



## **Council Meeting of August 23, 2010**

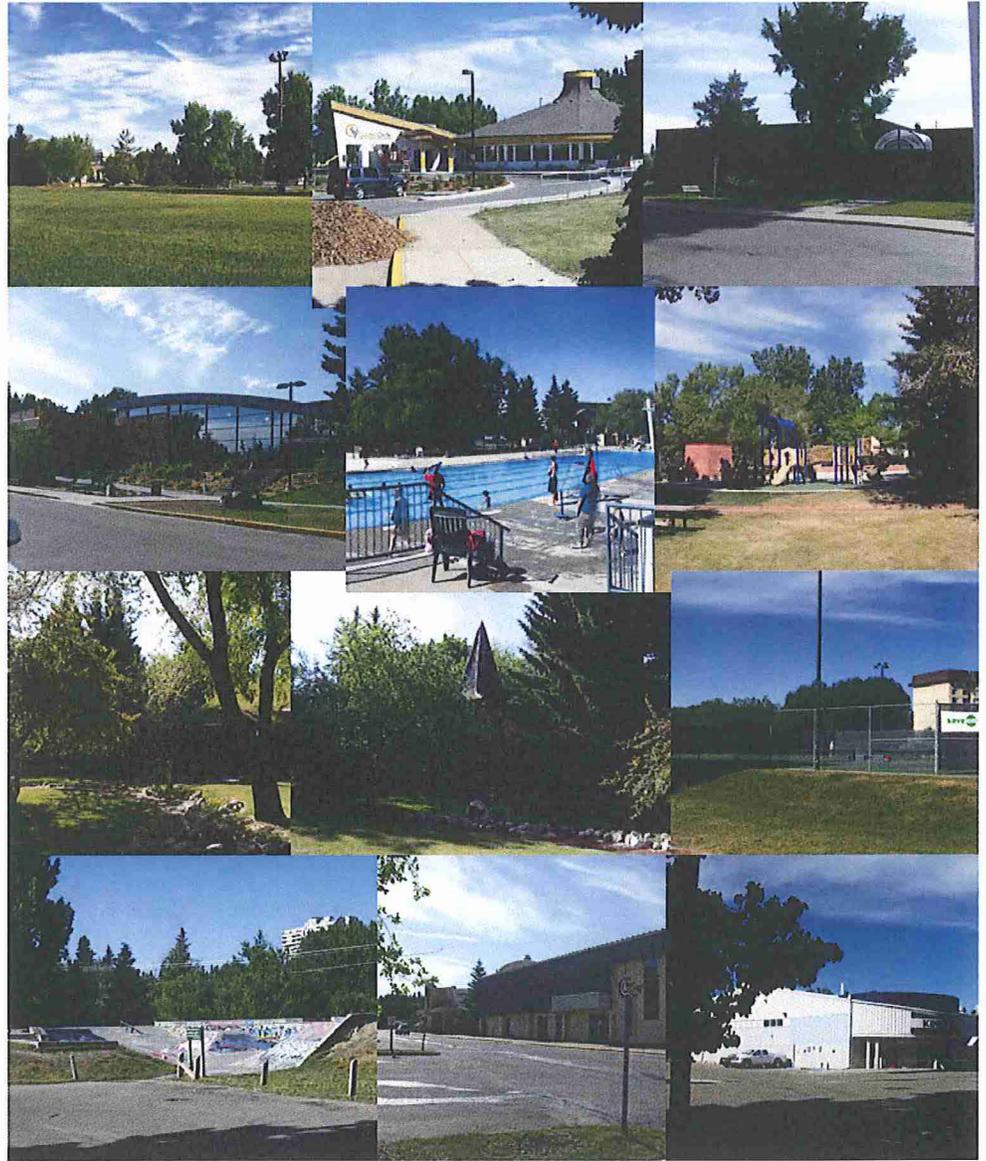
### **ATTACHMENT "B"**

**DOCUMENT STATUS:** Public

**REFERS TO:** Red Deer Rotary Recreation Park & South  
Site Study Report

# Red Deer Rotary Recreation Park & South Site Study Report

August 2010





## Acknowledgements

### Rotary Steering Committee

Angus Schaffenburg	Major Projects Planner
Colleen Jensen	Community Services Director
Curtis Martinek	Projects Specialist
Deb Comfort	Neighbourhood Facilities & Community Development Supervisor
Greg Scott	Recreation, Parks and Culture Manager
Janet Pennington	Heritage & Archives Coordinator
Jerry Hedlund	Projects Superintendent
Jeff Graves	Former Projects Superintendent
June Larson	Recreation Facilities Supervisor
Kay Kenny	Recreation Superintendent
Krista VandenBrink	Business Supervisor
Kristina Oberg	Culture Superintendent
Quincy Brown	Parks Planning Coordinator
Scott Cameron	Social Planning Manager
Sheldon Fandrey	Facility Operator, Red Deer Arena
Steve Davison	Parks Amenities Supervisor
Tammy Greba	Recreation Centre Complex Coordinator
Trevor Poth	Parks Superintendent

Many additional staff at the City of Red Deer, Parkland Community Planning Services, Project Stakeholders and community members have made valuable contributions towards this project.

### Project Team

The project team was established with representatives from the Rotary Steering Committee and the Consultant Team.

Architectural Prime Consultant	Group2 Architecture Engineering Ltd.
Landscape/Urban Design	Scatliff+Miller+Murray Inc.
Visioning/Urban Design	MVH Urban Planning & Design
Mechanical	KFR Engineering Ltd.
Electrical	Stebnicki & Partners

## Table of Contents

<b>1</b>	<b>Executive Summary</b>	<b>1</b>
<b>2</b>	<b>Introduction</b>	<b>3</b>
2.1	Project Scope	
2.2	Park Background	
2.3	Development Constraints	
2.4	Existing Facility Information	
2.5	Process	
2.6	Project Principles	
<b>3</b>	<b>Finalized Concept</b>	<b>17</b>
3.1	Overview	
3.2	Detailed Description	
3.2.1	The Promenade	
3.2.2	Green Zone	
3.2.4	Aquatic Zone	
3.2.5	Tennis Zone	
3.2.6	Youth Zone	
3.2.7	Ice Zone	
3.2.8	Nature Zone	
3.2.9	Parking Zone (and Parkway)	
3.2.10	Parking Strategy Parking Strategy Implementation	
3.3	Mechanical Site Services	
3.3.1	Overview	
3.3.2	Anticipated Issues	
3.4	Electrical Site Servicing	
3.4.1	Introduction	
3.4.2	Electrical Evaluation	
3.4.3	Summary	
<b>4</b>	<b>Key Recommendations</b>	<b>46</b>
<b>5</b>	<b>Phasing and Implementation Plan</b>	<b>49</b>
<b>6</b>	<b>Project Budget</b>	<b>50</b>
<b>7</b>	<b>Appendix A - Concept Development</b>	<b>53</b>
7.1	Process	
7.1.1	Committee Process	
7.1.2	Initial Information Gathering	
7.1.3	City of Red Deer Department Meetings	
7.2	Visioning & Open House Sessions	
7.2.1	August 17th	
7.2.2	August 18th	
7.3	Open House Concept	
7.3.1	Strategies	
7.3.2	Zones	
7.3.3	Summary	

7.4	Post Visioning Feedback	
7.4.1	August 19th - Public Open House Feedback	
7.4.2	GDAP Committee Presentation	
7.4.3	Parkvale Estates Community Meeting	
<b>8</b>	<b>Appendix B - Project Refinements</b>	<b>73</b>
8.1	Demographic Information	
8.2	Zone Modifications	
8.3	Speed Skating Oval	
8.4	Multi-use Ice Facility	
8.4.1	Integration with Curling Club	
8.4.2	Final Multi-use Ice Facility Concept	
8.5	Parking, Lawn Bowling & Horseshoes	
8.6	Barrett Park	
8.7	The Red Deer Public Market	
8.8	Multi-use Aquatic Centre	
8.8.1	Process	
8.8.2	Design Concept One	
8.8.3	Design Concept Two	
8.8.4	Summary	
8.9	Enhanced Skateboard Park	
8.10	Parks Maintenance (Kinex)	
<b>9</b>	<b>Appendix C - Community Feedback</b>	<b>87</b>
<b>10</b>	<b>Appendix D - Preliminary Aquatics Program</b>	<b>97</b>
<b>11</b>	<b>Appendix E - Final Masterplan feedback</b>	<b>98</b>

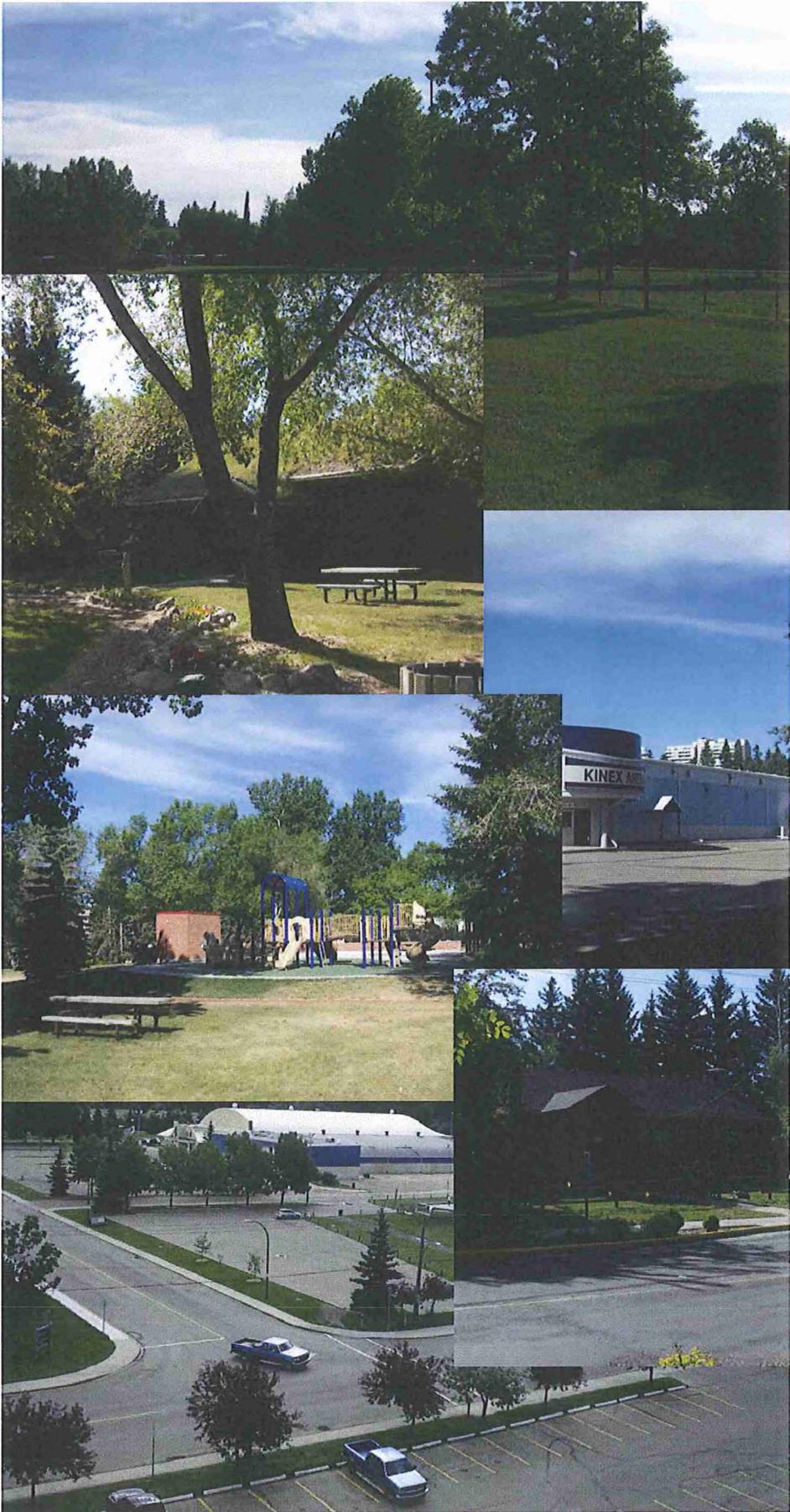


Image 1a  
Collage of park images

# 1 Executive Summary

Rotary Recreation Park and the South Site contain a number of uses which are complimentary in nature and also have distinct identities themselves. The focus of this master plan is to ensure the continued use of the park for community enjoyment and to enhance this enjoyment through a more cohesive park plan. Through considering this concentration of uses as a campus of recreation opportunities, the master plan has been developed to maximize the opportunities and potential connections between these facilities.

During the development of this report, a significant amount of research into the park and its amenities was done to determine the history, condition and uses of the park. Extensive information was also assembled from users and stakeholder groups to determine the direction for the future development of the park and how this development can meet the future needs of these groups. Key principles were developed during this period to act as a strong guide during all phases of the planning process. These principles are found in detail under section 2.6 and are as follows:

1. People First
2. Preserve the "Park"
3. Connect and Unify
4. Strengthen Identity of the Park
5. All Season Place
6. Support a Variety of Activities
7. Safe and Secure Place
8. Celebrate Historic Activities
9. Sustainable Development

At the initial visioning sessions, a development scheme was created that responded to the feedback and suggestions of the City administration and the community. This concept was presented at the conclusion of the visioning period and further feedback was gathered and processed.

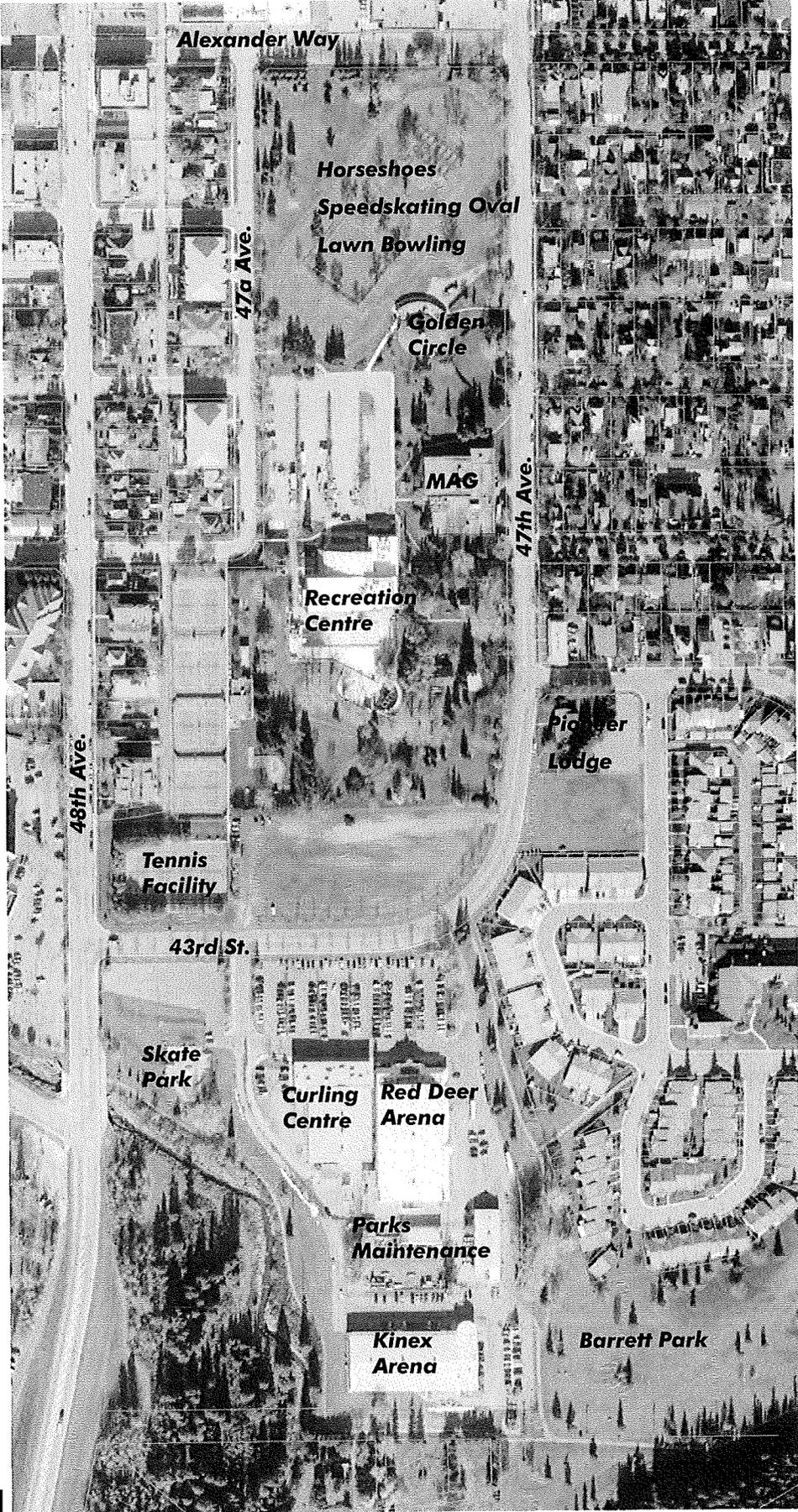
In the following months, additional feedback from user groups and stakeholders was sought to further refine the preliminary concept and a summary of the project refinements is found in the appendix. More technical data and detailed analysis of some of the park amenities was also added to the body of knowledge. With this information, the master plan was developed to a final concept plan and key recommendations contained in Sections Three (3) and Four (4), respectively. The concept plan and recommendations (for elements, as noted below) provide direction on various strategies to be used in the development of the park amenities:

- Zoned Activities
- Promenade
- New Multi-use Ice Facility
- New Multi-use Aquatic Facility (expansion to the Recreation Centre)
- Speed Skating Oval
- Parking Recommendations
- Tennis Club
- North End of the Park (along Alexander Way)
- Public Market
- Lawn Bowling/Horse Shoes
- Parks Maintenance

The recommendations provided for these major content areas, along with the final concept plan, respond to and align with the project principles listed above. The structure of this report is intended to give a clear understanding of the process from the initial information gathering through to the development of the final concept plan. Much of the raw information is provided in the appendices and removed from the report proper to ensure the report is as concise and clear as possible.

Image 2.1a

Aerial of Site



## 2 Introduction

### 2.1 Project Scope

The intent of this report and master plan is to build upon a number of planning and building initiatives that have occurred over the past few years. As a major recreation component within the 2008 Greater Downtown Action Plan (GDAP) and containing many of the facilities evaluated in the Recreation, Parks & Culture Community Assets Needs Assessment (2008), the overall site has a significant place within the recreation and cultural context of Red Deer. In the GDAP (page 79), this park is described as a “Jewel in the Heart of Downtown”. This study openly investigates this definition. This is done by actively asking members of the community how it gains this description and by analyzing the park to better understand what parts make it so and what parts of the park can be enhanced or added to support this role the park has been given.

Through active surveying of the park spaces, the buildings within the park, the connections within the park, connections to other parts of the city and actively surveying the understanding and ideas of those who use the park, a master plan has been developed. This is a long term plan that will be phased in over time but with an overarching set of goals to enhance the experience of this “Jewel”. This enhancement is established through a clear understanding of what makes this park a significant asset in the city and to build upon these existing components. The result of this master plan and the implementation of its direction is geared at allowing users of this asset to make full use of all amenities contained therein and make the experience of the park as great as the user’s desire.

In order to complete the goals of the project, a review of relevant documents was conducted including, but not limited to,

- Greater Downtown Action Plan (2008),
- Recreation Parks & Culture Community Assets Needs Assessment (2008),
- Red Deer Community Culture Vision & Outline for Action (2008),
- Building Facility Reviews (2009).
- City of Red Deer Municipal Development Plan (2008)
- Red Deer Rotary Recreation Park Facilities Study (2003)

### 2.2 Park Background

The Rotary Recreation Park has developed as part of a long term evolutionary process. The “Red Deer Rotary Recreation Park Facilities Study” was produced by Simpson Roberts in 2003 which provided a master plan for the areas north of 43rd street. A significant amount of development has occurred throughout the years that has related to this plan and some development had occurred prior to this study which operated outside of a master plan context.

The Red Deer Archives has been gracious enough to provide a significant amount of historical information on the park and its facilities. The following information is a summary of the information provided and is supplemented by additional information as required from additional sources such as drawing release dates on project files and period information and photographs.

In 1902, the fairgrounds were developed in this location originally known as Alexandra Park. About a decade later, the Canadian North Western Railway Company acquired a portion of the land and located a line to the fairgrounds in the 1920s. In 1952, the Red Deer Arena was constructed as part of the Red Deer Exhibition Grounds and a year later, the Red Deer Curling Club building began construction but operated separate from the Exhibition. Additionally, a building was constructed in 1955-56 that housed a number of community programs and Junior Activities both as part of the Exhibition and used on a more regular basis. This building housed the YMCA for a portion of its life. In 1958, the Central Alberta Pioneers and Old Timers Association Pioneer Lodge was built. Although the Junior Activities Centre did not survive, the Arena, Curling Club and the Pioneer Lodge are all still in existence in this location.

In 1959-1961, the C.N.R. station and yards were relocated to the Riverside Industrial Park on the north side of the Red Deer River. This resulted in a significant redevelopment of the area to the north of the site and removed the rail lines from the exhibition grounds and the park area.

From 1961-1964, the Recreation Centre was built in its current location with the outdoor

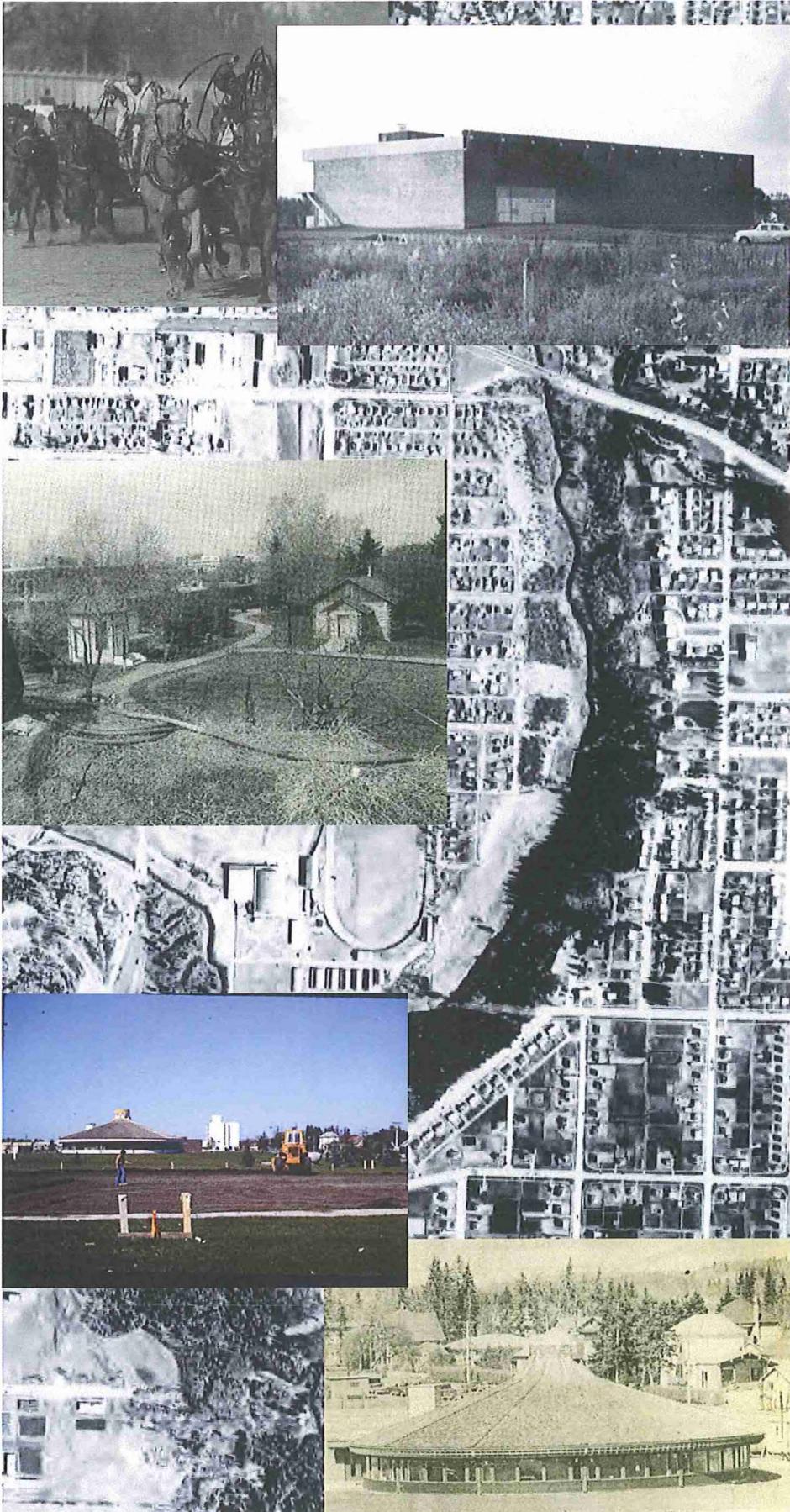


Image 2.2a  
Collage of archival images

Images courtesy of the Red Deer and District Archives

swimming pool as the last portion to be constructed. This building has been renovated several times including the most recent renovation in 2005. It was also in the 1960s that the Red Deer Speed Skating Oval was built in the park, along with supporting buildings that were later removed, and the Kinex building was also constructed for use as part of the Exhibition grounds.

In the 1960s and the 1970s, the Rotary Club continued to contribute to the development of the City's park areas. Following the work they had done to Rotary Park to the southwest of this site, they made improvements including the wading pool south of the recreation centre and picnic areas. The name Rotary Recreation Park was given to this area following these improvements. At the same time, the City constructed the tennis courts along the west side of the park which were also used as hockey rinks for a number of years but this halted when it was determined it was too harmful to the courts themselves.

The 1970s brought improvements such as the Chalet, now located at the Westerner grounds. The Museum began on this site in the Recreation Centre basement but later was constructed in its present location, which included the relocation of the Archives. This building was later expanded in the mid-1980s and was partially renovated in 2009 & 2010. The Kiwanis club sponsored the construction of the Golden Circle Senior's Drop-in Centre during this time and the Rotary Club sponsored a band shell near the golden circle that was later removed due to lack of use.

In 1980-1982, the Exhibition Grounds were relocated to their present location at the Westerner Grounds and a few of the buildings were relocated. Other areas of the fairgrounds reverted to other uses such as the conversion of the Kinex into an Ice Arena. The horse track seen in period aerial photos became a portion of the Parkvale neighbourhood. Soon after, Heritage Square began development relocating some older buildings, portions of some buildings and two replicas by 1988.

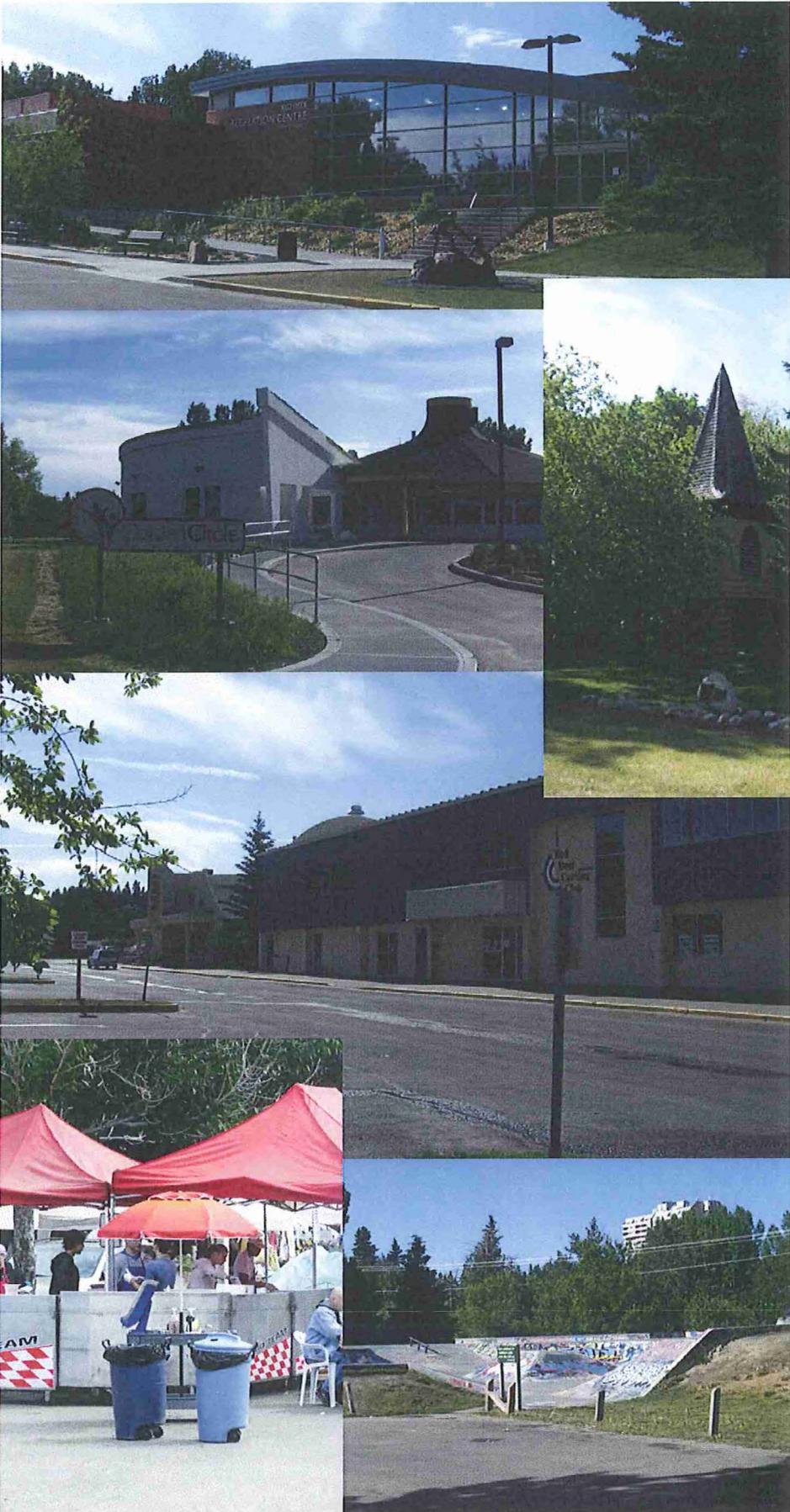
In the past two decades, many of the buildings and facilities contained in the park have undergone renovations and updates along with the addition of the new tennis bubble in 2009. For more information on the facilities, refer to the Facility information section of this report. The Red Deer Public Market has resided at this location since 1996 and continues to bring many visitors to the area during the warmer months. This site has also become the location of a few festivals throughout the summer months including the Artwalk and the Children's Festival.

Through the history of the park, it has enjoyed a significant presence in the community as a place for recreation, entertainment and culture. As shown through the many uses that have existed and do exist on the site, there are a number of opportunities for all age groups and for all people throughout the city to enjoy this location. This legacy will continue into the future through the efforts of this study and the resulting developments. Many of the uses described above still exist and are actively used in the park. Below is a listing of the facilities, programs and clubs that exist in the Park. This is not necessarily an inclusive list.

- Recreation Centre
- Outdoor Pool
- Outdoor Splash Park
- Play Pool
- Fire Pit
- Playground
- Picnic Area/Park
- Museum & Art Gallery
- Archives
- Genealogical Society
- Central Alberta Historical Society
- Heritage Square
- Laft House
- Pioneer Lodge
- Tennis Courts
- Tennis Clubhouse
- Tennis 'Bubble'
- Speed Skating Oval
- Lawn Bowling
- Horseshoe Courts
- Golden Circle
- Aboriginal Head Start Program
- Red Deer Arena
- Red Deer Curling Club
- Kinex Arena
- Garden Plots
- Parks Maintenance Yard
- Skateboard Park
- Parking Lots
- Public Market Location

Image 2.2b

Collage of existing facility images



The original purpose of the Park, as stated above, was as a fairground. Although the list above does not include this use, it includes many others that all claim a portion of the park and serve more than one purpose in many cases. This is both a challenge and an opportunity for the project. The challenge for this project comes from the simple reality of housing a large number of uses within a circumscribed location as well as through the objective of connecting these uses through a park master plan. These objectives will be touched upon throughout this report as they relate to the overall project and the specific components developed.

The large number of uses also poses a great opportunity as evidenced through some of the public consultation. Various users and groups identify different areas of the park as the central reason for visiting. These uses include indoor and outdoor skating, the senior's programming, the public market, swimming, park activities and so forth. This means that citizens have a variety of reasons to visit the park which will lead to a vibrant area of the city for recreation and enjoyment. It is the ultimate goal of this study to provide a structured framework for the future of this park as it changes and evolves.

### **2.3 Development Constraints**

Due to the close proximity of the site to Waskasoo Creek, a portion of the site is in the flood fringe and the south area is also in the floodway and escarpment. Any development that occurs in the park will have to mitigate these constraints as well as any other planning and physical constraints listed in the Land Use Bylaw. This includes historical preservation and historical significance designations as per section 2.4 of this report.

In addition to Land Use constraints, the Red Deer Emergency Services department will have to be consulted to ensure proper access is maintained. Existing provisions for access throughout the site include roads around the various facilities to improve emergency access and access to fire hydrants. An additional concern that exists in Rotary Recreation Park occurs during major events and market days where visitors occupy some of these access routes and could impact the ability to reach facilities during emergencies. Any ability to control crowd locations can be an opportunity to improve emergency access.



## 2.4 Existing Facility Information

The facilities that exist in the park make up a significant grouping of amenities. The amenities, both interior and exterior are a major draw for people within the City and visitors alike. Section 2 lists a large number of amenities and facilities and this section is intended to give a greater degree of detail regarding the use, conditions and plans for a selection of these. These aspects will and do have an impact on the overall development of the park and its use. For many people, these places are their reason for visiting the park and even define their experience of it.

### Golden Circle

Originally constructed in the 1970's sponsored by the Kinsmen Club with renovations and expansions in between the original construction date and 2008. This building's primary function is as a senior's drop-in centre but also provides a location for other functions such as a shelter for the nearby speed skating oval during meets. As the building has undergone one significant renovation, it is in good condition and functioning well. As indicated by City staff and staff working in the Golden Circle, the future of the organization at this location is undetermined at this time, but in the immediate future, it is assumed that the Golden Circle will continue to provide a space for the programs it services.



Golden Circle

### Red Deer Museum and Art Gallery (MAG)

The Red Deer Museum and Art Gallery was originally built in 1977, to provide a dedicated space to research, collect, preserve and display artifacts that represent Red Deer and District, rather than in the basement of the Recreation Centre. It was expanded in 1982 to accommodate the Archives which moved from the Red Deer Public Library with an addition to the galleries, and the front entry was enclosed to create an interior atrium space. The Archives required another small addition to their space in 1993. Recently, the building has undergone a two phase renovation, starting in 2008, and completed in early 2010. The first phase of the renovations was upgrading the public washrooms to barrier free standards. The second phase incorporates a larger scope, to meet the growing needs of the Museum and Art Gallery, and the community. The galleries have been opened up to create more flexibility for potential exhibitions, the atrium space has been transformed into a formal entry and administrative work area. A classroom, boardroom and other staff areas are redesigned to better serve the staff and public needs. The archives and storage areas, including museum collections, have been virtually untouched during the renovations; therefore remain in similar conditions as before. The storage areas are not built to an archival standard. A suitable, permanent solution has been explored, but no viable option has been found. The recent renovations will create an improved environment for staff and visitors as a temporary solution until a new museum can be funded elsewhere.



Museum and Art Gallery

### Recreation Centre

The Recreation Centre was built in 1961-62 with the 50m outdoor pool added in 1964. This building underwent renovations and expansion in 1972 adding a new administration wing. The basement of the administration wing was developed in 1984. The entire facility underwent extensive renovations in 2005. This building houses recreation and some art and cultural programs as well as offices for the department. The current systems are in good condition and are of modern design. The building appears in good working order. The outdoor pool is a maintenance concern and has had a temporary surface added that is not a long term solution. Staff estimate that the outdoor pool will not last much longer in its current state.



Recreation Centre

### Heritage Square

Heritage Square is in one of the newest components of the park, but contains some of its oldest buildings. The Square is showcased during Heritage Day and throughout the year during various festivals. The programming of the Square is tied to the Museum and there is the possibility that if the Museum were to find a new home in the City, the Square or part of it, would also have potential to be moved.



Heritage Square

### Tennis Club

The Tennis Club contains a number of facilities. The outdoor courts were constructed in the 1970s along with the Tennis Clubhouse originally constructed as an activity shelter to service outdoor rinks (built on the courts in winter). The courts have been well maintained throughout their lifespan and are of superior quality. The Clubhouse is uninsulated and, if retained, would require a number of upgrades to make effective and efficient use for the winter.

In 2009, the Tennis Club constructed an air supported structure to enclose the four southern most courts in an indoor environment. Eight exterior courts remain to the north. The "bubble" is a new structure with adequate and suitable lighting and it is reported to be much more efficient and cost effective to operate than older versions of this type of system. The interior includes the four courts separated by netting and a viewing/refreshment area is also included on the east end of the building.

### Curling Club

The Red Deer Curling Club has been at this location since 1953. The front portion added in 1995 contains a pro-shop, viewing gallery, community hall, a full main floor commercial kitchen connected to the full upper floor bar via an elevator, change facilities and other support and administration spaces. While the front portion is reported to be in good condition with minor renovation desirable, the rear portion is in disrepair with what appears to be original mechanical equipment. The operator's report notes that the building is poorly insulated and has aging equipment making operation difficult. Condensation problems occur in the shoulder seasons or in warmer weather while the club is still operating. Those concerns prevent the club from extending their season for additional events.

The Curling Club is currently planning the redevelopment of the Ice Barn portion of the building. This change will occur in 2011 and will replace the ice plant, storage and eight curling sheets with twelve sheets and new storage and mechanical. The front portion is to remain in the short-term until redevelopment of other on-site ice facilities occurs.

### Red Deer Arena

The Red Deer Arena was built in 1952 and has the largest seating capacity next to the Centrium at 1374 seats.

Section 2.4.1 of the Community Assets Needs Assessment determined that the Red Deer Arena be replaced at a cost of \$12 million as it documents it is in poor condition. A facility review of the Red Deer Arena done in fall 2009 by Williams Engineering outlines the improvements that would be required to continue to use the facility and places the value at about \$246,000 over a ten year period of maintenance. In this document, it does not make a determination of whether to keep the facility but based on the cost of improvements necessary, maintaining the use of the arena for the time being seems feasible. Section 2.4.1.2 of the CANA report recommends replacing the Red Deer Arena and the Kinex with a twin arena. During the Rotary Recreation Park Study, twinning the Red Deer Arena was considered but currently it recommends a new facility based partially upon the determination of the CANA report that twinning the Red Deer Arena is not seen as feasible. This is also based on the belief that a 3000 seat capacity arena would better serve the community and converting the existing arena to this capacity would be quite difficult due to the North-South orientation and intended expansion of the curling facility.

### Red Deer Parks Maintenance Compound

The "Red Deer Parks Maintenance Storage and Office Facilities: Functional Use/Future Planning Study" dated 2003, recommended that this Compound including the maintenance offices and the shops be maintained at this location. Another option stated in this document recommended that this function be incorporated at the Civic Yards compound in Riverside Industrial Park. While some inadequacies were noted, (a recent renovation corrected some of these) the building was not suggested to be replaced in any major capacity. The initial building construction date of the main building is not known and the Butler building is estimated to be from the 1970s.

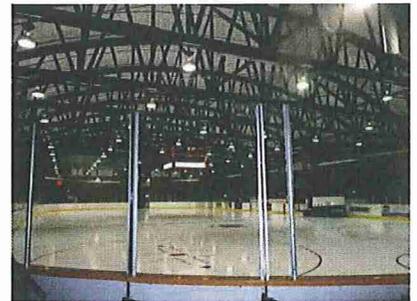
The compound is well kept and people generally accept its presence in the park.



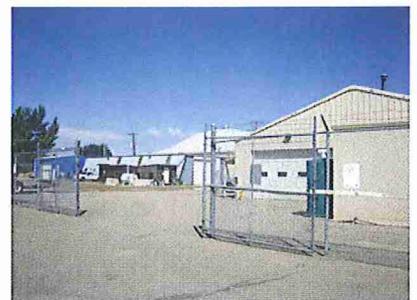
Tennis Club



Curling Club



Red Deer Arena



Red Deer Parks Maintenance Compound



Kinex Arena



Skateboard Park



Red Deer Public Market



Heritage Square



Laft House

### Kinex Arena

The Kinex Arena began its life in 1967 as a building used for the Westerner Fair. It was later converted for use as an ice arena but maintained a dual use at the time of its conversion. The current uses are mainly limited to ice events such as speed skating and hockey; non-ice use for lacrosse, ball hockey and in-line skating.

In section 2.4.1 of the Community Assets Needs Assessment, the chart of the various arenas in the City determines that the Kinex is in poor condition and should be replaced with a new facility at a cost of \$8 million. Following the CANA report, a facility review of the Kinex was completed in fall 2009 and outlines what will be required to maintain and improve the facility for continued use. While the determinations of the CANA report were supported in some ways by this document, it did not make the determination of whether to replace the arena or to maintain it but gives the approximated anticipated cost of maintenance and upgrades required to retain the Kinex. The value of the upgrades and maintenance projects that have been identified are \$190,900 over a ten year maintenance period. This appraisal was done based on current uses with no change to the programme of the building. It also appears that the value of the renovation is a baseline and represents the minimum maintenance that will be required to continue to use this facility in the future.

### Skateboard Park

The skateboard park west of the Curling Club is the only one of its kind in Red Deer. It is reported by users as being well used and often crowded. In addition to skateboarders, BMX, rollerbladers and others use the park. The park was originally constructed in 2000 with minor renovations completed in late 2009. At the time of review, the park showed obvious signs of wear, especially on the grassy hills leading up to the higher portions of the ramps. As some of this area has likely been replanted, they will be maintained for the immediate future, however future wear is anticipated.

### Red Deer Public Market

The Public Market moved to this location in 1996 after outgrowing the previous location at the current City Bus Terminal lot. The market is seasonal, operating Saturday mornings between Victoria Day and Thanksgiving. The lot is very crowded during market days and at the height of the season extends into virtually every open area in its location. Obvious wear can be seen on the turfed areas in the form of desire paths which result in some muddy conditions.

### Historical Sites

There are a number of sites within the park that have historical significance and have been identified in the Land Use Bylaw. These sites include:

- The Golden Circle (HS-91)
- Heritage Square (HS-28)
- Gaetz Library, Presbyterian Church Steeple and Stevenson Hall Block in Heritage Square (HP-14)
- Ceremonial Trees at Pioneers' Lodge (HS-72)
- The Pioneers' Lodge (HS-72)
- Ceremonial Trees at Red Deer and District Museum (HS-71)

In addition to these identified sites, there are a number of mature trees throughout the park identified by the Parks department such as:

- Shubert Cherry Tree - Located South of the Museum , planted in 1980
- Tree near Gaetz Library (Heritage Square) planted to commemorate the 75 Anniversary of the City
- 'Snowball Tree' located on the East Side of the Museum, planted by the Mayor

Although these tree sites are not registered as historical locations, they are identified as significant and could be registered by the time development in the park occurs. Any future development would have to take into account the historical guidelines set by The City and ensure that all requirements are met during the development process. Additionally, The City should be consulted during detailed design specifically regarding the historical character of park elements.



Image 2.5a

Collage of visioning session images

## 2.5 Process

During the summer of 2009, feedback was gathered from the public and project stakeholders on multiple occasions. The methods of this community consultation as well as some of the feedback are found in Appendix A and C. The methods of information collection include:

- Active public surveying during the Public Market and Artwalk
- Invitation of stakeholders to open house and visioning sessions
- Meeting with stakeholders individually
- Public open house meetings
- Circulation and meetings with City administration

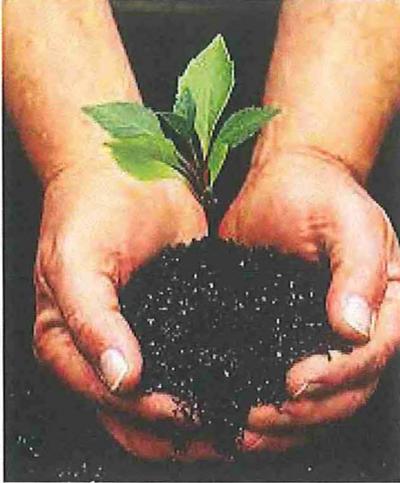
The following section contains the project principles that were developed to guide the project throughout community consultation and design.

In addition to information gathering surrounding the visioning sessions, a draft document was also circulated to City departments and feedback was incorporated.

On August 9<sup>th</sup> 2010, the Final Masterplan was presented at a Public Open House at the Golden Circle. Following on August 14<sup>th</sup>, the community was given an opportunity to comment on the Masterplan at the Red Deer Public Market.

For more detail on the information gathering for the project, refer to Appendices.





## 2.6 Project Principles

Leading up to the initial visioning sessions, the Rotary Steering Committee, with the direction of Group2 and Scatliff+Miller+Murray, developed a set of principles to guide the direction of the park development and the ultimate results of this study. These principles were arrived at through a highly iterative process integrating the goals from the project's initiation as well as incorporating all feedback gathered up to this point in the project. The feedback from the public-at-large, through direct survey and online surveying, as well as the more technical information and direction provided by the committee and City departments generated a significant set of principles that was further distilled as a working document for all subsequent phases. Following are the Project Principles, in no particular order of priority.

1. People First
  - Pedestrian Focus
  - Promote easy movement and access (across park and through the City trail system)
  - Welcoming
2. Preserve the 'Park'
  - Development to be balanced
  - Buildings within a landscape
  - A recreation and culture campus within the park
  - Interior and exterior of buildings create enhanced spaces within the park
3. Connect and Unify
  - Macro Scale
    - Create linkages to greater park system and downtown
    - Serve as a strong anchor on the east end of Alexander Way
    - Respect and consider existing linkages
  - Micro Scale
    - Link the wonderful pieces of the place together
    - Strengthen the North/South linkage of elements in the park
    - Encourage access and strengthen soft support places that improve passive use and activity
4. Strengthen Identity of the Park
  - A unique 'signature' that attracts visitors
  - 'Landmark' for the park
  - Unified vision of park elements
5. All Season Place
  - All season events, activities and landscape
6. Support a Variety of Activities
  - Opportunities and places for all ages
7. Safe and Secure Place
  - Incorporate CPTED (Crime Prevention Through Environmental Design) principles
  - Increase activity
8. Celebrate Historic Activities
  - Build on history and amenities
9. Sustainable Development
  - Preserve green space
  - Sustainable landscape
  - Multiple / shared users
  - Economically sustainable

In the visioning process and during subsequent refinements outlined in this report, these principles have been the project touchstone to ensure that the objectives of the study and master plan are met through the final design.



Image 3.1a  
Final Concept Plan



### 3 Finalized Concept

#### 3.1 Overview

The final concept plan for the Rotary Recreation Park has evolved considerably from the initial Open House Visioning Session concept. While many key features have been retained, the final concept involves many refined developments as covered in Appendix B. Building on the Visioning Sessions from August 2009, the concept is the direct result of further stakeholder consultation, more detailed design, and analysis of some technical information, facility programming and design.

The overall planning strategy for the park centers around greater pedestrian access throughout. Enhancements to the pedestrian flow of the park include:

- Enhanced park entries at each connection to the street grid and sidewalks
- Significant entry features at 43rd street park access and Alexander Way
- Removal of pedestrian impediments such as the fence bordering the north end of the current gravel parking lot
- Enhanced pedestrian corridors along 43rd street with landscaping traffic calming and designated street crossings

These enhancements are in keeping with a few of the key project principles (section 2.6) 'People First' as well as the goals to 'Connect & Unify'

One of the other major principles that is prevalent throughout the entire plan is the preservation of the 'Park'. Although some of the facilities are planned to expand into current park space, the introduction of other features to complement existing park spaces and infuse all areas of the plan with natural elements, shifts the overall focus of the park to be significantly more integrated with the natural environment.

#### 3.2 Detailed Description

The Rotary Recreation Park concept is an extensive plan with a significant number of small and large elements making up the overall design. To better illustrate the park as a whole, this section has divided the description of each area so that the required detail is displayed. Refer to the images on the facing pages which relate to the description provided.

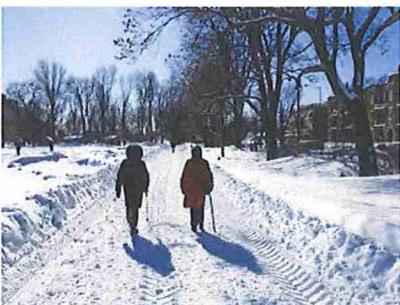
##### 3.2.1 The Promenade

The most enduring feature of the park design is the promenade. This element is vital to the development of the master plan. Not only does the promenade allow the ability to traverse the site more easily, but it fulfills or helps to fulfill essentially every one of the project principles. As the facilities of this park have been conceived as a campus of buildings within a landscaped setting, the promenade acts as the main organizing element of Rotary Recreation Park to connect these buildings within a cohesive campus.

The promenade varies in size along its length but is, on average, 10m wide. It is a landscaped path that provides a pedestrian corridor but it is also intended for active use. The promenade is large enough to allow for passive activity along its length and can also act as a venue for more programs and uses such as festivals and markets. Street furniture, bike racks and garbage/recycling facilities will be added and controlled power to support markets and festivals could also be included. These items will be designed with the street and park furniture standards in mind but during detailed design, the exact design will be determined. Beginning in the north end of the park at the Golden Circle, it flows past the Museum building and Aquatic Centre (current Recreation Centre) and past Heritage Square and family use areas along 47th Ave. The promenade crosses 43rd street connecting two major parking areas and providing access to enhanced pedestrian passageways along the street. The terminus of the promenade is at the front entry of the current Red Deer Arena and, after its replacement, the path will end at the entrance plaza of the new Multi-use Ice Facility. It is expected that the promenade can function as a safe passage to pedestrians as well as biking, in-line skating, skateboarding and other modes of transportation. During detailed design of the promenade, measures to accommodate all modes should be explored.

Beyond the functional advantages the promenade introduces, it further connects disparate areas of the park. It is the single most important component to connect the south site to the northern portion of the park thus forming a unified whole.

The illustrations on the following pages demonstrate the potential variety of elements that will occur along the length of the promenade.



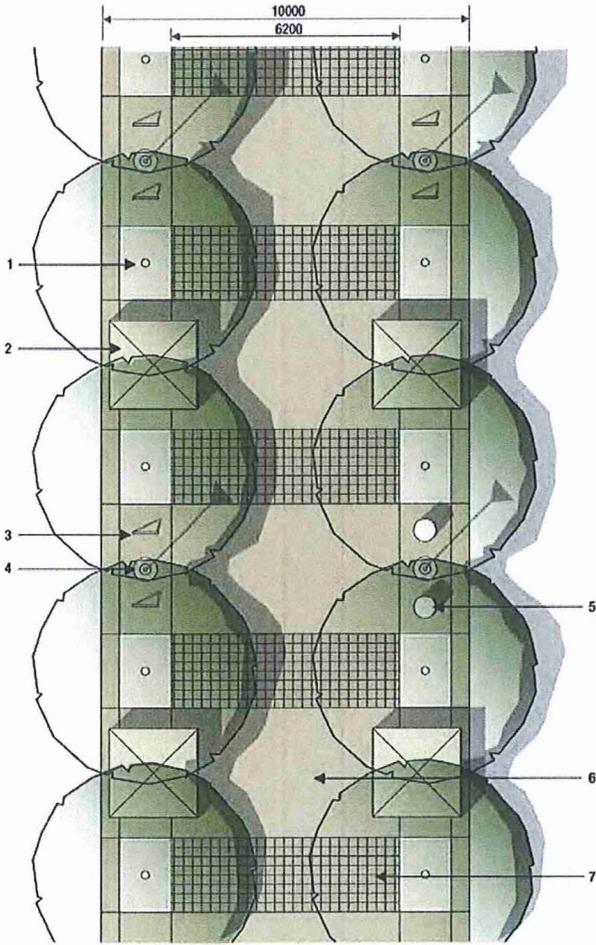


Image 3.2.1a Promenade Detail 1

**Legend**

1. Typical canopy tree in tree grate
2. Typical 8'-0" market kiosk
3. Typical bike rack
4. Typical pedestrian light
5. Typical waste-recycling container
6. Coloured concrete - sandblast/sawcut joints
7. Concrete pavers

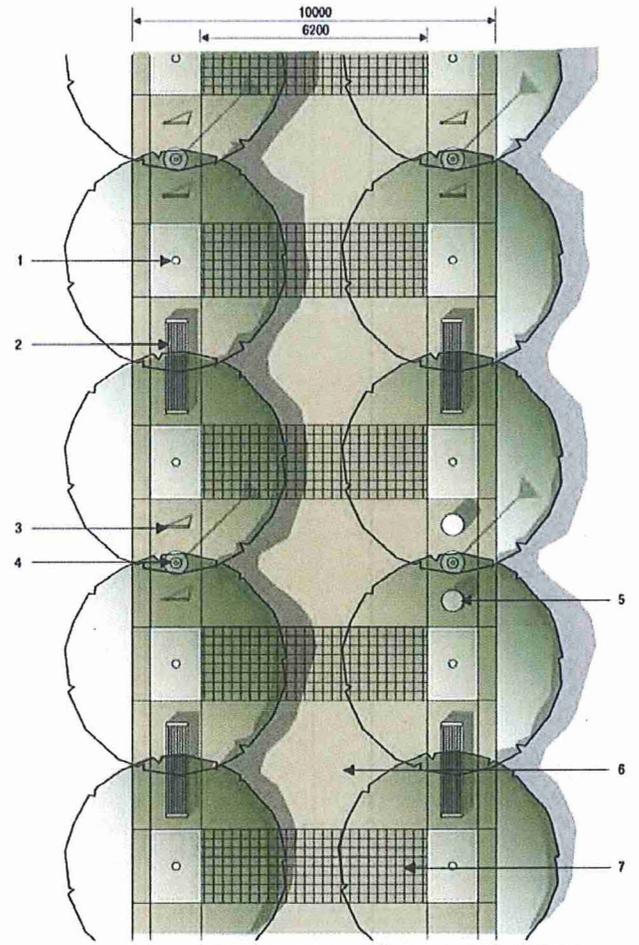


Image 3.2.1b Promenade Detail 2

**Legend**

1. Typical canopy tree in tree grate
2. Typical backless bench
3. Typical bike rack
4. Typical pedestrian light
5. Typical waste-recycling container
6. Coloured concrete - sandblast/sawcut joints
7. Concrete pavers

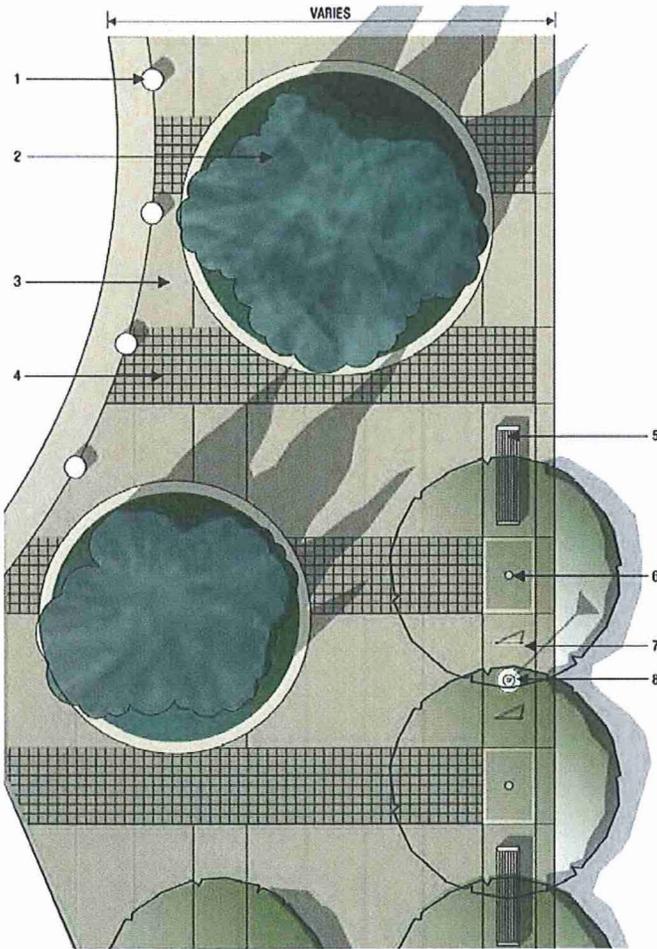


Image 3.2.1c Promenade Detail 3

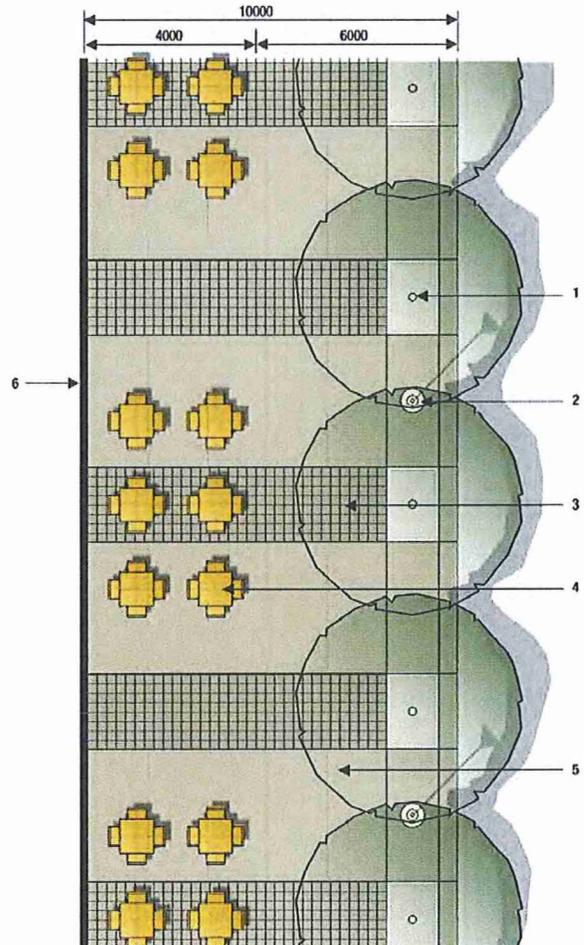
**Legend**

1. Typical bollard light
2. Typical island to retain existing trees
3. Coloured concrete - sandblast/sawcut joints
4. Concrete pavers
5. Typical backless bench
6. Typical canopy tree in tree grate
7. Typical bike rack
8. Typical pedestrian light

Image 3.2.1d Promenade Detail 4

**Legend**

1. Typical canopy tree in tree grate
2. Typical pedestrian light
3. Concrete pavers
4. Seasonal patio tables
5. Coloured concrete - sandblast/sawcut joints
6. Aquatic Centre retail - opens to promenade



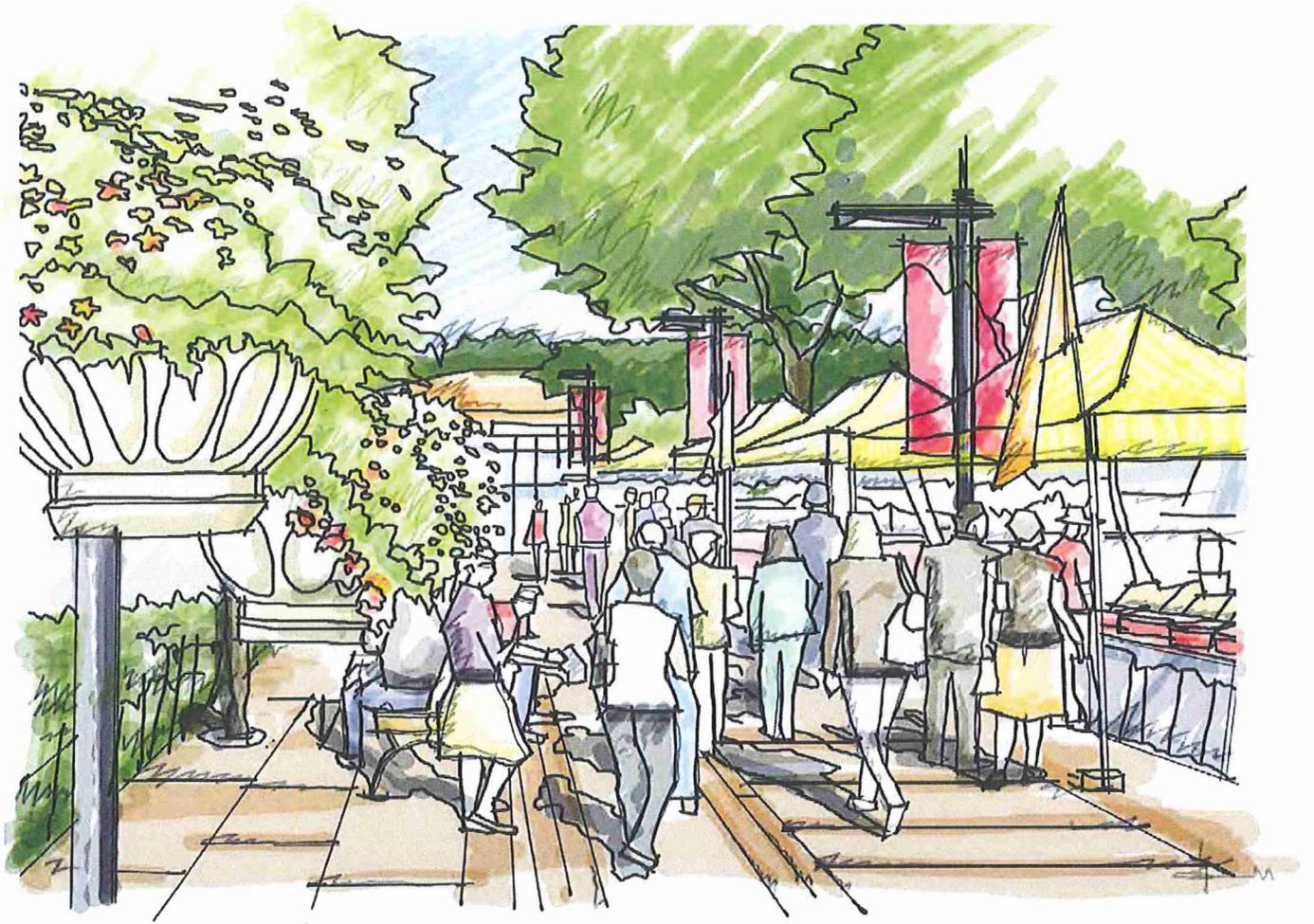


Image 3.2.1 e Promenade Rendering with Market Kiosks

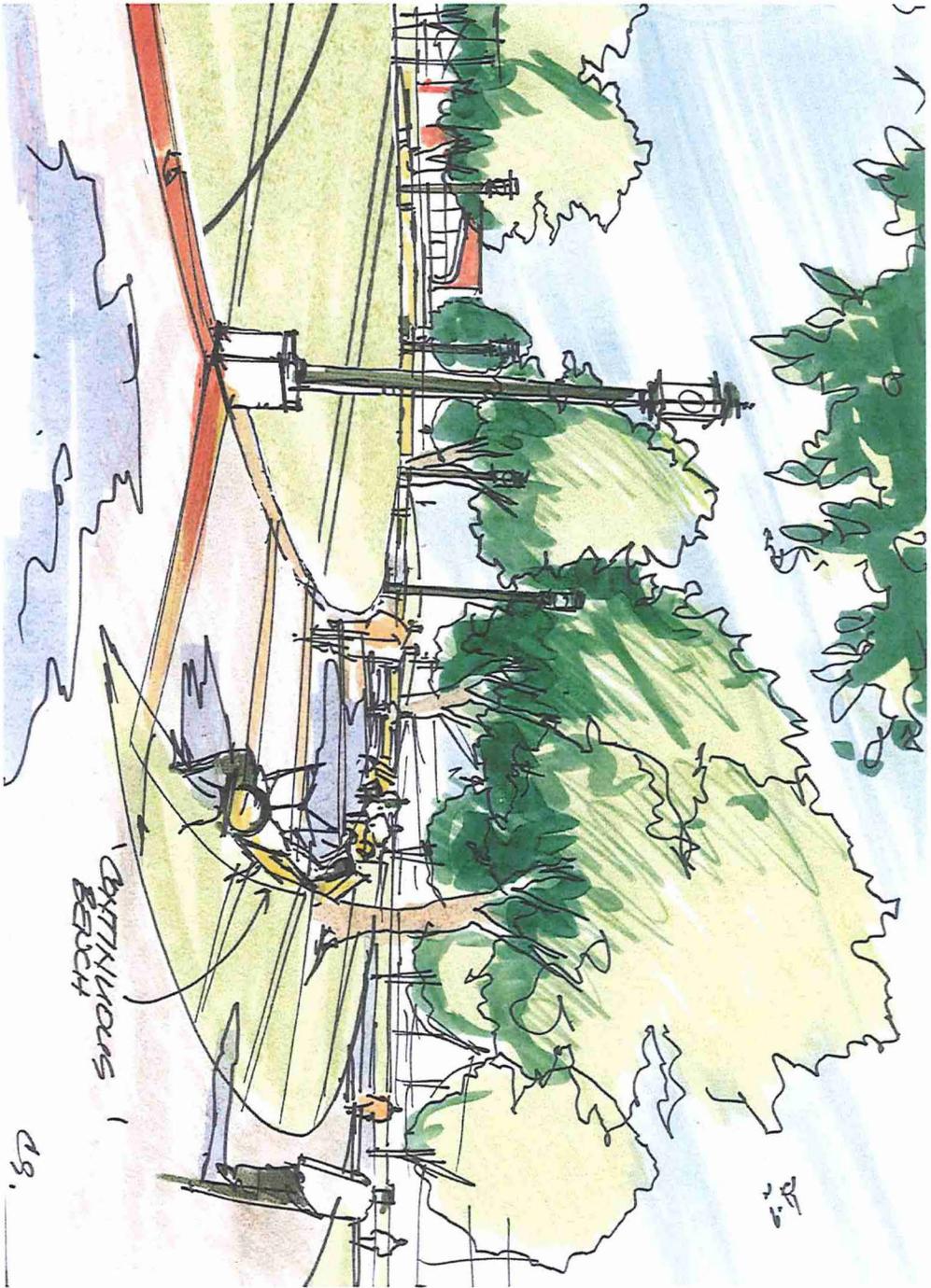


Image 3.2.1f Promenade Commons Rendering

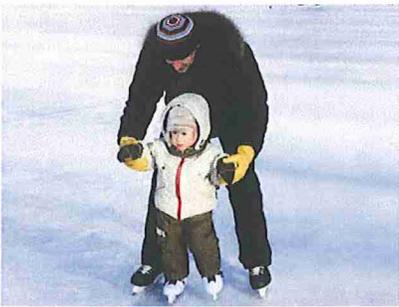


Image 3.2.2a Green Zone

**Legend**

- 1. Main corridor entry from Alexander Way
- 2. Corner plaza w/ art element & pleasure skating
- 3. Waterwall
- 4. Parallel parking on street
- 5. Pleasure skating loop (zamboni width) at edge of stroll path
- 6. Enhanced park entry
- 7. Multi-use green space
- 8. Single entry to enhanced parking court
- 52. Park entry
- 65. Daycare natural playground
- 66. Park entry
- 67. Rotary Recreation Park commons-multi-use green space/passive + programmed/festivals
- 68. Flowering tree ribbon along stroll path edge
- 69. Stroll path w/ lights & benches
- 70. Corner park entry

approximate scale 1 5 20  
02 10 50m



### 3.2.2 Green Zone

In all stages during the development of the concept plan, the north end of the park has consistently been geared towards providing an all season amenity for the downtown. As discussed in the appendix, the final concept is built on the speed skating oval relocating to another location, within Rotary Recreation Park or external to it. This allows this area of the site to develop much more freely without the oval determining the location of permanent pathways, and the shape and use of the Park. The summer use of this area has traditionally been more passive along with lawn bowling, horseshoes and events associated with the Golden Circle. Winter use of this site is currently dedicated to the use of the speedskating oval as it is such a prominent feature.

The proposed concept builds on the more passive uses of this site while allowing the area to be used as a festival site, if desired. While the speedskating oval has been removed, this area of the park will continue to have winter skating as a response to requests from downtown users who value the use of a rink in close proximity to the downtown core. For summer use, this area includes a water feature and plaza spaces for passive uses. The following are recommended features of the North end of Rotary Recreation Park:

- Enhanced park entries with a main corner (northwest) entry from Alexander Way
- Hard surfaced plaza with public art and winter skating
- Water wall feature surrounding the entry to the courtyard
- Stroll path surrounding Rotary Recreation Park commons, a multi-use green space for passive and programmed use/festivals
- Zamboni path adjacent to the stroll path for winter skating circuit
- Significant retention of existing trees, improved sight lines and additional flowering trees along the path
- Lighting and benches for safe and comfortable park use
- New natural playground for Aboriginal Headstart program at the Golden Circle building
- Parallel parking added along 47a Avenue

The development of the park as a festival site is not specifically identified in the Recreation, Parks and Culture Community Asset Needs Assessment but in section 2.5.3.1, it suggests The City explore options for this type of venue. The north end of Rotary Recreation Park could be an added option, especially considering the history of this park hosting the Children’s Festival, Artwalk, the recent Mayor’s Garden Party and the extended history of the exhibition grounds.

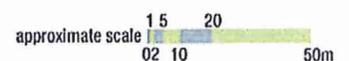


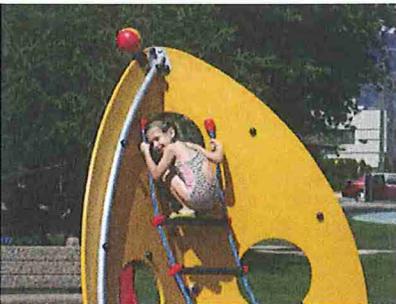
Image 3.2.3a Culture Zone

**Legend**

- 4. Parallel parking on street
- 8. Single entry to enhanced parking court
- 9. Bioswale in parking island
- 10. Bus drop off zone
- 11. Enhanced parking court
- 12. Pedestrian entry – vehicle access closed
- 13. Relocated garbage / recycling enclosure
- 14. Pedestrian pathway link
- 15. Lap/leisure pool w/spray park
- 52. Park entry
- 55. Picnic area & multi-use green space
- 56. Aquatic Centre main entry pavilion
- 57. Natural outdoor amphitheater/classroom/stage
- 58. Promenade with aquatic centre retail interface/seasonal patios/market kiosks
- 59. Enhanced heritage square and tea garden

- 60. Aquatic centre north entry
- 61. Sculpture garden
- 62. Possible bistro/restaurant
- 63. Outdoor patio
- 64. Promenade with tree arcade/benches/public art/performance space/seasonal elements/retail kiosks/flexible program space





### 3.2.3 Culture Zone

This area of the Park is fairly well established. It has a parking area that serves the Golden Circle, the current Museum & Art Gallery and the Recreation Centre that surround it. The planning around this end of the park is based on enhancing the existing elements. Included is the retention and expansion of the Recreation Centre to create a multi-use Aquatic Centre. During the course of the investigation, the future Golden Circle and Museum remains uncertain. In the case of the Museum, plans have been made relative to the Greater Downtown Action Plan and the Culture Plan that call for the eventual relocation of the operation to a new location, thus removing it from this site but retaining the building for a new use. This is in keeping with section 2.5.2 of the Recreation, Parks and Culture Community Asset Needs Assessment, which calls for interim measures for the museum, archival storage and the eventual relocation of the museum program.

At the time this report is written, these plans are not certain nor is the extended future of the current Golden Circle building. Due to this uncertainty, the plan for the Rotary Recreation Park assumes the retention of both of these buildings and assures parking for both. It is believed that should either of these programs move from the site, the buildings can and would be used for other purposes. The parking lot for these buildings will continue to be located in its current location, with some changes, based on feedback from the Open House. The plans for this area include:

- Enhanced parking lot areas with bioswales used for storm water retention and filtration
- Increased landscaping in parking islands and on the edge of parking areas tied into the northern end of the Promenade
- Expansion to the Museum and Art Gallery building for a potential bistro/café
- Sculpture garden between Promenade and Museum and Art Gallery
- Single entry parking lot to improve safety at 45th street and 47a Ave intersection
- Drop-off lanes to each facility including bus drop-off area (saw-tooth shape)

#### Heritage Square

Heritage Square is an extension of the Museum & Art Gallery to the north. The square, with its historical and cultural value is an opportunity to endow Rotary Recreation Park with an additional venue that enhances the image of the Park and also presents additional recreation potential. During the visioning for the project, many responses to surveys and discussions indicated that Heritage Square is largely underutilized and is not overly visible to residents and visitors. With the introduction of the promenade and massaging of the landscape surrounding the Square, it can become more visible and potentially increase its use as a tea garden to become more of a destination throughout the year.

#### Children's Play Area

Currently, south of the Recreation Centre, a playground, splash park and park space exist. The master plan includes these elements but redevelops them in a way that enhances the facilities themselves and also helps to support the planning of the park overall. This strip of land extends the park space to 43rd street on the east side of the promenade and supports the notion of the park being continuous from the north to the south end. Within this space are:

- A children's play area with play structures and open space
- A free-of-charge wading pool and splash area
- A small open-air amphitheatre
- Picnic areas

#### Pioneer Lodge

Across 47th Avenue from the new Children's play area is the existing Pioneer Lodge which is operated by the local community association. Although not technically part of the Rotary Recreation Park & South Site Study, through proximity and inter-relationship, it has been incorporated into the site study area. It is anticipated that the building and its surroundings would be maintained and enhanced as necessary to continue its operation. The site directly south of the Pioneer Lodge is privately owned but is often used for parking for events such as the Public Market.

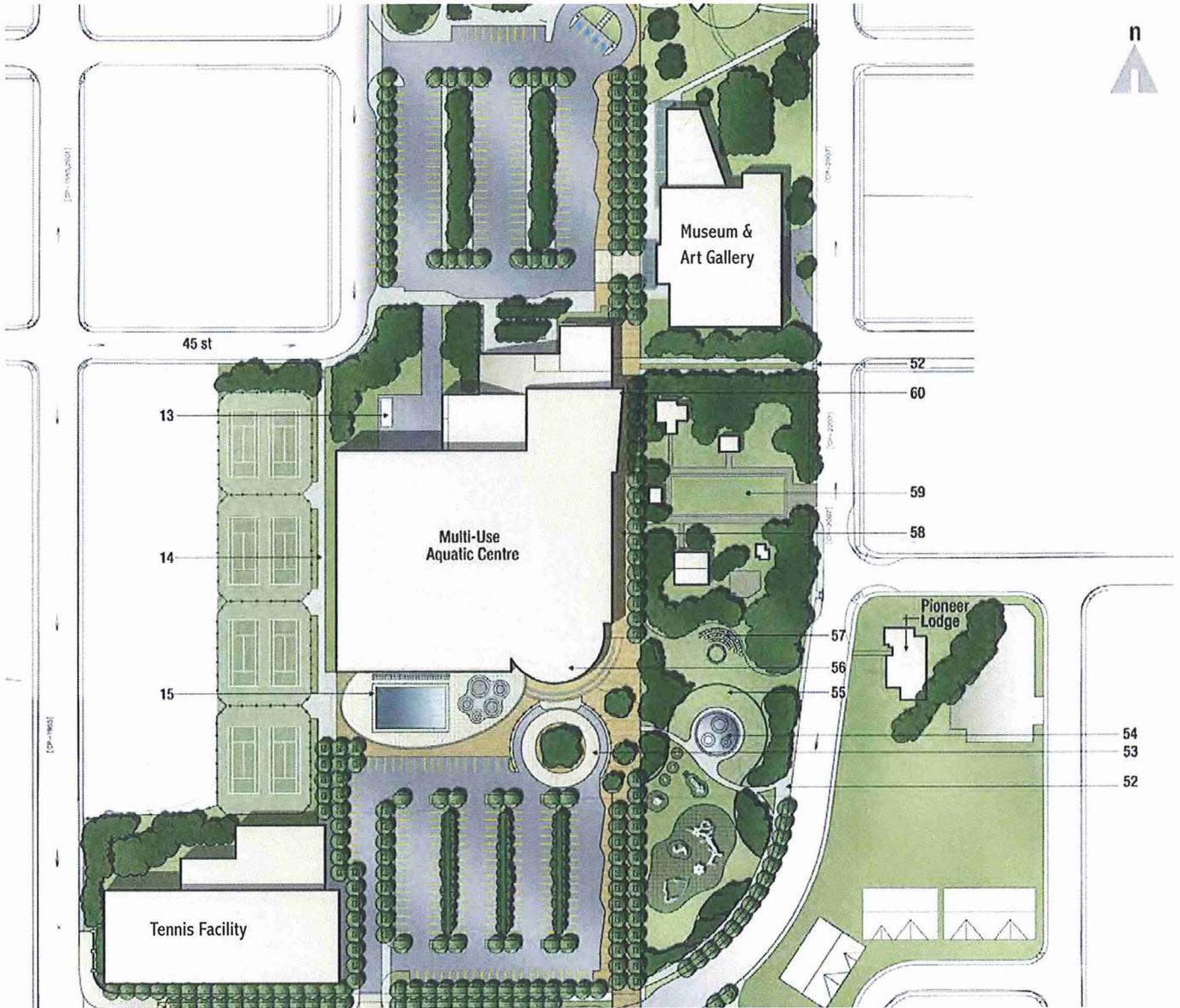
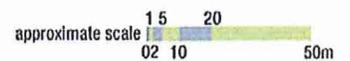


Image 3.2.4a Aquatic Zone

**Legend**

- 13. Relocated garbage / recycling enclosure
- 14. Pedestrian pathway link
- 15. Lap/leisure pool w/spray park
- 52. Park entry
- 53. Aquatic facility entry court and drop-off loop
- 54. Public (free) spray park
- 55. Picnic area & multi-use green space
- 56. Aquatic Centre main entry pavilion
- 57. Natural outdoor amphitheater/classroom/stage
- 58. Promenade with aquatic centre retail interface/seasonal patios/market kiosks
- 59. Enhanced heritage square and tea garden
- 60. Aquatic Centre north entry





### 3.2.4 Aquatic Zone

The Central Alberta Multi-use Aquatic Centre (CAAC) is an initiative being promoted by various aquatic program groups throughout the City. The goal of this group is to develop a multi-use Aquatic Centre that will promote health and wellness through a vast array of aquatic program offerings. This facility will include space to accommodate simultaneous use by Aquatic groups, the general public, and community users. The Recreation, Parks and Culture Community Asset Needs Assessment calls for The City to examine opportunities for this type of facility in section 2.4.2.2 and this site is one of the suggested locations. The CAAC group has been consulted as a stakeholder throughout the process of the Rotary Recreation Park Master Plan since the commencement of the project and visioning phases. Some overall facility planning principles have been drafted to help guide the facility's development and more effectively align this planning to the master plan. These draft principles are as follows:

1. Planning must align with 'Core Study Principles' of the site development
2. Maximize efficiencies related to the existing Recreation Centre
3. Family focused community facility
4. Connect the Multi-use Aquatic Centre to the site through strong integration to the promenade
5. Meet the programme requirements of a growing community population and aquatic groups
6. Planning using life cycle cost analysis considering initial capital and long term operational costs
7. Clear wayfinding
  - On the site to the facility parking and building exterior entrance
  - Throughout the interior of the facility
8. Direct visibility from the lobby control point to public spaces
9. Direct adjacency of the entrance lobby control point to the change rooms
10. Direct adjacency of the change rooms to the pool space
11. Viewing levels adjacent to pool and diving areas (side view of competitor required)
12. Preserve strong public connections to second floor Recreation offices
13. Indoor leisure activities adjacent to outdoor leisure activities
14. Change rooms accessible for outdoor water program elements

Design of the Multi-use Aquatic Centre has not been undertaken at this time. Preliminary programming was carried out to ensure the building will fit within the parameters of the site as shown on the site plan. The footprint shown reflects the programming found in Appendix D (reference). Although the plan is subject to change, this footprint has been developed with adequate detail to determine that a facility of this scale can be accommodated in this location.

The Multi-use Aquatic Centre development will precipitate the replacement of the existing 50M outdoor pool to allow for the required new facility footprint. At the time of this new development, a new outdoor pool will be created accommodating lane swimming. The construction of this new lap/leisure outdoor pool is planned to occur simultaneously with the Aquatic Centre.

The planning of the Multi-use Aquatic Centre assumes the following main components:

- A 25m leisure pool (possibly existing)
- A 54 x 10 lane multi-use pool with two dividing bulkheads
- A 25 x 18 m diving tank
- Whirlpools
- A lap/leisure outdoor pool with zero depth entry, swim lanes and splash features
- Program spaces for culture and recreation functions
- Retail, concession and multi-purpose rooms to support facility programming
- Fitness /training centre
- Viewing areas for competition

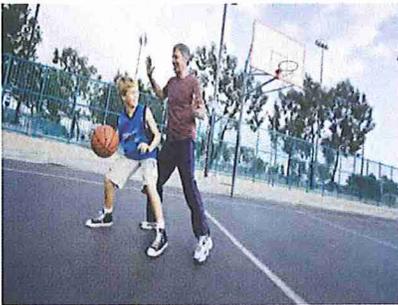


Image 3.2.5a Tennis and Youth Zones

**Legend**

- 16. Rotary Recreation Park feature entry walls
- 17. Rotary Recreation Park entry pavilions and overhead gateway
- 18. 43 St. pedestrian Alley with curb bumpouts and double tree colonnade
- 19. Skate plaza expansion
- 20. Enhanced naturalized buffer planting
- 21. BMX hills
- 22. Skate plaza retail kiosk and washroom
- 23. Pedestrian pathway link
- 24. Curling loading area
- 25. Basketball half courts
- 50. Aquatic Centre parking w/bioswale islands and buss drop off east edge
- 51. Children's play area w/play structures and green space

approximate scale 1 5 20  
02 10 50m



### 3.2.5 Tennis Zone

The Tennis Club has been operating in its current location for more than three decades. During the initial planning stages, integration of some Tennis Club facilities with the Multi-use Aquatic Centre was discussed and explored. Subsequent exploration and programming of the Multi-use Aquatic Centre has determined that this potential is not as great as initially anticipated. The Tennis Club indicated during consultation that they would prefer to remain in the park. During the first year they have been operating the indoor ‘bubble’, the club has seen increased use and lower operating expenses than expected based on similar facilities in other cities. In addition, they have begun developing ties to the local school boards for physical education programs. Currently the Club has four indoor courts and they would like to see this increase to six in the future. The existing Tennis Clubhouse on the east side of the outdoor courts is proposed to be removed in the master plan concept as services would be duplicated in the new Tennis Facility permanent structure. The long term expansion requirements for the Tennis Club can be accommodated in this location. Included in the footprint shown in the master plan are:

- Eight (8) existing outdoor courts
- Six (6) indoor courts
- Program space with kitchen
- Office space and facility support space
- Change rooms
- Pro Shop

### 3.2.6 Youth Zone

The current site of the skateboard park is the base for an expanded Youth Zone. This Youth Zone has been developed in the plan with a mix of complimentary uses that allow for a wider range of physical activity and user experience. Skateboard parks facilitate skateboarding, inline skating and BMX activities. Responding to the needs of these sports as well as the increased demand for this type of activity space, the current park will evolve into a full service Youth Zone including the following elements:

- Existing skateboard park
- New plaza style skate park
- BMX hills
- Retail kiosk & washrooms
- Basketball half courts

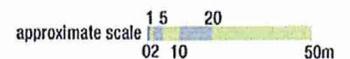
The new features to be added to the skate park will alleviate a significant amount of congestion currently found in the park. It will also add facilities such as washrooms which will relieve pressure on the arenas for this type of need and provide convenience. A small retail kiosk will provide refreshments for users and spectators alleviating the need to leave the area. Basketball half courts provide another option to engage youth in positive activity in the Youth Zone. The location of this skate park is part of its success as the adjacent roads provide excellent passive surveillance for the site. Part of the plan for this area includes increased vegetation along the road and these plants and trees should be varieties that will allow the passive surveillance to continue. With the introduction of the kiosk and other plaza elements, those not engaged in the actual sports will have the opportunity to view the action, further enhancing this supervision.

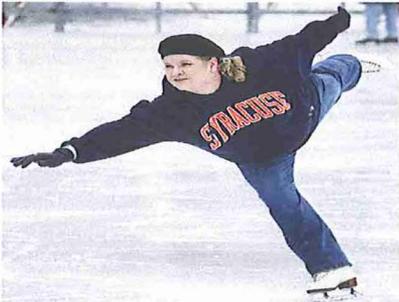


Image 3.2.7a Ice and Nature Zones

**Legend**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>23. Pedestrian pathway link</li> <li>24. Curling loading area</li> <li>25. Basketball half courts</li> <li>26. Re-established natural landscape interface</li> <li>27. Possible relocated trail</li> <li>28. Trail bridge over creek (optional)</li> <li>29. Arena operation loading – waste/recycling/etc.</li> <li>30. Adjusted trail</li> <li>31. Drop off</li> <li>32. Player/event entry</li> <li>33. Parking with bioswale islands / bus drop off along south edge</li> <li>34. Community gardens</li> <li>35. Existing substation to remain with new grasspave access road</li> <li>36. Existing fitness station</li> </ul> | <ul style="list-style-type: none"> <li>37. Relocated horseshoe pit</li> <li>38. Relocated lawn bowling greens</li> <li>39. Parking w/ bioswale islands</li> <li>40. Event loading (large concerts)</li> <li>41. Enhanced natural landscape buffer</li> <li>42. Pedestrian link to arena &amp; promenade</li> <li>43. Arena drop-off court</li> <li>44. Arena venue plaza with public art element</li> <li>45. Bus drop off</li> </ul> |
|---|---|





### 3.2.7 Ice Zone

At the commencement of this project, the Curling Club had secured a new site for future relocation and therefore was not included in the plan. As covered in other sections, the retention of the Club on this site precipitated the concept of the Multi-use Ice Facility. The development of an enhanced curling facility is to begin within the next year with the replacement of a large portion of the building housing the ice sheets. The increase to twelve sheets from the current eight will allow for the clubhouse on the north side of the building to be removed when the arena and associated facilities are added in the future. Development of the Curling Club on this site aligns with City initiatives as per section 2.4.1.6 of the Community Asset Needs Assessment. At the time of final build out, the Multi-use Ice Facility will include:

- Twelve (12) sheet curling centre
- 3000 seat spectator hockey arena
- Joint use and separate change facilities
- Curling club, arena and community user group administration spaces (i.e. Red Deer Minor Hockey Association)
- Common food service provision
- Common entry, foyer and public washroom spaces

The arena portion of this facility has undergone several changes throughout the planning of this park. Based on section 2.4.1.2 in the Community Assets Needs Assessment, and site evaluation, it was determined the Red Deer Arena and Kinex be replaced with a new twin arena. With the retention of a curling venue, the site does not allow for both rinks to be placed at this location and still retain a spectator venue. It is anticipated that one of these ice surfaces will be replaced at another location within the city, and the other will be sized to accommodate 3000 viewers. This number of spectators is based on a recommendation from Hockey Canada. This size of venue will allow Red Deer to host tournaments for junior leagues and other national and international events. The size of venue may expand without sacrificing the park-like quality of the site. In addition to sporting events, this location could accommodate other dry-land events such as conferences and concerts. With the downtown proximity of hotels, restaurants and additional parking capacity, this site will be an excellent location to house these kind of events.

### 3.2.8 Nature Zone

In an effort to ensure the park-like setting throughout the plan, the interface between buildings and open space has been analyzed. This interface at the west side of the ice facility site is not currently ideal, will be further affected with the Curling Club redevelopment and again at the time of the final ice facility development. To mitigate this impact on the enjoyment of the park, it is recommended that work be undertaken to explore relocation of the pathway to the west bank of Waskasoo Creek. The final alignment of this pathway and location of a new bridge will have to be determined but it would create a buffer between the pathways and the larger facilities. The alignment has the potential to integrate with the shale path existing on the east side of the creek and connect well with the southern 43rd Street and 48th Avenue intersection. While not vital to the success of the plan, realignment of the path would enhance the experience of the park. The remainder of this area known as the 'natural zone', south and west of Waskasoo Creek, is not intended to be modified beyond the pathway realignment.

The south end of the site is the intended location for the horseshoes and lawn bowling facilities. These uses are currently found within the speed skating oval at the north end of the site and, although they have some connection to the Golden Circle, the seniors' residences at the south end of Parkvale could enjoy a similar connection. In the future, it is anticipated that a facility to support these uses could be required when the Kinex Arena no longer performs this function. The community gardens are maintained and some replanting and re-establishment of the forest edge can also occur. The relatively new fitness area is also maintained. Some initial investigations of the power sub-station found here indicates that it will likely remain indefinitely. Screening of the site and removal of overhead feeder lines to the Kinex & Red Deer Arena will improve the visual effects. If an opportunity arises through regular replacement of this sub-station, its removal would further improve the park like setting at this end of Rotary Recreation Park.



### 3.2.9 Parking Zone (and Parkway)

In the initial programming and visioning of the park, 43rd Street was seen as a major barrier and divider between the north and south ends of the park. Added to this barrier is the parking south of the Recreation Centre and north of the Curling Centre and Red Deer Arena. The design of 43rd Street has evolved to include safer pedestrian crossing through marked crossing areas, traffic calming and increased landscaping to give the sense of this road as being a parkway through the park rather than a road bisecting the north and south areas. This mid-block crossing is close to the vehicular access to the south site, but the two are not one cohesive crossing. Additionally, the crossing comes at the end of a long curve connecting 47th Avenue and 43rd Street. Further design of this intersection will be required to ensure the safety of all modes of transportation at this juncture. This report recommends that the promenade continue on its present course to ensure the strong visual and functional connection is maintained, for both the north and south areas. Along this road, it is suggested that some traffic calming measures be utilized which will also enhance pedestrian safety in the area. The specific measures have not been identified at this time and when introduced, Transit Services should be consulted to ensure compatibility.

The parking areas adjacent to the Parkway (43rd Street) have also been enhanced significantly. Each of these parking areas, including the parking that extends around the ice facility, features increased landscaping and bioswales. This is an effort to introduce sustainable design practices of storm water control and reduced heat island effects. Visually, the landscaping carries the park into the parking areas to enhance the overall cohesion of the park. These heavily landscaped areas will connect into internal sidewalks and the Promenade to provide safe, comfortable and accessible parking facilities for all the adjacent uses. Whenever possible, existing vegetation and road alignments have been respected to increase the feasibility of the plan and to make use of existing features and infrastructure.

At the junction of 43rd Street and 48th Avenue is a new entry feature that pronounces the entrance to the park. This intersection is the main vehicular access to a significant number of park uses. Therefore, concerns have been raised about the ability of this intersection to handle the traffic loads placed on it. As the plan moves forward, redesign of the intersection may be required. At this time, Engineering Services does not have plans to signal this intersection but some sort of control may be required at a later time, especially during larger events. The entry feature at this location will require placement and/or design that does not cause reduced visibility. This design will have to balance the need for a significant gateway to the park with safety concerns. Additionally, this intersection should remain wide enough to allow right and left turns and the passage of larger vehicles and busses while remaining narrow enough for the easy use by pedestrians.

### 3.2.10 Parking Strategy

During the visioning process for the Rotary Recreation Park, it was determined that parking should be managed to provide the park amenities without destroying the park atmosphere. The strategy that was adopted was based on a 'no net loss' of available parking but confining the size of these lots to their current approximate size. Any parking that would be lost due to the introduction of landscaping, bioswales, facility and park expansion would be reintroduced as street parking, or through improved parking lot efficiency. Along 47a Avenue in the north section of the park, on street parking will be introduced through road widening. During detailed design, the exact placement of these stalls will have to be determined to ensure the trees along the road are not compromised.

Rotary Recreation Park contains a great deal of passive use space which does not generate significant parking loads on a day-to-day basis. However, the existing facilities and those planned for this location, can generate more significant requirements during special events. During the project refinement stage, the parking loads were analyzed for the different uses.

Currently there are approximately 735 stalls. 400 of these are north of 43rd street and 335 are south of 43rd street. Of these stalls located north of 43rd street, approximately 220 of these are south of the large chain link fence south of the Recreation Centre. Due to the divisive nature of this fence, these stalls mainly serve the Tennis Club, the Public Market

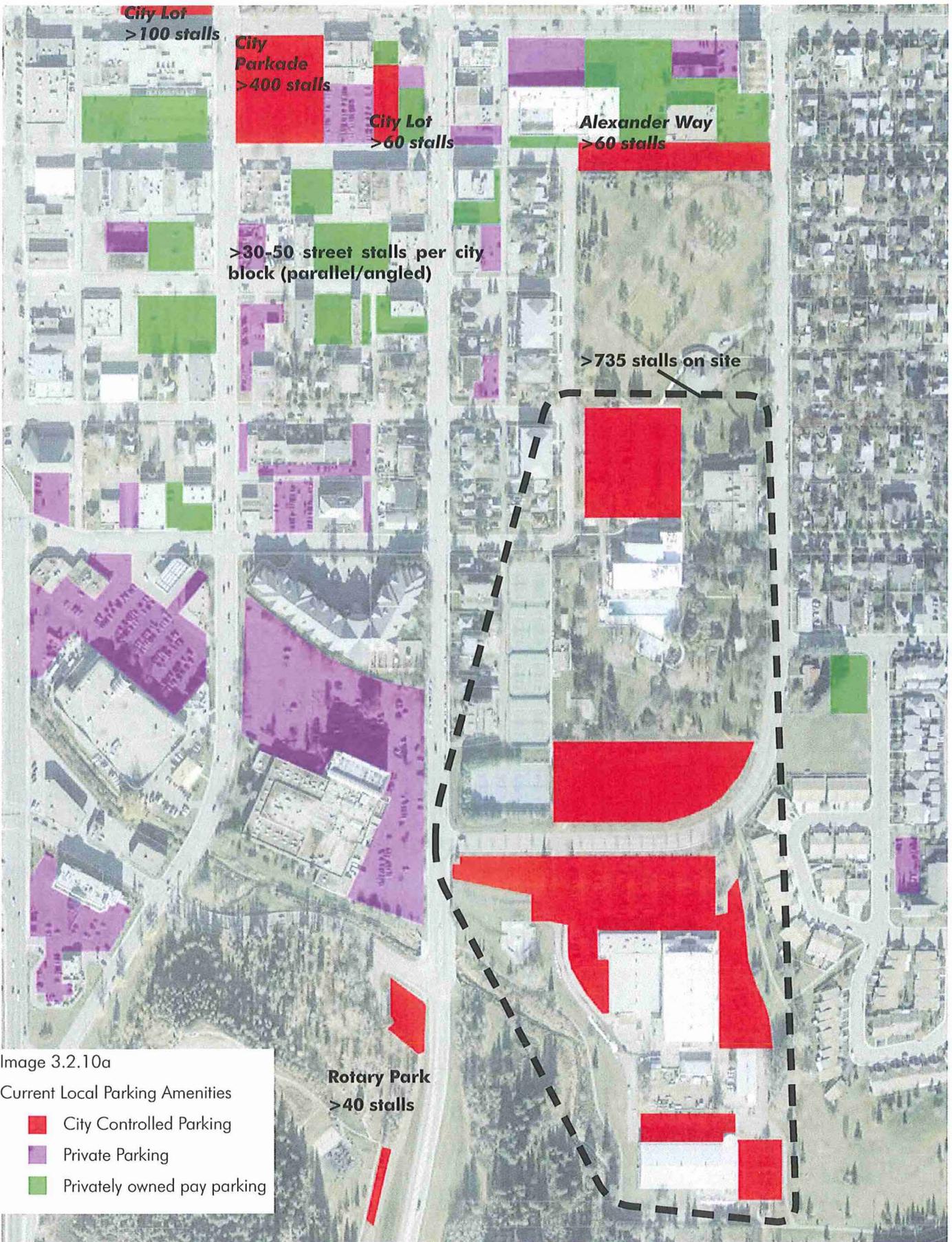


Image 3.2.10a

Current Local Parking Amenities

- City Controlled Parking
- Private Parking
- Privately owned pay parking

and other festivals. Using the no net loss strategy, the number of stalls that would be provided would fall below what the current Land Use Bylaw would require. The following strategies are therefore suggested to account for and mitigate the parking shortfall:

- Provide day-to-day parking at the facility locations
- Make better use of downtown parking facilities
- Allow flexibility in the master plan to provide contingency parking areas

### **Day to Day Parking**

The uses that would generate the greatest parking requirements on the site are event orientated such as:

- A spectator Multi-use Ice Facility
- A competitive Multi-use Aquatic Centre
- The Red Deer Public Market
- Festivals (Artwalk, Children's Festival)

Although these uses generate parking on an average day, the maximum requirements for parking are generally only reached during planned major events at irregular intervals. The parking provided at each facility is intended to provide adequate parking during regular hours of operation. The number of stalls that have been provided are based on the available space for parking amenities and on parking loads currently needed on the site. In terms of day-to-day use, the south area will have an ultimate reduction in parking load whereas the north end will have an increase due to the large aquatics area. As the parking lot to the north of the Recreation Centre will continue to be used and the lot to the south will be better connected to the new Aquatic Centre, it is determined that the parking will be adequate for regular use. During larger events at any of these locations, off-site parking will have to be utilized. As the implementation of the master plan moves forward the impact of parking on Parkvale residents will be explored and Parkvale will be consulted regarding parking in the area.

### **Use of Local Parking Amenities**

As shown in image 3.2.10a, the parking amenities in the nearby downtown are extensive. The majority of these parking stalls are occupied during the regular work day but are generally unused during the evenings and weekend. Through research into other jurisdictions throughout Canada, some precedents for parking strategies were found. For example, Kamloops possesses a 6000 seat arena with virtually no parking dedicated to its use. Instead, visitors are directed to neighboring parking facilities up to four and five blocks away. In places such as Guelph and Kelowna, minimum parking (operated by others in some cases) is provided adjacent to arenas, and users are directed to parking facilities located similar distances away. Image 3.2.10b on the following page illustrates a 5 and 10 minute walk from the park based on 400m and 800m distance, respectively. Note that these measurements are taken directly from an aerial photo and do not accurately represent local impediments and direction of travel due to street alignments and terrain. In recent developments, such as the planning for a new arena in Edmonton, a walk of 10 minutes was determined as acceptable and parking to serve large events could extend this distance.

Red Deer has many City operated parking locations nearby, as shown on the diagram, with a number of additional privately operated lots. By providing bus drop-off loops and enhanced pedestrian connections to amenities, these facilities become more convenient and will provide the required additional parking during special events. This plan has been designed to enhance access to all areas of the park by transit for both day-to-day use as well as shuttle busses and increased service during larger events. This design strategy is geared to make better use of the land area for the park as well as more efficient use of Transit service and local parking areas. Private parking pools identified in the image 3.2.10a are shown as they represent potential for their use so long as it does not conflict with use by those businesses. In the case of the Public Market, should they decide to remain on site long term, the Market itself would be allowed to extend to the north all along the promenade as far as the Golden Circle. This would have the effect of bringing the Market within two or three blocks of over 1,000 parking stalls in the downtown that are usually empty during Market hours. It should also be noted that the off-peak hours use of these external parking lots presents a business opportunity for their operators, including

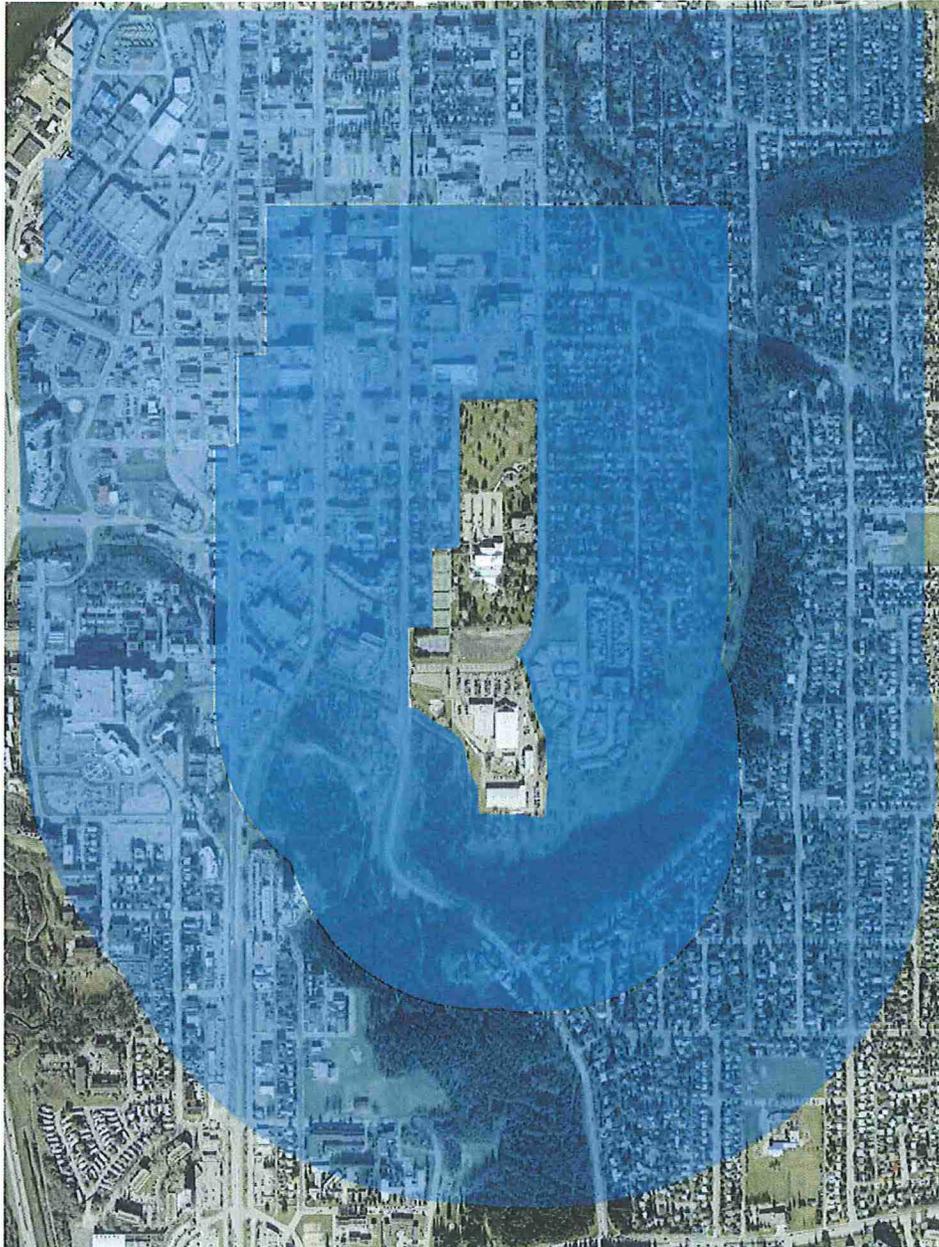


Image 3.2.10a

Walk radius (as the bird flies)

- Light Blue = 10 min.
- Dark Blue = 5 min.

the City.

As this plan is anticipated to be developed over 20+ years, an amount of flexibility has been built into the plan itself to account for changes during its period of implementation. Additional parking can be generated in a number of ways which is not shown in the final concept. Parking on the street along 47th Ave. could be intensified significantly if the area were to be developed with angled parking in place of the parallel stalls currently shown. Any addition of street-side angled parking should be done through consultation with Transit and Engineering Services to ensure safety in these areas is maintained. Additional parking could also be generated in and around some of the parking lots which would detract from the overall park setting and add increased cost that is anticipated to be unnecessary.

### **Parking Strategy Implementation**

During the Rotary Recreation Park consultation and refinement, Group2 and members of the committee met with Inspections & Licensing and PCPS to discuss parking on the site. Although it was generally felt that parking at this location may not need to equal levels for facilities in other areas of the City, an exact number of stalls for this site was not determined. Much of the development of this Park will occur over a significant period of time and variables such as changes to bylaws and changes to the program of the buildings make the determination of this number functionally impossible. Some principles and methods of implementation of a parking strategy were discussed as follows:

- Review the Land Use Bylaw requirements and explore what bylaw amendments could be used to allow for these principles (i.e. Direct Control)
- Identification of the entire site parking complement to be considered by the Development Officer for decisions regarding parking as development permit applications arise
- No assigned parking stalls for each facility during permitting process
- Further study of parking requirements in districts other than C1 in the downtown potentially through GDAP and MDP
- Exploration of shared parking concepts determining locations where peak parking demands at adjacent downtown areas do not coincide with park uses
- Explore use of shuttle busses to parking facilities during large capacity events.

A strong set of standards and tools should be adopted for the parking strategy to be implemented. Many of these tools are out of the scope of this report even if adopted by Council as a planning tool. Additional controls are needed to ensure these parking standards are developed and in place for the development of the park to continue as planned.

Given the nature of the project as a phased development, the density of the facilities in the last phases, such as the Multi-use Ice Facility, could be evaluated to determine if the full spectator capacity is achievable (i.e. in 15 years).



### 3.3 Mechanical Site Services

#### 3.3.1 Overview

The scope of mechanical site work will include domestic water supply, sanitary drainage, storm water management, and natural gas services.

After review of the site layout for the referenced projects, and the preliminary plan review, the following comments are identified related to the facility improvements.

#### A Golden Circle Senior's Centre

- No changes anticipated. Sanitary not identified on Site plan, however is expected to run to 47th Avenue roadway. No Storm drainage indicated or shown connected to the facility; possible SWM implications to overall site. Domestic water appears to be a 100mm service from 47th Avenue.

#### B Museum and Art Gallery Building

- No changes anticipated. As above, DCW service comes from 47th Avenue. No sanitary shown, however it is assumed the existing services is connected into 47th Avenue. No Storm drainage indicated or shown connected to the facility; possible SWM implications to overall site.

#### C Multi-use Aquatic Centre

- Existing facility served from NW by 150 DCW (fairly new) and 150mm VCT sanitary main. DCW service will likely be satisfactory for the facility redevelopment; however the 150 Sanitary will be inadequate in size and depth to accommodate new aquatics facilities. Recommend the addition of a new sanitary drainage component to 375 mm VCT sanitary main which traverses the site south of the existing facility if no connection currently exists.
- The location of the new outdoor lap/leisure pool may impact sanitary drainage configurations due to the depth of the pool basins as well as locations, if positive gravity drainage is desired. Additional information is required relative to slab elevations and potential pool drainage piping inverts. It would appear that the new lap/leisure pool will impact on the 375 sanitary main which is traversing the site east to west, south of the existing complex. This service may need to be realigned.
- No facility Storm drainage or SWM is evident for this facility. Assumed storm water is splashed to grade as with two above referenced facilities
- Services to the proposed outdoor wading pool and spray park would need to be accommodated by adjacent sanitary and domestic water services, potentially extended from the pool building.

#### D Existing Tennis Clubhouse

- No site implications evident in the removal of the existing tennis courts. There is a 300mm storm line which traverses underneath the two most northern courts.

#### E Existing Tennis Bubble

- Proposed addition of new washrooms and facilities for this site will require the extension of sanitary services from the complex to the adjacent northern 375 mm VCT sanitary drain line.
- DCW would need to be extended for the adjacent east 48 Ave roadway/easement. There is no evidence of a stub in from the PI on the site plan. Anticipated DCW and sanitary services would not exceed 50mm and 150 mm respectively.
- There evidence of storm drainage for this portion of the site by way of a 300mm storm drain and CB immediately north of the bubble.
- It appears from the latest site masterplan that a building component immediately north of the tennis complex would be situated on top of the existing storm and sanitary services running east though the site,. These services could be realigned to suit the building configuration.

#### F Skate Park

- The skate park can be serviced from a 200mm DCW, and a 200MM CI sanitary drainage service immediately north of the skate park.



### **G Multi-use Ice Facility**

- The Multi-use Ice Facility which is replacing the existing curling club and arena can be serviced as follows:
- DCW is available from 2 – 150mm services at the north of the existing facility, and/or an existing 100mm service at the south of the existing facility. For fire protection the larger service connection is expected to be 150mm minimum. The south domestic service may need to be modified as the existing main appears to encroach on the building footprint.
- An existing 100mm buried Sanitary main underneath the existing facilities drains northward to the existing front entrance and should be removed or abandoned in the development of the new complex. This service terminates at 200mm Sanitary main immediately north of the existing entrance. This service may need to be modified or adjusted based on the final location of the new facility. The building footprint also appears to impinge upon a 200mm sanitary main running NW/SE on the east side of the new complex.
- An existing 375 MM storm line terminated at north entrance of the existing facility, and extends westward to drain to the adjacent outfall. An existing 300mm storm main also traverses the site south of the complex in the proximity of the existing maintenance buildings which could also be utilized. Both services may require alignment to miss the building footprint.
- A network of DCW, sanitary, and storm drainage piping traverses the site immediately south of the existing area, and may need to be relocated or abandoned, depending upon the extent of development occurring at the new complex, once the maintenance facility has been removed.

### **H Kinex Arena**

- The existing Kinex arena appears to be served by two DCW services at the SW corner of the facility. These services should be located, made safe, removed or abandoned. Sanitary for the facility is not noted on the site plan, however a 525mm main runs immediately north of the existing facility. This should also be investigated and addressed when the facility is decommissioned.
- There is no evidence of storm water drainage surrounding the existing arena, other than the previously referenced storm line which runs east/west at the existing maintenance shop

### **3.3.2 Anticipated Issues**

**Domestic Water:** There is a need to confirm adequacy of flow rates for fire protection services for the various buildings undergoing expansion or renovation. This would include determination of appropriate fire hydrant and fire department connection points at the facilities in question. This will involve a review with the City of Red Deer Emergency Services department once egress/access routes and building code requirements are known. It is expected that a minimum 150mm service would be required for the Aquatics Centre and Ice Facility. It appears these services currently exist and should be adequate.

**Sanitary Services:** Depth of sanitary mains at the new Multi-use Aquatic Centre need to be quantified relative to pool depths and extent of routing of positive drainage. Based on location of existing sanitary services relative to new building footprints, realignment of some of these buried services will be necessary. There is also insufficient information to quantify the services from the smaller satellite facilities on the site plan.

**Storm Water:** The existing site storm drainage consists of a network of drainage service from roadways and buildings. It is not evident from the site plan that there has been any provision made for storm water management, and it is not known if there is a requirement to implement storm water management based on the proposed site changes. It is recommended that this issue be reviewed with the City of Red Deer Engineering and Environmental Services Departments.

**Natural Gas Services:** the network of distributed gas services on the site was not evident on the site plans provided; however, as these services are relatively shallow, and the loads for the facilities do not appear to be changing significantly, there will likely be a minimal cost impact to the project for gas service realignment or modification of loads.



### **3.4 Electrical Site Servicing**

#### **3.4.1 Introduction**

This report provides an overview of site lighting and the electrical services for each building on site and identifies key issues to foster discussion on user requirements for facility improvements. This report is based on site reviews which took place on January 8th and May 13th 2010.

#### **3.4.2 Electrical Evaluation**

The electrical services and site lighting have been reviewed for the following buildings and areas relating to the proposed facility improvements:

##### **A Golden Circle Senior's Centre and Oval Park**

No significant additional electrical loads are anticipated. The existing electrical service is underground. No changes to the existing electrical service are recommended.

##### **B Future Rotary Park Commons area**

It is recommended that decorative lighting around the stroll path and within the water feature be fed from the Golden Circle Senior's Centre. The overall lighting load will not require significant infrastructure upgrades.

##### **C Museum and Art Gallery Building**

Building has recently undergone significant renovations. No additional electrical loads are anticipated. The existing electrical service is underground. No changes to the existing electrical service are recommended.

##### **D Multi-use Aquatic Centre and Shared Parking Lot**

Building has recently undergone significant renovations. Upgrades to the facility and the replacement of existing outdoor pools are planned. A minor increase in demand load of up to 800kVA is anticipated. An electrical service upgrade will be required.

North parking lot lighting does not meet IESNA recommended practice standards for exterior parking facilities. It is recommended that the parking lot lighting be redesigned to meet or exceed IES RP-20-98 lighting levels and lighting egress guidelines.

##### **E Tennis Clubhouse**

Existing electrical service and site lighting are to be completely removed.

##### **F Tennis Bubble**

The existing electrical service is underground. New washrooms and facilities are planned. A minor increase in demand load of up to 75kVA is anticipated. An electrical service upgrade may be required.

Currently there is no lighting in the adjacent parking lot located directly East of the facility. It is recommended that pole lights are installed and subfed out of the tennis bubble. Parking lot lighting should meet or exceed IES RP-20-98 lighting levels and lighting egress guidelines.

##### **G Skate Park, BMX Hills and Basketball Half Courts**

The existing skate park electrical service is inadequate to accommodate the planned new concession and washroom pavilion. The existing pole transformer will need to be upgraded to 150kVA padmount transformer to accommodate a 150kVA demand load.

##### **H Multi-use Ice Facility**

The underground electrical service for the existing arena and curling sheets is inadequately sized for serving the planned multi-use ice facility. The existing electrical service will need to be upgraded to accommodate a demand load of approximately 2MVA.

Existing Parking lot lighting does not meet IESNA recommended practice standards for exterior parking facilities. It is recommended that the parking lot lighting be redesigned to meet or exceed IES RP-20-98 lighting levels and lighting egress guidelines.



### **I Storage Compound and Maintenance Buildings**

Existing electrical services and site lighting will be completely removed along with the three power poles dedicated to the compound and maintenance building.

### **J Kinex Arena**

Existing electrical services and site lighting will be completely removed along with the three power poles dedicated to the compound and maintenance building.

### **3.4.3. Summary**

The existing electrical utility systems in the area are well developed and can practically service the planned changes to the facilities.

Site lighting surrounding facilities and in the park is inadequate. It is recommended that a new networked site lighting system be installed throughout the area providing a consistent level of light quantity, quality and control.

Currently there is no outdoor paging or video surveillance present on site. It is recommended that conduit rough-in and pole mounting hardware be installed to accommodate future paging and security systems.

## 4 Key Recommendations

### Zoned Activities

- Creates areas of activity based on complementary uses
- Organizes the park for operational efficiencies where possible
- Distinct Zones of the park are created to give more clarity to the park overall

### Promenade

- Links park zones together
- Major axis in the park to organize all park elements
- Allows pedestrian connection for shared use of parking and other amenities to ensure the most efficient use of these supporting facilities
- Provides major linkage between city trail system, the downtown and Alexander Way

### New Multi-use Ice Facility

- New arena to replace existing Kinex and Red Deer Arena
- Spectator facility with increased seating capacity (3000 seats)
- Attract more events with improved facility and viewing
- Keep an arena in the downtown for larger events - follows current trends in multiple cities
- Benefits from Downtown location
  - Central for increased city-wide access – Only facility of its kind in Red Deer area
  - Located adjacent to support facilities such as hotels, external parking pools, etc.
- Designed for multiple events such as concerts and performances
- Create synergies with Curling Club (additional capacity with 12 sheets) through shared infrastructure and amenities.

### New Multi-use Aquatic Centre

- Benefits from Downtown location
  - Central for increased city-wide access – Only facility of its kind in Central Alberta
  - Located adjacent to support facilities such as hotels, external parking pools, etc.
- Increased capacity tank sizes and dividing bulkheads allow multiple simultaneous uses
- Meets standards required for competitive athletic events
- Leisure and wellness aspects incorporated for maximized use
- Maintain outdoor amenities in updated form

### Speed Skating Oval

- Relocate to another location (such as Red Deer College or Great Chief Park)
  - Improved venue for competitive athletic events
  - Provide better lighting, seating, changing and support facilities
  - Provide access to gathering space and food service

### Parking Recommendations

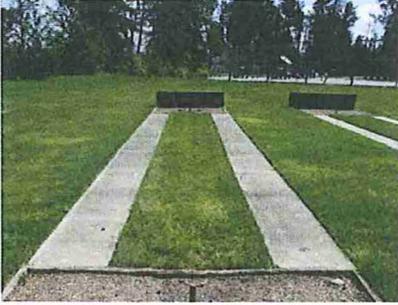
- Downtown allows for added parking flexibility
  - Good transit access
  - Downtown Parking pools with different peak parking hours than park amenities
- Flexible parking pool between various uses with strong pedestrian connections between lots
- Added parking around arena to respond to increased arena capacity and other users on site
- 47th avenue expansion potential
  - Change parallel parking along 47 avenue to angled parking to allow for increased capacity if the need arises

### Tennis Club

- Expand to six indoor courts with support facilities and permanent structure
- Remove existing Tennis Clubhouse - services duplicated by new structure



## 4 Key Recommendations Continued



### North End of the Park

- Entry to and from Downtown to park and Waskasoo Park system
- Downtown amenity including summer leisure and winter skating, for Downtown residents and workers, located on northwest plaza and adjacent to pathway

### Public Market

- Keep Market in the Park
  - Major driver for the summer season
  - Benefits park by providing draw to retail areas of facilities
  - Increased awareness of Park amenities
- Move Market to the north side of 43rd avenue and allow Market to stretch along the promenade to the north
  - Allows increased parking capacity in the south
  - Brings Market access point closer to additional parking pools in the north end.

### Lawn Bowling/Horse Shoes

- Relocated to Barrett Park

### Parks Maintenance

- Retain in present location until Arena redevelopment
- Functions moving into Kinex Arena when arena decommissioned (temporary and depending on phasing)
- Final relocation to be determined prior to arena redevelopment.



## 5 Phasing and Implementation Plan

The phasing of the project has been broken down partially based on isolating discreet projects within the overall scope of the Park plan. Some of the phasing is based on developing certain projects earlier which affect the overall organization of the Park. A consecutive ordering to these phases has been developed with some aspects less dependent on the timing of the Park project but relating to the overall Recreation Parks and Culture Community Assets Needs Assessment as best understood at this point in time. Components that share a phase are seen as largely interchangeable in terms of ordering as the project implementation will evolve in the future.

### Phase 1a

Curling Centre (12 sheets) redevelopment by Curling Club

### Phase 1b

Promenade

The promenade is seen as the spine of the entire project and grounds the park in the organizational framework that was created throughout the project's development. Subsequent phases will benefit from this framework as the main basis of the master plan will guide future development. It would be important to ensure the addition of facilities in the park enhance the park overall as well as enhance the facilities themselves.

- North Parking lot and west street parking included

### Phase 2a

Relocate Speed Skating Oval and Develop North Park Area

- Confirm location for speed skating oval relocation
- Relocation of lawn bowling and horseshoes to Barrett Park

### Phase 2b

Parking Phase 1 – Aquatics/Tennis Lot

### Phase 2c

Youth Zone

- Skateboard park and pavilion (washrooms)

### Phase 3a

Tennis Facility - to replace "bubble" by Tennis Club

### Phase 3b

Multi-use Aquatics Centre Construction jointly with CAAC

- 54m Pool, Dive Tank, Outdoor Pool
- Parking Phase 2 – complement to building
- Spray park
- Children's play area

### Phase 4

- Heritage Square upgrades
- Museum & Art Gallery re-purpose (seniors' centre, restaurant, other identified needs)

### Phase 5

New Arena added to Curling Centre and transformation of overall "Multi-use Ice Facility"

- Parking Phase 3 – complement to building

## 6 Project Budget

The Rotary Recreation Park and South Site Masterplan Construction Budget is a preliminary, order of magnitude opinion of probable construction costs based on conceptual facility expansion plans and park development. This masterplan is a concept intended to guide development and serve as a framework for the park for the next 20–30 years. This order of magnitude construction budget is intended to be utilized as a budgeting tool. Costing will require refinement as phases are developed in further detail. The estimate represents 'construction costs' and does not represent 'project costs'.

The estimate has been organized to correspond directly to the preliminary phasing and Implementation Plan to aid in Capital Planning project discussions.

A summary of the preliminary opinion of probable construction costs is included on the adjacent page.

### **Notes:**

The Preliminary Projected Construction Cost Summary chart does not account for soft costs beyond construction that contribute to overall 'project costs'. (e.g. Professional Consulting Service Fees, Furniture & Equipment, etc.)

As project phases move into detailed development, soft costs would need to be identified.

All costs represented in July 2010 dollars

Detailed Stormwater Management plans would need to be developed as the project phases are implemented.

## 6 Project Budget Continued

### Rotary Recreation Park & South Site Masterplan

**Preliminary Projected Construction Cost Summary** (Refer to Section 5 Phasing and Implementation Plan)

Phase		Developed by	Projected Cost	Comments
1A	Curling Centre Redevelopment	Curling Club	-	Curling centre redevelopment funded by the Curling Club
1B	Promenade	City of Red Deer	\$ 2,800,000	Includes: asphalt, bioswales, trees in grates, promenade paving, demolition, lighting & 48 <sup>th</sup> Ave roadworks Includes North parking lot and West street parking
2A	Develop North Park	City of Red Deer	\$ 1,500,000	Includes: grading, pathway, plaza and waterwall, trees, sod & lighting Location for speed skating oval relocation TBC; Relocation costs can not be determined at this time Includes relocation of lawn bowling and horseshoes to Barrett Park
2B	Parking Phase 1 - Aquatics / Tennis Lot	City of Red Deer	\$ 550,000	Includes: asphalt, demolition, trees & bioswales
2C	Youth Zone -Skateboard Park & Pavilion	City of Red Deer	\$ 1,500,000	Includes: new skateboard park, BMX, asphalt, trees, basketball courts & pavilion
3A	Tennis Facility	Tennis Club	-	A new tennis facility will be constructed to replace the bubble, funded by the Tennis Club Tennis facility concept to be developed in greater detail in the future
3B	Multi-use Aquatics Centre -54m Pool, Dive Tank, Outdoor Pool -Parking Phase 2 -Spray Park -Children's Play Area	City of Red Deer	\$ 44,000,000	Facility costing based on preliminary square footage costs for new construction and renovated areas (approx. 8,150m <sup>2</sup> new construction & 3,887m <sup>2</sup> renovated area) Concept to be developed in greater detail in the future Includes: Multi-use Aquatics Centre, outdoor pool, spray park, paving, trees, children's play area and free spray park
4	Heritage Square Upgrades & Museum & Art Gallery Re-Purpose -Possible Bistro/Restaurant addition	City of Red Deer	\$ 5,700,000	Facility costing based on preliminary square footage costs for new construction and renovated areas (approx. 470m <sup>2</sup> new construction & 2,250m <sup>2</sup> renovated areas) Repurposed use to be determined in the future (Senior's Centre, Restaurant, or other) Includes: sod, boardwalk & trees
5	Multi-use Ice Facility -Parking and Landscaping Phase 3	City of Red Deer	\$ 35,000,000	Facility costing based on preliminary square footage costs for new construction and renovated areas (approx. 10,000m <sup>2</sup> new construction & 3,000m <sup>2</sup> renovated area) Concept to be developed in greater detail in the future Includes: asphalt, trees, walks, islands, paving & lighting
	Other: 43 Street Refurbishment	City of Red Deer	\$ 1,300,000	Includes: entry gates, trees, walks, bulbs and asphalt
	Other: Site Servicing Relocates	City of Red Deer	\$ 300,000	

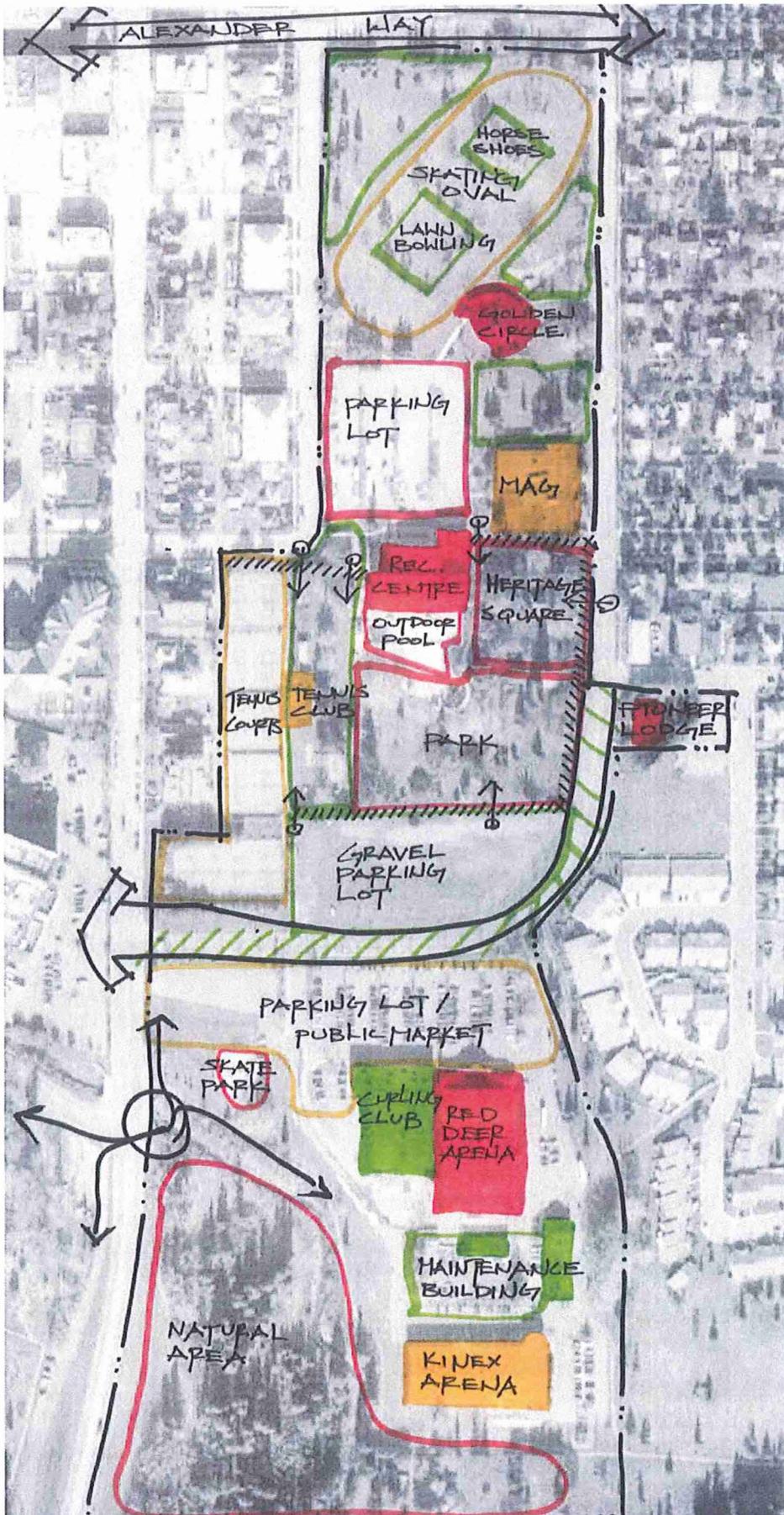


Image 7.1a  
Pre-visioning site analysis

## 7 Appendix A - Concept Development

### 7.1 Process

Considerable consultation with the various stakeholder groups, committees, City officials and user groups significantly influenced the process for this project. Through a highly iterative process of open house sessions, committee meetings and informal meetings with this full range of individuals and groups, much of the direction for the project was determined as a reflection of the needs surrounding the park, the facilities contained within and the requirements of the surrounding areas. The entire process was developed with the committee to determine the best and most clear course of action. Different groups were included based on information required to develop the plans for the report and to ensure the best information was available to the project team. This ensured the most effective use of everyone's time and the most effective delivery of the project itself.

#### 7.1.1 Committee Process

The committee for this project consists of representatives from the Community Services division within the City including:

- Recreation, Parks and Culture
- Social Planning
- Planning

This committee, headed by Kay Kenny from Recreation Parks & Culture, provided direction during all phases of the project. This included defining the refined scope of services, direction on the public open houses and consultations, providing direction and support for the project elements including advising on which City departments and community groups to consult for added depth.

#### 7.1.2 Initial Information Gathering

Information collection began before the open house session on July 23, 2009 and the open house and visioning sessions that ran from August 17 to 19, 2009. On June 20, 2009, Group2 attended both the Artwalk Festival and the Red Deer Public Market with the intent of gathering information on the way people consider and use the park as well as which areas are considered important to them personally. Information sheets were given to people to either fill out on-site or complete and drop off at the City or Group2 offices at a later time. These same questions were circulated as part of an online survey done to extend the data gathering to be as inclusive to the entire city as possible. The summary of this feedback is contained in the Appendix C for full reporting.

At the Market and the Artwalk, an aerial map of the Park was displayed and the public was asked to place happy faces on the positive areas of the park, sad faces on the negative areas of the park and hearts in the areas that they considered to be the "heart" of the park. The results of this information gathering can be seen in the two images provided on the following pages. The results were clearly biased based on where the surveys were taken but certain common areas can be seen. This information supplements the written information that was also provided by the various visitors to the park and those who filled out the surveys.

Green Happy Face = Positive Places  
Blue Sad Face = Negative Places  
Red Hearts = "The Heart of the Park"

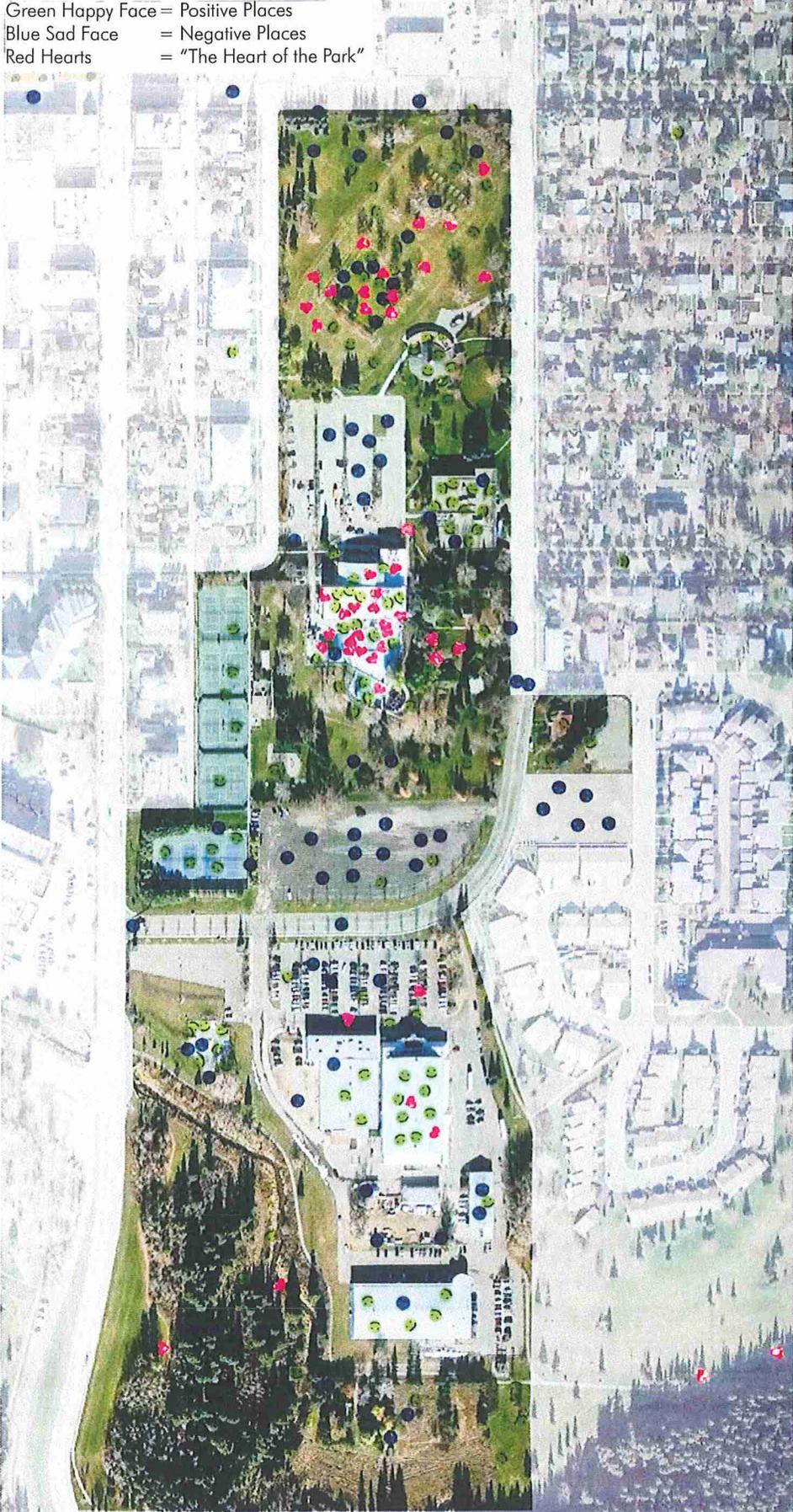


Image 7.1.2a  
Feedback gathered at the Artwalk  
Festival

Image 7.1.2b  
 Feedback gathered at the Public  
 Market





### 7.1.3 City of Red Deer Department Meetings

At the request of the design committee, more detailed consultations with various City departments were held to determine specific requirements of City functions affected by the plan. This was intended to accomplish two goals. The first goal is to add additional knowledge to the discussion surrounding the park development. Secondly, these discussions were designed to establish a feedback loop with these areas to ensure their requirements are considered or met within the context of the goals and principles of this study. The following is a summary of this feedback.

#### Greater Downtown Action Plan (GDAP)

(17 July 2009 & 21 July 2009) Two separate discussions were held as follows:

First discussion attendees:

Ed Morris, Downtown Coordinator, City of Red Deer  
 Haley Horvath, Planner, Parkland Community Planning Services (PCPS)  
 Kay Kenny, Recreation Superintendent, City of Red Deer  
 Kevin Mullin, Intern Architect, Group2 Architecture Engineering

Second discussion attendees:

Angus Schaffenburg, Major Projects Planner, City of Red Deer  
 Kevin Mullin, Intern Architect, Group2 Architecture Engineering

- As the Rotary Recreation Park (RRP) project falls within the scope of the Greater Downtown Action Plan (GDAP), the RRP seems to likely serve the city best by supporting the GDAP. This meeting was called to gauge the attitude of City administration involved in the GDAP toward the RRP and how it fits into the overall plan.
- The Rotary Recreation Park (RRP) project is within the GDAP and as such should attempt to coordinate or support the goals of the GDAP.
- RRP is one of the main outdoor recreation areas for the GDAP and represents a large portion of the existing recreation for the area. Some recreation and culture areas will likely be included in the Riverlands district.
- The park is not very visible from the rest of the greater downtown. Previously, the high diving board acted as a landmark. The highest board was removed and buildings and trees have built up around the park eliminating this landmark. Landmarking and visibility of the park will be important.
- The park area used to be the rail yards and then the Westerner fair grounds. A chronology of the area may be beneficial to the project.
- The GDAP has design standards that would apply. Beyond this overlay, the park would fall under the public realm which implies some standards as well.
- Connections through the downtown related to this study would include Alexander Way to the north and the South Downtown Greenway. Connections to these thoroughways will be an important factor. This has been addressed by previous studies and review of this could be beneficial. This park will also be an important location for a parks/urban interface as per section 2.3.4.4 of the Recreation, Parks and Culture Community Asset Needs Assessment.
- The Waskasoo park system is a contiguous system of parks throughout the city, which does not clearly delineate between smaller sub-parks. This study is interested in one area but the borders between this and the rest of the park system is not a hard boundary.





Image 7.1.3a  
Pedestrian access (official)

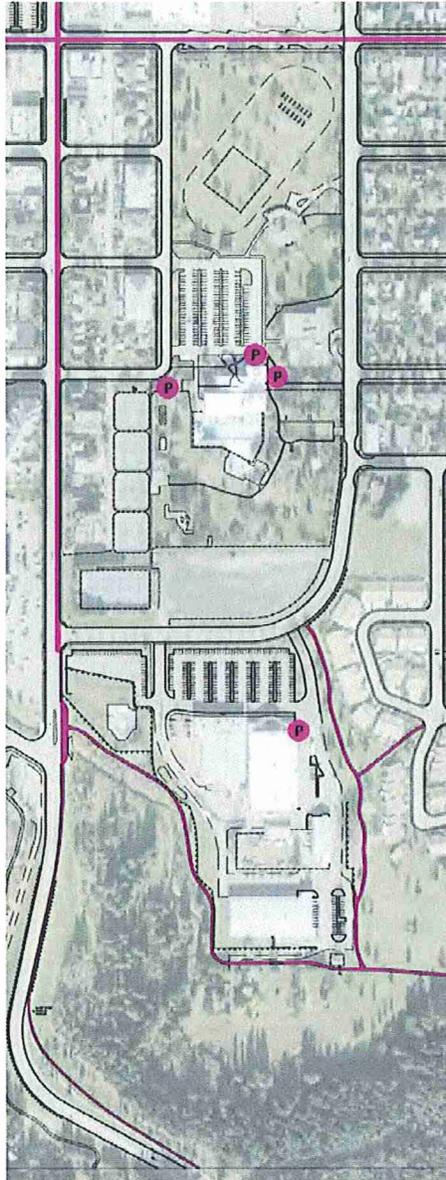


Image 7.1.3b  
Bicycle access (official)



Image 7.1.3c  
Vehicle access

## Transit

(22 July 2009)

Discussion attendees:

Kevin Joll, Transit Manager, City of Red Deer

Kevin Mullin, Intern Architect, Group2 Architecture Engineering

- 43rd Street is a critical route for Transit.
- No other street in the Parkvale area is upgraded enough to accommodate busses.
- Many seniors' complexes in the area requiring transit.
- Many traffic calming methods are not ideal.
- Traffic speed bumps are problematic for transit busses. Busses avoid areas with these wherever possible.
- Narrower roads – leaves fewer options for routing when a bus stalls.
- 43rd Street is difficult for busses (and other traffic) during peak times such as during the Public Market.
- At one time, a petition was circulated to have transit service closer to Parkvale Lodge so one can extrapolate that a reduction of service in any way would be detrimental.
- In the Recreation, Parks and Culture Community Asset Needs Assessment, section 2.3.1.3 states that development of recreation sites should include establishing a partnership with Transit for route planning.

## Engineering Services

(29 July 2009)

Discussion attendees:

Rebecca Clark, Traffic Engineer, City of Red Deer

Jerry Hedlund, Projects Superintendent, City of Red Deer

Kevin Mullin, Intern Architect, Group2 Architecture Engineering

- Capacity on this road does not appear to be a major concern.
- There has been a request for a playground zone which is under consideration.
- Traffic calming was discussed and it is Engineering Services' opinion that traffic calming measures are difficult to deal with and can cause other problems and complaints after implementation.
- Transportation Workshops are planned with Council in the fall, but early indications are that pedestrian access and safety, along with traffic calming measures that support these goals, will be key priorities.
- Engineering Services considers mid-block crossings as dangerous and would prefer to have crossings at intersections.
- The curve of the road as it transitions from 43rd Street into 47th Avenue presents visibility challenges for a pedestrian crossing.
- At this time, there are no traffic signals planned for this area.
- Section 2.3.1.4 of the Recreation, Parks and Culture Community Asset Needs Assessment includes an initiative to establish a partnership with Engineering in road and transportation planning.

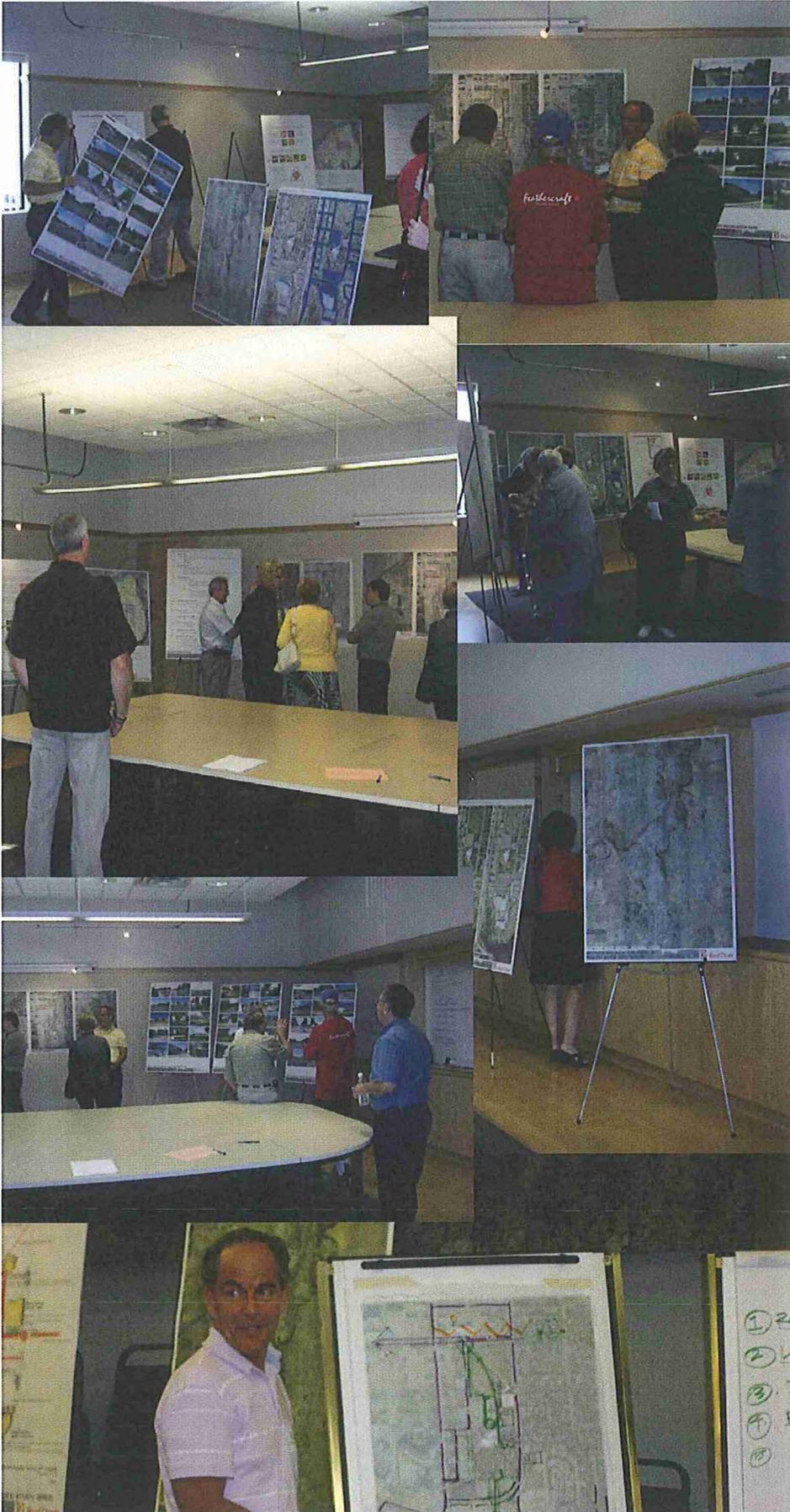


Image 7.2a

Collage of visioning session images

## 7.2 Visioning & Open House Sessions

(17 August 2009-19 August 2009)

From the 17th to the 19th of August, visioning sessions were held to engage different user groups, City staff and the general public to better guide decision making for the study. These sessions were headed by Michael Von Hausen (MVH) and his team in an intensive three-day exercise to determine an initial design concept and direction for the project. Section three (3) illustrates the ultimate result of these sessions. These workshops presented the various groups with all previously gathered information along with the initial project direction and principles. The feedback and concepts from these open house sessions offered a design concept but the project principles were also scrutinized by the participants to ensure all goals and intentions are aligned as much as possible.

### 7.2.1 August 17th

The August 17th session consisted mainly of user groups that have a direct interest in the park. The following groups had representation at the meeting:

- Museum and Art Gallery
- Central Alberta Aquatics Centre
- Red Deer Skateboarders
- Red Deer Synchronized Swimming
- Red Deer Public Market
- Golden Circle
- Parkland Community Planning Services
- Public at Large

At this workshop, participants were asked to work together in groups and lay out a plan for the park as they see it working best. They were not simply asked to speak for their own interest group but to work as a team toward a concept that benefits all the participants. They were also presented with the core principles for the park's development and asked to comment on and modify these principles. Both forms of feedback were carried forward into the week's sessions to be incorporated in the first design concept and the final concept contained in this report. Appendix C contains additional information regarding the feedback.

### 7.2.2 August 18th

The August 18th session functioned as a drop-in session where a significantly larger invitation was circulated to include anyone with an interest in the plan to come and provide feedback and/or direction. Compared to the other sessions, this was more of an informal drop-in session that allowed any groups that would like to provide input or simply become more informed to attend and discuss the direction of the study. In addition to City departments and the public at large, the following groups were represented during this session:

- Norwegian Loft House Society
- Central Alberta Old Timers Association
- Red Deer Branch, Alberta Genealogical Society
- Red Deer River Naturalists



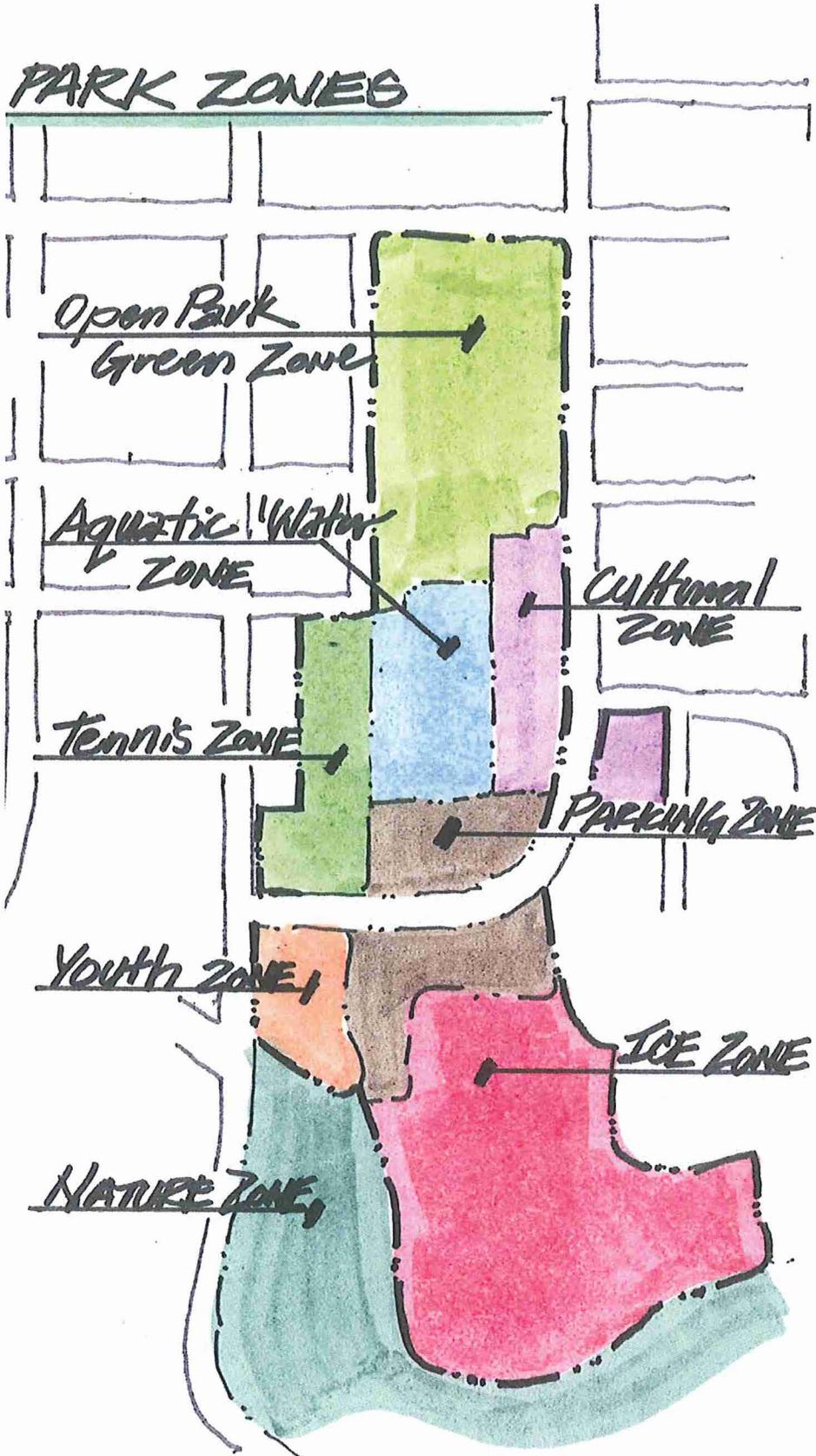
Image 7.3.1a  
Open House Concept - Aerial  
Overlay

## 7.3 Open House Concept

### 7.3.1 Strategies

During the visioning and design sessions held from the 17th of August to the 19th of August, 2009 Michael Von Hausen and his team lead the design process alongside Group2 Architecture and Scatliff Miller & Murray to develop the concept seen here. One of the fundamental strategies employed is the physical connection of the park through a main north-south axis. This connects the South Downtown Greenway to Alexander Way in the North, two of the main pedestrian routes identified on the Greater Downtown Action Plan (GDAP). This strategy also adds an organizing element to the park that is previously non-existent, and alleviates a fundamental problem in this park where it is difficult to move from one end of the park to the other. The strategy goes beyond providing a connection through the park by also serving as a main spine to which the majority of uses in the park will connect. The promenade can be seen in image 7.3.1a extending from the park at the north end of the plan to the entry of the existing Red Deer Arena. Along this path is the Golden Circle, Museum and Art Gallery, Recreation Centre, Heritage Square, splash park and all major parking areas. This responds to a number of project principles including, but not limited to 'People First', 'Connect & Unify', 'Strengthen Identity of the Park – Unified Vision of the Park Elements'. In an effort to preserve as much park space as possible, a no-net-loss parking strategy was employed. This means that the number of parking spaces would be maintained at current levels despite changes in the park. These parking spaces are shown as being dispersed throughout the development in multiple small pockets and two major parking areas abutting 43rd street. The parking for this site is developed as a full parking strategy where parking can be shared between different facilities as required to support events such as tournaments and festivals. The parking strategy depends on relaxation of land use by-law standards based on the urban location and shared parking capabilities. Further parking strategies can be found in section 3.2.10.

Image 7.3.2a  
Open House Concept - Zone  
Diagram



### 7.3.2 Zones

The park design is based on developing various zones within the park. The northern "Green Zone" focuses on park and green space for festivals, picnics, passive use, activities such as the horseshoe and lawn bowling "green" parking lot, linking Alexander Way to the Golden Circle, Museum and Recreation Centre.

The "Water Zone" includes the existing Recreation Centre Pool, the new Multi-use Aquatic Centre, a new outdoor lap/leisure pool and splash park. This has the advantage of grouping these uses thematically but also helps to group servicing requirements for the water uses.

The "Youth Zone" was also created as an extension of the existing skateboard park. This amenity is often used by more users than skateboarders such as BMX, in-line skating and such. Creating a larger amenity in this location will help to accommodate the growing uses at this location as well as establish a strong location for alternative sport in the City. Other more mainstream sports such as basketball could also be added in this location.

The "Ice Zone" is at the south end of the park. At the time of the visioning sessions, the plan included multiple arena ice surfaces along with two new outdoor hockey rinks, a leisure rink and the speed skating oval relocated to Barrett Park from its existing location. More discussion on this relocation can be found in section three (3) of this document. This grouping has the same advantage as the "Water Zone" to bring together like elements.

The zoning of the park as an organizing strategy is complimented by the earlier mentioned promenade strategy. The promenade would link all these areas/activities along the pedestrian corridor along with all the various parking areas and open spaces. The zones themselves are based on the existing amenity locations and are built by strengthening these uses where they already exist. This allows a base to be enhanced rather than trying to create something out of nothing. As this plan is a long-range document, this base helps to establish these zones in advance of any new development coming to the site.

### 7.3.3 Summary

The initial concept developed in the summer of 2009 allowed for an initial leap into the design phase. Significant advances were gained during these sessions such as the main structure of the park being developed and the project principles finalized. The following sub-section contains many of these comments and further refinements incorporated during and after the visioning sessions. These refinements are largely the result of user, committee and public comments received at various sessions and meetings held after the visioning sessions took place.

Image 7.3.1b

Open House Concept - Bird's Eye View



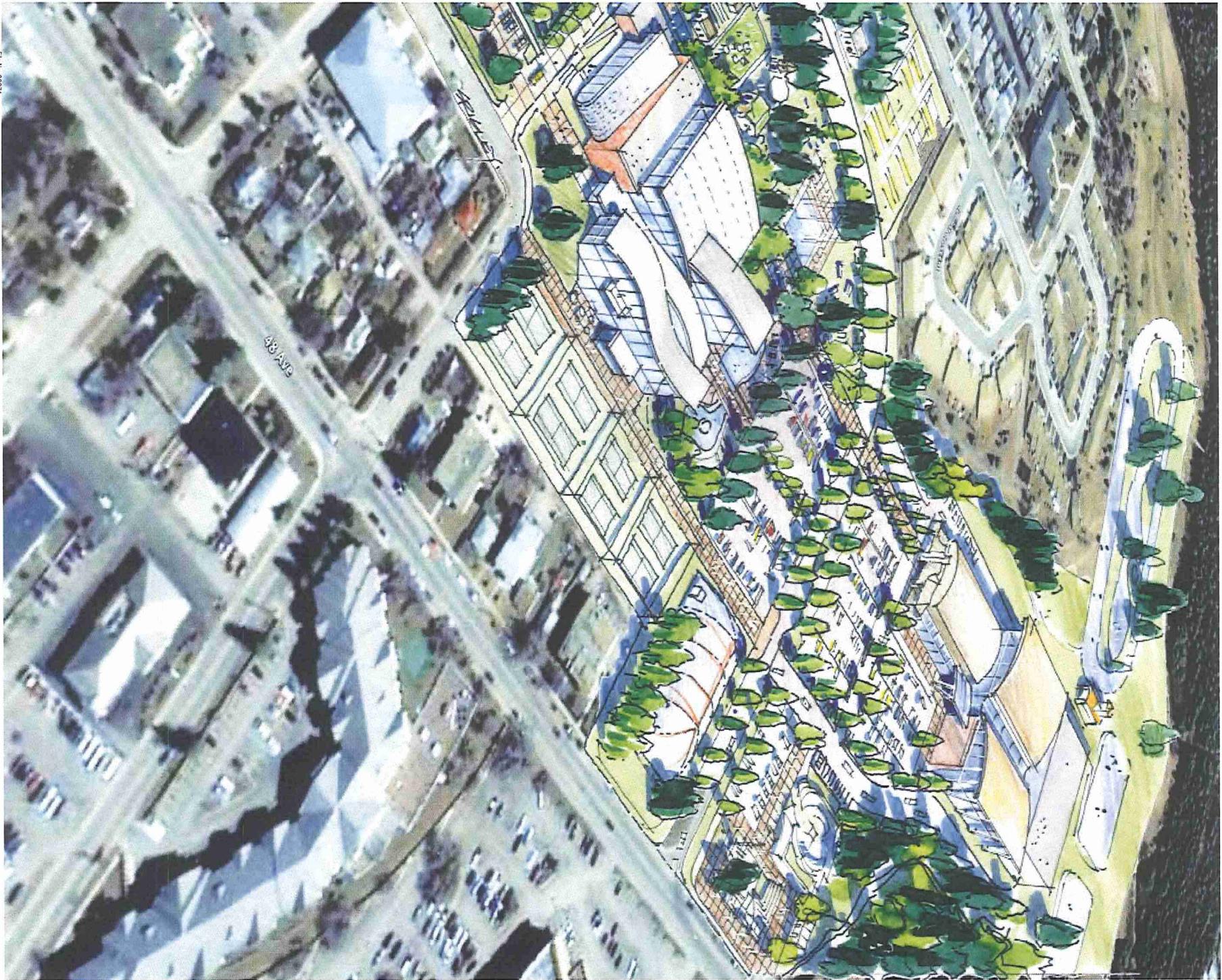




Image 7.3.1c  
Open House Concept - Promenade Sketch



Image 7.3.1d  
Open House Concept - View of 'Boat' Basin

## 7.4 Post Visioning Feedback

### 7.4.1 August 19th - Public Open House Feedback

On August 19th the public was invited to view the results of the week's work, to provide comments and to ask questions on the proposal. A significant number of residents attended this meeting, provided feedback and engaged in discussion of the plans. The following groups had representation in addition to City Council, City departments and the public-at-large:

- Parkvale Community Association
- Aboriginal Head Start Program
- Parkvale Lodge
- Soldiers of Fitness Boot Camp
- Pioneer Lodge
- Central Alberta Old Timers Association
- Recreational Swimmers
- Central Alberta Children's Festival
- Central Alberta Aquatics Centre
- Artwalk
- Forth Junction Heritage Society
- Central Alberta Regional Trails Society (CARTS)
- Red Deer Skateboarders
- Special Olympics
- Red Deer Lodge

This meeting resulted in a number of useful comments and questions that lead to changes to the concept throughout the ensuing design phase. One example is a concern as to whether or not four ice rinks were required in the south portion of the park. For a complete summary of the feedback from this night, see Appendix C.

### 7.4.2 GDAP Committee Presentation

On August 27th, 2009, a meeting was held with the Greater Downtown Action Plan Committee to further discuss some of the design elements and how they function within the scope of the GDAP. This is further to the discussions with some of the representatives in July but in this case, the Committee as a whole was able to react to design elements developed during the visioning sessions. A summary of the comments are as follows:

- Overall very well received and positive - fitting well with the GDAP
- Concerns with parking, especially near Golden Circle for seniors
- Have we considered maintenance of Boat Pond?
- Can skating oval accommodate a running track surface?
- Lots of water features, they are nice but need to be maintained
- Parking
- Can we reuse water to be sustainable?
- What are the phased development plans?
- What about basketball and volleyball at the youth area?

### 7.4.3 Parkvale Estates Community Meeting

On September 8th, 2009, Group2 presented the preliminary Vision Concept to the residents of Parkvale Estates at one of their regularly scheduled meetings at Pioneer Lodge. The meeting was attended by approximately 47 households. The objective of this meeting was to provide a re-cap of the preliminary Visioning Concept that was presented at the Open House on August 19th, 2009 to obtain feedback.

Eight feedback sheets were received.

During and after the presentation, the following comments were noted.

- A few commented that the undertaking of this study by the City of Red Deer to create a comprehensive master plan for this area is a wise decision.
- It was felt critical to preserve the trees and natural setting in Barrett Park.
- The speed skating oval was not seen as a good fit in Barrett Park as it would consume too much of the area.
- There was a concern with increased noise levels that would potentially be created in the "Ice Zone" of the plan due to increased traffic and activity.

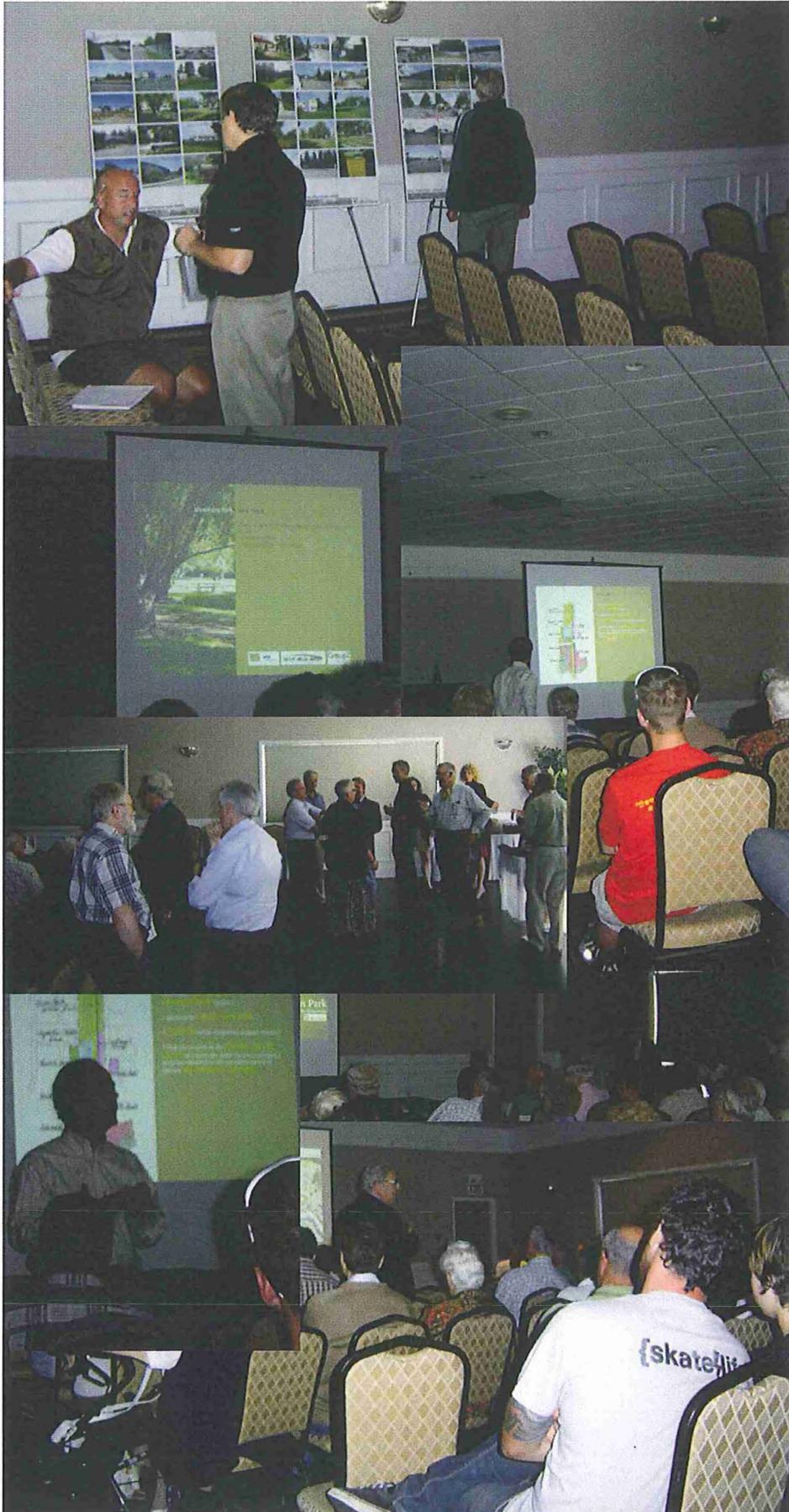


Image 7.4.1a

Collage of images from August 19th  
open house session

- The further development of the "Youth Zone" for skateboarding and the addition of washrooms for their use was viewed as positive.
- It was questioned if this is the correct placement of a twin area when so many youth reside in the residential areas outside of the downtown core.
- Connection of the North end of the park via a promenade to the existing Arena was viewed as positive.



## 8 Appendix B - Project Refinements

### 8.1 Demographic Information

To determine the best mix of uses in Rotary Recreation Park, it was suggested that the design team research the demographic makeup of the surrounding communities. Franklin Kutuado with Community Services provided valuable information in the form of raw data and interpretation of this data. Also a major source of data is the Recreation Parks & Culture Community Assets Needs Assessment.

The demographic data furnished by the City of Red Deer identifies that the neighbourhoods surrounding the Rotary Recreation Park tend to be older populations with fewer children than in neighbourhoods further away. Rotary Recreation Park has facilities geared at many different ages and groups. The nature of the facilities in the park and their relationship to the city as a whole support a view that the Park is a multifaceted campus that allows use by all groups, city wide. The nature of the immediately adjacent neighbourhoods would support the existence of a senior's centre with programs for this population. The existing Golden Circle senior's centre fulfills this role and it would be more than feasible to continue to have this element in the park in the future.

In the Community Assets Needs Assessment, mapping was done to determine the source of the membership of the various recreation centres in the city – The Recreation Centre, The GH Dawe Community Centre and the Collicut Centre. Specifically to the Recreation Centre, the mapping shows that a significant amount of the membership comes from areas that are not directly adjacent to the Centre but are still concentrated in the eastern portion of the city as far as 30th Avenue. This data appears to be concentrated solely on the Recreation Centre itself and does not relate to the other facilities that are present on the site. Information relating to other potential facilities are mentioned in the study but this is discussed under the facilities section of this report.

### 8.2 Zone Modifications

The zoning of the park was shown as a direct result of the initial design phase during August of 2009. Partially stemming from audience feedback from the August 19th open house, these zones were modified in a number of ways. One concern with the nature of the zones is that at least two of the zones are based on seasonal activities. On the larger scale, this appears to satisfy the desire to have an all season park but if all areas of the park were all-season, this may prove to be more effective in ensuring activity continues throughout and also disperses activity so that all activity is not always concentrated in one area.

### 8.3 Speed Skating Oval

Much discussion followed the initial design that related to the location of the speed skating oval. The existing location conflicts with the north-south promenade concept as its physical size is significant and it runs perpendicular to the path. Criticism of this idea can be seen in the notes from the meeting with Parkvale Estates residents. These comments show a general concern with the new location in Barrett Park as they feel there is already a great deal of activity at this end of the park. Another criticism of this move came from people who work in the downtown who would like to retain a leisure skating area that would be available during breaks in the work day. These users would see moving it to the south end of the park as being too far away for this use. One solution is to locate a leisure skating area at the north end of the site. This, however, does alleviate the concerns of the Parkvale Estates residents regarding the speed skating oval.

Further work to find a new location for the speed skating oval was carried out, resulting in a tentative plan to relocate it to the Great Chief Park sports field site. This plan has been largely received as favorable, but further work would have to be carried out to make this potential a reality. The speedskating club itself was consulted regarding the relocation and they have indicated that the synergies of locating to Great Chief would be positive. The GDAP has also identified this location as a potential festival site to expand this type of space in the Bower Ponds area. The relocation of the oval to this location is discussed in relation to the facilities provided by the sports field currently in place. It is anticipated that the location of the speed skating oval would continue to be tied to the location of the sports field if it were to also be relocated to make room for a future festival site. Beyond this site, locations such as Red Deer College should be reviewed in the future to determine



potential viability.

#### **8.4 Multi-use Ice Facility**

In the initial plan developed by MVH, four (4) indoor arenas were included and two (2) outdoor hockey rinks at the south end of the site. Many people saw this as excessive and very unlikely to happen. After this feedback was received, this was reduced to two (2) indoor rinks though twinning the Red Deer Arena with two (2) outdoor rinks behind. The Kinex Arena would function as a parks maintenance building in this plan and would no longer maintain an ice surface. This plan was later refined in two more successive ways.

The rinks behind the arena were removed from the plan as there were concerns relating to safety, which is one of the fundamental principles of this study. Additionally, the twin arena ceased to be a twinning of the Red Deer Arena but is now conceived as a new facility with one side having a 3000 seat capacity and the other containing 500 seats. This is an increase from the 1374 seats of the existing Red Deer Arena. This conclusion resulted as a combination of feedback supplied by the operator of the Red Deer Arena as an ideal tournament venue size, as well as a review of the facilities and the Community Assets Needs Assessment recommending the outright replacement of both arenas.

##### **8.4.1 Integration with Curling Club**

Early in 2010, the Curling Club altered their initial intentions to move to another site and are now included in this master plan. The redevelopment of the “ice barn” portion of the facility includes a full replacement of this facility while maintaining the front (north) administration portion of the Club. The intention is to increase the number of sheets from eight to twelve. Through a series of meetings between the Curling Club and the design committee, the details of the Curling Club’s plans as it relates to the master plan were communicated and received comment. The Curling Club has now been incorporated into the ice facility design. This inclusion has precipitated an overall change to the ice facility to ensure proper fit with the park concept.

##### **8.4.2 Final Multi-use Ice Facility Concept**

The ice facility final concept is much more conservative than the initial scheme from the visioning sessions. Referring to the project principles (section 2.6), it was determined that the Curling Club, a twin arena and associated parking would be excessive and would not support the overall principles for the park. A joint ice facility including the Curling Club expanded to twelve sheets and a 3000 seat ice venue with multi-use capability is now included. The support services for each of these venues would be shared due to the synergies created by operation of a joint collaborative facility. This reduces the required parking and building footprint to ensure that the future development does not detract from the overall park vision. The preliminary concept developed is depicted in Image 8.4.2a on the adjacent page..

#### **8.5 Parking, Lawn Bowling & Horseshoes**

The overall parking strategy has not been significantly changed from the initial concept. Section three has more information on the final concept. One significant change is a revision to the initial design concept that had a reduced parking pool at the north end to accommodate the lawn bowling and horseshoes. As some facilities such as the Golden Circle and the Museum and Art Gallery depend on the parking pool, using it for these activities was not generally supported. Instead, these uses were located elsewhere in the plan and this area reverted to parking. One further refinement of the parking is the addition of bioswales and other such methods of dealing with storm water runoff from the parking lot as well as making the lot more appealing and adding to the park-like feel of the development.



### 8.6 Barrett Park

Following the meeting with the Parkvale Estates community (section 7.4.3), the plans relating to Barrett Park were modified significantly. The location of the speed skating oval in Barrett Park was not pursued any further, as previously discussed.

- The lawn bowling and horseshoes were relocated to this area
- No further development in Barrett Park has been considered

Comments received from the Parkvale Estates community presented few concerns related to the planning of the park and were complimentary to other feedback received. The current plan represents the concept that is the most sensitive to the concerns of the residents.

### 8.7 The Red Deer Public Market

The Red Deer Public Market remains in its current location in the park. As the master plan is implemented, new opportunities to enhance the Market's location will emerge. The promenade presents an opportunity to make increased use of the entirety of Rotary Recreation Park during market days.

By moving a portion of the Market northward to the parking lot north of 43rd street, along the promenade and potentially into the current Recreation Centre parking lot will increase the ease of access to the market. It will also allow access to more parking pools in the downtown by bringing a portion of the market closer and free up the south parking (current site) lot for use as parking. The result is potential for expansion of the market while alleviating and controlling some of the traffic congestion during the market hours. This will keep the benefits the Market brings such as vibrancy, public gathering, commerce and people to the area while attempting to soften some of the negative impacts. It will extend the life of this Park as the location for the Market and lessen the impact of the Market on the operations of other facilities on site.



## 8.8 Multi-use Aquatic Centre

Section 2.4.2.2 of the Community Assets Needs Assessment describes the concept for a 50m pool:

An aquatic facility would ideally contain an 8 lane 50 metre competition pool, 6 lane 25 metre warm-up pool, deep water tank and creative drop-in sport and aquatic activities, in order to meet the principle of multi-use and flexible development.

Although the report states that the community has significant water facilities, it also states the facilities the community lacks are lane swimming, diving and deep water facilities and also identifies that the Michener pool lease, which provides a significant portion of these activities, is not likely a long-term scenario.

In 2008, a community group representing various aquatic stakeholders throughout the city contracted Group2 Architecture Engineering Ltd. to develop preliminary concepts for the development of this type of facility. This same group has been consulted as part of the development process for the Rotary Recreation Park & South Area Site Study to consider an enhanced aquatic centre in the park.

### 8.8.1 Process

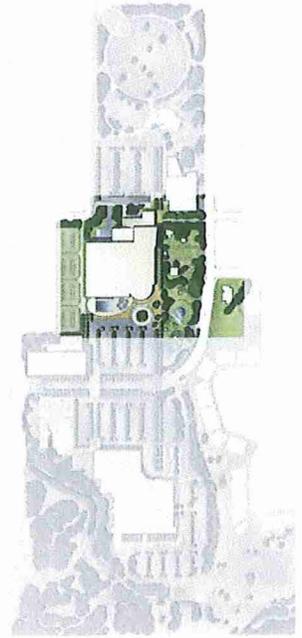
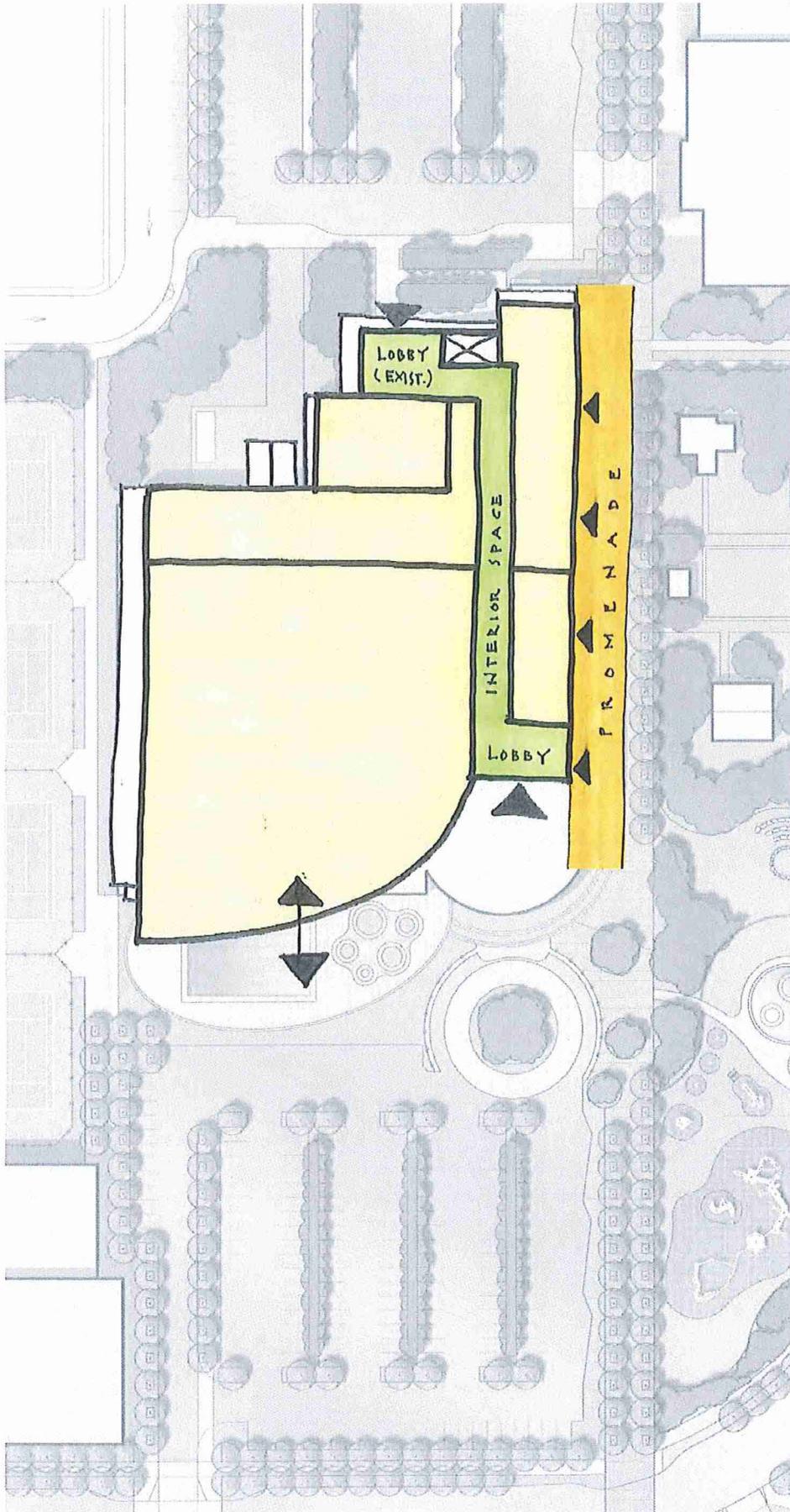
More detailed development of the Multi-use Aquatic Centre concept was undertaken to better determine its fit within the park. The following were the objectives of this investigation:

- Confirm this location can support an enhanced aquatics facility
- Determine approximate size and parking requirements
- Confirm feasibility of expanding the existing Recreation Centre to include this facility.

A number of concepts were developed that considered:

- **TIMELINES:** The Recreation Centre was recently renovated and presents a challenge to connect the existing and new facility space to maintain the recently renovated spaces. The timelines might also affect the way in which the building is incorporated with the surroundings.
- **FUNDING:** The availability of capital and planning funds will likely dictate the timelines, scale and scope of the new development, which may change the overall strategy.
- **PARTNERSHIPS:** As the mix of users evolves and changes, different demands might be placed on the design to better suit the various needs of the community.

Two preliminary design concepts are provided in this report that suggest two different strategies to address the integration of the two facilities. The first concept approaches this fairly aggressively and modifies the existing Recreation Centre significantly to ensure the most ideal connection between the different areas of the amalgamated facility. The other limits this connection in order to make better use of the existing building. Both facility development concepts have advantages and disadvantages. Further investigation will continue beyond the scope of this study to determine more detailed design requirements and strategies to ensure the facility meets the needs of the community.



Key Plan

Image 8.8.2a

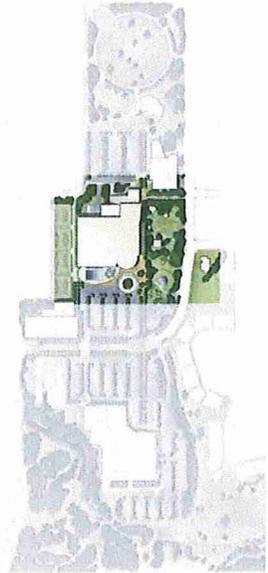
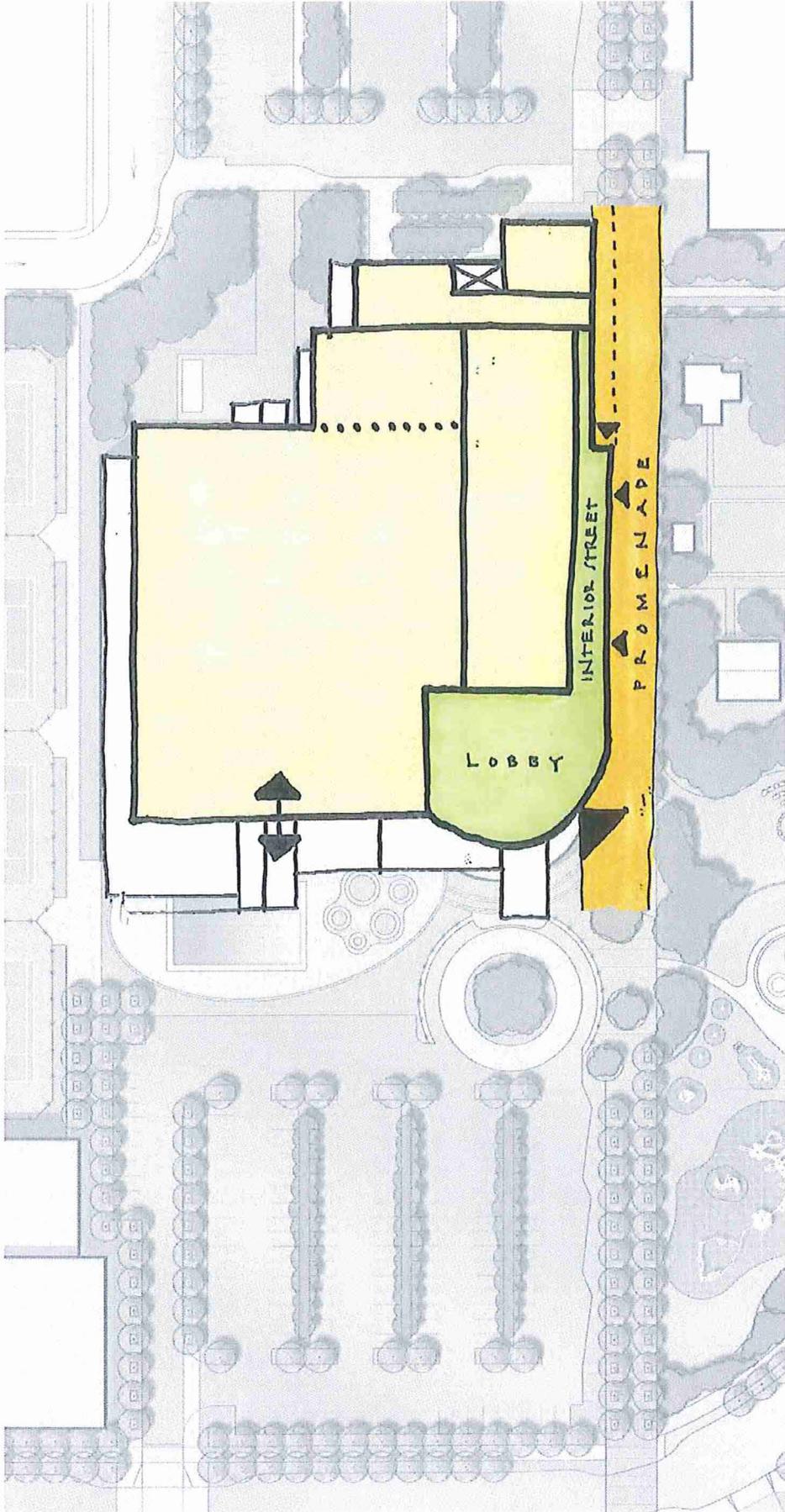
Aquatic Centre Design Sketch One

### 8.8.2 Design Concept One

This design concept proposes an aggressive strategy that focuses more on the full integration of the new facility and the existing Recreation Centre with less attention to the retention of the existing building. Referring to image 8.8.2a, the outline of the proposed Multi-use Aquatics Centre is shown. The concept for the design is to modify the existing building to whatever extent is required to obtain full integration of the existing and also produce the most ideal solution possible from a functional perspective. In this case, a large interior street extends from the current main entrance off the Recreation Centre down to a new south entrance. This street is similar to the promenade in that it acts as an organizing element that provides access to the main programmatic areas of the building. The outdoor promenade runs parallel to this street and provides access to a handful of the programmatic spaces from the exterior.

The new pool area would both enhance the aquatics at this location as well as replace the existing pool which would be re-purposed into a fitness centre with change rooms between the fitness and pool areas.

The way in which this plan is organized attempts to have full integration of this building area while maintaining both north and south entrances. This solution has the potential to control operational staffing costs through effective surveillance from a minimum number of areas. The cost of this option includes an extensive renovation to the existing Recreation Centre. As this building was recently renovated in 2005, the concern that fairly new spaces would be changed is problematic. This design solution would likely be more palatable had the Recreation Centre not undergone recent renovations and may become more reasonable in the future as new renovations and updates need to be considered. Regardless, the solution would be more costly in the form of capital cost but would have long-term benefits in reduced operating expenses as compared to other options that were considered.



Key Plan

Image 8.8.3a

Aquatic Centre Design Sketch Two

### 8.8.3 Design Concept Two

This design concept is more conservative than the first option. It minimizes the impact of changing the existing building but in the process loses the current significant entry on the north face. A new entry is proposed further down the east face of the building along the promenade. In image 8.8.3a, the outline of the proposed Multi-use Aquatics Centre is shown. The building is again organized along an interior street; however, it extends only as far as the south face of the Recreation Centre so as not to impact the existing facility. The existing pool is maintained in this option with an expanded fitness area taking over the north entrance foyer. Other program elements were placed along the interior street which connects directly to the promenade and a large south entry.

Although this more conservative approach would maintain the existing building as much as possible, it loses the significant presence at the north side of the building. This does not present definite operational concerns, but it does eliminate the traditional entrance for the building, separates the entrance areas from the parking lot and could reduce surveillance for the parking lot.

### 8.8.4 Summary

While many options were considered for this development, these two illustrate the wide range of options that could be developed in this location. Both of these options connect to exterior space in similar ways and retain an outdoor swimming pool and spray park in the development. A preliminary programming exercise was carried out to assist in arriving at these concepts and this is attached in Appendix D. It represents the best determination of preliminary requirements at this time but is not tied to a project budget or timeline. Similarly, the concepts presented are also subject to change and will require further design to determine the best fit with the project requirements at the time of development.



## 8.9 Enhanced Skateboard Park

The skateboard park was constructed in 2000 to fulfill a need for this type of recreation activity in the City. Currently this is the only skateboard park in Red Deer and is often crowded with youth using the park and people of all ages enjoying the spectacle, especially during the market days. In 2009 a small amount of funding was used to repair this well used site, but did not include expansion of the facility itself. Expansion of skateboard park facilities has been considered in the city with some budget money allocated in future years, but a final plan has not been determined at this time. Debate continues as to whether an expanded park at this current location, or development at another site, would be most beneficial for the users and the surrounding communities. The concept is included as part of this study and is phased accordingly. The development of this site is in keeping with section 2.3.5.1 of the Recreation, Parks and Culture Community Asset Needs Assessment that says to pursue these types of non-traditional sport venues.

As stated elsewhere in the report, the phasing of the skateboard park, and other components, are not necessarily tied to the completion of previous phases. This would mean that the skateboard park or other elements could be constructed as funding and desire dictate.

## 8.10 Parks Maintenance (Kinex)

One potential reallocation of the Kinex building would be to have it function as a City maintenance building if it were to cease use as an arena. This potential is, of course, tied to the final arena concept and would be subject to either the Kinex being decommissioned due to lack of need, or should the arena be deemed unacceptable to continue as such. The building itself appears to be suitable to be allocated as a parks service building and would have some definite benefits in this type of use:

- The building would have capacity to house many functions that currently are housed outdoors. This would allow for increased functionality for Parks maintenance staff.
- Indoor storage of goods would have a tidier appearance and would not detract from the general enjoyment of this area of the park.
- Increased security for maintenance equipment and the yard itself.
- Relocation of the current yard would free up space for parking, park use or recreational use.
- Greater control of materials housed in the yard for improved environmental stewardship.

The relocation of the parks maintenance to the Kinex was not an initial goal of the study but came about as an opportunity if and when the Kinex were to be retired. As the building originated as an exhibition site building, much of the structural infrastructure exists to convert it back to a similar use.

Once the final build-out occurs on the south site, this opportunity is no longer feasible due to the intensity of the uses in the area. During the final stages of the master planning process, the size of the Ice Facility located in the south area of the Park creates an intensity of use that makes additional facilities less reasonable. Depending on the time lines of the Park's development, the opportunity to temporarily use this site might still present itself.



## 9 Appendix C - Community Feedback

### 1. Where in Red Deer do you live? How do you get to the park?

A total of 91 responses were received for this question and the breakdown is as follows:

- 43 people drive to the park
- 26 people walk
- 12 people said they roller blade or bike
- 2 people said they use transit
- 8 did not say

While there are a few exceptions, the majority of the people who walk are coming from the adjacent communities such as Parkvale along with those who bike and rollerblade but the latter also come from a little further out, even some as far as Inglewood. People who drive come from all over the City and there were too few people who said they used transit to generate any real trend. Based on these results, there are a higher number of people who come from the southern side of downtown and the City but there is significant representation from all over Red Deer.

### 2. When and how often do you come to the park and why?

#### **People come at a variety of times and for every reason**

The amount people use the park throughout the year varies greatly and so does the way in which they use the park. Some responses state that they use the park often but that it is limited to passing through on their way to other facilities and businesses in the area. Others said they use the park only a few times a year but the use is fairly intensive such as for swimming, visiting the museum, festivals and other uses. Every variation in between these uses appeared as well.

#### **People come for the trees**

Many people come through the park just to enjoy the surroundings. These seem to be the people who come the most and for more passive enjoyment of the park as well as for physical enjoyment.

#### **People come for the activities**

Many people mention multiple facilities that they have visited throughout the year and based on the questionnaires, there are fewer daily and more often users of the more structured facilities and for events.

### 3. What about the park strikes you as memorable?

#### **People think about the natural green environment**

Whether it is the trees, the open space or the walking paths, many people seem to enjoy the fact that there is a significant natural area in the heart of the City. Where the park is located along with the size of the park appears in many of the comments and it is quite clear that people enjoy that it is an amenity for the centre of the City.

#### **People think about the fun activities**

From picnics to sports in summer and winter, many responses mention many of the facilities and activities in the park. The list includes the speed skating oval, Heritage Square, the swimming pools, the splashpark, the museum, the Golden Circle, the playground, tennis courts, Farmer's Market, the pathways, the bbq pit, the fields used for sports, etc... Each person seems to remember a different combination of activities.

### 4. What are the key elements of the park to be preserved or enhanced?

#### **People want to keep the trees and natural setting**

Generally people want to retain the trees and the open space in Rotary Recreation Park. Enhancements to these areas are also mentioned a fair bit with fountains, art, more seating areas, and washroom facilities being some of the ideas presented where the support of passive enjoyment of the park is enhanced.

#### **People want to keep all the recreation and culture sites**

It doesn't seem like any facilities went unmentioned as wanting to preserve and maintain. The arenas in the southern portion did not feature prominently but this could be due to people focusing on the portion north of 43rd street out of habit or it could indicate that

these are a destination rather than a general community use facility. Some suggestions for enhancements include paving of alleyways and parking lots, adding a hockey rink near the speed skating oval, and improved connections between the uses.

### ***People want to see the park enhanced in general***

- Aquatics
- Arenas/multiuse
- Minor features

Some people said that they would not see anything change while others had ideas such as improved lighting, washroom access, accessibility and such additions that would work to enhance what is already there. There are some comments that speak to adding more uses in the park but the majority of the responses do not speak to this.

5. Do you feel the park is safe? Why or why not?

### ***During the day it is but not at night***

Understandably, many of the comments talk about Rotary park west of 48th avenue as well as the Rotary Recreation Park and state that generally people feel safe in the open areas during the day where they can see and be seen. Generally, people are not bothered during the day and they feel safe using the park.

### ***Problem Areas Exist***

Non-specific mention of vandalism in the park has been mentioned as well as some concerns for personal safety. Much was made of the fact that this is where many of the City's homeless make their home. Along with these residents, a lot of drug paraphernalia is found in the park and the respondents say there are a lot of people under the influence in certain enclosed areas of the park. It has also been noted that the north portion, which has been a concern, has become less so since the introduction of the temporary bus terminal.

6. Do you use the park in winter, summer, spring, and/or fall and if so what activities/amenities do you utilize and when?

### ***Lots of year-round activity***

People come in the winter for the indoor facilities like the swimming pool, museum and areas. However, this is not the extent of the uses. From the speed skating oval to cross country skiing, tobogganing and even wiener roasts, the park seems to have a fair winter life. The Laft House also has year-round activities just as the larger facilities do.

The fall has the same indoor uses as the winter but keeps a bit of the uses of the summer. The playground and picnic areas continue use into the season as the arena leagues start up and the farmer's market continues. The spring-time activities seem to mimic the fall to a large degree as one heads toward summer and the other moves into the winter.

### ***The whole park is used in the summer***

Beyond outdoor skating and cross country skiing, there is little that does not happen in the summer in this park. The pools, both indoor and outdoor, are used. The playground and the picnic areas and trails are continually used. The Farmer's Market is in full swing and the festivals are visited. While the uses outdoors increase, the Kinex and the Red Deer Arena continue to be used for sporting activities. The summer is also the time when the smaller scale uses become busier with more use of the lawn bowling, skateboard park, horseshoe pits and such.

7. Do you feel the park in its current condition is a "Jewel in the Heart of the City" if so why? If not why?

### ***The natural features and amenities make it that way***

Those who stated that it is a Jewel said the reasons are it is a natural setting that is right in the heart of the City but it is still removed from the business of the downtown core. It is a hidden destination where people of all ages can come for passive recreation or to use some of the amenities. Many people still recognize the need for some enhancements from signage to renovations of the facilities to things such as more benches.

### **No, not a jewel, but generally a nice place**

Some people do not feel the park is safe, some see it as a fragmented collection of smaller jewels but the responses are still positive about the park existing, but a jewel is more extravagant than this park. Several people alluded to how this park can be a jewel in their eyes but either making people more aware it exists, improving facilities, improving safety and such would make a big difference. Grouping those who were unsure with those who did not think it was a jewel in this case is appropriate as those who were unsure have the same concerns as those who said no. They both recognize plenty of potential and see the need to do some work to bring it to a jewel-like state. It seems from the responses that for this park to be a jewel, it would have to be seen as one destination and many do not see it as that.

8. Have you been to the Heritage Square site within the park?

### **Yes it is a great place for all ages**

Many responses regarding the Heritage Square shared that it is a great amenity especially for children and mentioned the various festivals that go on in the area throughout the year. While a few people thought there could be some small improvements to the area, many people have been there and seem to enjoy the amenity.

9. What is the Heritage Square?

While there are a number of responses that simply state that they have not been to the Square, there were a few that did not even know it exists and even aren't sure if they have been there before.

10. Do you think additional buildings should be added to the park?

In moderation

Those who said yes to this question did not respond with a resounding yes. Although there were some who suggested things such as an expanded aquatic centre, spray park, café and so forth, most of the responses stated that any additional buildings and such would be best introduced in a way that does not significantly impact the park. Better washroom access, covered viewing areas for the speed skating oval and playground, an amphitheatre were mostly suggested as a way of enhancing the park and not changing it significantly. In some ways, those who said yes were partially in agreement with those who said no. Some of those who seem unsure about the notion would see it balanced with the desire to have the green space maintained.

### **There are plenty of buildings, thanks**

While many of the responses simply say "no" to this question, some of the reasons are that the park should maintain its natural character and green space and perhaps even increase the green areas of the park. Those who do not believe more buildings should be added seem fairly adamant based on the simplicity of the response.

11. Do you think any of existing facilities should be expanded or removed?

While some people simply responded with a yes or a no, there were a few comments specific to certain areas or ideas that should be highlighted.

### **Swimming facilities could be expanded**

The idea of a multi-use aquatic expansion has been suggested and some people believe it is needed in the City. It seems that people would see it coupled with the existing Recreation Centre in this location to enhance the facility that already exists. The idea behind this would be to include the potential of hosting competitions in this new facility as well as using it for the local residents.

### **The museum needs some work**

Some people recognize that the museum is in need of updating. Currently a renovation is underway but some believe that a new building will be required or potentially a move to another location would be good. Countering this is the belief of some that think the museum is fine where it is. No clear direction seems to be garnered from these comments beyond the belief that it could be improved in some way.

### ***Ideas for everything else (smaller scale)***

A lot of people have ideas that are not grandiose in nature but aimed at improving the park. As far as facilities are concerned, the idea of removing things to increase green areas is suggested but a lot of people look at the washroom facilities and such needing enhancement to assist in the enjoyment of the park. Some other examples include water features, removing the needle drop box in the north end, paving the gravel lot, adding more benches and so on. There is some mention of the south area with the arenas and such needing to be planned out with potential of twinning one of the arenas rather than having two locations.

12. Do you think the current parking facilities are adequate?

### ***More parking is needed but please don't pave any of the park***

There are a lot of respondents who think that parking is not adequate, especially when events are being held in the facilities. The farmer's market creates a lot of parking congestion and there is some spill over between different uses. Along with these comments is a repeated concern that more parking would mean reducing park space and people do not seem to think it is a good trade off.

### ***Patrol and organize the parking and all is well***

Some people have identified that a lot of downtown workers use the free parking at the recreation centre and walk into work. Better patrol of this lot and enforcement is identified as a way to ensure adequate parking. The Farmer's Market parking and traffic congestion is seen as an isolated concern but could be better organized to as people describe it as "crazy" and many people mention the concern. Other than these concerns, a lot of the respondents think there is adequate parking for the uses in the park. Paving of the south lot was again mentioned to improve the parking facilities.

13. Are there any activities/programs/additional amenities that would attract you to the park on a regular basis?

### ***People come for the culture***

Responses identified that cultural activities such as the festivals are the things that attract them to a park like this. More activities like this would attract them to the park. Some examples are Art Walk, concerts, plays, film nights etc. An improved museum facility was also mentioned in the responses.

### ***People come for recreation***

There are many people who use the park facilities for recreation of all kinds. Expanding the swimming areas with more indoor facilities and a spray park and such has been mentioned as a major attraction. As there is no real place in the park for outdoor hockey, this has been suggested in a few responses or the idea of making the speed skating oval more for the general public. Sports in general are mentioned as a major attraction.

### ***People are already using the facilities***

While some people responded by saying a simple no to this question and some said that they are already there all the time so how could they be attracted more?

### ***People come for the Park***

Flowers, gardens and general enhancements of the natural setting are identified as an attraction. The natural park brings people to the park and bringing even more life to this aspect of the park would be a good draw.

### ***People come to bring their kids***

Some people come for activities for their children and the suggestion here is to have enhanced programming and camps for the kids in the Park along with family activities.

14. When you come to the park do you undertake multiple activities or singular activities? (eg. Come to farmer's market have a swim and a picnic.)

### ***Most do things one at a time***

Although more people said they undertake singular activities, the amount did not overwhelm the converse. People seem to come for a variety of uses within the Park but not at the same occasion.

### ***A few people group the activities***

People seem to couple some activities together but more often it seems they couple more active uses with more passive uses. For example, they will go to the pool for a swim and stop at the playground, or go to the market and then to the Art Walk or playground. There are a few who say they couple a variety of activities, however, and also some people who did not know all the park has to offer.

15. Are there any places around the world you have been that could inspire an enhancement program for the park?

### ***Parks from around the World and right at home***

When thinking of this question people named a few parks that are similar in nature where the park is a larger green space in the downtown. Stanley Park in Vancouver, Hyde Park in London, Central Park in New York were some of the more famous parks mentioned but also some more local examples were given such as some parts of the Edmonton and Calgary river valleys, the Talisman Centre, Blackfalds and Penhold spray parks and MacDonald Park in Fort MacMurray.

### ***Memorable things in the parks – a lot of soft, non-programmed pieces***

People mention water features and fountains, splash parks, good places to sit either on a blanket or a bench and public art as some beneficial and memorable things in parks they have visited. Some of these parks present an opportunity to leave the busy city for a bit while staying right in the downtown of some of the largest cities.

### ***Be true to Red Deer***

A couple of people mention the need to keep the idea of Red Deer in the park and not to try to copy what someone else has done in another city just because it worked there. The importance of this contextualized park was introduced and the idea of making the City beautiful simply by keeping the park looking and functioning well.

16. How do you feel development of the park affects the local community and downtown?

### ***The park enhances the downtown***

People have looked at this from a couple of standpoints. They believe that having an amenity like this will bring people who live in other areas to visit the downtown. These people will stay in the area a bit longer and potentially support the local businesses and the businesses can also use the park as an amenity. The other way people have looked at this is parks such as Rotary Recreation Park have the potential to bring people to live in the downtown and further revitalize the core of the City. It functions as a resource for anyone living in the area.

### ***The park enhances the City***

Responses state that a park like this one builds a positive atmosphere and pride in the City. It also is a venue for both formal and informal ways of gathering smaller groups and the larger population through festivals, reunions, play dates, Farmer's Market and all the reasons people come to a centrally located park like Rotary. The park is a social place that helps build a sense of community to Red Deer.

### ***The park should be preserved***

The mention of the word "development" seems to concern some people and they have stated the park should be maintained as a recreational resource through maintenance and enhancement but not significant change. One response clearly says that the park fits the definition of a park well and keeping it in the similar fashion is beneficial.

17. Is the park important to you? Why?

Yes

Quite simply, there was only one response that said this park is not important to them. People have memories in this park and they use it for a lot of enjoyment. As seen in the comments, people make good use of this park and for socializing, exercising, shopping at the market, relaxing and on and on. Some people simply like to see other people having a good time. This park wears many hats and is a well used asset to the downtown and the broader City.

**Other comments or questions:**

- Many responses displayed some confusion regarding the extent of the park.
- There is a lack of understanding about the difference between Rotary Park and Rotary Recreation Park.
- Confusion about what is included in the park (i.e. the arenas) was also unclear.

## Stakeholder Input/Workshop

Monday, August 17<sup>th</sup> 2009 / 7:00 – 9:30 pm

Meeting Location: Golden Circle

### First Group Report Back

1. Principles: People First – should be a focus on youth and families
2. Farmer's Market – what makes it so successful – how can we draw that into the rest of the site?
3. Wayfinding / access a problem
4. CPTED and Gathering Places contradict itself
5. Skateboard Park – no shade, no washrooms, no drinks, no seating
  - Bikers (BMX) present a conflict
6. Celebrate historic activities – talked about the Heritage Square and history of site
7. Core Site is Rotary Recreation Park – parking lot is currently the focal point
8. Golden Circle most distinctive building
9. From the road you see the back of everything
10. The other road you see the berms and parking lot
11. North Rotary for Festivals
12. Put parking on the fringes and create a campus
13. Fortress Park – hard to get to and not welcoming
14. Get rid of parking and disperse
15. More of a culture and leisure focus, not competitive sports
16. Alexander Way – green festival space at the end
17. Red Deer has no New Year's Eve festival space
18. No designated festival space for Children's Art Walk, Alexander Way Celebrations, Centre Fest, New Year's

### Second Group Report Back

1. Decided to include Rotary Park, Barrett Park and the Arena/Kinex site as the definition of the site
2. Saw it as a melding of recreation and culture
3. Moved some facilities – speed skating oval to Barrett Park
4. Parking lot is a waste of space
5. Make a more promenade entrance in – large promenade
6. There is nothing there for the skateboarders
7. See possibilities for festivals on the North end of Rotary Park
8. Aquatics Centre – synergy with existing Recreation Centre
9. Saw everybody getting along at sports & culture
10. Add 'Ghosts' in the park
11. The boundaries of the park are not attractive
12. Combination of recreation and culture makes it a destination point for everyone
13. Talked about renaming the park
14. Lights in the trees – welcoming
15. Move lawn bowling and horse shoes between the Golden Circle and Museum
16. Heritage Square – now it is confusing
17. People First – include everyone – diversity

### Notes from Participant Sheets Recovered

1. Water fountains
2. Parking
3. Better access
4. Destination restaurant
5. Tennis could go

6. Lots of public skating rinks
7. Bower Ponds – tobogganing
8. Who programs Heritage Square connected to Museum?
9. Science and technology
10. Gathering spaces inside / outside
11. More food
12. Changing & variable
13. Pedestrian focus – places to stop/visit
14. Focus youth & families
15. Schedule bus drop off
16. No evening activities
17. Social events
18. Food
19. Buskers
20. Activity
21. Playground
22. Access to site
23. Access – some not easy to find
24. Heritage park – no ownership
25. No view
26. Signage
27. Directional
28. Lots of Rec doesn't tie in
29. Vagrants
30. Break ins
31. Museum, Rec, and golden Circle parking lot
32. Focus on lot
33. History – buildings, cultural, landscapes
34. Celebrate Heritage Park
35. Skate Park (40 – 50 people)
36. Not just a destination there – benches
37. No trees, shrubs
38. Would like plaza like Winnipeg 'Forkes'
39. Concession nearby
40. Garbage
41. Washrooms
42. BMX facility?
43. Snowboard

**Summary (Michael Von Hausen)**

1. This is about the park, not parking
2. Something to connect the site, like a main spine
3. Could the Farmer's Market go along the whole spine – could it go down Alexander Way?

## Public Open House – Opportunity to View the Preliminary Design Concept

Wednesday, August 19<sup>th</sup> 2009/ 5:00 – 7:00 pm

Meeting Location: Red Deer Lodge

### Comments

1. Grand central spine concept
2. Insufficient parking in relation to Golden Circle and Museum
3. Consider skating rink at north along Alexander Way – maybe expansion of “pond”
4. Do we need four arenas in this location
5. Consider designating area for downtown “dog park”
6. Location of speed skating oval may be tight – could it be located on the Kinex site?
7. Parking and congestion would likely not be “possible” with the Aquatic Centre / Market /Arenas and Tennis Courts all simultaneously in operation
8. I like the overall concept very much, and all of it’s elements. I appreciate all the work and creative juices that went into this plan. I would be proud to live beside a well-planned –integrated green space.
9. I would like to put forward for your consideration: I understand lighting will need to be used for safety / crime prevention, however how can we address the issues for lighting and the environment be addressed (i.e.: light pollution)
10. For parking issues: yes, encourage downtown employees, civic employees not to use cars, etc. but for Parkvale residents give parking passes for their area and mark Parkvale area like the area around Cross Cancer Clinic with only 2 hour parking for anyone else.
11. Looks wonderful
12. I wonder about parking around the Golden Circle. We need to make sure seniors are not needing to walk very far to access the Golden Circle.
13. Aboriginal Head Start would love to build a garden play zone in the front of the building - I hope the plan would allow for this
14. FANTASTIC CONCEPT
15. Love the zones – what was previously perceived as a hodge podge of un-unified buildings and “unusable” land now feels like it was intentional
16. Love the boat pond area of the north park, wide promenade and dissolving of the current horrific parking lot in the centre section
17. Michael is a fantastic salesman
18. I would like to see parking all the way around Golden Circle (West & North); this would allow access to Golden Circle and Headstart (which no one talked about today). This is an important children’s program and they require parking for teachers, parents and elders (Native)
19. This idea would offer compensation for parking lost to bowling lawns
20. It’s important to me that the North Park have a minimalist landscape so it remains/ becomes a celebration of natural landscape. NOT another City Hall Park
21. If skating can happen at the boat pond that would be nice and would create a skating surface close to downtown.
22. As a representative of the Horseshoe Club, I know each and everyone connected with the club and the Alberta Horseshoe Players Association will be excited to know that we are being included in the plans to keep us central.
23. Great concept – love it!
24. However I think the multiuse aquatic facility should be in Phase 1 and then the landscaping greens around to the walkways so as to save disruption of the greens due to construction.
25. Taking parking away from Golden Circle – otherwise plan is great
26. Love the concept, especially the promenade and entrance off Alexander Way

27. Perhaps there could be some element that recognizes the railway history of the park area
28. Please see additional attached 2 page response titled "Rotary Park Open House" as submitted by Don Wales, Parkvale Resident

**Questions / Comments After the Presentation:**

1. Skating oval?
2. Walk thru park?
3. Move fitness park? (for skating oval). Where will the exercise station be relocated?
4. Tennis – what is the permanent solution and what type of structure? Will there be a lot of noise from the bubble?
5. Will market stay long term?
6. Noise from fans for the bubble?
7. Parking issue for the community generates problems for Parkvale
8. Parking issue again – 1st phase – you are losing parking?
  - Shuttle will assist amount of parking
  - Clear wayfinding
  - Angled parking
  - Make the existing parking amenities more accessible
  - Close to the parkade
  - Phase 1 – loosing parking before other things are in place – neighborhood concerns
  - No net loss of parking
  - Need to replace parking that is lost
9. Local parking and neighborhood parking study
10. What are the lighting strategies?
  - Light major walkways – not a black hole
  - If it is used, the undesirables won't be there
  - Police presence
  - Activity generators
11. Parking management
  - More sensible to have parking around parks, not in parks
12. Security for festivals – how do you control it?
  - Temporary fencing
  - Security Commissionaires
  - Park lighting
13. Golden Circle drop-in needs parking close to it – seniors can't walk (balance parking adjacency vs. location)
14. Aquatics Centre – have preliminary plans can combine ideas – Centennial project - Jan 25th noon 2013.
15. If we have a great plan we can get a great result over time
16. Skate on oval at noon – too far from downtown? (do you walk or drive to oval?)
  - Serves as an outdoor training area for hockey
17. Is it rare to develop a plan for a large urban park? (clear vision)
  - Vision sets up direction for implementation
18. Skating opportunity in the North part of the park?
19. Does skating oval fit?
20. Any impacts on "Rotary Park"?
21. Will we ever meter some of the angle parking?
22. Put more rec development to the North of Red Deer
23. A spirit of 'inclusion'
24. Disturbing a quiet neighborhood
25. Celebrate railway history
26. Could public skating be in the boat pond or along the walkway
27. Phasing will happen
28. Balance

## 10 Appendix D - Preliminary Aquatics Program

This preliminary program was developed for the Rotary Recreation Park project. The purpose of this program is to determine the ability of the site to accommodate this facility in the proposed location. The graphics found in section three and Appendix B reflect this program and show the potential for the integration of this facility into the site. This program includes spaces currently housed in the Recreation Centre that would be assumed to remain in the facility even though they may be relocated within.

<b>MASTER PROGRAMME</b>		Area (m <sup>2</sup> )
<b>EXISTING AREA TOTALS</b>		
Support Net Area (Excluding Pool Area)		2363
Circulation/Building Systems	37%	866
Support Gross Area		3229
Existing Pool Area Subtotal		658
Existing Total Gross Area		3887
<b>EXPANSION AREA TOTALS</b>		
Support Net Area		3318
Circulation/building systems	25%	830
Support Gross Area		4148
Expansion Pool Area Subtotal		4000
Expansion Total Gross Area		8148
<b>AREA TOTALS</b>		
Existing Gross Area		3887
Expansion Gross Area		8148
<b>TOTAL FACILITY AREA</b>		<b>12035</b>

## 11 Appendix E - Final Masterplan Feedback

### Public Open House – An Opportunity to View the Masterplan

Monday, August 9<sup>th</sup>, 2010/ 6:30 – 8:30 pm

Meeting Location: Golden Circle

The Public Open House was well attended with over 100 people. The format included viewing of presentation boards with the opportunity to discuss the project one on one with design team and City representatives. There was a presentation at 7:00 pm that ran until 8:30 pm with an active question period. Many attendees stayed on to discuss the project further with the design team.

Comment sheets were filled out and collected and an ongoing process of collecting feedback on line is occurring.

#### Comments (received from Comment Sheets at the Open House):

1. Ensure safe secure areas for bicycle storage – too many bike thefts at Recreation Centre so it is a huge deterrent for using one
2. Please add courts and a running track into the Aquatics Centre plan for a real multi-purpose facility
3. Generally, this is a lovely plan. It would be good to focus on a sharply defined short term plan, with more long term parameters that are clearly open to change as the community evolves
4. I am somewhat concerned about access to parking for the expanded curling rink and arena. There is only one road and according to one of the concept plans, the speed limit will be reduced and the access point narrowed.
5. Is the city really going to regularly run shuttle busses?
6. It seems like the consultation process has been reasonably thorough and considered a wide variety of stakeholders
7. I look forward to watching this development unfold and being part of the consultative processes as details become more concrete and future phases are re-evaluated before being finalized and implemented
8. Include bike sheds (lockers)
9. Parking spaces – same width as Costco (due to large trucks)
10. Yes, we are a 4 seasons community – water fountains are still a good idea (visual and sounds)
11. Farmer's Market location – make a permanent facility on the old City Yard's site
12. Coffee bistros are a must
13. Ensure good connections of bike trails to the downtown
14. Stay with earth tones on the playground feature etc.
15. I agree that the community needs to shift its attitude regarding parking / walking / transit, and this will happen over time. However, it still does not make sense to me to locate that part of the complex which will draw the largest single event crowds and the largest number of out of town visitors (with vehicles!) at the south end where there is parking available only on one side (to the north) and where there is only one access road. Instead, the ice zone needs to be at the north end. Then it will be realistic for people to access downtown parking options without having to rely too heavily on a utopian shuttle model. It will thus also better support downtown development. Moving quickly to redevelop the curling rink in the south end will lock us in. Therefore this portion of the masterplan needs to be reconsidered now even though the hockey rink is intended to be a later phase.
16. Red Deer Tennis Centre requires a viewing area / spectator area / tournament centre for the outdoor courts that is central to the outdoor courts.
17. Placement of new outdoor pool – keep distance from tennis courts (noise pollution)
18. Overall, very pleased with the plan
19. I'd like to see some recognition that this area was once Canadian National Railway land and it played a very significant role in the development of Red Deer as the distribution centre of the region. When the railway relocated to the north side of the river in 1960 it opened up this area for both development and green space in addition to the many recreational and cultural facilities that exist today

- and for the opportunities expressed in this concept plan.
20. While spectatorship is being increased at different venues, it is being decreased for the viewing of outdoor tennis. Outdoor tennis needs a viewing area on the east side of the 8 outdoor tennis courts.
  21. Wonderful presentation and concept!
  22. Thank you for all your (obvious) hard work!
  23. Sharpen up your calculators and get some prices
  24. Best of luck and congratulations!
  25. Love the concept but an outdoor hockey ice space needs to be incorporated. Every other community has one and downtown particularly needs one.
  26. I think the ideas are fairly solid. This is an area I would bring my family, especially the north part. I have a young family (oldest child is 3) and am re-establishing myself in the city
  27. As residents of Parkvale we are happy
  28. Generally like the concept plan and do feel that it addresses major use issues and guiding principles to make it pedestrian friendly and encourage more people to come to the site.
  29. Really like the promenade idea and do feel that the Farmer's Market could be accommodated in this area.
  30. I really like the open green space adjoining Alexander Way and feel it is important to maintain this as a multi-use area.
  31. Agree with your thoughts on parking. It is doable!
  32. I feel that we need to retain a 'little bit' of park space behind the outdoor pool – south. This would/could connect to the proposed green space, connect with Heritage Square and allow a bit of viewing area for the outdoor tennis courts.
  33. Thanks for the opportunity to provide feedback – this was informative
  34. Good first step
  35. Bike traffic should be accommodated to alleviate some parking issues
  36. Relocate speed skating oval
  37. An outdoor shinny rink could be added for recreational skaters
  38. I like the promenade idea with Farmer's Market
  39. Great work so far
  40. Just coming in to say 'hi' to Lissa! Oh and intrigued with the plan and concept as a whole
  41. For the parking/shuttle idea, an incentive would be to include bus fare in the cost of parking – not the full fare (at the downtown parkade)
  42. It would be nice to see a potential boarded hockey rink site sketched onto this concept plan so it doesn't get forgotten again. We have been lobbying for this for years as there is no outdoor hockey rink in the downtown. Even at Central School would be fine.
  43. I'm sorry to see the loss of mature green areas south of the current pool, but understood and I think this can be developed beautifully.
  44. Maybe one large Farmer's Market will need to morph into a few markets throughout the City
  45. Sounds like a really GOOD plan. It may need some fine-tuning, but the over all idea with the promenade is GREAT.
  46. I was very surprised that Parkvale Community Association was not consulted. This is a major oversight on your part (Note: Parkvale Community Association was invited and attended Visioning Sessions on July 23rd, 2009 and in August of 2009)
  47. Concerns: Are there washrooms and storage in the plans for the horseshoe and lawn bowling area?

**Comments** received online to date:

48. I have been a resident of Red Deer for 50 years and have witnessed the many changes that have happened to the area in question over the last 5 decades. The open house today was very informative but has lead me to the conclusion that further consultation and thought needs to be done on the Parks Plan. Considering the substantial amount of money that has been spent on recent renovations to

the Golden Circle, Museum and Archives and the Recreation Centre, there is no urgency to forward this plan to City Council and it should be deferred to sometime after the upcoming civic election in October. I also feel that an indoor Olympic sized swimming pool, indoor hockey rink and a speed skating oval would be better located on the Red Deer College grounds.

49. I would encourage the City of Red Deer to display this plan at the Red Deer Market this Saturday to let the public have one more look at it. Perhaps the City should set up in the Arena.
50. I just wanted to let you know that I personally thought the Concept Plan for the Red Deer Rotary Recreation Park & South Area Site was wonderful!
51. On behalf of the Red Deer Horseshoe Club, I am pleased to pass on word that the majority of members are happy with the proposed new location in Barrett Park. Three concerns are as follows:
52. On the assumption that the development of the north end of the new park would begin in springtime, it would be wise to construct the new pits prior to removing the existing ones. Our time slot (in co-operation with all the other towns and cities in Alberta) for our tournament in Red Deer is the first weekend in June. Two years in succession we have hosted with some difficulties in 2009 while our facilities within the Golden Circle were unavailable with the huge renovation, and in 2010 with the bus pick up area severely reducing the parking to nil. Please consider our concern.
53. Prior to construction of the new pits, please contact us to prevent extra work for the City and for the members of our Club. The last pits were installed with a few serious errors (unknown to a non-shoer) that had to be changed at a fair cost, and with a great deal of sweat equity. Prior consultation would avoid this.
54. We trust that the new pits do come with access to toilets, water available through a hose, and a place to sell and serve lunches at the tournament times. Would we be able to access the Kinex perhaps??
55. The new concept plan appears to address the future needs for this overall area in a very positive manner.
56. Future parking should not be as major an issue as it is assumed to be today. We anticipate that in the 20 to 25 years involved in developing the overall plan, the public will use more public transit systems, and fewer private and individual vehicles.
57. Use porous paving in the redone parking lots and along the promenade. There are other types of porous paving available other than the bricks that allow grass to grow between them. The Kortwright Centre for Conservation, north of Toronto, successfully uses this in their busy main parking lot, as does Seneca College. See the Sustainable Technologies evaluation website: ([http://www.sustainabletechnologies.ca/portal/alias\\_Rainbow/lang\\_en/tabID\\_130/DesktopDefault.aspx](http://www.sustainabletechnologies.ca/portal/alias_Rainbow/lang_en/tabID_130/DesktopDefault.aspx)). The porous asphalt, along with the interlocking blocks and plastic grid, could create a promenade that can accommodate the heaviest traffic while still ensuring that there is virtually no runoff into the storm sewer system.
58. Ensure that the "dark skies" philosophy is maintained. Light what is needed, ideally with lights on timers that turn off later at night when they are not needed. Point lights down & light what is needed – don't allow light to flood the sky above the park & facilities.
59. There was no mention of interpretation in the presentation. The whole site contains historic features – the railway, old exhibition grounds, etc. These should be appropriately remembered with interpretive panels or exhibits.
60. The presentation seemed "recreation-heavy" with little attention to culture. Apart from calling something the "culture zone," there is no accommodation for culture in the concept plan that I could detect.
61. I suggest including a stage/amphitheatre in part of the "green zone" at the north end of the park to serve as a site for a Speaker's Corner (à la Hyde Park) and performance space (outdoor-theatre-in-the-park; concerts). (Note: There is an amphitheatre in the plan adjacent to Heritage Square)
62. Be sure to mention that outdoor art will be in the park. Specifically point out possible sculpture garden nodes or locations, and possible outdoor art-making spaces.

- (Could the pottery club move out of the basement of the Rec Centre in good weather for classes or demonstrations? The art club? The spinners & weavers?)
63. Include outdoor chess tables or courts.
  64. The new arena should be for more than hockey: set it up to be usable as a “concert bowl”. The Centrum, for example, can be set up for concerts, presentations, etc. – this could be the same, but for smaller events (high school graduation ceremonies, concerts, plays?).
  65. I do agree that existing alternate parking should serve, rather than paving everything to accommodate every potential car that might want to park there. However, I feel it a bit disingenuous to talk about the new parkade serving the arena – it is too far to expect people to walk in the winter, and in reality, RD Transit rarely runs shuttles to events.
  66. Moving the public market (and other events) to the promenade should work really well. One option to consider: provide pay-for-use (metered) power at numerous locations along the promenade. Vendors could put a toonie into the meter’s slot and get an hour or two’s power, instead of running individual little generators behind their stalls, creating noise (bothering Parkvale residents) and lots of pollution.
  67. Plough the promenade in winter!

## **Red Deer Public Market – An Opportunity to View the Masterplan**

Saturday, August 14<sup>th</sup>, 2010/ 7:00 am – 12:30 pm

After the Public Open House a decision was made to attend the Red Deer Public Market to gather more public feedback. The market was busy and 108 people stopped by to view and discuss the Masterplan.

The comments received were very positive and there was a lot of enthusiasm expressed for the future plans. As expected, there was a lot of discussion about the 'Market' and its location. Overall, the promenade incorporating portions of the market was viewed as an exciting concept. There was enthusiasm for the spray park, green space and having a long term vision for the park. Many visitors wished that this development could happen soon.

A few visitors filled out comment sheets, but many preferred to engage in discussion. We specifically addressed whether they were supportive of the concept or non-supportive and all 108 were very supportive of the overall concept. There were some suggestions for minor tweaks and improvements that are noted below in the comments collected:

### **Comments:**

1. Let's put a fence over there south of Heritage Square to use as a dedicated, easy to get to off-leash dog park!
2. I like the promenade idea because it connects existing facilities and also brings together all the different new areas to make it easier to get around for the general public. I also like the idea of expanding the Recreation Centre to include several pools and a diving tank because it would turn it into a better instructional area for lessons, but they could also time it out so there could be public swimming in an outdoor and indoor pool while at the same time have lessons going on.
3. Very good to open up fence!
4. Off leash dog park
5. Keep market here
6. Add more recycling and garbage bins
7. Double loaded corridor for market would work well along the promenade
8. Like spray park
9. Opportunity for market to expand
10. Great – more things for kids and families
11. Great reason to come to Red Deer
12. Love the spray park and outdoor pool
13. Awesome, great job!
14. It is good to have a long term plan
15. This is why we love Red Deer, the green trails and places for families, places for everyone
16. Keep market here – maybe better more compact than too long – Great plan
17. Grande Prairie spray park – good precedent
18. Great idea to open up North end of park
19. Open up 48th Avenue through when bus facility moves
20. Awesome for the City
21. Lots of excitement for downtown Red Deer
22. Exciting!!.....hope it can happen soon!

