

Vancouver Aquatic Centre (VAC) Renewal

Report Back – 50m Training Pool Options Analysis

In Camera Meeting

Monday March 31, 2025

VANCOUVER BOARD OF PARKS AND RECREATION

Agenda

- Purpose
- Background
- Project Considerations
- Legal Opinion – Capital Plan & Plebiscite
- Next Steps

Purpose

- Provide additional clarification on project considerations in response to February 25, 2025 Board motion, and
- Review legal opinion on plebiscite and Capital Plan obligations

Background: Previous Board Communications

- In-Camera Presentation **February 13, 2023**
  - Project update: funding, land tenure and engagement approach identified; phasing not considered
- In-Camera Presentation **October 7, 2024**
  - Identified shift to 25m + Leisure Program; reconfirmed funding and land tenure constraints
- Confidential Memo **January 6, 2025**
  - Outlined communications plan for VAC user group meetings
- Board Briefing **February 11, 2025**
  - Reviewed project constraints and recommended 25m + Leisure Program
- Confidential Memo and Board Meeting **February 24, 2025**
  - Confidential memo provided additional information on land tenure discussions and legal opinion on plebiscite



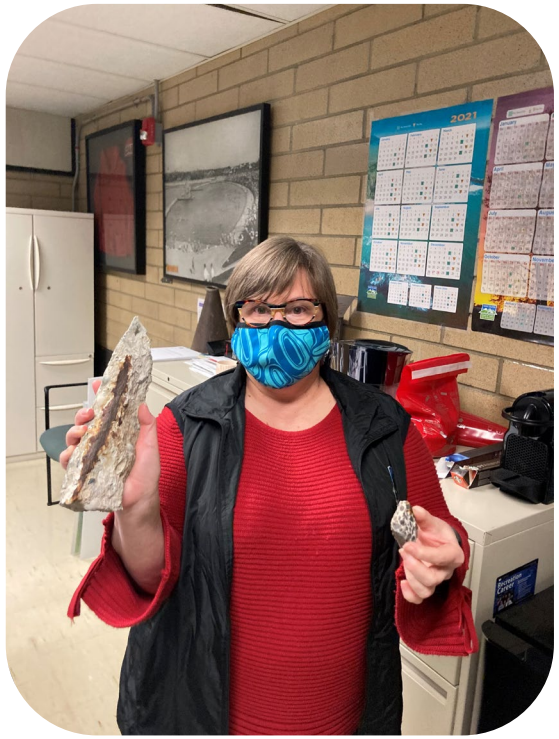
Project Considerations – Summary

- 50m pool not feasible due to site limitations, budget and schedule
- Recommended option (within existing footprint) mitigates major project risks, including:
  - Project stays on schedule and budget:
    - Approved $103M plebiscite funding
    - Minimizes cost escalations and inflationary pressures (built into $170M project budget)
    - Reduces risk of unplanned service interruption caused by forced closure
  - Sponsored Crown Grant in-progress, alternative option requires re-submission with Province (in consultation with Host Nations)
    - If unsuccessful, would potentially be looking at the same 25m option at a higher cost
  - Alternative option requires reprioritizing 2027-2030 Capital Plan priorities

Project Considerations – Land/Site

Consideration	Alternate Option (50m)	Recommended Program (25m + leisure)
Site Constraints	• Unknown cost of expanding beyond the building footprint or adding additional phases	• Recommended program fits within the building footprint
Facility Condition	• Project delays increase chances of unpredictable service disruption due to facility being at the end of life	• Adherence to project schedule provides more certainty and ability to plan for service disruptions
Sponsored Crown Grant	• Resubmission of application required if building footprint expands or if project phasing is proposed • Timeline and support for new application unknown	• Application in progress – initial Provincial support indicated
Government to Government Referral	• Referral resubmission required if building footprint expands • Additional Host Nation consultation results unknown	• Discussions underway

Facility Condition









Project Considerations – Budget

Consideration	Alternate Option (50m)	Recommended Program (25m + leisure)
2027-2030 Capital Plan Project Priorities	• No funding available in current Capital Plan to design & deliver 50m pool • Requires reprioritization in 2027 – 2030 Capital Plan • Competes against identified priorities (e.g. Kits Pool, Britannia renewal, RayCam renewal, Hastings CC renewal)	• $140M Capital Plan approved • Contingent on construction start by Q4 2026
Sunk & Additional Costs	• Pursue 50m pool requires redesign – ~$2.9M spent to date • Additional design and construction funding required (subject to Council approval) • Any unplanned project delays will incur cost escalation (~6%)	• Recommended program requires additional $30M (Council approval required) • $170M includes cost escalation
Plebiscite	• May require new plebiscite vote if construction does not start by Q4 2026	• Funding secured, requires construction start by Q4 2026
Funding Source	• Program must demonstrate growth to utilize existing funding source, like-for-like replacement requires constrained tax-funding	• $140M secured; requires additional $30M (35% of total project budget funded through CACs)

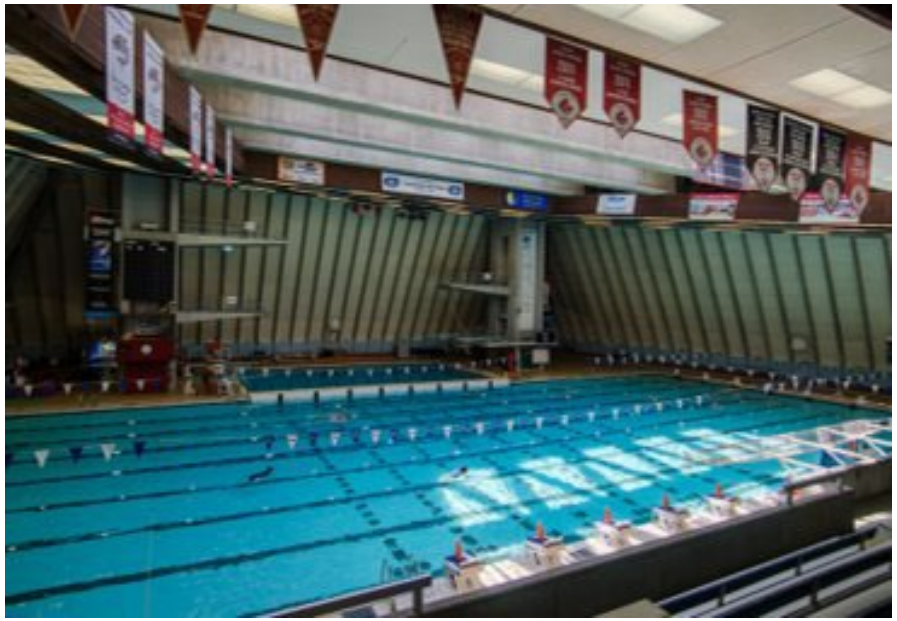
Capital Plan & Plebiscite

- **Capital Plan Plebiscite Question:**

  A. Renewal of Vancouver Aquatic Centre

  To provide for replacement, renewal or rehabilitation of the Vancouver Aquatic Centre ($103,000,000)

- Original scope contemplated planning, design and start construction on the first phase, focusing on the renewal of the 50m lap pool and diving pool



Plebiscite Legal Opinion

- Legal advice sought to ensure clarity & compliance with the Vancouver Charter regarding the Park Board and City's obligations to the Capital Plan and October 2022 plebiscite questions:
  - The plebiscite questions for voter approval for borrowing of funds are intended to identify the purposes or need for the borrowing (e.g. certain capital projects and infrastructure)
  - The description of the VAC capital project in the 2022 borrowing questions was **high-level** and the descriptions of the VAC project in the informational PDF and the voter approval question are **broad** enough to cover either rehabilitation or outright replacement of the building, as the VAC was still at an early planning and design stage
  - Changes to components of the amenity (such as the length of pool) **would not attract the requirement** to go back to the voters
  - Removal of the pool altogether from VAC project would be a big enough change to have to go back to the voters, as would using the funds for an entirely different purpose (per sections 242 and 244 of the Vancouver Charter)
- While impossible to offer certainty, City Legal has advised that the shift from a 50m pool to a 25m pool for the VAC is **highly likely to be resistant** to a voter's potential legal challenge to the borrowing bylaw or its surrounding process

Next Steps

- Seeking Board decision at Committee meeting on how to proceed with VAC renewal

RECOMMENDED PROGRAM

Q2 2025: Council decision on additional funding

Q3 2026: Tender drawings & construction RFP

Q4 2026: Construction start

Q4 2029: New facility opens

ALTERNATE DIRECTION

- Pivot to re-design
- **Q2-Q4 2025:** Revise project design (3-6 months depending on revisions)
- **Q2 2025:** Consult with Province and revise Sponsored Crown Grant application (timeline unknown)
- **Q3 2026:** Council approval of 2027-2030 Capital Plan (~ Q3 2026)
- **Q4 2026:** New plebiscite vote

⑩ **Q1 2027:** Project commences if funding approved