

# Welcome to the Transcona Recreation and Leisure Village Public Information Session!

The purpose of this meeting is to provide an opportunity to review the site redevelopment plan. Along with typical financial requirements, the plan has been prepared with consideration to public and stakeholder input.

We encourage you to review the plan and provide us with your comments—a questionnaire is provided.

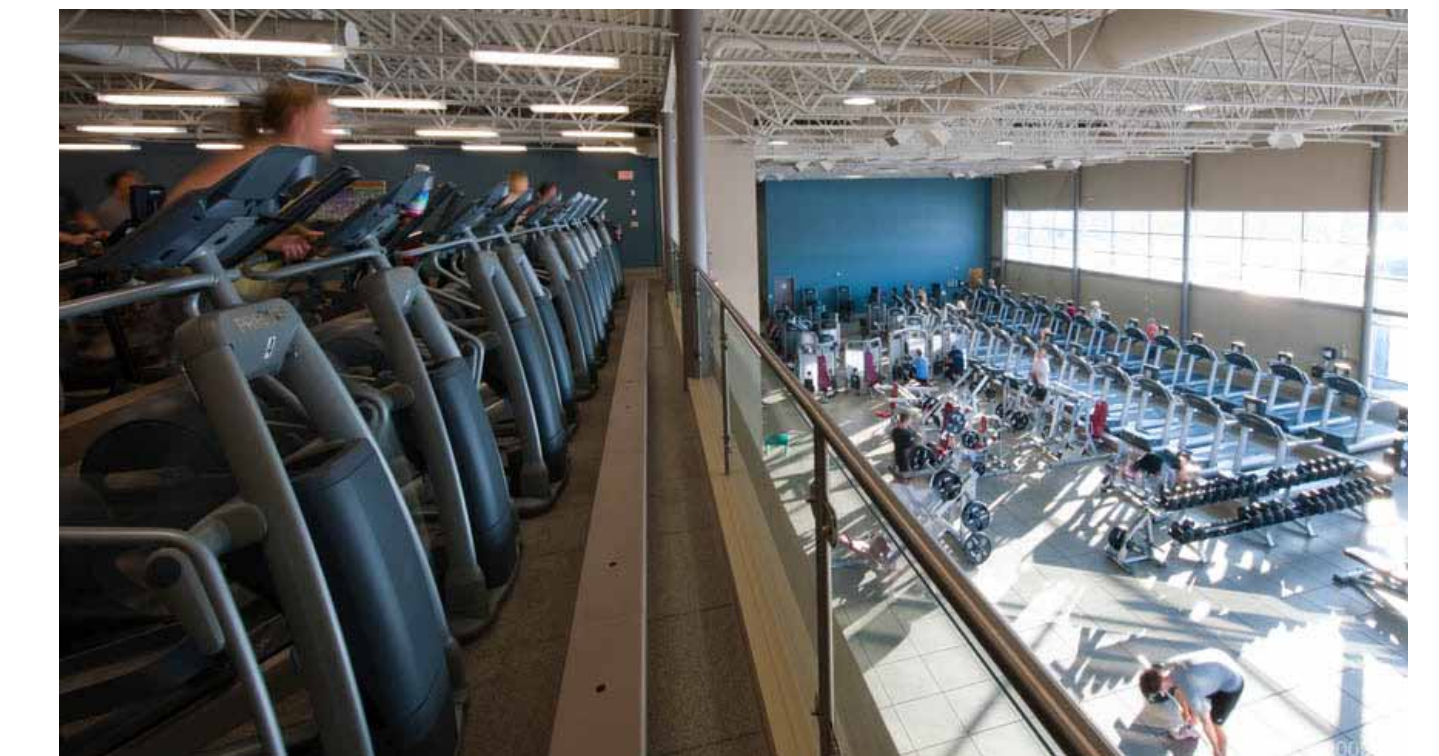
Please note that project is still at a conceptual stage and funding has not yet been identified.

# Project Description

Community meetings were held over the past year to provide a forum to discuss the concept of a Transcona Recreation and Leisure Village at the Roland Michener Arena site. This included a review of three possible redevelopment scenarios. Many Transcona residents provided input to the potential project.

Public and stakeholder feedback was included among numerous other project considerations resulting in the preparation of a plan. This plan includes:

- a new recreation and leisure centre (YMCA or similar public facility)
- a new indoor pool included in the new centre
- a new outdoor spray pad and wading pool in place of the existing outdoor pool and wading pool.
- a new library to replace the existing
- a 55+/seniors residential mid-rise apartment/condominium
- potential for a daycare facility within the new centre
- a shared lobby with privately run coffee shop
- a new playground to accommodate a range of ages
- maintaining the existing Roland Michener Arena
- decommissioning the Transcona Stadium
- renewal and reorientation of the existing soccer pitch
- improving the existing site parking
- landscaping to preserve and add vegetation
- walking trails with activity nodes

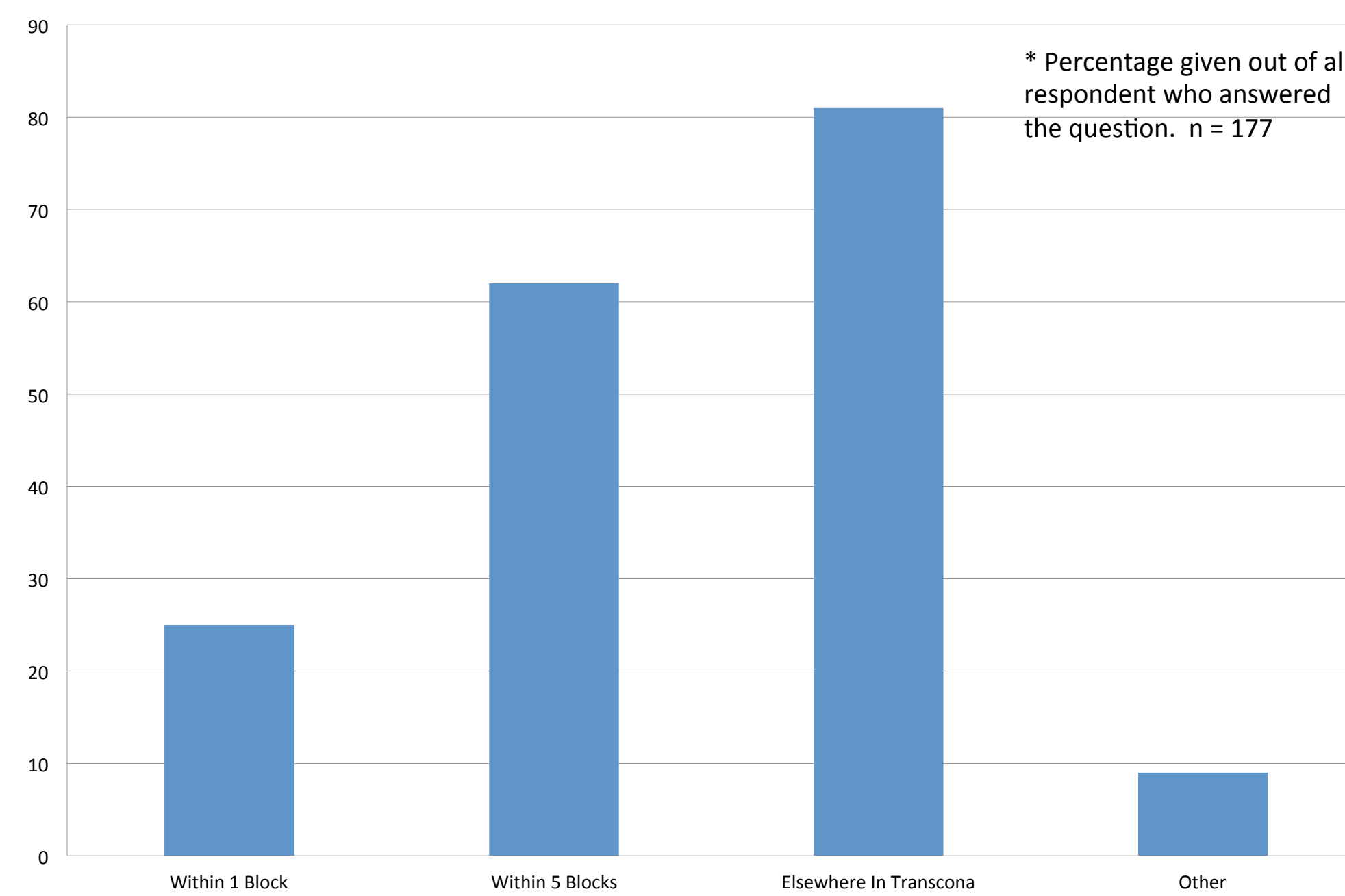


# What We Heard

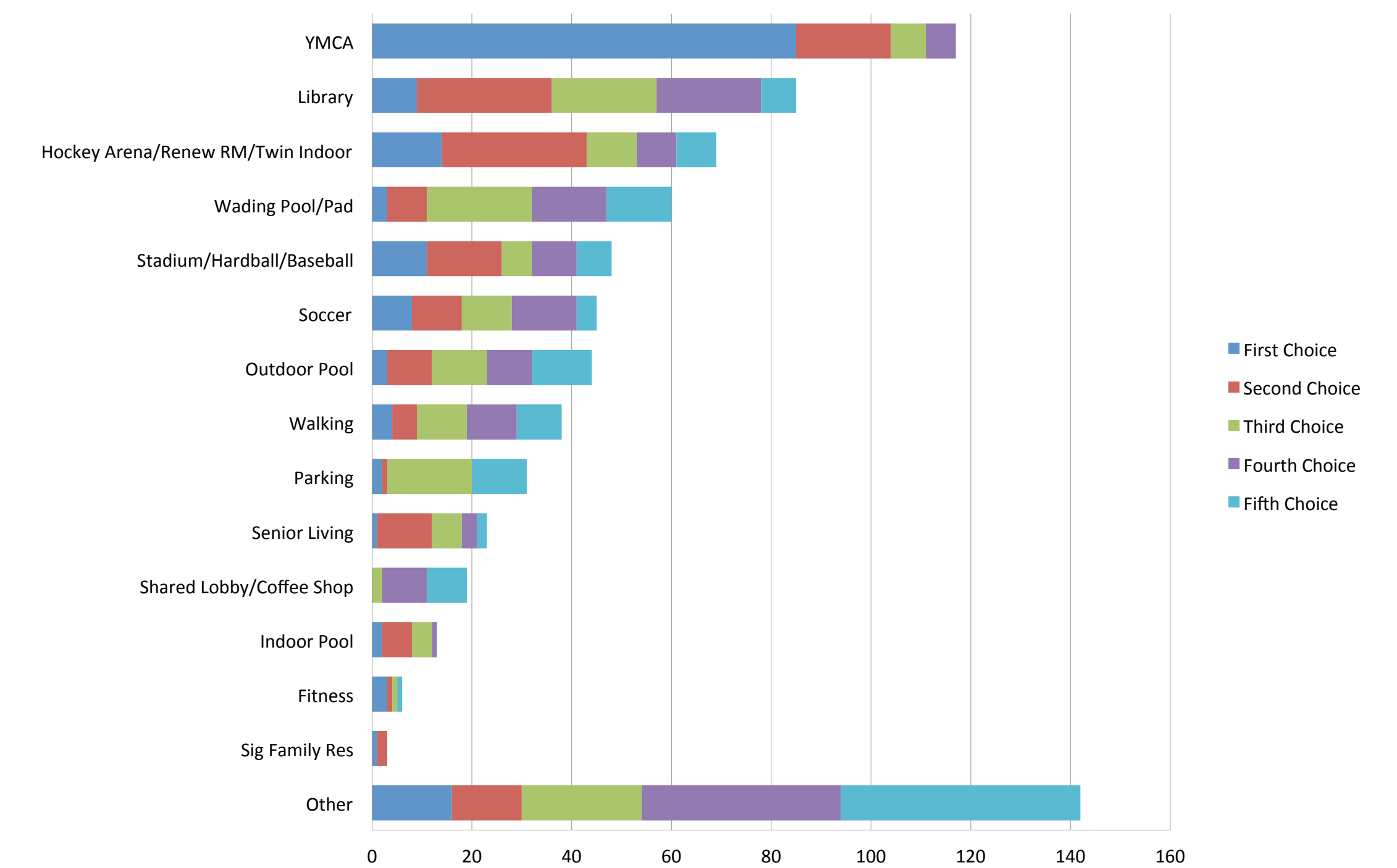
Approximately 400 Transcona residents attended two public events.

At the most recent Public Open House (October 2010) many attendees provided their written feedback through a project questionnaire. The following charts summarize the survey responses and written comments.

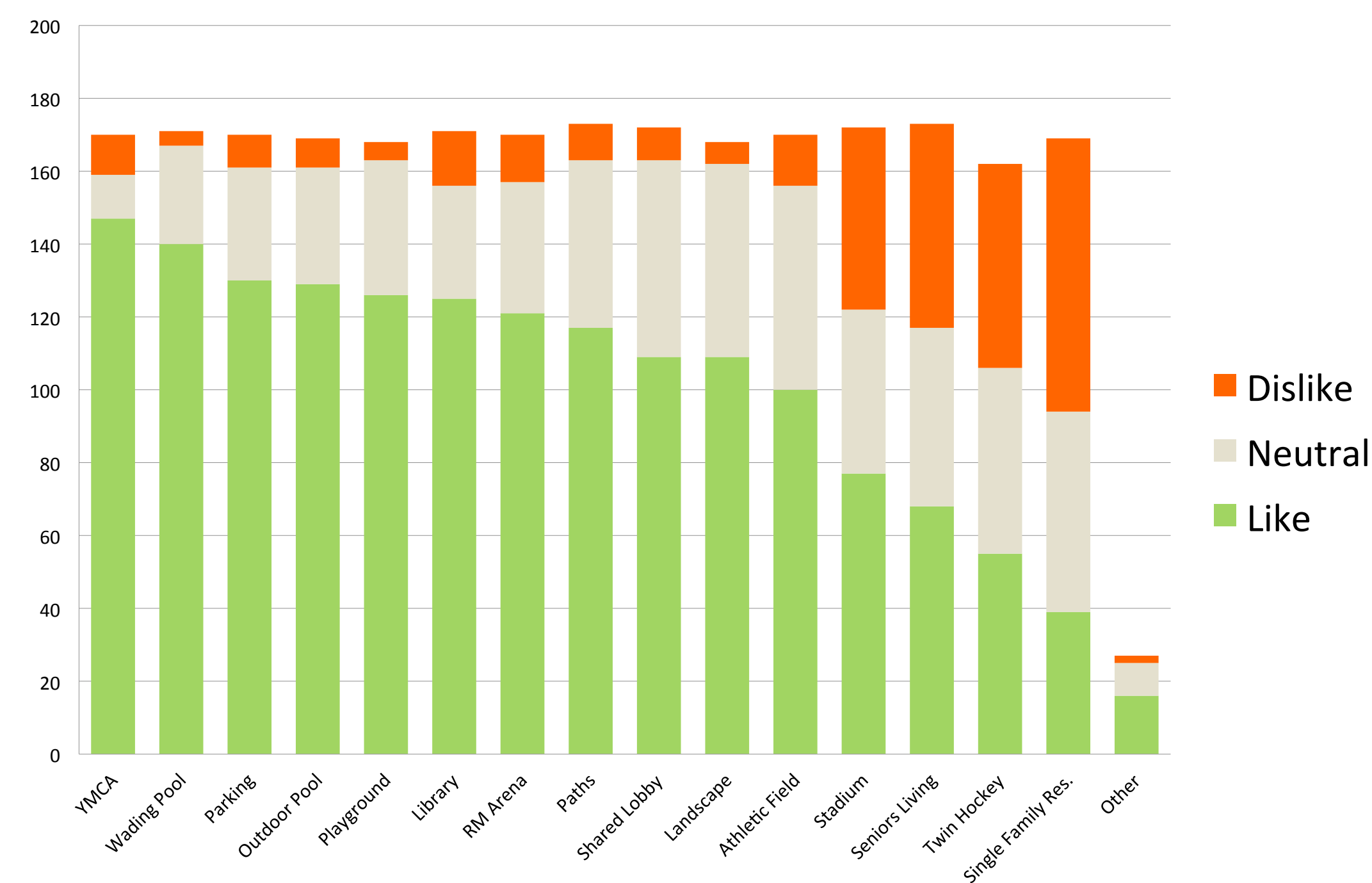
**Respondents Home Location**



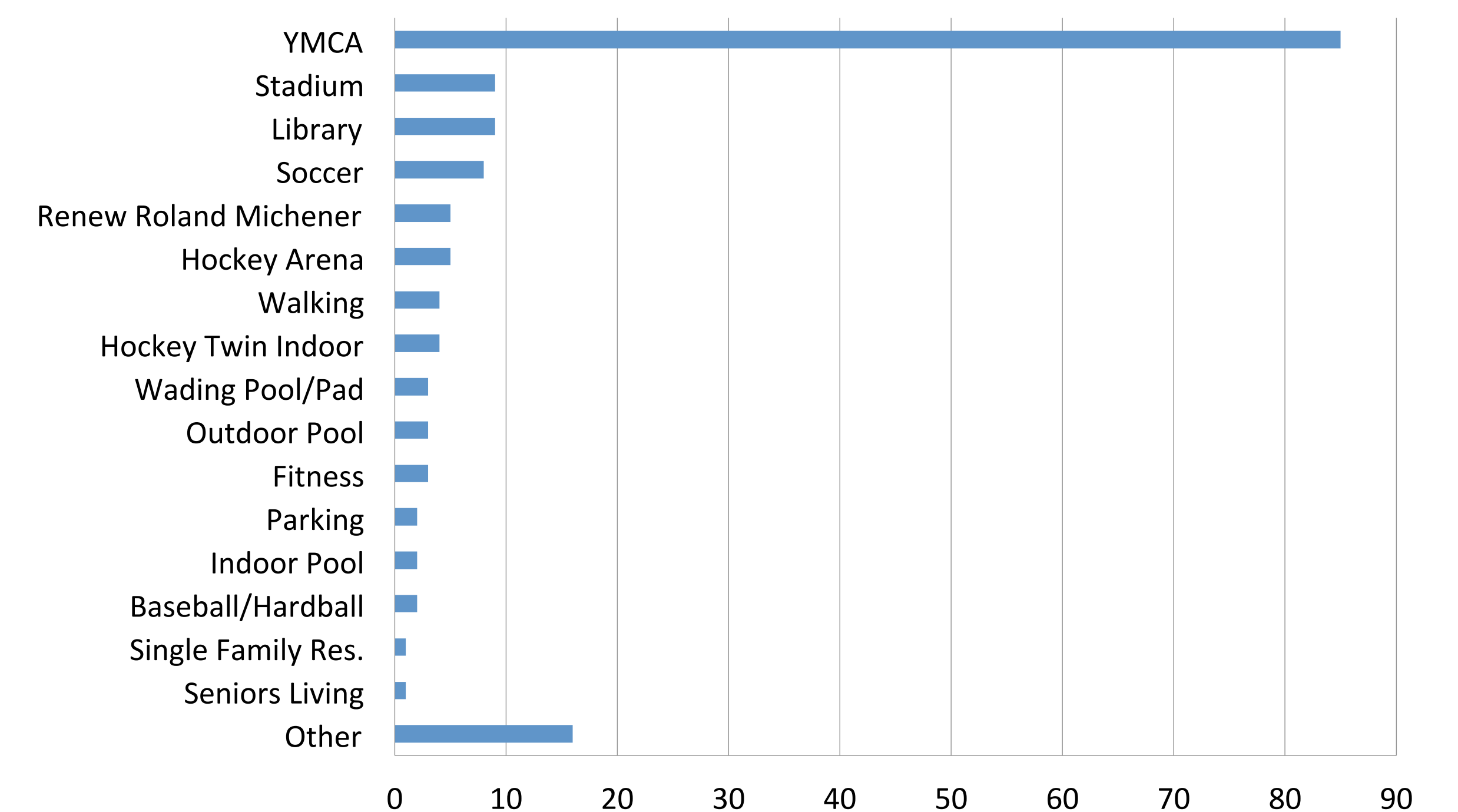
**Top 5 Project Component Priorities**




**Commentary on Project Elements**




**First Choice Project Component**




# Project Rationale

Component	Recommendation	Rationale and Other Considerations
<p data-bbox="378 649 1193 764"><b>Recreation and Leisure Centre (such as a YM-YWCA)</b></p> 	<ul data-bbox="1345 666 1864 1085" style="list-style-type: none"> <li>• A new 35,000 sf recreation and leisure centre facility to service the Transcona market area.</li> <li>• A YM-YWCA model is included as a required component of the study.</li> </ul>	<ul data-bbox="1959 666 2673 1663" style="list-style-type: none"> <li>• YM-YWCA projected membership for this location is approximately 4,000 based on a market area of about 30,000-40,000.</li> <li>• The YM-YWCA sees Transcona as a ‘good fit’ in keeping with its mission-driven perspective of accommodating working families with younger children. Public reaction to the YM-YWCA concept was very supportive.</li> <li>• Given the small projected membership at this location, the YM-YWCA would be very interested in running the facility however would require the City or other sources to provide for the construction costs. The facility would run on a break even basis.</li> </ul>


# Project Rationale

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<p style="text-align: center;"><b>Roland Michener Arena (retained)</b></p> 	<ul style="list-style-type: none"> <li>Retain the existing facility in its current location and with its current function.</li> <li>The present position of The City of Winnipeg, is to undertake a city-wide Expression of Interest (EOI) on all existing City-operated arenas (includes Roland Michener). The purpose of an EOI is to see if there are any groups interested in assuming management of the facility as an ice rink or other suitable use.</li> </ul>	<ul style="list-style-type: none"> <li>There is a strong demonstrated demand for ice time in Transcona. Until such a time as the ice sheet at Roland Michener Arena can be replaced within Transcona it should be retained.</li> <li>Twinning the arena is also not recommended. Public reaction to this concept was not highly favourable, and it is likely that the concept would detract from the extensive efforts of other Transcona community centres to maintain and build viable arena operations.</li> <li>Assuming ice demand is being met elsewhere, the arena could be made suitable for other adaptive re-uses.</li> </ul>

# Project Rationale

Component	Recommendation	Rationale and Other Considerations
<p data-bbox="439 560 936 680"><b>Transcona Stadium (decommissioned)</b></p> 	<ul data-bbox="1153 574 1681 966" style="list-style-type: none"> <li>• The Transcona Stadium is proposed to be decommissioned, in keeping with City of Winnipeg Council approval of the Buhler Recreation Park Business Plan.</li> </ul>	<ul data-bbox="1773 574 2801 1704" style="list-style-type: none"> <li>• The Transcona Stadium is aging and in need of substantial maintenance and investment. The Transcona Recreation Park (Buhler Park) business plan called for the decommissioning of this and other sites anticipating the construction of a regional scale facility to include baseball.</li> <li>• While there may be a strong, local cultural value associated with the Stadium, it is not necessarily widely held. Coupled with the previous Council decision and business plan acceptance, decommissioning, while difficult for some, is seen as a requirement in order to accommodate other more widely valued site components (i.e. a Recreation and Leisure Centre, Library, Daycare, Arena and soccer field).</li> <li>• Support for the decommissioning of the site in the context of Buhler Park Plan was provided by area baseball associations.</li> <li>• In response to concerns about being relocated to Buhler Park, The Business Plan includes a commitment to light the hardball diamond at Buhler Park.</li> <li>• To address resident concerns over accessibility of baseball fields for neighbourhood use, The Transcona Recreation and Leisure Village Report includes funding for upgrades to Kern Park fields.</li> </ul>


# Project Rationale

Component	Recommendation	Rationale and Other Considerations
<p data-bbox="320 619 955 737"><b>Library (new to replace existing)</b></p> 	<ul data-bbox="1052 956 1800 1201" style="list-style-type: none"> <li>• The plan recommends the decommissioning/sale of the existing Transcona Library, with sale proceeds committed back to this site's development.</li> </ul>	<ul data-bbox="1910 956 2667 1334" style="list-style-type: none"> <li>• The existing Transcona Library is in need of upgrading. Public feedback generally acknowledged the concept of replacing the existing library with a new library at the subject site.</li> <li>• Enhanced hours align with recreation and leisure centre hours.</li> </ul>



# Project Rationale

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<p><b>Seniors/55+ Multi-Family Housing (new)</b></p>	<ul style="list-style-type: none"> <li>New multi-family medium rise (7 storey) condo/ apartments are proposed. The units would be connected to the recreation complex to establish an all-season weather-protected facility.</li> </ul>	<ul style="list-style-type: none"> <li>Public opinion on this component was divided. There is recognized need for new seniors housing in Transcona, however participants living closer to the site, generally expressed a negative sentiment toward the concept.</li> <li>Medium-rise multi-family residential will provide housing density upwards rather than outwards, which will maximize preservation of greenspace on the site.</li> <li>The residential component will contribute to the financial viability of the site development through Tax Increment Financing (TIF) whereby, taxes generated by each residential unit can be applied directly to site redevelopment costs.</li> </ul>
<p><b>On-Site and Off-Site Parking (renovated)</b></p>	<ul style="list-style-type: none"> <li>Existing parking lots are proposed to be upgraded (surfacing and landscaping) and new parking lots added on site.</li> </ul>	<ul style="list-style-type: none"> <li>Parking is a requirement of the City of Winnipeg Zoning By-law. It is also needed to help address identified parking concerns.</li> <li>Typically more parking is needed for multi-use sites as greater site use equates to longer stays.</li> <li>A better drop-off zone is needed.</li> <li>Better parking facilities will reduce neighbourhood impact.</li> </ul>

# Project Rationale

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<p style="text-align: center;"><b>Outdoor Pool (decommissioned)</b></p>	<ul style="list-style-type: none"> <li>The outdoor pool is proposed to be decommissioned to accommodate other sites elements.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Winnipeg is moving away from providing outdoor pools. Public feedback suggests that the outdoor pool is lower in terms of priority than other project components.</li> </ul>
<p style="text-align: center;"><b>Indoor Pool (decommissioned)</b></p>	<ul style="list-style-type: none"> <li>The existing indoor pool is proposed to be decommissioned when the new indoor pool is constructed within the YM-YWCA.</li> </ul>	<ul style="list-style-type: none"> <li>The Kinsmen Centennial pool would be considered surplus with the construction of a YM-YWCA that includes a state-of-the-art new indoor pool facility with moveable floor to accommodate a variety of users and uses.</li> </ul>
<p style="text-align: center;"><b>Wading Pool/Spray Pad (relocated on-site)</b></p> 	<ul style="list-style-type: none"> <li>A new wading pool and splash pad are proposed at the northern end of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Locating the new wading pool and spray pad next to the new play area creates a strong association between similar uses (i.e. concentrating the children’s play facilities).</li> <li>This area will also allow for a connection to the YM-YWCA component (particularly the daycare facilities).</li> <li>New splash pad for seasonal use (6-8 weeks) will complement the indoor pool.</li> </ul>

# Project Rationale

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<p style="text-align: center;"><b>Soccer Field (reorient and renew on site)</b></p> 	<ul style="list-style-type: none"> <li>The existing soccer pitch is improved to the preferred north-south orientation to accommodate other site construction (YM-YWCA).</li> </ul>	<ul style="list-style-type: none"> <li>The soccer pitch is well-utilized and there is an existing lack of soccer facilities in Transcona. Public feedback was supportive of maintaining the soccer pitch, which also serves as a greenspace for community uses.</li> </ul>
<p style="text-align: center;"><b>Northeast Ball Diamond (decommissioned)</b></p> 	<ul style="list-style-type: none"> <li>The northeast ball diamond is proposed to be decommissioned to accommodate other site uses (playground expansion, trail system and parking)</li> </ul>	<ul style="list-style-type: none"> <li>The northeast ball-diamond is under-used and considered to be of marginal benefit to the community. Freeing up this land for more widely used facilities is considered advantageous from a recreation planning perspective.</li> <li>Practice infield needs can be accommodated elsewhere in the community (e.g. Kern Park Renewal).</li> </ul>

# Next Steps

1. Receive tonight's questionnaires and inputs and analyze results.
2. Based on all feedback to date, finalize the plan.
3. Submit the plan and the report to Winnipeg Public Service for consideration.
4. Undertake discussions with other potential partners and funders.
5. Upon securing funding commitments commence with detailed design, implementation and construction.



# TRANSCONA RECREATION & LEISURE VILLAGE

RECOMMENDED CONCEPT PLAN

MARCH, 2011  
SCALE 1:750

