

Session #23 - REAL

Friday, January 28, 2022 1:31 PM

Meeting Subject: Regina Indoor Aquatics Facility Session #7 - REAL Engagement

Meeting Date: 1/28/2022 1:30 PM

Location: Microsoft Teams Meeting

Link to Outlook Item: [click here](#)

Invitation Message

Invited Participants

- [Sherry Marchiori](#) (Meeting Organizer)
- [Shauna Bzdel](#)
- [Jamie Hanson](#) (Accepted in Outlook)
- [Janine Daradich](#) (Accepted in Outlook)
- [Eric de Waal](#) (Accepted in Outlook)
- [Neil Struthers](#)
- [Michael Roma](#) (Accepted in Outlook)
- [Rob Parks](#) (Accepted in Outlook)
- [Amy.Moats@real1884.ca](#)
- [Dallas.Skulski@real1884.ca](#) (Tentative in Outlook)
- [Erin.Benz-Chicoine@real1884.ca](#) (Tentative in Outlook)
- [Gerry.Fischer@real1884.ca](#) (Accepted in Outlook)
- [Jordan.Wall@real1884.ca](#)
- [Roberta.Engel@real1884.ca](#) (Accepted in Outlook)
- [Sandra Jackle](#) (Accepted in Outlook)
- [Scott.Manson@real1884.ca](#) (Accepted in Outlook)
- [Sinead.Tierney@real1884.ca](#) (Accepted in Outlook)
- [Sudhir.DSouza@real1884.ca](#)
- [Tim.Reid@real1884.ca](#)
- [Tyler.Lloyd@real1884.ca](#) (Accepted in Outlook)
- [Will.Lofdahl@real1884.ca](#) (Accepted in Outlook)
- [Bobbie Selinger](#) (Accepted in Outlook)

Notes

New Indoor Aquatics Facility - Key Stakeholder Session Information

Session: Regina Exhibition Association Ltd. – IAF Engagement Session #23

Date: Jan 28, 2022

Attendees Confirmed:

1. REAL

- Amy Moats
- Dallas Skulski
- Erin Benz-Chicoine
- Gerry Fischer
- Jordan Wall
- Roberta Engel
- Sandra Jackle
- Scott Manson
- Sinead Tierney
- Sudhir D'Souza

Tim Reid
Tyler Lloyd
Will Lofdahl

2. City of Regina

Shauna Bzdel, Director Real Estate and Facilities (Chair)
Janine Daradich, Manager, Planning & Partnerships
Jamie Hanson, Manager, Facilities Engineering
Neil Struthers, Senior Engineer
Eric de Waal, Facilities Project Consultant (Facilitator)
Mike Roma, RC Strategies
Rob Parks, RC Strategies (Presenter)

3. Summary:

The feasibility study for the new Indoor Aquatics Facility includes engagement with stakeholders including the projects immediate neighbours, especially those with complimentary programmatic use to the aquatic's facility being planned. The City of Regina has identified the Regina Exhibition Association Ltd. as a key stakeholder with obvious synergy in the immediate area. An opportunity exists to benefit from one another's collaborative planning activities as the project advances to future phases.

Objectives: Establish a collaborative attitude toward the planning of both developments through the sharing of key planning information.

4. Shauna Remarks

- a. Introductions
- b. Introduce the project and provide high level project background
 - a. Summarize need for leisure and competition aquatics in the City
 - b. Recreation master plan prioritized a new aquatics facility as the top priority
 - c. The new facility looks to prioritize competition and leisure amenities along with other non-aquatic spaces such as meeting space, cultural space, dry training areas, food service and outdoor recreation areas.
 - d. With the adjacencies of our developments, we obviously wanted share with you what we were planning and hoped to gain insight into how our respective plans may complement one another.
- c. Hand over to Eric for project characteristics description

5. Eric Remarks

- a. Share visual of site and describe borders and adjacencies
- b. Opportunities for Questions?
- c. Hand over to Rob Parks

6. Rob Parks

1. Focusing questions on any insight they may have gained through recent planning activities.
2. Discussion on large events and strategic planning.
3. Have done a thorough program of engagement thus far for this project
4. We have gained a lot of feedback on the interest in the facility.
5. Interested to get some comments on the plans that have been laid out for the IAF and how the REAL plans might complement one another?
 1. Amy - The concept is exciting and is something that is needed. One of the items that falls in their guest portfolio they feel that transportation and parking is addressed specifically.
 2. Tim - We are way behind in competing with other cities
 1. This piece will be a major traffic driver of recreation in the city
 2. Compliments REAL's program really well
 3. How it engages with the property to the west and how it acts as a catalyst with the

- stadium use is a huge opportunity for both parties
4. We have the most beautifully built stadium with an ugly pre-eng box across the street (fieldhouse)
 5. This will complement the development of all the sites
 6. The balance that needs to be considered is the paid ticketed sport and recreation doesn't mix super well as parking becomes a challenge. If we can figure it out it may be an opportunity for something amazing.
 7. REAL gets 2.5m visits a year and suggest we would see 600,000 swim visits a year.
3. Roberta - The more convenience we can offer for everyone the better.
 1. Planning for the stadium stopped at Elphinstone St when the stadium was built. We didn't look beyond the road at the time of rider games and now this has become a sore spot during events. Elphinstone St needs redevelopment into a transitional pedestrian square during large events.
 4. Scott - Currently we block the road with graders beside a \$300m stadium.
 5. Sandra - Important to have the recreation amenities but it should be built to at least the national but even better for the international standard.
 6. Bobbie - We know we may have a hotel issue in the city as far as capacity.
 7. Tim - Regina and Saskatoon have the lowest level of occupancy levels in hotels as far as tier 1 cities across Canada. They are full during big events but otherwise have lots of vacancy.
6. Specific to your own plans on your property, can you provide more specific thoughts on how one development could compliment the other, or highlight any duplicity you may see?
 1. Gerry - We have developed foot path routes on how to access the REAL site. It would be beneficial to coordinate pedestrian thoroughfares
 1. Gathering areas and pavilions are included in the REAL site but they all require programming.
 2. There is still flexibility on the REAL site in terms of the arena but the soccer pitch may make more sense on the former Taylor field site.
 2. Tim - If there is an arena to be built on the REAL site it would fundamentally change the relationship of the two properties.
 1. The arena report goes to council in June as well. This should be coordinated with the IAF report.
 2. If the arena goes offsite then the opportunity to coordinate the corridor makes a lot of sense.
 3. If the Brandt center 2.0 goes downtown we may see a different kind of site.
 4. Doesn't know if indoor soccer is best on the REAL site.
 3. Tim - is a long way into the determination of a new hockey arena location selection.
 1. We have provided this information to Council and the location has been established.
 4. Tim - Has there been consideration to pair aquatics with the library and was REAL ever considered for the location?
 1. The yards was not an ideal location for the IAF as the development timelines do not align.
 5. Tim - Can we put it on the Evraz site?
 1. Shauna - The city has made the decision to locate the facility on this site based on a myriad of items.
 6. The cooperators does really well in that we attract events from all over for tournaments and events.
 1. There is over 50 tournaments in the cooperators center a year
 7. Tim - Competition tanks typically are brutal for an operator perspective.
 1. Would be interesting to see what the cost recovery looks like on this.
 8. Rob - Not necessarily looking to international competition as a main priority but definitely national standard.
 9. Sandra - Really look to target those smaller tournaments as they can provide a lot of use during otherwise unused time slots.

10. Rob - What more can you tell us about your thoughts are on the community spaces?
 1. Gerry - any basket of community services that we could pick from
 - 1) It needs to be community meeting spaces would be good
 - 2) Catering is the least profitable part of their business.
 - 3) Those ideas of medical, support, police involvement is great
 - 4) As far as retail goes it wouldn't likely be interesting to a business in that way in my opinion
 2. Amy - Child care services
 - 1) The REAL staff would totally use a child care service at the new facility.
 3. Tim - If you can give people frontage along Elphinstone St that would definitely boost the appeal for storefronts
 - 1) You may be able to support some food services but don't get out of hand.
 - 2) Additional tenants might be some of the provincial sport organizations
11. What does it mean to you as an individual for this facility to be built there.
 1. Amy - As a patron I would want to ensure there was significant viewing options to the natatoriums
 2. Dallas - Clear viewing area separated from the pool, also a retail store that sold minor aquatic items for convenience.
 - 1) Connectivity to mosaic stadium is key. We should consider a ped way.
 3. Gerry - Arena people don't gravitate to libraries and library people don't gravitate to arenas
 - 1) I have always worked in the volume business. Need to create a critical volume of people so it doesn't lose money badly. Create great recreation to pull people in from all around!
 - a) Sandra Schmirler center is a great facility and a good smaller example.
 - b) The competition component would likely not be significant enough to add much to that critical mass.
 4. Roberta - Is it possible that the competition component is underutilized due lack of facilities
 - 1) Food and beverage, retail etc.
 5. Scott - I want the aquatic center so I don't want to have to walk through all the non-aquatic components when I take my kids there.
12. Shauna - This has been really insightful and it helps the team think about how this fits into the broader core area.
 1. We have some things to think about when it comes to the location of the arena.
 2. Thank you!!!