



# Mariners Centre Expansion

## *Your Future Community Hub*

- PRELIMINARY DIAGRAMS -

Email [info@marinerscentre.com](mailto:info@marinerscentre.com) to share your input



The Mariners Centre Expansion and Upgrade Project represents one of the largest and most ambitious investments in our region’s population for a generation. It is a bold symbol of change within the community that is reinventing itself; moving on from a past defined by trade and travel connections with the United States, to one more self-sufficient and fueled by innovation, hospitality and offering a quality of life for residents second-to-none in the Maritimes.

The Mariners Centre as it presently exists is a regionally important facility that includes two ice pads, a small meeting space, a fully equipped kitchen providing full food services for events with attendees up to around 400 people and limited administrative support spaces. The larger of the two arenas is home to the Mariners Junior “A” hockey team and has spectator seating which also makes it suitable as a regional entertainment and events venue. The center currently serves as an emergency shelter function and has an emergency preparedness plan in place.

Completed in 2001, and to the highest energy efficiency standards of the time, the present building is in satisfactory condition, although its building envelope and HVAC systems specified and built to the then current national building and energy codes, with resulting energy performance, and costs, that are not comparable to those to be expected of a building implemented under today’s Nova Scotia energy and building codes. Furthermore, several systems are approaching the end point in their economic service life and will be due for major repair or replacement within the next 5-10 years.





Our **EXPANDED MARINERS CENTRE** will be a Community Health and Wellness Centre in the broadest sense, benefiting the physical and mental wellness of the community.

Modern Aquatics Centre (9,800 sq ft)

- 6 lane x 25-meter main pool
- Leisure Pool
- Therapy Pool (Hot Tub)

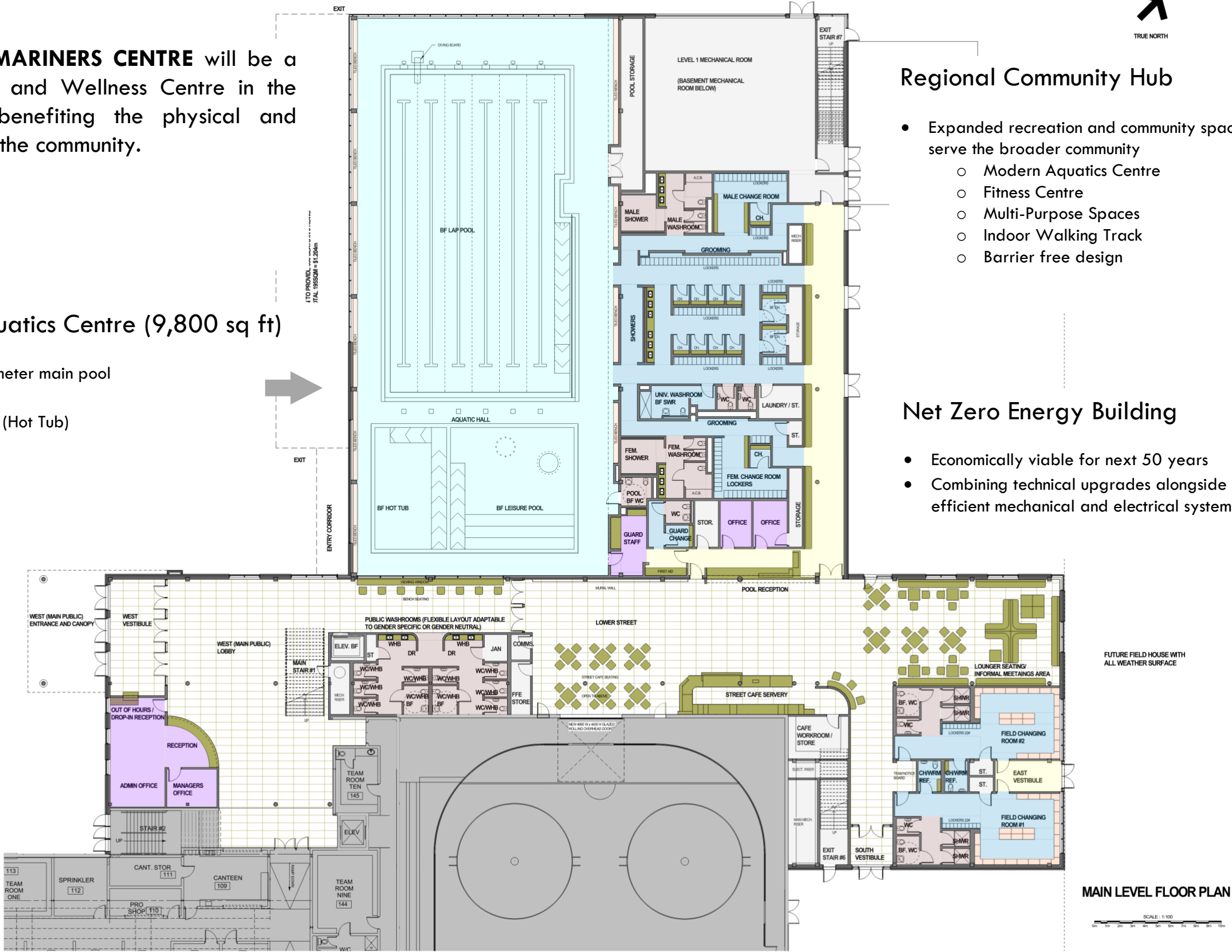


Regional Community Hub

- Expanded recreation and community space to serve the broader community
  - Modern Aquatics Centre
  - Fitness Centre
  - Multi-Purpose Spaces
  - Indoor Walking Track
  - Barrier free design

Net Zero Energy Building

- Economically viable for next 50 years
- Combining technical upgrades alongside energy efficient mechanical and electrical systems



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Driven by a national initiative to achieve **Net-Zero-performance** in public buildings by 2030, significant changes promoting higher energy performance and responding to climate resilience are anticipated in the forthcoming 2025 national building and energy codes. Aligned with this vision, the Municipalities seek to create a **community asset that will offer reliable and economically viable service for the next 50 years**. It is therefore important that this opportunity to upgrade the current Mariners Centre to meet those aims takes account of these new standards.

With the Mariners Centre serving as a regional campus style community hub, the intent of the expansion is to provide additional recreation/community space to serve the wider community, inclusive of so far underserved populations.

A new fitness center will provide cardio, weights, and other recreational opportunities for all age groups, but with particular focus on offering seniors in the community a wellness resource that benefits their quality of life and ability to stay healthy well into their retirement. Facilities and programs for youth and youth at risk will be pursued as a priority, as will provision and accommodation for families and individuals with limited means.

Like many rural and urban communities, we too possess a youth-at-risk population for who a need to identify with their community and gain a sense of belonging to the region. Whilst the new amenities and programs that the expansion makes possible will go a long way to addressing those needs, the building itself is a bold, confident, and unique statement about the future.

The design demonstrates a purposeful and quality investment in their futures that feels genuine and positive as a visual statement.

MARINERS CENTRE EXPANSION  
YARMOUTH, NOVA SCOTIA  
SEPTEMBER 2021



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**Summary of Floor Areas:**

**Aquatics Centre –**  
Overall area – 3,400 Sq.M comprising:  
Pool Hall – 913 Sq.M.  
Changing/washrooms/admin/storage/circulation – 777 Sq.M.  
Mechanical (Basement/Ground floors) – 1,700 Sq.M.

**Wellness Centre –**  
Overall area – 567 SqM comprising:  
Open plan space/gym eqpt. area – 425 Sq.M.  
Offices/Cardio/storage/washroom – 50 Sq.M.  
Circulation corridor/waiting – 91 Sq.M.

**The Street –**  
Overall area - 2,167 SqM comprising:  
Open circulation/elevator/flexible seating areas – 1,452 Sq.M.  
Community rooms (4#) – 222 Sq.M.  
Offices/Admin. – 65 Sq.M.  
Café Servery/workroom/store – 52 Sq.M.  
Washrooms/changing rooms – 376 Sq.M.

**Total New-build Project Gross Floor Area – 6790 Sq.M.**

Lobby & Common Space (15,629 sq ft)

- Indoor “Street” linking all activities within the facility
- All-weather social space where multiple groups or individuals can meet and spend time
- Space for Receptions, Events & Announcements

Walking Track

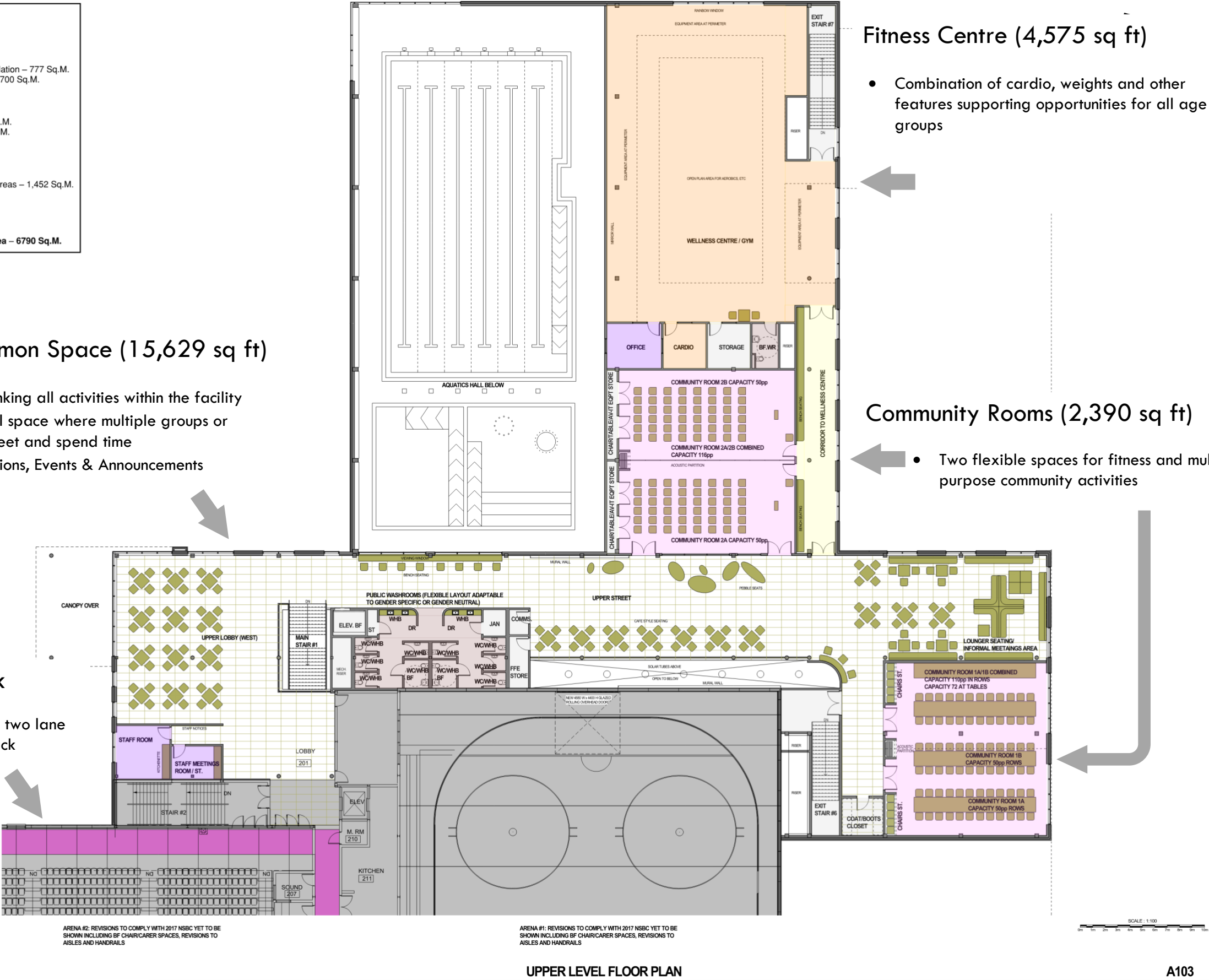
- 370 meter looped two lane indoor walking track

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The aquatics component is intended to replace the aging former YMCA pool located in downtown Yarmouth with a new facility that will incorporate universal and barrier free access to the pool and fully code compliant change and washroom facilities. The aquatic center will cater to regional training and competitive swim events for younger residents with a 6-lane 25m pool, combined with leisure and therapeutic pools within a common pool area. Again, the aquatics center will offer specialized resources and a design suited to the needs of seniors and persons with disabilities, offering significant wellness benefits.

A 370m long looped two-lane indoor walking track is situated within the ice arena in the upper level. Modifications and additions to the existing building will be carried out to facilitate this new infrastructure. As mechanical systems are being upgraded for reasons of energy performance enhancement, and to achieve Net-Zero-Ready requirements, many of the alterations are already required.

On the same level, two flexible spaces for broader community multipurpose activities are provided. These spaces are larger than but complementary to the existing small meeting space in the current Mariners Centre. These three spaces will provide for community group meetings, art displays, aerobic classes, historical society meetings, children’s group activities and classes and meetings for current residents, new immigrants, and other newcomers to the community.

Consultative discussions with the local First-Nations community will be carried out at the next stage or the project, new spaces could be designed to accommodate their needs as individuals and groups, their art, and traditions.

We see the influence of indigenous culture as something that could benefit both the First Nations community and allow opportunities for the wider community to gain a deeper understanding of the richness of indigenous culture and spiritual values.







The evolving sporting heritage of the Region will be represented within these spaces with Art, Murals and other displays presented within the public areas on both a permanent and rotating basis.

Linking these many activities and spaces together is an expanded, barrier free, two level 'Street'. Far from being a noisy, utilitarian, soulless corridor, this carefully designed space provides an all-weather social space where people can meet and enjoy one another's company during the day for receptions, events, and announcements.

The 'Street' is designed for individuals to find solace, for several small groups to meet at the same time, whilst not impacting one others privacy, and so that different age groups can meet within the same space without feeling discomfort or awkwardness in one others presence.

In offering opportunities to allow programming promoting multi-generational engagement, these spaces will provide significant value to the community.

Far from being a simplistic circulation space, this communal 'Street' is very important to resident's mental health during the long winter months which can be very isolating, especially for many seniors or people living on their own.

If COVID has taught us one thing, it is the greater need for, and value of well-designed social spaces and public realm in maintaining good mental health within rural and smaller communities.

Spaces serving the 'Street' such as the small café, the washrooms, the reception/administration space, and the new elevator will all be designed to current barrier-free standards. Other measures will be considered during detailed design responding to the additional and often overlooked sensory needs of seniors who may have physical mobility issues, or mental impairments such as early-stage Alzheimer's or dementia.

The 'Street' can be a space where care givers or family members can bring their elderly relatives to experience the sensory richness of normal community life safely and comfortably.







Responding to Climate Resilience needs, Mariners Center will see an expanded capacity in its role as an emergency shelter for the community with additional storage capacity for emergency furniture and equipment included in the design.

We therefore see the new Mariners Centre as a Community Health and Wellness Centre in the broadest sense of the idea of it benefiting the physical and mental wellness of not only individuals of all ages and backgrounds, and families, but that of the community itself.

Technical upgrades to the existing building envelope, mechanical and electrical systems will contribute to the Net-Zero-Ready Status of the entire facility. Upgrades to the two ice arenas will mean that they are fully barrier-free: This will include the addition of designated wheelchair seats along with carer seats on the upper-level gallery overlooking the two ice pads. Existing washrooms already include barrier free stalls and access. Climate resilience related technical measures will be incorporated at entrances and where envelope upgrades are carried out.

Modifications to parking areas and site services in support of the expanded facility have also been identified as part of the project to service the increase in usage. Parking will include barrier free stalls meeting current Nova Scotia Building Code, and parking charging stations for electric vehicles.

Climate resilience measures responding to safe site access will be incorporated. Provision is made in the design, and disposition of the expansion on the site, for a future field house to be constructed to the east of the new Mariners Centre. We envisage that to be several years away as something that will happen as the population of the region expands.

*This presentation illustrates a design developed to a tentative schematic design level. As is usual for these projects, a more in-depth community consultation process will proceed at the next stage of design, with the functional plan, the appearance and materials proposed evolving in response to community needs.*

