

BONAVISTA RECREATION CENTRE FEASIBILITY STUDY

Fraipont Park
Winnipeg, Manitoba
October 2025



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The City of Winnipeg

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ACKNOWLEDGMENTS

The Consultants would like to acknowledge the generous help and assistance provided by the City of Winnipeg staff.

Respectfully submitted to the City of Winnipeg
October 2025.

Cover Image - Aerial View (rendering of proposed recreation centre)

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0.1 EXECUTIVE SUMMARY

In November 2024, 1x1 architecture was engaged by the City of Winnipeg to provide a feasibility study for the development of a new recreation centre in the Bonavista neighborhood. Located on City of Winnipeg land at the corner of Warde Avenue and Evelyne Reese Boulevard and adjacent to Fraipont park, the recreation centre will address recreation service gaps and serve the growing population in the southeast part of Winnipeg. Based on the *2023 Complete Communities Land Monitoring Report*, the neighborhood population is expected to grow to approximately 21,475 persons in 2035, when the final build out of the neighborhood is completed.

The study began with an assessment of recreation needs in the surrounding communities, which was informed by a high-level inventory of nearby facilities and amenities, an analysis of census information, and through public and stakeholder engagement. Two phases of engagement were conducted as part of the study. The first phase focused on surveying community interest in various types of activities and amenities. The second phase gathered feedback from stakeholders on design concepts. The centre's functional program was developed using this feedback, and the recommended concept was modified using public feedback before proceeding with the cost estimate. Refer to the engagement summaries, mapping results, and the census analysis in the appendix.

Early in the design phase, the City of Winnipeg informed the consulting team that an initial capital contribution of \$2.5 million was included in the 2025 Adopted Budget for the project. An additional \$2.5 million is anticipated for approval in the 2026 budget process, thereby increasing the total available funds to \$5 million. However, further funding will be necessary to advance the project's construction. Due to uncertainties regarding budget approval, the project is designed for phased implementation, allowing the gymnasium and certain outdoor amenities to be developed at a later stage as additional funding is obtained.

Phase 1 of the recommended concept consists of the following:

- Construction of a new 1 storey, 8,200 sq. ft. recreation building in the south corner of the park, which would house two larger multi-purpose rooms, a kitchen, a meeting room, washrooms, a lobby, a reception area, service spaces, and circulation space.
- New site work including a new curb cut, a new asphalt parking lot, the relocation of the existing soccer field, and a new outdoor plaza at the entrance to the building.

Phase 2 of the recommended concept consists of the following:

- Construction of a new 1 storey, 11,800 sq. ft. building addition, which would house a gymnasium, a second office space, washrooms, a lobby, service spaces, and circulation space.
- New site work including an expansion of the asphalt parking lot, four new pickleball courts, a new basketball court, multi-use greenspace, a covered picnic area, and a multi-use paved space.

The results of the Class 4 cost estimate are as follows:

- Phase 1 (constructed separately): construction cost of \$7.83M.
- Phase 2 (constructed separately): construction cost of \$9.82M.
- Phase 1 & 2 (constructed together): construction cost of \$16.24.

Note that the total project budget will also include additional costs such as consulting fees, construction and design contingencies, utility and permit fees, and FF&E costs. Refer to the cost estimate in the appendix for more details including separate prices, exclusions, and clarifications. Refer to the Class 4 design drawings and outline specifications in the appendix.

At the onset of the study, the operational model for the facility had not been determined. The study does not determine whether the facility will be operated by the City of Winnipeg or if it would be developed as a community centre and operated by a non-profit volunteer board. The study's financial pro forma assessed the potential revenues and operating costs for the facility in each operating model. The City-operated model would provide paid programming through the Leisure Guide, as well as free/low-cost programming that promotes equitable access to recreation. However, this model has a higher operating cost and would require more mill rate support. The community centre model shows a potential operating surplus, with facility rentals being a significant revenue stream, but may not address the lack of access to program space for free and registered programming in the southeast quadrant of the city. Refer to the detailed pro forma in the appendix for more information.

Stakeholder and public engagement for the project was divided into two phases. Phase 1 was completed by the City of Winnipeg in fall 2024. Phase 2 was completed by the consultant team in spring 2025. Both phases of engagement included stakeholder meetings and an online survey. The second phase of engagement also included an open house. Most survey respondents (at the open house and online) agreed or strongly agreed that the proposed changes to the site layout, outdoor amenities, and indoor amenities would meet their needs.

This study and its recommendations are the continuation of ongoing efforts by the City of Winnipeg to realize a new recreation centre in the Bonavista / Fraipont neighbourhood (Precinct K) that will improve access to recreation for neighborhood residents and the larger southeast Winnipeg community.

PART 1

BACKGROUND, RESEARCH, ENGAGEMENT

1.1 PROJECT BACKGROUND / SCOPE / BUDGET

PROJECT BACKGROUND:

The City of Winnipeg is planning the development of a new Bonavista Recreation Centre to service established and new neighbourhoods in the southeast part of the city. The need for this facility is driven by two main factors:

1. Population growth in Sage Creek and Fraipont. The 2021 Census estimates that there were 9,365 people in these neighbourhoods in 2021, which is a 552% increase from 2011. Additionally, the *2023 Complete Communities Land Monitoring Report*¹ estimates a total of 8,590 dwelling units for these neighbourhoods at build out (by approximately 2035), resulting in a total population of approximately 21,475 persons served by the Bonavista Recreation Centre (2.5 persons per household).
2. The second factor is the longstanding shortage of available space in the southeast for recreation programs and activities in the more established neighbourhoods of southeast Winnipeg, including Island Lakes and Royalwood. Refer to the mapping exercise results for more information regarding existing parks and recreation service gaps.

An 11 acre parcel of parkland has been acquired by the City of Winnipeg in the Bonavista neighborhood (now known as Fraipont Park, at the corner of Warde Avenue and Evelynne Reese Boulevard) for the development of this facility and for other outdoor recreation and parks purposes.

PROJECT SCOPE & BUDGET:

The scope of the study included the following services:

1. An assessment of the existing site including a zoning analysis;
2. An assessment of the recreation needs in the community, informed by a high-level inventory of nearby facilities/amenities and demographics. This included a mapping exercise and census data analysis;
3. Engagement process – two phases of engagement were conducted, with the first phase focused on surveying community interest in various types of activities/amenities. The second phase of engagement gathered feedback from stakeholders and the public on the proposed concepts;
4. The development of a functional program for the facility;
5. The development of a recommended concept / design for the site and the facility;
6. A Class 4 Cost Estimate for the recommended concept;
7. A Financial Pro Forma that assessed the potential revenues and operating costs for the facility in each operating model (City-run and community centre run).

Early in the design phase, the City of Winnipeg informed the consulting team that an initial capital contribution of \$2.5 million was included in the 2025 Adopted Budget for the project. An additional \$2.5 million is anticipated for approval in the 2026 budget process, thereby increasing the total available funds to \$5 million. However, further funding will be necessary to advance the project's construction. Due to uncertainties regarding budget approval, the project is designed for phased implementation, allowing the gymnasium and certain outdoor amenities to be developed at a later stage as additional funding is obtained.

¹ <https://clkapps.winnipeg.ca/DMIS/ViewPdf.asp?SectionId=717039>

1.2 EXISTING CONDITIONS / SITE ASSESSMENT

PROJECT SITE:

The project site (highlighted in red below) is located in southeast Winnipeg, at the corner of Evelynne Reese Boulevard and Warde Avenue, in Fraipont Park.

Within Fraipont Park there are existing gravel walking paths, a play area, a boardwalk and lookout, and a toboggan hill. There is single family housing to the north of the site. There is multi-family housing to the south, west, and east of the site. There is an existing retention pond on the northwest side of the site. There is an existing U18 soccer field in the center the site. This soccer field is popular and frequently booked. There are many existing trees around the project site and within the park.



Above: Image showing the existing project site

ZONING ANALYSIS (WINNIPEG ZONING BY-LAW NO. 200/2006):

Address: 70 Evelynne Reese Boulevard
Roll Number: 06093477235
Assessed Land Area: 37.6 Acres
Property Use Code: PR2 Parks and Recreation (Community)

Principal Use Table 4-1: Community/Recreation Centre is a Conditional Use in the PR2 district.

Dimensional Standards Table 5-1: Principal Building (PR2):

Minimum Lot Area: N/A
Minimum Lot Width: N/A
Minimum Front Yard: 20 ft.
Minimum Rear Yard: 25 ft.
Minimum Side Yard: 10 ft.
Maximum Height of Bldg.: N/A

Permitted Projections:

Open Parking or loading area,
and queuing spaces:

Front Yard: Not Permitted
Side Yard: Not Permitted
Rear Yard: Permitted

Wheelchair landings and ramps:	Permitted
Driveways:	Permitted
Permitted Signs:	Minimum distance to lot line = 5ft

Parking and Loading (Table 5-9): Community/recreation centre (category 12):

1 parking stall for each 100 square feet of floor area
 $20,000 \text{ sqft} / 100 = 200$ parking stalls required per zoning by-law

Additional Parking requirements:

Bicycle Parking (sec. 169): 1 lockable bicycle space required per 10 required automobile parking spaces.
 $200 \text{ parking stalls} / 10 = 20$ lockable bicycle spaces required per zoning by-law

Accessible Parking Spaces (Table 5-10):

If 200 stalls required, 6 accessible stalls required (2 must be Van Accessible)

Width: Minimum 10 ft.

Width (Van Accessible): 8 ft. + adjacent loading of 8 ft. (16 ft. total)

Location: Within 200 feet of major building entrances

Signage: signage reserving the space for use by persons with disabilities.

Note: It is typical for the City's recreation centres to apply for a zoning variance - most do not meet the parking requirements set out in the zoning by-law. Based on recreation centres of a similar size (Norberry-Glenlee Community Centre, Linden Woods Community Center, and Sturgeon Heights Community Centre) It is anticipated that the Bonavista facility would require ± 100 stalls. A Parking Management Plan (PMP) may be required during the development permit stage and would account for available street parking and include provisions to encourage active and public transportation to the site.

1.3 MAPPING EXERCISE / RESEARCH

MAPPING EXERCISE:

The project team began the study by mapping the existing recreation and parks facilities available around the Bonavista site. The mapping helped identify service gaps in the area.

The results of the mapping exercise were as follows:

There are very few of the following outdoor amenities within 2 km of the site:

- pleasure skating rinks
- covered picnic areas
- public gathering spaces
- basketball courts
- tennis courts
- pickleball courts
- multi-use greenspaces

There are none of the following indoor amenities within 2 km of the site:

- public gathering spaces
- basketball courts
- pickleball courts

There are no public gyms with weights, cardio, and group fitness classes within 2 km of the site. However, there are two private gyms nearby.

Refer to Appendix B for the complete mapping results.

PARKS & RECREATION STRATEGIES:

The mapping exercise results were compared with the target levels of service described in the City's Parks and Recreation Strategies.

Based on the targets provided by the Parks Strategy ¹, the mapping exercise showed that there are gaps within 2km of the site in access to both core and secondary park amenities. Multi-use greenspaces and basketball courts are most limited (basketball court target is within 1.2km). Picnic / outdoor gathering spaces, tennis / pickleball courts, and outdoor rinks are also limited (target is within 2km).

In terms of the Recreation Strategy, Bonivital Pool, St. Vital Arena, Dakota Community Centre and Southdale Community Centre are the closest indoor recreation facilities owned by the City. The closest outdoor pool is St. Vital Outdoor Pool and the nearest spray pad is located at Lindsay Wilson Park which is less than 2km away. Currently, the population of the area is part of the Southdale Community Centre catchment, however the travel distance exceeds the recommended target of 2km. As such, the area is under-served for community centre space. Developing a community-scale community centre would address the current service gap and align to the policy direction provided in the Recreation Strategy. A community-scale community centre is intended to be approximately 20,000 square feet in size and serve a population of 15,000-30,000 people.

CENSUS DATA:

The project team reviewed the available census information for the neighbourhood surrounding the project site (Fraipont, in St. Boniface East). A summary of this data is as follows:

- The majority of nearby residents are adults and children. There are few seniors in the area.
- There are a high number of young families with children in the surrounding neighbourhoods.
- There is a high percentage of newcomers to Canada and visible minorities in the area.
- The overwhelming majority of residents nearby use vehicular transportation.

Census information was also reviewed for the Sage Creek, Royalwood, and Island Lakes neighbourhoods.

Sage Creek and Fraipont showed the most population growth - there are 9,365 people in these neighbourhoods, which is a 552% increase from 2011. Using 2021 Census figures, the total population of the surrounding neighbourhoods of Royalwood, Island Lakes, Sage Creek and Fraipont totals 21,785.

Refer to Appendix B for a more detailed summary of the census data.

¹ <https://engage.winnipeg.ca/11755/widgets/46343/documents/76404>

² <https://engage.winnipeg.ca/11755/widgets/46343/documents/76403>

1.4 PUBLIC / STAKEHOLDER ENGAGEMENT

Engagement for the project was divided into two phases. Phase 1 was completed by the City of Winnipeg in fall 2024. Phase 2 was completed by the consultant team. Stakeholder meetings were held prior to the development of the recommended concept.

ENGAGEMENT OBJECTIVES:

The project's engagement objectives were generally to achieve the following outcomes:

1. Participants recognize the need for a new recreation centre at the corner of Warde Avenue and Evelynne Reese Boulevard and the types of activities the site can support;
2. Participants understand the programmatic relationships/adjacencies and program opportunities / trade-offs of the recommended design option; and
3. Participants understand how their feedback was considered and incorporated (where possible).

PHASE 1 STAKEHOLDER MEETING (SOUTHDALe COMMUNITY CENTRE):

The Phase 1 stakeholder meeting was held online on September 23, 2024 with representatives from the City of Winnipeg and Southdale Community Centre. The meeting had 5 attendees.

During the meeting, representatives from Southdale indicated that they would like the new Bonavista Centre to be a satellite site to their community, and that they have the infrastructure to run this new centre. They expressed concerns that the new centre may reduce the amount of volunteers and board members available at Southdale.

Representatives from Southdale noted that they are interested in running an indoor turf facility and outdoor baseball on this site (relocating baseball from the existing Southdale site would make room for additional outdoor ice rinks at that site).

PHASE 1 ONLINE SURVEY:

The online public survey ran from September 25, 2024 - October 30, 2024 and had 1,366 respondents. A majority of survey respondents (59%) identified as a parent or guardian, and 61% were between the ages of 35 and 54. This demographic insight highlights that a significant portion of the survey participants are likely to have young or school-aged children, which may influence preferences for family-friendly and age-appropriate amenities at the recreation centre. The majority of respondents were located in the R3X area, which encompasses the proposed Bonavista Recreation Centre.

The key findings of the online survey were:

- Preferred indoor sports at the new facility:
group fitness classes, basketball, soccer, yoga, and pickleball.
- Preferred indoor activities at the new facility:
rentable spaces for parties, arts and crafts, craft sales, leisure/learn-to programs, and dance programs.
- Preferred outdoor activities on the project site:
picnic and sitting areas, a basketball court, a pickleball court, a pleasure rink, and a tennis court.
- Many respondents would also use a **childcare centre or community gathering space.**
- Many respondents were concerned about:
the amount of parking on the site, the increase in traffic, and loss of greenspace.

Refer to the phase 1 engagement summary in the appendix.

PHASE 2 INTERNAL STAKEHOLDER MEETING #1:

Two internal stakeholder meetings were held. The first meeting was held in-person at 1x1 architecture's office on February 3, 2025 with representatives from 1x1 architecture, HTFC Planning & Design, and the City of Winnipeg. The meeting had 14 attendees.

A presentation was given by 1x1 architecture that explained the project background, schedule, scope, findings from Phase 1, and the site analysis results. Following the presentation, a discussion was held regarding programming needs in the area and whether the new recreation centre would be City-run or run by a nearby community centre (potentially Southdale Community Centre). It was confirmed that the study should move forward with a City-run operating model. City of Winnipeg representatives indicated that there is a high demand for outdoor soccer, multi-use greenspaces, and picnic areas/shelters in the surrounding area. Operational limitations with a City-run model were also discussed.

The meeting concluded with a site planning exercise 'game'. 1x1 presented the pros and cons of several layout options using a site plan 'game board'.

Internal stakeholders provided feedback and modified some of the options to make improvements. Generally, options that had the following characteristics were preferred:

- Strong street presence of the recreation facility with parking in the background;
- Size of the existing soccer field is maintained;
- North-south orientation of the soccer field and other outdoor recreation amenities;
- Ease of maintenance provided (convenient garbage pick-up location and snow clearing route);
- Parking lot access from Evelyn Reese Boulevard (less busy than Warde Avenue);
- Outdoor recreation amenities closer together and closer to the building (improved accessibility);
- Condensed layout that maintains as much greenspace as possible on the site.

Site planning options with an indoor turf facility were also presented, since this amenity was requested by Southdale Community Centre in Phase 1. However, it became clear that the size of the site does not accommodate a large indoor fieldhouse/multi-sport turf facility with associated parking. This amenity would result in a significant loss of greenspace, which was identified as a top public concern in Phase 1. Similarly, baseball diamonds were included as 'game pieces' during the meeting, but attendees agreed that this amenity did not suit the size of the site when accounting for the existing soccer field, the new recreation centre, and the associated parking.

Refer to the site planning game board images in the appendix.



Above: Site plan 'game board' images.

PHASE 2 INTERNAL STAKEHOLDER MEETING #2:

The second internal stakeholder meeting was held online on March 18, 2025 with representatives from 1x1 architecture, HTFC Planning & Design, and the City of Winnipeg (Traffic and Community Planning). The meeting had 12 attendees. The meeting began with a short summary of the project background and scope.

Representatives from the City's Traffic Division indicated that the Warde & Evelyne Reese intersection will become signalized in the future. Warde Avenue will eventually be extended through this intersection to St. Anne's Road. Warde will become a four-lane road with a median. The Traffic Division also indicated that if an approach is needed from Warde Avenue, it should be located as far from the intersection as possible and would be a right-in right-out approach (left turns from Warde Avenue would not be permitted). Pedestrian circulation across Warde should also be minimized and directed to the intersection. It was also confirmed that a bus stop is planned to be added on the north side of the intersection, along Evelyne Reese.

Two site planning concepts were presented for discussion - refer to the images on the following page. Both options maintained the existing soccer field size and included a new recreation centre building, a parking lot with ±100 stalls, and a combination of outdoor amenities that were requested in Phase 1 or were identified through the previous mapping exercise. These amenities included outdoor basketball, pickleball, tennis, multi-use greenspaces, a pleasure skating rink, and covered picnic areas. An outdoor plaza was also provided near the building entrance in both options.

Option A provided more parking stalls, better vehicular circulation, and more room for future expansion of the facility. However, it also provided less street presence, resulted in a more significant loss of greenspace, provided less visibility into the outdoor sport court areas (more safety concerns), had a parking lot approach off Warde Avenue (a busier street), and located the building further from the planned transit stop (reducing accessibility).

Option B was generally preferred, as it provided more street presence, with the building located closer to the planned transit stop and pedestrian access. The parking lot location was convenient for both building and park access - improving accessibility to both sides of the site. This option had a more condensed layout for better accessibility between amenities, and a reduced impact on the existing greenspace. It also provided better visibility into the sport court areas. Representatives from the Traffic Division noted that adding a second exit from the parking lot in Option B could be problematic given the adjacency to the existing park path / pedestrian access. Even if designated as an exit only, vehicles will often turn illegally into parking lots. Pedestrian connections from Evelyne Reese to the sport courts should also be considered to ensure that safe crossings through the parking lot are possible.

PHASE 2 EXTERNAL STAKEHOLDER MEETINGS:

Three external stakeholder meetings were held. The first external stakeholder meeting was held in person at 1x1 architecture's office on March 17, 2025 with representatives from 1x1 architecture, HTFC Planning & Design, the City of Winnipeg, and Southdale Community Centre. The meeting had 10 attendees. A presentation was given by 1x1 architecture that explained the project background, schedule, scope, findings from Phase 1 of engagement, and the site analysis results. A discussion was held regarding potential programming on the site and the pros/cons of Options A and B.

Southdale representatives understood the space limitations in providing a turf facility and/or baseball fields at this site. They preferred the future expansion opportunities and vehicular circulation provided in Option A. Southdale representatives indicated that while they are interested in being a potential operator of the future recreation centre, they are also supportive of the project moving forward as a City-run facility.

The remaining external stakeholder meetings were held online on March 20, 2025 and March 25, 2025 with representatives from 1x1 architecture, the City of Winnipeg, and various resident associations surrounding the site. A presentation was given by 1x1 architecture that explained the project background, schedule, scope, findings from Phase 1 engagement, and the site analysis results. A discussion was held regarding potential programming on the site and the pros/cons of Options A and B.

Some residents preferred the street presence and compact layout of Option B and the reduced impact on the existing greenspace. Other residents preferred the vehicular access and circulation shown in Option A. Residents requested that meeting rooms of varying sizes (holding 10-100 people) be included in the building program.

Outdoor amenities such as an outdoor hockey rink, off-leash dog park, wading pool, and a walking track were also requested. These were not included in the recommended concept due to operational limitations (hockey rink), site size constraints (dog park, walking track) and the presence of an existing wading pool facility nearby. Residents also confirmed that there is a very high demand for pickleball courts and full sized gyms in the area.

Refer to the phase 2 engagement summary in the appendix.

INTERNAL & EXTERNAL STAKEHOLDER MEETINGS - IMAGES OF OPTIONS PRESENTED

Option A



Option B



1.5 FUNCTIONAL PROGRAM

FUNCTIONAL PROGRAM

The functional program for the recreation centre was developed using the results of the mapping exercise and public and stakeholder engagement.

A full-sized gymnasium was required to accommodate indoor basketball, pickleball, and fitness classes (these were the preferred indoor sports identified in the Phase 1 public survey and during the Phase 2 stakeholder meetings).

A multi-purpose room and associated kitchen was required to accommodate indoor City of Winnipeg learn-to programs, a gathering space, arts and crafts classes, and a rentable space for parties (these were the preferred indoor activities identified in the Phase 1 public survey). Feedback received during stakeholder meetings determined that different intensities of activities and group sizes must be accommodated by these rooms. A smaller meeting room, requested during stakeholder meetings, was also provided to suit smaller groups and gatherings.

As noted in the project's RFP, it was anticipated that the building would be about 20,000 square feet. To serve the gym, multi-purpose room, and meeting room, the building also includes washrooms, storage spaces, office(s), service rooms, and circulation areas.

The following is a summary of the functional program created for the Bonavista Recreation Centre:

	Occupancy	Sq. Ft	Notes
Phase 1 - Functional Program			
Multi-purpose Room	100	1000	operable partition between MPRs to make one large space
Multi-purpose Room	100	1000	operable partition between MPRs to make one large space
Meeting Room	25	500	20-25 person capacity, room should have small kitchenette and storage space
Kitchen / Canteen	n/a	300	may be accessed from a multi-purpose room and/or lobby. Must meet WADS requirements (kneespace, turning radius, etc)
Storage Room	n/a	150	one storage room required at each multi-purpose room, should be able to store all chairs and tables that fit in the room
Storage Room	n/a	150	one storage room required at each multi-purpose room, should be able to store all chairs and tables that fit in the room
Washrooms	n/a	775	1 UTR required with change bench (to meet WADS and MBC) MBC requirements: 6 female & 3 male washrooms serve 300 persons (Table 3.7.2.2-A) WADS requires 2 of these 9 stalls to be accessible.
Office	2	125	1 or 2 workstations
Mech / Elec / Jan / Sprinkler Room	n/a	325	City of Winnipeg requires the sprinkler tree and the water meter to be located on the exterior of the building where water service enters
	227	4325 Subtotal (Phase 1)	
Lobby / Corridor / Circulation Space	n/a	2675	maximum value shown, should include space for lockers / secure storage and seating
	227	7000 TOTAL	Should be approx. 7000 sqft to meet budget requirements
Phase 2 - Functional Program			
Gymnasium	350	6450	full sized gym with space for spectators and hardwood floors
Storage Room	n/a	350	must be accessed from the gym - may have an exterior door to access exterior recreation equipment
Office	2	125	1 or 2 workstations
Washrooms	n/a	850	MBC requirements: 7 female & 4 male washrooms serve 350 persons (Table 3.7.2.2-A) If more than 5 stalls provided, WADS requires 2 of these to be accessible.
Mech / Elec / Jan Room	n/a	450	may be located on east side of gym or on mezzanine level
	352	7775 Subtotal (Phase 2)	
Lobby / Corridor / Circulation Space	n/a	5225	maximum value shown, should include space for lockers / secure storage and seating
	352	13000 TOTAL	approx. 13000 sqft (20000 sqft total anticipated)
Total (Both Phases)	579	20000 TOTAL	

PART 2

RECOMMENDED CONCEPT, PUBLIC RESPONSE

2.1 RECOMMENDED CONCEPT - SITE DESIGN / LAYOUT

Option B was selected as the preferred site plan concept, with some modifications. The project team felt that this concept preserved more greenspace on the site, provided more street presence at the intersection, prioritized safe and accessible pedestrian circulation through the site, and provided better site safety and sightlines.

DESCRIPTION OF RECOMMENDED SITE CONCEPT

- The new recreation centre is located close to the intersection to maximize street presence. The building entrance is located near the future bus stop to improve accessibility.
- The parking lot is located with a single approach from Evelyne Reese Boulevard. Many parking lot layouts were explored during the design process. Discussions with the City's Planning and Traffic divisions determined that the approach should be placed as far away as possible from the intersection. Two entrances into this parking lot from Evelyne Reese would result in safety concerns. Adding a second approach on Warde Avenue would take away a large amount of greenspace, which was a top concern in Phase 1 of engagement.
- The parking lot has ± 100 stalls, including accessible parking spaces. The location of the parking lot improves accessibility throughout the site and connects to the existing park and new outdoor amenities. A crosswalk with curb ramps provides a safe pedestrian route from Evelyne Reese to the outdoor amenities. The garbage and recycling enclosure is located straight across from the approach for ease of maintenance. Lighting is provided within the parking lot to improve safety.
- Due to the frequency of its use and the lack of existing large open greenspaces in the surrounding area, the existing soccer field size is maintained. The field is relocated and reoriented in a north/south orientation. It is placed away from Warde Avenue for safety.
- Multi-use greenspaces are provided on either side of the soccer field due to the high community need and interest in the area (confirmed during stakeholder meetings and through the mapping exercise).
- Due to the high demand for pickleball courts in the area (confirmed through the Phase 1 survey and in Phase 2 stakeholder meetings), four pickleball courts have been provided in a more central location on the site. Trees are planted on either side of these courts. The central location and trees will help to reduce the impacts of noise on the adjacent housing around the site.
- An outdoor basketball court has been provided next to the pickleball courts. The demand for this amenity was confirmed through the Phase 1 survey and through the mapping exercise. The court is centrally located to reduce noise impacts. Sightlines are maintained into this central court to improve site safety.
- A picnic shelter is provided to suit the community demand indicated in the Phase 1 survey and during stakeholder meetings. This shelter is located near the parking lot for accessibility, and near the sport courts to provide a shaded space for spectators to rest. It is also close to the existing park playground.
- A multi-use paved space connects the building and the outdoor courts and provides a space for outdoor informal play, outdoor markets, and other outdoor gatherings.
- All new outdoor amenities are placed in a condensed layout that improves accessibility and maintains more of the existing greenspace on the site. New paths (concrete, asphalt, and gravel) connect these amenities and connect the amenities with the existing park.
- A covered outdoor plaza is provided at the building entrance as a space for outdoor gatherings, and smaller classes and activities. A grassed berm shelters this space from the intersection.
- Plantings are provided throughout the site to provide shade and shelter. Trees protect new paths from the existing soccer field.
- Bike racks are proposed in three locations for ease of access to the building entrance, picnic shelter, and outdoor courts. Seating and benches are also provided throughout the site.
- The site improvements are designed to be constructed in two phases to meet the project's budget requirements. The first phase includes a portion of the recreation centre building, parking lot, and sidewalks/landscaping that connects the parking lot with the building. The existing soccer field would also be relocated in Phase 1. In Phase 2, the remainder of the building and parking lot would be constructed, as well as all of the remaining outdoor amenities / sport courts.

See the site plans and 3D renderings of the recommended concept on the following pages.



SITE PLAN - RECOMMENDED CONCEPT

2.2 RECOMMENDED CONCEPT - BUILDING DESIGN / LAYOUT

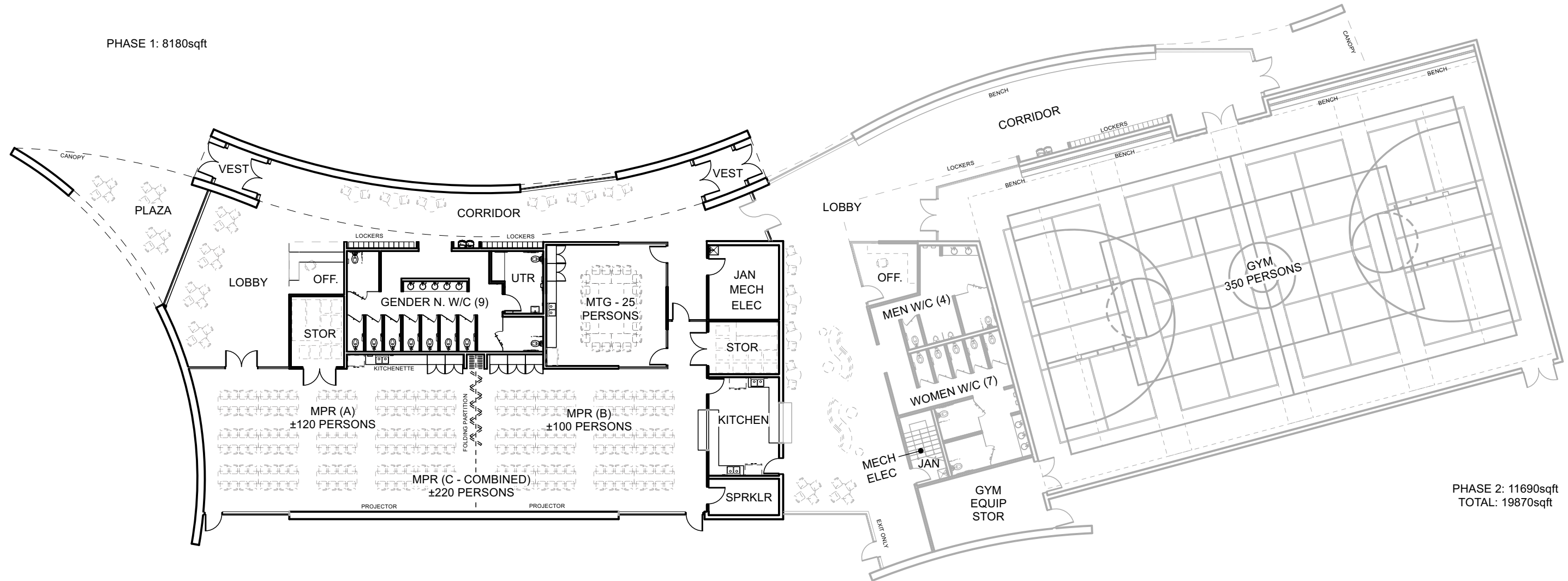
The building was designed to be constructed in two phases and is located at the intersection of Warde Avenue and Evelynne Reese Boulevard as shown in Option B. The design includes all of the spaces proposed to be included in the functional program. Many iterations of the design were developed and modified based on City of Winnipeg feedback before finalizing the recommended concept.

DESCRIPTION OF RECOMMENDED BUILDING CONCEPT

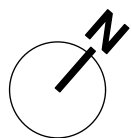
- Phase 1 includes a large multi-purpose space that can be subdivided into two rooms using an operable partition. Each half of the room holds about 100 people (± 200 total). The need for this amenity was identified in the Phase 1 survey (rentable spaces for parties and spaces for arts and crafts classes, leisure/learn-to programs, and dance programs were requested). A small kitchenette serves half of this space.
- A full-sized kitchen serves the other half of the multi-purpose room - this provides opportunities for more activities such as cooking classes or preparing food to be served at parties and gatherings. The kitchen is also designed to serve the Phase 2 lobby, which connects to the adjacent activities in the gymnasium.
- A smaller meeting room is also provided in Phase 1 that holds 20-25 people. The meeting room is separated from the multi-purpose room and is accessed from the corridor, providing space for smaller classes and gatherings. The need for this amenity was identified during stakeholder meetings.
- A full sized gym is provided in Phase 2, which holds about 350 people. The need for this amenity was identified in the Phase 1 survey (spaces for indoor fitness classes, basketball, and pickleball were requested) and was also identified during stakeholder meetings. The angle of the gym opens up the building to the park and the adjacent outdoor amenities. This angle is also aligned with the north/south orientation of the soccer field and the outdoor courts.
- Gender-neutral washrooms are provided in Phase 1 and serve the meeting room and the multi-purpose room. A universal toilet room (UTR) is also provided in Phase 1. Gendered washrooms are provided in Phase 2 and serve as informal changing rooms for gym users.
- Both phases include a lobby which could be used for small gatherings or as crush space for users who are entering/exiting the multi-purpose room and gym. Corridors flow through the front of the building, leading to and from the park and outdoor amenities. The corridors also include seating and lockers.
- The building's entrance vestibules connect to the corridors and are oriented with their doors facing east or west - doors oriented to the north often cause maintenance issues during the winter.
- A reception space is provided near the building entrance in Phase 1. A second office space is provided in Phase 2 - this is strategically placed to help monitor the gym entrance and the Phase 2 building entrance/exits.
- Storage rooms serve the gym and both sides of the multi-purpose room. The gym storage room has an exterior door for ease of access for exterior recreation equipment. Millwork with lockable shelving is provided within the smaller meeting room.
- Service spaces are provided in Phase 1 and 2. A sprinkler room and a combined mechanical, electrical, and janitor room is provided in Phase 1, all on the main floor level. The Phase 2 mechanical/electrical room is located on a mezzanine level, accessed from a small service stair. This also provides easy access to rooftop equipment.
- An exterior canopy is provided at the building entrance to improve accessibility, reducing snow accumulation at the entrance. The canopy also provides a shaded area for smaller outdoor activities and gatherings.
- Glazing is used sparingly and is strategically placed to improve energy efficiency and provide views of the plaza and the park. Glazing on the south side of the building gives pedestrians along Warde Avenue a sense of the activities happening inside the building.
- Curved masonry walls are used throughout, contracting in circulation spaces and expanding in areas designed for gathering. The curves also soften the tall rectangular form of the gym when approached from outside and tie-in with the existing organic circulation paths through the park. The design of the landscaping around the building also integrates curves in the form of the parking lot drop off, planting areas, seating, and paths.

See the site plans, floor plan, and 3D renderings of the recommended concept on the following pages.

PHASE 1: 8180sqft



PHASE 2: 11690sqft
TOTAL: 19870sqft



SCALE: 1:250

2.3 3D RENDERINGS OF RECOMMENDED CONCEPT



EXTERIOR - AERIAL VIEW LOOKING SOUTH



EXTERIOR - AERIAL VIEW LOOKING NORTH



EXTERIOR - VIEW FROM WARDE AVE



EXTERIOR - VIEW FROM EVELYNE REESE



INTERIOR - LOBBY VIEW INTO OUTDOOR PLAZA



INTERIOR - MULTI-PURPOSE ROOMS



INTERIOR - CORRIDOR WITH SEATING



INTERIOR - GYMNASIUM



INTERIOR - GYM ENTRANCE AND LOCKERS IN CORRIDOR



INTERIOR - GYM LOBBY

2.4 PUBLIC RESPONSE, ENGAGEMENT SUMMARY

OPEN HOUSE

An in-person public open house was held at Southdale Community Centre on June 18, 2025. Physical presentation boards were on display to show key features of the proposed building and site design. Boards also provided the project background information, context, timeline, and next steps. Consultants, Community Services staff, Parks staff, and Asset Management staff were in attendance to answer questions and to facilitate informal discussions. There were 77 attendees at the open house.

ONLINE SURVEY

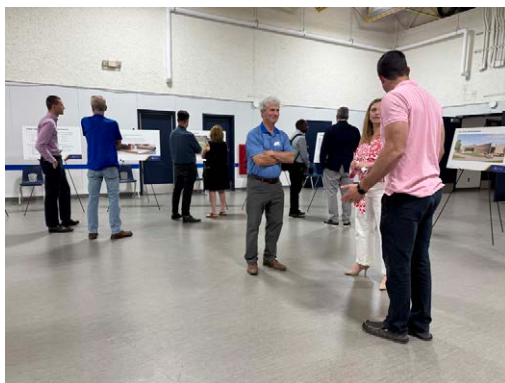
The City of Winnipeg Engage Bonavista Recreation Centre webpage was launched on September 25, 2024. The presentation boards displayed at the open house were posted to the project webpage on June 4, 2025. The public was invited to view the boards and to complete a short online survey. The online survey closed on June 30, 2025.

The same survey was distributed physically at the in-person open house on June 18th. Participants could choose to submit their feedback online or in person. The feedback received from paper surveys was also included in the survey results. The survey had 890 respondents.

SUMMARY OF PUBLIC RESPONSE

While concerns were raised about existing traffic issues in the area, most survey respondents (at the open house and online) agreed or strongly agreed that the proposed changes to the site layout, outdoor amenities, and indoor amenities would meet their needs. The outdoor multi-use greenspace and indoor gymnasium had the most support. Most respondents also agreed or strongly agreed that the proposed indoor and outdoor amenities fit well with the current amenities in Fraipont Park and would make the park usable year-round. Some respondents expressed a strong desire for a future outdoor skating rink at this site, however the feasibility of this amenity may depend on the operational model selected for the facility.

Refer to the phase 2 engagement summary in the appendix.



Above: Discussions at the open house



Above: Site plan board / comments at the open house

2.5 REVISIONS TO DESIGN

Feedback received through the public survey and open house was considered when finalizing the Class 4 design. The following updates were made based on this feedback:

- An additional 2" hose bib was provided at the exterior of the north wall of the gymnasium to accommodate a future pleasure skating rink over the soccer field.
- A low ornamental fence was added along Warde Avenue for additional protection of the multi-use greenspace and relocated soccer field.
- An irrigation system / water service was added as a separate price in Phase 1 for improved maintenance of the sod at the relocated soccer field.

For more details, refer to the Class 4 design drawings and specifications in the appendix.

PART 3

CLASS 4 COST ESTIMATE, FINANCIAL PRO FORMA

3.1 CLASS 4 COST ESTIMATE

A Class 4 cost estimate was developed for Phase 1 and Phase 2 construction (separately), as well as for a single phase construction project (if Phase 1 and 2 were combined). Costs for exterior landscape and outdoor recreation elements were removed from the base construction cost and identified as separate price items.

The construction cost for Phase 1 (constructed in 2026) is as follows:

- Class 4 estimate of **\$7.83 M**

The construction cost for Phase 2 (constructed in 2028) is as follows:

- Class 4 estimate of **\$9.82 M**

The construction cost for a single phase construction project (Phase 1 and 2 combined in 2026) is as follows:

- Class 4 estimate of **\$16.24 M**

Note that the total project budget will also include additional costs such as consulting fees, construction and design contingencies, utility and permit fees, and FF&E costs.

Refer to the cost estimate in the appendix for more details including separate prices, exclusions, and clarifications.

3.2 FINANCIAL PRO FORMA

A financial pro forma was developed for the proposed Bonavista Recreation Centre.

The pro forma compares the anticipated revenues and expenses for a City-operated facility and a community centre-operated facility, for both Phase 1 and Phase 1 & 2 combined. The pro forma assumes that the community centres model for the new facility is a 'satellite site' to a larger community centre in the area (likely Southdale or Dakota). This would take advantage of existing staffing resources and experience from the main centre and eliminate the need to establish a new volunteer board.

The key findings of the pro forma are as follows:

- A City-operated model is likely to provide more registered/Leisure Guide programming along with opportunities for free or low-cost programs that align to the City's focus on equitable access for all. While a City-operated facility will address many of the programmatic needs in the area, it has higher operational costs and would require more substantial mill-rate support than the community centre model.
- A community centre model is projected to generate more income through facility rentals rather than direct program provision. A community centre model has a lower operating cost which provides an advantage for taxpayers. However, because the model is more dependent on rental income, the facility may not meet community programming needs.
- Overall, the City-run model projects to have more combined rental and program revenue, but falls behind the community centre model in total revenue due to the availability of grants that the City cannot access.
- Staffing for the community centre model is anticipated to be substantially less than the City due to non-union rates and the efficiency of utilizing existing staff from a main community centre, including general manager and program/operations staff. The City of Winnipeg model would require several net new FTE's.
- Base facility maintenance costs are similar in both models (utilities & maintenance), but the City model has substantial extra costs in the form of an internal accommodation/building services transfer.
- Overall, the community centre model provides the clear advantage from a mill rate cost to taxpayers perspective. However, other factors such as meeting diverse, multi-generational community program needs, social and health equity, and an overall 'public good' lens are other considerations.
- The community centre model will generally not address the City's lack of access to program space in the southeast quadrant to provide free and registered/Leisure Guide programming that is available in most other parts of the city.
- An additional consideration would be to include conditions under the community centre model guaranteeing access for City programs at set rates and times. This would allow the City to deliver programs not provided by the community centre and provide guaranteed rental income for the centre.

Refer to the detailed pro forma in the appendix.

0.2 SUMMARY & CONCLUSIONS

This feasibility study outlines the research, engagement process, and resulting conceptual design for a new recreation centre developed by 1x1 architecture on behalf of the City of Winnipeg. Through the research and engagement process, the project team developed a design that reflects the needs of the surrounding neighbourhoods and residents, while also complementing and building on the existing infrastructure and amenities at Fraipont Park.

The majority of survey respondents agreed or strongly agreed that the proposed design for the site, including its outdoor and indoor amenities, would meet community needs. Respondents also agreed or strongly agreed that the proposed amenities fit well with the current amenities at Fraipont Park and would make the park usable year-round. The outdoor multi-use greenspace and the indoor gymnasium had the most support. There were respondents who expressed a strong desire for an outdoor skating rink at the site, however the feasibility of this amenity may depend on the operational model selected for the facility.

In general, the potential amenities at this site will be greatly impacted by the future operating model selected for the centre. If City-run, there are operational and maintenance limitations to some amenities, such as a full-sized ice hockey rink with boards. The City's parks and recreation strategies also prioritize the development of entry-level and multi-use amenities that can be used by a wide variety of groups. If a community centre run model is selected, the amenities developed may be chosen to complement an existing centre and may be prioritized based on projected revenues. Specialized sports and training facilities may be more likely to be developed.

Funding to support the construction of the facility has yet to be secured and opportunities to reduce the overall project cost may need to be explored. There is the potential to reduce the area of the phase 1 recreation centre by eliminating the smaller meeting room and reducing the size of one of the multipurpose rooms. The meeting room had the least support in the engagement surveys and provides minimal revenue opportunity in the financial pro forma. If one of the multi-purpose rooms were to be reduced in size, it could also function as a meeting room. With less occupants in the building, the number of washrooms could also be reduced. It is anticipated that these changes could reduce the total area of the phase 1 building by as much as 1,500 sq.ft. With a cost per square foot of approximately \$650, this change could reduce the total cost of phase 1 by over \$975,000.

As noted in the financial pro forma, the City-operated model has a higher operating cost, and requires more substantial mill rate support, whereas the community centre model shows a potential operating surplus, but is more likely to focus on rental income and may not address the lack of access to program space for free and registered / Leisure Guide programming in the southeast quadrant of the city.

Overall, the findings from this study indicate strong support from the community—both online and in-person—for the proposed recreation centre. Residents of the Bonavista neighbourhood view the recommended concept as a valuable enhancement to the area.