Refers to Item 1

Delta

Winskill Renewal Project Council Presentation

July 22, 2024



Background

- Council approval for replacement facility (March 11)
- Project team assembled
- Community engagement (May-June)
- Analysis of site options and key features
- Seeking direction to proceed to design



Community Engagement



PHASE 1

Engage on Key Features

Spring 2024

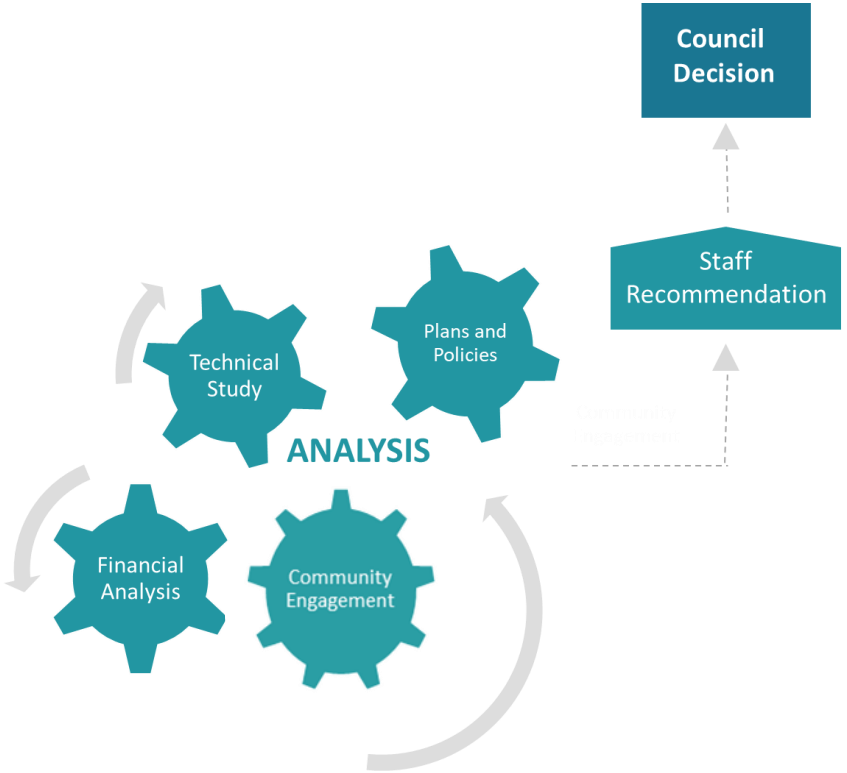
PHASE 2

Engage on Design

Fall 2024

Role of Engagement

- Fundamental to good governance
- Improves decisions by hearing all perspectives
- Identifies issues early
- Builds understanding of the problem or opportunity



How We Informed

800
Homes received two mailouts

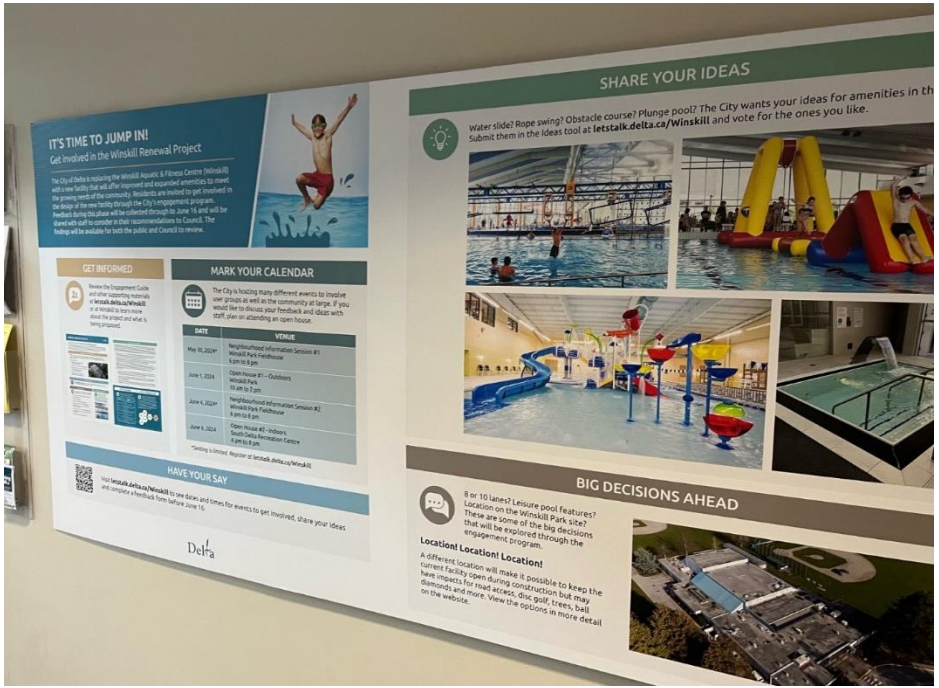
3,300
Visitors to the website

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









Who We Engaged

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





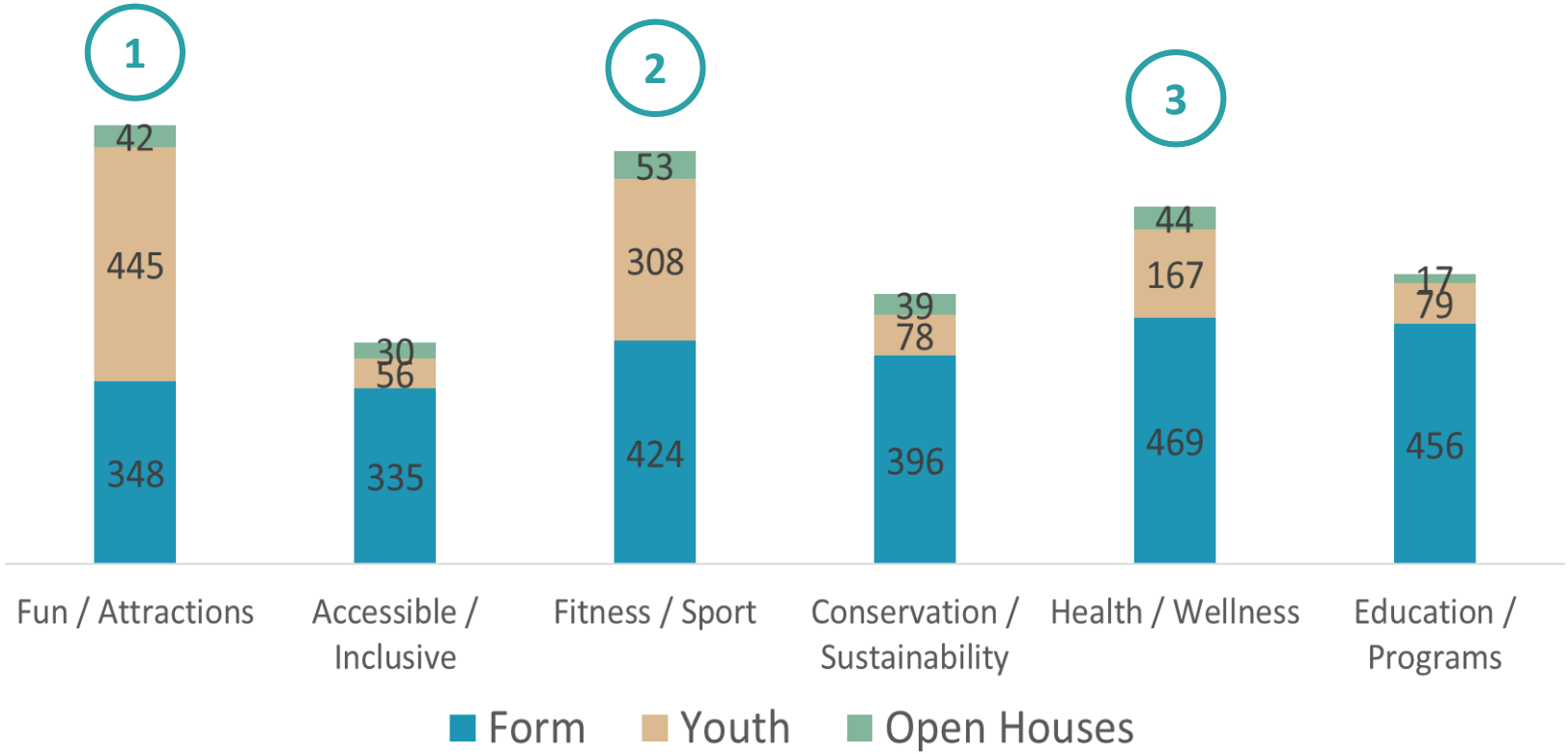
What We Heard



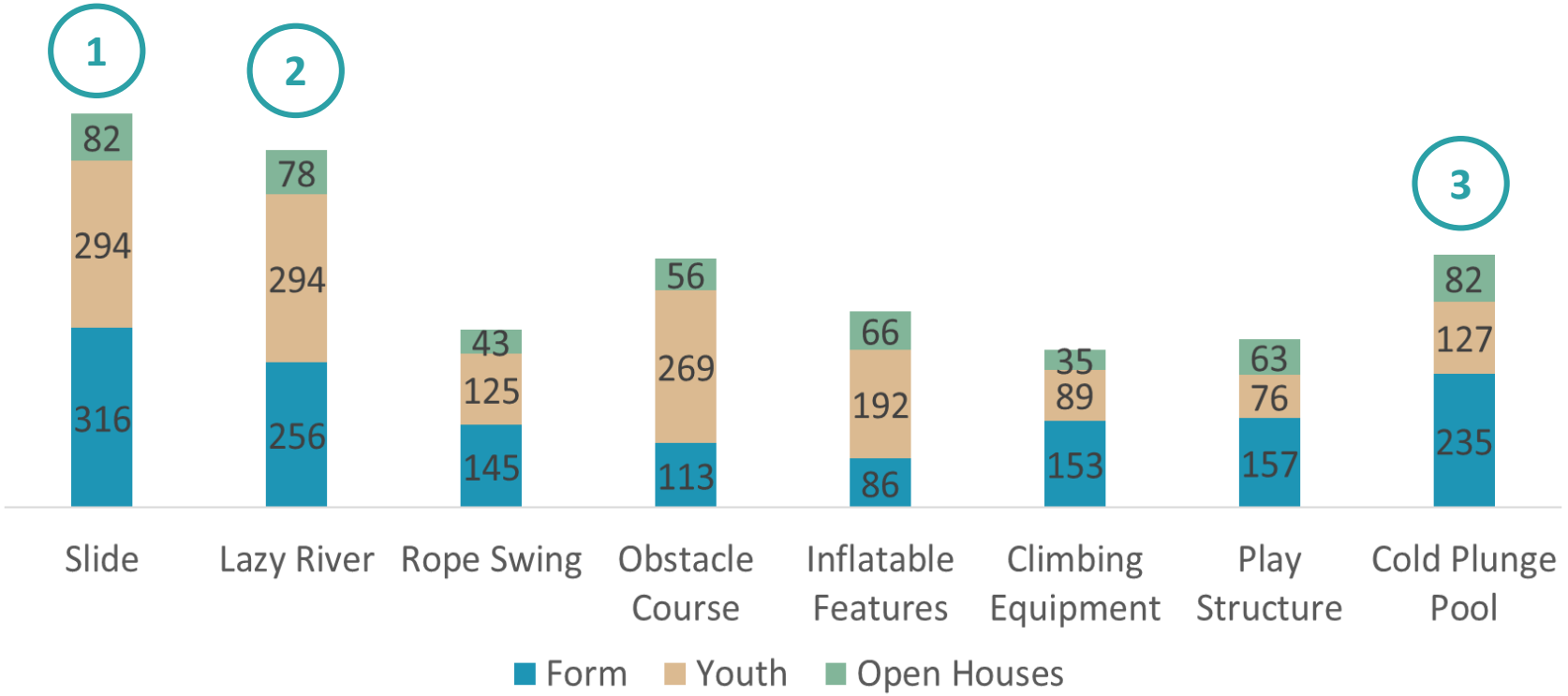




1. Focus On Fun, Fitness And Health

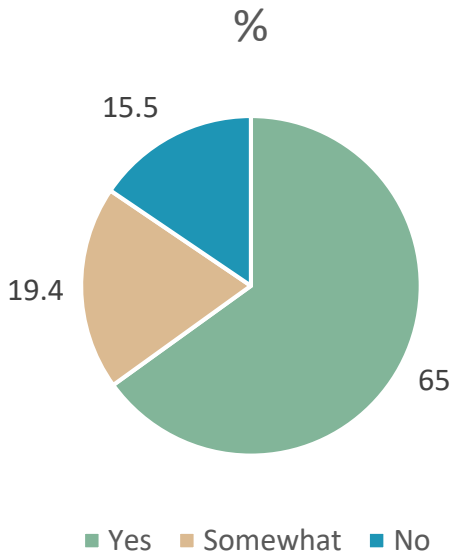


2. Include Amenities For Wellness



3. Size the Pool for Growth

Open to 10 lanes?



- Current overcrowding and demand
- Need to support future growth, consider next 50 years
- Don’t ‘under build’
- Support for local swim clubs and swim meets, interest in 50 metre

4. Expand the Fitness Centre





- Current space is too small – especially weight room
- More studios and space for classes
- Include viewing galleries and comfortable waiting areas
- More family and universal change rooms
- More variety of cardio and other equip.
- Interest in smoothie bar/café, room for health services (i.e. physio)

5. Preserve the Natural Area

Rank the Location Options

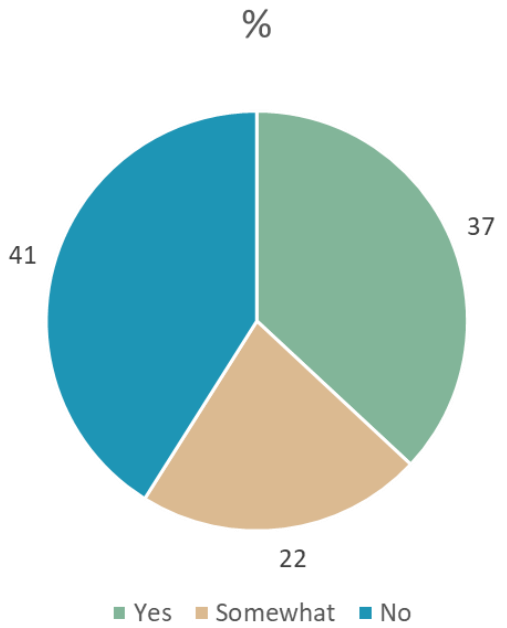


Rankings for the three options were 1.71 for Option 1: West, 2.06 for Option 2: North and 2.14 for Option 3: South.

- Three options to support discussion with the community
- West option preferred, perceived preservation of the natural area
- Also important to participants:
  - Avoid new intersection on 56 Street
  - Ensure adequate parking
  - Provide access to public transit
  - Minimize additional cost

6. Opinions are split on fourth diamond

Open to fourth ball diamond?



- Mixed support for fourth diamond due to interest in preserving natural area
- Baseball groups are looking for more diamonds and training amenities
- Disc golf users prefer to keep current ‘historic’ course, would like to see 9-hole contiguous course

Many more ideas and suggestions

Accessibility

- Multiple lifts
- Adult-size change tables
- Zero-entry
- Scooter parking
- Better pedestrian and cycling access

Inclusivity

- Cultural sensitivities
- Inclusive change rooms
- Safe and welcoming
- Sensory-friendly
- Indigenous design

Programming / Design

- Concessions
- Physio
- Balcony and bleachers
- Large fitness area

Sustainability

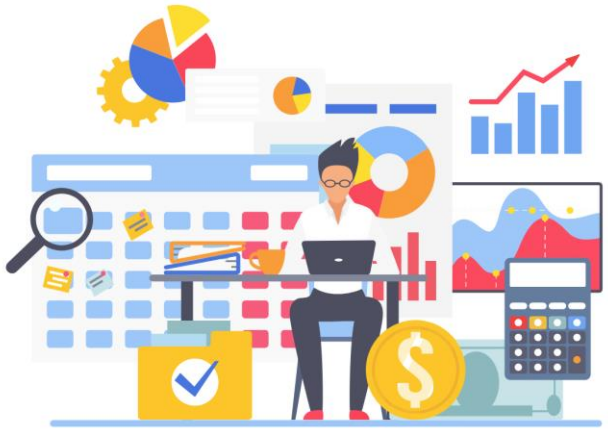
- Solar panels
- Greens roofs
- Water conservation
- Energy efficiency

Next for Engagement

- Engagement report and findings posted at letstalk.delta.ca/Winskill
- Communicate findings to residents and interest groups
- Plan for engagement on preliminary design



Analysis





Alternate Sites

- SDRC site not large enough to accommodate Winskill Replacement
- Would require entire site redevelopment
- Not recommended to further explore



Site Location Technical Analysis

Option 1



Option 2



Option 3



		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 = ◯◯◯

Tree Impact – Natural Area

- Independent reviews in 2020
- Reaffirmed in 2024
- 46% of 490 trees in poor condition
- Many trees have been and will need to be removed
- All options result in tree loss

	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



Fourth Baseball Playing Field

- Limited data on field demand
- Field use analysis underway
- Field use management and allocation practices
- Plan but not implement a fourth field now
- Decision on potential fourth field guided by field use analysis

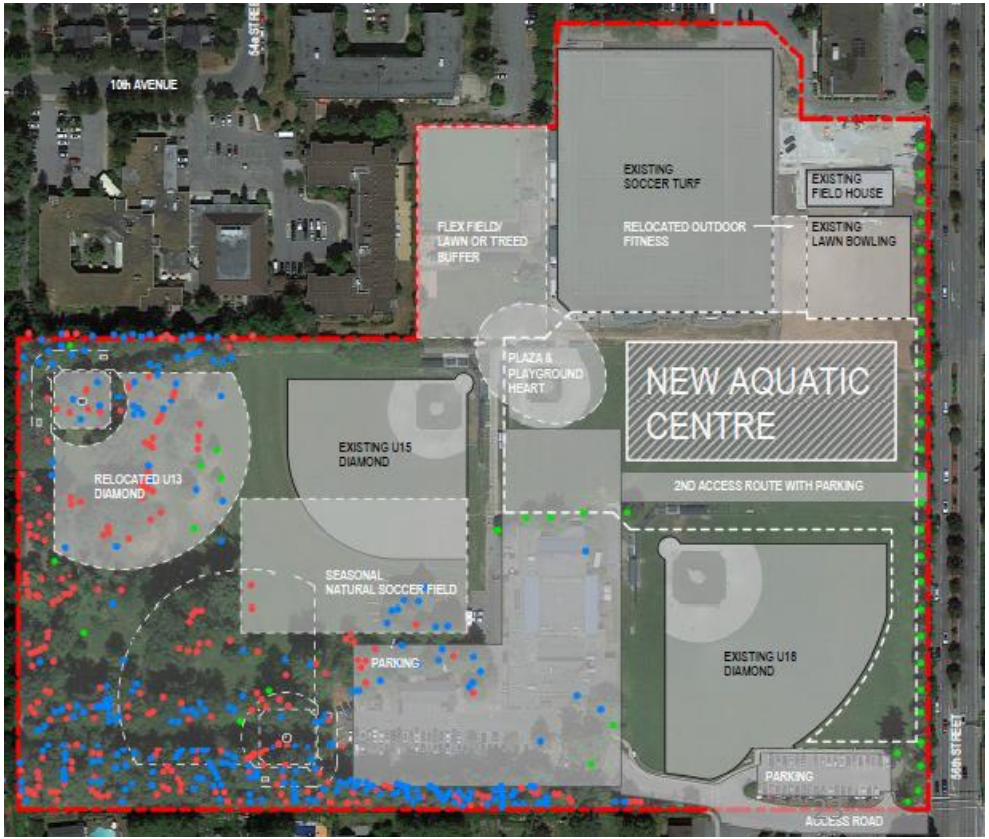


Refined North – Enhanced Tree Retention



Refined North – Enhanced Tree Retention

- Refined North Option - Enables Enhanced Tree Retention
- Opportunity for Reforestation as Trees are removed



Tree Condition
- Good
- Moderate
- Poor

Pool Size

- 25 metre best meets diverse community needs
- 50 metre pool would increase capital costs by 30%
- 10 lane - 25 metre sizes pool for growth



Picture of a swim meet hosted in a 10-lane, 25 metre pool.

Conclusion

- Balance diverse community needs
- Fun/Attraction, Fitness/Sport and Health/Wellness
- Prioritize both active recreation amenities and natural areas
- 10-lane, 25 metre pool and Refined North – Enhanced Tree Retention best strikes balance



Staff 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 metre 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.



Questions