

## **5.0 Re-development Scenarios**

### **5.1 SUMMARY OF FOUR SCENARIOS**

Based on the facilities space and condition assessment, and discussions with user groups and the City of Winnipeg Steering Committee, four major redevelopment scenarios have been prepared for the Sargent Park Community Centre, as described below:

- Scenario 1A – Existing Speed Skating Oval
- Scenario 2B – Reoriented Speed Skating Oval
- Scenario 3C – No Speed Skating Oval
- Scenario 4D – Existing Speed Skating Oval

See Appendices D and E for Building Options and Site Plans associated with each scenario.

The four Scenarios each include a different Main Floor Plan for the Indoor Pool/Community Centre building – labelled as Option A, Option B, Option C and Option D. There are two different plans for the Mezzanine Floor, with a running track, weight room and warm up areas. Alternative A applies to the building Options A, C and D, while Alternative B applies only to building Option B.

The redevelopment scenarios range from expanding and renovating the Indoor Pool, with fairly minimal intervention in the overall site, to significantly modifying both the layout of the Indoor Pool and Indoor Arena buildings and the overall site. One of the key elements affecting the layout of the Indoor Pool/Community Campus building and the overall site is the speed skating oval.

Based on the comments received from the Manitoba Speed Skating Association, the Sargent Park facility is essential to the sport of speed skating in Manitoba. Winnipeg has a high profile, nationally in the sport, having been designated a Regional Training Centre for the National Speed Skating Team. Two of the redevelopment Scenarios, Scenarios 1A and 4D, assume that the speed skating oval would remain in its current location. A third Scenario, Scenario 2B, assume that, since upgrading the speed skating oval would involve a significant level of site intervention, an oval with artificial ice could be relocated in a north-south orientation with significant benefits to the overall layout of the site and without significantly increasing costs. Later it could become a covered oval. A fourth Scenario, Scenario 3C, assume that a new indoor speed skating oval would be developed in a location such as the University of Manitoba or the Grant Park Recreation Complex.

All of the Scenarios assume that the 10 plexi-court surfaced tennis courts located east of the Indoor Pool would be relocated within the site and that the 10 asphalt courts would be eliminated. Scenario 3C has a total of 12 new tennis courts.

Note that for each building option there are a number of Modules, some of which can be developed independently; others requiring prior development of certain Modules. The cost of constructing all of the elements together would be less than the aggregate cost of the individual modules.

## **5.2 SCENARIO 1A: SPEED SKATING OVAL REMAINS AS IS**

### **5.2.1 Indoor Facilities**

#### **“OPTION A” BUILDING - RENOVATION AND EXPANSION TO THE SOUTH**

- The “Option A” building would add a new entry vestibule, lobby, and Library, Main Assembly Area/Gymnasium, as well as a new Bowls multi-purpose room and change rooms, in an approximately 2690 square metre (28,956 square foot) expansion along the south side of the existing building, extending 40 metres south toward Sargent Avenue.
- The main entry vestibule would be central to the east side of the expanded facility with administration and control in the centre of the facility relating to the pool and gym.
- The pool would be redesigned to provide a 25 m lap and diving pool to the east and a leisure pool with a water slide to the west.
- A cafe with a poolside patio would be located between the lap pool and leisure pool.
- A second story running track would be created, cantilevered over the pool area on the second floor of the Indoor Pool.
- Better fitness facilities for weights and aerobics would be added.
- Additional meeting rooms will be provided.
- The Indoor Arena would remain as is.

### **5.2.2 Outdoor Facilities**

- The speed skating oval, the fastball and two slow-pitch diamonds would remain unchanged, although the fastball/slow-pitch diamonds would be improved on an incremental basis. For example, the Midget Fastball diamond backstop would be more closely aligned with the baselines and enhanced. In the long-term, the speed skating oval would likely be upgraded with artificial ice; later, it might possibly be covered.

- One lawn bowling green would be removed to make room for additional parking and the leisure pool outdoor deck.
- A Bandy/leisure skating rink would be developed inside the speed skating oval.
- The most significant change would be the construction of ten, high-quality tennis courts in the current location of the asphalt tennis courts: overall this deletes 10 courts from the site. The existing asphalt tennis courts would be completely reconstructed as tartan-surfaced courts and the existing courts near the Indoor Pool building would be demolished to make room for more parking.
- This would allow site parking to be expanded to approximately 282 stalls, with 185 near Sargent Avenue, with an additional 18 by the remaining lawn bowling green and 79 stalls developed near the bleachers and between the Indoor Arena and tennis courts.
- The play area and wading pool would be deleted.
- Indoor Pool and Indoor Arena entrance areas would be enhanced, as well as access walkways throughout the site.

### **5.2.3 Cost/Benefits**

- Maintaining the existing layout of outdoor facilities such as the speed skating oval allows funding to be put toward such major upgrades as the Leisure Pool and ice-making equipment for speed skating. The latter, longer-term, improvement would extend the skating season and add to the opportunities for use of the oval and the area inside the oval.
- It is assumed that the tennis courts would be used without fee, applying a time limit to play in busy times.
- Adding parking to a total of 282 stalls would make the community center more attractive to a variety of users, especially in congested busy periods.
- Estimated building construction costs for the completed facility are **\$15.52 million**, including consulting and contingencies.
- Estimated site redevelopment costs for the complete facility are **\$1.73 million**, including consulting and contingencies.

### **5.3 SCENARIO 2B: SPEED SKATING OVAL REORIENTED NORTH-SOUTH**

#### **5.3.1 Indoor Facilities**

##### **“OPTION B” BUILDING RENOVATION AND EXPANSION TO THE SOUTH AND EAST**

- The Indoor Pool building would be expanded 24 m to the south with 1872 square metre (20,150 square foot) addition containing a new Bowls clubhouse, Main Assembly/Gymnasium area and 929 square metre (10,000 square foot) Library. The existing pool would be renovated to create a separate Leisure Pool with waterslide and a separate 25 m Lap Pool and Diving Tank. The pool deck would be increased in area to accommodate equipment for scuba and other activities.
- The entry area would be reoriented and expanded to the east, an addition of 10 metres (420 square metres or 4521 square feet) to provide a more generous, weather-protected lobby space with better security control.
- A café (e.g. Tim Horton’s) would be developed near the entrance on the east side.
- A second story running track would be created, cantilevered over the pool area on the second floor of the Indoor Pool.
- Better fitness facilities for weight and aerobics would be developed.
- Additional games and meeting rooms would be provided.
- The Indoor Arena building would be expanded 12 metres to the east with two levels providing change facilities and a second-floor viewing gallery for speed skaters and spectators.
- The Indoor Arena may be used as a skateboard park in the summer.

#### **5.3.2 Outdoor Facilities**

- The two lawn bowling greens, the Midget Fastball diamond and the Slow-pitch diamonds would be maintained.
- The speed skating oval would be re-oriented in a north–south direction and shifted to the east side of the site. This would open up the interior of the site, permitting a central link between the Indoor Pool and the Indoor Arena. The speed skating oval would be hard-surfaced for summer in-line skating, and winter artificial ice. The bleachers would be removed. Provision would be made accommodate a future structure to enclose the oval.
- A soccer pitch and/or leisure skating rink would be located inside the speed skating oval, also with a hard surface for artificial ice.
- Ten (10) plexi-court surfaced regulation tennis courts would be developed northwest of the Indoor Pool along Wall Street.

- A small outdoor eating area would be developed north of the building near the kitchen.
- A play area would be developed close to the Indoor Pool/Community Centre building between the tennis courts and speed skating oval.
- The wading pool would be removed.
- Parking would total 243 stalls, with 53 located in the tennis courts/Indoor Arena areas.
- Access, entrance areas and internal site pedestrian circulation would be improved.

### **5.3.3 Cost/Benefits**

- The relocated skating oval would not make the best use of the existing viewing gallery in the Indoor Pool Building, and therefore a new gallery has been proposed as an addition to the Indoor Arena. Relocation cost of the oval would be significant although speed skating would need a major upgrading, regardless, in order to create a hard surface. Hard surfacing would reduce the potential to use the oval for track meets in the spring and summer; however, the flatness of the facility today means that scheduled meets are frequently cancelled due to wet surface conditions.
- The prime benefit of this layout would be in opening up the central area of the site to create a greater integration, north to south between the different facilities, consistent with the “campus” intent of the Recreation Centre.
- Estimated building construction costs for the completed Indoor Pool/Community Centre and the Indoor Arena addition facilities are **\$15.18 million**, including consulting, taxes and contingencies.
- Estimated site redevelopment costs for the complete facility are **\$2.38 million**, including consulting, taxes and contingencies.

## **5.4 SCENARIO 3C: SPEED SKATING OVAL REMOVED FROM THE SITE**

### **5.4.1 Indoor Facilities**

#### **“OPTION C” MAJOR BUILDING AND SITE IMPROVEMENTS, INDOOR POOL BUILDING EXPANSION TO THE EAST AND NORTHWEST**

- The Leisure Pool (or wave pool), support facilities and Library would be located in a 57 metre, “L”-shaped expansion, totalling 2238 square metres (24,090 square feet) on the northwest side of the Indoor Pool/Community Centre building.
- A 1532 square metre (16,490 square foot) addition, extending 28 metres toward Sargent Avenue on the south side of the existing building, would provide a better entry area – vestibule, lobby

and administration/control - to the Indoor Pool as well as space for Bowls and a new Main Assembly/Gymnasium.

- Lockers would be relocated to the west end of the south addition. The existing locker areas would become kitchen, café and patio areas.
- In this case the (929 square metre -10,000 square foot) Library would have access from Wall Street.
- Renovations to the east and northeast areas of the building would create public meeting and games rooms and a lounge.

#### **5.4.2 Outdoor Facilities**

- The lawn bowling, Midget Fastball diamond and two slow-pitch diamonds would remain unchanged.
- The central spine of the Sargent Park Recreation Centre would be devoted to a variety of activities for younger children, teens and adults, including a children's play area, water spray park and a paved outdoor plaza connected to the inside restaurant. Amenities could include a fountain and umbrella tables.
- Twelve (12) new tennis courts would be created in the central east area of the site.
- An outdoor (future indoor) skateboard park would be developed north of the tennis courts, connected to the central spine and near the new parking areas.
- Parking would be provided for 338 vehicles in areas south and east of the Indoor Pool (221 stalls), and near the new "L" wing, Indoor Arena and skateboard park (117 stalls).

#### **5.4.3 Cost/Benefits**

- This layout creates a significantly better integration of the indoor and outdoor facilities.
- It is the only Scenario that does not have the Library on Sargent Avenue.
- Estimated building construction costs for the completed facility are \$20.28 million, including consulting, taxes and contingencies.
- Estimated site redevelopment costs for the complete facility are \$3.19 million, including consulting and contingencies.

## **5.5 SCENARIO 4D: SPEED SKATING OVAL AS IS, WITH ALTERNATIVE POOL BUILDING**

### **5.5.1 Indoor Facilities**

#### **“OPTION D” BUILDING, INDOOR POOL BUILDING EXPANSION TO THE SOUTH AND EAST**

- The Indoor Pool building would be expanded 30 m to the south with 2080 square metre (22,390 square foot) addition containing a new Bowls clubhouse, Lockers and the Main Assembly/Gymnasium.
- This area would also contain
- The entry area would be expanded with a vestibule, large lobby and administration/control area, to provide a better sense of entry and better security control.
- The existing pool would be renovated to create a separate Leisure Pool with waterslide and a separate 25 m Lap Pool/Diving Tank. The pool deck would be increased in area to accommodate equipment for scuba and other activities.
- A café (e.g. Tim Horton’s) would be developed south of the pool.
- The Library would be located in an addition of 20 metres (860 square metres or 9257 square feet) expansion to the east.
- A second story running track would be created, cantilevered over the pool area on the second floor of the Indoor Pool.
- Better fitness facilities for weight and aerobics would be developed.
- Additional meeting rooms would be provided.
- A Library will be constructed

### **5.5.2 Outdoor Facilities**

- This is a status quo option with regard to the outdoor facilities, assuming that most remain in their current locations, with appropriate upgrading.
- The ten asphalt tennis courts east of the Indoor Pool would be demolished to make room for the building expansion and additional parking.
- The two lawn bowling greens, the speed skating oval, Midget Fastball diamond and the Slow-pitch diamonds would be maintained.
- A Bandy/leisure skating rink would be located inside the speed skating oval.

- Ten (10) tartan-surfaced regulation tennis courts would be developed in the area of the existing asphalt courts, but moved slightly east of the current alignment to accommodate additional parking near the Indoor Arena.
- A new neighbourhood play area would be developed between the tennis courts and Downing Street.
- The wading pool would be removed.
- Parking would total 240 stalls, with 154 stalls located southeast and east of the Indoor Pool and Community Centre building and 86 located in the tennis courts and Indoor Arena area.
- Access, entrance areas and internal site pedestrian circulation would be improved.

### 5.5.3 Cost/Benefits

- Estimated building construction costs for the completed facility are **\$17.26 million**, including consulting, taxes and contingencies.
- Estimated site redevelopment costs for the complete facility are **\$1.63 million**, including consulting, taxes and contingencies.

## 5.6 COMPARISON OF SCENARIOS

Scenario	Scenario 1A	Scenario 2B	Scenario 3C	Scenario 4D
<b>INDOOR POOL AND COMMUNITY CAMPUS</b>				
<b>Swimming Pool - Upgraded</b>	Yes	Yes	Yes	Yes
<b>Leisure Pool – Large</b>	Yes	<b>NO</b>	<b>NO</b>	Yes
<b>Leisure Pool – Small</b>	<b>NO</b>	Yes	<b>NO</b>	<b>NO</b>
<b>Leisure Pool – Wave/Leisure Pool</b>	<b>NO</b>	<b>NO</b>	Yes	<b>NO</b>
<b>New Entry Area (Universal Access)</b>	Yes	Yes	Yes	Yes
<b>Restaurant/Cafe</b>	Yes	Yes	Yes	Yes
<b>Track – Walk/Run</b>	Yes – 2 <sup>nd</sup> Floor	Yes – 2 <sup>nd</sup> Floor	Yes – 2 <sup>nd</sup> Floor	Yes – 2 <sup>nd</sup> Floor
<b>Aerobics/Weight Training/Exercise</b>	Yes - Large	Yes - Large	Yes - Large	Yes - Large

Scenario	Scenario 1A	Scenario 2B	Scenario 3C	Scenario 4D
<b>Main Assembly/Activity Space</b>	Yes	Yes	Yes	Yes
<b>Library</b>	Yes – near Sargent Ave.	Yes - near Sargent Ave.	Yes - near Wall Street	Yes - near Sargent Ave.
<b>INDOOR ARENA</b>				
<b>Hockey Rink</b>	Yes	Yes	Yes	Yes
<b>Addition – Viewing and Change for Speed Skating</b>	NO	Yes	NO	NO
<b>Indoor Skateboard Park</b>	NO	Yes	NO	NO
<b>OUTDOOR</b>				
<b>Speed Skating Oval</b>	Yes	Yes - relocated	NO	Yes
<b>Bleachers</b>	Yes	Yes - relocated	NO	Yes
<b>Lawn Bowling Greens</b>	Yes - 1	Yes - 2	Yes - 2	Yes - 2
<b>Tennis Courts</b>	Yes – 10 Replace Asphalt	Yes - 10 New Location	Yes - 12 New Location	Yes – 10 Asphalt Tennis Court Area
<b>Large Baseball Diamond</b>	Yes	Yes	Yes	Yes
<b>Slow-pitch Diamond(s)</b>	Yes -2	Yes - 2	Yes -2	Yes -2
<b>Water Spray Park</b>	NO	NO	Yes	NO
<b>Children’s Play Area</b>	NO	Yes	Yes	Yes
<b>Skateboard Park</b>	NO	Yes – Indoor Skate Park in Arena	Yes	NO
<b>Plaza for Outdoor Eating</b>	NO	Yes	Yes	NO
<b>Parking</b>	185 off Sargent Avenue and 66 off Wall Street = 282	190 Sargent; 53 Wall = 243	221, Sargent; 117, Wall = 338	154 Sargent; 86 Wall = 240
<b>Estimated Cost</b>				
<b>Indoor (\$ millions)</b>				
<b>Outdoor (\$ millions)</b>	\$17.25	\$17.66	\$23.47	\$18.89
<b>RATING</b>	2	3	4	1

## **5.7 RECOMMENDED SCENARIO**

Scenario 4D, provides the most appropriate changes to meet the program priorities of lobby and vestibule control improvements, café/public area, library, main assembly area and water focus in the building with a good mix of outdoor facilities and substantial new parking, although not the lowest estimated cost.

But Alternative 3C best addresses a comprehensive campus development.

## **5.8 PHASING**

The redevelopment of Sargent Park Pool and Recreation Complex will proceed in discrete redevelopment phases on the basis of the long-term framework plan – derived from the Recommended Scenario, above. At this point we have assumed six to seven development phases, commencing in the near future and extending for the next ten years or more.

Note that the building cost estimate for all of the Sargent Park Community Centre Scenarios is essentially a menu that permits various combinations of additions and improvements to meet the needs of a new Community Campus and to fit various potential budget allocations.

Similarly the landscape costs have been organized to indicate the costs involved in redeveloping discrete areas of the site, such as parking lots and tennis courts.

### **5.8.1 Current Funding for Phase 1 Development**

An application to Community Program was approved in the amount of \$1.9 million for improvements to the running track and ancillary facilities. The first phase would comprise building improvements, only, specifically the cantilevered track with weight and exercise areas.

Additional funding may be available for the Main Assembly/Gymnasium and new Library, which would likely be developed in conjunction with the new Leisure Pool.

### **5.8.2 Future Phases**

Inside phases would then address the entry, control and café areas, and the leisure pool and locker areas.

Outside phases would start with the relocation of tennis courts and development of new parking east of the Indoor Pool. Later, additional parking would be developed near the Indoor Arena. The bowling greens, baseball diamonds and playground would also be upgraded in later phases.

- The Outdoor Phases would start with the removal of the 10 tennis courts located just east of the Indoor Pool building and construction of the new parking area related to the expanded building footprint. Work would also include some site landscaping and new signage.
- The second outdoor phase would likely involve the complete reconstruction, including partial relocation, of the 10 existing tennis courts in the north-central area of the site, with associated parking lot improvements by the Indoor Arena.
- Additional work would proceed as funding permits, including upgrading of baseball diamonds and construction of a new playground.