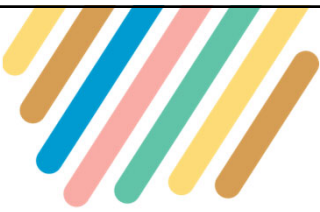



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Purpose

The purpose of this presentation is to review the highlights of the Crystal Pool and Wellness Centre Feasibility Study and seek Council direction on the next steps for this project.



2

Background

- 2017 Feasibility Study explored options to renovate, expand or build a new facility
- Council decision to replace the Crystal Pool
- The project faced delays due to changes in direction and was postponed in 2020

2017
Feasibility Study and Council Report

2018
Schematic Design Phase and Report

2019
Design Development Phase

2019
Direction to revisit previous decisions

2020
Put on hold due to pandemic

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Project Principles

- Accessible Design
- Inclusive Spaces
- Efficient and Sustainable
- High Quality Health and Wellness Facility
- Place for Community



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Program and Design

- 50 m main pool tank, large leisure pool, shallow play area, 25 m warm water lanes, two hot pools
- Steam room, sauna, wet room for aquatic training and events, outdoor patio
- Four to five multi-purpose rooms for various uses, fitness studio, gymnasium



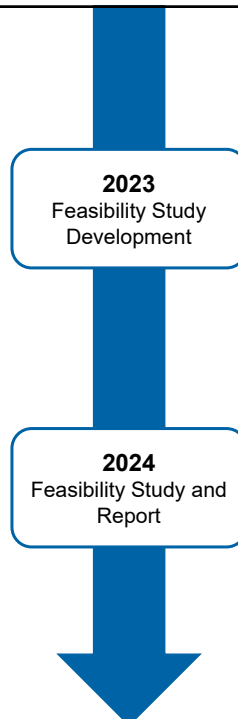
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Council Direction

February 2023 Motion:

THAT Council direct staff to report back on the implications and procedures for the following:

1. *A binding question: The public’s willingness to borrow the capital funds requisite to build a new recreation and aquatic centre;*
2. *Non-binding public input: The location and features of a new recreation and aquatic centre*



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Site Options Overview

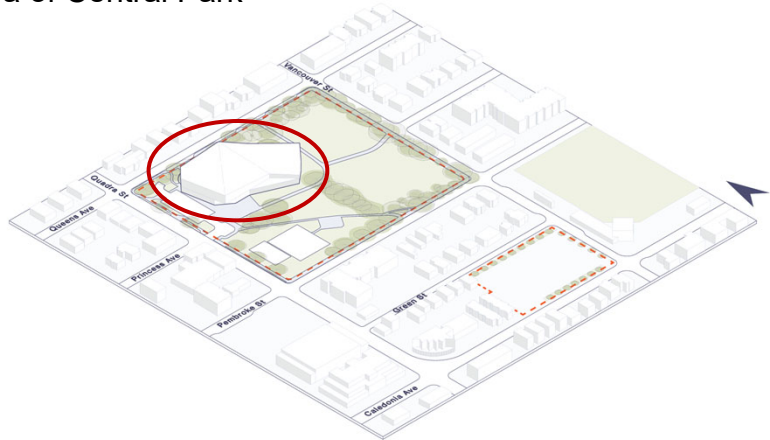


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Central Park North

- The location of the existing Crystal Pool facility in the northwest area of Central Park
- This option would utilize the existing building footprint, with underground parking on the western edge along Quadra St.



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Central Park South

- The southwest area of the park, currently occupied by the sports courts and playground
- Underground parking will be located beneath the existing facility's parking lot and built after the new facility opens and the old facility is demolished

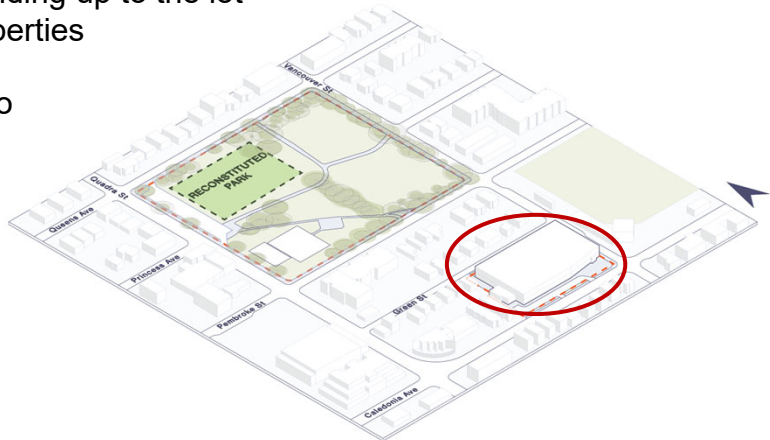


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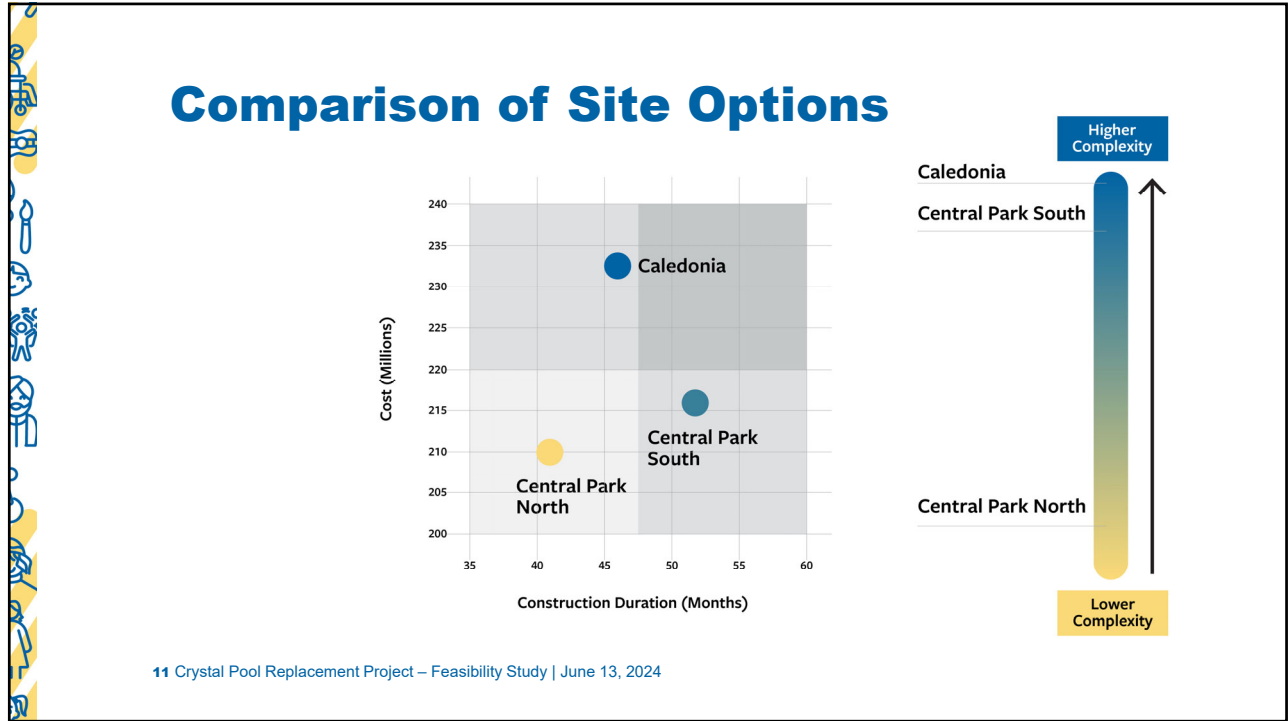
Caledonia

- The site at 940 Caledonia Avenue is the smallest site, requiring building up to the lot lines and neighboring properties
- Due to site constraints, two stories of underground parking would be required

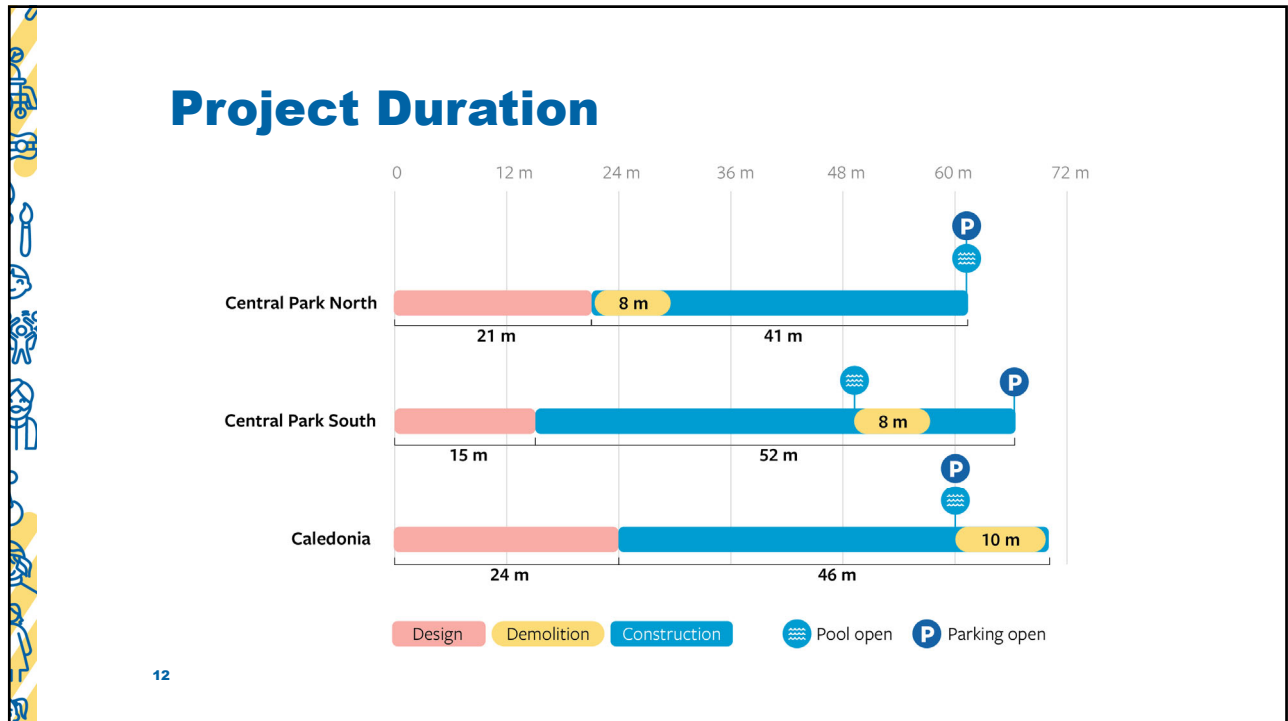


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Recreation Services During Construction

- Crystal Garden proposed as a temporary recreational facility during 3.5-year construction period
- Closing the facility during construction results in savings of \$8.1-9.6 million

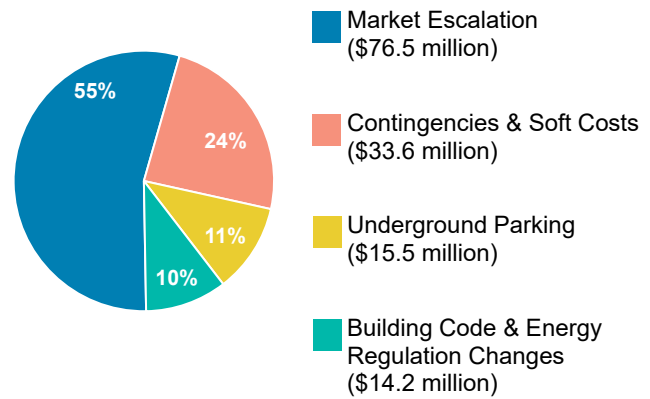


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Budget Cost Drivers

- Following the COVID-19 pandemic, all construction market sectors faced significant disruptions
- The largest impact on the project budget is due to unprecedented construction cost increases



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Total Project Budget Summary

Project Component	Central Park North	Central Park South	Caledonia
Total Project Budget	\$209.2 ¹	\$215.9 ²	\$232.9 ²
Funding from the Debt Reduction Reserve	-\$30.0	-\$30.0	-\$30.0
Net Cost Funded by Debt	\$179.2	\$185.9	\$202.9

¹ Includes the budget to transition partial service continuity to the Crystal Garden building during construction.

² Includes the budget to maintain service continuity at the existing facility during construction.

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Property Tax Implications

Description	Net Cost Funded by Debt ¹	Year 1	Year 2	Year 3	Year 4	Year 5	Estimated Tax Increase	Estimated Annual Cost of Borrowing ²
Central Park North (Service Continuity at Crystal Garden)	\$179,200,000	2.00%	2.00%	2.00%	1.49%	0.51%	8.00%	\$15,200,000
<i>Average residential</i>		\$64	+ \$64	+ \$64	+ \$48	+ \$16	=	\$256
<i>Typical business</i>		\$165	+ \$165	+ \$165	+ \$123	+ \$42	=	\$660

Borrowing phased in over 5 years to align with project progress

Average cost per year for 20 years once the new building is open

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Borrowing Authorization Process

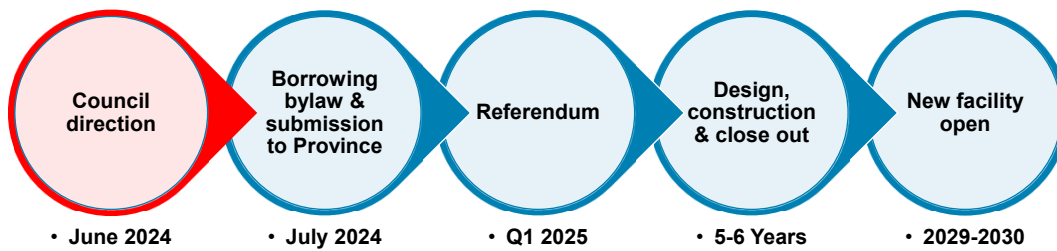
- Referendum
 - Vote on question of authorizing the municipality to borrow funds
 - Simple majority required for approval
- The Alternative Approval Process (AAP)
 - Residents have timeframe to submit response if opposed to borrowing funds
 - 10% threshold to determine outcome



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Next Steps



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Recommendations

That Council direct staff to:

1. Proceed with Central Park North as the site for the new Crystal Pool and Wellness Centre;
2. Bring forward a loan authorization bylaw to authorize the borrowing of up to \$179.2 million to develop the new Crystal Pool and Wellness Centre;
3. Initiate the process to hold a referendum to seek elector assent for the borrowing; and
4. Close the existing Crystal Pool facility at the start of the construction and implement interim recreation services at Crystal Garden until the new facility opens to the public.

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