Item 1

City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

From: **Facilities & Major Projects and Communications & Engagement Departments**

Date: **July 17, 2024**

Winskill Renewal Project Engagement Results and Next Steps

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

- **RECOMMENDATIONS:**

A. THAT the Winskill Renewal Project Phase 1 community engagement results, be received for information.

B. THAT Option 2 (Northeast Corner), with modifications that enhance tree retention, be approved as the location for the Winskill Aquatic and Fitness Centre replacement.

C. THAT the option to incorporate a fourth baseball diamond in the future be considered pending the results of the field use analysis.

D. THAT the design of the new aquatic facility include a 25 meter lap pool with 10 lanes.

E. THAT staff be directed to proceed to the next phase of the Winskill Renewal Project and prepare a conceptual design that is guided by the results of the community engagement.

- **PURPOSE:**

To provide Council with an update on the results of the first phase of community engagement, to obtain Council approval of the preferred site location and receive Council direction to advance to the next phase of the Winskill Renewal Project to prepare a conceptual design.

- **BACKGROUND:**

At nearly 50 years of age, the Winskill Aquatic and Fitness Centre ("Winskill") is the City's oldest indoor aquatic facility. Through numerous reviews and analyses, it has been confirmed that the facility's mechanical systems are at the end of their service life and in many cases, are obsolete.

At the March 11, 2024 Regular Meeting, Council approved:

- That the existing Winskill Aquatic and Fitness Centre be replaced with a new purpose-built aquatics and fitness centre.
- That staff be directed to issue requests for proposals for an architect and construction manager to proceed with the replacement of the facility.
- That staff be directed to commence an engagement program to obtain input from the community.

Since Council's approval in March, Unitech Construction Management Ltd was selected as the construction manager and Dialog/Carscadden was selected as the architect for the project, through open competitive bid processes.

On May 6, Council received an update on the project and confirmed the community engagement program. Staff launched the "Time to Jump In" Winskill engagement program on May 12 to invite the community to share their ideas and suggestions for a number of key features of the new facility including:

- Project vision and priorities
- 8 or 10 swim lanes for the main pool
- Features included in leisure pool
- Features of the recreation centre and common areas
- Accessibility and sustainability considerations of the facility
- Location of the new facility in the Winskill Park
- Project impacts and mitigation efforts

To support the discussion about the location of the facility with the community, the project team prepared three options including:

- Option 1 (West): Southwest of the current facility
- Option 2 (North): Northern section of eastern Winskill Park, adjacent to 56 Street, across from 10 Avenue, and next to the Lawn Bowling Facility
- Option 3 (South): Southern section of the eastern Winskill Park, adjacent to the intersection of 56 Street and 9 Avenue

Diagrams of the three concept options are included in Attachment A.

▪ DISCUSSION:

At this stage in the Winskill Renewal Project, several major decisions are foundational before proceeding to the conceptual design. These are the site location of the replacement facility in Winskill Park and the pool size. The next sections of this report convey the results of the engagement process and detail the technical analysis that guide the staff recommendations to Council.

Community Engagement

Council directed staff to undertake a community engagement program to involve residents in plans for the new Winskill Aquatic and Fitness Centre. The first phase was conducted between May 6 and June 27, 2024 and invited residents to share their views

on key features of the facility. Residents had a mix of in-person and online opportunities to learn more about the Winskill Renewal Project and provide their ideas.

Staff received feedback from 1,632 residents representing a diverse range of voices. 970 people attended 28 different events including 6 open houses and information sessions and scheduled meetings with 22 community groups. The City also received input from 662 households through the online feedback form. In addition to facility users and the community, key groups engaged with include swim clubs, baseball associations, neighbouring residents, local youth, seniors, underrepresented groups, and staff.

The program gathered a wealth of feedback on a range of topics including a vision for the facility, location on the Winskill site, size of the pool, and plans for the fields. The complete findings are included in Attachment B of this report. The top five findings are highlighted here:

1. Focus on Fun, Fitness and Health

Participants were invited to share what they think the focus should be for the new facility. The City suggested six possible areas of focus and all were well supported by participants. The top three choices included 1. Fun/Attractions, 2. Fitness/Sport and 3. Health/Wellness. Also important to participants were Education/Programs, Conservation/Sustainability and Accessibility/Inclusivity.

2. Include Amenities for Wellness

Fun was at the top of the list of amenities that participants would like to see in the pool, with a water slide receiving the most support of the eight options suggested. Wellness was also prominent with a lazy river and a cold plunge pool taking the second and third spot. A desire to see the facility support rehabilitation and therapy was also prominent in the comments.

3. Size the Pool for Growth

A constant theme of the engagement activities was to ensure the City did not under build the facility, recognizing recent growth projections for Delta. This interest was demonstrated in the question asking if participants were open to increasing the number of lanes available from 6 today to 10 lanes which was supported (65%) or somewhat supported (20%) by nearly 85% of respondents. Representatives of the local swim clubs would like the City to go further and build a 50m pool which would allow for support of higher-level programs and competitions. This idea was also suggested by approximately 19 of the respondents to the feedback form.

4. Preserve the Natural Area

One of the key findings of the program was that many residents value the natural area of Winskill Park as much as the pool and sports fields. The area is enjoyed by residents walking their dogs, playing disc golf and seeking relief from the summer heat. This sentiment was evident in the input received on where to locate the new building. Based

on the three options (West, North and South) presented, most respondents selected the West option as their preferred location as it appears to preserve the highest number of trees in the natural area. Rankings for the three options were 1.71 for Option 1: West, 2.06 for Option 2: North and 2.14 for Option 3: South. (Note: lowest scoring most desirable).

When asked what was important in choosing a location for the new building, about 86 of the 344 responses pointed to preserving trees and minimizing disruption to greenspace as two of the main reasons behind their selections. Also identified as important to the community is avoiding a new intersection, addressing lack of parking, accommodating future growth and being close to public transit.

5. Feedback from Field Users

Although the focus of the engagement program was on gathering input for the new aquatic and fitness centre, there was also discussion about the needs of other field users and impacts to current uses presented by some of the location options for the new facility. Disc golf users expressed concerns about the potential loss of the course in the natural area, indicating it is the first permanent course in Canada established in 1976. Baseball groups also indicated a need for more fields, and specifically diamonds for adults. The community was also invited to share their views on the addition of a fourth baseball diamond through the engagement program. The response was mixed with 41% opposed to the idea, many preferring to preserve the natural area proposed for the fourth baseball diamond.

Additional Ideas and Suggestions

Through the engagement program, the City also received hundreds of ideas in the areas of Accessibility, Inclusivity, Sustainability and Programming. The complete results will be provided to the design team to review and consider in preparation of the preliminary concepts.

Analysis

The Winskill project team conducted analysis on the key topics to guide the basis for staff recommendations, which are detailed in the following section.

Site Location

Based on feedback from the community and following a further technical analysis by the project team, staff are recommending Council approve the North option presented to the community with enhancements to retain trees, and to plan for but not proceed with a fourth baseball diamond at this time. The rationale is presented in more detail below.

Technical Analysis

The project team prepared a matrix based on the feedback from the community and technical considerations to assess each site option, examining factors such as accessibility, environmental impact, site costs, construction implementation, impact to

users during construction, proximity to park amenities, and benefits to community long-term planning and growth. The results show that each option has its benefits and challenges. As reflected in Table 1, Option 2 (North) scored the highest points overall, although environmental impact scored low for this option. The full analysis detailing technical considerations of site options can be found in Attachment C.

Table 1
Scored Technical Site Factors Matrix:

		Option 1	Option 2	Option 3
	Facility Location	West	North	South
1	Accessibility, Safety and Traffic Management	○	○○	○○
2	Environmental Impact and Preservation of Natural Features	○○	○	○
3	Site Costs/Construction Implementation	○	○○○	○
4	Recreational and Aesthetic Considerations	○○○	○○○	○○○
5	Continuity of Existing Uses and Community Impact During Construction	○	○○○	○
6	Proximity to Community and Park Amenities	○○	○○○	○○○
7	Benefits to Community Long-term Planning and Growth	○	○○○	○○
	Total	11	18	13

Poor = ○
Satisfactory = ○○
Good = ○○○

Environmental Impact and Trees

Delta retained an independent arborist (BC Plant Healthcare Inc.) to complete surveys and reports for the Winskill Park trees in late 2020. Two reports were completed, with an updated field review in June 2024. The updated surveys showed that approximately 46% of the trees are in poor condition. Of the 490 trees surveyed, only 16 are in good condition, while 247 are in moderate condition and 227 are in poor condition. Based on condition alone, many trees will require removal for safety reasons and replacement

with new trees within the park, regardless of the construction or location of the new facility.

Further analysis has been undertaken by the project team to determine the tree impact for each of the three site location options under consideration. All three options would result in significant tree impact, ranging between 354 and 413 tree removals depending on option, when considering a fourth baseball diamond.

The need for and timing of a fourth baseball diamond is discussed below.

Fourth Baseball Diamond

Winskill Park currently has three baseball diamonds. An additional (i.e., fourth) baseball diamond has been requested by some user groups, although there was limited overall support by the community for this expressed through the community engagement process. As most information for playing field demands is anecdotal, the City has launched a field use analysis of all City playing fields, to gather data to understand what if any additional need exists to expand the number of City playing fields. It is proposed that the option to incorporate a fourth baseball diamond in the future be considered pending the results of the field use analysis. In the interim, through the use of field use management and allocation practices, staff believe the needs of user groups can be effectively addressed.

Refined North Option - Enhanced Tree Retention - Recommended

A resounding message staff received through the community engagement was the importance of the forested area of the Winskill Park and desire for tree retention. Through the community engagement process, Option 1 (West) emerged as the preferred option, likely as a result of the greater preservation of the forested area in the westerly portion of Winskill Park illustrated on the concept for this option.

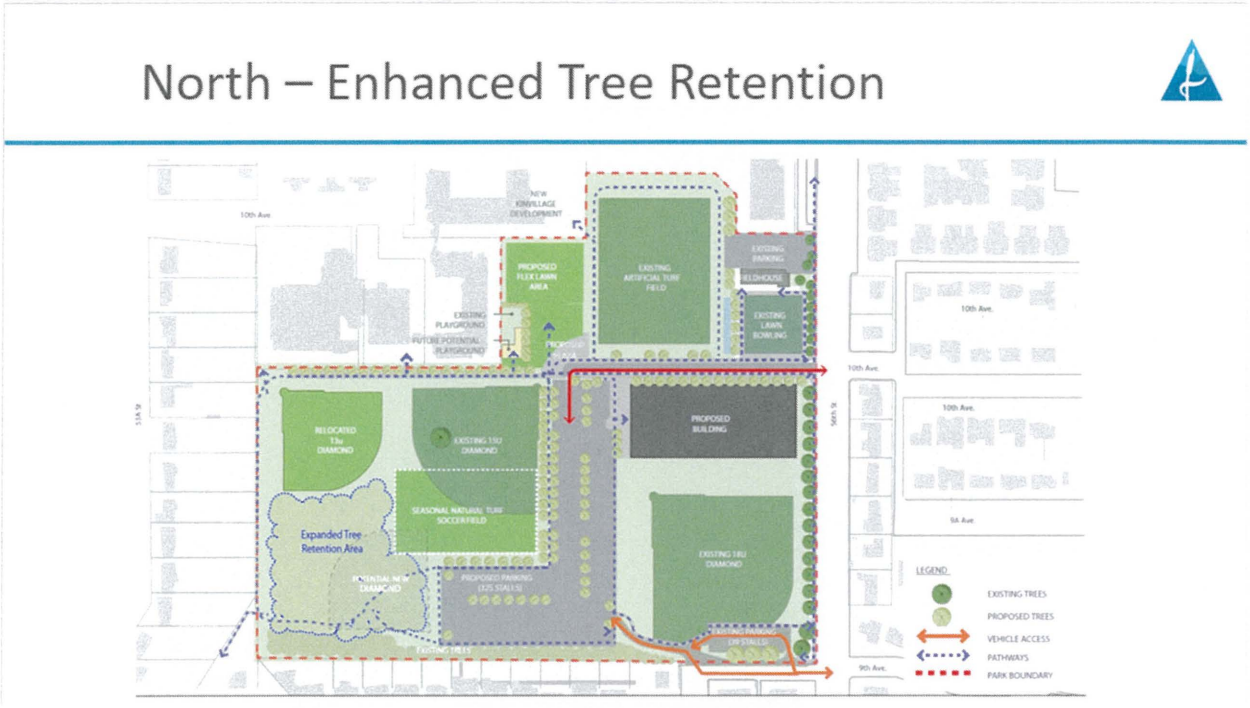
Recognizing this difference between the technically preferred option and the community preference, the project team examined opportunities to achieve greater tree preservation for the North option. A refined North site alternative with enhanced tree protection has been developed (Figure 1). This has been achieved by realigning parking, adjusting a potential fourth baseball diamond site, and also not proceeding with this field at this time. If a future fourth baseball diamond is deemed necessary a possibility exists to establish this, while still retaining a portion of the forested area in the southwest corner of the Winskill Park.

This Refined North Option would not include a fourth baseball diamond as part of the project, and thus allowed for retention of a portion of the forested area comprising approximately 120 trees (2 good, 62 moderate and 56 poor condition). This refined option could retain a portion of the Disc Golf Course as well.

Under this recommended approach there is a need to realign the existing 13U playing field in the Northeast corner of the park to the Northwest corner of the park. This field

realignment would occur prior to construction of the new facility in summer 2025, and in time for the 2025 baseball season.

Figure 1



Other Suggested Locations

In an effort to provide alternate locations to preserve the natural area, some participants suggested locating the facility at the South Delta Recreation Centre (SDRC). The project team examined this possibility and determined the following:

- The SDRC site is not large enough to accommodate both the existing SDRC and the new aquatic and fitness centre including required parking, even with the relocation of the lacrosse box and skate park. The current SDRC site is constrained by adjacent land uses and Agriculture Land Reserve.
- The existing facility, including the ice arena, curling rink and gymnasium, would need to be demolished in order to construct a new combined facility which would likely double the cost of the project to at least $250 million.
- Construction would be technically challenging and more costly at this location due to the high water table and the need to dewater during construction.
- The project schedule would also need to be increased significantly to accommodate new or relocated ice facilities at the SDRC location.

As a result of the above, it is not recommended to further explore this option.

Pool Size

Based on feedback from the community and a review of the option for a 50 meter pool, staff are recommending proceeding with a detailed design based on a 25 meter pool with 10 lanes.

Through the community engagement aquatic user groups have requested to incorporate a 50 meter pool into the project, which would provide greater support for competitive swimming. The project team completed an analysis, and the overall conclusion is that a 10-lane, 25 meter pool best meets the diverse needs of the community focused on fun, fitness and wellness. Furthermore it is estimated that a 50 meter pool would increase project capital costs by an estimated 30%. If Council were not prepared to increase the project budget beyond the current $120 to $130 million budget, this would result in reduced funding available for other features in the replacement facility.

The current 25 meter pool at Winskill only has 6 lanes. By increasing to 10 lanes with a new 25 meter pool, Delta would accommodate future growth of the community, for both competitive and recreational swimming. The new Winskill is also intended to have a dedicated leisure pool, which the current facility does not have. The addition of the leisure pool could free up space in a future 10 lane, 25 meter pool for competitive swimming and training.

Dialog/Carscadden has prepared a technical memo substantiating the benefits of a larger 25 meter pool (Attachment D).

Implications:

Financial Implications - The replacement of the Winskill Aquatic and Fitness Centre is estimated to cost in the range of $120 to $130 million. Staff are proposing that the project be primarily funded by borrowing, but will also be actively seeking grant funding opportunities and exploring other funding sources.

The 2024 Financial Plan includes $10 million for the Winskill project. As the team progresses through the design process, staff will refine project costs as part of the 2025 Budget.

- **CONCLUSION:**

Striking a balance has become the central theme when addressing the diverse needs of the community and its' user groups. Ensuring a blend of fun attractions, competitive sports and health and wellness features is essential for the successful design of the facility. Additionally, prioritizing both active recreation amenities and preservation of natural areas in the surrounding Winskill Park is crucial for securing the long-term benefits for the community.

Proceeding with the site selection of the Refined North – Enhanced Tree Retention alternative, with a 10 lane, 25 meter pool will enable the project to meet the community's expectations, for both within the facility and surrounding park.

Jim Bauer
Director, Facilities and Major Projects

Deanie Wong
Director, Communications & Engagement

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
Finance	Navin Chand	NC
Parks, Recreation & Culture	Trent Reid	TR
Engineering Operations	Steven Lan	JT for SL

- **ATTACHMENTS:**

A. Site Options
B. Community Engagement Report
C. Dialog/Carscadden Technical Review of Site Options
D. Dialog/Carscadden Technical Review of Pool Size

Delta

Winskill Renewal Project
Site Options

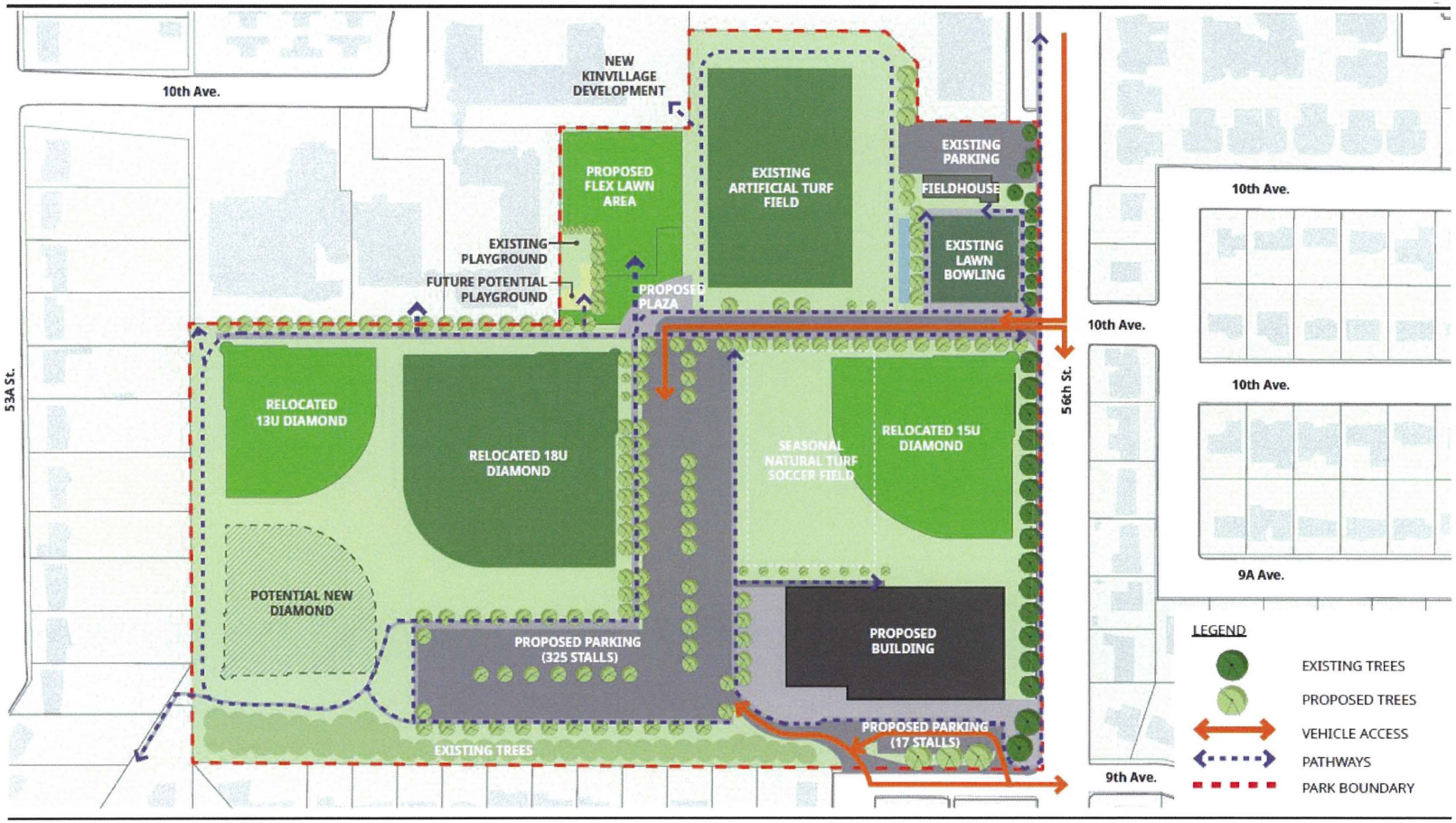
Site Options - West



Site Options – North



Site Options - South



Delta



WINSKILL RENEWAL PROJECT

COMMUNITY ENGAGEMENT REPORT

Phase 1 – Key Features

July 2024

Delta

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwaθən (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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Attachment A: Engagement Timeline

Attachment B: Correspondence
- BGC Southcoast BC
- Tsawwassen Amateur Baseball Association
- Winskill Disc Golf Course Users
- Boundary Bay Bluebacks Swim Club


Hooper Swamp
Lazy River

ENGAGEMENT SNAPSHOT

How We Informed

800
Homes received two mailouts

3,300
Visitors to the website

455
Downloads of project documents

2
Newspaper Advertisements

93,000
Reach of 42 Social Media Posts and Ads

5,980
E-blast subscribers

How We Engaged

970+
In-Person Conversations

465
Youth

22
Meetings

6
Open Houses

662
Feedback Forms

1,387
Users represented

WHAT WE HEARD

Council directed staff to undertake a community engagement program to involve residents in plans for the new Winskill Aquatic and Fitness Centre. The first phase was conducted between March 6 and June 27, 2024 and invited residents to share their views on key features of the facility. The program gathered a wealth of feedback on a range of topics and the complete findings are included in this report and at **letstalk.delta.ca/Winskill**. The top six findings are highlighted here:

1. Focus on Fun, Fitness and Health

Participants were invited to share what they think the vision should be for the new facility. Out of the six areas of focus suggested, the top three choices included 1. Fun/Attractions, 2. Fitness/Sport and 3. Health/Wellness. Also important to participants were Education/Programs, Conservation/Sustainability and Accessibility/Inclusivity.

2. Include Amenities for Wellness

Fun was also at the top of the list of amenities participants would like to see in the pool with a water slide receiving the most support of the eight options suggested. Wellness was also prominent with a lazy river and a cold plunge pool taking the second and third spots. A desire to see the facility support rehabilitation and therapy was also prominent in the comments.

3. Size Pool for Growth

A consistent theme of the engagement activities was to ensure the City did not 'underbuild' the facility, recognizing recent growth projections for Delta. This interest was demonstrated in the question asking if participants were open to increasing the number of lanes available from six today to 10 lanes which was supported or somewhat supported by nearly 65% of respondents. Some respondents would like the City to go further and build a 50m pool which would allow for support of higher-level competitions.

4. Expand the Fitness Centre

Participants were pleased to learn that the plan is to double the size of the fitness centre with many confirming the current space is too small. In addition to a significantly larger fitness centre and weight room, participants want to see ample space for classes including specialized studios, viewing galleries and comfortable waiting areas, bigger and more family-friendly change rooms, and a greater variety of cardio and other equipment. Many expressed interest in additional services such as a smoothie bar and café, meeting rooms for rent and space for physiotherapy and other health services.

5. Preserve the Natural Area

When choosing a location for the new building, some participants want to see the trees and the natural area to the west of the site preserved. This area is enjoyed by residents walking their dogs, playing disc golf and seeking relief from the summer heat. Also important is avoiding a new intersection on 56th street, ensuring adequate parking, and providing access to public transit. Interest in seeing the natural area preserved also contributed to mixed support for a fourth ball diamond with only 37% championing this option.

6. Feedback for Fields

Although the focus was on gathering input for the new aquatic and fitness centre, there was also discussion about the needs of other field users at Winskill Park. Disc golf users shared concerns about the potential loss of the course in the natural area and a desire for more courses. Baseball groups indicated a need for upgrades and a desire for more fields.

More ideas and suggestions

The City also received hundreds of ideas in the areas of Accessibility, Inclusivity, Sustainability and Programming. The complete results will be provided to the team to review and consider in preparation of the design.

1. INTRODUCTION

Winskill has served the community for over four decades, providing a space for recreation, fitness, and aquatic activities. In 2019, a facility condition assessment determined systems including the building envelope, pool structure, electrical panel, and boilers have reached the end of their service life and need to be replaced. The pool is safe and operational but is at risk of a major mechanical failure and no longer meets modern standards or the community's needs.

Analysis shows that repairing the current facility would cost as much as building a new facility, with estimates around $120-130 million. Given the close cost estimates and the opportunity to better meet community needs, Council made the decision to construct a new facility. Recognizing the importance of the facility to the community, Council directed staff to conduct an engagement program to involve residents in determining the key features and design.

Given the scale of the project and the role of the facility in the community, the City is committed to ensuring residents have the information and opportunities they need to get involved. In addition to ongoing communication activities, there are two phases in the engagement program where the community is invited to share their views on the Winskill Renewal Project:

PHASE 1

Engage on
Key Features
Spring 2024

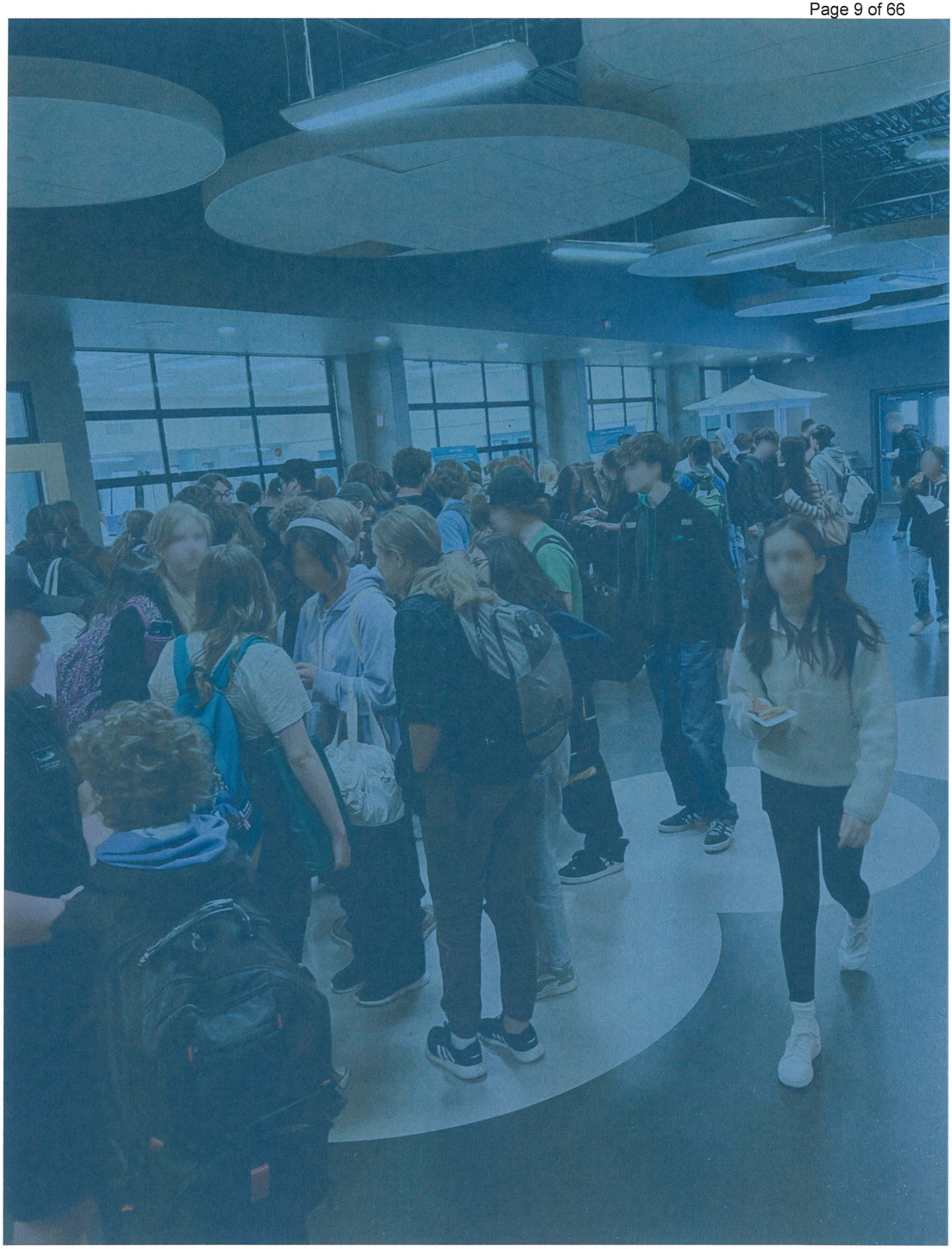
The first phase invited the community to provide input into the key features and amenities of the new aquatic and fitness centre. This included:

- Vision for the facility
- Amenities in the leisure pool
- Size of the pool (number of lanes)
- Interest in a fourth baseball diamond
- Location on the Winskill site

PHASE 2

Engage on Design
Fall 2024

The second phase will invite the community to review the design of the facility.



2. OUR APPROACH

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

2.1 Who We Involved

At the start of the project, staff identified community groups who may have an interest in or be affected by the Winskill Renewal Project. Below is a list of groups that the City connected with to engage in the first phase of the program.

OVERALL

- City Committees
- Community
- Indigenous
- Neighbouring Residents

FIELD

- Tsawwassen Amateur Baseball
- South Delta Little League Baseball
- Tsawwassen Mixed Slopitch 25+
- South Delta Outdoor Volleyball
- South Delta United

EQUITY DESERVING GROUPS

- Youth
- Seniors
- Neurodivergent
- Immigrants
- LGBTQ2S+
- People with Mobility Challenges
- People with Experience of Poverty

SPECIAL

- Water Polo
- Boys & Girls Club of the South Coast
- Disc Golf
- Tourism Delta
- Tsawwassen Sun Festival
- KinVillage Board

AQUATIC

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

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 Winskill Renewal Project, background information, and opportunities to get involved. Key communication activities are described below.

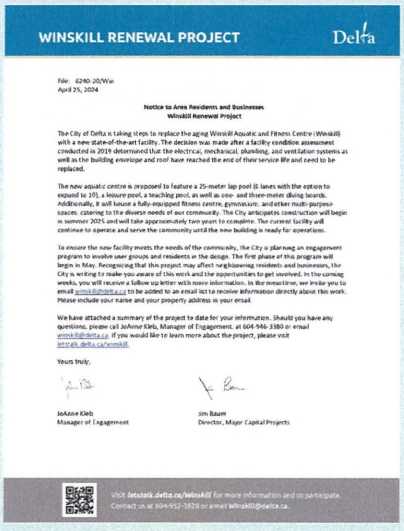


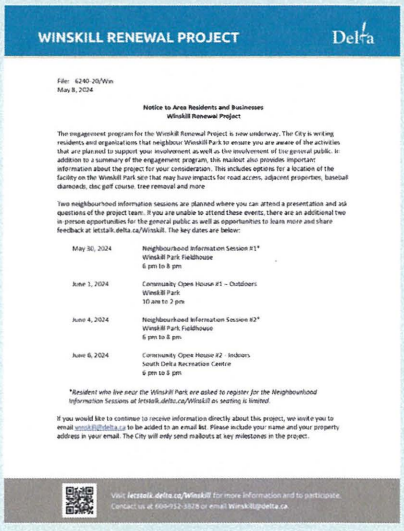
Project Website

A dedicated project website was launched on the City's engagement platform, Let's Talk Delta, at the start of the project. This provided a central resource for all information about the project and opportunities for involvement. As the project progressed, all supporting materials were available for residents to view.

Neighbourhood Mailouts

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

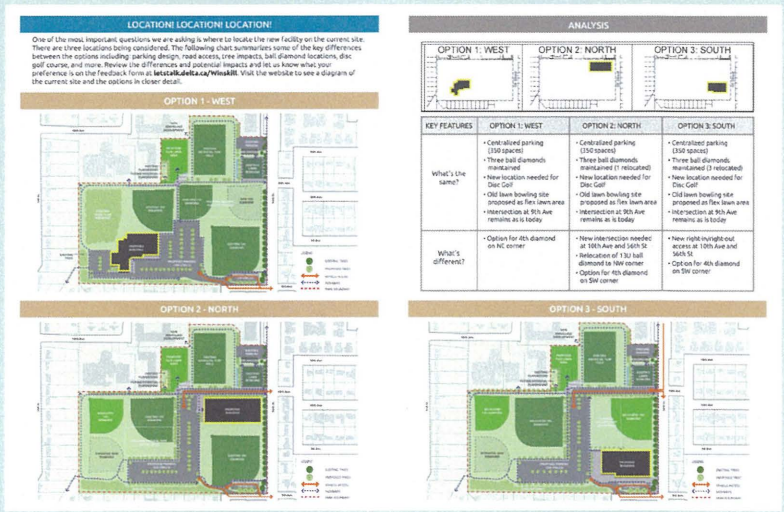




Fact Sheets

Two fact sheets were prepared to support informed participation in the process. The first provided background on the project and the second provided information and maps to support discussion and feedback on the key amenities of the facility as well as site location.





Facility Displays

A permanent display was created and installed at both the Winskill Aquatic and Fitness Centre and the South Delta Recreation Centre to ensure facility users were aware of the project.





IT'S TIME TO JUMP IN!
Get involved in the Winskill Renewal Project

The City of Delta is replacing the Winskill Aquatic & Fitness Centre (Winskill) with a new facility that will offer improved and expanded amenities to meet the growing needs of the community. Residents are invited to get involved in the design of the new facility through the City's engagement program. Feedback during this phase will be collected through to June 16 and will be shared with staff to consider in their recommendations to Council. The findings will be available for both the public and Council to review.

GET INFORMED

Review the Engagement Guide and other supporting materials at letstalk.delta.ca/Winskill or at Winskill to learn more about the project and what is being proposed.

SHARE YOUR IDEAS

Water slide? Rope swing? Obstacle course? Plunge pool? The City wants your ideas for amenities in the new pool. Submit them in the Ideas tool at letstalk.delta.ca/Winskill and vote for the ones you like.

MARK YOUR CALENDAR

The City is hosting many different events to involve user groups as well as the community at large. If you would like to discuss your feedback and ideas with staff, plan on attending an open house.

DATE	VENUE
May 30, 2024*	Neighbourhood Information Session #1 Winskill Park Fieldhouse 6 pm to 8 pm
June 1, 2024	Open House #1 – Outdoors Winskill Park 10 am to 2 pm
June 4, 2024*	Neighbourhood Information Session #2 Winskill Park Fieldhouse 6 pm to 8 pm
June 6, 2024	Open House #2 - Indoors South Delta Recreation Centre 6 pm to 8 pm

*Seating is limited. Register at letstalk.delta.ca/Winskill.

BIG DECISIONS AHEAD

8 or 10 lanes? Leisure pool features? Location on the Winskill Park site? These are some of the big decisions that will be explored through the engagement program.

Location! Location! Location!

A different location will make it possible to keep the current facility open during construction but may have impacts for road access, disc golf, trees, ball diamonds and more. View the options in more detail on the website.

HAVE YOUR SAY

Visit letstalk.delta.ca/Winskill to see dates and times for events to get involved, share your ideas and complete a feedback form before June 16.

Delta

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 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 its main accounts for Facebook, Instagram, and X.



City of Delta - Local Government
Published by Hootsuite · 6 days ago ·

If you haven't had a chance to drop by one of our engagement events, our team will be at the Winskill lobby this weekend to chat and gather feedback from residents.

Saturday, June 15
8:30 am - 11:30 am... See more

2.3 How We Engaged

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

Feedback Form

An online feedback form was available between May 7 and June 16, 2024. The City received forms from 582 households representing more than 1,387 users of the facility and park. The form served as the formal mechanism for providing feedback. A second short-version was also created to support participation by individuals who only wanted to provide feedback on a possible location for the new building in Winskill Park. The second version was completed by 80 contributors.



Neighbourhood Information Sessions

The City held two in-person information sessions targeting residents in the area. The sessions included a presentation by staff and a question and answer session with the participants. Combined, 73 people attended the two sessions.

Open Houses

Three public open houses were scheduled to enable residents to discuss the project with staff. One was held outdoors at Winskill Park, a second was held at the South Delta Recreation Centre and a third was held at the Winskill Aquatic and Fitness Centre. The open houses included hands-on activities and were attended by 175 participants.



Community and Staff Meetings

Staff scheduled 22 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 HEARD

This section includes the results of the Feedback Form as well as the notes from the meetings and events with the community.

3.1 Feedback Form

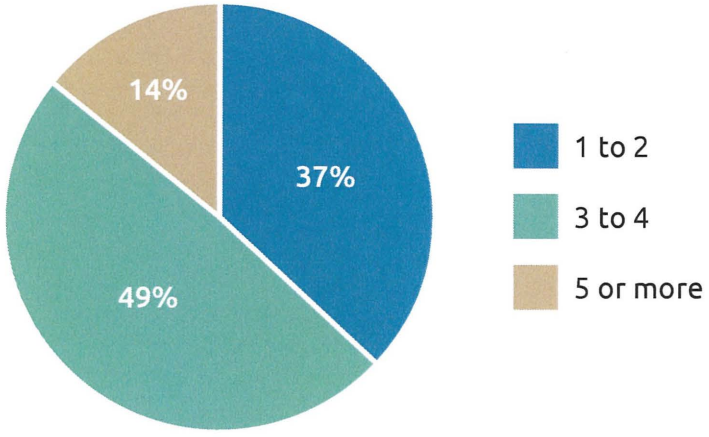
The following is a summary of the results of the feedback form. The complete findings can be viewed at **letstalk.delta.ca/Winskill**.

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

The City learned that people who are interested in participating are users of the facility as well as the fields. Many are also residents in the area. Those that selected 'Other' were mostly people who visit the park to walk or play disc golf.

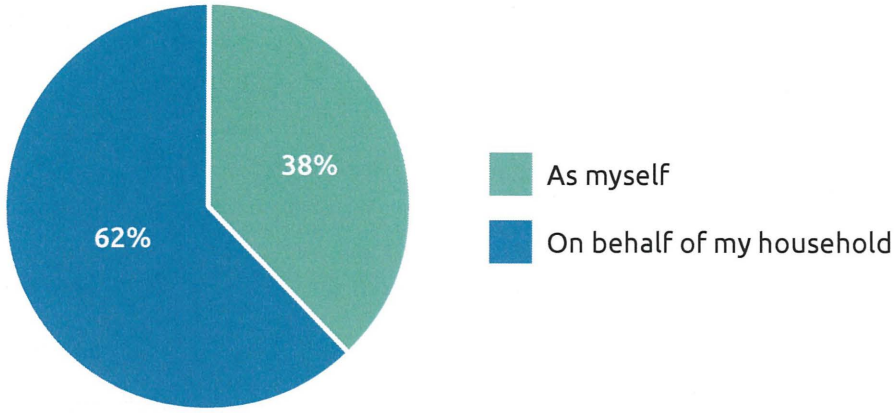


Q2: How many members of your household use the Winskill Aquatic and Fitness Centre?



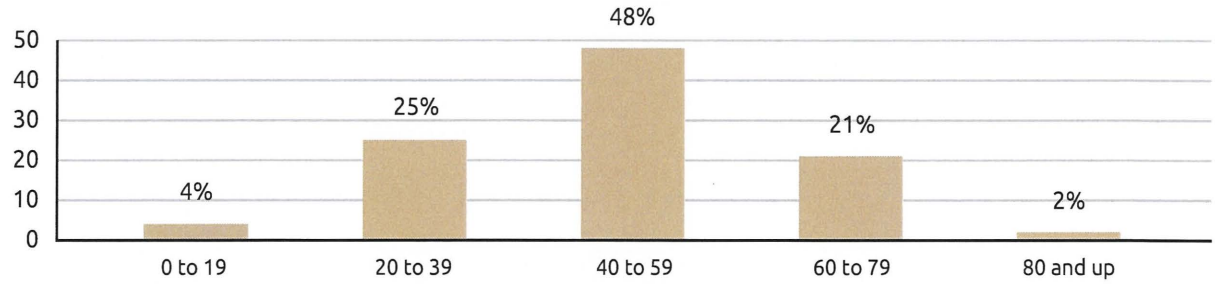
Q3: Are you providing feedback for yourself or on behalf of your household?

Most participants indicated they were responding on behalf of their households, representing the interests of an estimated 1,387 users.

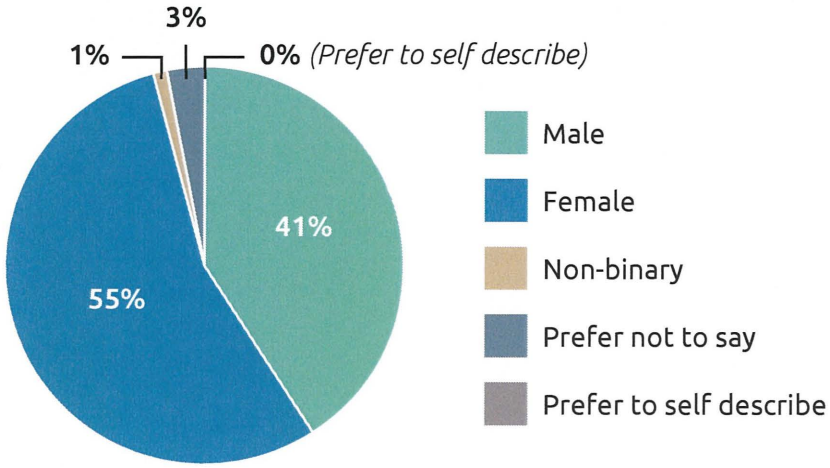


Q4: Please select your age group.

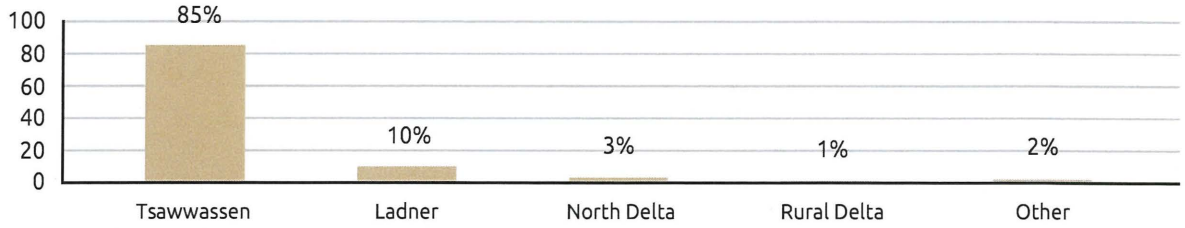
Nearly half of participants are between the ages of 40 to 59. The remaining half are split between the age groups of 20 to 39 and 60 to 79. As is the norm, participation by age groups below 19 or above 80 is low and requires targeted engagement activities to reach these groups.



Q5: Which of the following best describes your gender identity?

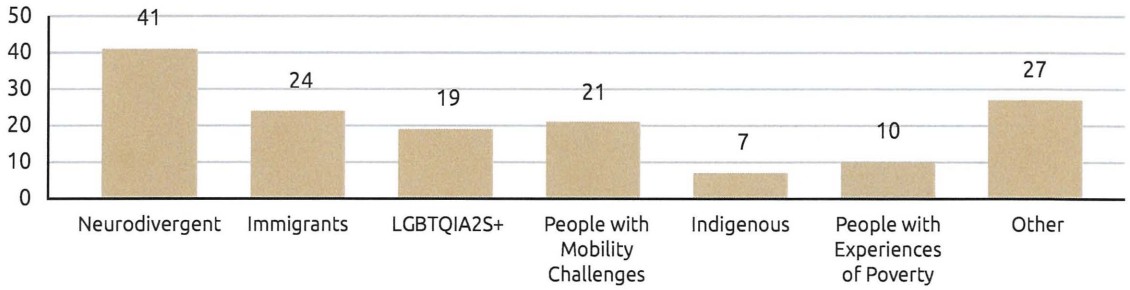


Q6: Where do you live?

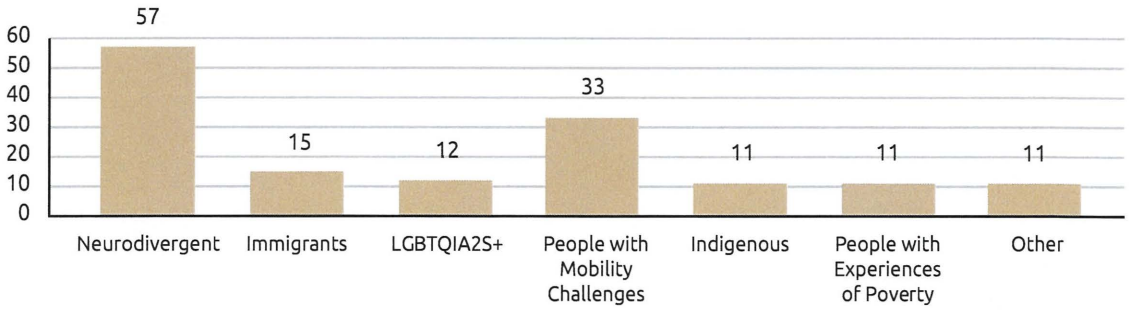


Q7: Do you identify as belonging to any of the following groups? Please select those that apply if yes. If no, proceed to the next question.

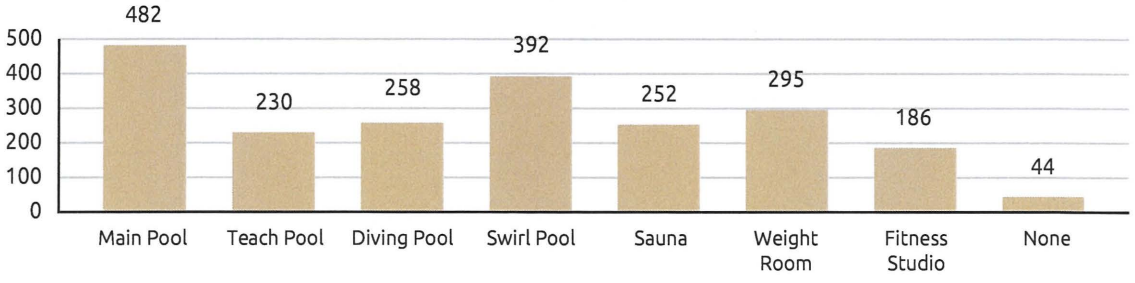
The City is tracking participation by Equity Deserving Groups to ensure their voices are heard in the process. There is fairly good participation by most groups and especially people who understand or live with neurodiversity and mobility challenges. These results will be filtered and provided to the design team to consider directly.



Q8: 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.

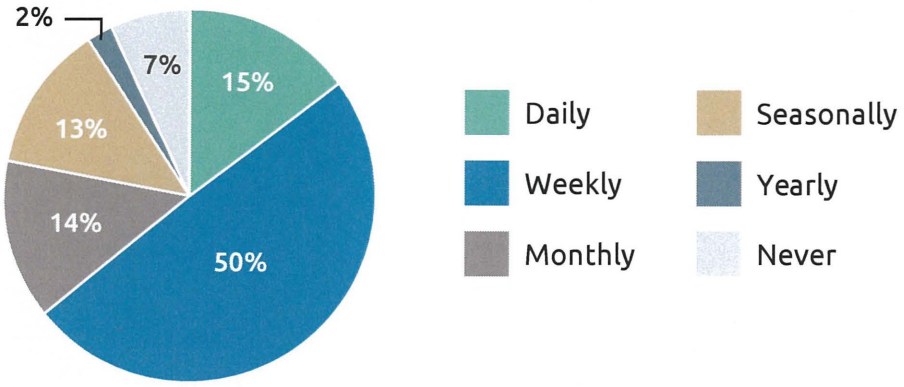


Q9: Which amenities at the Winskill Aquatic and Fitness Centre do you or your household currently use? Select those that apply.



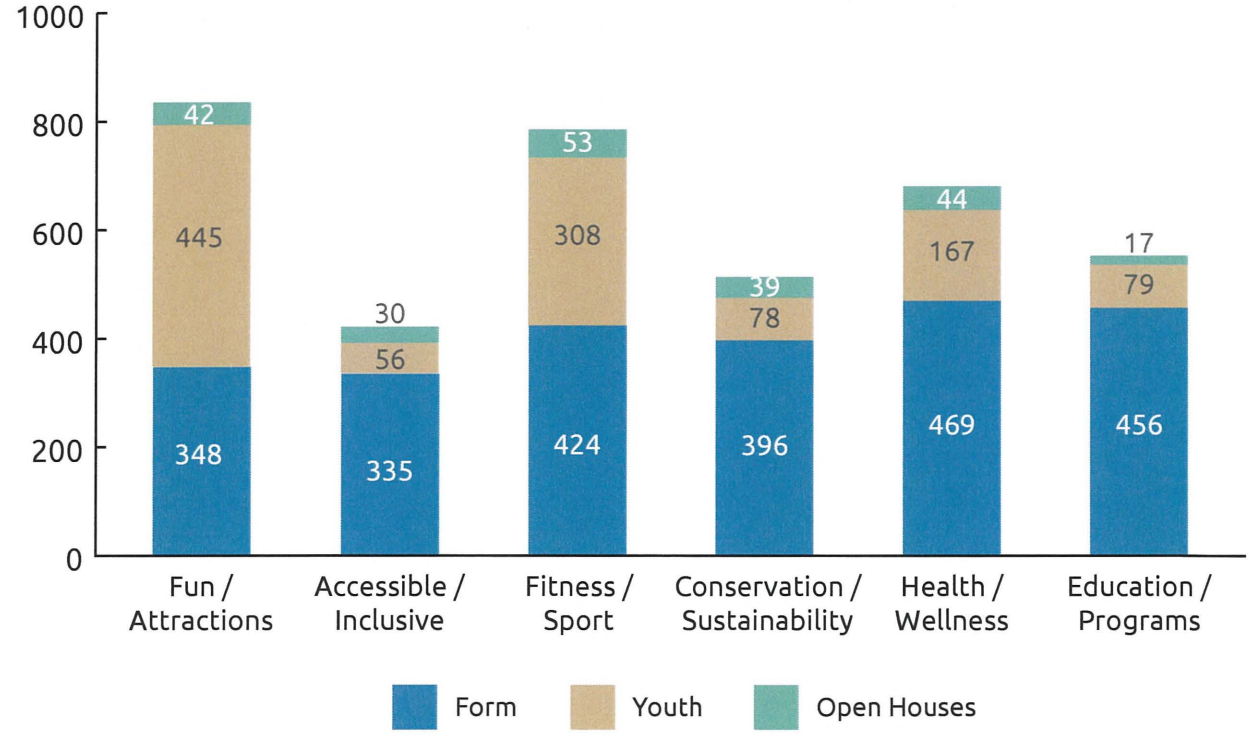
Q10: How frequently do you or your household visit the Winskill Aquatic and Fitness Centre?

The majority of participants are frequent users of the facility with 65% using the facility daily or weekly. The main pool, the swirl pool and the weight room are the three most popular amenities.



Q11: Below is a list of elements that can help inform a vision for the future aquatic and fitness facility. Which do you think are most important for the community?

There was support for all of the suggested focus areas for the facility. Fun / Attractions, Fitness / Sport and Health / Wellness received the highest level of support.



**Form results reflect those who selected 'somewhat' and 'important'.*

Q12: Are any elements of a possible vision missing?

There were 182 comments provided. Most were suggestions for design and programming that fit within the suggested vision areas. One new area suggested for the vision is a community gathering space. The following is a summary of the ideas suggested.

Aquatic Facilities:

- A 10-lane, 50-metre FINA-standard Olympic size competition pool.
- A leisure pool with graduated access, diving facilities, hot tubs, water slides, lazy river, spray features, and tot's area with access ramps.
- High-quality competition amenities like good quality blocks, touch pads, bleachers, and scoreboards for swim meets.
- Enhanced water safety programs and school partnerships for teaching water skills and safety.
- Dedicated spaces for lane swimming, teaching pools, and diverse aquatic programs to cater to different age groups and needs.

Recreational and Fitness Facilities:

- Expanded fitness facilities including a larger weight room, fitness class spaces, and a variety of equipment.
- Inclusion of a walking/running track, racket sports, and possibly a cycling space.
- Multi-use rooms for various activities including faith-based activities, meetings, and community events.

Accessibility and Inclusivity:

- Accessible change rooms, aquatic wheelchairs, and a portable lift.
- Sensory-friendly areas and times, particularly for neurodivergent children.
- Universal family-friendly change areas and individual showers to cater to diverse backgrounds and genders.

Community Spaces:

- Gathering spaces such as picnic areas, a community lounge, and spaces for teens to hang out and study.
- A cafe or food venue to encourage socializing and community use.
- Spaces for public events, birthday parties, and meeting rooms for community groups.

Environmental and Aesthetic Considerations:

- Emphasis on natural light, large windows, and maintaining green spaces.
- Integration of environmentally efficient water filtration systems and sustainable building practices.
- Preservation of existing outdoor spaces like the disc golf course and forested areas.

Supportive Amenities:

- Adequate parking solutions including options for underground parking.
- Improved air quality inside the facility with advanced filtration systems.
- Provisions for additional features such as steam rooms, yoga studios, and a hydrotherapy pool.

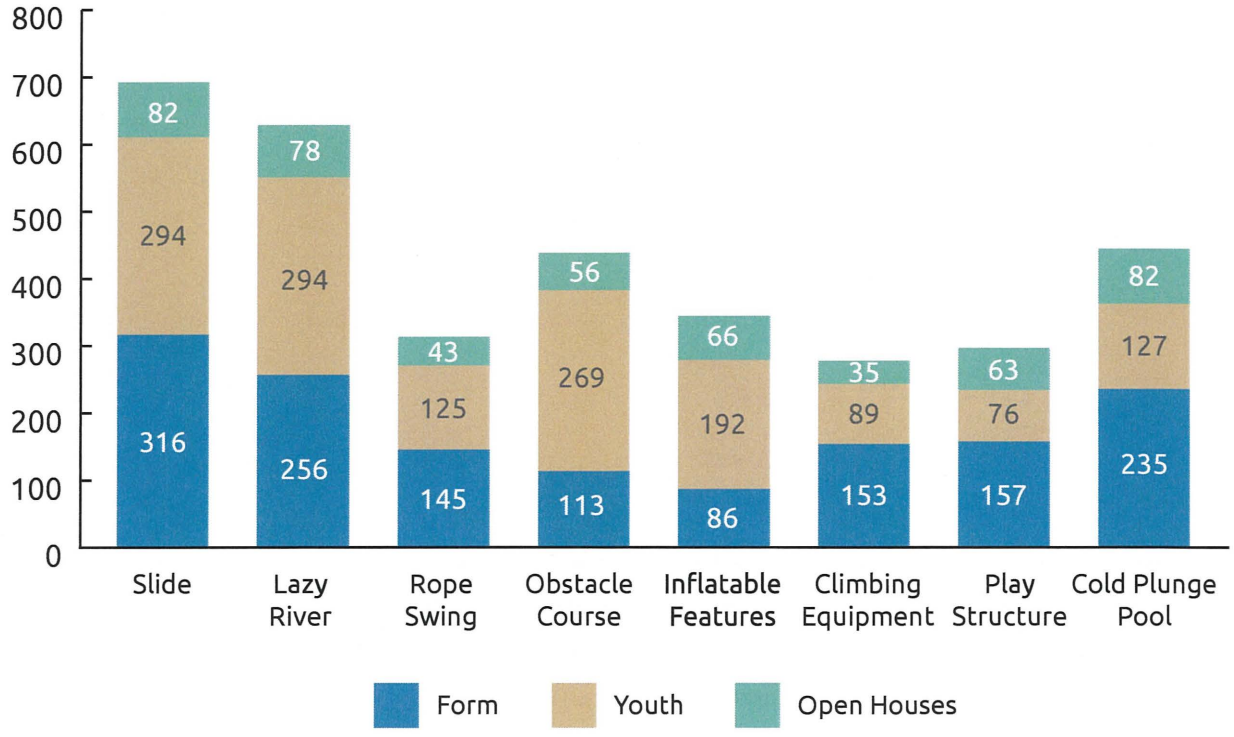
Q12: Are any elements of a possible vision missing? (continued)

Long-term Vision:

- Planning for future population growth and ensuring the facility remains relevant for the next 50 years.
- Building a world-class facility capable of hosting regional and provincial competitions.
- Considering the integration of additional community services such as supportive housing or a library.

Q13: List of possible features for the leisure pool. Select up to 5.

Participants were invited to select their preferred amenities for the leisure pool. This was identified as a topic that would be of interest to area youth and was the focus of the events at the schools. Youth were given five chips to vote for their favorites and some chose to use multiple chips for the same feature. From the feedback form, the youth activities and the open houses, a slide, lazy river, cold plunge pool and obstacle course were selected the most.



Q14: Do you have any suggestions for other features?

Participants provided numerous suggestions for other features that will be provided to the design team for consideration.

General Features:

- Bleachers for event viewing.
- Facilities for different age groups (e.g., food courts, ball pits).
- Saunas and steam rooms (including eucalyptus steam rooms).
- Lounges with tables, chairs, and booths.
- Café and healthy food options.
- Larger fitness areas with more equipment.

Specific Pool Features:

- Competitive length pool for swim meets.
- Splash pools with play structures for kids.
- Hot tubs for families and adults only.
- Warm pools for rehabilitation and aquafit programs.
- Lazy rivers and inflatable obstacle courses.
- Diving platforms and water slides.
- Adjustable pool floors for accessibility.

Additional Amenities:

- Indoor running/walking track and smoothie bar.
- Cold plunge pools for health benefits.
- Enhanced viewing areas and family-friendly change rooms.
- Sunbathing and lounging areas with heat lamps.
- Incorporation of elements from successful local community centres.

Accessibility and Inclusivity:

- Features accessible for people with mobility restrictions.
- Sloped entry to pools and easy in-and-out stairs/ramps.
- Gender-neutral change rooms with ample enclosed spaces.

Environmental and Design Considerations:

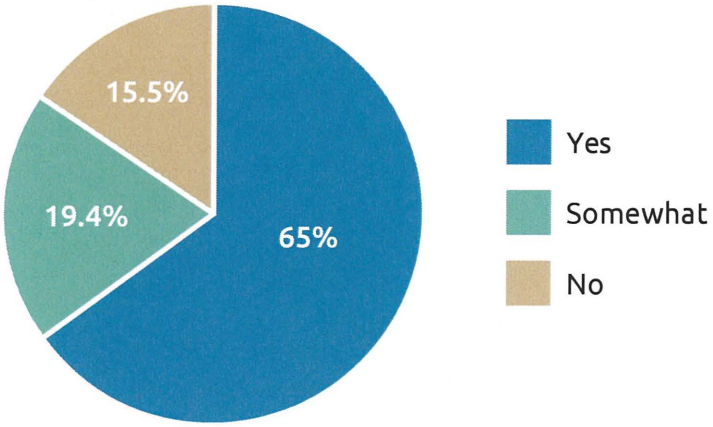
- Suggestions to preserve green spaces and natural habitats.
- Incorporation of eco-friendly design elements (e.g., native plant gardens, wildlife boxes).

Community Impact:

- Emphasis on creating a facility that caters to the needs of all age groups.
- Suggestions for features that promote social engagement and healthy lifestyles.
- Recommendations to study and incorporate best practices from other successful pools and recreation centres.

Q15: Are you open to increasing the number of lanes to 10?

The City invited residents to consider the size of the pool and their interest in seeing it maximized with up to 10 lanes. Most participants would like to see the pool increase to 10 lanes to keep pace with growth.



Q16: Please feel free to explain your response.

Population Growth and Future Planning:

- Many comments emphasize the need to plan for future population growth in Tsawwassen and surrounding areas. They argue that the community is expanding, and facilities should be built to accommodate future needs, not just current demands.
- Several comments mention the projected increase in housing and community density, suggesting that building a larger facility now will save costs and meet future demands better.

Current Overcrowding and Demand:

- There is a strong sentiment that the current pool is overcrowded and cannot meet the needs of the community. Comments mention frequent overcrowding during peak hours, with limited availability for both recreational and competitive swimming.
- Many users express frustration over the limited space and difficulty accessing swim lanes, lessons, and public swim times.

Competitive Swimming and Swim Clubs:

- Some respondents supported local swim clubs and competitive swimming programs. They argue that a larger facility would allow for better training and the ability to host swim meets, which would benefit the community and local economy.
- Some comments suggest that a 50-meter pool with 10 lanes would provide better opportunities for competitive swimmers and help develop elite athletes.

Q16: Please feel free to explain your response. (continued)

Facility Features and Amenities:

- While many support the idea of expanding the number of lanes, some commenters emphasize the need to balance this with other amenities such as leisure areas, seating, change rooms, and parking.
- A few comments mention the importance of including features like electronic scoreboards and separate areas for different activities to maximize the utility of the pool.

Economic Considerations:

- Some comments raise concerns about the cost of expanding to 10 lanes and its impact on taxes or user fees. However, many believe that the investment is worthwhile for long-term benefits.
- A few commenters suggest exploring cost-effective solutions and ensuring that the additional investment brings substantial benefits to the community.

Community Input and Decision-Making:

- There is a call to consider community input carefully and make a decision that reflects the needs and desires of the residents.
- Some comments express a desire for more transparency and information on how decisions will be made, particularly regarding the trade-offs between costs and benefits.

Q17: Are there any accessibility or inclusivity features that you would like to see incorporated in the new facility?

Participants provided numerous suggestions to elevate the accessibility and inclusivity of the new facility that will be provided to the design team for consideration.

Physical Accessibility:

- Gradual/sloped entry points and ramps into the pool to avoid the need for lifts.
- Wheelchair-friendly facilities, including ramps, lifts, and accessible change rooms.
- Automatic doors and lockers at reachable heights for wheelchair users.
- Non-slip tiles and grab bars for safety.
- Multiple lifts and easy access to hot tubs and other pool areas.

Inclusive Change Rooms:

- Gender-neutral and universal change rooms.
- Private and family change rooms with individual shower stalls.
- Larger change rooms designed specifically for accessibility.
- Separate change rooms for men, women, and universal use to cater to different needs and preferences.

Specialized Features and Equipment:

- Adaptive swimming tools, toys, and rehab equipment for people with mobility issues.
- Accessible gym equipment with enough space for movement.
- Sensory-friendly features like dim lights, low noise, and quiet times.
- Areas for neurodivergent individuals to have sensory play.

Q17: Are there any accessibility or inclusivity features that you would like to see incorporated in the new facility? (continued)

Family and Community Considerations:

- More family change rooms and facilities that can accommodate children and people with disabilities.
- Input from diverse community members, including those with lived experiences of disabilities.
- Consideration for ageing population and future accessibility needs.
- Sensory-friendly times and spaces to accommodate neurodivergent individuals and reduce sensory overload.

Inclusivity and Cultural Sensitivity:

- Ensuring accessibility for all cultural and Indigenous communities.
- Incorporating Indigenous art and cultural elements.
- Policies for fragrance-free environments and quiet areas.

Safety and Practicality:

- Ensuring safety with features like non-slip tiles, grab bars, and clear markings for accessibility.
- Consulting with mobility and accessibility committees to exceed building code requirements.
- Ensuring separate and private spaces for changing to respect privacy and cultural norms.

Q18: Are there any environmental stewardship or sustainability features that you would like to see incorporated in the new facility?

Participants provided numerous suggestions to enhance the sustainability of the new facility that will be provided to the design team for consideration.

Solar Panels:

- There is interest in incorporating solar panels to generate renewable energy, reduce electricity costs, and minimize the facility's carbon footprint.

Green Roofs:

- Some respondents advocate for green roofs, which can help replace lost park space, provide insulation, reduce stormwater runoff, and support biodiversity.

Water Conservation:

- Suggestions include using rainwater capture systems, grey water systems, automatic on/off taps, water-efficient fixtures, and saltwater pools to reduce chemical usage and conserve water.

Energy Efficiency:

- Comments emphasize the need for energy-efficient equipment and systems, such as heat pumps, geothermal heating, and energy-efficient windows and doors.

Q18: Are there any environmental stewardship or sustainability features that you would like to see incorporated in the new facility? (continued)

Electric Vehicle (EV) Charging:
- There is a notable interest in providing extensive access to EV charging stations to support the future increase in electric vehicle usage.

Natural Light and Ventilation:
- Enhancing natural light and improving ventilation in the facility are recommended for better energy efficiency and indoor air quality.

Recycling and Waste Management:
- Several suggestions focus on improving recycling and composting practices within the facility, as well as incorporating more recycling bins and automated lighting to reduce waste and energy consumption.

Sustainable Materials and Construction:
- The community encourages the use of sustainable and durable materials, such as mass timber and carbon-neutral concrete, to ensure the facility is built to last and environmentally friendly.

Retention of Green Space and Trees:
- Comments highlight the importance of preserving existing green spaces and trees, particularly the forested area, to support wildlife habitats and maintain the natural environment.

Transportation and Accessibility:
- Some respondents suggest improving access to public transportation and creating more bike/scooter parking to reduce the facility's carbon footprint.

Environmental Education:
- There are proposals to include spaces that educate the community about sustainable practices, such as pollinator gardens and spaces for beekeeping.

Minimizing Light Pollution:
- Reducing light pollution, especially at night, to protect local wildlife, particularly migratory birds, is a concern for some respondents.

Q19: What features in the fitness centre and common areas would you like to see?

Participants provided numerous suggestions for the fitness centre and common areas that will be provided to the design team for consideration.

Larger and More Functional Space:
- Significantly larger fitness centre and weight room.
- Ample space for fitness classes, including specialized studios (e.g., barre, spin, yoga, Pilates).
- Better layout to maximize space and functionality, ensuring adequate spacing between equipment.

Q19: What features in the fitness centre and common areas would you like to see? (continued)

Improved Facilities and Amenities:
- Bigger and more family-friendly change rooms.
- Universal change rooms with clear signage and safe design.
- Outdoor accessible washrooms, individual showers, and curtained showers.
- Viewing spaces for swim lessons and meets.
- Separate stretch and relaxation rooms.
- Multi-purpose spaces for community and family events.

Enhanced Equipment and Specialized Areas:
- A variety of cardio machines (treadmills, ellipticals, rowing machines).
- Strength training equipment and free weights.
- Dedicated areas for TRX bands, Pilates reformers, and HIIT/Crossfit.
- Squash courts, indoor rock climbing gym, and areas for racquet sports.
- Drop-down netting for indoor batting and pitching practice.

Additional Services and Conveniences:
- Smoothie bar, café, or coffee shop.
- Meeting rooms and rental spaces for community use.
- Physiotherapy and other health services (RMT, chiropractor).
- Incorporation of the library to attract more citizens.
- Workspace with tables and charging ports for those waiting for children.

Family and Child-Friendly Features:
- Indoor play areas for children.
- Space for BGC clubs.
- Nursing rooms and sensory-friendly play areas.

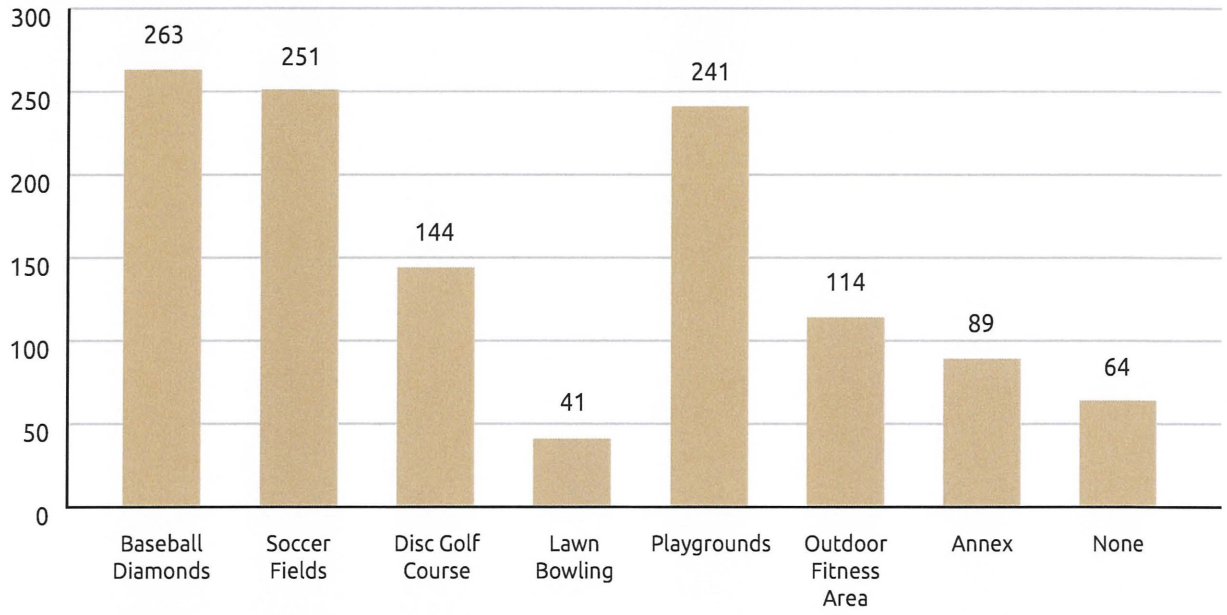
Recreational and Outdoor Features:
- Outdoor basketball courts and pickleball courts.
- Walking or running track.
- Rooftop sitting area and outdoor seating areas.
- Covered bike areas with locking and charging facilities.

Community and Social Spaces:
- Comfortable waiting areas and viewing galleries.
- Spaces with high ceilings to reduce noise.
- Flexible seating for social interaction.

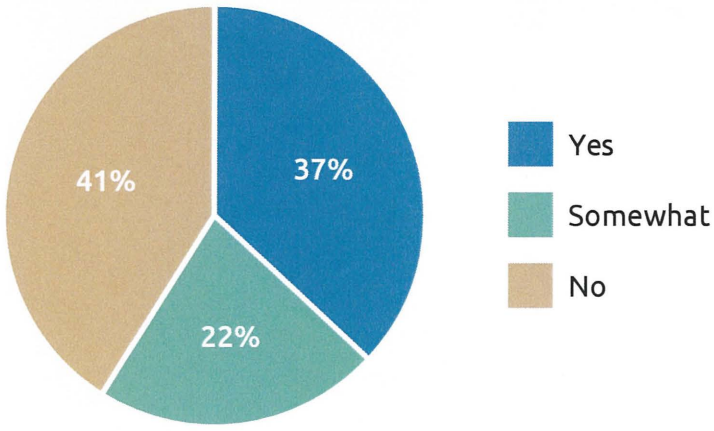
Sustainability and Accessibility:
- Maximizing natural daylight in the design.
- Ensuring accessible fitness studios and change rooms.

Safety and Hygiene:
- Clear signage for universal change rooms to ensure a safe and welcoming environment.
- Considerations for privacy and safety in change room design.

Q20: Which amenities in Winskill Park do you or your household currently use? Please select those that apply.



Q21: Are you open to adding a fourth ball diamond at Winskill Park at an additional cost?



Q22: Please feel free to explain your response.

Need for More Fields:

- Some respondents acknowledge the increasing population and growing demand for baseball facilities. They believe a fourth diamond would support the expansion of local leagues and accommodate future growth.

Utilization of Existing Fields:

- Responses highlight that existing fields, both at Winskill and other parks, are often underused. They suggest optimizing current fields before building new ones.

Alternative Uses for Space:

- Several participants argue that the space could be better utilized for other sports facilities (e.g., soccer, basketball), fitness classes, or amenities like an expanded swimming pool, covered batting cages, or multi-purpose fields.

Environmental Concerns:

- A portion of the feedback emphasizes the importance of preserving green spaces, mature trees, and the disc golf course. There is a sentiment against cutting down trees to make room for more baseball diamonds.

Parking and Accessibility:

- Concerns about parking and accessibility were received, with respondents noting that adding more facilities without addressing parking issues could exacerbate existing problems.

Community Preferences:

- There is a divide in community preferences, with some prioritizing baseball due to its popularity and others advocating for a broader range of recreational activities that cater to more diverse interests.

Seasonal Use:

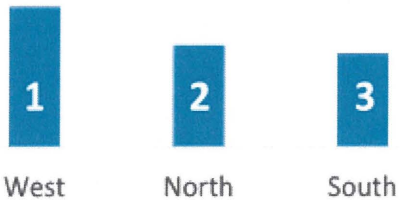
- Several comments point out that baseball is a seasonal sport and that the fields sit empty for much of the year, suggesting that multi-use facilities would be a more efficient use of space.

Study and Data-Driven Decision Making:

- Respondents recommend conducting a thorough study to assess the actual need for a fourth diamond based on current usage and future demand projections.

Q23: Please rank the options in order of preference with 1 being most preferred and 3 being least preferred. (If you have any changes to your preferred option, please describe in the next question.)

Three options to locate the facility on the Winskill site were prepared to support discussion with the community. Respondents were asked to rank the options and explain their selection. The West option was the preferred option, primarily for its preservation of the natural area as explained by participants in their responses to Q24 and Q25.



Q24: Do you have another option that hasn't been considered? Would you adjust any of the options presented?

Facility Size and Features:

- Several respondents desire a larger facility, particularly advocating for a 50-metre pool, squash courts, and indoor/outdoor spaces with natural light. There is also a call for multi-story buildings to minimize the footprint.

Location Preferences:

- Some suggest relocating the aquatic centre to the South Delta Recreation Centre (SDRC) to preserve Winskill's green space, disc golf course, and mature trees. Some suggest consolidating amenities at SDRC for logistical efficiencies.

Environmental Concerns:

- A number of comments emphasize preserving existing green spaces, trees, and the disc golf course. Many oppose cutting down trees or paving over park areas, citing environmental impact and the importance of maintaining forested areas for community health and recreation.

Traffic and Access:

- Concerns about traffic congestion and safety are prominent, with opposition to creating new intersections on 56th Street. There are suggestions to use existing access points and consider underground or rooftop parking to reduce surface parking impact.

Alternative Suggestions:

- Several respondents propose alternative uses for the space, such as maintaining and expanding the current baseball diamonds, creating multi-use sport areas, and including facilities like a library or picnic areas.

Community Use and Inclusivity:

- There are calls for the site to accommodate various community activities beyond competitive sports, such as nature walks, outdoor play areas, and maintaining accessible green spaces for all ages.

Q25: What do you think is most important when determining the location? What influenced the selection of your preferred option?

Preservation of Trees:
- Comments were received from 86 of 344 respondents, emphasizing the importance of preserving existing trees and minimizing disruption to green spaces.

Traffic and Safety:
- Concerns about traffic flow and safety are prominent, with a preference to avoid new intersections or traffic lights on 56th Street to maintain smooth traffic flow and ensure safety for school children and pedestrians.

Parking:
- Addressing the current lack of parking at Winskill is a priority, with a need for convenient parking access without significantly impacting green spaces.

Construction Impact:
- Minimizing disruptions during construction, particularly keeping existing facilities operational, and avoiding significant changes to existing intersections are critical considerations.

Environmental and Ecological Impact:
- There is interest in minimizing the impact on wildlife, preserving natural habitats, and maintaining the park's ecological balance.

Community Use and Aesthetics:
- The site should support current community activities, maintain the park's aesthetic appeal, and ensure that new structures do not obstruct views or negatively impact the park's open feel.

Cost Efficiency:
- The preferred site should minimize additional costs related to relocating existing amenities and constructing new intersections or access roads.

Accessibility:
- Proximity to public transport and ease of access for all community members, including those without cars, are important.

Future Growth and Flexibility:
- The chosen site should accommodate future community needs, including additional recreational facilities and amenities.

Size and Accessibility:
- The northern option offers the largest size and easiest access off 56th Street.

Q26: Do you have any other feedback to share?

Support for the Project:

- Many commenters express enthusiasm and support for the renewal project, emphasizing the need for improved and expanded facilities due to the growing community.

Pool and Aquatic Centre:

- Support for a 50-meter pool to accommodate competitive swimming and community needs was received from 19 respondents.
- Suggestions to include features like water play areas, obstacle courses, steam rooms, and improved accessibility for people with disabilities.
- Concerns about the pool being suitable for swim meets and the need for adequate parking during events.

Design and Construction:

- Recommendations to reuse designs from other successful aquatic centres to save on costs.
- Emphasis on building a facility that will last 50-100 years, considering future growth.
- Suggestions to consider modular designs used in Europe for cost efficiency.

Parking and Traffic:

- Current parking issues highlighted, with a need for more parking spaces, potentially underground to save space.
- Concerns about traffic flow and suggestions for dedicated lanes and signals for safer access.

Green Space and Trees:

- Opposition to cutting down trees and a desire to preserve green spaces and the existing forest.
- Calls for planting more trees and maintaining natural habitats.

Disc Golf Course:

- Mixed opinions, with some wanting to preserve the disc golf course due to its historical and community value, while others see it as underutilized or attracting negative elements.

Additional Amenities:

- Requests for squash courts, off-leash dog parks, improved baseball facilities with turf fields, lights, and a multi-sport indoor training area.
- Suggestions to include spaces for the BGC Club, more fitness class rooms, and better concessions.

Q26: Do you have any other feedback to share? (continued)

Community Involvement and Feedback:

- A desire for genuine consideration of community feedback and transparency in decision-making.
- Frustration with previous projects where community input was allegedly ignored.

Accessibility and Inclusion:

- Emphasis on ensuring the facility is accessible and welcoming to all community members, including seniors and people with disabilities.
- Suggestions for better pedestrian and cyclist access to the park.

General Concerns:

- Concerns about over-serving specific user groups while neglecting broader community needs.
- Calls for a balanced approach in designing the new facility, ensuring it caters to diverse interests and age groups.

3.2 In-person Meetings and Events

Staff arranged for 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

- City Committees
- Community
- Indigenous
- Neighbouring Residents

FIELD

- Tsawwassen Amateur Baseball
- South Delta Little League Baseball
- Tsawwassen Mixed Slopitch 25+
- South Delta Outdoor Volleyball
- South Delta United

EQUITY DESERVING GROUPS

- Youth
- Seniors
- Neurodivergent
- Immigrants
- LGBTQ2S+
- People with Mobility Challenges
- People with Experience of Poverty

SPECIAL

- Water Polo
- Boys & Girls Club of the South Coast
- Disc Golf
- Tourism Delta
- Tsawwassen Sun Festival
- KinVillage Board

AQUATIC

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

STAFF

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







OVERALL

- **City Committees** - Staff arranged for presentations to the Diversity, Inclusion, and Anti-Racism Committee (DIA) and the Mobility and Accessibility Committee to directly inform them about the work, seek their guidance on the engagement program, and invite their input on the vision for the facility and key amenities.
  - MAC members emphasized the importance of designing the new facility to support both patrons and employees with mobility issues. Questions arose about the need for greater initial input to set accessibility parameters, including features like wheelchair-accessible lockers and non-stick floor surfaces. Staff assured that the architect is well-versed in best practices and standards, and future opportunities for committee members to review and provide expertise on the proposed design would be available. There was a suggestion to include commercial space for physiotherapists and facilities supporting therapy, such as water therapy. It was recommended that staff review recent innovations in accessibility at newly constructed pools, like those in Richmond and New Westminster, and consider engagement results related to accessibility.
  - Staff held a special workshop with members of the DIA Committee. Those that attended were pleased with the efforts that the City was making to ensure diverse voices were included in the Winskill process and looked forward to seeing the proposed design of the facility.

- **Indigenous** - Staff will continue discussions that have been initiated to support the desired involvement of the Musqueam Indian Band and the Tsawwassen First Nation.

- **Community** - Three open houses were held to provide residents with the opportunity to learn more and share their views. Most attendees also provided their feedback through the online feedback form. The community has expressed an interest in a new pool and fitness centre that is inclusive, accessible, and offers diverse recreational opportunities. Key features desired include a leisure pool with play structures, lazy rivers, slides, and climbing structures. Accessibility is paramount, with requests for ramps, accessible change rooms with ceiling lifts, and moveable floors for rehabilitation. There is significant interest in a 50-meter pool with bulkheads to create multiple swimming areas, including dedicated swim lanes for various programs. Additional amenities such as a sauna, steam room, outdoor pools and hot tubs, and a coffee shop were also suggested. Residents emphasized the need for social spaces for families and adults, universal change rooms, and better parking facilities. The feedback highlights a desire for a facility that caters to health and wellness, conservation and sustainability, and offers a fun and engaging environment for all ages. There was also consistent participation by disc golf players at each of the open houses. Players expressed interest in preserving the historic course as well as the natural environment.

- **Neighbouring Residents** - The two neighbourhood information sessions for the Winskill Renewal Project held on May 30, 2024, and June 4, 2024, highlighted several community concerns and suggestions. Attendees expressed significant concerns about parking, with some suggesting underground or rooftop options to preserve green space. Environmental issues were prominent, with many advocating for the preservation of the forested areas and questioning the necessity of additional baseball fields. Facility design and features were discussed, with support for a 50 m pool and multipurpose spaces, while some suggested relocating the facility to minimize disruption. Traffic and accessibility issues were also raised, including the need for better access points and pathways. Budget and cost concerns were prevalent, with questions about the project's affordability and funding mechanisms. Overall, the sessions reflected a strong community interest in balancing development with environmental preservation and accessibility improvements.

EQUITY DESERVING GROUPS

The City planned several events to reach seldom heard voices through the engagement program including:

- Four events for youth
- Two meetings with Pride Society
- Two events with English Language Learners
- Two events with seniors (Wexford / KinVillage)
- One event for persons with experiences of poverty
- Materials translated into Punjabi and Simplified Chinese
- Focus group with REACH staff
- Two pop-up events for adaptive swimming program participants and REACH families

Below are the findings from these opportunities.

- **Youth** - Four special events were held at Winskill Aquatic and Fitness Centre and in South Delta schools to invite participation by area youth. An engagement activity was held during Youth Week at Winskill Aquatic and Fitness Centre and lunchtime pop-ups were held at Delta Secondary School, South Delta Secondary School and South Park Elementary. With pizza as an incentive, about 465 youth shared their ideas for the vision of the facility and their preferences for amenities. Contributions to the vision and for amenities in the facility were incorporated in the Feedback Form results.

- **Immigrants** - In an effort to ensure the voices of immigrants were heard in the engagement program, staff presented to two separate classes of the English Language Learners program. Nearly all participants visited Winskill or have family members in its programs. They value its convenience and community presence. They suggested adding fun features for children, like a water slide, and noted the poor condition of the change rooms. Attendees valued youth programming and requested more options such as dance and art classes, as well as better access to swim lessons. They inquired about the Delta First program for local registration priority. Concerns about the building's location impacting trees were raised, with a preference to retain as many trees as possible and add a walking track for all ages and abilities. They discussed doubling the playground size and shared positive experiences from other facilities like Minoru Park and Langley's pool. Attendees also expressed interest in programming opportunities and noted that in some cultures, men and women are not allowed to swim together.

- **People with Experiences of Poverty** - Staff held a pop-up event at the South Delta Food Bank to hear from persons who may have experience with poverty. Participants raised several concerns and suggestions for the new facility. Non-pool users cited chlorine irritation and smell as deterrents, while others emphasized the need for energy efficiency, possibly using solar panels. Affordability concerns were discussed, with calls to expand support programs. Desired features included larger or multiple hot tubs, a lazy river, more waterslides, and improved accessibility. Participants requested more accessibility parking, dedicated lane swimming, and additional family change rooms with specific amenities. There were also calls for a larger weight room, commercial space for swim gear sales, and facilities supporting all ages and abilities, including ramps and zero-entry pools. Expanding the lobby for better visibility and adding a concession stand were suggested.

- **2SLGBTQ+** - Staff had two separate conversations with members of the local Pride Society to understand the interests of the 2SLGBTQ+ community in addition to gathering feedback through the online form. Through these conversations staff heard concerns about members of the 2SLGBTQ+ community feeling unsafe in City facilities or unwelcome. Representatives identified the importance of providing an environment where the 2SLGBTQ+ community will feel safe and welcome such as through change room design, signage, programming and staff training. Training was identified as especially important in ensuring staff can provide support when a person is feeling unsafe. Participants also identified opportunities to ensure it is communicated that all persons are welcome at City facilities.

- **Seniors** - Staff held events at KinVillage as well as the Wexford/Waterford residences to hear from seniors. Both groups emphasized the importance of accessibility, therapeutic features, and aesthetic improvements. Residents favoured the West location to preserve walking paths, requested gym equipment for mobility and strength, and suggested consulting with local physiotherapists for therapeutic pool designs. They stressed maintaining and enhancing green spaces, including community gardens, and raised concerns about tree removal. The need for an indoor walking track, zero-entry pool, shallow swim lanes, and more swimming lanes was highlighted. Additional requests included more change rooms, underground parking, and more railings for pools and hot tubs. The facility is considered outdated and in need of an upgrade, with a call for senior-specific programming like line dancing and Aquafit classes. Accessibility improvements, such as better pathway designs, places for walkers and canes, more visible signage, and accommodations for individuals with disabilities, were also mentioned. The inclusion of a warm water therapy feature, more attractive building exteriors with flowers, and the possibility of organizing more trips to Winskill were suggested.

- **Neurodivergent / People with Mobility Challenges** - Feedback from REACH and the adaptive swimming group highlighted the importance of accessibility and sensory-friendly features for the proposed site and facilities. Recommendations included more accessible parking, family-friendly unloading areas, periodic benches, tactile strips, fully opening front doors, secure parking for mobility devices, sound dampening, and improved front desk communication. Accessible change facilities, including weight-supporting, height-adjustable change tables, wide doors, and clear signage for universal change rooms, were emphasized. For the pool area, features like a lazy river, slides, plunge pool, flip-down seats, lower shower heads, anti-slip tiles, tactile strips, accessible bleachers, and a beach-front entry were suggested. Sensory considerations included an integrated sound system, sensory-friendly swim times, natural and dimmable lighting, and different coloured lights. Fitness centre recommendations included varied programs, individual workout spaces, adequate mobility device spacing, noise-dampening materials, better cardio equipment, an indoor running track, squash/racketball courts, high-powered jets, more family rooms, and a community kitchen. Residents expressed a preference for keeping green space, disc golf, and voted for the West location for the new building due to lower costs and better traffic flow. Additional suggestions included underwater speakers, more night-time fitness classes, and more space in the fitness facility.

AQUATIC USER GROUPS

- User groups provide valuable programming for the community at City facilities. The City held meetings with user groups who currently have programs at Winskill Aquatic and Fitness Centre and the Winskill Park fields. This included all of the active swim clubs. Participants raised questions about the facility size, tree loss reduction, parking issues during baseball season, and underground parking feasibility. They requested as many lanes as possible, suggesting alternate configurations to achieve a 50m pool, emphasizing Tsawwassen's growth and Delta's sole training pool. They discussed pool design innovations like floating floors and moveable bulkheads and mentioned cost-effective stainless steel modular pools. Desired features included competitive swimming technology, additional storage, wider decks, multi-purpose rooms with sliding doors, permanent flag poles, ample lockers, a spectator area, and appropriate pool temperature. They proposed pooling funds for shared equipment and highlighted good examples like Walnut Grove and Fort Nelson pools. The focus should be on lanes for lessons, fitness, and clubs, with well-integrated fun features if included. Environmental treatment systems and creative community space around Winskill were also encouraged, alongside addressing challenges in registering kids for swimming lessons amid population growth.

  Correspondence provided by the Boundary Bay Bluebacks Swim Club is included in Attachment B.

FIELD USER GROUPS

- The City brought together user groups with current programming on City fields to discuss the impact of a new facility on the park and the fields. Baseball user groups indicated the current field space is not keeping pace with growth of the sport. They inquired about opportunities to increase fields either at Winskill or at another location. They inquired about reversing the field orientations included in the options to group backstops and proposed four adult diamonds. They mentioned Richmond's moveable outfield fences for flexibility. Participants expressed concerns about using park space for parking and suggested below-ground parking. They expressed interest in a year-round multi-sport indoor training facility were raised. They suggested including commercial retail space for revenue sharing and emphasized not underbuilding. They inquired about using lands at Tsawwassen's entrance and coordinating broader field usage strategies. Winskill fields' lack of downtime was noted and suggested John Oliver as a site for tournament-supporting fields. Representatives of South Delta Outdoor Volleyball welcomed proposed flex space. A representative of Sun Festival attended the meeting for current field users. The representative advised staff to consider impacts to Sun Festival and that the event would be divided by the proposed parking area. All groups desired storage for large items and convenient outdoor washrooms. They also wanted lighting to extend playtime. The potential for an outdoor concession as a revenue source and community gathering spot was also shared. Pedestrian and bicycle movement, particularly around KinVillage, was highlighted.

  Correspondence provided by the Tsawwassen Amateur Baseball Assoc. is included in Attachment B.

SPECIAL INTERESTS

- **Disc Golf Users** - Recognizing that the options to locate the new facility will impact the Disc Golf course, staff arranged to meet with interested users at the start of the engagement program. Attendees discussed the global and local growth of disc golf. They highlighted the sport's appeal to all ages and abilities, and described the local course as Canada's oldest, featuring 9 baskets and 40 layout options, and is appreciated for its natural features. They preferred that the course remain unchanged and the City proceed with current budget investments. They also raised concerns about environmental impacts in Winskill Park. They suggested three 9-hole courses would be desirable in Delta, and wanted to avoid shared fields or 3-hole courses. Potential locations were discussed including Deas Island, North 40, Diefenbaker Park, and Gunderson Park. Staff committed to ongoing discussions on a solution. The City received further correspondence from Disc Golf users on the sport's growth and the environmental importance of the area.

  Correspondence provided by the disc golf players is included in Attachment B.

- **BGC South Coast** - In order to build the new facility, the annex building currently used by BGC and fitness programs will need to be demolished. The City is planning for BGC space requirements in the new facility and as a result, the City invited BGC to a meeting early on to understand their needs. BGC expressed appreciation for their needs being considered in the new facility and their partnership with the City. Their programs, offered under the new Recreational Care category, provide low-barrier programming for school-age children and youth. They aim to expand their impact in the South and serve more families, potentially doubling their need for space. BGC suggested collaborative programming opportunities, such as drop-in services for parents using fitness or aquatic facilities. They have standard functional programming requirements for the new facility and are willing to contribute resources to support program fitting. BGC also discussed the need for temporary relocation during construction and appreciated the advance notice.

  Correspondence provided by BGC South Coast is included in Attachment B.

SPECIAL INTERESTS (CONTINUED)

- **Tourism Delta** - Tourism Delta invited the City to meet to discuss plans for the new facility. They indicated that Sport Tourism is one of the pillars of their Community Tourism Plan. They indicate that sport tourism and in particular swim meets are an opportunity to bring economic benefits to local businesses during the slower months. Their desire is that the City plan for sport tourism in the design of the new facility. They support building a facility that would be able to accommodate larger sporting events such as swim meets.

- **KinVillage Executive** - Staff met with board members of the KinVillage Association recognizing that their facility neighbours the park and residents may be affected by construction or interested in using the new facility. Representatives advised that occupants of their long-term care wing enjoy their view of the natural area of the park.

STAFF

A workshop was held with approximately 50 staff members from the Parks, Recreation and Culture department to gather their preliminary input into the facility. In addition to sharing their thoughts on the vision, they were also invited to reviewing various aspects of the project and providing comments and ideas on how to ensure success in areas such as Fun/Attractions, Accessibility/Inclusivity, Fitness/Sport, Sustainability, Health/Wellness, and Education/ Programming. The ideas were collected during a meeting on June 13, 2024. Key suggestions from the staff included:

Accessibility & Inclusivity

- Spaces designed to be accessible to all, including adapted multi-use animated spaces, indoor/outdoor spaces, and sensory-friendly lighting and mirrors.
- Features like accessible and inclusive washrooms, pool lifts, auto-opening doors, ramps to pools, and family rooms.
- Quiet zones, neurodiverse options, and technology for wayfinding.
- Proper equipment, clear signage, trained staff, and scooter/wheelchair-friendly spaces.

Fun & Attractions

- Indoor/outdoor splash pads, waterslides, lazy rivers, wave pools, and climbing walls.
- Beach access to pools, musical parks, interactive viewing areas, and a games room.
- Party areas adjacent to the pool, basketball hoops, and inflatables in the pool.
- Specific times set aside for fun activities, swim events, and indoor walking spaces.

Fitness & Sport

- Outdoor fitness expansion, multipurpose rooms off the gymnasium, and flexible programming.
- Pickleball courts, turf baseball diamonds, fitness studios, basketball courts, and outdoor spots areas.
- Ceiling rigging for fitness apparatus, dedicated storage for swim clubs, and adaptable fitness equipment.

STAFF (CONTINUED)

Sustainability

- Incorporating solar panels, geothermal energy, and rainwater harvesting.
- Energy-efficient equipment, glazed windows, easy-to-maintain materials, and a living rooftop.
- Encouraging biking, tree planting, and good drainage.

Health & Wellness

- Adult change tables, gender-neutral change rooms, and ergonomic staff areas.
- Broad range of programming, café, smoothie bar, child-minding spaces, and physio/ acupuncture offerings.
- Safe and dedicated spaces, public art areas, first aid spaces, and deck showers.

Education & Programming

- Partnerships for sport training and programming spaces.
- Digital libraries, newcomer spaces, retractable bleachers, and multi-use spaces.
- Sensory programming, dedicated walking water lanes, multigenerational programming, and built-in sound systems.

ATTACHMENTS

Attachment A – Engagement Timeline

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

Date	Task
March 6	Let's Talk Delta
March 11	Council Presentation
March 11	News Release
March 20	Press Release
April 15	Diversity Inclusion and Anti-Racism Committee #1
April 24	Fact Sheet #1
April 25	Materials at Winskill
April 25	Letter to Residents #1
April 25	Email #1 to Aquatic User Groups
April 25	Email #1 to Field User Groups
April 25	Social Media Update
May 3	Youth Night at Winskill
May 6	Council Report
May 7 – June 27	Social Media Campaign
May 7	Feedback Form #1
May 7	Fact Sheet #2
May 7	Let's Talk Delta Update
May 7	Press release
May 7	Winskill Video
May 7	Letter to Residents #2
May 7	Invitation to field user groups
May 7	Invitation to aquatic user groups
May 8	Disc Golf Meeting
May 9	E-blast
May 10	Readerboards promo for open houses
May 15	English Language Learners #1
May 15	Mobility and Accessibility Committee #1
May 15	South Delta Food Bank Pop Up

Date	Task
May 16	Newspaper Ad #1
May 21	Delta Secondary School Pop Up
May 22	REACH Staff Focus Group
May 23	Wexford/Waterford Seniors Presentation
May 22	E-blast to all subscribers
May 23	Newspaper Ad #2
May 27	Display at Winskill and South Delta Recreation Centre
May 27	Ladner Leisure Centre Pop Up Adaptive Swimming & Rec Users
May 27	Pride Society Meeting
May 28	South Delta Secondary School Pop Up
May 28	Aquatic User Groups Meeting
May 29	English Language Learners Presentation #2
May 30	Neighbourhood Information Session #1
June 1	Open House #1 (Winskill Park)
June 3	E-blast to all subscribers
June 4	Neighbourhood Information Session #2
June 4	KinVillage Outreach Table
June 5	Field User Groups Meeting
June 6	BGC South Coast BC
June 6	Open House #2 (South Delta Recreation Centre)
June 11	South Park Elementary Pop Up
June 12	Diversity Inclusion and Anti-Racism Committee #2
June 13	City of Delta PR&C Supervisors
June 15	Open House #3 (Winskill)
June 26	Tourism Delta Meeting
June 26	Mobility and Accessibility Committee #2
June 27	KinVillage Board Meeting

Attachment B – Correspondence

- BGC Southcoast BC
- Tsawwassen Amateur Baseball Association
- Winskill Disc Golf Course Users
- Boundary Bay Bluebacks Swim Club

bgc South Coast BC

Opportunity
Changes
Everything

Joanne Kleb
Manager of Engagement
City of Delta

June 14, 2024

Dear Joanne,

Thank you for the opportunity to meet to discuss the City of Delta Winskill Renewal Project. BGC South Coast BC (formerly Boys and Girls Clubs) has been serving Delta, including the Winskill Community, for decades and appreciate being included in the planning for the Renewal of the Winskill park area so that we can continue to serve the children, and families in that area.

BGC is looking very forward to this renewal project, as the Winskill Club operating in the soon to be decommissioned Annex building is one of BGC's smallest Clubs, and the only one that does not have access to indoor gymnasium space which is critically important in BGC social recreation model. BGC is excited to be included within the new facility, and the opportunity that offers for the potential to expand the offerings BGC can provide through our Recreational Care and related programs for school aged children and youth. We are interested in further discussions with the City of Delta through the planning process about how BGC's unique programs and services can be leveraged to the best advantage for busy working families who seek more accessible recreation and community programs for their children and youth close to home.

BGC has a strong record of partnering with the City of Delta, most recently on the redevelopment of BGC's Hillside Club in North Delta, where we brought significant additional resources to bring the facility to current day standards and add high value features including a Youth Tech Centre and renovated kitchen and gymnasium so youth across that community have a place to belong when they aren't at home or at school.

We look forward to the opportunity to draw on our other resources, including a Functional Program of our Club spaces, as we work with the City on your vision of a renewed Winskill Facility for the children, youth and families of the Winskill Park area and beyond. BGC is in full support of the process you are embarking on, and look forward to contributing to it as it unfolds.

Regards,

Carolyn Tuckwell
President and CEO

AGENCY DIRECTORS:

Jill Yates (Chair)
David Choi (Treasurer)
Suzanne Bolton
Wade Grant
Sarah Howard
Margaret Rosling
Renee Smith-Valade
Terry Sumner
Howard Tran

PROGRAMS & SERVICES:

Clubs:
Fraserview (Vancouver)
Hillside (North Delta)
Kimount (Vancouver)
Kivan (Vancouver)
Langley
North Burnaby
Norvan (North Vancouver)
Richmond
Surrey
Winskill (Tsawwassen)
Wintemute (Ladner)

Camp Potlatch

Counselling and Support Services:
Early Years
Parent Support
Substance Use Counselling
Youth & Family Counselling

Employment Services:
Employment NOW
Youth Works

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Central Office
2875 St. George Street Vancouver, BC V5T 3R8
T 604.879.6554 F 604.879.6525 E info@bgcbc.ca

North Delta Office
3rd Floor, 11861 88th Avenue Delta, BC V4C 3C6
T 604.591.9262 F 604.591.8971 E deltaoffice@bgcbc.ca

bgcbc.ca

Registered Charitable Organization No. 81959 9713 RR0001

Tsawwassen Amateur Baseball Association (TABA)

Tsawwassen, B.C. CANADA

Date: 2024-06-05

To Whom It May Concern,

The aquatic center and baseball fields are in desperate need of modernization. The facilities are aging and below standard, posing safety concerns for spectators, users, and pedestrians passing through. There is a great opportunity to upgrade and modernize the prized baseball fields and equipment to complement the aging amenities at Winskill Park. In particular, the flyballs are a big concern on each of the larger fields used by Pee wee, Bantam, and Junior men's teams.

- **Ray Carter field**

It is generally well-used and in decent shape. I have consulted with the current coaches on the condition of the field, and the feedback has been mostly positive. However, the following concerns have been noted:

- ✓ The infield needs to be re-leveled to address the significant inconsistencies in elevation due to years of overlays and maintenance (see the photo below). It's recommended that a clay/modern material be used and that drainage be improved during the re-leveling process.



- ✓ Installing a permanent outfield fence will provide a consistent and secure distance from home plate, improving safety for the players. The temporary fence is regularly knocked over and requires continuous maintenance. Additionally, implementing a warning track or changing materials at the fence will enhance safety when tracking flyballs.



- ✓ Taba and the Delta Blue Jays run a highly successful "Fall" Ball training program from September to December. The park currently faces the challenge of shorter days during the fall season and early spring training, which often leads to sessions and games being cut short. Without indoor facilities in Delta, the addition of field lighting would greatly enhance the existing fall ball program and benefit early spring training as well. The lighting hours would be limited to the same guidelines as the turf field on the north side.

- ✓ The batting cage beside Ray Carter is no longer safe for all ages. It needs to be replaced, and a few more should be added. Covered or weather-protected cages would be ideal.

Field #14

The field needs a full replacement. Coaches across the Pee Wee age group have very little positive feedback to add. They all agree that a complete replacement of the playing field surface and dugouts should be considered. Additionally, the current field needs netting to protect the other users.

- ✓ A 24-inch elevation change from one side of the field to the other creates an unsafe playing surface for kids, leading to common injuries.



- ✓ There is a large swale in the left field for drainage. This is important for safety as a player tracks a fly ball to the left field area and approaches the home run fence. Kids may fall towards the fence.



- ✓ The dugouts are now positioned lower than the field, leading to the collection of large puddles. The consistent seasonal overlay and buildup of material have contributed to this issue.

- ✓ The infield needs to be upgraded to a modern surface with a level substrate to ensure a safe user experience.



- ✓ The current safety netting is inadequate and needs to be extended by another 60 linear feet to protect the wide, high-traffic walkways to the south.



- ✓ A safety net needs to be added to the north side. Foul balls end up in the bleachers of the large turf field, and many walkers use this trail.



- ✓ This field also has a fall ball program. While more posts are to be added for netting, adding lights could also be considered.
- ✓ A scoreboard has been a topic of discussion for years. A suitable location should be considered for this. TABA has funding for this project. It was put on hold when the replacement of the new aquatic center was being considered.

Bantam Feild west of Felid 14

- ✓ The same concerns that were outlined for field 14 also apply to this field. The inconsistent grade elevations from the infield to the outfield make for a less-than-satisfactory experience. Balls bounce off the infield inconsistently and are unpredictable due to the current condition.
- ✓ The netting on both the North (Kinsman) and East sides is insufficient, endangering walkers on the high-traffic pathway to the parking lot.
- ✓ The dugouts are in better shape than Field 14 and can be salvaged.
- ✓ the backstop is short (distance from home plate to the backstop)
- ✓ The home run fence needs to be repaired, and a warning track should be added for safety.
- ✓ Drainage should be considered. Additionally, the infield playing surface could be modernized.

Temporary Backstops for Blast ball and TEE ball teams

- ✓ These facilities are decent overall, but we feel that they are aged and below standard compared to the parks/fields. We believe that having built-in or fixed backstops and fields would benefit the user groups. These spaces are not used for soccer anymore, and having the field available for use all year would be beneficial for the TABA community.



Concession and Bathrooms

✓ All users enjoy these amenities, but TABA families especially appreciate them since they run the space. The facilities are a bit old, and the location is not ideal. It's just past or over the undersized Peewee field, and home runs and flyballs from games and practices often send balls into the public area. One even ended up inside the concession stand this year. Considering a new location and installing netting to address this issue might be a good idea.





✓ Bathrooms located near the concession area, and providing easy access to field 14 and the Bantam field, should be taken into consideration during the construction phase.

- **Batting cage**

✓ The existing cage assembly is aged and poses safety concerns. Full replacement and relocation should be carefully considered.



- ✓ Two additional cages should be considered, and the installation of protective roofing to shield the area from adverse weather conditions would significantly improve the program, leading to an enhanced experience for all participants.



- **Storage area for equipment**

✓ The outdoor storage area must have a roof to prevent premature aging of the equipment due to weather exposure.

- **Backstop Bins for Baseball equipment**

✓ Though the current bins serve their function, a minor enlargement would significantly enhance their utility for orderly and efficient storage. Taba could readily undertake this task.

Thank you for your attention.

Warm regards,

May 6, 2024

Dear Delta City Council,

I am writing to you regarding the proposed facilities renewal of the Winskill Aquatic Centre and the potential consequences of this project on the Winskill Park Disc Golf Course. As a teacher in the Delta School District, I have taken students to this course to learn how to play the game of disc golf and to marvel at the seasonal changes that the park undergoes. On a personal level, losing this course to a parking lot, baseball field, or new aquatic and fitness center would be devastating to me as a recreational player. However, the tremendous value this park has as a teaching tool would also be wiped away.

I am currently teaching at the Tsawwassen First Nation Youth Center with the Delta School District working as the Senior Coordinator within the Indigenous Education Department. All of my students are connected to either SDSS or DSS, but have elected to study on TFN lands for a host of reasons related to the ongoing effects of colonialism. Winskill Park has been a special place for us to visit over the course of the school year because the students have really taken to the game and enjoy the trip up into town to experience other facilities and parks Delta has to offer. We also received a donation from one of the premier disc manufacturers in the United States (MVP Discs), which has only accelerated TFN student participation in the game. As I am writing to you, children are literally out in the sports field beside the Youth Center practicing and playing with these discs. However, Winskill is the only legitimate disc golf course nearby. The next closest are two entire municipalities away. Therefore, the development plans that have been proposed would effectively remove any reasonable access to this activity they love.

With the loss of this disc golf course also comes the loss of another means for myself and other educators to create meaningful connections between students from the Tsawwassen First Nation and the lands we share. I have shown students where Indigenous plants such as salmonberries, false lily of the valley, western red cedars, alders, broad leaf maples, native cherries, and massive cottonwoods can be found. We have played among cooper's hawks, chickadees, bald eagles, moles, varied thrushes, flickers, mallards, and downy woodpeckers. So, this ecosystem is more than just a place to play disc golf: it is also one of the few public spaces in Tsawwassen where you can find all of these animals and plants in one place, which is closer to what it may have looked like pre-contact than a baseball diamond or parking lot ever could.

Now, my question to you is: if reconciliation with Indigenous peoples is a priority of Delta, how could the subtraction of this space that is as ecologically diverse as it is valuable as a way to create genuine relationships with students from the Tsawwassen First Nation be a step in the right direction?

Sincerely,

Sam Merritt

From: Geoff Dyck
To: James Palframan; JoAnne Kleb; Jim Bauer; Winskill Renewal Project; sammerritt94@gmail.com; Joel Bryant
Subject: Disc Golf Meeting May 8th
Date: May 14, 2024 2:12:58 PM
Attachments: image.png
image.png
image.png
image.png
image.png
image.png
image.png
Head Olympic Coach - Canada Skateboard.docx
Delta"s Birds and Biodiversity Conservation Strategy CAE.pdf
PDGA - South Delta Disc Golf Course Support Letter.pdf

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.

Dear Delta Team,

I want to thank James, JoAnne and Jim Bauer for their precious time.
James, I am glad to hear that I now have a permanent contact.
I believe Carol Chard was my previous contact but I don't see her on the Delta site any more.
As promised, here are the points I used in the meeting for your reference.

As the oldest disc golf course in Western Canada and the only one in Delta, its potential loss would not only mean the disappearance of disc golf but also the destruction of mature trees and precious green space. Delta lacks alternative disc golf facilities, forcing residents to travel far outside our community to Vancouver or Langley to access disc golf (both Richmond and Surrey do not have disc golf courses), contradicting efforts to reduce greenhouse gas emissions.

During Mayor Harvie's first term as Mayor of the City of Delta, Council proudly supported the installation of Delta's first-ever cricket pitch at Delview Park, highlighting their commitment to accommodating the growing sport of cricket. Removing Delta's sole disc golf course would take away local access to a growing and accessible sport.

Recognizing that it takes quite a bit of land for a disc golf course, has the City considered where they could accommodate a course in Delta if the Winskill course were demolished?

Disc golf is a freely accessible activity for people of all ages. Converting this course into space for a recreation facility, parking, or baseball diamonds would devastate the community and strip away a beloved recreational opportunity and vital natural environment.

In light of increasing extreme heat events, the mature trees in Winskill Park provide essential shade and contribute to cooling the urban environment. We should not dismiss the value of the trees in providing necessary shade and respite for residents in multi-unit housing in the surrounding area. These trees also support diverse bird habitats, which would be severely compromised if removed.

While we support the Mayor and Council's commitment to expanding sports and recreation infrastructure, this should not come at the expense of Delta's sole disc golf course. Unlike disc golf, facilities like parking lots or baseball diamonds have numerous alternative options for relocation.

Disc golf is a growing and popular sport, as evidenced by the Professional Disc Golf Association's statistics. Additionally, even our Delta Libraries have introduced disc golf packages for beginners to learn the sport in our community. Removing the opportunity to play locally would devastate the community of disc golf enthusiasts and disappoint the many visitors who come to Tsawwassen specifically to enjoy this course.

The Winskill Park Pitch:
-We meet people from around the world who visit our course.
-This brings people into town, which supports local businesses rather than making Tsawwassen a drive-past town.
-During summer days, the course is extremely busy and creates course backups while players wait for others to finish a hole.
-Unlike some other field users who only play during fair weather or just on weekends, players of disc golf participate in all four seasons, weekdays and weekends.
-Parking is fairly seasonal. I understand the demand for parking but not at the expense of forested areas.
-Our goal is to make Delta aware of the disc golf community, participate in public meetings as vigorously as possible, and justify our future existence.
-The park is the largest naturalized green space in the heart of Tsawwassen.
-All three options presented would either entirely remove the course or at best slash its size, making the course no longer a course.
-Below you will find various stats and Disc Golf in the media.

1) **Canada's first disc golf course.**
https://www.delta-optimist.com/opinion/winskill-home-to-first-disc-golf-course-in-the-country-3019809

2) **Petition**
Since I became aware of the let's talk delta (Winskill Project) we have been building a petition.
To date, we have gathered 360+ contacts.
Of those, we have a little of 250 comments via our petition.
I am happy to share that data if needed.

3) **Stats**
Professional Disc Golf Association
https://www.pdga.com/files/2022_pdga_yearend_demographicsreport.pdf

Keep in mind these people are active tournament players, so actual recreational players would be much higher.

Growth Demands Opportunity

The math is simple: more members, from more locales around the world, need more chances to compete. In 2022, PDGA tournament directors ran over 2,000 more events globally than in 2021.

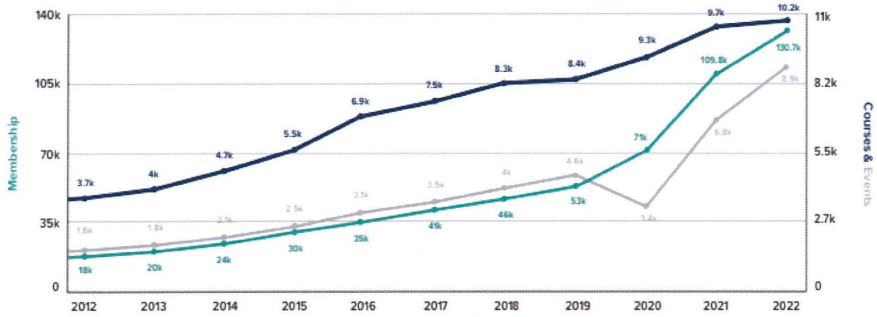
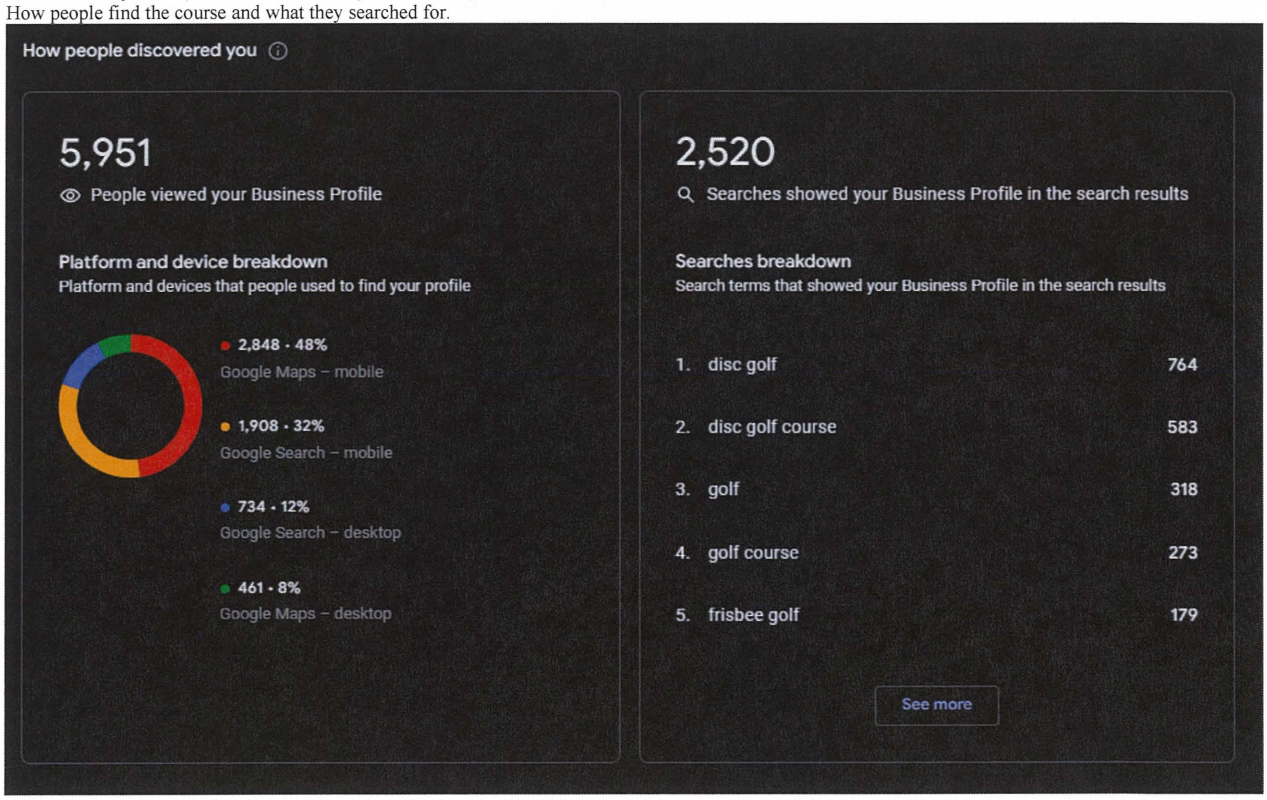


Figure 8: Combined Growth (please note there are two scales) Members Courses Events

Our Google My Business Profile
Dec 2023- May 2024 (I can't extract data any further back)
How people find the course and what they searched for.

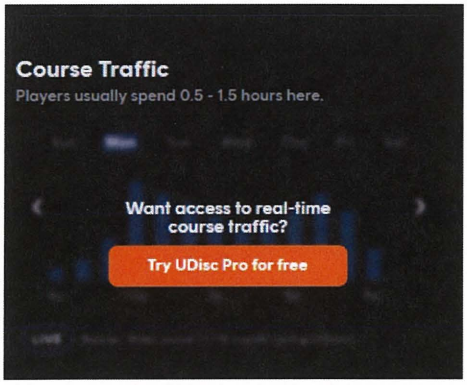


Direction requests creates new people to visit our town.



UDisc Profile
https://udisc.com/courses/winskill-park-Kamv
https://udisc.com/courses/winskill-park-Kamv/reviews

I would guess 1 in 10 users use this score keeping app.



Largest Disc Maker Stats
https://www.innovadiscs.com/innova-news/the-disc-golf-boom-lets-look-at-the-numbers/

4) Disc Golf In The Media

Vancouver needs more disc golf facilities, says park board commissioner
https://vancouversun.com/news/local-news/more-disc-golf-vancouver-parks

https://parkboardmeetings.vancouver.ca/2024/20240422/MOTION-ImprovingExpandingDiscGolfVancouverParks-20240422.pdf

CBC Article of a local femal player
https://www.cbc.ca/sportslongform/entry/canadian-disc-golf-throws-and-grows

5) Letters Attached
Sean Hayes
Head Olympic Coach - Canada Skateboard

PDGA Canada Support Letter

5) Delta's Biodiversity Statement
https://www.delta.ca/sites/default/files/2021-06/Delta%27s%20Birds%20and%20Biodiversity%20Conservation%20Strategy%20CAE.pdf
I would rather not use this point, but based on the 3 presented options it makes wonder if people have spent time in the park or even considered the impact these options would trigger.
The existing 3 options seem to contradict Delta's Biodiversity Statement.

Delta's Birds & Biodiversity Conservation Strategy

2.2 Threats to Birds & Biodiversity



Habitat Loss & Fragmentation

- Development pressures, urban densification, transportation expansion
- Intensive agriculture, port expansion
- Tree removals in urban areas

Delta's Birds & Biodiversity Conservation Strategy

4.0 Vision & Mission

These are the Vision and Mission statements that were developed with the community to provide direction for the conservation of birds and biodiversity within Delta.

Vision

Delta's globally significant bird populations, unique biodiversity, and ecological functions are protected and enhanced for future generations.

Mission

Our community collaborates to identify, protect, promote, enhance and monitor habitat and biodiversity within urban, agricultural, industrial, and natural areas.

Delta's Birds & Biodiversity Conservation Strategy

5.0 Values

These values will help guide Delta's Strategy management and implementation decisions.

Protective: Protect, conserve and restore habitats and species

Educational: Raise awareness and promote responsible land use and activities

Proactive: Take action

Innovative: Be open to new solutions and opportunities

Responsible: Take responsibility for future generations

Science-based: Base our goals, objective and actions on the best available science

Integrative: Leverage land uses for multiple benefits

Adaptable: Adapt to changing conditions, climate, and information

Collaborative: Work together, recognizing the importance of local knowledge and skills

6) Will the park have an environmental study performed before finalising the plan?

7) I invite any City of Delta employee to join us for a round of disc golf.

I have Bcc'd all users that are on your engagement list.
Thanks again for your time and open ears.
I look forward to future and meaningful engagements .

Respectfully,
Geoff Dyck

Boundary Bay Bluebacks Swim Club
Delta, B.C.
V4M 1N5
president.bluebacks@gmail.com

June 11, 2024

Mayor George Harvey

To The Honorable George Harvey

Subject: The Necessity of a 50-Meter Pool with Modern Features for Our Community Swim Club

The Boundary Bay Bluebacks Swim Club has been an integral part of South Delta since 1937. As a member of the swimming community we are writing to express the urgent need for a 50-meter swimming pool equipped with a bulkhead and moveable floors for our community swim club, The Boundary Bay Bluebacks. Such an investment is vital for the growth, safety, and versatility of our aquatic programs and will significantly benefit our community. Below, I outline the key reasons supporting this request.

1. Promoting Competitive Swimming

A 50-meter pool is the standard for long course competitive swimming, which is crucial for preparing athletes for national and international competitions, including the Olympics. Currently, our club is limited by the constraints of our shorter pool, which hinders our swimmers' ability to train effectively for such events. A 50-meter pool would allow us to:

- Host long course competitions, attracting regional and national events.
- Provide our athletes with the opportunity to practice under the same conditions they will face in major competitions, thereby improving their performance and readiness.

2. Enhanced Versatility with a Bulkhead

The inclusion of a bulkhead, which can divide the pool into sections, allows for simultaneous activities such as training, leisure swimming, and aquatic fitness classes. This versatility will:

- Maximize pool usage by accommodating various groups simultaneously.
- Facilitate the scheduling of diverse programs, catering to all age groups and swimming abilities.
- Increase revenue opportunities by allowing multiple events or classes to be held concurrently.

3. Adaptability with Moveable Floors

Moveable floors are a transformative feature for modern swimming pools. They enable the adjustment of pool depth to suit different activities and user groups. Benefits include:

- **Accessibility:** Providing adjustable depth for activities like toddler swim lessons, water therapy, and exercises for the elderly or individuals with disabilities.
- **Safety:** Creating a safer environment for beginners by allowing shallower depths where needed.
- **Diversity of Programs:** Supporting a wide range of aquatic activities, from diving and synchronized swimming to water polo and aquafitness, without the need for additional infrastructure.

4. Community Engagement and Growth

Investing in a state-of-the-art facility will strengthen community engagement and attract new members. Benefits include:

- **Increased Membership:** Attracting new members due to the enhanced features and versatility of the facility.
- **Local Economy:** Drawing visitors and participants from outside our immediate area for competitions and events, boosting local businesses and tourism.
- **Health and Wellness:** Providing a venue for fitness and recreational activities that promote health and well-being across all age groups in our community.

5. Long-term Economic and Operational Benefits

Although the initial investment in a 50-meter pool with these advanced features is significant, the long-term economic benefits and operational efficiencies are substantial:

- **Revenue Generation:** Through hosting competitions, swimming meets, and community events.
- **Energy Efficiency:** Modern pools often come with improved energy management systems, leading to lower operational costs over time.
- **Sustainability:** Advanced design and materials can reduce maintenance costs and extend the facility's lifespan.

In conclusion, a 50-meter pool with a bulkhead and moveable floors will not only elevate the standards of our swim club but also provide a versatile, inclusive, and financially beneficial facility for our entire community. We firmly believe that this upgrade is a crucial investment in the future of our aquatic programs and the overall health and prosperity of our community.

We appreciate your attention to this matter and look forward to the opportunity to discuss this proposal in more detail. Please feel free to contact me at president.bluebacks@gmail.com to arrange a meeting.

Thank you for considering our request.

Yours sincerely,

Dawn Copeland Fitzpatrick
President

Boundary Bay Bluebacks Swim Club

Delta

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CityofDeltaBC

X
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Instagram
CityofDeltaBC

DIALOG
611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

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July 11 2024

Attn: Winskill Aquatic Centre Steering Committee

Re: Technical Review of Siting Options

Executive Summary:

The following document summarizes the project team's technical review of the siting options generally proposed by the previous feasibility work and communicated to the public during the recent community engagement phase. For clarity we have redrawn the proposed options in order to verify high level site factors such as field sizes, parking counts, fire department access, utility requirements and locations and similar. These site drawings have been reviewed with our technical consultants including Bunt & Associates Engineering (Traffic), Van Der Zalm+ Associates (landscape architects and civil engineers), O'M Engineering (electrical engineers – utility connections), as well as Unitech Construction Management (construction logistics and cost implications).

The intent of this document is provide technical information that will enable Mayor and Council to make the best decision based on a balance of community inputs, program opportunities, and cost impacts. The project design team believes that we can make an impactful community building at any of the proposed siting options, however the North Option 2 best meets the project objectives and will allow more budget to be spent on the program and building, and less budget on required site improvements such as utilities, tree clearance and ground conditions.

A scored technical site factors matrix is included below with detailed descriptions for each factor.

Being mindful of the community input received, we have developed a refined North alternative which enhances tree retention and is recommended as we move into the next phase of design.

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611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

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Technical Site Factor Summary:

The following summarizes the broader project implications of selecting each site.

Option 1 West

- Requires immediate removal of the south part of the disc golf course for construction
- Likely has additional utility and structural costs compared to the other locations due to poor soils conditions and distance from existing utility connection points as well need to relocate an existing 150mm fire service water line.
- Will complicate keeping the Aquatic Centre operational during the construction period due to utilities work, laydown and construction vehicle access.
- Will require demolishing and relocating the existing Annex Building programs (fitness, Boys and Girls Club) for the duration of the construction period.
- Will not provide any placemaking presence of the new facility along 56th St or provide much connection to the future urban hub to the North
- Has the least impacts on ongoing baseball and sports fields operations
- The existing U13 diamond is undersized.
- Diagram does not include provision for a future fourth field. If the future field is included it might impact tree preservation in the northwest corner.
- Single parking access does not allow for two-way traffic flow
- Required an estimated $1,000,000 for additional utility servicing including; New water, gas, electrical and sewer runs from 56 St., relocation of 150mm Fire Water Line and new Delta and Telus Fibre Optic Lines

Option 2 North

- Has significant impacts on disc golf and tree removal – unless the 4th field does not proceed.
- Likely will require a new intersection at 10th Ave/56th St which will give opportunities to start making a positive pedestrian experience in and around the park along 56th St, however the new intersection may have negative impacts on vehicle traffic along 56th St. See detailed traffic notes below.
- Could be designed to create a gathering of complimentary facilities that could anchor the future urban hub to the North
- Will require a phased construction approach to allow for continuous baseball operations by relocating the 13U Baseball Diamond before the main building starts construction
- Best option to allow for uninterrupted operation of the existing Aquatic Centre during construction
- Option 2a provides an opportunity for the plaza to be uninterrupted by traffic and more integrated with the flex field/treed buffer area to the northwest.

Option 3 South

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1930 Pandora St #310
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- Has significant impacts on disc golf and tree removal – unless the 4th field does not proceed.
- Will require relocation of the existing gas line to the Aquatic Centre to maintain current pool operations prior to construction starting.
- Will generally complicate keeping the existing Annex Building (Boys and Girls Club) and Aquatic Centre operational during the construction period due to utilities work, laydown and construction vehicle access and does not allow for 3 fields to be continuously in use during construction.
- Will require a phased construction approach to allow for continuous baseball operations by relocating the 18U Baseball Diamond likely to where the current U15 ball diamond is before the new building starts construction.
- Could serve as a positive presence along 56th St for the park and future development.

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611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

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Scored Technical Site Factors Matrix:

		Option 1	Option 2	Option 3
	Facility Location	West	North	South
1	Accessibility, Safety and Traffic Management	◔	◔◔	◔◔
2	Environmental Impact and Preservation of Natural Features	◔◔	◔	◔
3	Site Costs/Construction Implementation	◔	◔◔◔	◔
4	Recreational and Aesthetic Considerations	◔◔◔	◔◔◔	◔◔◔
5	Continuity of Existing Uses and Community Impact During Construction	◔	◔◔◔	◔
6	Proximity to Community and Park Amenities	◔◔	◔◔◔	◔◔◔
7	Benefits to Community Long-term Planning and Growth	◔	◔◔◔	◔◔
	Total	**11**	**18**	**13**

Poor = ◔

Satisfactory = ◔◔

Good = ◔◔◔

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611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

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Detailed Technical Site Factors:

1. **Accessibility, Safety and Traffic Management**
   - Site can meet basic accessibility requirements from parking, and site as a whole including a 2nd access point.
   - Wayfinding to main entry is clear from parking and surrounding neighbourhood
   - Building and parking can access and service fields in a positive way
   - Impacts on traffic along 56th St.
   - Impacts on pedestrian experience along 56th
   - Potential safety and accessibility of building location relative to parking access roads
   - All options will require a second access point to the expanded parking area, this factor includes the ease of implementing this second access point
   - Site adheres to best practices in Crime Prevention Through Environmental Design (CPTED) for building location and site configuration

2. **Environmental Impact and Preservation of Natural Features:**
   - Quantity and scope of additional trees required to be removed for final building location as well as construction process. Refer also to detailed Tree Retention Diagrams included in Appendix
   - Capacity for location to provide tree replacements to help recreate the treed areas of the park (in 20-50 years)
   - Field relocation and impacts on tree replacement potential
   - General capacity for location to provide a positive, restored natural environment
   - Site has potential for solar access for potential building integrated energy generation
   - Site has potential for good stormwater management to enhance the existing park
   - Site preserves and could enhance as much of the existing ecological function as reasonable given the basic requirement to remove diseased and distressed trees
   - Site will not negatively impact key species and minimize bird strike loss.

3. **Site Cost and Construction Implementation:**
   - Capacity for site to provide logical and efficient construction staging and access
   - Capacity for geotechnical conditions to support a new community complex including pool tanks and long span structures
   - Impacts on existing utilities connections and ability for the existing Aquatic Centre to keep functioning with current utility connections
   - Optimization and costs for new utility connections for new community complex
   - Overall cost/benefit ratio of required site services and site works compared to potentially adding program areas and other building features

4. **Recreational and Aesthetic Considerations:**
   - Site offers opportunities for a positive relationship to existing and proposed park spaces and fields
   - Site offers opportunities for an attractive, user friendly building and surrounding site design

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Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
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- Building location could allow for swimming pools, gym and other key program items to be located in a functional and aesthetically pleasing way.
- Building location optimizes relationship to positive natural light conditions (sun, shade, glare as relates to building orientation)

5. **Continuity of Existing Uses and Community Impact During Construction:**
   - Site allows the existing Aquatic Centre and Annex Building (Boys and Girls Club) to function during the construction process with a minimum of disruption
   - Site allows for and/or enhances all field types (relocated or existing)
   - Site negatively impacts Disc Golf – note that all sites will likely require a smaller or relocated disc golf course

6. **Proximity to Park and Community Amenities:**
   - Site has a positive street presence along 56th St enhancing the function of the park in the community as a whole, while still maintaining an active, green, open feeling park from the street
   - Site will create a complimentary cluster of indoor recreational functions in the park as a whole that are accessible to the community
   - New Aquatic Centre will have the opportunity to provide convenient retail, multipurpose and washroom functions to the park as a whole

7. **Benefits to Community Long-term Planning and Growth:**
   - Site has positive placemaking opportunities related to future development around the site (the 50 year vision)
   - Site has a positive impact on future active travel opportunities (bike/micromobility/pedestrian access, bus routes)
   - Site offers opportunities for expansion while minimizing impacts to field use.

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Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
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Common Technical Considerations for All Sites:

Tree Removal and Replacement

The City retained an external third-party arborist, whose review of the park has indicated that many trees are in "poor health" and will need to be removed in the short term. In all cases the project will provide additional new planted trees to help offset the loss of any existing tree canopy. Detailed planting plans and species selection will be determined in subsequent design phases. Tree retention diagrams and a summary table are provided for each site option for graphic reference. The numbers below include impacts from the fourth "future" field.

	Option 1	Option 2	Option 3
Facility Location	West	North	South
Estimated Total Trees Impacted	**354**	**386**	**413**
Estimated Total Trees Impacted in "Good or Moderate Health"	189	215	235
Estimated Total Trees Impacted by fourth future baseball field	No Impact	160	167

Fire Department and Site Access

Bunt Engineering (traffic consultants) have reviewed the proposed siting options and note that in all cases a second vehicle access point into the parking and the park as a whole is recommended to help manage large events, day to day traffic flow and fire department/truck access. Delta Fire Department was also consulted and recommends a 2nd access to the park. The location of this access point is likely off 56th St. Depending on the preferred site traffic impacts on 56th would have to be explored including detailed intersection design options such as a pedestrian activated light, left-hand turn lanes northbound with or without a traffic light, right in right out only, and similar street re-configurations. The logical place for this new access point would be at 10th Ave, however it may make sense to locate between 9th Ave and 10th Ave based on further analysis that will take place in the next phase of work. This new intersection could potentially even become a full light with left turn lane replacing 9th St with a pedestrian only light. Additional parking or a pick up and drop off along 56th St or as a part of the new access route into the park may also be recommended.

Optimized Utility Locations and Costs

DIALOG/Carscadden along with O'M (Electrical Engineer), VDZ (Landscape and Civil Engineering) and Unitech (Construction Manager) have reviewed existing utilities and started considerations for

DIALOG
611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

optimizing utility connections for the new building. In all cases new utilities (electrical, water, storm water, sewer, gas) will likely have to be tied in from 56th St to allow the existing building to function while the new building is under construction. As such any location closer to 56th St will have less costs associated with utility connections.

Existing Utilities and Costs

In all cases an existing water line that serves fire flow for the surrounding neighbourhood will have to be maintained. This line cuts through the forested area at the southwest and would have to be moved if significant construction occurs in this area (ie associated with Option 1 West). The relocation would likely be carried out via tunneling to minimize impacts on trees which will attract higher costs as compared to conventional trenching. Further, Option 3 South would require relocation of existing water, sewer, electrical and data utilities for the current facility.

Construction Lay Down and Access

Unitech has indicated that a significant area will be required for temporary laydown and construction logistics during the construction period for all siting options. Indicative layout areas are provided for reference.

Phased Field Relocation

To facilitate ongoing community activities fields will be relocated in a phased manner to encourage continuous community use. The specific phasing for the relocation process will depend on the preferred siting option.

Geotechnical Soil Conditions and Structural Impacts

Early geotechnical work indicates this site has a relatively poor soils, particularly towards the South West which will require additional structural considerations and could attract additional costs. Its possible soil conditions are slightly better to the North and East however this will need to be confirmed with additional geotechnical investigation on the preferred site.

Archeological Considerations

We understand the City staff have already engaged their archeology consultant who has determined this is a lower risk area, and is recommending a chance find approach that will be managed during the construction process.

Underground Parking

If budget and site design factors allow fully or partially underground parking could be used in all options to further minimize impacts of new parking on natural features and playing fields. This may also align the facility better with a 50 year vision for the site where the park will be an important open, green space within a denser urban core.

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Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
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Fourth U13 Baseball Field

All options can accommodate a fourth U13 baseball field with varying impacts on tree retention and park configuration.

Refined North – Enhanced Tree Retention Approach

Given the importance of tree retention that was heard through the community engagement we developed a Refined North – Enhanced Tree Retention alternative. Under this alternative, as a minimum, the 4th playing field would be moved eastward to allow existing trees to remain. To prioritize tree retention, ideally the 4th field would not be considered at this time.

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611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

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Recommendation:

The consultant team recommends the City of Delta select the **North** site but adopt the **Refined North – Enhanced Tree Retention** option to carry into the Concept Design phase. As indicated in the scored matrix this location offers the most benefits technically, and with modifications, enhanced tree retention is achieved. This location will:

1) Enable the existing park, Aquatic Centre and Annex Building to function during the construction period with minimal impacts to their operation
2) Have the least costs associated with existing, relocated and new utility connections, potentially allowing more budget to be used for functional program and building components and not on underground utilities.
3) Offer a future long-term presence for the park as the town centre is built out to the north. Additionally this location will enhance access in and around the park for vehicles, pedestrians and active travel options.
4) Offer opportunities for enhanced connections to the park as whole including the U18/U15 Ball Diamond, artificial turf soccer field, lawn bowling club and fieldhouse as well the future flex-space and plaza/playground.
5) Allow for the retention of existing trees in the south west corner of the site and potentially retain the treed area for longer term depending on the timing for the fourth field to be added.

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Vancouver, BC V6A 1E1

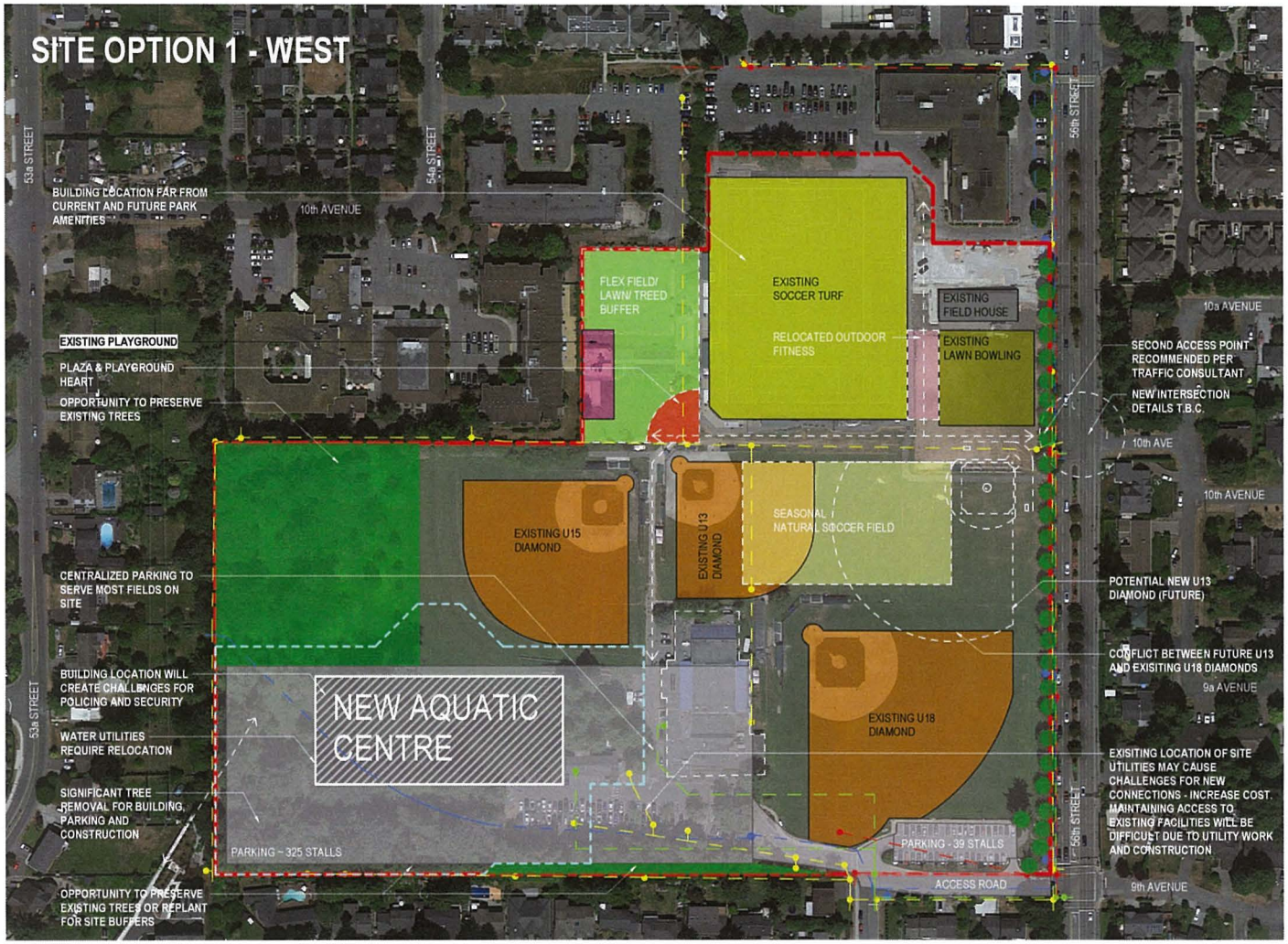
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Appendices

WAFCR – Site Option Technical Review Diagrams – July 11 2024

SITE OPTION 1 - WEST



SITE PLAN - OPTION 1 - WEST
SCALE: 1 : 1000

SITE LEGEND

ITEM	PATTERN
PROPOSED BUILDING	
PROPOSED PARKING AND ACCESS ROAD	
PROPOSED WALKWAY/ PATH	
PROPOSED BASEBALL DIAMOND	
EXISITING BASEBALL DIAMOND	
PROPOSED PLAYGROUND/ OUTDOOR FITNESS	
EXISITING PLAYGROUND	
PROPOSED FLEX FIELD/ LAWN	
PROPOSED PLAYGROUND/ PLAZA	
PROPOSED SEASONAL NATURAL SOCCER FIELD	
EXISTING SOCCER TURF	
EXISTING FIELD HOUSE	
EXISTING LAWN BOWLING	
PROPOSED TREES	T.B.C.
EXISTING TREES	
SITE UTILITIES - WATER	
SITE UTILITIES - DRAINAGE	
SITE UTILITIES - SANITARY	
SITE UTILITIES - GAS	
CONSTRUCTION LAYDOWN AREA	

SITE OPT 1 - PROS AND CONS

PROS

- HAS THE LEAST IMPACTS ON EXISTING BASEBALL AND FIELD SPORT OPERATIONS
- ALLOWS FOR PRESERVATION OF TREES IN THE NORTHWEST CORNER

CONS

- IMPACT ON DISC GOLF COURSE
- UTILITY AND STRUCTURAL CONCERNS DUE TO DISTANCE OF UTILITY CONNECTION POINTS AND POOR SOIL CONDITIONS
- WILL COMPLICATE THE OPERATIONS/ ACCESS OF THE EXISTING AQUATICS FACILITY, AND WILL REQUIRE RELOCATION OF THE EXISTING BOYS AND GIRLS CLUB PROGRAMMING FOR THE DURATION OF CONSTRUCTION
- NO PLACE MAKING ALONG 56TH STREET OR CONNECTION TO FUTURE URBAN HUB NORTH OF WINSKILL PARK
- SINGLE PARKING ACCESS DOES NOT ALLOW FOR TWO WAY TRAFFIC FLOW
- EXISTING U13 DIAMOND IS UNDERSIZED
- DOES NOT INCLUDE 4TH FIELD OPTION

SITE OPTION 1 - WEST



PROJECT NORTH

SITE PLAN - OPTION 1 - WEST
SCALE: 1 : 1000

SITE LEGEND

ITEM	PATTERN
PROPOSED BUILDING	
PROPOSED PARKING AND ACCESS ROAD	
PROPOSED WALKWAY/ PATH	
PROPOSED BASEBALL DIAMOND	
EXISITING BASEBALL DIAMOND	
PROPOSED PLAYGROUND/ OUTDOOR FITNESS	
EXISITING PLAYGROUND	
PROPOSED FLEX FIELD/ LAWN	
PROPOSED PLAYGROUND/ PLAZA	
PROPOSED SEASONAL NATURAL SOCCER FIELD	
EXISTING SOCCER TURF	
EXISTING FIELD HOUSE	
EXISTING LAWN BOWLING	
PROPOSED TREES	T.B.C.
EXISTING TREES	
SITE UTILITIES - WATER	
SITE UTILITIES - DRAINAGE	
SITE UTILITIES - SANITARY	
SITE UTILITIES - GAS	
CONSTRUCTION LAYDOWN AREA	

SITE OPT 1 - PROS AND CONS

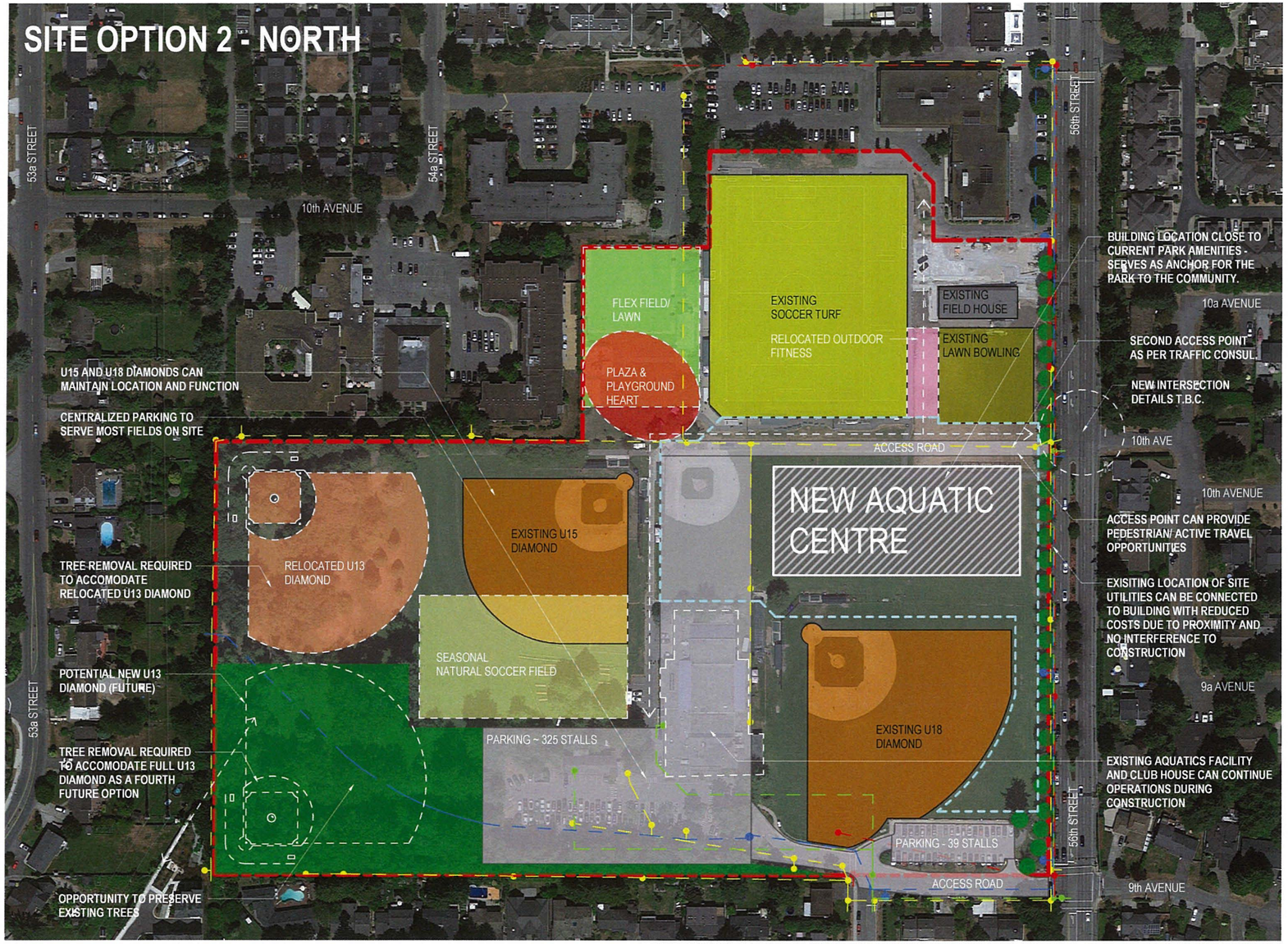
PROS

- HAS THE LEAST IMPACTS ON EXISTING BASEBALL AND FIELD SPORT OPERATIONS.
- ALLOWS FOR PRESERVATION OF TREES IN THE NORTHWEST CORNER.

CONS

- IMPACT ON DISC GOLF COURSE.
- UTILITY AND STRUCTURAL CONCERNS DUE TO DISTANCE OF UTILITY CONNECTION POINTS AND POOR SOIL CONDITIONS.
- WILL COMPLICATE THE OPERATIONS/ ACCESS OF THE EXISTING AQUATICS FACILITY, AND WILL REQUIRE RELOCATION OF THE EXISTING BOYS AND GIRLS CLUB PROGRAMMING FOR THE DURATION OF CONSTRUCTION.
- NO PLACE MAKING ALONG 56TH STREET OR CONNECTION TO FUTURE URBAN HUB NORTH OF WINSKILL PARK.
- SINGLE PARKING ACCESS DOES NOT ALLOW FOR TWO WAY TRAFFIC FLOW.
- EXISTING U13 DIAMOND IS UNDERSIZED.
- DOES NOT INCLUDE 4TH FIELD OPTION.

SITE OPTION 2 - NORTH



PROJECT NORTH

SITE PLAN - OPTION 2 - NORTH
SCALE: 1 : 1000

SITE LEGEND

ITEM	PATTERN
PROPOSED BUILDING	
PROPOSED PARKING AND ACCESS ROAD	
PROPOSED WALKWAY/ PATH	
PROPOSED BASEBALL DIAMOND	
EXISITING BASEBALL DIAMOND	
PROPOSED PLAYGROUND/ OUTDOOR FITNESS	
EXISITING PLAYGROUND	
PROPOSED FLEX FIELD/ LAWN	
PROPOSED PLAYGROUND/ PLAZA	
PROPOSED SEASONAL NATURAL SOCCER FIELD	
EXISTING SOCCER TURF	
EXISTING FIELD HOUSE	
EXISTING LAWN BOWLING	
PROPOSED TREES	T.B.C.
EXISTING TREES	
SITE UTILITIES - WATER	
SITE UTILITIES - DRAINAGE	
SITE UTILITIES - SANITARY	
SITE UTILITIES - GAS	
CONSTRUCTION LAYDOWN AREA	

SITE OPT 2 - PROS AND CONS

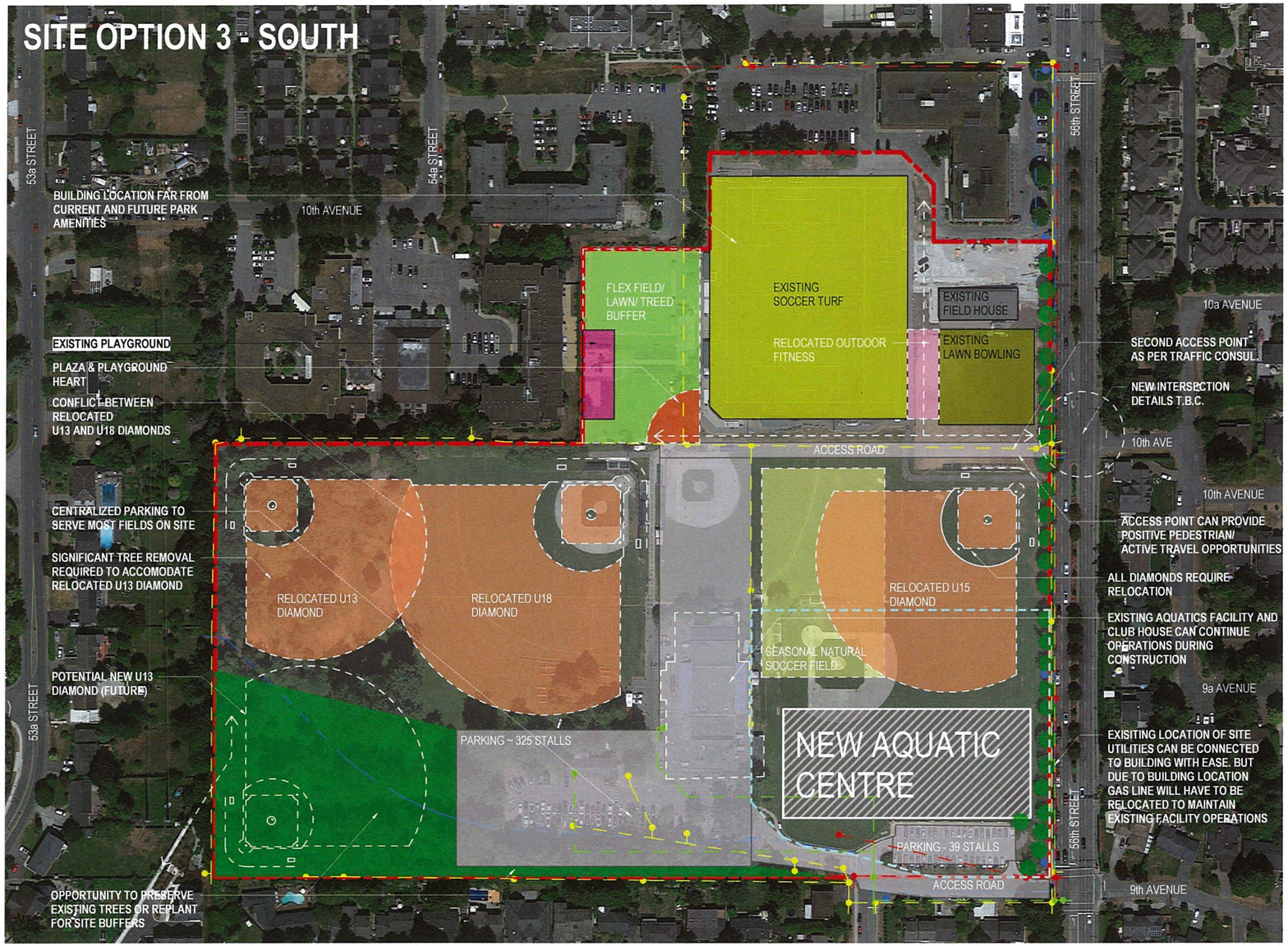
PROS

- MINIMAL IMPACT ON DISC GOLF COURSE AND EXISTING TREES.
- REQUIRES A NEW INTERSECTION AT 10TH AVE/ 56TH STREET. THIS WILL PROVIDE OPPORTUNITIES FOR POSITIVE PEDESTRIAN EXPERIENCE IN AND AROUD THE PARK ALONG 56TH, BUT MAY HAVE NEGATIVE IMPACTS ON VEHICAL FLOW ON 56TH STREET.
- COULD BE DESIGNED TO CREATE GATHERING OF COMPLIMENTARY FACILITIES THAT CAN ANCHOR THE FUTURE URBAN HUB NORTH OF THE WINSKILL SITE.
- ALLOWS FOR NO INTERRUPTION OF THE EXISTING AQUATIC CENTRE OR RELOCATION OF BOYS AND GIRLS CLUB DURING CONSTRUCTION.

CONS

- WILL REQUIRE A PHASED CONSTRUCTION APPROACH TO ALLOW FOR CONTINUOUS BASEBALL OPERATIONS BY RELOCATING THE U13 BASEBALL DIAMOND BEFORE THE MAIN BUILDING STARTS CONSTRUCTION.

SITE OPTION 3 - SOUTH



PROJECT NORTH

SITE PLAN - OPTION 3 - SOUTH

SCALE: 1 : 1000

SITE LEGEND

ITEM	PATTERN
PROPOSED BUILDING	
PROPOSED PARKING AND ACCESS ROAD	
PROPOSED WALKWAY/ PATH	
PROPOSED BASEBALL DIAMOND	
EXISITING BASEBALL DIAMOND	
PROPOSED PLAYGROUND/ OUTDOOR FITNESS	
EXISITING PLAYGROUND	
PROPOSED FLEX FIELD/ LAWN	
PROPOSED PLAYGROUND/ PLAZA	
PROPOSED SEASONAL NATURAL SOCCER FIELD	
EXISTING SOCCER TURF	
EXISTING FIELD HOUSE	
EXISTING LAWN BOWLING	
PROPOSED TREES	T.B.C.
EXISTING TREES	
SITE UTILITIES - WATER	
SITE UTILITIES - DRAINAGE	
SITE UTILITIES - SANITARY	
SITE UTILITIES - GAS	
CONSTRUCTION LAYDOWN AREA	

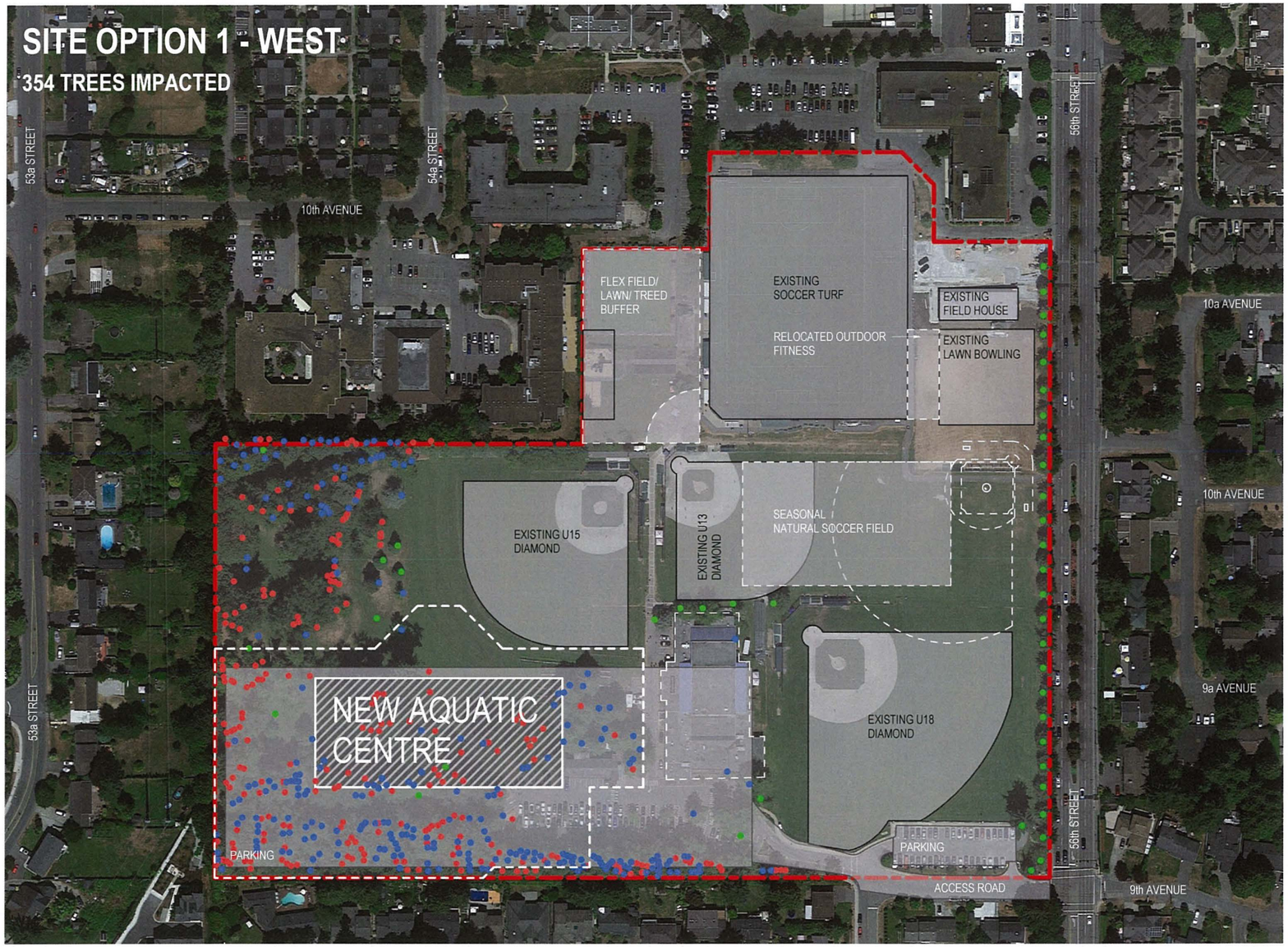
SITE OPT 3 - PROS AND CONS

PROS

- MODERATE IMPACT ON DISC GOLF AND EXISTING TREES.
- COULD SERVE AS POSTIVE PRESENCE ALONG 56TH STREET FOR THE PARK AND FUTURE DEVELOPMENT.

CONS

- WILL COMPLICATE THE OPERATIONS OF THE BOYS AND GIRLS CLUB AND AQUATICS FACILITY DURING THE CONSTRUCTION OF THE MAIN BUILDING DUE TO UTILITIES WORK, LAYDOWN AND CONSTRUCTION VEHICAL ACCESS.
- WILL NOT MAINTAIN CONTINUOUS USE OF ANY EXISTING FIELD DUE TO BASEBALL DIAMOND RELOCATIONS AND CONSTRUCTION LAYDOWN REQUIREMENTS.
- REQUIRES RELOCATION OF THE EXISITING GAS LINE TO THE EXISTING AQUATICS FACILITY TO MAINTAIN POOL OPERATIONS DURING CONSTRUCTION.
- WILL REQUIRE A PHASED CONSTRUCTION APPROACH TO ALLOW FOR CONTINUOUS BASEBALL OPERATIONS BY RELOCATING THE EXISITING U18 DIAMOND.



PROJECT NORTH

SITE PLAN - OPTION 1 - WEST - TREE STUDY
SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILED TREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• PROPOSED BUILDING: • CONSTRUCTION LAYDOWN: • PARKING/ ACCESS ROAD:	37 114 14 165
EXISITNG TREE **MODERATE** HEALTH CONDITION	• PROPOSED BUILDING: • CONSTRUCTION LAYDOWN: • PARKING/ ACCESS ROAD:	23 132 28 183
EXISITNG TREE **GOOD** HEALTH CONDITION	• PROPOSED BUILDING: • CONSTRUCTION LAYDOWN: • PARKING/ ACCESS ROAD:	1 4 1 6
	TOTAL TREES IMPACTED:	354

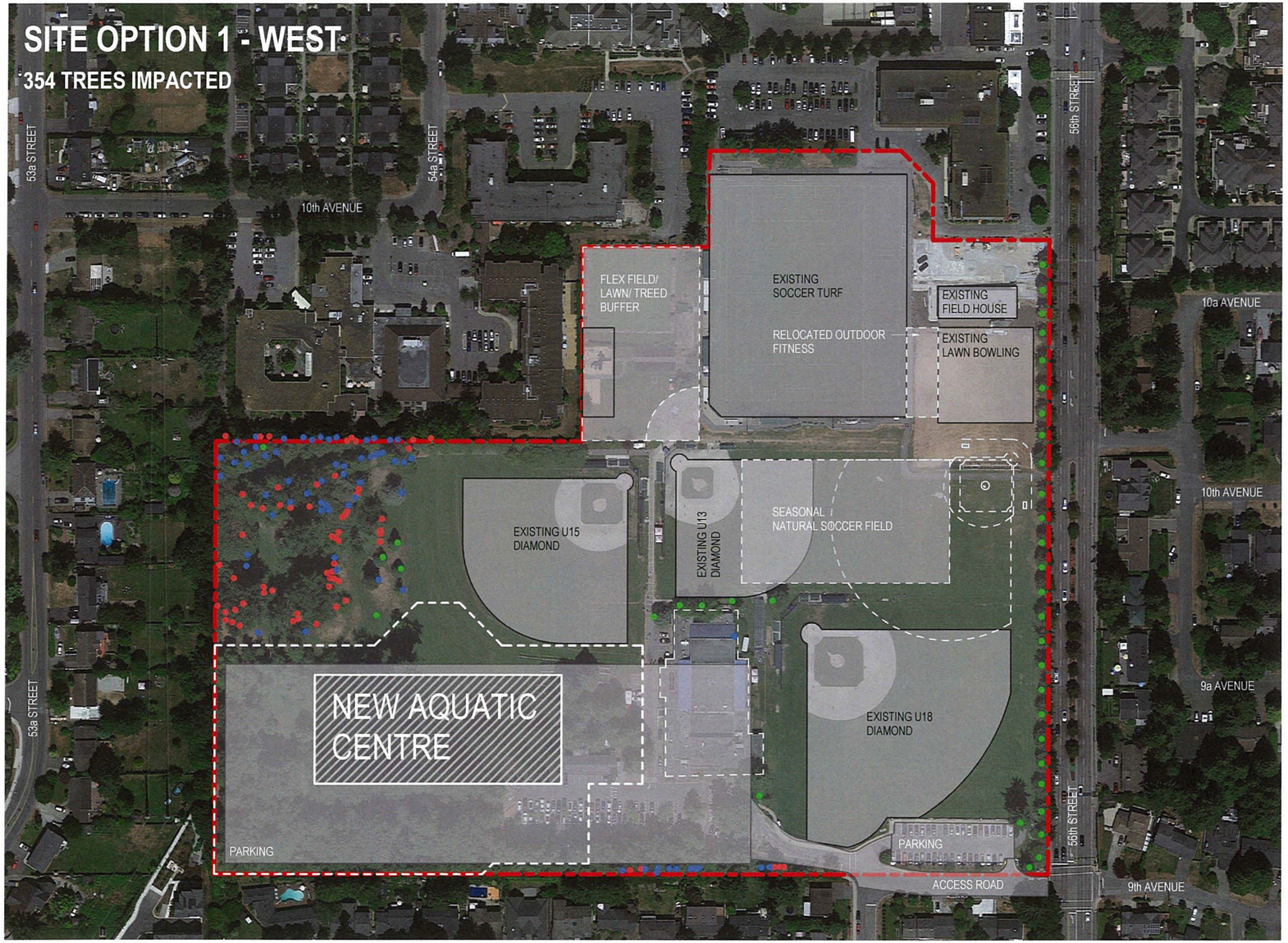
DIALOG Carscadden | Delta

Winskill Aquatic and Fitness Centre Replacement
07/11/2024

Site - Option 1 - West - Tree Study
2008485

0 10m 20m 40m
As indicated

DD1.4



PROJECT NORTH

SITE PLAN - OPTION 1 - WEST - TREE IMPACT

SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILED TREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• PROPOSED BUILDING:	37
	• CONSTRUCTION LAYDOWN:	114
	• PARKING/ ACCESS ROAD:	14
		165
EXISITNG TREE **MODERATE** HEALTH CONDITION	• PROPOSED BUILDING:	23
	• CONSTRUCTION LAYDOWN:	132
	• PARKING/ ACCESS ROAD:	28
		183
EXISITNG TREE **GOOD** HEALTH CONDITION	• PROPOSED BUILDING:	1
	• CONSTRUCTION LAYDOWN:	4
	• PARKING/ ACCESS ROAD:	1
		6
	TOTAL TREES IMPACTED:	354

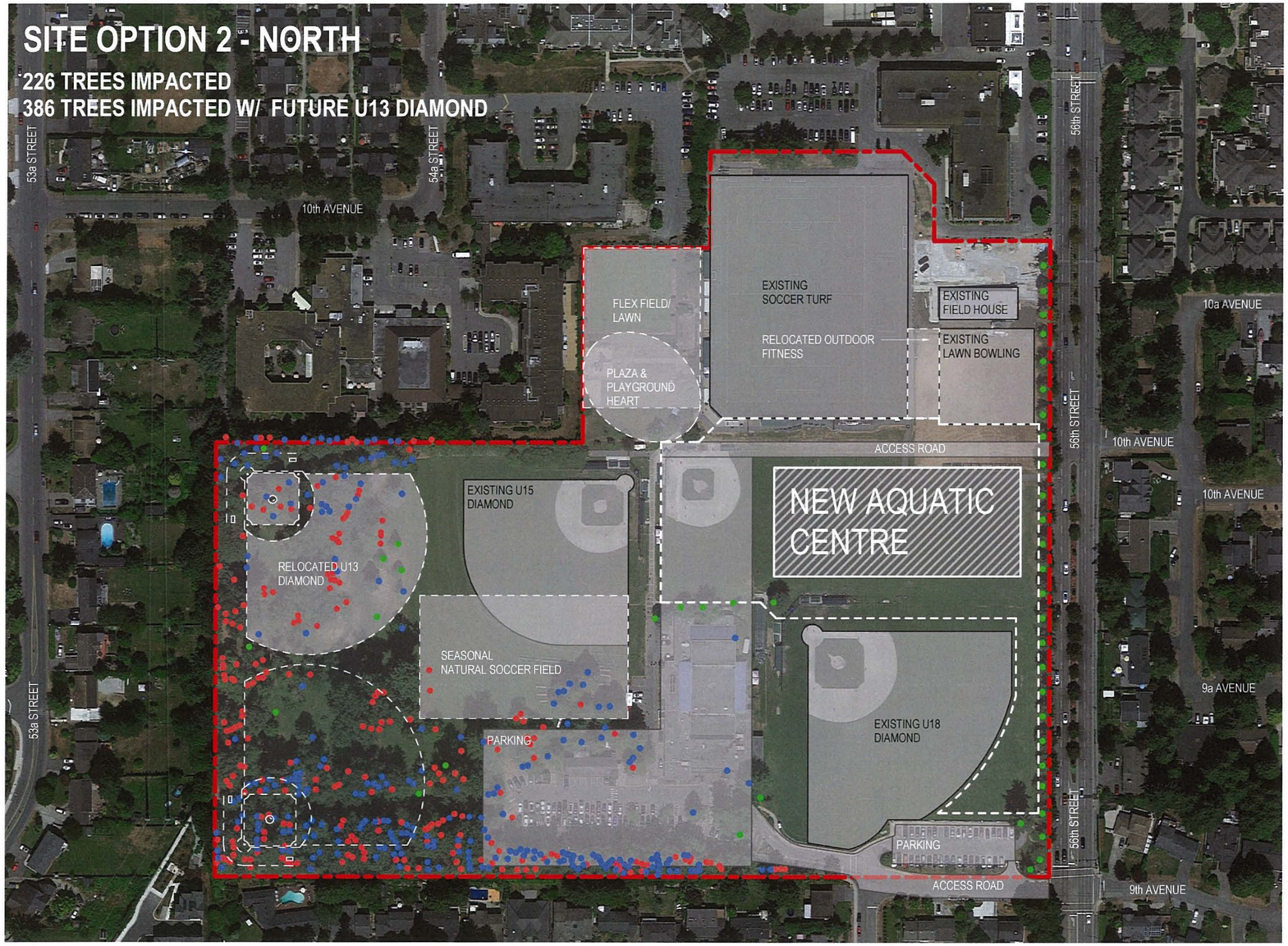
DIALOG Carscadden | Delta

Winskill Aquatic and Fitness Centre Replacement
07/11/2024

Site - Option 1 - West - Tree Impact
2008485

0 10m 20m 40m
As indicated

DD1.4.1



PROJECT NORTH

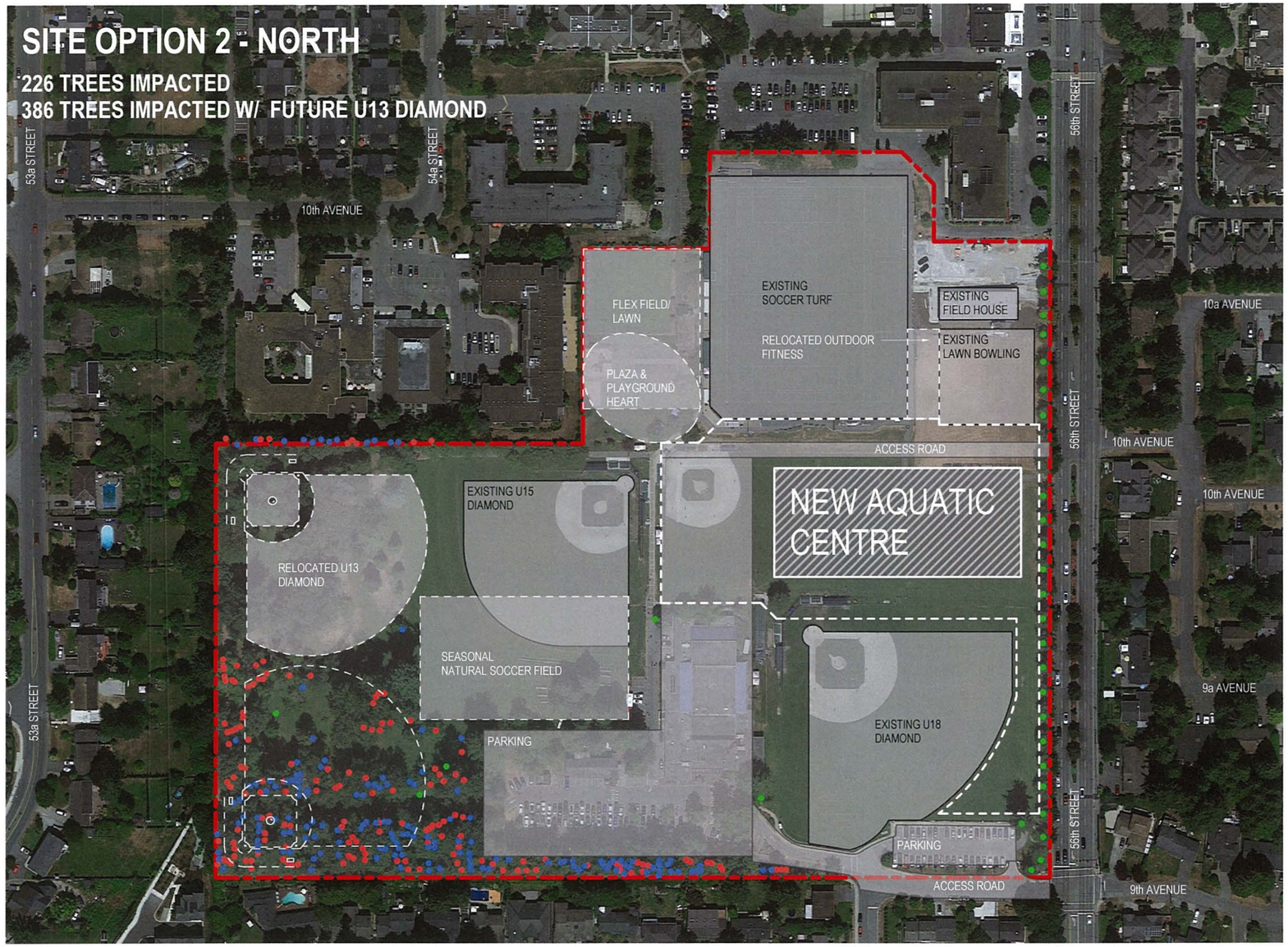
SITE PLAN - OPTION 2 - NORTH - TREE STUDY
SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILED TREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	49
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	38
	• NATURAL SOCCER FIELD:	4
		91
	• FUTURE U13 DIAMOND:	80
		171
EXISITNG TREE **MODERATE** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	41
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	73
	• NATURAL SOCCER FIELD:	8
		122
	• FUTURE U13 DIAMOND:	78
		200
EXISITNG TREE **GOOD** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	6
	• CONSTRUCTION LAYDOWN:	2
	• PARKING/ ACCESS ROAD:	5
	• NATURAL SOCCER FIELD:	N/A
		13
	• FUTURE U13 DIAMOND:	2
		15
	TOTAL TREES IMPACTED:	**226**
	W/ FUTURE U13 DIA. INCLUDED:	386



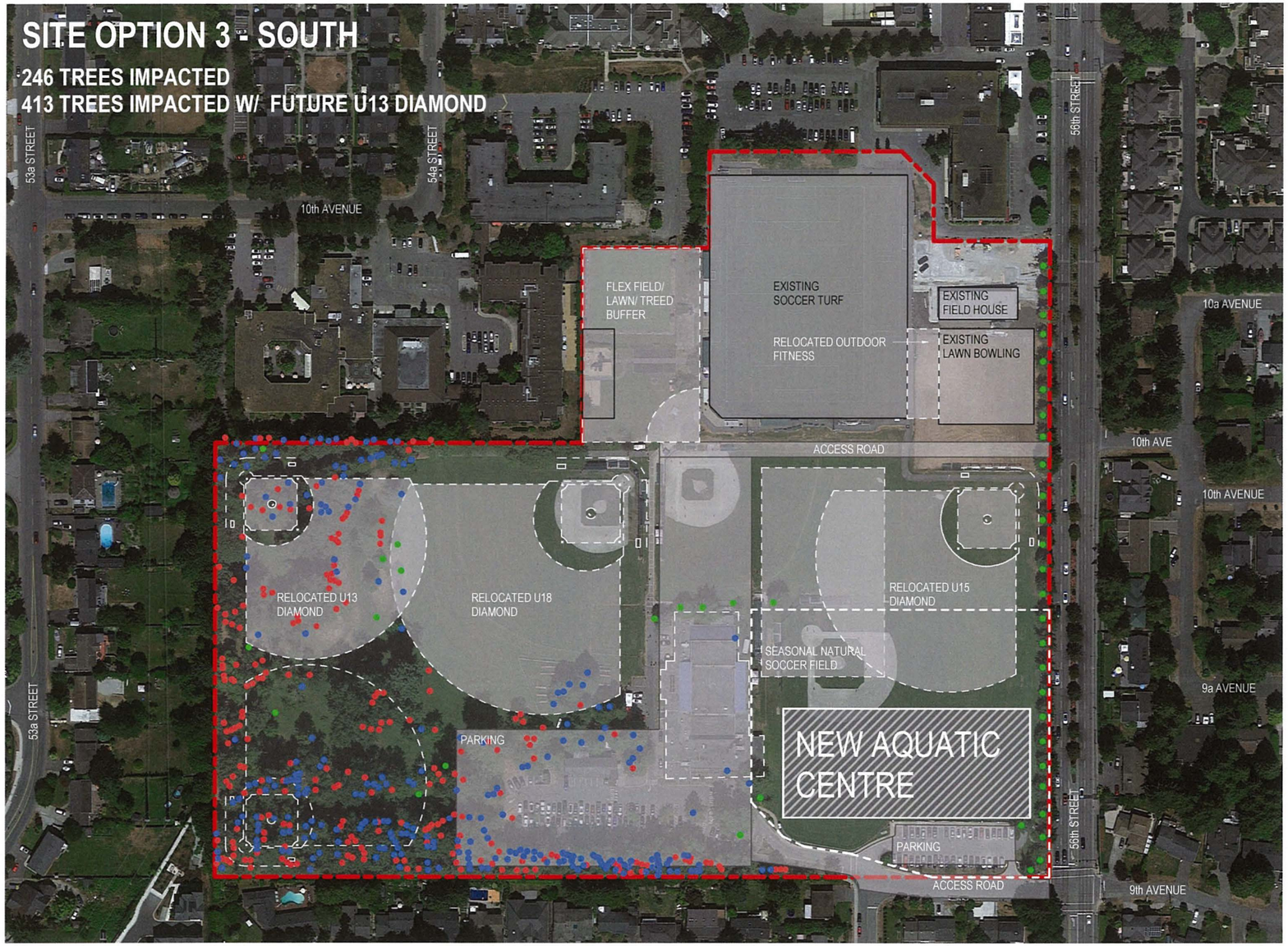
SITE PLAN - OPTION 2 - NORTH - TREE IMPACT
SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILED TREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	49
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	38
	• NATURAL SOCCER FIELD:	4
		91
	• FUTURE U13 DIAMOND:	80
		171
EXISITNG TREE **MODERATE** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	41
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	73
	• NATURAL SOCCER FIELD:	8
		122
	• FUTURE U13 DIAMOND:	78
		200
EXISITNG TREE **GOOD** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	6
	• CONSTRUCTION LAYDOWN:	2
	• PARKING/ ACCESS ROAD:	5
	• NATURAL SOCCER FIELD:	N/A
		13
	• FUTURE U13 DIAMOND:	2
		15
	TOTAL TREES IMPACTED:	**226**
	W/ FUTURE U13 DIA. INCLUDED:	386



PROJECT NORTH

SITE PLAN - OPTION 3 - SOUTH - TREE STUDY

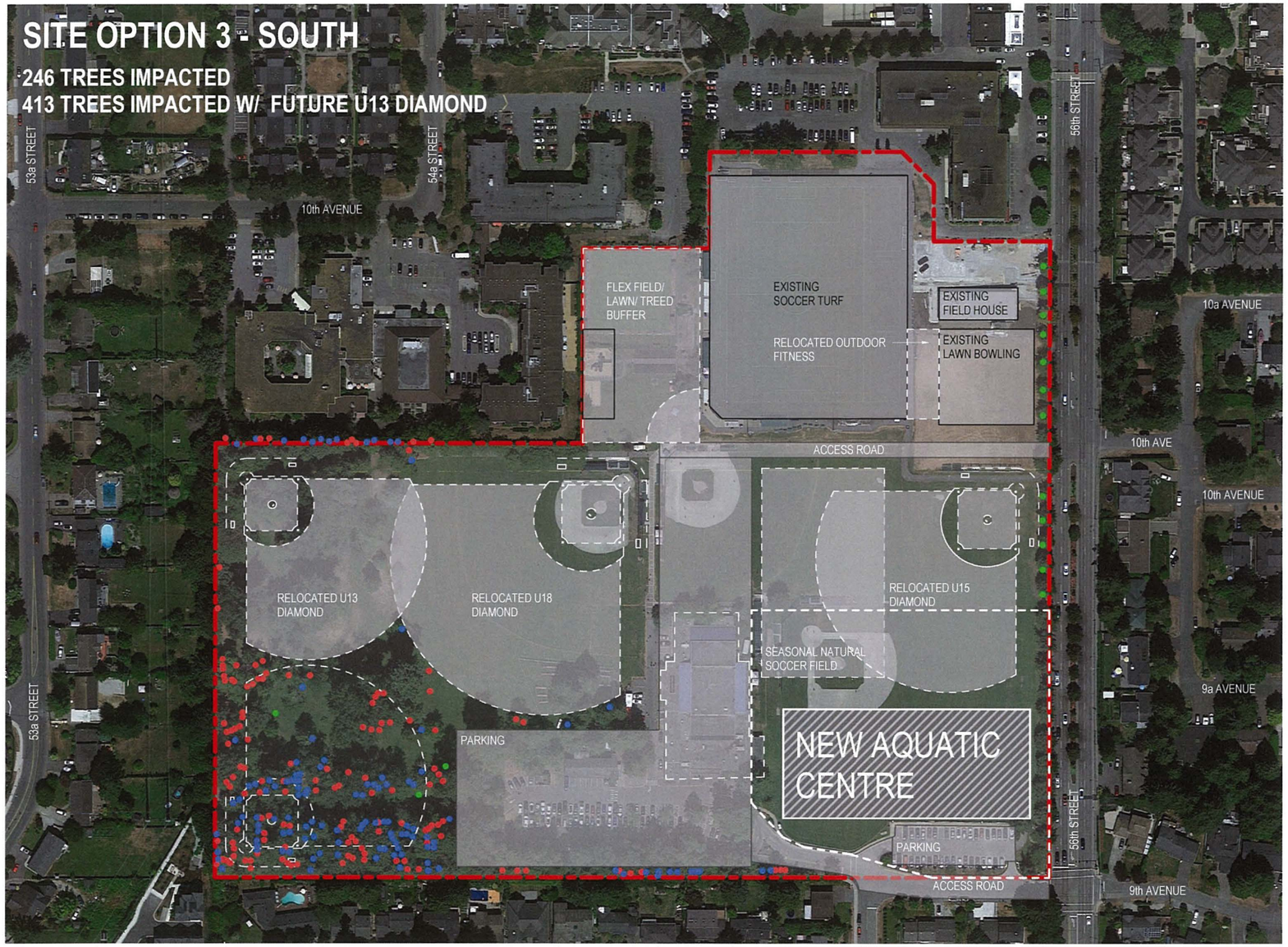
SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILEDTREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	46
	• RELOCATED U18 DIAMOND:	2
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	44
	• PROPOSED BUILDING:	N/A
	• NATURAL SOCCER FIELD:	N/A
		92
	• FUTURE U13 DIAMOND:	86
		178
EXISITNG TREE **MODERATE** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	39
	• RELOCATED U18 DIAMOND:	7
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	80
	• PROPOSED BUILDING:	N/A
	• NATURAL SOCCER FIELD:	N/A
		126
	• FUTURE U13 DIAMOND:	79
		205
EXISITNG TREE **GOOD** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	6
	• RELOCATED U18 DIAMOND:	N/A
	• CONSTRUCTION LAYDOWN:	13
	• PARKING/ ACCESS ROAD:	7
	• PROPOSED BUILDING:	1
	• NATURAL SOCCER FIELD:	1
		28
	• FUTURE U13 DIAMOND:	2
		30
	TOTAL TREES IMPACTED:	246
	W/ FUTURE U13 DIA. INCLUDED:	413



PROJECT NORTH

SITE PLAN - OPTION 3 - SOUTH - TREE IMPACT

SCALE: 1 : 1000

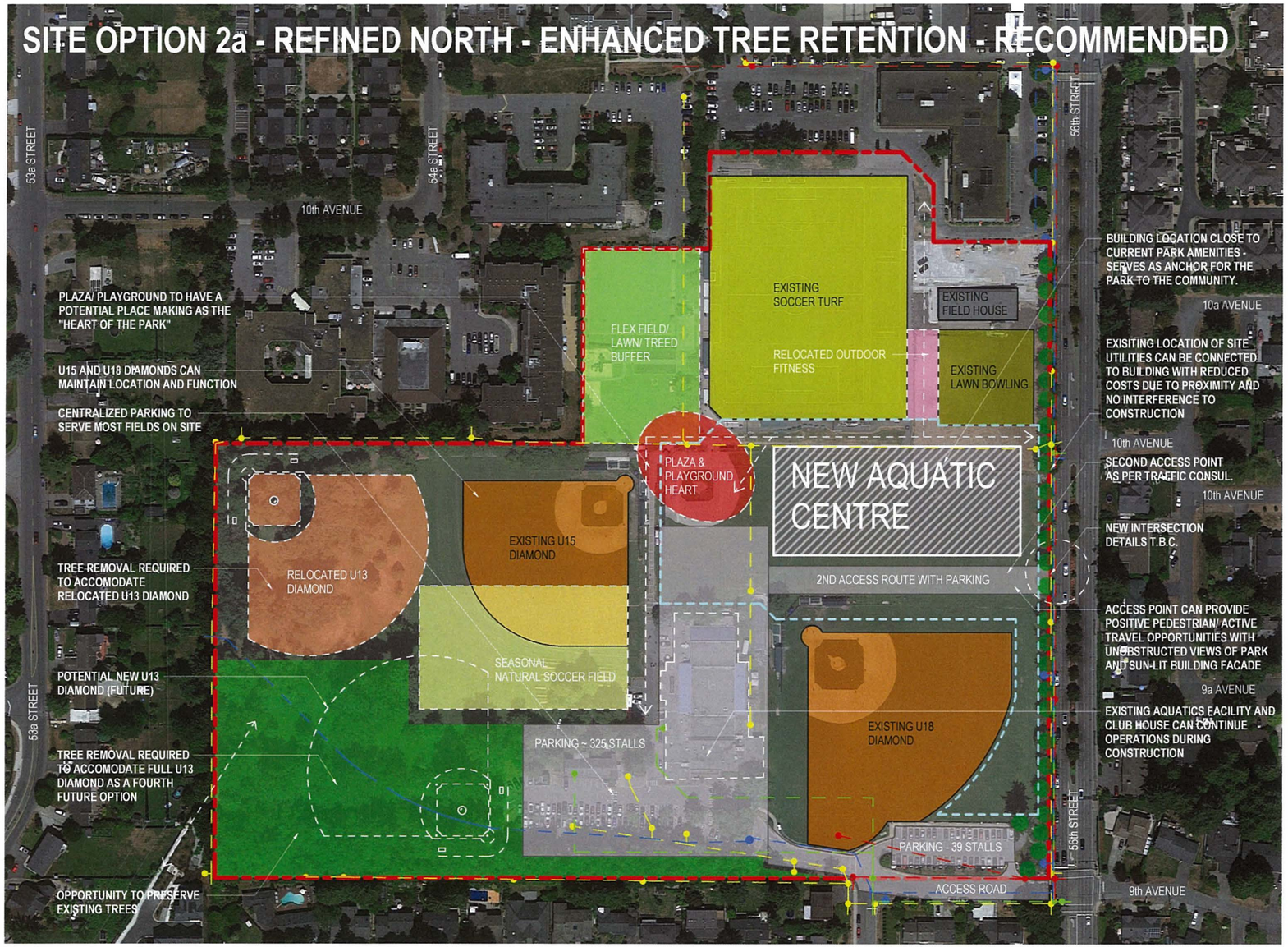
SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILEDTREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	46
	• RELOCATED U18 DIAMOND:	2
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	44
	• PROPOSED BUILDING:	N/A
	• NATURAL SOCCER FIELD:	N/A
		92
	• FUTURE U13 DIAMOND:	86
		178
EXISITNG TREE **MODERATE** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	39
	• RELOCATED U18 DIAMOND:	7
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	80
	• PROPOSED BUILDING:	N/A
	• NATURAL SOCCER FIELD:	N/A
		126
	• FUTURE U13 DIAMOND:	79
		205
EXISITNG TREE **GOOD** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	6
	• RELOCATED U18 DIAMOND:	N/A
	• CONSTRUCTION LAYDOWN:	13
	• PARKING/ ACCESS ROAD:	7
	• PROPOSED BUILDING:	1
	• NATURAL SOCCER FIELD:	1
		28
	• FUTURE U13 DIAMOND:	2
		30
	TOTAL TREES IMPACTED:	246
	W/ FUTURE U13 DIA. INCLUDED:	413

SITE OPTION 2a - REFINED NORTH - ENHANCED TREE RETENTION - RECOMMENDED



PROJECT NORTH

SITE PLAN - OPTION 2a - REFINED NORTH

SCALE: 1 : 1000

SITE LEGEND

ITEM	PATTERN
PROPOSED BUILDING	
PROPOSED PARKING AND ACCESS ROAD	
PROPOSED WALKWAY/ PATH	
PROPOSED BASEBALL DIAMOND	
EXISITING BASEBALL DIAMOND	
PROPOSED PLAYGROUND/ OUTDOOR FITNESS	
EXISITING PLAYGROUND	
PROPOSED FLEX FIELD/ LAWN	
PROPOSED PLAYGROUND/ PLAZA	
PROPOSED SEASONAL NATURAL SOCCER FIELD	
EXISTING SOCCER TURF	
EXISTING FIELD HOUSE	
EXISTING LAWN BOWLING	
PROPOSED TREES	T.B.C.
EXISTING TREES	
SITE UTILITIES - WATER	
SITE UTILITIES - DRAINAGE	
SITE UTILITIES - SANITARY	
SITE UTILITIES - GAS	
CONSTRUCTION LAYDOWN AREA	

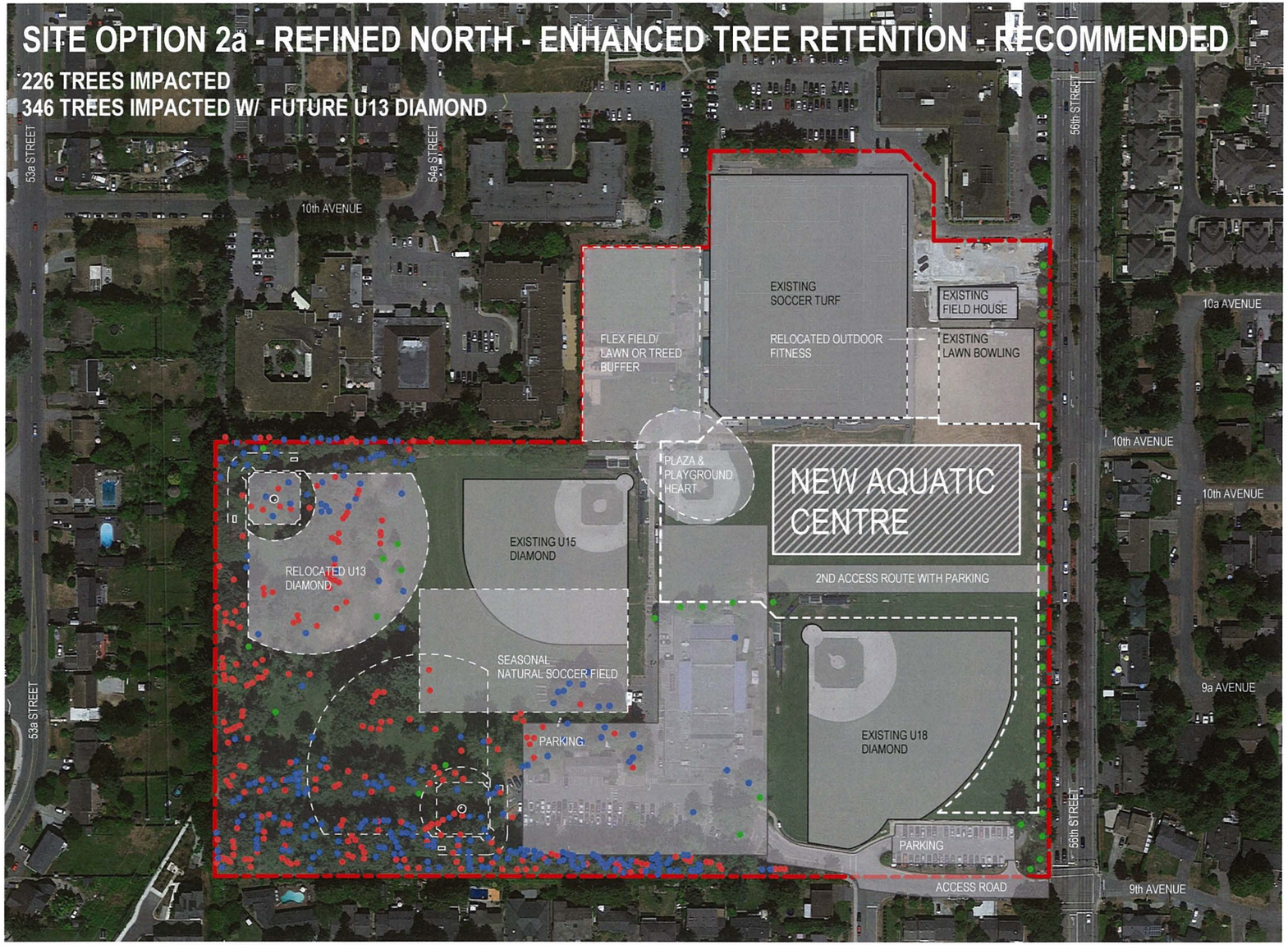
SITE OPT 2a - PROS AND CONS

PROS

- MINIMAL IMPACT ON DISC GOLF COURSE AND EXISTING TREES. GREATER DENSITY OF PRESERVED TREES.
- REQUIRES A NEW ENTRANCE SOUTH OF 10TH AVE/ 56TH STREET. THIS WILL PROVIDE OPPORTUNITIES FOR POSITIVE PEDESTRIAN EXPERIENCE IN AND AROUD THE PARK ALONG 56TH, BUT MAY HAVE NEGATIVE IMPACTS ON VEHICAL FLOW ON 56TH STREET.
- COULD BE DESIGNED TO CREATE GATHERING OF COMPLIMENTARY FACILITIES THAT CAN ANCHOR THE FUTURE URBAN HUB NORTH OF THE WINSKILL SITE.
- ALLOWS FOR NO INTERRUPTION OF THE EXISTING AQUATIC CENTRE OR RELOCATION OF BOYS AND GIRLS CLUB DURING CONSTRUCTION.
- DRIVE AISLE AT SOUTH OF BUILDING CREATES POSITIVE 'WELCOME' EXPERIENCE TO ENTERING THE SITE WITH DIRECT NATURAL LIGHT.
- PLAZA/ PARK ACTS AS THE CENTER POINT/ OUTDOOR GATHERING POINT TO THE WINSKILL SITE, CONNECTING THE MAIN BUILDING WITH THE OTHER SPORT FIELDS ON SITE.
- PROVIDES AN OPPORTUNITY FOR THE PLAZA TO BE UNINTERUPTED BY TRAFFIC AND MORE INTEGRATED WITH THE FLEX FIELD/ TREED BUFFER AREA TO THE NORTH WEST.

CONS

- WILL REQUIRE A PHASED CONSTRUCTION APPROACH TO ALLOW FOR CONTINUOUS BASEBALL OPERATIONS BY RELOCATING THE U13 BASEBALL DIAMOND BEFORE THE MAIN BUILDING STARTS CONSTRUCTION.
- A RIGHT-IN/ RIGHT OUT CURB CUT ALONG 56TH STREET LESS THAN 100m SOUTH OF 10TH AVE AND COULD INCREASE TRAFFIC CONGESTION.



PROJECT NORTH

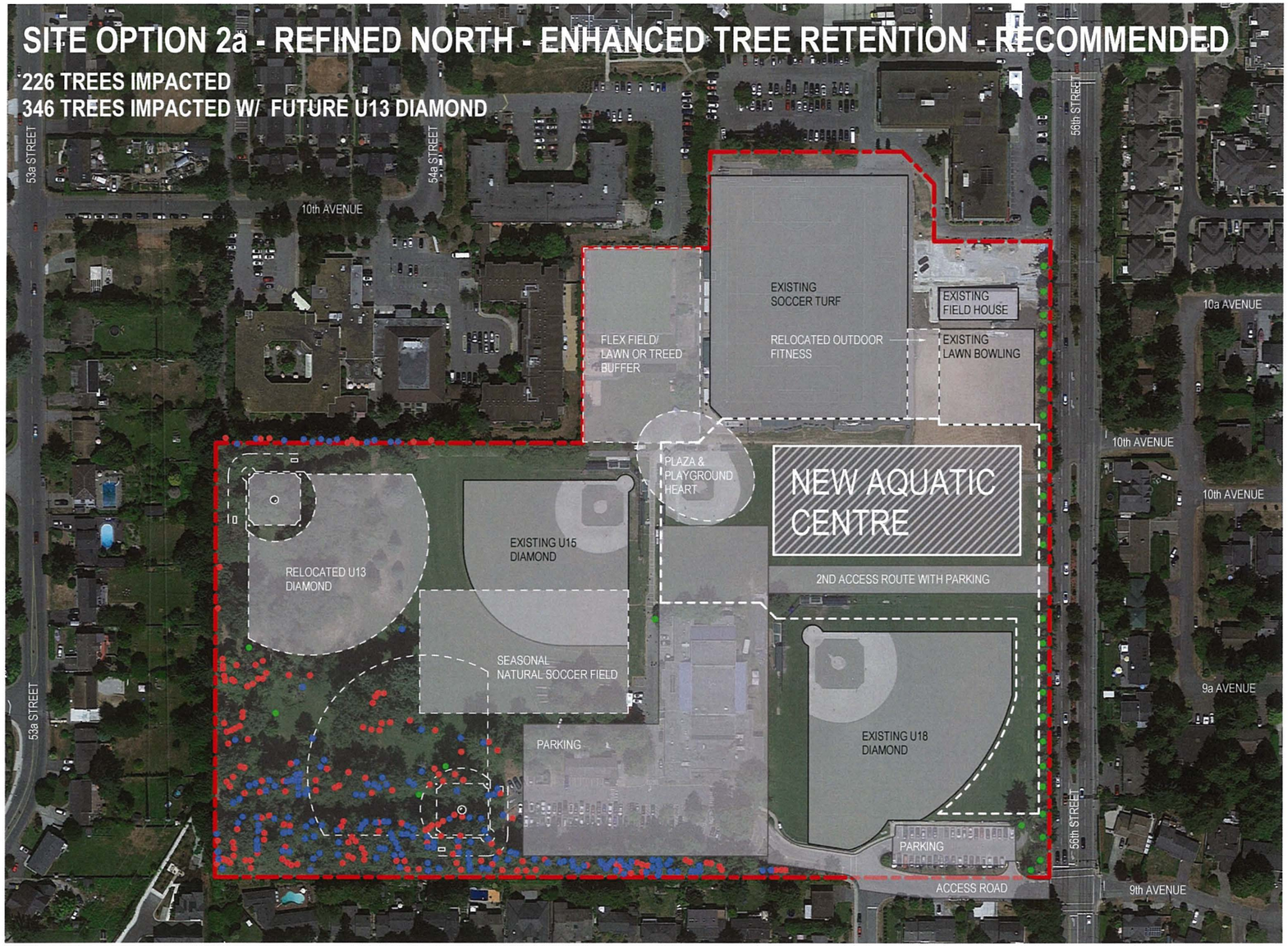
SITE PLAN - OPTION 2a - REFINED NORTH - TREE STUDY
SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND

ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILED TREE IMPACT COUNT

ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	49
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	38
	• NATURAL SOCCER FIELD:	4
		91
	• FUTURE U13 DIAMOND:	56
		147
EXISITNG TREE **MODERATE** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	41
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	73
	• NATURAL SOCCER FIELD:	8
		122
	• FUTURE U13 DIAMOND:	62
		184
EXISITNG TREE **GOOD** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	6
	• CONSTRUCTION LAYDOWN:	2
	• PARKING/ ACCESS ROAD:	5
	• NATURAL SOCCER FIELD:	N/A
		13
	• FUTURE U13 DIAMOND:	2
		15
	TOTAL TREES IMPACTED:	**226**
	W/ FUTURE U13 DIA. INCLUDED:	346



SITE PLAN - OPTION 2a - REFINED NORTH - TREE IMPACT
SCALE: 1 : 1000

SITE - TREE IMPACT LEGEND		
ITEM	PATTERN	
EXISITNG TREE **POOR** HEALTH CONDITION		SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE MITIGATED WITH TREATEMENT.
EXISITNG TREE **MODERATE** HEALTH CONDITION		FAIR HEALTH OR SIGNIFICANT DEFECTS IN STRUCTURE THAT MAY BE MITIGATED WITH TREATEMENT. MONITORING REQUIRED.
EXISITNG TREE **GOOD** HEALTH CONDITION		GOOD HEALTH WITH THE POTENTIAL FOR LONGEVITY AT THE SITE.

SITE - DETAILED TREE IMPACT COUNT		
ITEM	COUNT	
EXISITNG TREE **POOR** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	49
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	38
	• NATURAL SOCCER FIELD:	4
		91
	• FUTURE U13 DIAMOND:	56
		147
EXISITNG TREE **MODERATE** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	41
	• CONSTRUCTION LAYDOWN:	N/A
	• PARKING/ ACCESS ROAD:	73
	• NATURAL SOCCER FIELD:	8
		122
	• FUTURE U13 DIAMOND:	62
		184
EXISITNG TREE **GOOD** HEALTH CONDITION	• RELOCATED U13 DIAMOND:	6
	• CONSTRUCTION LAYDOWN:	2
	• PARKING/ ACCESS ROAD:	5
	• NATURAL SOCCER FIELD:	N/A
		13
	• FUTURE U13 DIAMOND:	2
		15
	TOTAL TREES IMPACTED:	**226**
	W/ FUTURE U13 DIA. INCLUDED:	346

DIALOG Carscadden | Delta

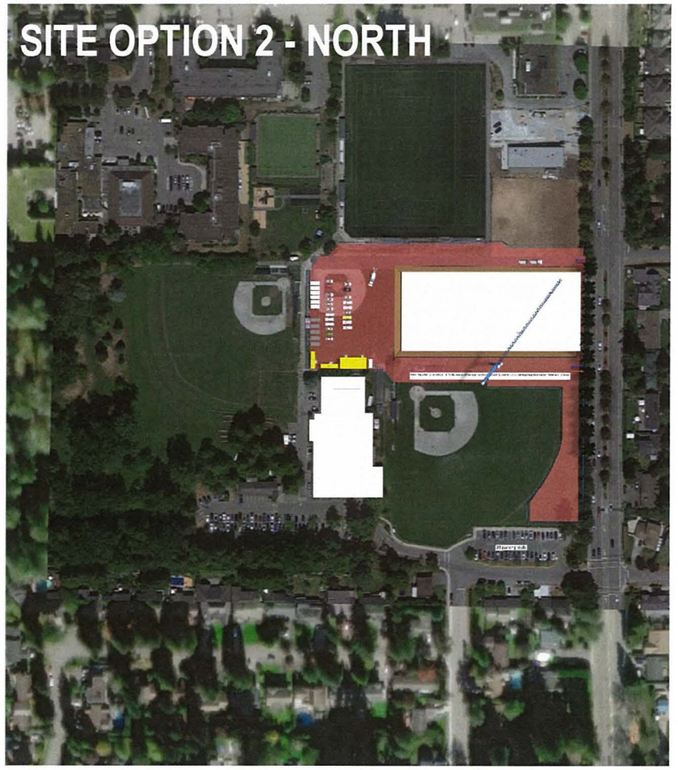
Winskill Aquatic and Fitness Centre Replacement
07/11/2024

Site - Option 2a - Refined North - Tree Impact
2008485

0 10m 20m 40m
As indicated

DD1.8.1


SITE OPTION 1 - WEST


SITE OPTION 2 - NORTH


SITE OPTION 3 - SOUTH

DIALOG
611 Alexander St., Suite 406
Vancouver, BC V6A 1E1

Carscadden Stokes McDonald Architects Inc.
1930 Pandora St #310
Vancouver, BC V5L 0C7

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Attn: Winskill Aquatic Centre Steering Committee

Re: 50m Pool Technical Bulletin

We are writing to summarize discussion points from the Steering Committee meeting June 26th 2024 regarding the benefits and challenges of an Olympic-sized 50m pool. We understand community engagement sessions have produced additional requests for the inclusion of a 50m pool tank at the Winskill Aquatic Centre. While 50m pools can have community benefits they must be balanced against the potentially limited user base, other building programmatic needs, the increased costs (capital and operational), as well as the project's proximity to existing and planned 50m pool facilities. We recommend incorporating a larger 25m pool for this project.

The design team would like to provide the following specific technical points for consideration.

1) Limited User Type and Sacrifice of Adjacent Programs

A 50m pool tank allows for increased opportunity to host competitions and provide training facilities for local athletes but does not meaningfully improve access or diversity of programming for casual and family users. In addition, a larger pool tank could limit inclusion and/or development of adjacent programs through:

- **Limited User Type**: The demand for a 50m pool is focused within a limited range of users.
- **Increased Space Requirements**: A 50m pool tank will limit available space for leisure pool, wellness facilities, gymnasium and other adjacent programs, all of which have broad appeal to casual and family users (assuming the proposed building footprint be maintained).
- **Conflicting Operational Needs:** Competitive swimming pools are usually kept at a lower temperature and deeper than leisure pools. This creates a challenge to balance the comfort needs of different user groups i.e public swims the day after a competition may be too cold.

2) Proximity of Similar Facilities

There are currently 10 facilities equipped with a 50m pool within a 45 minute driving distance of Winskill Aquatic Centre. The closest facilities include:

- Watermania, Richmond, 20 minutes,16km
- Hillcrest Aquatic Centre, Vancouver, 30 minutes, 29km
- təməsewtxʷ Aquatic and Community Centre, New Westminister, 25 minutes, 32km
- Grandview Aquatic Centre, Surrey, 30 minutes, 35km

Winskill would face competition with these facilities to host Provincial or National events. Facilities compete not just based on pool size but other amenities such as a viewing area, changerooms, deck space, equipment, all of which would need to be considered for Winskill if a 50m pool is desirable. At

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a local and regional level a number of swim competitions are *short course competitions* which can take place in a 25m pool. As such the inclusion of generous changerooms, viewing/deck space, club rooms and other supporting amenities may better position the facility to be an attractive competition destination.

3) Increased Capital Costs

Unitech cost estimates from November 2023 indicated a 50m pool would increase capital construction costs by approximately **30% or $36 million more than a 25m pool** (excluding adjustable floors and moving bulkheads) This is due to the increased water and natatorium volume as well impacts to the larger building program. A 50m pool would likely necessitate additional mechanical systems and space, as well as larger change rooms and deck/staging areas for competitions.

Approximate required increases in areas 25m vs 50m Pool:

Pool Length	Lanes	Area	Volume	Volume Increase
25m	8 lane	560 M^2	1035 M^3	1.00
25m	10 lane	700 M^2	1293 M^3	1.25
50m	8 lane	1120 M^2	2400 M^3	2.32

4) Higher Operational costs

50m pools will attract additional operating costs including:

- Increased costs associated with conditioning, filtering and treating a larger volume of water. These costs are estimated by an industry expert/consultant at approximately 2.5 times the cost of a 25m pool.
- Increased costs associated with cleaning, managing and maintaining a larger pool tank and deck
- Additional staffing requirements including the potential need for more lifeguards. Lifeguards must be able to view the entire zone they have been assigned and must be able to reach the furthest extent of the assigned zone within 20 seconds (MAHC & BC Guideline for pool operation)
- Higher future repair and maintenance requirements

Conclusion

The intent of this document is to provide technical information that will enable the City of Delta to make an informed decision based on a balance of community inputs, cost impacts, and program opportunities. Based on these items and the current budget we feel a 25m pool up to and including a 10-lane option is best suited to meet the programmatic needs of the City. If a focus on competitive swimming and swim meets is desirable, the inclusion of quality amenities to support a competition ready 25m pool may be a better fit for the project. To include a 50m pool in the project would require a re-evaluation of the building program and budget.