

June 15, 2021

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To: City Manager

From: Acting General Manager Parks, Recreation, Culture & Facilities

Subject: **Spani Outdoor Pool Renewal Study**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the Acting General Manager Parks, Recreation, Culture & Facilities dated June 15, 2021 and entitled "Spani Outdoor Pool Renewal Study" for information.

Report Purpose:

The purpose of this report is to inform Committee of the results of the Spani Outdoor Pool Renewal Study, including public engagement, and to seek Committee feedback.

Strategic Goal:

The renewal of the Spani Outdoor Pool supports the strategic goal of *healthy community and active citizens*. The renewal study was identified as a "B" priority in the 2021 Business Plan. It is also a key input into the Major Recreation and Cultural Facilities Roadmap, which is a 2021 Business Plan "A" priority.

Background:

The Spani Outdoor Pool Renewal Study (Renewal Study) is part of long term planning to ensure the City has the optimal quantity and quality of aquatic facilities for a rapidly growing municipality. The City's 2015 Aquatic Services and Infrastructure Strategy (ASIS) identifies aquatic facility improvements for the next 25-years based on growth projections along with the state of current facilities.

A report to Council-in-Committee went forward on May 25, 2020 describing the proposed process for the Spani Outdoor Pool Renewal Study. An opportunity to apply for Federal and Provincial funding through the *Investing in Canada Infrastructure Program* emerged in the summer of 2020 and the renewal of Spani Pool was submitted as a candidate for this funding. A report to Council confirming the City's share of funding and commitment to the project was brought forward on November 2, 2020.

Spani Pool has served residents for over 50-years and is valued for its cooling, forested setting as well as being the location where many have learned to swim or

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progressed into swimming competition. The existing facility in southwest Coquitlam includes a 25-meter lap pool with dive tank along with changerooms and washrooms. The Coquitlam Sharks Swim Club has been operating at the facility for much of the facility's life span. As identified in the ASIS, Spani Pool requires a renewal in the 2021-2025 period to provide more accessible and inclusive amenities, including a leisure pool and splash zone at an estimated cost of \$15M. The Renewal Study combines the previous asset and service planning to refine the scope, program, and cost to renew the facility. It also considers broader community interests such as accessibility, inclusion and sustainability.

Discussion/Analysis:

Public and Stakeholder Engagement

The Renewal Study has built on the ASIS by surveying residents and meeting with stakeholders and City Committees to discuss the future for Spani Pool. It included specific events to prioritize accessibility and inclusion, including a workshop focused on these topics.

The first major stage of the Renewal Study was the launch of a public survey on the "Let's Talk Coquitlam" platform in September 2020. The survey had over 600 respondents including regular users of the facility and occasional users. The survey identified what attracts visitors to Spani Pool, and conversely, what barriers exist that limit use of the facility. An infographic summarizing the results of the survey is included as Attachment 1.

The survey results are very informative and reinforce the value the community places on Spani Pool's forested setting within Mundy Park. In terms of new amenities, the most commonly requested are: covered/shaded area; improved change facilities; and a shallow beach entry. The most common reasons to not visit Spani Pool are listed as: inadequate changerooms and washrooms; insufficient number of "play" features; and lack of seating. These were the same factors respondents indicated would increase the use of the facility. While parking is an area of concern during facility planning, it was not a notable concern in this survey.

Following the public survey, the project team conducted group discussions with key stakeholders in November 2020. These included the following groups:

- Coquitlam Sharks Swim Club;
- Storm Water Polo Club;
- Aquasonics Synchronized Swimming Club;
- Tri-City Triathletes Club;
- Hyack Swim Club; and
- City of Coquitlam's Aquatics Recreation team.

The Coquitlam Sharks have been operating at Spani for the life of the facility and have done an excellent job hosting meets and organizing operations to optimize the use of the facility. They plan on continuing to operate at Spani Pool and will have continuing involvement in the use and operation of the facility. The other groups primarily utilize the facility for training purposes; however, water polo and synchronized swimming are limited due to the lack of deep water across the pool.

Staff also attended meetings of the City's Universal Access-Ability Committee in September 2020 and March 2021 along with the Sports and Recreation Advisory Committee in September 2020 and April 2021. Accessibility and inclusion are a focus for the Renewal Study and both of these Committees were able to provide valuable input and feedback for the development of the program and concept plan.

Program and Concept Plan

The vision for the renewed Spani Pool is a summer retreat in a forested setting with swimming and leisure opportunities for all community members. The development of the program and concept plan (Attachment 2) for the renewed Spani Pool is possible due to the more detailed input received from the public and stakeholders.

The new facility will be expanded to include an exciting leisure pool with shallow beach entry, splash area, lazy river and 1.2m deep end. The deeper water allows for water basketball or volleyball, obstacle courses, sliding and other fun activities for older children and youth. During swim meets, this area will also serve as warm-up lanes for competitors. It can also be used for casual lap swimming if the lap tank is booked for training. The shallow beach entry serves younger children and is a seamless entry point for those who require assistance entering the pool. The splash zone and lazy river expand the range of fun activities for visitors to enjoy. The renewed Spani Pool will include a separate hot pool close to the forest edge to further its appeal while providing therapeutic opportunities. This program maximizes the range of aquatics lessons and programming possible at Spani making it far more inclusive for all ages and abilities.

The Renewal Study also proposes to renovate the existing tank, including a new gutter system and decking. While the project team investigated a complete reconstruction of the tank, the cost difference between renovation and replacement is substantial. A preliminary investigation of the structural integrity of the tank was undertaken and has informed project budgeting. Further invasive testing during detailed design will be undertaken when the pool is not in service. The preferred program with a renovated lap tank keeps the budget for the renewal project at a reasonable level while preserving the event hosting capabilities of the facility.

Condition assessments of the current buildings show that they require significant reinvestment; and the survey results and stakeholder feedback identified significant

gaps in the function and services provided by the buildings, which is the reason the current buildings need to be replaced. The new buildings are sized appropriately to serve the proposed programming:

- Accessible Universal Changerooms (including washrooms, lockers, and showers);
- Accessible Admission Counter, Staff Area and First Aid Space;
- Served;
- Multi-purpose Room (operated by City staff with the potential for year-round programming);
- Year-round, Accessible Public Washrooms;
- Storage; and
- Mechanical Room.

The multi-purpose room and accessible public washroom expand the use of Spani Pool beyond a seasonal facility. The washroom supports other Mundy Park activities throughout the year and the multi-purpose room allows for recreational programming, including exercise classes and rentals for community needs.

In the public survey, the forested setting of Spani Pool was often cited as its most memorable feature. A tree survey and Arborist report of the surrounding forest were completed as part of the Renewal Study. In order to maintain the forested setting of the pool, the root protection zone of the tree stand was mapped. A small number of trees in poor health that represent a safety risk are targeted for removal; however, the expansion of the facility is oriented to the north, south and west of the facility in order to protect the existing mature trees to the east that serve as the forested backdrop.

The Renewal Study also includes a parking and transportation analysis. While the public survey and stakeholder engagement did not indicate a lack of parking as a barrier to accessing Spani Pool there are opportunities to improve circulation and optimize parking within the existing parking areas. The new building location will allow for a more accessible and efficient pick-up/drop-off layout while also promoting the use of the overflow parking area on high-use days. The sidewalk from the bus stop at the entrance to Mundy Park will be extended to the front door of the facility to improve accessibility for visitors that use public transit.

Sustainability Considerations

There are several upgrades possible to Spani Pool that will improve its sustainability during the renewal process. The project team has considered many possible initiatives and found the following items to be the most feasible and cost effective for improved energy efficiency and managing greenhouse gas emissions, including:

- Solar thermal pre-heat for showers, sinks and other hot water within the facility, not including the pool water;

- Sanitary heat recovery would be utilized to close the loop on the hot water systems so that water going to sanitary provides heat back to the water heating systems; and
- Air source heat pump would be used for conditioning of the staff area, first aid room, multi-purpose room and washroom.

The project team has also met with Fortis to investigate opportunities for high efficiency gas boilers for heating the pool water and corresponding funding opportunities through existing programs. Discussions also include the potential for renewable natural gas at Spani Pool and will be investigated further in the next stages of the project.

Next Steps

Building from the ASIS, the Renewal Study has laid out the program, concept and initial costing for Spani Pool's renewal. Using the study as a reference, the project team's next steps are to meet with stakeholders and aquatics staff to advance design of the facility. In addition, further consultation with residents through a public open house will be planned for fall 2021 to ensure community support for the renewal project prior to finalizing the design. Detailed investigation of archaeological, geotechnical and structural aspects of the site and facility will be carried out in fall 2021 following the end of the swimming season. Results of the next phase of consultation and a refined concept plan would be reported back to Council in late 2021. If the refined concept is supported, staff would move to detailed design with the intent to present Council with the final design for summer 2022 in order to commence construction after the 2022 swim season.

Financial Implications:

Capital Budget Impact

A cost consultant on the project team has provided an \$18M Class D estimate for the project. The project team looked at several options for phasing the Spani Pool Renewal; however, the cost consultant advised that undertaking the renewal in a single phase project would result in cost savings of up to 10%. The single phased approach is the preferred concept in the Renewal Study.

The current Capital Plan includes \$8M for this project and there is a pending Provincial and Federal Grant for an additional \$4.5M for the renewal. As of the date of this report, staff has not received notification of the results of the submitted grant application. If not successful, the single phased approach outlined in the Renewal Study would require an additional \$10M in capital funding. This is being considered as part of the long-term capital funding strategy in the Major Recreation and Cultural Facilities Road Map. Should Council support the preferred concept then an additional \$10M will be included in the 2022 budget process and the Road Map for Council consideration.

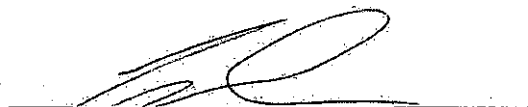
Operating Budget Impact

Based on the preferred concept in the Renewal Study, staff have reviewed operational costs that would be anticipated once the Spani Pool renewal is complete. The addition of a leisure pool, hot pool and multi-purpose room greatly expand the range of programming available at Spani Pool and will increase revenue, but it also increases staffing required for life guarding and additional staffing to plan and execute new programming opportunities. The anticipated net impact of the upgraded facility on the City's annual operating budget is estimated at \$325,000, while the additional annual contribution for asset replacement is estimated at \$350,000.

Options for stabilizing the impacts of the additional operating budget pressures from this as well as other major capital projects are being considered as part of the City's long-term tax strategy currently underway.

Conclusion:

The Spani Pool Renewal Study envisions an appropriately scaled and sustainable facility that greatly expands the range of amenities and programming for all ages and abilities in its unique forest setting. The vision for the renewed Spani Pool ensures it will remain a desired location for swim meet hosting while also serving as an inclusive destination and summer escape for Coquitlam residents for many years to come.


Lanny Englund

Attachments:

- 1 – Spani Outdoor Pool Renewal Study Public Survey Infographic (CEDMS#: 4098917)
- 2 – Spani Outdoor Pool Renewal Study Concept Plan (CEDMS #: 4083753)
- 3 – Presentation: Spani Outdoor Pool Renewal Study (CEDMS #: 4081733)

This report was prepared by Ted Uhrich, Project Manager Strategic and Capital Projects and reviewed by Scott Groves, Director Strategic and Capital Projects; Gorana Cabral, Manager Financial Planning; Tiina Mack, Manager Recreation and Culture Facility Planning; Jennifer Keefe, Manager Community Recreation and Culture Services; Pinky De la Cruz, Manager City Assets; Kevan Cornes, Manager Facilities; and Kathleen Vincent, Manager Corporate Communications.

SPANI POOL RENEWAL STUDY

What We Heard

The City engaged with Coquitlam residents and stakeholders to obtain feedback on proposed improvements for Spani Pool in August and September of 2020.

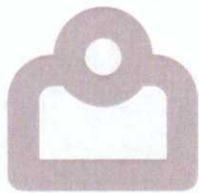
How stakeholders engaged with us:

676 
survey responses

67 
subscribers to the
project newsletter

8 
stakeholder
group sessions
2 advisory committees

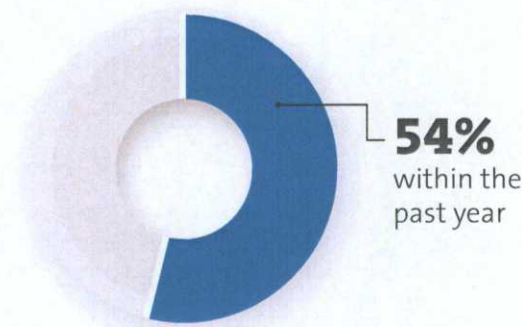
1.7k 
visited the
project page at
letstalkcoquitlam.ca



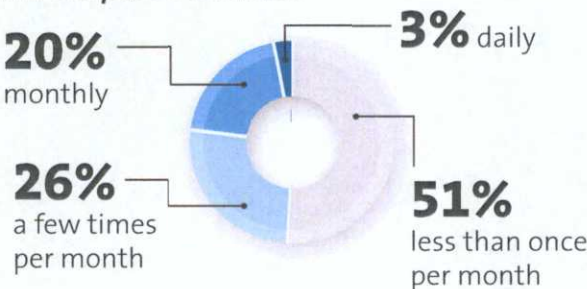
Stakeholder groups:

Coquitlam Sharks Swim Club
Storm Water Polo Club
Aquasonics Synchronized
Swimming Club
Tri-City Triathletes Club
Hyack Swim Club
The City of Coquitlam's
Aquatics Recreation team
Universal Access-Ability
Committee
Sports and Recreation
Advisory Committee

Respondents have visited Spani Pool:

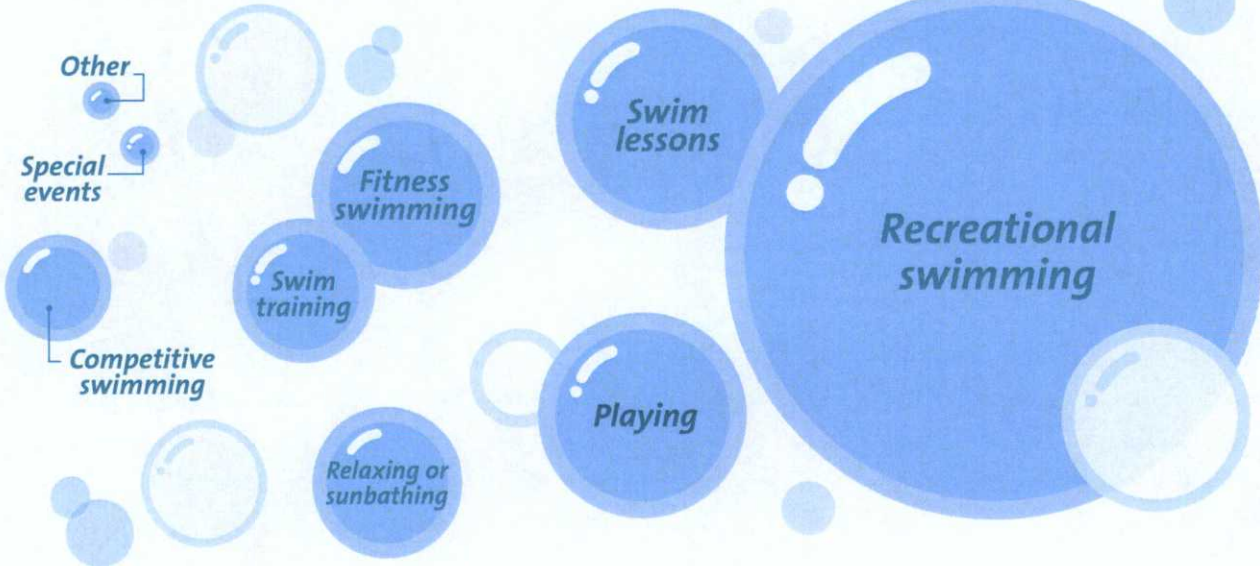


Within the past 6 months:

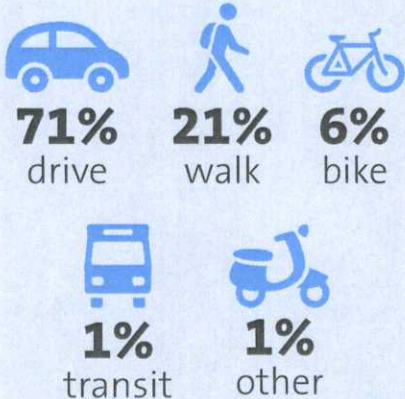


NOTE: The public survey was conducted during the summer of 2020 when the pool was open for limited, registered times only due to the pandemic.

Reasons for visiting the pool:



How respondents usually get to Spani Pool:



What brings people back:

- 📍 Park setting
- 📍 Childhood memories
- 📍 Swim club participation
- 📍 Outdoor pool
- 📍 Kids and families
- 📍 Location/proximity



Top 5 perceived challenges at Spani Pool:

- 1** Lack of places to sit
- 2** Not enough swim features
- 3** Inadequate washrooms/changerooms
- 4** Lack of picnic space
- 5** No barriers

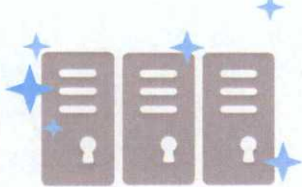
How is the parking?



What respondents would like to see at Spani Pool:



A covered/shaded area



Improved change facilities



Enhanced natural landscaping
inspired by Mundy Park



A shallow beach entry



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SCALE:

PAPER SIZE:

DATE:

REV:

REF:

City of Coquitlam

Spani Outdoor Pool Renewal Study



Council-in-Committee
June 21, 2021



Coquitlam

Spani Outdoor Pool Renewal Study

Presentation Outline

- Background
- Scope
- Process
- Stakeholder input
- Program
- Concept
- Questions and Feedback

What's possible
for Spani Pool?



Coquitlam 2

Spani Outdoor Pool Renewal Study

Context Plan – Mundy Park

1. 25 meter lap pool and dive tank
2. Change rooms, staff space and servery
3. “Shark Tank” for meet hosting and storage
4. Shower building
5. Spectator seating
6. Parking
7. Sports Fields
8. Overflow parking



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Spani Outdoor Pool Renewal Study

Background

The **Parks, Recreation and Culture Master Plan** and the **Aquatic Services and Infrastructure Strategy (ASIS)** identified the renewal of Spani Outdoor Pool as a priority project in the **2021-2025** range with an estimated cost of **\$15M**.



AQUATIC SERVICES & INFRASTRUCTURE STRATEGY (2015-2040)

Coquitlam



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Spani Outdoor Pool Renewal Study

Scope

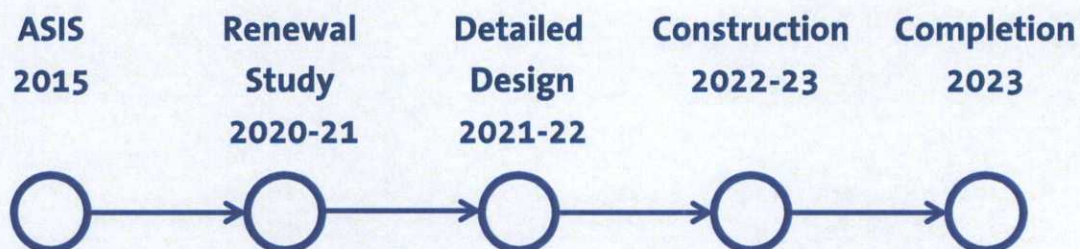
The **Spani Outdoor Pool Renewal Study** is intended to map out the requirements for upgrades to the existing facility and identify additional amenities to enhance it as a destination for Coquitlam residents.



Spani Outdoor Pool Renewal Study

Process

As identified in the **ASIS**, the intent is to renew the facility in 2023-2024.



Spani Outdoor Pool Renewal Study

Public Survey



Survey closed September 30th
and had over 600 responses.

What brings people back:

- Park setting
- Childhood memories
- Swim club participation
- Outdoor pool
- Kids and families
- Location/proximity

Top 5 perceived challenges at Spani Pool:

- 1 Lack of places to sit
- 2 Not enough swim features
- 3 Inadequate washrooms/changerooms
- 4 Lack of picnic space
- 5 No barriers

How is the parking?

- 57% No problem!
- 32% It depends
- 11% Difficult

What respondents would like to see at Spani Pool:



A covered/shaded area



Improved change facilities



Enhanced natural landscaping
inspired by Mundy Park



A shallow beach entry



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Spani Outdoor Pool Renewal Study

Stakeholder Meetings

Through November and December 2020, Staff and consultants met with the following stakeholder groups:

- Coquitlam Sharks Swim Club
- Hyack Swim Club
- Aquasonics Synchro Swimming
- Storm Water Polo Club
- Tri-City Triathlon Club
- Coquitlam Aquatics Staff



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Spani Outdoor Pool Renewal Study

Coquitlam Recreation Facility Innovation Series - Aquatics

International experts have provided a summary of emerging trends in aquatics including:

- Inclusivity
- Accessibility
- Sustainability



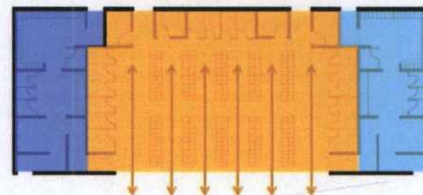
Spani Outdoor Pool Renewal Study

Inclusivity

- Generally warmer water temperatures improve comfort for a wider demographic;
- Wider range of water depths;
- Wider range of amenities;
- Wider range of programming;
- Intergenerational opportunities;
- Universal change rooms and washrooms;
- Appropriate privacy and security.



Example of Universal Change Room

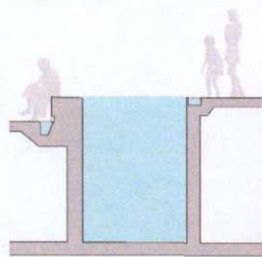


Spani Outdoor Pool Renewal Study

Accessibility

- Ample benches or seating available throughout facility;
- Handrails throughout including at showers, pool entry and circulation spaces;
- Tactile and visual contrasting wayfinding throughout facility; and
- Wellness & rehabilitation programming and associated pool depths.

Transfer ledge



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Spani Outdoor Pool Renewal Study

Sustainability

- Solar Thermal pre-heat for domestic hot water
- Sanitary heat recovery;
- Air source heat pump for conditioned indoor spaces; and
- Electric vehicle charging stations.



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Spani Outdoor Pool Renewal Study

Program

Outdoor

- Leisure pool with shallow beach entry, lazy river, splash zone and 1.2m deep zone
- 25m pool tank
- Dive zone
- Spectator seating
- Hot Pool
- Covered outdoor space
- Deck space with seating
- Open lawn area with tables and seating
- Pickup/drop off zone



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Spani Outdoor Pool Renewal Study

Program

Indoor

- Admission booth
- Admin space/Lifeguarding/First Aid
- Change rooms (incl. WC's and showers)
- Multipurpose Room
- Public WC (accessible from outside facility)
- Servery
- Mechanical
- Storage



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Spani Outdoor Pool Renewal Study

Concept Plan

Key Features

- Provides wide range of aquatic amenities for all ages and abilities while enhancing event hosting
- Protects existing tree stand to east
- Improves visibility and arrival sequence to facility
- Provides large, multi-purpose lawn area for both event hosting and leisure.



HCMV

Spani Outdoor Pool Renewal Study

Capital Implications

- New leisure pool with splash zone, hot pool and site improvements **\$10M**
- Renovated lap tank **\$4M**
- Indoor Program **\$4M**

Total Capital Cost \$18M

Operating Implications

- Net operating cost + **\$325K**
- Net asset replacement + **\$350K**



HCMV

Spani Outdoor Pool Renewal Study

Questions and Feedback



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