

**To:** David Creery, Chief Administrative Officer  
**From:** Brian Connors, Director of Parks & Recreation  
**Re:** Outdoor Pool

---

### **AIM**

To seek the Council's authorization to proceed with either the redevelopment of Lions Pool or the building of a new outdoor pool at Cowan Fields.

### **BACKGROUND**

On June 1, 2023, Council decided to obtain a full costing and project scoping of the redevelopment of Lions Pool before deciding on either re-investing in a redevelopment or building a new outdoor pool with the preferred location being at Cowan Fields.

Staff reached out to several pool contractors who have experience building and redeveloping municipal pools to obtain general budget estimates for the scope of work for each option. Both projects would essentially provide outdoor swimming opportunities for the citizens of Woodstock with the same asset lifecycle. Both options will include an accessible ramp entry to the pool basin.

### **COMMENTS**

#### ***Lions Pool***

Should Council wish to proceed with a redevelopment of Lions pool the following major changes would be part of the scope of the project for the pool basin and deck:

- New liner
- Replace all pipes and fittings and back fill structure.
- Additional high-rate sand filter and circulation pump
- Coping stone area perimeter of pool and repair concrete work
- Deck drains, sanitary lines
- Depth of deep end modified from 3.5m to 2.m
- Accessible ramp
- Teaching step area
- A wall separating the accessible ramp and step from the pool creating swimming lane that are 25m in length.
- Fencing & site restoration

Building alteration for Lions pool would include:

- Redevelopment of changerooms
- Pool showers moved from hallways to pool deck.
- Ensuring building meets will AODA compliance.
- Guard office that overlooks the pool.
- New fencing around pool

The total estimated cost of Lions Pool Redevelopment is \$2,000,000 which includes an estimated \$500,000-\$700,000 for building improvements.

Financing the \$2 million pool rehabilitation project will be comprised of the \$200,000 currently included in the 2023 Capital Budget for design of the new outdoor pool (no longer needed for this purpose if Lions pool is to be repaired) with the balance of \$1.8 million from debt financing. Over a term of 20 years the total estimated cost of financing is \$847,477 (4.59% interest rate). The first-year principal and interest costs will be \$171,810.

### ***New Outdoor Pool Cowan Fields***

The recommended location of a new outdoor pool within Cowan Fields (Devonshire Avenue) is across from the concession area and between the current splash pad, close to the playground.

The pool tank would be 25 meters long with an accessible ramp along the side of the pool. The new pool and a redeveloped Lions pool will be very similar with the only exception that Lions pool will have a step area beside the accessible ramp where a new pool will only have the accessible ramp. Both pools will be 25 meters and have similar change area layouts.

The estimated cost of a new outdoor pool at Cowan Fields is \$5,350,000 which is included in the forecast capital budget for design commencing in 2023 and construction in 2025.

The advantages of a new outdoor pool at Cowan Fields includes:

- Brand new pool versus rehabilitated pool (not have additional teaching steps),
- Pool integrated in a large multi-sport (baseball and cricket) and recreation park (splash pad and playgrounds on site),
- No parking constraints.

This project will include a recommendation to use debt financing for \$5 million. Over a term of 20 years the total estimated cost of financing is \$2,354,104 (4.59% interest rate). The first-year principal and interest costs will be \$477,252.

One unknown is the potential sponsorship opportunities to reduce the total cost to the City.

### **Other Aquatic Investments**

City Council approved \$908,000 for a new splash pad in the 2023 capital budget to replace the aging water park behind Southside Aquatic Centre.

The forecast capital budget includes \$1.5 million in 2024 for change room expansions and \$260,000 for pool basin repairs at Southside Aquatic Centre.

One of the primary challenges with outdoor aquatics projects is the limited number of operating days per year compared with indoor facilities. An outdoor pool will operate two to three months per year (less depending on weather) compared with 12 months a year for an indoor pool. Southside Aquatic Centre provides enough wetted surface for current programs; however the change room capacity is lacking (to be addressed in the 2024 capital project). The City will eventually grow to need a secondary indoor pool but this is beyond the 5 year forecast. A second indoor pool can also be funded through development charges as opposed to debt financing.

### **The Third Option – No Outdoor Pool**

City Council can retire Lions Pool and continue forward without an immediate plan to create a new outdoor swimming pool. Under this scenario, summer outdoor water experiences will be limited to the splash pads.

The only program that cannot be offered as a result of this decision is the summer competitive swim team. A summer swim team can continue however the participating municipalities require swimmers at competitive swim meets to only make use of outdoor water at this time. All other programs can be accommodated at Southside Aquatic Centre.

### **RECOMMENDATION**

#### **Lions Pool Rehabilitation**

That Woodstock City Council approve the Redevelopment of Lions Pool at an estimated cost of \$2,000,000 to be financed with \$200,000 Capital Out of Revenue and \$1.8 million in debt financing.

OR

#### **New Pool at Cowans Field**

That Woodstock City Council approve the building of a new outdoor pool at Cowan Fields with a budget of \$5,350,000 with \$5 million to be financed through debt and the decommissioning of Lions Pool.

OR

#### **No Outdoor Pool**

That Woodstock City Council decommission Lions Pool and direct to not move forward with a replacement pool at this time.

*Authored by: Brian Connors, Director of Parks and Recreation*

*Approved by: David Creery, M.B.A., P.Eng., Chief Administrative Officer*