



White City Multi-Use Recreation Facility Schematic Design Report

Prepared For:
Town of White City

Prepared By:
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Acknowledgments

This document was developed in consultation with the Town of White City Project Management Team and Midgard Project Management, with assistance from architectural and engineering consultants. The valuable contribution of these participants is acknowledged and greatly appreciated.

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1.0 Introduction

The new White City Multi-Use Recreation Facility is envisioned as being a new “heart” for the community and a destination for recreation services in Saskatchewan. The commitment to the design process by the community both local and surrounding, business owners, user groups and project team will ensure this becomes a reality. The project design officially commenced on May 4, 2020, and a Pre-Design Report was prepared for the Town of White City to review on August 7, 2020. The project management team has met weekly to continually improve and evolve the program and facility design. In addition to these ongoing meetings, there have been engagement sessions with a variety of focus groups as well as meeting with Town Council and other key stakeholders. These meetings have been crucial to the development of the schematic design presented in this report.

The project team has engaged Nustadia Recreation to provide peer review of the plan for the new recreation facility. Their experience in planning and operating similar facilities across North America has assisted in ensuring the proposed plan will not only provide the programming necessary for a growing community, but will also enable the plan to operate efficiently and successfully.

The project site is located in a new area of White City that is currently under development by La Vita Land Inc. The 39-acre development will be the home to new indoor and outdoor amenities to support residents in the local community and surrounding areas. The site is organized to support the development of the new multi-use recreation facility as well as a future joint-use high school. The project design focuses on strengthening community connection through a combination of physical linkages and environmental considerations.

The schematic design to date includes four indoor rinks, a fieldhouse to accommodate soccer, football, baseball and other field sports, an aquatics facility, a childcare centre, library and additional gymnasium spaces on the main floor. The second floor offers multipurpose rooms, a commercial kitchen, a spacious lounge and spectator viewing, while the third level includes a running track and fitness space. The following report summarizes the schematic design, which will provide the foundation to support further detailed design through key development reviews.

2.0 Partnerships

There is a strong focus as part of this project to make it a facility for all. This includes the immediate community of White City, local sports group, the overall community, and neighboring communities. The following list, while not inclusive, is the majority of groups that have been consulted as part of the design process to this point of the project.

- Town of White City
- 3-4-5 Fun Hockey League
- Buffalo Plains Ringette
- City View Skating
- Communiskate
- Prairie Storm Hockey
- Queen City Volleyball
- Basketball Club
- Regina Volleyball Club
- Bronco's Baseball
- Queen City Box Lacrosse
- Regina Multi Sport Club
- Regina Rhythmic Gymnastics
- Sportball
- Prairie Minor Football
- Storm Softball
- White City Futbol
- Regina Optimist Dolphins Swim Club
- Forever in Motion
- Pickle Ball Club
- Celis Taekwon Do
- Dance Plus Emerald Park
- Lift Move Fuel
- Pure Living Yoga
- White City Dancing School
- Lavita Lands
- Prairie Valley School Division
- Ministry of Education
- Province of Saskatchewan
- Southeast Library
- Caverhill Developments

Ongoing consultation will occur with the above noted groups to ensure the facility meets the needs of the community and user of the facility into the future. During the preliminary design phase our team engaged each of these user groups and obtained feedback which has supported the schematic design plans presented in this report.

3.0 Overall Project Design

The initial designs presented in the Pre-Design Report have been further developed to create a strong schematic design for the White City Multi-Use Recreation Facility. The following sections reflect the project team's work to date and highlight important components and design principles implemented in the project.

To assist in understanding the implemented design philosophies, drawings outlining the site concept and floor plans have been attached in Appendix A.

3.1 Site Context

The multi-use recreation facility is being developed by the Town of White City and will be located near the emerging Town Centre as part of a new development being led by La Vita Land Inc. The 39-acre development will incorporate indoor and outdoor amenities to support both the growing community of White City and other surrounding communities. The site is easily accessible from Highway 1 and Highway 48.

The site is organized to allow for traffic flow that is intuitive and safe for users, visitors and staff. There will be two primary and one secondary traffic zones within the site organization. The first zone is located to the east of the building and will be implemented in Phase 1 of development. This zone includes the primary drop-off location, visitor parking and the majority of site parking for the recreational facility, as well as a smaller parking lot near the outdoor hockey rink. The second zone is comprised of additional parking for the future high school, library and childcare access at the southwest of the building. This zone will be implemented in Phase 3 and 3b, and includes the fire truck access lane and parent drop off at the school's main entrance. Designated staff and barrier-free parking stalls are incorporated at both parking zones.

The site is designed with ample green space, soft surfaces, and paved walking paths for use during all seasons. We have included a small structure for housing a concession stand and washrooms. Four new baseball fields, a multisport field to accommodate soccer and football, tennis courts, playgrounds, an outdoor hockey rink, running track, and skate park are planned for future development in Phases 3 and 3b.

The exact site arrangement has not yet been finalized, and is subject to change.

3.2 Site Plan

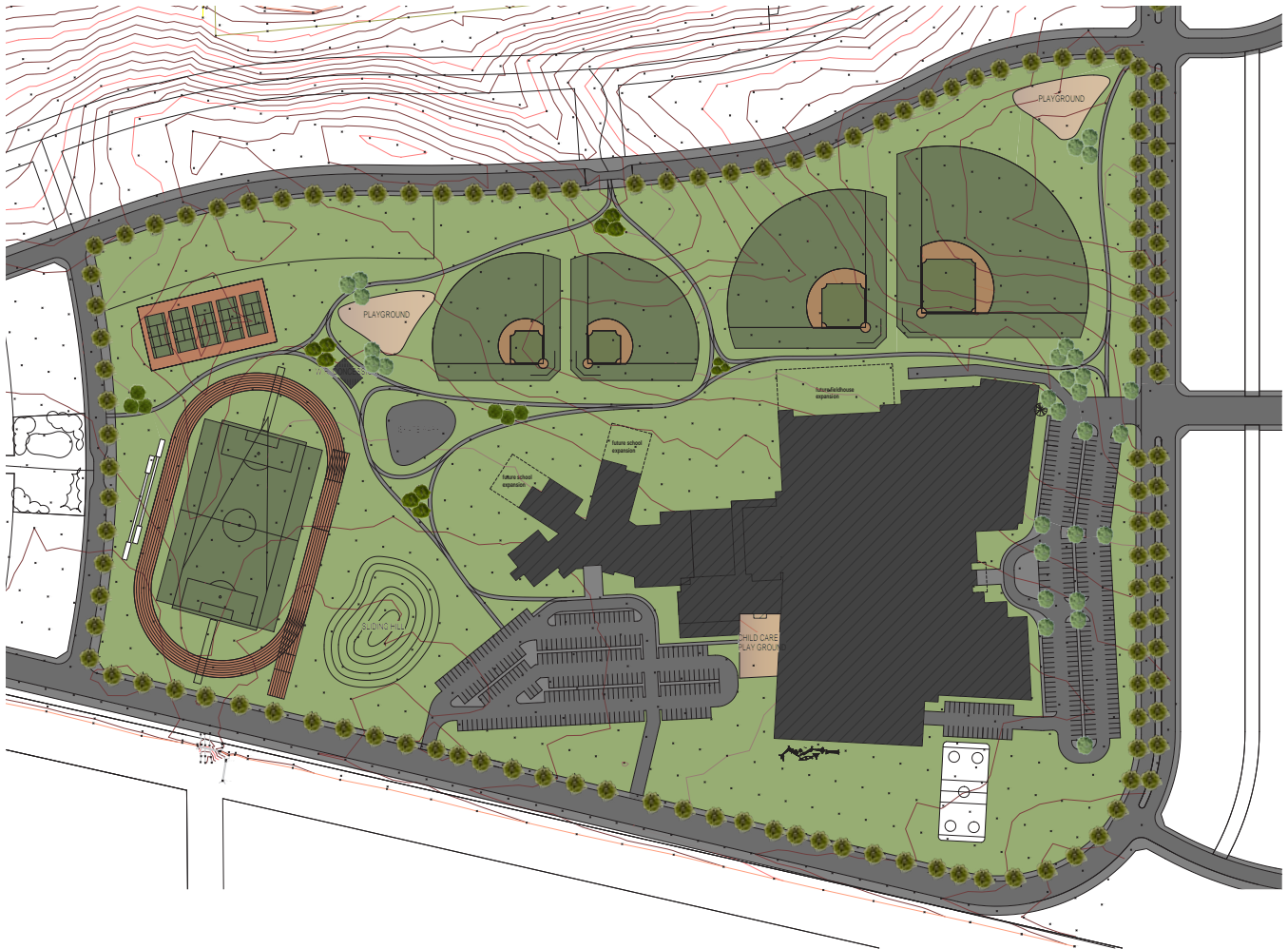


Figure 1: Site Plan

3.3 Building Sections

The provided building sections indicate the intent for the vertical proportions of the building as it relates to the key programming areas. To accommodate the spectator viewing, the second floor has been set 5.4m above the main floor. This is primarily due to the spectator viewing in the main area and to accommodate the dressing rooms in this area. This vertical dimension also allows for duct work to move throughout the facility unimpeded while still allowing for higher ceilings which contribute to user comfort. The third level running track is set 4.2m above the second floor.

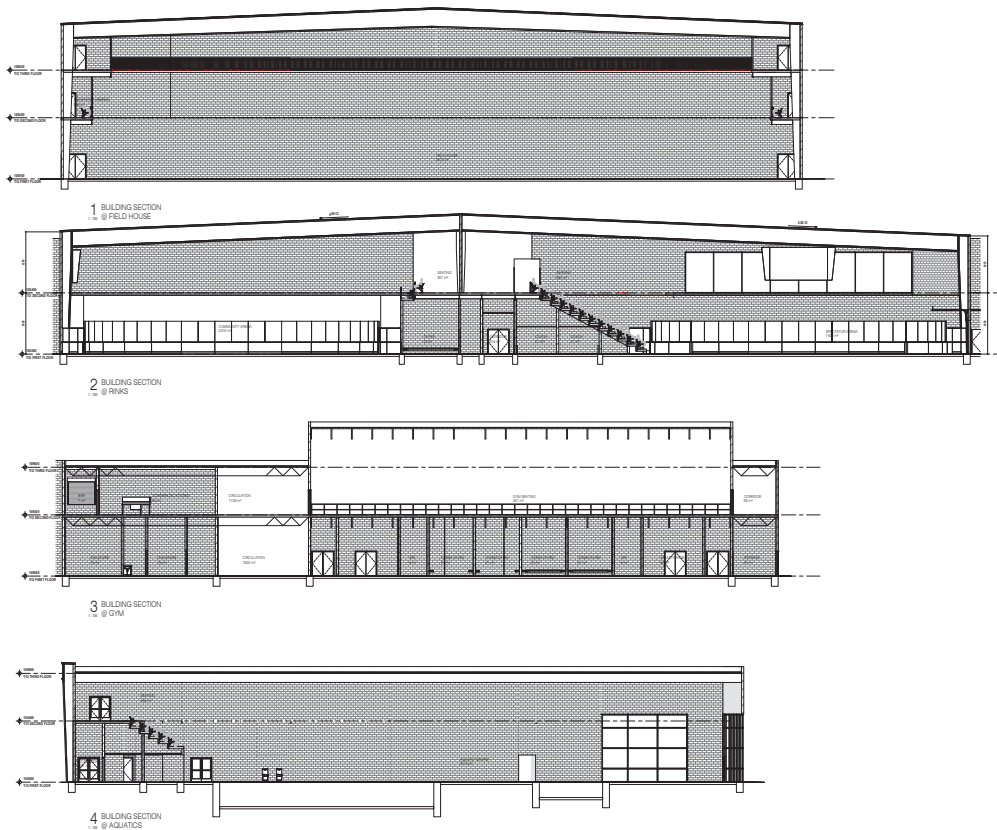


Figure 2: Building Sections

3.4 Floor Plan Development

The White City Multi-Use Recreation Facility is planned to be primarily a two storey building with a variety of recreation, administration and community spaces located at each level. A third level mezzanine is planned to accommodate a running track in the Phase 2 Fieldhouse. The following sections provide a summary of the major programming components located in each phase of the project as well as a detailed breakdown of each phase to identify the total development area. Full-scale floors plans can be found in Appendix A of this report.



3.5 Main Floor

The final build out of the main floor of the multi-use facility includes playing surfaces for twin ice arenas and two future rinks, a full-sized indoor soccer field, two gymnasiums and an indoor aquatic facility. The main floor incorporates programming for the community through the library and daycare. An additional leisure ice surface is provided at the west twin ice surface to offer a space for children who are under six years of age to learn how to skate.

In addition to the major amenities noted, this level will also offer an indoor climbing wall and indoor play area, change rooms, a pro-shop, multi-purpose rooms, retail spaces, and administrative offices.

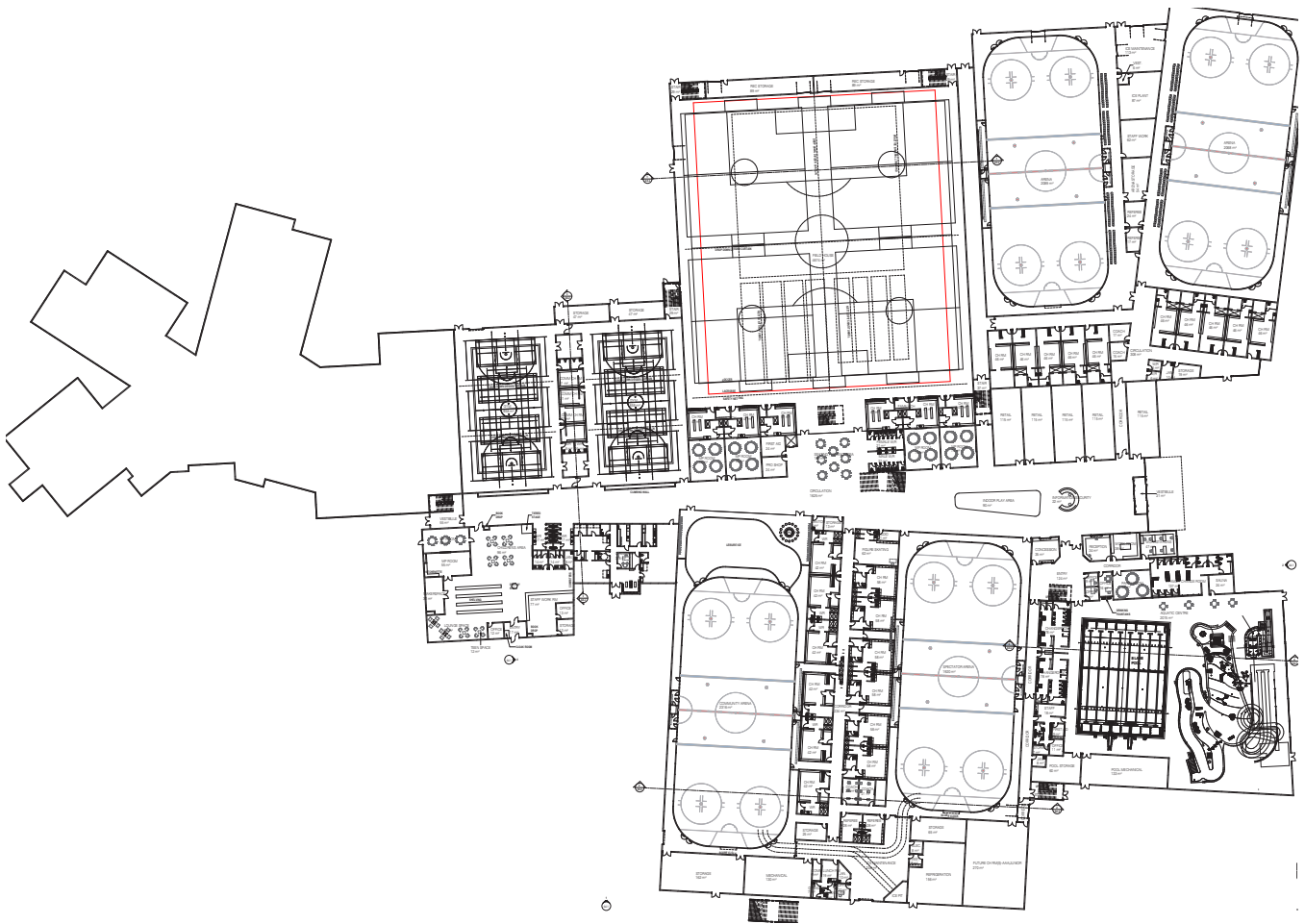


Figure 3: Main Floor Plan

3.7 Second Floor

The final build out of the second floor includes many multi-purpose rooms, as well as a central lounge with an adjoining kitchen/bar. This level has access to seating and viewing of the community and spectator arenas, the aquatic centre, the field house play surface, and the gymnasiums. The last major component found on the second floor is the commercial kitchen.

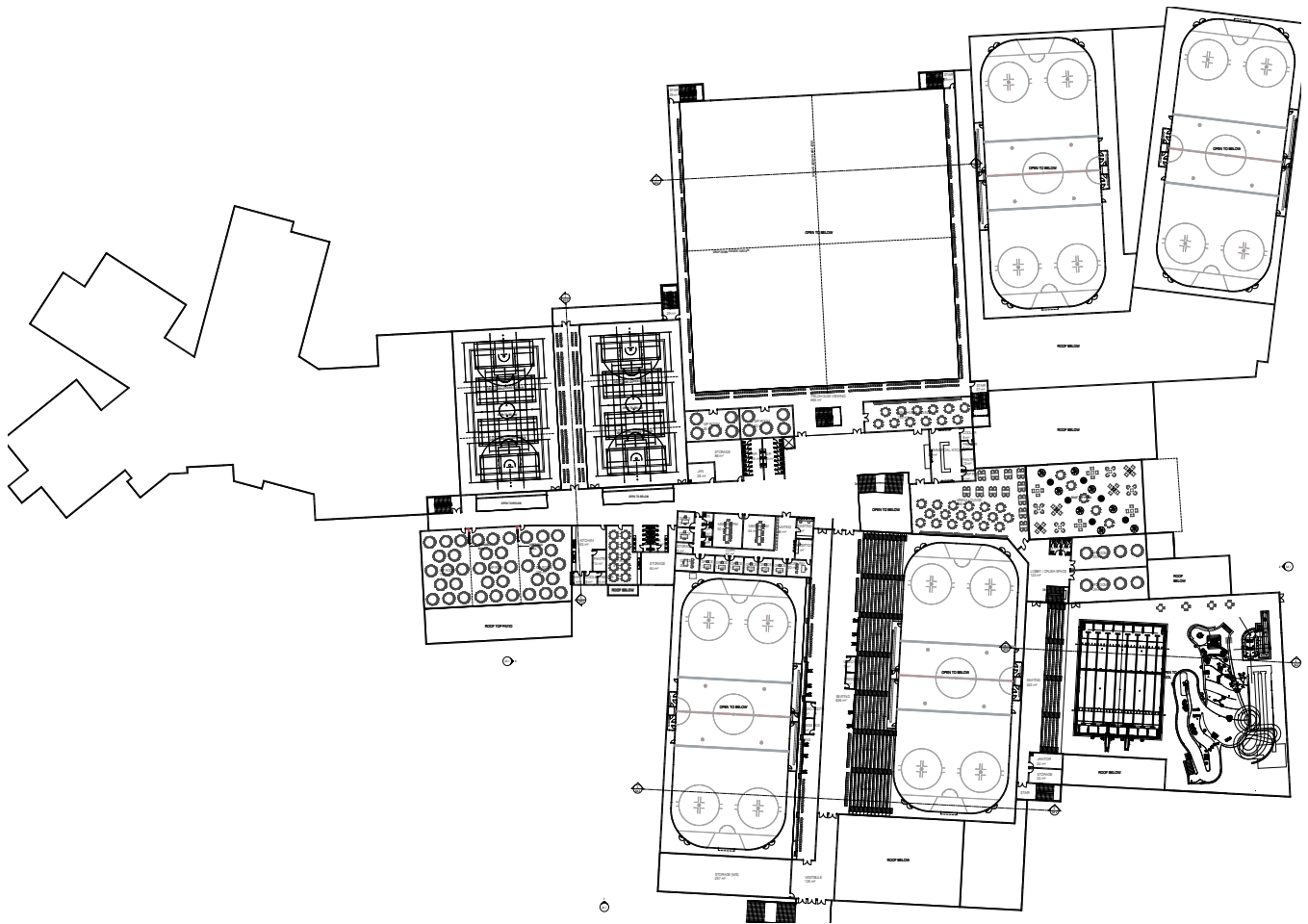


Figure 4: Second Floor Plan

3.8 Third Floor

The third level contains a three lane running track overlooking the indoor field, fitness space and public change rooms. This level is accessible via elevator or stairs.

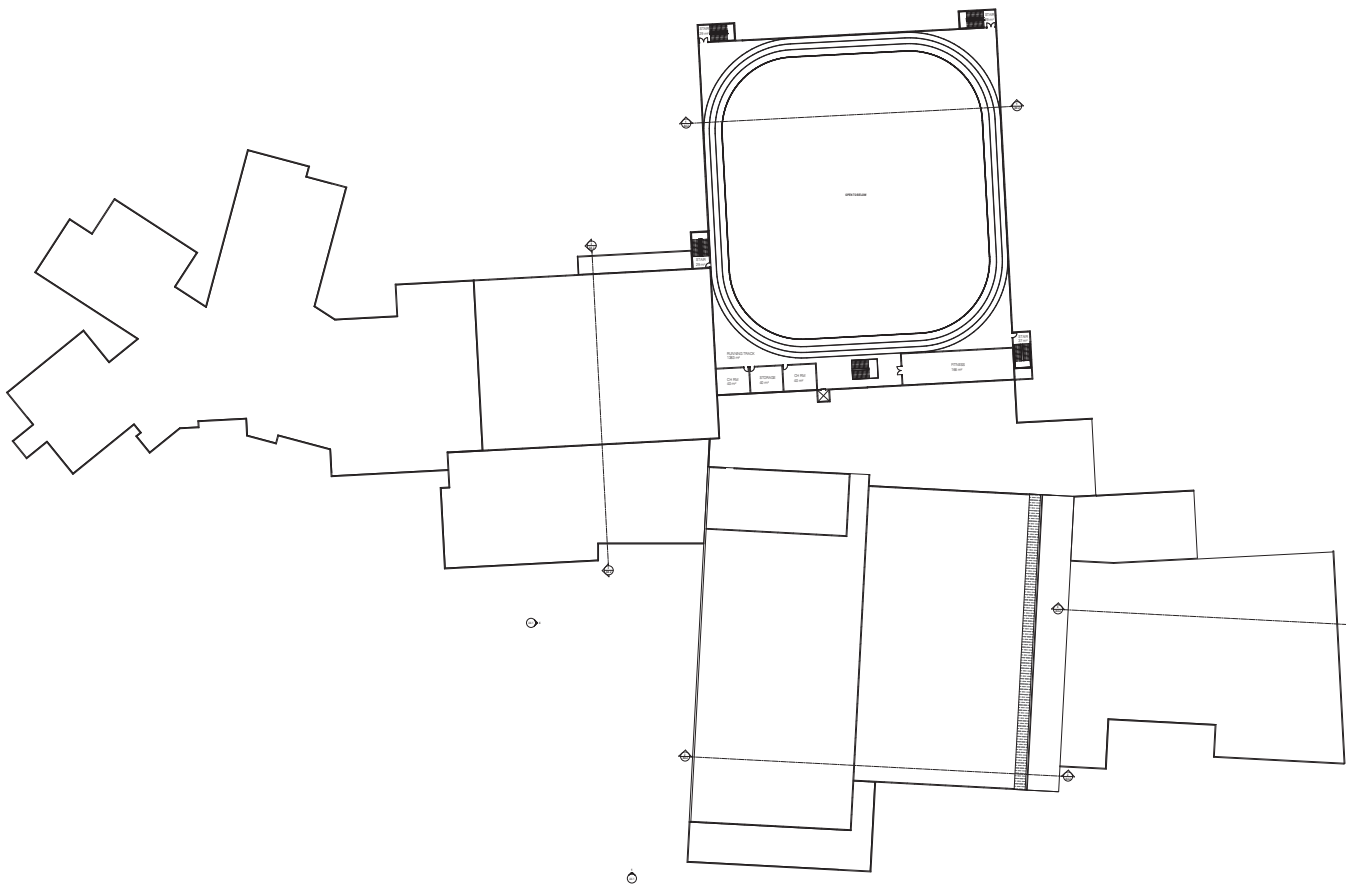


Figure 5: Third Floor Plan

4.0 Project Design by Phase

4.1 Phasing Plan

An integral part of the design process includes the project phasing plan. The intention of the phasing plan is to offer support to the Town of White City's decision making now and into the future. The design team has evolved the initial phasing into a more well-defined plan that also incorporates an additional two rinks in a fifth phase. The proposed phases have been colour coded as the following:

- Phase 1 (Blue) – Common Areas, Lounge, Multi-purpose Space, Spectator Arena and Community Arena
- Phase 2 (Red) – Field House
- Phase 3 (Green) – Gymnasiums, Library, Childcare, Common Area
- Phase 3b (White) – High School
- Phase 4 (Orange) – Aquatic Facility
- Phase 5 (Yellow) – Two Additional Ice Rinks and Change Rooms

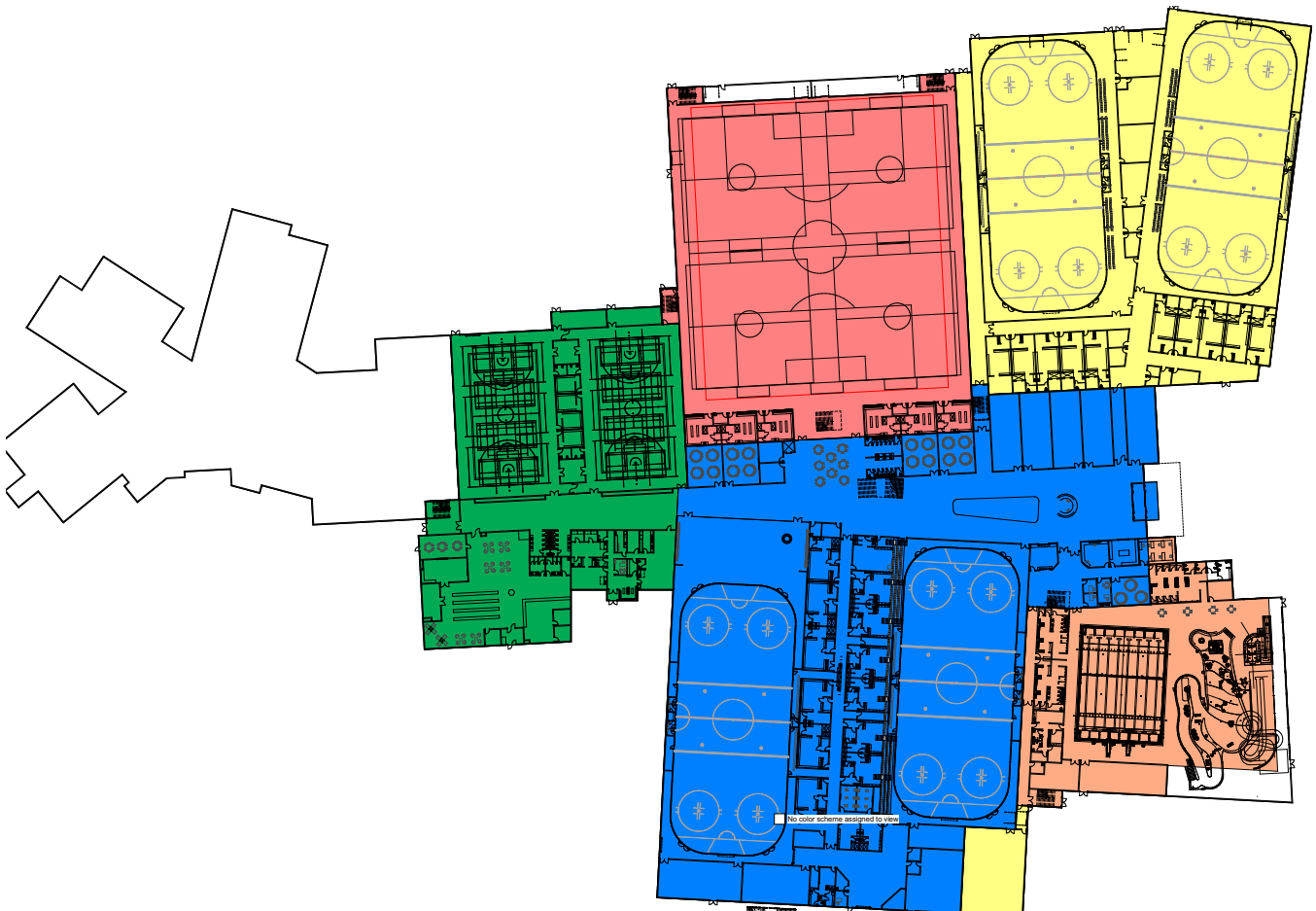


Figure 6: Phasing Plan

4.2 Phase 1

Phase 1 will involve the construction of twin ice arenas with adjoining change rooms, multi-purpose rooms, and retail space. The west arena includes an added leisure ice rink and heated seating area. Other common areas incorporate an indoor play area on the main floor, as well as a spacious lounge with a kitchen/bar and arena spectator viewing on the second floor.

This phase will include 12 change rooms for ice sport use. Each change room will include a gender neutral change area that is directly connected to the main change room, to provide flexibility for team sports. Also included in this area is a dedicated figure skating space as well as coaches rooms that can be booked for team meetings, video viewing and coaches meetings. The referee rooms will have the ability to enter the building from a rear entry at the south end of the spectator arena.

The multipurpose rooms will be able to host a variety of groups including, but not limited to, yoga, spin classes, meetings, gatherings, parties, etc.

This portion of the project will also include shell space that can be leased to vendors to support the overall programming of the facility.

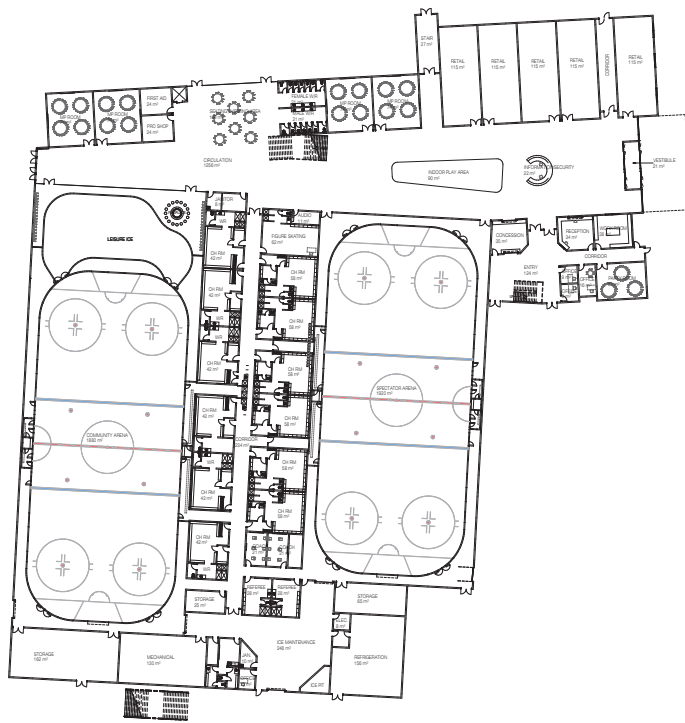


Figure 7: Phase 1 – Main Floor

The spectator arena will include approximately 1,200 seats plus a drink rail at the top of the seating area for a more casual viewing experience. This drink rail will also be included in the community arena which will include approximately 250 seats.

As part of the this first phase the project will explore how dryland training can be accommodated in one the six multipurpose rooms. Phase 2, the fieldhouse, will be the permanent location for this programming. Phase 1 also includes administration offices as well as team rental space for minor sports.

The second floor lounge will have direct access to an outdoor lounge/patio space that will provide views of the surrounding neighbourhood and will also enable the lounge to be the destination for more than just recreation purposes.

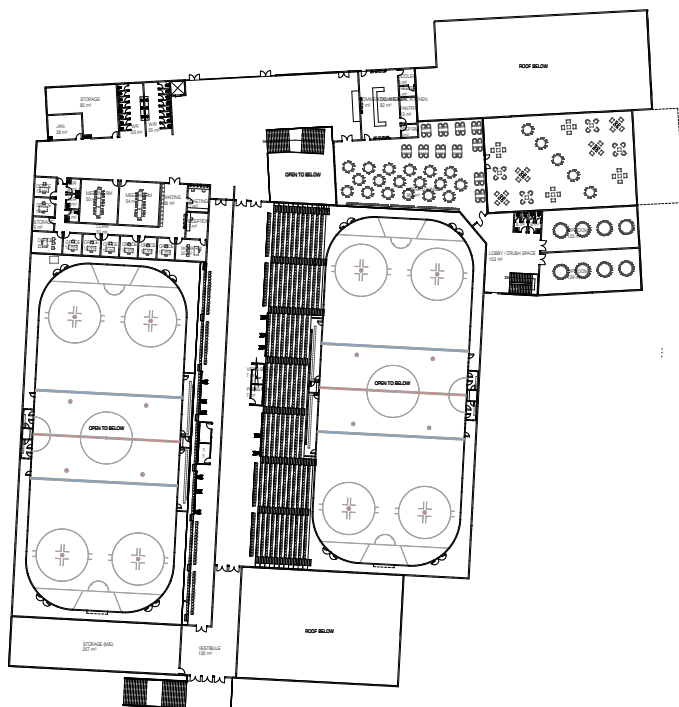


Figure 8: Phase 1 – Second Floor

4.3 Phase 2

Phase 2 will involve the construction of a field house. The fieldhouse includes flex play space for and adjoining change rooms on the first floor, second floor viewing and multi-purpose areas, as well as a fitness room and running track on the third floor.

The fieldhouse will be equipped with flexible programming infrastructure which will include batting cages, pitching cages, infrastructure for golf and football. A safety net will be provided, at a minimum, along the dressing room side of the fieldhouse to protect athletes entering and leaving this area of the field. Nets for field sports are to be finalized with the user groups to select the ideal solution for each sport. There are many options available that include deflatable posts to maximize on storage while still providing the level of performance required for a facility of this type.

The third level of this phase will also provide programming space for dryland training which will be available for use by all sporting groups.

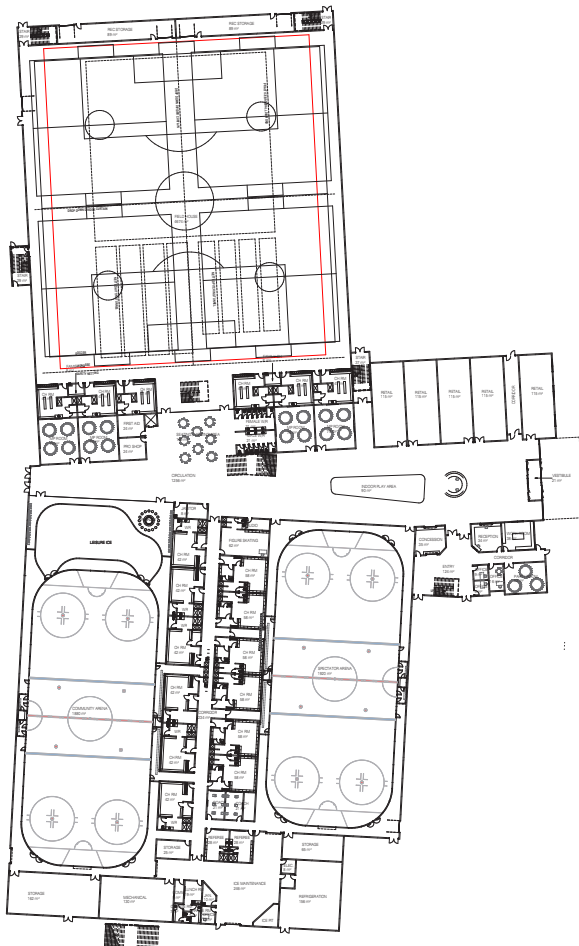


Figure 9: Phase 2 – Main Floor

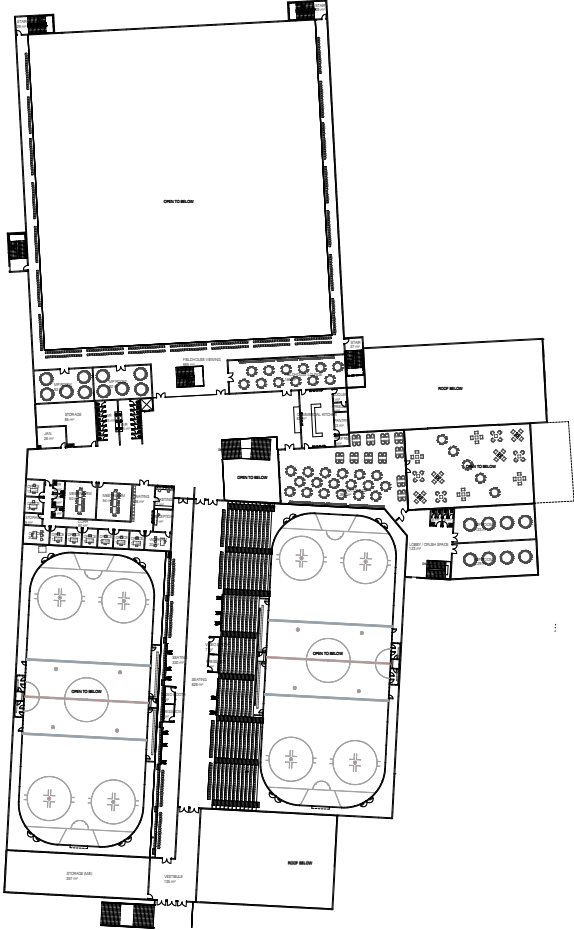


Figure 10: Phase 2 – Second Floor

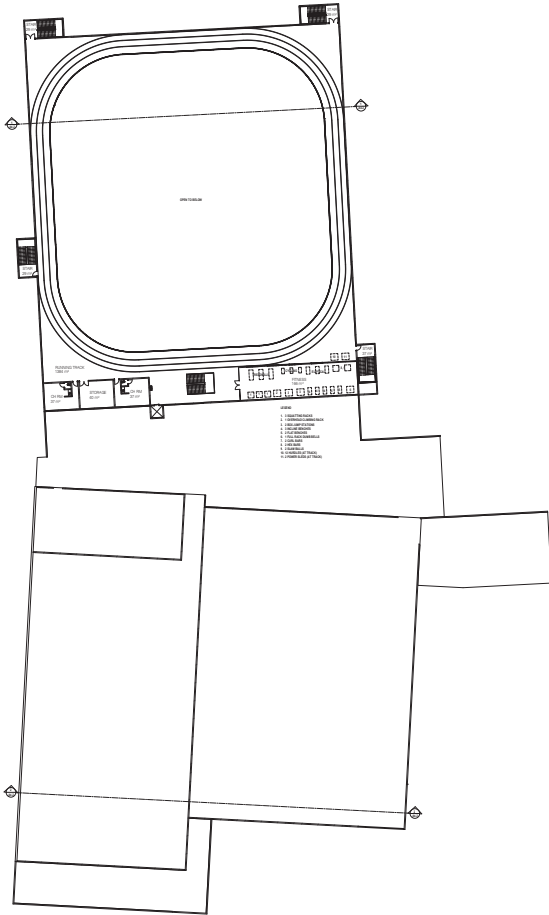


Figure 11: Phase 2 – Third Floor

4.3.1 Alternate Option for Phase 2

We have included an alternate design option for Phase 2. It will include all the features proposed for Phase 2 but includes a larger extended fieldhouse. The benefit of this option is that the fieldhouse would accommodate a full-sized soccer pitch, although it is more expensive than the current schematic design,.

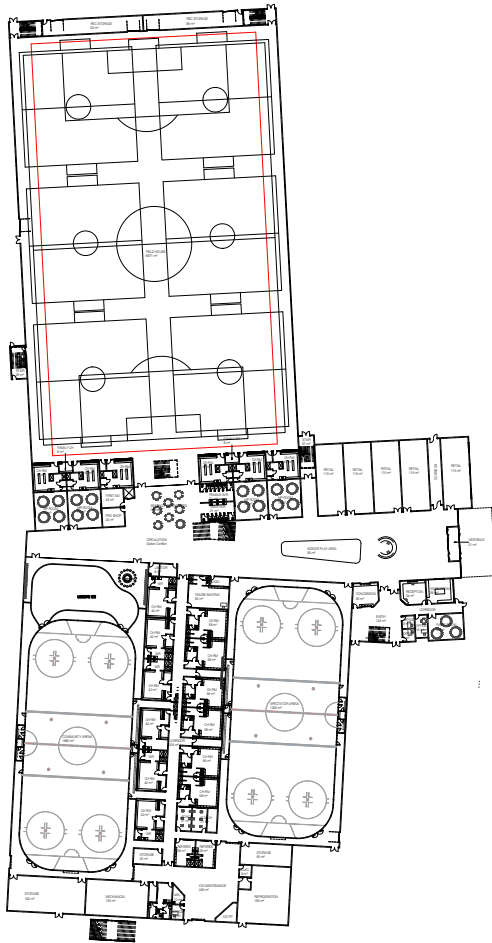


Figure 12: Phase 2 Alternate Option

4.4 Phase 3 + 3b

Phase 3 will involve the construction of two gymnasiums, a library, and a childcare centre. The gymnasiums and library will support community as well as the future high school. The library incorporates designated spaces for children and teens, makerspace, and computers. The common area on the second floor of this phase will incorporate many multi-purpose rooms and a commercial kitchen.

Phase 3b focuses on the construction of a future high school. Due to the scope of the project we have not delineated specific planning requirements for this structure; however, we have estimated for 8,000sq.m. over two floors of future development.

Each gym will include a full size basketball court along with three basketball cross courts, a main volleyball court along with three volleyball cross courts, and six badminton courts. The gyms will both be constructed to include divider curtains between the volleyball cross courts for tournament play.

The child care is currently planned for 42 children with final size to be determined based on need when the facility is constructed. The library is strategically located to allow for expansion of the high school and community.

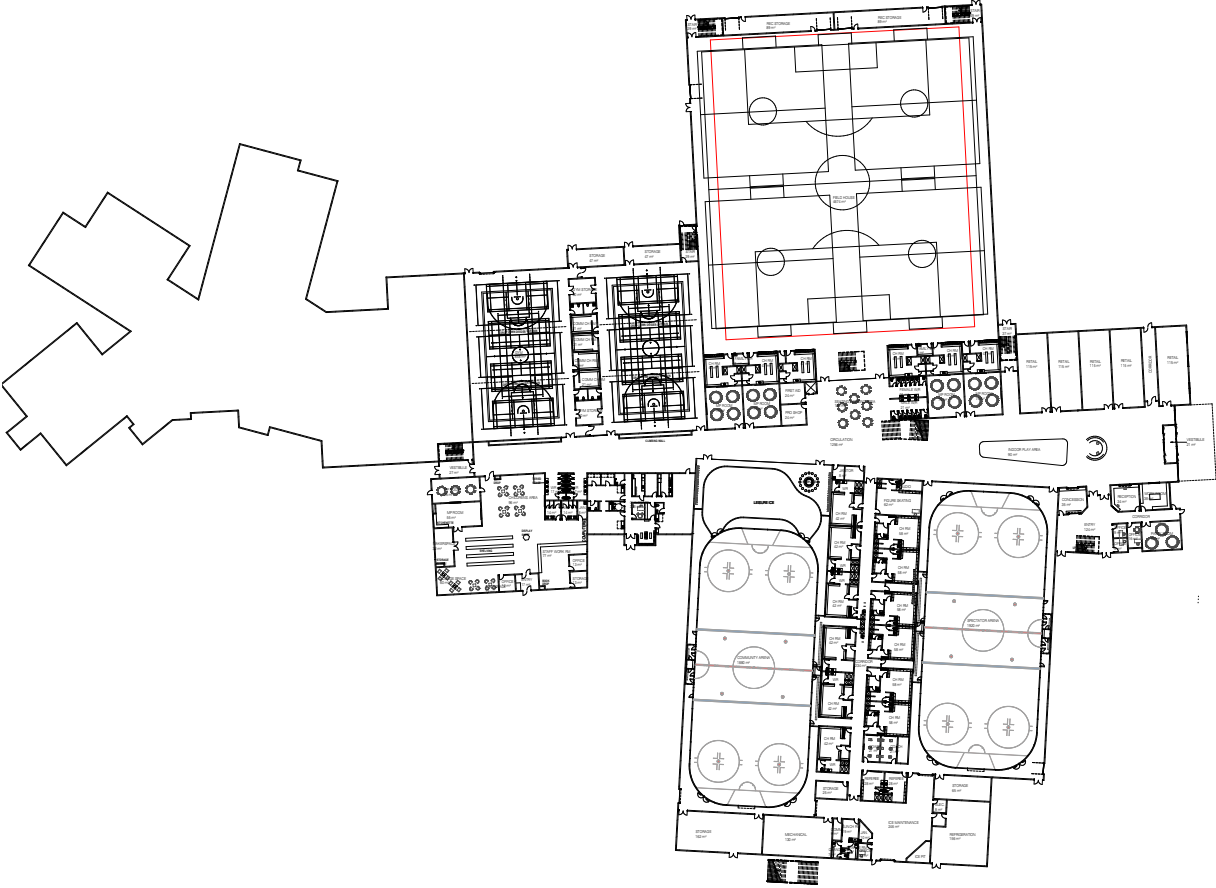


Figure 13: Phase 3 + 3b – Main Floor

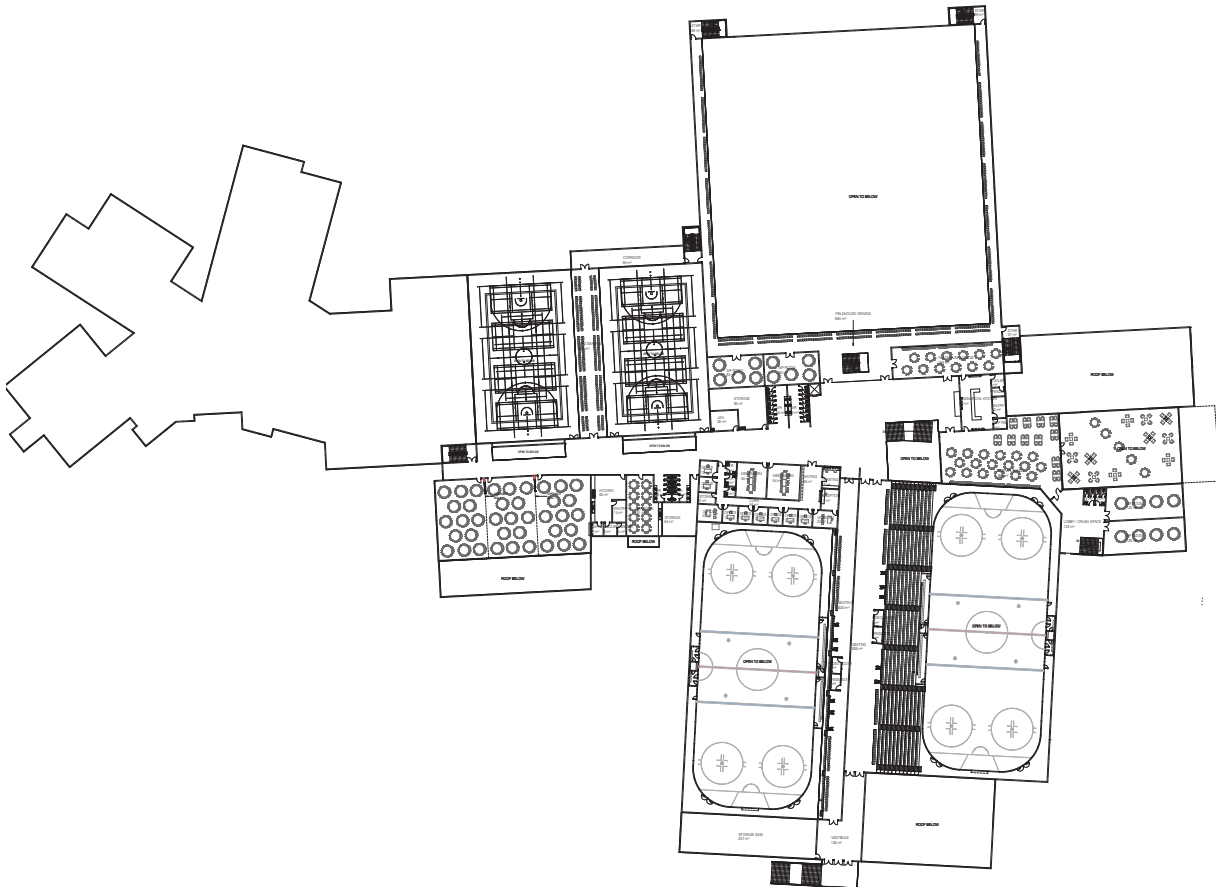


Figure 14: Phase 3 + 3b – Second Floor

4.5 Phase 4

Phase 4 will involve the construction of an aquatic centre. The aquatic centre will include an eight-lane swimming pool, a leisure pool and lazy river, and waterslide. Additional features include a sauna and a second floor viewing/seating area.

The 8 lane pool will be equipped with diving boards at multiple locations. The pool will be constructed to achieve a minimum depth of 2.1m throughout to accommodate diving and water polo. The final height of the diving boards is to be confirmed during detailed design and is also to be based on the feasibility of each height requested. The pool which also includes the lazy river will be sized to accommodate seniors swimming programs and the water will be heated accordingly.

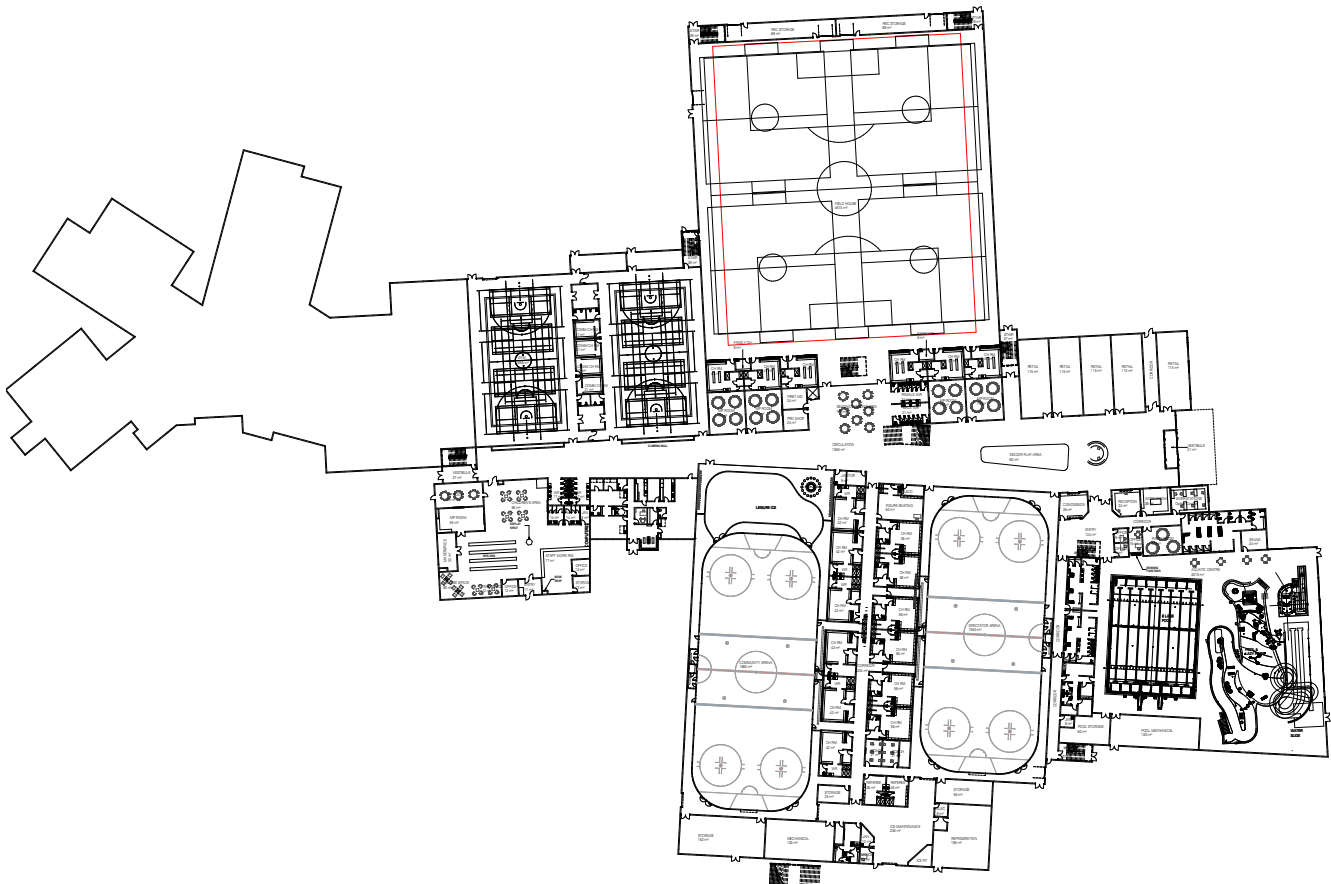


Figure 15: Phase 4 – Main Floor

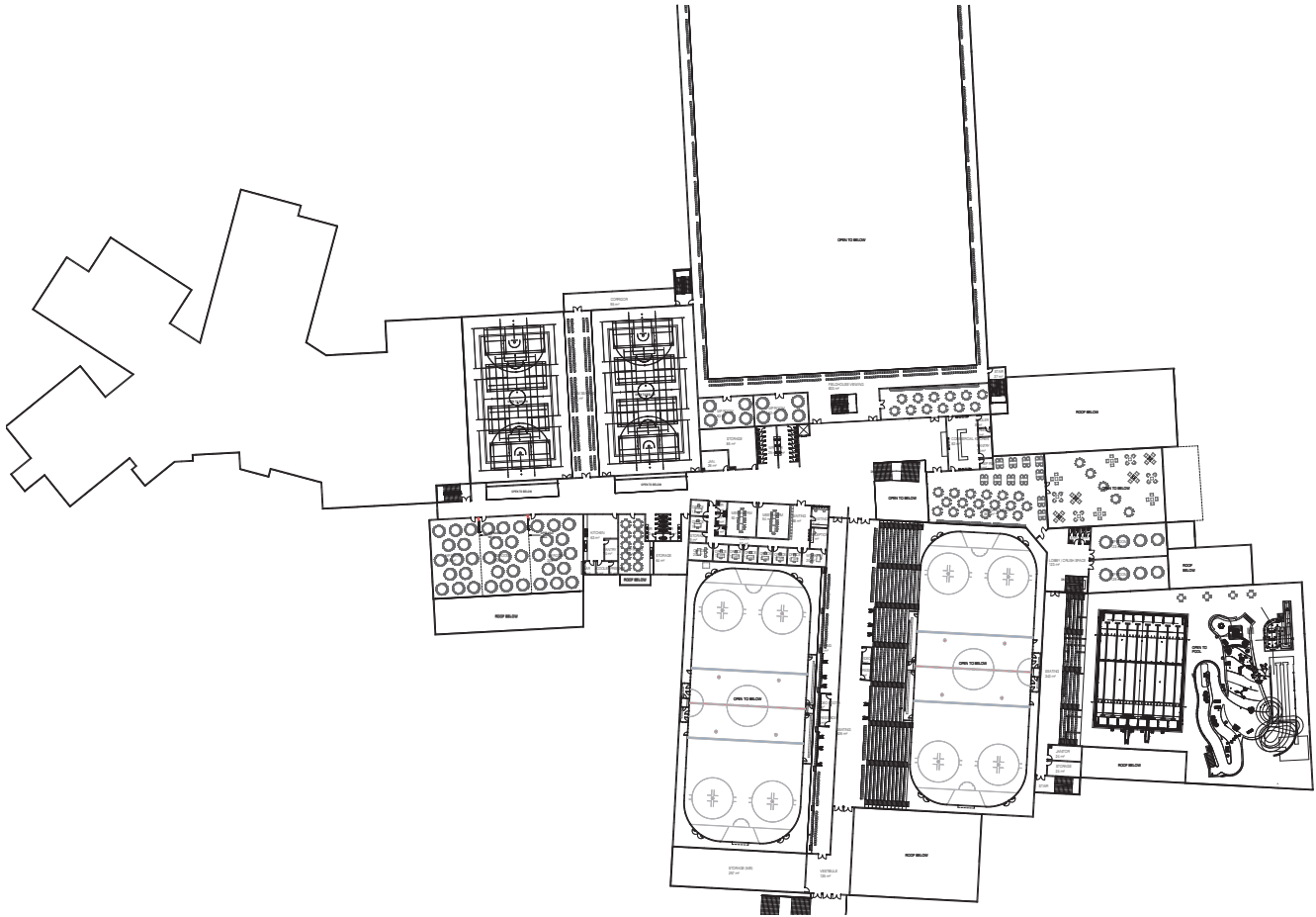


Figure 16: Phase 4 – Second Floor

4.6 Phase 5

Phase 5 will involve the construction of an additional two ice rinks and Junior Hockey grade change rooms, which would be located on the south east corner of the spectator arena (it is important to note that these dressing rooms are located in a manner that they can be added to the project at anytime and are not dependent on Phase 5). This is the final phase of the multi-use recreational facility, and aims to provide more ice space to support the Town of White City and surrounding communities. The ice surfaces will use designated mechanical and electrical systems separate from the Phase 1 rinks, and incorporate all seating on the main floor. Seating for each arena will be approximately 250 seats.

This phase will include 10 change rooms as well as a separate entry point for flexibility of programming.

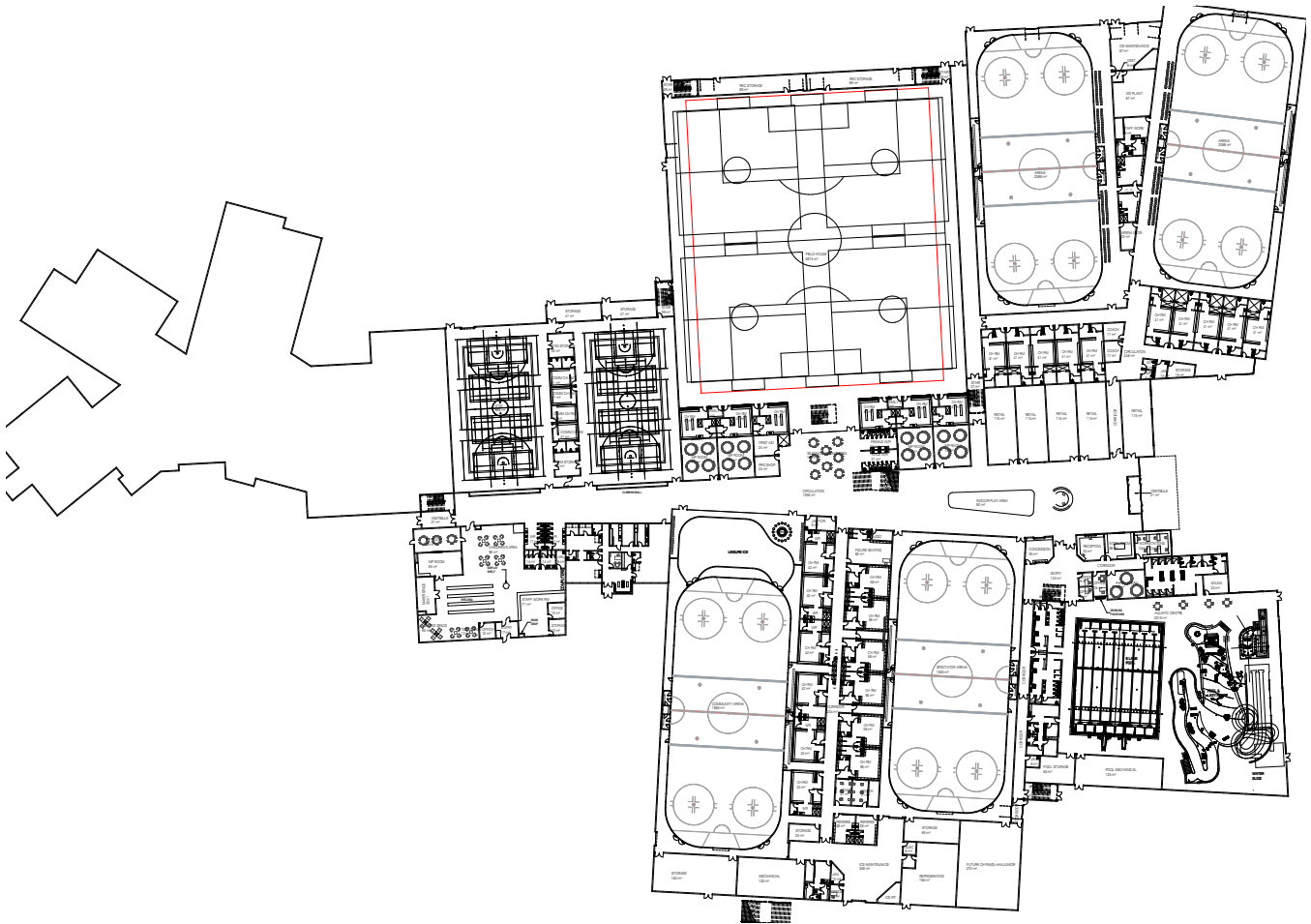


Figure 17: Phase 5 – Main Floor

5.0 Renderings







6.0 Schedule

The following schedule outlines the steps completed to date, and the subsequent steps that remain through the schematic design phase. Also included are projects on timeline to complete the detailed design. The detailed design timeline is presented in terms of duration with no specific start and end dates noted.

Preliminary/Schematic Design

Contract Award	March 24, 2020
Project Start Up Meeting	April 8, 2020
Project Commencement	May 4, 2020
Risk Workshop	May 6, 2020
Community Consultation and Project Update	May 13, 2020
Focus Group Dates	Week of July 6, 2020
Preliminary Design Submission Date	July 27, 2020
Focus Group Dates	Week of August 17, 2020
Schematic Design Submission	September 23, 2020

Detailed Design

Detailed Design	4 to 6 Months
Bid Period	1.5 Months
Construction Period	20 Months
Occupancy	1.5 Months
Warranty Period	12 months