Item 12

City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Facilities and Major Projects Department**

Date: **April 24, 2025**

Winskill Renewal Project Update

The following report has been reviewed and endorsed by the City Manager's Office.

- **RECOMMENDATIONS:**

A. THAT the Winskill Community Engagement Report – Phase 2 be received for information.

B. THAT the Winskill Renewal Project update, including the Class C cost estimate and storm drain replacement plan, be received for information.

C. THAT the form, character and layout of the Winskill Renewal Project described in the ratification report provided as Attachment B be approved and staff be directed to proceed with construction of the new facility in summer 2025.

- **PURPOSE:**

This report provides Council with the form, character and layout of the Winskill Renewal Project informed by the results of the second phase of community engagement and seeks direction to proceed to the construction phase of the facility in accordance with the approved timeline.

- **BACKGROUND:**

At the July 22, 2024 Regular Meeting, Council approved the new Winskill Aquatic and Fitness Centre being located in the northeast corner of Winskill Park and to incorporate a 10-lane, 25-meter lap pool. Council also directed staff to commence a facility conceptual design guided by the results of the first phase of community engagement and to report back on the feasibility of incorporating a fourth baseball diamond at Winskill Park, including further consultation with the appropriate field sport user groups.

At the September 23, 2024 Regular Meeting, Council approved the overall park plan, including the fourth baseball diamond being constructed in conjunction with the park field improvements.

At the October 21, 2024 Regular Meeting, Council approved a temporary disc golf course at Dennison Park and the construction of a new disc golf course on a pilot basis at Diefenbaker Park, and sought further details on the reforestation plan for Winskill Park.

At the December 16, 2024 Regular Meeting, Council approved the facility schematic design and the overall Winskill Park concept. Council also directed staff to commence the next phase of community engagement in early 2025.

At the February 3, 2025 Regular Meeting, Council received the reforestation update, directed staff to continue with the park design work, and directed staff to proceed with the rubberized forest accessible pathway option.

Since February, work has continued on the project with staff undertaking the second phase of community engagement and continuing design development of the new facility. The project has now reached a critical milestone as the facility design is finalized and Council direction is sought to commence construction.

- **DISCUSSION:**

Community Engagement

The community continued to play an important role in shaping the new facility, with residents invited to review and provide input on the direction of the detailed design. Engagement activities took place between February 27 and March 24, 2025, and included 17 in-person events and meetings, online feedback forms for the public and youth, and targeted outreach to key community groups identified earlier in the process – such as aquatic organizations and individuals with accessibility needs. In total, 649 residents participated and shared feedback on the direction of the detailed design and eight core design features.

Overall, feedback was positive with an average rating of 7 out of 10 for the direction of the detailed design. The core design features that received the most support included the natatorium, fitness centre, accessibility features, and other indoor amenities such as the gym, multipurpose rooms, BGC space, and community kitchen. The majority of participants rated these features as "Looks Great" and expressed excitement about the thoughtful designs, expanded community space and responsiveness to community needs. Areas where some participants suggested the detailed design could use some refinements included:

- **Lobby and Reception Area**: Participants were pleased with the natural aesthetic of the interior. Some suggested adding more comfortable and accessible seating, a larger reception desk, and family-friendly features like kid-play spaces.

- **Exterior Design**: Opinions were mixed, with some preferring the sleek, modern look and others favoring a warmer, more natural style that they believe reflects Tsawwassen's beach-town character. Suggestions included adding visual interest along 56 Street and covered walkways around the building.

- **Park Plan**: Generally seen as a positive improvement for trails and community connection. There was also interest in including more flexible, family and pet-friendly green space.

- **Reforestation Strategy**: Feedback supported the direction of the strategy and offered suggestions to plant more climate-resilient and local species, integrate Indigenous art, and possibly include one or two fruit trees to show support for food security. Concerns were raised about the loss of mature canopy.

Participants were also invited to share their ideas for the use of the community plaza and outdoor terrace. Respondents expressed interest in habitat-support areas, green rooftops/gathering spaces, and quiet spaces. Youth respondents mostly preferred sport courts, with some support for quiet and active space uses.

Participants who were less supportive of the direction of the detailed design indicated their opposition to past project decisions, expressed interest in revising the scope to include a library, or were unaware of some of the features of the design such as the steam room, sauna and multi-purpose rooms. At the Regular Meeting on April 14, 2025, Delta Council considered a motion to direct staff to conduct a more detailed analysis of options and implications related to incorporating a library into the Winskill Renewal Project. This motion did not proceed.

The complete findings from the engagement program were provided to the architects to consider in the preparation of the form, character and layout and the final detailed design and are included in Attachment A for Council to consider.

Design Update

Architect Dialog and Carscadden (D&C) has progressed the design to fixed layout plans showing the form and character of the new facility in the approved location within Winskill Park. D&C has incorporated refinements to address feedback provided through the recent community engagement. Key areas of refinement include:

- Continued design development in the interior spaces (wet and dry side) to accommodate community comments about comfortable seating, accessibility and similar.
- Adjustments to the exterior design to soften the overall look and break up the facades, including refinements to the covered areas at the entry and along the south façade.
- On-going refinements to the park, parking areas and site design particularly to enhance accessibility and the facility user experience from parking area to building.

The facility continues to contemplate two levels, that incorporate the following key amenities in the 91,450 ft^2 facility:

- Aquatics: 10-lane 25-m lap pool, 4-lane teach pool, leisure pool, hot tub, cold plunge, sauna, and steam room.

- Recreation: full-size gymnasium, fitness centre, gender specific and Universal change rooms.
- Others: BGC dedicated space, multipurpose rooms, lobby, community kitchen, and second floor outdoor terrace.

Staff are seeking Council's approval of the form, character and layout of the new Winskill Aquatic and Fitness Centre at this time to enable the project to continue on schedule with construction in summer 2025. Following approval, D&C will complete final refinements to tender drawings and documents to facilitate the summer 2025 construction start. See Attachment B, Form, Character and Layout Ratification Report for details.

Class C Cost Estimate

Unitech Construction Management Ltd. has provided a Class C Cost Estimate (Attachment C) on the Winskill Renewal Project, based on the latest design documents prepared by D&C. This estimate is projected within the range of +20% or -15%. Since the Class D estimate, provided to Council in fall 2024, refinements have occurred while remaining within $130 million. Key changes include increases in construction costs as more precise construction pricing and facility sizing is known. Increases have been partially offset by savings achieved through more favorable baseball field construction pricing. The latest cost estimate also incorporates a $2 million tariff contingency, along with other contingencies.

The project team is continuing to identify design efficiencies that will achieve further cost savings to deliver maximum value of the project while ensuring it remains within the $130 million budget. Staff will continue to keep Council apprised as the project advances.

Storm Drain Upgrade

The 2019 Tsawwassen Area Integrated Stormwater Management Plan identified a key section of storm drainage pipe that runs west to east in the north portion of Winskill Park, as being at capacity and which requires upsizing. The location of this undersized drainage pipe is in close proximity to the proposed location of the new Winskill facility and is approximately 400 m in length. Upsizing the drainage pipe during the excavation of the new Winskill facility would result in cost and timeline efficiencies considering its proximity to the proposed building footprint. Completing the works now will also eliminate risk to the building in the future if there is pipe installation-related excavation near the footing of the new Winskill facility. D&C and their subconsultant civil engineering team have been retained to undertake the design. Funding to complete the drainage pipe upgrades will come from existing Engineering budgets will not impact the Winskill project budget. The drainage pipe upsizing cost is estimated to be $1.6 million. See Attachment D for drainage line Plans.

BGC Dedicated Space

Staff have continued meetings with BGC regarding the dedicated space for BGC in the new facility. BGC expressed a willingness to fund the costs of fitting up their dedicated

space, with the City funding the base shell, using contractors from the main facility to achieve cost efficiencies. BGC is wishing to acquire access to other Winskill facility amenities to deliver their programs. Discussions continue on the design details and the future lease agreement. Additional details of the BGC arrangement will be brought back to Council at a later date.

Implications:

Financial Implications – The replacement of the Winskill Aquatic and Fitness Centre is estimated to cost $130 million which includes a $2 million contingency for potential tariffs impacts. The separate drainage pipe upgrades cost of $1.6 million will be funded from existing Engineering budgets.

- **NEXT STEPS:**

  - Subject to Council approval, tender construction work packages will be issued later in spring.
  - Construction of the new facility is set to commence in mid-summer 2025.

- **CONCLUSION:**

The Winskill Renewal project is proceeding on schedule to begin facility construction in summer 2025 and within the Council approved budget of $130 million. Construction of Winskill baseball diamonds is underway with completion expected by fall 2025. Completion of the overall project remains on track for the end of 2027. Staff will continue to report back to Council on a regular basis throughout the remainder of the project.



Jim Bauer
Director, Facilities and Major Projects

Department submission prepared by: Luke Chapman, Senior Project Manager/lc

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	JK for DW
Engineering	Steven Lan	SL
Finance	Navin Chand	NC
Parks, Recreation & Culture	Josh Turner	JT

- **ATTACHMENTS:**

A. Engagement Report
B. Form, Character and Fixed Layouts Ratification Report
C. Updated Class C Cost Estimate
D. Winskill Drainage Line Plans

WINSKILL RENEWAL PROJECT



COMMUNITY ENGAGEMENT REPORT

Phase 2 – Detailed Design

April 2025

Delta

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəẃaθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

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Attachments 43

The following Attachments are referenced in the report and available at **letstalk.delta.ca/Winskill**.
- Attachment A - Engagement Timeline
- Attachment B - Resident Correspondence: Accessibility Needs for Adults with Severe Mobility Limitations and their Caretakers

NOTE TO READER: This final phase of engagement for the Winskill Renewal Project focused on gathering feedback related to the facility's detailed design. While most feedback fell within this scope, some respondents based their scores and comments on concerns with past decisions or issues outside this phase of the project — such as the co-location of the Tsawwassen Library, the inclusion of a fourth ball diamond, and interest in a 50-metre pool. While this input has been noted, the findings presented in the summary focus on feedback directly related to the current design elements under review, as gathered through in-person activities and online feedback forms.

ENGAGEMENT SNAPSHOT

How We Informed

800
Homes Received a Mailout

1,300
Visitors to the Website

2
Newspaper Advertisements

44,989
Reach of 39 Social Media Posts and Ads

193
Prezi Views

6,177
E-blast Subscribers

How We Engaged

484
In-Person Conversations

246
Youth Conversations

10
Meetings

7
Open Houses and Pop Up Events

165
Feedback Forms from General Public

78
Feedback Forms from High School Students

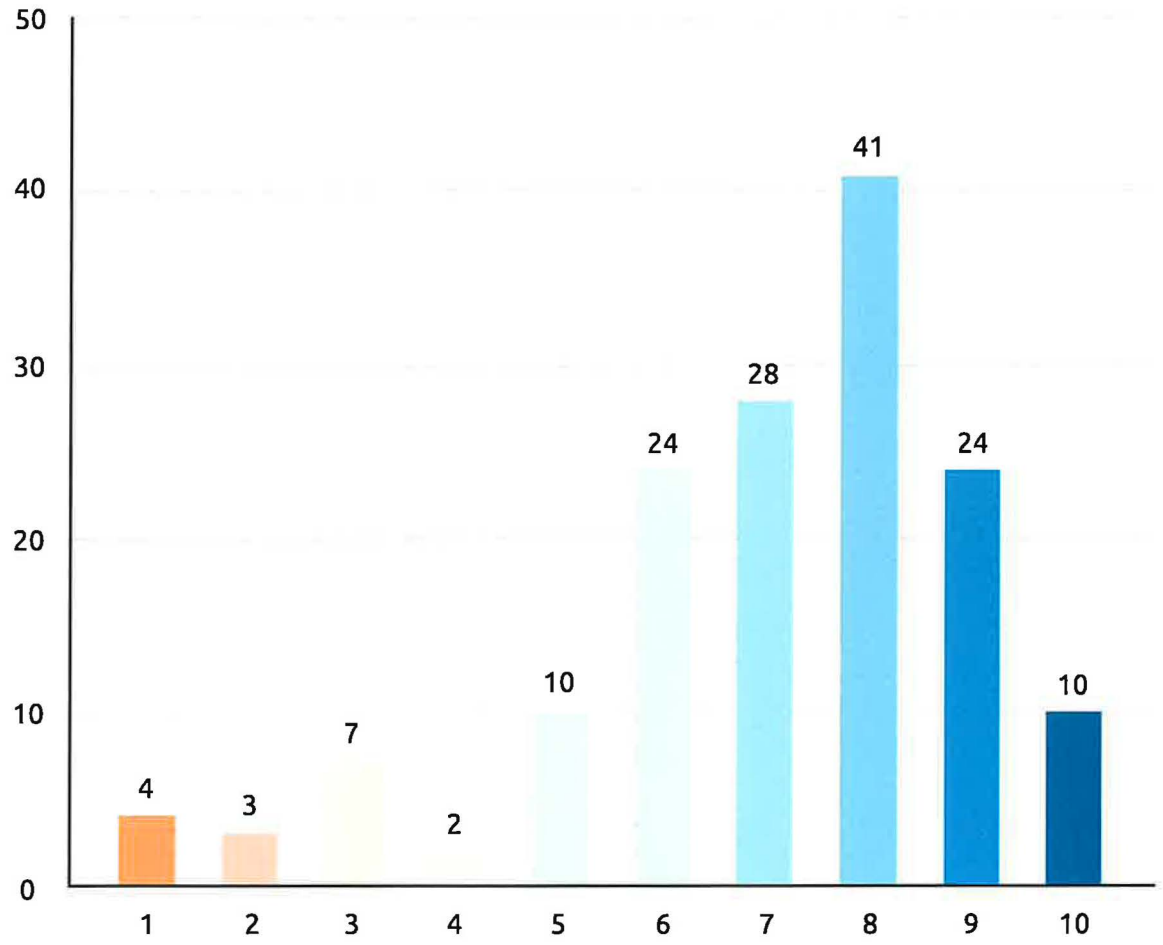
321
Users represented through Feedback Forms

WHAT WE HEARD

This phase of the engagement program gathered a wealth of feedback to help confirm the direction of the design and plans for the project. The complete findings are included in this report and at **letstalk.delta.ca/Winskill**.

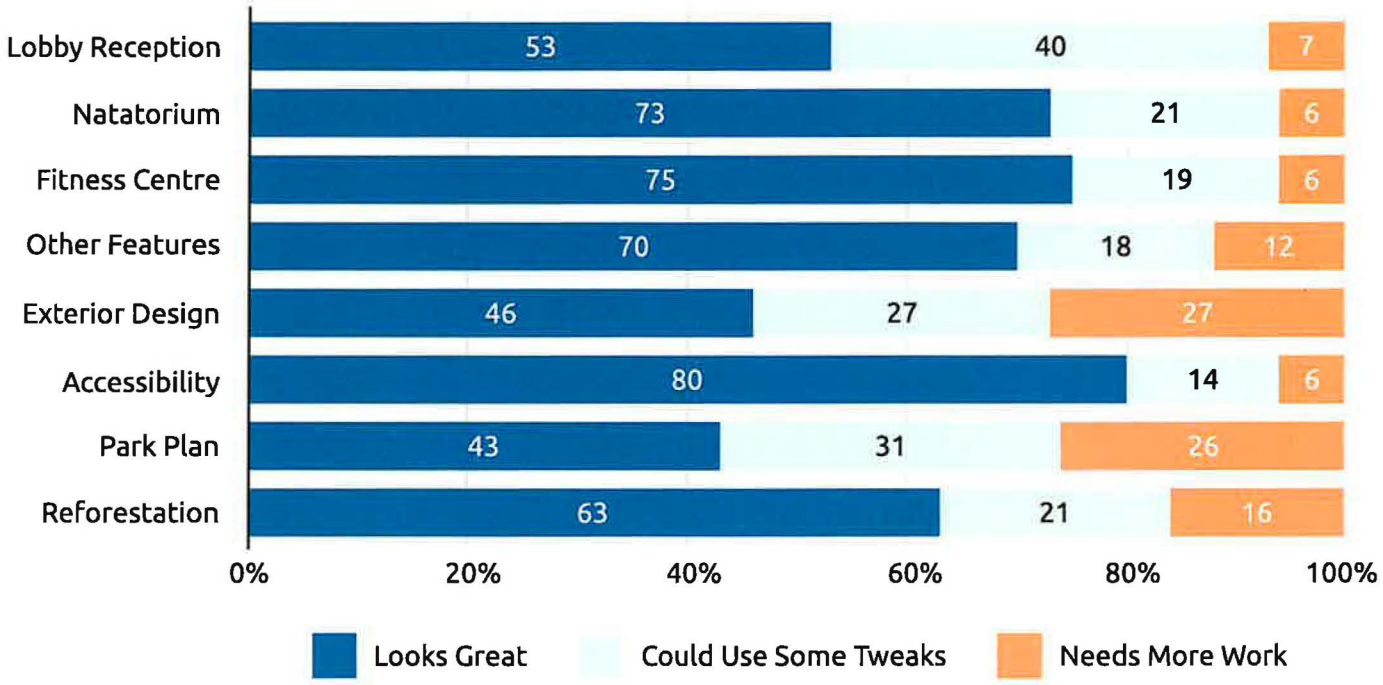
Overall, the feedback showed good support for the direction of the detailed design, with an average score of 7 out of 10 on the feedback forms. Many highlighted the positive impact it will have on the broader community.

Overall Rating of the Detailed Design



ABOUT THE DESIGN

Through this phase, participants were invited to share their views on the direction of specific elements of the detailed design and suggest where there may be opportunities for improvements.



Lobby and Reception Area
The natural design aesthetic of this space was well received and overall, residents felt the lobby design looked great. Suggestions included providing more comfortable, accessible seating options, a larger reception desk, and providing family-friendly features such as spaces or activities to keep kids occupied.

Natatorium and Pools
The majority of participants indicated the new pool design looks great, expressing excitement about its appeal for swimmers, families, and people of all ages. Suggestions included more seating around the pool for parental viewing as well as the inclusion of strong jets to support therapeutic use.

Fitness Centre
Feedback on the proposed fitness centre expansion was largely positive, highlighting the thoughtful layout and increased size. Suggestions included a desire for an even larger space as well as more stretching areas and clearly designated zones for bodyweight exercises.

Gym and Other Features
Residents were informed about additional features such as multi-purpose rooms, a community kitchen, a full-sized gym, and dedicated BGC space. Most participants felt these features were heading in the right direction and looked great. Suggestions included a desire for more youth-specific spaces and a dedicated fitness studio.

Exterior Design
Feedback on the exterior design was mixed. Some participants like the modern, sleek look, while others prefer a more natural, warm, and welcoming aesthetic that they believe complements Tsawwassen's beach town charm. Suggestions included adding more interest or softening the shape of the exterior that is adjacent to 56th street and creating covered pathways around its perimeter.

Accessibility Features
Participants were impressed by the planned accessibility features, noting they are thoughtfully designed and responsive to the diverse needs of the community. Suggestions included increasing the amount of space in the gendered-change rooms as well as providing additional private and family stalls to better accommodate individual needs. Focus group participants with lived experience of varying abilities emphasized the importance of parking lot safety, storage for mobility devices, accessible pathways, handrails, larger accessible parking stalls, clear wayfinding, and sensory-friendly spaces in the final design.

Park Plan
Participants who indicate the park plan looks great describe it as a thoughtful, well-designed improvement that enhances walking trails, creates a community hub, and benefits future generations. Accessibility and pedestrian safety through the parking lot and along pathways were highlighted as key considerations. Concerns with the park plan were mostly related to the inclusion of the fourth ball diamond. Suggestions included a desire for a more flexible, community-oriented green space with additional family and pet-friendly features.

Reforestation Strategy
Feedback on the reforestation strategy was largely positive with respondents highlighting the thoughtful approach, commitment to restoring the natural environment, and increasing greenery. Respondents suggested the City plant diverse, climate-resilient, and low-maintenance tree species that support pollinators and birds, while avoiding ornamental species, alders, and high-pollen varieties. Suggestions also included integrating Indigenous art into the plan and planting fruit trees to help address food insecurity. Concerns with the reforestation strategy were mostly related to the loss of existing trees and canopy.

Community Plaza and Outdoor Terrace
In addition to commenting on the detailed design elements, participants were invited to share ideas for activities and programs in the planned community plaza and outdoor terrace. Top priorities from the public include habitat and pollinator-supporting spaces, green roofs, gathering areas, and quiet spaces. Nearly half of youth respondents would like to see sport courts while the remaining are split between quiet and active spaces.



WINSKILL RENEWAL PROJECT PHASE 2

Step 10: Did We Hit the Mark?

We want to know your thoughts on where we are headed with the project as a whole. Did we hit the mark? Place a dot in the box to share your thoughts!



Complete a feedback form before March 24, 2025.
Visit let'stalk.delta.ca/Winskill or scan the QR code.

1. INTRODUCTION

The Winskill Renewal Project is part of a $130 million initiative to replace the aging aquatic and fitness facility and upgrade the surrounding park amenities in Winskill Park. In early summer of 2024, phase one of the engagement program was completed and residents were invited to share their vision for the new facility, provide input on key features, and comment on potential site locations. Input from 1,600+ residents and stakeholders helped shape an early concept of the new facility including major features for both the facility and surrounding park. In late 2024, Council endorsed the schematic design and directed staff to proceed with the second and final phase of engagement in support of the detailed design of the facility.

The second phase of the engagement program took place from February 27 to March 24, 2025. The community was invited to provide feedback on the detailed design and confirm that the project was moving in the right direction. Feedback was collected on:

- Aquatic centre including natatorium and pools
- Fitness Centre including weight room layout and equipment selection
- Common areas including the lobby and reception
- Accessibility considerations for the facility
- Other amenities including the gymnasium and multi-purpose rooms
- Features and programming for the new community plaza and outdoor terrace
- Exterior design and architectural elements
- Refined park plan and reforestation strategy

2. OUR APPROACH

The following is a description of all the activities undertaken in the second phase to communicate the project and provide opportunities for the community and interested groups to be involved. A complete list of activities is available in the Engagement Timeline in Attachment A.

2.1 Who We Involved

With the endorsement of the field layout and park plan in the first phase of engagement, the targeted meetings and events focused on the detailed design of the facility, involving the most affected groups such as aquatic users and those with an interest in accessibility needs.

Community groups identified in phase one of engagement were re-engaged in varying capacities based on their expertise or impact that the project would have on them.

OVERALL

- City of Delta Mobility and Accessibility Committee
- Community
- Tsawwassen First Nation and Musqueam Indian Band
- Neighbouring residents and businesses

FIELD

- Tsawwassen Amateur Baseball
- South Delta Little League Baseball
- Tsawwassen Master Slo-pitch
- Tsawwassen Mixed Slo-pitch

EQUITY DESERVING GROUPS

- Youth
- People with neurodivergent experiences
- People with varying abilities

AQUATIC USERS

- Boundary Bay Bluebacks Swim Club
- Ladner Stingrays Swim Club
- Winskill Dolphins Swim Club
- Winskill Otters Swim Club

OTHER

- Southcoast BGC
- Tsawwassen Sun Festival

ORGANIZATIONS SERVING EQUITY DESERVING GROUPS

- REACH Child and Youth Development Society
- Delta Stroke Recovery Society
- Sources Community Resource Centre
- Kyndred Community Living Society
- Pacific Autism Family Network

STAFF

- Aquatic
- Facility
- Operations
- Clerical
- Fitness
- Community
- Recreation
- Maintenance

2.2 How We Informed

The City employed a wide variety of communication tools to ensure interested members of the community were aware of the detailed design and opportunities to get involved in the second and final phase of engagement for the Winskill Renewal Project. Key communication activities are described below.

Prezi/Interactive Presentation



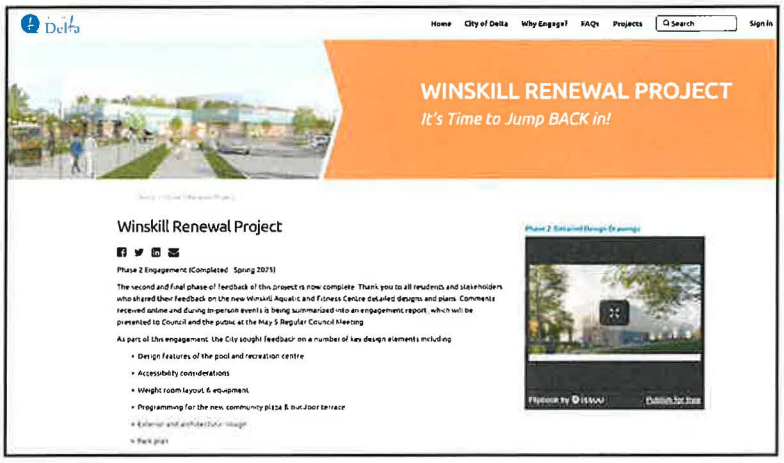
To update the public on progress made since the first phase of engagement, a Prezi/interactive presentation was developed. This dynamic visual tool served as a project update, summarizing key features confirmed and highlighting how community input from the first round of engagement had shaped the plans for the facility. The presentation was posted on the project webpage and promoted through digital channels.

Digital Ad in Optimist



To build anticipation for the final phase of engagement, a digital advertisement was placed in the Delta Optimist to promote the interactive Prezi presentation. The ad helped to drive traffic to the project web page and keep the community informed and engaged as the project moved forward.

Project Website Update



Branding for the project was refreshed on the City's engagement platform, letstalk.delta.ca. This refresh changed the main color from blue to orange to make it easier for the public to recognize that a new phase of engagement had begun. Information on the website was also updated and all supporting materials and opportunities to provide feedback were made available on the site, ensuring residents could stay informed and engaged throughout the process.

Postcard Campaign



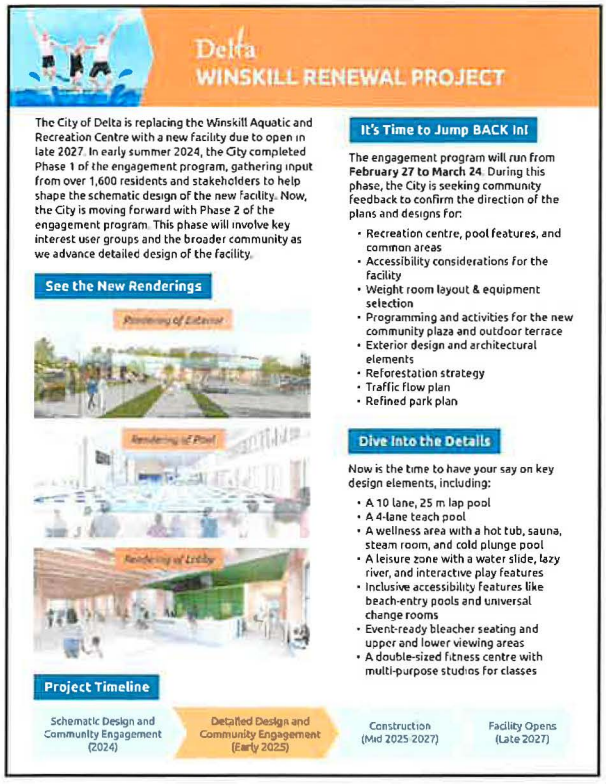


A postcard was designed and delivered to all Tsawwassen residents to launch the second phase of engagement and raise awareness of opportunities to provide feedback. A QR code linking directly to the refreshed project webpage was also featured, allowing residents to access information, view materials, and participate online. This broad outreach aimed to ensure all community members had a clear and convenient way to stay involved in the project's final stage.

Neighbourhood Mailouts

One mailout was prepared for residents living adjacent to, or near Winskill Park, recognizing the potential impact that the construction of a new facility may have on the area. The mailout included a cover letter from the project team and a fact sheet with key information about the project and opportunities to get involved.

Fact Sheet



Delta
WINSKILL RENEWAL PROJECT

The City of Delta is replacing the Winskill Aquatic and Recreation Centre with a new facility due to open in late 2027. In early summer 2024, the City completed Phase 1 of the engagement program, gathering input from over 1,600 residents and stakeholders to help shape the schematic design of the new facility. Now, the City is moving forward with Phase 2 of the engagement program. This phase will involve key interest user groups and the broader community as we advance detailed design of the facility.

See the New Renderings

Rendering of Exterior

Rendering of Pool

Rendering of Lobby

Project Timeline

Schematic Design and Community Engagement (2024) | Detailed Design and Community Engagement (Early 2025) | Construction (Mid 2025-2027) | Facility Opens (Late 2027)

It's Time to Jump BACK In!

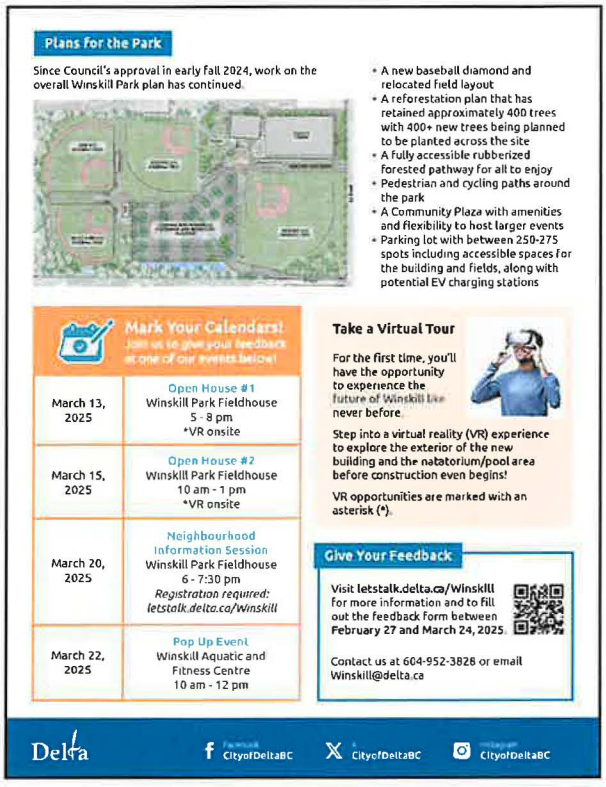
The engagement program will run from **February 27 to March 24**. During this phase, the City is seeking community feedback to confirm the direction of the plans and designs for:

- Recreation centre, pool features, and common areas
- Accessibility considerations for the facility
- Weight room layout & equipment selection
- Programming and activities for the new community plaza and outdoor terrace
- Exterior design and architectural elements
- Reforestation strategy
- Traffic flow plan
- Refined park plan

Dive Into the Details

Now is the time to have your say on key design elements, including:

- A 10 lane, 25 m lap pool
- A 4-lane teach pool
- A wellness area with a hot tub, sauna, steam room, and cold plunge pool
- A leisure zone with a water slide, lazy river, and interactive play features
- Inclusive accessibility features like beach-entry pools and universal change rooms
- Event-ready bleacher seating and upper and lower viewing areas
- A double-sized fitness centre with multi-purpose studios for classes



Plans for the Park

Since Council's approval in early fall 2024, work on the overall Winskill Park plan has continued.

- A new baseball diamond and relocated field layout
- A reforestation plan that has retained approximately 400 trees with 400+ new trees being planned to be planted across the site
- A fully accessible rubberized forested pathway for all to enjoy
- Pedestrian and cycling paths around the park
- A Community Plaza with amenities and flexibility to host larger events
- Parking lot with between 250-275 spots including accessible spaces for the building and fields, along with potential EV charging stations

Mark Your Calendars!
Join us to give your feedback at one of our events below!

March 13, 2025	Open House #1 Winskill Park Fieldhouse 5 - 8 pm *VR onsite
March 15, 2025	Open House #2 Winskill Park Fieldhouse 10 am - 1 pm *VR onsite
March 20, 2025	Neighbourhood Information Session Winskill Park Fieldhouse 6 - 7:30 pm *Registration required: letstalk.delta.ca/Winskill*
March 22, 2025	Pop Up Event Winskill Aquatic and Fitness Centre 10 am - 12 pm

Take a Virtual Tour

For the first time, you'll have the opportunity to experience the future of Winskill like never before.

Step into a virtual reality (VR) experience to explore the exterior of the new building and the natatorium/pool area before construction even begins!

VR opportunities are marked with an asterisk (*).

Give Your Feedback

Visit letstalk.delta.ca/Winskill for more information and to fill out the feedback form between February 27 and March 24, 2025.

Contact us at 604-952-3828 or email Winskill@delta.ca

Delta | Facebook CityofDeltaBC | CityofDeltaBC | Instagram CityofDeltaBC

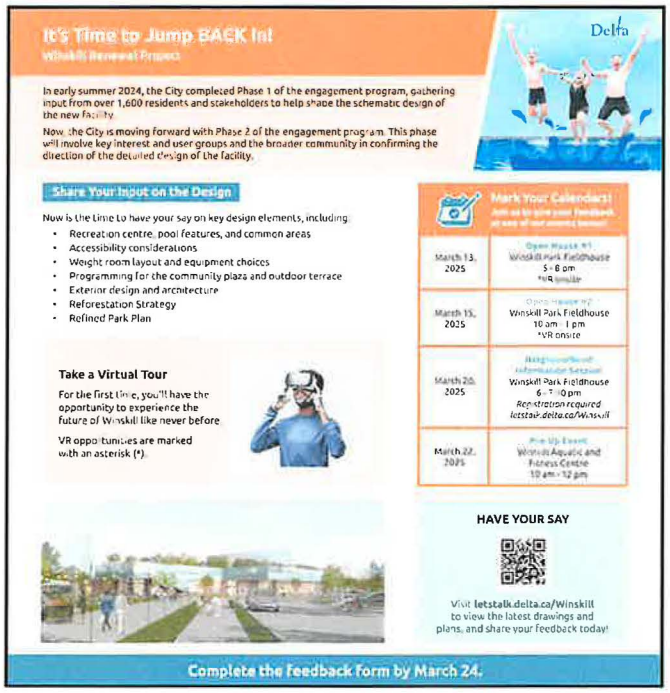
A fact sheet was prepared to support informed participation in the process. It shared early renderings of the facility design and provided an update on the progress made including key features that had been confirmed and the next steps in the design process. It also included important dates for upcoming in-person engagement sessions and drew attention to an exciting opportunity for residents to explore the new facility through virtual reality (VR) participation.

Facility Displays



Display boards were created and set up at the Winskill Aquatic and Fitness Centre, the South Delta Recreation Centre, and City Hall to ensure residents and facility users were aware of the project.

Newspaper Advertisements



To support awareness of community members who are not online, the City ran two full-page advertisements in the Delta Optimist providing background on the project and promoting opportunities for involvement.

Social Media



The City leveraged its social media accounts to raise awareness of the work and promote participation. Posts were published on the City's accounts for Facebook, Instagram, and X.

2.3 How We Engaged

The City provided a mix of in-person and on-line opportunities for interested members of the community to share their views on the project. Key activities are described below.

Feedback Forms

A feedback form was available at letstalk.delta.ca and in paper at engagement events between February 27 and March 24, 2025. The City received forms from 165 households representing users of the facility and park. The form served as the formal mechanism for providing feedback. A second and shorter three-question version was also created to support participation by youth with questions specific to the natatorium, weight room and community plaza/outdoor terrace. The second version was completed by 78 students.

Neighbourhood Information Session

The City held one in-person information session for residents in the area. The session was attended by 21 residents and included a presentation by staff and a question-and-answer session with the participants.



Open Houses

Two public open houses were scheduled to enable residents to discuss the project with staff. Both were held at the Winskill Park Fieldhouse and included a virtual reality activity to explore features of the project. In total, the open houses were attended by 102 participants.

Community Meetings and Events

Staff scheduled 10 meetings and events with different community groups to ensure they had the opportunity to have their unique interests understood and share their views and ideas. The detailed list of events is provided in Attachment A.





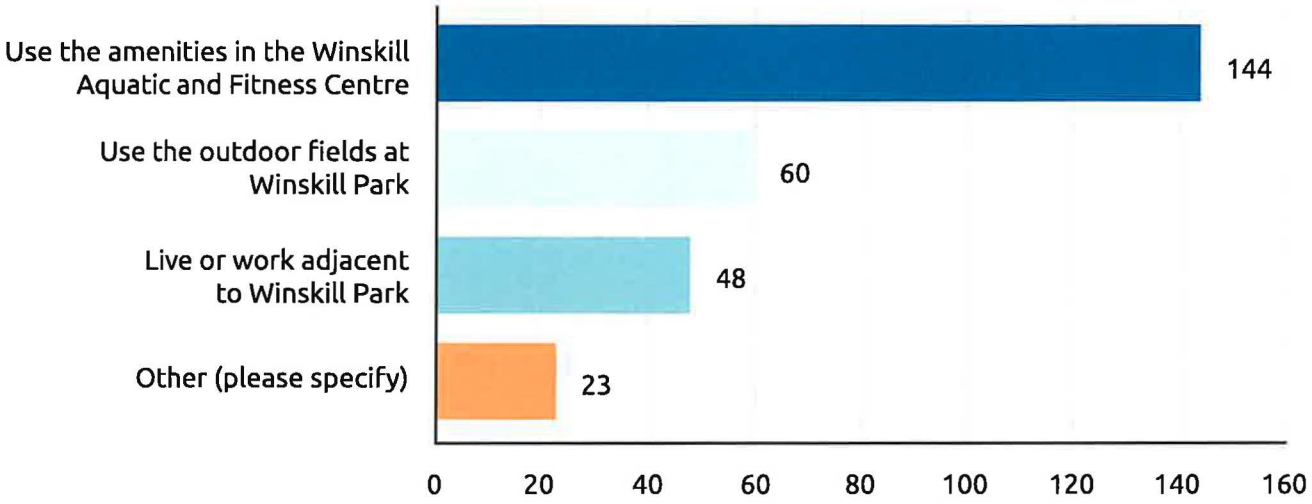
3. WHAT WE LEARNED

This section includes the results of the Feedback Forms completed by the general public and youth as well as the notes from the meetings and events with the community.

3.1 Feedback Forms

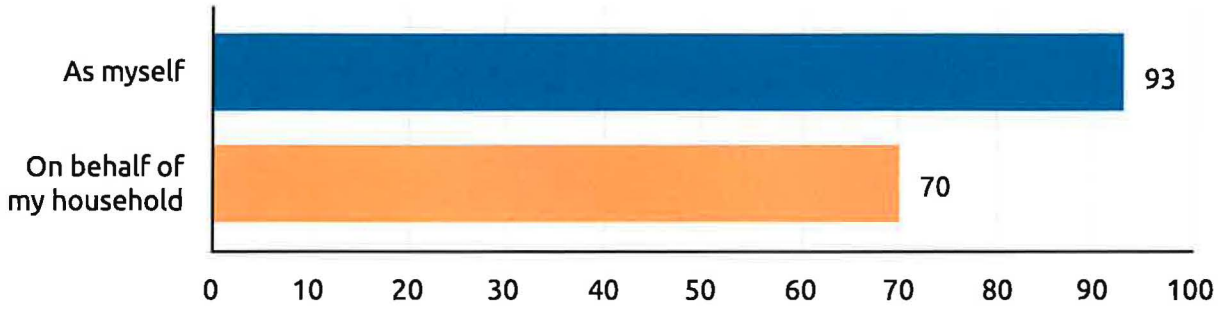
The following is a summary of the results of the feedback form completed online and at the public events. Youth were provided with a short-form version of the feedback form and results are included where appropriate. The complete findings can be viewed at **letstalk.delta.ca/Winskill**.

Q1: Which describes your interest in completing this form? Select those that apply.



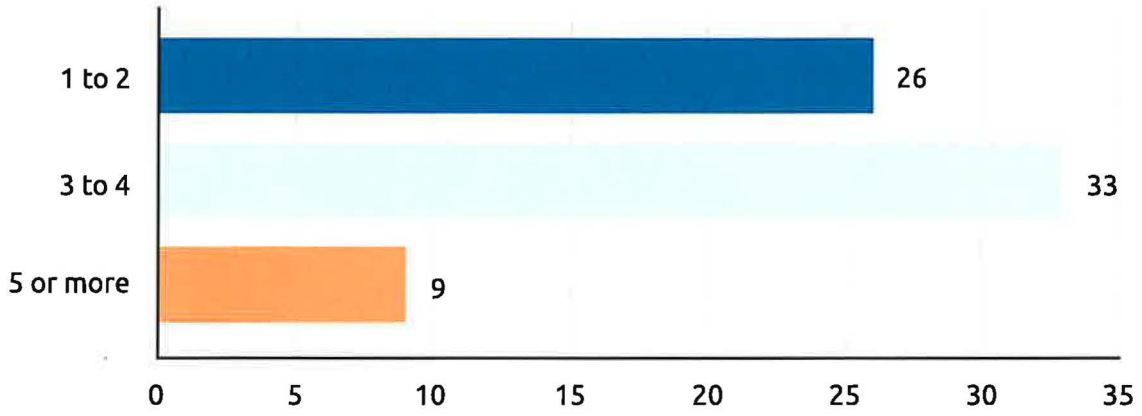
The City learned that 87% of people interested in completing the form are users of the amenities in the facility with 36% being users of the fields. Many are also residents in the area. Those that selected 'Other' noted that they were residents interested in following development projects being led by the City or have used the facility in different ways such as attending Sunfest or using walking paths.

Q2: Are you providing feedback for yourself or on behalf of your household?

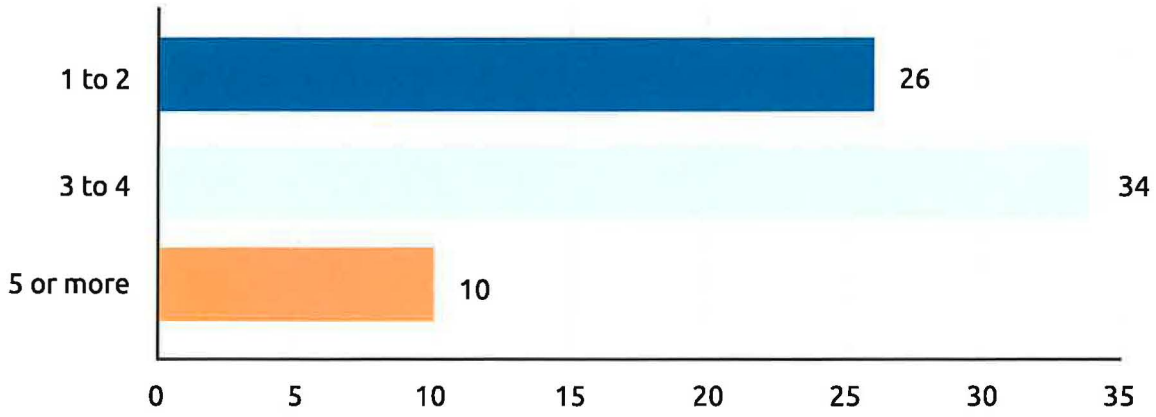


57% of participants indicated they were responding on behalf of themselves. The remaining 43% provided feedback on behalf of their households, representing the interests of an estimated 229 users.

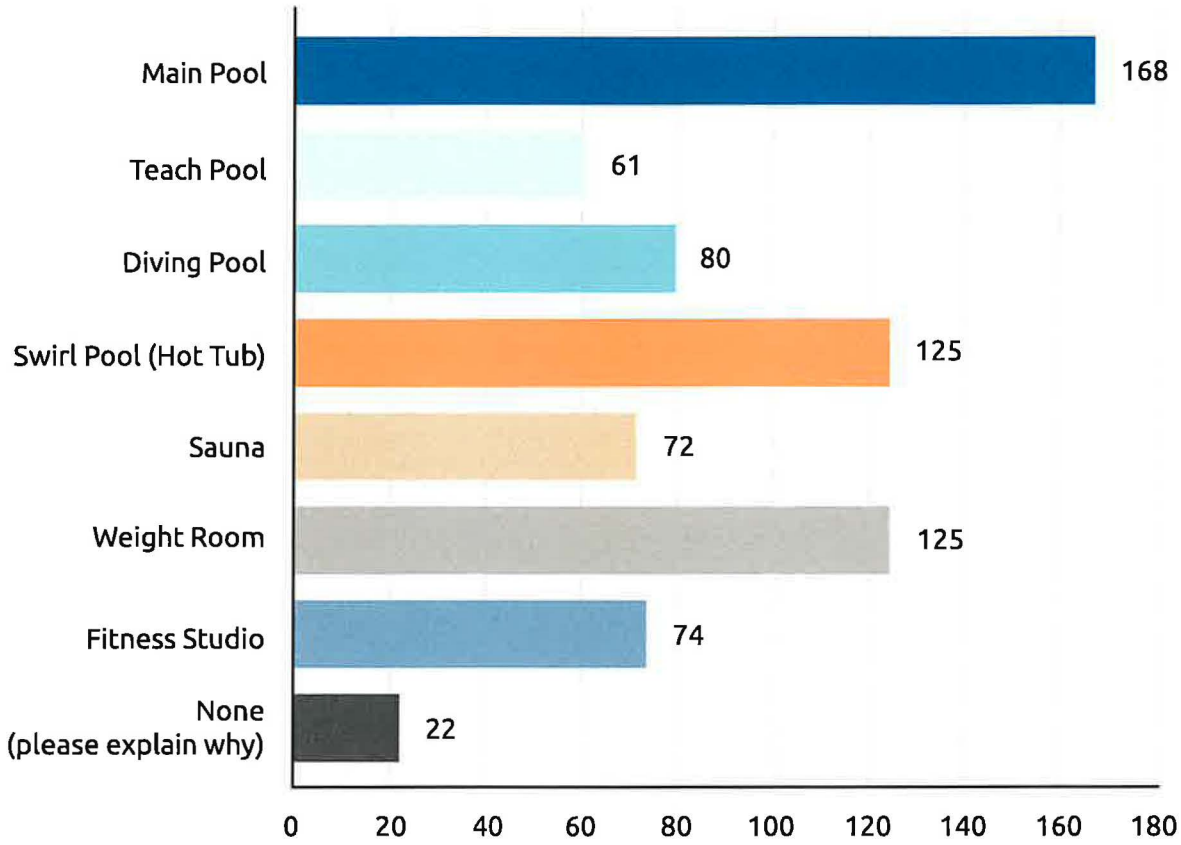
Q3: How many members of your household use the Winskill Aquatic and Fitness Centre?



Q4: How many members of your household would use the future Winskill Aquatic and Fitness Centre?

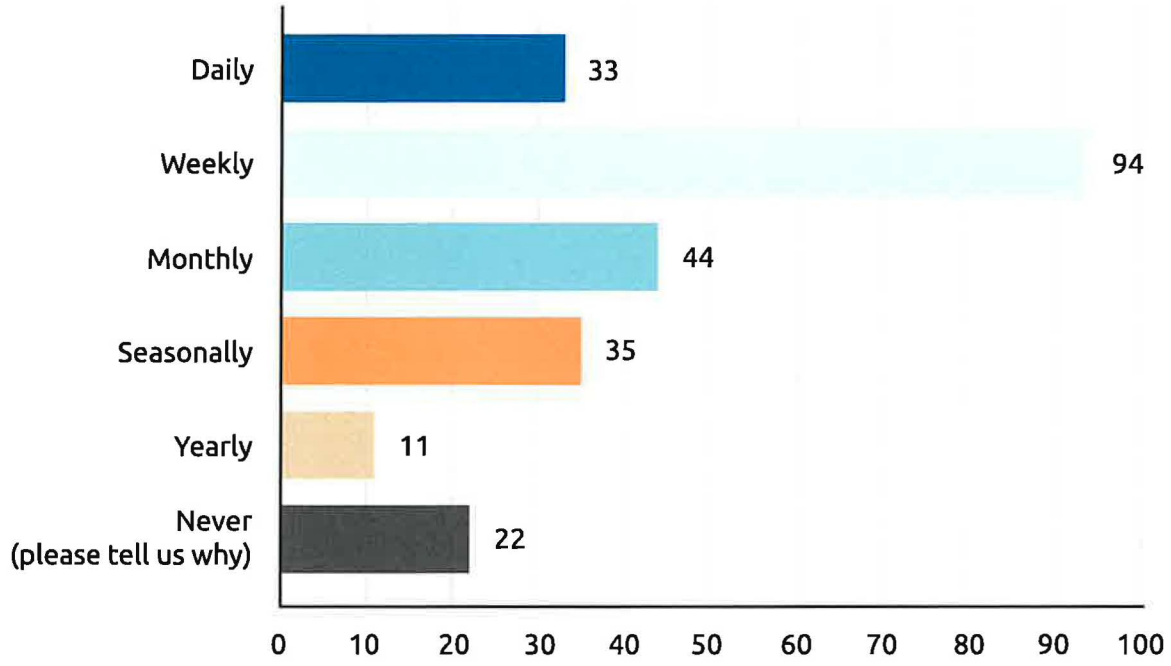


Q5: Which amenities at the Winskill Aquatic and Fitness Centre do you or your household currently use? Select those that apply.



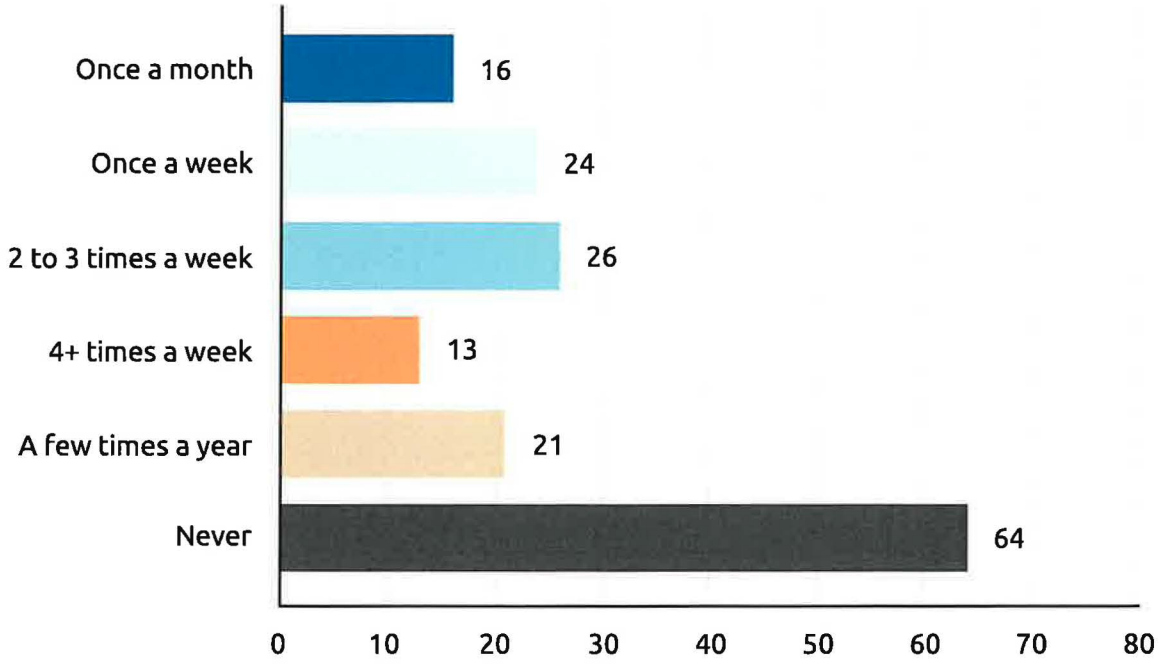
The three main amenities used by participants include the main pool, swirl pool, weight room, and fitness centre.

Q6: How frequently do you or your household visit the Winskill Aquatic and Fitness Centre?



The majority of participants are frequent users of the facility with 53% using the facility daily or weekly.

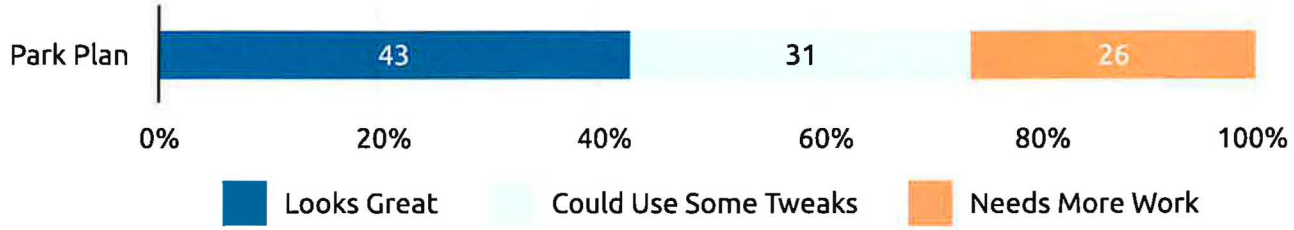
Q7: How frequently do you use the current fitness centre and weight room at the Winskill Aquatic Fitness Centre?



Only 38% of respondents reporting that they use it regularly, while 39% say they never use it at all.

Questions on Detailed Designs

Q8: Are we heading in the right direction with the park plan?



43% of respondents agree the park plan looks great, another 31% indicated it could use some tweaks and approximately 26% suggested it could use more work.

Q9: Please explain your response.

103 residents shared more detailed feedback about the park plan with positive comments highlighting excitement about the project's improvements, including enhanced trails, natural design features, and the creation of a welcoming community hub for all ages. 27% of comments shared a strong desire to see more flexible, community-oriented green space with family- and pet-friendly features, improved accessibility and pedestrian safety, and a welcoming space with gardens, gathering areas, and event spaces. Below is a summary of the feedback given based on common themes:

Walking Trails and Pathways: Strong support for forested walking paths. Suggestions included ensuring connections to nearby areas like the high school.

Parking: Suggestions included adding more parking near the aquatic centre to make it accessible for seniors and families, ensuring parking is adequate with the suggestion of underground parking but not at the expense of green space, and providing more bike racks.

Electric Vehicle Charging Stations: Concerns about the cost to the public and the impact on general parking availability.

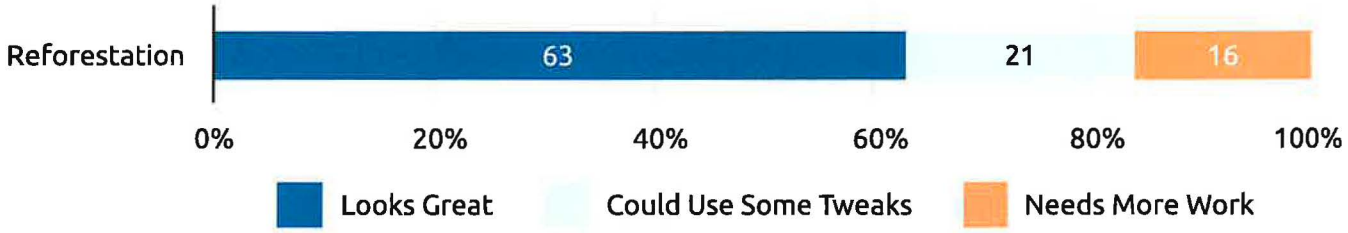
Baseball Diamonds: Concerns that baseball is being prioritized over more inclusive uses. Suggestions to consider multi-use fields or green space.

More Family and Pet Friendly Areas: Suggestions to add amenities like playgrounds, splash parks, shaded seating, picnic areas, and a dog park or off-leash area.

Accessibility and Safety: Suggestions for improved pedestrian safety (e.g. crosswalk on 56th Street), accessible design feature (ramps), better bike parking, and safer routes connecting to the town centre.

Community Hub and Event Space: Desire for the park to be a vibrant community gathering place with space with suggestions to include events (e.g. festivals, outdoor movies, concerts, farmers market), gardens, off-leash areas, and concerns about decommissioning St. David's Anglican Church and recognizing its historical value.

Q10: Are we heading in the right direction with the Reforestation Strategy?



63% of respondents reported that the Reforestation Strategy looks great.

Q11: Please explain your response.

77 residents shared their thoughts on the reforestation plan, with 63% expressing appreciation for the efforts and supported the idea of planting as many trees as possible. Other participants shared the plan does not adequately reflect the scale of forest loss and recommended incorporating more species indigenous to the land. Below is a summary of the feedback given based on common themes:

Tree Selection and Canopy: Responses support planting diverse tree species, with recognition of their value for shade, wildlife, biodiversity and community well-being. Feedback discouraged scattered or ornamental trees as they do not replace the benefits of a mature forest and dense tree canopy. Feedback questioned whether the proposed number of trees may exceed what the space reasonably supports.

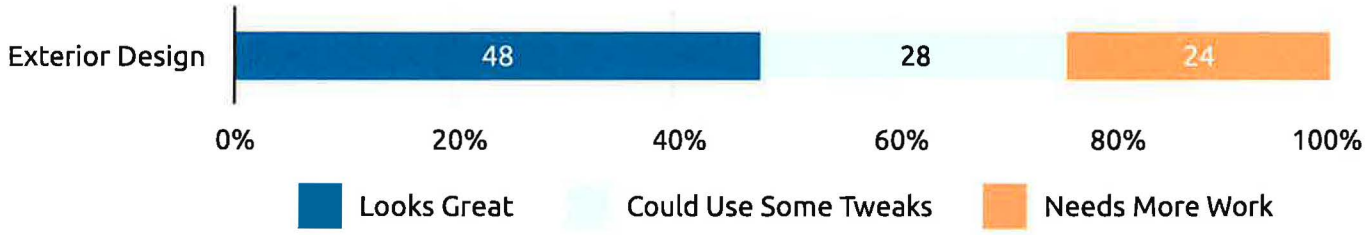
Forested and Green Space: Suggestions to emphasize mature tree retention, and green space preservation over additional hardscaping or parking. Respondents suggested combining forested areas with amenities like walking trails, off-leash zones, botanical gardens and seating, and proposed planting fruit trees as a means to support food security.

Environmental and Climate Considerations: Concerns raised about the environmental impact of inadequate replanting and excessive hardscaping may unintentionally contribute to climate change if not carefully managed. Recommendations to involve environmental professionals—not only landscape architects or arborists—in developing reforestation strategies.

Indigenous, Climate-Resilient, and Low-Maintenance Trees: Recommendations to prioritize indigenous, climate-resilient, and low-maintenance tree species that support pollinators and birds while avoiding ornamental/decorative species, alders, and high-pollen varieties that trigger allergies.

Other: Request to incorporate Indigenous art and environmental values throughout the park design, and a specific call to ensure that pedestrian connections to the high school are maintained.

Q12: Are we heading in the right direction with the exterior design?



There was mixed feedback about the exterior of the design with 52% of residents indicating that it could use some tweaks or needs more work.

Q13: Please explain your response.

Half of the 95 respondents indicated the building looked too urban, stark, or out of place in Tsawwassen and suggested incorporating more natural materials to soften the boxy or industrial appearance and ensure the building blends with the park and small-town aesthetic. Of note, the renderings of the building did not accurately reflect the building materials, with many thinking the panelling was glass which may have led to some of the feedback. Below is a summary of the feedback given based on common themes:

Modern Appearance and Design Fit: Mixed feedback on the building's design, with some appreciating its modern, sleek look, while others suggested the boxy, industrial style and use of steel and glass clashed with Tsawwassen's beach town character. A suggestion was made to incorporate design elements that pay homage to the former aquatic centre, preserving a sense of local history.

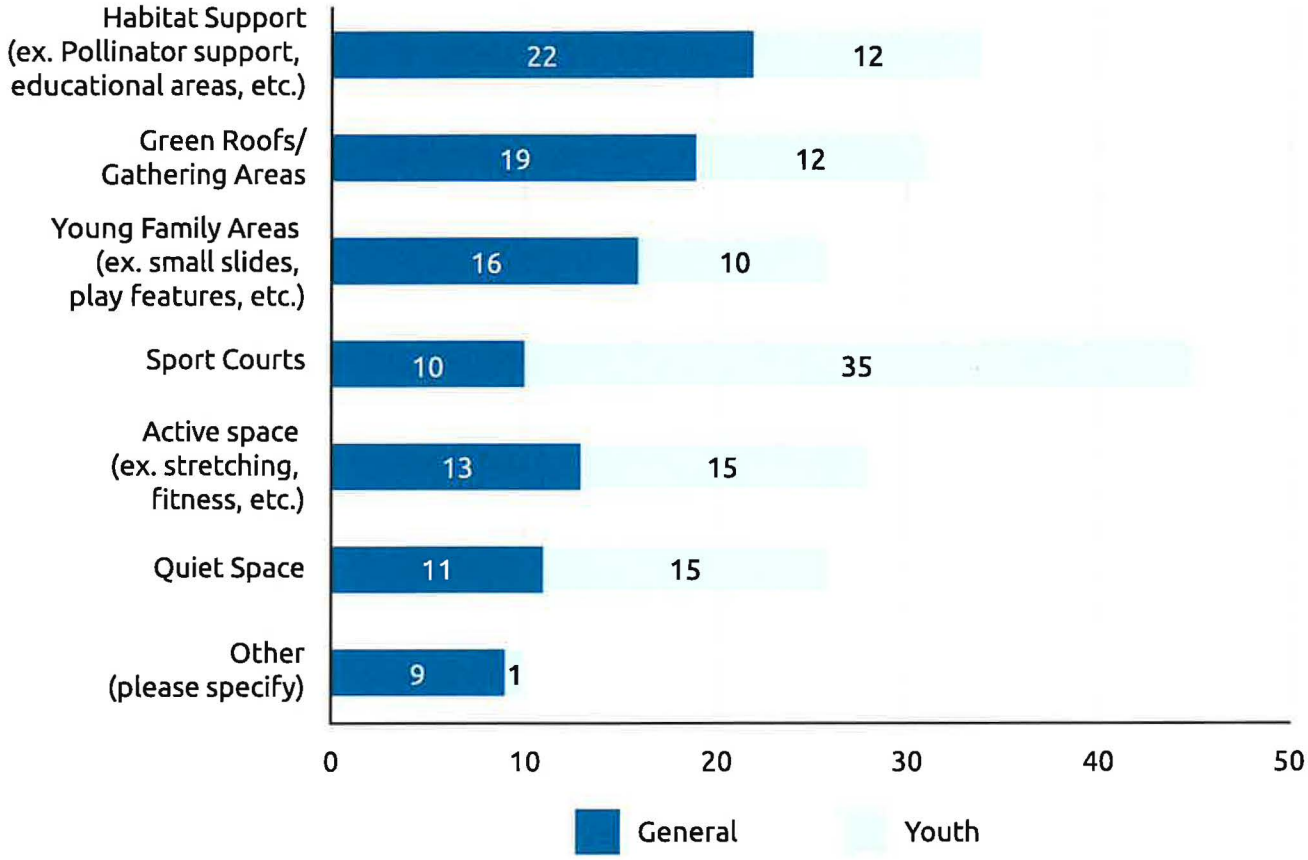
Bird Safety and Reflective Surfaces: Concerns about glass and reflective surfaces causing bird collisions, with calls for anti-collision measures and consultation with FLAP Canada to ensure a bird-safe design.

Use of Natural Materials and Colour: Requests for more natural materials, added texture, and color to create a warmer, more welcoming community-reflective design, with suggestions to incorporate marine, Indigenous, or nature-based features and built in trellises for plants.

Covered Walkways, Entrances, and Outdoor Features: Desire for more weather-protected areas, covered drop-off zones, and accessible pathways, along with an accessible rooftop space for year-round use and outdoor features like benches, bike racks, and shade to support comfort and active transportation.

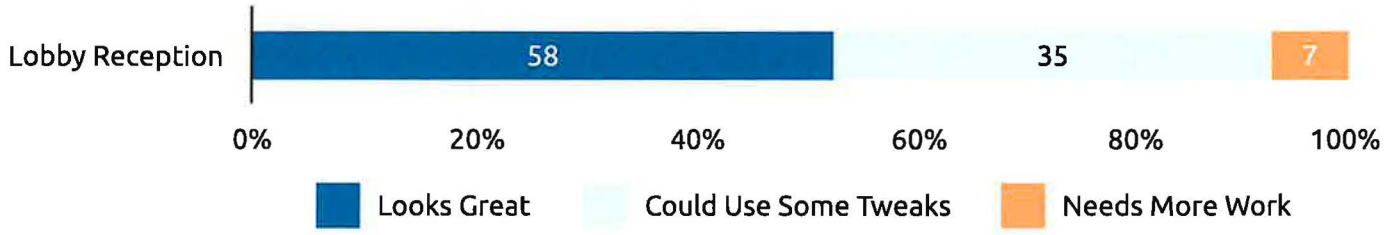
Sustainability and Innovation: Emphasized the building's long-term role and the need for environmental responsibility, suggesting sustainable design features such as solar power, geothermal heating, green roofs, and the use of recycled or energy-efficient materials.

Q14: What amenities or activities would you like to see in the community plaza and outdoor terrace? (Recognizing there may be budget or architectural limitations.) Choose two.



There was support for all of the suggested amenities or activities for the community plaza and outdoor terrace. Habitat support, green roofs/gathering areas and young family areas received the highest level of support from the general public. Nearly half of youth selected sport courts as their top choice, followed by a tie between quiet and active spaces. Respondents who selected "other" suggested adding amenities such as a library, restaurant, shaded outdoor seating, bike infrastructure, a teen space, and features like rain gardens, off-leash areas, a trampoline park, rugby field, and Indigenous cultural activities as well as more covered areas to shield users from sun and rain.

Q15: Are we heading in the right direction with the lobby and reception area?



The majority (58%) of residents felt the lobby and reception area looks great.

Q16: Please explain your response.

84 residents shared feedback on the lobby and reception area, with 40% emphasizing the need for more seating and gathering areas. Below is a summary of the feedback given based on common themes:

Lobby Size and Seating/Gathering Areas: Concerns that the lobby may be oversized, with suggestions to reallocate space, improve layout flow, add more comfortable and accessible seating, a fireplace and social nooks, create gathering areas near pool viewing zones, and place the café in a visible, acoustically managed spot to support community connection.

Natural Materials and Aesthetic Appeal: Appreciation for the airy design, use of wood and natural materials in the lobby, with suggestions for more greenery, indoor-outdoor design elements, softer organic shapes, and warmer colors to avoid a sterile or institutional feel.

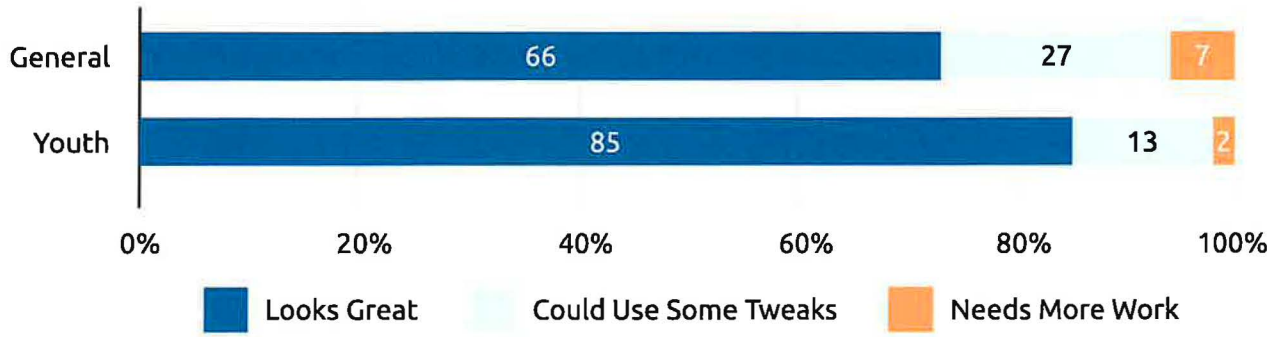
Reception Desk Size and Functionality: Concerns that the front desk is too small for expected visitor volume, with suggestions for a larger, more functional service hub that includes self-scanning options and improved queuing to enhance wayfinding and flow.

Family-Friendly Features: Requests for a child's play area, stroller storage, quiet nursing spaces, and child-minding options to better support families using the facility.

Indigenous Representation and Art: Call for inclusion of Indigenous artwork or architectural elements to reflect local culture and suggestions. Suggestion to work with Indigenous artists and leaders to ensure representation and reconciliation.

Technology and Accessibility Features: Suggestions to include digital information boards, public computers, Wi-Fi workstations, charging stations, clear signage, better visibility to upper floors, and lighting design that avoids glare and harsh fluorescents.

Q17: Are we heading in the right direction with the design of the natatorium/pool area?



66% of the participants felt that the design of the natatorium/pool looks great.

Q18: Please explain your response.

Comments provided by 70 residents expressed their enthusiasm for the new pool's ability to attract people of all ages and stages of life. Youth comments described the space as fun, enjoyable, well-built, clean and kid-friendly. Comments suggesting the natatorium could use some tweaks or 'needs work' reflected concerns about the decision to proceed with a 25m pool. As well, although a sauna and steam room are included in the facility design, their omission in the engagement materials led to participant confusion and is reflected in constructive feedback. Below is a summary of the feedback given based on common themes:

Excitement: Youth had a strong enthusiasm for the water slide as a highlight, with requests for more features like wave pools, sprinklers, paddling areas, water sprayers and an additional slide alongside support for added amenities and equipment placement. Other feedback included a preference for Winskill's rustic charm and raised concerns about overly modern aesthetics and narrow walkways.

Sauna, Steam Room, and Thermal Amenities: Excitement about the cold plunge addition and expectations for a sauna and steam room, with emphasis on a well-designed thermal circuit to support overall wellness.

Leisure and Family Features: Excitement about the new pool's appeal to all ages and life stages, with requests for fun, flexible features like more slides, ropes, floating equipment and water tables and basketball hoops, along with safe walker storage, toddler supervision zones, and concern over slide placement in the lazy river. Modular or flexible play structures over permanent installations were suggested.

Spectator and Viewing Areas: Mixed opinions on bleachers, with concerns about space and competition focus of pool, alongside support for designated, gated viewing areas and ample seating for parents around the pool.

Temperature and Comfort: Requests for warmer teaching pool water, spacious hot tubs, strong jets, and gendered saunas, along with a concern about heat loss through large windows, the need for proper insulation and a request for mint-infused steam.

Change Rooms and Accessibility: Requests for larger gendered change rooms with more universal and family-friendly stalls, accessible features like walker space and changing tables and safe storage areas.

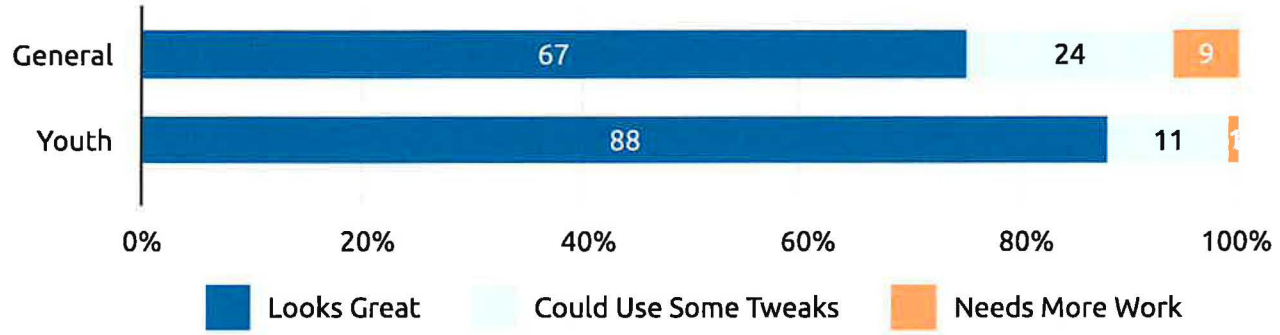
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Swim Lane Access and Club Use: Concerns that swim club bookings limit public access and requests for better balance between recreational and club use. Consultation with instructors to optimize layout.

Design and Acoustics: Those in support of the design described it as beautiful, exciting, and a significant improvement over the existing facility. Praise was given for the airy, West Coast-inspired design and wood accents, with requests to improve industrial ceiling aesthetics and acoustics, referencing Grandview Heights and Minoru as strong design examples.

Programming: Requests for daycare to support adult participation, more aquafit and seniors' fitness classes, and use of a lazy river for resistance walking and circuit-style programming.

Q19: Are we heading in the right direction with the design of the new fitness area?



67% of respondents think the new fitness area design looks great.

Q20: Please explain your response.

70 residents explained their thoughts on the fitness area design which included comments about excitement for the improved space. 87% of youth felt it looked great and shared that the layout was well thought out and large enough for use. There was concern from the public that the proposed expansion may still fall short of meeting current and future demand and suggestions for dedicated studios to support organized fitness classes were made. Multi-purpose rooms that are planned were not clearly identified in the engagement materials, which may have led to concerns about lack of space for fitness classes. Below is a summary of the feedback given based on common themes:

Larger Spaces with Dedicated Fitness Class Areas: Participants were excited about the expansion but concerned the proposed size may still be too small. Suggestions included the addition of mirrors, padded floors, acoustic panels, enclosed studios, better equipment, improved booking, and dedicated areas for stretching and bodyweight exercises. There was interest in functional training zones (e.g., power cleans, deadlifts, track strip) and inclusive features like a girls-only section to support broader participation.

More Strength Training Equipment & Layout Improvements: Appreciation for the inclusion of modern equipment and flexible layout, with requests for more squat racks, benches, leg press machines, stairmasters, Pilates reformer and Hammer Strength gear, alongside suggestions for better mirror placement, logical zoning of workout areas, and adequate spacing to reduce crowding and improve visual privacy.

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Q20: Please explain your response (continued).

Accessibility & Age-Friendly Design: Requests for age and disability-friendly features like accessible bathrooms, walker-friendly spaces, and wide movement areas, with concerns about poor layouts in other facilities causing safety issues, and suggestions for improved acoustics and noise dampening.

Desire for Outdoor Fitness or Turf Area: Excitement about an outdoor workout space, with support for turf or training zones and questions about the size and suitability of these areas for fitness classes.

Amenities (Washrooms, Lockers, Water Stations): Requests for conveniently located washrooms, lockers, and water stations near the fitness area, with emphasis on functionality and a reminder that the facility should complement, not compete with, private gyms.

Q21-27

Residents were given the opportunity to provide input on the design and layout of the new facility, including suggestions for equipment. This feedback was collected to help staff plan for the new facility and has been shared with them for review.

Q28: Please share any additional accessibility features or considerations that would make the facility more accessible for you or someone you know.

45 residents offered more examples of accessibility features, with 38% of suggestions relating to how to improve the inclusiveness of the changing rooms. Based on a review of comments provided in this section, residents may not have understood that gendered and universal changerooms are being planned. Below is a summary of the suggestions given based on common themes:

Inclusive and Accessible Change Rooms

- More individual family change rooms in gendered spaces
- Universal shower stalls with floor-to-ceiling doors to prevent splashing
- Multiple baby change tables to avoid crowding post-classes
- High door locks in universal/family change rooms for child safety
- Separate male/female shower cubicles in universal and avoid open concept universal change areas for privacy
- Appreciation for Ladner-style family change rooms and desire more
- Ensure the family rooms include pull-down benches, change tables, toilets, sinks, handheld/fixed showerheads and are warm

Mobility and Physical Accessibility

- Roll-in showers with no lips/ledges
- Grab bars in showers and change stalls with left/right-side grab bars for one-sided mobility
- High toilets for elderly and physically challenged and stools or lower toilets/sinks for toddlers
- Wheelchair roll-under sinks
- Handrails in hallways for seniors
- Motion-sensor doors instead of push buttons
- Secure walker and mobility device parking
- Avoid uneven floors/stamped concrete
- Full-height and larger lockers

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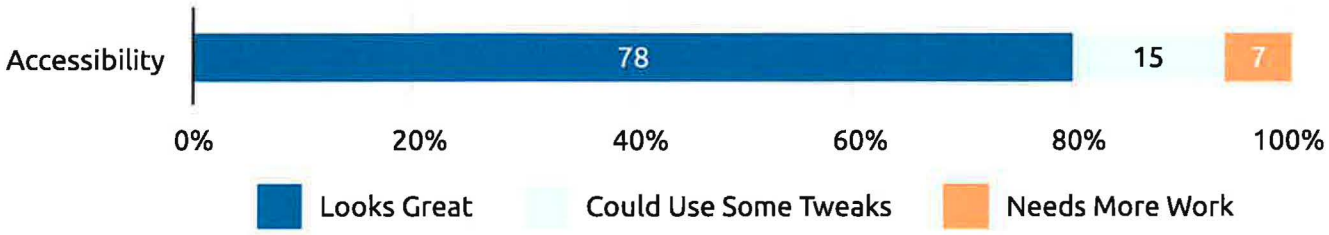
Visual and Multilingual Accessibility

- Clear signage including braille with large fonts and clear symbols
- Signage in multiple languages
- No cellphone zones clearly marked

Comfort and Convenience

- Coat hooks in stalls
- Benches in change rooms
- Childcare and stroller storage
- Mixed comments on the inclusion of bathing suit spinners with some notes that it is unsanitary
- Heating and air flow in change rooms

Q29: Are we heading in the right direction with accessibility features?



78% of respondents feel the City is heading in the right direction with accessibility features.

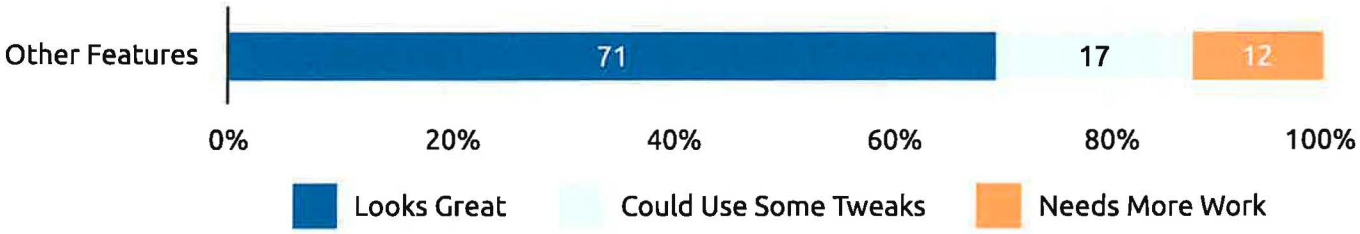
Q30: Please explain your response.

39 residents responded with the majority expressing appreciation for the direction being taken while some indicated that they did not feel informed enough to comment as they had no lived experience. Concerns were raised about the size and layout of change rooms, particularly the balance between universal and gender-specific spaces and whether the overall capacity would meet future demand.

Positive Feedback on Accessibility Direction: Appreciation for the well-considered accessibility features and universal change rooms, with emphasis on the importance of inclusive design for all ages and abilities and a call to continue prioritizing accessibility in future planning.

Concerns for Capacity and Space: Concerns that universal change rooms are oversized compared to gendered spaces, with requests for more private and family options in gendered areas, additional showers in men's change rooms, and a layout better suited to future user volume, alongside some opposition to the universal change room model altogether.

Q31: Are we heading in the right direction with these other features (gymnasium, studios)?



71% of respondents shared that the other features look great.

Q32: Please explain your response and other things that still need to be considered.

112 residents expanded on what may still need to be considered for other features in the facility. Responses reflected interest in youth-specific spaces, dedicated fitness studios and mixed opinions on the addition of a community kitchen. Below is a summary of comments related to other features:

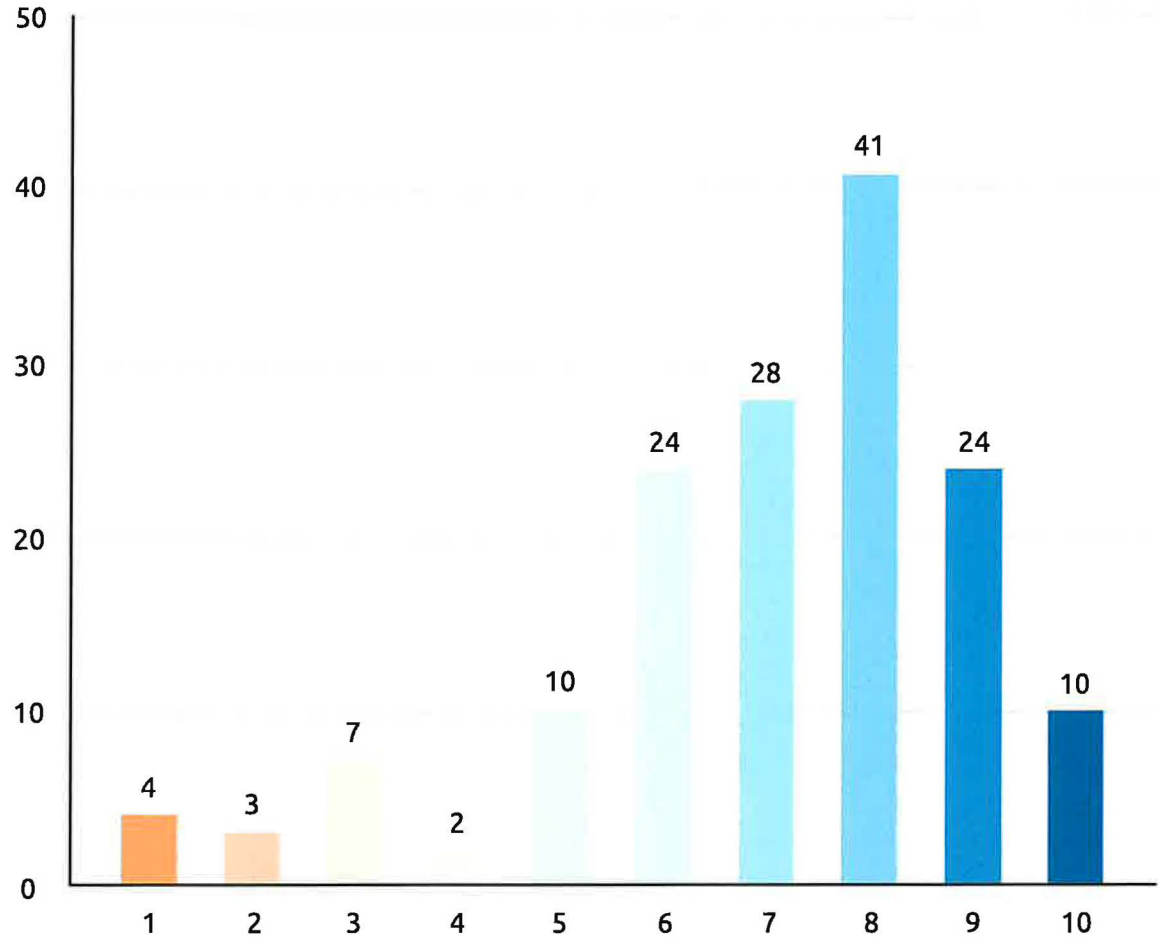
Existing Features:

- Suggestion to have multiple cooking stations in the community kitchen
- Concerns on the cost of the kitchen and whether the feature is necessary

Additional Features to Consider:

- A youth lounge with non-sport games. Emphasized programming for teens aged 12–15 as vital to community wellbeing
- Rentable space for community meetings or parties
- Rooms for hobby groups and classes
- Commenters emphasized the high demand for pickleball and suggested adding new outdoor courts or including lines indoors
- High-quality, fun playground and playroom or indoor space for small kids
- Gardening/ecology education programs and outdoor reading spaces
- Washrooms accessible from the outside
- Underground parking
- Laundry room
- While there was support for incorporating a new public library into the design—citing long-term cost savings from no longer renting, proximity to schools and KinVillage, and overall community benefit—some community members expressed opposition, stating that including a library in the new facility did not make sense.

Q33: We want to know your thoughts on where we are headed with the project as a whole. On a scale of 1-10, did we hit the mark? (1 = Not at all, 10 = Completely hit the mark)



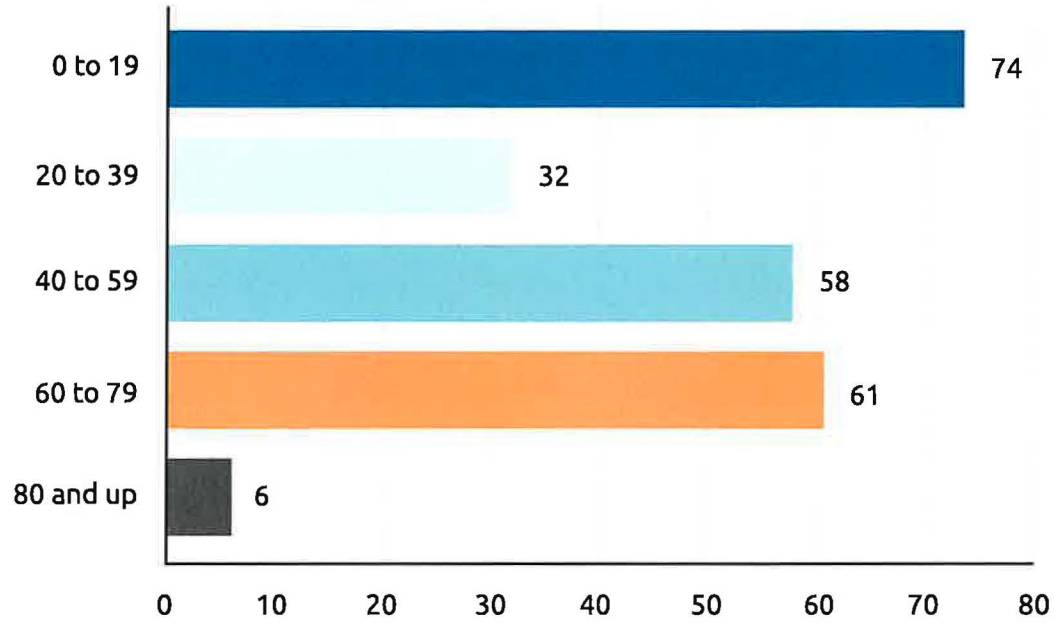
The average score for the overall direction of the detailed design was 7 out of 10. Over half of respondents rated the project a 7-10 on the feedback form. In-person activities invited participants to rate the project overall. Of the 81 participants who responded, just over half indicated the project looks great.

Q34: Do you have any other feedback to share?

80 residents provided comments on the overall project. Respondents expressed enthusiasm and appreciation for the direction of the plan and earlier feedback on major design features such as the library, building design and the number of baseball fields were reiterated. Below is a summary of the feedback shared based on general themes:

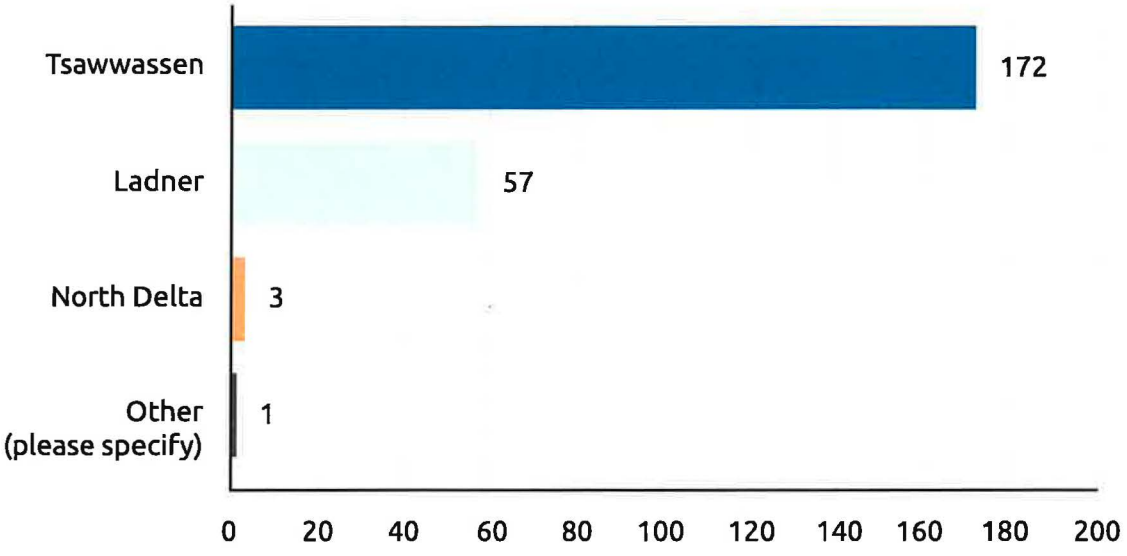
- **Excitement,** gratitude, and strong support for the new facility, highlighting the positive opportunities it will bring to families and the community.
- **Concerns About Green Space Loss** calling for stronger reforestation efforts, expanded parkland, and involvement of environmental experts in design and planning.
- **Building Design** being made more organic and reflective of community architecture.
- **Safety & Accessibility Considerations** including requests for speed bumps, pedestrian crossings, and accessible features like grab bars throughout facility.
- **Extended Hours of Operation** and proper staffing to ensure use of facility and safety.
- **Fiscal Responsibility & Long-Term Maintenance** with concerns about cost management, scope creep, and ensuring sustainable maintenance.
- **Adequate Parking & Traffic Flow.**
- **Environmental Sustainability Features** such as solar panels, green walls, and opposition to using environmentally harmful materials to build the facility.
- **Change Room and Shower Design** concerns related to space, cleanliness, and availability of gender-specific areas.
- **Preserving the Church building** on site.
- **Better Park and Athletic Field Planning** for youth sports and suggestions to reduce baseball fields and increase opportunities for outdoor basketball hoops, pickleball, squash courts, running tracks, playgrounds, and more inclusive sports fields.
- **Upgraded Pool Features** suggested such as an outdoor pool, larger change rooms, disinfectant stations, and sauna improvements. The need for a 50m pool was noted as well as concerns about inadequate swimming club space.
- **Integrating a Library** for potential long-term cost savings (eliminating rental fees), its convenient location near schools and KinVillage, and the overall benefit to the community. Some community members, however, expressed opposition, questioning the appropriateness of including a library in the new facility.

Q35: Please select your age group.

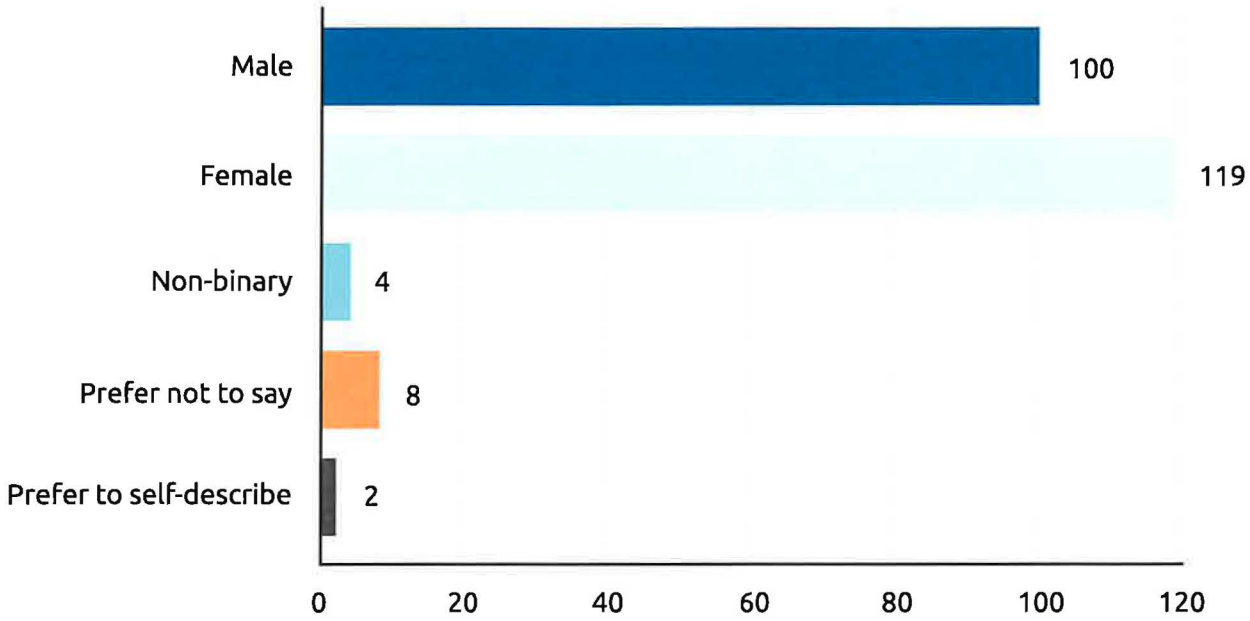


Participants aged 40 to 79 made up the majority of respondents. The next highest participation rate is from age groups below 19 due to targeted engagement activities.

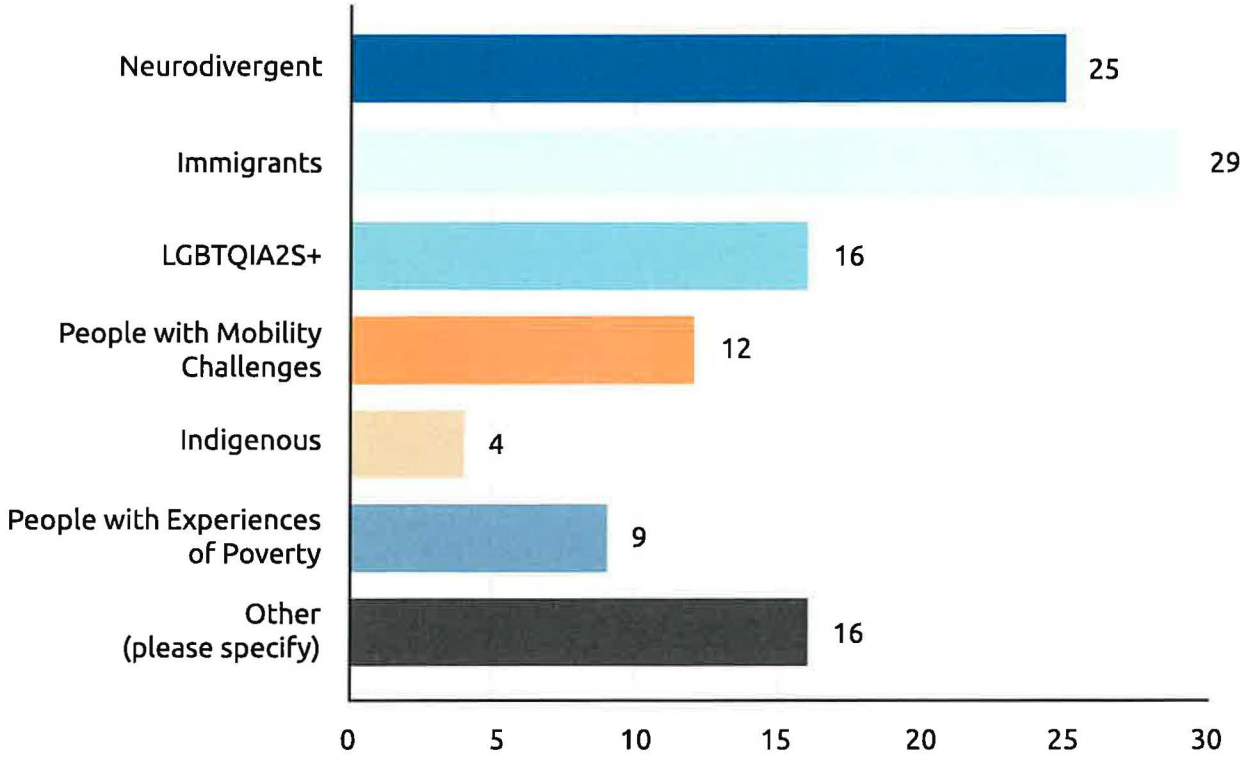
Q36: Where do you live?



Q37: Which of the following best describes your gender identity?

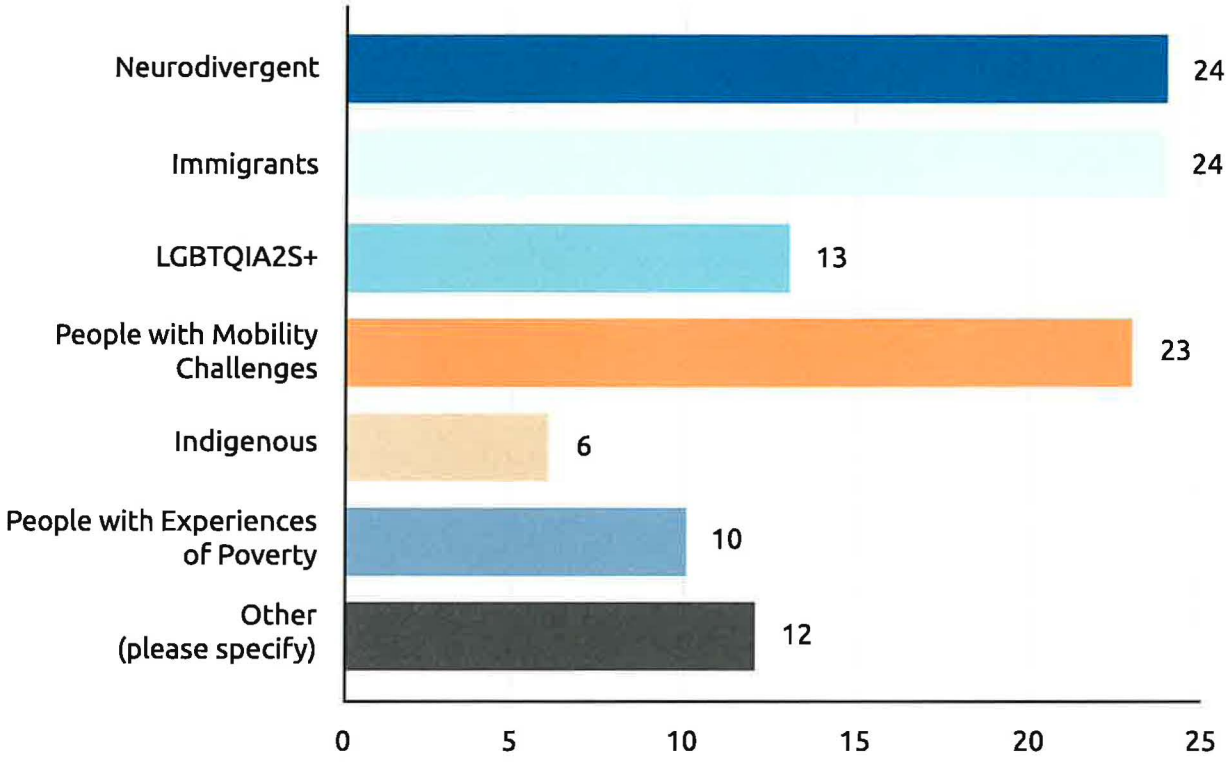


Q38: Do you identify as belonging to any of the following groups? Please select those that apply if yes. If no, proceed to the next question.



The City is tracking participation by equity deserving groups to ensure their voices are heard in the process. Immigrants were well represented, and targeted activities were implemented to engage individuals who are neurodivergent or have mobility challenges. Additionally, one participant identified as deaf.

Q39: Do you identify as being a caretaker, family member, or support worker of any of the following groups? Please select those that apply if yes.



3.2 Meetings and Events

Staff arranged meetings with community groups and hosted public events to hear from residents. Below is a summary of the key findings from these discussions. The findings are organized by the categories of community groups identified through the engagement program for involvement in the project.













OVERALL

Mobility and Accessibility Committee – City staff attended a few meetings of the Mobility and Accessibility Committee to provide updates on the project's progress since the end of the first engagement phase. At the most recent meeting on March 27, 2025, City staff and the design team presented detailed design plans, highlighting accessibility features and sharing feedback received from the public. During the presentation, committee members emphasized the need for more accessible parking spaces and larger stall dimensions to support the transfer of mobility devices in and out of vehicles. They also raised concerns about parking lot safety and the importance of protected pathways. Questions were asked about the space in the fitness centre, noting the need for improved circulation and the inclusion of equipment such as recumbent bikes for individuals with accessibility needs. Members also identified the need to remove barriers in viewing areas for people using lower-profile wheelchairs. The committee requested ongoing updates beyond the engagement period and asked that an accessibility walk-through be offered before the facility opens.

Indigenous – Staff reached out to Tsawwassen First Nation and Musqueam Indian Band to explore how they would like to be involved in the project and to identify any cultural considerations. On March 20, 2025, a meeting was held with Tsawwassen First Nation, who expressed support for the project and confirmed that the site location is in a low-risk archaeology zone. Opportunities discussed for involvement included exploring the incorporation of Indigenous language, art, and signage throughout the site, as well as participating in the selection of tree species for the reforested areas. Staff will continue to engage with Tsawwassen First Nation to further explore these opportunities.

Community – Two open houses and one pop-up event were held to provide residents with the opportunity to review the detailed design and plans for the facility and share their feedback. Most attendees also provided their feedback through the online feedback form. When asked to rate the overall design, most participants felt the project "looked great," with the lobby and reception area receiving the most suggestions to add seating. For programming in the community plaza, the top two choices were habitat support and green roofs/gathering areas, followed closely by quiet spaces. Additional ideas residents offered included pickleball, a beer garden, more shaded areas, Thai chi and extending the upper viewing deck to the soccer field side.

Other comments included:

- avoid using rubber surfaces outside due to environmental concerns related to emerging contaminants (6PPD), which are negatively impacting salmonids in storm runoff
- consider how to make the design of the exterior more consistent with character of Tsawwassen, soften 'blockiness'
- ensure lobby and reception area comfortable and functional
- equip the hot tup with powerful jets and consider a lift into the cold-plunge pool
- include additional risers for swim meet
- provide modern lockers that don't require keys
- make more space available for stretching and lighter weight activities
- consider accessibility features such as larger clocks. Sound dampening, storage for walkers, handrails at pool entry, scooter parking near universal change room

Neighbouring Residents – One neighbourhood information session was held on March 20, 2025, highlighting a few community questions and concerns about the planned design and feedback. Some suggested the exterior could align better with the character of the Tsawwassen Community. Suggestions included using natural colours and landscaping to soften the visual impact and make the structure more welcoming. A resident expressed a desire for stronger architectural features and a more visually striking design. Questions were raised about the use of wood beams in the natatorium due to humid environments and the long-term durability of these materials. The importance for maintaining clean swimming conditions was noted. Pool depth, temperature, length of the lap pools and height of the diving boards was also discussed with the suggestion to have a 5-metre diving board available and to increase lengths of lap lanes to 50 m. The topic of the library was also raised with some residents in support of the idea with others opposed.

Participants asked about the current capacity for programming in the multi-purpose rooms and expressed need for more capacity to accommodate current and future users. Discussion about field usage highlighted residents' desire to have fields that were flexible and not just dedicated to baseball. Residents pointed out that the current drop-off area appears too small and raised general concerns about parking and traffic flow. A suggestion was made to consult HUB Cycling to assess the impacts of construction on existing bike lanes and concerns about the value and cost of the community kitchen were shared. There was enthusiasm about the facility's accessibility features and involvement of people with lived experiences being involved in the design. Participants expressed interest in building sustainability features, including solar panel readiness and passive systems.

EQUITY DESERVING GROUPS

Building on the broad engagement of equity-deserving groups in the first phase of engagement, efforts to engage Equity Deserving Groups were more targeted in the second phase and included:

- Two pop up events for youth at South Delta high schools.
- One pop up event at South Delta Food Bank. This population was chosen due to the intersecting demographics of the client base including those with accessibility considerations.
- Two focus groups with organizations serving individuals with varying abilities and residents with lived experience.

Below are the findings from these opportunities.

- **Youth** – Two special events and lunch pop-ups were held at South Delta and Delta Secondary Schools to engage youth, with sweet treats offered as an incentive. A total of 168 youth shared their preferences for amenities in the community plaza and outdoor terrace, and 78 completed a shortened feedback form covering the pool, fitness centre, and outdoor spaces. Of the 246 respondents, nearly half identified a sport court as their top choice for an outdoor space addition. Quiet space and active space were tied as the next most popular options among youth.

- **People with Experiences of Poverty** – A pop up was held at the South Delta Food Bank to ensure voices from residents with intersecting demographics and accessibility needs were included. Information about the reforestation strategy, pool, accessibility features, and fitness centre were shared and paper copies of the feedback form which included pictures of all the design features were available. Participants supported the idea of incorporating more fruit trees

in the forest to promote food sharing and community connection. They also emphasized the need for more seating throughout the park, ensuring benches face calming settings rather than other people. Comments about the exterior included that while a modern design is acceptable, it should avoid overly contemporary styles and instead reflect Tsawwassen's beach town identity. The inclusion of solar power was recommended to take advantage of "sunny Tsawwassen" and enhance environmental sustainability.

Feedback on the aquatic elements included a desire for higher diving boards to support more competitive events and better control of pool temperatures to ensure comfort. There was strong support for offering free swimming passes for food bank members and making monthly passes available to allow more flexibility for lower-income residents. Residents highlighted the need for additional family change rooms, particularly within the gendered change spaces as well as individual changerooms in the gendered changerooms and not just the universal changeroom. Participants requested a larger fitness centre space. They also appreciated that the facility would offer more than just a pool and expressed interest in adding features such as a playground to support multi-generational use.

- **Users with Varying Abilities** – Two accessibility-focused engagement sessions were held with a total of 10 participants representing a range of lived experiences, including neurodivergence, mobility limitations, visual impairments, and cognitive challenges. The sessions included both individuals and representatives from community organizations (REACH, Pacific Autism Family Network, Sources, Delta Stroke Society, Kyndred). Participants were given a presentation on the planned accessibility features and invited to provide input on the detailed design to help identify any gaps or overlooked considerations from an accessibility perspective. The following feedback was provided and summarized by themes:

  - **Accessible Parking and Drop-Off Areas**
    - Increase the number of accessible parking spots beyond minimum standards to meet high demand, ensuring they are wide enough for wheelchair maneuvering, located near building entrances and fields without requiring users to cross active parking lanes, include curb let-downs or ramps at each stall, and are integrated near EV charging stations with clear information on availability.
    - Provide temporary drop-off zones for Handy Dart/senior buses at building entrance.
    - Consider one-way traffic flow and natural barriers (e.g. trees) for safety of users who have youth who may run.
    - Add speed deterrents (raised bumps) and fencing to enhance safety.
    - Allow mobility scooter charging ports near outdoor covered parking areas.

  - **Mobility Devices (Storage and Access)**
    - Provide secure indoor and outdoor mobility device parking areas near entrances and amenities and include charging stations.
    - Ensure space on pool deck to park scooters between pools for ease of access.
    - Include hoists/lifts in pool areas for those with limited mobility.
    - Train staff to support mobility device use and transfers.
    - Consider how to manage swinging of hoists in accessibility changeroom and bathroom for user safety.
    - Allow mobility parking access adjacent to universal changerooms.

Continued on next page.

- **Pathways and Rest Areas**
  - Ensure safe, direct, accessible pathways from parking lots to all amenities.
  - Add benches/rest areas throughout outdoor spaces and along paths for those with stamina or balance issues (e.g. post-stroke).
  - Include accessible picnic tables throughout park area.

- **Pool Access and Viewing Areas**
  - Ramps and beach entries planned for all pools.
  - Add grab bars in/around pools (including underwater) for youth and users with mobility issues.
  - Ensure viewing decks are accessible for wheelchair users, including appropriate glass height for visibility.
  - Consider moving viewing areas to allow more mobility parking space.

- **Changerooms and Bathrooms**
  - Provide accessible changerooms in both gendered and universal options.
  - Position large accessibility changerooms near the entrance (e.g., like at Sungod).
  - Consider moving universal changeroom closer to entrance for easier access.
  - Include grab bars in toilets, showers, and changerooms.
  - Equip changerooms with toddler restraint seats and potentially a "crib space" for young children.

- **Wayfinding and Sensory Navigation**
  - Implement high-contrast signage with braille and tactile elements.
  - Include sensory-friendly cues for neurodiverse users (e.g. painted footprints, textures).
  - Consider textured flooring for those with visual impairments.
  - Use visual cues (e.g. spinning objects) to encourage use of sidewalks.

- **Sensory-Friendly Spaces and Programming**
  - Design calming spaces with dimmable lights, quiet acoustics, and tactile walls.
  - Include quiet hand dryers or paper towel options in washrooms.
  - Avoid automatic flush toilets in some stalls for noise reduction.
  - Offer bean bags or weighted items for deep pressure calming.
  - Provide consistent, dedicated times for adaptive/sensory-friendly swim programs.

- **Facility Design and Oversight**
  - Incorporate two monitored elevators for redundancy and safety.
  - Use anti-slip flooring materials that balance traction with cleanability.
  - Allow pre-opening walkthroughs for accessibility advocates.
  - Clearly communicate how feedback will be used and reported back to participants.

AQUATIC USER GROUPS

The City invited aquatic user groups to a meeting to share updates on the schematic design for the Winskill pool redevelopment and gather further input. The meeting was attended by Bluebacks Swim Club and the Otters Master Swim Club representatives. The City and design team shared how past feedback has influenced the current design, while emphasizing that key decisions are still to come. Participants asked clarifying questions and offered feedback on a range of design and programming issues. Discussions focused on pool features, storage, accessibility, and the transition plan for facility construction. User groups emphasized the need for accessible viewing areas with stroller space, adequate deck space for marshalling, flexible storage solutions, and expanded changerooms, highlighting Ladner Leisure Centre as a model. Groups expressed interest in shared equipment like touchpads and requested recognition for the Otters' past contributions. They supported the proposed scoreboard placement and raised ideas for diving and water polo programming to enhance competitiveness. Support was confirmed for the depth (1.17-1.2 m) of the pool that will support flip turns. Teams were open to aftermarket pace tech as well. It was noted that there were some in the group who felt that there was not enough parking spaces and limited family changerooms. A large concern for the groups is the facility transition timeline, pointing out that any closure would affect a team's season. Clubs preferred an August closure to avoid losing the swimming season. Participants were invited to suggest memorabilia for display in the new facility.

FIELD USER GROUPS

The Parks Recreation and Culture staff brought field user groups together to discuss designs of the new fields. Feedback focused on the batting cage design, safety features, and field infrastructure. The teams confirmed the preferred 70' cage length to accommodate standard pitching distances, with a non-infilled turf surface and potential use as a right field bullpen. TABA expressed interest in fundraising for a second cage, and alternative layout options were discussed due to space constraints. Safety concerns were addressed with proposed drop-pin gate latches and a dugout shelf height agreed upon at 1600 mm. Electrical needs were reviewed, with consensus to power pitching machines from dugouts due to cost barriers, and future plans for scoreboard and lighting infrastructure noted. The discussion also explored options for the pitching mound, weighing the flexibility and maintenance of portable mounds versus traditional ones, with the design team tasked to explore viable solutions that prioritize player safety and field condition.

OTHER

BGC South Coast – BGC has been in conversation with City staff to discuss the inclusion of their permanent programming space in the new facility as the current Annex building will be demolished. On March 13, 2025, City staff and a member from the Architect team met with BGC to present the design of the facility. BGC expressed general support for the Winskill Aquatic and Fitness Renewal Project and confirmed that the proposed dedicated indoor and outdoor spaces align with their current use in the Winskill Annex. BGC emphasized the importance of having access to the adjacent community kitchen and gymnasium, including the need for dedicated food storage and snack preparation. While the City will fund the base-level construction of BGC's interior space, BGC confirmed their intention to fund and lead the interior fit-up through fundraising, using the City's contractors for efficiency. A design workshop will be held to finalize interior plans, guided by BGC's functional program. BGC inquired about maintaining separate entrances to accommodate their extended hours of operation and discussed the possibility of a 10-year operating agreement to support long-term use, expressing no concerns with the longer-term commitment. They also raised interest in the City's youth access program (YAK Pass) and indicated that no on-site vehicle parking will be required. BGC will continue working closely with the City and design team to finalize the details of their partnership and space within the new facility.

Sunfest Committee – City staff have informed Sunfest organizers of potential and likely disruptions to the park and festival operations due to the anticipated start of construction. In preparation, alternate arrangements have been coordinated to ensure the continuity of the event. Specifically, the car show will be relocated to Dennison Park, and the Monday Fair and vendor area will be moved to the U18 baseball diamond. The organizing committee has expressed understanding of these contingency plans and has been asked to proceed with event planning based on the revised locations. Staff also advised that if construction does not commence as scheduled, the park will remain available for regular festival use.

Staff – Project team staff connected with facility staff through four meetings held on March 17 and 19 to gather detailed feedback on the layout and design of key areas within the facility. Input was collected from different staff groups on the lobby and administration area, fitness room, multipurpose rooms, gymnasium, natatorium, and wet areas. Staff provided specific suggestions related to room layout, equipment needs, furniture selection, and finishes to ensure the spaces are functional, welcoming, and aligned with programming and operational needs.

Oppositions to Tsawwassen Town Centre Development – The Winskill Renewal Project engagement program was impacted by community conversations surrounding another nearby proposal, the Tsawwassen Town Centre redevelopment. As part of that application, a new library was proposed as the community amenity contribution, prompting residents to consider whether the library could instead be co-located within the planned Winskill facility. At the Regular Meeting on April 14, 2025, Delta Council considered a motion to direct staff to conduct a more detailed analysis of the options and implications related to incorporating a library into the Winskill Renewal Project and chose not to proceed.

ATTACHMENTS

Attachment A – Engagement Timeline

Below are the dates of key activities completed to support community involvement in the second phase of engagement for the Winskill Renewal Project.

Date	Task
January 27	Invitation to Accessibility Focus Group participants
January 29	Field User Group Meeting
February 4	Invitation to Aquatic User Groups
February 10 - 20	Social Media Campaign (Prezi)
February 13 - 23	Digital Ads to promote Prezi
February 19	Accessibility Focus Group #1
February 21	Accessibility Focus Group #2
February 24	Aquatic User Group Meeting
February 24	Newspaper Ad #1
February 27	Let's Talk Delta and Feedback Form Launched
February 27	Readerboards promo for open houses
February 28	Postcard to Residents
February 28	News Release
February 27 - March 24	Social Media Campaign (Phase 2)
March 3	E-blast
March 10	Display Boards at Winskill Facilities promoting engagement
March 11	Posters in weight room of Winskill Aquatic and Fitness Centre
March 11	Letter to Residents
March 11	Email to stakeholders
March 12	Newspaper Ad #2
March 12	E-blast
March 12	Meeting with Sunfest Organizing Committee
March 13	Open House #1
March 13	Meeting with Southcoast BGC
March 15	Open House #2
March 17	Staff Meeting: Fitness and Multi-purpose room #1
March 19	Staff Meeting: Lobby and Administration
March 19	Staff Meeting: Gymnasium and Multipurpose Room

Continued on next page.

Date	Task
March 19	Staff Meeting: Natatorium and Wet Areas
March 20	Neighbourhood Info Session
March 20	Meeting with TFN
March 22	Pop Up at Winskill Aquatic and Fitness Centre
March 24	Feedback Form Closes
March 26	Pop up at South Delta Food Bank
March 27	MAC Meeting
April 3	Pop up at South Delta Secondary
April 4	Pop up at Delta Secondary School

Attachment B – Resident Correspondence: Accessibility Needs for Adults with Severe Mobility Limitations and their Caretakers

From: [redacted]
Sent: Monday, March 24, 2025 1:19 PM
To: Luke Chapman
Cc: JoAnne Kleb; Alexandra Atkinson
Subject: Winskill Handicapped Change room

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Hello Luke, nice to speak with you today.

-Just a reminder to try and include at least one locker. I think there should be 2 minimum. When I will come to the pool with my son I will have his clothes, my clothes, winter coats (if Winter), an extra sling, toiletries for my son (diaper, wipes, creams) and myself. I will have a large bag, towels, my purse.

-Remember to include a garage can for soiled diapers.

-Remember to include a motorized 36 inch wide door into the change room with a handicapped wave or push button to open the door.

-I think the floor should not be made from tiles. There are many non-slip options out there. This is also good for the elderly patrons.

-I also highly suggest the change table I included. It is long enough and wide enough for my son. It has many good options and lowers and raises.

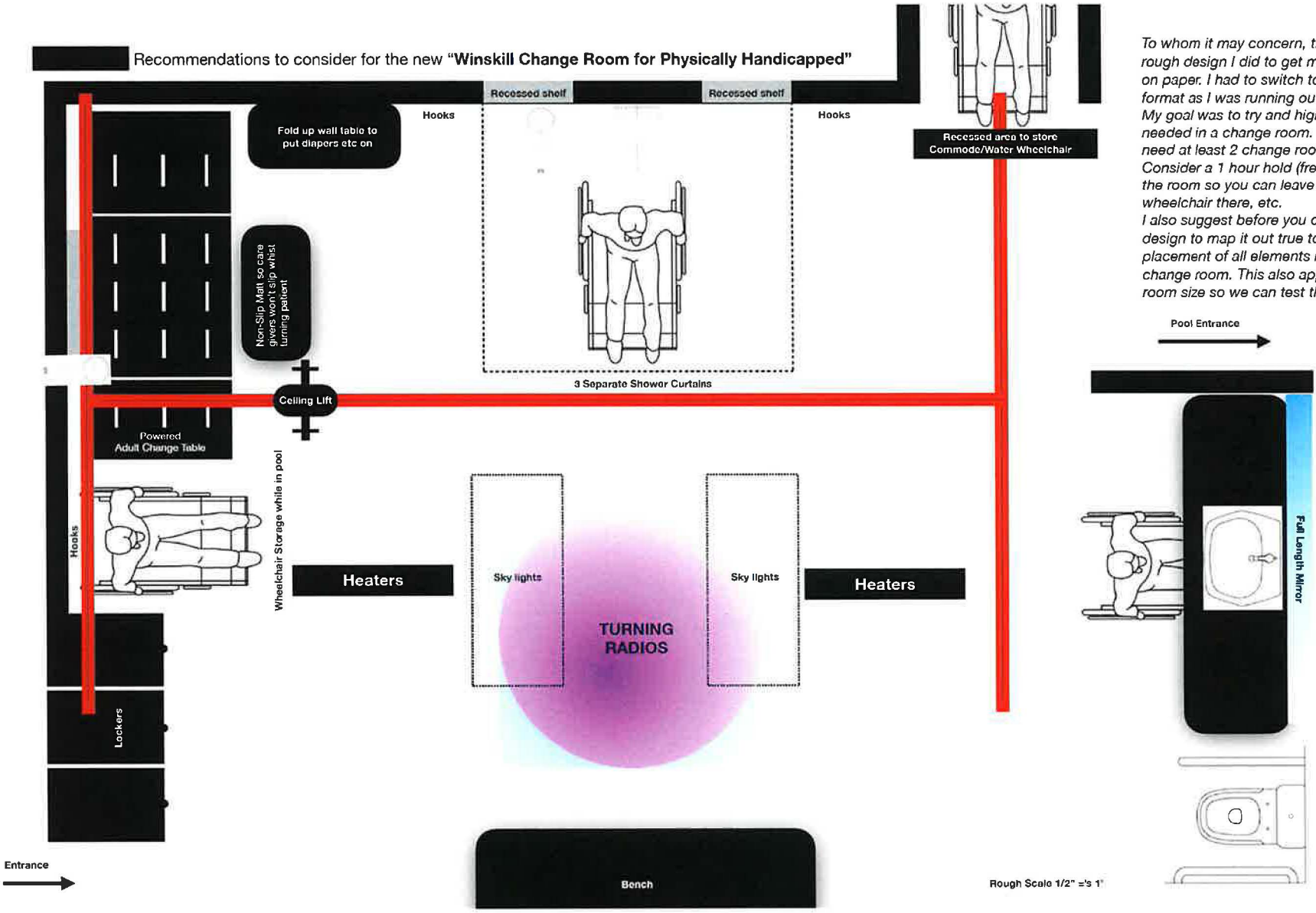
This British web site shows some differnent examples of change rooms. In my opinion they are ugly but you can get a sense of space.

I do think the design I submitted works." PDF [redacted] #1"

I hope this helps. I am happy anytime to answer more questions. One tip is I think it would be a good Idea for the architect to go to a gymnasium and with tape map out real size of room with designated zones as well. This would make it very easy to see how a person in a wheelchair would navigate the space with all the fixed items and extra commode/bath chair.

Sorry the PDF's are on their sides. Couldn't figure out how to rotate them.

Thank you [redacted]

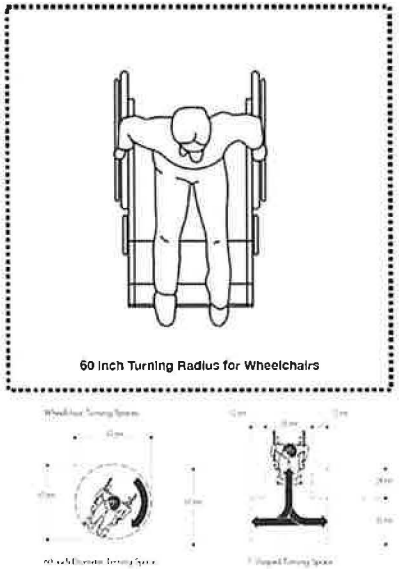


To whom it may concern, this is just a very rough design I did to get my ideas down on paper. I had to switch to legal page format as I was running out of space. My goal was to try and highlight items needed in a change room. I think you need at least 2 change rooms like this. Consider a 1 hour hold (free access) on the room so you can leave your wheelchair there, etc.
I also suggest before you commit to a final design to map it out true to size with placement of all elements needed in the change room. This also applies to overall room size so we can test things out.

1) Tilting Shower Commode/Pool Chair:
Raz Tilt, padded seat (18x21), trunk laterals, tension adjustable backrest. I will need a tilting commode chair to be able to position [redacted] properly in this chair.
This is the shower chair I have at home. It is 100% waterproof. It can be used to wheel [redacted] down a ramp into the pool. I absolutely need this chair as it tilts for positioning. Our's has a waterproof seatbelt not shown in the below image.

Shower Commode Suppliers:
https://www.hmebc.com/product-category/products/bathroom-equipment/











7) X-Y Gantry ceiling tracking with lift

I use this system in my home. It is very easy to use and comes with a simple remote.

Videos and Contact Info:
https://savariapatientcare.com/product/a-series-ceiling-lift/

https://www.youtube.com/watch?v=2rPGJCzrwMU







6) Other Photos:

Space is too small but lets you Visualize easier. Lots of grab bars And hooks. Notice the X-Y System.

Ramp and barrier-free entrances are good.







4) Shower Room heater:

Many handicapped people get very cold. Heaters are a must.

Example of one type of heater:

https://www.bromic.ca/product/platinum-smart-heat-electric-marine/








FOLD DOWN SAFETY RAIL
Easy release
A lower central section provides better access to the user for the carer
Fold down safety rail for easy transfer


COMFORTABLE LYING
Polyurethane foam pads ensure a soft and comfortable lying surface
The slightly curved shape makes the table comfortable and safe to lie on
Adjustable neck support which can be moved to either end


Head support
Fold down safety rail
Water collection tray


WATER COLLECTION TRAY
Prevents water from splashing carers or floor
Integrated outlet for easy draining
1:26 / 1:54


COMFORTABLE LYING


COMFORTABLE LYING

Equipment:

2) Adult Waterproof Change table:
Pressalit SCT 3000 - Powered Adult Change Table with Safety Rail - Graphite Grey (75" Long) Canadian Made.

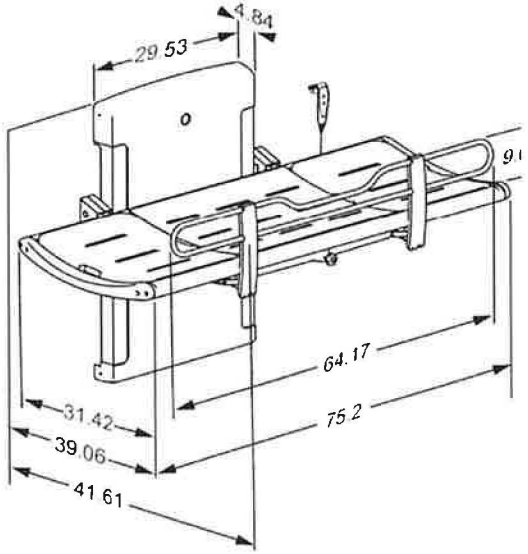
1a) One Handheld Shower bar:
If there was a handheld shower very close to the waterproof change table. I could shower [redacted] then dress him right afterwards.
I would be in more control of the water and wouldn't get as wet as using the open shower.

Change Table Suppliers:
https://handywashroom.com/pressalit-sct-3000-powered-adult-change-table-with-safety-rail-graphite-grey-75-long/?setCurrencyId=1&gad_source=1&gclid=CjwKCAiA2JG9BhAuEiwAH_zf3g9vrMD3U597NA99FNF7xIBa1ywrOCKF849LwTZ_UkH19lyMkp4DSxoCuCAQAvD_BwE

Change Table Video:
https://pressalit.com/en-us/shower-and-changing-tables/shower-and-changing-tables/sct-3000-shower-change-table-electrically-hei/p-r8592318301/







3) Shower Area:

-X-Y Gantry System (Tracking and Ceiling Lift)

-Handheld Shower Bar
-Rain shower head
-Toilet with grab bars that lift
-Bench/Benches
-Grab bars
-Privacy Shower Curtain
- Heaters
-Counter top to put supply's like diapers, Shampoo, toiletries.
-Hooks for towels/clothes
-Lockers
-Mirrors
-Garbage Can for soiled Adult Diaper (air tight)









Delta

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DIALOG Carscadden








City of Delta Winskill Aquatic Centre Design Development Report

Functional Layout, Form and Character Ratification

Issued to: **Winskill Aquatic Centre Steering Committee**
Updated to April 22 2025

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0.1 - Executive Summary

In the Spring of 2024, the City of Delta retained DIALOG in partnership with Carscadden Architects and Unitech Construction Managers for the design and construction of the Winskill Aquatic Centre at 5575 9th Avenue Delta BC. Over the last year the project team has developed the design for the site and building with the enthusiastic engagement, feedback and guidance from the City of Delta Steering Committee/staff, key user groups and the general public. On December 16th 2024 a status update was delivered to the City of Delta Council which established the general approval for the direction the project is taking.

The decisions recorded in the Preliminary Design Report (issued October 10, 2024) and the subsequent Schematic Design Report (issued February 12 2025) allowed the project team to proceed with the current Design Development Phase, a summary of which is encompassed in this memo. This report comprises two parts: The first is a general narrative account of the design direction based on the project team's discussions during Engagement, meetings and workshops. The second is a set of drawings and documents that comprise a point in time of the Design Development process. Both sections should be read as a development of the Preliminary and Schematic Design Reports as these previous reports have established much of the groundwork for the project.

It is important to acknowledge that the Design Development efforts summarized in this report are a major milestone in an iterative process. Following the approval of this report the next step will be to proceed to technical and contract documents, tender and then commence construction.

Critical milestones in the Design Development phase have included: the tendering and award of the new baseball field and related works; Community Engagement for the general public; and numerous user group and staff design workshops. As a part of these milestones the design and construction team prepared drawings, diagrams and rendered images, material sample boards and virtual reality experiences to facilitate detailed design discussions and decisions about specific program areas. At the same time Unitech Construction has continued to facilitate the Choosing by Advantages (CBA) process to help staff and the Steering Committee make major decisions.

A successful Community Engagement process, led by the City and supported by the consultant team took place part way through the Design Development Phase. We have reviewed and incorporated community comments into the current design where feasible and will continue to keep the community needs in mind as we move into detailed technical and construction design work.

The Preliminary and Schematic Design phases allowed us to develop a robust decision-making process with the project team, establish conceptual and design principles and select program elements that are affordable and supported by the community. As we move from Design Development into detailed technical and construction coordination in the Construction Documents phase it will be imperative to continue developing and implementing this concise and thorough process in order to maintain pace with our schedule. We look forward to working with you to advance the design through the next phase and into construction.

Mark Woytiuk
Partner, Architect AIBC
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Partner, Architect AIBC, MRAIC, CAB, LEED AP
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0.2 - Acknowledgements

The consultant team would like to acknowledge and express our appreciation for the enthusiastic participation of the City of Delta staff and community groups in the preparation of this memo and the Design Development Design process, including:

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0.3 - Design Development Approach

The Design Development phase of the project was organized as a series of workshops that focused on specific areas of the building to explore detailed design strategies, finishes, refine program needs and building system requirements. Sessions were recorded in updates to Room Data Sheets from the Schematic Design Phase and then these requirements have been translated into the building design itself. Workshops included both the steering committee as a whole and specific staff/user group engagement meetings relevant to each area.

Following internal design development a public Community Engagement process, hosted by City staff and assisted by the consultant team took place. Community Engagement included both traditional outreach methods with drawings, diagrams and display boards as well as cutting edge technology such as a virtual reality visit to the new Aquatic Centre.

The feedback provided by the steering committee, staff, the community engagement process and other contributors has resulted in the current program/functional plan, building form, interior and exterior materials and park spaces.

During the detailed design process we have remained committed to the overall project design principles and strategies developed during earlier phases of work, here summarized:

Design Principles:

- Positive, complimentary presence in the park and to 56th St.
- Warm, welcoming patron experience as they approach, enter/exit and move around the building
- Meets functional program needs including glare, views, safety
- Cost effective, durable and attractive architectural expression

Design Strategies:

- Repeatable and simple, rather than unique or complex roofs, massing and facades
- Provide building access from both N and S with a focus on enhancing the plaza
- Locate program to create visual interest at edges of building
- Functional stacking where possible, ie mechanical, electrical
- Minimize staffing requirements where reasonable (passive surveillance)
- Provide new ways of viewing and interacting with the park
- Considerthe different needs and abilities of diverse public users that differ in age, size, ability or disability, and culture in order to promote agency and inclusivity for all users.

Detailed exploration of the design is provided in the sections below.

0.4 - Accessibility and Universal Design

Accessible design for the Winskill Aquatic Centre is based on the standards available in a set of regulatory documents that include the *BC Building Code 2024*, the Accessibility Standards Canada document: *CAN ASC 2.3 2023 – Model Standard for the Built Environment*, The *2010 ADA Standards for Accessible Design, and the Rick Hansen Guide to Accessibility Certification.*

The building code governs the minimum accessibility requirements for the space and provides standards for basic program elements such as corridors, washrooms, lockers, showers, kitchens, reception desks and other typical building components. In addition to the building code the Canadian and American Accessibility Standards help to provide guidelines for less common building components like swimming

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pools and the Rick Hansen certification system helps buildings achieve standards above and beyond the minimum building code requirements by establishing a point system for evaluating the level of accessible design.

The design imperative is to take into consideration the different needs and abilities of diverse public users that differ in age, size, ability or disability, and culture in order to promote agency and inclusivity for all users. Detailed summaries of the accessibility design efforts are located in the building and park sections of this document.

0.5 – Building Design Schedule

The building design team is currently completing the Design Development phase. This means that the "big moves" have been confirmed in terms of size, location, program and site and we are well on the way through refining individual program areas, picking final materials and doing detailed building system design and coordination. The overall building design is "frozen" in terms of program adjancies and sizing, functional layout as well as the building outline/location, entry points and overall relationship to the site. The exterior design is largely complete with some areas undergoing refinement and coordination such as specific sizes and locations of window and door openings.

We expect to complete Design Development on the building by mid-May 2025 and start the Construction Documents phase compromising detailed technical and architectural coordination that will then lead to tendering and construction in the Fall. As such the approval of this report represents a significant milestone that will allow the project to move into detailed design to help meet the intended schedule.

This is a phased project and as such some elements such as the baseball fields, tree clearing and other scope areas are well underway; other elements such as early Civil works will be starting this summer to facilitate the overall schedule. We are working closely with the Construction Manager, Unitech, and the Steering Committee to meet overall project schedule needs.



Figure 1: Baseball Field Construction Fencing / New Building Site

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0.6 - Project Data

Project Areas

	Preliminary Design Report	Schematic Design	Design Development	Difference
Net Area	87,241 sf	89,395 sf	91,450	2,055 sf increase*
Gross Area	95,470 sf	102,171 sf	103,761 sf	1,590 sf increase*
Gross to Net Area Ratio	1.09	1.14	1.13	*see notes below

Governing Code:	BC Building Code – Part 3
Applicable Building Codes and Design Guidelines	
BC Building Code 2024, BC Health Act (latest edition), BC Guidelines for Pool Operations 202, BC Guidelines for Pool Design 2021	
Major Occupancy:	A3 Assembly Occupancy
Building Height:	Two Storeys
Number of Elevators:	3 (two passenger, one heavy duty)
Type of Construction:	Non-Combustible (mass timber elements, structural steel and steel stud)

Occupancy: Table depicting maximum occupant load as dictated by washroom fixture count (per BCBC 3.7.2.2.)

Location or Area Served	Universal	Male	Female	Allowed # ppl of each Gender	Max Occupant Load
Level 1					
Change Areas, Natatorium	12	5	5	400-600	1200 ppl
Lobby, Gym, MP 1	1	5	5	126-150	300 ppl
Staff	2	-	-	25	50 ppl
Level 2 Multipurpose Rooms and Terrace (6 Universal), Fitness Centre (2 Universal)	8	-	-	101-125	250 ppl
Total	**23**	**10**	**10**	**900**	**1800 ppl**

***Room Data Sheets**

*Detailed room data sheets for each program area have been prepared and reviewed with City of Delta staff and will be issued as an appendix to the full Design Development Report. As we have reviewed detailed requirements for program spaces specific areas have increased in size or been added since the Schematic Design phase such as:

- New Outdoor Fitness Storage (60 sf)
- New Outdoor Play Storage (180 sf)

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- Larger Janitorial spaces (500 sf)
- Larger Multipurpose Storage (for spin bikes and similar) (380 sf)
- New Fibre Optic Communications/IT Room (480 sf)
- Miscellaneous adjustments to circulation and back of house areas (new Exit Stairs and similar) (~400 sf)

0.7 - Costing Information

We have been working closely with Unitech as the Construction Manager and the Steering Committee throughout the project design process to provide maximum value while staying within the the allowed budget. An updated Class C budget will be provided with this Council update based on the project's Design Development drawings, outline specifications and supporting documents. Please refer to the Unitech costing information for more details.

A number of separate and alternate prices will be included in the tender packages to help control budget during tender and enable "wish-list" additions if project finances allow.

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1.0 – Community Engagement Design Update

The design team was pleased to be invited to participate in the City-led community engagement process. This most recent series of community engagement events was intended to build on an ongoing effort by the City, supported by the design team to include the public at key moments in the project since the summer of 2024.

In addition to providing images, drawings and other background material we were actively involved in the in-person and virtual engagement events with both the larger public as a whole and specific user groups such baseball and swim club, and accessibility committee representatives. Notably we provided a very popular virtual reality experience of the building that allowed the public to experience a virtual version of the current interior and exterior design in a safe and controlled manner.

We are actively incorporating community engagement feedback into the project, specifically:

- Continued design development in the interior spaces (wet and dry side) to accommodate community comments about comfortable seating, accessibility and similar.
- Adjustments to the exterior design to soften the overall look and break up the facades including refinements to the covered areas at the entry and along the south façade.
- Ongoing refinements to the park, parking areas and site design particularly to enhance accessibility and the facility user experience from parking area to building.

Detailed images and diagrams showing these changes are provided in the Building Design Update section.

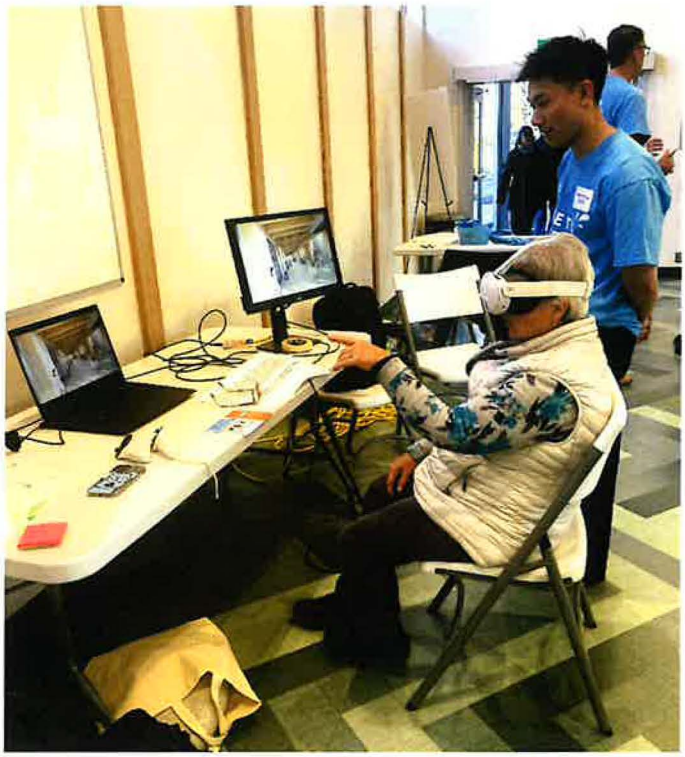


Figure 2: VR Engagement

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2.0 - Building Design Update

As indicated above the overall building plan, program relationships and site location is now established and detailed coordination for each space well underway. The design drawings in this report represent a substantial design and community engagement effort by the project team and steering committee to include staff, user groups and the general public over the last nine months as the project has developed.

A reference set of building design drawings is included as an Appendix. A full set of technical drawings will be included with the Design Development Report.

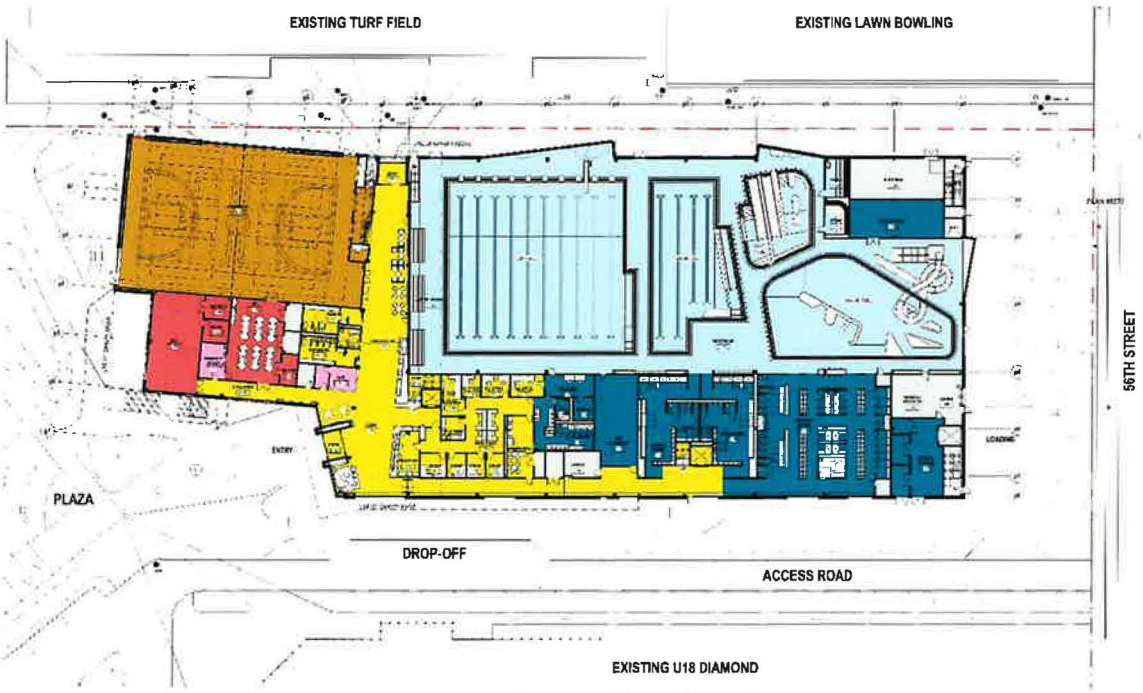


Figure 3: Level 1 Overall Building Plan

Level 1 is at grade and includes the primary and secondary entries, lobby and reception/administration areas activated by casual seating and tenant café space as well as views into and out of significant program spaces like the gymnasium and natatorium. Navigation between entry, change rooms, program areas and vertical circulation is intuitive and straightforward. The lobby includes a set of hands free public washrooms that will be able to service the entire park when the facility is open. The BGC space, community kitchen and multipurpose rooms are located in a separate wing to provide a degree of separation while still being easily accessible from the main entry and reception desk.

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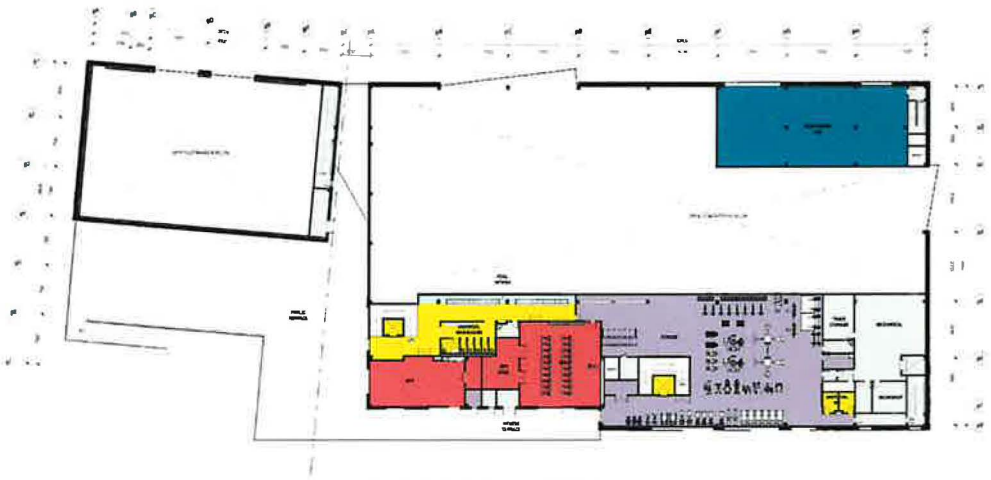


Figure 4: Level 2 Overall Building Plan

Level 2 is approximately 5.6m above the surrounding landscape and includes the large pool viewing area, two multipurpose rooms and fitness space as well as back of house mechanical and electrical spaces. - Vertical circulation includes a primary public elevator that anyone can use with a convenient stair wrapping around to access multipurpose spaces, the pool viewing and outdoor terrace program spaces. A secondary elevator and stair connects the fitness area to the change rooms directly below and will only be accessible to those that have paid the activity fee. Secure door hardware will separate the fitness area from the public corridor. The fitness room will have views over the park as a whole with peek a boo windows back into the pool area to provide privacy between program areas and will have direct access to an active multipurpose room for spin classes or similar. This active multipurpose room will include enhanced audio visual services and lighting for unique fitness classes. An outdoor fitness terrace will provide additional stretching and class/activity opportunities overlooking the park.

The other multipurpose room will have more general activities as well as full-height mirrors, screens and other items. A direct connection to the public outdoor terrace is provided to enhance program opportunities from both spaces – allowing for seamless team parties, sports viewing events, indoor/outdoor yoga and more. The outdoor terrace is intended to be in operation during normal facility hours and will be secured with a gate and non-climbable, but attractive guard/fence at the base of the stair where it meets the plaza level.

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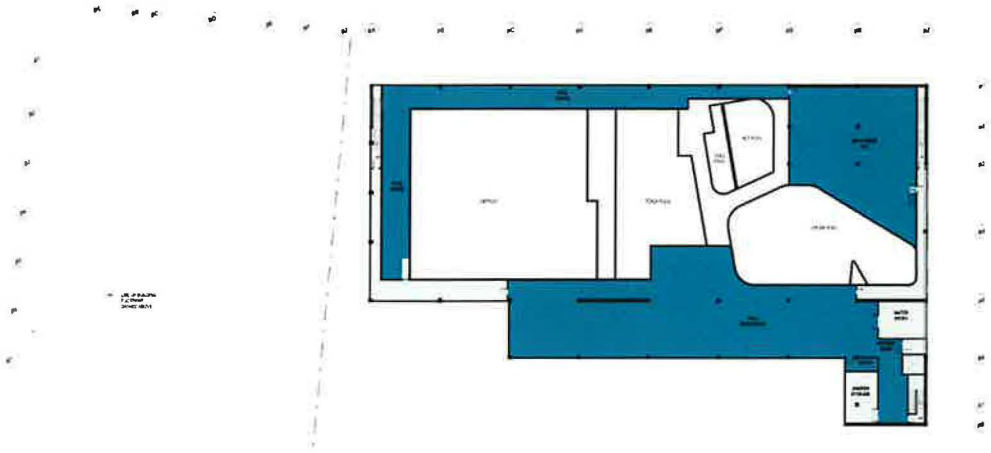


Figure 5: Level 0 Overall Building Plan

Level 0 is about 5m below grade and has a stepped profile to accommodate pool and building mechanical and electrical services. Staff has provided extensive input into the operations areas to ensure that these spaces will meet their day to day work patterns. A service elevator will directly connect this level to key pool chemical/waste management/loading spaces and building mechanical rooms on Levels 1 and 2.

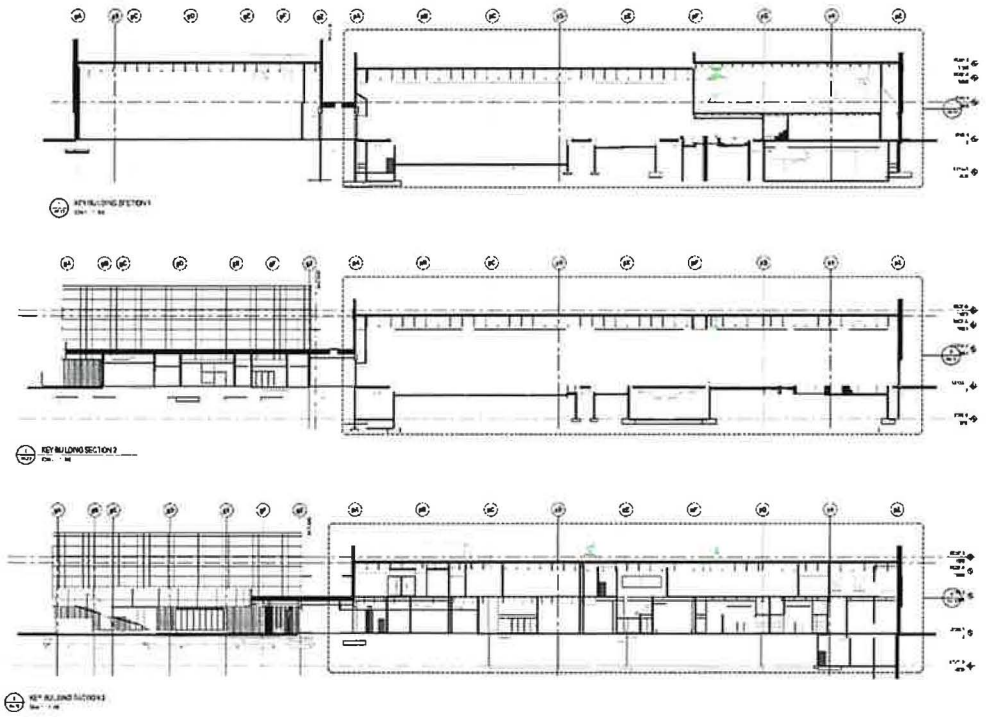


Figure 6: Building Sections / Design Development Update

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Geotechnical Conditions

A preliminary pre-design Geotechnical report was commissioned by the Owner from Terrane Geotechnical Group which includes recommendations for site preparation, subgrade drainage, foundation design and seismic requirements. The schematic recommendation was for pad and strip footings (rather than bearing piles) and notes some requirements for water table management and seismic tie downs. An updated Geotechnical Report will be provided with the technical Design Development Report.

Additional soils testing has been carried out this spring and results are being actively incorporated into the technical design of the building.

Structural System

The project team is proposing to use a hybrid mass timber and steel structural system. Mass timber columns with steel seismic bracing will be used as vertical structure while the long spans over the natatorium and gymnasium will be achieved with open web steel joists and steel decking. The horizontal roof structure leverages the structural performance of the steel while the vertical columns integrate sustainability and biophilic elements into the design. At the lobby area (and primary entrance) glue-lam beams and wood decking will replace the steel structure to emphasize these elements at spaces where long span performance requirements are less needed.

Detailed coordination of structural elements is on-going and a full Structural Design Development Report will be provided with the technical Design Development Report.

2.1 – Exterior Design



Figure 7: Exterior from Community Plaza Rendering

The Design Development of the exterior builds from the design principles, massing and concepts explored during the Preliminary and Schematic Design phases. During this phase of design specific arrangements

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and types of building materials are evaluated as to if they meet durability, cost and aesthetic criteria. Since we are at the Design Development stage our material selections will continue to be refined, particularly with respect to budget needs, specific colours and finishes within the range of the proposed material types. We remain committed to maintaining our schedule and budget for the project and have selected and deployed materials accordingly.

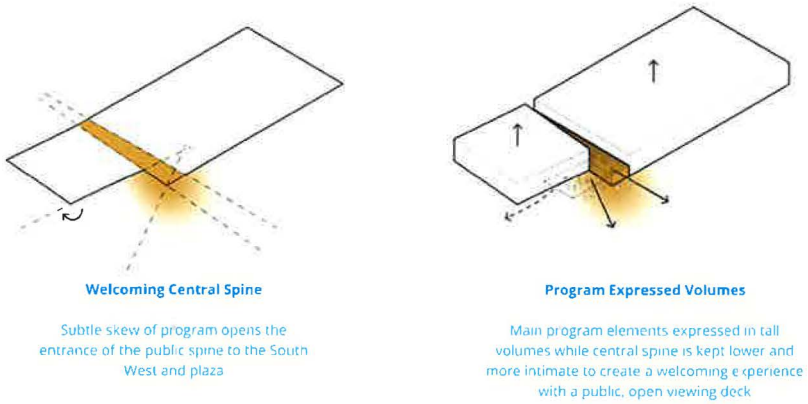


Figure 8: Concept Options / Schematic Design Report

During the community engagement a variety of perspectives emerged with some community members supporting the concept and others having concerns about fit with a beach town aesthetic, specifically in terms of a perception of an overly boxy massing and modern material choices.

We have reviewed and considered the community's feedback and have made adjustments where feasible. - We note that the technical requirements, as well as scale and program of a contemporary amenity-rich recreation/aquatics building type require a certain building scale and massing. Durability, cost and practical availability also dictate material choices when capital and operational costs are considered. Within these technical and budget realities we appreciate the community's concerns and as such we have refined the design, specifically:

- Pulling two storey pieces of the natatorium out from the main building volume to both break down the massing on the north and east facades as well as providing more deck space at key pool program areas.
- Adding more windows and openings to the facade and updating window placement as a whole to further reduce the overall boxiness of the upper portion of the building.
- Clarifying material selection to provide a warm brick for an attractive appearance and tactile interest at the ground level with cost effective, yet visually engaging metal panel above the brick that will sparkle and glow with the sky and sun, much like the ocean on a summer day.
- Deploying a mix of a flat and angled panel system at key facades to provide more visual interest from the road and community plaza/park area.
- Refining the main and secondary entry areas and access paths to provide more covered areas

As we complete design development our goal is continue to update and refine the exterior design to make a visually attractive building that is a point of pride for all community members.

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Figure 9: Exterior from 56th St Rendering

Exterior materials have been generally selected with the above noted Engagement and Design Principles in mind and an effort has been made to source Made in Canada products for the interior and exterior. An image of our physical sample board is shown here has been included with annotations in the Appendix. Per above the specific colours and finishes with each overall material category are still under review as we confirm costing and technical details. This sample board image shows the lower band of brick, cap of metal panels, wood columns, glass and mullions, terrace/entry screen and a feature highlight colour for items like signage. Glass will include bird friendly graphics to minimize bird strikes.

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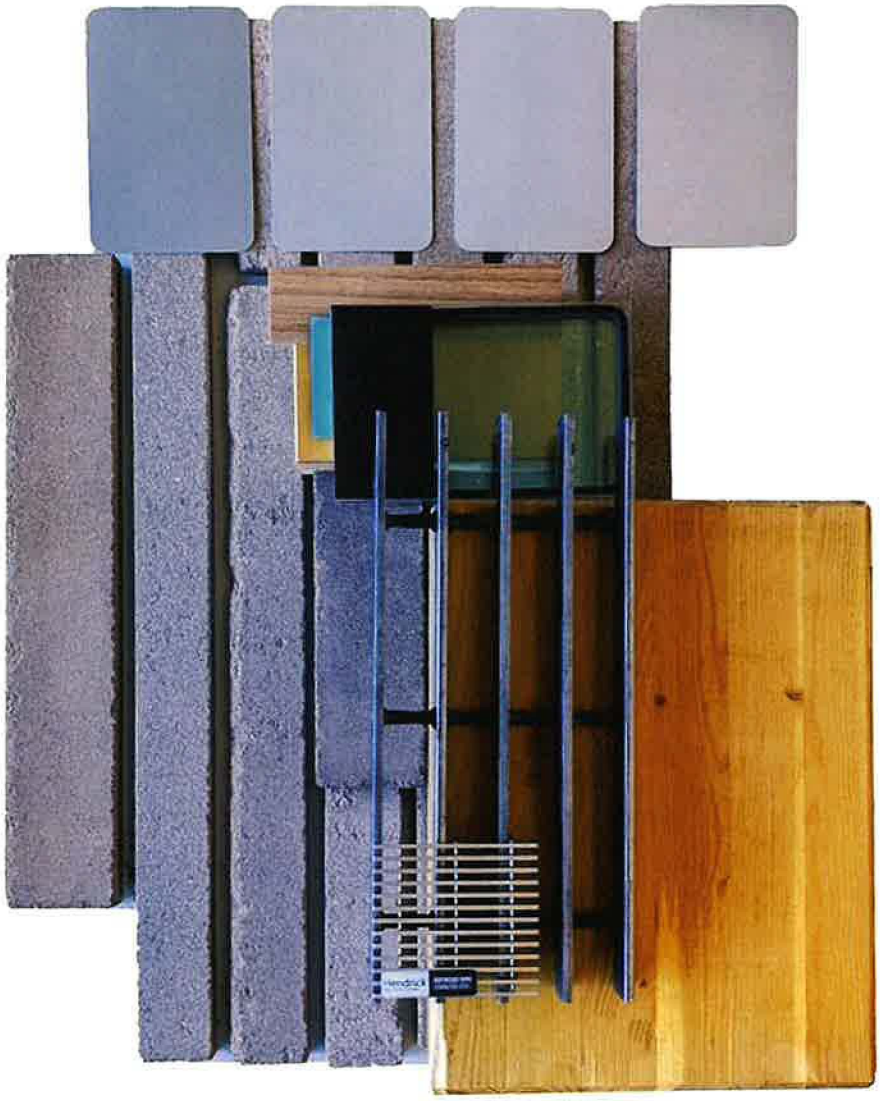


Figure 10: Physical Sample Board

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2.2 – Entry and Reception Area



Figure 11: Lobby Plan Update with New Entry and Furniture

In this area the community expressed concerns that there was not enough covered areas as you enter and approach the building, as well as the need for more casual seating at the interior lobby and reception. While the initial design did provide a significant amount of covered area for bikes, scooter storage and general weather protection we have rotated the main entry, adjusted the terrace overhang to increase the covered areas and indicated more space for casual seating and café services.

At the north entry we have extended the canopy to better mark the entry as well as provide additional rain cover. Technical requirements of some existing utilities underneath the north access path will prevent direct coverage for the path.

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Adjustments to the entries will mean more space for casual seating including potentially an electric fireplace and other amenities around the cafe. We have also developed skylights and refined the interior material selection to help provide a positive, warm user experience as well as evoke the forest concept established in early design phases.



Figure 12: Lobby and Reception Rendering

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2.2 - Dry Program and Administrative Spaces



Figure 13: Gym Rendering

Dry program areas include:

- Multipurpose Rooms 1,2 and 3
- Gym including full size Basketball Courts along with multiple Pickleball, Volleyball, Badminton and Cross Court Basketball
- Fitness and Weightlifting
- Administrative and Back of House Spaces
- Community Kitchen
- BGC Space

Dry program areas have been and will continue to be developed in conjunction with staff and key user groups. We have included the proposed interior design and finishes for each area in the enclosed Appendix.

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Figure 14: Gym Rendering / Design Development Update

2.3 - Aquatics Areas

West program areas include:

- Natatorium including
  - 25m x 10 lane Lap Pool
  - Teaching Pool
  - Leisure Pool
  - Cold Plunge
  - Hot Pool
  - Steam/Sauna
- Wet Classroom
- Pool Storage
- Change Areas including Men's, Women's and Universal/Family Change Rooms
- Life Guard Room and Staff Change/Support Areas

Natatorium and Change Rooms

The Natatorium design was developed into four general areas: Lap pool and competition area adjacent to the lobby on the east; a central teach pool area; a leisure and play area directly adjacent to the universal change area and along the east end of the natatorium; and a wellness area tucked under the mechanical bulkhead near the north-east corner.

The primary layout consideration was the location of the leisure pool as it relates to lobby access. In an early version of the layout, the lap pool and leisure pool were in the inverse locations so that the leisure pool would be easily accessible from the lobby for parent access. This placed the lap pool along the east end which complicated competition-viewer access and made it difficult to locate the leisure pool directly in front of the universal change area. In addition, the project team prioritized a change area entry sequence that locates the men's and women's change area access ahead of the universal change access. The proposed layout prioritizes both the relationship of leisure pool to universal change, and the entry/access sequence of change areas.

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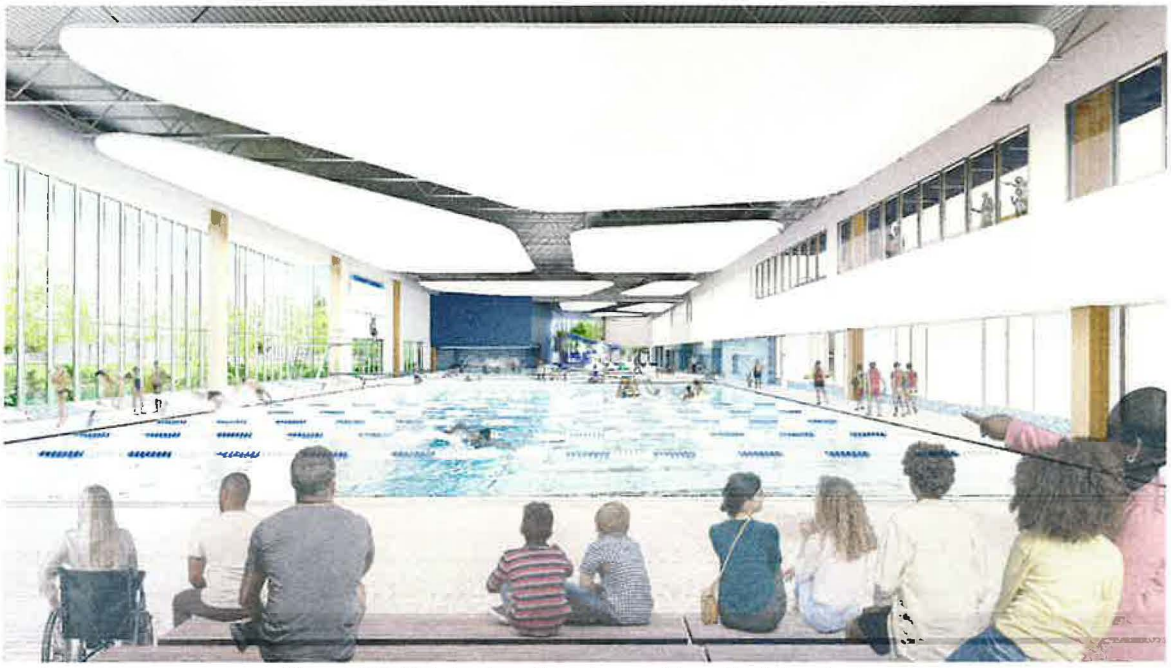


Figure 15: Natatorium Viewing and Lap Pool Rendering

Lap Pool and Diving Boards

Based on discussions with the Aquatics user group and review of BC Swim Competition guidelines the diving boards were located on the north end to minimize conflicts with expected swim meet layouts. A bump out in the building provides additional deck space at this location as well as breaking up the long façade.

Shallow end lap pool depth typically slopes down from a 1m depth in accordance with FINA standards for minimum front crawl depth, however the Aquatics users noted concerns about flip turns at the shallow end and requested a greater water depth. As such we have adjusted the depth to 1.25m at the shallow end to mitigate the issue with flip turns. Starting blocks are located at the North end of the Lap Pool where there is more deck area and access to space for timing desks and other competition needs. A programmable screen is provided to support swim meets as well as day to day activities in the pool such as movie nights or graphic art.

The design is targeting swimmer and spectator capacities as per the Facility Rules & Guidelines of Swimming Canada for local and regional competitions. This includes spectator seating capacity for 200 people; deck seating capacity for 100 people; and deck space for 200 swimmers. We have reviewed the current layout with representatives of Swim BC and they have confirmed that the current design provides adequate space for competitions and closely aligns with some of the facilities currently used for Provincial Divisional Competitions.

Teach Pool

The design team originally presented a teach pool concept with 20m lanes and an auxiliary submerged bench space as staging ground for lessons. The City of Delta stakeholders requested that two of the lanes were increased to 25m to serve as warmup lanes and better meet standard conditions for lap swimming.

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The submerged bench area remains a preferred feature provided that ample deck space is maintained.

Leisure Pool

To accommodate the beach entry sloping to a depth of 1.2-1.5m, the design team proposed a folded leisure pool design that bends the water area around a play peninsula. This allows the shallower toddler play area to be central but separated from a deeper intermediate play area and results in a 0.6m deep transition area in the north-west corner closest to the wellness area and hot tub. The more intense play elements (lazy river and waterslide) activate the east end of the building along the 56th street façade. This arrangement maintains some separation between the energetic play elements and the more subdued wellness and teaching areas. Leisure Pool play features and fun tiles are being actively coordinated with staff, schedule and budget requirements and will be outlined in the full Design Development Report.

Wellness Area

The wellness area is situated under a bulkhead to create an informal precinct to contain spa elements including a hot tub, cold plunge, sauna and steam rooms. The hot tub is located to create a strong visual connection to the leisure pool and teach pool and be easily accessible along a north-south corridor of deck space. Although somewhat atypical, ramp access was included for both the hot pool and cold plunge to satisfy a project aspiration to have accessible ramp access to every pool in the natatorium.

Waterslide

A full height looping waterslide with an independent splash/slow-down section at the pool deck will occupy the north-east corner of the natatorium. The adjacent access stair is located in a bump out in the building and oriented to the Leisure Pool to facilitate repetitive use while keeping loud noise away from the wellness area.



Figure 16: Leisure Pool, Teach Pool and Spa Area Rendering

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2.4 – Accessibility Features

Accessibility was an important aspect of the Design Development and Engagement process and a series of diagrams were provided to facilitate community members' understanding of the project. These diagrams are included in the Appendix and key elements are highlighted below.

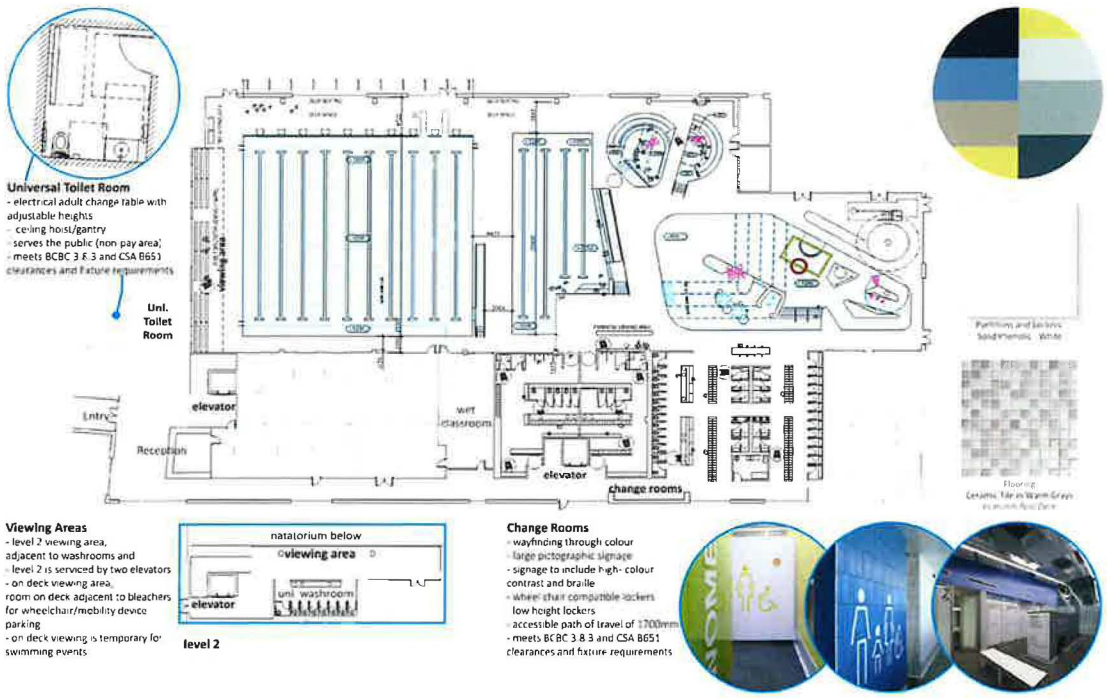


Figure 17: Accessibility Features Diagram / Community Engagement

Change Rooms

The Change Rooms include Women's, Men's and Universal change facilities. Accessibility features are provided in all three spaces. The Men's and Women's include identified accessible lockers, accessible stalls for showers, toilets and change facilities as well as a limited-mobility toilet stall for those who need extra support but are not in a wheelchair. The Universal Change Room includes the same accessible stalls at both the corridor side and the natatorium side for quick access whether you are just arriving, leaving or still enjoying the pool amenities. The Universal Change Room also includes a Universal Toilet & Shower Room. This is complete with an adult change table, shower and X-Y Gantry for patrons who require the assistance of a caretaker. Mobility Device Parking has been identified at the end of the change corridor.

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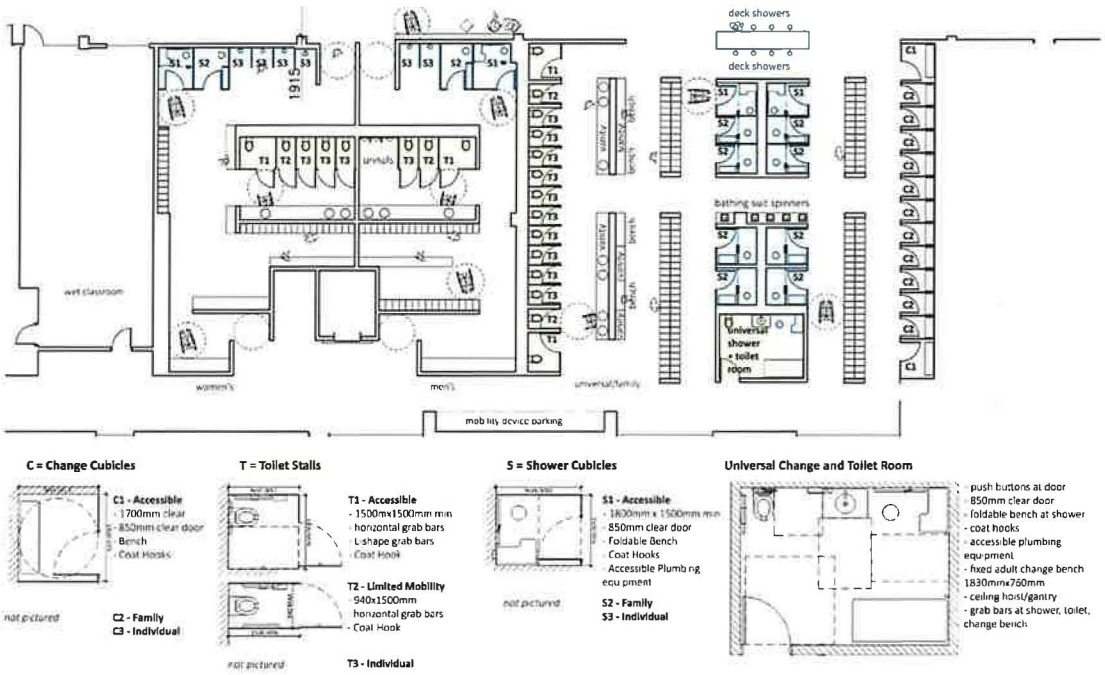


Figure 18: Accessibility Change Room Diagram / Community Engagement

Universal Toilets and Washrooms

On Level 1, there are publicly accessible washrooms off the lobby space. These washrooms include Men's, Women's and Universal washrooms. The Men's and Women's washrooms have a hands-free entrance for ease of access as well as an accessible toilet stall in each. The Universal washroom includes an adult change table for persons who require the assistance of a caretaker.

On Level 2, there are 6 public toilet rooms; an accessible toilet room, complete with a lavatory and five toilet rooms that share a communal lavatory. The space opens on to the second-floor public corridor and pool viewing area. This will give patrons the option to use the public toilet rooms or go downstairs to the lobby for the gendered spaces. All Universal Washrooms will include a wave function door hardware solution to open, close and lock as well as other Code and best practice items such as hand rails, shelves and similar.

Audio Visual Accommodations

A hearing loop is provided at key programming spaces; including the Reception, Fitness Centre, Gymnasium, Wet Classroom and at each of the three multipurpose rooms. The hearing loop comes in the form of hardwired copper loops in larger areas where classes will be taught and portable stands for 1:1 interaction, such as at the reception desk and in the fitness centre.

High contrast signage with braille in keeping with the City of Delta Signage Standards will be used throughout the facility. Acoustically absorbative materials and other considerations are being implemented in all spaces to provide a comfortable level of noise/quiet. We are avoiding the use of

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visually confusing materials on the walls and floors and will provide tactile indicators for key moments in the building and site to assist with user comfort.

Pool Deck

The pool deck includes an accessible path of travel from the change rooms and lifeguard room to the pool amenities, including the sauna and steam. Each of the pools has a ramp to enter and handrails at both the stairs and ramps. Along the south wall of the pool deck we have identified bench-alcoves as quiet spaces for rest. Handrails and grab bars with low support walls are positioned such that a walker can be parked on deck for patrons who need to access individual pools via the ramps.

A dedicated area for scooter storage is provided in and around the change areas as noted above.

Vertical Transportation and Public Corridors

It was important that this project include two public elevators to ensure complete facility accessibility even if one is out of service. As such we have a primary elevator located at the lobby with access to Level 2 pool viewing, the outside terrace and multipurpose rooms/fitness as well as a secondary elevator from the change room areas directly up to the fitness space to enable all ages and abilities access to strength training and cardio. If one of these elevators is down the other can fill in temporarily with staff assistance. At the same time it is important to encourage stair use for health and convenience. All of our public stairs are located in well-lit, convenient spaces and feature attractive finishes.

Public corridors are sized to be larger than the Code minimum requirements to allow for a functional, frictionless use for all visitors from the lobby to all program spaces.

2.5 – Building Systems and Civil Engineering

As a large public building with pools, gym and fitness the building systems/pool mechanical and electrical areas take up a large portion of the project from both a cost and space perspective. In conjunction with staff and the steering committee the project team has been using a defined, weighted Cost Benefit Analysis (CBA) process to help make decisions on which systems provide best value for the project in the long and short term.

A full record of the CBA process will be provided with the final Design Development Report however for immediate reference an example of the CBA work sheet for the Pool Filtration system is provided in the appendix. As indicated factors include technical, staff and user experience considerations as well as operational and capital costs. These factors are then weighted and scored by the group and the result taken into account when making a final decision on which system to use.

Highlights of the current building system design include:

- All electrical pool and building mechanical systems such as pumps, heating, ventilation, and air conditioning (HVAC) equipment to future proof the operations of the project and reduce carbon emissions.
- Drum pool filtration with secondary disinfection and pool deck level air borne chloramine management to assist with water clarity and air quality. The specific chlorination system is still under review with staff and potential suppliers.
- A combination of packaged and centralized HVAC systems deployed to best service each program type and minimize duct/refrigeration lines. If centralized units are down, gymnasium and lobby are still operational to condition those spaces.

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- Provision for future solar panels at the roof level including roughed in electrical connections and equipment as well as structural and roofing considerations.
- A back up diesel generator is being considered for parts of the building to provide extended, ongoing operations during power failures for the gym, administrative and community kitchen/multipurpose room. De-centralized HVAC units allow for independent conditioning of these spaces.
- Ongoing use of energy modelling and other software tools to confirm designs assumption as related to energy use and long operational implications for building envelope, HVAC equipment, glass type and size and similar.
- The civil engineering design has been developed to include sanitary connections, water connections, storm connections and rainwater management. Strategies for coordination with building and landscape design as well as construction phasing and preliminary evaluation of existing offsite and onsite utilities are well underway.
- A separate but related design and coordination effort is underway to allow for the relocation and upgrade of an existing storm water main located in the park just north of the building footprint.

Building systems and civil design efforts will continue to be developed and a full technical summary from of our consultants and engineers will be provided in the Design Development Report.

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3.0 – Park and Site Design Update

Park and Site Design has proceeded in parallel with and has been informed by the building design principles and process.

Key elements such as the community plaza, reforestation, baseball fields, accessibility, parking and circulation as well as the secure terrace area are summarized in the enclosed Appendix along with indicative design drawings.



Figure 19: Vanderzalm and Associates Site Diagram

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4.0 - Sustainability Design Update

At the Preliminary Design Phase Sustainability Workshop a series of "Need to Haves" and "Nice to Haves" were identified. These items were tracked through the Schematic Design and into the Design Development Phases and have been implemented where possible. Many of these items will require additional coordination in construction documents as well as confirmation that the project budget will support their inclusion. The following table summarizes each item's current status.

Need to Haves:

Item	Status	Next Steps
Fully Electrical or Electrical-ready facility: zero emissions ready and peak load management	Included in Design	Confirm with Class B Project Costs and Grant opportunities; Incorporate into project construction and tender documents.
Reforestation: protect and retain existing trees where possible, and replant and restore the ecosystem.	Included in Design; refer to Landscape Design Memo; trees retained where possible during TP 1 Tree Clearing	Incorporate into project construction and tender documents.
Use Passive Building Design Principles: massing, envelope and glazing strategies.	Included in Design; consideration for location and quantity of glass, solar screens at south facades	Confirm with Energy Model; implement into building envelope and detailed design
Rainwater harvesting and reuse	Included in Design; rainwater will be managed using roof terrace landscaping and bioswales (parking area)	Inclusion to be confirmed with building envelope details and Class B Costing
Consideration for window to wall ratio; calibration of natural light	Included in Design per above Passive Building Principles; window to wall ratio; Windows are for function/light	Confirm with Energy Model; implement into building envelope and detailed design

Nice to Haves:

Item	Status	Next Steps
Green Roof on flat roof	Included in Design as Separate Cost; roof terrace area will include planting	Inclusion to be confirmed with Class B Costing

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Plants in interiors and natatorium	Included in Design as FF and E	Recommend interior plants be included as FF and E elements; Natatorium not possible due to Health Authority requirements.
Reuse of existing/cleared trees on site	Included in TP 1; tree trunks retained for landscape design and donated Tsawwassen Nation/local residents	Tree trunks have been returned to the community where possible
Combination of steel and wood structure	Included in Design as wood columns at public and natatorium areas	Incorporate into project construction and tender documents.

More broad holistic sustainability goals such as bio-based materials, energy efficiency, durability, low-carbon materials will continue to be prioritized where budget allows. The inclusion of a generous terrace with greenery will also provide a modest amount of wildlife habitat as well as rainwater management. Solar PV will support energy independence and is included as a separate price in the project budget; at a minimum the project includes considerations for future PB installation.

During the Schematic Design period the project team assisted the City of Delta with their application to the Government of Canada for Canada Green and Inclusive Community Buildings Grant. We await the results of this grant opportunity.

Sustainable design features and aspirations will continue to be tracked and implemented in the next phases of design.

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5.0 - Closing and Next Steps

This design report represents a key moment in the creation of an important community building. Over the last 12 months community members, staff and user groups have provided relevant and timely inputs into the design helping to shape a contemporary, fun, and functional building that the City can be proud of from now into the future.

Key decisions around program offerings, plan and park layout, and overall building location and design have been made and ratified already in the Preliminary and Schematic Design Phases. The current Design Development package shows the emerging details of spaces and functional areas and includes indicative materials showing the look and feel of the exterior and important interior spaces. From this point onwards much of the design and construction team's efforts will be focused on technical coordination and detailed design – as such the approval of this design package will set into motion a process that will lead to construction commencing and then the opening of a brand new facility.

As a project team we are actively confirming the requirements and preparing construction documents for Tender Package 3 including bulk excavation, some below grade structure, foundation design and building footprint. The full extent of subgrade work will need to be confirmed before we issue Tender Package 3 scheduled for early summer. Because detailed building design will not be complete before we begin issuing for tender for below grade works there is a risk of large-scale changes required for previously tendered scope. The design and construction team will be working to mitigate this risk by carefully selecting the extent of each tender package and calibrating the design to avoid uncertainty. Approval of the site and building's functional layout, siting and general arrangement is crucial for the next phase of this tender process to continue.

Following Tender Package 3 the team will put our full effort into completing the tender packages required to get the building as whole underway. As such, the project team including the City of Delta will continue to be diligent in the review and decision-making strategies we have established for the project including supporting the Steering Committee with any Council or general public updates when needed.

We appreciate the collaborative contributions of the community and user groups, City of Delta staff, the Steering Committee and our construction advisers in the preparation of this work. Continued consensus is key to maintaining the schedule and imperative to a successful project.

Appendix A –

VDZ + A Landscape Design Development Update Memo and Drawings

(April 21 2025)

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY



City of Delta Winskill Aquatic Centre Design Development Update

Landscape Design Memo

604 882 0024

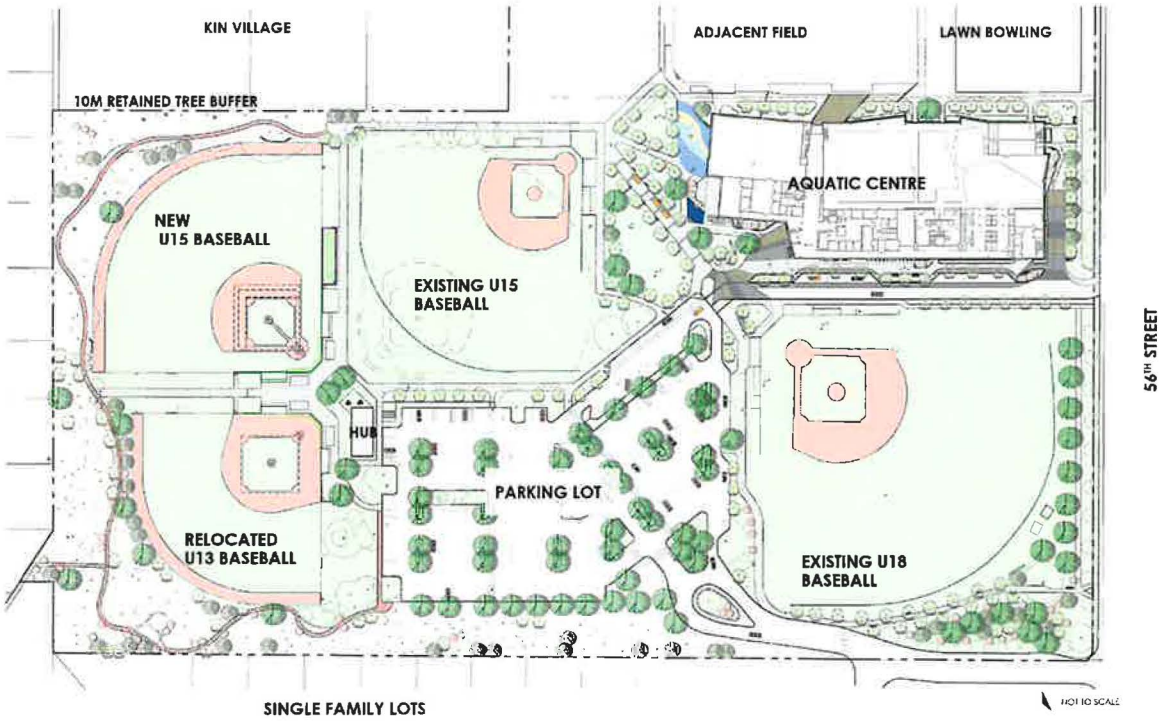
FORT LANGLEY
PO Box 451
102 – 9181 Church St.
Fort Langley, BC, V1M 2R8

MOUNT PLEASANT
102 – 355 Kingsway
Vancouver, BC,
V5T 3J7

www.vdz.ca

2.1 Park Design

The overall park design has continued to develop incorporating feedback from both the Steering Committee as well as the community engagement. Key changes to the overall design include further expansion of open green spaces for community events and public enjoyment within the plaza spaces and areas surrounding the aquatic centre. These green spaces will allow for programmed and unprogrammed use by the general public and encourage family-friendly activities like community movie nights and events, walking and personal fitness, basketball, biking, quiet areas to read a book, and socializing.

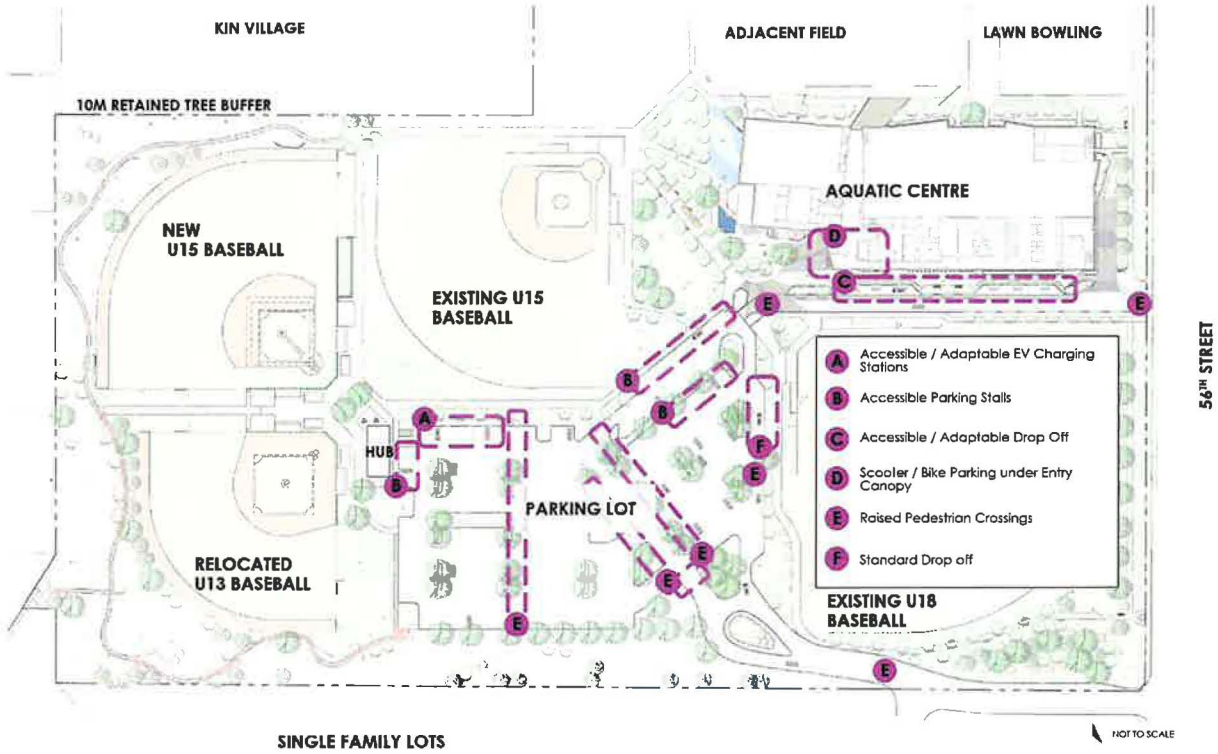


2.2 Reforestation

The reforestation approach has continued to develop through further exploration of tree species, location, and integration with the existing site forest. The team is continuing to incorporate indigenous climate-change tolerant species in locations that will provide habitat for local animal species as well as select indigenous species that are ecologically valuable but have been more difficult to establish due to changing weather. As a part of the reforestation plan the design is also working to incorporate walking paths that access areas of unique species-of-value for the community and provide a diversity of experience for users in the forested areas and beyond.

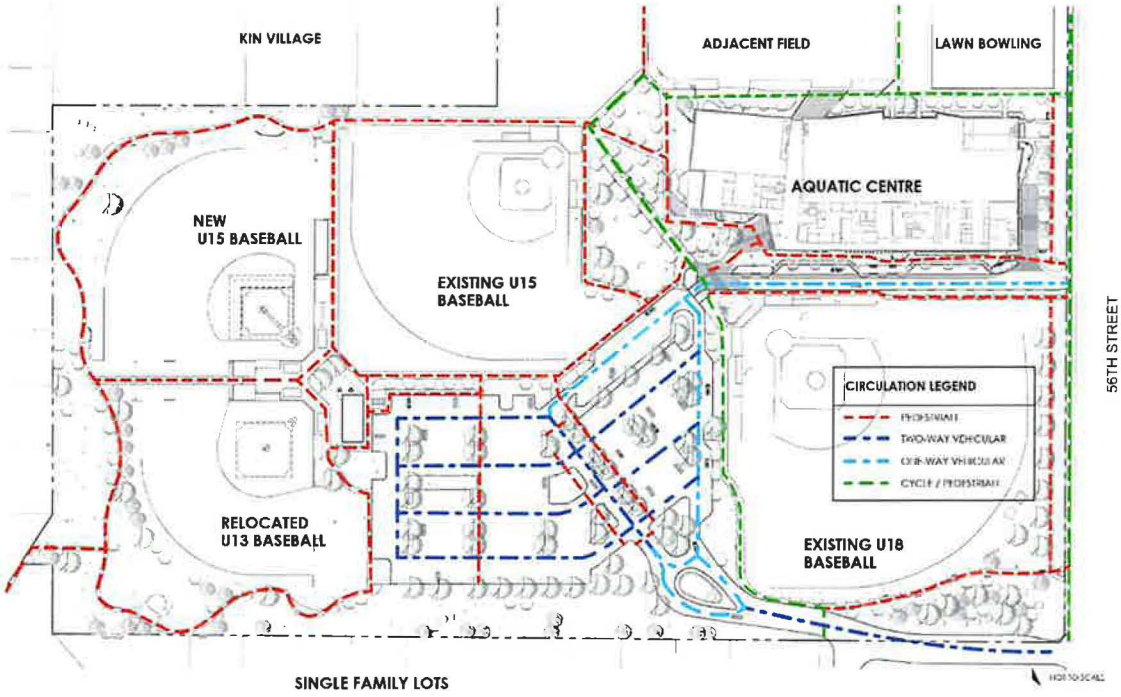
2.4 Parking

As Design has proceeded the parking area has progressed to incorporate accessible parking for a range of mobility types. Raised pedestrian and bicycle crossing have been further integrated into the design to ensure safe access and travel through parking areas. Some parking areas have been adjusted to further retain existing trees within the parking lot area where feasible. As the design progresses new trees and storm water management opportunities will continue to be incorporated to assist with reducing urban heat island effect and water infiltration on site.



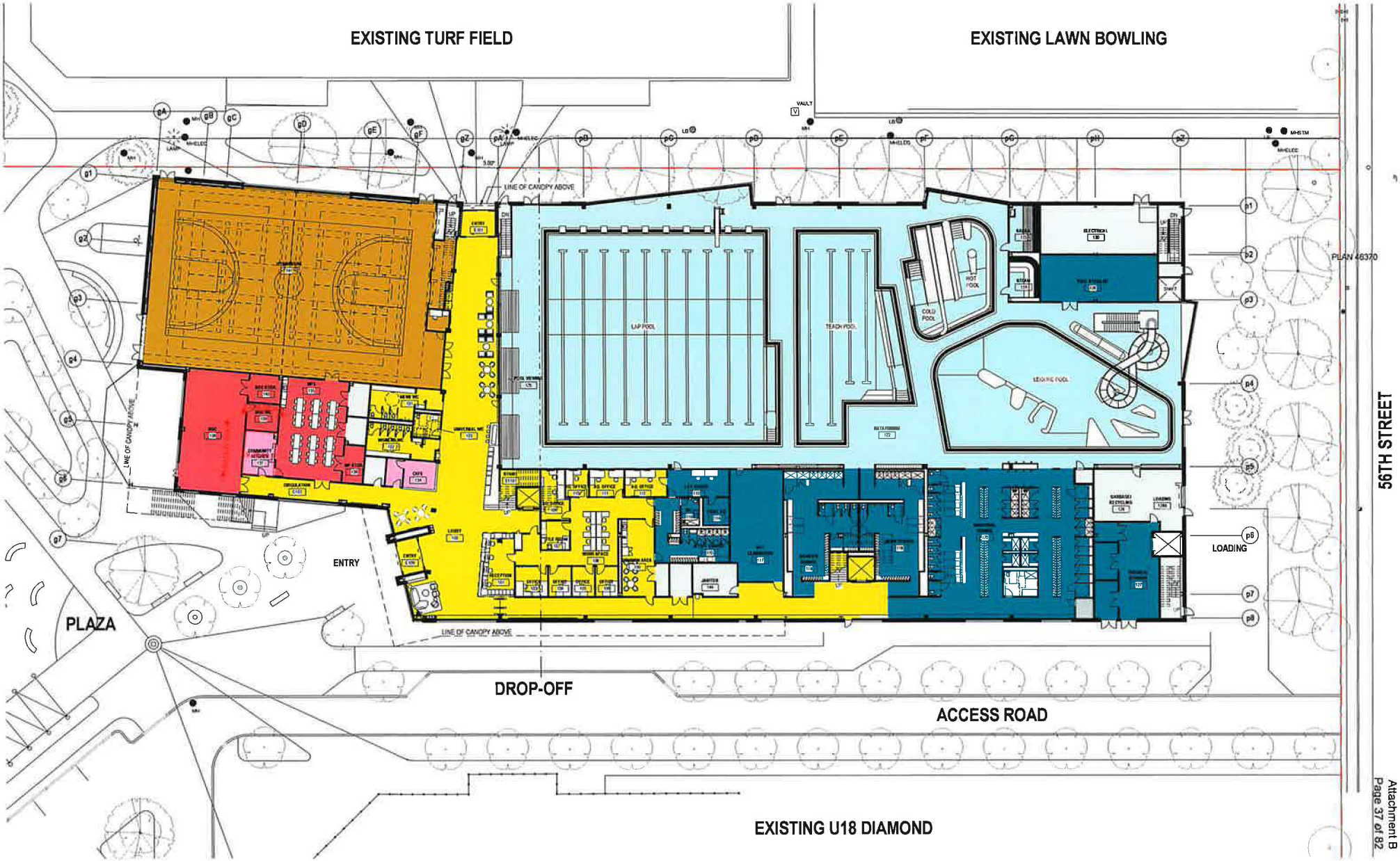
2.5 Accessibility

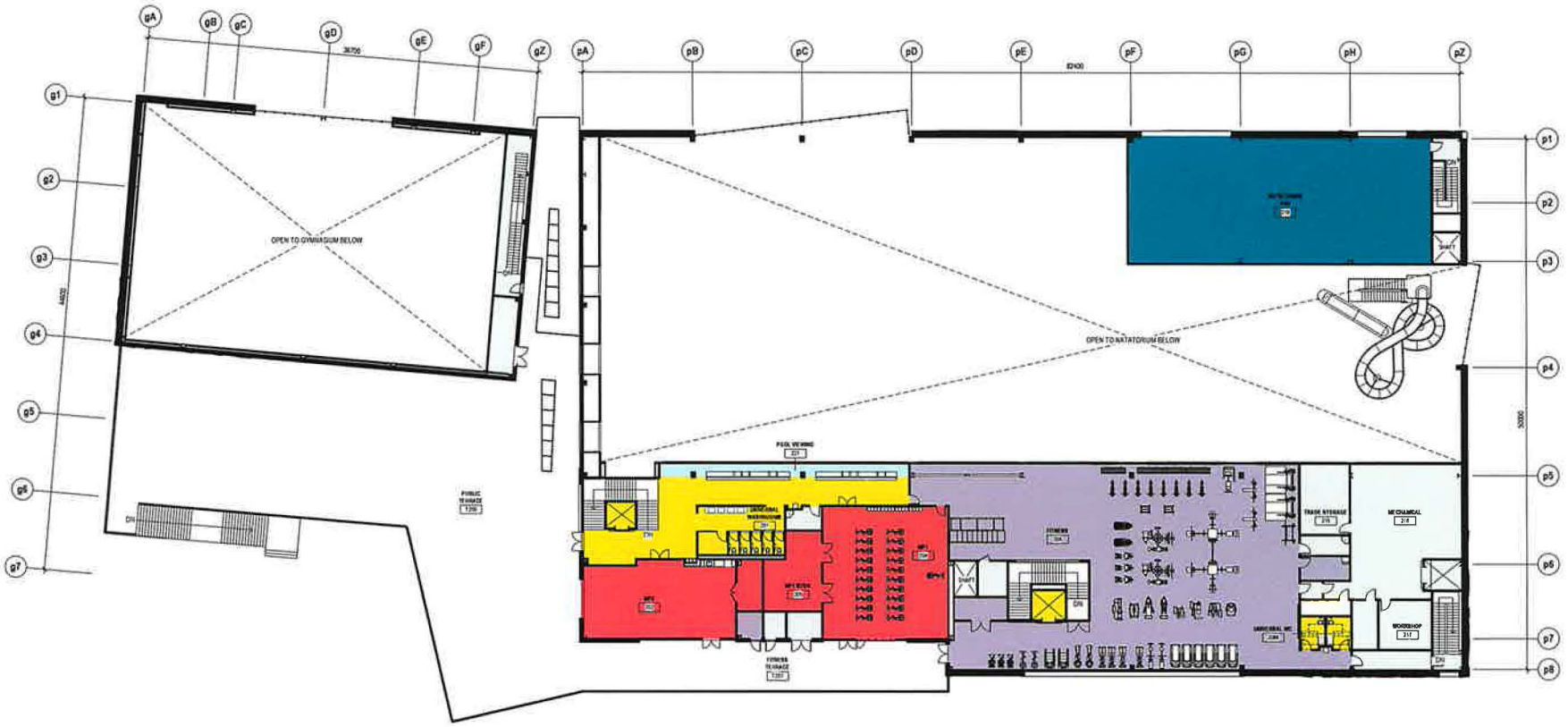
Accessibility is being incorporated throughout the design with a range of approaches. Parking (as indicated above) has incorporated both van and typical accessible stalls. Wherever possible access to these stalls avoids conflict with vehicle and bicycle circulation. The plaza and all areas around the aquatic centre continue to be fully accessible with grades less than 5%. Additional accessible elements such as accessible seating, lighting, and site furnishings are continuing to be developed.



Appendix B –

DIALOG and Carscadden Architectural Reference Renderings and Drawings
(April 21, 2025)

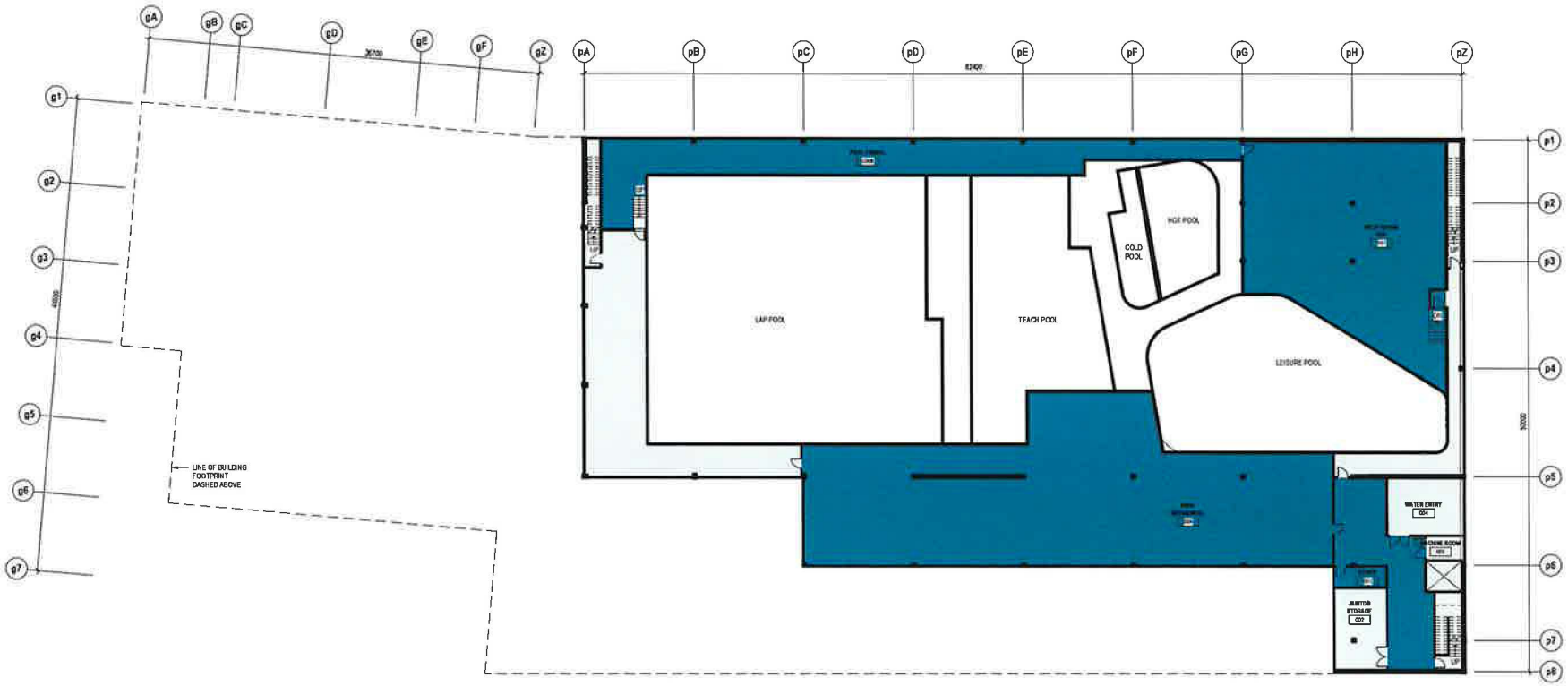

EXISTING TURF FIELD
EXISTING LAWN BOWLING
LINE OF CANOPY ABOVE
LAP POOL
TEACH POOL
LEISURE POOL
HOT POOL
COLD POOL
ELECTRICAL
PLAN 46370
56TH STREET
ENTRY
LOADING
PLAZA
DROP-OFF
ACCESS ROAD
EXISTING U18 DIAMOND



TRUE NORTH
PROJECT NORTH

LEVEL 2

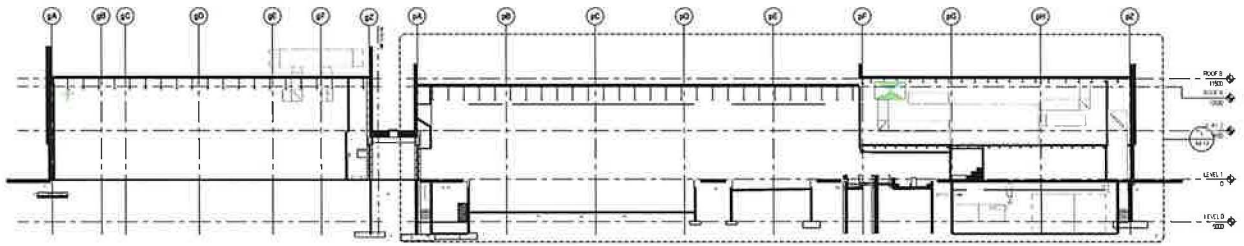
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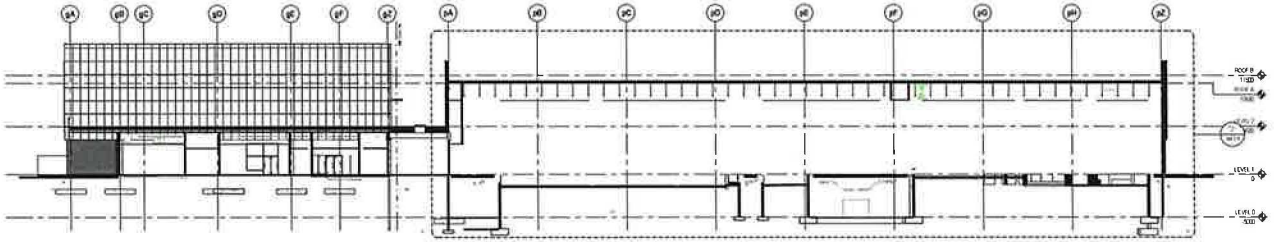
TRUE NORTH
PROJECT NORTH

LEVEL 0

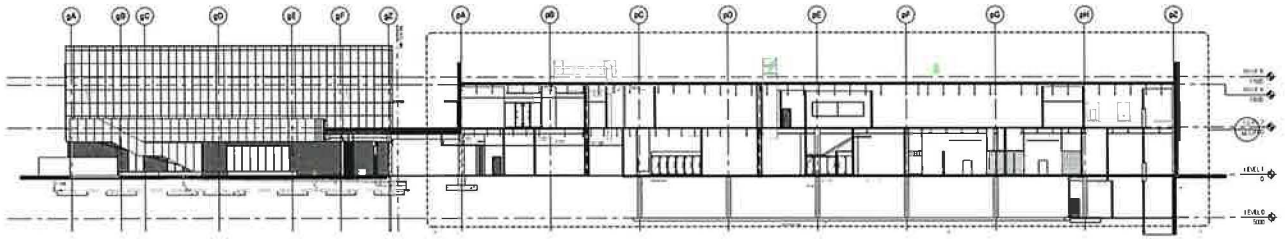
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KEY BUILDING SECTION 1



KEY BUILDING SECTION 2



KEY BUILDING SECTION 3

DIALOG
Carscadden
UNITECH

ISSUED FOR

METRIC

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Tel 604 255 1168

ARCHITECT
CARSCADDEN STOTT + SIEFERHALD ARCHITECTS INC
1067 MARINASIDE CRES E #210 VANCOUVER BC
V6Z 0C2
Tel (604) 331 1000

STRUCTURAL
R.E.D.V.P. Inc.
1796 RAILWAY SUITE 300 VANCOUVER BC
V6A 3G1
Tel 604 / 879 8181

MECHANICAL
AME TYELL GROUP
611 ALEXANDER ST SUITE 200 VANCOUVER BC
V6A 1E1
Tel 604 684 5616

ELECTRICAL
ON CALL CONSULTANTS
5 [illegible] #400 VANCOUVER BC
V6A 1H1
Tel 778 574 0030

LANDSCAPE & CIVIL
[illegible]
[illegible] VANCOUVER BC
[illegible]
Tel 604 801 5404

KEYPLAN

SEAL

Winskill Aquatic and Fitness Centre Replacement

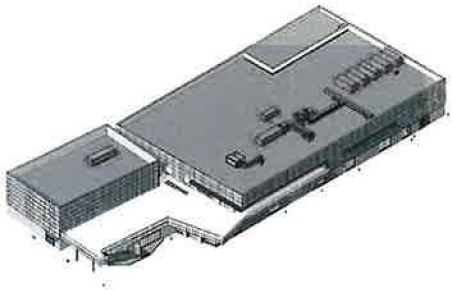
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KEY BUILDING SECTIONS

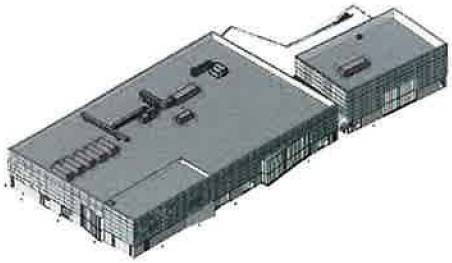
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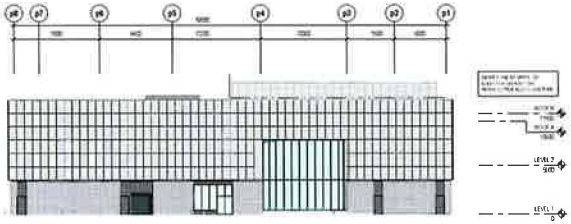
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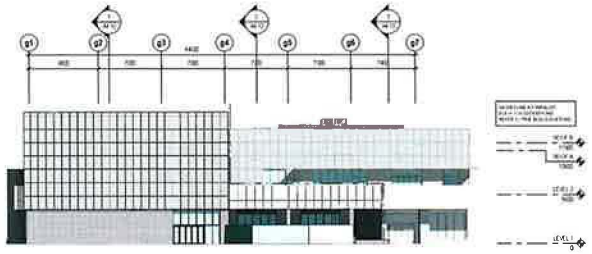
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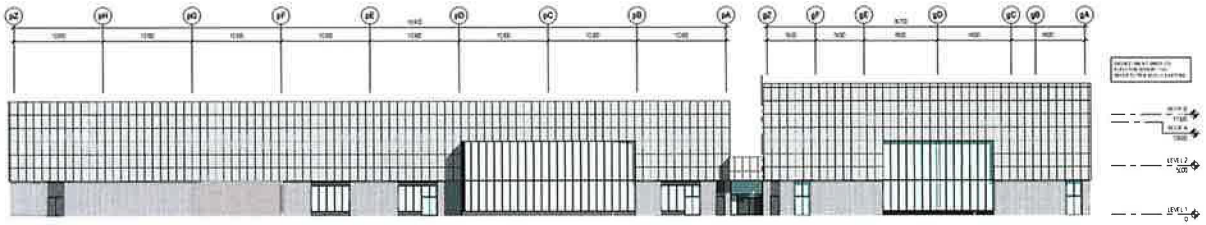
3D ISOMETRIC - NORTH EAST



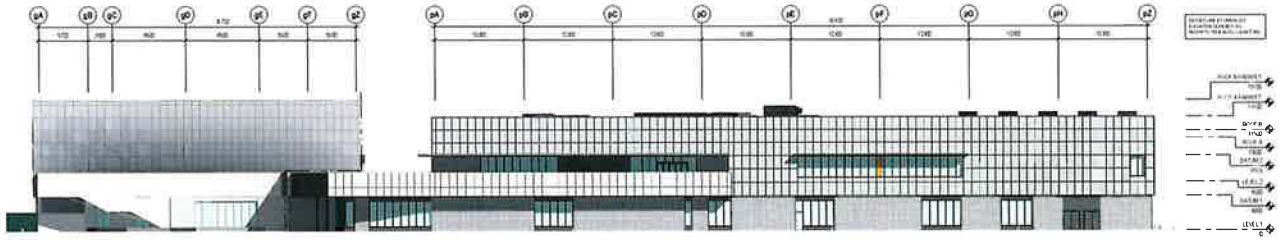
KEY ELEVATION - EAST



KEY ELEVATION - WEST



KEY ELEVATION - NORTH



KEY ELEVATION - SOUTH

DIALOG
Carscadden
UNITECH

ISSUED FOR

METRIC

ARCHITECT

ARCHITECT

STRUCTURAL

MECHANICAL

ELECTRICAL

LANDSCAPE & CIVIL

KEYPLAN

SEAL

Winskill Aquatic and Fitness Centre Replacement
5575 8TH AVENUE, DELTA BC

KEY EXTERIOR ELEVATIONS

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BC155433 - 2059-165


WINSKILL AQUATIC & FITNESS CENTRE
DIALOG
Carscadden


Delta
WINSKILL AQUATIC & FITNESS CENTRE
DIALOG
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INFORMATION


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Appendix C –

Interior Design Development Presentation (April 7, 2025)

WINSKILL AQUATIC CENTRE

INTERIOR DESIGN DEVELOPMENT PRESENTATION

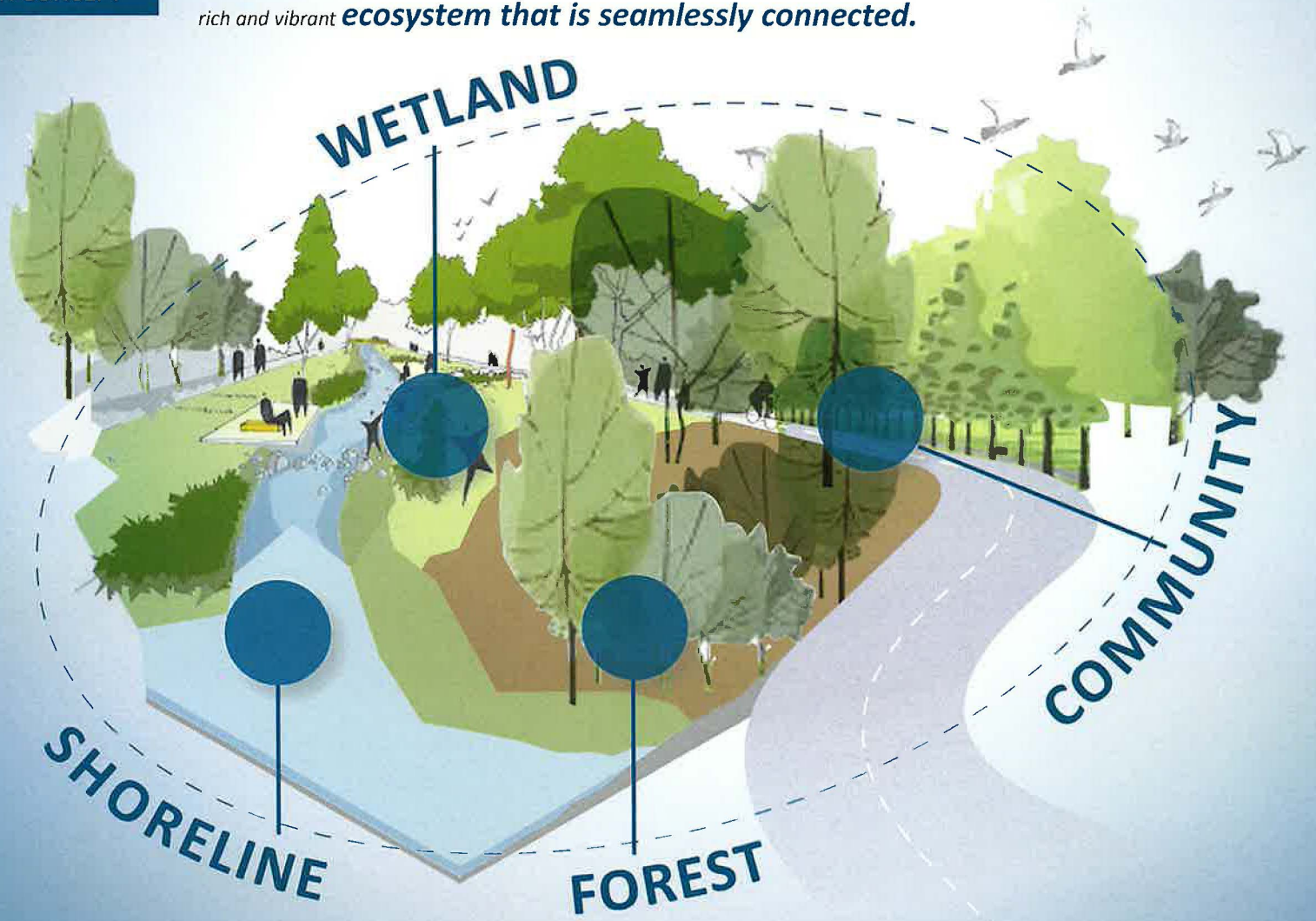
07 APRIL, 2025



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INTERIOR DESIGN CONCEPT

Tsawwassen *is a place where land meets water, where forests, wetlands, and shorelines create a rich and vibrant* ***ecosystem that is seamlessly connected.***



Attachment B
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INTERIOR DESIGN CONCEPT

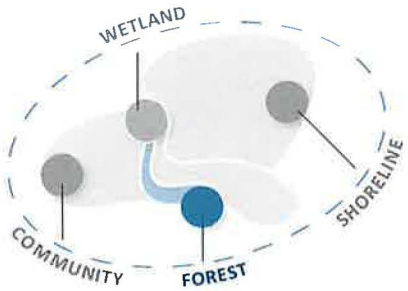
Picture yourself walking into the centre. The moment you step inside, you feel a sense of flow, like a bird following a migration path. The design naturally guides you through different areas, much like the way the forests, wetlands, and shorelines of Tsawwassen seamlessly connect.

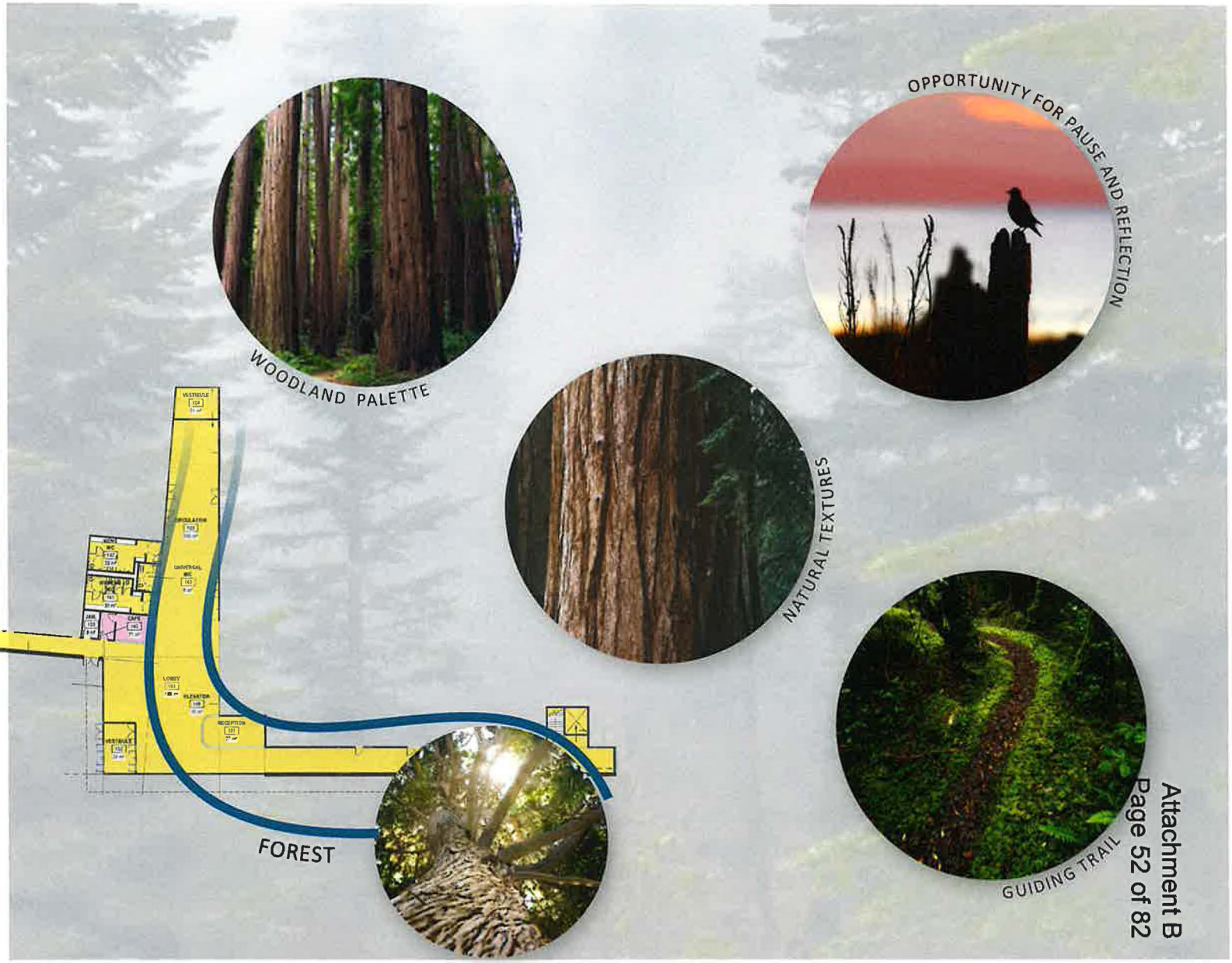


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VISION STATEMENT: FOREST

The lobby, central spine, and corridors emulate the flight path of migration, guiding visitors seamlessly through the facility like birds navigating their seasonal journeys. The space bathes their patrons with nature's serene and natural tones, reminiscent of the region's forest canopy. Welcoming social connection and moments of pause making the centre a true community destination. Visitors flow easily through the core circulation area as various program areas draw together the shared spirit of active living and belonging.

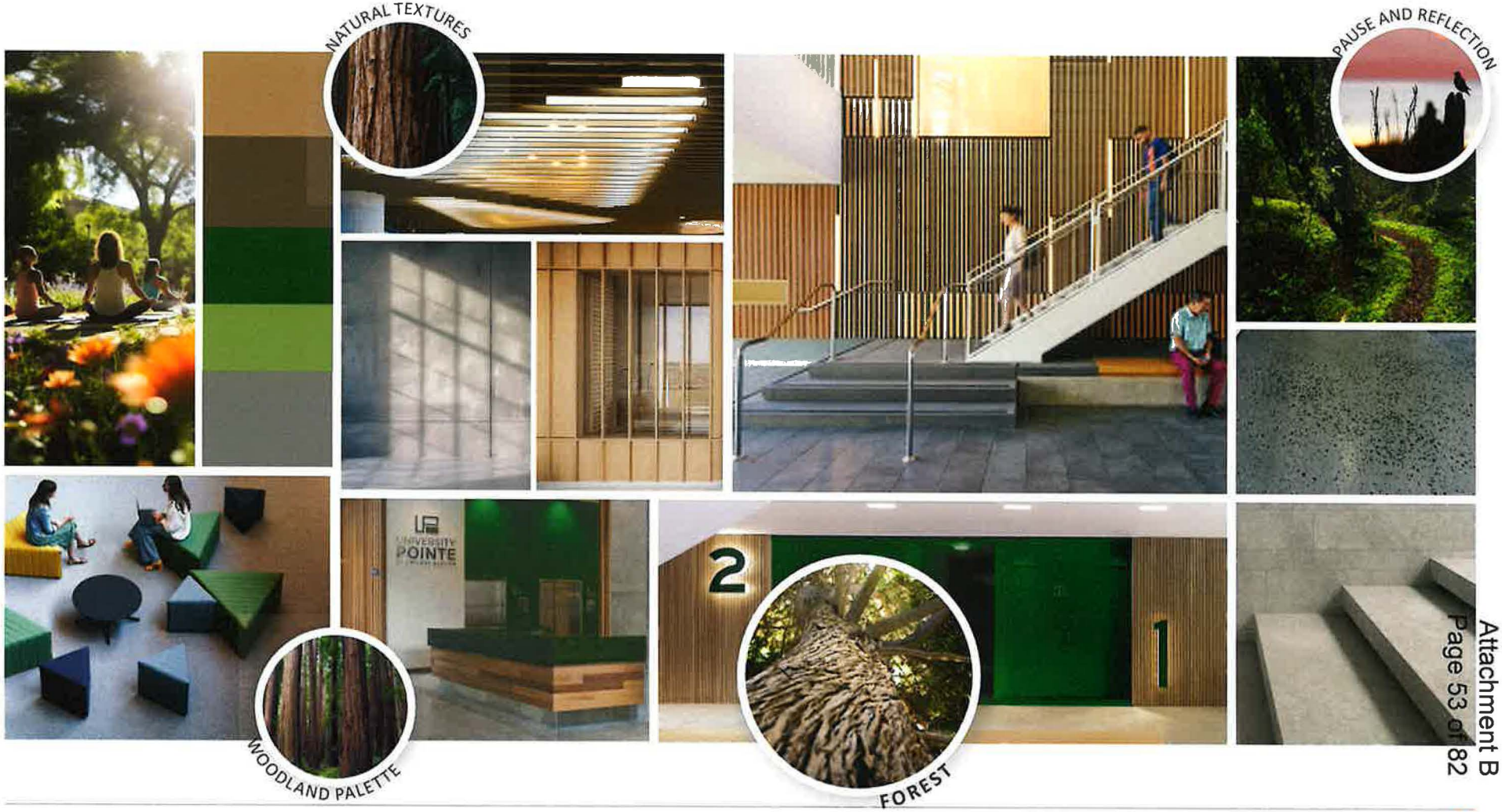




Attachment B
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LOOK & FEEL: FOREST

A welcoming space to connect people.



Attachment B
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MATERIAL & FINISHES: FOREST

CEILING



Exposed CLT

WALLS



Vertical Expressions

FLOORING



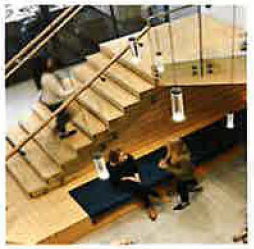
Tile

FEATURE STAIRCASE



Wood Composite

HIGHLIGHTS



Integrated Seating



Destination Identifiers



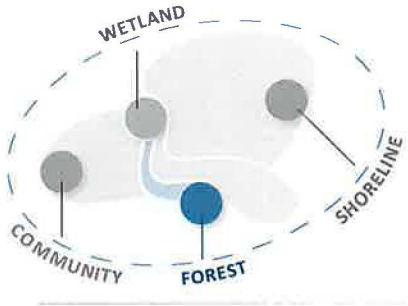
Playful Connections



Intentional Material Transitions



ACCENTS: NATURE INSPIRED



The design of the lobby, central spine, and corridors will be influenced by the natural tones and textures of the forest ecosystem. Organic patterns and vertical elements will evoke the feeling of tall trees and winding trails.



FOREST

Attachment B
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Attachment B
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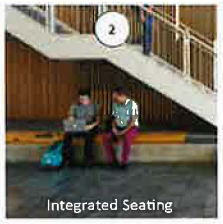
FLOOR FINISH PLAN: L1 & L2 LOBBY & CIRCULATION

REFERENCE IMAGES
MATERIAL & FINISHES



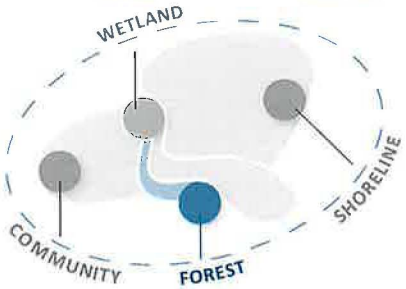




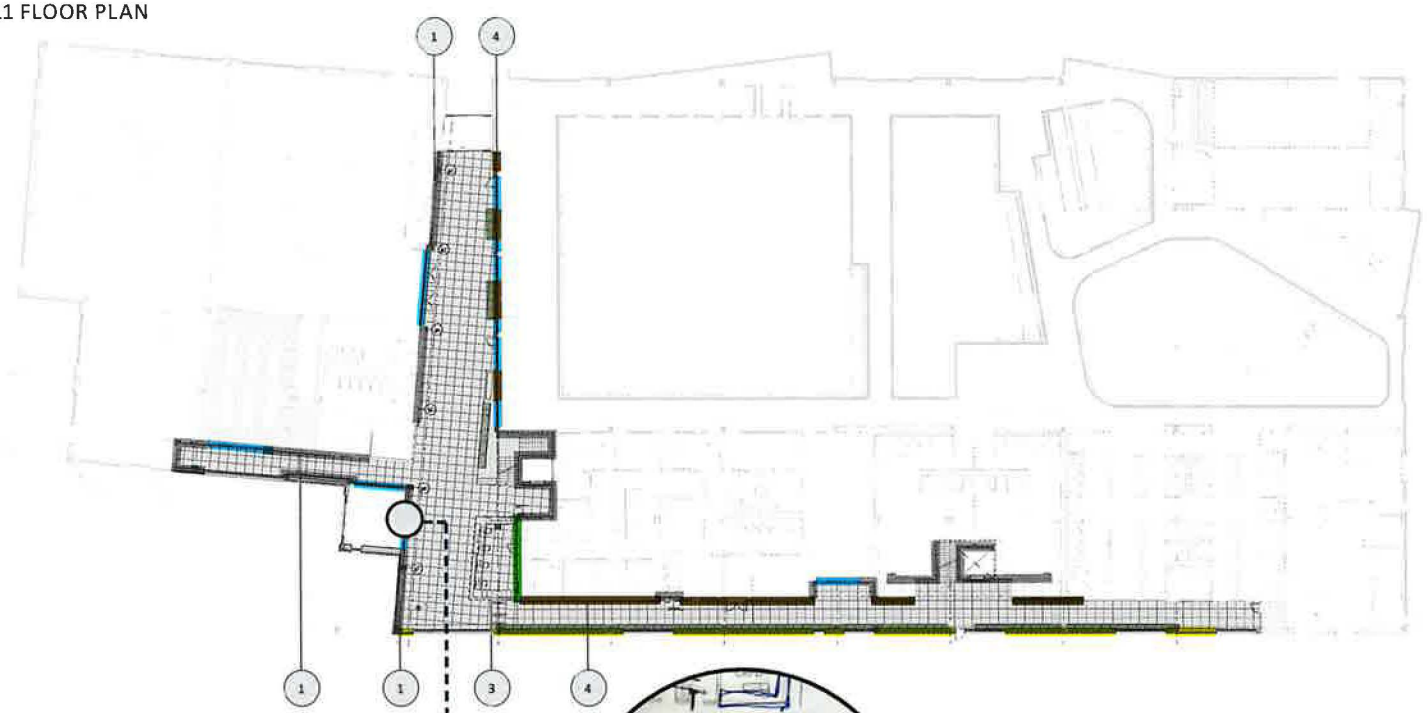


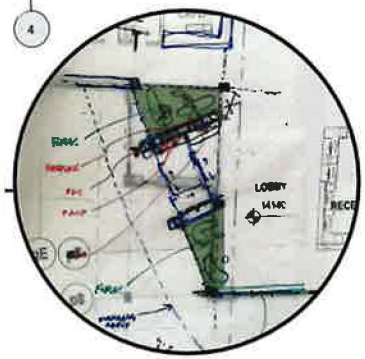


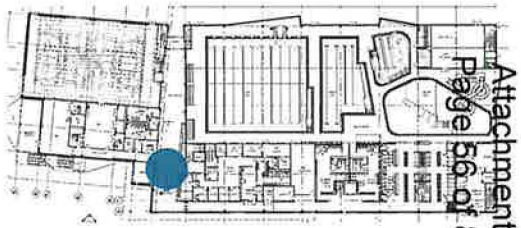




L1 FLOOR PLAN







L1 KEY PLAN

INTERIOR FINISHES LEGEND

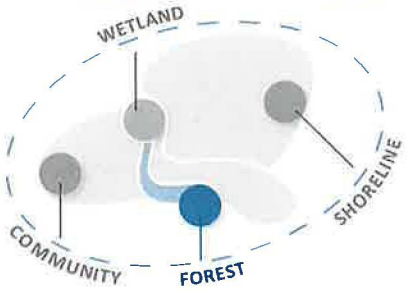
- Tile (Floor & Wall)
- Baffle Wood Panel
- INT Glazing
- Felt
- Drywall
- Seating

Attachment B
Page 56 of 84

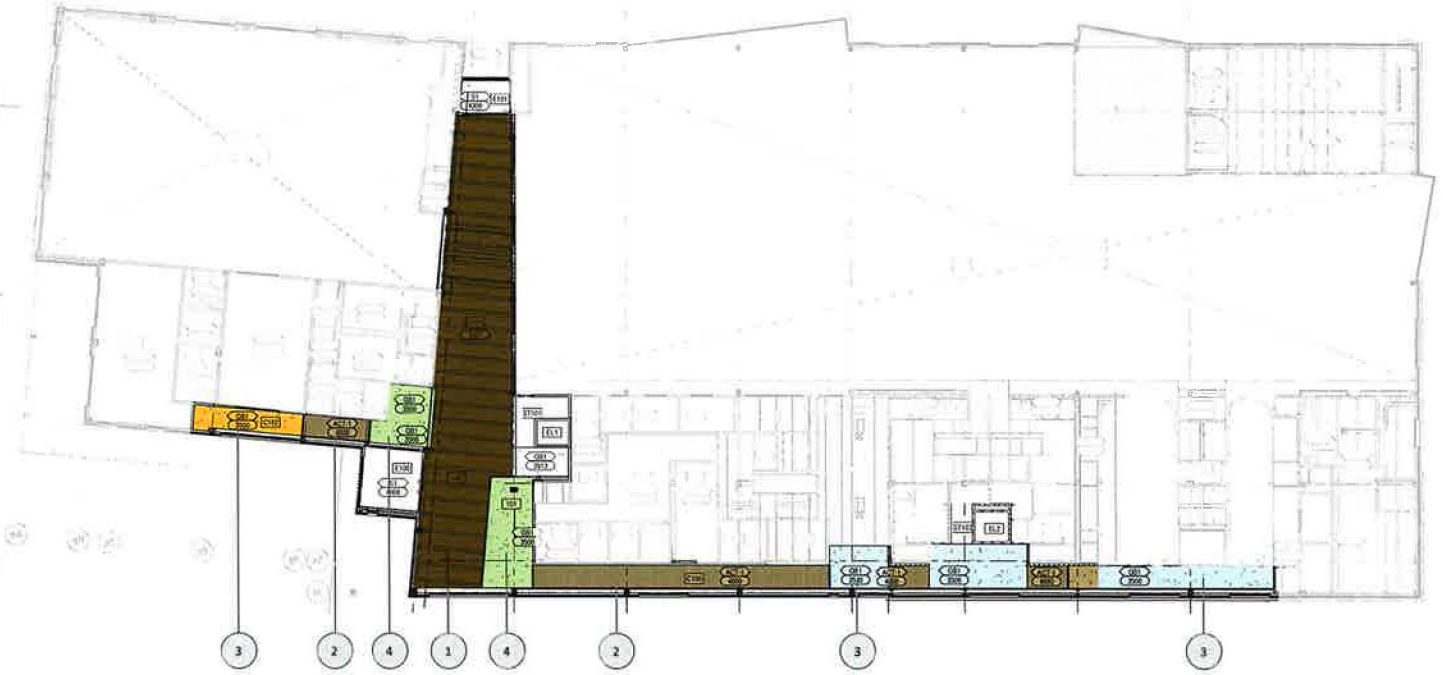
REFLECTED CEILING PLAN: L1 & L2 LOBBY & CIRCULATION

REFERENCE IMAGES
MATERIAL & FINISHES



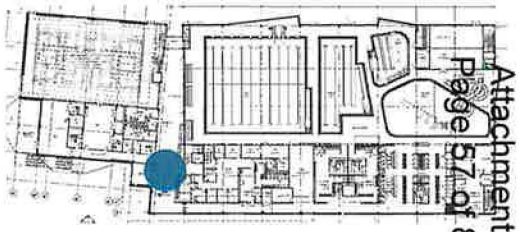


L1 REFLECTED CEILING PLAN



CEILING + LIGHTING LEGEND

- Glulam + Suspended Acoustic Linear Light
- Wood Baffle + Recessed Linear Light
- Felt (Forest) + Indirect Architectural Lighting
- Gypsum with Painted (Community) + Pot Light
- Gypsum with Painted (Wetland) + Pot Light



L1 KEY PLAN

Attachment B
Page 57 of 85

FLOOR FINISH PLAN & REFLECTED CEILING PLAN: L2 CIRCULATION

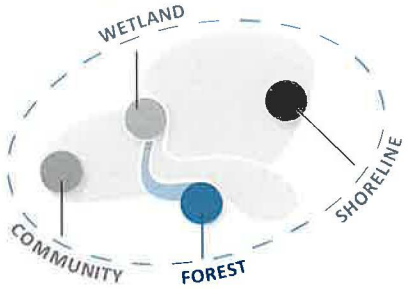
REFERENCE IMAGES
MATERIAL & FINISHES



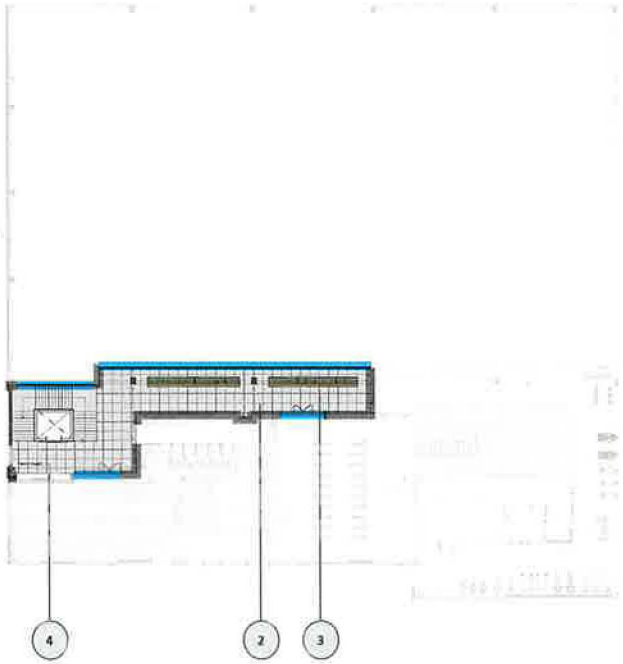








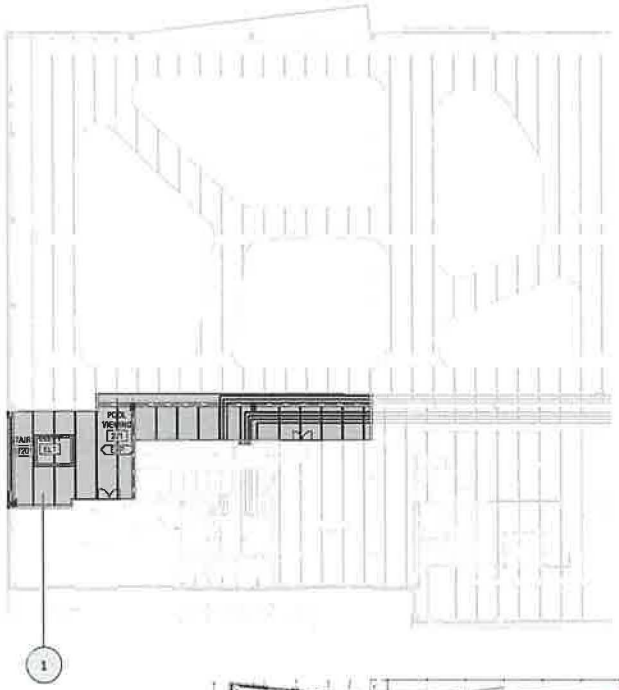
L2 CIRCULATION FLOOR FINISH PLAN



INTERIOR FINISHES LEGEND

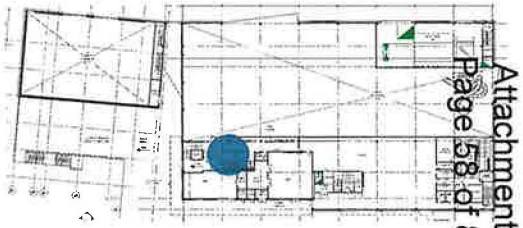
- Tile
- INT Glazing

L2 CIRCULATION REFLECTED CEILING PLAN



CEILING + LIGHTING LEGEND

- Exposed Ceiling Painted White + Suspended Pendant / Linear Light



L2 KEY PLAN

Attachment B
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INTERIOR ELEVATIONS: LOBBY & CIRCULATION

REFERENCE IMAGES
MATERIAL & FINISHES

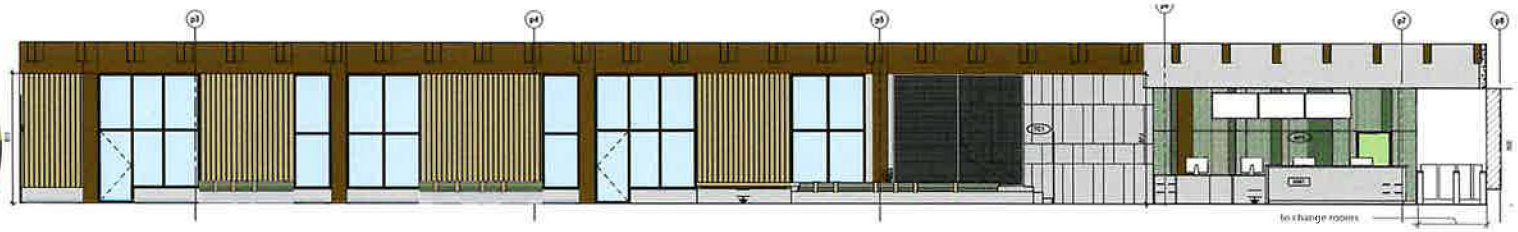








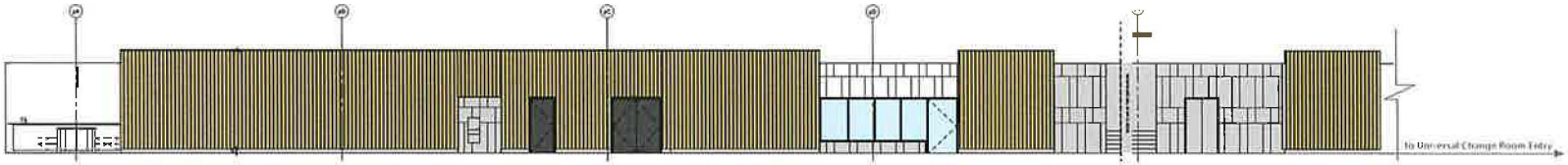
L1 LOBBY CIRCULATION ELEVATION - EAST

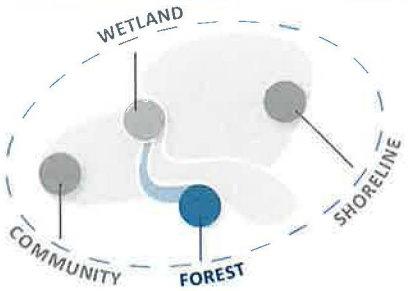


L1 LOBBY CIRCULATION ELEVATION - WEST



L1 LOBBY CIRCULATION ELEVATION - WEST





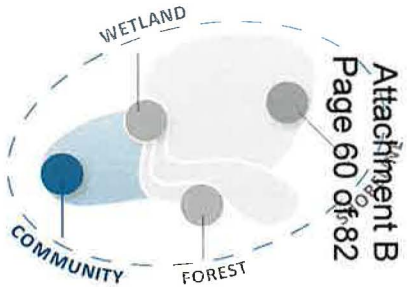
WALL FINISHES LEGEND

- Tile
- Baffle Wood Panel
- INT Glazing
- Felt
- Drywall



VISION STATEMENT: COMMUNITY

The fitness area, gym, multi-purpose rooms, and Boys and Girls Club anchor the community by providing spaces that promote physical literacy, teamwork, and personal growth. Reflecting the energy of Tsawwassen's growing urban community, these spaces are flexible, adaptable, and alive with possibility, designed to accommodate and support a wide variety of healthy living interests.



Attachment B
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LOOK & FEEL: COMMUNITY

Environments that promotes physical literacy, teamwork and personal growth.



Attachment B
Page 82

MATERIAL & FINISHES: COMMUNITY

GYMNASIUM


Open Web Joist Ceiling


Acoustic Paneling


Gymnasium Accents: Shades of Green

Maple Ply Wall Protection


Sports Flooring

MULTI PURPOSE ROOMS


Maple Millwork


Flexible Modular Furniture


Vinyl Composite


Multi Purpose Accents: Shades of yellow, brick red

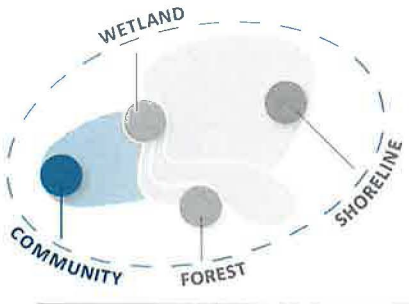
FITNESS


Open Web Joist Ceiling


Accents: Monochromatic with Shades of Yellow


Acoustic Clouds


Rubber Flooring



The Gymnasium, Fitness and Multipurpose Rooms are space filled with energy and active interactions. The interior palette draws from Tsawwassen's synergy of urban landscape, agricultural lands and natural horizon - neutral foundations with introductions of vibrant colour.


COMMUNITY

Attachment B
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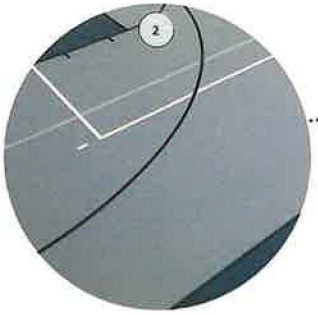


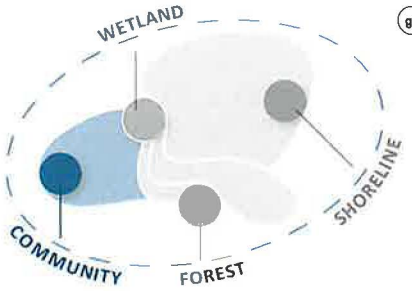
Attachment B
Page 63 of 82

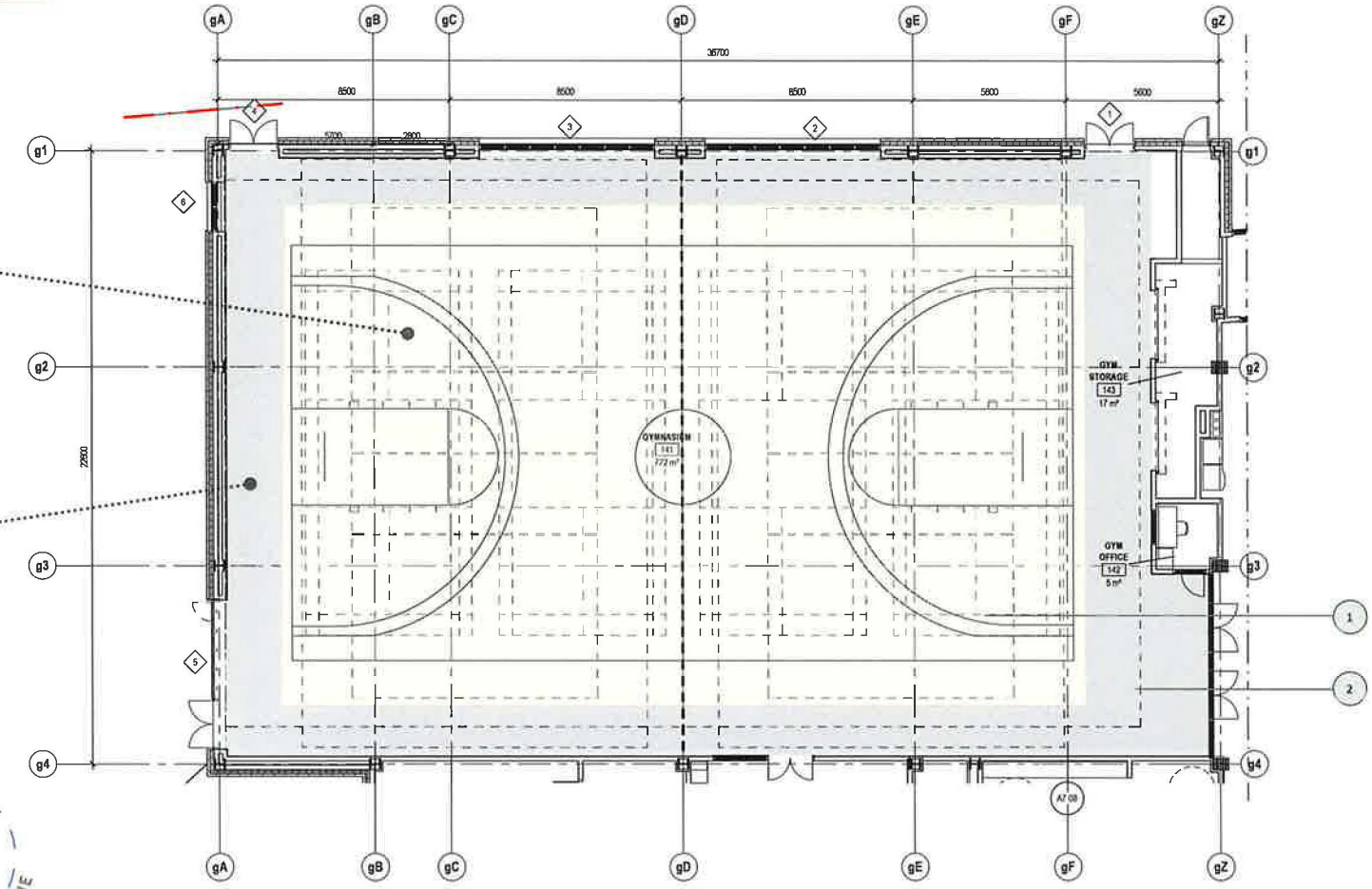
GYM PLAN

REFERENCE IMAGES
MATERIAL & FINISHES









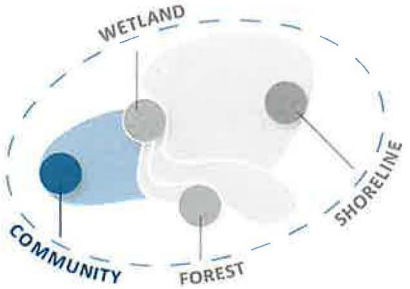
Attachment B
Page 64 of 82

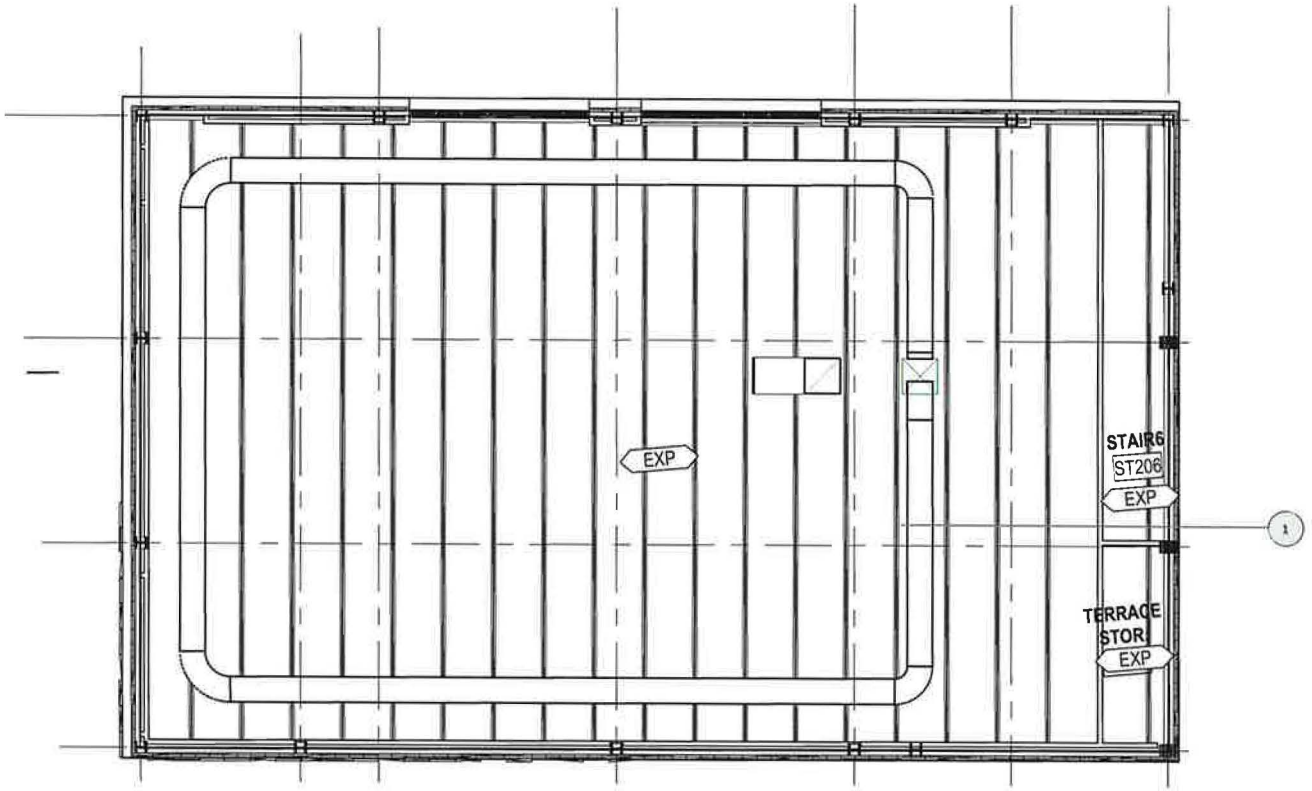
GYM REFLECTED CEILING PLAN

REFERENCE IMAGES
MATERIAL & FINISHES









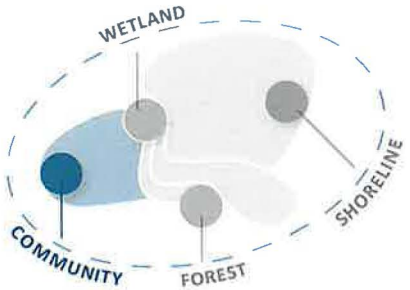
Attachment B
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GYM INTERIOR

REFERENCE IMAGES
MATERIAL & FINISHES





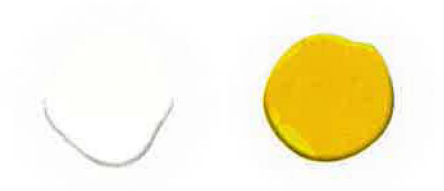


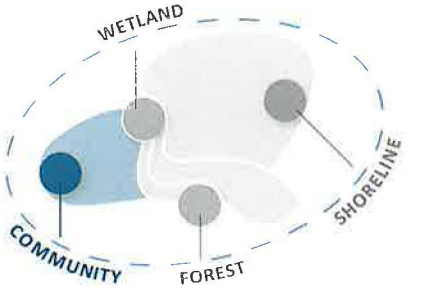
Attachment B
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FITNESS
PLAN & RCP

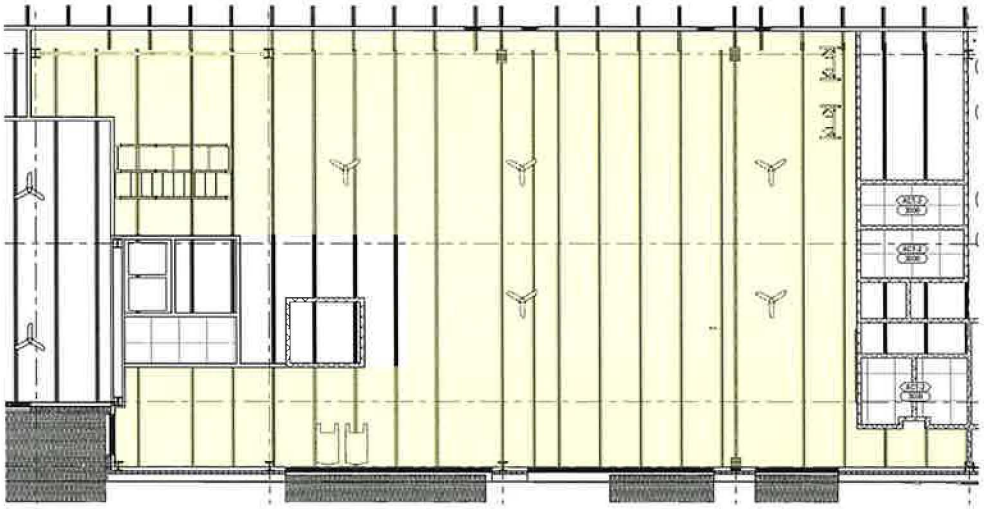
REFERENCE IMAGES
MATERIAL & FINISHES



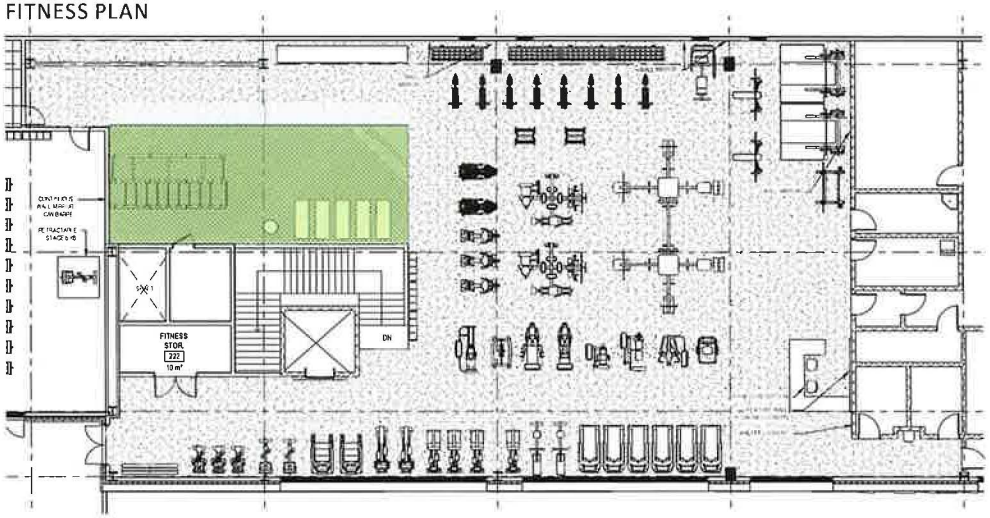




FITNESS REFLECTED CEILING PLAN



FITNESS PLAN



Attachment B
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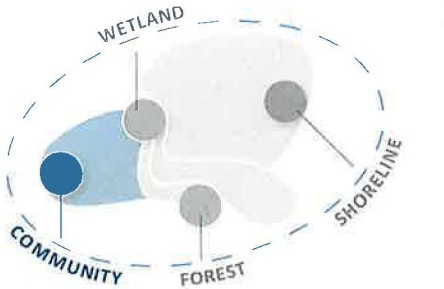
FITNESS
INTERIOR ELEVATION

REFERENCE IMAGES
MATERIAL & FINISHES

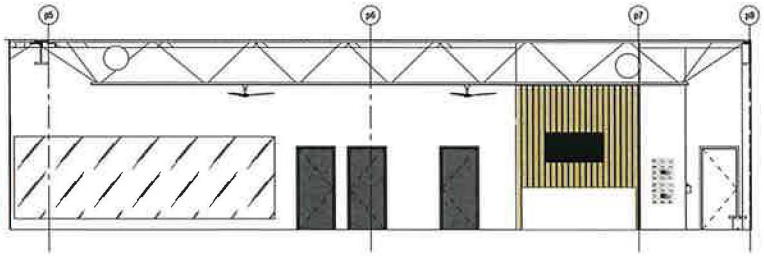






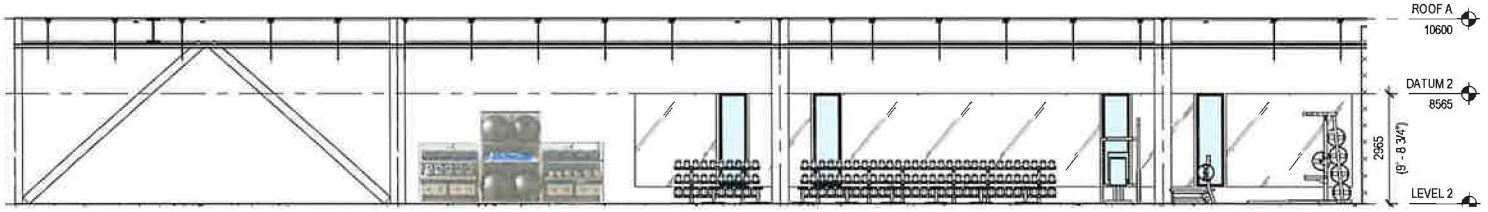


FITNESS EAST ELEVATION





FITNESS NORTH ELEVATION

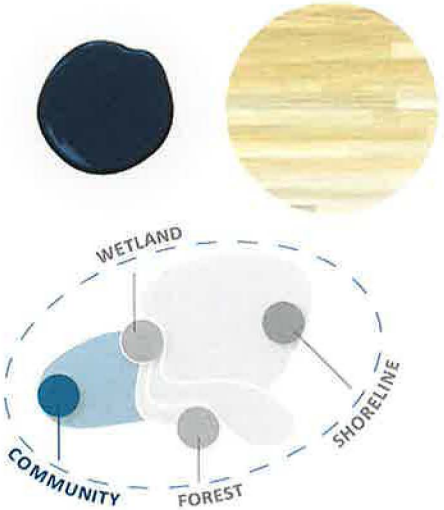


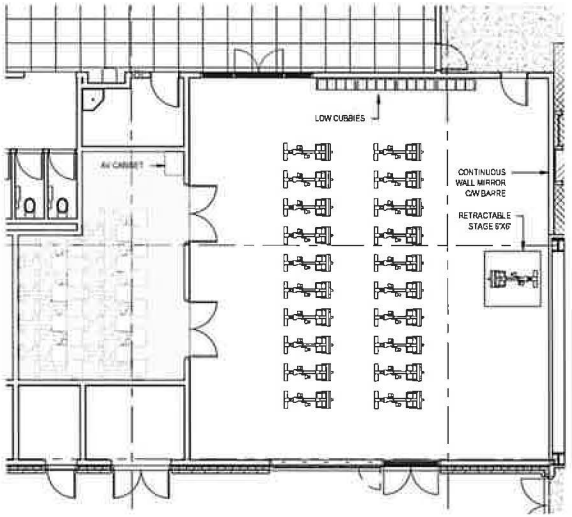
Attachment B
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MULTI-PURPOSE ROOM 1
PLAN + RCP

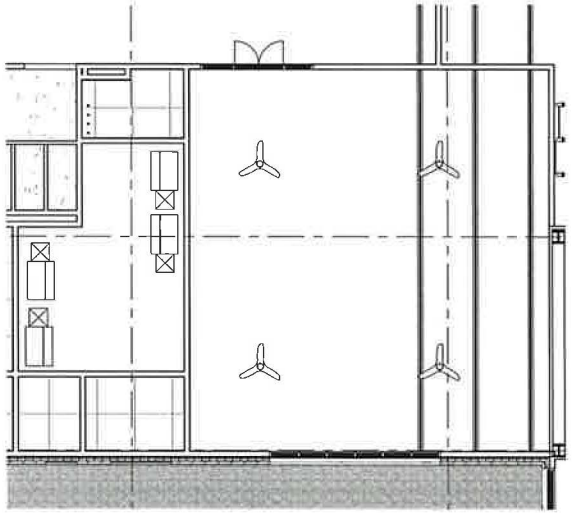
REFERENCE IMAGES
MATERIAL & FINISHES



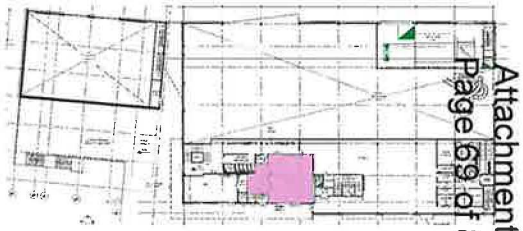




MP1 PLAN



MP1 REFLECTED CEILING PLAN



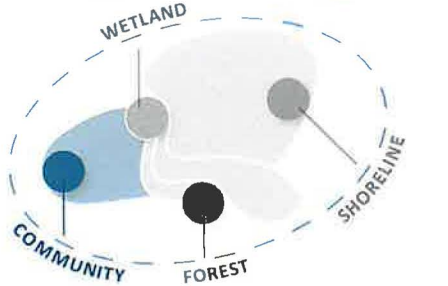
L2 KEY PLAN

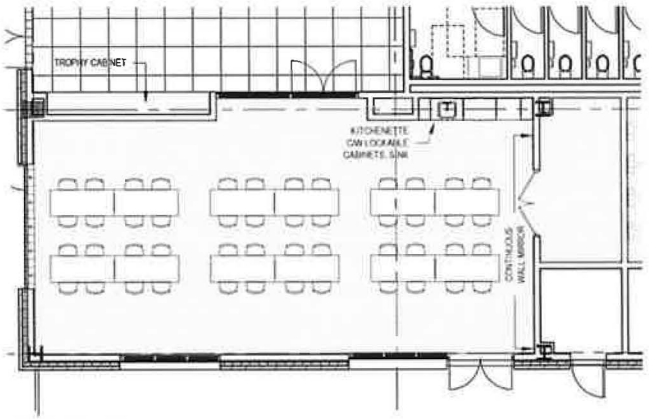
Attachment B
Page 69 of 83

MULTI-PURPOSE ROOM 2
PLAN + RCP

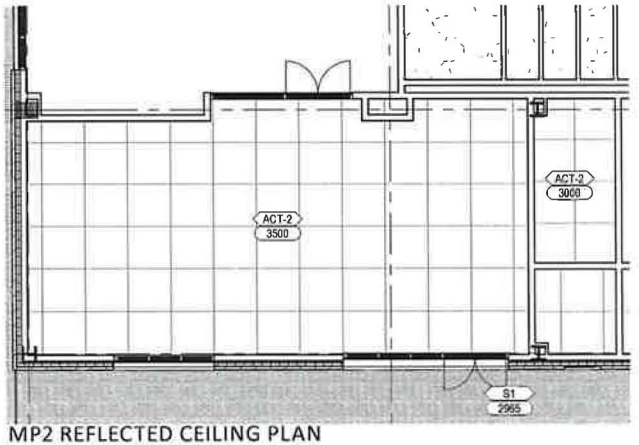
REFERENCE IMAGES
MATERIAL & FINISHES



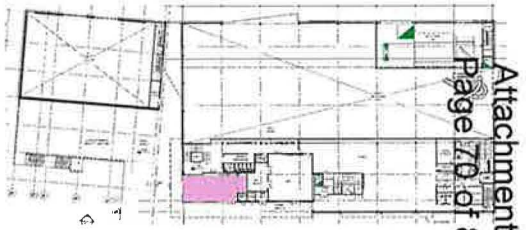




MP2 PLAN



MP2 REFLECTED CEILING PLAN



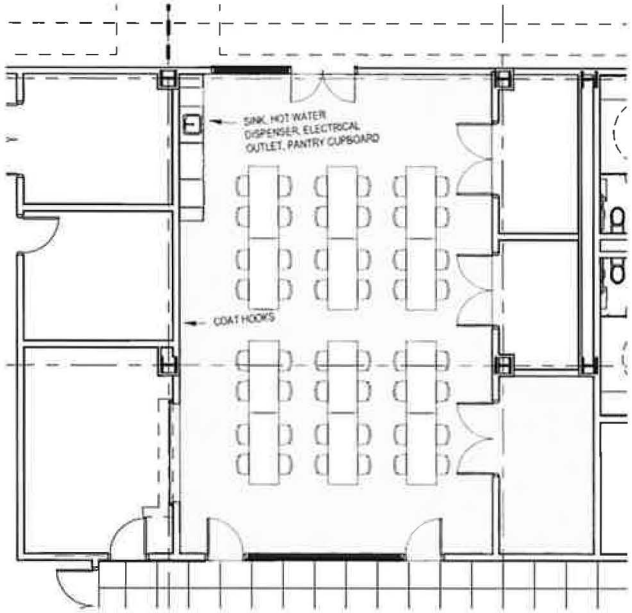
L2 KEY PLAN

Attachment B
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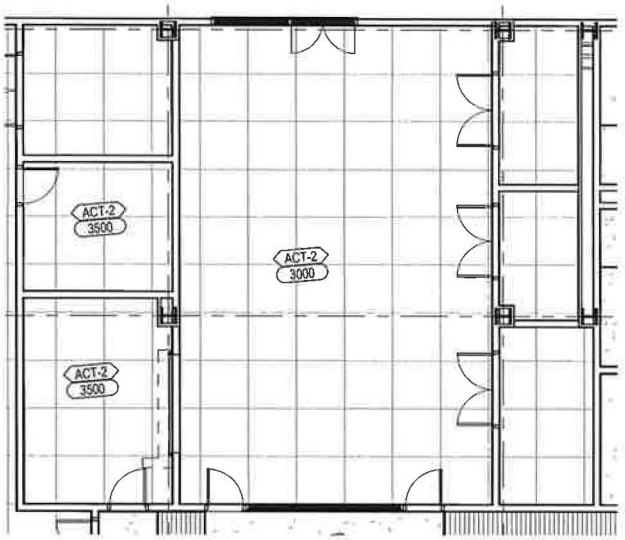
MULTI-PURPOSE ROOM 3
PLAN + RCP

REFERENCE IMAGES
MATERIAL & FINISHES

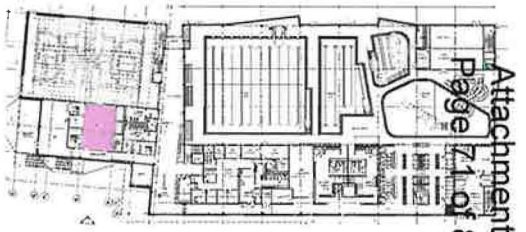




MP3 PLAN



MP3 REFLECTED CEILING PLAN

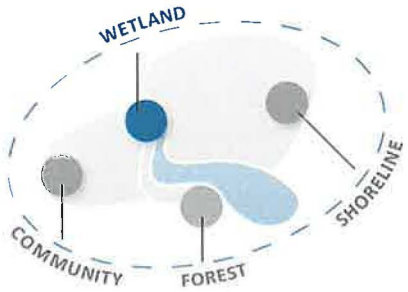


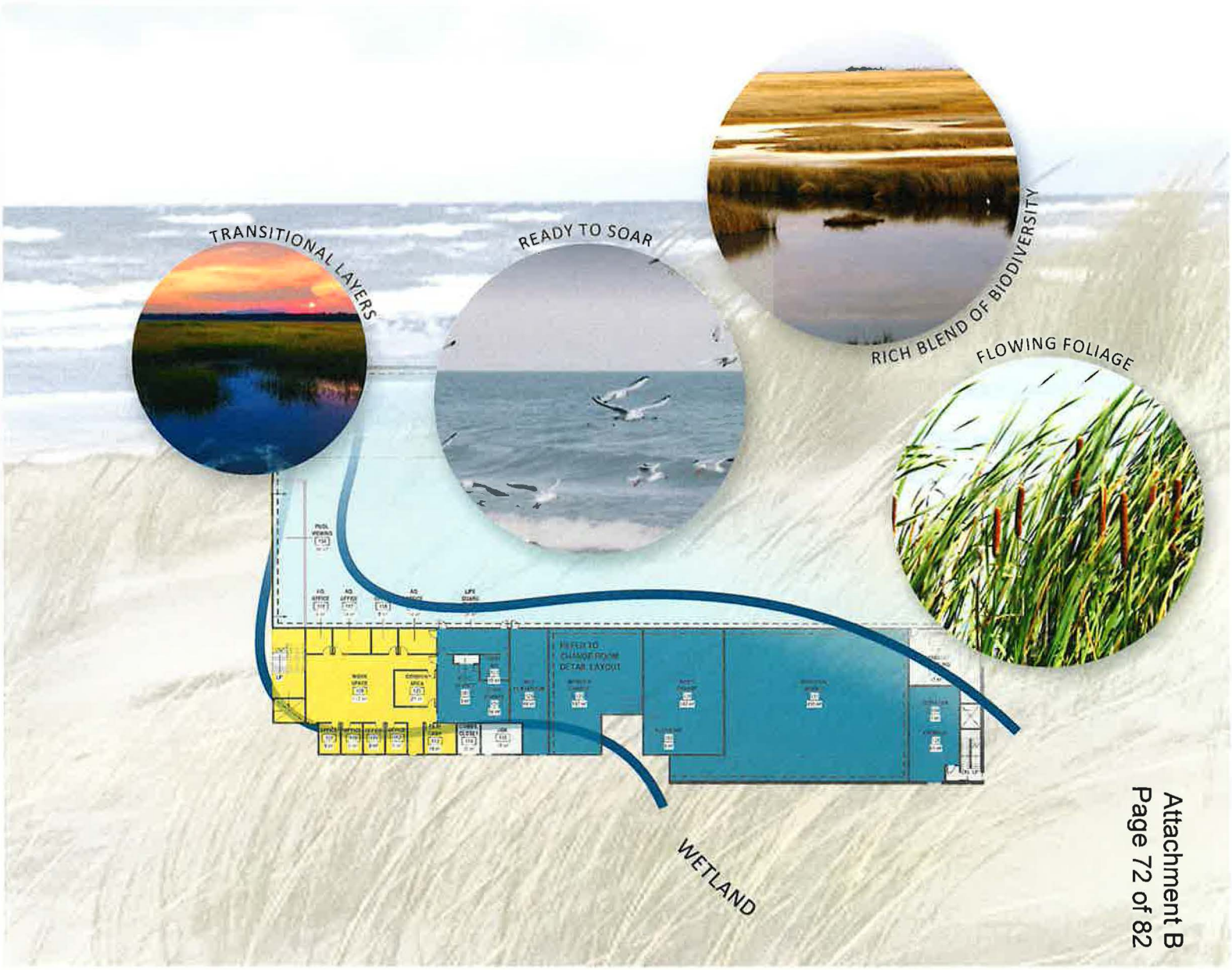
L1 KEY PLAN

Attachment B
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VISION STATEMENT: WETLAND

The change rooms and wet classrooms reflect the calm and resilience of wetlands, serving as transitional zones between water and dryland. These practical yet welcoming spaces support learning, preparation, and transition, enhancing the user experience. Meanwhile, the administrative and reception areas, blends inspiration from the region's wetland and forest, offer grounding support and stability through natural tones and textures, connecting visitors to the facility's diverse program offerings.

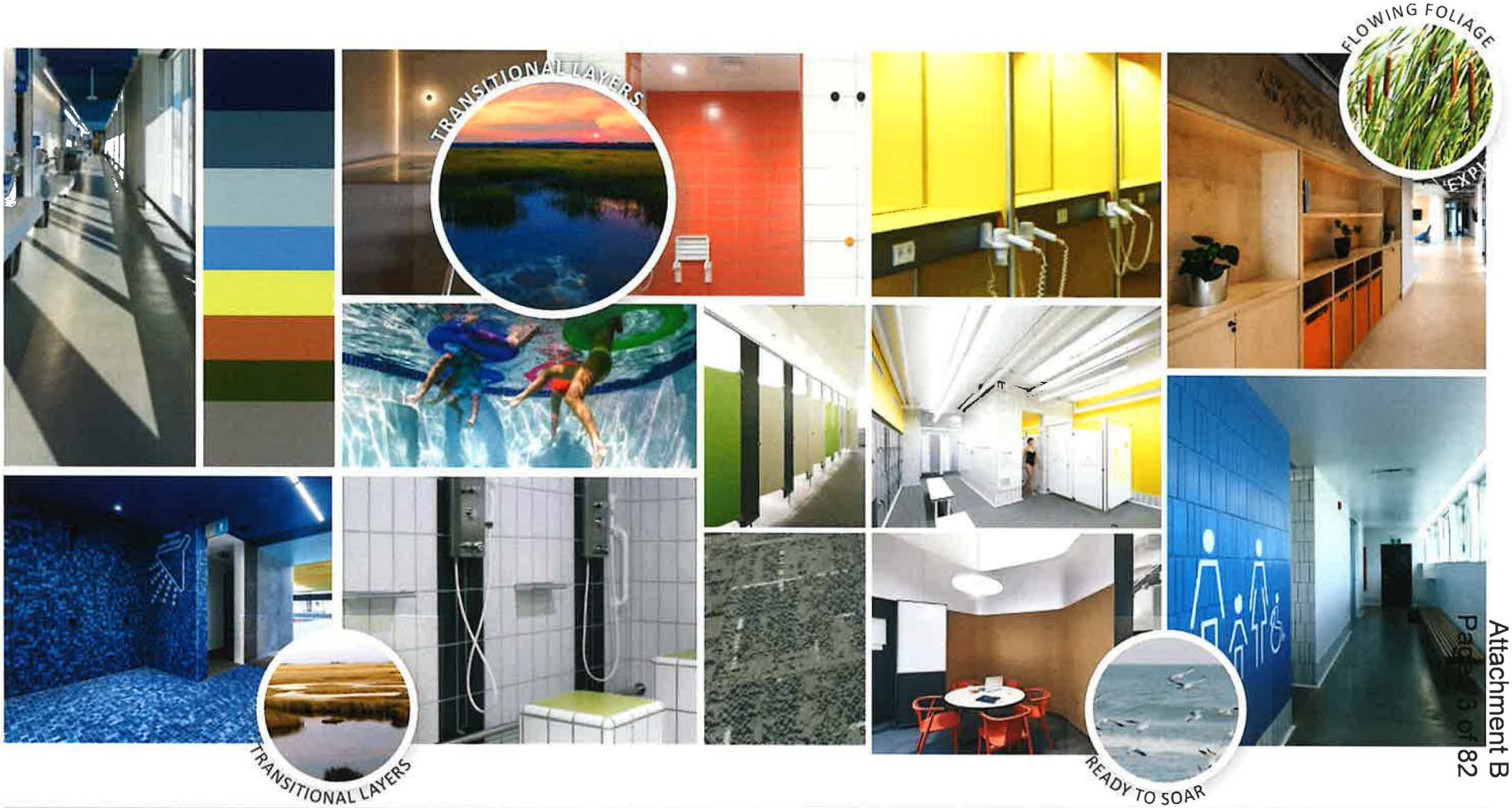




Attachment B
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LOOK & FEEL: WETLAND

Transitional zones that supports diverse programs.



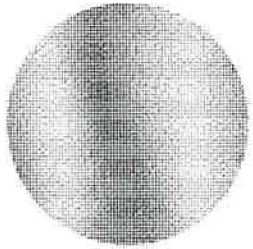
Attachment B
Page 13 of 82

MATERIALS & FINISHES: WETLANDS

OVERALL



Glulam Columns:
Douglas Fir



Glazing:
anodized aluminum

AQUATICS ADMIN.

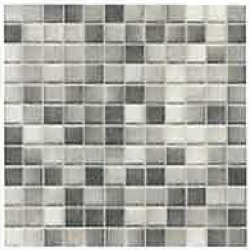
Millwork:
Maple



Millwork:
Solid Phenolic - Grey Blue



Admin Offices Flooring
Carpet Tile



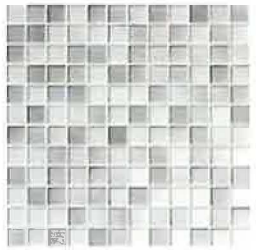
Staff Change Area Flooring
Ceramic Tile in Dark Grays

CHANGE ROOM



Accents:
Shades of Blue

Partitions and Lockers:
Solid Phenolic - White



Flooring
Ceramic Tile in Warm Grays
to match Pool Deck

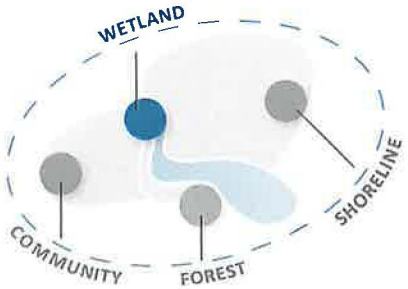
CLASSROOM



Millwork:
Solid Phenolic - Dark Green & Orange



Flooring
Ceramic Tile in Dark Grays



Wetlands are the transitional zones between bodies of water and dryland, serving as the most biological diverse environment for those hosted by the space. The interior palette of the change rooms, wet classroom and aquatic administration areas draws inspiration from the rich blend of water, earth and wild life the makes up the wetlands. Shades of muted blues, greenery and warm oranges.



WETLANDS

Attachment B
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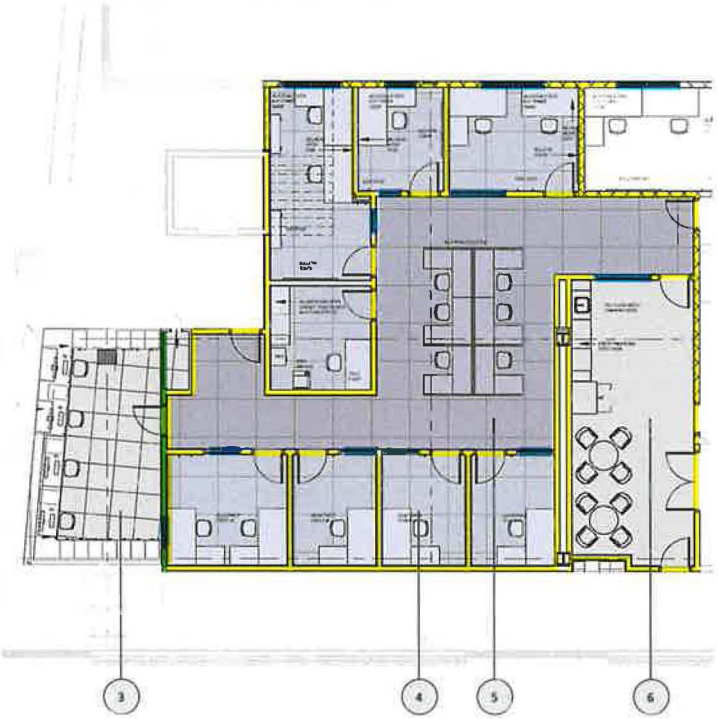
FLOOR FINISH PLAN & REFLECTED CEILING PLAN: L1 ADMIN OFFICE

REFERENCE IMAGES
MATERIAL & FINISHES

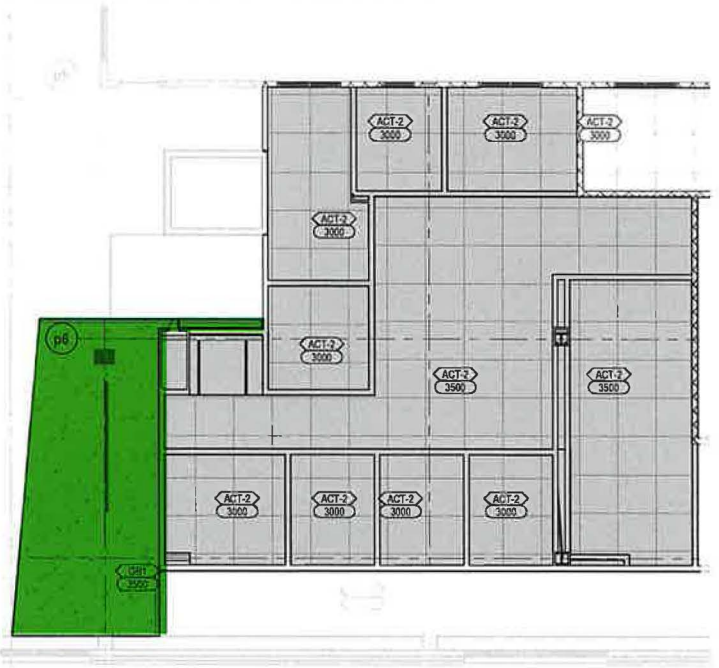




L1 ADMIN OFFICE FLOOR FINISH PLAN



L1 ADMIN OFFICE REFLECTED CEILING PLAN

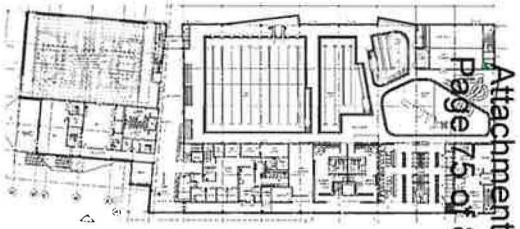


INTERIOR FINISHES LEGEND

- Tile (Floor & Wall)
- INT Glazing
- Carpet Tile
- Felt
- Drywall

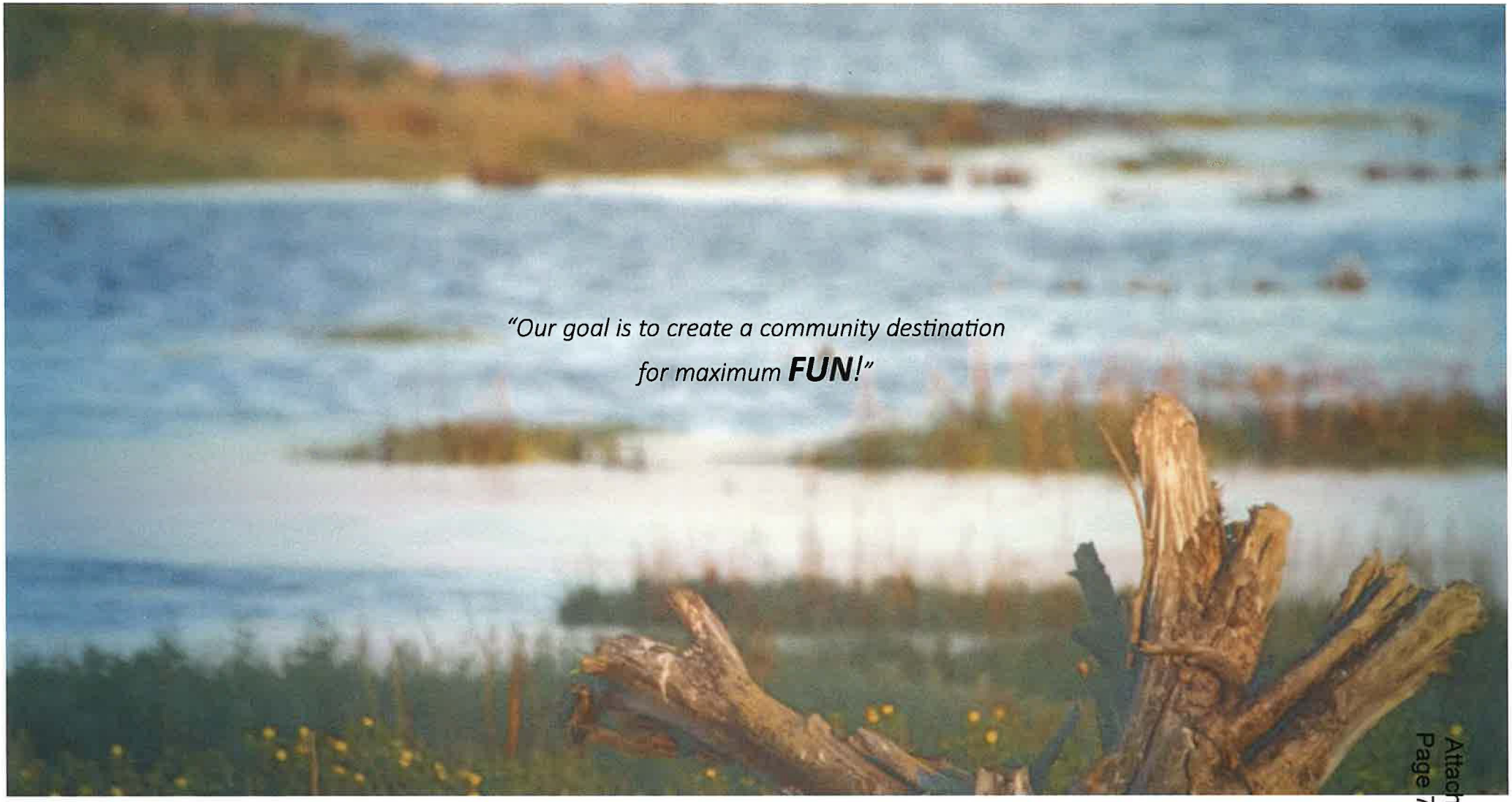
CEILING + LIGHTING LEGEND

- Typical Acoustic Ceiling Tile + Recessed Light
- Felt (Forest) + Indirect Architectural Lighting



L1 KEY PLAN

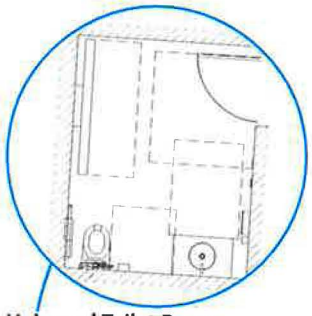
Attachment B
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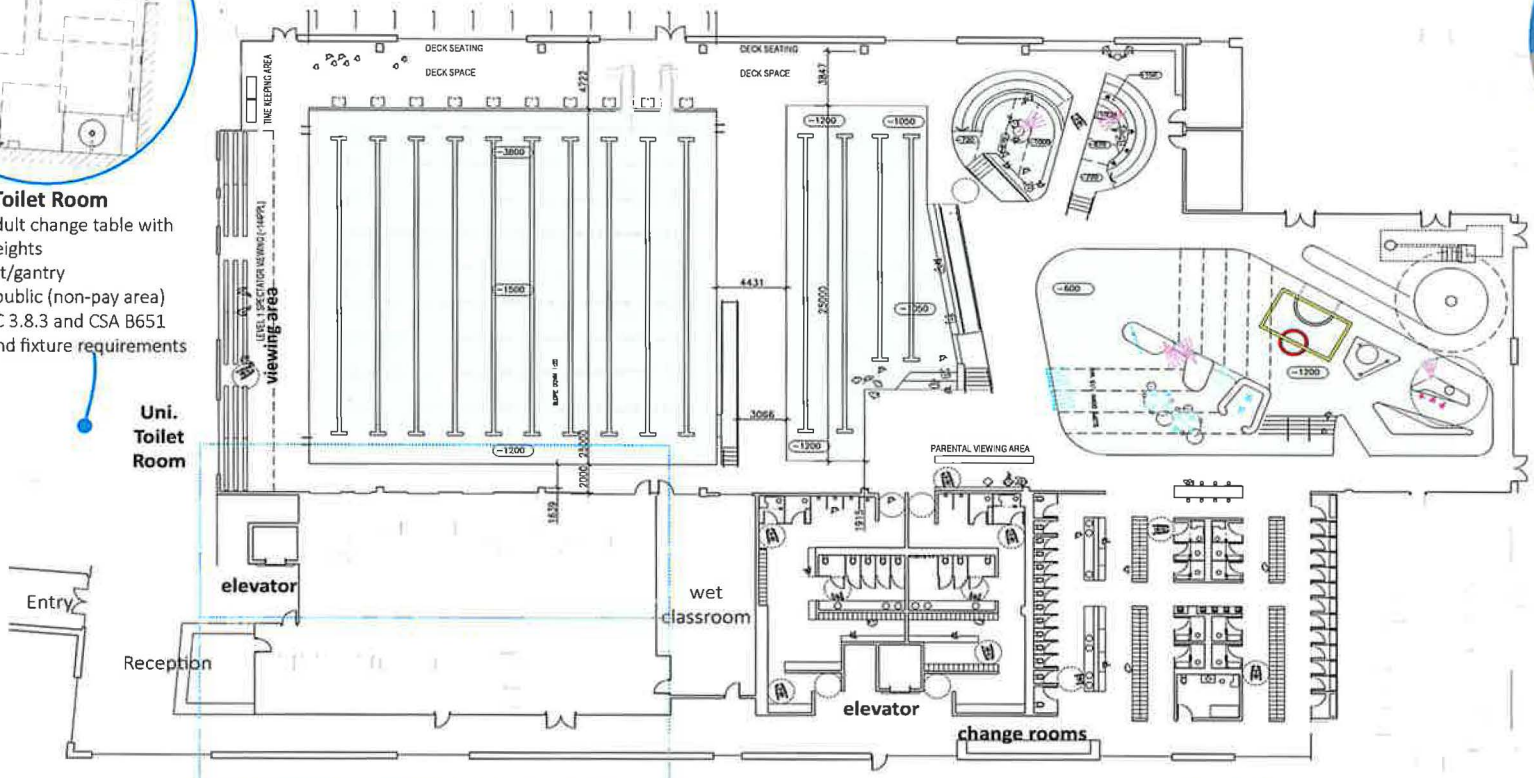
DIALOG Carscadden

Appendix D –

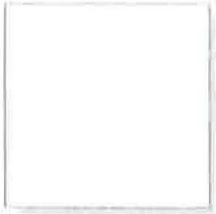
Building Accessibility Diagrams (February 26, 2025)



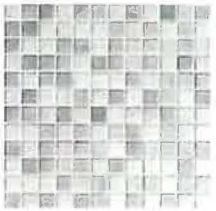
Universal Toilet Room
- electrical adult change table with adjustable heights
- ceiling hoist/gantry
- serves the public (non-pay area)
- meets BCBC 3.8.3 and CSA B651 clearances and fixture requirements





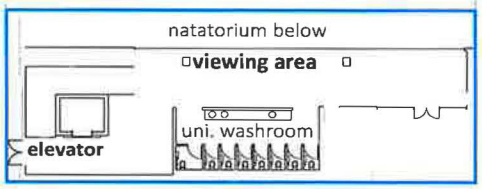


Partitions and Lockers:
Solid Phenolic - White



Flooring
Ceramic Tile in Warm Grays
to match Pool Deck

Viewing Areas
- level 2 viewing area, adjacent to washrooms and
- level 2 is serviced by two elevators.
- on deck viewing area, room on deck adjacent to bleachers for wheelchair/mobility device parking
- on deck viewing is temporary for swimming events

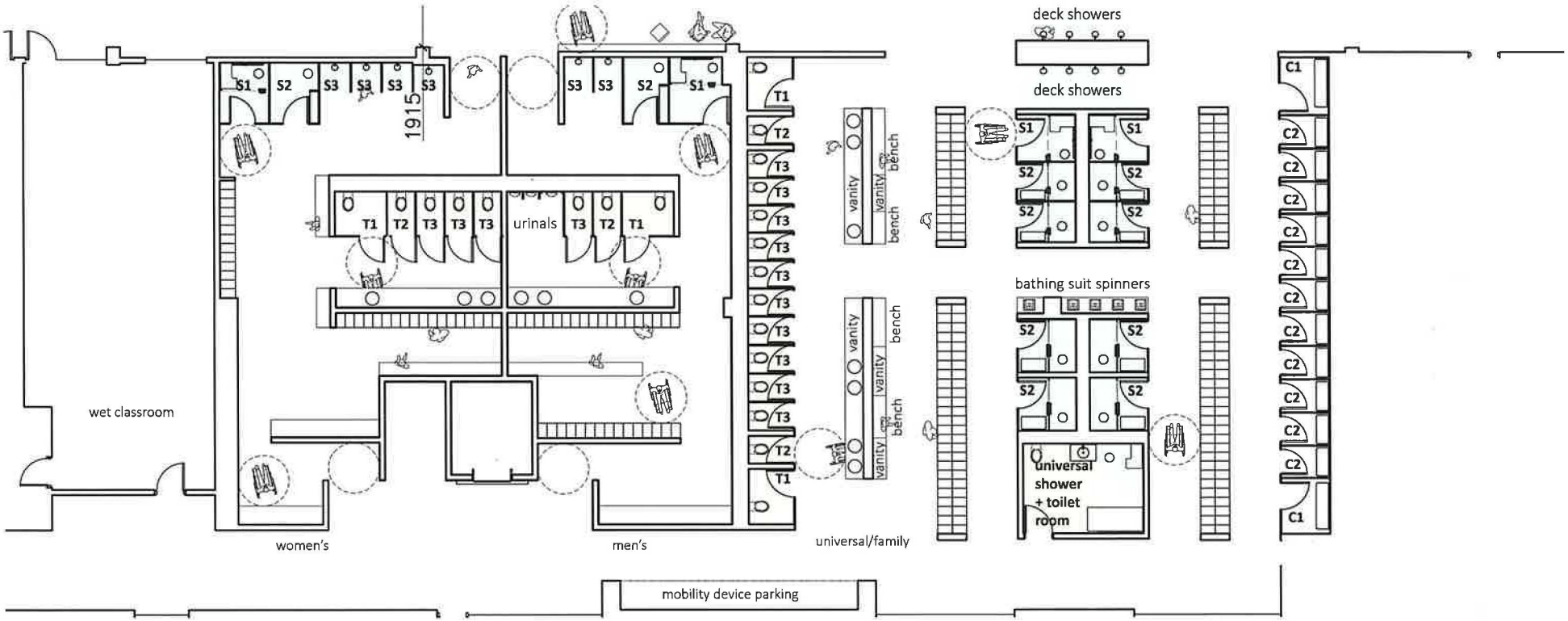


level 2

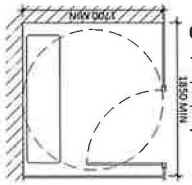
Change Rooms
- wayfinding through colour
- large pictographic signage
- signage to include high- colour contrast and braille
- wheel chair compatible lockers
- low height lockers
- accessible path of travel of 1700mm
- meets BCBC 3.8.3 and CSA B651 clearances and fixture requirements



Attachment B
Page 78 of 82



C = Change Cubicles

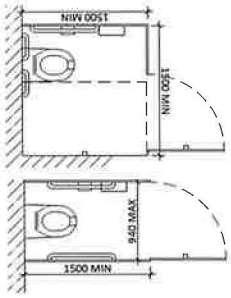


C1 - Accessible
- 1700mm clear
- 850mm clear door
- Bench
- Coat Hooks

not pictured

C2 - Family
C3 - Individual

T = Toilet Stalls



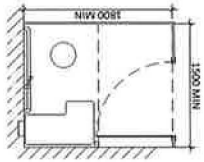
T1 - Accessible
- 1500mx1500mm min.
- horizontal grab bars
- L-shape grab bars
- Coat Hook

T2 - Limited Mobility
- 940x1500mm
- horizontal grab bars
- Coat Hook

not pictured

T3 - Individual

S = Shower Cubicles

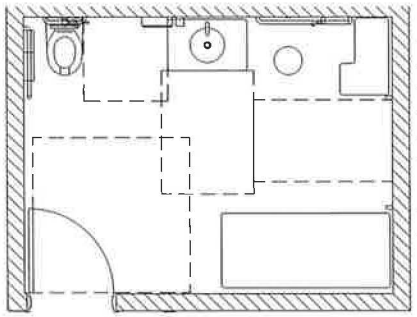


S1 - Accessible
- 1800mm x 1500mm min.
- 850mm clear door
- Foldable Bench
- Coat Hooks
- Accessible Plumbing equipment

not pictured

S2 - Family
S3 - Individual

Universal Change and Toilet Room

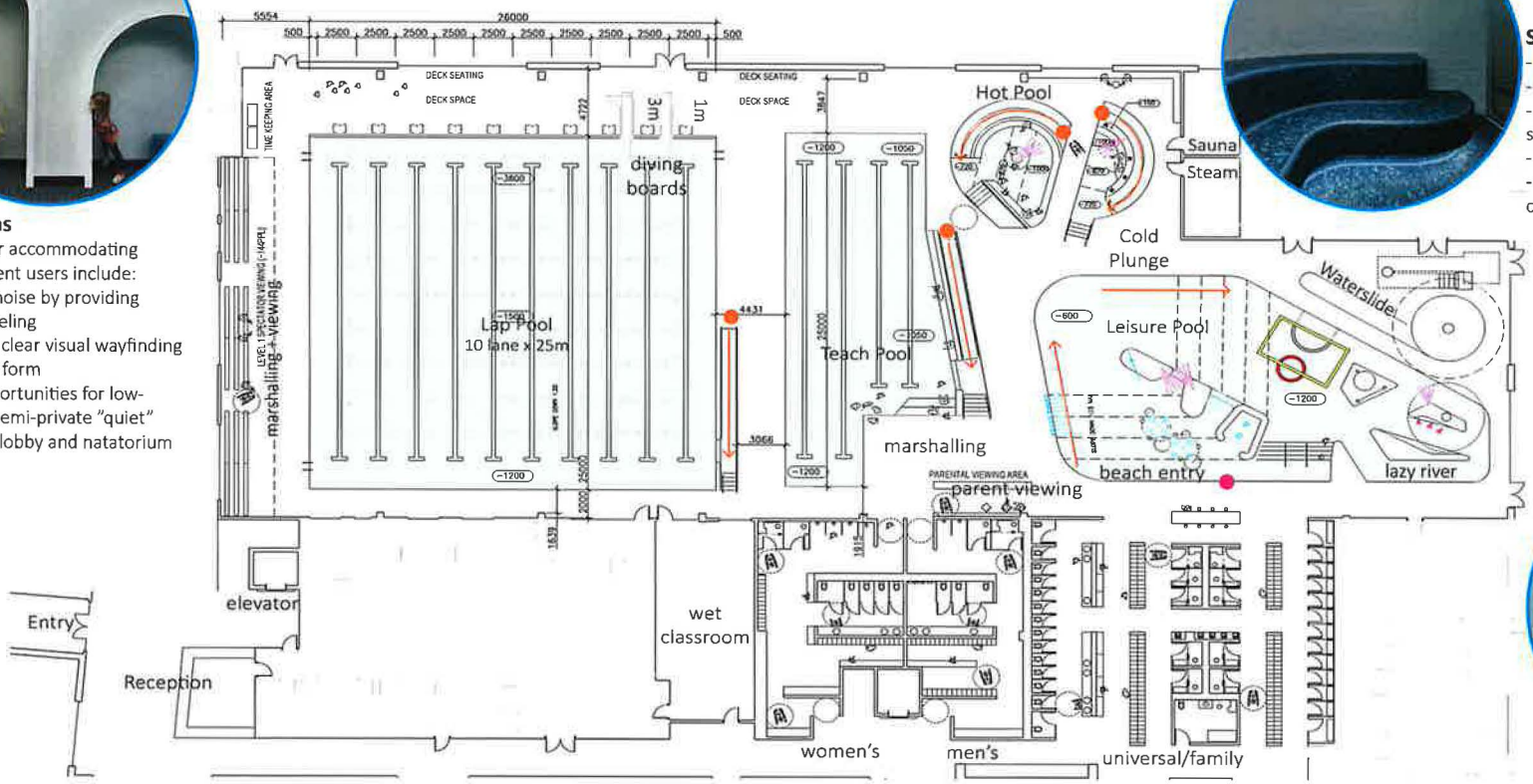


- push buttons at door
- 850mm clear door
- foldable bench at shower
- coat hooks
- accessible plumbing equipment
- fixed adult change bench 1830mmx760mm
- ceiling hoist/gantry
- grab bars at shower, toilet, change bench



Quiet Areas

Strategies for accommodating neurodivergent users include:
- mitigating noise by providing acoustic paneling
- developing clear visual wayfinding via colour or form
- finding opportunities for low-stimulation semi-private "quiet" zones in the lobby and natatorium areas



Steam and Saunas
- accessible bench heights
- bright lighting
- designated wheel chair area within steam and saunas
- quiet area
- adjacent to hot and cold pool circuit





pool deck tile | pool feature tiles | pool feature tiles



Beach Entry/Zero Entry
- gradual pool entry at 1:15 slope

Accessible Pool Entrances
- each pool has a entry ramp
- portable chair lift available
- meets BCBC 3.8.3 and CSA B651 clearances and fixture requirements

Attachment B
Page 80 of 89

Appendix E –

Annotated Design Development Sample Board (April 21, 2025)

Metal Panel Cladding - Aluminum
Colour Selection In-Progress
Flat and Angled Panel at Upper Datum



Feature Colour
Selection
In-Progress
Signage and
Feature Areas

Glazing
Tint and Performance
In-Progress
At Exterior Windows

Glazing Frames
Dark Bronze
Anodized
Aluminum at All
Interior and
Exterior
Windows

Linear Brick Cladding
Coastal Fog
Durable, Friendly
At Lower Datum
Pedestrian Level

Mass Timber
Warm Finish TBC
Exposed Structure at
Lobby

Metal Bar Grating
Finish and Spacing
In-Progress
At Soffit, Guard, and
Canopy

UNITECH
CONSTRUCTION MANAGEMENT

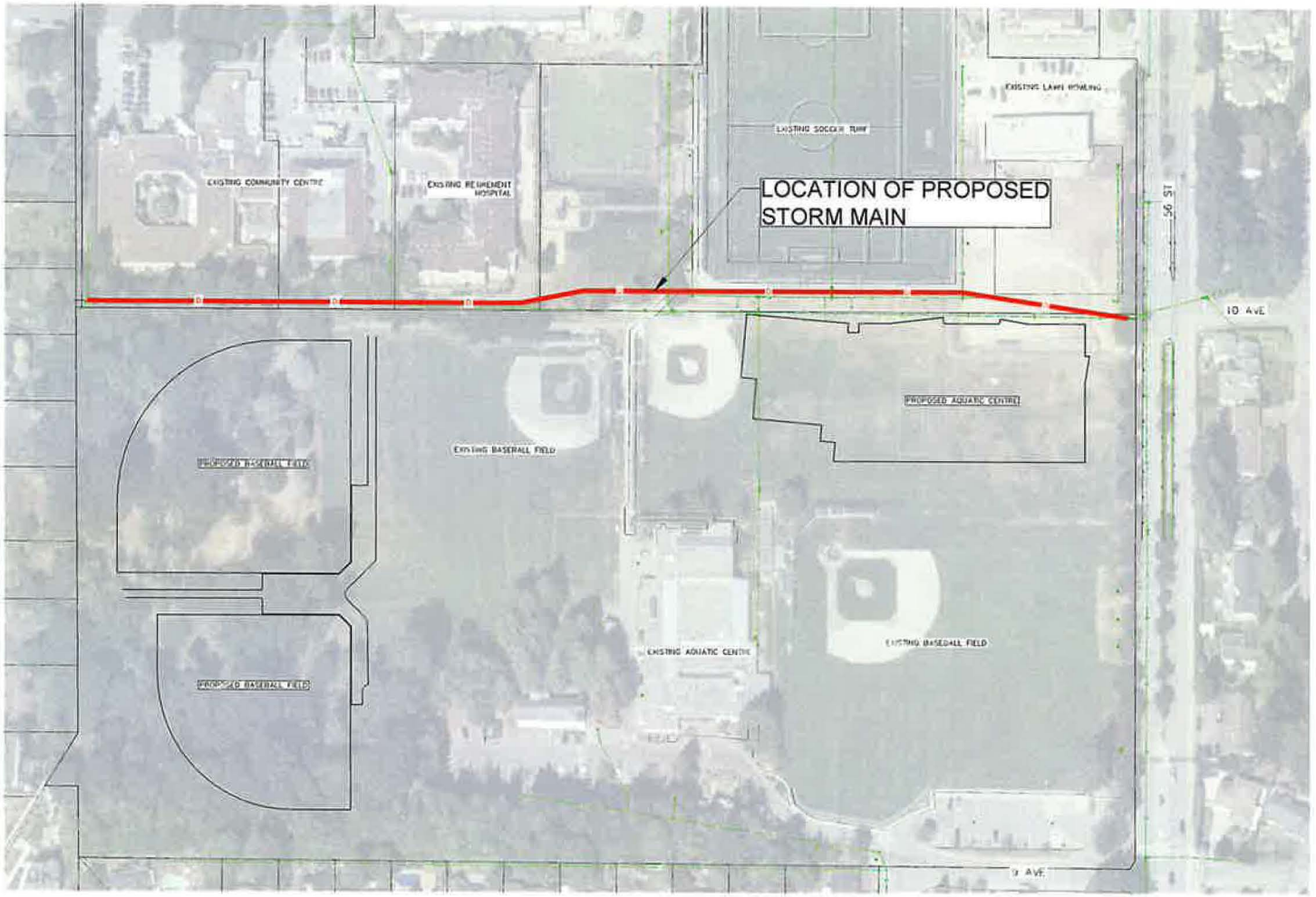
Winskill Aquatic Centre

Class C Elemental Summary

Element	Cost Total
Class C Estimate Summary	**April 2025 Class C Update**
A - SHELL	25,158,123
B - INTERIORS	12,253,127
C - MECHANICAL & ELECTRICAL	33,340,500
D - SITE & ANCILLARY WORK	4,959,410
Z - GENERAL REQUIREMENTS & FEES	10,509,084
Project Contingency	21,019,236
Construction Costs	**107,239,481**
Design Costs	5,016,863
FF&E and Other Soft Costs	10,421,544
Project Costs (Before Site Realignment)	**122,677,888**
Site Realignment	7,216,197
Total Project Costs	**$ 129,894,085**
Facility Square Feet	104,456
Construction Cost Per Square Foot	$ 1,027

CONTRACTOR TO TEST PIT IN ORDER TO CONFIRM ALL LOCATIONS, DEPTHS, AND TYPE OF SERVICE PRIOR TO ORDERING MATERIALS.

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC, AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT



1:750

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NORTH

REV	BY	DESCRIPTION	DATE
5			
4			
3	TW	Issued for 75% DD	2025-04-25
2	ZK	Issued for Review	2025-04-16
1	ZK	Issued for Review	2025-03-14

REVISIONS TABLE FOR DRAWINGS

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REV	BY	DESCRIPTION	DATE
3	AB	Issued for Review	Apr 29, 2025
2	AB	Issued for Review	Apr 24, 2025

REVISIONS TABLE FOR SHEET

Project:
Winskill Aquatic Facility

Location:
5575 9 Ave
Delta, BC
V4M 1V5

Drawn: AB	Stamp
Checked: TW	
Approved: TW	Original Sheet Size: 24"x36"
Scale: 1:750	

Drawing Title: KEY PLAN

VDZ Project #: PR2024-14

Drawing #: ST-01

Attachment D
Page 1 of 1

Z:\PROJECTS\PARKS & RECREATION\CAD\PR2024-14 WINSKILL AQUATIC FACILITY\02_ENGINEERING\AQUATIC CENTRE\DWGS\ - MISC SHEETS\ST-01 - KEY PLAN.DWG