The Bronx Good Neighbour Centre
Feasibility Study

Executive Summary

---

1. Introduction

The Good Neighbours Senior Centre and Bronx Park Community Centre are located in close proximity to one another on Henderson Highway in the River East area of Winnipeg. Each organization has identified issues that limit its ability to fully achieve specific and distinct goals with existing recreation facilities and resources. The two organizations have expressed an interest in exploring the feasibility and benefits of a joint facility development plan that might lead to a mutually beneficial solution to the challenges they currently face.

While each organization has a specific mandate, they also share many of the same service objectives and have complimentary needs with respect to indoor and outdoor facility requirements and use. An integrated joint facility development plan offers the potential for each organization to strengthen its services and realize benefits from shared use of space not possible in "stand alone" facilities while at the same time, maintaining organizational autonomy and viability.

2.0 Goal of the Study

The primary goal of the study was to review the current programs, services, facilities and governance models of the Good Neighbours Senior Centre and Bronx Park Community Centre and determine if it was desirable and feasibility to equitably accommodate their needs in an new integrated, intergenerational facility to be developed on the site of the existing Bronx Park Community Centre

3.0 Study Approach and Methodology

The study was to examine current and potential demand for programs and facilities, adequacy of the current facilities to accommodate increased use and the feasibility of various development options. The options to be considered include the impact of maintaining the status quo, facility management strategies to improve capacity and use of existing facilities and the development of a new facility to serve the changing needs of both groups. Primarily, the study was to recommend strategies to better serve the existing members and participants of each organization in a more comprehensive and appropriate manner.

The process was managed by a steering committee made up of equal representation from the Good Neighbours Senior Centre and Bronx Park Community Centre. The steering committee was involved at all stages of the planning process including approval of the terms of reference for the study, data collection and analysis and report preparation. The

committee was responsible for receiving the final report, presenting it to their respective membership and submitting it to the City of Winnipeg for consideration.

The methodology for this study was not intended as a community demand study. The approach taken was to examine the current supply and use of activity space for each group and develop a building program and site development plan that would allow them to better serve the needs of their users and members in a more efficient and effective manner.

4.0 Recommended Facility Development and Site Plan

The study recommends the develop of a new integrated facility at the Bronx Park Community Centre site that might serve as a model "Community Campus" facility recommended in the Public Use Facility Study (2004).

SUMMARY OF BUILDING PLAN and INDOOR SPACE REQUIREMENTS			
Area	Component	Space in Ft2	Capacity
1. The Meeting Zone	Main Assembly/Activity Hall	4,000	350
2. Wellness Zone	General Activity Room	2,000	35
	Dance/Fitness Studio	1,500	25
	Resistance Training Area	2,500	75
	Wellness Case Rooms 3x80	240	6
	Dressing Rooms 4x300	1,200	25
	Locker/Shower 2x500	1,000	80
3.Social Zone	Games Room	1,500	40
	Community Lounge	800	60
	Kitchen/Canteen/ Coffee	1,000	N/a
4. Culture and Education Zone	Computer Lab	1,000	20
	Multi-Media Centre	2,000	100
	Creative Arts Studio	1,000	20
	Home Improvement Shop	1,500	15
5. Administration Zone	Foyer/Reception	1,000	40
	Board Room	500	12
	Offices - 6	720	6
	Storage/Copy Room	800	
SUB TOTAL		**24,260**	
6. Unprogrammed / Support	Janitor	175	
	Mechanical/ Eqp't Storage	1,600	
	Men's WC	300	
	Women's WC	525	
	Storage	700	
7. Circulation Space		7,740	
TOTAL		**35,300**	

The site development plan (see page 53) recommends the improvement of the wading pool and playground facilities, relocation of two outdoor hockey rinks with a hard and soft surface for summer activities, onsite parking spaces, addition of a wellness trail/pleasure skating area, addition of a skate board facility and mini-soccer field and improvements to the landscaping and park amenities in the Lions Senior Park area to the west of the site.

5.0 Benefits and Rationale for the Development

It was recognized that each party to the agreement would make a substantial but unique contribution of mutual benefit to both groups and bring their contacts, resources and expertise to the development of the proposed facilities. The benefits are that:

• The proposal to combine the facilities and resources of the Bronx Park Community Centre and the Good Neighbours Senior Centre is based on the belief that by working together, each party to the agreement will develop synergy and realize additional benefits not possible in stand-alone facilities and operations.

• The combined programs, facilities and services that result from an integrated facility will better serve the broad range of needs and interests of all residents in the surrounding community as well as their current members and participants.

•There are economies of scale and efficiencies that result from the cooperative development and operation of facilities, programs and services.

• Neither party to this co-operative development plan will experience a reduction in the present level of service now provided by each organization unless they deem it appropriate.

5.0 Cost and Implementation

It is estimate that the cost to construct the new facility and undertake the site development plan is approximately $5 million dollars.

Recommendation:

The project steering committee proposed the following recommendation that was endorsed by both the Bronx Park Community Centre and the Good Neighbours Senior Cenre to:

“ work with the City of Winnipeg to develop the proposed facilities at the Bronx Park Community Centre site as a model “Community Campus” facility demonstrating the potential for this type of facility development in the City of Winnipeg.”

It was further **recommended** that the project be developed and managed by the City of Winnipeg and that the use of the facility be governed by an agreement with the City that would allow the participating partners to maintain organizational autonomy in providing services to their members and participants.