



## STAFF REPORT INFORMATION ONLY

### Enclosure of the Outdoor Pool at the Grandravine Community Centre

<b>Date:</b>	July 29, 2014
<b>To:</b>	Community Development and Recreation Committee
<b>From:</b>	Acting General Manager, Parks, Forestry and Recreation
<b>Wards:</b>	Ward 9 York Centre
<b>Reference Number:</b>	P:\2014\Cluster A\PFR\CD31-081414-AFS#20059

#### SUMMARY

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This report provides information on the cost of enclosing the outdoor pool at Grandravine Community Centre. Improvements to the 30 foot x 70 foot x 39 inches deep (9.14 metres x 21.34 metres x 1.02 metres) pool tank, as well as upgrades to the facility to meet Ontario Building Code and the Accessibility for Ontarians with Disabilities Act are outside of the scope of this report.

This report is submitted in response to the request from the Community Development and Recreation Committee to report on the feasibility of enclosing the outdoor pool located at the Grandravine Community Centre.

Estimated capital construction costs and proposed scope of work to retrofit Grandravine Outdoor Pool to a year-round facility are included in this report. Note that this project is not included in the Parks, Forestry and Recreation's 10 year Capital Plan.

#### Financial Impact

There is no financial impact with the adoption of this report.

For information purposes only, this report contains projected financial impacts to enclose the outdoor pool at Grandravine Community Centre as well as the projected budget to operate an enclosed indoor pool at this location.

The capital cost estimate for the scope of work noted in this report is \$4.500 million. This cost estimate assumes a tender date in 2016. A tender date beyond 2016 would require a budget adjustment for escalation/market conditions. Annual escalation is assumed at 3.75% per annum. The cost to operate this location annually as an indoor pool is projected to be \$0.486 million Gross Expenditure and \$0.363 million Net Expenditure.

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## **DECISION HISTORY**

At its meeting of September 18, 2013, the Community Development and Recreation Committee (CDR) requested the General Manager of Parks, Forestry, and Recreation, to report to the Community Development and Recreation Committee on the feasibility of enclosing the outdoor pool at Grandravine Community Centre.

Community Development and Recreation Committee – CD23.11

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.CD23.11>

## **ISSUE BACKGROUND**

Members of the Northwood community identified a need for year-round aquatic programming opportunities within close proximity to their neighbourhood. At a community consultation on April 23, 2013, community members expressed concern that the outdoor pool at Northwood Community Centre was "under-utilized" and could be enclosed to offer year-round programming. A capital cost estimate dated July 31, 2012 states a total estimated project cost of \$3.500 million to enclose Northwood Outdoor Pool.

A second community consultation was held at Grandravine Community Centre on April 27, 2013. While community members commented they were happy with the service and programming at the Grandravine Community Centre, they identified the need for additional programming for seniors, particularly free programming and aquafit classes. Community members expressed their understanding that the enclosure of the outdoor pool at Northwood Outdoor Pool was too costly and asked if it would be more cost-effective to enclose the outdoor pool at Grandravine Community Centre.

Grandravine is located 2.5 km from Northwood and serves many of the same Ward 9 residents. Douglas Snow Aquatic Centre offers extensive aquafit programming and is located 9 km from Grandravine Community Centre. As a result of the community consultations, additional aquafit programming was added at Antibes indoor pool in Fall 2013 and is operating with a utilization rate of 100%.

## COMMENTS

A preliminary review regarding the capital costs to enclose the existing outdoor pool and deck to allow for year-round use by the community was completed. This review does not provide for any improvements to the 30 foot x 70 foot (9.14 metres x 21.34 metres) pool tank, which has a maximum depth of 39 inches (1.02 metres) at its deepest point and a depth of 18 inches (0.46 metres) in the shallow end. Further, this review does not include any accessibility improvements to the pool tank required under the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act (e.g. ramp, transfer wall or pool lift).

The review also takes into consideration the reasonable expectation of detecting poor soil and the costly remediation based on the close proximity of the pool expansion to the arena building addition completed in 1995 and the poor soil identified during that experience.

The capital cost estimate for the scope of work noted below is \$4.50 million. This cost estimate assumes a tender date in 2016. A tender date beyond 2016 would require a budget adjustment for escalation/market conditions. Annual escalation is assumed at 3.75% per annum.

The following is the proposed scope of capital work :

- a. Construct a 5,437 ft<sup>2</sup> pool enclosure over existing pool and deck, complete with foundations, lighting, life safety, and Heating Ventilation Air Conditioning systems etc., located at fence line around the pool deck perimeter.
- b. Construct a 5,530 ft<sup>2</sup> aquatics support wing, enclosing male, female and family change rooms, pool office, pool storage etc., adjacent to pool, contiguous with existing community centre, near entrance to arena. Currently summer-only aquatics programming is accommodated by the existing arena team change rooms because these change rooms are not used by the arena users during the summer.
- c. Allow additional cost for more expensive foundations (piles) for the building structure due to reduced bearing capacity of the soil (based on experience during the 1995 arena change room building addition done at the site.)
- d. Modify existing community centre as required to provide access and control to the new change rooms.
- e. Expand existing parking lot (complete with exterior lighting, storm water collection etc.) to accommodate aquatics user demand year-round. Currently the parking demand generated by the summer-only aquatics programming is accommodated by the existing parking lot because the arena does not create parking demand during the summer. The additional 10,967 ft<sup>2</sup> (1018.8 m<sup>2</sup>) building addition would require 36 additional parking spaces based on the zoning requirement of 1 space / 28m<sup>2</sup> of additional gross floor area.
- f. Remove outdoor bocce court and lighting in order to provide additional parking lot. It is assumed that the outdoor bocce court will not be replaced, as the centre has indoor bocce courts and the exterior courts appear not to be actively used.

- g. Relocate or replace mature trees adjacent to the bocce court that will be lost due to parking lot expansion, and any trees that need to be removed to allow construction of the proposed pool enclosure. Further consultation with Urban Forestry staff will be required in this regard.

Site Plan Approval from City Planning and a Building Permit from Toronto Building will be required. Also, the new change room addition must meet the Ontario Building Code requirements for accessibility under the Accessibility for Ontarians with Disabilities Act.

### **Operating Expenses**

In its current state, the cost of operating Grandravine Outdoor Pool is approximately \$92,000 which includes wages, materials and supplies required to operate the pool during the Summer months.

If the outdoor pool at Grandravine Community Centre were to be enclosed and programming extended year-round, the operating financial impact relating to staffing, non-salary expenditures and programming is projected to be \$0.486 million in Gross Expenditures and \$0.363 million in Net Expenditures. This is based on a comparative indoor pool site of Antibes Community Centre Pool in North York.

### **CONCLUSION**

The estimated capital construction cost of enclosing the outdoor pool at Grandravine Community Centre is \$4.500 million.

The estimated annual operating cost for an indoor pool at Grandravine is \$0.486 million in Gross Expenditures and \$0.363 million in Net Expenditures.

Parks, Forestry and Recreation Division is not recommending the enclosure of the Grandravine Outdoor Pool. The Division is in the process of developing a Facilities Master Plan which will inform the provision of recreational facilities city-wide including swimming pools.

### **CONTACT**

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### **SIGNATURE**

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