

SW Recreation Centre

Site Master Plan: Options for Site Selection &
Functional Size

May 27th, 2025

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SW Recreation Centre

EXECUTIVE SUMMARY

INTRODUCTION

The City of Airdrie is planning a new multi-purpose recreation centre to meet Airdrie's growing needs and support its active community. The site, located at Southwinds Boulevard and Southwinds Drive, was purchased in 2018 in partnership with Mattamy Homes and Rocky View School Division. The proposed centre aims to alleviate pressures on current facilities, which are often at capacity during prime hours and to increase recreation opportunities for the community. In Airdrie 97% of community members believe recreation is important to quality of life with 86% responding they would be more active if there were more recreation facilities available (Indoor and Outdoor Recreational Needs Assessment, 2022).

To ensure the success of this recreation centre that will encompass the community's broadest voiced needs, a three-phase development approach has been approved for the project. The project phases are as follows:

- Phase 1 (aquatic configuration and aquatic supporting programs, fitness spaces, and an indoor play)
- Phase 2 (arena and arena supporting programs)
- Phase 3 (field house, gymnasium, and supporting spaces)

SCHEDULE

This document bookends the REPORT phase and serves as a stepping stone to the deliverables of a Final Site Master Plan and a Functional Report which will be completed in Q2 of 2025. This phase of the project culminates the previously compiled and completed research into realized design options. This deliverable is inclusive of three design options, with the recommended option highlighted.

BACKGROUND RESEARCH

In preparation for site master planning, and to holistically understand the broadest needs of Airdrie, GGA-Architecture conducted engagement to gather feedback on the anticipated use of the future facility. Information was collected through sport user group interviews (17 sport user groups interviewed), a public online survey (1416 respondents), and a public open house (197 attendees). This information was used in collaboration with previously conducted studies. These studies include:

- Indoor and Outdoor Recreational Needs Assessment (2022)
- Phased Approach to Development of Facility Components and Amenities Report (2023)
- Traffic Review of a Future Airdrie High School and Recreation Joint-use Site in Southwinds (2023)
- Arena Analysis within SW Recreation Multi-use Facility Report (2024)

The previously mentioned information was compiled into a What We Heard Report that was presented to the City of Airdrie and made public on the City of Airdrie website.

SITE ANALYSIS

The site for the SW Recreation Centre lies in the southwest quadrant of Airdrie, surrounded by undeveloped land with immense potential. Environmental conditions on the site have influenced each of the design options to differing degrees. In the winter, strong northwest and westward winds are prevalent. The south side of the site will provide generous east to west views and significant access to natural light throughout the day. The site is also surrounded by numerous natural and created green spaces that

allow for opportunity within the project bounds, by both plugging into existing systems and by creating valuable outdoor programs. Future development of a residential community will wrap the adjacent east and north axis of the project site, influencing how the SW Recreation will interface through the three design options. This community development will also impact the future access into and out of the site. The current land-use designation of P-2 is consistent with the projected use, and a zoning change is not expected.

PROGRAM

A recreation centre is a reflection of the community and people that live there. It is extremely unique and specific to the community it serves. Within the building, the program is a result of the existent reports, and conducted research. The SW Recreation Centre is inclusive of sport, recreation, community, and civic needs. This is a complex and challenging opportunity. An overview of the key design considerations from engagement of each program follows as:

- 10 lane 25m lap pool with excess deck space, separate warm up/cool down lap pool, and a cold plunge
- Leisure aquatic elements such as an aqua-play, diving boards, water slides, and a zero beach pool
- Increased aquatic family change rooms than offered at Genesis Place
- Access to more community ice with larger dressing rooms than offered at Genesis Place
- Gymnasium component to include minimum of 25m high ceilings with high degree of sport flexibility

SITE OPTIONS

Three site options have been developed, each with a different focus of response to the needs within Airdrie. The recommended option of a Courtyard concept provides a common concourse and creates opportunity for a vibrant heart to host outdoor events. This option creates a prominent presence along Southwinds Drive, anchoring the SW Recreation Centre as a community hub. It also offers accessible parking across each phase and programmatic use within the SW Recreation Centre, but a long shared drive aisle does have the potential to create congestion.

Option two allows for a condensed internal circulation. It also allows for an enlarged green buffer or community plaza next to the residential development, creating opportunities to foster community. A weakness of option two is that each phase within the recreation centre is less able to stand on its own as a complete program than option one. It also presents the arena back of house to Southwinds Drive, which would require screening and disrupt the architectural intent along this prominent artery.

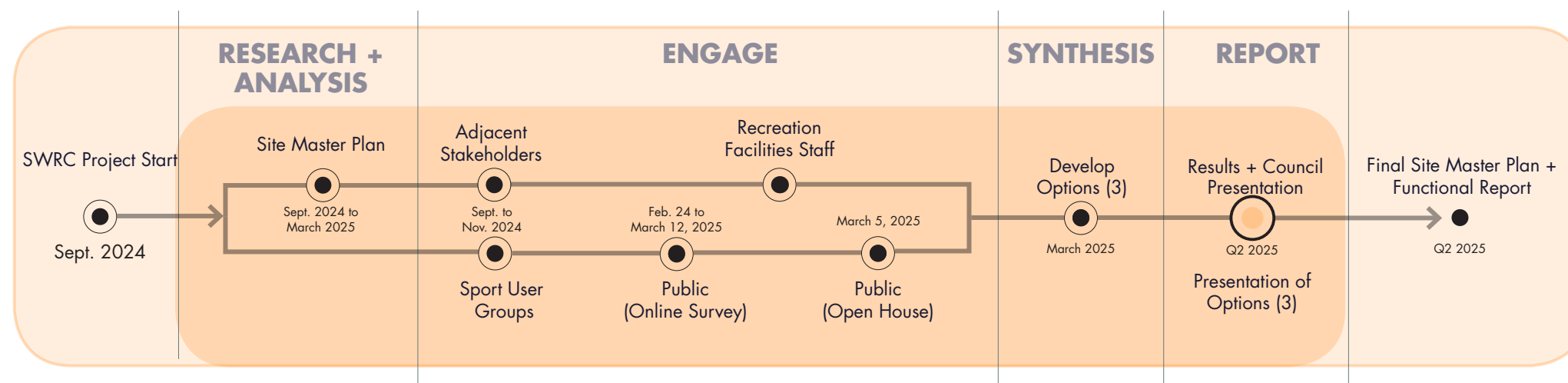
Option three offers an Event Avenue, creating an opportunity for Airdrie to host semi-professional entertainment and sporting events. Which could increase tourism within Airdrie and create opportunity for commercial development near the site. However, this design limits community access to ice surfaces in the recreation centre and may pose adjacency concerns due to the close proximity of residential developments and a projected high school. This conflicts with what we heard from sports user groups and the public.

NEXT STEPS

This report and agreement with the recommended option will inform the Functional Report to follow and guide the Final Site Master Plan through its final stages for completion in Q2 2025.

SW Recreation Centre

UPDATED SCHEDULE & DESIGN TRAJECTORY



WHAT WE HEARD

Varied methods of engagement were undertaken to understand the unique desire and needs of the community of Airdrie to ensure that the SW recreation Centre filled the current void.

WHAT WE LEARNED

The insights from the What We Heard Report, were carefully analyzed and translated into key design opportunities that reflect the values and priorities of Airdrie's community.

IMPACT ON DESIGN

This process has led to a well-rounded and diverse program for the SW Recreation Centre that thoughtfully addresses the needs and aspirations of the Airdrie community. This report outlines the key elements incorporated from community input.

PREVIOUSLY CONDUCTED STUDIES

- Indoor and Outdoor Recreation Needs Assessment (2022)
- Phased Approach to Development of Facility Components and Amenities Report (2023)
- Traffic Review of a Future Airdrie High School and Recreation Joint-use Site in Southwinds (2023)
- Arena Analysis within SW Recreation Multi-Use Facility Report (2024)
- Internal Recreation Facility Staff Reviews (2024)
- Sport User Group Feedback (2024)
- Public Engagement [In-person Open House and Online Survey] (2024)

PUBLIC ENGAGEMENT

- Sport User Group Interviews (17 Interviews Groups)
- Online Survey (1416 respondents)
- Open House (197 attendees)

GENESIS PLACE BENCHMARKING

LESSONS LEARNED

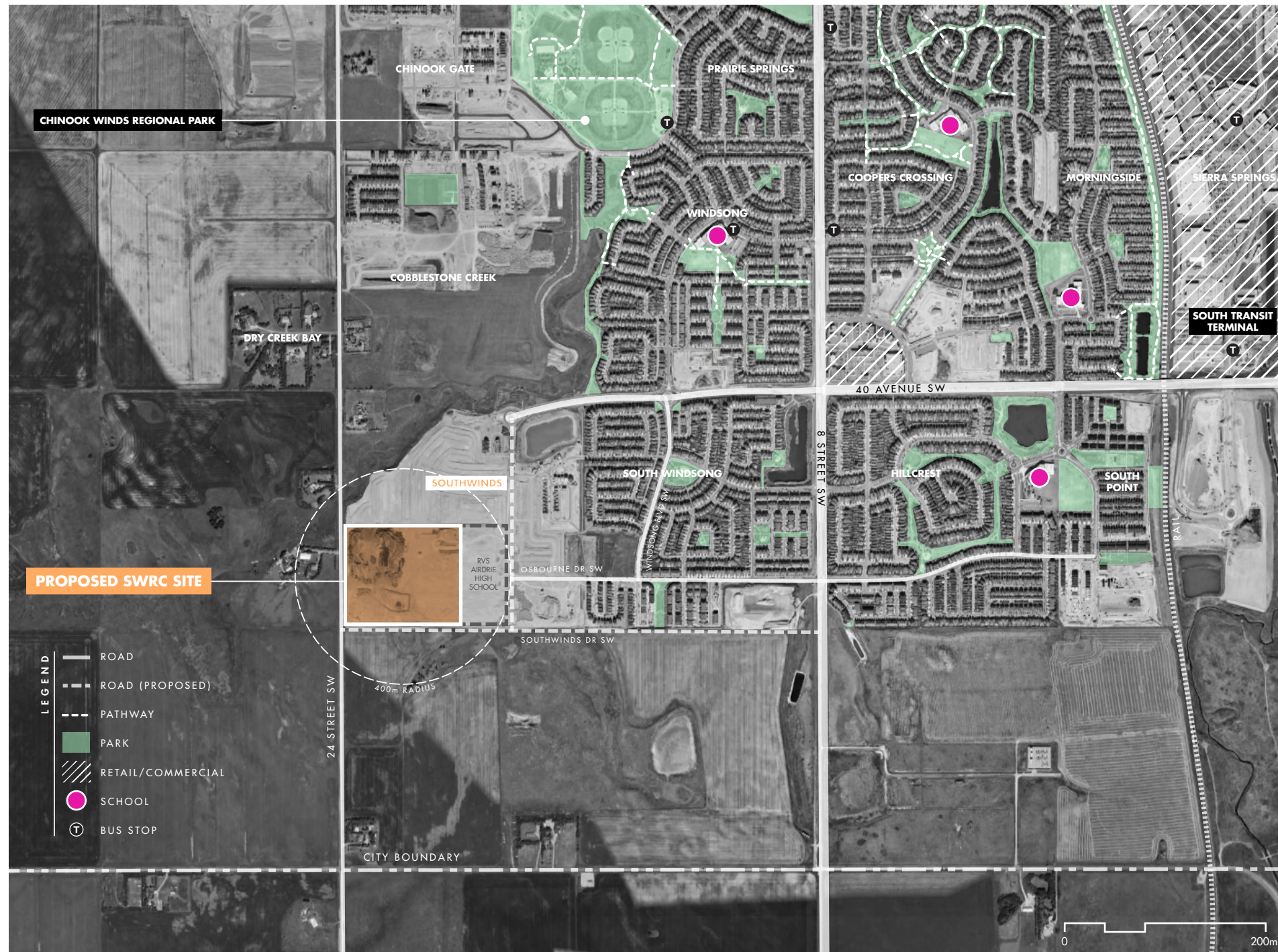
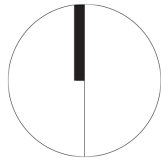
1. The necessity of an aquatic centre that is able to host competitive swimming events
2. The necessity of an aquatic centre that is able to meet and exceed the growing demand of access to swimming lessons
3. An overall desire within the aquatic centre for more private family changing space than available at Genesis Place
4. Imminent need for more access to community available ice surfaces
5. A desire for supporting arena space that can host competitions comfortably with a focus on spectator sight lines was expressed
6. Desire is for more gymnasium and field house access expressed across numerous different sports, activities, and level of play
7. Ample parking with close proximity to each phase of the project was important

DESIGN DEVELOPMENT

1. To meet the needs of competitive swimming more access to flat-water was implemented through the program of a 10 lane 24m lap pool, large deck space for ample circulation was provided, aquatic storage areas and multi-purpose rooms are available, implementation of a separate warm up/cool down pool, and addition of a cold plunge
2. In addition to providing more facility access overall, separation between the leisure and the lap activity pool was designed to ensure independent operation could occur
3. The design includes a large proportion of the overall locker room area dedicated to family changing areas
4. Site master plan option are developed to include triple ice sheets
5. The arenas and arena supporting spaces are designed to improve circulation and reduce congestion, ensure spectator sight line quality, dampen noise between ice surfaces. The dressing room and bench sizes are also larger than in Genesis Place.
6. The gymnasium and field house are designed to be a highly flexible space offering access across the various needs. This includes a ceiling height of a minimum of 25m and volleyball specific lighting in the gymnasium
7. The exterior site of the project was designed to ensure ample parking available within each phase of construction and that there are multiple access points to the facility.

SW Recreation Centre

SITE ANALYSIS: **CONTEXT**

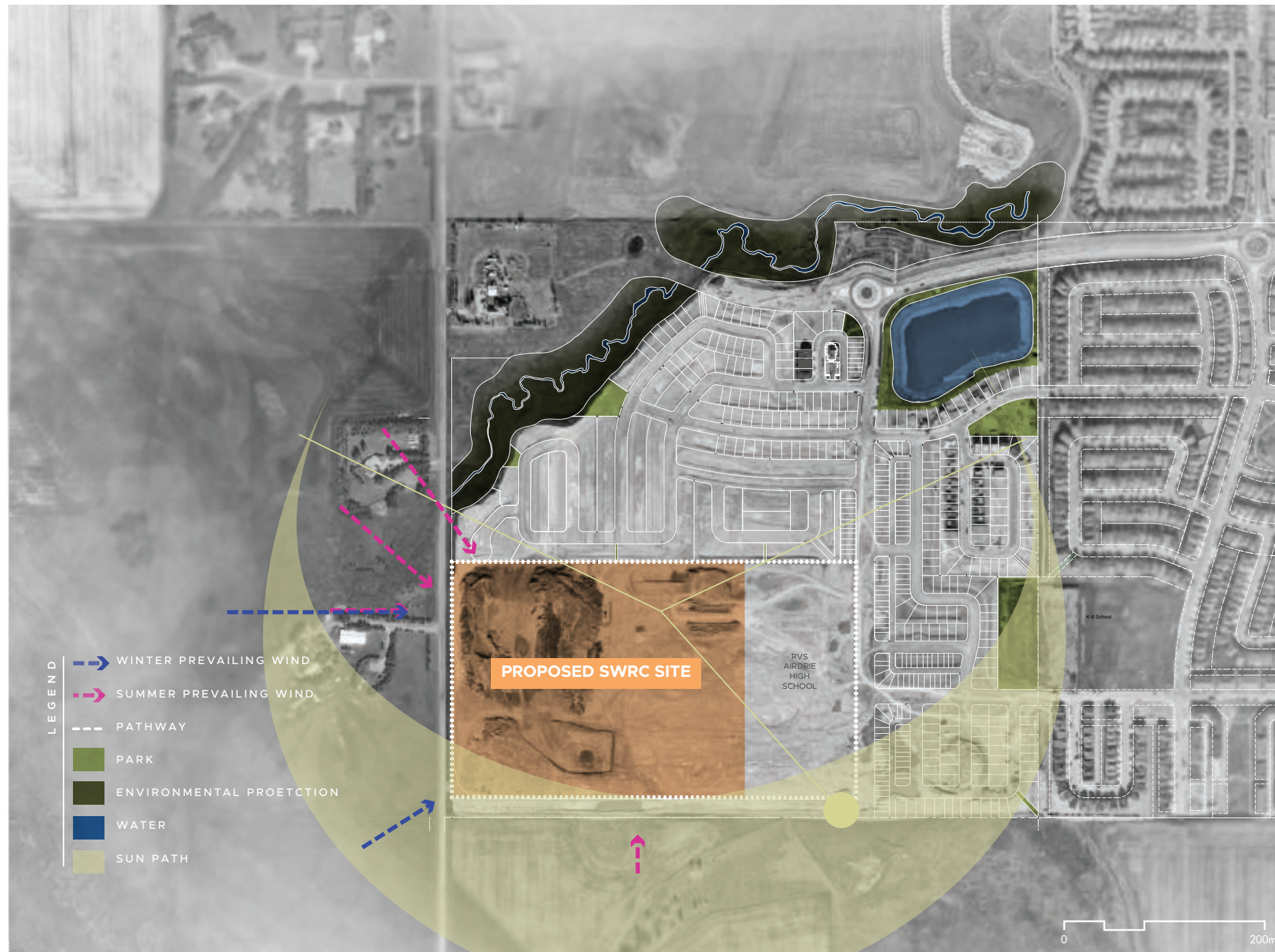
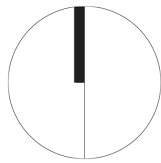


The site proposed for the SW Recreation Centre occupies the Southwest quadrant of the City of Airdrie. The surrounding context of the site is currently undeveloped. Allowing an immense opportunity for thoughtful and impactful growth. It will create a vital hub for recreation, wellness, and community engagement. The SW Recreation Centre will address the current service gaps and support Airdrie's long term vision of expansion with a sustainable and connected urban future.

The site is broadly situated within a network of green spaces and emerging residential communities. A commercial development is located to the Northeast of the site along 40th Avenue SW. The site's proximity to the South Transit Terminal also presents an opportunity to expand Airdrie's public transit network, improving accessibility and reinforcing the SW Recreation Centre's role as a key node with the city's evolving urban framework.

SW Recreation Centre

SITE ANALYSIS: ENVIRONMENTAL FACTORS



The design of the SW Recreation Centre has been carefully informed by Airdrie's environmental conditions, including unique prairie landscape, seasonal wind patterns, and expansive daylight views. These factors inform each of the three site design options.

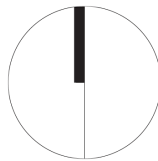
One of the site's most compelling features is its expansive southern exposure, which offers sweeping views and abundant natural daylight throughout the year. Each phase of the recreation centre features a prominent east to west interface along the southern edge to maximize solar gain and enhance the quality of indoor environments through passive daylighting. The access to daylight will support well-being in the space.

Seasonal wind patterns, specifically the prevailing western winds in the winter have also played a critical role in shaping the site's layout. To mitigate the impact of harsh winter winds, the building massing and orientation have been designed to create sheltered zones and reduce heat loss, contributing to the facility's long-term energy performance and comfort.

The site is nestled within a network of existing and planned green spaces, including natural corridors and pocket parks, which offer unique opportunities for the Recreation Centre to serve as a hub for outdoor activity and connection. Many of the design proposals include expanded green corridors buffers that create a seamless integration between the built environment and Airdrie's natural landscape.

SW Recreation Centre

SITE ANALYSIS: TRAFFIC ANALYSIS



Access into the proposed SW Recreation Centre site will mostly occur through the round-a-bout in the south of the site. It will then feed into a shared drive aisle with the adjacent proposed high school to the east. Since this site is currently the southern most extents of Airdrie, it is expected that the majority of recreation centre users will be traveling to the site from the north. The most heavily trafficked roads will be Osborne Drive SW and Southwinds Boulevard which will be fed from 40th Avenue SW.

A right in and right out turn is also being proposed along 24th Street SW to mitigate congestion. This will be used to provide an additional access point instead of using the shared drive aisle.

Site access and congestion was a key concern within the community engagement and Genesis Place benchmarking. Resulting in careful consideration to mitigate congestion. Each of the three design options successfully plug into this existing traffic analysis. The proposed right in right out turn connects through each phase of the parking lots to the shared drive aisle to ease traffic flow.

Note: A traffic study has been completed and will be available as an appendix at the end of the document.

SW Recreation Centre

SITE ANALYSIS: **BYLAW SUMMARY**

- The project site is current under the land use designation of P-2, Public Facilities District.
- This land use provides the City of Airdrie with a high intensity civic and institutional future development.
- The current land use designation is consistent with the project use of the SW Recreation Centre, therefore a zoning change is not anticipated.

SITE

Maximum Building Coverage = 60%

Minimum Landscape Site Coverage = 20%

Maximum Building Height = 24.4m

Minimum Interior Setback = 6.0m

Minimum Exterior Setback = 4.0m

PARKING

PHASE	PROGRAM	QUANTITY (Gross Floor Area or Seats)	BYLAW STALLS	PARKING STUDY STALLS	GENESIS PLACE
Phase 1	Aquatic Centre	8,364m ²	371	271	197
	Fitness Centre				
	Family-Friendly Space				
Phase 2	Triple Arenas	9,294m ²	418	234	210
	Twin Arenas + Bowl	10,409m ²	468	513	
Phase 3	Field House	10,688m ²	346	481	246
	Gymnasium				
Phase 1 Total			371	271	
Phase 1 + Phase 2 (Triple Arenas)			789	505	
Phase 1 + Phase 2 (Twin Arenas + Bowl)			839	784	
Phase 1 + Phase 2 (Triple Arenas) + Phase 3			1,135	851	
Phase 1 + Phase 2 (Twin Arena + Bowl) + Phase 3			1,185	1,130	

GENESIS PLACE TOTAL PARKING: 653 STALLS

Note: Typically bylaw requirements (based on GFA) are excessive for recreation projects. A parking study has been completed to provide a more applicable reference point for parking targets, by phase.



- P-1, PUBLIC OPEN SPACE DISTRICT
- P-2, PUBLIC FACILITIES DISTRICT
- R1-U, URBAN STANDARD RESIDENTIAL DISTRICT
- R2-A, FRONT-ATTACHED GARAGE TOWNHOUSE DISTRICT
- R2-T, TOWNHOUSE RESIDENTIAL DISTRICT
- EP, ENVIRONMENTAL PROTECTION DISTRICT

ACCESSIBLE PARKING

The required number of barrier-free stalls is dependent on the total number of parking stalls within the project. For the first 51-100 stalls, 4 barrier-free stalls are required. For each 100 stalls thereafter an additional barrier-free stall must be provided. This results in the following breakdown of barrier free stalls.

PHASE	PROGRAM	BYLAW STALLS	PARKING STUDY STALLS	BARRIER FREE STALLS (Bylaw)	BARRIER FREE STALLS (Parking Study)
Phase 1	Aquatic Centre	371	271	6	5
	Fitness Centre				
	Family-Friendly Space				
Phase 2	Triple Arenas	418	234	7	5
	Twin Arenas + Bowl	468	513	7	8
Phase 3	Field House	346	481	6	8
	Gymnasium				
Phase 1 Total				6	5
Phase 1 + Phase 2 (Triple Arenas)				13	10
Phase 1 + Phase 2 (Twin Arenas + Bowl)				13	13
Phase 1 + Phase 2 (Triple Arenas) + Phase 3				19	18
Phase 1 + Phase 2 (Twin Arena + Bowl) + Phase 3				19	21

LOADING

1.0 loading stalls (3.5m by 8.0m with 4.0m clearance)

GARBAGE + RECYCLING ENCLOSURES

Materials shall be stored in a weatherproof and animal-proof container within enclosures that are complementary to the design of the building. They must be located to the side or rear of the building and be easily accessible to collection vehicles. The containers must also be screened from adjacent sites and public thoroughfares.

SIGNAGE

All signs and sign features are subject to the regulations and standards. Within a standard sign purpose all sign forms except billboards signs and roof signs are permitted or or can have discretionary use.

LANDSCAPING

Any portion of the site not occupied by buildings, pedestrian circulation, storage, or parking areas must be landscaped. The minimum landscaping requirement listed shall be applied to the whole development site. All required setback areas, except for those required for sidewalks and vehicle access, are to be landscaped. Parking and storing of vehicles is not permitted on landscaped areas unless approved as a display area on approved Development Permit drawings.

SOFTSCPAING

The location of deciduous and coniferous trees shall satisfy the development authority in regard to considerations such as solar access and shade, screening and sight lines, and year round foliage. The landscaping must considerer surface drainage . Landscaping shall be maintained to the minimum standards on an ongoing basis. Any tree or shrub that does not survive must be replaced within one year. Landscaping materials must be selected must be selected for the context of the site with tree planting occurring in mulched beds or groupings. Shrubs must b planted in groups of three or more.

Large deciduous trees must make up at least 50% of the trees provided. One tree and two shrubs per 70m² is required in Public Use land designations. However, five shrubs may be substituted for one tree at the discretion of Development Authority. No individual tree species can represent more than 33% of the total trees. All plants used to complete the landscaping requirements must be listed in the Alberta Horticulture Guide and shall be tolerant to site specific conditions, such as sun, shade, excessive wind, roads salt, etc.

HARDSCAPING

Unless otherwise accepted by the Development Authority, all required landscaping for a development must be provided as soft landscaping. The provision may be accepted when it is consistent with the purpose and intent of the land use, provides an amenity for the site, is permeable and does not alter the approved grading and drainage patterns, contributes to the environmental performance, and is sensitive to the conditions of the site

LANDSCAPING in PARKING AREAS

Landscaping will be incorporated into the design of parking lots to improve the streetscape and aesthetics of the site, enhance the pedestrian environment, improve the internal circulation and allow for storm-water infiltration the site. Landscaped islands will be provided in the parking lots with capacity for more than 50 vehicles. The landscaped islands shall be provided at the beginning at the end of every row of parking stalls, with no more than 24 stalls between islands. The island must have a minimum area of 20m² and requires a minimum of 1 tree or equivalent planting per 10m²

Note: A landscaping plan for the proposed SW Recreation Centre will be developed in the future progression of the design.

The site program for the SWRC was developed by the City of Airdrie in conversations with GGA-Architecture. It was informed through the previously outlined reports, What We Heard Report, and Genesis Place benchmarking to ensure the new facility aligns with the broad needs within the community.

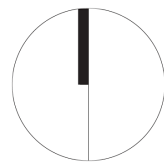
The functional program outlines a multi-purpose facility designed to host both sport/recreational and community/civic activities, creating a vibrant hub. It sets the stage for an energetic and innovative concept that stands out as a unique and necessary addition to the City of Airdrie.

Each of the three proposed site design options addresses the comprehensive needs of the project through a distinct design intent. The Recommended Option, presented first, documents the full program for each project phase. A program that is reflective to the key design intent from public engagement. The program then remains consistent across Option 2 and 3, with the exception of the Twin Arena + Bowl (Phase 2) in Option 3 instead of the Triple Arenas (Phase 2) in the Recommended Option.

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Arena Diagram (Twin Arena + Bowl)	30

SW Recreation Centre

SITE CONCEPT: **RECOMMENDED OPTION**



courtyard.

Strengths

- Creates thoughtful buffer from residential neighborhood with parking and green wall
- Establishes a strong architectural presence on Southwinds Drive and from roundabout intersection
- Creates parking opportunities close to each phase and allows for independent uses of each phase for tournaments, larger events, and after-hours access
- Each phase can be considered complete individually
- Creates prominent and highly visible pool component
- Program aligns strongly with 'What We Heard' report.

Opportunities

- Could create strong pedestrian connection with future high school site
- Internal courtyard could transform into a vibrant hub to host festivals and events
- The south side of the site offers potential to be dynamic outdoor site for community activities

Weaknesses

- The proposed right-in, right-out intersection on the west of 24th Street SW is poorly aligned with parking
- The view of the air-supported structure of the field house is prominent on the site arrival
- Entrances into the recreation centre are hidden from street arrival
- Neighborhood connection arrives at parking area

Threats

- The building layout creates loading location on the south side which will need to be screened
- Vehicle access to site is long and could create congestion

SW Recreation Centre

PHASING DIAGRAM & GROSS FLOOR AREA BREAKDOWN: **RECOMMENDED OPTION**



PHASE 1

Aquatics Centre - 4,350m² [47,000ft²]

- Aquatics – Lap pool, zero beach, pool deck, slides, whirlpool, lazy river
- Locker Rooms & Showers – Changing facilities
- Storage & Maintenance – Equipment storage, mechanical spaces

Fitness Centre - 1,950m² [20,100ft²]

- Fitness & Training Area – Gym, studios, walking track
- Storage & Maintenance – Equipment storage, utility spaces

Indoor Play Space - 570m² [6,100ft²]

- Play Structures – Ball court, clip and climbing, children play space
- Storage & Maintenance – Equipment storage, utility spaces

Common Areas - 800m² [8,650ft²]

- Public Amenities – Lobby, food concessions, vestibules and common areas
- Administrative Offices – Facility management and operations

PHASE 2

Triple Arena - 9,600m² [103,500ft²]

- Ice Rinks & Related Facilities - NHL-sized rink, ice maintenance, spectator seating
- Supporting Spaces - Team and referee rooms, storage, washrooms, concession
- Public & Community Spaces - Social area, lobby, multi-purpose rooms, office and tenant area

PHASE 3

Field House - 9,000m² [96,900ft²]

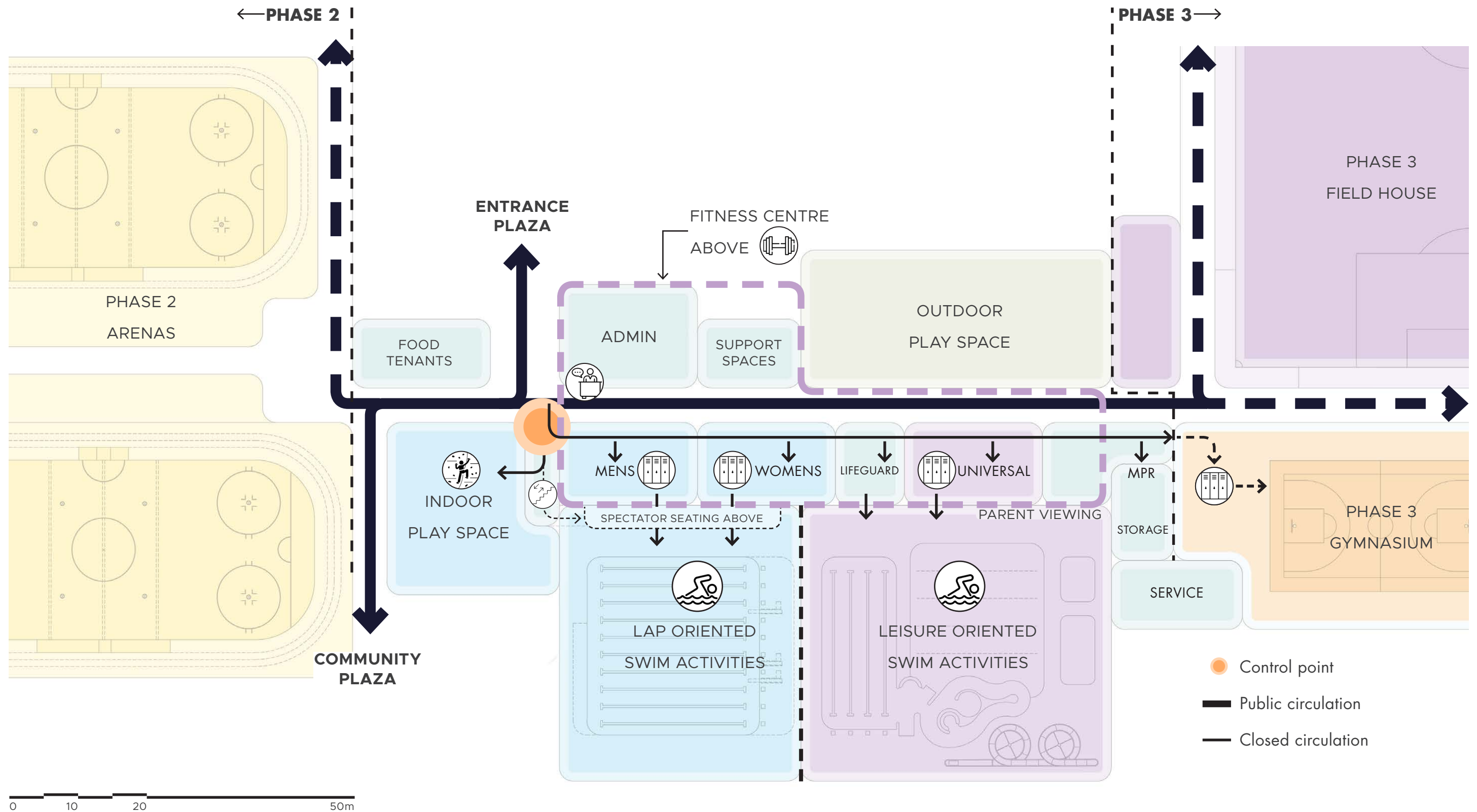
- Field House (air supported) - Indoor turf
- Team Rooms - Changing facilities for teams and individuals, referee rooms
- Spectator Seating & Storage

Gymnasium - 1,500m² [16,100ft²]

- Sports court with team rooms and storage area

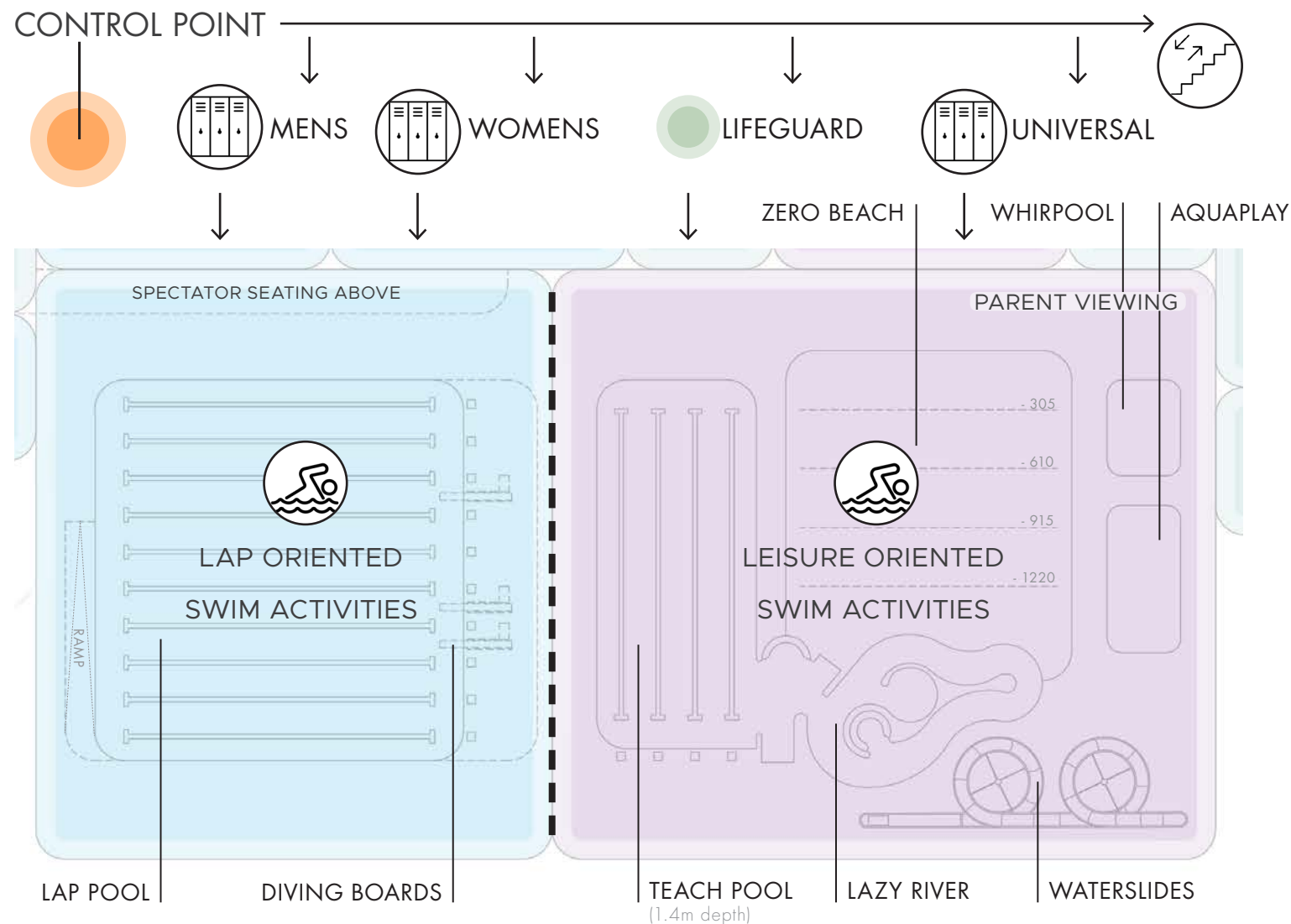
SW Recreation Centre

PROGRAM DIAGRAM: **PHASE 1**



SW Recreation Centre

AQUATICS DIAGRAM: PHASE 1



0 10 25m

PHASE: 1

TOTAL AREA: 3,717m² [40,018ft²]

CRITICAL ADJACENCIES:

- Control Points
- Locker Rooms

KEY DESIGN CRITERIA:

- Separation between lap oriented and leisure oriented swim activities
- Better viewing opportunities

PUBLIC ENGAGEMENT:

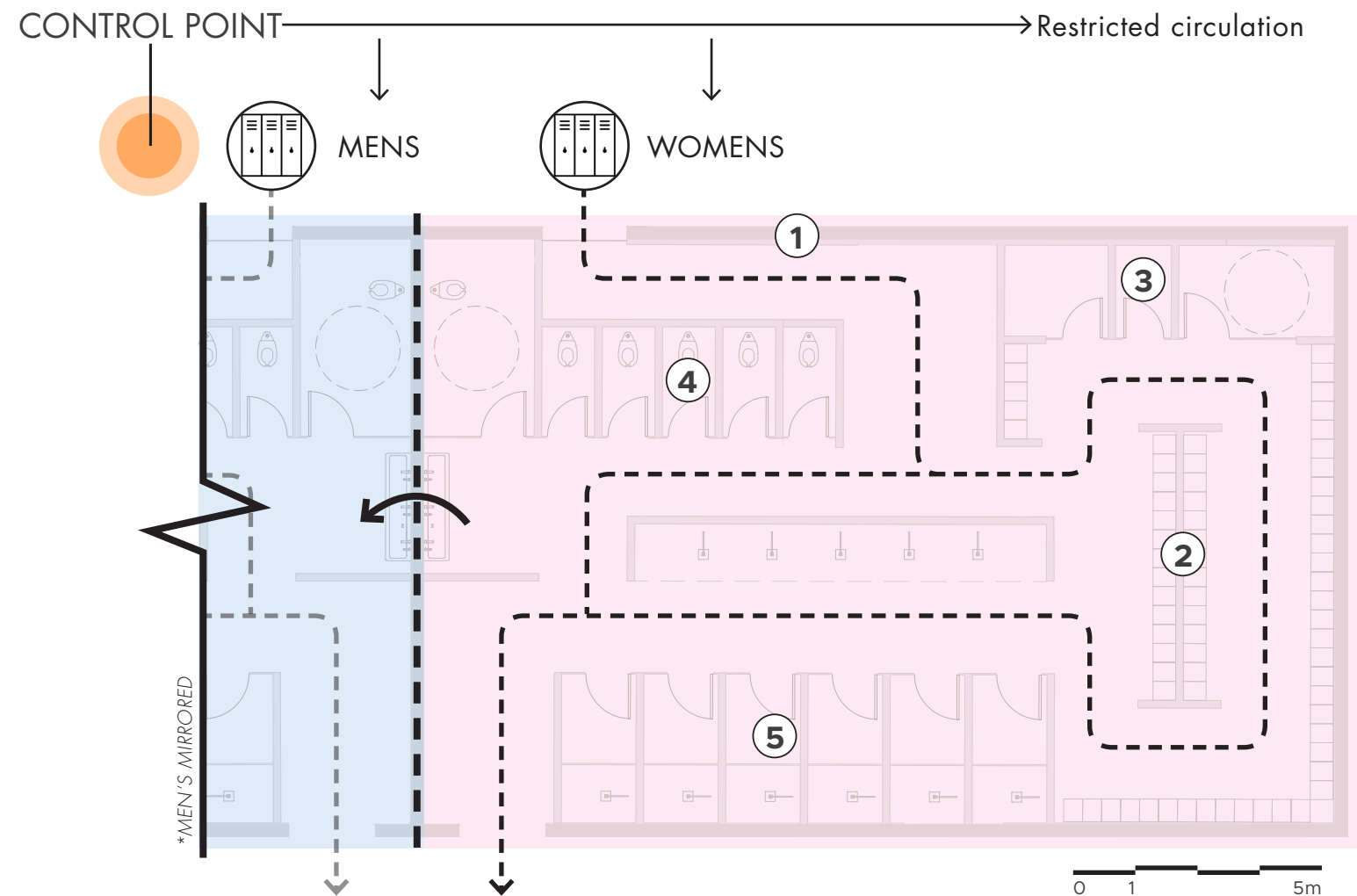
- Desire for more facility able to host competitions - resulted in 10 lane pool, a separate warm up/cool down pool, ample deck space, and a cold plunge
- Desire for leisure based activities to provide a holistic program - resulted in zero beach leisure tot pool, diving boards, a lazy river, and an aquaplay
- Capacity to increase swim lesson availability

AQUATIC COMPONENTS AREAS:

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SF
Lap Pool 25m - 10 Lane w. Ramp	647.5	6970	365	3929
Lap Pool Deck Area (5m on ends, 3m on sides)	460	4952	244	2627
Pool Deck meeting area/parent viewing	50	538	42	452
4 Lane 25m Teach/warmup/Multi-purpose pool	200	2153	515	5544
Zero Beach with Tot Zone	300	3230	45	484
Lazy River (GP 100sm)	180	1938	95	1023
Waterslide Tower and Run-out (2 slides)	120	1292	185	1992
Aquaplay structure with tipping bucket	100	1077		
Whirlpool	60	646	40	431
Cold Plunge	30	323		
Steam Room / Sauna / On-Deck Shower	30	323		
Deck Area	555	5975	550	5921
Viewing Area for comp pool(capacity 100 persons)	75	807		
Lifeguarding Office / First Aid	45	484	65	700
Party Room/MPR 20 person (2)	40	431		
Pool Storage	50	538		
Chemical Storage	15	161		
Pool Tunnel (3 sides of lap pool, 2m)	75	807		
Pool Mechanical	200	2153		
Component Area Subtotal	3233	34798		
Structural/Mechanical/Electrical (9%)	291	3132		
Internal Circulation (6%)	194	2088		
Component Gross Area Total	3717	40018	2300	24760

SW Recreation Centre

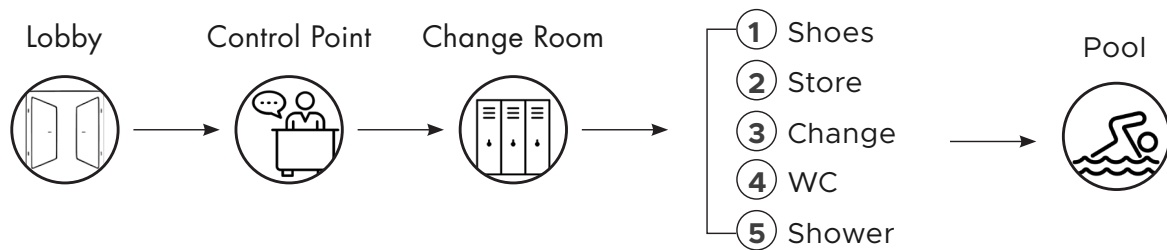
GENDERED LOCKER ROOMS DIAGRAM: PHASE 1



LAP ORIENTED
SWIM ACTIVITIES



USE SEQUENCE:



0 1 5m

PHASE: 1

TOTAL AREA: 500m² [5,400ft²]

CRITICAL ADJACENCIES:

- Control Points
- Lap Pool
- Fitness Centre

KEY DESIGN CRITERIA:

- Mirrored design between womens and mens locker rooms

PUBLIC ENGAGEMENT:

- Importance of locker availability resulted in larger locker area designations
- Desire for private shower stalls resulted in more shower stalls than Genesis Place

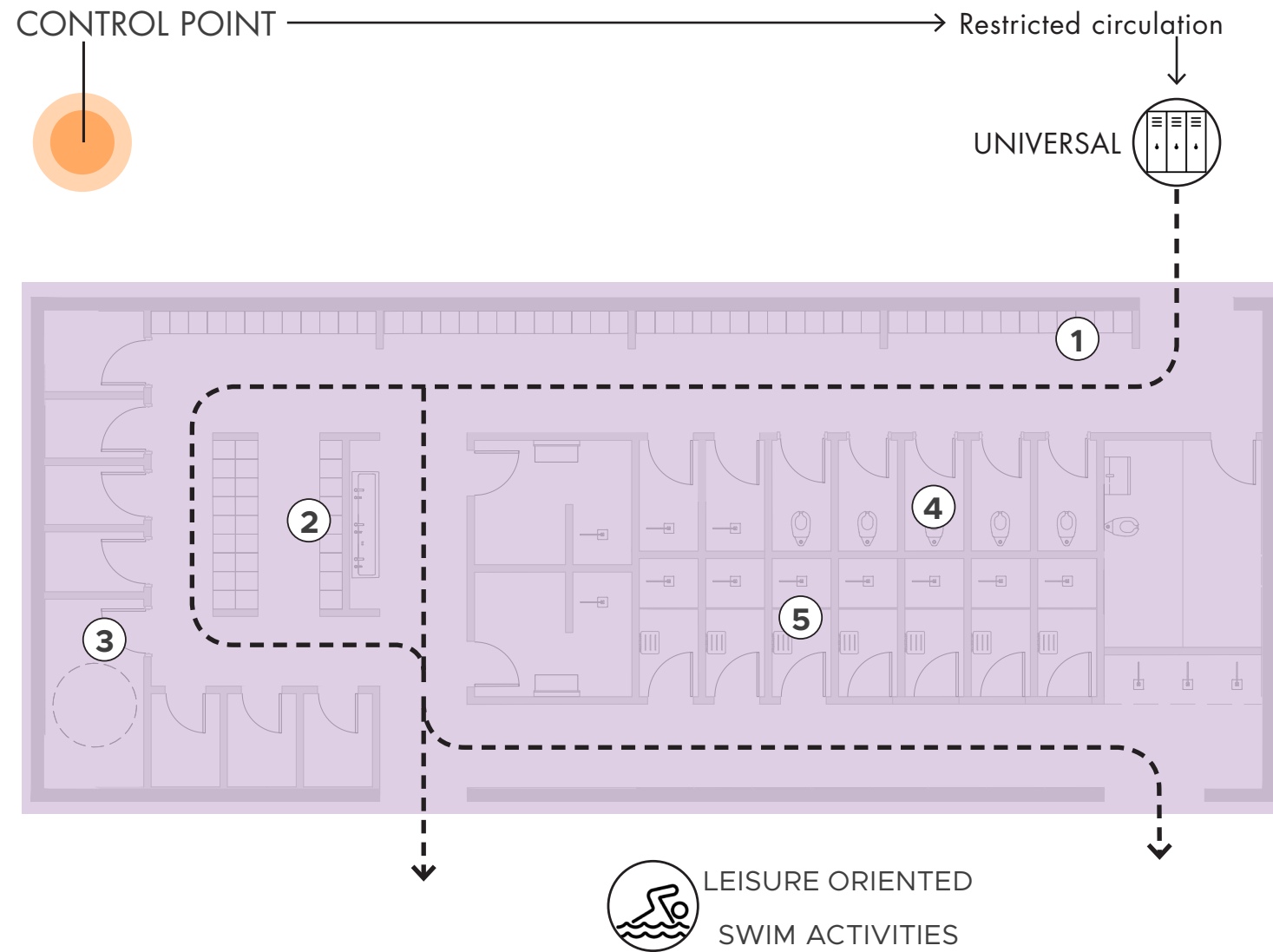
GENDERED LOCKER ROOM AREAS:

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SF
2.2.1 Women's Locker Room	165	1776		
2.2.2 Women's WCs, Showers, Vanities	80	861		
Womans area subtotal	245	2637	150	1614.75
2.2.3 Men's Locker Room	165	1776		
2.2.4 Men's WCs, Showers, Vanities	80	861		
Mens area subtotal	245	2637	150	1614.75
2.2.7 Custodial Closet x 3	15	161		



SW Recreation Centre

UNIVERSAL LOCKER ROOMS DIAGRAM: PHASE 1



PHASE: 1

TOTAL AREA: 250m² [2,700ft²]

CRITICAL ADJACENCIES:

- Control Points
- Leisure Pool

KEY DESIGN CRITERIA:

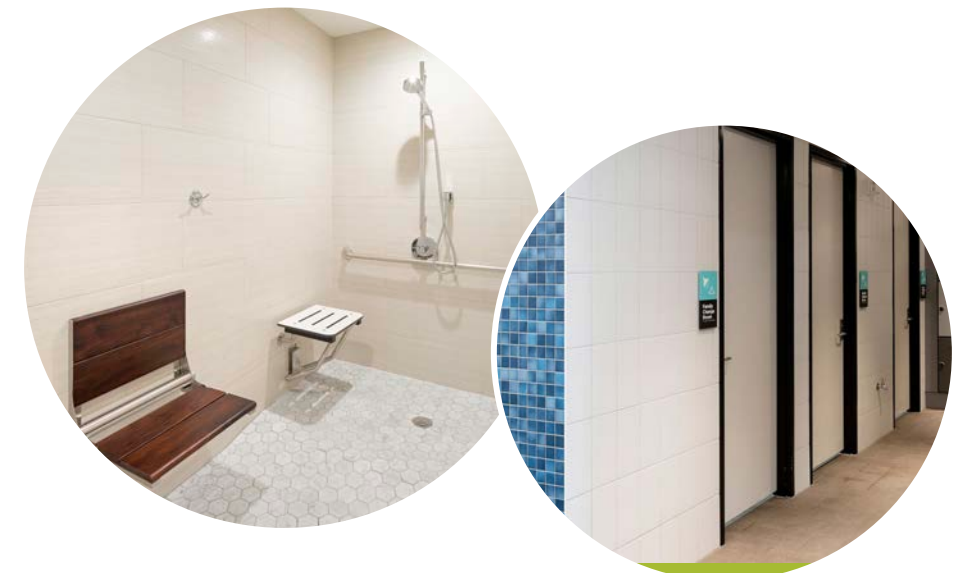
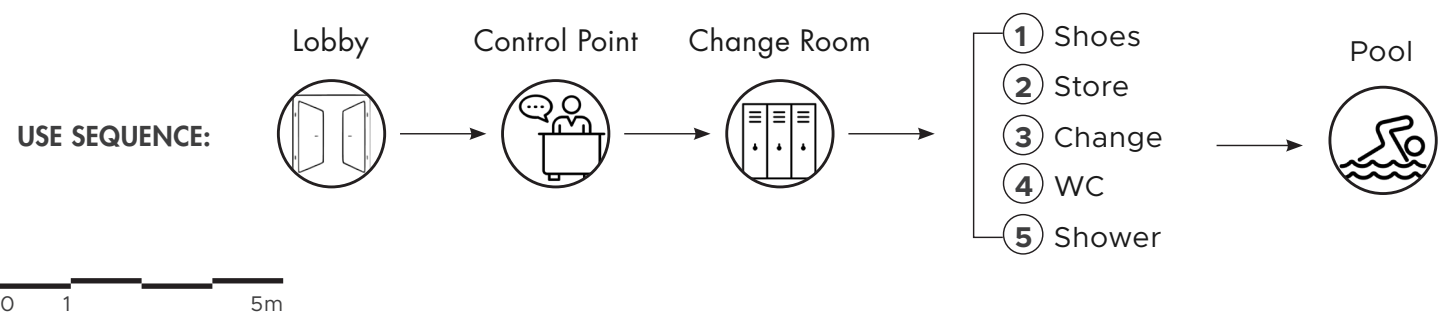
- To offer a family locker room larger than what is offered at Genesis Place
- To offer Universal requirements that is not accessible at Genesis Place

PUBLIC ENGAGEMENT:

- Request for more private family changing area resulted in a much larger Universal Locker Room than offered at Genesis Place

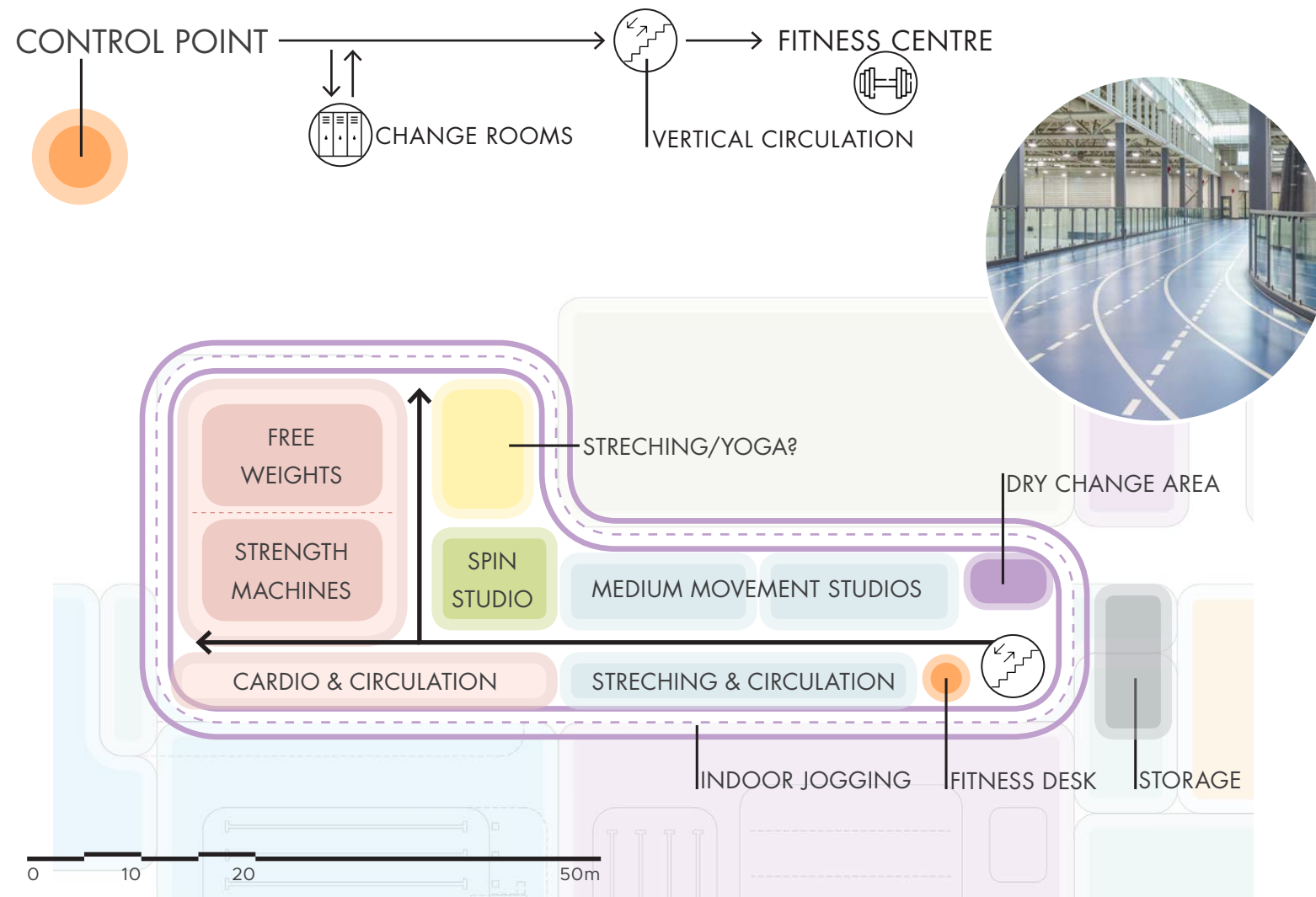
UNIVERSAL LOCKER ROOM AREAS:

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SF
2.1.1 Universal Dry Change cubicles (8@3sm)	24	258		
2.1.2 Universal Shower Change cubicles (9@5sm)	45	484		
2.2.2 Assisted Shower/WC (2@15sm)	30	323		
2.2.3 Universal Accessible Assisted W/C and Shower (1@18sm)	18	194		
2.3.1 Full-Height Locker Columns and Aisle	70	754		
2.4.2 Washrooms (5@8sm)	40	431		
2.1.5 Stroller/Wheelchair Area/Boot Area	20	215		
Universal area subtotal	247	2659	80	861.2



SW Recreation Centre

FITNESS CENTRE: PHASE 1



PHASE: 1

TOTAL AREA: 1,950m² (21,000ft²)

CRITICAL ADJACENCIES:

- Control points
- Lap Pool
- Leisure Pool
- Locker Rooms

KEY DESIGN CRITERIA:

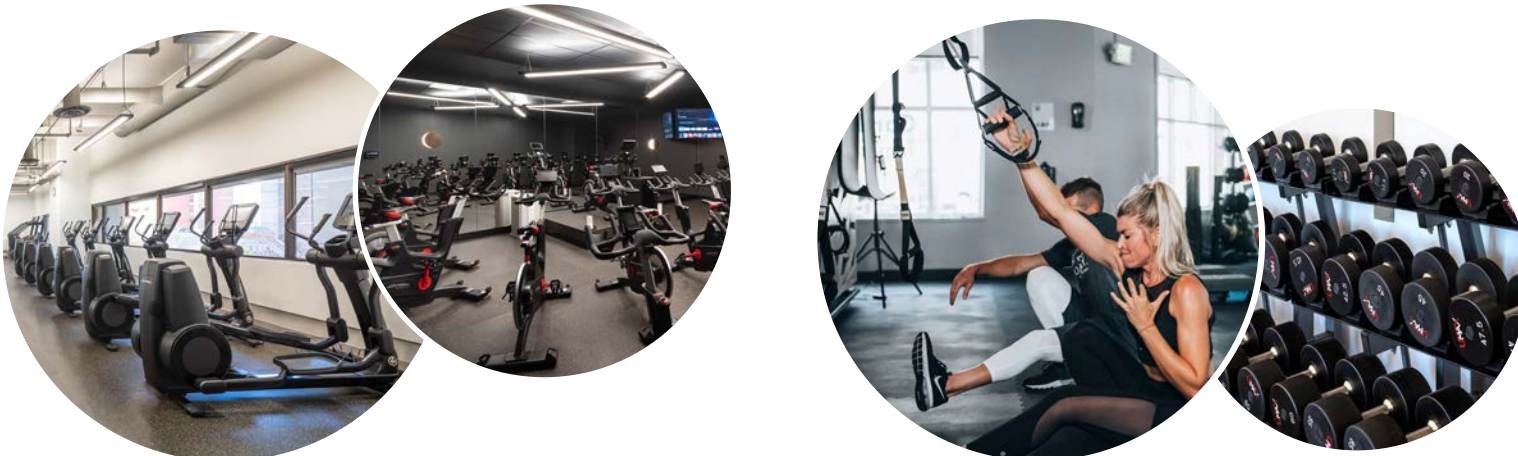
- Open and largely flexible fitness centre
- Centralized location in the SW Recreation Centre for close proximity in to each phase
- Dry change area option

PUBLIC ENGAGEMENT:

- Resulted in larger stretching and free weights area
- Desire for cardio opportunities led to the development of a perimeter track

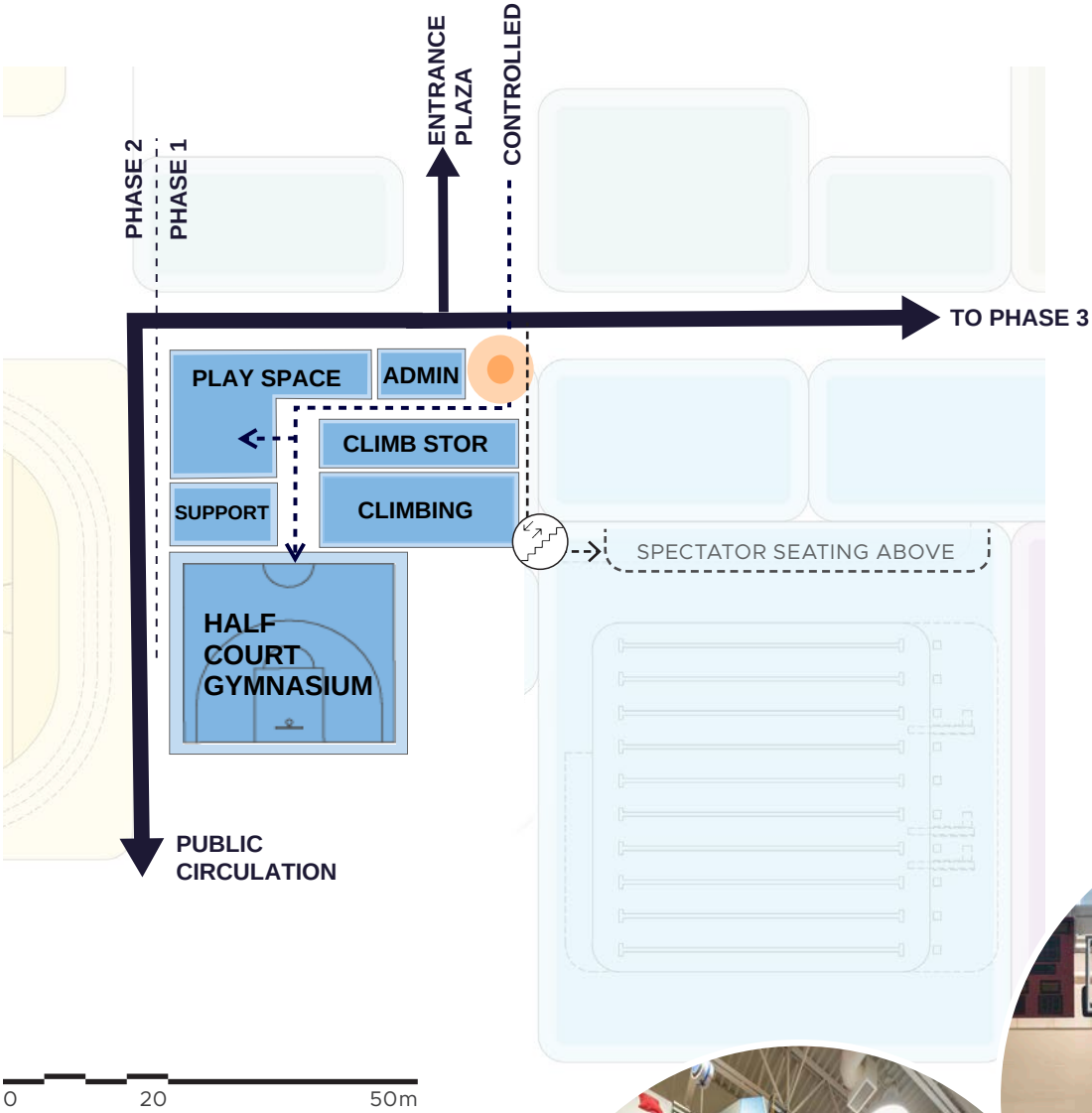
FITNESS CENTRE AREAS:

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SF
3.1.1 Fitness Desk	10	108		
3.1.2 Stretching and Circulation	210	2261		
3.1.3 Cardio Machines and Circulation	210	2261		
3.1.4 Strength Machines and Circulation	210	2261		
3.1.5 Fitness Free Weights/Open Area and Circulation	210	2261		
3.1.6 Convenience HC-Accessible Washrooms (3@10sm)	30	323		
3.2.3 Indoor Jogging/Walking Track (3 lanes of 150m)	450	4844		
3.3.1 Spin Studio	100	1077		
3.3.2 Medium Movement Studio (2@120) 25-30 persons	240	2584		
3.3.4 Equipment room	20	215		
3.3.5 Storage	30	323		
3.3.6 Dry Change Area	30	323		
Component Area Subtotal	1750	18839		
Structural/Mechanical/Electrical (8%)	140	1507		
Internal Circulation (5%)	88	942		
Component Gross Area Total	1978	21288	1300	14000



SW Recreation Centre

INDOOR PLAY SPACE: PHASE 1



PHASE: 1

TOTAL AREA: 570m² (6,100ft²)

CRITICAL ADJACENCIES:

- Control points
- Fitness Centre
- Lap Pool

KEY DESIGN CRITERIA:

- Adjacent to public circulation but behind controls points
- Self sufficient servicing for children and staff within child-minding

PUBLIC ENGAGEMENT:

- Interest in the opportunity for bouldering or clip and climb resulted in of a climbing space implementation into the SW Recreation Centre
- Desire for gymnasium space within the indoor play space resulted in a court compatible with 3 vs 3 basketball

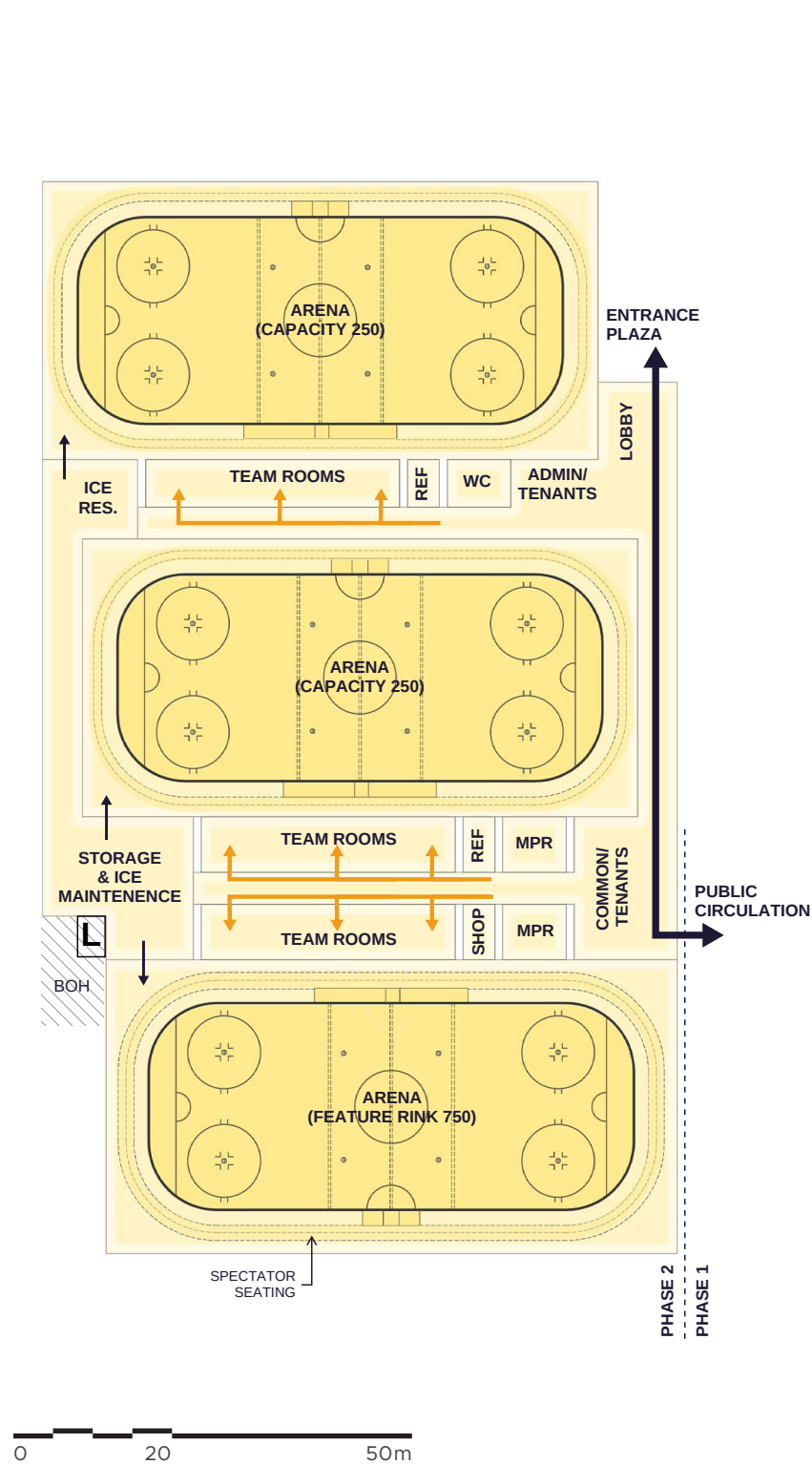
INDOOR PLAY SPACE AREAS:

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SF
4.1.1 Open Area Ball court	180	1938		
4.2.1 Bouldering Wall	30	323		
4.3.1 Clip and Climb	60	646		
4.3.2 Climbing Desk	8	86		
4.3.3 Climbing Storage	20	215		
4.3.4 Childminding Play Space	200	2153		
4.4.1 Childminding Desk/Vestibule/Arrival	8	86		
4.4.2 Staff W/C	15	161		
4.4.3 Children W/C	15	161		
4.4.4 Office Space	10	108		
4.4.5 Kitchenette	15	161		
Component Area Subtotal	561	6039		
Structural/Mechanical/Electrical (8%)	45	483		
Internal Circulation (5%)	28	302		
Component Gross Area Total	634	6824	111	1195



SW Recreation Centre

ARENAS DIAGRAM: PHASE 2



PHASE: 2

TOTAL AREA: 9,600m² [103,500ft²]

CRITICAL ADJACENCIES:

- Food Kiosks
- Parking with a Drop-off Loop

KEY DESIGN CRITERIA:

- Designed with the ability to host competitions

PUBLIC ENGAGEMENT:

- The necessity expressed for more community ice now resulted in a triple arena design
- Dressing room sizes were made larger than Genesis Place
- Circulation was thoughtfully designed to reduce congestion and improve noise dampening between ice surfaces

TRIPLE ARENA ICE SURFACE AREAS:

1.1.1	3 x NHL Arena Sheet (2000sm)	6000	64590	4000	43060
1.1.2	Seating (250 capacity ea)	375	4037	375	4037
1.1.3	Seating feature rink (750 capacity)	563	6055		
	Ice Surface subtotal	6000	4037	4000	43060
	Spectator subtotal seats	750		500	
	Spectator subtotal (area)	938	10092	375	4037
1.2.1	Ice Resurfacer Room	120	1292		
1.2.2	Ice Plant	95	1023		
	Component Area Subtotal	7153	76997		
	Structural/Mechanical/Electrical (1%)	72	770		
	Internal Circulation (incl in above)	0	0		
	Component Gross Area Total	7224	77767		

ARENA SUPPORTING AREAS:

2.1.1	Locker Rooms (incl W/C and Shower) 150	1050	11303	490	5275
2.1.2	Referee Room (3@25sm)	75	807	100	1077
2.2.2	First Aid	15	161		
2.2.3	Workshop	25	269		
2.2.4	Operator office	12	129		
2.2.5	Rink Storage	100	1077		
2.3.1	Sharpening Kiosk	20	215		
	Component Area Subtotal	1297	13962		
	Structural/Mechanical/Electrical (8%)	104	1117		
	Internal Circulation (5%)	65	698		
	Component Gross Area Total	1466	15777		
2.3.2	Tenant/Administration	350	3768		
2.4.1	MPR (2@80sm)	160	1722		
2.4.2	Public Washrooms (2@30sm)	60	646		
2.4.3	Lobby/Concourse	200	2153		
2.4.4	Entrance Vestibule	20	215		
	Component Area Subtotal	790	8504		
	Structural/Mechanical/Electrical (8%)	63	680		
	Internal Circulation (5%)	40	425		
	Component Gross Area Total	893	9610		

SW Recreation Centre

FIELD HOUSE & GYMNASIUM DIAGRAM: PHASE 3

(AIR-SUPPORTED STRUCTURE)



PHASE: 3

TOTAL AREA: 10,700m² [115,350ft²]

CRITICAL ADJACENCIES:

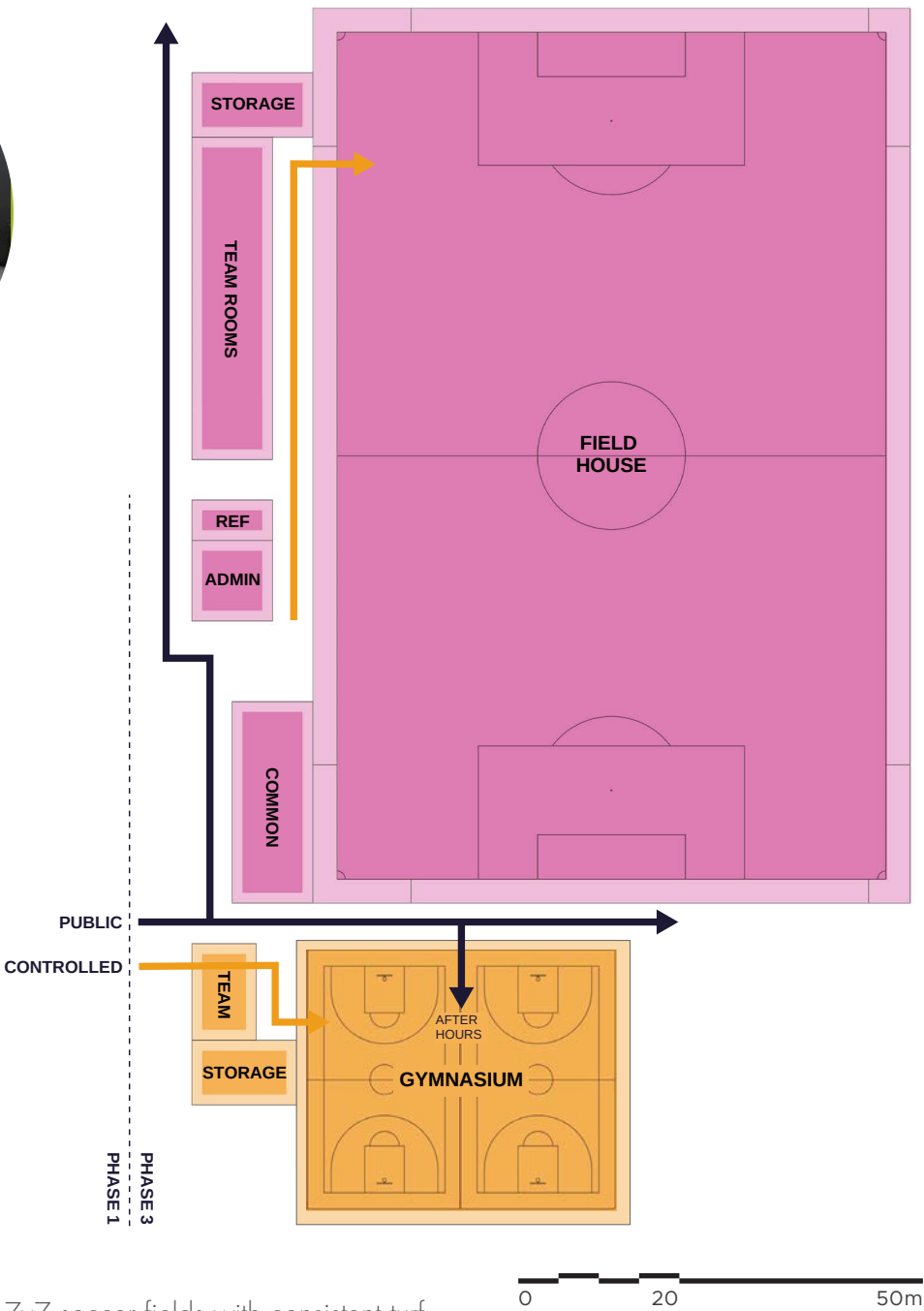
- Parking with Drop-off Loop
- Connection to Phase 1

KEY DESIGN CRITERIA:

- Air-supported structure

PUBLIC ENGAGEMENT:

- The necessity for field house space resulted in three 7v7 soccer fields with consistent turf
- Inputs resulted in larger gymnasium with a minimum 25m ceiling height that will maximize flexibility
- Larger dressing room sizes and more storage was also implemented



FIELD HOUSE AREAS:

	SWRC Area SM	SWRC Area SM	GP Area SM	GP Area SM
1.1.1 Turf (3, 7v7 cross fields)	7800	83967		
1.1.2 Storage	150	1615		
1.1.3 Spectator Seating (500 total)	425	4575		
Component Area Subtotal	8375	90157		
Strucutral/Mechanical/Electrical	84	902		
Internal Circulation (incl in above)	0	0		
Component Gross Area Total	8459	91058	2460	26482

FIELD HOUSE SUPPORTING AREAS:

2.1.1 Team Rooms (10@40sm)	400	4306
2.1.2 Referee Rooms (2@20sm)	40	431
Component Area Subtotal	440	4737
Strucutral/Mechanical/Electrical (10%)	44	474
Internal Circulation (6%)	264	2842
Component Gross Area Total	748	8052

GYMNASIUM AREAS:

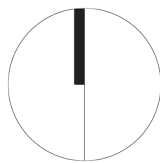
2.1.1	Gymnasium	1300	13995		
2.1.2	Storage (2@50sm)	100	1077		
2.2.2	Team Rooms (4@25sm)	100	1077		
	Component Area Subtotal	1500	16148		
	Strucutral/Mechanical/Electrical (7%)	105	1130		
	Internal Circulation (incl in above)	0	0		
	Component Gross Area Total	1605	17278	703	7568

COMMON AREAS:

2.1.1 Lobby/Concourse	150	1615
2.2.2 Washrooms (5@8sm)	40	431
2.2.3 Vestibules	15	161
2.3.1 Custodial (2@8sm)	16	172
Component Area Subtotal	221	2379
Strucutral/Mechanical/Electrical (8%)	18	190
Internal Circulation (5%)	11	119
Component Gross Area Total	250	2688

SW Recreation Centre

SITE CONCEPT: **OPTION 2**



option 2.

Strengths

- Creates a well-planned buffer zone between the recreation site and residential surroundings to the north
- Minimizes internal circulation, creating an easily accessible and interconnected facility
- Creates parking opportunities close to each phase and allows for independent uses of each phase for tournaments, larger events, and after hours access
- The proposed right-in, right-out intersection on the west of 24th Street SW is aligned with parking

Opportunities

- Could create strong pedestrian connection with future high school site
- There is an opportunity to create a linear park on the northern edge of the site to foster community with the neighbouring residential development

Weaknesses

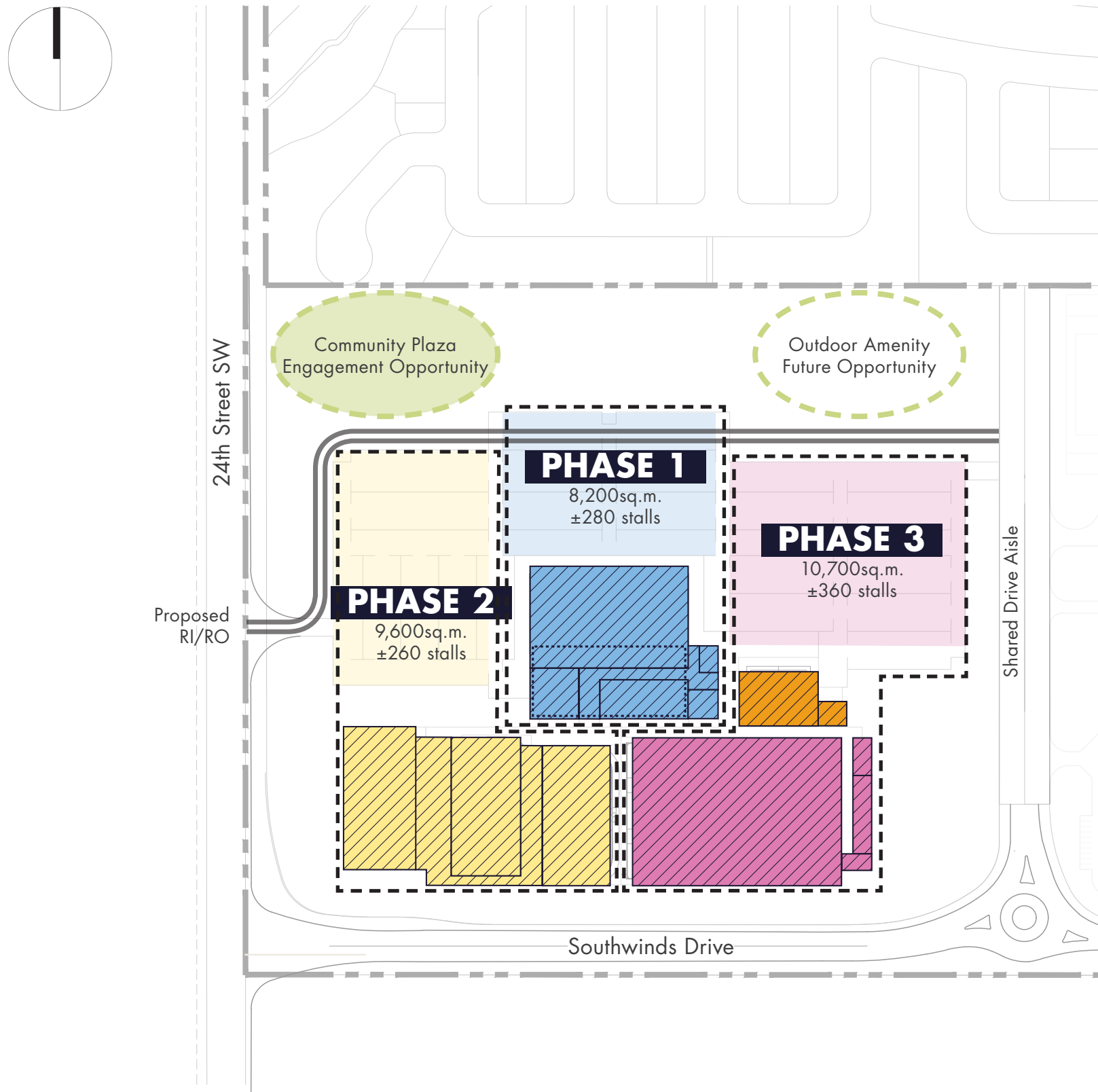
- Each phase feels incomplete on its own and will require further development
- The view of the air-supported structure of the field house is prominent on the site arrival
- Entrances into the recreation centre are hidden from street arrival
- The arena plant and back of house face Southwinds Drive and will require screening

Threats

- Integration of air supported structure may be more challenging
- Parking lot configuration may facilitate parking overflow from school site
- School parking conflict with main entrance for facility users

SW Recreation Centre

PHASING DIAGRAM & GFA BREAKDOWN: **OPTION 2**



PHASE 1

Aquatics Centre - 4,350m² [47,000ft²]

- Aquatics – Lap pool, zero beach, pool deck, slides, whirlpool, lazy river
- Locker Rooms & Showers – Changing facilities
- Storage & Maintenance – Equipment storage, mechanical spaces

Fitness Centre - 1,950m² [20,100ft²]

- Fitness & Training Area – Gym, studios, walking track
- Storage & Maintenance – Equipment storage, utility spaces

Indoor Play Space - 570m² [6,100ft²]

- Play Structures – Ball court, clip and climbing, children play space
- Storage & Maintenance – Equipment storage, utility spaces

Common Areas - 800m² [8,650ft²]

- Public Amenities – Lobby, food concessions, vestibules and common areas
- Administrative Offices – Facility management and operations

PHASE 2

Triple Arena - 9,600m² [103,500ft²]

- Ice Rinks & Related Facilities - NHL-sized rink, ice maintenance, spectator seating
- Supporting Spaces - Team and referee rooms, storage, washrooms, concession
- Public & Community Spaces - Social area, lobby, multi-purpose rooms, office and tenant area

PHASE 3

Field House - 9,000m² [96,900ft²]

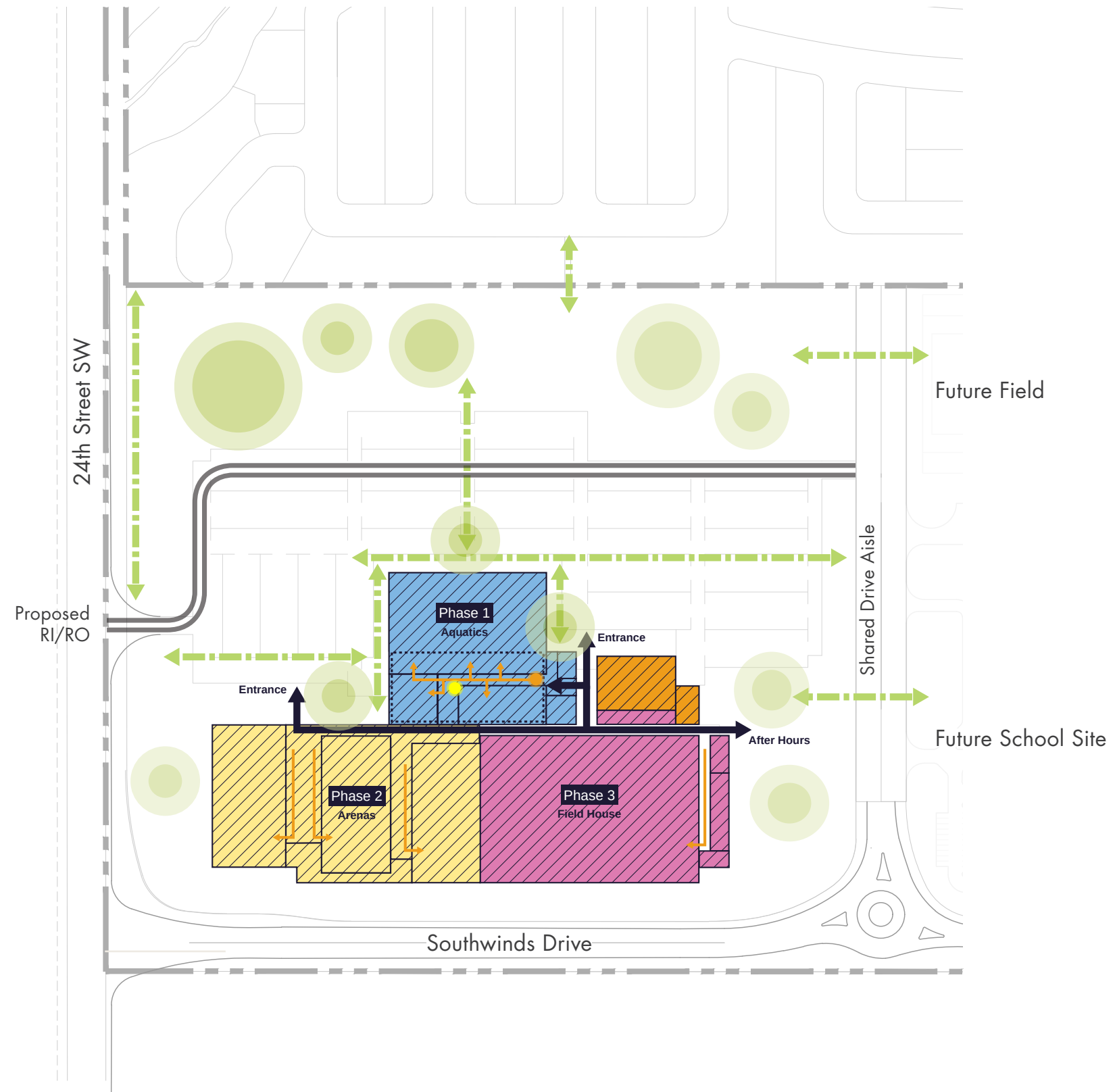
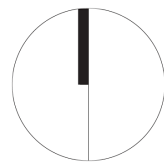
- Field House (air supported) - Indoor turf
- Team Rooms - Changing facilities for teams and individuals, referee rooms
- Spectator Seating & Storage

Gymnasium - 1,500m² [16,100ft²]

- Sports court with team rooms and storage area

SW Recreation Centre

PUBLIC CIRCULATION DIAGRAM: **OPTION 2**



PUBLIC CIRCULATION

- Control Point (Restricted Access)
- Public Circulation
- Vertical Circulation Point
- Pedestrian Connections (Community Engagement)
- Motorized Connections

Public Access Program Components

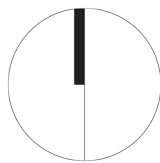
- Field House
- Arenas
- Studios
- Multi-purpose Rooms
- Food Concession
- Lobby & Common Areas

Closed Program Components

- Aquatics Centre
- Indoor Play Structure
- Fitness Centre
- Change Rooms
- Gymnasium

SW Recreation Centre

SITE CONCEPT: **OPTION 3**



event ave.

Strengths

- Creates an event destination in Airdrie
- Minimizes the length of the drive aisle into the site creating opportunity for additional outdoor activation
- Creates parking opportunities close to each phase and allows for independent uses of each phase for tournaments, larger events, and after hours access
- The proposed right-in, right-out intersection on the west of 24th Street SW is aligned with parking

Opportunities

- Could create a unique concert and sport event venue in Airdrie which facilitates an increased opportunity for tourism
- Offers the potential for in commercial development nearby

Weaknesses

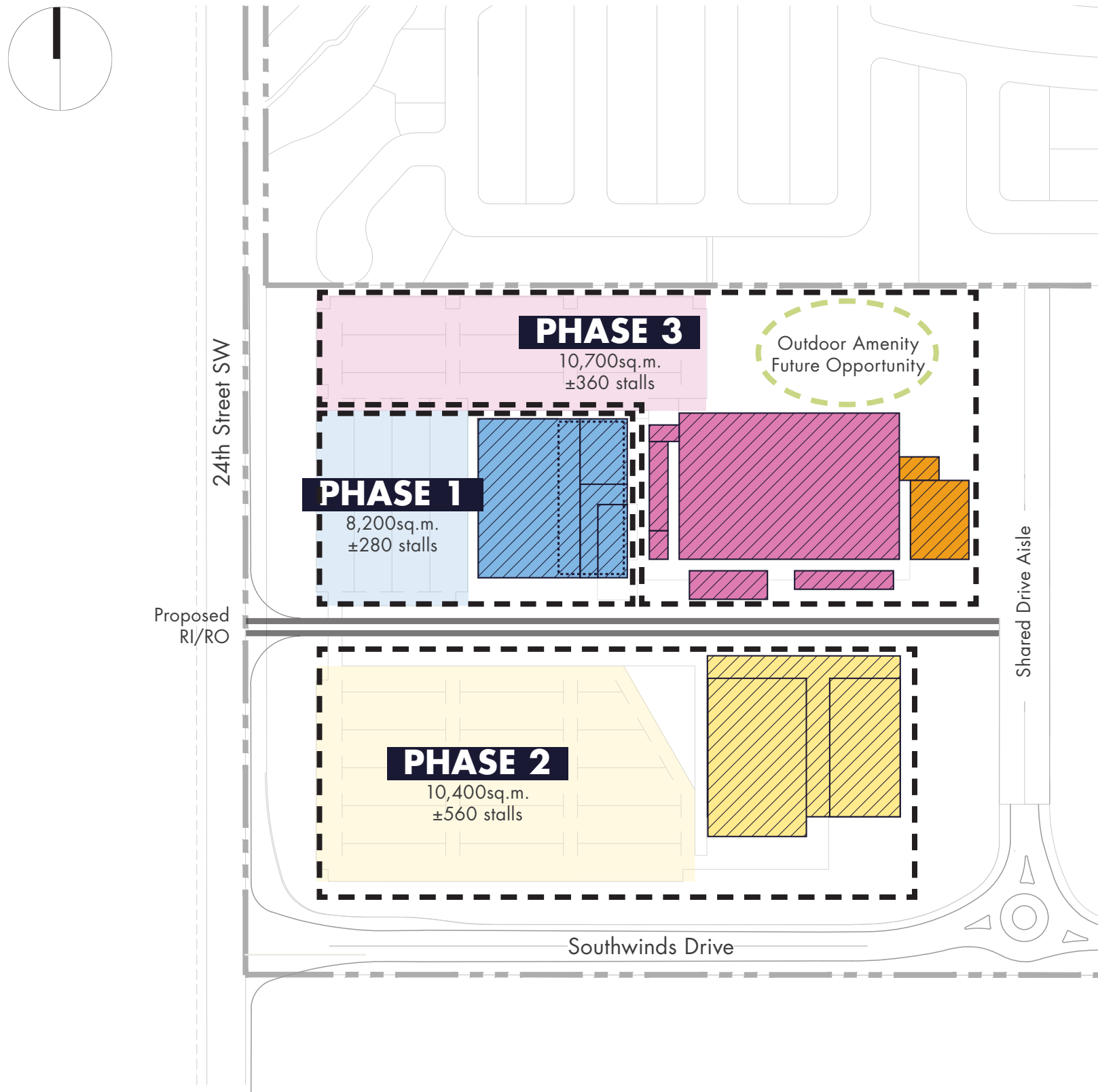
- Event programming and place making might not fit with joint-use site purpose and neighbourhood vision
- Field house air supported structure is close to residential neighbourhood
- Parking access is not as convenient for each phase
- Doesn't align with what we heard from the public or sport groups regarding the number of ice sheets.

Threats

- Southwinds Drive and the shared drive aisle may not be able to support the traffic from larger events which could create congestion
- Traffic calming will be required to prevent cutting through from the proposed adjacent school site
- Less community ice available.

SW Recreation Centre

PHASING DIAGRAM & GFA BREAKDOWN: **OPTION 3**



PHASE 1

Aquatics Centre - 4,350m² [47,000ft²]

- Aquatics – Lap pool, zero beach, pool deck, slides, whirlpool, lazy river
- Locker Rooms & Showers – Changing facilities
- Storage & Maintenance – Equipment storage, mechanical spaces

Fitness Centre - 1,950m² [20,100ft²]

- Fitness & Training Area – Gym, studios, walking track
- Storage & Maintenance – Equipment storage, utility spaces

Indoor Play Space - 550m² [6,100ft²]

- Play Structures – Ball court, clip and climbing, children play space
- Storage & Maintenance – Equipment storage, utility spaces

Common Areas - 800m² [8,650ft²]

- Public Amenities – Lobby, food concessions, vestibules and common areas
- Administrative Offices – Facility management and operations

PHASE 2

Twin Arena + Bowl - 10,400m² [111,800ft²]

- Ice Rinks & Related Facilities - NHL-sized rink, ice maintenance, spectator seating
- Supporting Spaces - Team and referee rooms, storage, washrooms, concession
- Public & Community Spaces - Social area, lobby, multi-purpose rooms, office and tenant area, suites

PHASE 3

Field House - 9,000m² [96,900ft²]

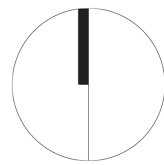
- Field House (air supported) - Indoor turf
- Team Rooms - Changing facilities for teams and individuals, referee rooms
- Spectator Seating & Storage

Gymnasium - 1,500m² [16,100ft²]

- Sports court with team rooms and storage area

SW Recreation Centre

PUBLIC CIRCULATION DIAGRAM: **OPTION 3**



PUBLIC CIRCULATION

- Control Point (Restricted Access)
- Public Circulation
- Vertical Circulation Point
- Pedestrian Connections (Community Engagement)
- Motorized Connections

Public Access Program Components

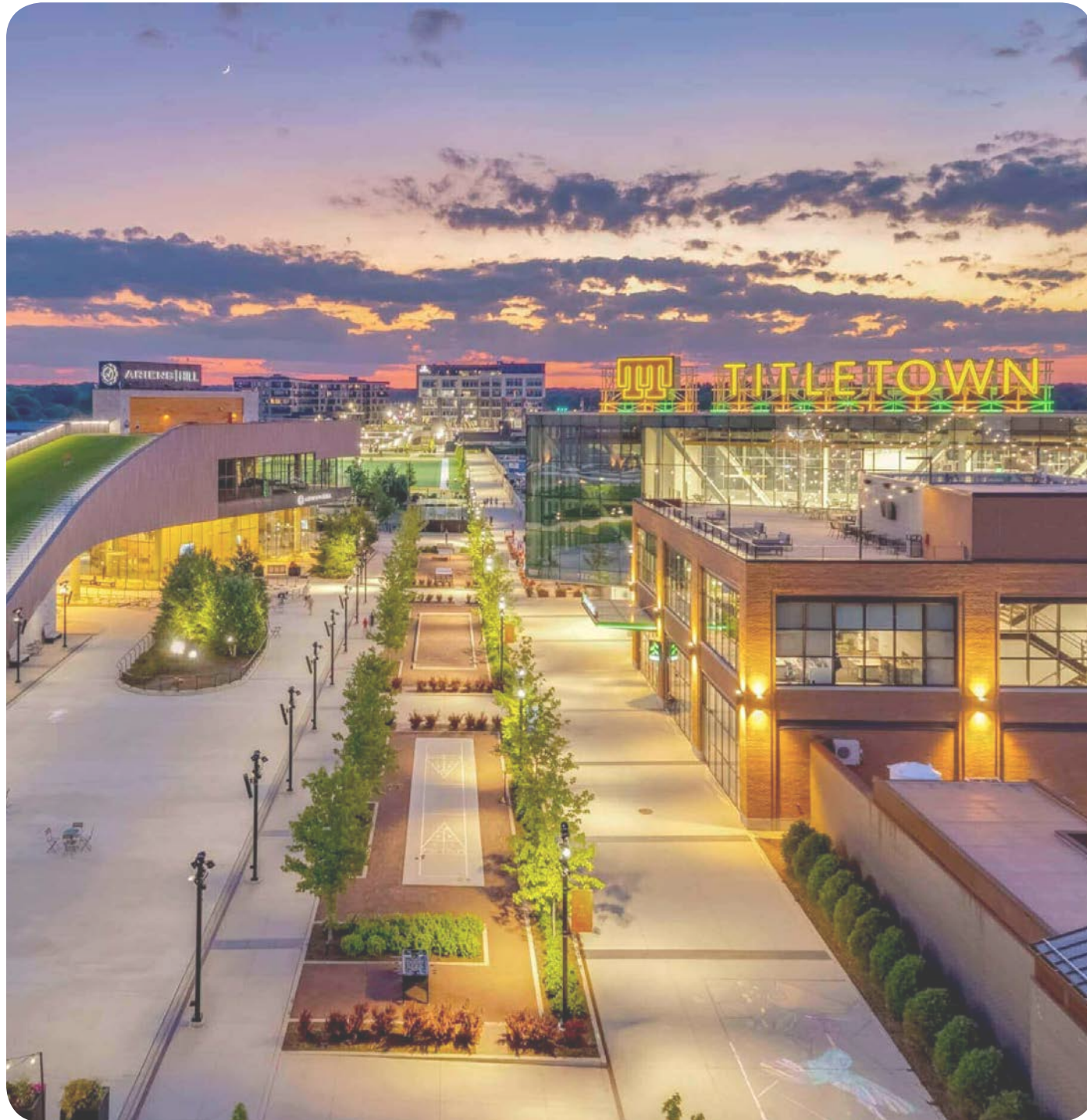
- Field House
- Arenas
- Studios
- Multi-purpose Rooms
- Food Concession
- Lobby & Common Areas

Closed Program Components

- Aquatics Centre
- Indoor Play Structure
- Fitness Centre
- Change Rooms
- Gymnasium

SW Recreation Centre

SITE OPTION 3: **PRECEDENTS**



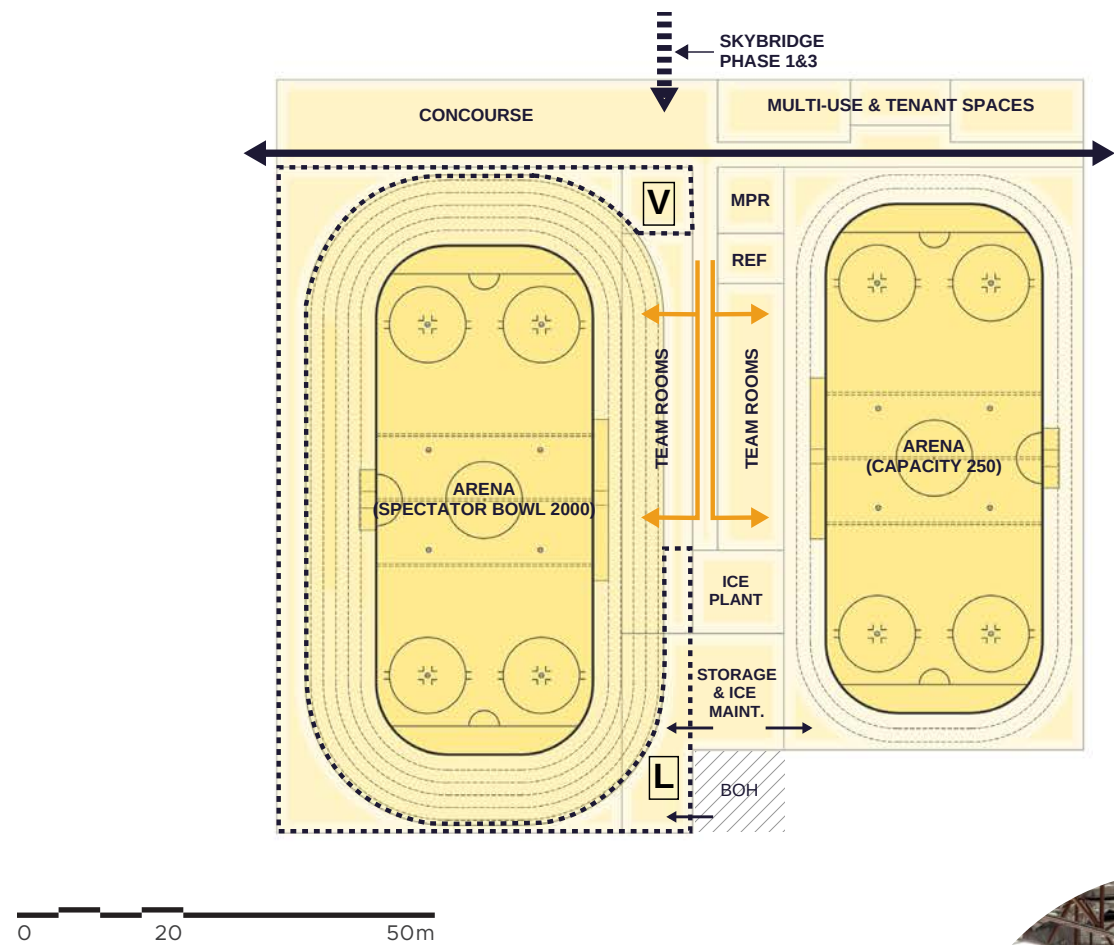
-Titletown Park in Ashwaubenon, Wisconsin



-Skybridge connection between Phase 2 and Phases 1 & 3

SW Recreation Centre

ARENAS DIAGRAM: PHASE 2



PHASE: 2

TOTAL AREA: 10,400m² [111,800ft²]

CRITICAL ADJACENCIES:

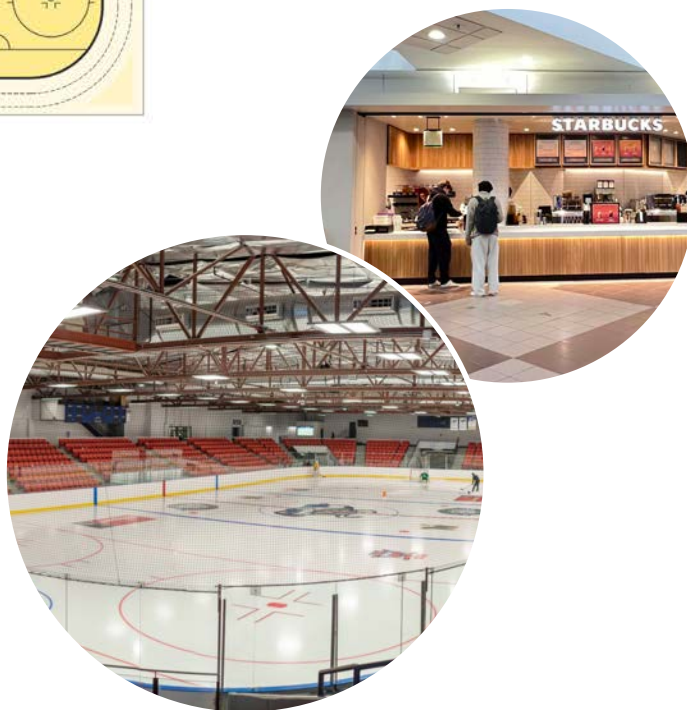
- Food Kiosks
- Parking with a Drop-off Loop

KEY DESIGN CRITERIA:

- To offer a semi-professional event destination

PUBLIC ENGAGEMENT:

- Desire for the opportunities that could be developed with a semi-professional venue resulted in its development with the understanding of the trade off for less community available ice
- Doesn't align with desire for maximum number of ice sheets for community use



PHASE 2 - TWIN ARENA + BOWL

TWIN ARENA ICE SURFACE

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SM
1.1.1 NHL Arena Community Sheet (2000sm)	2000	21530	4000	43060
1.1.2 Seating (250 capacity)	188	2018	375	4037
1.1.3 NHL Arena Spectator Sheet (1650sm)	1650	17762		
1.1.4 Spectator Bowl (2000 capacity)	1200	12918		
Ice Surface subtotal	3650	39292	4000	43060
Spectator subtotal seats	2250		500	
Spectator subtotal (area)	1387.5	14936	375	4037
1.1.5 Corporate Suites	160	1722		
1.1.6 Concourse and Food Concession	1200	12918		
1.4.3 Ice Resurfacer Room	120	1292		
1.4.4 Ice Plant	95	1023		
Component Area Subtotal	6613	71184		
Structural/Mechanical/Electrical (5%)	331	3559		
Internal Circulation (incl in above)	0	0		
Component Gross Area Total	6943	74743		

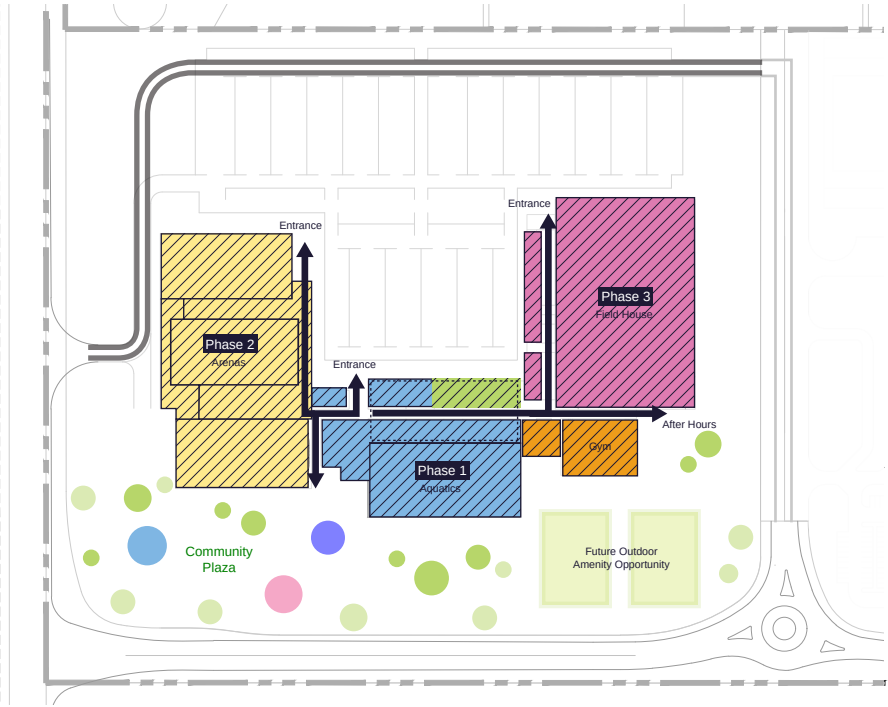
CHANGE ROOMS + ADMINISTRATION

	SWRC Area SM	SWRC Area SF	GP Area SM	GP Area SM
2.1.1 Locker Rooms (incl W/C and Shower) 10@70sm	700	7536	490	5275
2.1.2 Club Rooms (2@140sm)	280	3014		
2.1.3 Laundry	15	161		
2.1.2 Referee Room (2@25sm)	50	538	100	1077
2.2.2 First Aid	15	161		
2.2.3 Workshop	25	269		
2.2.4 Operator office	12	129		
2.2.5 Rink Storage	75	807		
2.3.1 Sharpening Kiosk	20	215		
2.4.1 MPR (2@120sm)	160	1722		
2.4.2 Public Washrooms (6@20sm)	120	1292		
2.4.3 Lobby/Concourse	200	2153		
2.4.4 Entrance Vestibule	20	215		
2.5.1 Operations Level Circulation/Storage	1150	12380		
Component Area Subtotal	2842	30594		
Structural/Mechanical/Electrical (8%)	227	2448		
Internal Circulation (6%)	171	1836		
Component Gross Area Total	3240	34877		

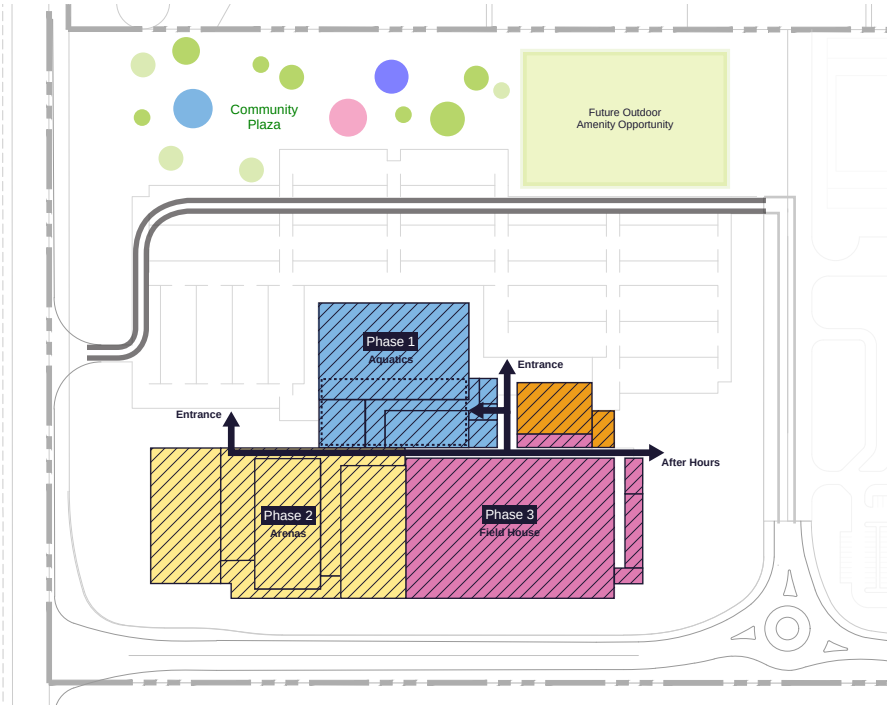
SW Recreation Centre

SITE OPTIONS: COMPARATIVE EVALUATION

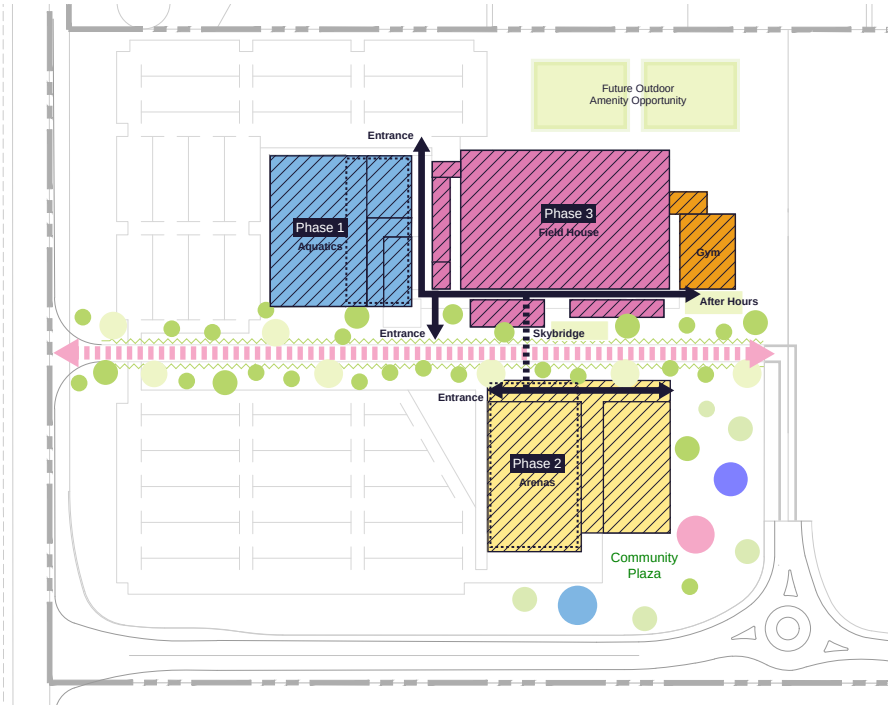
Criteria	Option 1 (recommended)	Option 2	Option 3
Traffic Flow (Circulation Efficiency)	• •	• •	• • •
Wayfinding & Site Navigation	• • •	• •	• •
Phasing Strategy	• • •	•	• •
Site Exposure (Visibility & Orientation)	• • •	•	• •
Contextual Fit	• •	• • •	•
Parking Separation Between Sites	• • •	•	• •
Event Flexibility	• •	• •	• • •
Connectivity to Future School Site	• •	• • •	•
Arrival Experience	• • •	•	• • •
Environmental Factors	• • •	•	• • •
Response to Public Engagement	• • •	• • •	•



Option 1 = 29 points



Option 2 = 20 points



Option 3 = 23 points

CONCLUSION: **NEXT STEPS**



The next step in this process will be the completion of a functional report once a site master plan has been approved by council.

The functional report will include:

- Executive Summary
- What We Heard Summary
- Site Analysis
 - Environmental Patterns
 - Topography
 - Development Plans
 - High School Information
 - Existing Road Networks and Access
- Building Program
 - Program Summary with Comparisons Genesis Place
- Traffic Summary + Parking/Phasing Information
- Three Site Options
 - Including Strengths of Each Option
- Recommended Option for Council
 - Site Masterplan
 - Functional Report/Program Summary
 - Adjacency/Relationship Diagrams
 - Key Program Area Design Criteria
- Appendices
 - What We Heard Report
 - Sport User Group Feedback
 - Traffic Memo
 - Costing Report

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