



# **Vancouver Aquatic Centre (VAC) Renewal Feasibility Study Update**

In-Camera Board Meeting  
Monday October 7, 2024





# 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.

# Presentation Purpose

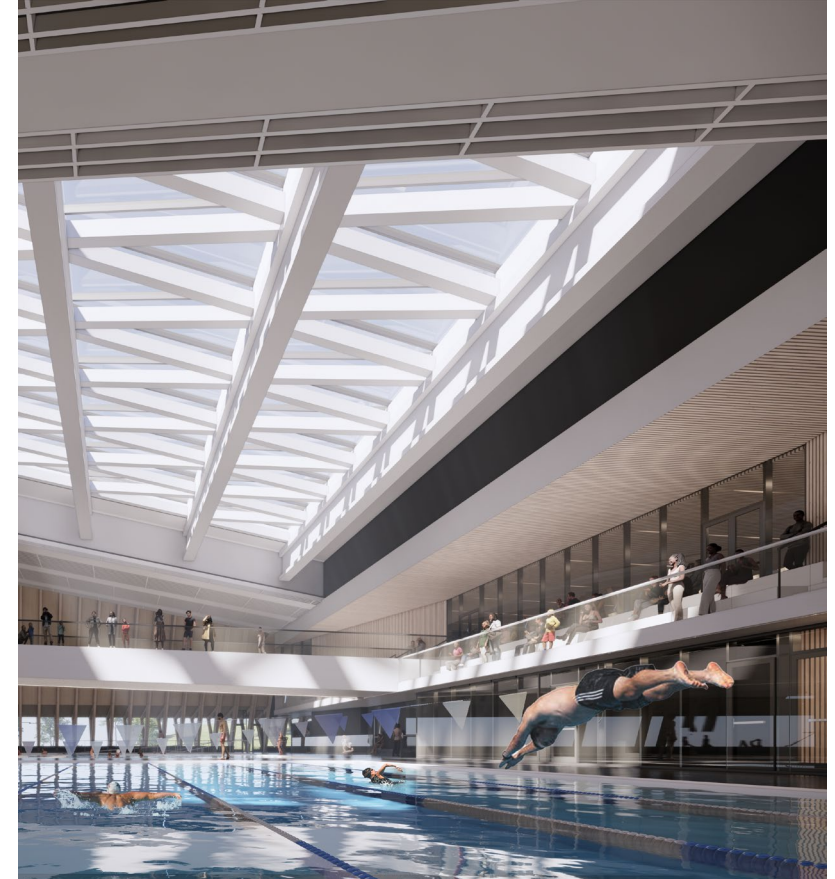
- Provide the Board with **an update on the Vancouver Aquatic Centre (VAC) Renewal project**
- Present **service delivery options and project constraints**
- **Seek feedback and answer questions** prior to bringing an update and report decision at a public Board Meeting.



*Aerial overview of VAC site*

# Executive Summary

- Presenting two options that pivot to a **leisure-focused aquatic facility with 25-meter pool** to meet budget and schedule requirements
- Scoping **competition dive option** which **requires an additional \$30M** funding
- **Preferred option also delivers:**
  - › 25-m swim competition
  - › All diving competition
  - › Warm-up / aquafit tank
  - › Water polo and synchro competition

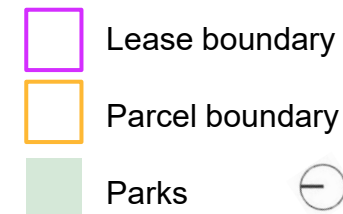


*Artistic rendering, not for design consideration*

- **Remaining on budget and on time is essential** to advancing the project
  - **Renewal is critical** as existing VAC facility has reached the end of its useful life
  - **Construction start planned for Q4 2026** to remain within the plebiscite funding per 2023-2026 Capital Plan
  - **Additional direction will be required on project scope and budget** to ensure project construction start in 2026
  - Additional studies will require **adjustments to budget and schedule**

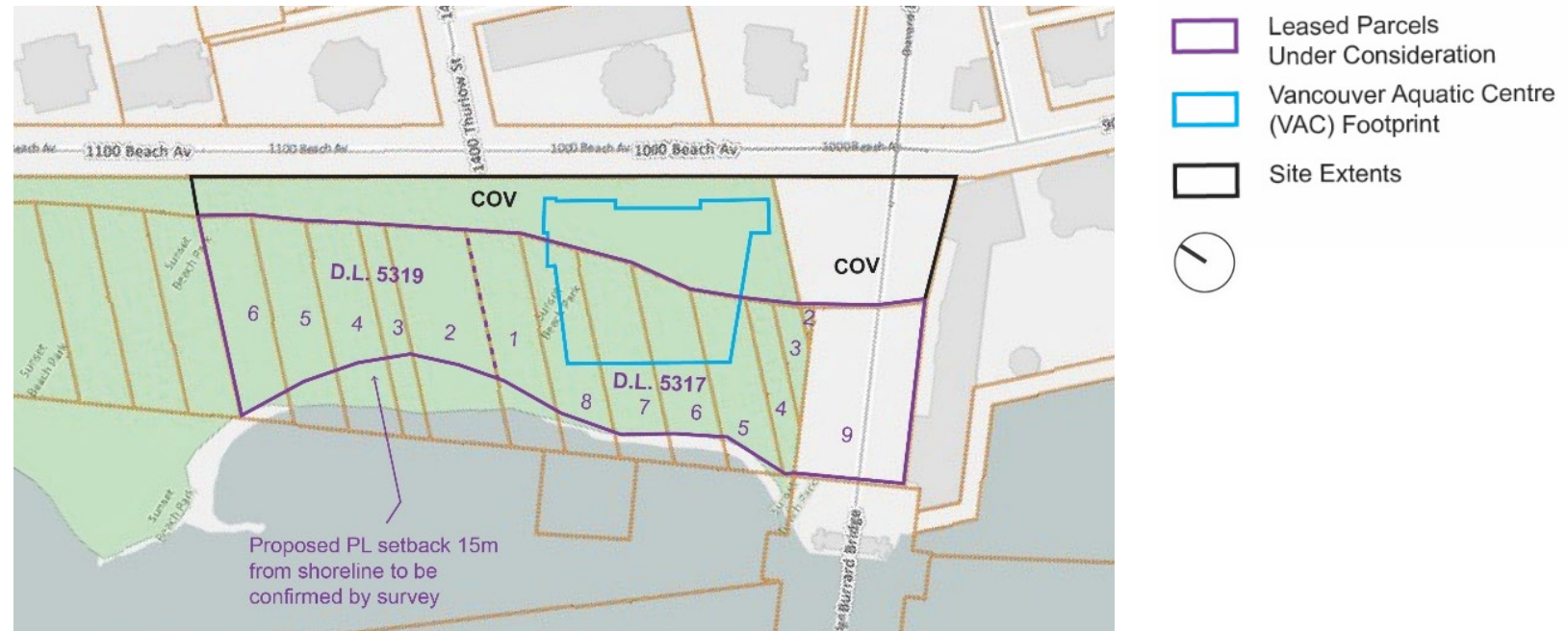
# Project Site – Land Ownership

- Project site **foreshore is owned by the Province**
- Park Board is currently leasing the land from the Province, the **lease expires in 2032**
- Lease does not allow COV to consolidate lands
- **Single site required for development per VBBL**



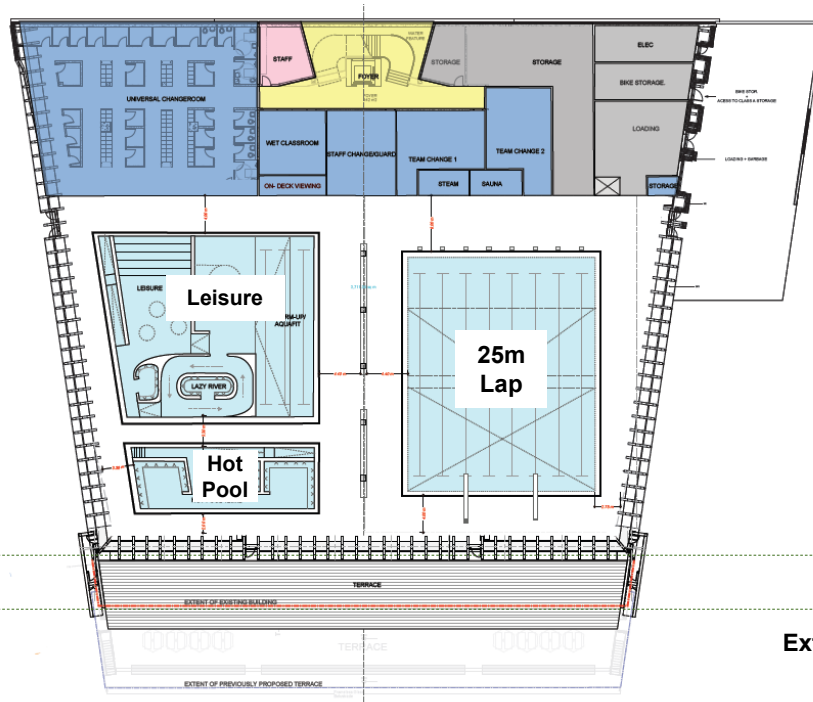
# Project Site – Land Consolidation

- ~50% of the existing VAC facility is sited on Provincial land, existing non-conforming building
- City seeking **Sponsored Crown Grant** from Province to allow for single site covenant



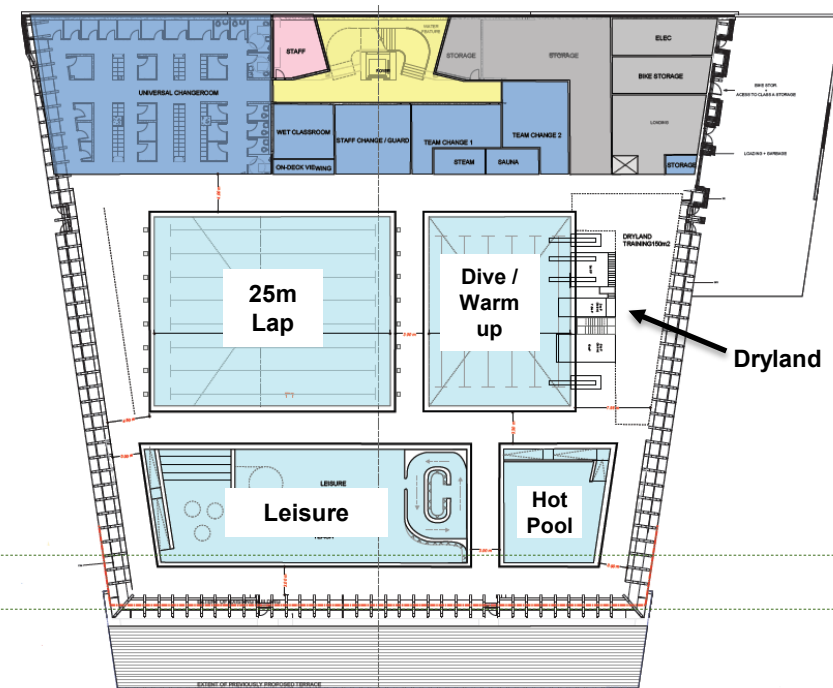
- 2023-2026 capital plan allocated **\$140M for the VAC renewal** for Phase 1:
  - Phase 1 – 50-meter competition pool and diving renewal
  - Phase 2 – leisure aquatic facility, pending future funding in subsequent capital plan(s) for growth
- Early site studies indicate **50-meter competition pool not viable** due to funding and site constraints:
  - › Grounded in holding budget and timing commitments, staff **shifted focus away from competition caliber aquatics renewal**
  - › Project phasing no longer being considered for this site
- Per 2024 MTU, childcare no longer being considered for this site

## Option A (\$140M – class D estimate)



- Leisure program
- No warm-up tank therefore no competition
- No deep water aquafit
- Less GFA than current VAC

## Option B (\$170M – class D estimate)



- Leisure and "lite" competition program
- 25-meter local swim competition
- Meets all diving competition (lacks training components)
- Warm-up/Aquafit tank

Extents of Existing Facility

- Both options consider **a new build within the existing footprint**

## Option A

- **69,000 sf GFA**
- Class D cost estimate, **\$140M\***
  - › Meets current funding
- **Leisure only facility**
  - › 25m lap pool
  - › Leisure pool
  - › Hot pool
  - › No competition

## Option B (preferred option)

- **80,000 sf GFA**
- Class D cost estimate, **\$170M\***
  - › Additional \$30M 
- **Leisure & competition facility**
  - › 25m lap pool
  - › Leisure pool
  - › Hot pool
  - › Warm-up and dive pool 

\*Cost estimates include escalation and contingency, for 2026 construction start

- Factors for **additional estimated costs for inclusion of competition diving**:
  - › **11,000 sf additional GFA** for pool deck and mechanical levels
  - › **Increased volume and increased envelope** (2m additional building height for 10m diving)
  - › **Increased structural requirements**, single roof span (no columns separating roof structure)
  - › **Additional excavation** for additional tanks and mechanical space

# Service Delivery

|                   | 25m Train | 25m Comp | 50m Swim | 50m Comp | 1, 3m Dive | 1, 3m Comp | 5, 7.5, 10m Dive | 5, 7.5, 10m Cmp | Water Polo | W. Polo Comp | Sync. | Sync. Comp |
|-------------------|-----------|----------|----------|----------|------------|------------|------------------|-----------------|------------|--------------|-------|------------|
| VAC Current       | ✓         | ✓        | ✓        | ✗        | ✓          | ✓          | ✓                | ✓               | ✓          | ✗            | ✓     | ✗          |
| Option A (\$140M) | ✓         | ✗        | ✗        | ✗        | ✓          | ✗          | ✗                | ✗               | ✓          | ✗            | ✓     | ✗          |
| Option B (\$170M) | ✓         | ✓        | ✗        | ✗        | ✓          | ✓          | ✓                | ✓               | ✓          | ✓            | ✓     | ✓          |

**Both Options result in loss of service for 50m swim at provided by current facility**

Hillcrest remains as only 50m in PB system. Enabling this would cause significant budget and timing impacts

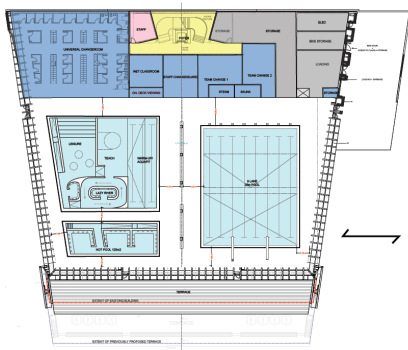
**Key Difference between Option A and B:**

**Option A** options result in complete loss of service for all diving competition and 25m swim Comp

**Option B** presents no further service delivery gaps when compared to current facility; enabling Polo and Sync

# Service Delivery Comparison

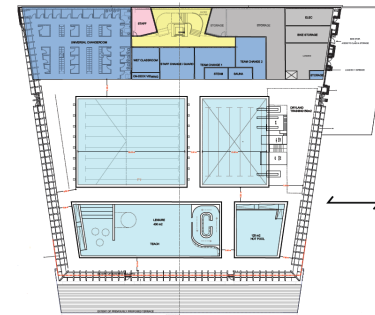
|                       | Tank sq.ft.* | Lanes   | Diving        | Fitness      | Family Hot Tub | Sauna    | Steam    |
|-----------------------|--------------|---------|---------------|--------------|----------------|----------|----------|
| <b>VAC Existing</b>   | 14,897       | 50m x 8 | 1,3,5,7.5,10m | 1,550 sq.ft. | 75 sq.ft.      | Yes      | No       |
| <b>Opt A (\$140M)</b> | 9,698        | 25m x 8 | 1,3m          | 5,000 sq.ft. | 1,345 sq.ft.   | 215sq.ft | 215sq.ft |
| <b>Opt B (\$170M)</b> | 12,917       | 25m x 8 | 1,3,5,7.5,10m | 5,000 sq.ft. | 1,345 sq.ft.   | 215sq.ft | 215sq.ft |



## Option A

### In budget study option

- No competition (*dive & swim*)
- No deep water (*aquafit etc*)
- Reduced diving (*training*)
- Reduced footprint



## Option B (preferred option)

### Meets the most aquatic service needs

- 25m competition
- All diving competition
- Warm-up/Aquafit tank
- + Water Polo and Synchro competition

\* Not including hot tanks, only programmable tank sq.ft.

- Sponsored Crown Grant application may result in schedule delays
  - › **Mitigation** – City pursuing early engagement with Nations to support Provincial consultation to accelerate the process
- Through design development, if further cost estimates prove over \$170M, Park Board will be required to sign off on programing adjustments ensuring \$170M project budget is met
  - › **Mitigation** – Increase in scope that results in additional costs will not be considered

# Summary



- **Preferred option (Option B)** provides increased service delivery including local competition and competition diving
- CoV staff are now exploring options to make **additional \$30M** available required to renew competition diving program (Option B)
- Once funding options are confirmed, **prompt direction will be required** on whether competition diving option should be explored
- **Renewal is critical** as existing VAC facility has reached the end of its serviceable life

## Next Steps



- REFM staff to **brief Council in-camera** (Oct 8, 2024) for feedback on additional funding
- REFM and Park Board **staff to work with project team to advance the schematic design** phase based on direction
- Park Board staff to **report back** in November **to seek Board decision** on program endorsement and communication plan
- CoV staff will report back to Council with funding options to support preferred scope

