Minutes – Executive Policy Committee – November 18, 2015

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2015

Item No. 1 South Winnipeg Recreation Initiative

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended, and submitted the following to Council:

1. That the *South Winnipeg Recreation Initiative, Final Report* by Braid Solutions Inc. be received as information. (Appendix E)

2. That the Chief Administrative Officer be requested to coordinate participation of all relevant City of Winnipeg departments involved in the South Winnipeg Recreation Initiative with community stakeholders, to confirm community recreation needs and community engagement strategies, and explore governance model options including fee-for-service delivery models and private fundraising opportunities.

3. That the Public Service be directed to investigate potential partnerships and stakeholder collaboration required for the implementation of a recreation campus in Waverley West Area B and report back to Council with the results of such discussions.

4. That $350,000 from the 2014 "Recreation Facility Replacement - New Infrastructure" capital program budget be allocated for:

    A. conceptual site planning to be jointly initiated by the Planning, Property and Development and Community Services Departments;

    B. a Secondary Planning process to be initiated by Planning, Property and Development, and;

    C. consultant support to coordinate key stakeholders collaborating in the development of a conceptual site plan and partnership agreement.

5. That funding required to enable the acquisition of land for the proposed recreation campus be referred to the 2016 Capital Budget and 2017 to 2021 Five-Year Forecast process.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2015

6. That subject to approval of a funding source pursuant to Recommendation 4 hereof, the Director of Planning, Property and Development be authorized to negotiate the acquisition of land required for the Waverley West Recreation Campus, as described as Parcels A and B in Appendix C of this report.

7. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2015

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

With the concurrence of Councillor Orlikow, Councillor Lukes amended the recommendation as follows;

WHEREAS Winnipeg City Council will consider directing the Public Service to investigate partnership and stakeholder agreements required for a recreation campus known as the South Winnipeg Recreation Initiative;

AND WHEREAS it is beneficial for the City to align all stakeholder coordination, planning and public engagement activities early in the planning stages of all projects and programs;

THEREFORE BE IT RESOLVED that the Chief Administrative Officer be requested to coordinate participation of all relevant City of Winnipeg departments involved in the South Winnipeg Recreation Initiative with community stakeholders, to confirm community recreation needs and community engagement strategies, and explore governance model options including fee-for-service delivery models and private fundraising opportunities.

Carried

Craig Sheldon, SWAT (South Winnipeg Action Team), submitted a PowerPoint Presentation titled “Pursing the development of a recreation campus in South Winnipeg”, in support of the matter.

STANDING COMMITTEE RECOMMENDATION:

On November 10, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- That the report name be changed to South Winnipeg Recreation Initiative.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2015

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION:

- That Recommendation 2 be deleted and replaced with the following:

  "2. That the Public Service be directed to investigate potential partnerships and stakeholder collaboration required for the implementation of a recreation campus in Waverley West Area B and report back to Council with the results of such discussions."

- That Recommendation 5 be deleted and replaced with the following:

  "5. That subject to approval of a funding source pursuant to Recommendation 4 hereof, the Director of Planning, Property and Development be authorized to negotiate the acquisition of land required for the Waverley West Recreation Campus, as described as Parcels A and B in Appendix C of this report."

and submitted the matter to the Executive Policy Committee and Council.

On October 13, 2015, the Standing Policy Committee on Property and Development granted further extension of time to its meeting on November 10, 2015 for the Winnipeg Public Service to report back on the matter.

Councillor Lukes, South Winnipeg – St. Norbert Ward, submitted a presentation titled "GCWCC Plan 2025 Overview and Direction" with respect to the matter.

On September 15, 2015, the Standing Policy Committee on Property and Development granted an extension of time to its meeting on October 13, 2015, for the Winnipeg Public Service to report back on the process for undertaking a regional community recreation campus feasibility study, in the context of the 2013 YMCA-YWCA budget approval, and business plan including, without limitation:

1. human resources required;
2. financial resources required;
3. land consolidation / in-kind contributions required; and
4. partnership opportunities.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2015

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE DECISION:

On April 16, 2015, the Standing Policy Committee on Property and Development received the verbal update of the Winnipeg Public Service as information.

STANDING COMMITTEE RECOMMEDATION:

On February 3, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, as amended, and directed the Winnipeg Public Service to:

1. Add a neighbourhood area structure plan for Waverley West Area "B" project within the current Local Planning Initiatives for 2014/2015;

2. Provide the Committee with a verbal update in 60 days, followed by a formal written report in 180 days, with respect to the process for undertaking a regional community recreation campus feasibility study, in the context of the 2013 YMCA-YWCA budget approval, and business plan including, without limitation:

    A. human resources required;
    B. financial resources required;
    C. land consolidation / in-kind contributions required; and
    D. partnership opportunities.

3. The Proper Officers of the City do all things necessary to implement the intent of the foregoing.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 19, 2015, the Riel Community passed the following motion:

WHEREAS the Waverley West Area Structure Plan (By-law No. 10/2006) establishes a two-level land use planning structure for Waverley West where individual neighbourhood area structure plans implement a higher-level community plan;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2015

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS development applications in the Waverley West Area cannot proceed in the absence of such a neighbourhood area structure plan;

AND WHEREAS neighbourhood area structure plans have been approved by Council for all neighbourhoods in the Waverley West Area except for Area "B";

AND WHEREAS a stakeholder consultation process has been undertaken with respect to the creation of a regional community recreation campus in the Waverley West Area;

AND WHEREAS there is community stakeholder support for proceeding with the creation of such regional community recreation campus;

THEREFORE BE IT RESOLVED THAT:

1. The Winnipeg Public Service be directed to add a neighbourhood area structure plan for Waverley West Area "B" as a priority project within the current Local Planning Initiatives for 2014/2015;

2. The funding source for carrying out such neighbourhood area structure planning process be referred to the 2015 budget process; and

3. The Winnipeg Public Service report back to the appropriate committee of Council within 90 days with respect to the process for undertaking a regional community recreation campus feasibility study and business plan including, without limitation:

    A. human resources required;
    B. financial resources required;
    C. land consolidation / in-kind contributions required; and
    D. partnership opportunities.

4. The Proper Officers of the City do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: Waverley West Recreation Campus Implementation Strategy

Critical Path: Standing Policy Committee on Property & Development, Heritage and Downtown Development- Executive Policy Committee- Council

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
K. McKim	J. Kiernan	M. Ruta	D.McNeil CAO

RECOMMENDATIONS

1. That the *South Winnipeg Recreation Initiative, Final Report* by Braid Solutions Inc. be received as information. (Appendix E)

2. That the Public Service be directed to investigate partnership and stakeholder agreements required for a recreation campus in Waverley West Area B, and that Council approval is sought before executing any such agreements, and;

3. That $350,000 from the 2014 “Recreation Facility Replacement - New Infrastructure” capital program budget be allocated for:

    a. conceptual site planning to be jointly initiated by the Planning, Property and Development and Community Services Departments;
    b. a Secondary Planning process to be initiated by Planning, Property and Development, and;
    c. consultant support to coordinate key stakeholders collaborating in the development of a conceptual site plan and partnership agreement.

4. That funding required to enable the acquisition of land for the proposed recreation campus be referred to the 2016 Capital Budget and 2017 to 2021 Five-Year Forecast process.

5. That the Director of Planning, Property and Development be authorized to negotiate the acquisition of land required for the Waverley West Recreation Campus.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On February 3, 2015, the Standing Policy Committee on Property and Development directed the Winnipeg Public Service to:

1. Add a neighbourhood area structure plan for Waverley West Area "B" project within the current Local Planning Initiatives for 2014/2015;

2. Provide the Committee with a verbal update in 60 days, followed by a formal written report in 180 days, with respect to the process for undertaking a regional community recreation campus feasibility study, in the context of the 2013 YMCA-YWCA budget approval, and business plan including, without limitation:

   i. human resources required;
   ii. financial resources required;
   iii. land consolidation / in-kind contributions required; and
   iv. partnership opportunities.

3. The Proper Officers of the City do all things necessary to implement the intent of the foregoing.

EXECUTIVE SUMMARY

Waverley West is a rapidly growing area of Winnipeg currently underserviced by recreation facilities. A recreation campus –featuring a flagship recreation provider, community space, and other amenities co-located beside a proposed school, would provide a connected and multi-purpose destination for residents. This report outlines a framework for exploring and establishing such a development.

IMPLICATIONS OF THE RECOMMENDATIONS

- The *South Winnipeg Recreation Initiative, Final Report* by Braid Solutions Inc. will be consulted in devising a potential recreation campus in Waverley West.

- The Public Service will initiate partnership and stakeholder agreements required to develop such a campus.

- A Secondary Planning process will be undertaken and a consultant engaged to coordinate key stakeholders collaborating in the development of a conceptual site plan and partnership agreement, supported by funding of up to $350,000 from the "2014 Recreation Facility Replacement - New Infrastructure" capital program budget (account # 6253000114).

- The funding requirement to enable the acquisition of land for the proposed recreation campus will be referred to the 2016 Capital Budget and 2017 to 2021 Five-Year Forecast process.

HISTORY

The development of the Waverley West neighbourhoods has created a need for comprehensive planning/enhancement of recreational services in the area. With 40,000 residents estimated by 2020, the seven neighbourhoods of Waverley West rival Manitoba's second largest city, (Brandon) in population.

The increasing recreational needs of the area have been recognized in the General Council of Winnipeg Community Centres' (GCWCC) *Plan 2025,* which notes the Riel District, including Waverley West, will lead Winnipeg's population growth in the next decade, and recommend a new regional facility to accommodate this growth.

To this end, Braid Solutions Inc. was engaged in 2013-14 to undertake a study exploring a regional recreation initiative in south Winnipeg. The report (*South Winnipeg Recreation Initiative* – Appendix E) reflects consultations with various organizations and stakeholders to gauge opportunities and issues, assess interest, and propose options. Some key recommendations identified for the City in the report are:

- Consider opportunities to establish a showcase recreational campus (in Waverley West) bearing in mind financial, operational, and programming synergies possible with this model.
- Focus on a community campus that co-locates a number of compatible recreational facilities on single or adjacent sites.
- Consider limitations of the traditional community centre and investigate opportunities to deliver a higher standard and improved user experience through a community campus.
- Confirm the City's strategic intent to develop a recreational campus in Waverley West and request the Public Service to prepare recommendations.
- Confirm the basic service standard for community centres in Waverley West and identify the capital and operating funding source(s) to support this level of servicing.
- Define and initiate a process to complete the required precinct plan for Waverley West Area B as a statutory plan managed by the City of Winnipeg.
- Establish an approach, process and timing to secure additional lands required for a recreational campus site. Consider the importance of securing an option to purchase land.
- Undertake a feasibility and concept development project together with the planning process for Area B. Consider an external consultant for this work.

Concurrent with this process, discussions were ongoing with the YM-YWCA over the development of new facilities. Consideration has been given to a tripartite venture including The City of Winnipeg, YMCA and another funding partner to construct three new facilities in the southeast, northeast and northwest quadrants over 11 years. Total cost is estimated at $140 million, with the City's estimated contribution at $46.7 million. A potential first facility would be in the southwest, approx. 75,000 ft^2 in size and costing $35 million total, or $11.667 million from each partner, (2012 estimates; projected at $45M total/$15M City contribution by 2017).

On May 27, 2015, Council concurred in the recommendation of the Executive Policy Committee and adopted (Minute No. 365):

1. That the Winnipeg Public Service be directed to conclude the memorandum of understanding with the YMCA/YWCA, with respect to the three model expansion partnership within 180 days, (Nov. 2015).

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Discussion/Key Issues:

The development of a recreation campus is a complex project with numerous stakeholders, partners and stages. The focus of this preliminary phase of conceptual planning is to locate a site, negotiate the purchase of lands, undertake any required subdivisions, plan for servicing of land and establishment of rights-of-way, discern core partners to be located thereon and approximate layout, and initiate relevant partner agreements. Therefore, the purpose of this report is to secure approval and funding for these tasks. Approvals/funding for ancillary tasks such as build-out, etc. will follow in a separate report if and when appropriate.

Confirmation of Need for Recreation Planning: The *South Winnipeg Recreation Initiative, Final Report* posits a recreational campus is needed and supported for Waverley West.
This is echoed in GCWCC's *Plan 2025* which notes that as of 2009, Fort Garry South, (part of Waverley West) was below city average on many recreational indicators, including program hour offerings, (at 0.28 hours/person vs. city average of 0.33); square footage of combined recreation space, (at 1.65 ft^2/person vs. city average of 1.88) and lacking in gym space. Based on 2009 figures, the Plan suggests 45,000 square feet of new recreation space could be justified. 2011 Census data indicates while city wide combined recreation space rose to approximately 1.96 ft^2/person, Fort Garry South's average dropped to 1.42 ft^2/person. This bears out projections that as the area's population increases, rec space per capita will continue to decline if additional facilities aren't constructed.

- Regional amenities (vs. community ones) characteristic of a 'showcase' campus in Waverley West Area B could include:
    - Health/wellness facility
    - Library
    - Transit Hub/Station
    - Swimming Pool
    - Exercise facility (advanced)
    - Arena (multiple)
    - Leisure Ice Surface
    - Gymnasium (multiple)
    - Indoor Soccer
    - Track (indoor/outdoor)
    - Competitive Sports Fields
    - Ancillary Office/Concession Space

- **Stakeholders / Partners:** Various facilities could be co-located to form a recreation campus**:**
    - A feature recreation partner is suggested, for which the City may provide land, enter into use agreements with, etc. The YM-YWCA has expressed interest in constructing a facility in the area although other partners may be considered.
    - Pembina Trails School Division (PTSD) holds 25 acres in Area B and intends to construct one or more schools in the future (3-5 years.)
    - Manitoba Housing and Renewal Corporation (MHRC) is largest area land owner and have expressed a willingness to sell parcels. Consideration may be given to requesting a contribution towards the City-led Secondary Planning process.
    - Winnipeg Fire Paramedic Service (WFPS)
    - Libraries
    - Transit (Park & Ride)
    - General Council of Winnipeg Community Centres (GCWCC)
    - Others (i.e. private commercial, residential, etc.)

- **Memorandum of Understanding:** a draft MOU between the City and YM-YWCA was prepared in 2012. This document is to be concluded by November 2015 as per Council direction above.

- **Land Acquisition:** the *South Winnipeg Recreation Initiative* report suggested a minimum 25 acres be purchased by the City for a potential recreation campus. As there are no 25 acre parcels currently available in the area, parcels totalling approximately 33 acres may be considered, which would require subdivision.

  Such lands may accommodate a recreation provider (YM-YWCA), community library, sport fields, and potential multi-use meetings/program space in a campus layout/regional destination facility. These would form the core, but other amenities may be added if feasible.

  Real Estate Division has advised large undeveloped parcels of land in the city currently range in price from $25,000/acre up to $110,000/acre. As a result, a budget of up to $3.63M is required to purchase a maximum of 33 acres, which would be subject to completion of a full narrative appraisal in accordance with Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

  Any acquired land should be adjacent to the existing 25-acre parcel owned by the Pembina Trails School Division, for which one or more schools are currently planned.

Potential target parcels include: (See Appendix C: Maps):

i. Approx. 21 acres compromising the western half of the linear strip south of the PTSD site, (Parcel B.) This would require a subdivision – see *Secondary Planning* section below;
ii. 12-acre wedge along Kenaston (Parcel A).

    Both parcels are currently held by MHRC, although steps are being taken to sell the balance of their holdings in the area. (As per October 15, 2015 Request for Bids closing Dec. 18, 2015, for 175 acres of undeveloped land in Waverly West - www.merx.com). MHRC has set aside the target parcels identified in this report, and suggested the City acquire them directly from Manitoba Housing at market value. No sunset period on this transaction has been identified as of yet.

    If purchased, these parcels may yield slightly more land than required. Despite the higher initial cost of this, a small land surplus may be desired as a portion will likely be lost to establishment of ROW's, servicing, etc. Furthermore, any surplus lands could be a future green space credit, which would be partially paid down through the acceptance of land and/or cash-in-lieu of land dedication received by the City as the neighbourhood develops. Similarly, any cash in lieu could be directed towards site and facility development costs.

iii. Combination of the above pending financial analysis.

Secondary Planning Requirements: In July 2006, Council adopted an Area Structure Plan (ASP) for the entire Waverley West area, which was intended to address high-level, community-wide issues. Further direction was provided from the SPC P&D on Feb. 3, 2015 to undertake a more detailed Neighbourhood Area Structure Plan (NASP) for Area B, which is currently unserviced and zoned Agricultural.
A NASP is often a first step in the development of an area, and generally adopted prior to any development applications being considered within individual neighbourhoods, (subdivision/rezoning.) However, as the acquisition of land may need to occur prior to, or concurrent with the adoption of a NASP in Area B, a few options exist to pursue a subdivision immediately. The existing ASP makes exceptions for subdivisions in the absence of a NASP provided they are low-intense uses not compromising future urban development. Furthermore the Charter provides for subdivision of any land being acquired by the City or any level of government. This means the current owner, MHRC may subdivide the land before offering it for sale, or the City may subdivide after purchasing.

- **Budget/Funding History:** In the 2015 Adopted Capital Budget and 2016 to 2020 Five Year Forecast, $3.801 million in funding was identified in 2017 for Community Services "Recreation Facility Replacement - New Infrastructure." Subject to Council approval of the 2016 Capital Budget and 2017 to 2021 Five Year Forecast, this source may be used to fund land acquisition required for the project.

  Community Services has $350,000 from the 2014 Adopted Recreation Facility Replacement - New Infrastructure Capital Program to commission a feasibility study and engage a consultant to undertake stakeholder consultation and determine scope and Class 3 estimates for development of a Recreation Campus in Waverley West Area B. Up to $260,000 of this funding would be used to fund the Secondary Planning Process, with the remaining $90,000 to engage a consultant(s) to coordinate key stakeholders and initiate conceptual planning of the new site and facility

  By 2021, the Recreation Facility Replacement – New Infrastructure capital account is estimated to have $17.8 million included in it. This may be applicable to future projects including joint-use facilities, multi-use recreation / leisure facilities, and/or stand-alone facilities in the Waverley West community.

FINANCIAL IMPACT

Financial Impact Statement

Date: November 4, 2015

Project Name:

Waverley West Recreation Campus Implementation Strategy

First Year of Program **2016**

	2016	2017	2018	2019	2020
Capital					
Capital Expenditures Required	$ 350,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	350,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	4,321	-	-	-	-
Net Cost/(Benefit)	$ (4,321)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(4,321)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures in 2016 consist of $260,000 for development of a secondary plan + up to $85,679 for stakeholder consultations, conceptual design + corporate admin fees of $4,321. The latter amount would be offset by an equal recovery in the current budget of the Corporate Finance Department. Existing capital budget is in place for the $285,679 in consulting fees + $4,321 in corporate admin fees in the 2014 Recreation Facility Replacement - New Infrastructure capital program budget (# 6253000114). Funding required to enable the acquisition of land for the proposed recreation campus will be referred to the 2016 Capital Budget and 2017 to 2021 Five-Year Forecast process.

"Original signed by"
Mike McGinn, CA
Manager of Finance

CONSULTATION

PP&D - Real Estate, Urban Planning, Land Development

Legal Services Department

Corporate Finance Department

Community Services Department

Public Works Department

Transit Department

Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The establishment and enhancement of recreation and leisure facilities at the community level are in accordance with the following OurWinnipeg Directions:

Section 01 - A City that Works, Sub-Section 01-5 Recreation

- Direction 1: Promote and Enable Opportunities for All Age Groups to be Active as part of their Daily Lives
- Direction 2: Work with Community Partners to Provide Services that are Responsive to the Community's Recreation and Leisure Needs
- Direction 3: Directly Provide, or Facilitate through Partnerships, Equitable Access to a Base Level of Recreation, Culture and Leisure Services for All Winnipeggers
- Direction 4: With Community Partners, Participate as a Leader in Planning and Delivering Recreation and Leisure Services in Winnipeg
- Direction 6: Plan for Sustainable and Connected Recreation and Leisure Infrastructure

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Design
Prepared by:	J. Hansell
Date:	November 4, 2015
File No.	O:\Reports Directive\Planning and Land Use\Urban Design Division\2015\Waverley West Recreation Campus Implementation Strategy_Nov. 6.doc

List of Appendices

Appendix A. Proposed project team structure/roles

Appendix B. Draft Work Plan

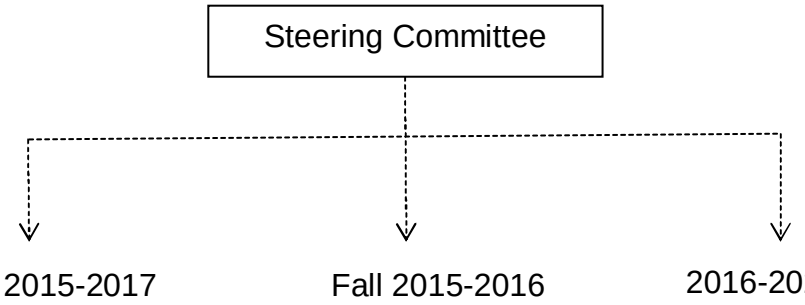
Appendix C. Maps

- Waverley West Area B Strategic Parcels
- Waverley West – 10,075 residential units forecast by 2020
- Existing recreation facilities in Riel District as of 2005

Appendix D. Precedents

Appendix E. *South Winnipeg Recreation Initiative Final Report*, Braid Solutions Inc.

Appendix A. Proposed project team structure/roles

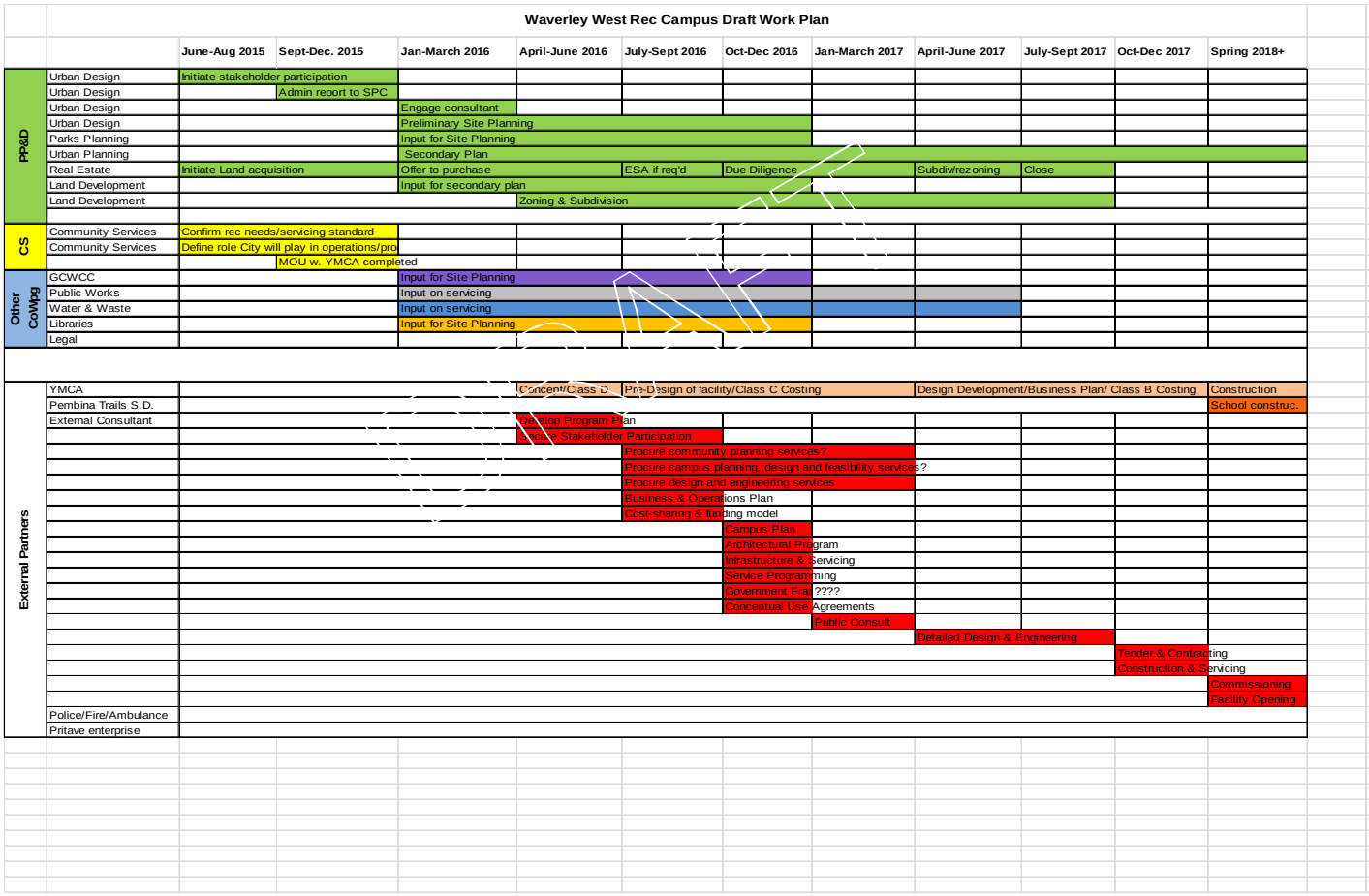


Project Lead	Land Use Planning (Area Plan) - PP&D	Recreation/Partnerships Planning - CSD	Site Planning – PP&D/CSD/PTSD/YMCA
Participants	Public Works	YMCA	YMCA
	Water & Waste	Parks	Parks
	Council	Libraries	Libraries
	Land Development Branch	Schools	PTSD
	Community land owners	Rec needs (CSD)	Fire/Police
	MHRC	GCWCC	GCWCC
	PTSD	Area community ctr.	Commercial/residential
	Transit		

Notes:

- PP&D (Real Estate Division) to lead land acquisition with Urban Design/Urban Planning input
- Community Services to undertake investigation of recreation needs Fall 2015 (justification for / against amenities on site, consultation with stakeholders, etc.)
- Urban Planning to take steps to undertake Area Structure Plan in 2016
- PP&D (Urban Design Division) to undertake investigation of site needs beginning 2016 (site planning, layout, establishment of capital project, etc.)

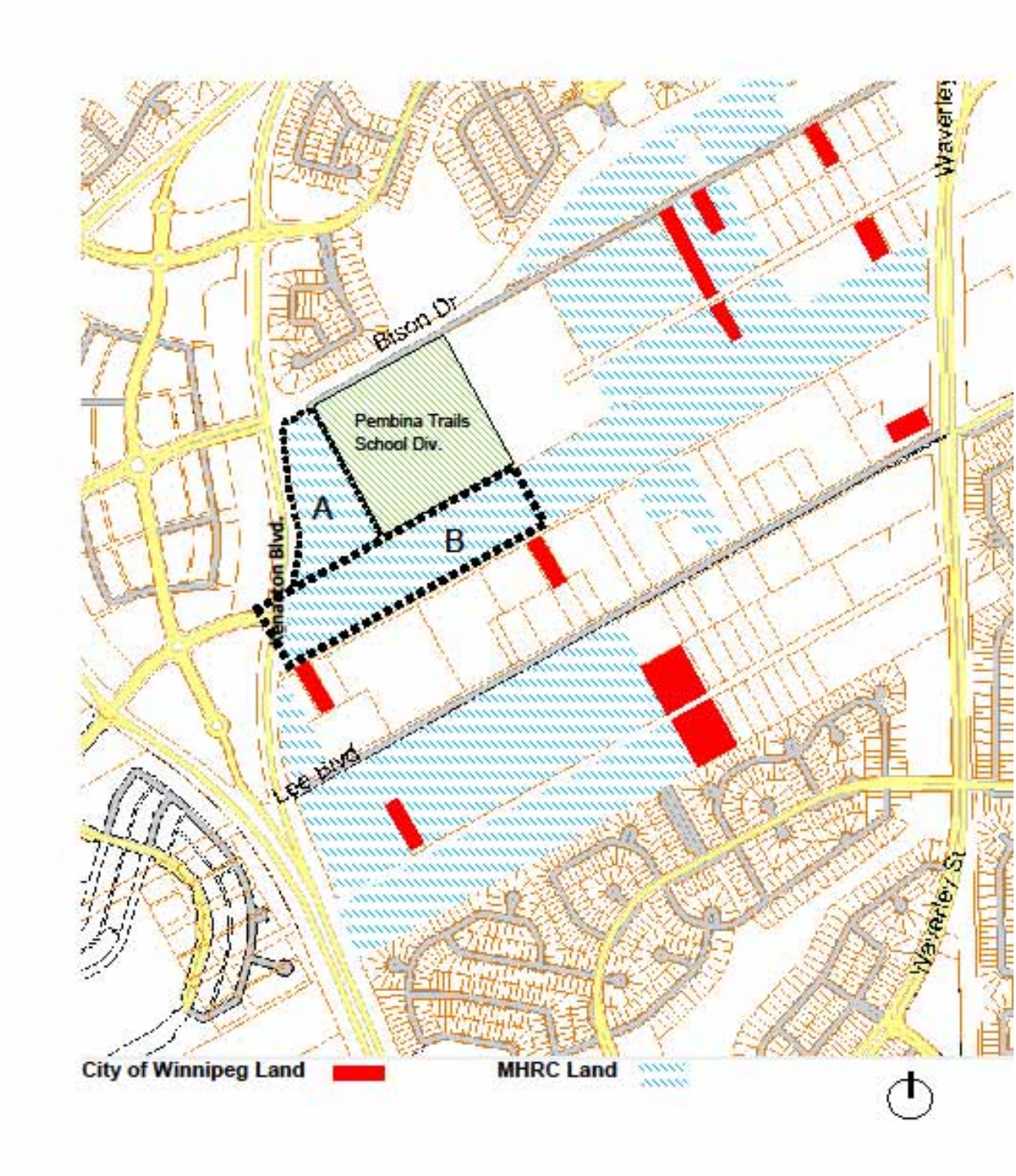
Appendix B. Draft Work Plan



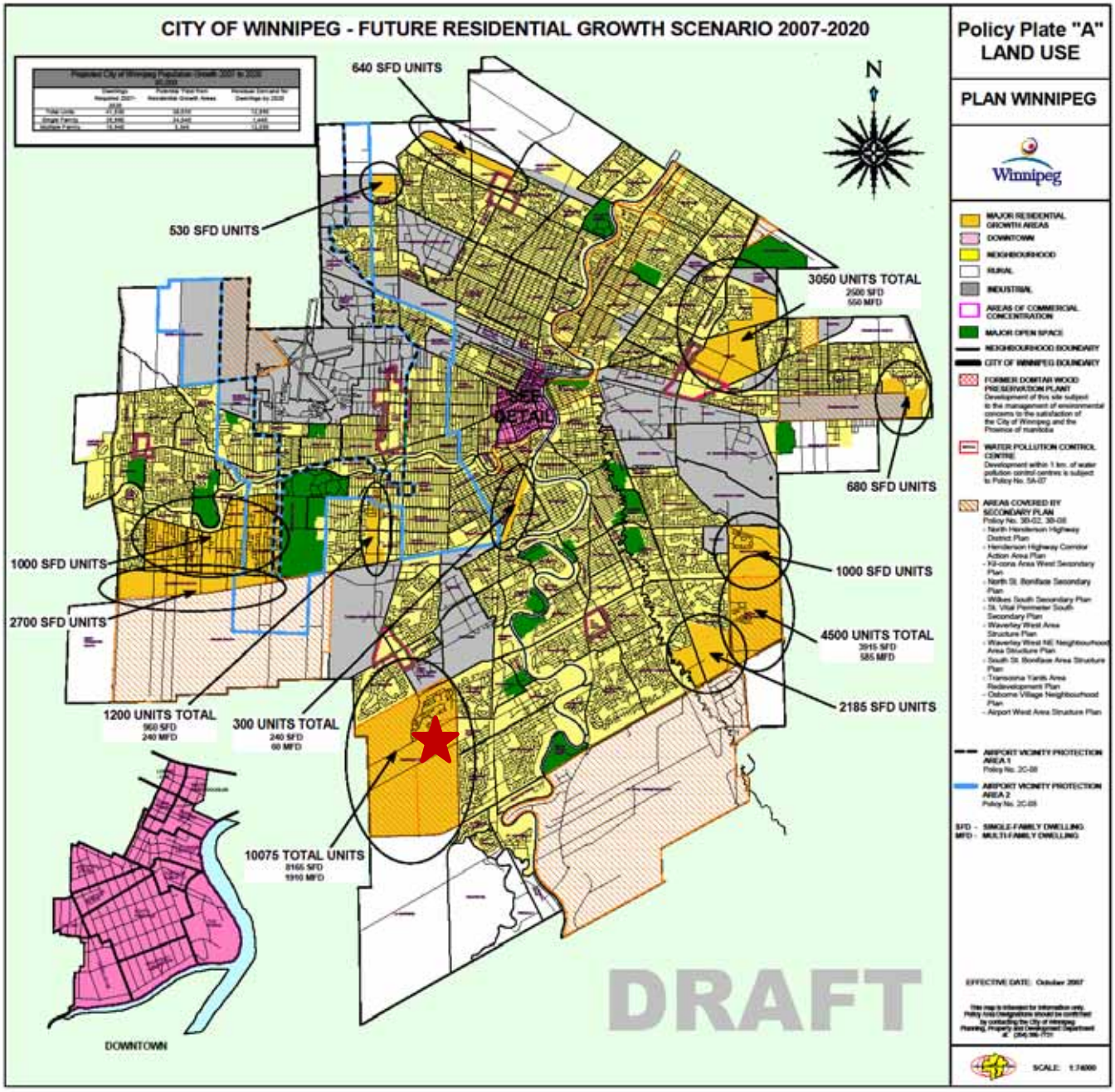
Appendix C. Maps

Waverley West Area B Target Parcels – The following, owned by MHRC, are currently of interest:

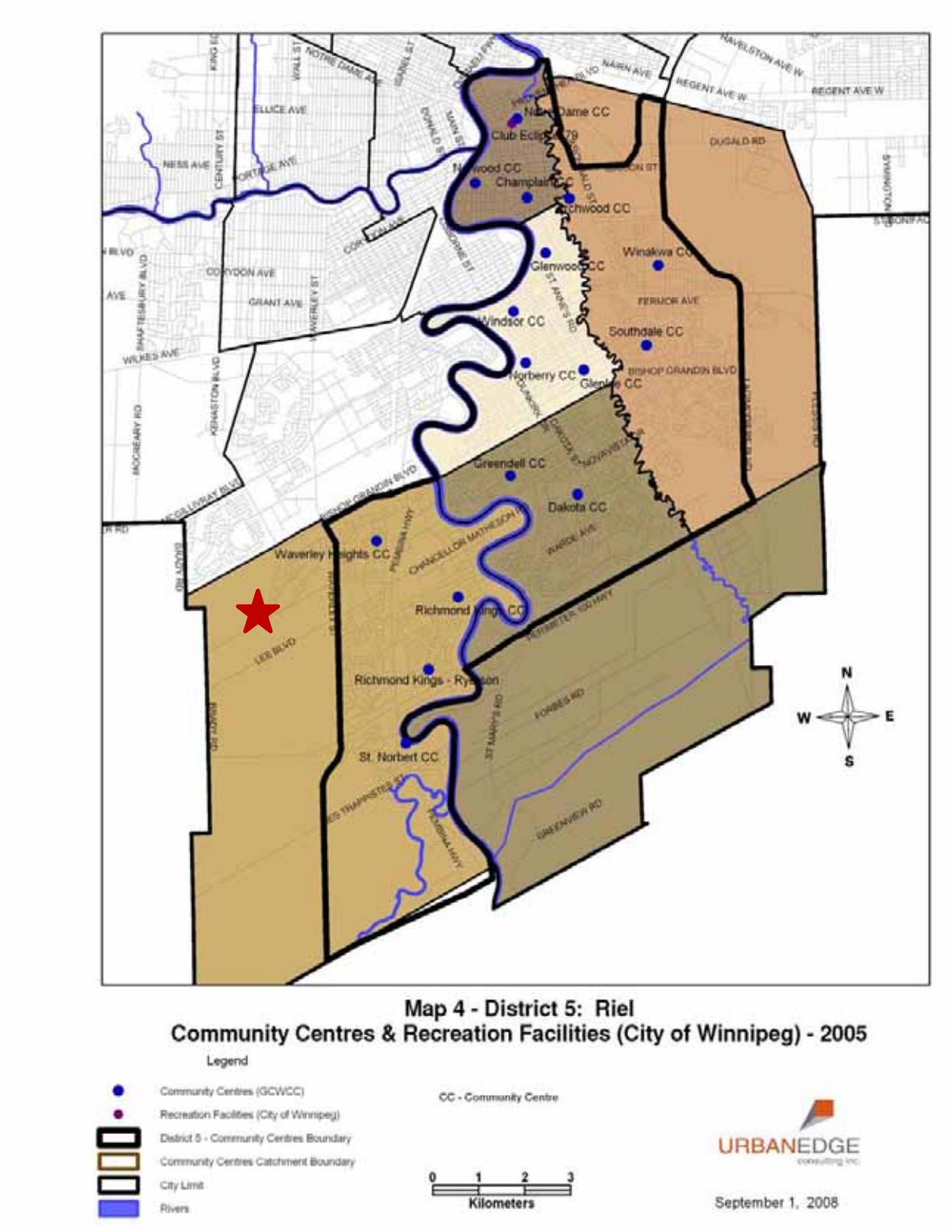
A. Western half of the linear strip south of the PTSD site (approx. 21 acres- Site B), would require a subdivision – see *Secondary Planning* section
B. 12-acre wedge along Kenaston (Site A) – insufficient alone, could be added to B.



Waverley West – 10,075 residential units forecast by 2020 (Star = Waverley West)



Existing recreation facilities in Riel District as of 2005 (Star = Waverley West)



Appendix D. Precedents

Numerous examples of municipalities partnering with the YMCA-YWCA on showcase recreation facilities exist across Canada. These provide a blend of leisure, sports, arts, cultural and recreational amenities for individuals and families as well as competitive sport venues for groups and organizations. Many form a campus with other amenities - schools, regional parks, libraries, public transportation, etc. - and focus on multi-use, multi-generational community involvement.

1. South Fish Creek Complex (Calgary, Alberta)



This complex includes a high school, public library, twin ice arena, gymnasium and full-service YMCA. The respective partners are the City of Calgary, the Calgary Public Library, the South Fish Creek Recreation Association, the Calgary Roman Catholic Separate School District No. 1 and the YMCA Calgary. The five equal partners jointly operate the complex.

The project reached completion in 2002, with a total cost of $42.5 million, of which the City of Calgary contributed $25 million. By building the various facilities together in one complex the partners saved approximately 10%, or $4 million.



Amenities:

- Bishop O'Byrne High School - approx. 1700 students in grades 10-12
- Shawnessy Library - approx. 2,500 visitors per day, includes reading areas, quiet study room with 16 individual carrels, 24 public computers, WIFI, etc.
- South Fish Creek Recreation Association - twin arenas, gymnasium and meeting facilities
- Shawnessy YMCA:
    - 25m swimming pool
    - Training pool
    - On-deck hot tub
    - Steam rooms
    - Fitness & strength areas
    - Fitness studio
    - Indoor climbing wall
    - Family centre
    - Indoor running track
    - Multipurpose room



Appendix D. Precedents cont'd.

2. Stoney Creek Community Centre, YMCA and Library (London, Ontario)



Combining a YMCA and Public Library, the Stoney Creek Community Centre is a premier destination for recreation, health, leisure and education, combining state-of-the-art facilities, community meeting space and all-ages programming. Completed in 2010 by Perkins + Will and Cornerstone Architecture, it has a gross area of 82,250 ft^2. Total construction cost was $20,969,000. Located on a brownfield site, it achieved LEED Gold and features a green roof, natural materials, and proximity to public transportation.

Amenities:

- 4 multi-purpose community rooms (for programming, community meetings and rentals)
- Free Parking for 300 vehicles
- London Public Library - Full service branch, 8,000 ft^2
- Stoney Creek YMCA:
  - 6-lane, 25 metre pool
  - 1,300 sq. ft. teaching/leisure pool with adjustable floor for special needs programming
  - Double gymnasium
  - Two fitness studios with sprung hardwood floors
  - 12,000 ft^2 fitness centre with over 60 pieces of cardio and free-weight work out area
  - Indoor running / walking track
  - Family Change room
  - Separate adult-only change rooms/ steam rooms
  - Treehouse (children's play structure)
  - Child-minding area



