East of the Red RecPlex

November 2021
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Proposed East of the Red RecPlex

The City is updating the 2018 Feasibility Study for the proposed East of the Red RecPlex, an approximately 90,000 square foot multi-use recreation centre. The proposed East of the Red RecPlex will be a "one-stop shop" multi-use centre where families and individuals can spend time pursuing different activities in the same location.



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WELCOME

Thank you for taking the time to attend this virtual open house!

The purpose of this virtual open house is to provide information on the proposed recreation centre and gather feedback on the need, design, and potential amenities. Feedback will support the 2018 Feasibility Study update by ensuring the proposed facility and amenities continues to align with residents' needs.

At this virtual open house you will be presented with:

1. History & Project Background
2. Facility Need
3. Nearby Recreational Facilities & Location
4. Proposed Site Access and Circulation
5. Benefits of the Proposed Facility
6. Context Plan
7. Proposed Site Development
8. Complete List of Proposed Amenities
9. Precedent Images for Proposed Amenities
10. Proposed Multi-Family Residential Housing
11. Next Steps & Thank you

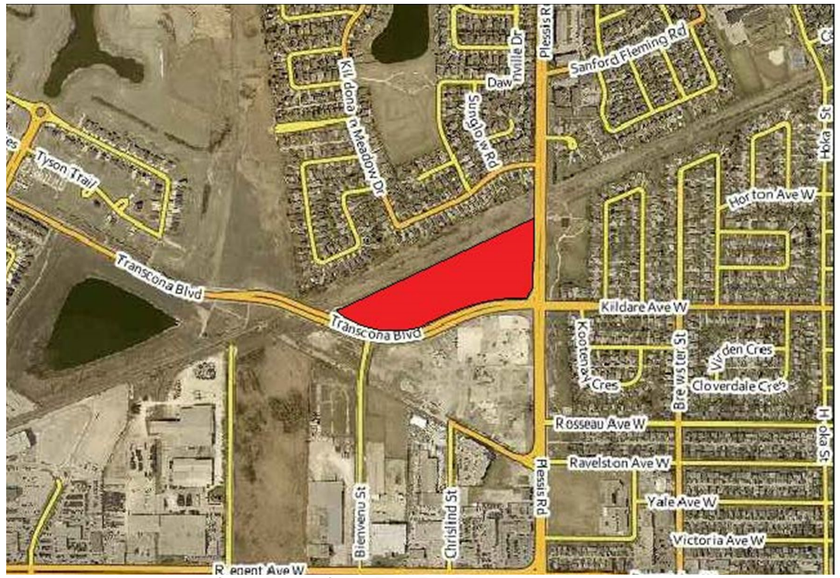
HISTORY & PROJECT BACKGROUND

- The *Recreation, Leisure and Library Facilities Policy*, adopted by Council in 2005, and the 2021 *draft Winnipeg Recreation Strategy*, both identify the need for new multi-purpose recreation facilities to meet contemporary service needs.

- The property on the north-east corner of Transcona Boulevard and Plessis Road was identified as the ideal location for a co-located library and recreation centre. The Transcona Library was developed on the site in 2019.

- On October 17, 2017, the East Kildonan-Transcona Community Committee passed a motion to approve funds to commission a feasibility study to investigate building a new recreation complex adjacent to the new Transcona Library. The City subsequently prepared a Feasibility Study for the East of the Red RecPlex site in Transcona in 2018, which included a business plan and financial model.

- On June 28, 2021, funding in the amount of $75,000 from the East Kildonan-Transcona Community Committee Land Dedication Reserve (Transcona Ward allocation) was approved to to conduct an update of the East of the Red RecPlex Feasibility Study Final Report (2018). The update includes:
    - Revising the project design and cost estimates
    - Exploring funding options for the new recreation facility, including the potential to sell adjacent land for a housing development and funding from other levels of government
    - Gathering feedback from the community on the need, design and potential amenities for the new recreation facility



Proposed location of the East of the Red RecPlex



2018 East of the Red RecPlex Feasibility Study Final Report

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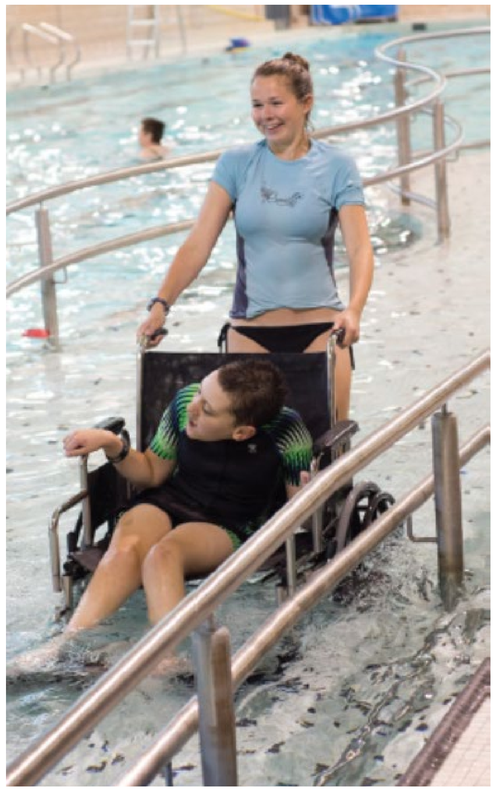
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FACILITY NEED

The draft *Winnipeg Recreation Strategy* indicates that more than 60 percent of the City's recreation infrastructure is over 50 years old. Designed and constructed to the standards of the time, these facilities are now outdated with significant functional and physical limitations. They are also reaching the end of their useful life and require substantial investment to renew and replace failing components. Rather than investing into functionally obsolete facilities that are nearing the end of their lifecycle, the strategy suggests that replacing these facilities is often a better option.

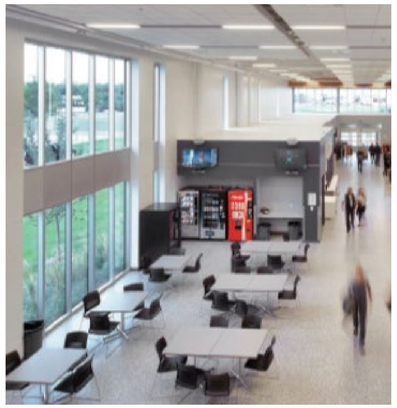
New recreation facilities will also be accessible and offer programs and amenities that support lifelong participation for all ages. Since there are currently no City-owned or operated facilities in north-east Winnipeg that have an integrated pool and recreational amenities, the strategy identifies the proposed East of the Red RecPlex as a facility that would provide regional service.











Precedent images demonstrating what proposed amenities could look like.

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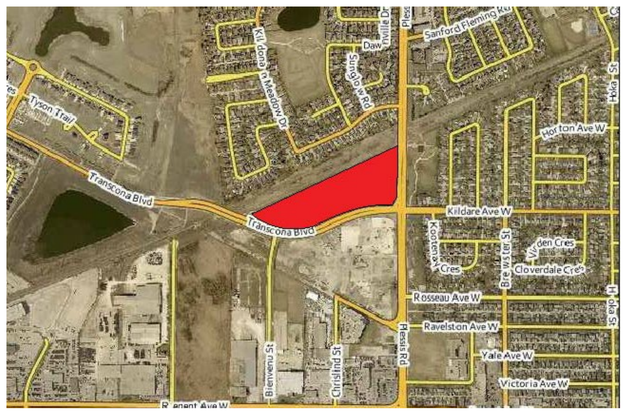
NEARBY RECREATION FACILITIES



Recreational facilities in north-east Winnipeg

There are 38 community recreational facilities in north-east Winnipeg, of which 5 are standalone pools, 14 are community centres and arenas, and 19 are private recreation/fitness facilities like gyms and martial arts studios.

Only the private Elmwood Kildonan YMCA has an integrated pool and recreational amenities.



Proposed location of the East of the Red RecPlex

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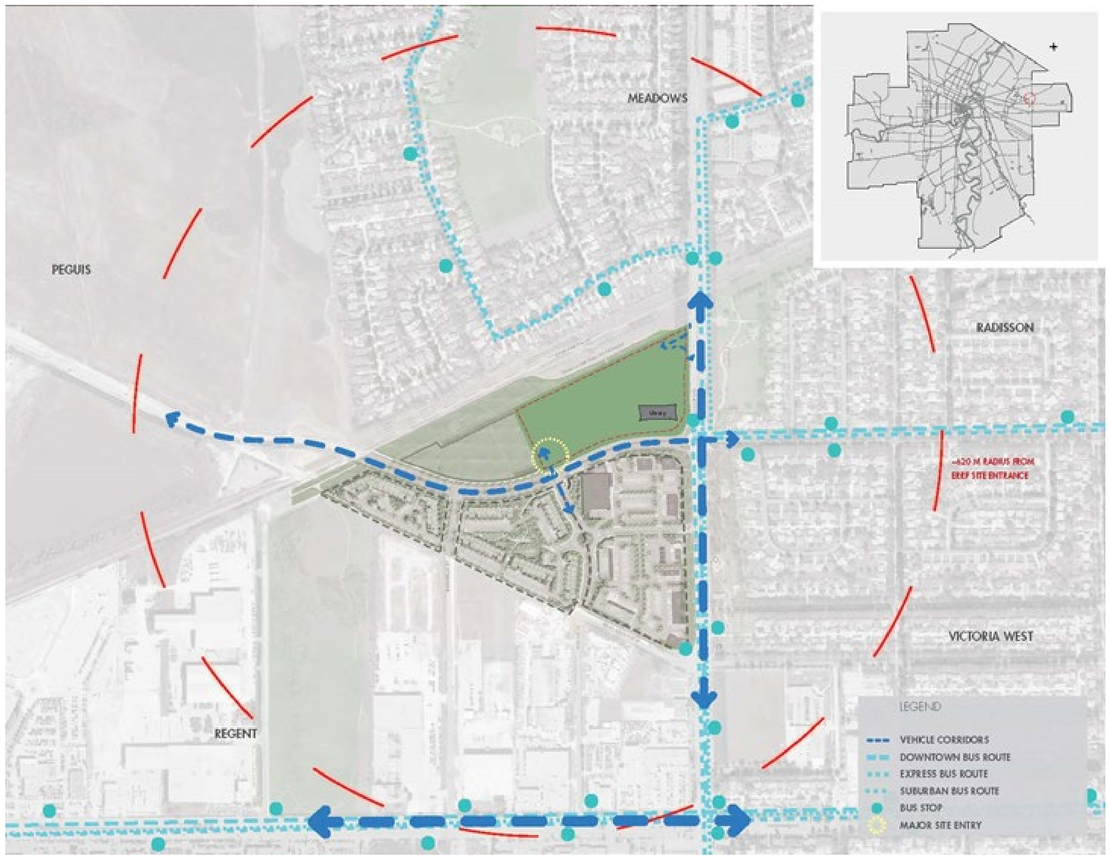
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PROPOSED SITE ACCESS AND CIRCULATION

Transit & Motor Vehicles

- Nearby transit routes include Route 42, 46, 78, 48 and 92 on Plessis Road and Transcona Boulevard.
- Vehicle access to the site is via Transcona Boulevard and Plessis Road.



Vehicle corridors and bus routes near the propose site

Pedestrians & Cyclists

- Nearby walking and cycling options include the Transcona Trail multi-use path along the north edge of the site, and sidewalks on Plessis Road and Transcona Boulevard.
- Plessis Road also has cycling infrastructure, as does Regent Avenue to the south.



Pedestrian and cycling options near the proposed site

This site is easily accessed by residents within the proposed 4-6 km service area indicated in the draft *Winnipeg Recreation Strategy.*

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BENEFITS OF THE PROPOSED FACILITY

The benefits include:

1. Offers A Wide Variety Of Programming

- Supports intergenerational use and provide options for entire families.
- Offers the capacity to accommodate increased demand as Winnipeg grows, as well as meet universal design and accessibility standards.
- Includes larger indoor pools with lap tanks and leisure pools, walking tracks, fitness areas, and multiple court/ gymnasium spaces.

2. Fills a Service Gap

- Aligns with the draft *Winnipeg Recreation Strategy*, which indicates that the City should develop five or six regional recreation complexes in the next 25 years.
- Provides service regionally and fills a current service gap.

3. Opportunity for Collaboration

- Potential for facility models that provide more mixed and shared use spaces to be supported by capital cost-sharing with other entities.
- Could include collaboration with developers and other City services to co-locate a broader ranges of services.

4. Address the City's Climate Change Goals

- Built to much higher energy standards than facilities built fifty years ago.
- Design could include approaches and features that reduce the carbon footprint and energy consumption over the life of the facility.
- Could provide spaces that can serve as warming or cooling centres for community access during extreme weather events.

CONTEXT PLAN

According to the draft *Winnipeg Recreation Strategy*, co-locating libraries with regional recreation complexes offers many benefits and will be prioritized.



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PROPOSED SITE DEVELOPMENT



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COMPLETE LIST OF PROPOSED AMENITIES

The proposed 90,000 square foot recreation centre is a "one-stop shop" multi-use centre where families and individuals can spend time pursuing different activities in the same location.

Aquatic centre

1 - Leisure/wave pool with accessible beach or ramped entry 37m x 15m
2 - Hot pool with ramp
3 - Lap pool 25m - eight lane deck area
4 - Waterslide tower and run-out
5 - Steam room/sauna/on-deck shower
6 - Pool storage
7 - Lifeguarding office/first Aid
8 - Party room
20 - Pool viewing area

Change rooms/washrooms

9 - Family change room
10 - Men's locker room
11 - Women's locker room
21 - Staff facilities
23 - Women's washrooms, showers, vanities
23 - Men's washrooms, showers, vanities

- Universal change cubicles
- Full-height locker columns and aisle
- Accessible washrooms
- Vanity stations
- Stroller/wheelchair area

Multi-purpose/gymnasium/track

14 - Medium multi-purpose room
15 - Multi-purpose/group fitness storage
17 - Gymnasium(s)
18 - Gymnasium storage
19 - Community kitchen

Other facilities

12 - Concourse
16 – Reception

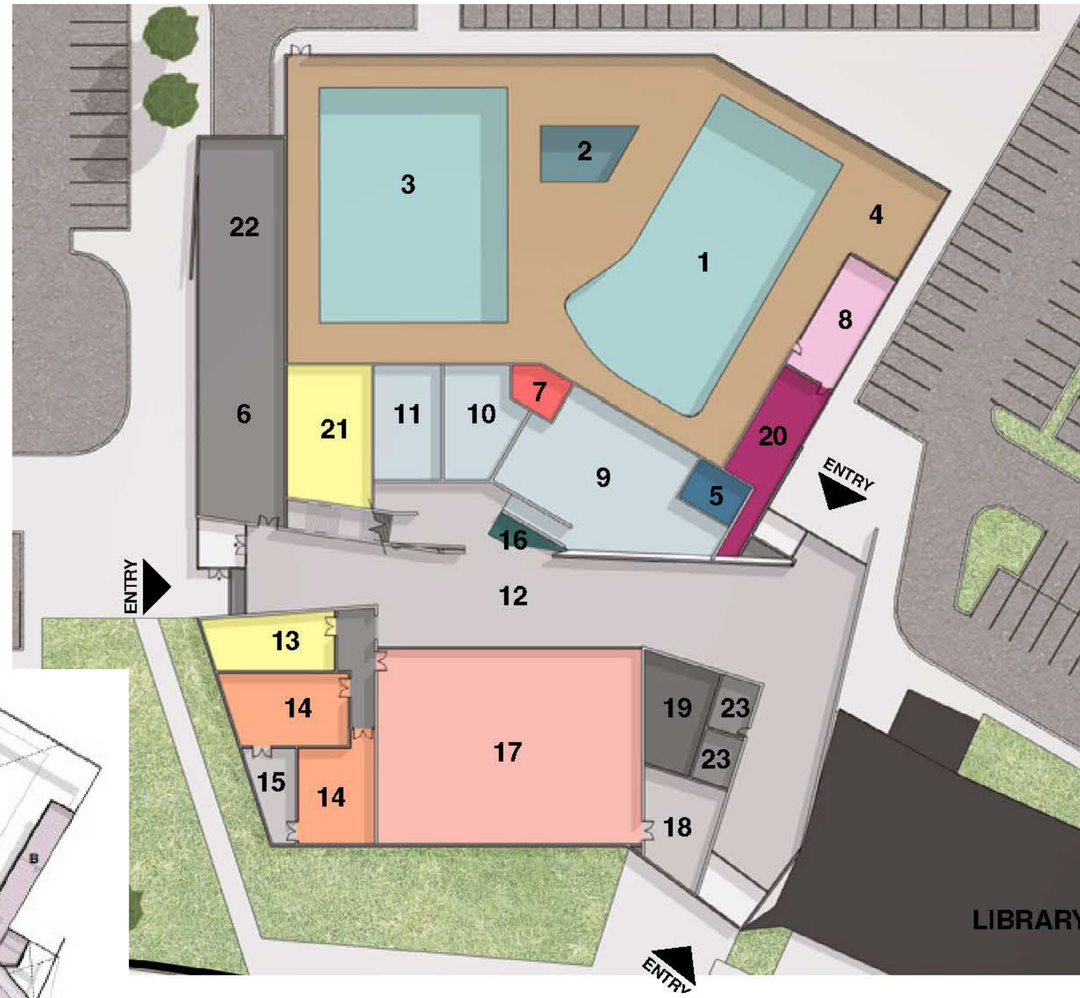
- Accessible washrooms
- Office

Level two

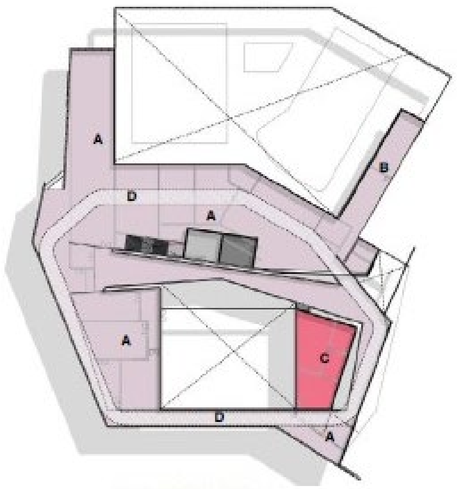
A - Fitness space

- Stretching/balls and circulation
- Cardio machines and circulation
- Strength machines and circulation
- Fitness free weights/open area and circulation

B - Viewing studio
C - Yoga studio
D - Indoor jogging/walking track



Proposed layout of East of the Red RecPlex



LEVEL TWO

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PRECENDENT IMAGES FOR PROPOSED AMENITIES

1 - Wave pool



1 – Accessible beach or ramped entry



1 – Shallow pool for aquasize & kids swim



2 – Hot pool



3 – Lap pool



4 - Waterslide



14 - Multi-purpose space



17 – Gymnasium(s)



19 – Community kitchen



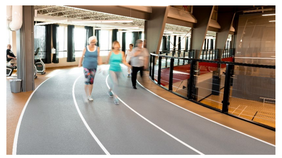
A – Yoga & movement studio



C – Fitness space



D – Indoor jogging/walking track

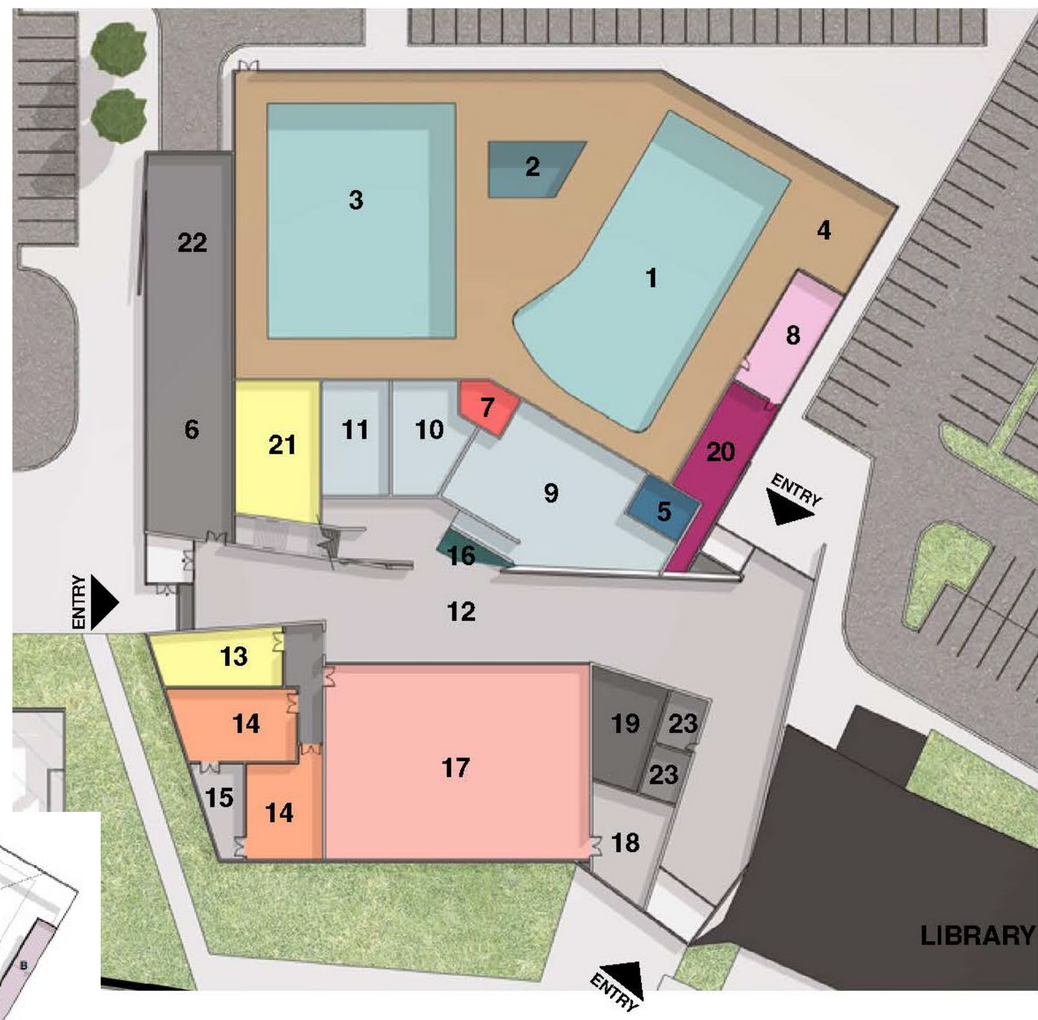


Lazy river

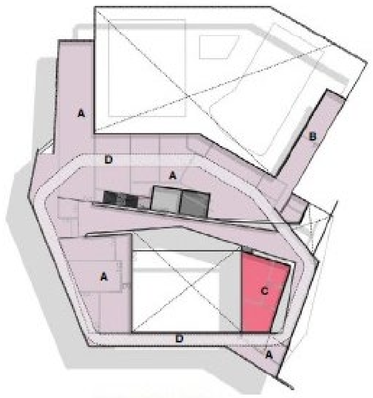


Spray feature





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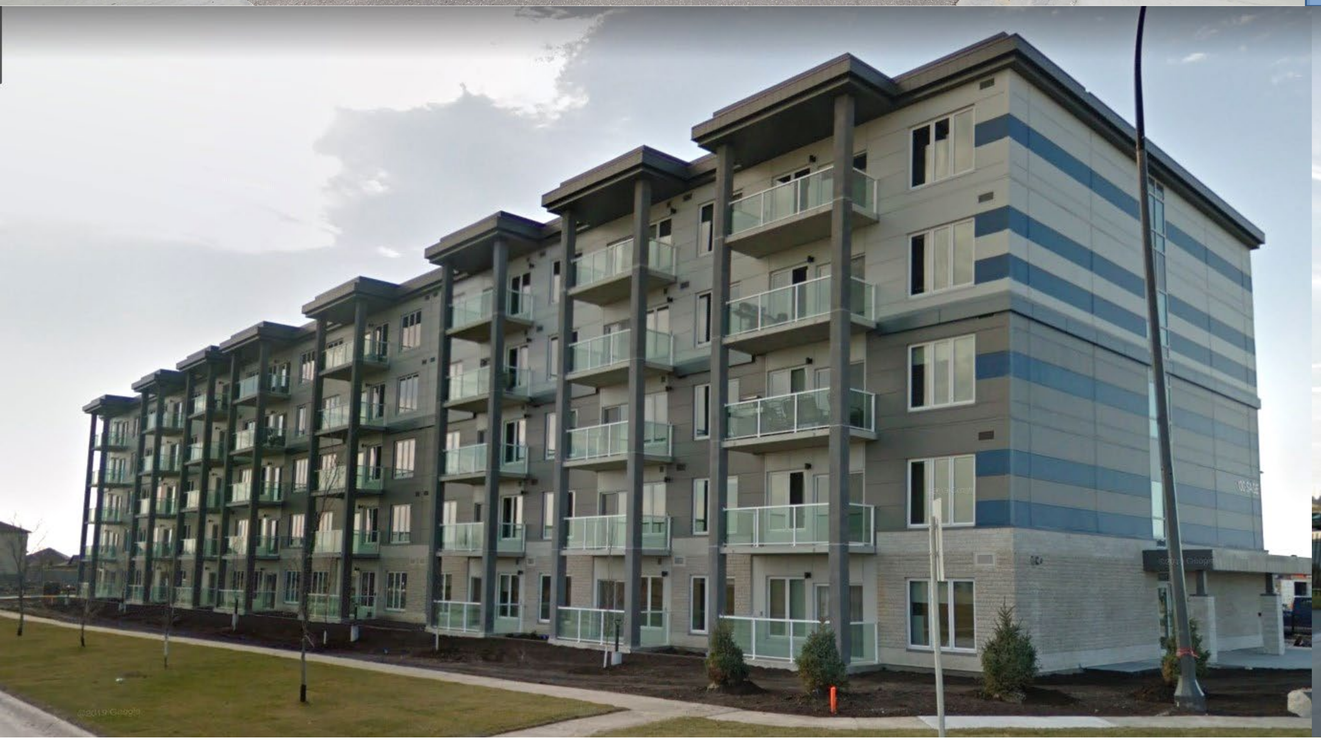
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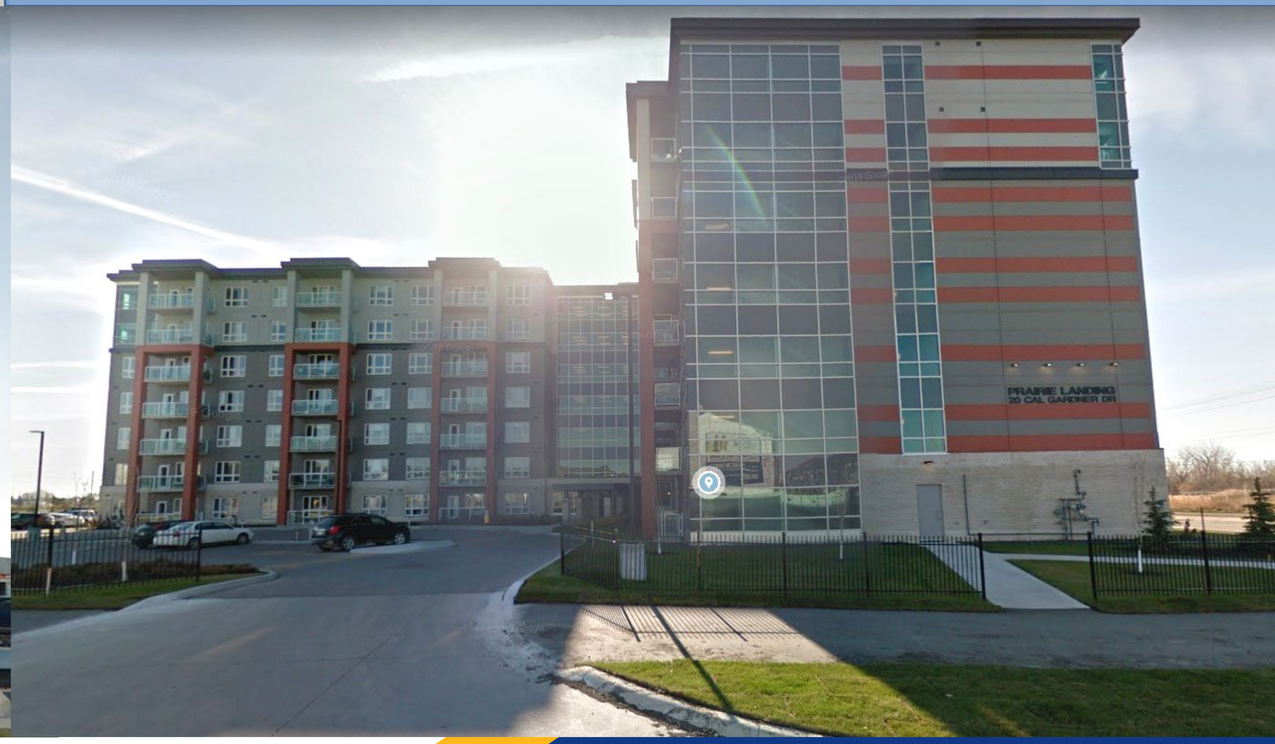
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PROPOSED MULTI-FAMILY RESIDENTIAL HOUSING

The City is exploring adding multi-family housing such as rental and seniors housing, on this site to help pay for a portion of construction costs of the proposed East of the Red RecPlex. This could potentially include selling adjacent land for a housing development to help finance the project. There is significant demand for rental properties suited for seniors and for larger families.





Examples of potential on-site housing to help finance the proposed project

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NEXT STEPS & TIMELINE

- The project cost is estimated at $82.2 million and is considered a Class 5 estimate with an accuracy of -50% to +100%.
- The project is subject to Council approval and funding.
- Project funding will be considered within the City's annual budget process and is subject to availability of City funding, as well as partnership funding from other levels of government.



*Subject to Council approval and funding

Thank you for attending!

Please reminder to visit the project webpage and take the survey. The survey will collect additional feedback on the need, design, and potential amenities. Feedback will support the 2018 Feasibility Study update by ensuring the proposed facility and amenities continues to align with residents' needs.

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- **The survey will collect additional feedback on the need, design, and potential amenities.**
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