



COUNCIL – AGENDA REPORT

Meeting Date:	4 February 2025
Subject:	SW Recreation Centre – Site Master Plan and Functional Program Update
Directorate:	Community Services

Issue:

Council is being provided with an overview of the pre-design work underway and decisions returning to Council on the site master plan and functional report for the SW recreation centre.

Policy / Council Direction:

The SW recreation centre is a key deliverable within Airdrie City Council's strategic focus area of leisure, recreation and culture.

Background:

Progress continues on the realization of the SW recreation centre project through ongoing pre-design stage work. Both the site master plan and functional report are underway to establish a series of site layout options based on the prioritized community needs, financial parameters, and site conditions. The endorsement by Council of a final site master plan and functional report will ultimately inform the scope of work for future design work and budget for all three phases of the SW recreation facility.

GGA Architecture, the successful proponent of this stage of pre-design work, are tasked to complete the steps detailed below that will inform a Council presented recommended site master plan layout, with additional options, in Q2.

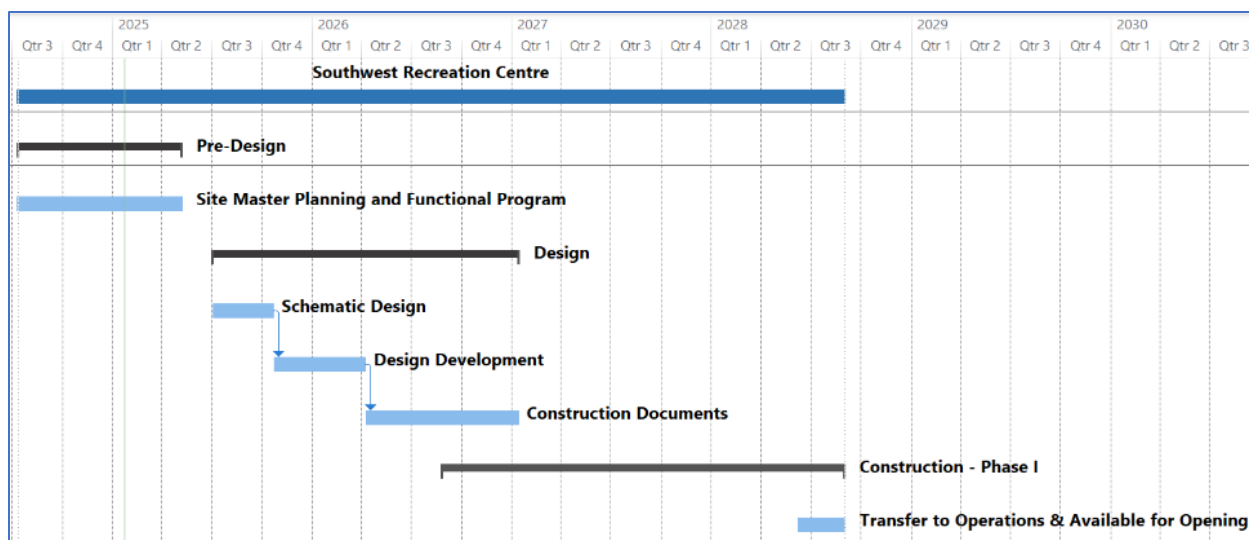
1. **Research:** Several preliminary planning reports and studies have been developed and endorsed over the past number of years by Council. These foundational elements assisted in developing a planned phased approach to the recreation facility with endorsed amenities that address the broadest voiced needs of residents. The site planning will build on these previous studies to illustrate options for proposed layouts of the facility footprint in various configurations, amenity dimensions, and information on supporting attributes such as parking and transportation.

2. **Engagement:** Public input into the SW recreation facility is critical and planned purposefully throughout every project stage. Within this stage of pre-design work, public engagement is necessary to inform the GGA team on options of amenity layouts, user needs and amenity priorities, and programmatic outcomes desired by the community. The audiences engaged include:
 - Sport User Groups – Gathering input on the requirements of user group within all planned phases of the facility, focusing on both current needs and growth projections. Input collected inform the massing of activity spaces/amenities including storage, changeroom, spectating, staging, and other supporting spaces.
 - Community Users/Residents – The input from sport user groups is considered next to the comments and feelings of the wider community and their patterns/expectations of usage. An open house (planned for March 5, 2025) and online survey (February 24 to March 12) is planned to gather thoughts and feedback on specific amenities. The information collected will include how options within each amenity can address broadest voiced community needs, importance of various supporting amenities and infrastructure, and generally qualifying the usage statistics and preferences gathered from the community needs assessment.
 - Internal Assessment – Workshops held with programming and operations staff within current recreation facilities. Capturing the gaps, limitations, and strengths of existing facilities and amenities to support community use and programming – both based on existing demand and future projections.
 - Indigenous Engagement – While not specifically informing the functional report or site master plan, a comprehensive indigenous engagement strategy is being developed to ensure needs and preferences are captured and included within the future schematic and detailed design stages of the project. Importantly, the engagement looks to draw out how the indigenous community feels welcomed and included within a recreation facility and what elements connect and educate on the history, people, and land.
 - Rocky View Schools – As adjacent landowners, information is being shared bidirectionally to inform site layout options, most importantly regarding parking, access, and transportation.
3. **Analysis:** The site plan is informed by several technical studies of the site, the community, and the greater neighborhood. These studies include an environmental site assessment, traffic impact assessment, Rocky View Schools site planning, and the community developer’s neighborhood structure plan.
4. **Synthesis:** GGA will create a site master plan and functional report that incorporate all the information from the above steps to inform amenity/facility sizing and site layout options. The collective inputs of engagement, research, and facility outcomes are quantified and qualified in the functional report to establish:

- Activities/Functions for Each Component – Detailed description of each major amenity and components within. Linking back to the stated community needs, it would be articulated how each aspect of the facilities accommodates activity and interests through the lenses of spontaneous users, program participants, and sport user groups. The information also guides general operational planning considerations including service delivery principles and methods.
 - Design Criteria/Physical Requirements – This information provides detailed space requirements and descriptions including what is contained within each amenity and area, special features, capacities, and special requirements of each component (access, security, privacy, safety, flexibility, critical dimensions, etc.). This element of work also considers the essential physical spaces required to accommodate the core activity areas (support rooms, building/mechanical systems, common areas, etc.). These elements are influenced by the physical requirements and activities of all other components.
 - Schedule of Accommodation – A space by space (room-by-room) list or schedule of accommodation, detailing the number of units required and area in net square meters with reference to the number of occupants and major equipment. Contained within would be components gross up factors.
5. **Communicate:** Administration and GGA Architecture will return to Council in Q2 2025 with a site master plan report, containing options that list the merits and potential constraints of each choice. This report will be the culmination of all the inputs collected and synthesized to date including research, public engagement, community needs assessments, financial parameters, growth and utilization projections. The preferred option recommended by GGA Architecture and Administration will be the one that is able to address the broadest voiced needs of sport groups, general residents, and considers how the facility will best be able to accommodate Airdrie’s projected population growth over the next 20 years as it reaches ~150,000+ residents. The option ultimately endorsed by Council will dictate both the short and long-term future of the site and facility as the site fit determined will lock-in amenity choices for all three phases and serve as the basis for the design of the SW recreation facility. The implications of these options not only impact the size/scale of the overall facility but also the Class D budget estimates and what funding can be potentially collected through the community portion of the soon to be updated off-site levy.

Overall Project Plan

The functional report and endorsed site master plan in Q2 2025 will inform the next phases of work including schematic and detailed design. Additional public engagement elements will be developed and targeted individually for major facility stakeholders and general public. Additional budgetary conversations will take place in 2025 to confirm funding sources including Council’s expectations of investment from core benefiting sport user groups.



Council Committee Routed Through:

NA

Administration Recommendation:

That Council accepts the presentation of the SW Recreation Centre – Site Master Plan and Functional Program Update for information.

Alternatives/Implications:

1. Airdrie City Council could request further and/or specific information return to Council in advance of the functional report and site master plan reports returning for endorsement.

Budget Implications:

Budgetary information will be included when the final reports return to Council in Q2 2025.

Communications and Engagement:

A communication plan has been developed and will be executed over the coming days to invite participation from the Airdrie community for the open house and online survey. Residents will be directed to the City’s public engagement platform (<https://involve.airdrie.ca/>). The results of this piece of engagement work will influence the site master plan options returning to Council. All previous information and studies related to the preliminary planning of the SW recreation facility can also be found here:

<https://www.airdrie.ca/index.cfm?serviceID=2307> .

Recommendation:

That Council accepts the presentation of the SW Recreation Centre – Site Master Plan and Functional Program Update, for information.

Brad Anderson | Manager, Recreation

Staff Presenter:	Brad Anderson
External Presenter:	David Wittman GGA Architecture
Department:	Community Services
Reviewed by:	Michelle Lock
Attachments:	N/A