ST. BONIFACE OUTDOOR AQUATIC
FEASIBILITY STUDY

JUNE 2026

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1.0 EXECUTIVE SUMMARY

Purpose of the Study:

Council directed the Public Service to engage residents on the future of aquatics in St. Boniface as part of the multi- year budget in 2024.

The study will determine the best site in St. Boniface that can accommodate an outdoor aquatic park of a similar size and amenities to Transcona Outdoor Aquatic Park and Kildonan Park Outdoor Pool.

Fulfillment of the Winnipeg Recreation Strategy: Review of investment in larger destination outdoor pools

The Winnipeg Recreation Strategy recommends reviewing aging facilities in alignment with current and recreation needs. The Winnipeg Recreation Strategy 10 year capital plan for outdoor pools recommends investing in new, larger destination outdoor pools that serve approximately 4-6km radius along with smaller community scale pools to serve a smaller catchment of approximately 2-4km. Outdoor destination pools are to provide a larger destination facility with increased capacity compared to a standard City Outdoor Pool. This facility is to provide play value for all ages, spray features, accessible entry, accessible washrooms and change rooms, green space for picnics and areas with shade etc.

The Recreation Study recommends having outdoor pools be located within strategic geographic locations to maximize access through multiple transportation methods including transit and active transportation. Opportunities to locate outdoor destination pools in close proximity to other recreation and parks amenities should also be considered. Additionally, it was recommended to redevelop some of the existing outdoor pools along with development new facilities that are more consistently distributed to improve access.

The list of six (6) that sites were identified by the City of Winnipeg for a potential destination outdoor pool in St. Boniface included: Coronation Park, Happyland Park, Norwood Community Centre, Provencher Park, Water Tower District and Winakwa Community Centre. Out of those six sites, three sites had an existing outdoor pool (Happyland Park, Provencher Park and Winakwa Community Centre) and one site formerly had an outdoor pool (Norwood Community Centre).

The sites with existing outdoor pools were noted to be aging and in need of significant improvements and if not chosen for the future destination outdoor facility would likely be closed to the public.

Site Assessment Criteria and Top 3 Sites

Through review with the Winnipeg Public Service, site assessment criteria were identified to assess the six (6) potential sites. The site assessment included: policy alignment with the Winnipeg recreation strategy, policy alignment with the Winnipeg Parks strategy and urban forest strategy as well as technical components including environmental concerns, servicing capacity and road access.

Upon review and evaluation of the sites each site was given an initial score based on each level of criteria (Level 1: Winnipeg Recreation Strategy, Level 2: Winnipeg Parks Strategy and Level 3: Technical Components). Scores were then refined to be weighted based on the level of importance of the criteria determined by review with the City of Winnipeg: 40% for Level 1, 35% for Level 2 and 25% for Level 3.

The weighted scoring resulted in three (3) sites that were feasible for an outdoor aquatic park:

Provencher Park
Norwood Community Centre
Water Tower District

Stakeholder and Public Engagement Process and Findings:

Stakeholder and Public engagement for this project gathered input on the potential sites, criteria and amenities for the proposed St. Boniface Aquatic park. Review with multiple City of Winnipeg departments took place between August 2024 and January 2025. Neighbourhood groups, community centres, schools and local associations were identified as having direct interest in the project and were consulted through a series of virtual stakeholder meetings in early November 2024.

A news release announcing the Open House was issued by the City on October 28, 2024. A public open house was held on November 14, 2024. An paper survey was filled out at the open house and online survey was also launched and a total of 1750 surveys were completed by members of the public. There were 3451 visits to the web page during the engagement period of October 28- December 4.

Participants were asked to rank the proposed aquatic and site amenities from most important to least important. The most important aquatic amenities noted included water slides, accessible beach entry and spray pad/ spray features. The most important site amenities included shaded picnic areas and green space with grass and trees.

Participants were asked to rank transportation criteria and 48.7% of respondents noted parking on the site was very important and 45.6% of respondents noted being close to transit was very important. Bike routes and parking on nearby streets were also noted as very important. 72.3% of respondents noted they would drive to the proposed outdoor aquatic park and 53.3% of respondents noted they would bike.

Park criteria was ranked and 48.6% of respondents noted that minimizing the number of trees removed was very important. 48.1% of respondents noted minimizing the size of trees removed as very important. Minimizing impacts to green spaces was also noted as very important.

The overall feedback of an upgraded destination outdoor aquatic facility was positive, however many residents noted a preference to upgrade the existing outdoor pools without including the additional amenities that would come with the larger destination facility.

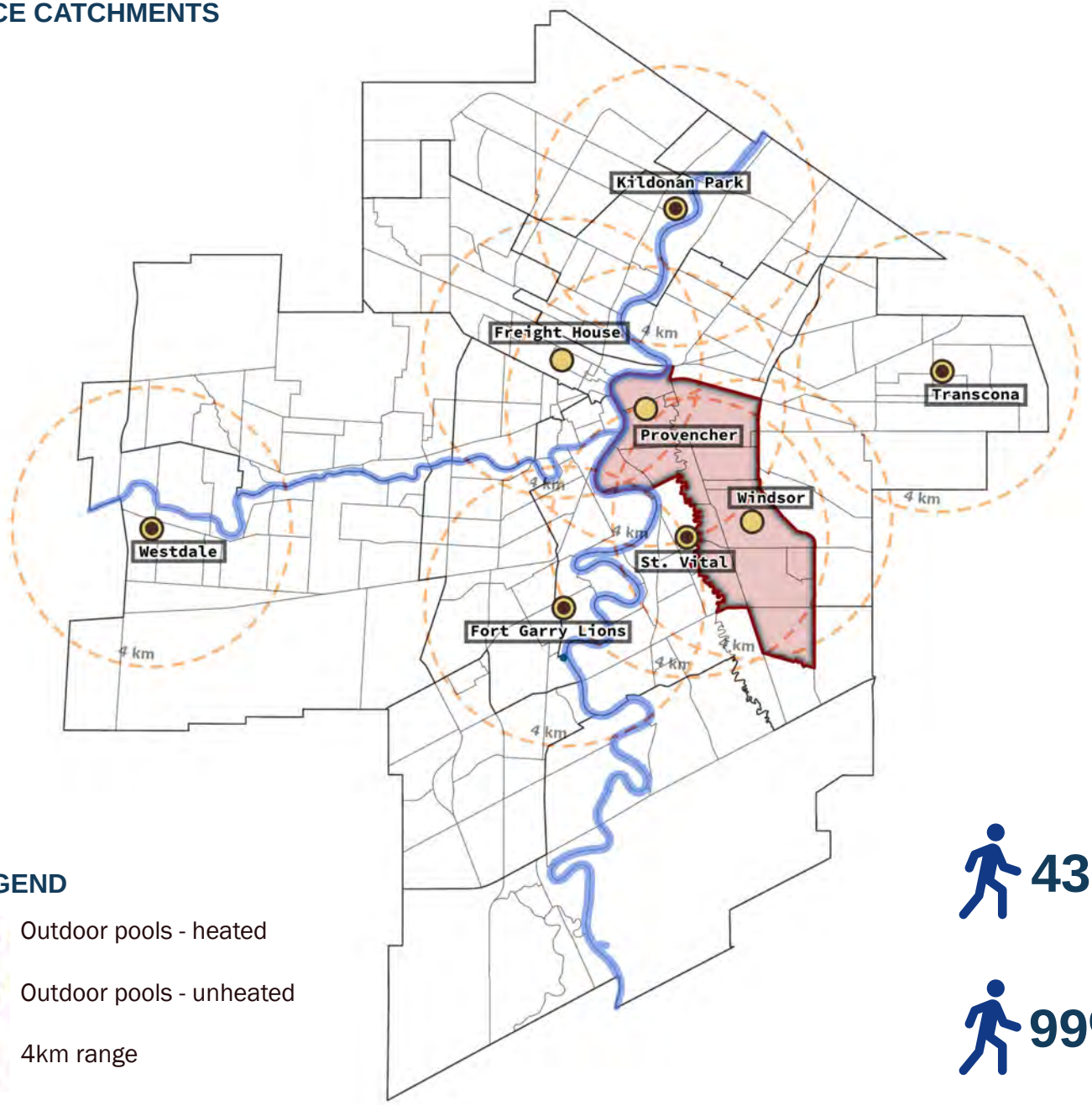
Project Feasibility:

After review of the concept designs, stormwater management and capital costs, it was determined that both Provencher Park and Water Tower District would be suitable choices for a future facility.

It was determined that Norwood Community Centre site would not be a feasible choice due to not meeting the stormwater management requirements needed for an aquatic facility.

Further review of both Provencher Park and Water Tower District is anticipated to be completed by City Administration and Council to determine the next steps for design and potential development.

CURRENT OUTDOOR POOLS SHOWING 4KM SERVICE CATCHMENTS



LEGEND

- Outdoor pools - heated
- Outdoor pools - unheated
- 4km range

43% of Winnipeggers are within 4km of an outdoor pool.

99% of St. Boniface residents are within 4km of an outdoor pool.

2.0 INTRODUCTION

The City of Winnipeg has identified the need for a new Outdoor Aquatic Centre in the St. Boniface ward as a result of many of the existing pools reaching the end of their life. The Winnipeg Recreation Strategy recommends reviewing aging facilities in alignment with current and future recreation needs. The Winnipeg (Recreation Strategy) 10 year capital plan for outdoor pools recommends investing in new, larger outdoor pools that serve an area of approximately 4-6km with amenities that make the pool fun and welcoming for families and people of all ages and abilities.

In spring 2024, Council directed the Public Service to engage residents on the future of aquatics in St. Boniface as part of the multi-year budget. To begin the engagement process, McGowan Russell Group was hired in summer 2024 to work on a feasibility study that would determine the best site in St. Boniface from a list of six (6) sites identified by the City of Winnipeg that had the potential to accommodate an outdoor aquatic park of a similar size and amenities to Transcona Outdoor Aquatic Park and Kildonan Park Outdoor Pool.

The scope of work for the feasibility study included the following:

- Review required site amenities
- Review required aquatic amenities
- Determine the required site size (based on the Transcona Outdoor Aquatic Park and Kildonan Park Outdoor Pool)
- Determine site selection criteria and rating system
- Determine the top 2-3 sites based on site selection criteria
- Prepare conceptual bubble diagram sketches that illustrate key planning considerations/ approaches for each location
- Prepare high level budgets for the top 2-3 sites
- Public and stakeholder engagement
- Prepare conceptual plans for the top 2-3 sites
- Prepare class 5 cost estimate for the top 2-3 sites
- Prepare public engagement summary
- Prepare draft and finalize Feasibility Study

3.0 CITY OF WINNIPEG COMPARABLE FACILITIES

We reviewed three (3) City of Winnipeg operated outdoor aquatic facilities (Transcona Aquatic Park, Kildonan Park Outdoor Pool and St. Vital Outdoor Pool) to identify the average size of the total facility area, aquatic amenities provided and facility amenities provided. This information was analyzed to develop the minimum spatial requirements and amenities for the St. Boniface Outdoor Aquatic Park and to inform the preliminary concept bubble diagrams provided for each of the six (6) identified sites.

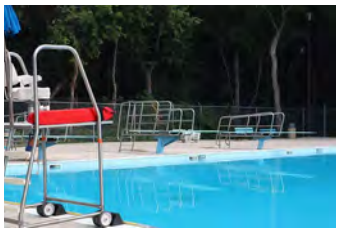




TRANSCONA AQUATIC PARK

FACILITY	CAPACITY	FACILITY AREA (NOT INCLUDING PARKING)	APPROXIMATE BUILDING AREA	APPROXIMATE DECK AREA	APPROXIMATE TURF AREA	APPROXIMATE POOL SIZE
Transcona Aquatic Park (1101 Wabasha Street)	400	+/-3,480.30 sq.m (0.86 acres)	+/-201.76 sq.m	+/-1,200 sq.m	+/-1,200 sq.m	+/-618 sq.m
Kildonan Park Outdoor Pool (2015 Main Street)	400	+/- 7,421.60 sq.m (1.83 acres)	+/-890 sq.m	+/-2,531.32 sq.m	+/-2,192 sq.m	+/- 1,138.45 sq.m
St. Vital Outdoor Pool 5 Rue Des Meurons	400	+/-4,929.86 sq.m (1.21 acres)	+/-370 sq.m	+/-874.24 sq.m	+/-2,076.88	+/-557.37 sq.m





KILDONAN PARK OUTDOOR POOL

FACILITY	LAP POOL	KIDDING/ WADING POOL	BEACH ENTRY	DIVING BOARDS	WATER SLIDES	SPRAY PAD & APPROXIMATE SIZE
Transcona Aquatic Park (1101 Wabasha Street)	4 lanes	×	✓	(1m & 3m)	4	Separate spray pad +/-315 sq.m (and features in beach entry area)
Kildonan Park Outdoor Pool (2015 Main Street)	2-3 lanes	×	✓	1m (x3)	2	Separate spray pad +/-580 sq.m
St. Vital Outdoor Pool 5 Rue Des Meurons	N/A	✓	✓	1m (x2)	N/A	Spray features in beach entry area





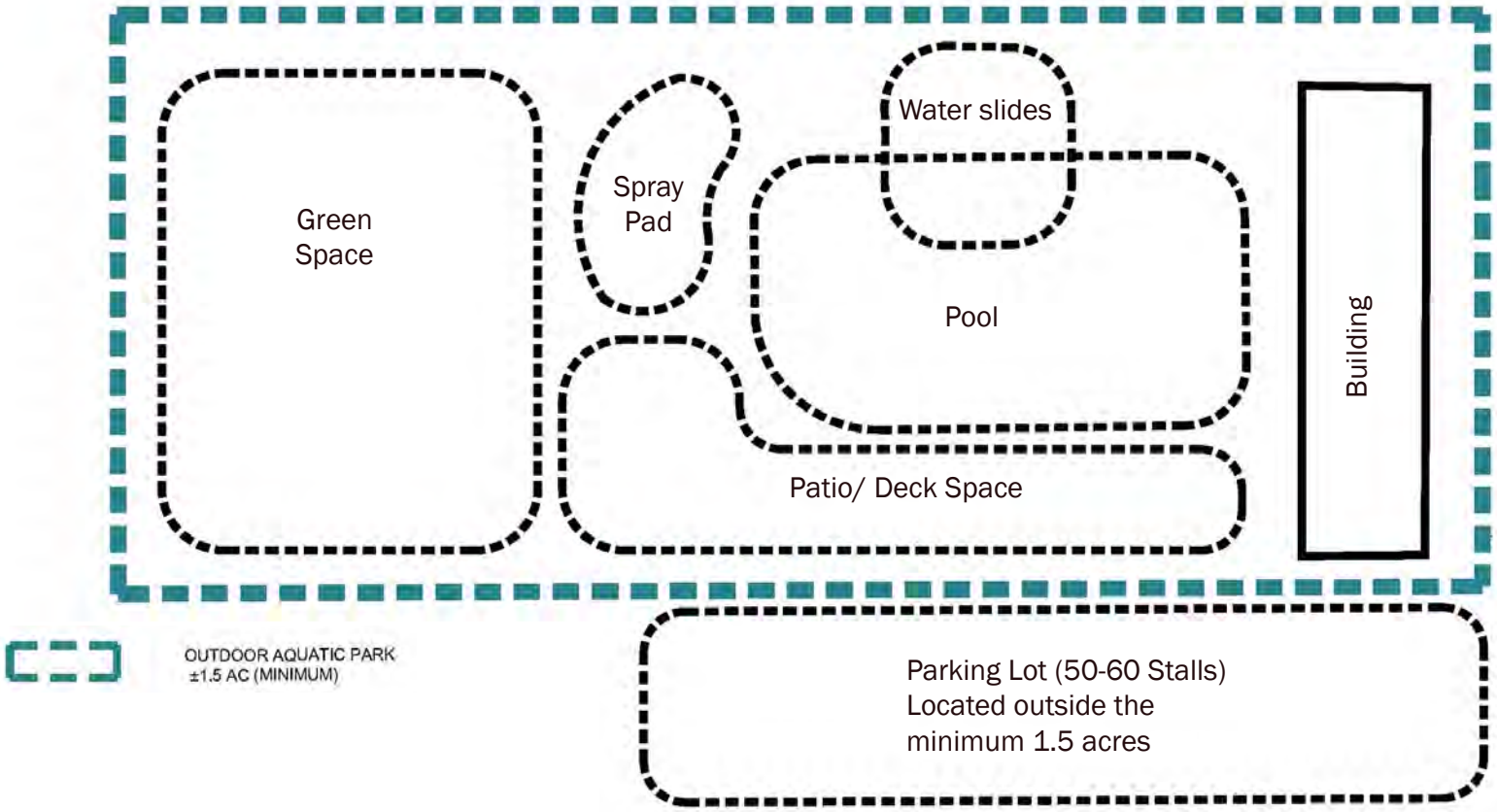
ST. VITAL OUTDOOR POOL

FACILITY	OUTDOOR LOCKERS	OUTDOOR SHOWER	SHADED PICNIC AREA	LOUNGE CHAIRS	PARKING
Transcona Aquatic Park (1101 Wabasha Street)	✓	✓	✓	✓	+/-60 stalls across street
Kildonan Park Outdoor Pool (2015 Main Street)	×	✓	✓ Tree area	✓	Shared parking with Rainbow Stage, playground and restaurant
St. Vital Outdoor Pool 5 Rue Des Meurons	✓	✓	✓ Picnic area- no shade	✓	+/-85 stalls after lot expansion

4.0 REQUIRED SITE SIZE

In our review of the comparable City of Winnipeg outdoor pool facilities, we found that the existing sites ranged from 0.86 acres to 1.83 acres in size without parking. Based on this review, we determined that a +/- 1.5 acre site would be suitable for the St. Boniface Outdoor Aquatic Park, provided that parking for 50-60 cars could also be provided on site or co-located to share parking with adjacent facilities such as schools, community centres etc.

Based on this size, we reviewed what a typical layout of an outdoor aquatic park could look like.



5.0 SITE AMENITIES

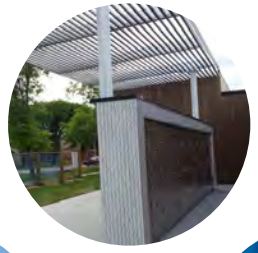
Upon review of the Winnipeg Recreation Strategy and the comparable City of Winnipeg outdoor aquatic facilities, a number of site amenities were identified to be incorporated in the St. Boniface Outdoor Aquatic Park .

These features include:

- Pool building with filtration equipment, guard room, first aid room, point of sale and equipment storage
- Accessible washrooms and change rooms with showers
- Shaded picnic areas
- Green space with grass and trees
- Outdoor lockers
- Lounge chairs and deck space with shade and room for lounging
- Outdoor showers



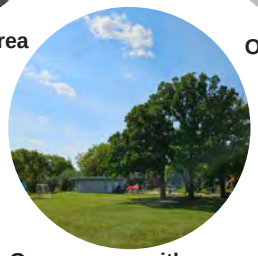
Shaded picnic area



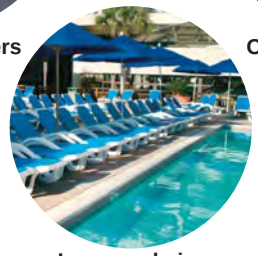
Outdoor lockers



Outdoor showers



Green space with grass and trees



Lounge chairs

6.0 AQUATIC AMENITIES

The Winnipeg Recreation Strategy notes that a larger destination outdoor pool will provide play value for all ages with spray features, slides, accessible entries, etc.

Through review of the Winnipeg Recreation Strategy as well as current features at Transcona Aquatic Park and Kildonan Outdoor Aquatic Park a number of aquatic amenities were identified to be incorporated into the St. Boniface Outdoor Aquatic Park.

These features include:

- Accessible beach entry,
- Water slides
- Diving boards
- Spray pad or spray features
- Lanes for lap swimming



Accessible beach entry



Diving boards



Lanes for lap swimming



Water slides



Spray pad or spray features

7.0 POTENTIAL SITES

The City of Winnipeg identified six (6) potential sites in St. Boniface based on the location of existing aging outdoor pools in St. Boniface and/ or the opportunity to be located in close proximity to other recreation and parks amenities as outlined in the Winnipeg Recreation Strategy.

The six (6) sites identified include:

- Coronation Park (41 St. Mary's Road)
- Happyland Park (520 Marion Street)
- Norwood Community Centre (87 Walmer Street)
- Provencher Park (271 De La Cathedrale Avenue)
- Water Tower District- (future park, address to be determined)
- Winakwa Community Centre (980 Winakwa Road)



Coronation Park



Happyland Park



Norwood Community Centre



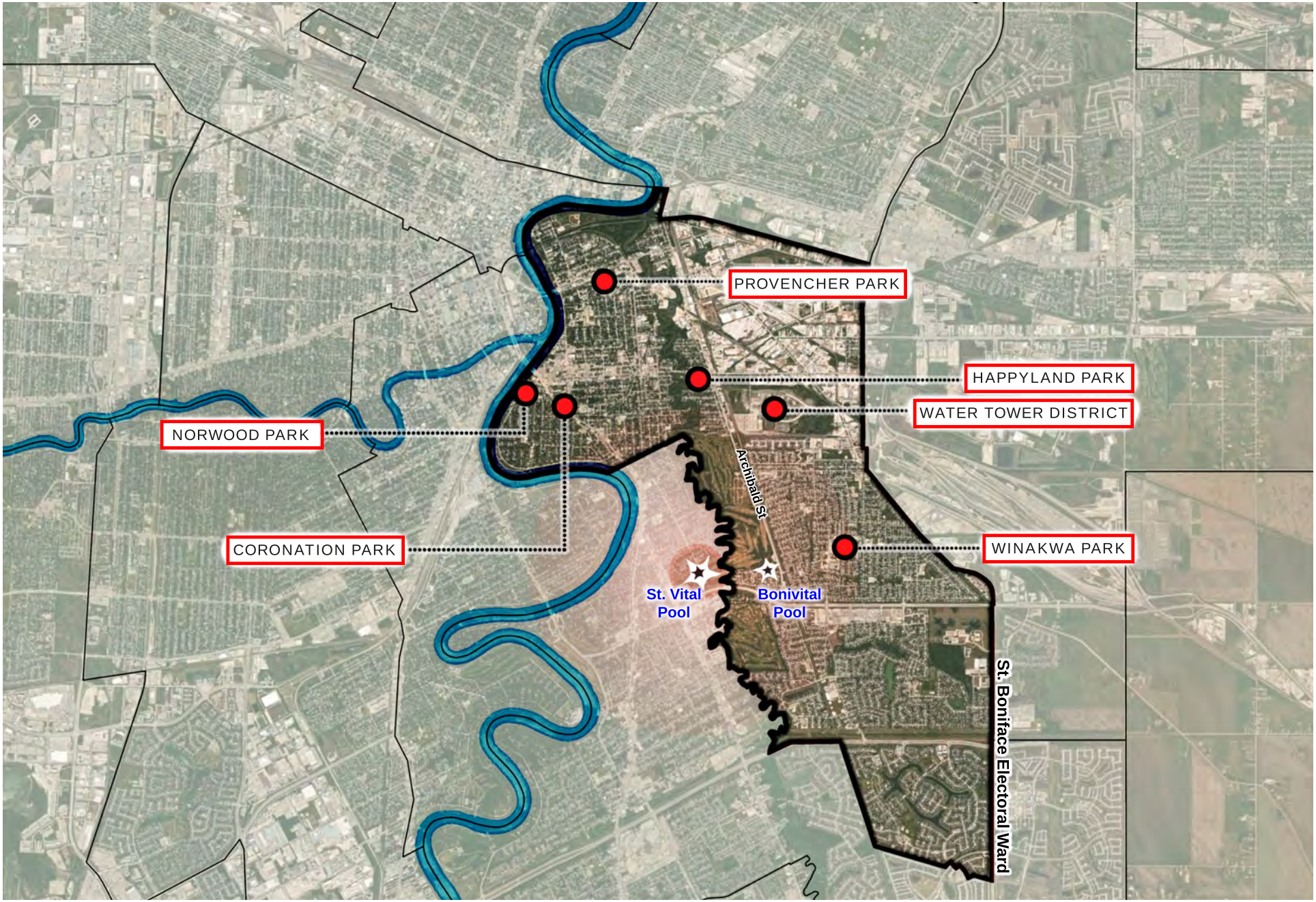
Provencher Park



Water Tower District



Winakwa Community Centre


PROVENCHER PARK
HAPPYLAND PARK
WATER TOWER DISTRICT
NORWOOD PARK
Archibald St
CORONATION PARK
WINAKWA PARK
St. Vital Pool
Bonivital Pool
St. Boniface Electoral Ward

8.0 SITE ASSESSMENT CRITERIA

Through review with the City of Winnipeg Public Service, a number of criteria were identified for assessing the six (6) potential sites. The site selection criteria were divided into three levels:

Level 1: Policy alignment with the Winnipeg Recreation Strategy

Assess alignment with the policy statements and target levels of service in the Winnipeg Recreation Strategy including:

- Provision & access: higher scores for sites providing access to outdoor pools within 2 km that reduce service gaps or minimize areas of overlapping service.
- Proximity to high poverty areas: scoring based on how close the site is to a geographic area of higher poverty.
- Replacement of aging outdoor pools: sites replacing end-of-life outdoor pools score highest.

Level 2: Policy alignment with the Winnipeg Parks Strategy & Urban Forest Strategy

Assesses alignment with the policy statements and target levels of service in the Winnipeg Parks Strategy and the Urban Forest Strategy including:

- Tree impact: higher scores for sites that require less trees to be removed in order to accommodate the outdoor pool.
- Canopy coverage: sites where the inclusion of a new outdoor pool would have less impact on mature trees score higher.
- Displacement of amenities: sites with minimal disruption to core (e.g. playgrounds) and secondary (e.g. courts, rinks) amenities score better.
- Transit access: scoring based on level of transit access within 400m with rapid transit scoring the highest.
- Active transportation (AT) pathways & cycling access: sites that are closer to AT pathways and cycling routes score higher.

Level 3: Technical Components

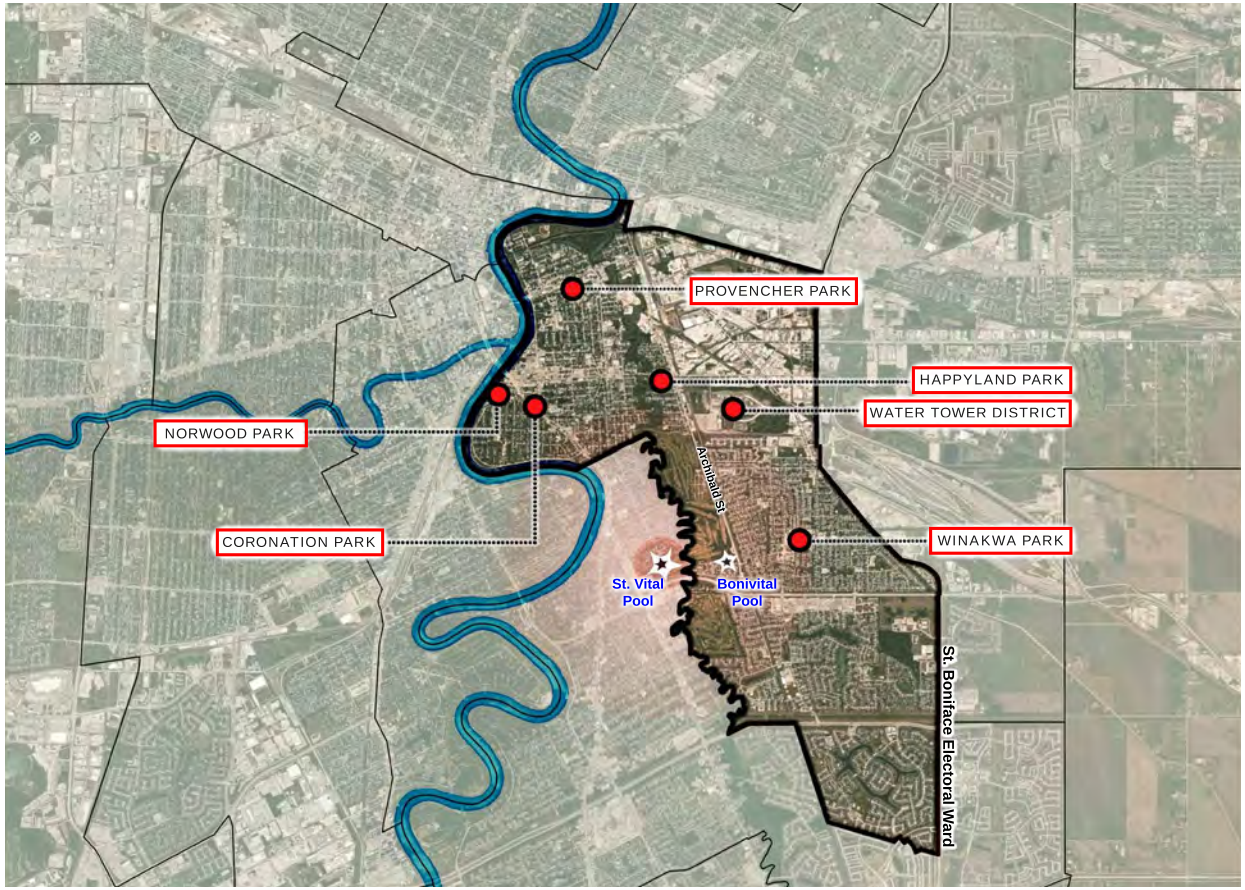
Evaluates technical considerations and infrastructure readiness:

- Environmental concerns: Sites with fewer geotechnical, overland flooding, or water table issues score higher.
- Proximity to industrial zones: Sites that are farther from industrial uses score higher.
- Servicing Capacity: Sites with no water/wastewater servicing concerns score highest.
- Road Access: site assessed by level of road access with collector roads scoring higher than local streets.
- Parking availability: Sites with sufficient space for 50 -60 stalls on-site/ shared parking score the highest.
- Zoning compatibility: Sites not requiring rezoning score higher.
- Proximity to indoor pools: sites further from existing indoor pools are prioritized.

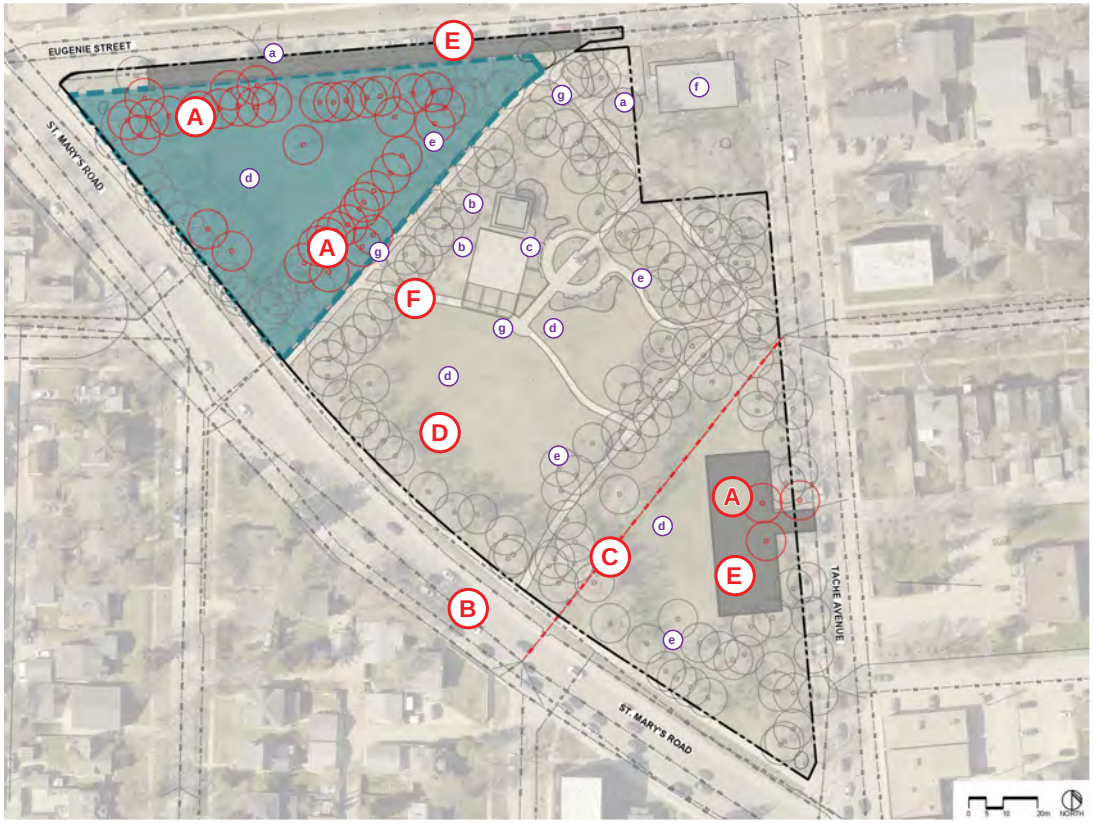
Refer to Appendices C and D for the detailed scoring matrix and mapping of high poverty areas.

9.0 SITE EVALUATION

All six (6) sites were reviewed using the site assessment criteria to determine the preliminary rankings for each site. The diagrams shown on the next few pages show each site with a list of existing features (highlighted in yellow below the site diagram), potential outdoor aquatic park location (highlighted in blue), potential parking location for 50-60 parking stalls (highlighted in gray) and a list of site considerations (highlighted in dark blue, beside the site diagram). Site considerations, based on the site assessment criteria are noted included displacement of existing trees on site, sewer location, and potential capacity concerns as reviewed with City of Winnipeg Water and Waste Department and SBC Engineering, potential water capacity concerns, and any other special considerations unique to each site.



1.0 CORONATION PARK



Proposed outdoor aquatic park

Parking and loading areas

Trees anticipated to be removed

Existing trees to remain

Site Considerations

A Trees anticipated to be removed.

B Upcoming St. Mary's Road study (unknown affect on site).

C Existing under ground sewer line limits extent of construction area for aquatic park.

D Combined sewer system. Water runoff may need to be captured on site in ponding areas and catch basins (adjacent green space will be affected).

E Minimal space on site for parking. Back in angled parking may be considered on Eugenie (street parking would be affected). Additional parking is needed on site and will remove existing green space.

F Park character would change. Green space and mature trees would be replaced with an active recreation use.

Existing Site Features

(a) Site property line

(b) Stage/plaza

(c) War memorial

(d) Green space

(e) Mature trees

(f) Forum Art Centre

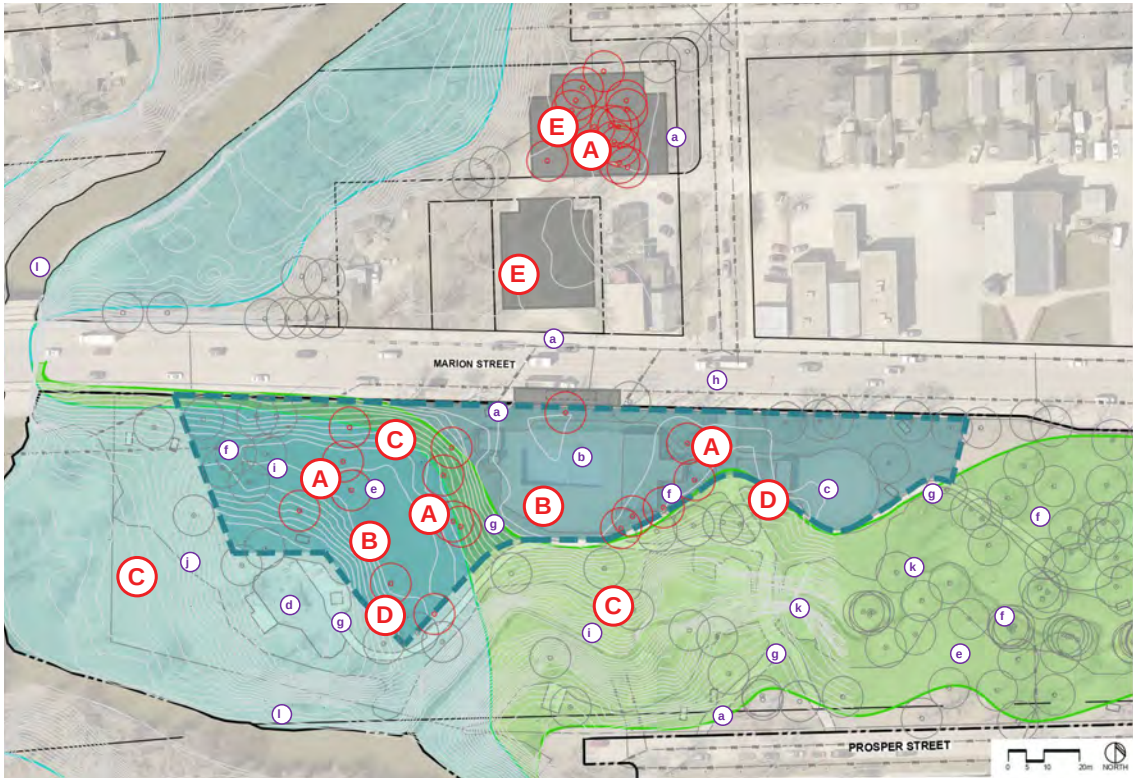
(g) Pathways







2.0 HAPPYLAND PARK



Proposed outdoor aquatic park

Parking and loading areas

Flood fringe line

Flood fringe line

Trees anticipated to be removed

Existing trees to remain

Contour lines/ steep slopes

Site Considerations

A Trees anticipated to be removed.

B Low lying site with ground water level and ground saturation concerns. Site will need to be built up and may affect playground, bank stability and ability for the site to hold water within the floodway line

C Most of the park is located within the flood fringe and floodway area.

D Steep slopes toward river would require significant site re-grading.

E Limited opportunity for parking. City-owned land north of Marion Street would need to be used for parking

Existing Site Features

- (a) Site property line
- (b) Existing outdoor pool (closed)
- (c) Existing wading pool (closed)
- (d) Playground
- (e) Disc golf course
- (f) Mature trees
- (g) Pathways
- (h) Signalized intersection
- (i) Flood fringe area
- (j) Floodway area
- (k) Dugald drain
- (l) Seine River



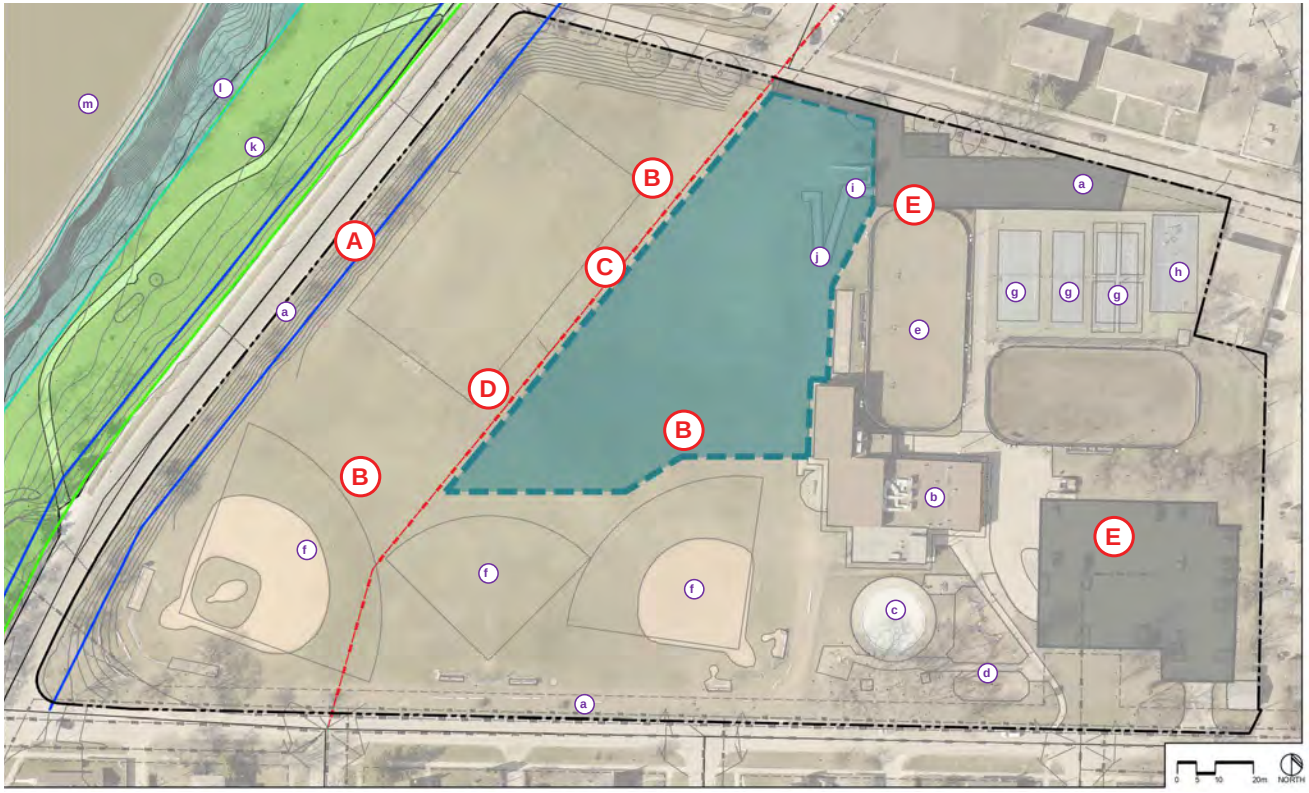








3.0 NORWOOD COMMUNITY CENTRE



Proposed outdoor aquatic park

Parking and loading areas

Floodway line

Flood fringe line

Primary dyke

Site Considerations

A Next to primary dyke (Lyndale Drive).

B Low lying site and ground water level concerns. Site will need to be built up (could affect the soccer field and baseball diamonds).

C Existing under ground sewer line limits extent of construction area for aquatic park.

D Combined sewer system. Water runoff may need to be captured on site (may reduce size of soccer field with ponding and catchment areas).

E Limited shared parking with community centre and outdoor recreational facilities.

Existing Site Features

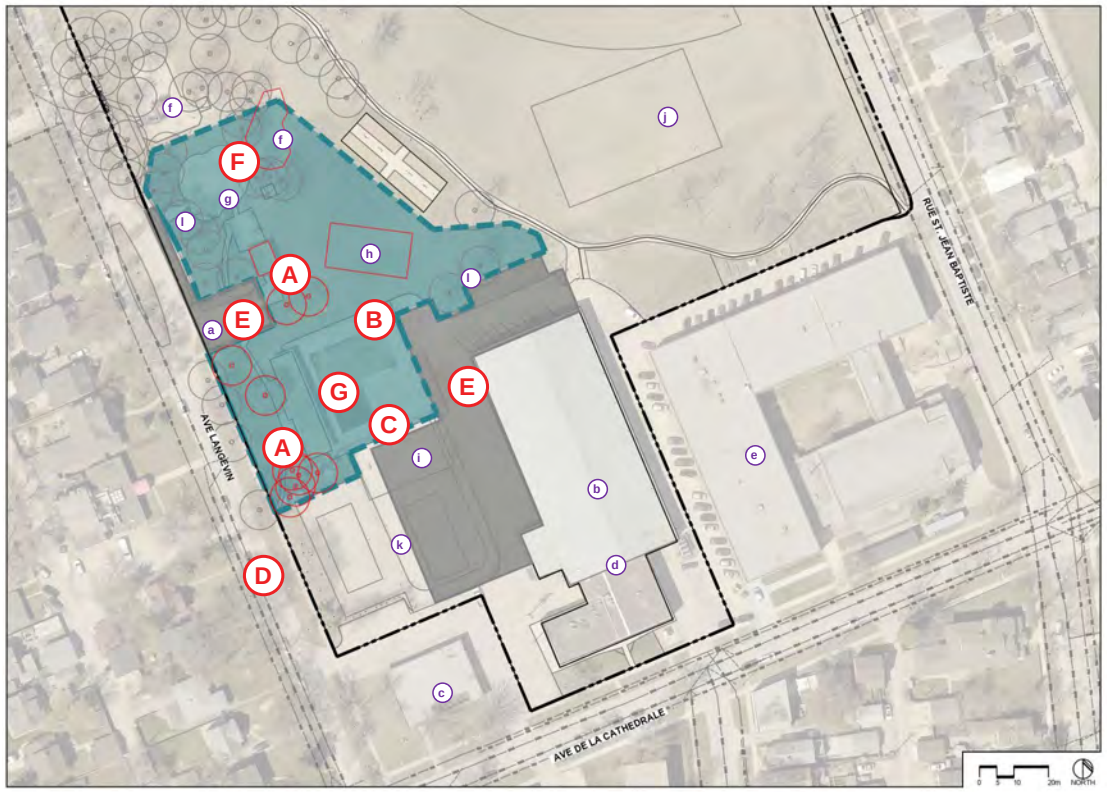
- (a) Site property line
- (b) Norwood Community Centre
- (c) Wading pool
- (d) Playground
- (e) Outdoor rink
- (f) Baseball diamond
- (g) Tennis court
- (h) Basketball court
- (i) Toboggan run (to be relocated)
- (j) Ramp access (to be relocated)
- (k) Flood fringe area
- (l) Floodway area
- (m) Red River







4.0 PROVENCHER PARK



Proposed outdoor aquatic park

Parking and loading areas

Trees anticipated to be removed

Existing trees to remain

Site Considerations

A Trees anticipated to be removed.

B Site to be built up to avoid issues with current groundwater.

C Basketball court and outdoor hockey rink will need to be removed or relocated for extra parking.

D Combined and partially separated sewer system. Servicing upgrades may be needed. Water runoff may need to be captured on site in ponding areas and catch basins (adjacent green space may be affected).

E Limited shared parking with arena and outdoor recreational activities.

F Existing spray pad to be removed and upgraded as part of new aquatic park (if site is selected for aquatic park development).

G The existing pool is aging. It may require significant investment or result in potential closure if this site is not selected.

Existing Site Features

- (a) Site property line
- (b) Notre Dame Arena
- (c) Club Eclipse '79 Inc.
- (d) Recreation centre
- (e) Collège Louis- Riel
- (f) Playground
- (g) Spray pad (to be removed/ incorporated into new aquatic park)
- (h) Recreation field (to be removed/ relocated)
- (i) Basketball court (to be removed/ relocated)
- (j) Sports field
- (k) Tennis court
- (l) Mature trees











5.0 WATER TOWER DISTRICT



Proposed outdoor aquatic park

Parking and loading areas

Trees anticipated to be removed

Existing trees to remain

Site Considerations

A Trees anticipated to be removed.

B Distance to existing housing (proposed housing planned in future development).

C Separated sewer system. Extra flows from the proposed aquatic park will need to be reviewed with development engineer.

D Proposed aquatic park will change the original design of the park (current site plan includes a skate park, playground and larger soccer field).

Existing Site Features

(a) Site property line

(b) Retention pond

(c) Proposed soccer field

(d) Proposed multi-family housing

(e) Proposed light industrial

(f) Proposed multi-use pathway



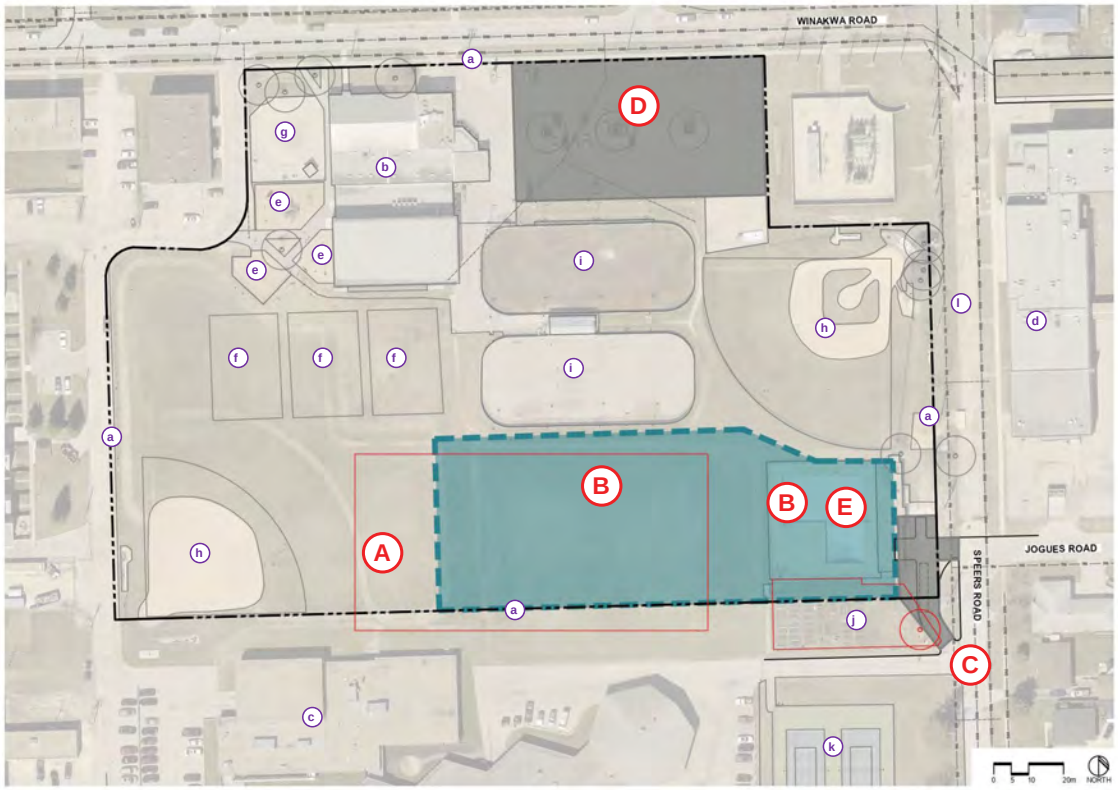








6.0 WINAKWA COMMUNITY CENTRE



Proposed outdoor aquatic park

Parking and loading areas

Trees anticipated to be removed

Existing trees to remain

Site Considerations

A Significant site programming would be lost with the soccer field and community gardens being removed or modified.

B Site to be built up because of groundwater levels. May affect adjacent sports facilities.

C Separated sewer system. Extra flows the proposed aquatic park will require sewer upgrades.

D Limited shared parking with Winakwa Community Club.

E The existing pool is aging. It may require significant investment or result in potential closure if this site is not selected.

Existing Site Features

- (a) Site property line
- (b) Winakwa Community Centre
- (c) Windsor Park Collegiate
- (d) Collège Béliveau
- (e) Playground
- (f) Soccer field
- (g) Wading Pool
- (h) Baseball diamond
- (i) Outdoor rink
- (j) Community gardens
- (k) Tennis courts
- (l) Active transportation pathway







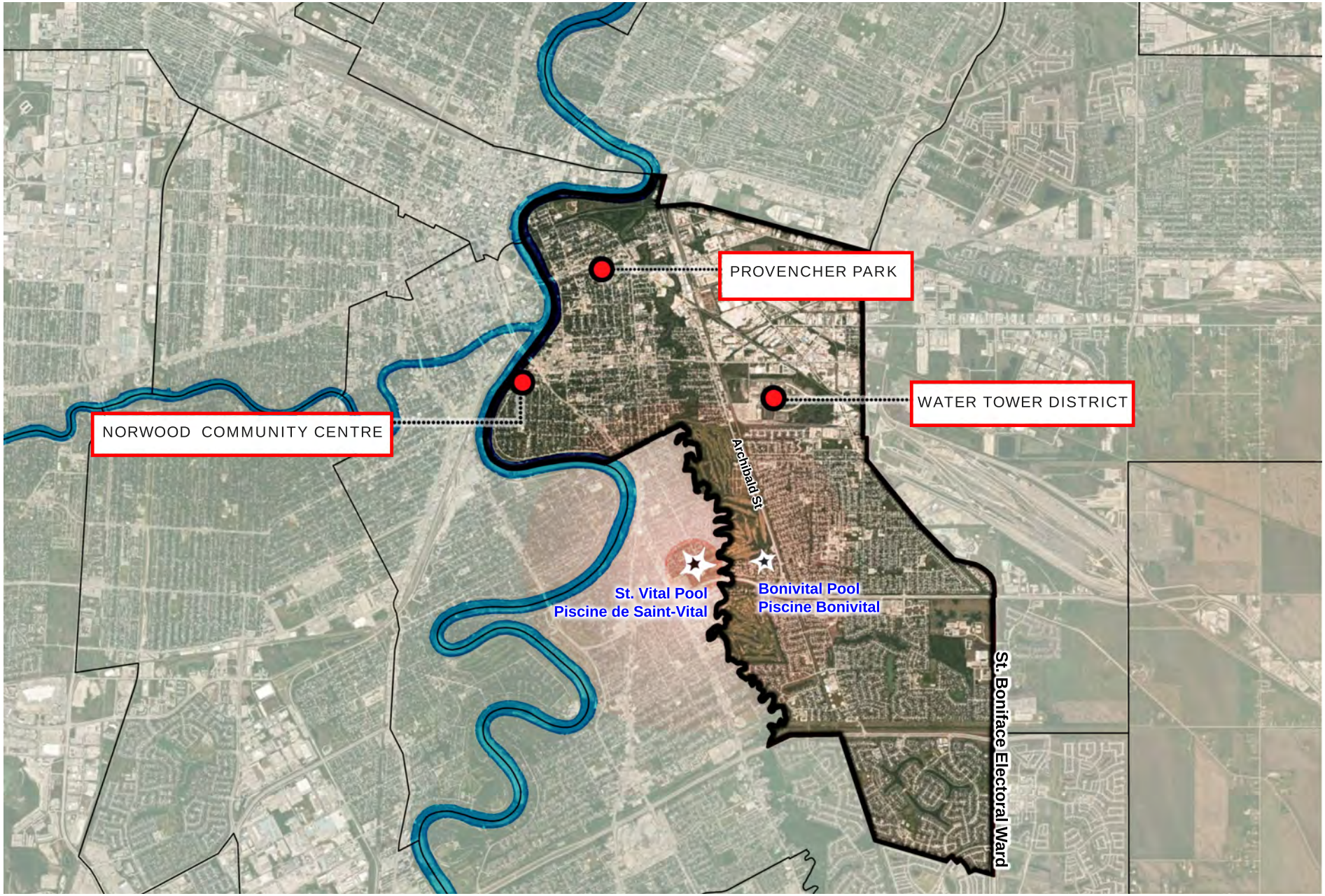
10.0 TOP 3 SITES

Upon review and evaluation of the sites following the research analysis, each site was given an initial score based on each level of criteria (Level 1: Winnipeg Recreation Strategy, Level 2: Winnipeg Parks Strategy and Level 3: Technical Components). Scores were then refined to be weighted based on the level of importance of the criteria determined by review with the City of Winnipeg: 40% for Level 1, 35% for Level 2 and 25% for Level 3.

This weighted scoring resulted in three (3) sites that were feasible for an outdoor aquatic park:

1. **Provencher Park**
2. **Norwood Community Centre**
3. **Water Tower District**

	Norwood Community Centre	Coronation Park	Provencher Park	Happyland Park	Water Tower District	Winakwa Community Centre
Level 1- Winnipeg Recreation Strategy Level of Service and Policies						
Sub Total	5	4	9	7	3	4
Weighted Scores: 40%	2.00	1.60	3.60	2.60	1.00	1.60
Level 2- Winnipeg Parks Strategy Level of Service and Policies						
Sub Total	16	9	10	7	13	8
Weighted Scores: 35%	5.43	3.15	3.33	2.45	4.38	2.80
Level 3- Technical Components						
Sub Total	11	16.5	17.0	9.5	18.5	14.5
Weighted Scores: 25%	2.75	4.13	4.25	2.38	4.63	3.63
Total Weighted Scores and Final Ranking						
Total Points (Levels 1-3)	32	30	36	23	34	27
Total Weighted Scores 40/35/25	10.2	8.9	11.2	7.4	10.0	8.0
Final Ranking (prior to design and budget)	**2**	4	**1**	6	**3**	5


PROVENCHER PARK
WATER TOWER DISTRICT
NORWOOD COMMUNITY CENTRE
Archibald St
St. Vital Pool
Piscine de Saint-Vital
Bonivital Pool
Piscine Bonivital
St. Boniface Electoral Ward

11.0 STAKEHOLDER ENGAGEMENT

Initial review of the project, site selection criteria and review of the site rankings took place with the following City of Winnipeg departments between August 2024 and January 2025:

- Community Services Dept - Asset Management Office, Recreation Services Division, Community Centre Division
- Public Works Department - Parks and Open Space Division
- Planning, Property and Development - Urban Design Division
- Assets and Project Management Dept - Municipal Accommodations Division
- Water and Waste Department- Engineering Division
- Public Works Department- Transportation Division

A number of neighbourhood groups, community centres, schools and local associations were identified as having a direct interest in a St. Boniface Outdoor Aquatic Facility based on the six (6) potential sites identified. These groups include:

Community Centres:
- Archwood Community Centre
- Norwood Community Centre
- Winakwa Community Club
- Champlain Community Centre
- Notre Dame Community Centre

Business Groups- BIZ Zones:
- Norwood Grove BIZ
- Entreprises Riel
- Heritage Saint- Boniface
- OURS Winnipeg
- Save Our Seine
- Trees Winnipeg
- Manitoba Association of Disc Sports

Resident Groups:
- South St. Boniface Residents Association
- Old St. Boniface Residents Association
- Windsor Park Residents Association

Park User Groups:
- Winnipeg Rowing Club
- Forum Art Centre

Schools and School Divisions:
- River East Transcona School Division
- Norwood Nursery School
- Nordale School
- Frontier College
- Nelson McIntyre High School
- College Louis-Riel
- Ecole Provencher
- Norwood French Immersion Preschool
- Ecole Precieux-Sang
- Springs Christian Academy Middle and High School
- Archwood School
- Windsor Park Collegiate
- College Beliveau
- Ecole Lacerte

Other
- Club Eclipse ‘79 Inc.
- Chalet Hotel
- St. Andrew Bobola Church
- Canadian Fighting Centre Winnipeg
- Holy Family Catholic Church

Stakeholder Engagement Methods and Advertisements

An email invitation was sent out to all stakeholders noted on October 21, 2024 inviting stakeholders to participate in one of four (4) virtual meetings ahead of the public open house being held on November 14, 2024. The Stakeholder meetings were scheduled for the following dates and times:

- Meeting #1: Friday, November 1, 2024: 11:30 a.m. – 1 p.m.
- Meeting #2: Friday, November 1, 2024: 4 p.m. - 5:30 p.m.
- Meeting #3: Monday, November 4, 2024: 11:30 a.m. – 1 p.m.
- Meeting #4: Monday, November 4, 2024: 5:30 p.m. – 7 p.m.

Stakeholders were informed that all sessions would cover the same content and were asked to register for the date and time that best suited their schedule.

Stakeholder Participation

There were six (6) stakeholders that attended meeting #1, two (2) stakeholders that attended meeting #2 and three (3) stakeholders that attended meeting #3. No stakeholders signed up for meeting #4 and the meeting was cancelled.

All stakeholders were given a brief presentation prepared by MRG and the City of Winnipeg. The presentation outlined the scope of the project, background information on existing pools and the Winnipeg Recreation Strategy as well as water and facility features being reviewed for the potential outdoor aquatic park. The six (6) locations in St. Boniface were highlighted as potential sites.

The presentation outlined site-specific considerations for each site being reviewed and highlighted the top three (3) sites that were noted after preliminary assessments.

Following the presentation, each stakeholder participant had the opportunity to provide initial questions or comments to the City and MRG representatives. Once everyone had the opportunity to speak individually, the discussion was opened to everyone to continue the conversation regarding the presentation materials and scope of the project.

Initial comments received included concerns with existing pools being closed due to end of life, consideration of smaller community pools instead of a larger destination facility, consideration of costs for decommissioning compared to repairing existing facilities, providing space for kids and seniors to learn how to swim, providing shaded areas on site, consideration for transit and bike access to the proposed sites. A full summary of comments received can be found in the Public Engagement Summary.

12.0 PUBLIC ENGAGEMENT

PROCESS & CONTENT

Winnipeggers had the opportunity to provide their input on the St. Boniface Outdoor Aquatic Park through a survey and an in-person open house.

Purpose:

The purpose of the public engagement was to gather input on potential sites, criteria, and amenities for the proposed St. Boniface Aquatic Park. Input received help the project team identify a preferred site based on what was important to the community. Input also helped the project team create a site plan and layout that included the community's top amenities.

Open House:

November 14, 2024 **Champlain Community Centre**
4-7 p.m.
Format: Drop-in (come and go)

Promotional methods:

Public engagement opportunities were promoted using the following methods:

City of Winnipeg news release – October 28, 2024

- Five Facebook posts with over 41,000 followers – October 28, 2024 to December 02, 2024
- Five X posts with over 130,000 followers – October 28, 2024 to December 02, 2024
- Email to 133 project subscribers – October 28, 2024
- Newspaper ad in La Liberté – November 6, 2024
- City of Winnipeg public engagement newsletter with over 5,672 recipients – October 28 and November 21, 2024

City of Winnipeg digital display ads- October 28, 2024
Advertising in City of Winnipeg facilities (libraries, pools and community centres) began at the same time as the website launch on October 28, 2024

Postcards – October 31- November 1, 2024
Postcards advertising for the open house were delivered to local libraries, community centres and arenas within the St. Boniface ward between October 31st and November 1, 2024.

Participation:

1750 people completed the project survey (1722 filled out online and 29 filled out at the public open house in person. There were **3,451** visits to the web page during the engagement period of October 28 - December 4.

The postal code data collected indicates that:

33.16% of survey respondents live in St. Boniface West (R2H)
34.50% of survey respondents live in St. Boniface East (R2J & R3X)
8.10% of survey respondents live in St. Vital North (R2M)

The remaining 24.24% were from other areas within Winnipeg.



Postcard with open house information

INPUT RECEIVED FROM THE COMMUNITY

Survey questions and responses:

1. **The site will include a heated outdoor pool and a number of other amenities to make the pool fun and welcoming for families and people of all ages and abilities. How important are each of these potential pool amenities to you?**

52.1% of respondents noted water slides as very important

50.1% of respondents noted accessible beach entry as very important

46.2% of respondents noted spray pad or spray features as very important

30.3% of respondents noted lanes for lap swimming as very important

27.8% of respondents noted diving boards as very important

2. **The site will include a pool building with washrooms, showers and change rooms. How import are each of these potential site amenities to you?**

64.5% of respondents noted shaded picnic areas as very important

58.7% of respondents noted green space with grass and trees as very important

33.7% of respondents noted lounge chairs as very important

30.8% of respondents noted outdoor showers as very important

30.1% of respondents noted outdoor lockers as very important

3. **How important are the following transportation criteria to you? (rank each criteria)**

48.7% of respondents noted lots of parking on the site as very important

45.6% of respondents noted close to transit as very important

39.5% of respondents noted close to a bike route as very important

30.6% of respondents noted lots of parking on nearby streets as very important

4. **How important are the following service criteria to you? (rank each criteria)**

38.3% of respondents noted replacement of an existing pool that is reaching its end-of-life as very important

29.4% of respondents noted minimizing impacts to existing recreation (e.g. soccer fields, baseball diamonds, skating rinks, tennis courts, etc) as very important

19.6% of respondents noted close to high poverty areas as very important

5. **How important are the following park criteria to you? (rank each criteria)**

48.6% of respondents noted minimize the number of trees removed as very important

48.1% of respondents noted minimize the size of trees removed as very important

19.6% of respondents noted minimize impacts to green spaces (multi-use fields, picnic and gathering spaces) as very important

6. Are there any other criteria the City should look at when selecting a site?

353 out of 1750 people responded with written comments for this question. Out of the comments received there were ten categories of criteria that were noted:

- safety/ crime
- cost entry/ construction costs
- location (proximity to wading pools/ splash pads, outside of City, high density areas, Winakwa/ Windor Park, Norwood, Happyland, Water Tower District, Provencher Park, St. Vital, Southdale, high poverty area, central location, close to schools, away from busy roads/ high traffic areas, replace pools being closed, proximity to downtown)
- indoor aquatic park
- do not build
- site uses/ amenities
- impact on community
- infrastructure/ roads/ transit
- accessible/ bike/ walk
- other/ miscellaneous

7. An early assessment of sites found that Water Tower District, Provencher Park and Norwood Community Centre could support the proposed outdoor aquatic park. Let us know what you like or dislike about these sites.

938 out of 1750 people responded with written comments for this question. Out of the comments received there were seven categories of criteria that were noted:

- Con Water Tower District (216 comments)
- Pro Water Tower District (196 comments)
- Con Provencher Park (124 comments)
- Pro Provencher Park (214 comments)
- Con Norwood Community Centre (143 comments)
- Pro Norwood Community Centre (276 comments)
- Other (222 comments)

8. How would you like to travel to the proposed outdoor aquatic park (check all that apply)

72.3% of respondents noted they would drive

53.3% of respondents noted they would bike

50.5% of respondents noted they would walk

24.6% of respondents noted they would take the bus

4.1% of respondents noted they were unsure

9. Are there any additional comments you would like to share?

417 out of 1750 people responded with written comments for this question. Out of the comments received there were eight categories of criteria that were noted:

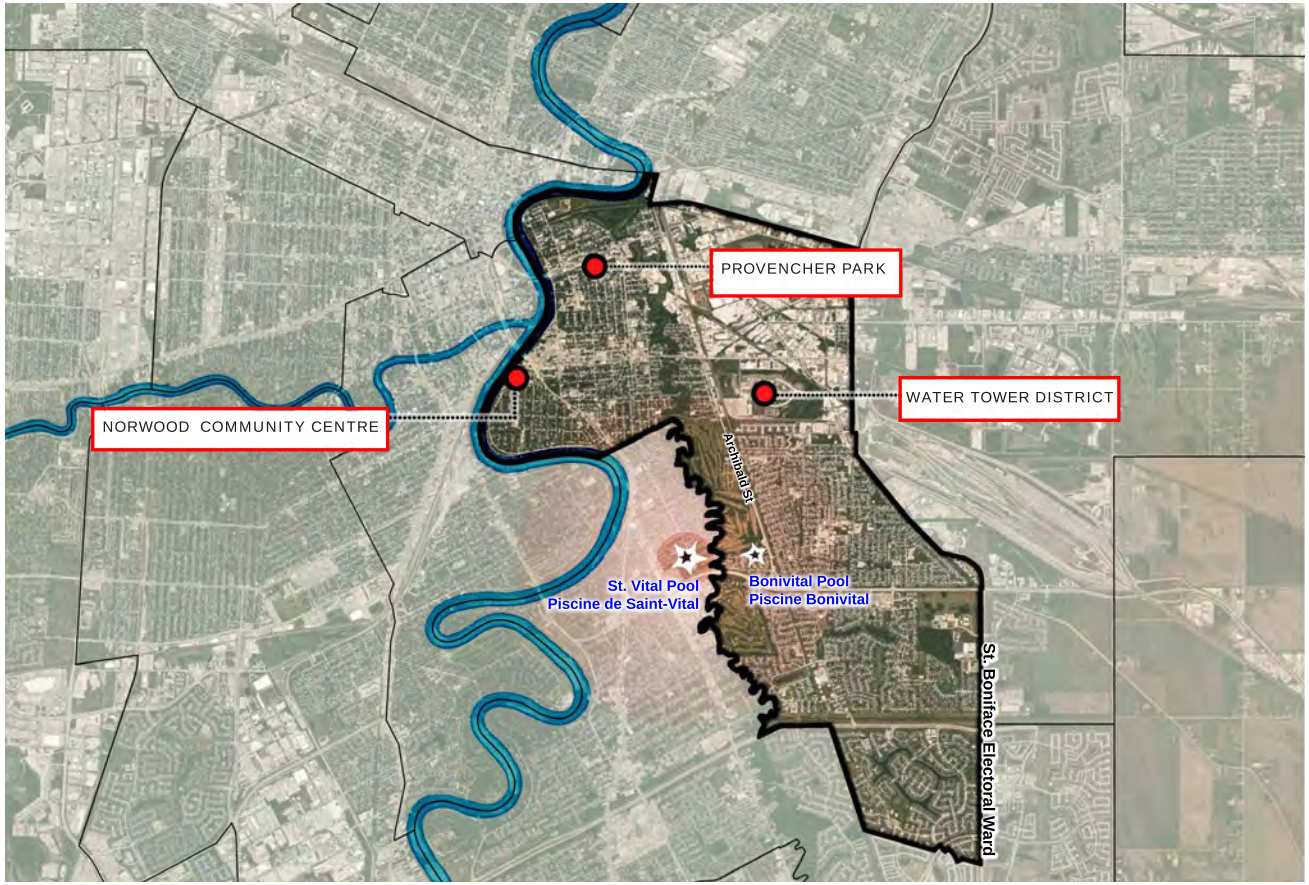
- amenities to be included/ excluded
- location
- indoor aquatic park
- keep existing pools
- build more small pools
- concern for loss of park amenities
- don't build a pool
- concerns with affordability and costs
- other/ miscellaneous

13.0 CONCEPT PLANS: TOP THREE (3) SITES

The initial scope of work was to prepare a conceptual plan and coordinate a class 5 cost estimate for the preferred site. During the review and evaluation; however, it was determined that the top three (3) sites were close in ranking and the project team would proceed with preliminary conceptual designs and budget estimates for all top three (3) sites to have a comparison for site design for spatial requirements, storm water management review and cost estimates.

Top three (3) sites:

1. Provencher Park
2. Norwood Community Centre
3. Water Tower District

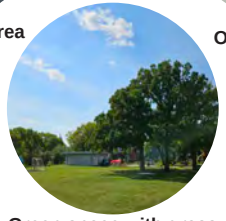


Conceptual Designs

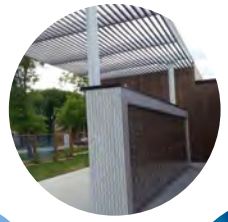
The preliminary concept plans shown on the next few pages highlighted the proposed locations for the aquatic park on each site (Provencher Park, Norwood Community Centre & Water Tower District) as well as a preliminary design layout for the proposed building location; parking lot for 50-60 cars; site amenities including: shaded picnic areas, green space with trees and grasses, outdoor lockers and lounge chairs; and aquatic amenities including a pool large enough for lanes for lap swimming, accessible beach entry, water slides, diving boards and spray features as well as a separate spray pad area.



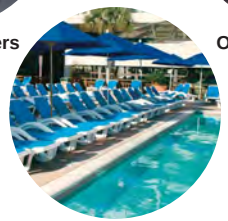
Shaded picnic area



Green space with grass and trees



Outdoor lockers



Lounge chairs



Outdoor showers



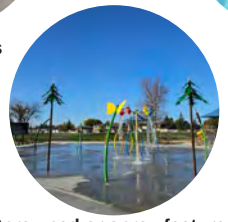
Accessible beach entry



Water slides



Diving boards

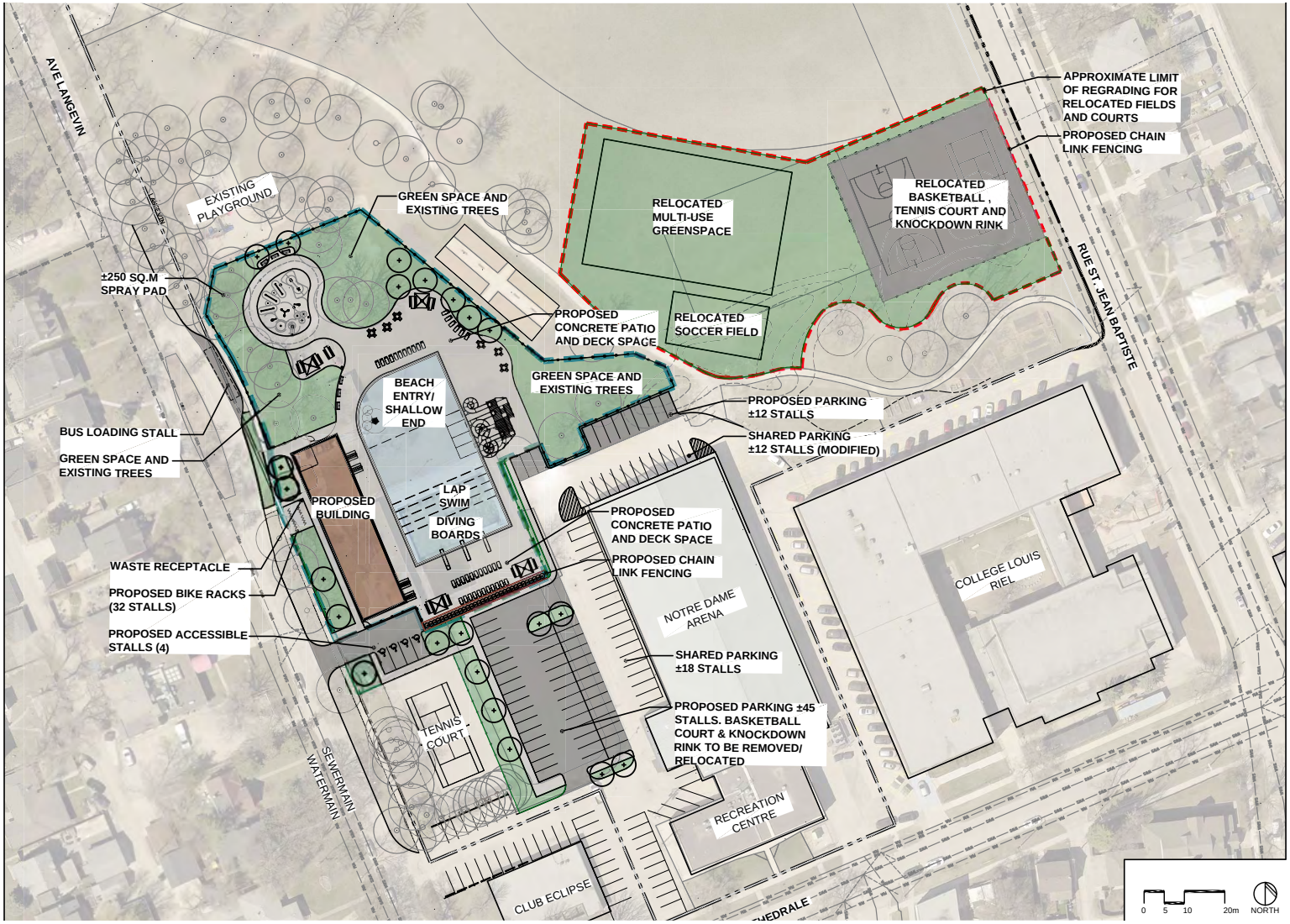


Spray pad or spray features



Lanes for lap swimming

PROVENCHER PARK CONCEPT A



LEGEND

OUTDOOR AQUATIC PARK ±1.53 AC

TOTAL SITE DEVELOPMENT AREA: ±3.6AC

- PROPOSED FENCING
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS/ VINES
- ACCESSIBLE STALL
- ACCESSIBLE PICNIC TABLE
- TABLE AND CHAIRS
- LOUNGE CHAIR
- BENCH
- LOCKER KIOSK
- SHADE STRUCTURE
- CONCRETE
- TOPSOIL AND SOD
- ASPHALT

1.0 PROVENCHER PARK CONCEPT A- Design Description

The proposed aquatic park design for Provencher Park will incorporate a new building facing Langevin Avenue with new washrooms and change rooms. The existing aging facility would be replaced with a new, larger pool with an accessible beach entry. The pool would be large enough for a shallow end with spray features, three to four (3-4) water slides, four (4) lap swim lanes and three (3) diving boards.

The concept includes a new +/-250 sq.m spray pad with new spray features inside the fenced area which would replace the existing spray pad. A variety of seating areas for benches, lounge chairs, picnic tables with shade structures and patio seating have been provided around the pool and spray pad. Many of the existing trees would remain throughout the site and provide shade and green space within the new aquatic park.

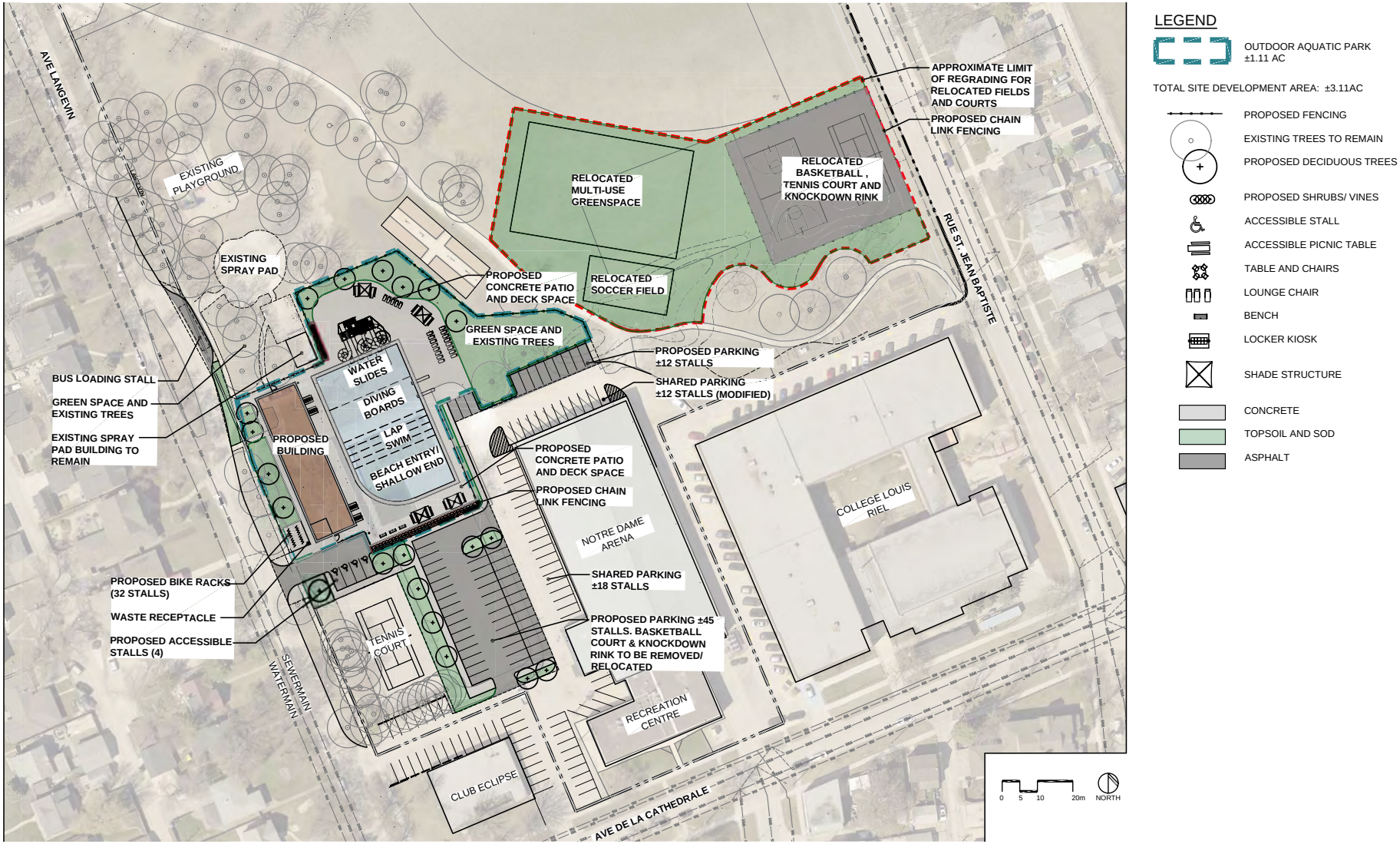
In order to provide enough space for the aquatic park, there are approximately 10 trees that will need to be removed for the proposed concept including trees of the following species: American Elm, Siberian Elm, Linden, Hawthorn, Manitoba Maple and White Spruce.

To provide and area of 1.53 acres for the larger aquatic park and proposed parking for the new facility, the existing soccer fields, basketball court and tennis court will need to be relocated into other areas of Provencher Park. The tennis court closest to Langevin Avenue would remain in its current location. The parking lot would be modified to accommodate fifty seven (57) new parking stalls to be shared with College Louis Riel, Notre Dame Arena, and Club Eclipse in addition to the existing parking stalls on site. If this concept proceeds, further discussion of the shared operational impacts and refinement of the parking layout will be necessary.

Four (4) accessible parking stalls have been provided off of Langevin Avenue to the south of the proposed building. A bus loading space has also been provided on Langevin Avenue to the North.

The existing sidewalk would be kept along Langevin Avenue with new sidewalk connections into the new building and aquatic facility. Bike racks for 32 bikes are proposed at the front of the building.

PROVENCHER PARK CONCEPT B



LEGEND

- OUTDOOR AQUATIC PARK ±1.11 AC
- TOTAL SITE DEVELOPMENT AREA: ±3.11AC
- PROPOSED FENCING
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS/ VINES
- ACCESSIBLE STALL
- ACCESSIBLE PICNIC TABLE
- TABLE AND CHAIRS
- LOUNGE CHAIR
- BENCH
- LOCKER KIOSK
- SHADE STRUCTURE
- CONCRETE
- TOPSOIL AND SOD
- ASPHALT

2.0 PROVENCHER PARK CONCEPT B

Upon review of the initial Provencher Park aquatic park design (Concept A) with the City and associated costs for a new facility, the project team reviewed a secondary design for the site that would keep the existing spray pad on Langevin Avenue. Keeping the spray pad outside of the new aquatic park would allow the continued free access to the spray pad and would have any upgrades reviewed as the spray pad ages at a later date.

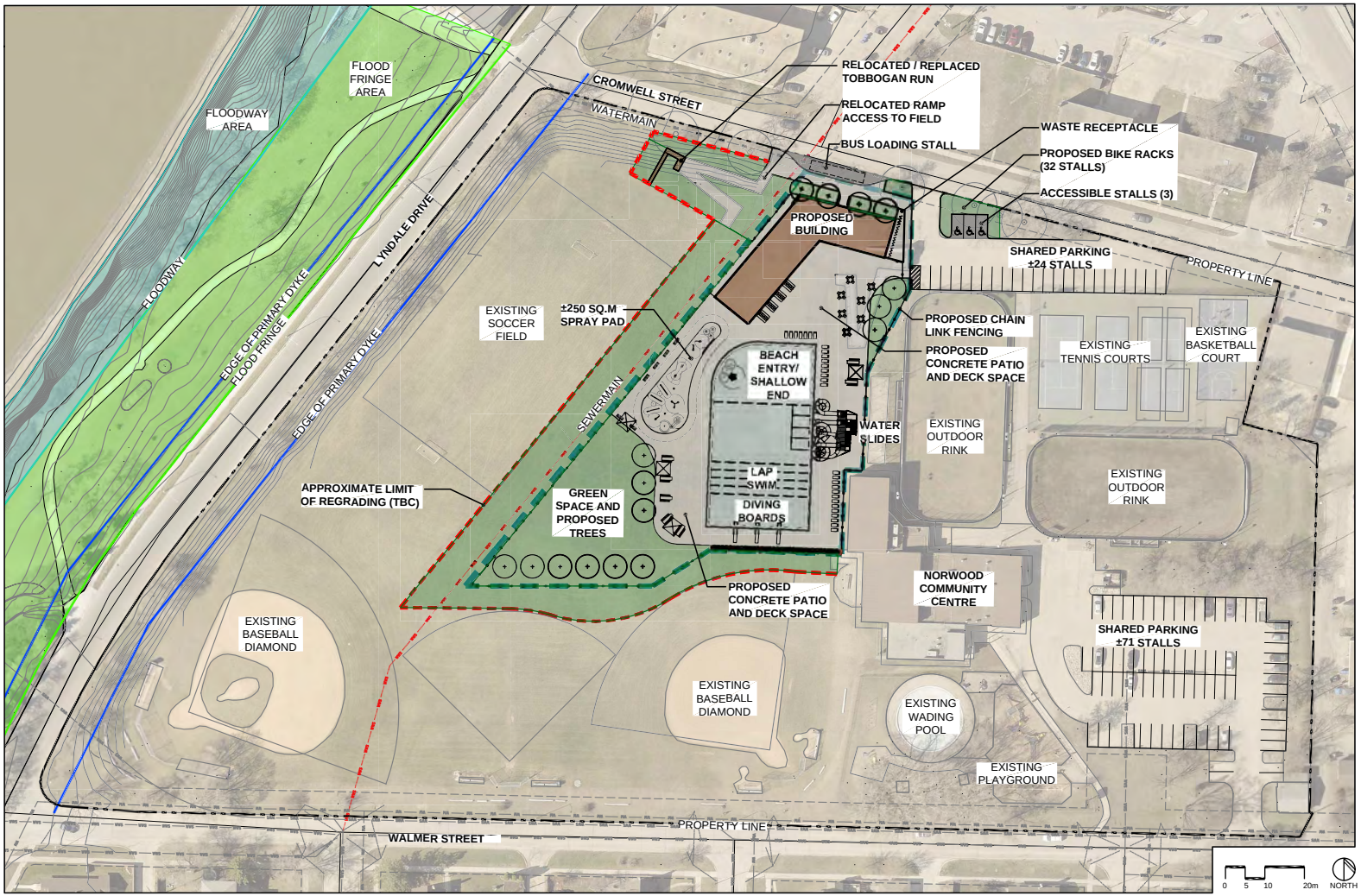
In the modified design, the site would still include a new building with new washrooms and change rooms facing Langevin Avenue. The existing pool would be replaced with a new pool that is +/- 125 square meters smaller than Concept A, but large enough for a shallow end with spray features, three to four (3-4) water slides, four (4) lap swim lanes and two (2) diving boards.

The site would include variety of seating areas for benches, lounge chairs, and picnic tables with shade structures around the pool. The smaller site area will preserve many of the existing trees outside of the aquatic facility while keeping a few mature trees within the site and many new trees planted throughout to provide shaded green space.

In order to provide enough space for the aquatic park, there are approximately 10 trees that will need to be removed for the proposed concept including trees of the following species: American Elm, Siberian Elm, Linden, Hawthorn, Manitoba Maple and White Spruce.

The parking lot design, relocated soccer fields, basketball court, tennis court, accessible parking and bus loading remain the same as Concept A. The front entrance design is modified from Concept A to have the proposed bike racks for 32 bikes closer to the southwest corner of the building. As noted for Concept A, further discussion on the shared parking layout will be necessary if this concept proceeds to development.

NORWOOD COMMUNITY CENTRE CONCEPT



LEGEND

- OUTDOOR AQUATIC PARK ±1.53 ACRES

TOTAL DEVELOPMENT AREA: ±2.17 ACRES

- PROPOSED FENCING
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS/ VINES
- ACCESSIBLE STALL
- ACCESSIBLE PICNIC TABLE
- TABLE AND CHAIRS
- LOUNGE CHAIR
- BENCH
- LOCKER KIOSK
- SHADE STRUCTURE
- CONCRETE
- TOPSOIL AND SOD
- ASPHALT

3.0 NORWOOD COMMUNITY CENTRE CONCEPT

The proposed aquatic park design for Norwood Community Centre incorporates a new building facing Cromwell Street with washrooms and change rooms. Due to an existing sewer main line running through the centre of the park space, the proposed facility would be located at the northeast corner of the open green space, west of the existing community centre and outdoor rink. The new aquatic facility will feature a large pool with an accessible beach entry, shallow end with spray features, three to four (3-4) water slides, four (4) lap swim lanes and three (3) diving boards.

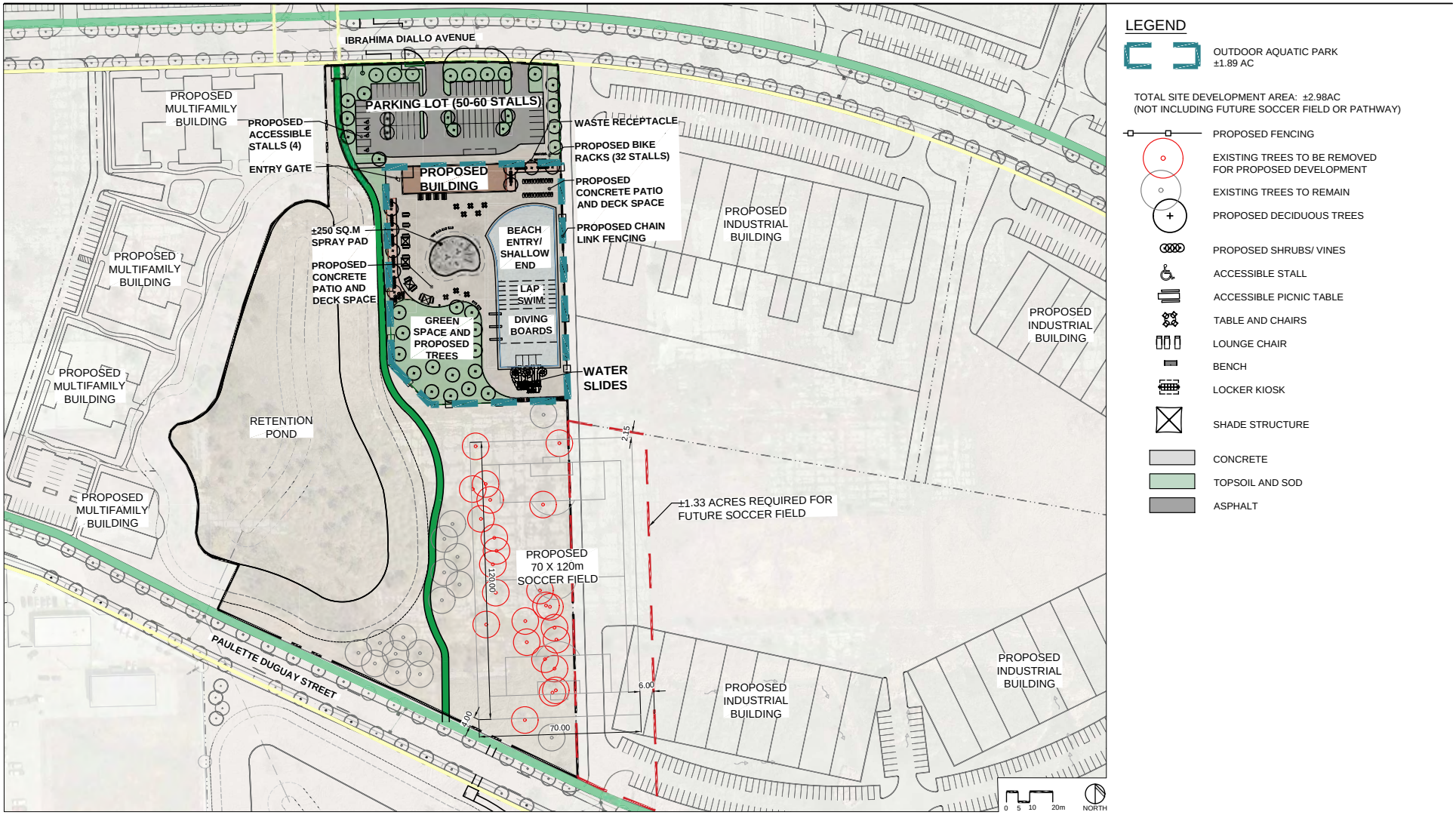
The site design incorporates a new +/-250 sq.m spray pad and concrete deck space for patio seating, a variety of seating areas for benches, lounge chairs, picnic tables with shade structures have been provided around the pool. The site design also includes a large green space with proposed trees.

In order to provide the 1.53 acres for the proposed aquatic facility, the existing toboggan run and ramp access into the adjacent soccer field is proposed to be relocated along Cromwell Street. The soccer field and baseball diamonds will remain as existing within the park space. The parking for the new facility would be shared with the Norwood Community Centre and surrounding amenities. Three (3) new accessible stalls are proposed to be located in the parking lot off of Cromwell Street. Bike racks are proposed on the east side of the new building for 32 bikes

Prior to receiving the full stormwater management review, it was noted by the geotechnical engineers that there is existing ground water under the site area and the grades for the proposed facility would need to be raised. The approximate extents of the re-grading that would be required are outlined in a dashed red line on the site plan.

As noted in the stormwater management review, it was determined that the Norwood Community Centre site does not meet City of Winnipeg storm water management requirements to develop an outdoor aquatic park and is not recommended to move forward with detailed design in a future phase of the project.

WATER TOWER DISTRICT CONCEPT



LEGEND

- OUTDOOR AQUATIC PARK ±1.89 AC
- TOTAL SITE DEVELOPMENT AREA: ±2.98AC (NOT INCLUDING FUTURE SOCCER FIELD OR PATHWAY)
- PROPOSED FENCING
- EXISTING TREES TO BE REMOVED FOR PROPOSED DEVELOPMENT
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS/ VINES
- ACCESSIBLE STALL
- ACCESSIBLE PICNIC TABLE
- TABLE AND CHAIRS
- LOUNGE CHAIR
- BENCH
- LOCKER KIOSK
- SHADE STRUCTURE
- CONCRETE
- TOPSOIL AND SOD
- ASPHALT

4.0 WATER TOWER DISTRICT CONCEPT

The proposed aquatic park design for the Water Tower District incorporates a building with washrooms and change rooms and a parking lot accessed off Ibrahima Diallo Avenue on the north side of the Public Reserve. The 50-60 stall parking lot would have a minimum of four (4) accessible parking stalls and a bus loading space near the front of the building.

Concrete sidewalk connections are proposed to connect to the adjacent road as well as the proposed pathway next to the retention pond. The site is designed with bike racks for 32 bikes, located at the front of the building.

The design includes a large pool with an accessible beach entry, shallow end with spray features, three to four (3-4) water slides, six (6) lap swim lanes and three (3) diving boards.

The site design incorporates a new +/-250 sq.m spray pad and concrete deck space for patio seating, a variety of seating areas for benches, lounge chairs, picnic tables with shade structures have been provided around the pool. The site design also includes a large green space with proposed trees.

Due to a larger public reserve space being available within the new development, the aquatic facility is proposed to take up 1.89 acres, plus additional land for the parking lot. Should the City decide to develop the south portion of the public reserve with a 70x120m soccer field, additional land will need to be acquired from the surrounding development area and +/- 24 existing trees located in the area will need to be removed.

14.0 STORMWATER MANAGEMENT REVIEW

Sison Blackburn Consulting (SBC) was retained by the City to perform a review of the stormwater management impact for the top three sites under consideration. The preliminary concept designs were used to determine the potential impact of storm water runoff based on pre-development and proposed post-development site runoff.

From SBC Drainage Memo:

For commercial developments stormwater runoff must be controlled in accordance with the City's Sewer By-Law 106/2018. Allowable runoff rates for each site shall be restricted to the five year City of Winnipeg design storm and based on an allowable runoff coefficient "c" value supplied by the City's Water & Waste Department.
Temporary on-site stormwater storage must also be provided and stored, up to and including, a 1 in 25-year design storm event, with the depth and extent of temporary on-site ponding not exceeding 0.3m.

The City of Winnipeg Water and Waste Department reviewed existing special operating procedures for an existing similar facility, Transcona Aquatic Park, and advised that if the St. Boniface Outdoor Aquatic Park develops a similar procedure for wastewater flows generated, the rate and timing of filter backwashing and pool draining as the Transcona facility, then the City has no concerns with Clause 8 from the Sewer By-Law 106/2018 wastewater flow requirements in the combined sewer areas of Norwood Park and Provencher Park nor do they have any capacity concerns in the separated sewer district for the Water Tower District option.

Upon further review of each site for the pre-development and post development runoff calculations, it was determined that the Norwood Community Centre site does not meet City of Winnipeg storm water management requirements to develop an outdoor aquatic park. The SBC Drainage Memo also notes that after comparing the stormwater management requirements, the Water Tower District site option has a distinct advantage* over the other two sites based on:

- Meets the City storm water management requirements
- Minimizes the amount of temporary on-site water storage
- The site has the most design flexibility to accommodate all water storage on surface
- Below grade storage is not anticipated
- Lower storm water management construction costs (it is noted that there is no wastewater sewer fronting the proposed site and a +/-120m sewer extension or non-conforming sewer service within the right of way will be required)

*Further review of the concept designs and class 5 cost estimates will determine a final recommendation for a site.

15.0 CLASS 5 BUDGETS

	PROVENCHER PARK CONCEPT A	PROVENCHER PARK CONCEPT B	NORWOOD COMMUNITY CENTRE	WATER TOWER DISTRICT
Total Site Development Area	+/-3.6 acres	+/-3.11 acres	+/-2.17 acres	+/-2.98 acres
CLASS 5 ESTIMATED CAPITAL COSTS ($000'S)				
Construction:			Option not costed. Site does not meet the stormwater management requirements to allow for a new outdoor aquatic park	
New Aquatic Park	$13,414	$11,558		$16,069
Relocate Existing Park Amenities	$560	$560		
Design & Consulting	$1,480	$1,300		$1,683
Other: Insurance, FF&E (3%)	$448	$392		$510
Contingencies (30% Total)	$4,192	$3,636		$4,821
Internal Finance & Admin	$613	$555		$676
Total	**$20,707**	**$18,001**		**$23,759**

All estimates are based on design occurring in 2027 and construction starting in 2028.

16.0 CONCLUSION

After review of the concept designs, stormwater management and capital costs, it was determined that two out of three of the top sites would be feasible options for an outdoor aquatic park. Both Provencher Park and Water Tower District would be suitable choices for a future facility.

Depending on the final scope of work with or without a new spray pad, an aquatic park at the Provencher Park site would range in cost from $18 million to $20.7million. During the initial analysis of the site, it was determined that if this site was not chosen for development, the aging infrastructure of the pool would require significant upgrades or potential closure. A new facility in this location could impact some of the existing recreation amenities such as the multi-use green space location, basketball, outdoor hockey and tennis court locations, however there is space nearby to relocate as required. A new facility would benefit the existing residents in the neighbourhood as it is central within the overall St. Boniface neighbourhood and keep an existing aquatic facility from being closed.

The Water Tower District site would be more expensive to develop, costing approximately $23.7 million, however would require less infrastructure upgrades due to being located in a newer, planned neighbourhood infill development. The aquatic facility would benefit the newer residents to the area and still be within close proximity to the existing St. Boniface neighbourhood areas. If the Water Tower District is chosen, there is an opportunity to work with the Area Developer to acquire land for the soccer field and potential financial involvement in the project.

It was determined that Norwood Community Centre site would not be a feasible choice due to not meeting the stormwater management requirements needed for an aquatic facility.

Further review of both Provencher Park and Water Tower District is anticipated to be completed by City Administration and Council to determine the next steps for design and potential development.

APPENDICES

A. STAKEHOLDER ENGAGEMENT REPORT
B. PUBLIC ENGAGEMENT REPORT
C. DETAILED SELECTION CRITERIA
D. HIGH POVERTY AREAS
E. CITY OF WINNIPEG PARKS STRATEGY
F. HOUSING DENSITY AND SITE RANKING
G. LAND USE ZONING AND SITE RANKING
H. SURROUNDING AMENITIES AND SITE RANKING
I. TRANSIT AND SITE RANKING
J. BIKE ROUTES AND SITE RANKING

APPENDIX A

STAKEHOLDER ENGAGEMENT REPORT

ST. BONIFACE OUTDOOR AQUATIC PARK

Stakeholder Engagement Summary

November 2024 **Presentation Date: Nov. 1 & 4, 2024**

1.0 Introduction and Purpose

McGowan Russell Group is working with The City of Winnipeg to explore the feasibility of a new outdoor aquatic park in St. Boniface to determine what it could look like and where it could go. The project will help narrow down a potential location as well as provide preliminary designs and cost estimates for construction, operation and maintenance.

The purpose of the stakeholder meetings were to provide information about the proposed project to surrounding neighbourhood groups, community centres, and local associations and gain feedback to ensure the future aquatic park meets the needs of the community.

2.0 Stakeholder Engagement Methods and Advertisements

An email invitation was sent out to local neighbourhood groups, community centres and local associations on October 21, 2024 inviting stakeholders to participate in one of four virtual meetings to review the storyboards with information on the project ahead of the Public Open House being held on November 14, 2024. The Stakeholder meetings were scheduled to be held at the following dates and times:

- Meeting #1: Friday, November 1, 2024: 11:30 a.m. – 1 p.m.
- Meeting #2: Friday, November 1, 2024: 4 p.m. - 5:30 p.m.
- Meeting #3: Monday, November 4, 2024: 11:30 a.m. – 1 p.m.
- Meeting #4: Monday, November 4, 2024: 5:30 p.m. – 7 p.m.

Stakeholders were notified that all sessions would review the same information and were instructed to sign up for the date and time that best fit their schedule.

3.0 Participation

There were 6 stakeholders that attended meeting #1, 2 stakeholders that attended meeting #2 and 3 stakeholders that attended meeting #3. No stakeholders signed up for meeting #4 and the meeting was cancelled.

All stakeholders were given a brief presentation on the storyboards prepared by MRG and The City of Winnipeg outlining the scope of the project, background information on existing pools and the Winnipeg Recreation Strategy as well as water and facility features being reviewed for the potential outdoor aquatic park. 6 locations in St. Boniface were highlighted as potential sites. The storyboards outlined site considerations for each site being reviewed and highlighted the top 3 sites that were noted after early assessments.

Following the presentation, each stakeholder participant had the opportunity to provide initial questions or comments to the City and MRG representatives. Once everyone had the opportunity to speak individually, the discussion was opened to everyone to continue the conversation regarding the presentation materials and scope of the project.

4.0 Summary

Below is a list of the questions and comments that were reviewed during all stakeholder meetings.

- What is the current lifespan of St. Vital Pool? (+/-20 years were noted)
    - The existing tank was partially redeveloped with a new building in 2015 and a new liner put in this year (2024)
- What is the lifespan for a typical outdoor pool (+/-30 years)
- Make sure pool maintenance is not neglected after a new facility is built
- Has the Windsor Park redevelopment plan been reviewed in relation to a new outdoor aquatic park?

Winnipeg

ST. BONIFACE OUTDOOR AQUATIC PARK

Stakeholder Engagement Summary

November 2024 **Presentation Date: Nov. 1 & 4, 2024**

- Interest was expressed for Windsor Park, Happyland, Provencher Pool and Norwood to be the selected sites
- Can a 4km radius be shown for the 6 proposed sites?
- Is the current project reviewing where community pools could be located in the area?
- Is there an opportunity to use nearby school parking lots for an aquatic park on weekends?
- Concerns were raised about replacing wading pools with spray pads since spray pads don't provide space for kids to learn how to swim or for older kids to play
- What is the current lifespan for Provencher outdoor pool?
- Why does the Norwood site not put the pool East/ West
    - There is an existing underground sewer line running through the site that cannot have a pool facility on top
    - Could the sewer line be moved?
        - Not feasible without adding significant costs to the project
- Norwood would have good proximity to people living downtown/ higher poverty areas
- Water Tower is the furthest from existing housing and the rail line will be a factor to consider to get to the site
- Cycling route along Marion to get to the Water Tower site is not very accessible.
- What is the current population projection for the Water Tower District?
    - 2000 units/ +/-4600 people
- Concerns were raised about odours from the surrounding area/ proximity to Maple Leaf Foods in relation to the Water Tower District.
- Does the City have any plans to service the newer neighbourhoods (such as Sage Creek/ Bonavista)?
- Transcona Outdoor Pool does not have enough shade
- More trees/ shade needed in any outdoor aquatic facility
- St. Vital pool services quite a large area for the surrounding area/ south neighbourhoods, but is quite busy and hard to get into
- Provencher pool should be reviewed for upgrades
- City focuses on big facilities, more community pools should be focused on instead of one larger facility in the area
- Large senior populations would like to have a place to do daily swimming or aqua size classes
- Is there a proposed timeframe for development?
    - Not at this time. Funds are needing to be reviewed for design and construction
- How long would a new facility take to build?
    - Approximately a 1-2year construction period
- All 6 sites should have been considered within the survey language
- Why were there not any sites south of Winakwa/ Windsor park?
    - The 6 chosen sites were reviewed by the City as the most viable locations
- Demand/ Access to aquatic facilities are high and areas in the south end are under serviced
- Comments were noted that there should be an opportunity for the community to provide additional input after the cost estimates are developed
- Concerns were raised about 3 pools deemed to be decommissioned (Provencher, Winakwa and Happyland)
- What is the cost for decommissioning vs. continuing operations and putting money into fixing the existing facilities?
- Concerns were raised about trade offs for the proposed sites to have the aquatic facility and replacing existing sporting facilities
- Concerns were raised about distance to transit and walking accessibility to the proposed facility
- Additional information on extending the lifecycles for existing pools was recommended
- Concerns were raised about lower income families not being able to afford admission to a new facility.
- Concerns were raised about Coronation park being a potential site and preference for it to remain a greenspace
- Preference was noted for sites in closer proximity to community centres

Winnipeg

APPENDIX B

PUBLIC ENGAGEMENT REPORT

ST. BONIFACE OUTDOOR AQUATIC PARK

Public Engagement Summary

November 2024

Open House: Nov. 14, 2024

Response Date: October 28 – December 4, 2024

Surveys Completed: 1750

1.0 Introduction and Purpose

McGowan Russell Group is working with The City of Winnipeg to explore the feasibility of a new outdoor aquatic park in St. Boniface to determine what it could look like and where it could go. The project will help narrow down a potential location as well as provide preliminary designs and cost estimates for construction, operation and maintenance.

The purpose of the public engagement was to gather input on potential sites, criteria, and amenities for the proposed St. Boniface Aquatic Park. Input received help the project team identify a preferred site based on what was important to the community. Input also helped the project team create a site plan and layout that included the community's top amenities.

2.0 Public Engagement Methods and Advertisements

The City Project Website was launched on October 28, 2024. The website featured updates on the start of public engagement including the project information boards, a link to the online survey and advertisement for the Open House on November 14, 2024. Printed flyers advertising for the Open House were delivered to local libraries, community centres and arenas within the St. Boniface ward between October 31st and November 1, 2024.

Promotional methods:

Public engagement opportunities were promoted using the following methods:

City of Winnipeg news release – October 28, 2024

Five Facebook posts with over 41,000 followers – October 28, 2024 to December 02, 2024

Five X posts with over 130,000 followers – October 28, 2024 to December 02, 2024

Email to 133 project subscribers – October 28, 2024

Newspaper ad in La Liberté – November 6, 2024

City of Winnipeg public engagement newsletter with over 5,672 recipients – October 28 and November 21, 2024

City of Winnipeg digital display ads- October 28, 2024

Advertising in City of Winnipeg facilities (libraries, pools and community centres) began at the same time as the website launch on October 28, 2024

Postcards – October 31- November 1, 2024

Postcards advertising for the open house were delivered to local libraries, community centres and arenas within the St. Boniface ward between October 31st and November 1, 2024.

The Public Open House Event was held on Thursday November 14, 2024 at Champlain Community Centre from 4-7pm.

Project Website Links:

English:

https://engage.winnipeg.ca/st-boniface-outdoor-aquatic-park

French:

https://participe.winnipeg.ca/parc-aquatique-exterieur-de-saint-boniface

The online survey was live from October 28, 2024 to December 4, 2024.

3.0 Participation

1750 people completed the project survey (1722 filled out online and 29 filled out at the public open house in person. There were **3,451** visits to the web page during the engagement period of October 28 - December 4.

The postal code data collected indicates that:

ST. BONIFACE OUTDOOR AQUATIC PARK

Public Engagement Summary

November 2024

Open House: Nov. 14, 2024

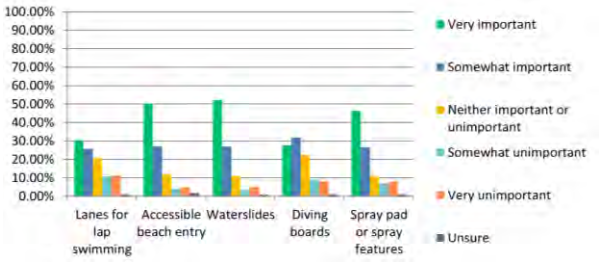
Response Date: October 28 – December 4, 2024

Surveys Completed: 1750

4.0 Summary

Survey questions:

1. **The site will include a heated outdoor pool and a number of other amenities to make the pool fun and welcoming for families and people of all ages and abilities. How important are each of these potential pool amenities to you?**



52.1% of respondents noted water slides as very important

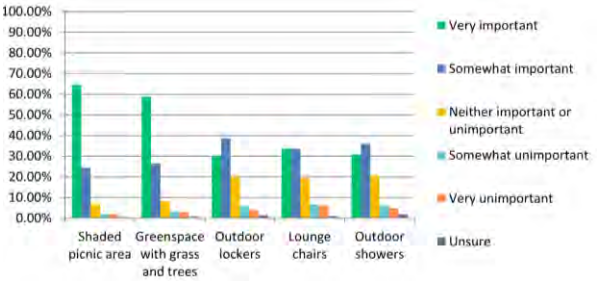
50.1% of respondents noted accessible beach entry as very important

46.2% of respondents noted spray pad or spray features as very important

30.3% of respondents noted lanes for lap swimming as very important

27.8% of respondents noted diving boards as very important

2. **The site will include a pool building with washrooms, showers, and changerooms. How important are each of these potential site amenities to you?**



64.5% of respondents noted shaded picnic areas as very important

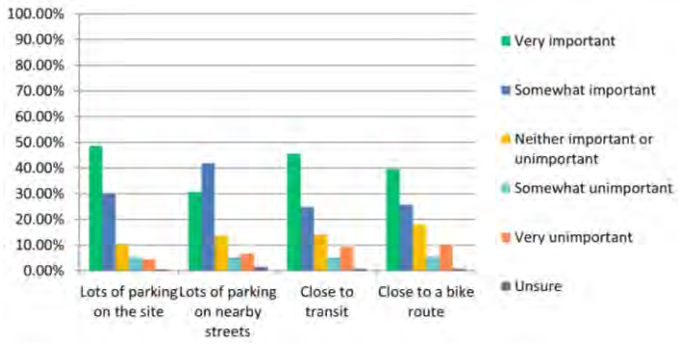
58.7% of respondents noted green space with grass and trees as very important

33.7% of respondents noted lounge chairs as very important

30.8% of respondents noted outdoor showers as very important

30.1% of respondents noted outdoor lockers as very important

3. How important are the following transportation criteria to you?



48.7% of respondents noted lots of parking on the site as very important

45.6% of respondents noted close to transit as very important

39.5% of respondents noted close to a bike route as very important

30.6% of respondents noted lots of parking on nearby streets as very important

Winnipeg

ST. BONIFACE OUTDOOR AQUATIC PARK

Public Engagement Summary

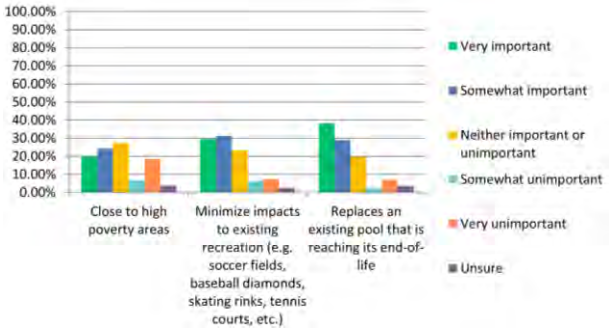
November 2024

Open House: Nov. 14, 2024

Response Date: October 28 – December 4, 2024

Surveys Completed: 1750

4. How important are the following service criteria to you?

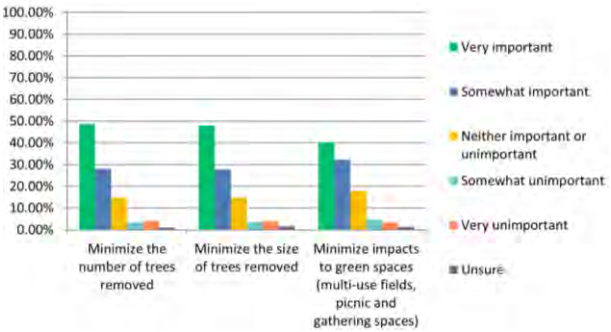


38.3% of respondents noted replacement of an existing pool that is reaching its end-of-life as very important

29.4% of respondents noted minimizing impacts to existing recreation (e.g. soccer fields, baseball diamonds, skating rinks, tennis courts, etc) as very important

19.6% of respondents noted close to high poverty areas as very important

5. How important are the following park criteria to you?



48.6% of respondents noted minimize the number of trees removed as very important

48.1% of respondents noted minimize the size of trees removed as very important

19.6% of respondents noted minimize impacts to green spaces (multi-use fields, picnic and gathering spaces) as very important

6. Are there any other criteria the City should look at when selecting a site?

353 out of **1750** people responded with written comments for this question. Out of the comments received there were ten categories of criteria that were noted:

- safety/ crime
- cost entry/ construction costs
- location (proximity to wading pools/ splash pads, outside of City, high density areas, Winakwa/ Windor Park, Norwood, Happyland, Water Tower District, Provencher Park, St. Vital, Southdale, high poverty area, central location, close to schools, away from busy roads/ high traffic areas, replace pools being closed, proximity to downtown)
- indoor aquatic park
- do not build
- site uses/ amenities
- impact on community
- infrastructure/ roads/ transit
- accessible/ bike/ walk
- other/ miscellaneous

7. An early assessment of sites found that Water Tower District, Provencher Park, and Norwood Community Centre could support the proposed outdoor aquatic park. Let us know what you like or dislike about these sites.

938 out of **1750** people responded with written comments for this question. Out of the comments received there were seven categories of criteria that were noted:

- Con Water Tower District (216 comments)
- Pro Water Tower District (196 comments)
- Con Provencher Park (124 comments)
- Pro Provencher Park (214 comments)
- Con Norwood Community Centre (143 comments)
- Pro Norwood Community Centre (276 comments)
- Other (222 comments)

Winnipeg

ST. BONIFACE OUTDOOR AQUATIC PARK

Public Engagement Summary

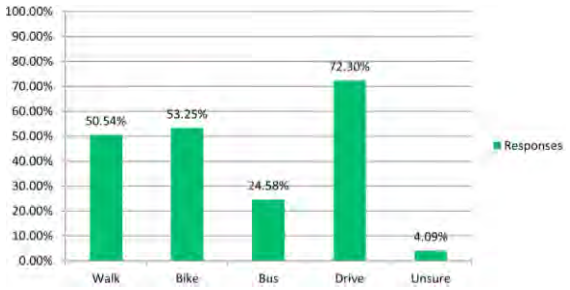
November 2024

Open House: Nov. 14, 2024

Response Date: October 28 – December 4, 2024

Surveys Completed: 1750

8. How would you like to travel to the proposed outdoor aquatic park? (Check all that apply)



72.3% of respondents noted they would drive

53.3% of respondents noted they would bike

50.5% of respondents noted they would walk

24.6% of respondents noted they would take the bus

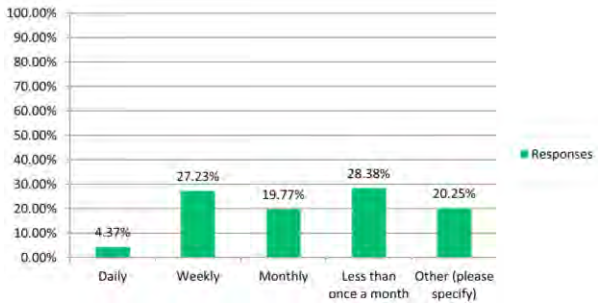
4.1% of respondents noted they were unsure

9. Are there any additional comments you would like to share?

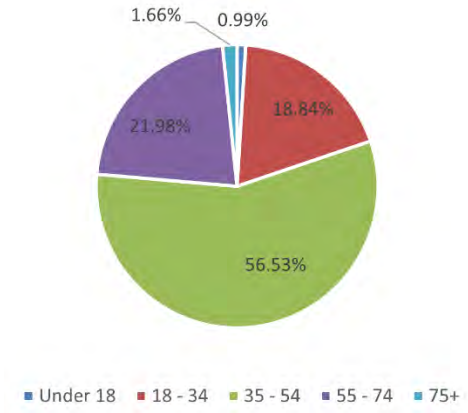
417 out of **1750** people responded with written comments for this question. Out of the comments received there were eight categories of criteria that were noted:

- amenities to be included/ excluded
- location
- indoor aquatic park
- keep existing pools
- build more small pools
- concern for loss of park amenities
- don't build a pool
- concerns with affordability and costs
- other/ miscellaneous

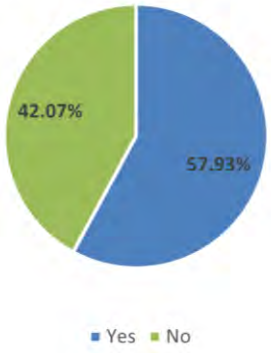
10. How often did you visit a public outdoor pool this past summer?



11. What is your age?



12. Do you have children (16 or under) living at home?



Winnipeg

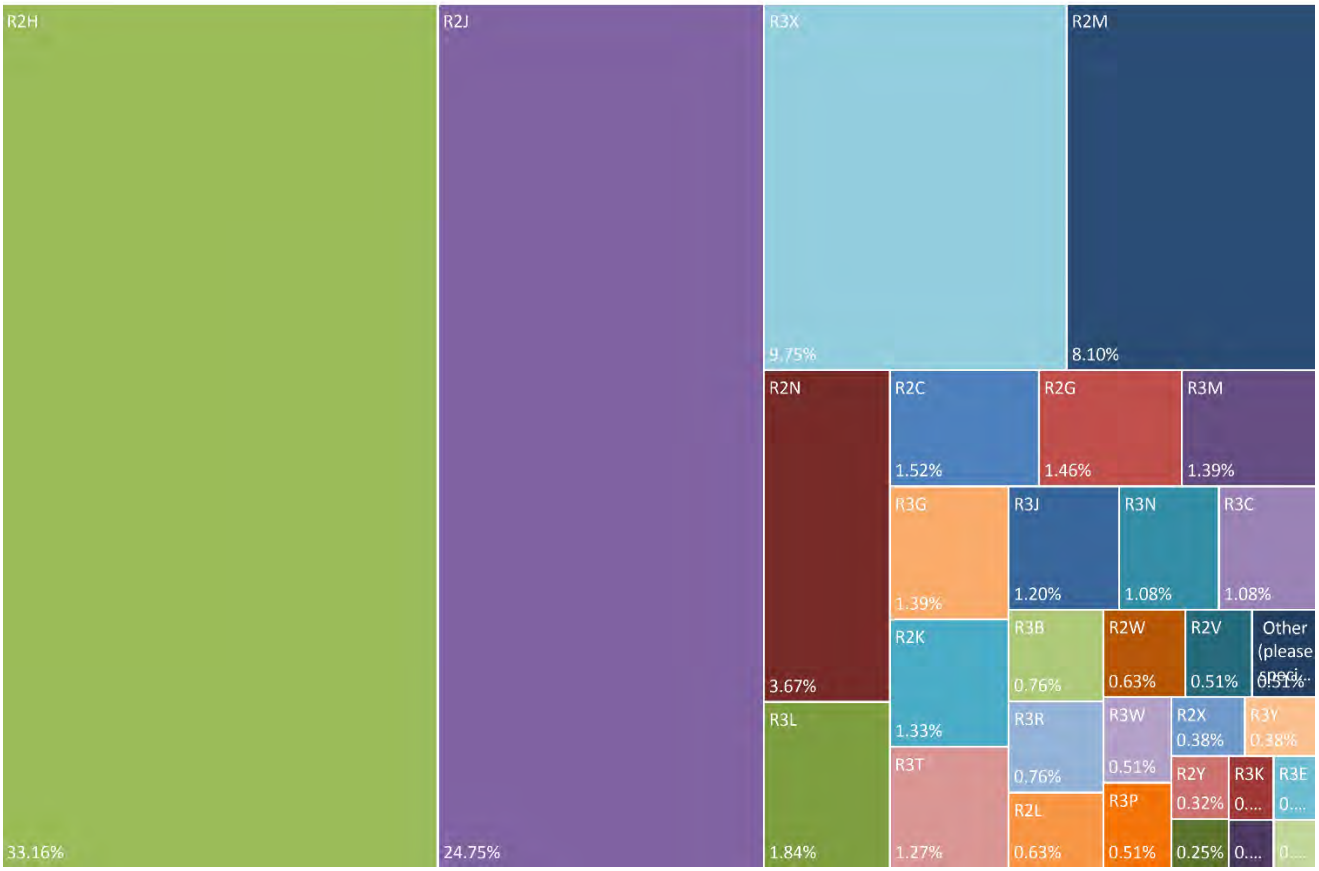
13. Please provide the first three characters of your postal code

33.16% of survey respondents live in St. Boniface West (R2H)

34.50% of survey respondents live in St. Boniface East (R2J & R3X)

8.10% of survey respondents live in St. Vital North (R2M)

The remaining **24.24%** were from other areas within Winnipeg



APPENDIX C

DETAILED SELECTION CRITERIA

APPENDIX C
DETAILED SELECTION CRITERIA

The site selection criteria were divided into three levels, each with rankings from 0-3.

Level 1- Winnipeg Recreation Strategy
Level of Service and Policies:

i. Target Level of Service for Outdoor Pools - Improves service and addressing gaps in target level of service within 2km
   - 0: 51%+ level of service overlap
   - 1: 26-50% level of service overlap
   - 2: 16-25% level of service overlap
   - 3: 0-15% level of service overlap

ii. Proximity to areas of higher poverty
   - 0: 6.1km+
   - 1: 4.1-6km
   - 2: 2.1-4km
   - 3: 0-2km

iii. Replaces existing outdoor pool that is reaching/ at end of useful life
   - 0: No
   - 3: Yes

Level 2- Winnipeg Parks Strategy
Level of Service and Policies:

i. Review of Urban Forestry Strategy and potential tree impact
   - 0: 21+ trees removed
   - 1: 11-20 trees removed
   - 2: 1-10 trees removed
   - 3: no tree loss

ii. Review of Urban Forestry Strategy and tree canopy coverage
   - 0: Loss of trees (30cm+ diameter)
   - 1: Loss of trees 10-30cm diameter
   - 2: Loss of Trees 0-9.9cm diameter
   - 3: No Tree Loss

iii. Existing land use/ displacement of core amenities (playgrounds, picnic and gathering spaces, multi-use green spaces)
   - 0: Site has high intensity uses that cannot be moved to other locations
   - 1: Site has high intensity uses that can be moved to other locations
   - 2: Site has conflicting uses that can be moved within the site
   - 3: Site has no conflicting uses

iv. Existing land use/ displacement of secondary amenities (tennis and pickle ball courts, basketball courts, baseball and softball diamonds, rectangular athletic fields, outdoor skating rinks and areas, skateboard parks
   - 0: Site has high intensity uses that cannot be moved to other locations
   - 1: Site has high intensity uses that can be moved to other locations
   - 2: Site has conflicting uses that can be moved within the site
   - 3: Site has no conflicting uses

v. Highest level of Transit within 400m of site
   - 1: Limited Span
   - 1: On Request
   - 2: Community
   - 2: Connector
   - 2.5: Direct
   - 2.5: Frequent
   - 2.5 Frequent Express
   - 3: Rapid Transit

vi. Distance to active transportation pathway/ cycling route
   - 0: 150m+
   - 1: 101-150m
   - 2: 51-100m
   - 3: 0-50m

Level 3- Technical Components:

i. Potential environment concerns: geotechnical
   - 0: Major improvements needed for development
   - 1: Minor improvements needed for development
   - 2: Minor improvements needed for development (can be phased)
   - 3: No known issues

ii. Potential environment concerns: overland flooding
   - 0: Major improvements needed for development
   - 1: Minor improvements needed for development
   - 2: Minor improvements needed for development (can be phased)
   - 3: No known issues

iii. Potential environment concerns: water table issues
   - 0: Major improvements needed for development
   - 1: Minor improvements needed for development
   - 2: Minor improvements needed for development (can be phased)
   - 3: No known issues

iv. Potential environment concerns: proximity to industrial (M1-3 & MMU zoning uses)
   - 0: 0-200m
   - 1: 201-400m
   - 2: 401-600m
   - 3: 601m+

v. Servicing
   - 0: Issues with capacity for water and issues with capacity for waste water that cannot be addressed with local intervention
   - 1: Issue with capacity for waste water that cannot be addressed with local intervention or capacity for water service
   - 2: Issue with capacity for waste water that can be addressed with local intervention
   - 3: No issues with servicing capacity

vi. Road access
   - 1: Local Street
   - 2: Arterial
   - 3: Collector

vii. Parking opportunities
   - 0: No parking available
   - 1:Not enough space for minimum parking
   - 2: Adjacent/ off-site parking nearby
   - 3: Space for on site/ shared parking for minimum parking stalls

viii. Zoning (for proposed aquatic park/ outdoor amusement enterprise)
   - 0: Rezoning required
   - 1: No rezoning required

ix. Proximity to indoor pool (Bonivital Pool)
   - 0: 0-2km+
   - 1: 2.1-4km
   - 2: 4.1-6km
   - 3: 6.1km+

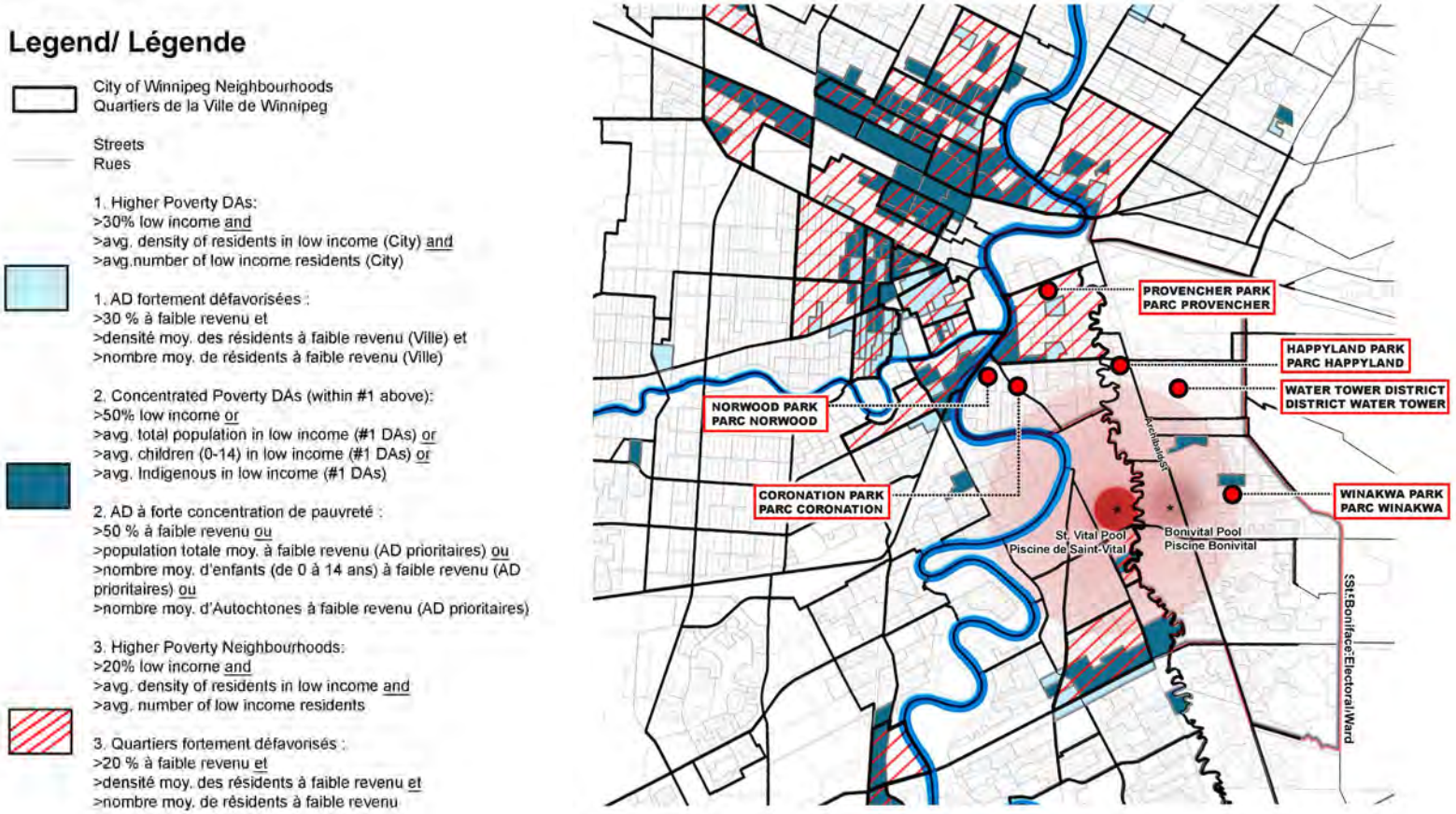
APPENDIX D

HIGH POVERTY AREAS

APPENDIX D

HIGH POVERTY AREAS

Poverty can be a barrier to achieving good health and wellbeing. The future outdoor aquatic centre will look to support high poverty areas. We reviewed the six (6) potential sites in relation to City of Winnipeg analysis of geographic areas of higher poverty, based on census information. Sites were ranked higher if they were within closer proximity to neighbourhoods with concentrated or higher poverty



Data taken from: City of Winnipeg 2025 Census

APPENDIX E

CITY OF WINNIPEG PARKS STRATEGY

APPENDIX E

CITY OF WINNIPEG PARKS STRATEGY

The City of Winnipeg analyzed various parks amenities as part of the Winnipeg Parks Strategy and found that the distribution of amenities within the parks system is inconsistent city-wide.

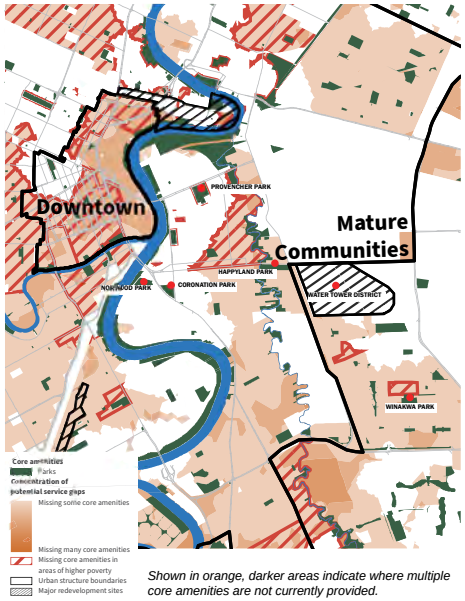
The following maps are enlargements of the highlighted amenities for the St. Boniface and immediately surrounding areas to identify the current distribution in relation to the 6 identified sites for the St. Boniface Outdoor Aquatic Park. Sites were ranked higher if the proposed aquatic park would not displace any of the core or secondary amenities noted in the Winnipeg Parks Strategy.

CORE AMENITIES:

The City of Winnipeg has identified the following as the Parks System's Core Amenities:

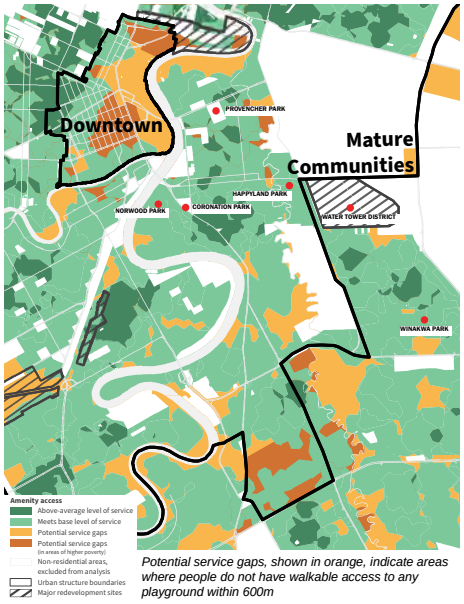
- Playgrounds
- Picnic and Gathering Spaces
- Multi- Use Green spaces

CORE AMENITIES- POTENTIAL SERVICE GAPS



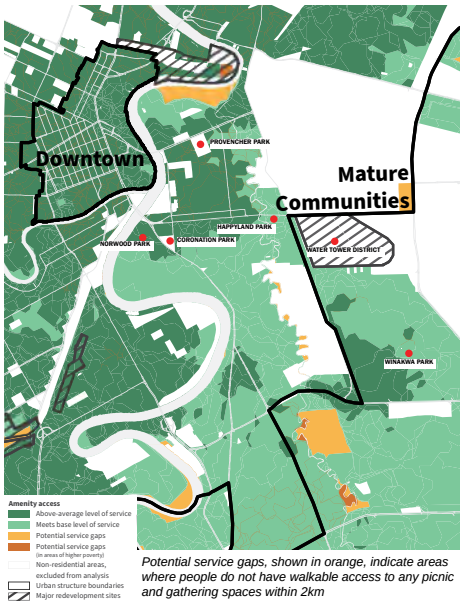
Shown in orange, darker areas indicate where multiple core amenities are not currently provided.

CORE AMENITIES- PLAYGROUNDS



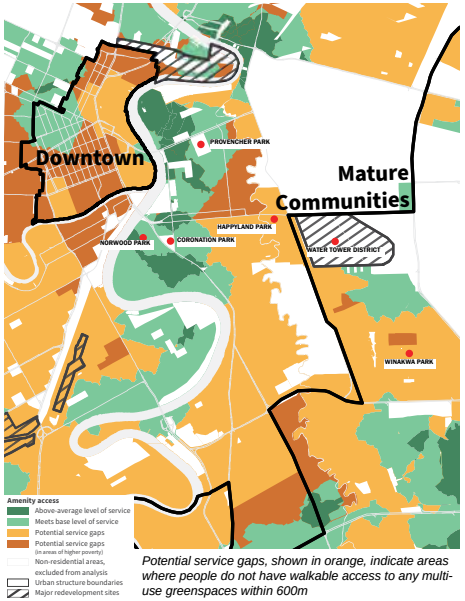
Potential service gaps, shown in orange, indicate areas where people do not have walkable access to any playground within 600m

CORE AMENITIES- PICNIC AND GATHERING SPACES



Potential service gaps, shown in orange, indicate areas where people do not have walkable access to any picnic and gathering spaces within 2km

CORE AMENITIES- MULTI-USE GREENSPACES



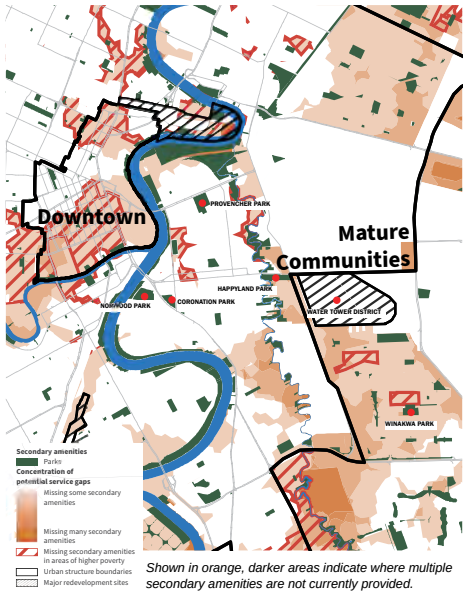
Potential service gaps, shown in orange, indicate areas where people do not have walkable access to any multi-use greenspaces within 600m

SECONDARY AMENITIES:

The City of Winnipeg has identified the following as the Parks System's Secondary Amenities:

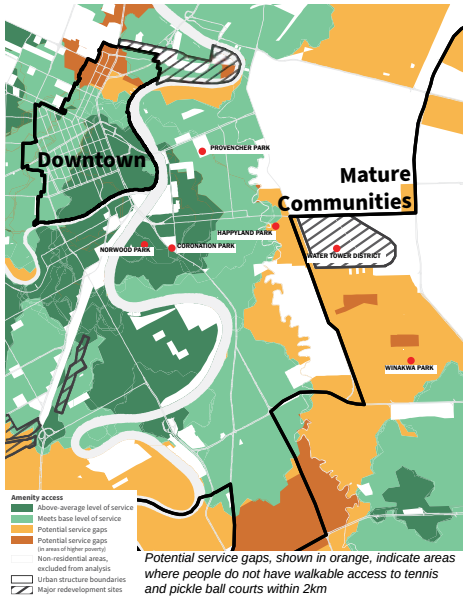
- Tennis and pickle ball courts
- Basketball courts
- Baseball/ softball diamonds
- Bookable multi-purpose athletic fields
- Skateboard parks

SECONDARY AMENITIES- POTENTIAL SERVICE GAPS



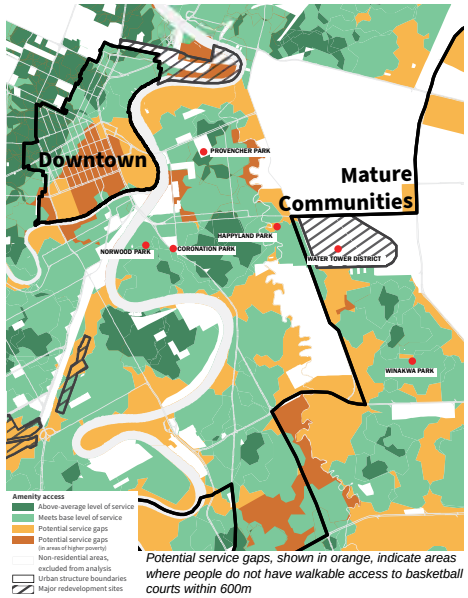
Shown in orange, darker areas indicate where multiple secondary amenities are not currently provided.

SECONDARY AMENITIES- TENNIS AND PICKLE BALL COURTS



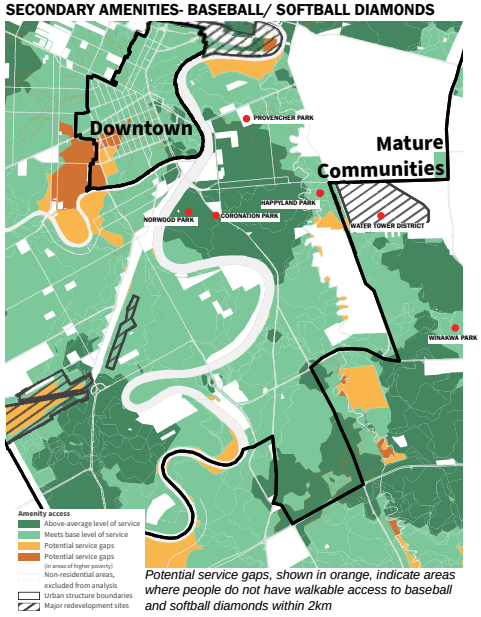
Potential service gaps, shown in orange, indicate areas where people do not have walkable access to tennis and pickle ball courts within 2km

SECONDARY AMENITIES- BASKETBALL COURTS



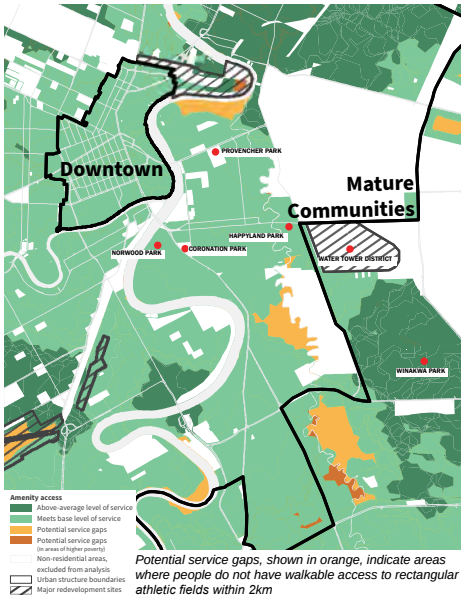
Potential service gaps, shown in orange, indicate areas where people do not have walkable access to basketball courts within 600m

SECONDARY AMENITIES- BASEBALL/ SOFTBALL DIAMONDS



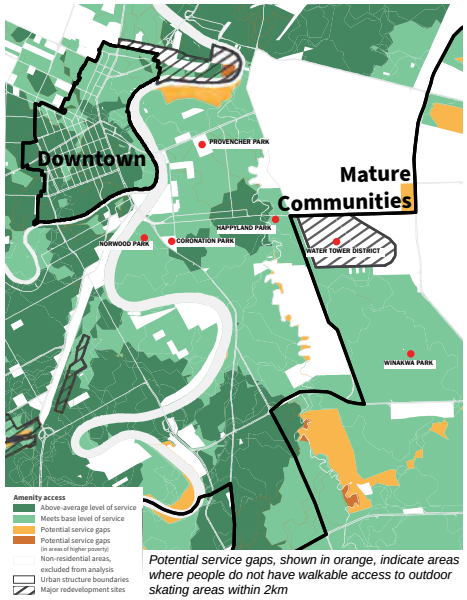
Potential service gaps, shown in orange, indicate areas where people do not have walkable access to baseball and softball diamonds within 2km

SECONDARY AMENITIES- RECTANGULAR ATHLETIC FIELDS



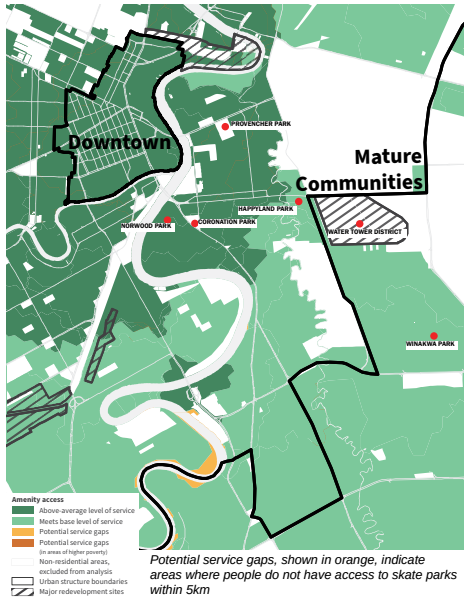
Potential service gaps, shown in orange, indicate areas where people do not have walkable access to rectangular athletic fields within 2km

SECONDARY AMENITIES- OUTDOOR SKATING RINKS AND AREAS



Potential service gaps, shown in orange, indicate areas where people do not have walkable access to outdoor skating areas within 2km

SECONDARY AMENITIES- SKATEBOARD PARKS



Potential service gaps, shown in orange, indicate areas where people do not have access to skate parks within 5km

City of Winnipeg Parks Strategy: St. Boniface Secondary Amenity Enlargements with aquatic park sites highlighted in red.

APPENDIX F

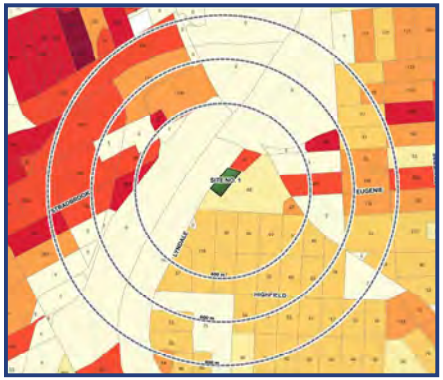
HOUSING DENSITY AND SITE RANKING

APPENDIX F

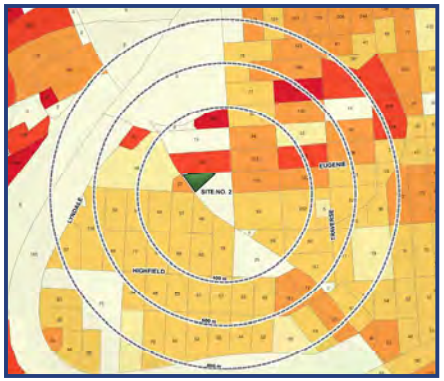
HOUSING DENSITY AND SITE RANKING

We reviewed the six (6) identified sites in relation to the number of homes within 400m.

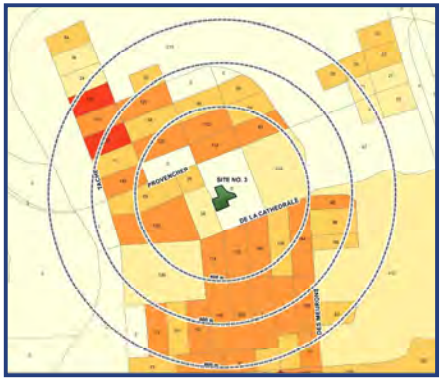
Sites were ranked higher if there were more homes within 400m of the park



SITE #1: NORWOOD PARK

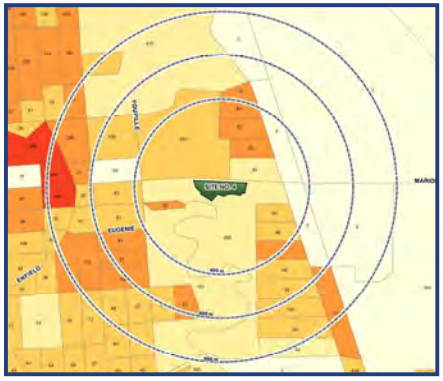


SITE #2: CORONATION PARK

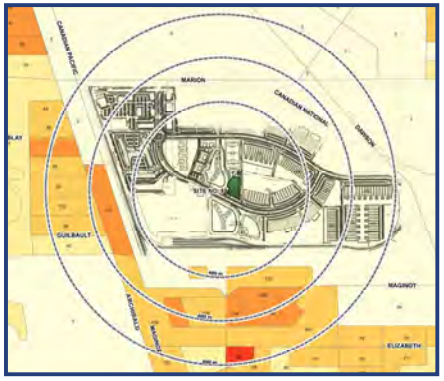


SITE #3: PROVENCHER PARK

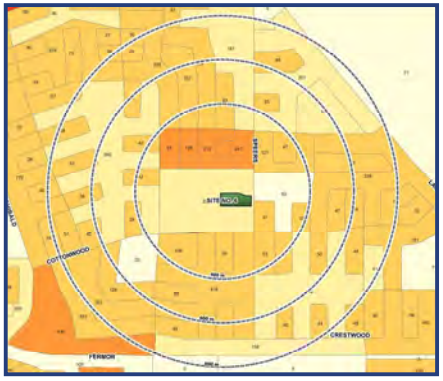




SITE #4: HAPPYLAND PARK



SITE #5: WATER TOWER DISTRICT



SITE #6: WINAKWA PARK

Legend

Units per Hectare

- 0 - 5
- 5 - 10
- 10 - 20
- 20 - 50
- 50 - 100
- 100 - 200
- 200 - 500

Data taken from: City of Winnipeg 2021 Census

APPENDIX G

LAND USE: ZONING AND SITE RANKING

APPENDIX G

LAND USE: ZONING AND SITE RANKING

We reviewed the existing land use and zoning of the six (6) identified sites to confirm compatible uses with an outdoor aquatic park.

Sites were ranked higher if no rezoning was required



SITE #1: NORWOOD PARK



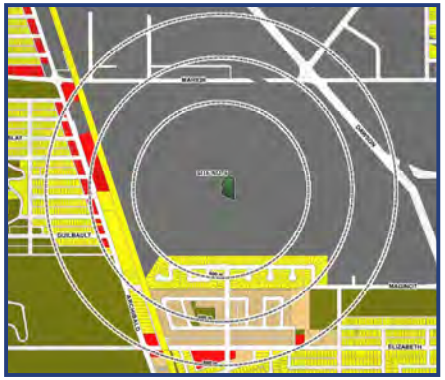
SITE #2: CORONATION PARK



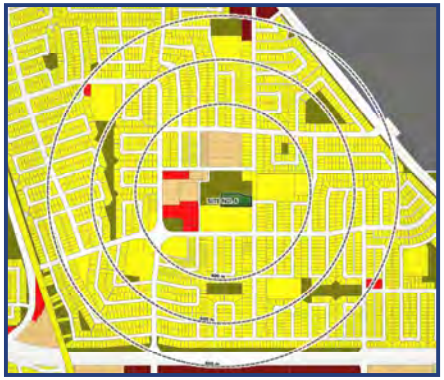
SITE #3: PROVENCHER PARK



SITE #4: HAPPYLAND PARK



SITE #5: WATER TOWER DISTRICT



SITE #6: WINAKWA PARK



Legend

ZONES	ABBR.
Parks and Recreation	PR
Agriculture General	AG
Agriculture Limited	AL
Rural Residential	RR
General Development	GD
Residential	RS
Residential Mixed	RM
Commercial Neighbourhood	CN
Commercial Central	CC
Highway Corridor	HC
Industrial	M
Institutional	I

APPENDIX H

SURROUNDING AMENITIES AND SITE RANKING

APPENDIX H

SURROUNDING AMENITIES AND SITE RANKING

We reviewed the six (6) identified sites in relation to amenities such as childcare, seniors centres, schools/ education centre, community/ recreation centre and parks/ open space surrounding each site.

Sites were ranked higher if they were in closer proximity to each amenity



SITE #1: NORWOOD PARK



SITE #2: CORONATION PARK

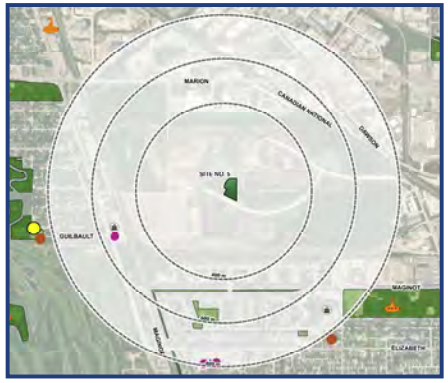


SITE #3: PROVENCHER PARK





SITE #4: HAPPYLAND PARK



SITE #5: WATER TOWER DISTRICT



SITE #6: WINAKWA PARK



APPENDIX I

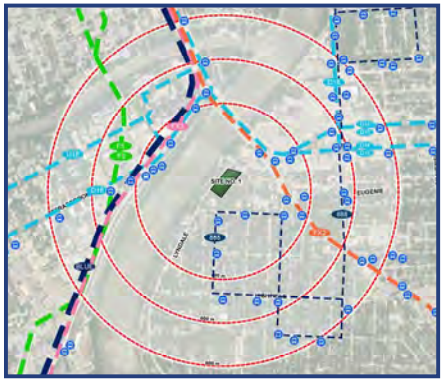
TRANSIT AND SITE RANKING

APPENDIX I

TRANSIT AND SITE RANKING

We reviewed the 6 identified sites in relation to levels of transit within 400m and distance to the nearest bus stop

Sites were ranked higher if they had access to more frequent transit service within 400m and if they were in close proximity to a bus stop.



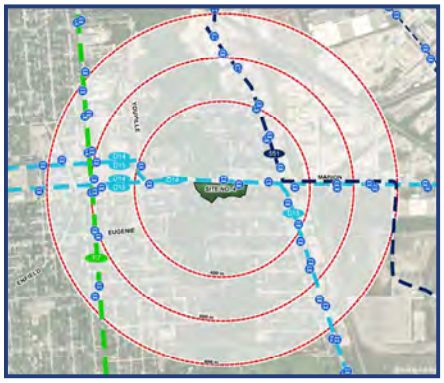
SITE #1: NORWOOD PARK



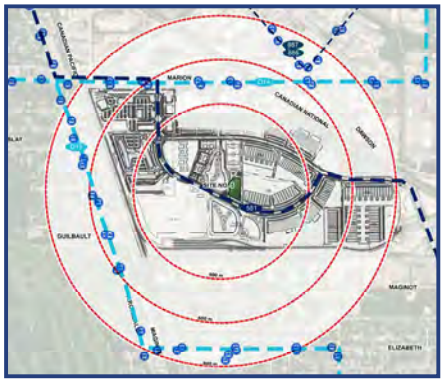
SITE #2: CORONATION PARK



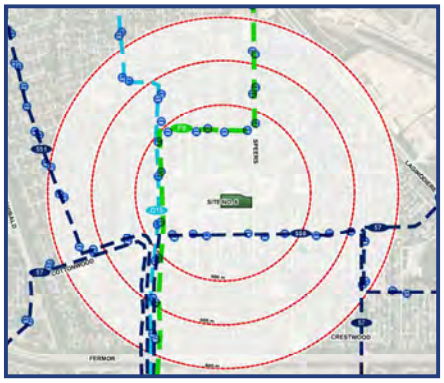
SITE #3: PROVENCHER PARK



SITE #4: HAPPYLAND PARK

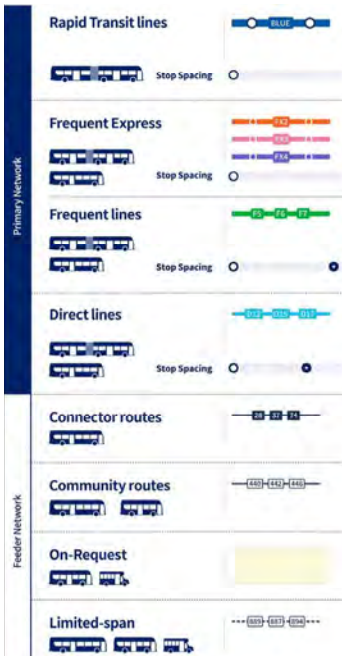


SITE #5: WATER TOWER DISTRICT



SITE #6: WINAKWA PARK





Data taken from: City of Winnipeg Transit
Proposed 2025 System Map

APPENDIX J

BIKE ROUTES AND SITE RANKING