

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER LANDS AND FACILITIES AND DEPUTY
GENERAL MANAGER PARKS, RECREATION AND CULTURE
SUBJECT: **CENTRAL PARK POOL COVER PROJECT UPDATE**
PURPOSE: To provide Council with the outcome of staff's additional investigation and community engagement results regarding options to cover an outdoor pool.

RECOMMENDATION

THAT plans to install a cover at Central Park Outdoor Pool, as outlined in the report titled "Central Park Pool Cover Project Update" dated August 28, 2023, be abandoned.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Lands and Facilities and the Deputy General Manager Parks, Recreation and Culture.

1.0 POLICY SECTION

The recommendations within this report correspond with the goals and values in the *Corporate Strategic Plan (2017)*, and align with the City of Burnaby's purpose "to create the city that we all want to live in and be in."

2.0 BACKGROUND

At the December 14, 2022, Financial Management Committee Meeting, staff provided Council with an update regarding short and long term outdoor aquatic facility planning. The report discussed several options to support the delivery of aquatic services during the construction of the planned Burnaby Lake Aquatic and Arena (BLAA) project. At this time, staff were directed to investigate options to cover the Central Park Outdoor Pool, which were later presented to Council in February 2023. Council provided authorization for staff to proceed with preparing a project concept design and feasibility study including an updated Class D cost estimate for a Tensioned-Membrane Modular Structure.

At the July 10, 2023, Open Council meeting, staff presented two options to cover Central Park Pool including a cover only option estimated at \$3,675,000 and a fully winterized pre-engineered steel building option estimated at \$7,350,000. Subsequently, Council referred the report back to staff for further analysis of aquatic needs and the options including consultation with the community.

3.0 GENERAL INFORMATION

Aquatic space across the region remains in short supply as neighbouring amenities have also been closed for redevelopment, including pools at Simon Fraser University and in the City of New Westminster. This shortage has been offset somewhat by the opening of the new Coquitlam YMCA earlier in 2023.

In anticipation of the closure of the now decommissioned CG Brown Pool and construction of the new BLAA, Kensington Outdoor Pool was fitted with a temporary deck cover. This has allowed for use of the Pool from October through May, primarily for the use of swim clubs, artistic swimming and water polo. While the deck cover provides some protection from the elements, it does not provide full protection and is not heated. This has resulted in complaints from some user groups.

All of the City’s outdoor pools were built in the early 1960s and were never designed for winter use. While the buildings are typically winterized to prevent annual freezing, the staff areas, pool deck and change rooms are not heated. Furthermore, each of the City’s outdoor pools are nearing the end of their useful operational lifespan and additional use of the Pool during winter is likely to reduce its lifespan further. Being designed and built in the 60’s, the outdoor pools are limited in their functional design, and do not meet many of today’s inclusive design standards. The Parks, Recreation and Culture (PRC) department is currently undertaking an Outdoor Aquatics study to understand and plan for the City’s outdoor aquatic needs for the next 20 years.

3.1 Aquatic Service Delivery Needs

The closure of CG Brown Pool has primarily affected the city’s aquatic clubs, who were the largest users historically. On average, CG Brown Pool provided 29 weekly hours of use for all aquatics clubs. By operating a 25-meter outdoor pool, such as Kensington, the City is able to provide up to 41 additional hours weekly. As aquatic user groups primarily serve youth, these hours are provided before and after school and weekends. Covering a 50-meter pool, such as Central Park, would provide double that time and ultimately lead to an excess of time related to aquatic club use.

3.2 Community Consultation Results

Outdoor pools provide a unique and important experience, particularly during the summer months. While covering a pool provides additional aquatic space during the fall and winter, it also significantly changes the experience during the summer.

The PRC Department recently completed a brief community engagement process to solicit the public's feedback on the proposed options to cover an outdoor pool. PRC staff attended each outdoor pool at least once during the week of July 31st to August 3rd. A public survey was advertised and held during this week. The survey was also emailed directly to the city's aquatic clubs and all seven responded. Renderings of the proposed covers were provided to the public through this process (**Attachment 1**).

In total 298 responses were received through the survey. Staff also received direct feedback from a number of individuals. The results of the consultation are provided in **Attachment 2**. Nearly 75% of respondents indicated they either "hated" or "did not like" either option. 43% of respondents indicated they "hated" or "did not like" a partial cover at Kensington Outdoor Pool, while 28% either "love" or "like" it. While the community response to cover Central Park Pool was not favourable, it is the preferred option for aquatic clubs as 46% of clubs indicated Kensington does not currently meet their needs.

3.3 Recommendations and Next Steps

As noted above, staff previously presented two options to cover Central Park Pool, which ranged in costs from \$3,675,000 to \$7,350,000 (Class D estimates, +/- 25%). Pursuing either of these options will significantly increase the cost per swim public subsidy to between approximately \$13.19 per person to \$55.53 per person depending on the chosen option (**Attachment 3**).

Considering the feedback received from the community, the financial impacts and the fact that the lost aquatic hours from the closure at CG Brown Pool can be accommodated through the temporary continued year-round operation of Kensington Outdoor Pool, staff do not recommend moving forward with a cover at Central Park Outdoor Pool. While staff recognize Kensington Outdoor Pool does not fully meet the needs of aquatic clubs, it does provide additional pool use at a reasonable cost while respecting the needs of all pool users who enjoy the outdoor summer experience Central Park provides.

A city-wide Outdoor Aquatic Facility and Service Strategy is currently underway and is expected to be completed in late 2023. This will provide a long-term vision for the provision of outdoor aquatic services with short, medium and long-term implementation goals.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Staff will continue to work with the City's aquatic clubs to meet their ongoing needs as best as possible. No further engagement regarding the options for covering an outdoor pool are planned at this time.

A robust public engagement process is planned as part of the Outdoor Aquatic Facility and Services Strategy and will take place in the fall of 2023.

5.0 FINANCIAL CONSIDERATIONS

As staff are recommending that plans to cover the Central Park Outdoor Pool be abandoned, there are no immediate financial implications associated with this report.

Respectfully submitted,

James Lota, General Manager Lands and Facilities and Mary Morrison-Clark, General Manager Parks, Recreation and Culture

ATTACHMENTS

Attachment 1 – Central Park Pool Cover Renders

Attachment 2 – Public Survey Results

Attachment 3 – Subsidy Per Swim

REPORT CONTRIBUTORS

This report was prepared by Carmen Gonzalez, Deputy General Manager Parks, Recreation and Culture





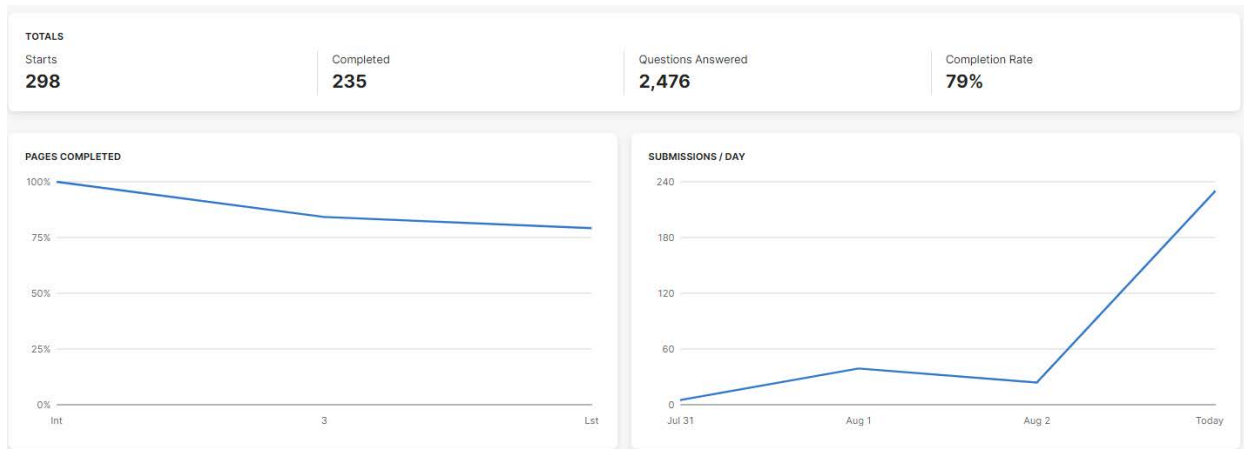
CENTRAL PARK POOL



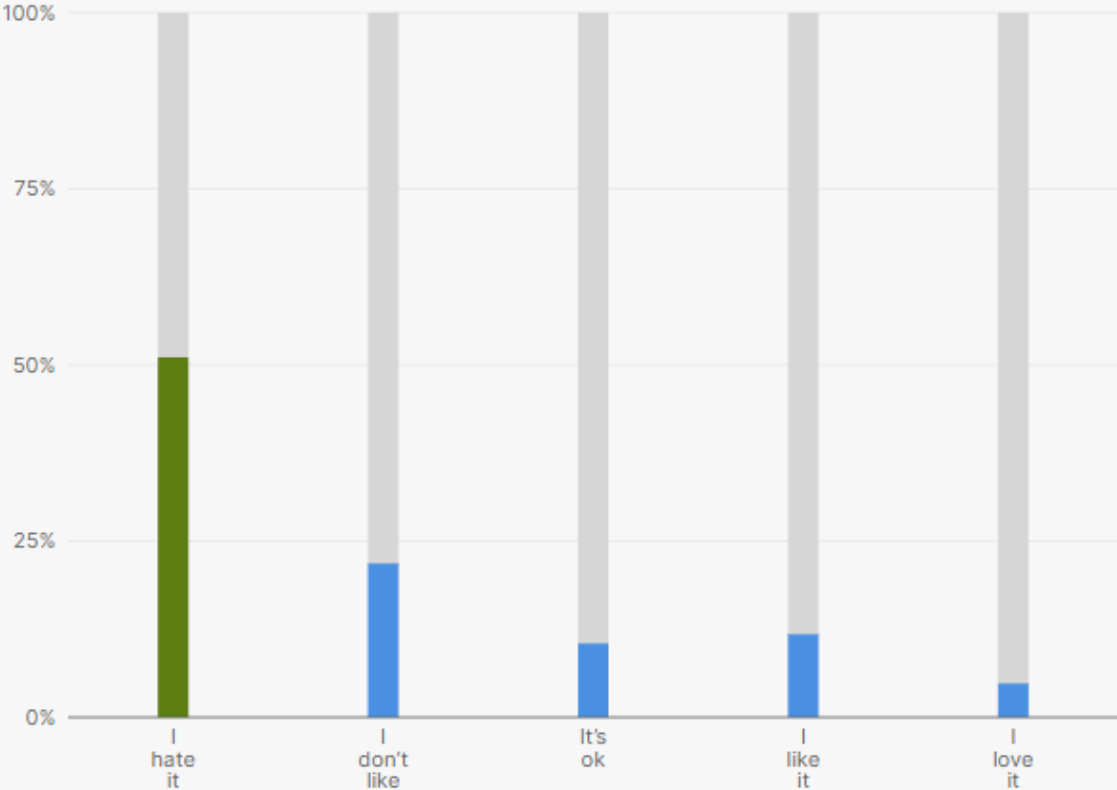


Attachment 2

Covered outdoor pool survey quantitative results report

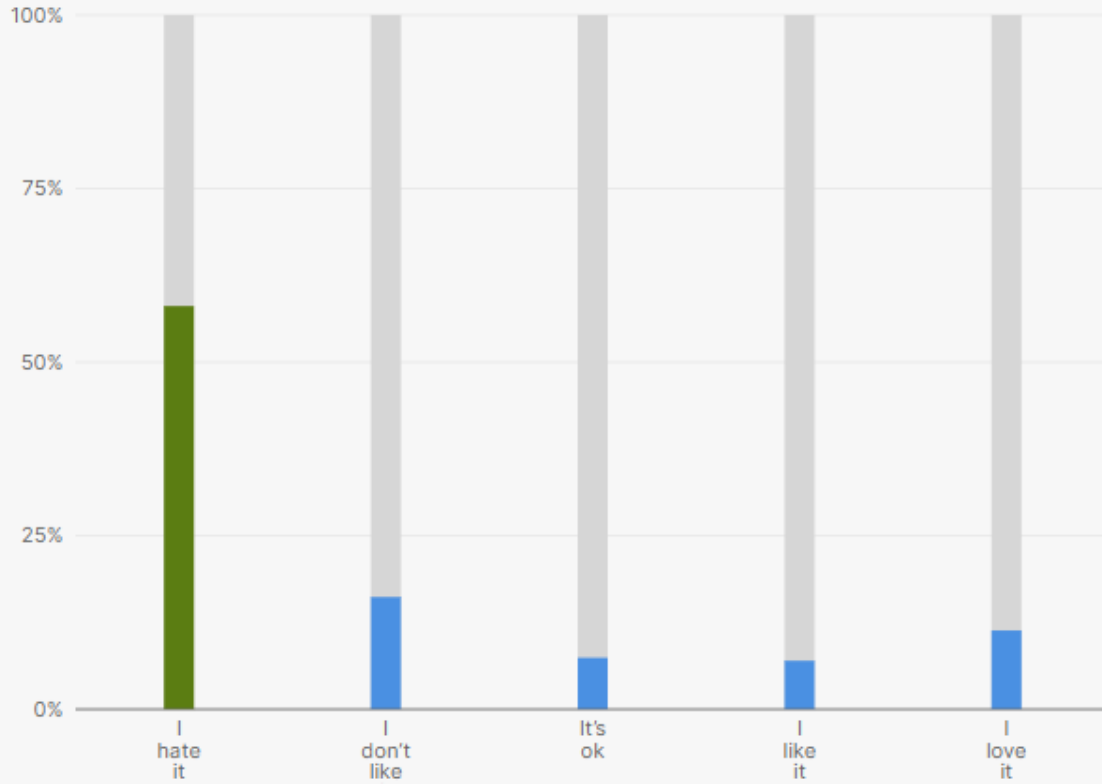


Please provide your overall reaction to Option 1 – a cover over Central Park Outdoor Pool.



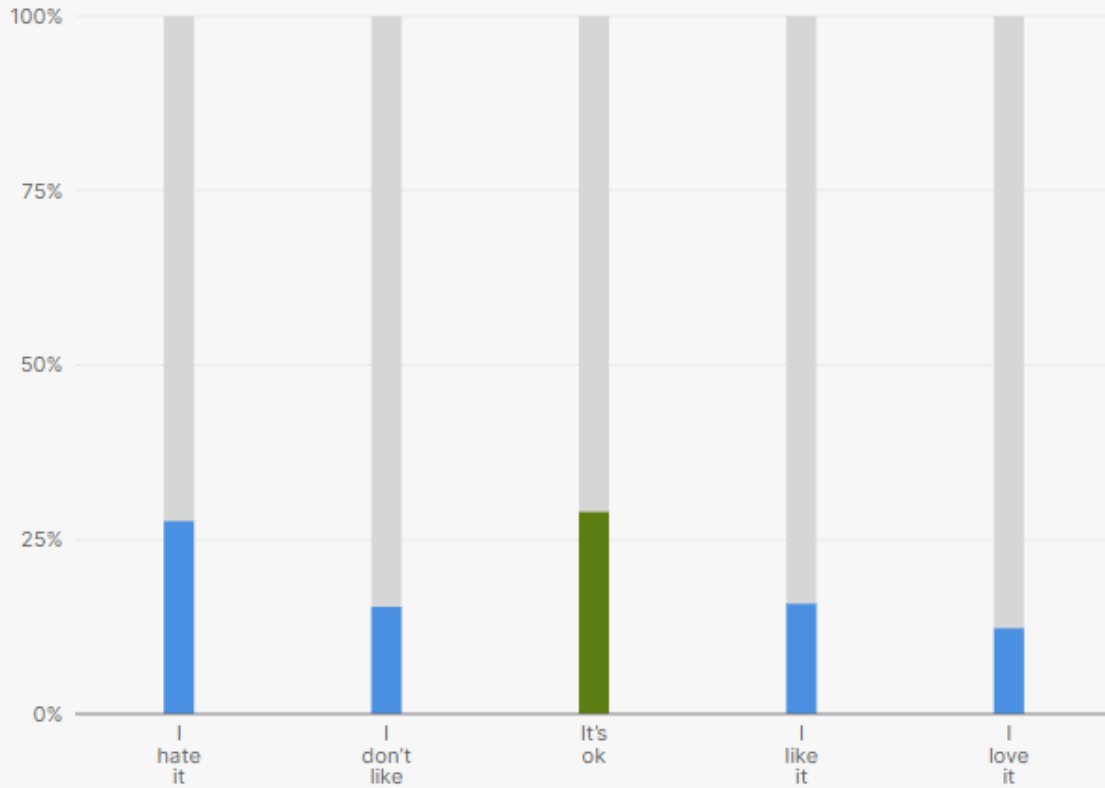
ANSWER OPTION	%	# OF RESPONSES
I hate it	51.09%	117
I don't like it	21.83%	50
It's ok	10.48%	24
I like it	11.79%	27
I love it	4.80%	11
Total		229

Please provide your overall reaction to Option 2 - enclosing the Central Park Outdoor Pool.



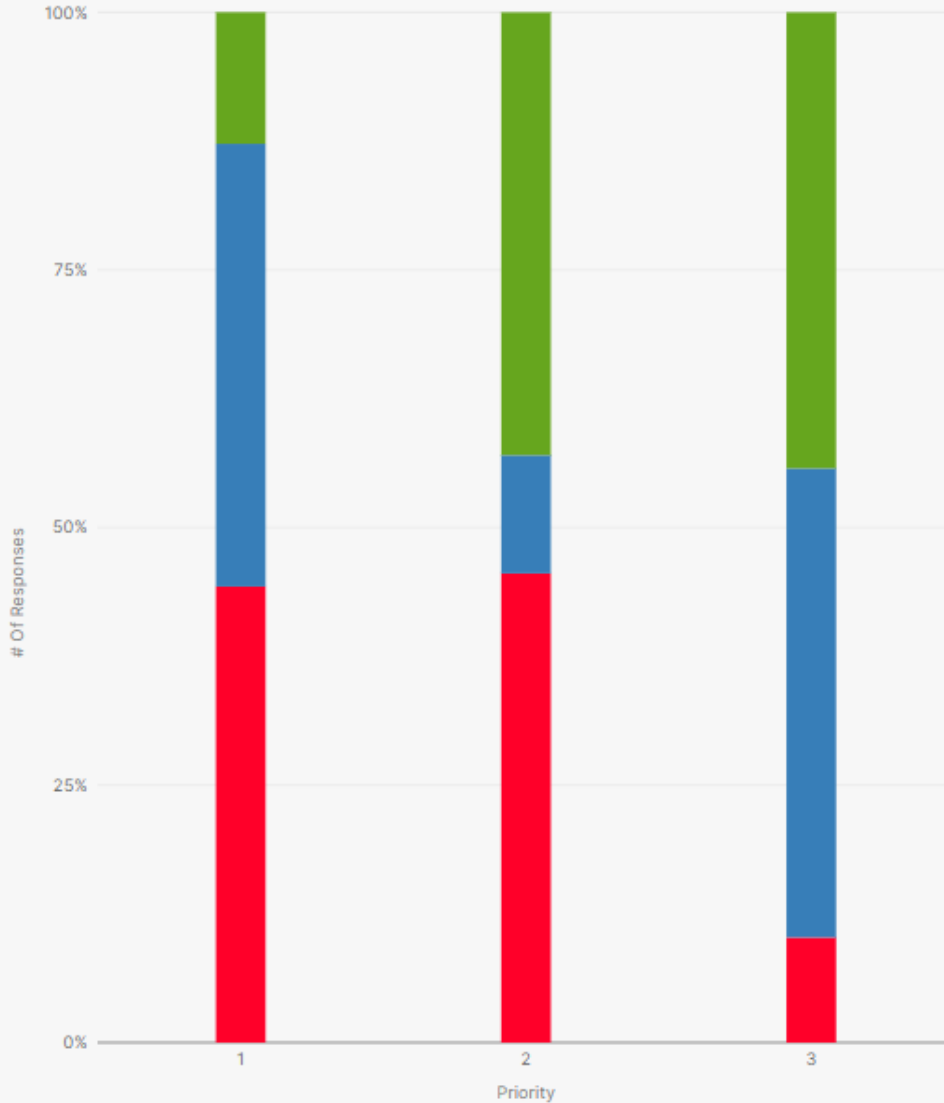
ANSWER OPTION	%	# OF RESPONSES
I hate it	58.08%	133
I don't like it	16.16%	37
It's ok	7.42%	17
I like it	6.99%	16
I love it	11.35%	26
Total		229

Please provide your overall reaction to Option 3 - partial cover over the Kensington Park Outdoor Pool.



ANSWER OPTION	%	# OF RESPONSES
I hate it	27.63%	63
I don't like it	15.35%	35
It's ok	28.95%	66
I like it	15.79%	36
I love it	12.28%	28
Total		228

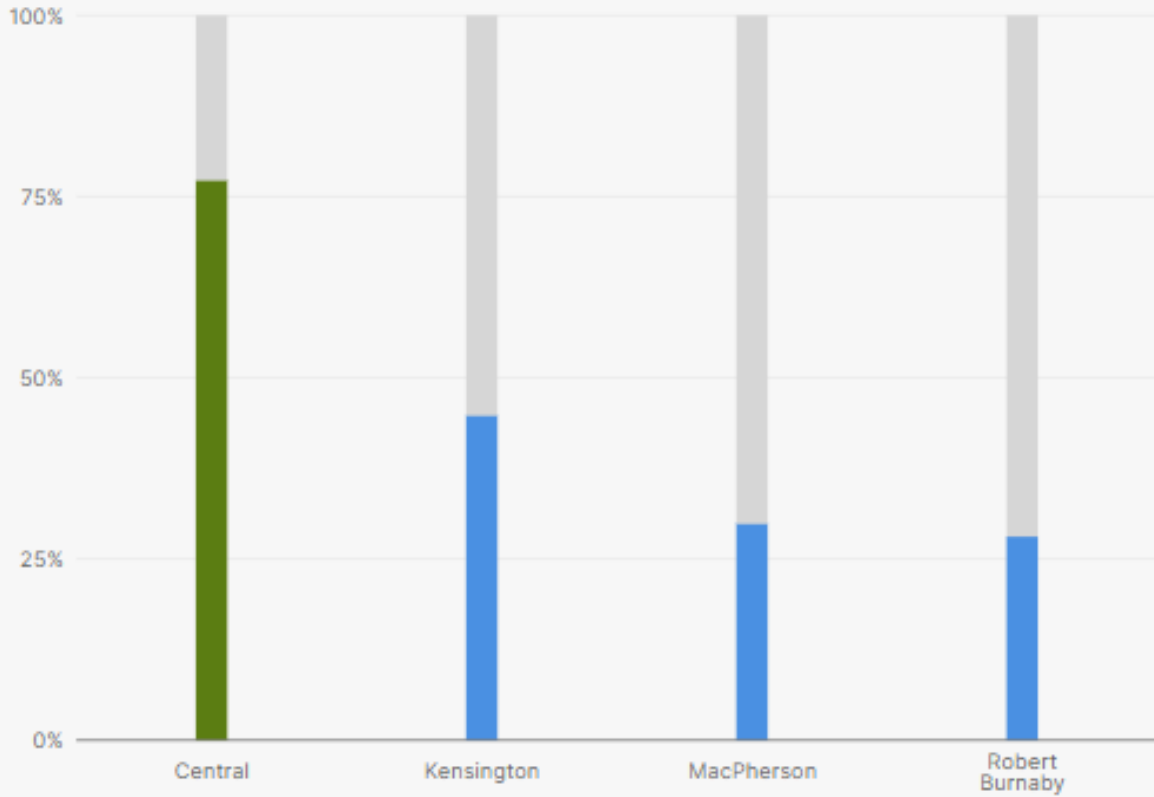
Please rank the options to increase swimming availability in the community while the new Burnaby Lake Aquatic and Arena is being constructed. Drag and drop the options in order of preference with your most preferred at the top and the least preferred at the bottom.



- Option 1: cover over Central Park Outdoor Pool
- Option 3: partial cover over the Kensington Park Outdoor Pool
- Option 2: enclosing the Central Park Outdoor Pool

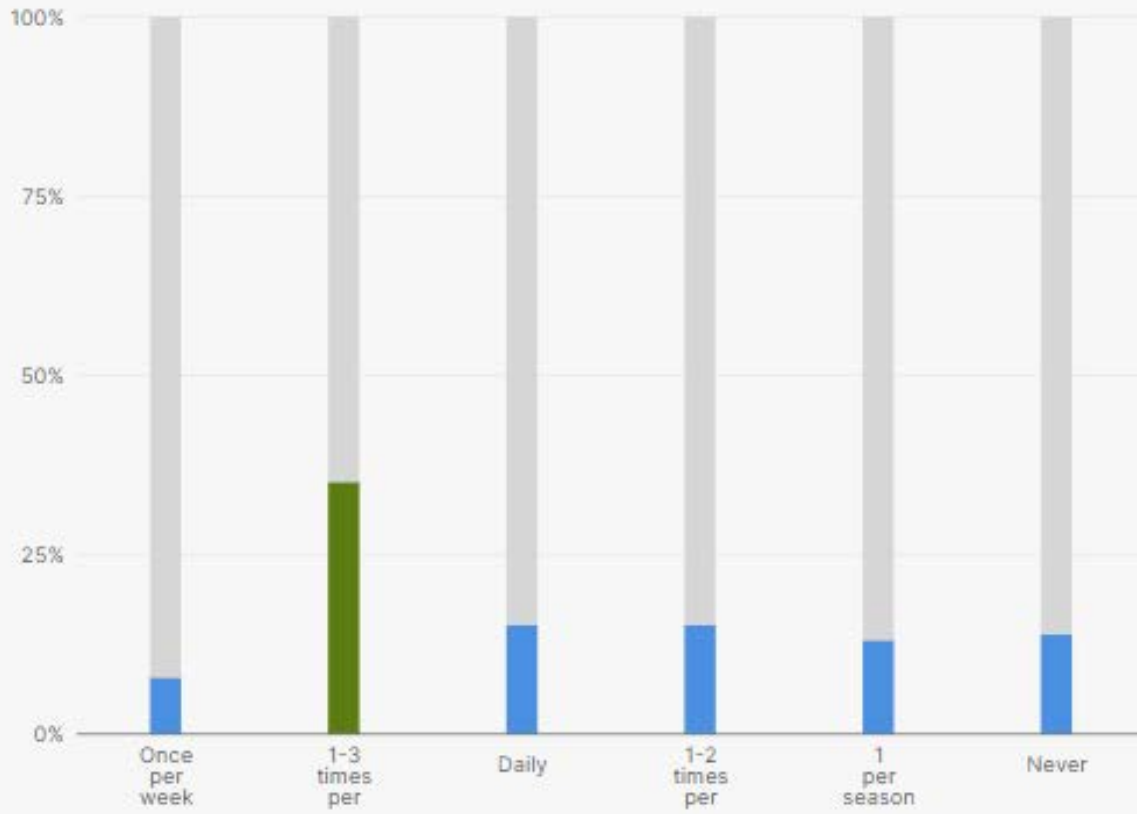
ANSWER OPTION	1ST	2ND	3RD	TOTAL	SCORE
Option 1: cover over Central Park Outdoor Pool	44.26% 104	45.53% 107	10.21% 24	235	1.66
Option 3: partial cover over the Kensington Park Outdoor Pool	42.98% 101	11.49% 27	45.53% 107	235	2.03
Option 2: enclosing the Central Park Outdoor Pool	12.77% 30	42.98% 101	44.26% 104	235	2.31

Which of the following outdoor pools do you use in Burnaby?



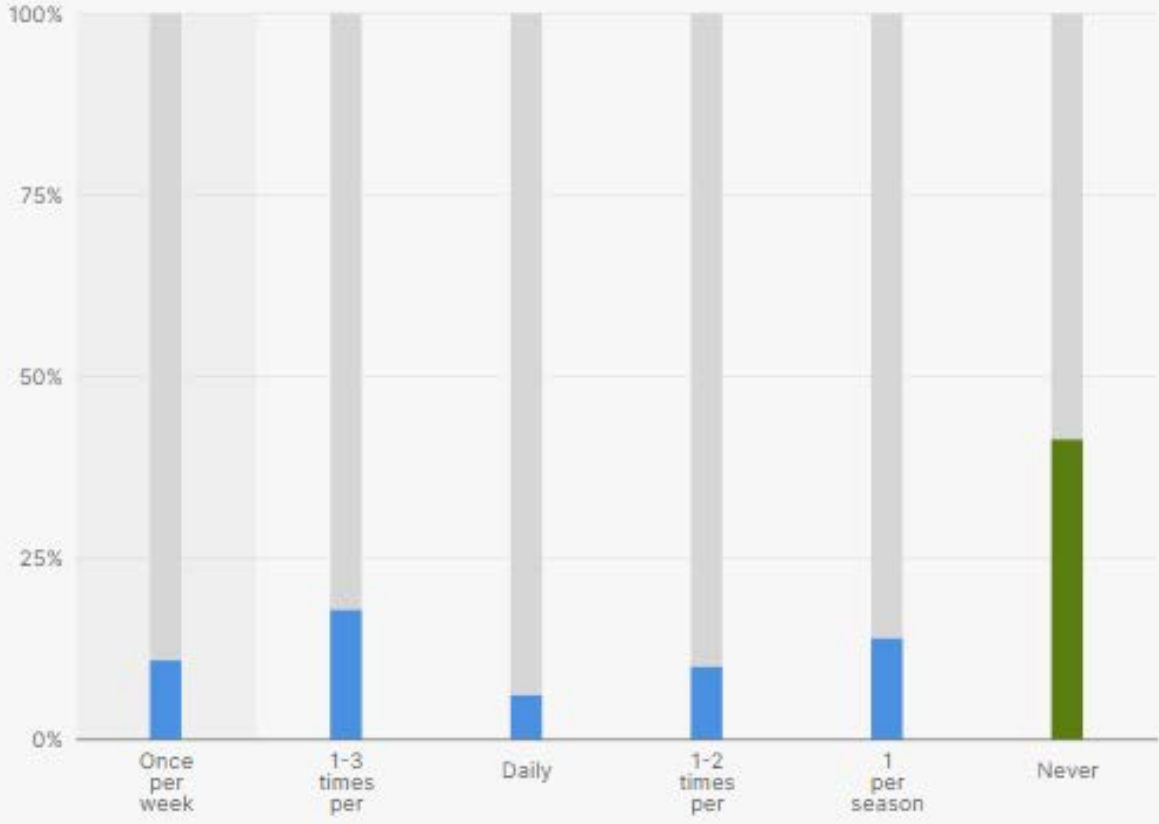
ANSWER OPTION	%	% TOTAL	# OF RESPONSES
Central	77.19%	42.93%	176
Kensington	44.74%	24.88%	102
MacPherson	29.82%	16.59%	68
Robert Burnaby	28.07%	15.61%	64
Total			410

How often do you currently use the Central Park Outdoor Pool?



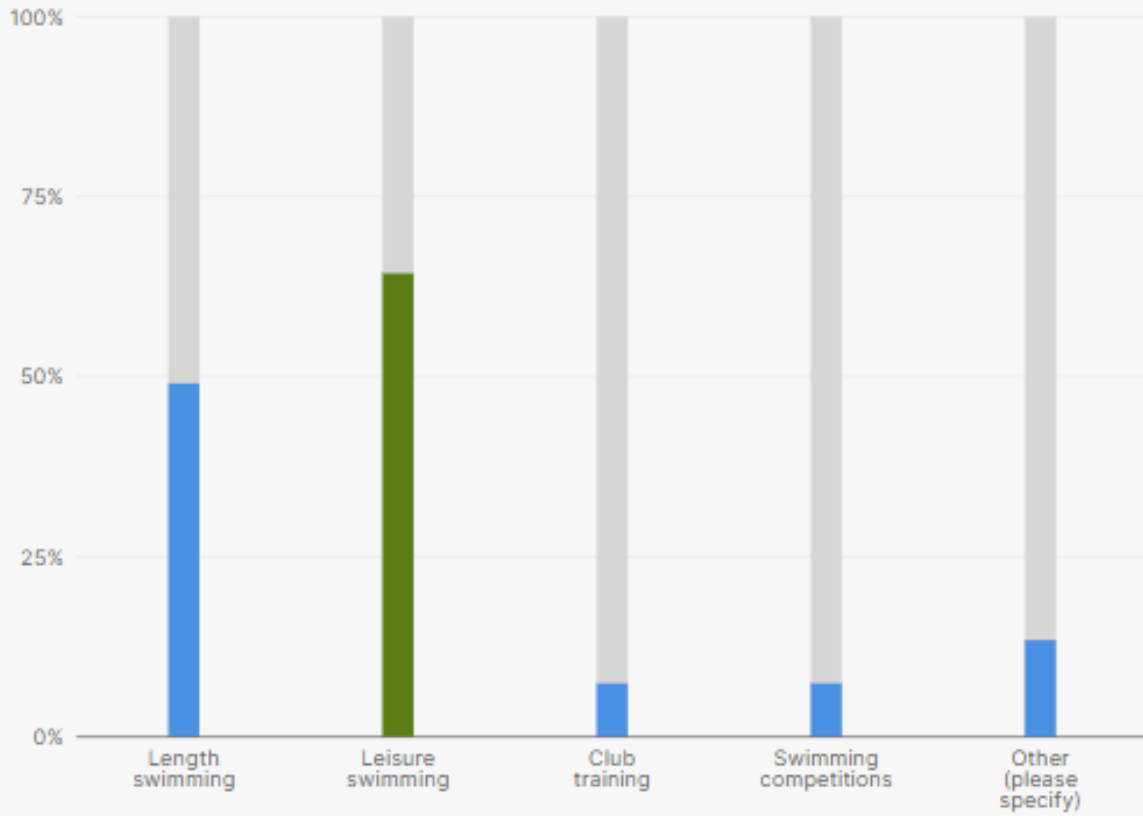
ANSWER OPTION	%	# OF RESPONSES
Once per week	7.79%	18
1-3 times per week	35.06%	81
Daily	15.15%	35
1-2 times per month	15.15%	35
1 per season	12.99%	30
Never	13.85%	32
Total		231

How often do you currently use the Kensington Park Outdoor Pool?



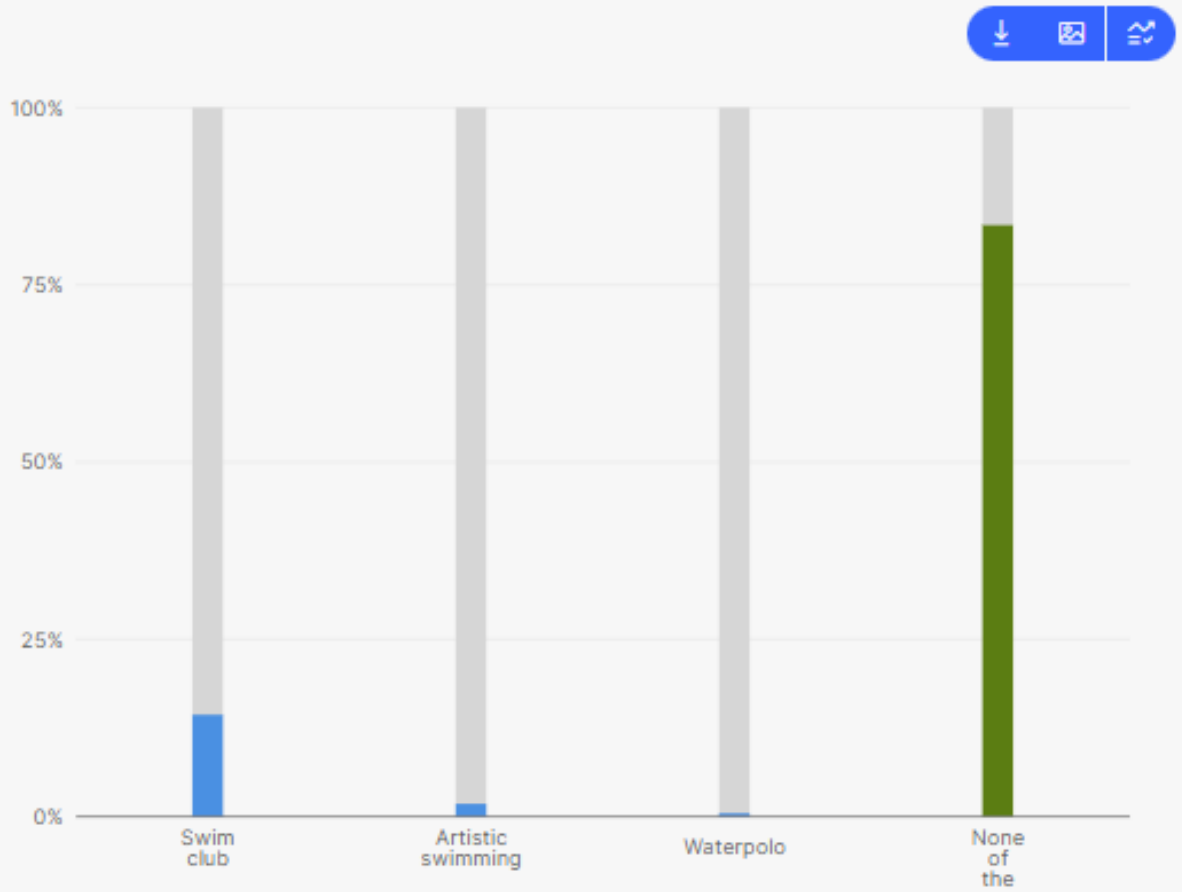
ANSWER OPTION	%	# OF RESPONSES
Once per week	10.87%	25
1-3 times per week	17.83%	41
Daily	6.09%	14
1-2 times per month	10.00%	23
1 per season	13.91%	32
Never	41.30%	95
Total		230

How do you currently use the Central Park Outdoor Pool? (Check all that apply.)



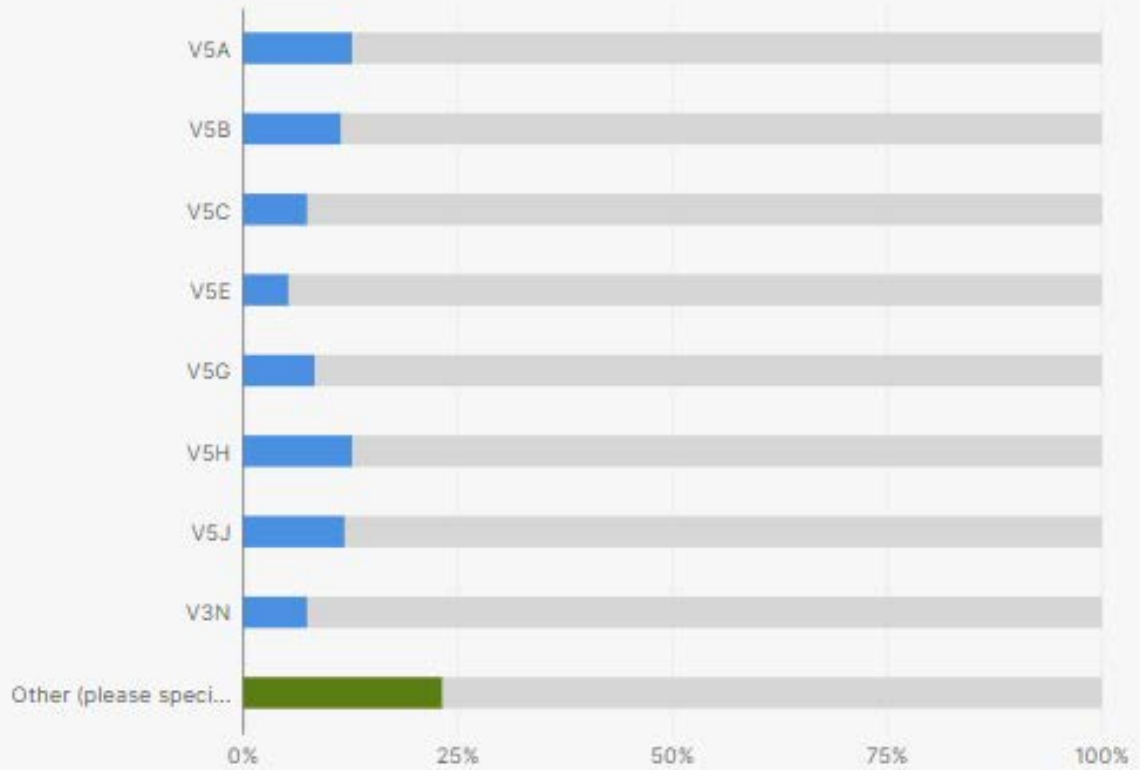
ANSWER OPTION	%	% TOTAL	# OF RESPONSES
Length swimming	49.07%	34.64%	106
Leisure swimming	64.35%	45.42%	139
Club training	7.41%	5.23%	16
Swimming competitions	7.41%	5.23%	16
Other (please specify)	Show Responses	9.48%	29
Total			306

Please indicate if you or a member of your family is a member of one of the following organized clubs.



ANSWER OPTION	%	# OF RESPONSES
Swim club	14.35%	32
Artistic swimming	1.79%	4
Waterpolo	0.45%	1
None of the above	83.41%	186
Total		223

What are the first three digits of your postal code?



ANSWER OPTION	%	# OF RESPONSES
V5A	12.66%	29
V5B	11.35%	26
V5C	7.42%	17
V5E	5.24%	12
V5G	8.30%	19
V5H	12.66%	29
V5J	11.79%	27
V3N	7.42%	17
Other (please specify)	23.14%	53
		Show Responses
Total		229

Average Operating costs of Outdoor pool during non summer months

	Kensington Park Pool with temporary cover	Central park pool covered / No Heat	Central Park Pool with Pool cover / and heat
	Average winter month	Average winter month	Average winter month
Staffing	\$22,000.00	\$30,000.00	\$32,000.00
Pool Chemicals	\$1,700.00	\$3,500.00	\$3,500.00
Utilities Gas and Electrical	\$7,000.00	\$15,000.00	\$30,000.00
Pool deck cover rental	\$2,100.00		
1/60th of a 5 year estimated cost of structure		\$61,250.00	\$123,083.33
Back up heating	\$15,000.00		
Total expenditure	\$47,800.00	\$109,750.00	\$188,583.33
Rental Revenue	\$17,500.00	\$20,000.00	\$22,000.00
Net Subsidy/ month	-\$30,300.00	-\$89,750.00	-\$166,583.33
Avg Anticipated attendance	2,298.00	2,298.00	3,000.00
Subsidy per user / per swim	-\$13.19	-\$39.06	-\$55.53