

Fort Garry Community Centre Victoria Site Master Plan

**Workshop
June 7, 2023**

Site Master Plan

- The City is creating a master plan to guide future projects and funding requests for the Fort Garry Community Centre – Victoria site.
- The master plan will look at options for the old hall building, which has been closed since 2020, and opportunities for recreation and park improvements at the Victoria site.
- Community input on needs, priorities, and site challenges will help inform options in the master plan.



Recent improvements

- The skate change building was renovated in 2020.
- The skate change building now provides canteen and multi-use programming space for the community since the hall building was closed.
- Renovations to the skate change building also included new flooring, paint, entry door, and entry pathway.
- Washroom upgrades include new low flush toilets and urinals, new sinks, flooring, and power door operators.



Renovations inside the skate change building



Exterior view of the skate change building

Hall building

- The hall building was constructed around 1945.
- The hall building is in very poor condition and has significant issues including building code, accessibility, and functional deficiencies, as well as hazardous materials.
- The hall building has not been used since 2020 due to its age and condition.
- The hall building needs to be renovated or removed.
- Renovation costs may be prohibitive with limited funds so the City is also looking at what recreation and park amenities could be provided in its place if the hall building was removed.



Hall building - front



Hall building - rear

Current state



Costs to remove the hall building are estimated to be around \$140,000.



Costs to renovate the hall building are estimated at \$2.0 - \$2.7 million over the next 10 years and include:

General

- Replace kitchen to meet Manitoba Health requirements and code
- Replace drywall, paint, flooring, and ceiling
- Improve energy efficiency

Accessibility

- Add accessible entrance and ramp
- Widen hallway and door widths
- Update washroom and kitchen layout for accessibility

Building exterior

- Replace windows and window frames
- Siding needs replacement

Plumbing/heating

- Replace water heaters, toilets, faucets
- Replace electric baseboards and furnace

Hazardous materials

- Remove asbestos throughout the building including floors and insulation
- Remove lead plumbing

Opportunities for the hall building

Decisions need to be made on whether to renovate or remove the hall building and what could be provided in its place if it was removed.

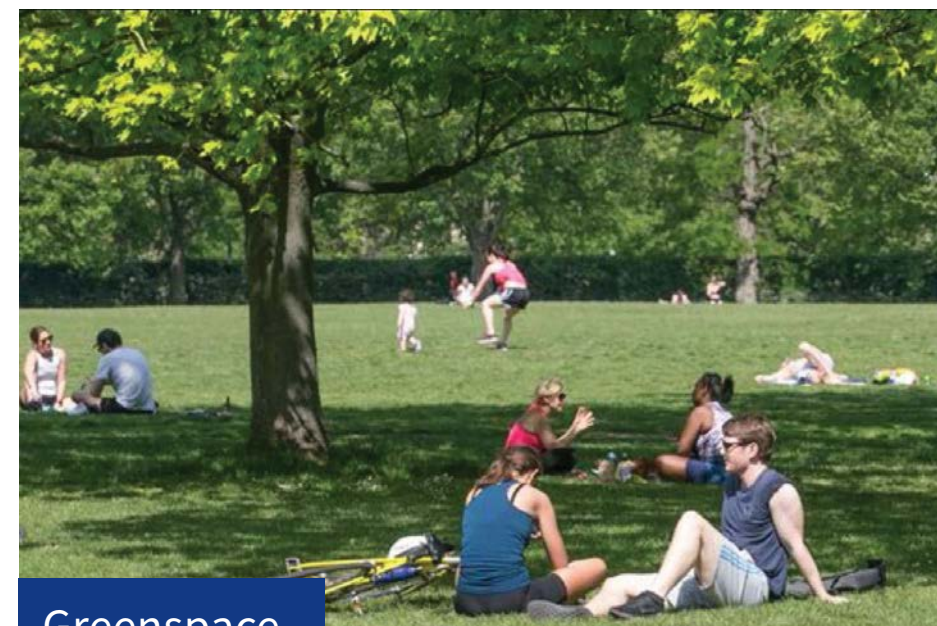
Alternative uses for this area may provide greater community benefits and include:



Expanded playground area



Spray pad



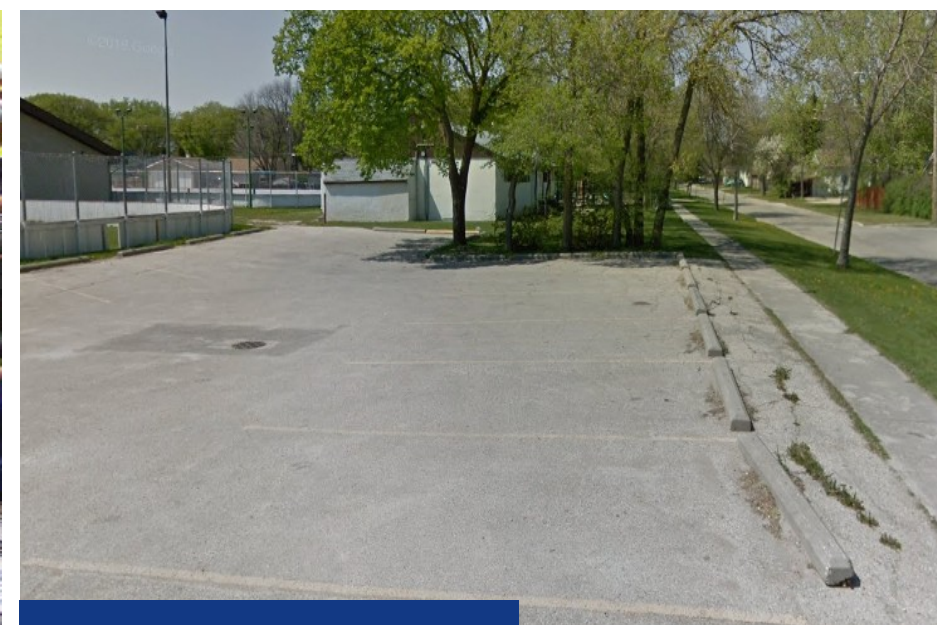
Greenspace



Picnic shelter



Plaza/gathering area



Expanded parking lot

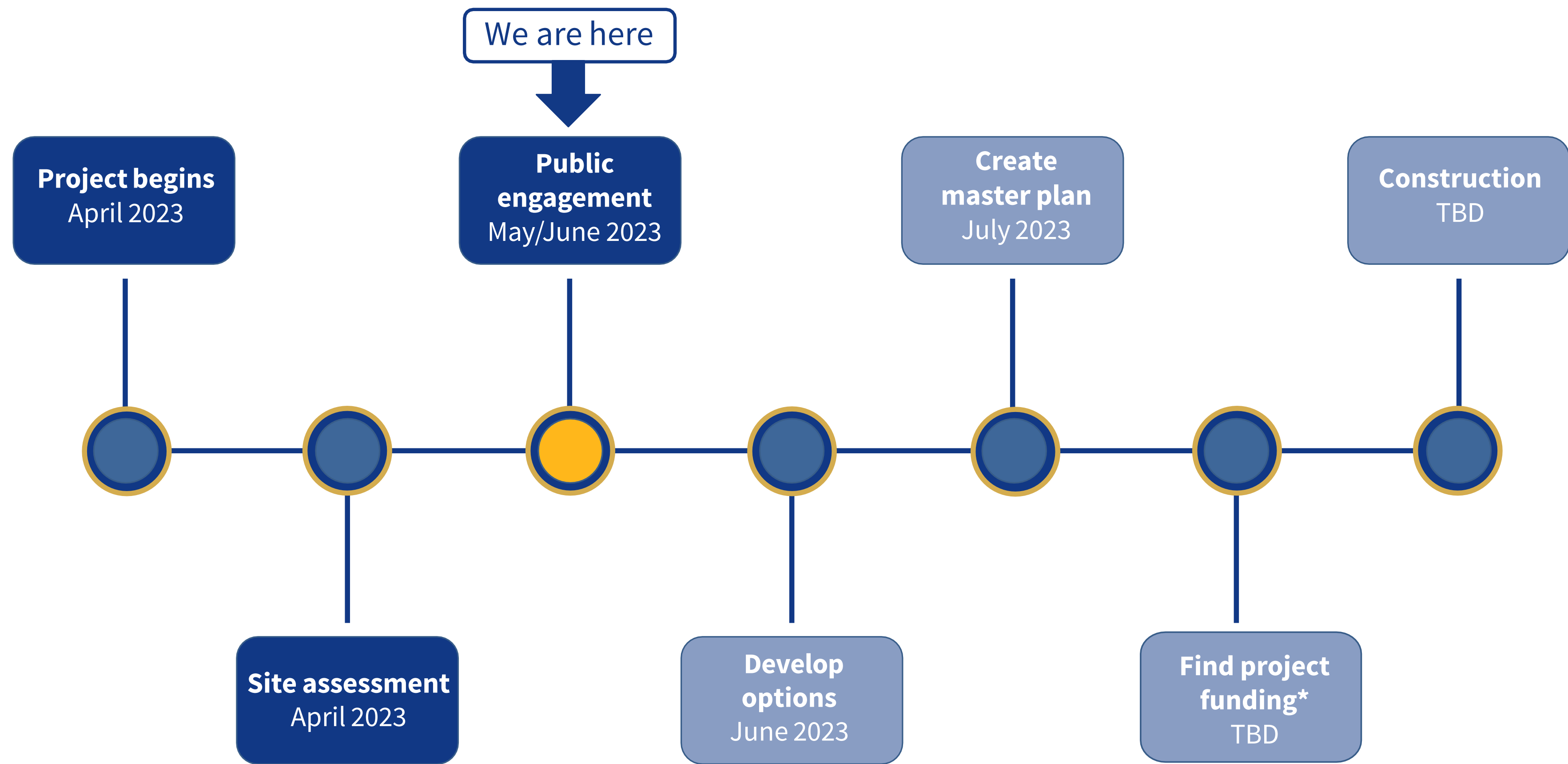
Opportunities for the Victoria site

There are also opportunities for recreation and park improvements on the rest of the Victoria site to better meet community needs and include:

- New play structure
- Outdoor seating and gathering spaces (picnic tables, benches)
- Parking lot paving and lighting improvements
- New asphalt surfacing for north ice rink
- Improve/repair ice rink boards
- Basketball courts in north ice rink (seasonal)
- Pickelball courts in the north ice rink (seasonal)
- Improve the condition of the baseball diamond
- New trees and landscaping around the site
- Community gardens
- Seasonal off-leash dog area in the south ice rink



Timeline



* May require Council approval

Next Steps

How to provide feedback



Take the survey

Exit surveys are available at the welcome table or on the project webpage



Email the project team

city-engage@winnipeg.ca



Ask us a question

The project team is here to answer your questions

Thank you!!!

winnipeg.ca/fgcc-victoriasite

