

Tyndall Park Community Centre

**Information Session
Tyndall Park Community Centre
2255 King Edward St.
January 20, 2020**

Feasibility Study Background



Tyndall Park CC Catchment Area
Source: <http://www.gcwcc.mb.ca/community-centres-programs/>

PURPOSE OF THE STUDY

The study responds to the Council-adopted General Council of Winnipeg Community Centres (GCWCC) Plan 2025, which identifies a significant shortage of recreation facility space in the Seven Oaks and Inkster West areas, including Tyndall Park Community Centre’s catchment area. In July, 2018, 1x1 Architects officially began the feasibility study to learn more about the additional needs of the Tyndall Park Community Centre (TPCC).

The study analyzed the current condition of the community centre and explored several options to provide enhanced indoor recreation space. Representatives from the TPCC and the GCWCC were engaged as part of the study. Key components of the addition were determined to be a new gym and a new multipurpose room. The study resulted in a design recommendation for a 10,780 sq. ft. addition to the west end of the existing building.

CURRENT CHALLENGES WITH TYNDALL PARK COMMUNITY CENTRE

CATCHMENT AREA

TPCC has recently increased its catchment area, resulting in increased demands for programming from the local community. Currently, it does not have adequate facilities to meet these demands. The community centre has over 16,000 residents living in its catchment area; however, the lowest amount of recreation space available per resident in the city. According to The GCWCC’s 2009 report ‘Plan 2025’, the city average for recreation space per resident is 1.88 sq. ft. per person. In the area served by TPCC, the amount of recreation space per resident is 0.63 sq. ft.

SHARED FACILITIES

Currently, TPCC uses a gym and a multi-purpose room located within Tyndall Park Community School. TPCC currently has to work within school division guidelines to access this shared facility in the school.

The school gym is typically available to TPCC from 6 p.m. -9 p.m. on weekdays. On weekends, the City pays to use the gym. TPCC is unable to access the school’s gym during holidays (spring break, Christmas break, etc.), which is a peak season for some of the community centre’s programming.

TPCC would like to expand its children’s programming but the current restrictions in accessing the school’s gym and multipurpose room prevents this.

TPCC would also like to add senior and adult programming; however, this is not permitted in the school’s gym under the school division’s guidelines. TPCC has converted two existing dressing rooms in the current community centre into a multipurpose room for programming for seniors, but the space is not large enough to meet programming demands.

TPCC would also like to rent out the gym for events requiring a liquor license (such as socials). This is not possible at the school gym.

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Proposed Upgrades & New Features

PROPOSED NEW ADDITION

- Multipurpose room (1,200 sq. ft.)
 - o Kitchenette
 - o Access to fenced outdoor event space
- Gymnasium (5,930 sq. ft.)
 - o Basketball courts (one full court, two half courts)
 - o One full volleyball court
 - o Four badminton / pickleball courts
 - o Gym divider curtain
 - o Portable bleachers, two rows each length
- Canteen (260 sq. ft.)
 - o Serves both the gym and the multipurpose room
 - o Can be used for socials
- Lobby & circulation space (1,130 sq. ft.)
 - o Double height space
 - o New water fountain
- Storage (670 sq. ft.)
 - o Table and equipment storage, including mezzanine storage area
- New men's, women's, and universal washrooms
- Janitor closet

PROPOSED RENOVATIONS (TO EXISTING COMMUNITY CENTRE)

- Replacement windows
- New shingles/roofing
- Heating added to existing garage
- Existing storage room converted to new office
 - o Window provided from office into addition lobby
 - o New door & revised entry into office
 - o New flooring in office
- New flooring in existing meeting room / office

PROPOSED SITE IMPROVEMENTS

- Increased parking (from 88 stalls to 114 stalls)
 - o Five accessible parking stalls
- Bicycle racks / parking
- Drop-off loop
- Fenced outdoor event space
 - o Can be used for birthday parties, exercise classes, etc.
- Shaded canopy at main entrance
- Sidewalks around new addition

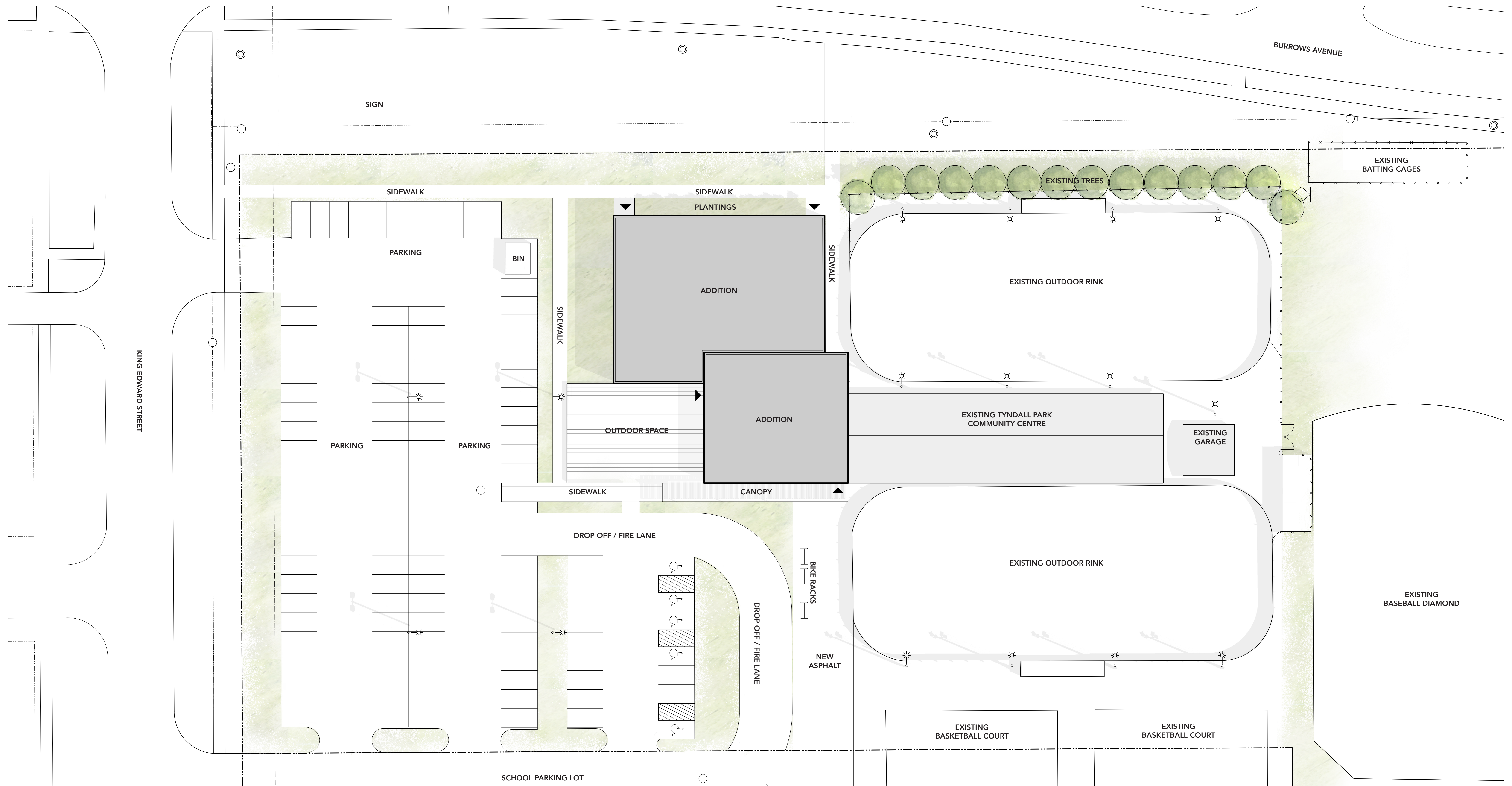
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PROPOSED CONCEPT DRAWING

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PROPOSED SITE PLAN
SCALE: 1:250

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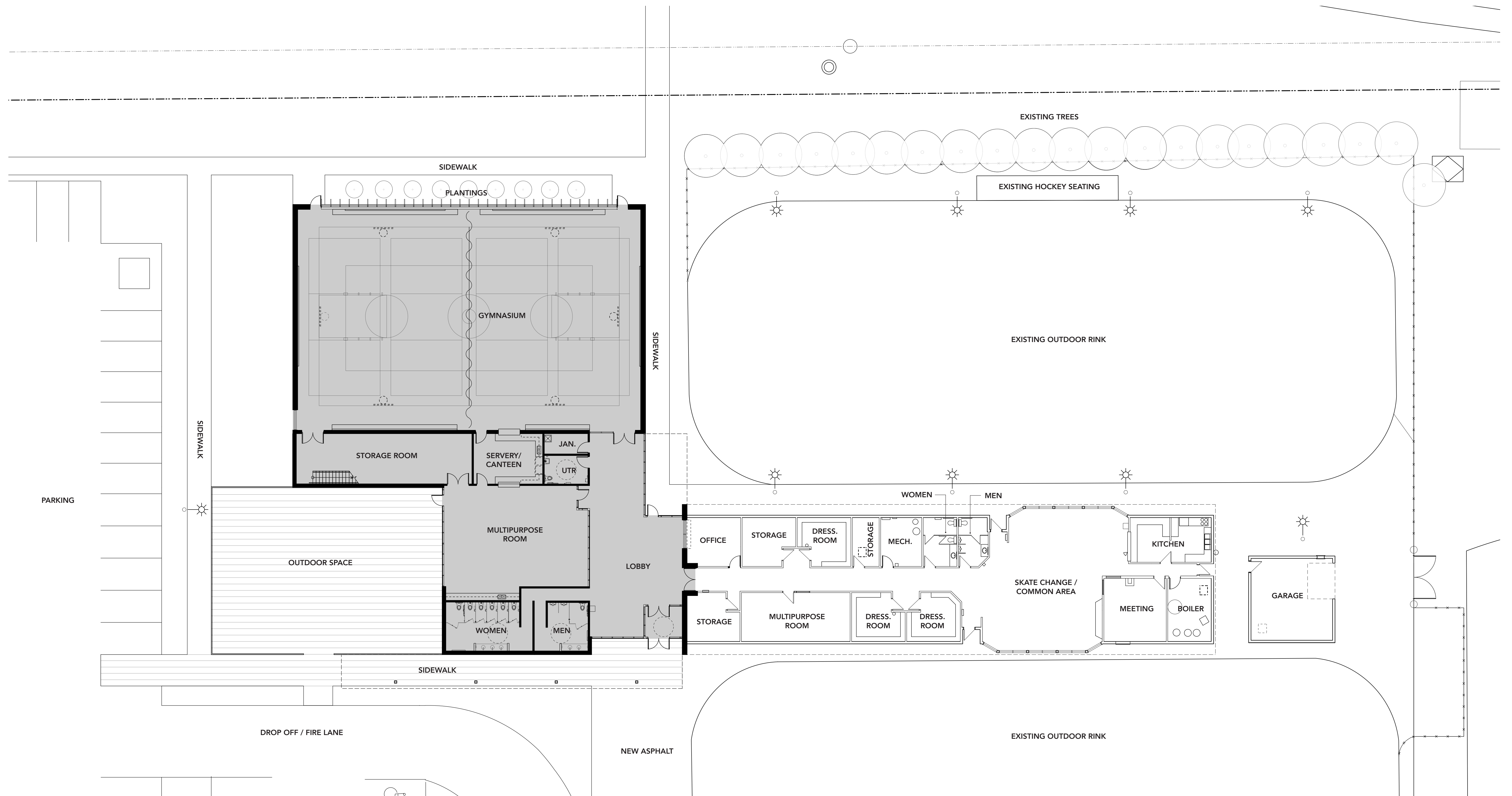


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PROPOSED CONCEPT DRAWING

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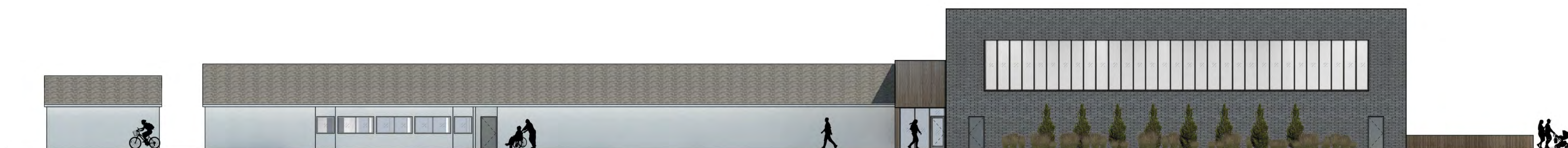


PROPOSED FLOOR PLAN
SCALE: 1:150

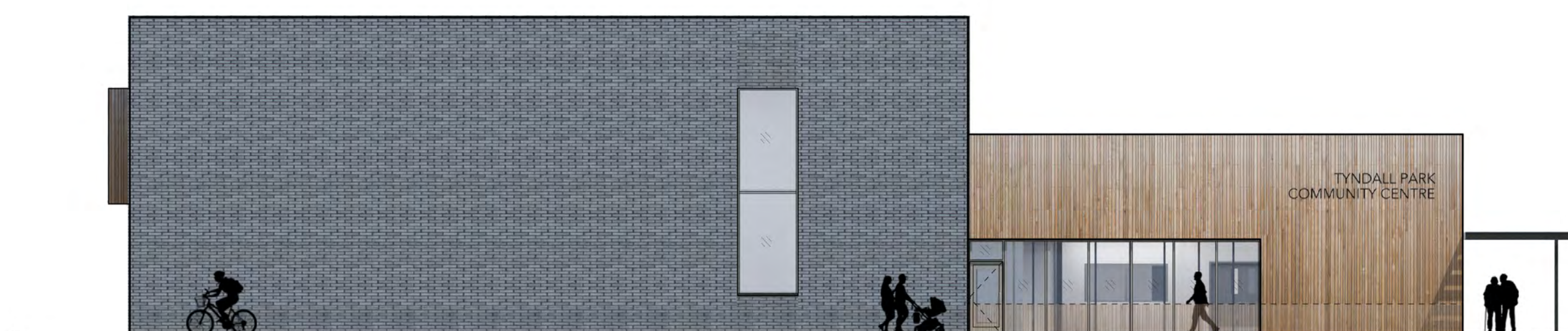
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PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

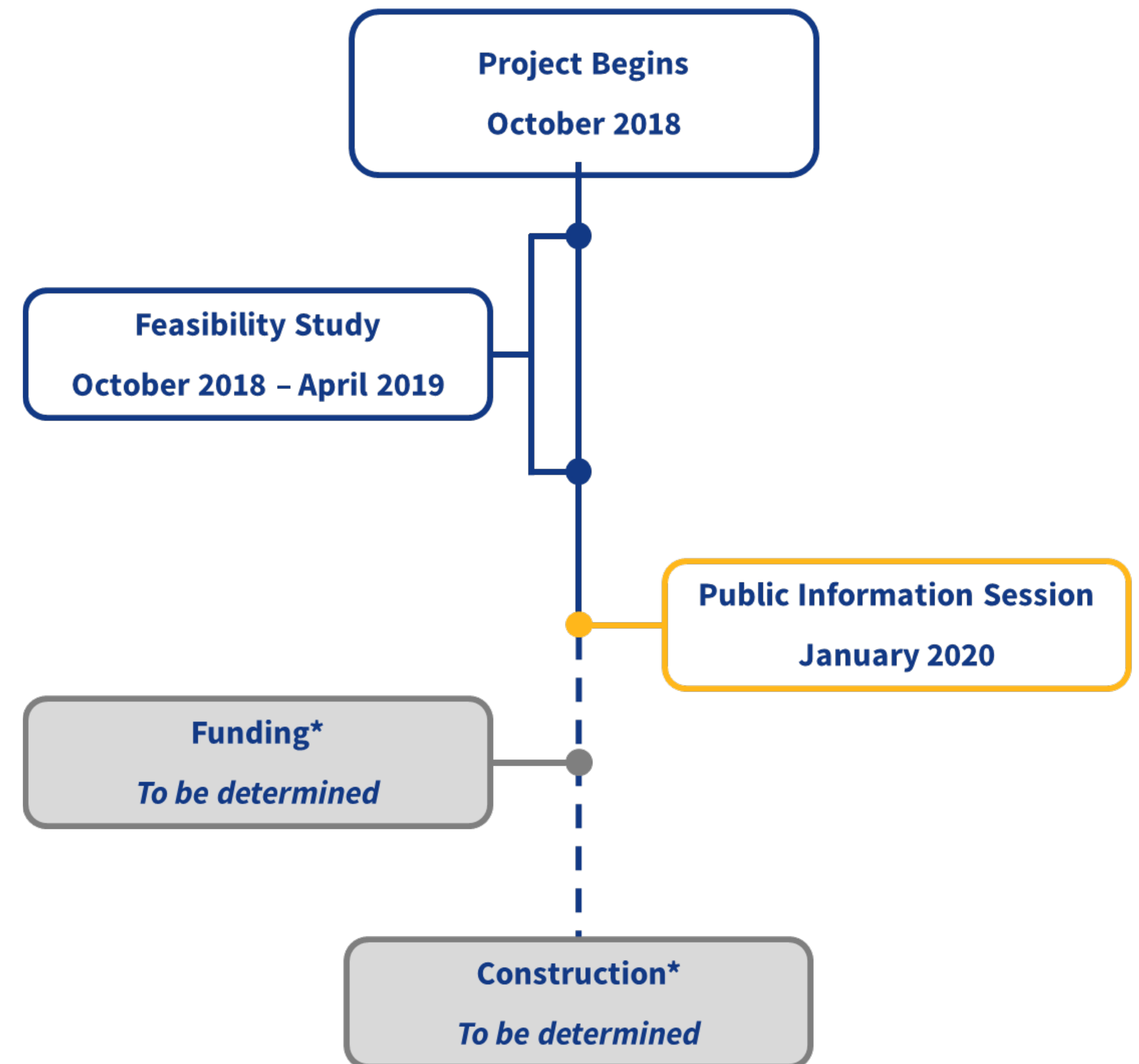
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Next Steps & Timeline

- Funds are not currently allocated to this project
 - An estimate of approximately \$8.3 million was developed as part of the study and includes all anticipated construction costs, fees, contingencies, and other factors
- Project funding will be considered as part of the City's budget
- Once the funds are secured, the City will hire a construction contractor and manage the project



Thank you for attending!

Please fill out an exit survey before you leave.

*This project is currently not funded. Construction timing will be determined once funding is secured.