

VANCOUVER AQUATIC CENTRE
Update

In Camera Board Meeting

Monday, February 13, 2023

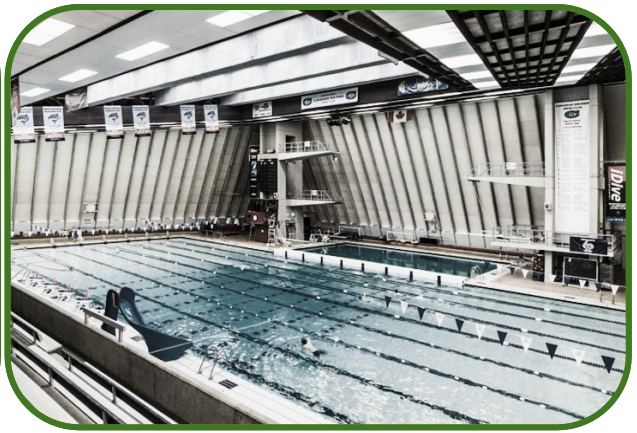
VANCOUVER BOARD OF PARKS AND RECREATION

Purpose

The purpose of this meeting is to provide the Board with an update on the project for the Vancouver Aquatic Centre Renewal.



Context Map



VAC, Interior View: Looking Southeast

Vancouver Board of Parks and Recreation

RECONCILIATION MISSION, VISION & VALUES

MISSION

Decolonize the Vancouver Park Board

The Park Board recognizes the institution's colonial history and upholds the Board's commitment to the 11 Reconciliation Strategies.

VISION

An evolvable organization in which every employee and Commissioner recognizes the humanity in themselves by recognizing and respecting the humanity of First Peoples; and an organization that sets a worldwide example in treating Reconciliation as a decolonization process.

VALUES

These values are your compass to help guide the way you work, interact with colleagues, external partners and the public.



PATIENCE

Colonialism didn't happen overnight. Untangling it takes time. We will pace ourselves for the marathon, not the sprint. We will adjust deadlines to ensure things are done well and respectfully.



CLARITY

We will focus on how colonialism functions to exclude, not on how to include.



PRAGMATISM

All staff are inheriting a system not of our making. The Park Board Reconciliation Team (PBRT) is here to assist colleagues with examining the ways colonialism continues to damage others. Blame is unproductive.



LEADERSHIP

We will nurture and sustain each other, demonstrating Indigenous principles in the way we function as a team.



LEARNING

We consent to learn in public. We will make mistakes. We will sit with those mistakes, be transparent about them, and use them both to learn and to teach. Our mistakes will be diagnostic tools.

April 16, 2018

Agenda

- **Background**
- **Capital Plan**
- **Project Considerations**
- **Conclusion**



Background – Pool Network

Expansion Era

1929: First indoor pool constructed

1960-1980: Expansion of pool network

- 8 pools added + 1st pool rebuilt = 9 pools total
- **1974: Vancouver Aquatic Centre opened**

Renewal Era

2002: First Aquatic Strategy

- Goal: renew & enhance aging pool system

2004-2010: Renewal of three pools

- Hillcrest, Killarney, Renfrew

2019: Second Aquatic Strategy ("VanSplash")

- Indoor pool renewal priorities: Britannia *(underway previous to 2019)*, **VAC**, Kerrisdale
- Outdoor Pool Priority: Marpole

2022: VAC Renewal included in 2023-2026 Capital Plan

Background – VAC Policy Timeline

- **2002: Park Board approved Aquatic Strategy**
  - **VAC recommended for renewal, prioritized 4th** after Percy Norman (Hillcrest), Killarney, and Renfrew , all now complete.
- **2019: Park Board approved VanSplash** and 10-year Strategy Outlook
  - **VAC recommended for renewal**
- **2022: VAC prioritized for renewal in 2023-2026 Capital Plan**



2019 VanSplash Aquatics Strategy



2023-2026 Capital Plan

Background – VAC Program & Services

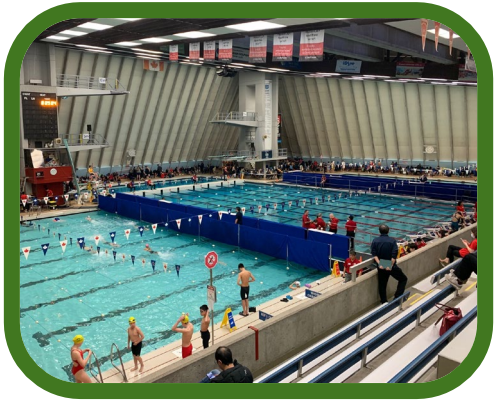
Current Facility Program:

- 50m Pool, Tot Pool, Dive Pool
- Dive Platforms (1,3,5, 7.5 and 10m)
- Whirlpool, Sauna, and Fitness Centre

Current Services:

- Vancouver's **only competition hosting pool with spectator seating.**
- Primary **community uses**: lane swimming, swimming lessons and aquafit
- Hosting: **diving, water polo and swim meets**, and **swim club** training
- **10m dive platform** only one available in the City
- Deep dive tank meets standard for rescue training and used by Vancouver **police, fire, and military**
- Central hub for **lifeguard recruitment, training and courses**
- **Only Provincial competition** hosting pool in Vancouver **with spectator seating** (*1974 standards)*





Background – VAC Maintenance & Operations

Maintenance to Ensure Public Safety:

- Dive tower and deck repairs
- Re-roofing and structural repairs
- On-going remediation for spalling concrete

Improvements for Inclusion & Accessibility:

- Vertical platform lift installed
- Addition of a barrier free washroom

On-going Building Condition Assessments

- Seismic Risk Evaluation
- Envelope & Pool Assessments
- Structural Studies & Reports

*** Work noted above is not an exhaustive list.*

Capital Planning Principle #1 – Prioritize Public Safety



Removal of remaining structure in response to front entry **façade falling.**



On-going monitoring and protection in response to **spalling concrete.**

Capital Planning Principle #2 – Design to Budget

VAC Project Funding:

- City contribution (renewal portion): borrowing to be repaid through property tax): $103M
- Development contribution (growth / expansion portion): $37M
- **Total: $140M** (includes escalation)

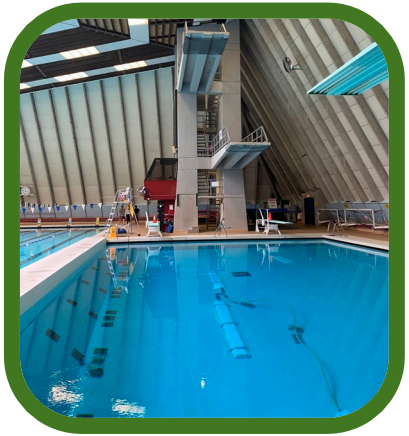
Childcare Funding:

- Additional ~$16M

Capital Planning Principle #2 – Design to Budget

VanSplash Identified Needs:

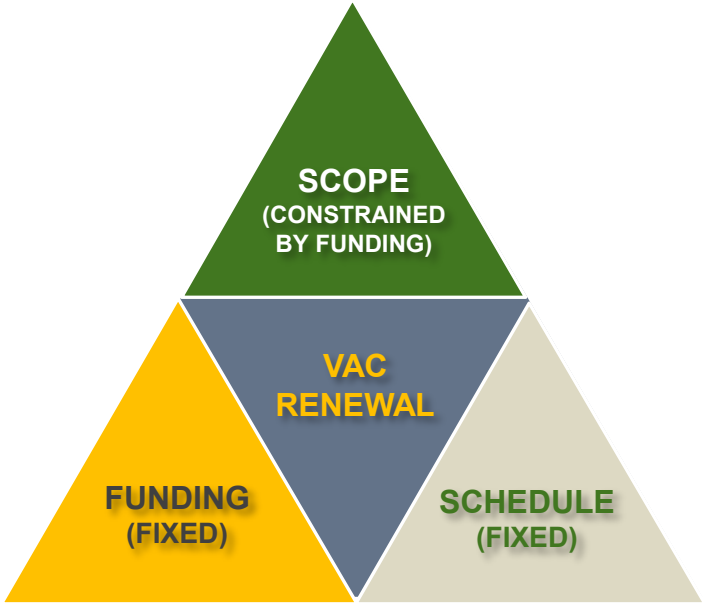
- Replace VAC with a **new large-scale pool**… to take advantage of waterfront location.
- Provide a balanced **range of aquatic experiences** … at each pool.
- **Vancouver needs to sustain its competition pool and provide** adequate in capacity to serve local age group, master and triathlete as well water polo, diving and synchronized swimming - big enough **to host provincial and national competitions.** *(Advisory Group Recommendation)*
- Competition hosting and training specific requirements: **deck space, seating, viewing, acoustics, timing and judging.**





Capital Planning Principle #2 – Design to Budget

- **Approved funding** for VAC renewal supports a **single-phase project of reduced scope**.
- **To achieve VanSplash recommendations**: a multi-phased renewal plan with additional funding is required.



Capital Planning Principles #3 and #4

Principle #4 – Pursue Co-location

- **74-space childcare (~$16M)**
- **Feasibility study** for co-location of childcare recognizing prime objective is the replacement of the pool.



Principle #4 – Expedite Delivery

- Construction Start: 2026
- Fast-tracked project delivery required to meet planned construction start date.



Consideration #1 – Site Conditions

CONSIDERATION #1 SITE CONDITIONS

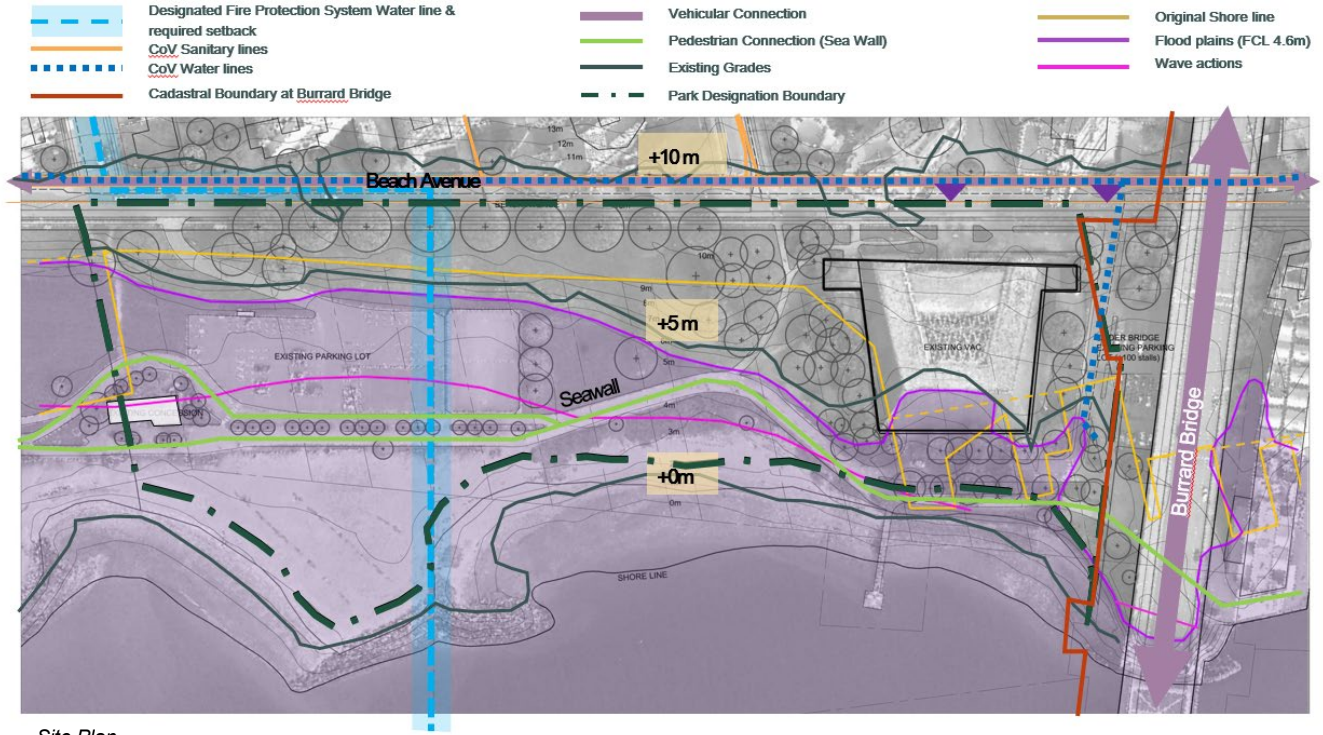
Flood plain, wave action, soil bearing, environmental, and archaeological

STRATEGY

- **Site investigation scope of work underway.**
- **Options for building siting to be explored.**
- **No evidence of existing structure settling. Investigating building within existing footprint.**

Consideration #1 – Site Conditions

Site Analysis



Site Plan

Consideration #2 – Service Level

CONSIDERATION #2 RE: SERVICE LEVEL

All public expectations for program delivery cannot be met **within approved funding**.

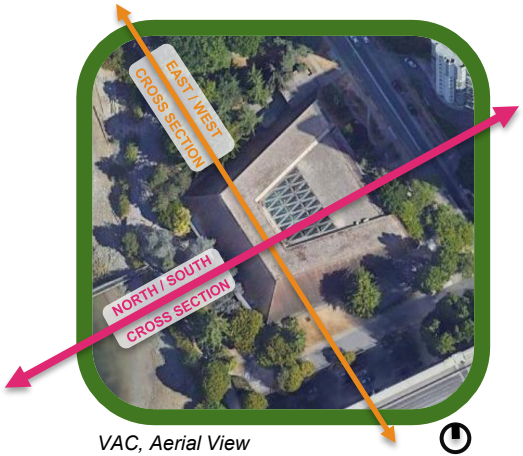
STRATEGY

- **Seek approaches** to maximize potential service delivery, including potential **reuse of existing components**.
- Scoping and Planning phase to **prioritize program delivery** and **communicate project constraints** to manage public expectations.

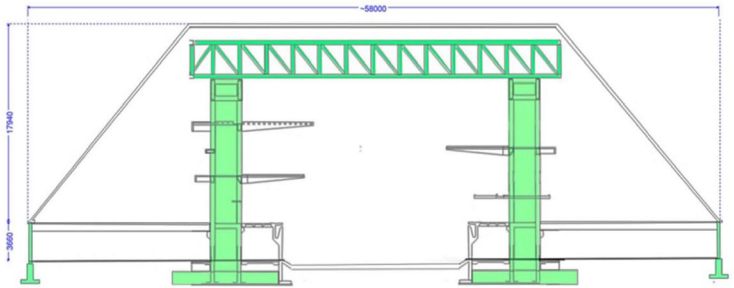
Consideration #2 – Service Level

Structural review for possible retrofit and rehabilitation.

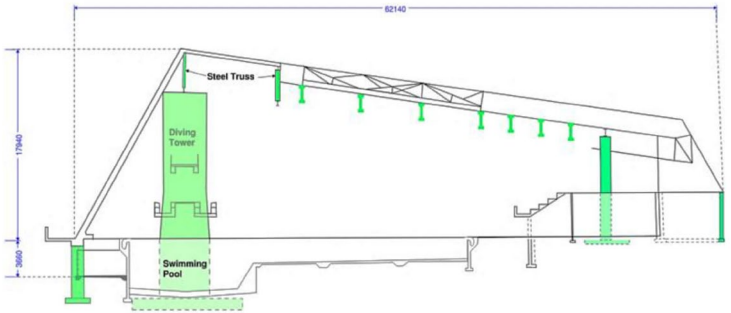
Explore **re-use of existing structural components* to maximize service delivery.**
*Note: Requires 2-4 year disruption of services.



VAC, Aerial View



EAST / WEST CROSS SECTION



NORTH / SOUTH CROSS SECTION

Consideration #3 – Land Tenure

CONSIDERATION #2 LAND TENURE

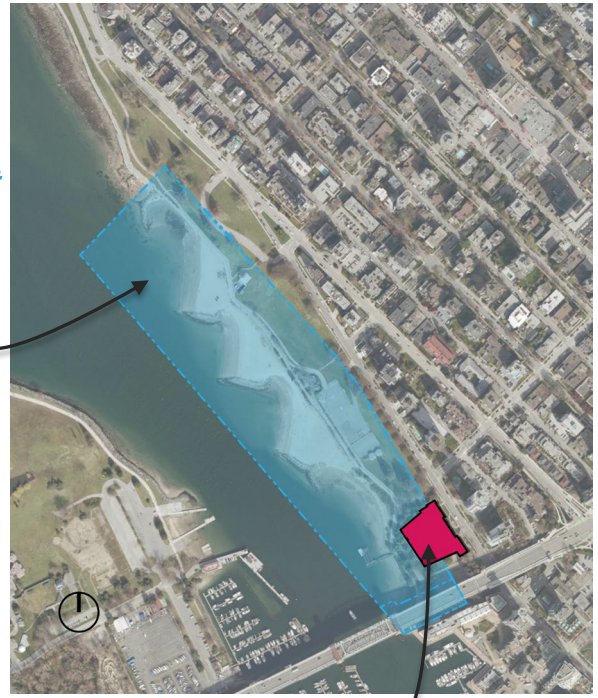
Provincial **land agreement and MST direction** (UNDRIP Strategy)

STRATEGY

- **Lease replacement negotiations underway with Province.**
- **Discussions with MST on-going.**

Consideration #3 – Land Tenure

- May 2022: **Initial meeting** with Province to discuss **lease replacement**
- August 2022: Lease replacement **application submitted to Province**
- November 2022 **follow up materials requested & provided** to Province
- January 2023 **follow up email** sent to Province.
- 2032: Current VAC land lease expires.



Context Plan

Consideration #4 – Engagement & Schedule

CONSIDERATION #4 ENGAGEMENT & SCHEDULE

Accelerated schedule and public input.

STRATEGY

- **Extensive engagement** for aquatic facilities **completed** through VanSplash**.** VAC renewal to include **targeted engagement** only.
- **MST consultation on-going** for WEWFMP.
- **MST referral specific to VAC** to be initiated.

Consideration #4 – Engagement & Schedule

Project engagement will **build on the extensive engagement completed through VanSplash:**

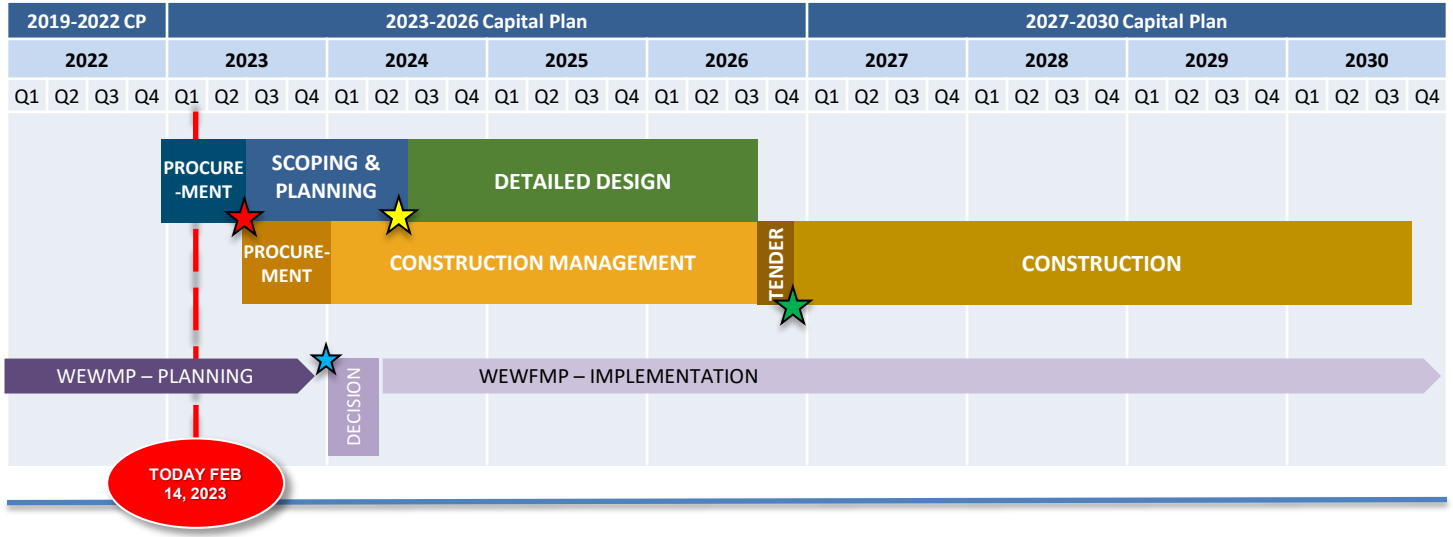
- **Phase 1 & 2** (2016-2017): **over 6,200 participants**
  - Survey, stakeholder meetings, workshops

- **Phase 3** (2017) and **Phase 4** (2018-2019) **Adjustment and Advisory Group**
  - 19 dedicated members, over 6 months (Jan – June 2019)
  - 9 meetings, 450 + hours of work





Consideration #4 – Engagement & Schedule



ANTICIPATED FUTURE COUNCIL BRIEFINGS AND DIRECTION

- Approval to award consultant contract (May 2023)
- Council briefing on scoping & planning outcome (April 2024, in-camera)
- Approval to award construction contract (Q4 2026)
- WEWFMP for decision (Park Board & Council: date TBD)



THANK YOU!


VANCOUVER
BOARD OF PARKS
AND RECREATION