

	Report Title	Aquatic Facility Needs and Concepts Update
	Report No.	RCP 19-27
	Author	Rick Cox, Director of Recreation, Culture & Parks
	Meeting Type	Council Meeting
	Council Date	June 24, 2019
	Attachments	<ul style="list-style-type: none"> • Future of Aquatics in Tillsonburg - High-Level Capital Costing Estimates

RECOMMENDATION

THAT Council receives Report RCP 19-16 – Aquatics Facility Needs and Concepts Update for information.

EXECUTIVE SUMMARY

Tillsonburg's indoor and outdoor aquatic facilities need considerable capital maintenance over the next several years if the services which ratepayers have become accustomed to are going to be maintained. The facilities are also not able to meet current standards with respect to amenities like family and barrier-free change rooms. Council heard presentations from Monteith Brown and MMJA in April and directed staff to review the material with advisory committees and report back in June. This report provides Council with an update on progress to date.

BACKGROUND

At the Council meeting of April 8, 2019 Council received two presentations from consultants. Monteith Brown provided Council with a report on their community survey results as well as the industry context with respect to indoor and outdoor aquatic facilities. The report identified several options for Council's consideration. Building on the work that Monteith Brown had done, MMJA prepared a conceptual design of a next-generation aquatic facility for Tillsonburg that incorporated the needs and wants identified in the community survey.

Council referred both reports to the advisory committees and subsequently to staff for a report and recommendations, and asked for a report back in June.

Since April 8, the Memorial Park Advisory Committee and the Recreation & Sport Advisory Committee have each reviewed the aquatics facility reports at separate meetings. The two committees also held a joint meeting on May 29 so that there was awareness in both committees of the same information, issues and thoughts. That joint session included an opportunity for members to walk around the waterpark and the tennis court area so that the existing conditions and the potential impact of any changes were front-of-mind.

In their presentation, Monteith Brown provided a flow chart of the strategic options that the Town has to consider. The Committees used that diagram to shape their discussion. The diagram is presented here:

Implementation Summary

Indoor Aquatics Strategy

Expand the Tillsonburg Community Centre

- Additional pool tank (warm water/leisure)
- Improved barrier-free accessibility
- Family changerooms
- Improved control and circulation
- Aquatics administration and storage space

Outdoor Aquatics Strategy

Evaluate Cost/Feasibility of Continued Operations for Lake Lisgar Waterpark

Not Deemed Feasible

Deemed Feasible

Relocate Waterplay Features to Tillsonburg Community Centre Pool

Construct Splash Pad

Refurbish or Reimagine Waterpark

- Structural and mechanical repairs
- Improved barrier-free accessibility
- Bath house redevelopment and/or expansion

Separating the discussion into consideration of the indoor aquatics strategy as separate from the outdoor aquatics strategy assisted the Committee members to keep the options clear. The committee was provided with the attached “High Level Capital Costing Estimates” for reference.

Indoor Aquatics Strategy

The existing indoor pool requires extensive refurbishment in the very near future to continue operations. Specifically, there are an estimated \$1.13million dollars in work required to the deck, pool tank, and mechanical systems. The community is also looking for improvements and modernization to the changerooms and barrier-free elements, as well as warm water and leisure pool options. The joint committee passed the following resolution with respect to the Indoor Aquatics Strategy:

Moved by: Dace Zvanitajs Seconded by: Terry Smith

THAT the Memorial Park Revitalization and Recreation & Sports Advisory Committees recommend to Council that the future of indoor aquatics is critical and that they support continued work to determine the best options to have the aquatic facilities modernized through accessibility improvements, family change rooms, therapeutic and warm water. Carried.

Outdoor Aquatics Strategy

The existing outdoor pool also requires extensive refurbishment in the very near future to continue operations. The top level decision related to the outdoor facility is whether or not the

Waterpark is deemed a feasible operation. If it is seen as feasible, then the options include refurbishment at an estimated cost of \$4.5million, or a reimagining of the waterpark at a cost upwards of \$5million. If the Waterpark is deemed not to be feasible, the options on the table range from demolition (\$392,000 estimated cost) to demolition and replacement with a splash pad (\$1.05million estimated cost) to demolition and consolidation adjacent to the indoor facility (\$3.9million estimated cost).

Discussion at the committee reflected the recent declining usage levels, the increased demand for splashpad style recreation, and the challenges presented to the taxpayers by the requirement for a continued operational subsidy. The joint committee passed the following resolution with respect to the Outdoor Aquatics Strategy:

Moved by Joan Weston Seconded by Chris Rosehart

THAT the Memorial Park Revitalization Advisory Committee and Recreation & Sports Advisory Committee recommend to Council that the Lake Lisgar Water Park facility be demolished and replaced by a splash pad facility.

Carried

This report provides Council with an update on progress to date. Staff will provide Council with a follow-up report at a future Council meeting with options and recommendations regarding potential next steps.

FINANCIAL IMPACT/FUNDING SOURCE

There are no direct financial implications of this report.

COMMUNITY STRATEGIC PLAN (CSP) IMPACT

1. Excellence in Local Government
 - ☒ Demonstrate strong leadership in Town initiatives
 - ☐ Streamline communication and effectively collaborate within local government
 - ☒ Demonstrate accountability
2. Demographic Balance
 - ☒ Make Tillsonburg an attractive place to live for youth and young professionals
 - ☒ Provide opportunities for families to thrive
 - ☒ Support the aging population and an active senior citizenship
3. Culture and Community
 - ☒ Promote Tillsonburg as a unique and welcoming community
 - ☒ Provide a variety of leisure and cultural opportunities to suit all interests
 - ☒ Improve mobility and promote environmentally sustainable living

Future of Aquatics in Tillsonburg - High-Level Capital Costing Estimates

Indoor Aquatic Strategy		Sub Component	Estimate	
	Option 1A: Refurbish existing pool & deck	Pool, deck, mechanical	\$	1,130,400
	Option 1B: Expand to include new tank/HC/changerooms	New Aquatics/HC	\$	19,540,437
Total Option 1: Refurbish and Expand			\$	20,670,837
Outdoor Aquatic Strategy				
LLWP is Feasible	Option 2A: Refurbish Waterpark	Pool, slide, mechanical	\$	1,067,000
		building (incl. new changerrooms)	\$	3,469,530
			\$	4,536,530
	Option 2B: Reimagine Waterpark	Pool, slide, mechanical	\$	1,067,000
		building (incl. new changerrooms)	\$	3,469,530
		New watepark elements	\$	500,000
			\$	5,036,530
LLWP not Feasible	Option 3: Close Waterpark	demolish/relandscape LLWP	\$	392,000
			\$	392,000
	Option 4: Close Waterpark & build splashpad			
	4A: Outdoor splashpad consolidated @ 45 Hardy	reconfigure Hardy & construct	\$	3,484,215
	4B: Outdoor splashpad @ LLWP location	construct using existing water/sanitary	\$	666,600
	4C: Outdoor splashpad other location*	construct and add water/sanitary	\$	916,600
			\$	1,058,600
			\$	1,308,600
*Assumes location is on Town-owned land				

NOTE: Cost estimates provided by MMJA, April 2019