- **Promote its history through artistic activities**
- **Create an inclusive, intergenerational meeting place for all**
- **Encourage the development of knowledge and refine sensibilities through playful activities**

# Next steps

- **Transfer of ownership of the station**
- **Safety issues**
- **Designation of the station as a provincial historic building**
- **Renovation and development work**
- **Operating and construction budgets**



## **Transfer of ownership of the station**

**Via Rail is looking to divest itself of its stations and hopes to transfer ownership of the Matapédia station in 2024 for a symbolic \$1.**

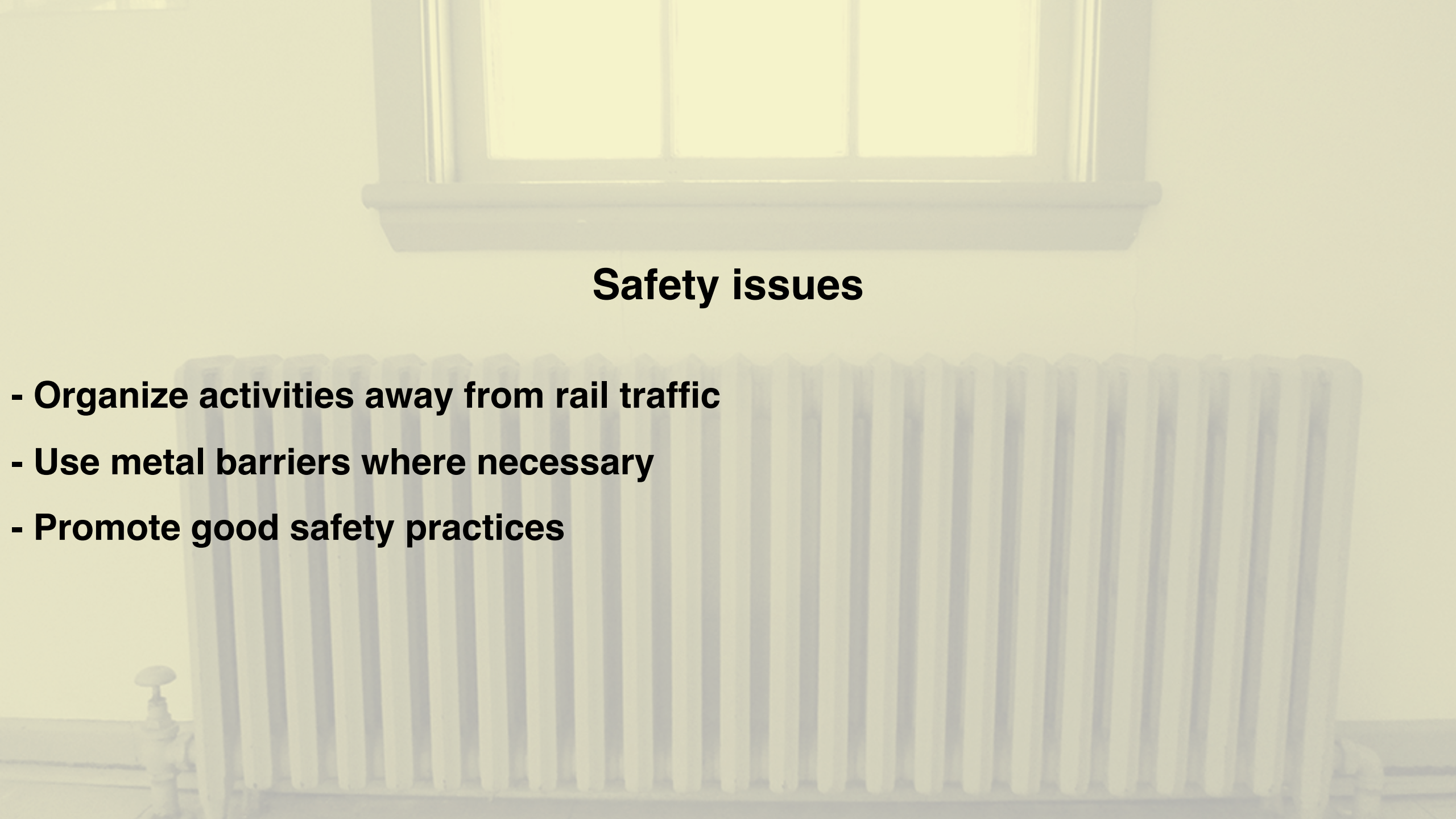


## **Transfer of ownership of the station**

**a/ The Municipality acquires the project and enters into a long-term emphyteutic lease or commercial lease with Quartier Éphémère as operator.**

**b/ Quartier Éphémère acquires and manages the project as owner**



The background of the slide is a faded, light-colored photograph of an interior room. At the top, there is a window with a dark frame and a white sill. Below the window, a large, white, cast-iron radiator with vertical columns is visible. The overall lighting is soft and even, with the text overlaid in a dark, bold font.

## **Safety issues**

- Organize activities away from rail traffic**
- Use metal barriers where necessary**
- Promote good safety practices**

## **Designation of the railway station as a provincial historic building**

- Submit a request to the Matapédia Municipal Council**
- Refer to the Local Heritage Committee or the Urban Planning Advisory Committee**
- Organize a public consultation**
- Submit a consolidated application to the Ministère de la Culture du Québec**



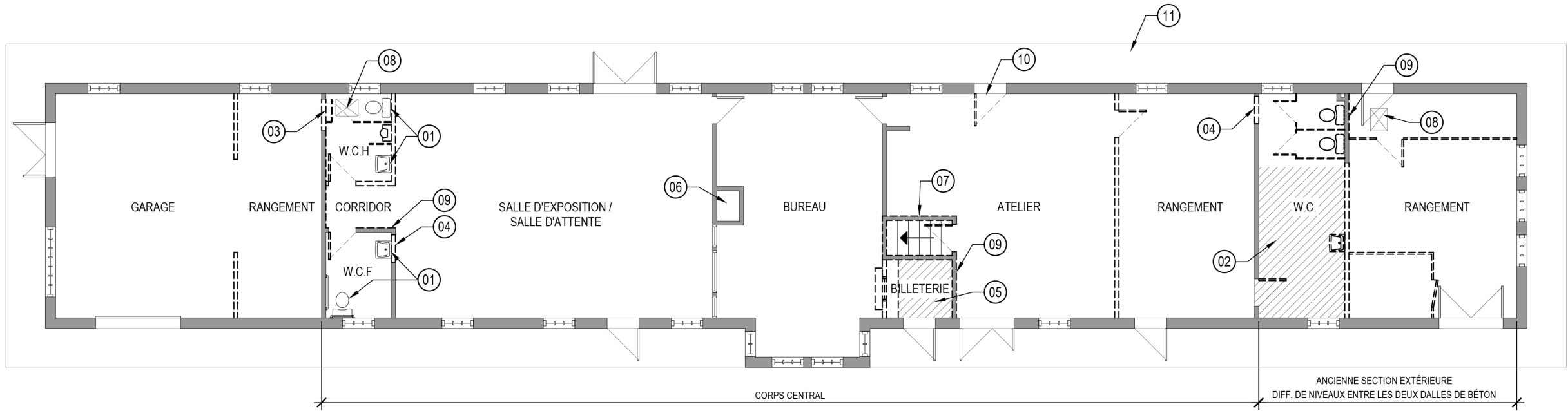
## Renovation work

- **Structural stability**
- **Preservation of heritage features**
- **Mechanical and electrical components**



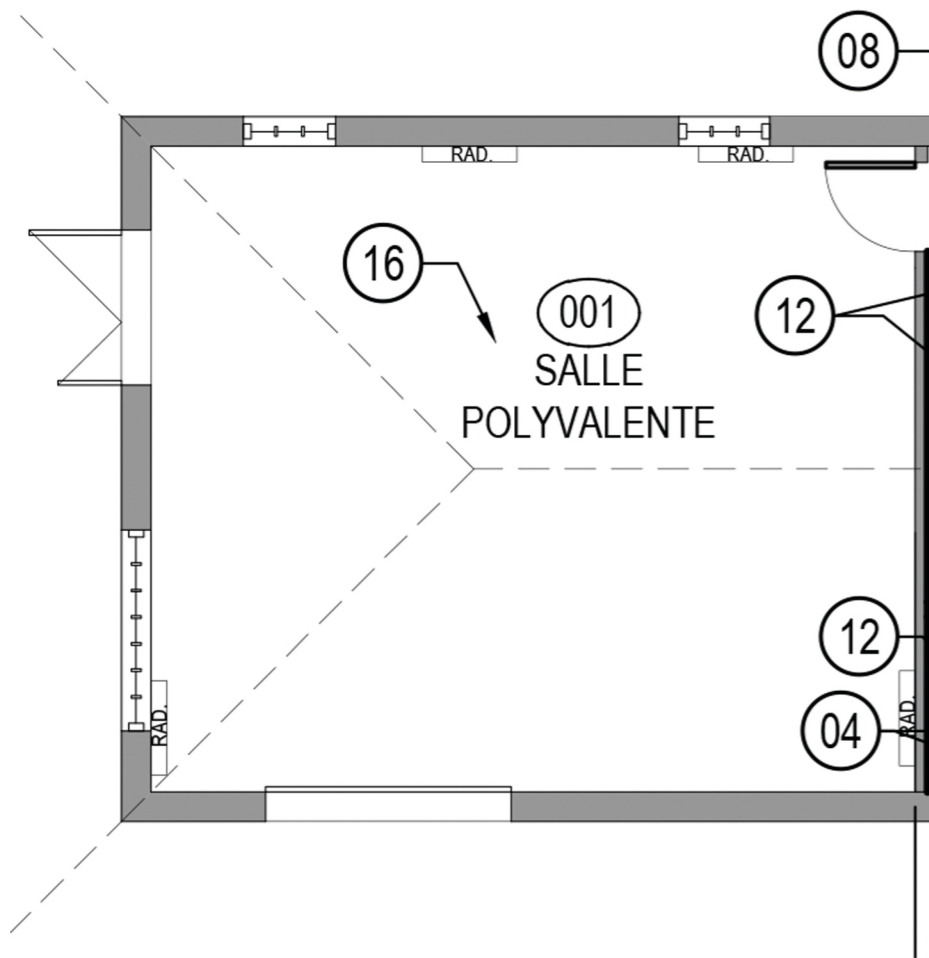
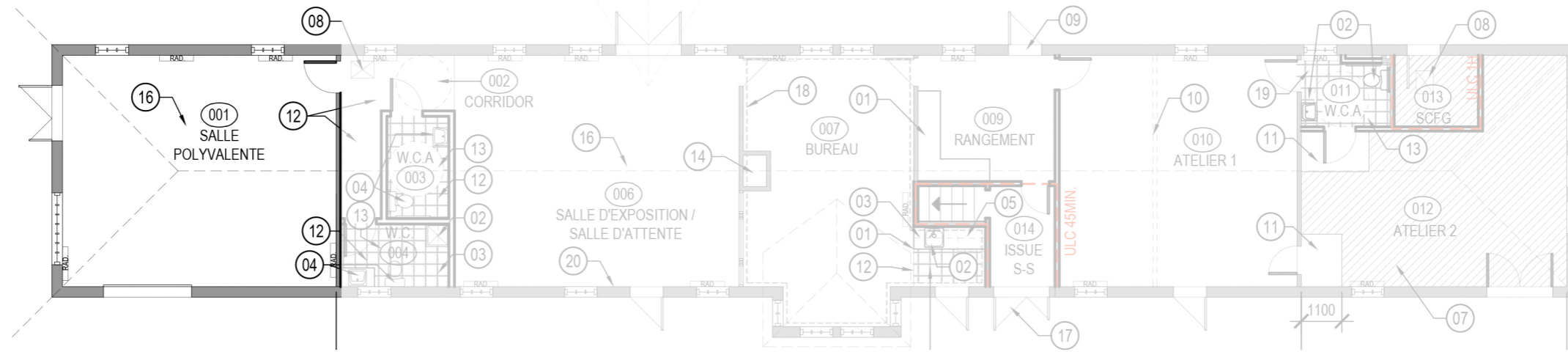
## **Interior design work**

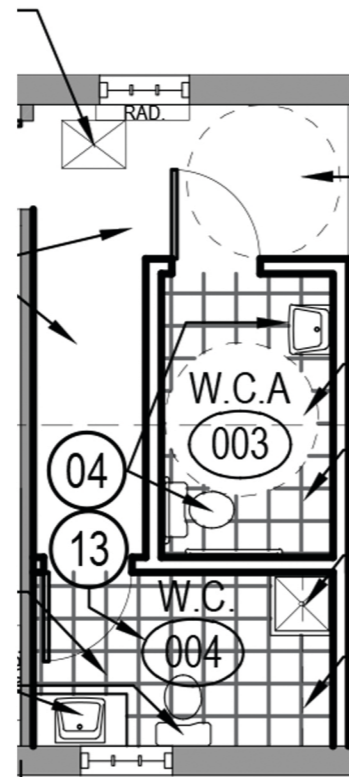
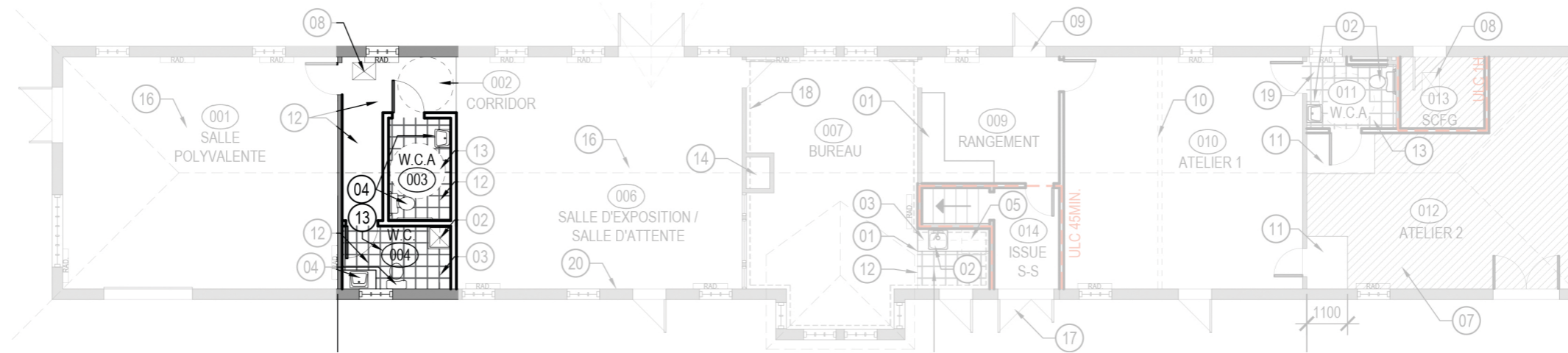
- Deploy programming**
- Offer a better visitor experience**
- Improve working conditions**

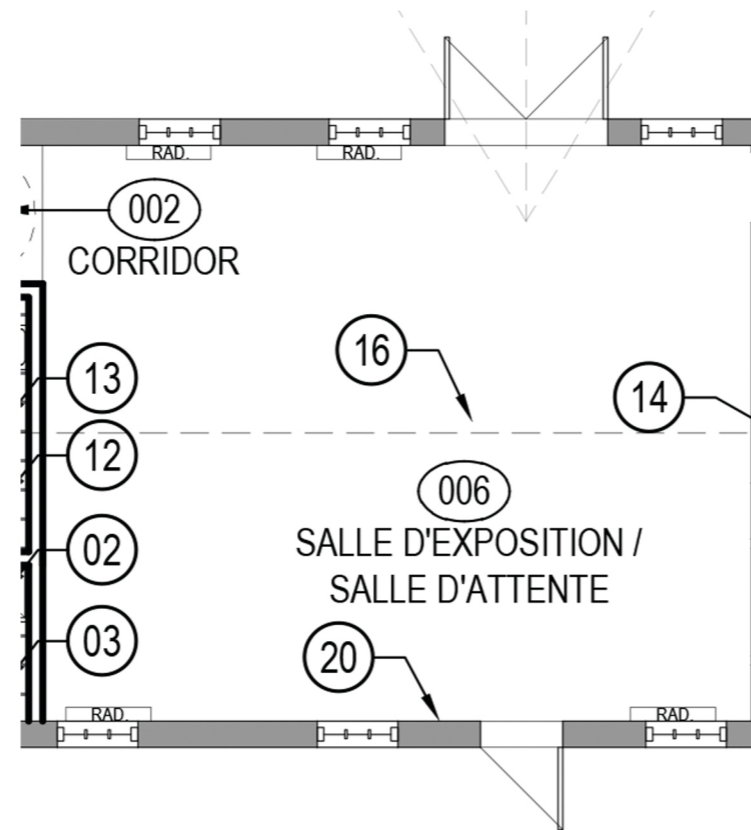
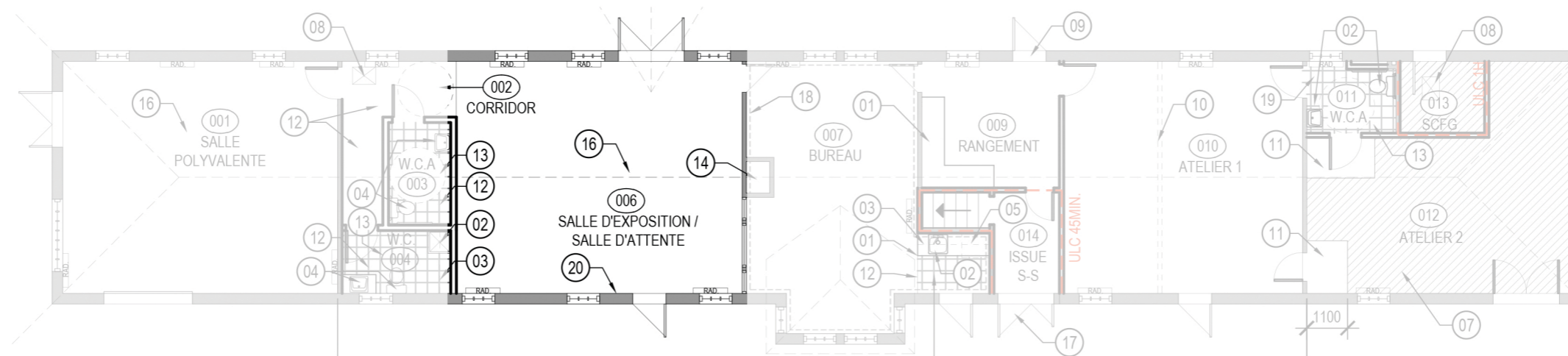


PLAN OF THE EXISTING FIRST FLOOR

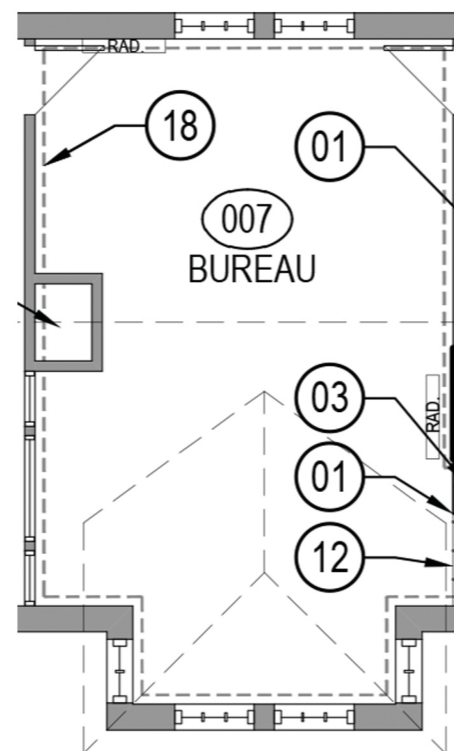
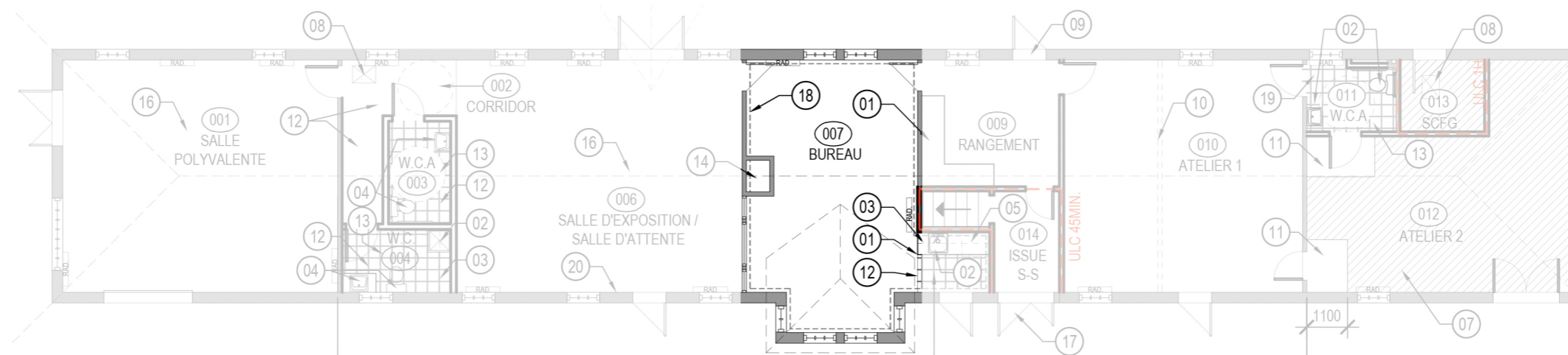
# PROPOSED FIRST FLOOR PLAN

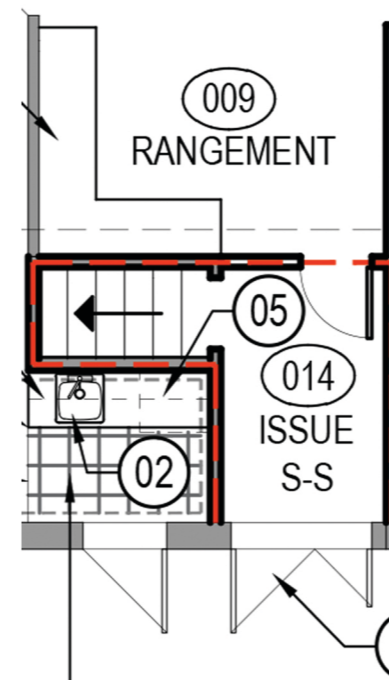
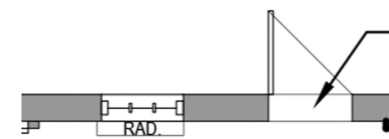
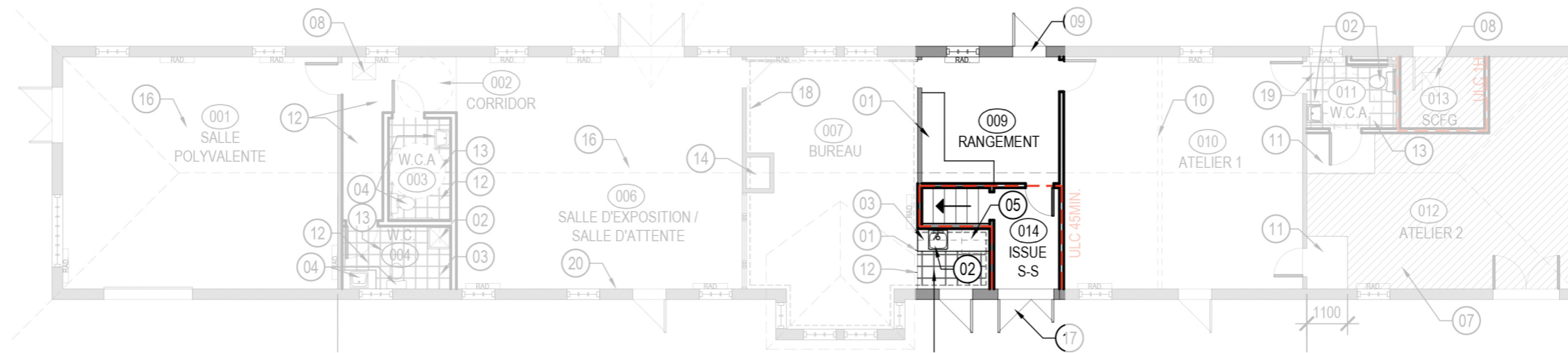


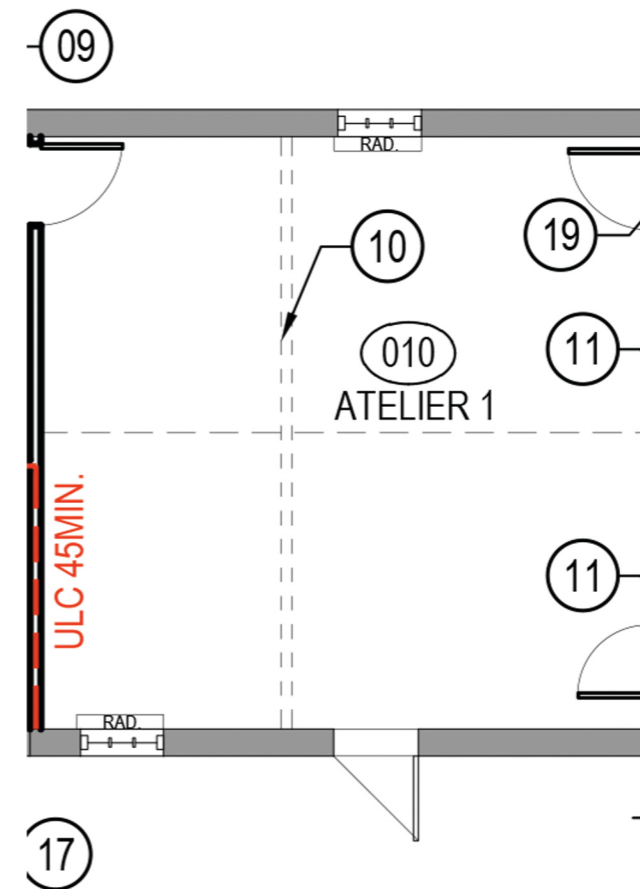
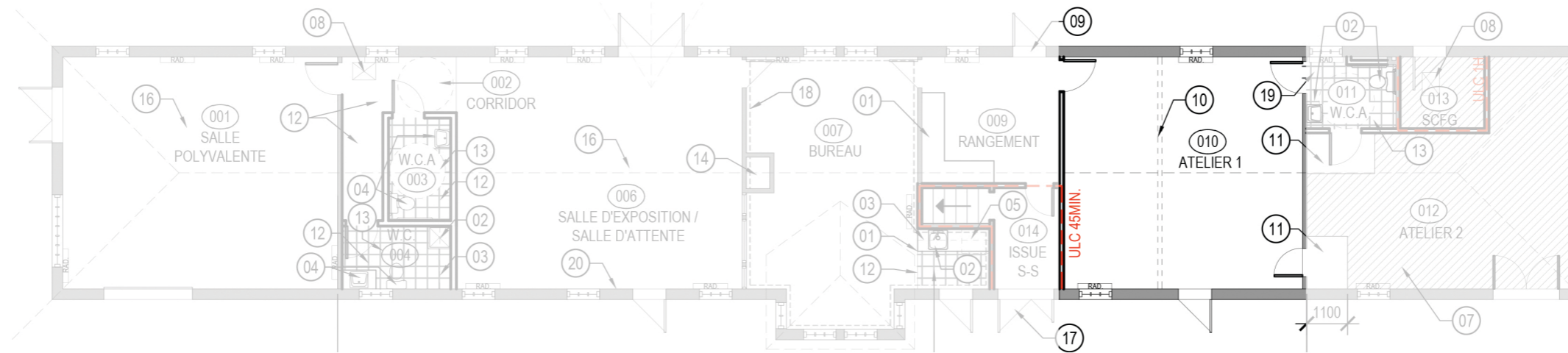


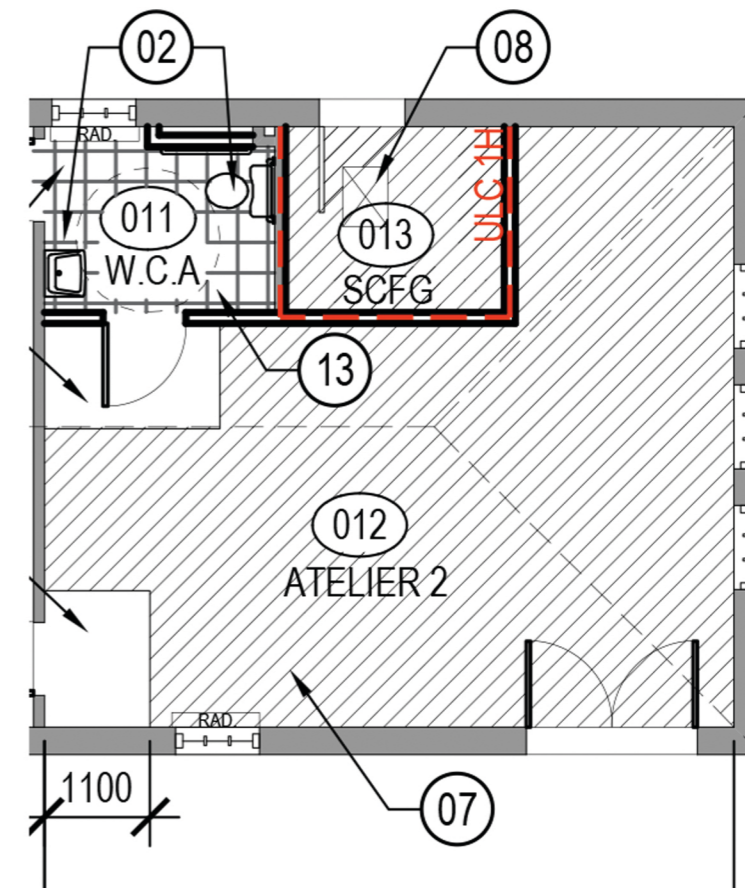
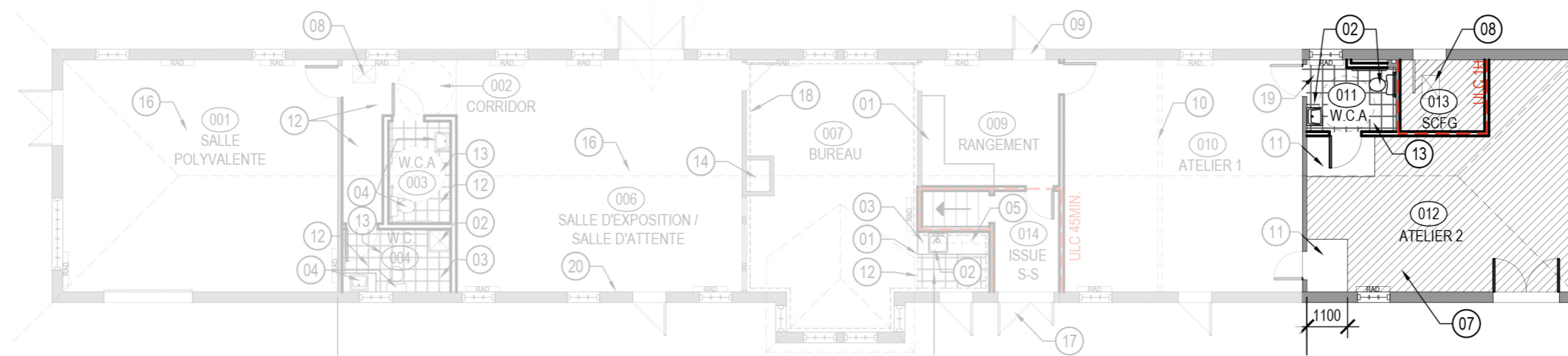














# **Operating and construction budgets**

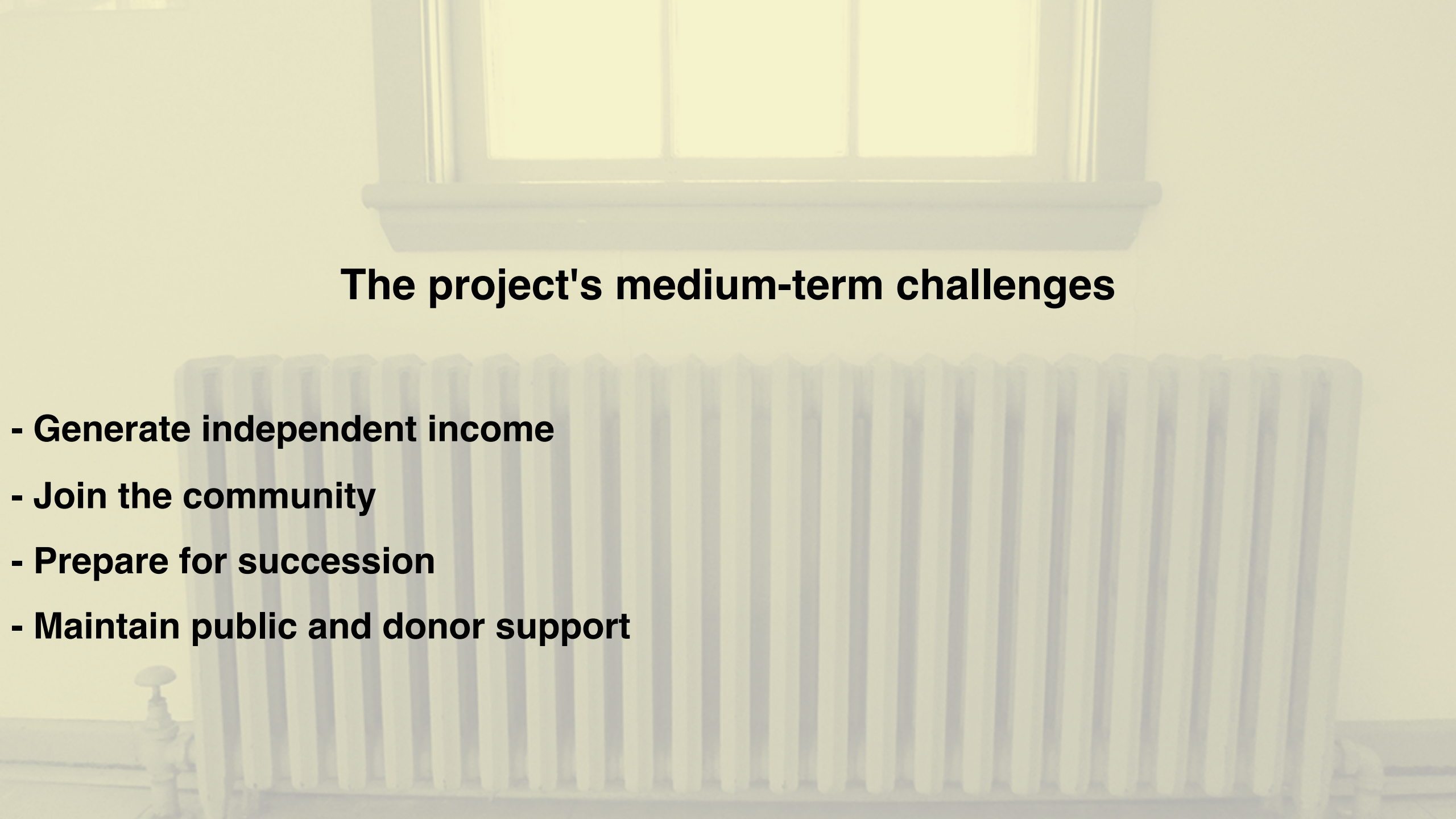
Gare de Matapédia - pôle artistique et communautaire  
 Commentaires sur le budget d'exploitation  
 Préparé par Daniel Leblanc, CPA  
 Au 11 octobre 2023

|   | Pour une année<br>pleinement<br>opérationnelle avant<br>l'impact de l'inflation |
|---|---|
| <b>Salaires, avantages et honoraires à forfaits</b> |   |
| a. responsable du projet                            | 43,500  |
| b. coordination                                     | 25,000  |
| c. technique  | 10,000  |
| d. communications                                   | 10,000  |
| e. accueil  | 5,000   |
| <b>Fonctionnement</b>                               |   |
| chauffage et électricité                            | 5,000   |
| assurances  | 5,000   |
| entretien bâtiment                                  | 5,000   |
| déneigement   | 6,000   |
| frais de bureau                                     | 1,500   |
| taxes et permis                                     | 500   |
| télécommunications                                  | 1,500   |
| déplacements et représentation                      | 1,000   |
| <b>Programmation</b>                                |   |
| équipements   | 36,000  |
| administration                                      | 5,000   |
| imprévus  | 5,700   |
| <b>Total des dépenses</b>                           | <b>4,300</b>  |
|   | <b>170,000</b>  |

**REVENUS**

|  |                |
|--|----------------|
| Conseil des arts du Canada                     | 10,000         |
| Conseil des arts et des lettres du Québec      | 20,000         |
| Subventions à projet des Conseils des arts     | 30,000         |
| Ministère du Patrimoine Canadien - Parc Canada | 12,000         |
| Jeunesse Canada au travail                     | 6,000          |
| MRC Avignon                                    | 30,000         |
| Municipalité de Matapédia                      | 15,000         |
| Autres programmes gouvernementaux              | 15,000         |
| Gouvernements étrangers                        | 3,000          |
| Revenus autonomes                              | 6,000          |
| Députés fédéral et provincial                  | 1,500          |
| Commandite ViaRail                             | 7,500          |
| Commandite Desjardins                          | 3,500          |
| Autres revenus                                 | 10,500         |
| <b>Total des revenus</b>                       | <b>170,000</b> |

|  |  |             |
|--|--|-------------|
| GARE DE MATAPÉDIA - PÔLE ARTISTIQUE ET COMMUNAUTAIRE           |  |             |
| BUDGET PRÉVISIONNEL - TRAVAUX DE RESTAURATION ET D'AMÉNAGEMENT |  |             |
| DÉPENSES   |  |             |
| Infrastructure - fondations                                    |  | 36,000\$    |
| Superstructure et enveloppe                                    |  | 84,971\$    |
| Aménagement intérieur  |  | 49,455\$    |
| Services   |  | 217,877\$   |
| Constructions spéciales et démolition                          |  | 6,336\$     |
| Aménagement de l'emplacement                                   |  | 153,000\$   |
| Contingences de désign   |  | 109,528\$   |
| Contingences de chantier                                       |  | 109,528\$   |
| Frais généraux, administration et profit                       |  | 153,339\$   |
| Gestionnaire de projet   |  | 50,000\$    |
| Équipements - programmation et aménagements                    |  | 130,000\$   |
| Professionnelles - architectes et ingénieurs                   |  | 212,922\$   |
| Fonctionnement - administration                                |  | 20,000\$    |
| Frais de financement temporaire                                |  | 30,000\$    |
| Inflation  |  | 28,044\$    |
| TOTAL DÉPENSES   |  | 1,391,000\$ |
| REVENUS  |  |             |
| VIA RAIL   |  | 150,000\$   |
| MINISTÈRE DE LA CULTURE QUÉBEC - AIDE AUX IMMOS                |  | 300,000\$   |
| MINISTÈRE DE LA CULTURE QUÉBEC- IMMEUBLES PATRIMONIAUX         |  | 300,000\$   |
| MINISTÈRE DU PATRIMOINE CANADIEN - ESPACE CULTUREL CANADA      |  | 300,000\$   |
| MINISTÈRE DU PATRIMOINE CANADIEN - PARC CANADA                 |  | 250,000\$   |
| MINISTÈRE DU TOURISME  |  | 91,000\$    |
| TOTAL REVENUS  |  | 1,391,000\$ |

The background of the slide is a faded, light-colored photograph of an interior room. At the top, there is a window with a dark frame and a white sill. Below the window, a large, white, cast-iron radiator with many vertical columns is visible. The overall lighting is soft and even, with a slightly yellowish tint, suggesting an indoor setting with natural light from the window.

## **The project's medium-term challenges**

- Generate independent income**
- Join the community**
- Prepare for succession**
- Maintain public and donor support**









GARE DE MATAP  
Pôle artis  
et commun



















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| NIGHT MESSAGE<br>DÉPÊCHE DE NUIT   |    |
| NIGHT LETTER<br>LETTRE DE NUIT   |    |
| PLACE X INSTEAD<br>SERVICE DESIRED<br>INDIQUEZ PAR UN X LE<br>GÉNÈRE DE SERVICE DÉSIRÉ |    |

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# HISTOIRE DE MILLIONNAIRES ET DE POISSONS

## MATAPÉDIA ET LA PÊCHE AU SAUMON

Causerie par  
**MICHEL GOUDREAU**

**Le vendredi 29 septembre 2023**

**Gare de Matapédia**

**Format 5 à 7 heures** (vers 18h00 QC)









