CHESTERMERE

Chestermere Recreation Centre and Public Library

Council Presentation: Functional Programming and Site Concept

#25003 - November 24, 2026



thecityofchestermere.ca

Chestermere Rec Centre

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EXECUTIVE SUMMARY: **INTRODUCTION**

Phased Approach to the Development of Recreation and Library Facility Components for the Dawson's Landing Recreation Site

OVERVIEW

In June 2025, a presentation was made to Council regarding a phased development approach for a future recreation complex in Dawson's Landing. Test fits were completed to assess what would fit on the 13-acre site, and the Mayor's Task Force for Recreation recommended a list of prioritized amenities for a phase 1 Community Aquatics Facility and Public Library.

Using the previous recreation test fit that was reviewed by Council, the phase 1 functional program in this plan represents aquatics, wellness and multi-use amenities that are complementary and support a wide range of recreation needs in Chestermere.

In recognition of the longstanding need for a larger library and the known synergies of recreation/library community hubs, the concept plan also includes a future public library. Operational costs were also considered, ensuring a balance of cost and revenue centres within the facility.

Community Aquatic Facility (~82,000sq.ft.):

This program is slightly altered from the previous test fit and there are no departures from the Mayor's Task Force for Recreation's priorities and considerations. This phase 1 aquatic facility is comparable to other modern community aquatic facilities within the region.

Chestermere Public Library (~27,450 sq.ft.):

The library component was informed by the 2023 New Library Business Plan, which identified the need for a larger facility to support future growth. Both co-located and standalone library options have been reviewed. Its inclusion would help create a broader civic destination that brings together recreation, learning and community services for residents of all ages.

Guiding Principles:

The following guiding principles were used to develop and evaluate the viability of a phase 1 project:

1. Spaces are multipurpose enabling a broad range of uses; and the amenities represent core recreation and library components that allow for future expansion.
2. The size and selection of program amenities meet the community's highest expressed needs.
3. Aquatic amenity costs are partially offset by areas that will generate operating revenues, with the aim of achieving the best cost-efficiencies possible for an aquatic facility operation.
4. The program will accommodate a variety of governance and operating models.
5. The program presents a compelling vision and has the potential to attract external funding sources (e.g. sponsorships, donations, grants).
6. The program considers the highest needs of residents as well as future growth. The allocation of spaces is not intended to support a model that is primarily regional in nature. However, future phases may accommodate different recreation objectives.



FUNCTIONAL PROGRAM: **PLANNING ASSUMPTIONS**

Program Facility Assumptions in the Functional Program

1. Offer a phase 1 facility model that considers future expansion and high usage.

2. Ensure that the recreation facility design allows the City to select from various governance and operating models and can be managed by one single operator.

3. Ensure a balance between the aquatic lap pool and leisure amenities to serve a broad demographic population and meet local community needs.

4. Ensure a balance between aquatic, fitness and community amenities to support a membership model as well as general a-la-carte programming.

5. Design spaces for all ages (e.g. flexible multipurpose rooms to be available for community bookings and optimized for multiple uses).

6. Provide pros and cons for considering universal locker rooms versus gender-specific locker rooms.

Phasing and Facility Expansion Assumptions

1. The addition of a second phase (i.e. fieldhouse) should be considered and tested to see if it fits on the Dawson's Landing site.

2. The adjacent land to the west of the study parcel (or a portion thereof) may be available in subsequent phases; however, this is uncertain at this time.

3. Land for future expansion opportunities should be allotted for the library, fitness center and community spaces.

4. Plan for central control within the facility with visibility to all entry points and various amenity areas.

General Facility Assumptions

1. The estimated 82.000 s.f. aquatic recreation facility option is the functional program as per the recommendation from the Mayor's Task Force for Recreation.

2. The library functional program is 27,450 sf as per the Council approved Library Business Plan.

3. The recreation center and library will be constructed at the same time and will be integrated as one building. Shared spaces may include a common area, lobby, public washrooms and possibly loading/maintenance areas. Program areas will remain separate for each organization.

4. Accessibility is necessary for all program areas for both organizations. A two-level facility is acceptable, assuming accessibility issues are addressed.

Site Assumptions

1. The facility will be south facing towards West Lakeview Drive.

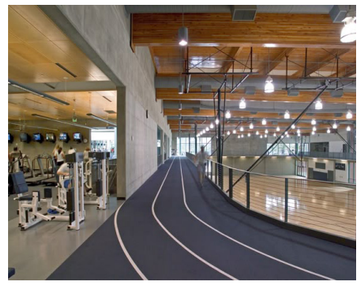
2. Consideration needs to be given to the impact of the facility on adjacent neighbourhoods (e.g. shading, noise, traffic).

3. Servicing water and wastewater from both the north and the south for the Rec Center has been reviewed and there are no issues in potential servicing for either direction. Servicing should come from the South.

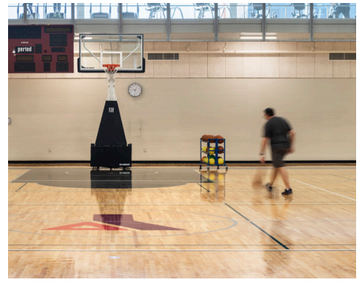
4. Parking, road access, pathways and outdoor play areas may be shared between the recreation facility and the library.

5. The location of the new high school is not a primary consideration for the location of the municipal facility. An outside pathway will connect the two properties.

6. Parking will not be shared between Rocky View Schools' high school and the City's facility, and the facilities will have separate road access points.








PHASE I OVERVIEW: **COMMUNITY AQUATICS MODEL**

*as per previous test fit, June 2025 with slight modifications

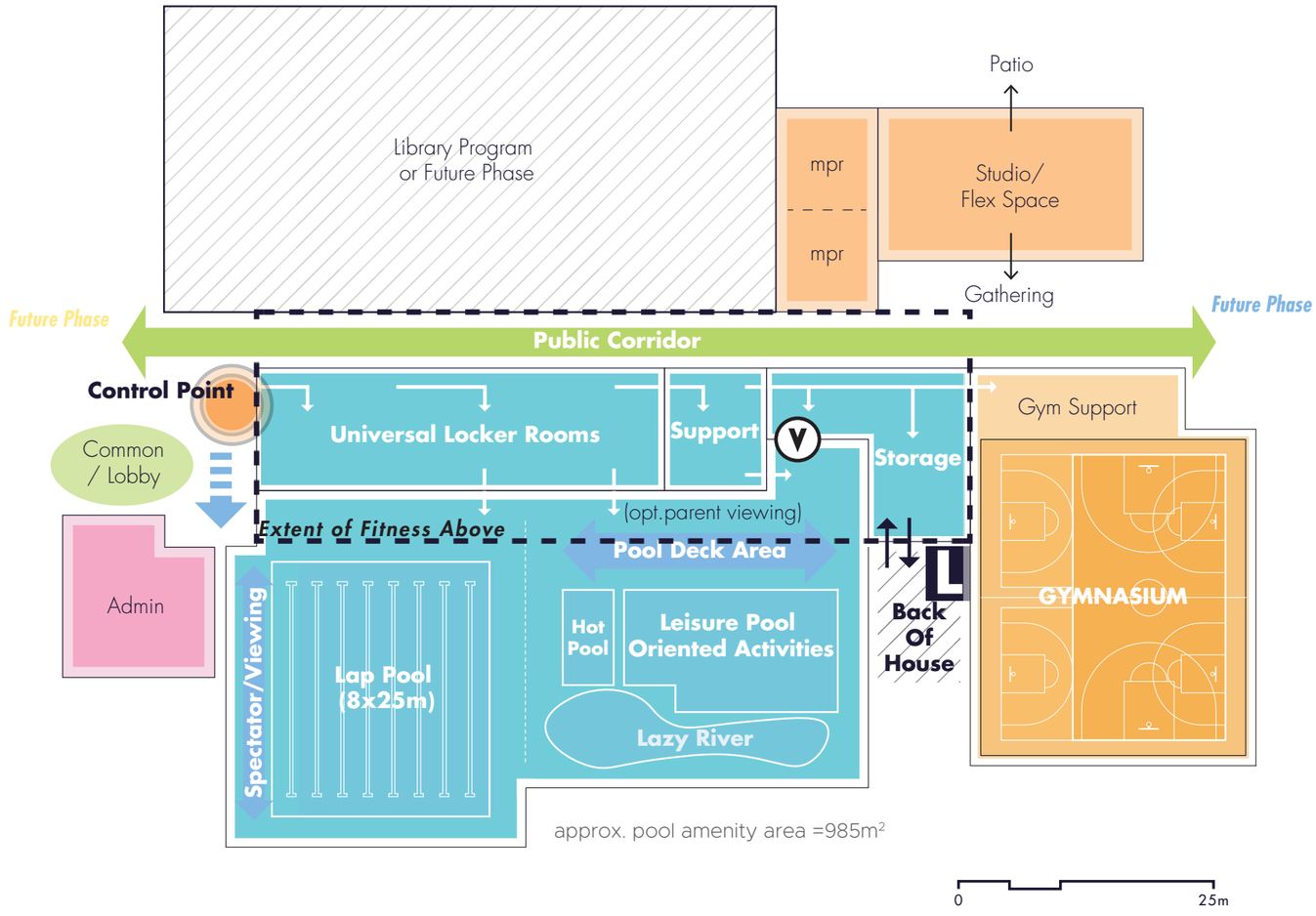
Program Summary

Gymnasium	**1,060m²**
• Gymnasium	800m²
• Telescopic Bleachers	50m²
• Storage/Support	205m²
Fitness Centre & Locker Rooms	**2,240m²**
• Fitness Centre	920m²
• Perimeter Walking Track	500m²
• Universal Change Room & Lockers (200)	540m²
• Storage/Support	280m²
Aquatics Centre	**2,690m²**
• 25 m Lane Pool (8 lanes)	500m²
• Leisure Pool	200m²
• Hot Pool	40m²
• Pool Deck (overall)	700m²
• Lazy River and Leisure Amenity	225m²
• Sauna	20m²
• Viewing Area	75m²
• Staff Areas	65m²
• Pool Storage/Mech/Tunnel/Support	860m²
Administration/Common Area	**1,740m²**
• Administration	210m²
• Circulation Hub	435m²
• Service & Utility Spaces/Support	485m²
• Multi-Purpose Rooms with Storage	220m²
• Studio/Flex Space with Storage	390m²

Total GFA: ~7,730m² [83,200ft²]

Notes:

- *A black box theatre (650-700 m²) has been identified as a future program area of interest by the Recreation Committee.*
- *A larger circulation/gathering area for socialization was identified as a program area of interest if the library is co-located with the recreation center.*



CRITICAL ADJACENCIES:

- Central control with visibility to entry, aquatics, and fitness
- Direct access between change rooms and aquatics
- Fitness located near change rooms
- Leisure pool adjacent to viewing areas
- Multi-purpose rooms accessible after-hours
- Clear separation of wet and dry zones

KEY DESIGN CRITERIA:

- Support a high-use, community-focused
- Flexible, multi-use spaces for diverse programming
- Visibility and passive supervision for safety
- Design for all ages (family + multigenerational use)
- Balance leisure and lap pool functions

FUNCTIONAL PROGRAM: **COMMUNITY AQUATICS MODEL**

1 AQUATICS		Area per	Number	SM	SF
1.1.1	Lane Pool 25m - 8 Lane			500	5383
1.1.2	Lane Pool Deck Area (5M at ends, 3M on sides)			350	3768
1.1.3	Hot Pool (12-person capacity) with Ramp			40	431
1.1.4	Leisure Pool			200	2153
1.1.5	Leisure Pool Deck Area			350	3768
1.1.6	Lazy River			225	2422
1.1.7	Viewing Area			75	807
1.1.8	On Deck Pool Storage			60	646
1.1.9	Equipment Storage			50	538
1.1.10	Lifeguarding Office / First Aid			25	269
1.1.11	Staff Change Room for Pool			40	431
1.1.12	Sauna			20	215
1.1.13	Pool Tunnel & Mechanical			600	6459
1.1.14	Janitorial, Loading, General Storage			30	323
1.1.15	Chemical Storage			20	215
	Component Area Subtotal			**2585**	**27828**
	Building Mechanical included above			0	0
	Walls and Structure Pro-Rated 4%			103	1113
	Circulation included in Deck Area			0	0
	Pool Component Total			**2688**	**28941**

2 LOCKER ROOMS		Area per	Number	SM	SF
2.1.1	Universal Dry Change Cubicles	3	16	48	517
2.1.2	Accessible Dry Change Cubicles	6	4	24	258
2.1.3	Universal Showers Change Cubicles	4	8	32	344
2.1.4	Accessible Showers Change Cubicles	6	4	24	258
2.1.5	Universal Full-Height Locker Columns			200	2153
2.1.6	Universal Washrooms			25	269
2.1.7	Accessible Washrooms	6	2	12	129
2.1.8	Assisted Shower / WC	15	2	30	323
2.1.9	Vanities and Aisle			25	269
2.1.10	Stroller / Wheelchair Area			15	161
2.1.11	Custodial Closet			5	54
	Component Area Subtotal			**440**	**4737**
	Pro-Rated Building Mechanical / Electrical 12%			53	568
	Pro-Rated Walls and Structure 3%			13	142
	Component Internal Circulation 8%			35	379
	Locker Room Component Total			**541**	**5826**

Notes:

2.1.1–2.1.6 Further investigative work will be done to evaluate the benefits of a 100% universal locker room approach compared to a combination of gendered (male, female) + universal locker rooms. Please refer to page 22.

3 GYMNASIUM		Area per	Number	SM	SF
3.1.1	Gymnasium sport courts			800	8612
3.1.2	Telescopic bleachers			50	538
3.1.3	Gymnasium Storage			50	538
	Component Area Subtotal			**900**	**9689**
	Pro-Rated Building Mechanical / Electrical 8%			72	775
	Pro-Rated Walls and Structure 5%			45	484
	Component Internal Circulation 5%			45	484
	Gymnasium Component Total			**1062**	**11432**

FUNCTIONAL PROGRAM: **COMMUNITY AQUATICS MODEL**

4	**FITNESS CENTRE**	**Area per**	**Number**	**SM**	**SF**
4.1.1	Fitness Desk			10	108
4.1.2	Stretching / Balls and Circulation			60	646
4.1.3	Cardio Machines and Circulation			225	2422
4.1.4	Strength Machines and Circulation			325	3499
4.1.5	Fitness Free Weights / Open Area and Circulation			200	2153
4.1.6	Functional Area			100	1077
4.1.7	Convenience HC-Accessible Changerooms			8	86
4.1.8	Convenience HC-Accessible Washrooms			8	86
4.1.9	Fitness Perimeter Walking Track (3 x 3.0ft lanes)			500	5383
4.1.10	Ftiness Equipment Storage			20	215
4.1.11	Fitness Equipment Repair			10	108
	Component Area Subtotal			**1466**	**15781**
	Pro-Rated Building Mechanical / Electrical 8%			117	1263
	Pro-Rated Walls and Structure 3%			44	473
	Circulation Allowance 5%			73	789
	Fitness Component Total			**1701**	**18307**

5	**ADMINISTRATION/COMMON AREAS**	**Area per**	**Number**	**SM**	**SF**
5.1.1	Reception / Control Desk			25	269
5.1.2	Administration Open Offices	10	8	80	861
5.1.3	Administration Closed Offices	12	4	48	517
5.1.4	Copy / Office Storage	12	1	12	129
5.1.5	Staff kitchenette / lounge			25	269
5.2.1	Storage / Staging Area			35	377
5.2.2	Waste / Recycling Management			20	215
5.2.3	Custodial Storage	6	4	24	258
5.3.1	Multi-Purpose Rooms	100	2	200	2153
5.3.2	MP Rooms Storage			20	215
5.3.3	Studio / Flex Space (est. 200 banquet capacity)			360	3875
5.3.4	Studio Storage / Support			30	323
5.4.1	Entry Vestibules			15	161
5.4.2	Circulation Hub / Informal Social Space			435	4683
5.4.3	Facility Washrooms			76	818
5.4.4	Food Concession			55	592
	Component Area Subtotal			**1460**	**15717**
	Internal Circulation 10%			117	1257
	Pro-Rated Building Mechanical / Electrical 8%			117	1257
	Pro-Rated Walls and Structure 3%			44	472
	Admin/Common Component Total			**1737**	**18703**

	TOTAL BUILDING AREA	**7730**	**83201**

Notes:

5.3.3 Includes a small foldable stage and a potential servery located withing the storage room. No room dividers or kitchenettes are proposed.

A circulation hub, or primary facility circulation space, is proposed as an informal community gathering area and as a potential future cultural amenity. Refer to page 21 for comparable facilities. The area may change depending on co-location opportunities with a public library and potential future phases.

PHASE I OVERVIEW: **PUBLIC LIBRARY**

Program Overview - Phase I: Library

Library Entrance	**273m²**
• Lobby / Living Room & Seating	180m²
• Service & Self-Check Functions	44m²
• Entry / Vestibule	12m²
• Holds / Support Spaces	37m²
Meeting Rooms & Programming	**269m²**
• Flexible Meeting & Program Rooms	151m²
• Computer Training Lab	75m²
• Support / Circulation	43m²
Public User Areas	**725m²**
• Reading & Informal Seating	260m²
• Program & Activity Spaces	195m²
• Makerspace	75m²
• Quiet Study & Computers	90m²
• Lounge / Feature Seating	60m²
• Support / Circulation	45m²
Staff Workspace	**424m²**
• Staff Work Area	168m²
• BoH / Sorting / Loading	100m²
• Staff Support Spaces	88m²
• Circulation / Allowance	68m²
Collection Spaces	**858m²**
• Adult Collections	220m²
• Children's Collections	180m²
• Young Adult Collection	60m²
• AV Collection	55m²
• Reading & Study Seating	140m²
• Program / Flexible Space	40m²
• Study Rooms	30m²
• Support Spaces	34m²
• Circulation / Allowance	100m²
Total GFA: 2,550m² [27,450ft²]	

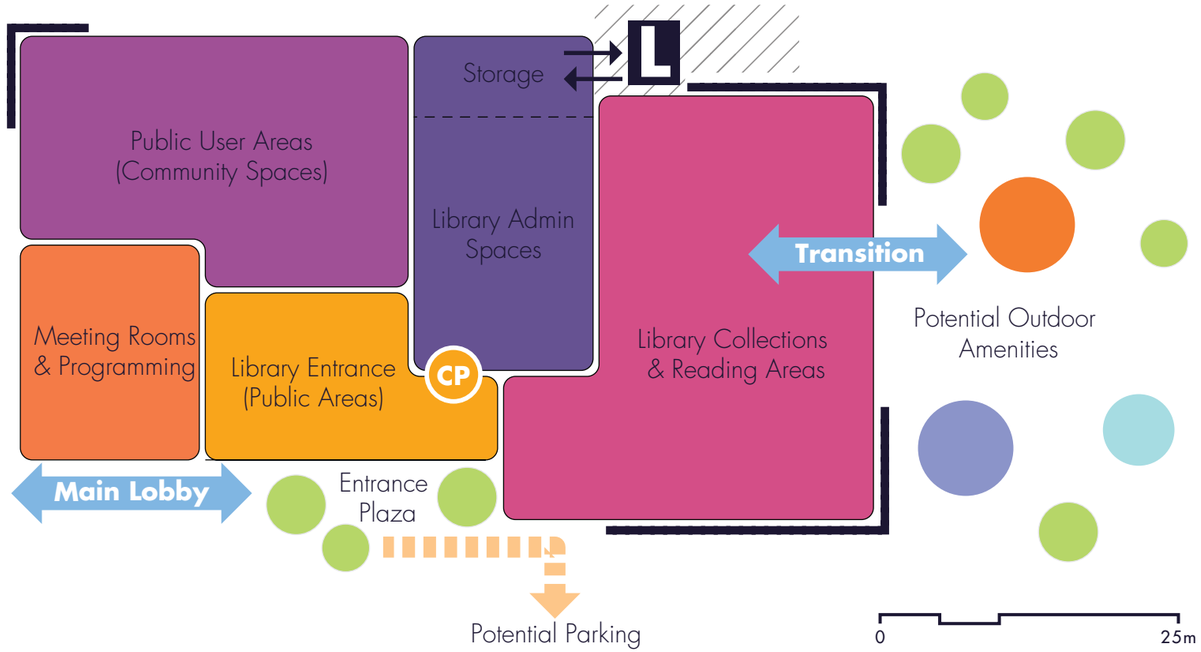
Notes:

- *A co-located library could reduce the program by approximately 300–480 m² through shared use of lobbies, flex/meeting spaces, staff amenities, washrooms, and building services, while maintaining core library functions.*















FUNCTIONAL PROGRAM: **PUBLIC LIBRARY**

1	**LIBRARY ENTRANCE**	**Area per**	**Number**	**SM**	**SF**
1.1.1	Service Desks / Library Security	10	1	10	108
1.1.2	Materials Drop	3	1	3	32
1.1.3	Self-Service Check-Out	4	2	8	86
1.1.4	Printer/Copier	5	1	5	54
1.1.5	OPAC Station	4	2	8	86
1.1.8	Janitorial Closets	4	2	8	86
1.1.9	Entry Vestibule	12	1	12	129
1.1.10	Lobby / Living Room Space	140	1	140	1507
1.1.11	Kiosk / Seating	40	1	40	431
1.1.12	Holds Collection	10	1	10	108
	Component Area Subtotal			**244**	**2627**
	Building Mechanical Pro-Rated 8%			7	79
	Walls and Structure Pro-Rated 3%			10	105
	Component Internal Circulation 5%			12	131
	Library Entrance Total			**273**	**2942**

2	**MEETING ROOMS & PROGRAMMING SPACES**	**Area per**	**Number**	**SM**	**SF**
2.1.1	General meeting / programming rooms	35	2	70	754
2.1.2	Conference rooms	12	3	36	388
2.1.3	Children's programs	45	1	45	484
2.1.4	Computer training lab	15	5	75	807
	Component Area Subtotal			**226**	**2433**
	Pro-Rated Building Mechanical / Electrical 8%			18	195
	Pro-Rated Walls and Structure 3%			7	73
	Component Internal Circulation 8%			18	195
	Meeting & Programming Spaces Total			**269**	**2895**

3	**PUBLIC USER AREAS**	**Area per**	**Number**	**SM**	**SF**
3.1.1	Public access computers	3	15	45	484
3.1.2	Quite Study Rooms	15	3	45	484
3.1.3	Makerspace	75	1	75	807
3.1.4	Children's Play Space / Early Literacy Area	80	1	80	861
3.1.5	Fireplace / Reading Lounge	60	1	60	646
3.1.6	Theatre / Storytelling / Flex	120	1	120	1292
3.1.7	General Reading & Open Seating	100	1	100	1077
3.1.8	Informal Seating / Distriubuted	100	1	100	1077
	Component Area Subtotal			**625**	**6728**
	Pro-Rated Building Mechanical / Electrical 8%			50	538
	Pro-Rated Walls and Structure 3%			19	202
	Component Internal Circulation 5%			31	336
	Public User Areas Total			**725**	**7805**

Notes:

1.1.9 & 3.1.6 The efficiency of a combined facility comes from the multi-use of spaces that are used less frequently, such as the studio, outside gathering areas and meeting rooms. These functions can be located outside the dedicated program area and booked as shared spaces, allowing them to be used more consistently. Additional efficiencies can also be achieved through shared public/common areas and mechanical spaces.

FUNCTIONAL PROGRAM: **PUBLIC LIBRARY**

4	**STAFF WORKSPACE**	**Area per**	**Number**	**SM**	**SF**
4.1.1	Staff Offices	12	4	48	517
4.1.2	Staff Workstations	7	16	112	1206
4.1.3	Reference Desk	8	1	8	86
4.1.5	Sorting Room (Shipping & Receiving)	55	1	55	592
1.1.13	Storage / Loading / BOH	45	1	45	484
4.1.6	Breakroom	25	1	25	269
4.1.7	Meeting Room (12-person)	20	1	20	215
4.1.8	Staff Storage / Print Room	15	1	15	161
4.1.9	Server Room	8	1	8	86
4.1.10	Lockable Closets	4	1	4	43
4.1.11	Staff Washroom	8	2	16	172
	Component Area Subtotal			**356**	**3832**
	Pro-Rated Building Mechanical / Electrical 8%			28	307
	Pro-Rated Walls and Structure 3%			11	115
	Circulation Allowance 8%			28	307
Staff Workspace Total				**424**	**4560**

5	**COLLECTION SPACES**	**Area per**	**Number**	**SM**	**SF**
5.1.1	Children's Area	180	1	180	1938
5.1.2	Young Adults Area	60	1	60	646
5.1.3	Adult Collections	220	1	220	2368
5.1.4	Family W/C	7	2	14	151
5.1.5	Nursing / Calm Room	8	1	8	86
5.1.6	Audiovisual items	55	1	55	592
5.1.7	Bookable Meeting Rooms	15	2	30	323
5.1.8	Quite Study Space	40	1	40	431
5.1.9	Computer Stations	3	4	12	129
5.1.10	Informal Seating	20	1	20	215
5.1.11	Group Table Seating	30	1	30	323
5.1.12	Open Pogram Area	40	1	40	431
	Component Area Subtotal			**709**	**7632**
	Internal Circulation 10%			71	763
	Pro-Rated Building Mechanical / Electrical 8%			57	611
	Pro-Rated Walls and Structure 3%			21	229
Collection Spaces Total				**858**	**9235**

TOTAL BUILDING AREA	**2549**	**27437**

Notes:

Co-location Efficiency- If the library is co-located within the recreation complex, opportunities exist to reduce or eliminate duplicated spaces through shared use of lobbies, flex space, meeting rooms, staff support areas, washrooms, and building services. These efficiencies could reduce the library program by approximately 300–480 m2, while maintaining the core library functions such as collections, study, reading, children's areas, public computers, and programming spaces.

LIBRARY FACILITY **OPERATIONS MODEL COMPARISON**

Co-Located Library

Advantages

- Reduced overall building area through shared spaces and services
- Increased foot traffic from recreation centre users
- Convenient one-stop destination for families
- Opportunities for joint programming (fitness + literacy, youth programs, camps)
- Shared amenities (parking, washrooms, meeting rooms, lobby space)
- Extended visibility and community awareness
- Potential for shared staffing or customer service points
- Supports multi-purpose community hub model
- **Lower capital costs due to consolidated building footprint**
- **Lower operating costs through shared utilities and maintenance**

Considerations

- Acoustic design considerations due to adjacent recreation uses
- Limited control over building hours and operations
- Space constraints and reduced flexibility for future expansion
- Shared parking may create peak-time congestion
- Wayfinding and identity must be clearly defined
- Security and access separation may be required

Standalone Library

Advantages

- **Full control over building design and layout**
- Easier to create quiet, study-focused environment
- Flexible hours independent from other facilities
- Room for future expansion
- **Clear identity and community presence**
- Dedicated parking and access
- Greater control over safety and security

Considerations

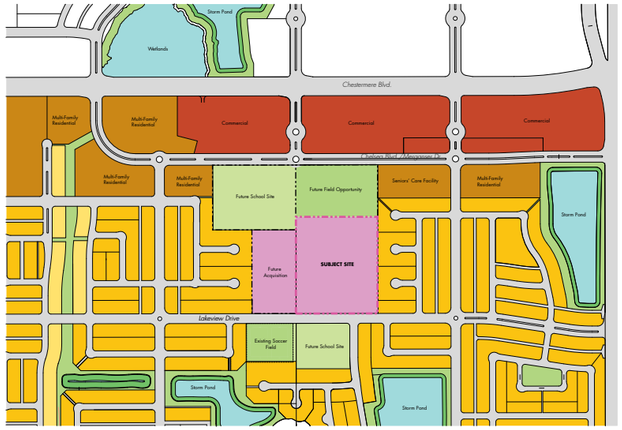
- Larger total building area required (no shared spaces)
- Separate lobby, washrooms, meeting rooms, and circulation required
- Dedicated building systems increase capital costs
- Independent mechanical/electrical/service areas required
- Full parking supply must be provided for library use
- Higher operating and maintenance costs
- Less opportunity for shared programming and partnerships
- No built-in shared community hub benefits







SITE ANALYSIS: **URBAN CONTEXT & CONNECTIVITY**

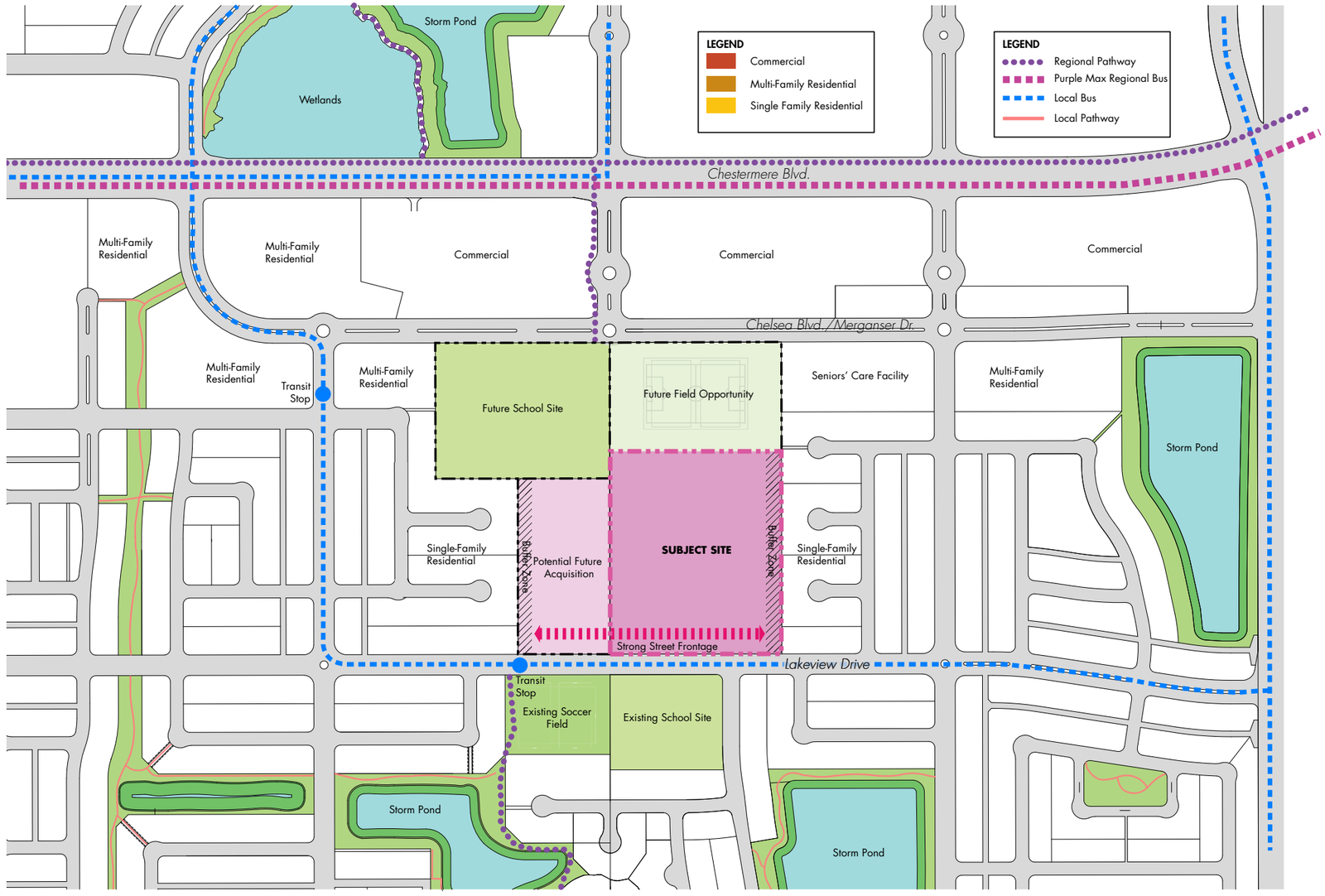


Zoning Map

SITE CONTEXT & PLANNING CONSIDERATIONS

The Recreation and Library facility site is located within a growing community context, with West Lakeview Drive serving as a key access and circulation corridor. Surrounding uses include future residential development, commercial and retail areas, a high school site, and planned outdoor fields, creating opportunities for the facility to become an important community anchor.

The site planning approach prioritizes safe pedestrian and vehicular circulation, strong connections to surrounding neighbourhoods and future school amenities, and appropriate buffering from adjacent residential areas. Building placement and massing should maintain a visible presence along West Lakeview Drive while supporting opportunities for outdoor amenities, shared pathways, and future expansion.



Circulation Diagram

SITE CONCEPT: **OPTION 1 - N-S ORIENTATION** (PHASE 1 ONLY)

High School Parking

190 PARKING STALLS

Future Field Opportunity

Limited Access Road

Phase 2 Expansion

Outdoor Field Opportunity

Future Acquisition
– phase 3 or outdoor amenities

community / gathering

GYM

FLEX

fitness above

universal change & fitness above

stair

MPR

GREENWAY

control point

LIBRARY

AQUATICS

service access road

library book drop-off

Phase 2 Parking

main entrance

outdoor amenity

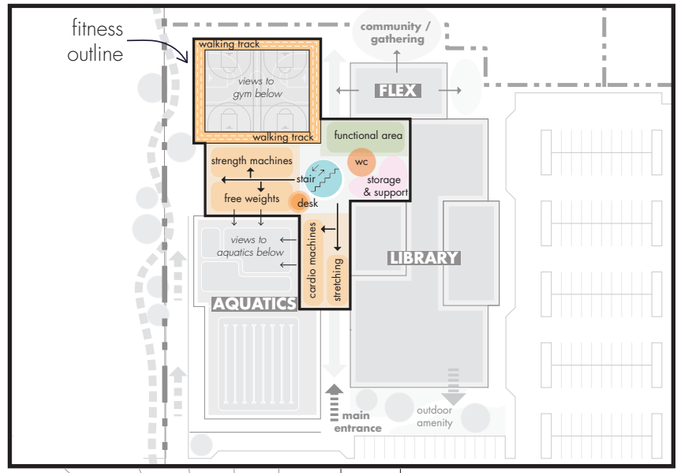
drop-off

Phase 1 Parking

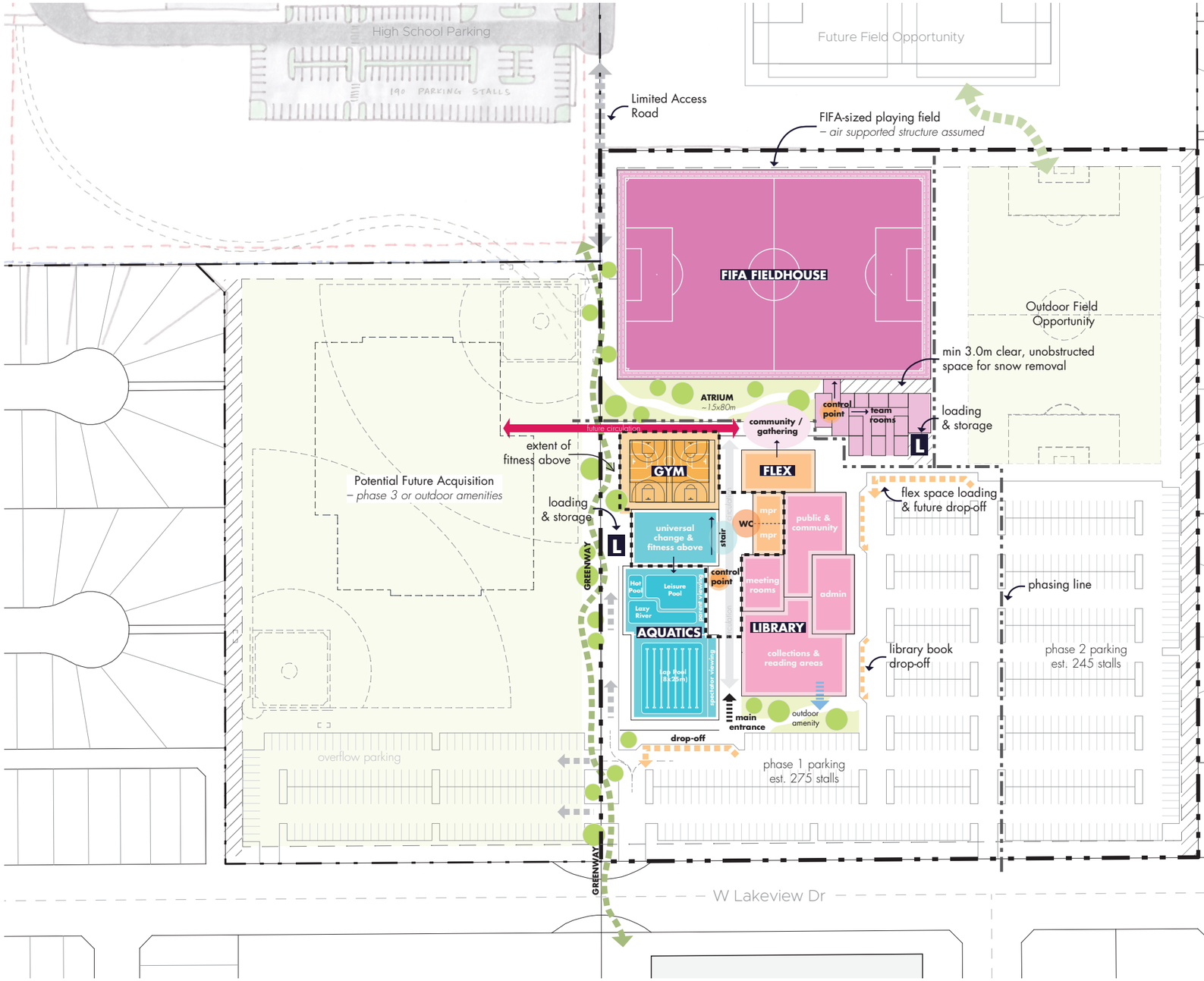
GREENWAY

W Lakeview Dr

Option 1 - Phase 1 - Second Floor Layout



SITE CONCEPT: **OPTION 1 - N-S ORIENTATION** (INCL. FUTURE PHASES)



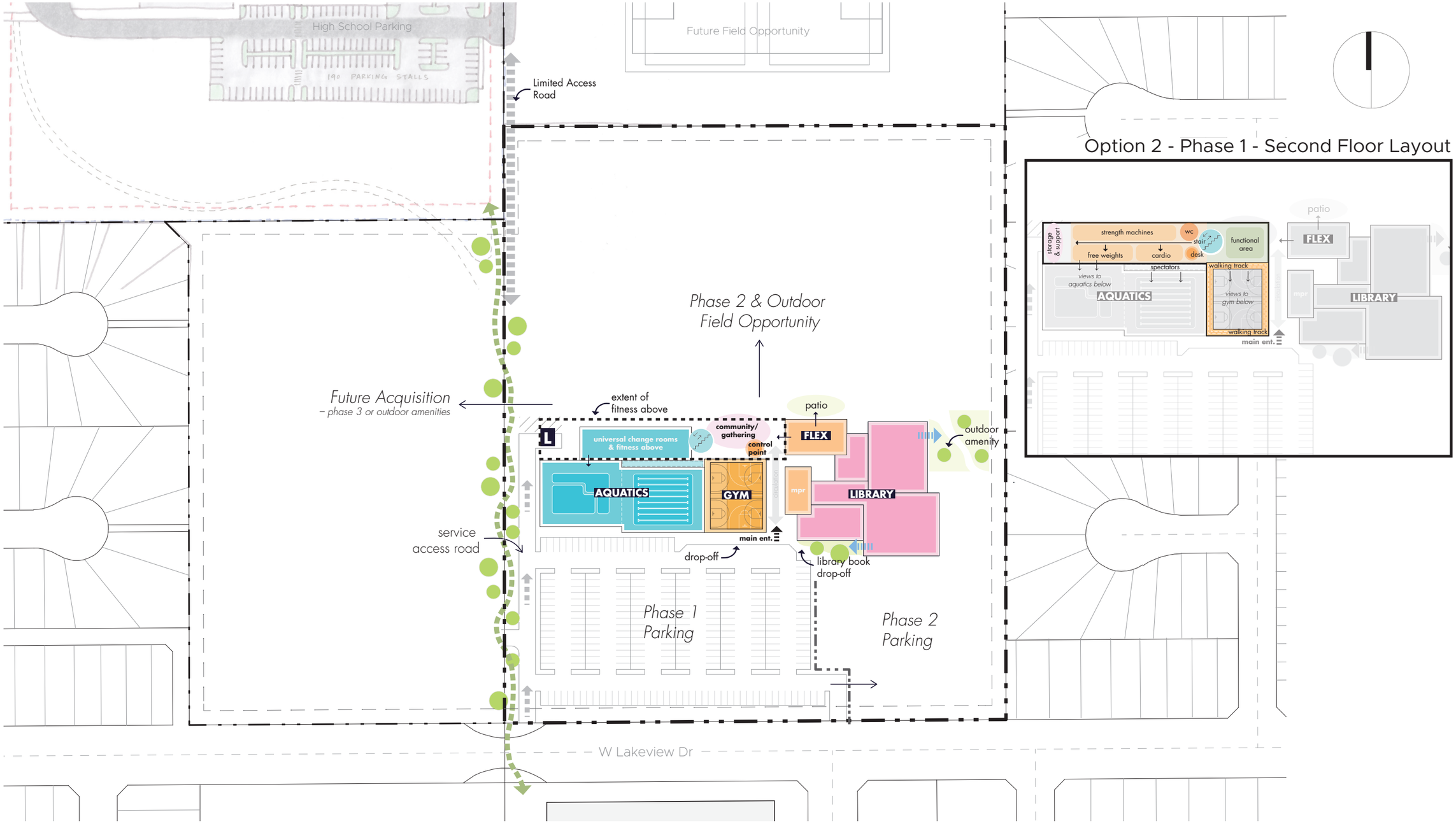
PROS

- Provides efficient drop-off opportunities for each phase, helping reduce congestion at the main entrance to the south.
- Provides sufficient separation from the residential developments to the east.
- Strong north-south circulation spine connects the major program components and creates an engaging community commons. Aquatics and the library flank the main circulation, providing visibility into key program areas and creating a more active internal experience.
- Control point is centrally located with good oversight of the primary circulation routes.
- Fitness area has visual connections to both the aquatics area and gym.
- Fieldhouse can operate independently from the remainder of the facility.
- Clear organization of major program areas along a simple, legible circulation spine.

CONS

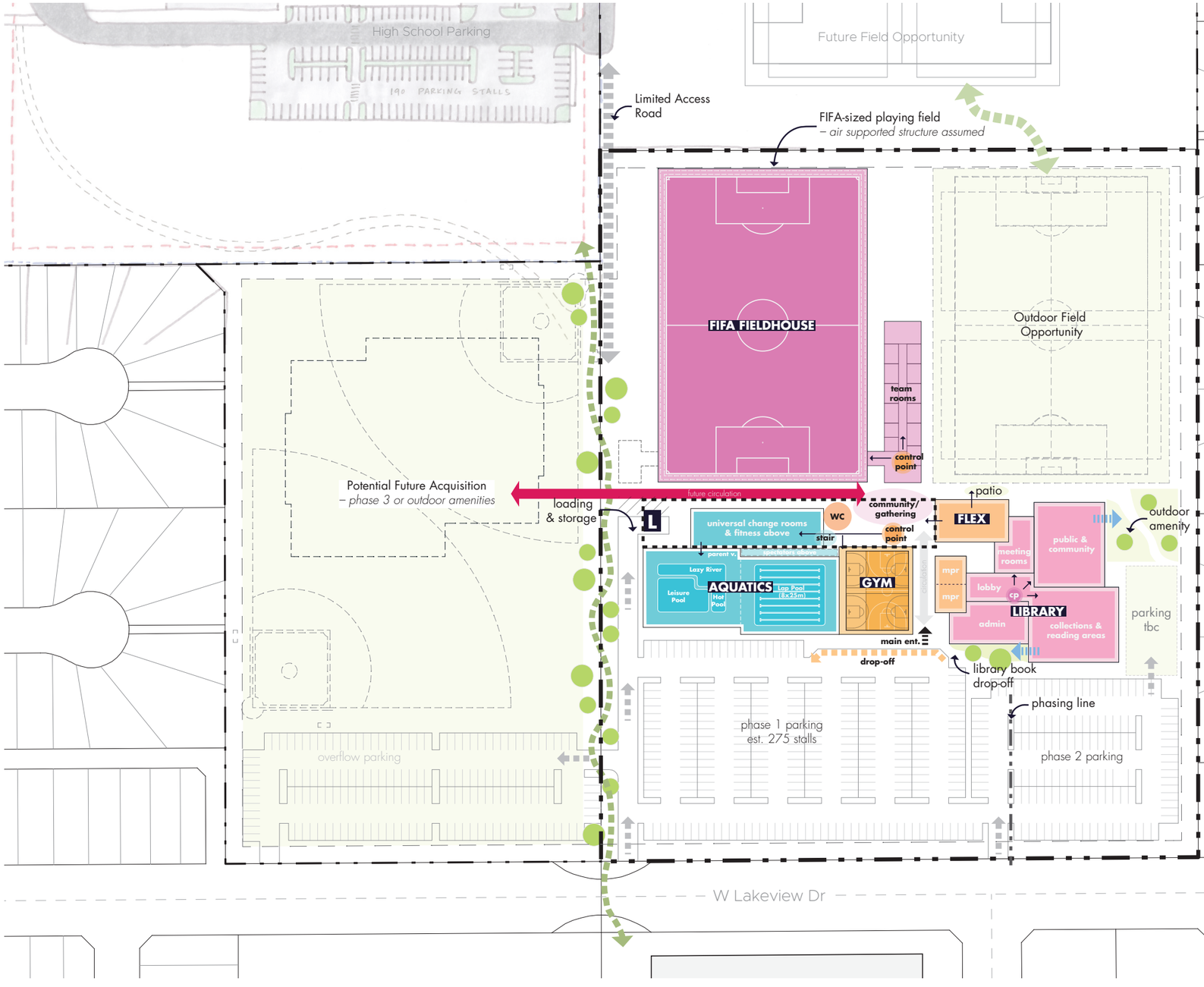
- Limited opportunity for the Flex space to expand into the main circulation or connect directly to an outdoor patio.
- Flex space has limited visual connection to the outdoor amenities.
- Fewer opportunities for substantial outdoor amenity areas directly associated with the main community spaces.
- Community gathering spaces are distributed along the circulation spine rather than concentrated into a larger central gathering space.

SITE CONCEPT: **OPTION 2 - E-W ORIENTATION** (PHASE 1 ONLY)



Option 2 - Phase 1 - Second Floor Layout

SITE CONCEPT: **OPTION 2 - E-W ORIENTATION** (INCL. FUTURE PHASES)



PROS

- Greater flexibility for future field development to the north, with more options for field orientation and configuration.
- Parking consolidated south of the main entrance, creating a clearer arrival and reducing conflicts with future expansion.
- More compact Phase 1 circulation, with a central control point overlooking primary circulation and major program areas.
- Greater opportunity for outdoor amenities and spill-out spaces along the north and east sides.
  Strong West Lakeview Drive frontage gives Phase 1 greater street presence and helps screen future Phase 2 development.
- Flex, gathering, patio, and future outdoor fields are closely connected, creating a stronger indoor-outdoor community hub.
- Compact Phase 1 organization strengthens connections between Flex, Library, Gym, and the central gathering area.

CONS

- Most users rely on the south main entrance, requiring careful access control for independent after-hours operation.
- Future Phase 2 access requires movement through or alongside Phase 1 unless a separate entrance is added.
- Aquatics and Library sit toward the ends of the plan, providing less activation along the main internal circulation.
- Reduced visual connections from the upper-level fitness area to other recreation spaces compared to Option 1.
- Phase 2 circulation may add traffic through the Phase 1 community commons and control point.

Appendix A

Recreation Facilities Comparison

Chestermere Rec Centre

PRECEDENT **FACILITIES COMPARISON** (RECENTLY BUILT WITHIN THE REGION)

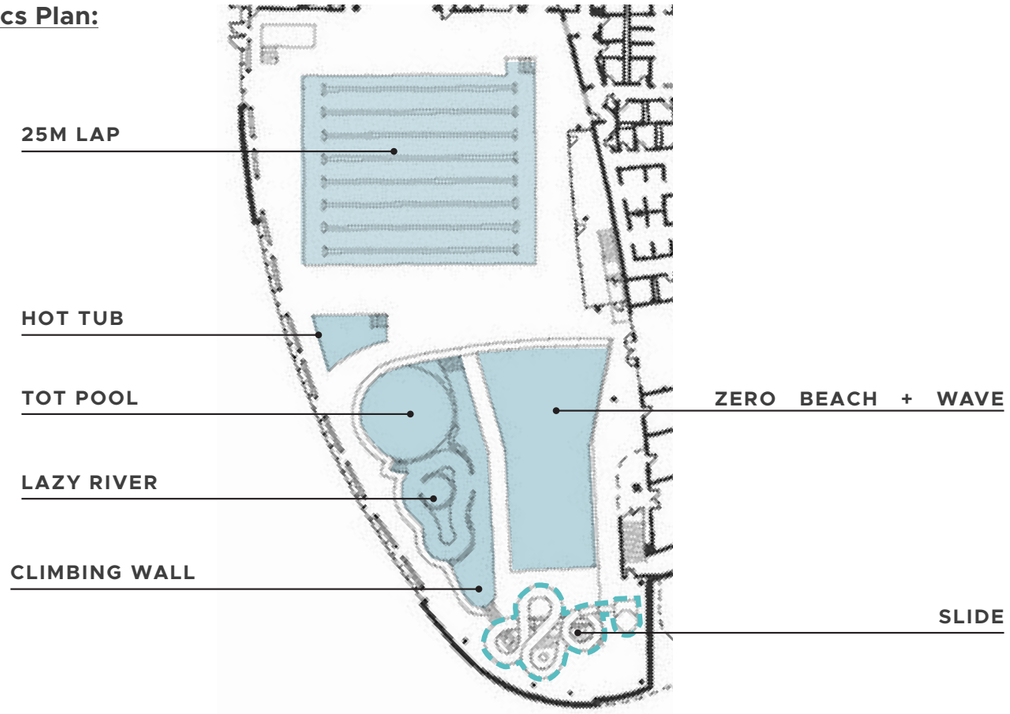
REGIONAL FACILITY VS. COMMUNITY FACILITY

A| SHANE HOMES YMCA

Amenities Area:	**+/- 1,080 m²**
• Zero beach + wave pool	+/- 235m²
• 25m, 8-lane lap pool	+/- 500m²
• Tot pool	+/- 80m²
• Lazy river	+/- 110m²
• Slide	+/- 90m²
• Hot tub	+/- 30m²
• Climbing wall	+/- 35m²
Gymnasium	+/- 2000m²
Library	+/- 300m²



Aquatics Plan:

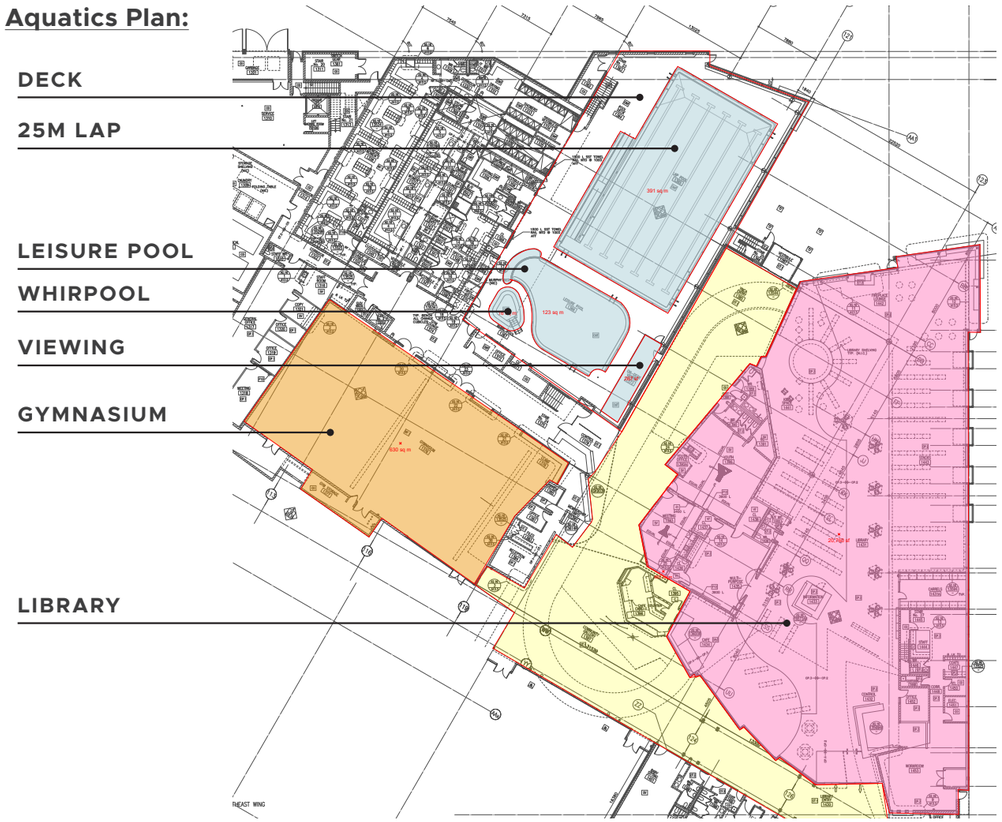


B| SHAWNESSY YMCA

Amenities Area:	**+/- 555m²**
• Leisure pool	+/- 125m²
• 25m, 6-lane lap pool	+/- 390m²
• Whirpool	+/- 15m²
• On-deck viewing	+/- 25m²
Gymnasium	+/- 630m²
Library	+/- 1,930m²
Circulation Hub	+/- 860m²



Aquatics Plan:



Chestermere Rec Centre

PRECEDENT **FACILITIES COMPARISON** (RECENTLY BUILT WITHIN THE REGION)

C| REMINGTON YMCA

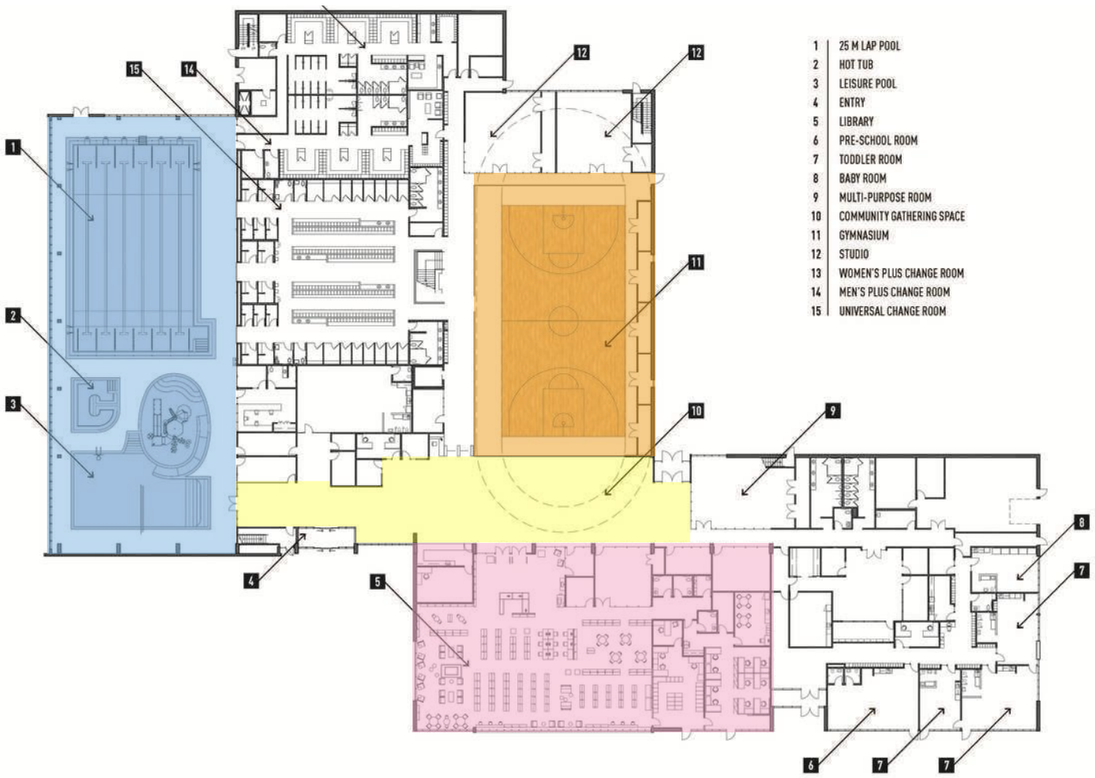
Amenities Area: **+/- 716 m²**

- Leisure pool +/- 142m²
- 25m, 6-lane lap pool +/- 448m²
- Aqua play structure +/- 88m²
- Hot tub +/- 38m²

Gymnasium +/- 755m²
Library +/- 875m²
Circulation Hub +/- 520m²



Aquatics Plan:

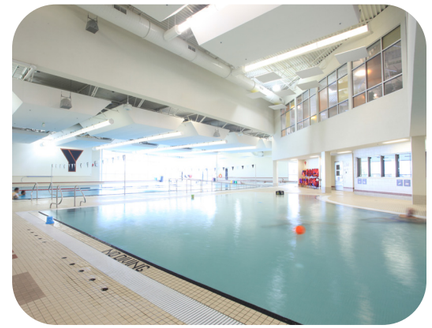


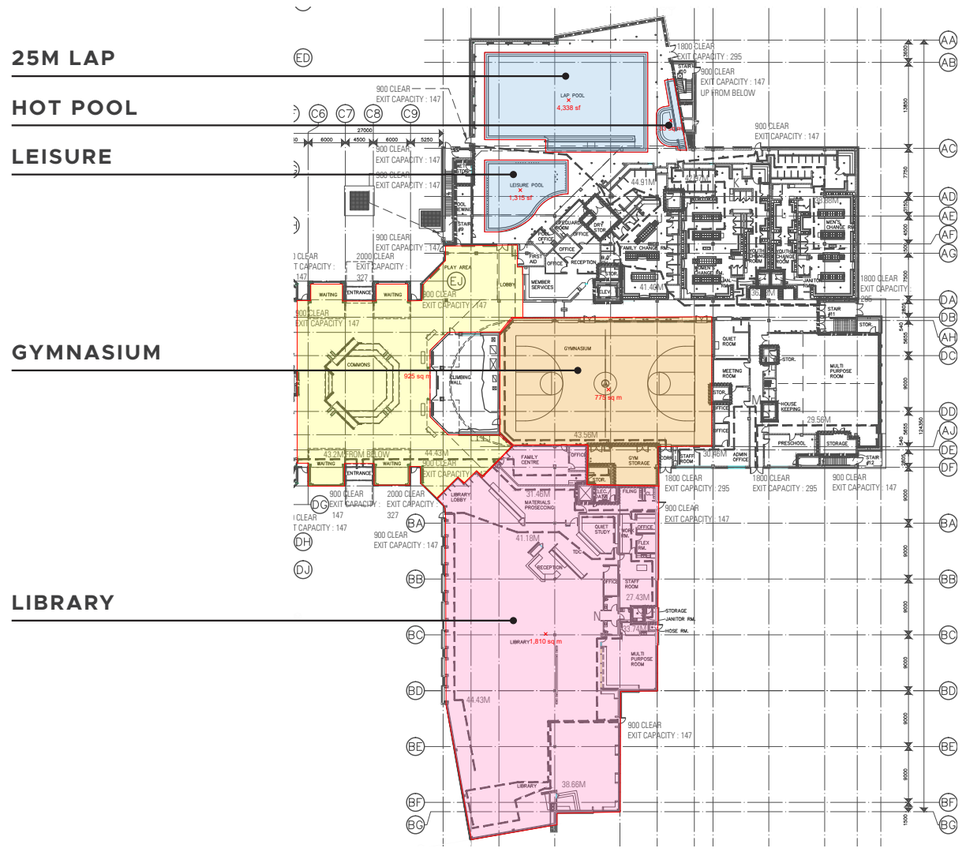
D| GENESIS CENTRE

Amenities Area: **+/- 555m²**

- Leisure pool +/- 125m²
- 25m, 6-lane lap pool +/- 400m²
- Hot Pool +/- 30m²

Gymnasium +/- 775m²
Library +/- 1,810m²
Circulation Hub +/- 925m²





Appendix B

Recreation Program Benchmarking and Changeroom Considerations

RECREATION PROGRAM **COMPARISON**

FACILITY BENCHMARKING

*All areas are approximate; excludes pool mechanical and deck areas.

	Recreation Facility Benchmarking	Leisure Pool	Lap Pool	Whirpool	Lazy River	Hot	Waterslide	Tot Pool	Zero Beach	Other	Total Aquatics Area* (m^2)	Gymnasium Area (m^2)	Library Area (m^2)
A	Shane Homes YMCA at Rocky Ridge	-	500	-	110	30	90	80	235	35	1,080	2000	300
B	Shawnessy YMCA	125	390	30	-	-	-	-	-	15	560	630	1,930
C	Remington YMCA in Quarry Park	142	448	-	-	38	88	-	-	-	716	755	875
D	Genesis Centre	125	400	-	-	30	-	-	-	-	555	775	1,810
I	CRC- Phase I: Community Aquatics Model	200	500	-	-	40	-	-	-	245	985	800	2,550

	Lobby / Major Circulation Comparison	Circulation Hub
A	Shawnessy YMCA	860
B	Remington YMCA	520
C	Genesis Centre	925
D	Westside Recreation Centre	500
E	Village Square Leisure Centre	450
I	CRC- Phase I: Community Aquatics Model	435

* Excludes the library's main lobby area (~180 m2).

	Placeholder Amenity Comparison	Lazy River	Slides	Tot Pool
A	Brookfield YMCA at Seton	155	130	50
B	Shane Homes YMCA at Rocky Ridge	110	90	80
C	Elevation Place	135	120	-
D	Genesis Place	95	185	45
E	Trico Centre for Family Wellness	-	50	70
F	Westside Recreation Centre	75	80	15
G	Vivo for Healthier Generations	85	-	80
H	MNP Community & Sport Centre Expansion	385	180	80
I	Southland Leisure Centre	-	165	35
J	Village Square Leisure Centre	-		30
I	CRC- Phase I: Community Aquatics Model	225		

* Placeholder amenity includes allowances for deck and mechanical spaces

UNIVERSAL LOCKER ROOMS **FUTURE CONSIDERATIONS**



PROS

- More contemporary use of space that aligns with current industry trends
- Allows for more efficient use of facilities that is not dependent on gender-specific use
- Better accommodates families and caregivers
- Provides greater privacy for users
- Better supports accessibility and inclusive use

CONS

- Higher initial construction cost
- Requires a larger overall footprint
- Increased cleaning and maintenance requirements
- May require public education and an adjustment period
- Can experience congestion or waiting during peak periods
- May be less convenient for individual fitness users seeking quick access
- Requires careful planning for circulation, supervision, and security

403.233.2000
350 - 140 10th Avenue SE
Calgary, AB T2G 0R1

info@gga-arch.com
www.gga-arch.com

GGA-ARCHITECTURE