



Dawson City Recreation Facility
Pre-Planning Report

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Prepared for:

City of Dawson

Prepared by:

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DAWSON CITY RECREATION FACILITY

Sign-off Sheet

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Section 1.0 Executive Summary

1.0 EXECUTIVE SUMMARY

In February 2019 Stantec submitted a proposal to the City of Dawson (COD) for a pre-planning report, the first phase of three, for a new Recreation Centre. Subsequently a contract was executed, and the planning work commenced in April 2019 with the goal of providing a review of City's vision and accompanying site options. The following report discusses these two clear goals and next steps on this exciting adventure that will lead to a successful new recreation centre for Dawsonites.

The City of Dawson's existing Art and Margaret Fry Recreation Centre has several on-going deficiencies and is due for replacement in the next few years, despite a number of studies to examine options to upgrade/ renovate it. Considering the facility does not serve the Dawson citizens in a most efficient way and to eliminate the frustrations with the on-going deficiencies the City of Dawson has taken the first step towards planning a new recreation facility.

Stantec met with the Committee of the Whole on June 12, 2019 to gain a better understanding of the City's needs, the vision for a new recreation centre, a brief history of the existing facility and preferred site options for a new recreation centre. Four potential sites were identified: the existing site, a location at the bottom of Dome Road, the Gold Rush Campground, and the wastewater treatment site. Stantec examined a fifth site at Minto Park. Each site was reviewed based on a variety of high-level planning considerations;

- Site context is displayed through the general descriptions and sizing on each site.
- Site access such as adjacent roads, parking options and walking distance from town are evaluated.
- Ownership and regulatory criteria have been noted through legal description, owner, land use and zoning by-laws.
- Existing utilities if known.
- The advantages and disadvantages of each site are compared in tables and text, based on our high-level review.

Note: *Geotechnical information or servicing capacities were not reviewed (which will need to be completed).*

Stantec met with the Committee of the Whole a second time on October 28th to review the draft report and review the five potential sites. Considering the above noted planning criteria Council selected the bottom of the Dome Road and the Gold Rush Campground for further study. Further study will include geotechnical investigation and site servicing options.

Funds have been identified in the bilateral Yukon and Canada Infrastructure funding program - Investing in Canada Plan (ICIP) to build the new recreation centre for the community.



DAWSON CITY RECREATION FACILITY

Section 2.0 Background

2.0 BACKGROUND

The City of Dawson would like to replace the existing Art and Margaret Fry Recreation Centre. The recreation centre consists of two rink structures; one for hockey and the other for two curling sheets, a concession stand with seating area, main floor office spaces (used for storage) and an unfinished second floor. The curling rink hosts one of the oldest clubs in Canada with a heated lounge and upstairs bar. The recreation centre is run seasonally, opening from mid-November to mid-March; special events i.e. the annual Gold Show are hosted in the arena post hockey season once the ice has melted. To Stantec's knowledge, the facility is approximately 20 years old and has experienced significant shifting and settling caused by ongoing permafrost melting.

Although the facility remains unfinished and does not perform to the expectations and promises made to the community when it was designed and constructed; it is a valued community gathering place for residents, particularly in the winter months.

To plan for its future replacement, the City engaged Stantec to prepare the following Pre-Planning Report. Contents of the report include results from a visioning workshop held June 12, 2019 with City of Dawson's Committee of the Whole (Council), including a vision for the new facility, guiding principles, a review of preferred facilities in other communities and an initial high-level examination of five potential sites. This report will serve as a base document for the City of Dawson to refer to and include as part of their future design considerations and infrastructure development plans.

Note: Although the focus of this exercise was to review the Art and Margaret Fry Recreation Centre, Council also discussed the City's other recreation facilities for possible future incorporation into the new building: the swimming pool and fitness centre.

The City of Dawson operates a seasonal indoor swimming pool, built in approximately 2001, and a fitness centre, both off site of the Art and Margaret Fry Recreation Centre. The pool is approximately 1 kilometre away and the fitness centre and Recreation Department offices approximately 0.5 kilometres from the recreation centre. The City of Dawson has invested significantly in the pool over the past 3-4 years: ensuring its continued operation will meet the needs of the community. A new pool would increase the construction costs of a new facility substantially and will limit the construction of other higher priority and desired elements such as a new arena, curling rink and multi – use flexible space/gymnasium. Both potential sites selected for further study (bottom of the Dome Road and the Goldrush Campground) can accommodate a future pool.



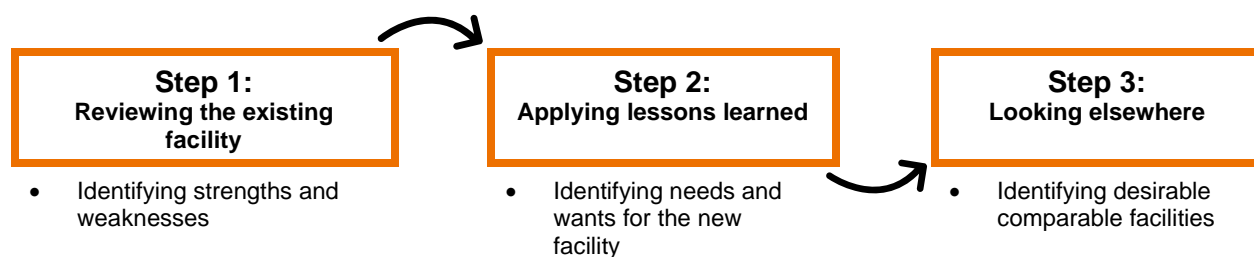
3.0 COUNCIL WORKSHOP SUMMARY

On June 12, 2019; City of Dawson Council met with Stantec representatives to do some visioning for the new recreation facility. During the visioning workshop, Council was asked *'what they like and don't like'* about the existing facility. They were also asked *'what recreation facilities they have visited that they really like, what are some projects you are most proud of and what are the non-negotiable elements/criteria that the new facility must include and how it must perform'*.

A summary of the results of the workshop are included below with the complete notes included in **Appendix A**.

PROCESS

The visioning process was broken into the following steps:



Step 1: Reviewing the existing facility

During this step, Council was asked to identify strengths and weaknesses of the existing Art and Margaret Fry Recreation Centre. The responses, included in **Table 1 Existing facility strengths and weaknesses**, can be organized into three main categories which will guide the planning, design, and development of the new facility; and inform the vision.

Design

- Structurally sound
- Designed to have natural light

Sustainability

- Affordable to build and run (include as many elements as we can afford)
- Designed to be sustainable, energy efficient and a green building standard

Use

- Accessible and reflective of the needs of many different users
- Designed with multi-purpose and flexible spaces



DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

Table 1 Existing facility strengths and weaknesses

STRENGTHS	WEAKNESSES
General	Aesthetic
<ul style="list-style-type: none"> • Affordable for users • Affordable for the town • 80 to 95% subsidized • Open / accessible / community gathering space in winter • People like it • Well-used • Well-staffed <ul style="list-style-type: none"> – Good staff 	<ul style="list-style-type: none"> • Designed without historical architectural controls (ex: windowless, single streetscape) • Ugly <ul style="list-style-type: none"> – “Frankenstein” – Ugly aesthetics – Ugly lighting – Ceiling panels • Uncomfortable <ul style="list-style-type: none"> – All the spaces are narrow spaces (hallways) – No natural light – Looks very cold • Cold <ul style="list-style-type: none"> – Dark, damp building – feels like a basement – Cold in the summer (ex: uncomfortable for the Gold Show)
Location	
<ul style="list-style-type: none"> • Usually enough parking (street parking) • Shared parking area (ex: Gerties parking area gets used) 	
Design	
<ul style="list-style-type: none"> • Zamboni room is very well used 	<ul style="list-style-type: none"> • Not an accessible design • Does not have a reception area / welcoming desk • Inefficient <ul style="list-style-type: none"> – Improperly sized rooms (ex: bathroom is very large) – Not all rooms are used as originally intended (ex: “first aid room” is used for storage) – Electrical systems cannot be isolated – 3 buildings without consolidated systems • Not structurally sound <ul style="list-style-type: none"> – Sinking – Foundation – Big cracks in the drywall • Poor site design <ul style="list-style-type: none"> – Water doesn’t drain – No local knowledge (ex: creek bed underneath)

DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

STRENGTHS	WEAKNESSES
Recreation Amenities	
<p>Art & Margaret Fry Recreation Centre</p> <ul style="list-style-type: none"> • Skating rink <ul style="list-style-type: none"> – Function: ice surface qualities are good – Enough viewing for hockey – minus the posts • Curling rink <ul style="list-style-type: none"> – Warm viewing area on the curling side – Curling rink – not all wonky like arena side – lesson 	<p>Art & Margaret Fry Recreation Centre</p> <ul style="list-style-type: none"> • Not a recreation centre – just a curling rink/ arena • Skating rink <ul style="list-style-type: none"> – Hockey boards are not level – Obstructed views of the hockey rink • Changing rooms <ul style="list-style-type: none"> – Not accessible, showers are not accessible – Change rooms right to the arena – hallways • Programming space <ul style="list-style-type: none"> – Recreation department does not have its own space (Ex: programming office or storage)
Community Amenities	
<ul style="list-style-type: none"> • Kitchen and restaurant (winter) • Rentable kitchen • Flexible social space – curling rink • Meeting space (ex: the Gold Show in summer) • Showering facilities are well used by those living off the grid 	<ul style="list-style-type: none"> • Not a center that people can come together • No comfortable common space

DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

Step 2: Applying lessons learned

To ensure the best results for the new recreation centre, Council shared their lessons learned from the building and operations of the current facility; to identify what is needed and preferred for the new facility.

Table 2 Lessons learned: needs and wants

NEEDS AND WANTS	
General	Location
<ul style="list-style-type: none"> • Socially acceptable <ul style="list-style-type: none"> – Project clarity – Completed project inside and out – Minimum 50-100 years • Socially accessible <ul style="list-style-type: none"> – Welcoming to all age groups – Affordable for users • Economically accessible – no “Taj Mahal” <ul style="list-style-type: none"> – Supportive funding models 	<ul style="list-style-type: none"> • Easily accessible by the community • Enough parking <ul style="list-style-type: none"> – Bike parking
	Operation
General Design	Interior Design
<ul style="list-style-type: none"> • Proper drainage • Durable, structurally sound • Singular, stand-alone building <ul style="list-style-type: none"> – All elements/ buildings connected internally – Modular opportunities are non-negotiable • Design guided by LEED certification, but no need to apply <ul style="list-style-type: none"> – Proven technologies – Solar panels • Building orientation allows for passive solar gains • Energy efficiency <ul style="list-style-type: none"> – Proper heating controls (needs to be warm) 	<ul style="list-style-type: none"> • Universal accessibility • Flexible design <ul style="list-style-type: none"> – Flexible programming of spaces • Efficient, properly-sized rooms <ul style="list-style-type: none"> – Minimizing unusable space – Building and programming synergies • Natural light • “Warm” feeling • “Open” feeling • Multi – use, flexible space

DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

NEEDS AND WANTS	
Recreation Amenities	Community Amenities
<ul style="list-style-type: none"> • Hockey rink <ul style="list-style-type: none"> – Unobstructed views • Curling rink <ul style="list-style-type: none"> – Two sheets – Dressing rooms – Convenient locations for the rink change rooms – All-gender dressing rooms • Ample storage rooms • Multi-use, flexible space, gym • Swimming pool <ul style="list-style-type: none"> – Sun exposure in the pool • Steam room • Sauna • Fitness centre <ul style="list-style-type: none"> – Weights in the fitness room – Walking/ running track • Indoor playground • Climbing wall • Billiards / pool 	<ul style="list-style-type: none"> • Comfortable common spaces <ul style="list-style-type: none"> – WIFI • Community gathering spaces <ul style="list-style-type: none"> – Rentable kitchen – Multi-use spaces (birthday parties, meeting spaces) • Multi-use, flexible space, gym • Library, if financially possible <ul style="list-style-type: none"> – Recognize that there is a potential loss of community / public library • Seniors space • Laundry facilities • Food service • Recreation board • Club and information night • Leasable space (ex: tenant space for physio)

DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

Step 3: Looking elsewhere

During this step Council was asked to identify recreation centres they have visited in other communities they like. Council named the communities/ facilities during the workshop and Stantec did some research afterward to produce the descriptions of the centres identified below. It is understood that some of these centers greatly range in scale from what would be feasible for Dawson.

Centennial Centre

Haines Junction

Total building size: 3,200 m²
(0.8 ac)

- Community hall
- Curling rink (2-sheets)
- Swimming pool -closed

Not attached:

- Seasonal hockey rink
- with mezzanine

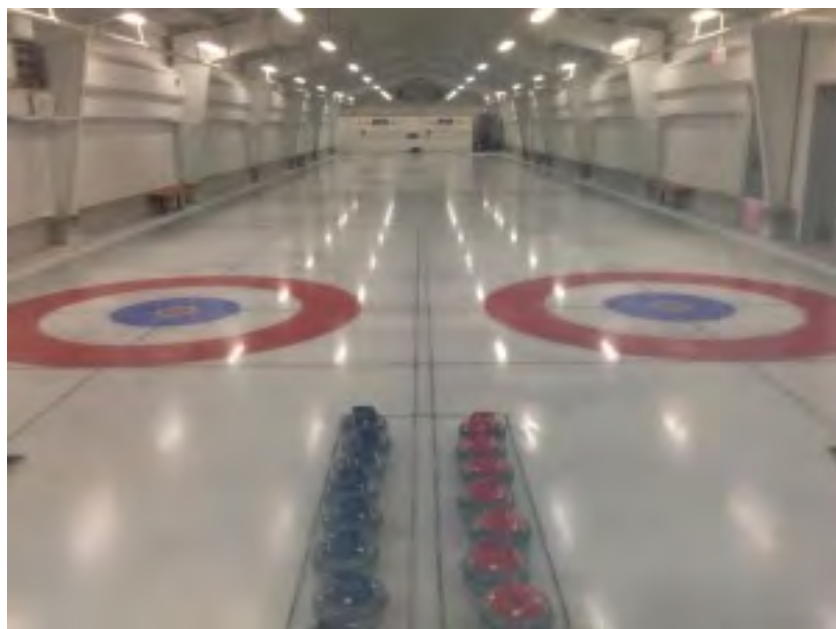


Mayo Community Hall

Mayo

Total building size: 3,650 m²
(0.9 ac)

- Gymnasium
- Curling rink (2-sheets)
- Meeting rooms
- Kitchen, bar
- Billiard table
-
- Not attached:
- Multisport outdoor court and skatepark
- Outdoor pool



DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

Morgan Chaddock Recreation Centre Watson Lake

Total building size: 8,900 m²
(2.2 ac)

- Skating rink
- Curling rink (3 sheets)
- Bowling (3 lanes)
- Squash courts (2)
- Weight room
- Swimming pool
- Youth centre
- Community hall
- Meeting rooms
- Toddler room
- Public showers



Canada Games Centre Whitehorse

Total building size: 19,000 m²
(4.7 ac)

- Aquatic centre
- Fitness centre
- Hockey rinks
- Leisure skating rink
- Artificial turf field
- Hardwood floor courts (basketball, volleyball, badminton)
- Walking track
- Childcare centre
- Playground
- Meeting spaces
- Café
- Physiotherapy services
- Literacy centre



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Section 3.0 Council Workshop Summary

Hillcrest Centre

Vancouver

Total building size: 12,140 m²
(3.0 ac)

- Aquatic centre
- Fitness centre
- Hockey rink
- Gymnasium
- Indoor cycling
- Multi-purpose rooms
- Games room
- Dance studio
- Playgrounds
- Childcare centre
- Café



Parkland Recreation Complex

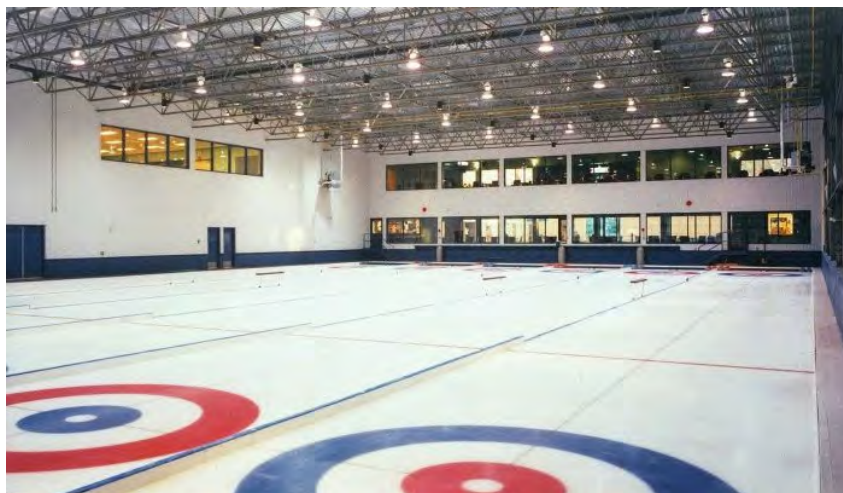
Dauphin, Manitoba

Total building size: 5,260 m²
(1.3 ac)

- Curling rink (6 sheets)
- Aquatic centre with indoor wave pool
- Playground
- Walking track
- 40-person meeting room
- On-site food and beverage services

Not attached:

- Hockey rink (5,665 m², 1.4 ac)
- Movie theatre (1,620 m², 0.4 ac)



DAWSON CITY RECREATION FACILITY

Section 3.0 Council Workshop Summary

Wellness centers

Germany or Scandinavia

- Swimming pools
- Saunas
- Fitness rooms
- Spa atmosphere



Section 4.0 Vision and guiding principles

4.0 VISION AND GUIDING PRINCIPLES

The following section reflects the information gathered during the June 12th Council workshop.

VISION

The City of Dawson will build a highly usable public space that is socially responsible and financially sustainable. The future Dawson Recreation Centre will be a safe, accessible, community hub which meets the recreation needs of as many residents as possible.

GUIDING PRINCIPLES

Guiding principles are intended to build an understanding of shared values. A good set of principles are complete and include all matters required to consider and evaluate concepts, designs, proposals, etc. Principles should be concise, meaning they are not ambiguous, and be able to stand alone. They should speak to everyone and be understandable by all citizens, stakeholders, designers, and decision makers.

The following guiding principles will focus Council and on what matters most in terms of designing and building a new recreation centre for Dawson. It will be important to get consensus on the principles as they can build common ground early in the design process and clarify expectations.

1. The City of Dawson’s Recreation Centre will be designed for all citizens.
2. The City of Dawson’s Recreation Centre will be a community gathering place.
3. We will learn from our past successes and mistakes.
4. Local knowledge will be asked for and considered.
5. The Recreation Centre will be resilient, adaptable, affordable, and sustainable.
6. Recommendations from design professionals and contractors will reflect best practice according to current industry standards and aspire to improve on them to Dawson’s benefit.
7. The Recreation Centre will use green building design and be energy efficient.
8. The Recreation Centre will be aesthetically pleasing inside and outside.
9. Engagement with our citizens will be open, fair, transparent, inclusive, and comprehensive. We will engage with citizens and report back on how the information they have shared with us is being used; and we will work with our citizens to confirm programming and select a potential location.
10. We will replace what we have and build as much as we can, with the resources we have.



5.0 POTENTIAL SITE REVIEW

OVERVIEW

The following is a desktop review of the locations proposed for the future recreation facility. Each site was examined based on a variety of high-level planning considerations; however, **it must be noted that geotechnical information or servicing capacities were not reviewed.**

Important Considerations

1. Size

Size is a primary requirement when considering a future site for a recreation facility. As the actual size of the future recreation facility has not yet been determined, three different sizes were considered:

- the existing Art & Margaret Fry Recreation Centre size (4,451 m², 1.1 ac);
- the existing Art & Margaret Fry Recreation Centre with room for future expansion, this would accommodate the potential co-location or inclusion of a swimming pool (6,070 m², 1.5 ac); and
- the size of a hypothetical multiplex (10,100 m², 2.5 ac), which has been loosely based on the Morgan Chaddock Recreation Centre in Watson Lake.

Each of these facilities were considered for their building size only and did not include any on-site parking facilities. The requirements for parking will be as per the zoning regulations. As shown in the table below, six of the potential sites are large enough to accommodate the reconstruction of the Art & Margaret Fry Recreation Centre; however, not all sites are sized appropriately to accommodate larger buildings.

Table 3 Potential sites by size

Potential Site Locations		Size	Facility Size		
			Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
			4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site A	Minto Park	12,120 m ² (3.0 ac)	✓	✓	✓
Site B	Wastewater Treatment Plant	6,320 m ² (1.6 ac)	✓	✓	✗

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

<i>Potential Site Locations Continued</i>		Facility Size		
		Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
		4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site B-1 Wastewater Treatment Plant - with additional lands	7,220 m ² (1.8 ac)	✓	✓	✗
Site C Goldrush Campground	10,240 m ² (2.5 ac)	✓	✓	✓
Site D Bottom of Dome Road	37,730 m ² (9.3 ac)	✓	✓	✓
Site E Existing Location	4,510 m ² (1.1 ac)	✓	✗	✗
Site E-1 Existing Location - with additional lands	5,460 m ² (1.3 ac)	✓	✗	✗



Potential Sites

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Section 5.0 Potential Site Review

2. Location

As identified through the Council workshop, accessibility of the facility to the community is very important. It is well understood that there is a desire to centrally-locate public uses in the Townsite, preferably in the areas identified for Institutional or Downtown Core uses in the Official Community Plan. As shown in the table below, several potential sites fit these criteria.

Table 4 Potential sites by location

Potential Site Locations	OCP Land Use	Distance from Townsite center
Site A Minto Park	INT Institutional	500 m (6 min walk)
Site B Wastewater Treatment Plant	INT Institutional	500 m (6 min walk)
Site B-1 Wastewater Treatment Plant - with additional lands	INT Institutional	500 m (6 min walk)
Site C Goldrush Campground	UR Urban Residential	350 m (5 min walk)
Site D Bottom of Dome Road	INT Institutional	1.8 km (23 min walk)
Site E Existing Location	DC Downtown Core	140 m (2 min walk)
Site E-1 Existing Location - with additional lands	DC Downtown Core	140 m (2 min walk)

Preferred Locations

Based on all information reviewed, as summarized above and described in more detail below, the following sites are considered the most preferred for the creation of a new recreation facility.

Table 5 Preferred site locations by facility size

Facility Size	Preferred Site Location
Art & Margaret Fry Recreation Centre 4,270 m ² (1.1 ac)	Site A Minto Park 12,120 m ² (3.0 ac)
Art & Margaret Fry Recreation Centre with Expansion 5,890 m ² (1.5 ac)	Site A Minto Park 12,120 m ² (3.0 ac)
Hypothetical Multiplex 10,100 m ² (2.5 ac)	Site A Minto Park 12,120 m ² (3.0 ac)

INDIVIDUAL SITE EXAMINATION

The following pages provide a summary comparison (line by line) of all potential site options considered with matrices that review:

- Site 'fit', based on approximate gross floor area

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

- Current zoning information
- Parking availability
- Any associated disruption of existing services, if applicable

This comparison and analysis of the site options will give the City a 'snapshot' of our high-level analysis and give opportunity to further discuss and analyze what the advantages and disadvantages are. It is recommended that the City use this information to further examine possibilities and how they specifically meet, or not meet, the requirements and needs of the citizens of Dawson for their proposed new recreation centre.

Another critical factor to consider is the importance of the climatic environment on the proposed site, i.e.: Is the sun path taken into account? Will the predominant winds have an impact? Are there any concerns about snow drifting? How can daylight be maximized into the facility? Is solar gain controlled in an effective manner? etc.

There are opportunities here, to analyze the site influences and be aware of traffic patterns, pedestrian access and views. Taking all these criteria into account will assist in designing an optimum solution and building orientation.

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

SITE A MINTO PARK



Overview

Site A is a portion of Minto Park, located in the Government Reserve area on Fifth Avenue. Site A is currently developed as a baseball diamond with concession, tennis court, and is used for a variety of community events; most notably the Dawson City Music Festival. The entirety of Minto Park is designated as a municipal historic site to preserve social, historic, and aesthetic values; this includes the baseball diamond, playground, tennis courts, and swimming pool.

From a planning point-of-view, this site is considered an excellent location for the development of a new recreation facility. It is centrally located in the heart of Dawson's existing recreational spaces and is accessible to community members. This location would also allow for connectivity and shared amenities with the swimming pool, and future co-location with other recreational amenities or expansions.

It is understood that this location would accommodate connectivity between the future recreation facility to the biomass plant which is considered beneficial from a municipal operations and maintenance perspective.

Site A is associated with the provision of multiple recreational services for the community; construction of the future recreation facility would negatively impact residents by displacing the baseball field and reducing the area available to the music festival; as such, the sites must be carefully considered.

Should Site A be chosen, the following implications must be addressed:

- A Historical Resources Permit must be completed to describe how the area is proposed for development and how the historical resources protected through Bylaw #13-07 may be altered.

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

- An alternate location for the baseball diamond should be identified for short and long-term relocation. Suitable locations should be guided by the Official Community Plan and may consider Site D Bottom of Dome Road.
- An alternative location for hosting the Dawson City Music Festival may be required to ensure it is adequately accommodated.

Details



Land Ownership	City of Dawson
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Site Location	
Legal Description	General Description
Block 3 Parcel L Government Reserve	Townsite Government Reserve – Baseball Diamond

		Facility Size		
		Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
Potential Site Location		4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site A Minto Park	12,120 m ² (3.0 ac)	✓	✓	✓

Existing Planning	
Official Community Plan Land Use	INT Institutional
Zoning Bylaw Land Use	P2 Institutional

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Walking Distance from Townsite Center	Approximately 1.8km (23min walk)
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Parking		
On-Site	On-Street	Nearby Off-Site
Available	Available	Not available

Disruption of existing services	
Temporary	N/A
Permanent	<ul style="list-style-type: none">• Baseball diamond (relocation required)• Public event hosting in the park (reduced size)

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

SITE B WASTEWATER TREATMENT PLANT



Overview

Site B is currently developed as the wastewater treatment plant, located in the Government Reserve area on Fifth Avenue. Site B-1 represents the wastewater treatment plant site, with additional lands located to the north into Parcel U-6. The understanding is that while the wastewater treatment plant may be demolished in the future, anticipated in 2026, it may continue being used even after demolition; as such, the site may not be available to accommodate a new recreation facility.

From a planning point-of-view, this site is in an excellent location for the development of a new recreation facility of similar to size to that of the existing, and would be easily accessible by community members; however, due to its relatively small size, it would not easily accommodate on-site parking.

It is understood that this location would accommodate connectivity between the future recreation facility to the biomass plant which is considered beneficial from a municipal operations and maintenance perspective.

As this location is not associated with the provision of any other services for the community, construction of the future recreation facility would not negatively impact residents by disrupting or displacing services.

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Details



Land Ownership	City of Dawson
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Site Location	
Legal Description	General Description
Block 1 Government Reserve	Townsite Government Reserve fronting Fifth Ave - across from the Locomotive Shelter

Potential Site Location		Facility Size		
		Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
		4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site B Wastewater Treatment Plant	6,320 m ² (1.6 ac)	✓	✓	✗
Site B-1 Wastewater Treatment Plant - with additional lands	7,220 m ² (1.8 ac)	✓	✓	✗

Existing Planning	
Official Community Plan Land Use	INT Institutional
Zoning Bylaw Land Use	P2 Institutional
Walking Distance from Townsite Center	Approximately 1.8km (23min walk)

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Parking		
On-Site	On-Street	Nearby Off-Site
Available	Not available	Not available

Disruption of existing services	
Temporary	N/A
Permanent	N/A

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

SITE C GOLDRUSH CAMPGROUND



Overview

Site C is currently owned by the City and developed as the Goldrush Campground, a very popular campground due to its convenient and central location in Dawson. Due to its size, Site C would be well-suited to accommodate a new recreation facility and associated on-site parking. Located in the Townsite, Site C would be considered easily accessible by pedestrians in the community.

The Official Community Plan currently identifies Site C as Urban Residential and as further described in the Zoning Bylaw, is zoned as R1 Single-detached/ duplex residential to accommodate a variety of low-density residential uses, a use that is in high demand in the community.

It is recognized that development of Site C for a new recreation facility will displace the existing campground and the future single-detached/ duplex residential use identified for the site. Both uses are very important to Dawson and should not go unreplaced; as such, development of Site C for a recreation facility must be carefully considered.

Should this location be chosen, the following implications must be addressed:

- An alternate location for the campground should be identified for short-term development. Suitable locations should be guided by the Official Community Plan and may consider Site D Bottom of Dome Road.
- An alternative location for future R1 Single-detached/ duplex residential should be identified in the Zoning Bylaw's Schedule C. Suitable locations should be guided by the Official Community Plan and may consider Site E Existing Location of Art and Margaret Fry Recreation Centre.
- The Official Community Plan's Schedule C map must be amended to identify Site C for as DC Downtown Core or INT Institutional.

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

- The Zoning Bylaw's Schedule C must be amended to identify Site C as P2 Institutional.

Details



Land Ownership	City of Dawson
-----------------------	----------------

Site Location	
Legal Description	General Description
Ladue Estate Block Q Lot 1-20	Townsite Entire block between: Duke / York St and Fourth / Fifth Ave

Potential Site Location		Facility Size		
		Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
		4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site C	Goldrush Campground 10,240 m ² (2.5 ac)	✓	✓	✓

Existing Planning	
Official Community Plan Land Use	UR Urban Residential
Zoning Bylaw Land Use	R1 Single-detached/duplex residential
Walking Distance from Townsite Center	Approximately 350m (5 min walk)

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Parking		
On-Site	On-Street	Nearby Off-Site
Available	Available	Not available

Disruption of existing services	
Temporary	N/A
Permanent	<ul style="list-style-type: none"> • Goldrush campground (relocation required) • Future residential uses

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

SITE D BOTTOM OF DOME ROAD



Overview

Site D is currently undeveloped land located across Dome Road from the baseball diamond, generally characterized by its frontage along the Klondike Highway and presence of dredge tailings. This site is owned by the Government of Yukon.

Due to its size, Site D would be well-suited to accommodate a new recreation facility and associated on-site parking; however, located outside of the Townsite, Site D would not be considered easily accessible by pedestrians in the community. Although not easily accessible by Townsite pedestrians, this location could build on the existing recreation facilities (baseball diamond and soccer field) by providing a shared parking area, washroom facilities, food services, etc; creating a multi-sport hub for the community that is easily accessible from the highway.

The Official Community Plan and Zoning Bylaw currently identify Site D for Institutional uses; as such, no amendments would be required. Although no amendments to the OCP and ZBL would be required, a site plan and future studies would be required to determine the suitability of the area for construction of this building; this information may include geotechnical suitability, a traffic impact assessment considering the location's proximity to the Klondike Highway, and servicing capacity of the nearby existing connections.

As this location is not associated with the provision of any other services for the community, construction of the future recreation facility would not negatively impact residents by disrupting or displacing services.

As shown in the image below, this location is heavily impacted by both placer and quartz mining claims.

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Details



Mining claims impacting Site D.



 Placer claims  Quartz claims

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Land Ownership	Government of Yukon
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Site Location	
Legal Description	General Description
Lot 1059 Quad 1168/03	Valley South side of bottom of Dome Road - across from the baseball diamond

		Facility Size		
		Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
Potential Site Location		4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site D	Bottom of Dome Road 37,730 m ² (9.3 ac)	✓	✓	✓

Existing Planning	
Official Community Plan Land Use	INT Institutional
Zoning Bylaw Land Use	P2 Institutional
Walking Distance from Townsite Center	Approximately 1.8km (23min walk)

Parking		
On-Site	On-Street	Nearby Off-Site
Available	Not available	Not available

Disruption of existing services	
Temporary	N/A
Permanent	N/A

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

SITE E EXISTING LOCATION



Overview

Site E is currently owned by the City and developed as the Art & Margaret Fry Recreation Centre abutting Diamond Tooth Gerties Gambling Hall to the south. Site E-1 represents the existing Art & Margaret Fry Recreation Centre, with additional lands to the north into Lots 7 and 14.

The Official Community Plan currently identifies Site E as Downtown Core, the heart of Dawson City. As further described in the Zoning Bylaw, Site E is zoned as Core Commercial to accommodate a variety of commercial, recreational, and multi-unit residential uses.

Although there are significant known permafrost concerns with this location, from strictly a planning perspective, Site E would be well-suited to accommodate a new recreation facility of similar size. Located in the Townsite, this location would be considered easily accessible by pedestrians in the community. While on-site parking would be limited, the vacant five lots across Fourth Avenue from the facility could be developed for off-site parking.

As this location is associated with the provision of hockey and curling recreational services for the community, construction of the future recreation facility would negatively impact residents by disrupting these recreational services. Should this site be chosen, the existing facility would need to be demolished with construction of the new facility taking approximately two (2) years following demolition. The construction timeline associated with this site would thereby leave residents without hockey and curling surfaces for over two years. As these amenities are considered very important recreational amenities for the community, this site is not considered a suitable option to accommodate a new facility.

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Details



Land Ownership	City of Dawson
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Site Location	
Legal Description	General Description
Ladue Estate Block S Lots 3-6, 15-19	Townsite North of Diamond Tooth Gerties – between Fourth / Fifth Ave

Potential Site Locations			Facility Size		
			Art & Margaret Fry Recreation Centre	Art & Margaret Fry Recreation Centre with Expansion	Hypothetical Multiplex
			4,270 m ² (1.1 ac)	5,890 m ² (1.5 ac)	10,100 m ² (2.5 ac)
Site E	Existing Location	4,510 m ² (1.1 ac)	✓	✗	✗
Site E-1	Existing Location - with additional lands	5,460 m ² (1.3 ac)	✓	✗	✗

Existing Planning	
Official Community Plan Land Use	DC Downtown Core
Zoning Bylaw Land Use	C1 Core Commercial
Walking Distance from Townsite Center	Approximately 140m (2 min walk)

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

Parking		
On-Site	On-Street	Nearby Off-Site
Limited	Available	2,400 m ² (0.59 ac) 5 lots located south across Fourth Ave

Disruption of existing services	
Temporary	<ul style="list-style-type: none">• Hockey rink (2+ years)• Curling surface (2+ years)
Permanent	N/A

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

COMPARISON OF ALL POTENTIAL SITES

	Site A	Site B	Site B-1	Site C	Site D	Site E	Site E-1
	Minto Park	Wastewater Treatment Plant	with additional lands	Goldrush Campground	Bottom of Dome Road	Existing Location	with additional lands
Size	14,160 m ² (3.5 ac)	6,320 m ² (1.6 ac)	7,220 m ² (1.8 ac)	10,240 m ² (2.5 ac)	37,730 m ² (9.3 ac)	4,510 m ² (1.1 ac)	5,460 m ² (1.3 ac)
GENERAL INFORMATION							
Location	Townsite	Townsite		Townsite	Valley	Townsite	
Legal Description	Block 3 Government Reserve	Block 1 Government Reserve	Parcel U6	Ladue Estate Block Q Lot 1-20	Lot 1059 Quad 1168/03	Ladue Estate Block S Lot 3-6, 15-19	Ladue Estate Block S Lot 7 & 14
General Description	Government Reserve - Baseball Diamond	Government Reserve fronting Fifth Ave - across from the Locomotive Shelter		Entire block between: Duke / York St Fourth / Fifth Ave	South side of bottom of Dome Road – across from the baseball diamond	North of Diamond Tooth Gerties - between Fourth / Fifth Ave	
Land Ownership	City of Dawson	City of Dawson		City of Dawson	Yukon Government	City of Dawson	

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

	Site A	Site B	Site B-1	Site C	Site D	Site E	Site E-1
	Minto Park	Wastewater Treatment Plant	with additional lands	Goldrush Campground	Bottom of Dome Road	Existing Location	with additional lands
CAPABILITY TO ACCOMMODATE RECREATION FACILITIES							
Art & Margaret Fry Recreation Centre	✓	✓	✓	✓	✓	✓	✓
Art & Margaret Fry Recreation Centre with Expansion	✓	✓	✓	✓	✓	✗	✗
Hypothetical Multiplex	✓	✗	✗	✓	✓	✗	✗
EXISTING PLANNING							
Official Community Plan Land Use	INT Institutional	INT Institutional		UR Urban Residential	INT Institutional	DC Downtown Core	
Zoning Bylaw Land Use	P2 Institutional	P2 Institutional		R1 Single-detached/ duplex residential	P2 Institutional	C1 Core Commercial	
Walking Distance from Townsite Center	Approx. 500m (6 min walk)	Approx. 500m (6 min walk)		Approx. 350m (5 min walk)	Approx. 1.8km (23min walk)	Approx. 140m (2 min walk)	

DAWSON CITY RECREATION FACILITY

Section 5.0 Potential Site Review

	Site A	Site B	Site B-1	Site C	Site D	Site E	Site E-1
	Minto Park	Wastewater Treatment Plant	with additional lands	Goldrush Campground	Bottom of Dome Road	Existing Location	with additional lands
CAPABILITY TO ACCOMMODATE PARKING							
On-Site	Available	Not available		Available	Available	Not available	
On-Street	Available	Available		Available	Not available	Available	
Nearby Off-Site	N/A	Not available		N/A	N/A	2,400 m ² (0.59 ac) 5 lots located south across Fourth Ave	
DISRUPTION OF EXISTING SERVICES							
Temporary						Hockey rink: 2+ years Curling rink: 2+ years	
Permanent	Baseball diamond Event hosting			Goldrush Campground Future residential uses			

6.0 NEXT STEPS

The following list is a summary of recommended steps to deliver this proposed new recreation centre project in a successful process that meets the City of Dawson’s vision.

Table 6 Summary of next steps

#	Responsibility Owner’s tasks	Description of Tasks Tasks recommended to be undertaken by City of Dawson	Target Completion	Priority
1	Project Management Team	Retain a project management team with the experience to conduct a functional programming study, site feasibility study and to lead workshops with project stakeholders as required.	TBD	High
2	Consider an Integrated Design Process	Consider adopting the integrated design process as a strategy to encourage multi-disciplinary collaboration, including key stakeholders and design professionals, from Concept on to Completion. This process would begin with a functional programming stage.	TBD	High
3	Confirm Project Details	Confirm the project scope, list of essential and accessory rooms (no sizes yet), budget and schedule for the next phase of the project.		High
4	Develop a Cost Management Framework	Break down budget into base building costs, site development, equipment, furniture, permitting, contingencies, design fees etc. Define a strategy for managing costs by considering the steps discussed elsewhere.		Medium
5	Engage Industry Partners and Key Stakeholders	Arrange a series of workshops with selected technical people in the recreation field to determine any unique facility requirements. Engage all key stakeholders and continue to involve them throughout the development of the project.		Medium
6	Confirm Project’s Sustainability Goals	Review the available Green Building rating standards and rating systems available to determine what (if any) standards City of Dawson would like to pursue (beyond building code).		Low
7	Choose a Project Delivery Method	We would recommend that City of Dawson arrange a dedicated workshop involving procurement department representatives to choose a project specific delivery strategy appropriate to this large-scale project.		Low
8	Consult Local Authorities	Arrange preliminary meetings with the Planning Department, Fire Department and City of Dawson to notify them of the project, confirm regulatory assumptions and discuss any project specific requirements (for example parking, setbacks, lot coverage)		Medium

DAWSON CITY RECREATION FACILITY

#	Responsibility Owner's tasks	Description of Tasks Tasks recommended to be undertaken by City of Dawson	Target Completion	Priority
9	Obtain Site Specific Information	Undertake a topographical site survey, a preliminary (desktop) geotechnical report and obtain the necessary environmental permits for the preferred site. This information will be required for the Site Feasibility assessment.		High
10	Prepare a Functional Program	Conduct a functional programming process to define in detail the programmatic needs, technical engineering requirements and cost analysis for the facility.		High
11	Summarize work to-date	Formalize all findings in a report for review.		Low

Next steps, targeted completion date and project priorities identified in the above table assume completion of Functional Program in the near future, i.e. year 2020.

7.0 APPENDIX A

MEETING NOTES OF JUNE 12, 2019 COUNCIL WORKSHOP

Dawson City Recreation Facility Pre-Planning Report

Dawson Rec Center / 144902834

Date/Time: Meeting Date / 7:00 PM
Place: Council Chambers
Attendees: Council: Bill Kendrick, Molly Shore, Wayne Potoroka, Stephen Johnson.
Marta Selassie (SP) Rec Director, Cory Bellmore CAO
Stantec: Lesley Cabott, John Berg
Absentees: Natasha Ayoub
Distribution: See above.

Item: Discussion

The Mayor called the meeting to order.

Stantec led the discussion. The Power Point presentation that was used to focus the discussion is attached to these meeting notes.

Q: What do you like about the rec center?

A:

- Location
- Open / accessible / community space in winter
- Functional – good ice, quality of surfaces is good
- Change rooms are good
- Well-staffed – good staff
- Affordable for users and town
- 80 to 95% subsidized, this is good.
- Flexible social space – curling rink
- Rentable kitchen
- Location – arena provides meeting space (ex: Gold show in summer)
- Warm viewing area on the curling side
- Curling rink – not all wonky like arena side – lesson
- Usually enough parking (lots on street)
- Enough viewing for hockey – minus the posts
- Kitchen and restaurant (winter)
- Well-liked and well-used space. People like it.
- Shared parking area (ex: Gerties parking area gets used)

Item: Discussion

Possible Future Sites: (items to consider size, synergies)

- Dawson – owns the city, owns the land
- Bottom of Dome Rd
- Gold Rush Campground
- Current
- Wastewater treatment plant
 - Education reserve
 - Second school
 - Library
- Old courthouse

Q: What do you NOT like about the current Rec center?

A:

- Not a recreation center, just curling rink / arena
- Missing:
 - 2nd floor to be useable space
 - Gymnasium inside
 - Fitness room
 - Radio station
- Underperformed – it was not what community expected
- Chopping of capital costs and facilities
- “Frankenstein”
- Inefficient
- Ugly lighting - dark
- Layout (ex: sun orientation / exposure)
- Not accessible design
- Designed without HAC (ex: windowless, single streetscape)
- Improperly sized (ex: bathroom is very large)
- Two different projects did not speak to each other
- Sinking
- Big cracks in the drywall
- Water doesn’t drain
- No local knowledge (ex: creek bed underneath)
- Need to talk to the rec center maintenance people
- Foundation
- Not a center that people can come together

Item: Discussion

- Design – power requirements
 - Electrical – can't isolate systems
- Pool is not attached
- Running 3 building is not efficient – not consolidated
- Leasing the upstairs
- Wasting taxpayer's money
- Ugly aesthetics
- No natural light
- Narrow spaces – hallways
- Cold – viewing
- No comfortable common space
- Ceiling panels
- Lighting
- Inefficient
- Cold, dark, damp building (like a basement)
- Cold in summer – uncomfortable for Gold Show
- Rooms are not well utilized (ex: Zamboni, first aide, etc.)
- Lack of storage
- Not accessible, showers not accessible
- No running track
- Viewing of the hockey
- Change rooms right to the arena – hallways. It's okay.
- Changerooms – bathroom / restrooms included.
- The architects, engineers, and contractors got away with a crappy building
- Lack of understanding that went on
- Incompetence of the professionals
- Rec department does not have own space in facility. (programming, storage)
- Hockey boards are not level
- Public perception
- Trust – community did not get what they wanted
- Northern boondoggle
- Plan and deliver good infrastructure projects in Dawson
- Mistakes upon mistakes

Item: Discussion

Q: Rec centers that you REALLY like?

A:

- Haines Junction
- Watson Lake
- Whitehorse -big scale, elements sitting orientation
- Mayo
- Rental space (ex: tenant space for physio)
- Hillcrest Centre – Vancouver
- Dauphin, Manitoba
- Wellness center – Germany, Scandinavian

Q: What are some principles/vision elements?

A:

- Structurally sound
- Energy efficient
- Natural light
- Solar panels
- LEED – but no need to apply
- Socially acceptable
- Minimum 50-100 years
- Durable
- Win – simple building that is affordable –includes as many elements as possible that we can afford.

Q: What could be some “Wins” for this building?

A:

- Simple to operate
- We can afford it
- Sustainable
- Think about the future
 - Hockey rink
 - Two sleet curling rinks
 - Community space
 - Multi-use space

Item: Discussion

- Library – if \$
- Social accessible
- Economic accessible – no “Taj Mahal”

Q: What are the Guiding Principles / Vision Elements

A:

- Learn from ‘lessons learned’
- Don’t want to be surprised by the dollars in the end
- Stand alone
- Strategic vision (ex: sustainable multi-use spaces)
- Flexibility
- Orientation / passive
 - siting
- Community gathering space
- Completed project inside and out
- Bike parking
- Operationally affordable
 - Proven technologies
 - Funded
 - Does not require a lot of training to operate
 - Synergies/integrated with other aspects of the community (e.g. library)
- Project clarity – deliverables
- See Committee Night consultation results
- Recreation board
- Club + info night
- External factors
 - The school – less space
- Potential loss of community / public library
- Rink:
 - All gender rooms
 - Dressing room
 - Curling rink
- Complex – with multiuser spaces

Item: Discussion

Q: Desired Schedule - Plan?

A:

- Site – Timeline Construction 2020
- Funding opportunities + constraint
 - Funding models
 - Partners
 - TH
 - Corporations (ex: mining companies)
 - Leverage
- Consideration of use of existing facility during construction – don't want to lose the use of it
- Disposing of existing lots / buildings
- Lessons learned from past
- Talk to maintenance people / staff

Q: What types of programs/activities?

A:

- Running / walking track
- Senior space
- We have the worst gym
- Indoor playground (needs to stay put)
- Flexible design
- All age groups accessible
- 0 to 5 years
- Community hub
- Safe
- Wi-Fi
- Weight room in building
- Rooms for gatherings (ex: birthday party room)
- Billiards / pool Sauna, warm water, cold bath
- Shower facilities well used by those being off grid
- Reception area / welcoming desk
- Nowhere to do laundry in town

Item: Discussion

Additional Comments/ Notes

- Other items/questions
 - Site evaluation - drillers?
 - Education reserve - Waste Water Treatment Site -
 - Recreation Centre staff meeting?
 - Need to Look at Dauphin Manitoba and Hillcrest Community Centre
 - Need to speak with libraries branch at YG
 - Synergies - site, parking, youth, library, TH
 - Conference Gold Show space
 - Disposition of existing buildings and land
 - Case for consolidation
 - Demographic and statistical information needed
- Meeting with maintenance team
- Good statistical information
- Post-demographics

Projects that have gone well in Dawson (lessons learned)

- KDO – apartments
- Paving of Front Street
- Water treatment facility
- Piped – water + sewer

Stantec to provide list of rooms but not sizes, list of similar Rec Center project costs, and Class D estimate (?).

The meeting adjourned at 9:00 PM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Architecture Ltd.

Lesley Cabott RPP MCIP
Senior Planner
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8.0 APPENDIX B

DRAFT LIST OF ROOMS



Information compiled from Carmacks Arena and Rankin Inlet Arena

Project No.: 144902834
 Project: Proposed New Dawson City Recreation Facility
 Client: City of Dawson

	Categories	Room Name	Required (Yes / No)	Comments
1	Rec Centre	Entrance Vestibule		
2	Rec Centre	Entrance Lobby		
3	Rec Centre	Reception area/welcome desk		
4	Rec Centre	Staff Lounge		
5	Rec Centre	Recreation Director Office		
6	Rec Centre	Staff Office		
7	Rec Centre	Office Storage		
8	Rec Centre	Janitor's Room		
9	Arena	Storage		
10	Arena	Skate Shop		
11	Arena	Hockey Rink Public Washrooms		
12	Arena	4 Hockey Change Rooms + 1 Referee's Room (showers and washroom included)		
13	Arena	Hockey Rink (c/w players benches, penalty boxes and timekeeper box)		
14	Arena	Bleachers/ seating for approximately 500 people (current seating capacity -200)		
15	Arena	Spectator Viewing - warm space		
16	Arena	Ice Plant		
17	Arena	Ice Re-surfacer (Zamboni) Room		
18	Arena	Maintenance/ Repair Room		
19	Rec Centre	LAN closet /room		
20	Rec Centre	Concession Kitchen		
21	Rec Centre	Concession Lounge		
22	Rec Centre	Concession Storage		
23	Curling	Curling Rink		
24	Curling	Curling Lounge		
25	Curling	Curling Rink Public Washrooms		
26	Curling	Spectator Viewing - warm space		
27	Rec Centre	Multi-Purpose / Flex Room		
28	Rec Centre	Multi-Purpose / Flex Room Storage		
29	Rec Centre	Indoor Running/Walking Track (could be integrated amongst other rooms)		
30	Rec Centre	Dedicated Fitness / Weight Room		
31	Rec Centre	2 Change Rooms with shower facilities (Visitor)		
32	Rec Centre	Indoor Playground		
33	Rec Centre	Fast Food Retail Space (s) + Storage Room		
34	Rec Centre	Elevator and Machine Room (if a 2 storey building)		
35	Rec Centre	Future Offices		
36	Required	Generator Room		
37	Required	Mechanical Room		
38	Required	Electrical Room		
39	Required	HVAC Room		

4. Spatial Requirements

4.1 Detailed Program Requirements

The consultant is to ensure that the information contained in this section is reviewed and utilized extensively when designing the building. The building must not exceed the given Ground Floor Area (GFA) and foot print shown in Table 4.1.1.

4.1.1 Program Table

The following table captures the arena program into three distinct functions, 1- the main entrance public warm viewing spaces, 2- the ice rink spaces with change rooms and bleachers and 3- the mechanical functions of the building. The program area for each space is summed into a **Net Program Area** with 7% **Gross-Up** and a total **Gross Floor Area**.

MAIN ENTRANCE OFFICE - WARM VIEWING AREA				
#	Function	Rooms	Area	Description - Specifics
A1.0	Entrance Vestibule	1	10	Main entry to the facility - Also served by ticketing window
A2.0	Entrance lobby		39	Warm space – access to the rink and warm viewing
A3.0	Warm Viewing Area	1	106	100 people - warm viewing on ice rink.
A4.0	Skate Room	1	7	Sharpening and equipment rental
A4.1	Storage	1	9	Storage for administrative supplies
A5.0	Rec Director's Office	1	13	Closed office - Visual to vestibule, warm space and rink
A5.1	LAN closet	1	3	Accessed from the director's office
A6.0	Staff Office	1	13	Closed office - Visual to outside, warm space and rink
A7.0	Staff lunch room	1	12	Closed room - Visual to the outside
A8.0	Food Concession	1	18	Food preparation – Service counter
A8.1	Food Concession storage	1	8	Food storage
A9.0	Janitor closet	1	9	Closed space
A10.0	Men's washroom	1	26	Public usage
A11.0	Women's washroom	1	44	Public usage
Net Program Area			317	
Structural/envelope/wall Gross-Up			22	7% of net program space
Gross Floor Area (GFA)			339	Net Program + Structural/envelope/wall Gross-Up

ICE RINK – BLEACHERS - CHANGE ROOMS				
#	Function	Rooms	Area	Description -Specifics
A12.0	Ice rink		1517	NHL Ice/turf rink 60.96m x 25.9m, 2x18 Players box - 2x7 Penalty box, 1x7 time-keeper box
			57	
A12.1	Public concourse		180	Access to bleachers and change rooms
A12.2	Players concourse		50	Access to boxes - Limited to referees – coaches - staff
			30	Storage space
A13.0	Bleachers		365	Seating capacity - 940 people
A14.0	Radio room	1	9	Access by bleachers – viewing windows on rink
A14.1	Radio room - office	1	8	Access from the radio room
A15.0	Players Change rooms	4	226	4x57 change rooms – 25 players/room- washroom- shower
A15.1	Washroom / showers			
A16.0	Referee change room	1	17	Closed room – 5 people - washroom - shower
A16.1	Washroom / showers			
Net program area			2466	
Structural/envelope/wall Gross-Up			173	7% of net program area
Gross Floor Area (GFA)			2639	Net Program + Structural/envelope/wall Gross-Up

MECHANICAL- ELECTRICAL -SERVICE SPACES				
A17.0	Zamboni Garage	1	37	Zamboni - snow collecting pit - 2 double overhead doors
A17.1	Maintenance shop	1	11	Small shop – General maintenance
A17.2	Electrical room	1	7	Main power entrance
A18.0	Mechanical room	1	21	Boiler / air handling room - under bleacher
A19.0	Ice Plant	1	30	Seasonal ice making
A20.0	Air handling room	1	18	Air handling room for offices / public warm spaces
Net program area			124	
Structural/envelope/wall Gross-Up			9	7% of net program area
Gross Floor Area (GFA)			133	Net Program + Structural/envelope/wall Gross-Up

PROGRAM AREAS

Taken from Stantec Carmacks Arena Pre-Design Planning Document

Table 1. Program Area Comparison

Program Spaces	Areas (sq. m) based on existing Arena	Areas (sq. m) Proposed for new Arena	Kimmirut Arena Comparison Areas (sq. m)
Washrooms <ul style="list-style-type: none"> • Women's • Men's 	<ul style="list-style-type: none"> • Women's 18.5 • Men's 17.3 	Washrooms Determined by overall occupancy (~40)	<ul style="list-style-type: none"> • Women's 17.5 • Men's 11.7
Change Rooms <ul style="list-style-type: none"> • Women's • Men's 	<ul style="list-style-type: none"> • Women's 33.7 • Men's 33.5 	2 new change rooms including 1 W/R each= 100m2	2 change rooms @55m2, includes 1 W/R, 1 shower*
Janitor Room	6	10	3.2
Vending machines	-	8	-
Concession/ Bar	-	30	20.8
Canteen (shelled space)	38	38	-
Office (multipurpose)	11	12	12.9
Lobby	57	50	62
Vestibule	7.5	7.5	7.6
Storage	35	50	18.3
Curling rink (2 sheets)	610	610	507**
Walking track	-	TBD	-
Arena	1230	1230	1797
Viewing Area	70	100	170**
Circulation (25% of total)	554	581	681
Shelled in space for artificial ice- making	-		-
Mechanical room	48	40	32
Zamboni Room	-	TBD	10.9
Total	2769.5	2906.5	3404.5

*Indicates areas taken from Canada Games Centre

**Indicates areas taken from Dawson Arena

Option A.



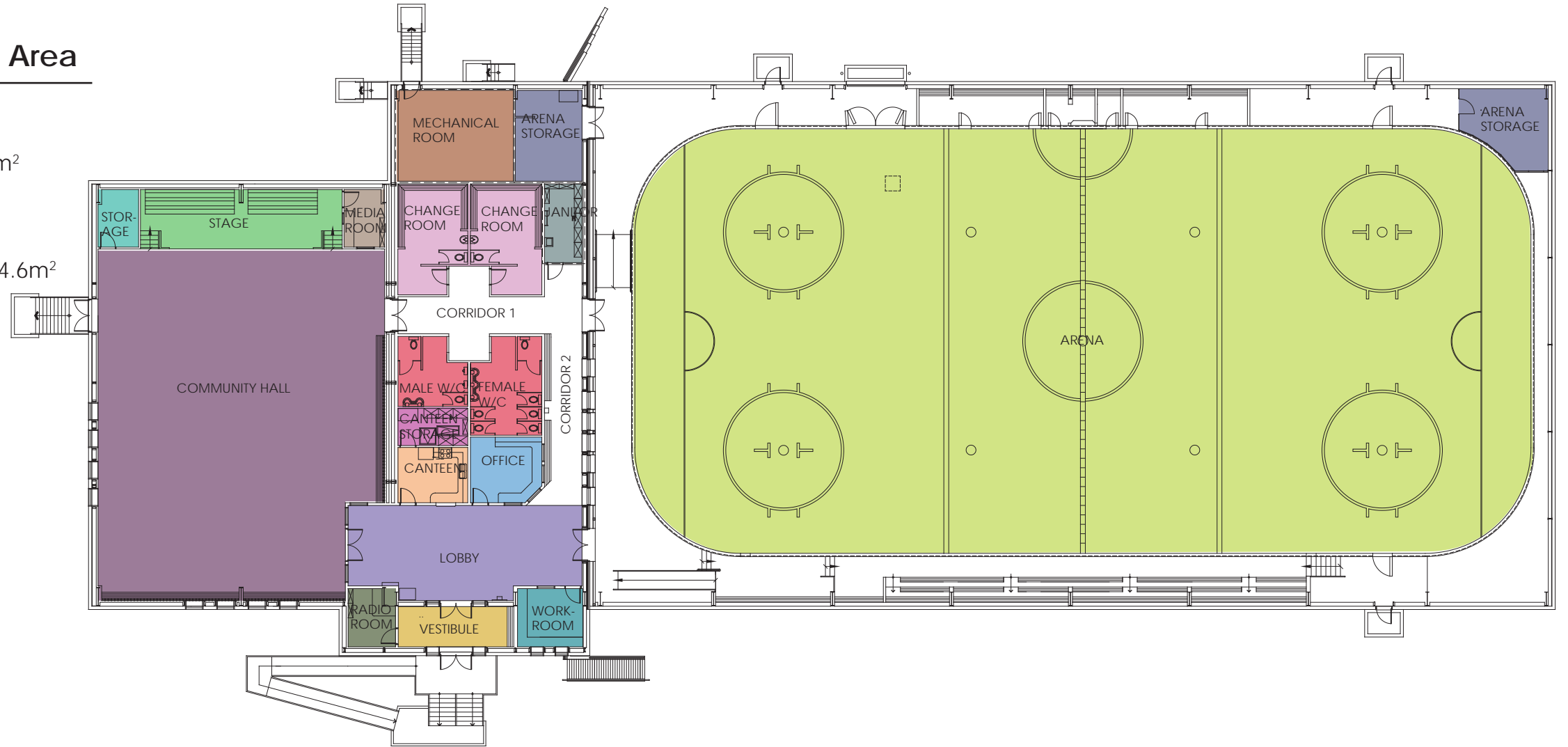
9.0 APPENDIX C

ARENA AREA COMPARISONS

Pond Inlet Arena

Program Rooms	Program Area
ARENA	1847m ²
ARENA STORAGE	22m ² /23m ²
CHANGE ROOMS	55.3m ²
WASHROOMS M/F	16.4m ² /24.6m ²
JANITOR	11.1m ²
CANTEEN	14.6m ²
CANTEEN STORAGE	9.8m ²
OFFICE	17.2m ²
LOBBY	77.6m ²
WORK ROOM	14.4m ²
VESTIBULE	17.6m ²
RADIO ROOM	9.6m ²
COMMUNITY HALL	366.3m ²
STORAGE	8.6m ²
STAGE	45.4m ²
MEDIA ROOM	8.7m ²
MECHANICAL ROOM	39.6m ²
*TOTAL AREA	2628.8m²

* does not include circulation



Design Pros

- ✓ bleacher view of arena maximizes sight lines
- ✓ direct connection to the community hall
- ✓ shared facilities such as washroom and entrance
- ✓ Shared mechanical space

Design Cons

- ✗ shared change rooms
- ✗ large distance between the change rooms and the ice surface

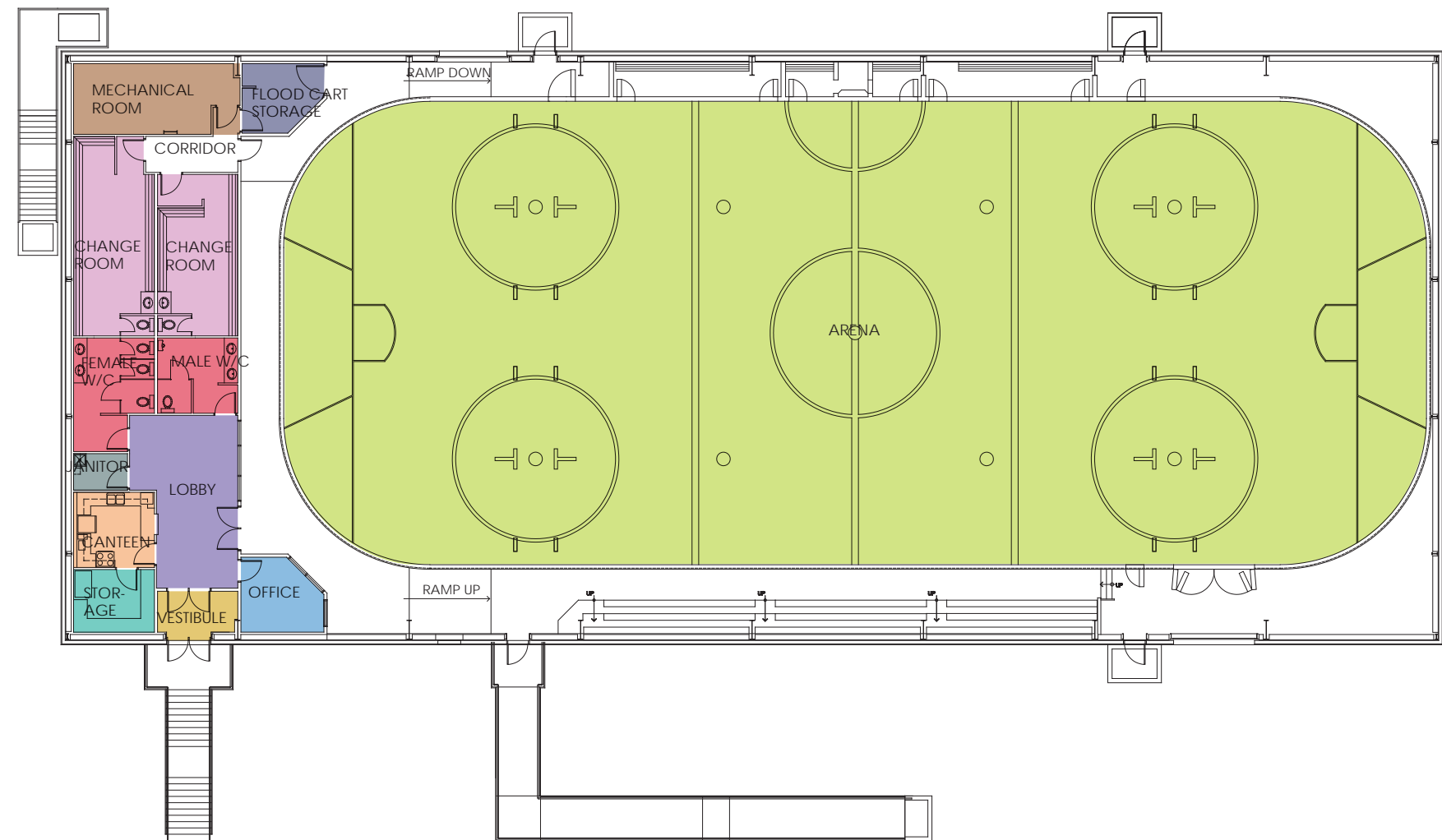


Resolute Bay Arena



Program Rooms	Program Area
ARENA	1328m ²
FLOOD CART STORAGE	10m ²
CHANGE ROOMS	57.5m ²
WASHROOMS M/F	16.1m ² /11.9m ²
JANITOR	3.9m ²
CANTEEN	12m ²
OFFICE	10.9m ²
LOBBY	31.8m ²
VESTIBULE	6.4m ²
STORAGE	10m ²
MECHANICAL ROOM	21.4m ²
*TOTAL AREA	1519.9m

* does not include circulation



"It has a concrete floor and a thermal siphon technology so that the ice will stay frozen longer, providing a longer playing season,". "As well, with the concrete floor, the building can be used in the summer months for soccer, lacrosse and community cultural events."

Thermal siphon compressors were installed outside the arena to pull cold air in.

Design Pros

- bleacher view of arena maximizes sight lines
- access to change rooms and w/c is direct
- canteen in central location near entrance

Design Cons

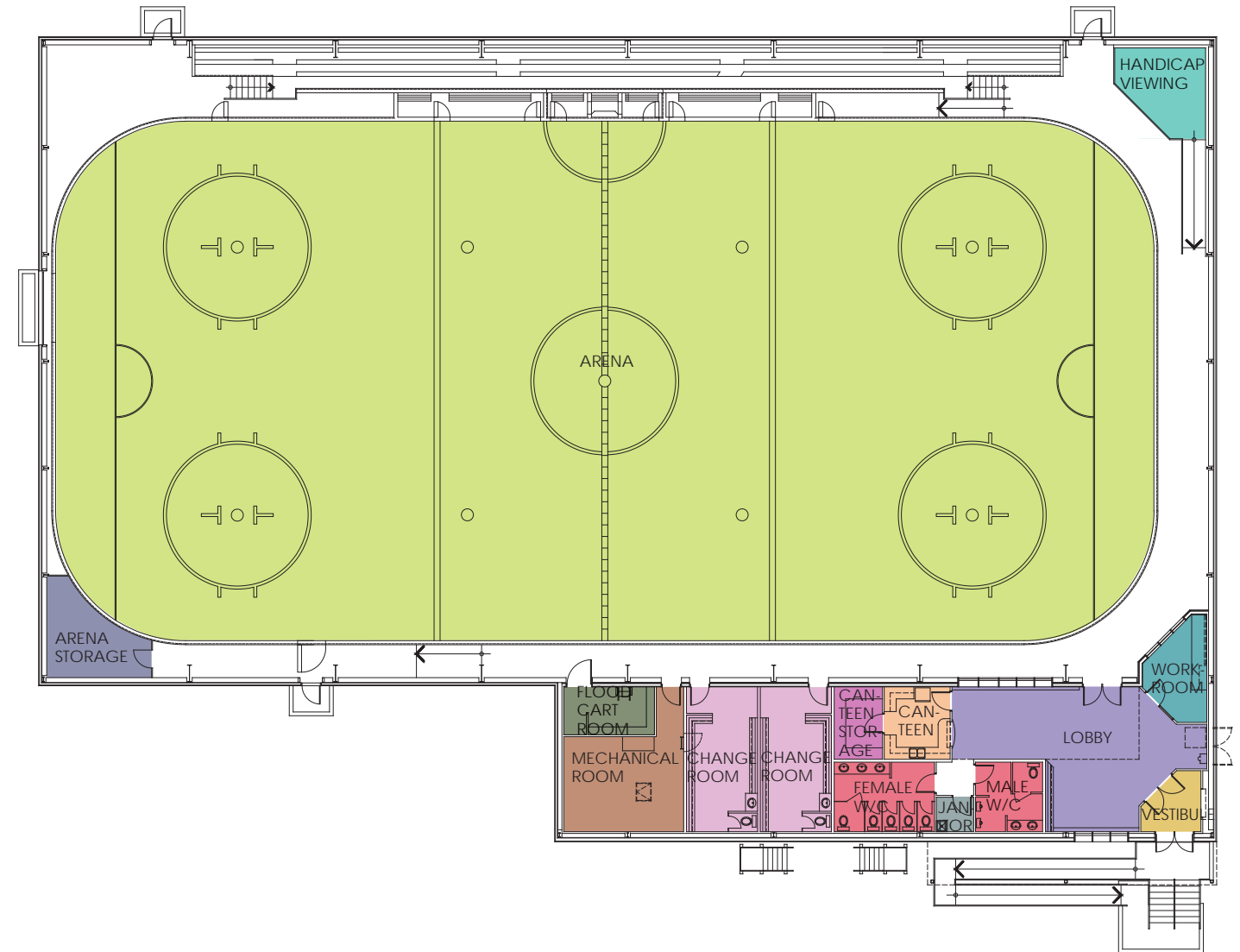
- lack of storage space for community
- ramp into arena only, not front entrance



Kimmirut Arena

Program Rooms	Program Area
 ARENA	1797m ²
 ARENA STORAGE	18.3m ²
 CHANGE ROOMS	52.6m ²
 WASHROOMS M/F	11.7m ² /17.5m ²
 JANITOR	3.2m ²
 CANTEEN	12m ²
 CANTEEN STORAGE	8.8m ²
 LOBBY	62m ²
 WORK ROOM	12.9m ²
 VESTIBULE	7.6m ²
 FLOOD CART ROOM	10.9m ²
 MECHANICAL ROOM	32m ²
 HANDICAP VIEWING	16.7m ²
*TOTAL AREA	2063.2m ²

* does not include circulation



Design Pros

















- ✓ bleacher view of arena maximizes sight lines
- ✓ direct connection from lobby to canteen
- ✓ entrance to arena is accessible

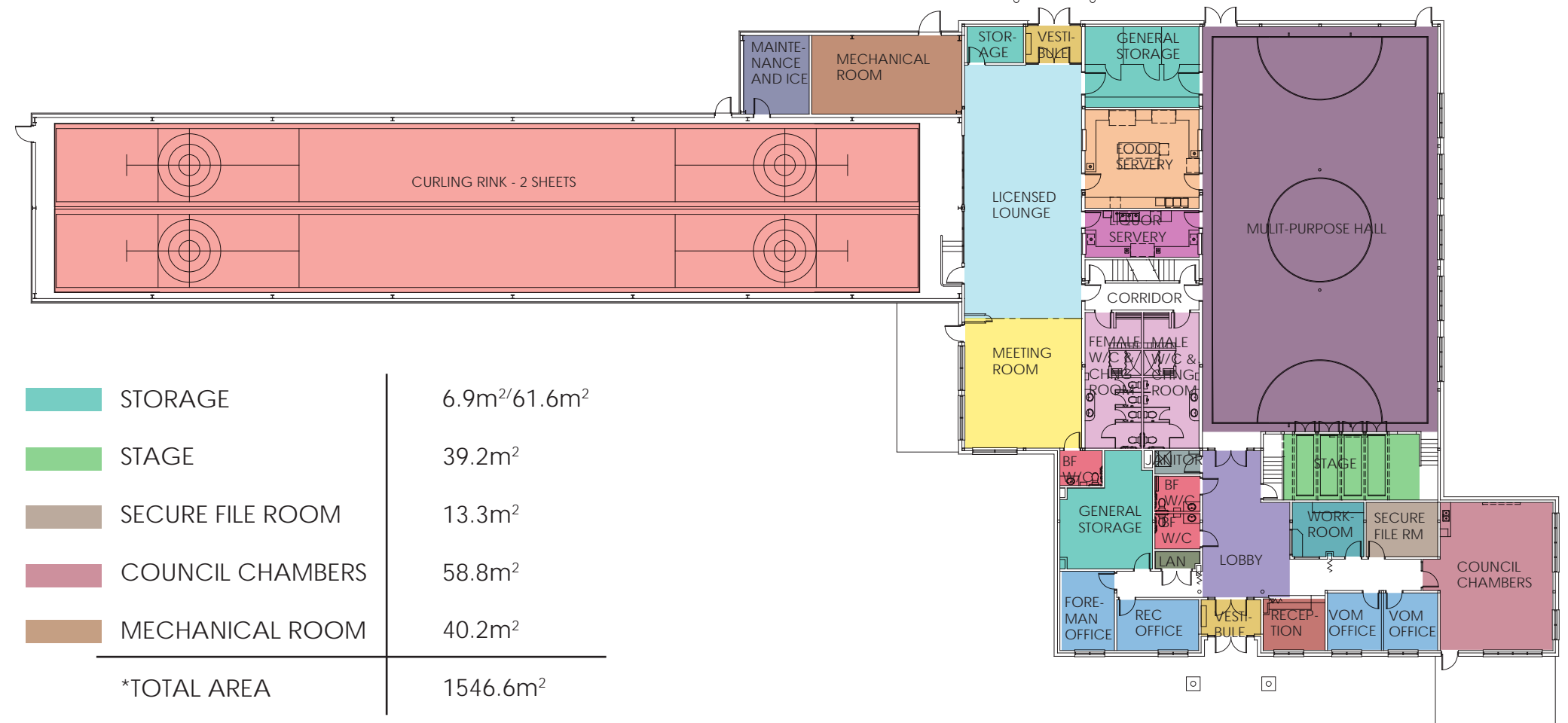
Design Cons

- ✗ long walk from change rooms to team bench
- ✗ long distance between the entrance and bleachers
- ✗ no direct access to ice from change rooms







Mayo Recreation Complex

Program Rooms	Program Area
 CURLING RINK	570.2m ²
 MAINTENANCE & ICE	17.5m ²
 WASHROOM & CHANGE ROOMS	52.6m ²
 WASHROOMS BARRIER FREE	16.2m ²
 JANITOR	3.5m ²
 FOOD SERVERY	38.2m ²
 LIQUOR SERVERY	18m ²
 LICENSED LOUNGE	100.4m ²
 MEETING ROOM	51.7m ²
 OFFICES	29.3m ² /21.6m ²
 LOBBY	38.6m ²
 RECEPTION	10.9m ²
 WORK ROOM	13.2m ²
 VESTIBULE	7.2m ² /7.1m ²
 LAN ROOM	2.5m ²
 MULTI-PURPOSE HALL	327.9m ²






* does not include circulation

Design Pros

-  lounge overlooks the curling rink
-  multipurpose building with shared facilities
-  VOM offices and chambers can be closed off to rec users
-  ample storage for multi-users

Design Cons

-  must go through lounge to enter curling rink
-  small change area
-  small janitor room for large facility

