

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020**

---

**REPORT**

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

Report: Director, Strategic and Corporate Services, and Deputy Director, Strategic and Corporate Services, March 2, 2020

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Director and Deputy Director, Strategic and Corporate Services, dated March 2, 2020, entitled “Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects”:

THAT, based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

- Community Recreation Centre Program
  - Gyms 1 and 2
  - Fitness Space
  - Multi-Purpose Rooms
  - Art Spaces
  - Youth Area
  - Preschool Space
  - Community Living Room
- Aquatic Program
  - Leisure Pool
  - 26.5m 10-lane Pool
  - Diving Boards 1m and 3m
  - Hot Pool and Amenities
- Arena Program
  - Ice with 500 seats
- Outdoor Program
  - At-grade Multi-Activity Court
  - Skatepark
- Associated Project
  - Silver Harbour Seniors Activity Centre;

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

*Continued...*

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020**

---

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

- Removal of rooftop uses
- Reduction of south building from a 4-storey to a 3-storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality;

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka Gymnastics, on a cost-share basis; to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; to develop cost estimates based on existing square footage and an enhanced facility; to develop a letter of support from Mayor and Council; and, request Flicka Gymnastics to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for the Harry Jerome Community Recreation Centre for cost effectiveness;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.

Council separated the vote on the recommendation, as follows:

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT, based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

*Continued...*

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020**

---

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

- Community Recreation Centre Program
  - Gyms 1 and 2
  - Fitness Space
  - Multi-Purpose Rooms
  - Art Spaces
  - Youth Area
  - Preschool Space
  - Community Living Room
- Arena Program
  - Ice with 500 seats
- Outdoor Program
  - At-grade Multi-Activity Court
  - Skatepark
- Associated Project
  - Silver Harbour Seniors Activity Centre.

**CARRIED UNANIMOUSLY**

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT, based on the Community Recreation Strategy prioritization process, the following components be endorsed:

- Aquatic Program
  - Leisure Pool
  - Diving Boards 1m and 3m
  - Hot Pool and Amenities.

**CARRIED UNANIMOUSLY**

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT, based on the Community Recreation Strategy prioritization process, the following component be endorsed:

- Aquatic Program
  - 26.5m 10-lane Pool.

**CARRIED**

Councillor Back, Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

*Continued...*

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020**

---

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

- Removal of rooftop uses
- Reduction of south building from a 4-storey to a 3-storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality.

**CARRIED**

Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.

Moved by Councillor Bell, seconded by Mayor Buchanan

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka Gymnastics, on a cost-share basis; to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; to develop cost estimates based on existing square footage and an enhanced facility; to develop a letter of support from Mayor and Council; and, request Flicka Gymnastics to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for the Harry Jerome Community Recreation Centre for cost effectiveness;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.

**CARRIED UNANIMOUSLY**

*Continued...*

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020**

---

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

Moved by Councillor Bell, seconded by Councillor Valente

THAT the following words be added under the “Arena Program” section:

- Curling Facility.

**DEFEATED**

Mayor Buchanan, Councillor Girard, Councillor Hu and Councillor McIlroy are recorded as voting contrary to the motion.

For clarification, the motion reads as follows in its entirety:

PURSUANT to the report of the Director and Deputy Director, Strategic and Corporate Services, dated March 2, 2020, entitled “Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects”:

THAT, based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

- Community Recreation Centre Program
  - Gyms 1 and 2
  - Fitness Space
  - Multi-Purpose Rooms
  - Art Spaces
  - Youth Area
  - Preschool Space
  - Community Living Room
- Aquatic Program
  - Leisure Pool
  - 26.5m 10-lane Pool
  - Diving Boards 1m and 3m
  - Hot Pool and Amenities
- Arena Program
  - Ice with 500 seats
- Outdoor Program
  - At-grade Multi-Activity Court
  - Skatepark

*Continued...*

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, MARCH 9, 2020**

---

12. Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects – File 02-0800-30-0002/1

- Associated Project
  - Silver Harbour Seniors Activity Centre;

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

- Removal of rooftop uses
- Reduction of south building from a 4-storey to a 3-storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality;

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka Gymnastics, on a cost-share basis; to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; to develop cost estimates based on existing square footage and an enhanced facility; to develop a letter of support from Mayor and Council; and, request Flicka Gymnastics to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for the Harry Jerome Community Recreation Centre for cost effectiveness;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.



|                       |          |     |
|-----------------------|----------|-----|
| Department<br>Manager | Director | CAO |
|-----------------------|----------|-----|

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**STRATEGIC & CORPORATE SERVICES DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Barb Pearce, Director, Strategic & Corporate Services  
Heather Reinhold, Deputy Director, Strategic & Corporate Services

Subject: **PRIORITIZATION OF HARRY JEROME COMMUNITY RECREATION  
CENTRE COMPONENTS AND ASSOCIATED PROJECTS**

Date: March 2, 2020 File No: 02-0800-30-0002/1

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

PURSUANT to the report of the Director and Deputy Director, Strategic & Corporate Services, dated March 2, 2020, entitled "Prioritization of Harry Jerome Community Recreation Centre Components and Associated Projects":

THAT based on the Community Recreation Strategy prioritization process, the recommended Harry Jerome Community Recreation Centre scope, inclusive of the following components, be endorsed:

- Community Recreation Centre Program:
  - Gym 1 & 2
  - Fitness Space
  - Multi-Purpose Rooms
  - Art Spaces
  - Youth Area
  - Preschool Space
  - Community Living Room
- Aquatic Program
  - Leisure Pool
  - 26.5m 10-lane Pool
  - Diving 1m & 3m
  - Hot Pool & Amenities

- Arena Program
  - Ice with 500 seats
- Outdoor Program
  - At-grade Multi Activity Court
  - Skatepark
- Associated Project
  - Silver Harbour Seniors Activity Centre

THAT staff be directed to redesign the Harry Jerome Community Recreation Centre project based on the recommended component scope and for overall cost effectiveness, including:

- Removal of rooftop uses
- Reduction of south building from a four storey to three storey configuration
- Reducing windows throughout
- Review of component size, building form and materiality;

THAT staff be directed to pursue the investigation of higher sustainability targets, with consideration to financial impacts, as part of the redesign effort for Harry Jerome Community Recreation Centre;

THAT staff's recommendation is to continue, as previously directed by Council, to work with Flicka, on a cost-share basis, to update cost estimates for both a full renovation and a purpose built facility at Mickey McDougall; develop cost estimates based on existing square footage and an enhanced facility; develop a letter of support from Mayor and Council; and request Flicka to report back on a fundraising plan;

THAT existing Harry Jerome Community Recreation Centre funding be reallocated for the purpose of funding the redesign phase and internal and external project management related to Harry Jerome Community Recreation Centre and associated projects;

AND THAT staff report back with an updated Harry Jerome Community Recreation Centre design, renewed Class B estimate with financing plan and an updated project schedule.

#### **ATTACHMENTS:**

1. Council endorsed Community Recreation Strategy - "A Healthy City for All: The Role of Community Recreation" dated February 2020 ([Doc#1881918](#))
2. HJCRC & Associated Project Component Summary List ([Doc#1887951](#))
3. HJCRC & Associated Project Decision-Making Framework Summary ([Doc#1887973](#))
4. Council Report (report only), dated February 25, 2019, entitled "Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures" ([Doc#1888301](#))
5. Council Report (report only), dated July 18, 2018, entitled "Flicka Gymnastics Relocation – Next Steps" ([Doc#1888298](#))
6. Correspondence from Flicka Gymnastics dated May 23, 2019 ([Doc#1888863](#))



**PURPOSE:**

To confirm the component scope and next steps for Harry Jerome Community Recreation Centre (HJCRC) and associated projects based on the Community Recreation Strategy decision-making framework.

**BACKGROUND:**

On February 24, 2020, Council endorsed the Community Recreation Strategy – “A Healthy City for All: The Role of Community Recreation” (Attachment #1).

The Community Recreation Strategy confirms the vision and goals for community recreation in the City and includes a decision-making framework to help prioritize significant community recreation projects in the City.

As confirmed through the Community Recreation Strategy, the City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life. All community recreation programs, services and amenities must work to improve the health and wellbeing of individuals, foster a sense of belonging and strengthen community capacity.

**DISCUSSION:**

For the past several years, the scope for replacement and enhancement of HJCRC and associated projects has been reviewed and debated. Making decisions related to the redevelopment of such a significant community recreation project has been challenging.

In the past, when working to confirm project scope, the focus has generally been on which components to exclude, and in retrospect, often without context of the broad range of amenities that were being included in the HJCRC.

In order to maximize the contribution of a new HJCRC towards meeting our goals for community recreation, while being fiscally responsible, the four-step prioritization process, as outlined in “A Healthy City for All: The Role of Community Recreation” has been undertaken. The prioritization process has been completed for each of the individual HJCRC components and associated projects and is summarized below. (For a comprehensive summary of all components and associated projects, see Attachment #2.) Program or space components that would be essential in any replacement of HJCRC, such as administration space, circulation space and parking, were not included in the prioritization process. Parking is however discussed with respect to refinements for overall cost effectiveness further below.

As part of undertaking the prioritization process, inputs from a variety of sources were considered: public and stakeholder input from the past several years; detailed stakeholder input gathered in the development of the HJCRC Functional Program; North Vancouver Recreation and Culture Commission (NVRCC) utilization data and needs assessment; and experience derived from operating the existing and other facilities.

As noted in “A Healthy City for All: The Role of Community Recreation”, the prioritization process is somewhat subjective and it is anticipated that not all stakeholders will agree with the prioritization of specific amenities. It is important to note that all components have value, however prioritization is necessary due to financial and space capacity.

### **SUMMARY OF PRIORITIZATION PROCESS:**

A summary of the prioritization process is outlined below; a more detailed summary of Step Two and Step Three is included as Attachment #3.

#### **STEP ONE: How well does an amenity meet our goals?**

Two overarching goals for community recreation in the City have been confirmed. For an amenity to be considered for replacement, enhancement or new, the amenity must significantly meet the following goals:

- *Improve health & wellbeing of individuals*
  - Provide opportunities for all to be active and creative; regardless of age, ability and identity
  - Enable life-long active living, physical literacy, play and creativity
  - Ensure equitable access through opportunities that are physically, financially and socially accessible
  - Provide opportunities for skill development
  - Promote and enable the benefits of being in nature
  
- *Foster sense of belonging & strengthen community capacity*
  - Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
  - Build community spirit and pride
  - Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
  - Develop leadership and build community capacity
  - Facilitate environmental and community stewardship

All of the HJCRC and associated project components substantially meet our goals for community recreation and thus were advanced in the prioritization process. The comparative extent to which components meet our goals were further assessed as part of Step Three.

#### **STEP TWO: Do we have the right amount and range of amenities?**

To assess if we have the right amount and range of amenities, each component was reviewed in consideration of the five demand indicators: Use of Amenities; Community Priority; Group Preference; Participation Trends & Demographics, and Comparative Supply.

The summary of demand indicator ratings represent the ideal course of action if there were no constraints. The demand indicator summary ratings can be found in Attachment #3. All components were then advanced to Step Three for overall prioritization.

**STEP THREE: How do we prioritize delivery of enhanced or new amenities?**

Building on Step Two, to best maximize the contribution of HJCRC towards meeting our community recreation needs, within the constraints, each of the components was further assessed through four prioritization criteria: Contribution to Community Recreation Goals; Financial Impact; Flexibility, Adaptability and Non-Exclusivity; and Expected Economic Impact. This step was completed for all amenities recommended for replacement, enhancement or new. Based on the cumulative decision-making framework, a summary of the prioritized list of components can be found in Attachment #3.

Based on the prioritization process, the recommended HJCRC component scope, grouped by amenity type, is outlined below.

| <b>RECOMMENDED HJCRC COMPONENT SCOPE</b>   |
|--|
| <b>Community Recreation Centre Program</b> |
| Gym 1 & 2                                  |
| Fitness Space                              |
| Multi-Purpose Rooms                        |
| Art Spaces                                 |
| Youth Area                                 |
| Preschool Space                            |
| Community Living Room                      |
| <b>Aquatic Program</b>                     |
| Leisure Pool                               |
| 26.5m 10-lane Pool                         |
| Diving 1m & 3m                             |
| Hot Pool & Amenities                       |
| <b>Arena Program</b>                       |
| Ice with 500 Seats                         |
| <b>Outdoor Program</b>                     |
| At-grade Multi Activity Court              |
| Skatepark                                  |
| <b>Associated Project</b>                  |
| Silver Harbour Seniors Activity Centre     |

**Summary of Items Not Recommended for Inclusion within HJCRC:**

Items not recommended for inclusion within the HJCRC scope, with supporting considerations, are as follows:

- 53m 8-lane Pool:**  
 A 53m 8-lane Pool ranks high based on demand indicators and ranks the same as a 26.5m 10-lane Pool for all criteria, with the exception of Use of Amenities. While a 53m 8-lane pool offers increased physical capacity for concurrent users, there is a likelihood for this to create an oversupply of aquatic space in North Vancouver. In addition, it is highly anticipated that the 53m 8-lane Pool would be used only a small portion of the time in the 53m configuration. (See Attachment #4)

When further assessing a 53m 8-lane Pool against the overall prioritization criteria, it is the Financial Impact that lowers the ranking below a 26.5m 10-lane Pool.

A 53m 8-lane Pool will cost more to construct and will cost more to operate than a 26.5m 10-lane Pool.

An enhanced replacement of the existing 25m Pool, along with the provision of a new Leisure Pool, will best meet the City's desired outcomes overall within the financial reality.

- **Rooftop Track / Walking Circuit:**

While the track / walking circuit ranked high within the overall prioritization process, costs incurred in locating this component on the roof results in it not being recommended for inclusion. Furthermore, as outlined in Attachment #4, this recommendation has been made with the context of alternate walking provisions available through the Green Necklace and the track amenities at Sutherland and Fen Burdett.

- **Skatepark Roof**

The July 2018 HJCRC scope included a partially covered skatepark. As part of the user engagement process, a partial roof was a compromise between either full or no roof options. A skatepark roof has a relative high capital cost, can always be added as a future component, and it is therefore recommended that this component be removed from project scope.

- **Rooftop Sports Court (Racquet):**

While there is a desire to replace the existing four tennis courts on site, the cost premium of locating it on the roof results in this amenity not being recommended for inclusion. As outlined in Attachment #4, the rooftop sports courts would also be constrained in size and accessibility, reducing the use, flexibility and adaptability. A future project could integrate additional tennis / sports courts, at-grade, elsewhere in the City.

- **Curling:**

The inclusion of curling has had considerable discussion and review over the past number of years. Curling would be a new amenity. When considered through the decision-making framework, demand indicators overall do not rate high for curling. The use of a curling facility is comparatively less than many other amenities and there are limited numbers of City residents engaged in the activity (there are options available to participate in the sport within the Metro region). In addition, the participation trends from Curl BC for Canada, BC and Lower Mainland indicate a modest decline in curling over the past decade and a lower percentage of participation by Canadians than in the past.

In consideration of the prioritization criteria, curling does contribute to achieving the goals set for community recreation, but the financial impact of curling is the most significant factor for it not being recommended for inclusion. Curling has a high capital construction cost as well as high ongoing operating costs (see Attachment #4). Lastly, curling takes up sizable area on a constrained site, and the amenity is an exclusive-use facility during the at least half of the year.

- **Diving 5m:**  
A 5m diving component had been included in the most recent (July 2018) project scope. This would be a new amenity not currently provided in HJCRC. It did not rank high in looking at demand indicators. As the 5m diving component would be utilized by a small segment of pool users, increase capital costs and can be accessed in other communities, it is recommended that this component be removed from project scope.
- **Pool Slide:**  
A pool slide has been included in the project scope to date as a replacement of the existing slide. In terms of consideration through the prioritization matrix, it has been highlighted that use is limited from an accessibility standpoint, it is open only a portion of operating hours and has high capital and operating costs (due to staffing implications). In review, alternatives could be provided at a lower cost and with greater flexibility through mobile play features and smaller scale slides that do not need to be staffed. In keeping with the prioritization recommendation, staff recommend that the pool slide be removed from project scope.

#### **STEP FOUR: Next Steps & Taking Action!**

In order to advance the HJCRC project, a redesign process related to component scope and overall cost effectiveness is required.

#### **HJCRC Design Refinements for Cost Effectiveness:**

With Council direction to undertake a redesign process, staff will work to incorporate the component updates as well as revisions for overall cost effectiveness. These revisions would include the following costs savings as previously identified in the March 22, 2019 report (Attachment#4): the removal of rooftop uses; reduction of the south building form from a four storey to three storey configuration; and a reduction of windows throughout.

In addition, opportunities to minimize costs through the refinement of component areas, building form and materiality throughout the whole building will be made. A number of components that are considered core to a new HJCRC (inclusive of Silver Harbour) are enhancements over the existing program. With a necessary focus on cost effectiveness, component sizing will be reviewed, and revised where possible, through the redesign process. Incorporation of the highest accessibility standards (Rick Hansen Foundation Accessibility Certification "Gold") will continue to be incorporated. Updates will be included in the redesign report back to Council.

Lastly, a means to reduce overall cost would be to reduce the parking provision. It is staff's recommendation not to reduce parking, even with a reduction in overall program. The current provision of 403 underground parking stalls is a direct replacement of the existing on and off-street parking currently utilized by the existing HJCRC and Centennial Theatre. However, in efforts to reduce overall project cost, and to reflect a reduction in previous contemplated scope, an allocation of ~350 stalls would represent a replacement of the current on-site parking (344 stalls). It should be noted, that the majority of existing on-street parking will not be reinstated. Should Council wish to include a reduction in underground parking, the following recommended could be included:

THAT staff be directed to provide 350 underground parking stalls as part of a revised design for HJCRC for cost effectiveness;

**Project Timing:**

It is anticipated that the redesign process, inclusive of an update to the Class B cost estimate, will take 6-8 months to complete. Staff will then report back with an updated design, cost estimate, project schedule and financing plan for Council's consideration. As part of reporting back, the project will be evaluated for consistency with the Zoning Bylaw and any required variances (ex. lot coverage, setback, etc.) would be brought forward for Council consideration. Lot consolidation will be completed as well.

**Project Team:**

In order to proceed with workload and to integrate a more in-depth construction and sequencing review, internal and external project management will be integrated as part of the project team.

**Sustainability Targets:**

Currently the design for HJCRC incorporates a number of comprehensive green building strategies and sustainability initiatives, with an expected 50-60% reduction in GHG's over the existing facility.

With Council direction, and in coordination with LEC, the redesign phase will explore the opportunity for on-site heat recovery to further reduce carbon intensity with a goal of working towards further reducing carbon emissions.

**Next Steps Flicka Gymnastics**

Flicka Gymnastics is a non-profit society that provides both recreational and competitive recreational gymnastics. Flicka has rented space at HJCRC, at a subsidized rate, in the since 1999.

As outlined in the July 18, 2018 report (Attachment#5), a feasibility study for the Mickey McDougall site was completed and Flicka indicated their support of a basic renovation option for the City-owned Mickey McDougall building. The intention with this scenario was for the City to lease the building to Flicka and for the City to undertake landlord improvements, which were to be financed through the City's Project Plan (separate from HJCRC funding). Flicka would then be responsible for tenant improvements to optimize the building for their needs. There is no provision for financial contribution to more significant capital investments at this time.

Upon further review, Flicka has determined that this option does not meet their needs and would substantially increase their operating costs. As outlined in their letter of May 23, 2019 (Attachment #6), Flicka has indicated that if a new gymnastics facility is not provided within the new HJCRC, their organization's preference is to obtain a purpose-built facility (such as Mickey McDougall) with significantly more square footage than currently occupied in HJCRC. A secondary option would be an extensively renovated building that meets these enhanced needs (such as Mickey McDougall). Flicka has indicated a willingness to fundraise for and then operate a new/renovated facility, and a commitment from Council for either a long-term land lease or building lease is required to begin this process.

As part of undertaking the overall prioritization process, staff assessed the Flicka Gymnastics component through the decision-making framework. In summary, the existing facility is well used, there is existing demand within the community and it does respond to demographic and participation trends.

In order to support provision of gymnastics, staff's recommendation is to continue to work, on a cost share basis, with Flicka to:

- Update cost estimates for both a purpose built facility and a full renovation;
- Develop cost estimates based on existing square footage and an enhanced facility;
- Develop a letter of support from Mayor and Council;
- Request Flicka to report back on a fundraising plan.

#### **FINANCIAL IMPLICATIONS:**

The current Class B estimate for HJCRC that was completed in February 2019, is no longer current. Present day indication does not show a softening of construction costs. It is understood that to proceed with a new HJCRC, scope and cost reductions will be required for all components, amenities and features.

The redesign effort will focus on the scope and cost reductions. Once complete, a design update to Council will include an updated Class B estimate, financing plan and project schedule for Council's consideration. The redesign effort and integration of internal and external project management can be accommodated within existing appropriated project funding. Funds that were previously appropriated for construction documentation, site servicing and demolition, will be reallocated to redesign efforts and project management. The anticipated cost for the redesign period is approximately \$700,000. The anticipated cost for internal (3 years) and external (pre-construction phase) project management is \$780,000. Additional funding for construction documentation, site servicing and demolition will likely be required and a request will be included as part of the design update to Council.

A grant application has been made to the "Investing in Canada's Infrastructure Program" (ICIP). A decision is anticipated in early spring. Staff will update Council on any updates or outcomes of the grant application process.

#### **INTER-DEPARTMENTAL IMPLICATIONS:**

Strategic & Corporate Services, Engineering, Parks & Environment and North Vancouver Recreation and Culture Commission staff collaborated on the prioritization of the HJCRC and associated project components.

#### **CORPORATE PLAN AND/OR POLICY IMPLICATIONS:**

The replacement of HJCRC will contribute to health and wellness opportunities within our community, inspiring residents to be active and connected to their community throughout their life.

**STRATEGIC PLAN IMPLICATIONS:**

Renewal of HJCRC plays a significant role in contributing to achieving Council's vision of the Healthiest Small City in the World.

RESPECTFULLY SUBMITTED:



---

Barb Pearce  
Director, Strategic & Corporate Services



---

Heather Reinhold  
Deputy Director, Strategic & Corporate Services



City of North Vancouver

# A Healthy City for All: The Role of Community Recreation

February 2020

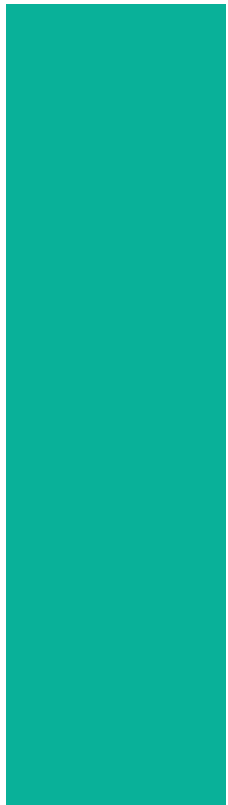
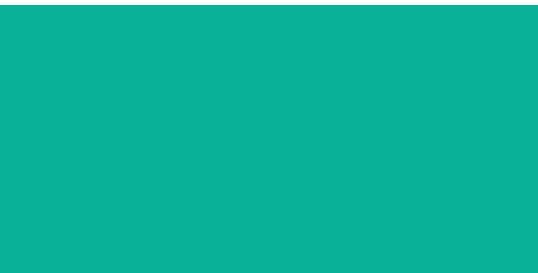




## Recreation in the City Defined:

*Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.*

- A Framework for Recreation in Canada: Pathways to Wellbeing (2015)



# Table of Contents

## Context

|          |  |           |
|----------|--|-----------|
| <b>1</b> | <b>Introduction</b> .....  | <b>1</b>  |
|          | Benefits of Community Recreation.....  | 1         |
|          | A Strategy for Community Recreation.....                                       | 2         |
| <b>2</b> | <b>Context</b> .....   | <b>3</b>  |
|          | The City at a Glance.....  | 3         |
|          | Community Recreation in the City.....  | 4         |
|          | Existing Local Planning.....   | 6         |
|          | Broader Planning Influences.....   | 7         |
| <b>3</b> | <b>Community Recreation in the City</b> .....                                  | <b>8</b>  |
| <b>4</b> | <b>Community Recreation Inventory</b> .....                                    | <b>10</b> |
|          | 1. A City for People.....  | 11        |
|          | 2. Liveable City.....  | 12        |
|          | 3. Vibrant City.....   | 13        |
|          | 4. Connected City.....   | 14        |
|          | 5. Prosperous City.....  | 15        |
| <b>5</b> | <b>Foundations</b> .....   | <b>16</b> |
|          | Vision.....  | 16        |
|          | Principles.....  | 17        |
|          | Goals.....   | 18        |
| <b>6</b> | <b>Making Decisions About Community Recreation Facilities and Spaces</b> ..... | <b>19</b> |
|          | Going Forward.....   | 24        |

## Appendices

|          |   |           |
|----------|---|-----------|
| <b>A</b> | <b>Indoor Community Recreation in the City</b> .....  | <b>26</b> |
| <b>B</b> | <b>Outdoor Community Recreation in the City</b> ..... | <b>28</b> |

# Introduction

The City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.

## Benefits of Community Recreation

Community recreation represents a wide range of amenities and experiences, providing people with the opportunity to improve physical and mental health and wellbeing, and to become more connected to each other and their community.

Community recreation is essential to personal health and wellbeing and has been proven to reduce health care, social service and police/justice costs. Community recreation provides opportunities for positive and healthy behaviours. Parks and green spaces have a positive impact on individual wellness and on the natural environment. Community recreation is integral to providing opportunities for residents of all ages, ethnicities, abilities and interests to live happy, active and connected lives.



# A Strategy for Community Recreation

Realizing the immense value of community recreation and wellness at the individual, community, and environmental level the City of North Vancouver is contemplating its approach to renewal, replacement and provision of community recreational amenities.

The community recreation strategy will provide a transparent and consistent approach to prioritizing investment in community recreation.

The first phase strives to achieve the following:

- Highlight the wide ranging benefits of community recreation.
- Establish a vision and philosophical foundation for community recreation in the City.
- Map the current inventory of spaces and assets.
- Create a four step process to help prioritize significant community recreation projects in the City.

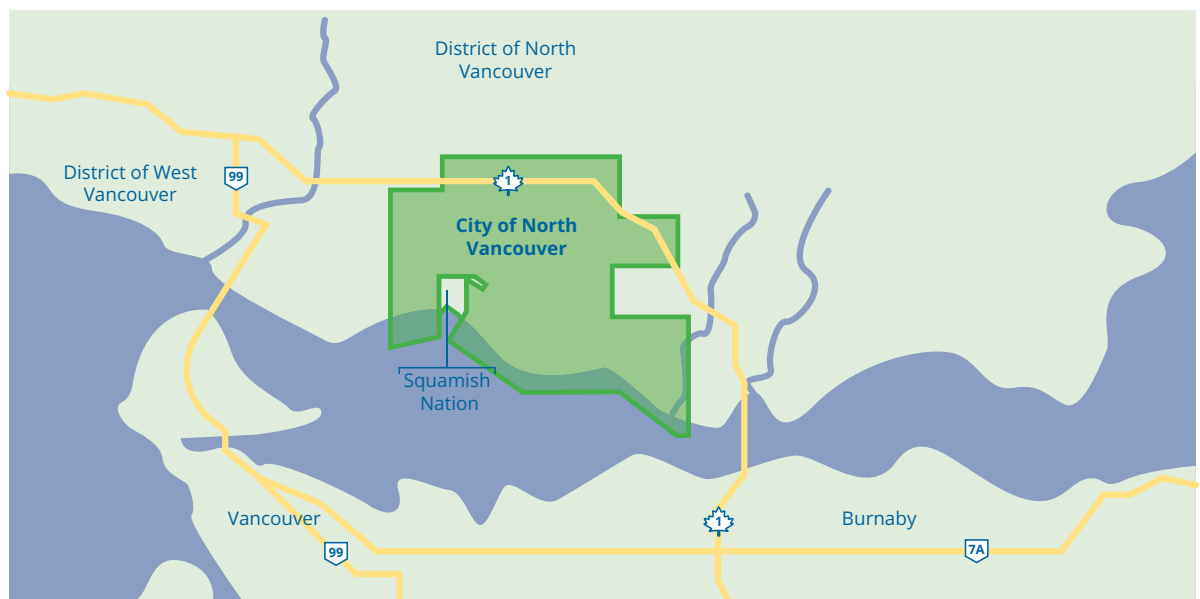
Future work will explore arts and culture and their benefits to community health and wellness.



# Context

## The City at a Glance

The City of North Vancouver is one of Canada's most vibrant communities. This is due not only to its unique natural surroundings but also due to its dynamic public spaces and available community recreational opportunities. The City of North Vancouver has a population of 52,520 (2016 census profile) and is located on the north shore of Burrard Inlet. The City is neighbours with the Squamish Nation, District of North Vancouver and District of West Vancouver. With its blend of modern urban amenities, natural landscapes and a vision to be the healthiest small city in the world, the City of North Vancouver is a desirable community in which to live.



# Community Recreation in the City

**14,645** registrations for North Vancouver Recreation and Culture Commission (NVRC) Programs in 2018 were City residents aged 14 years and younger



**52,520** people live in the City of North Vancouver



**59%** of City residents reported their mental health to be very good or excellent<sup>1</sup>

**82%** of City residents reported that they actively participate in indoor recreation activities<sup>2</sup>

**49%** of City residents reported that they are physically active 150+ minutes per week<sup>1</sup>



**Top 5 outdoor** recreation activities reported by City residents are<sup>2</sup>:

- » Visited a park, natural area or beach for play, walking, bird watching or picnicking
- » Ran, jogged, power walked, hiked or biked
- » Gardened
- » Snow sports (cross-country skiing, snowshoeing, downhill skiing, snowboarding, tubing)
- » Water sports (kayaking, canoeing, rowing, dragon boating, paddle-boarding, windsurfing, sailing)



**85%** of City residents reported that they actively participate in outdoor recreation activities<sup>2</sup>

**55%** of City residents reported their general health to be very good or excellent<sup>1</sup>



The **top 5 indoor** recreation activities reported by City residents are<sup>2</sup>:

- » Fitness centres, gyms or weight rooms
- » Exercise at home
- » Hot tub, steam room, sauna
- » Leisure swimming
- » Stretch, balance or relaxation classes



The percentage of City residents who reported that they or their household members, in the past three years, **utilized** the following **indoor facilities**<sup>2</sup>:

- » **77%** Public community recreation facilities in North Vancouver
- » **57%** Public recreation facilities outside of North Vancouver
- » **56%** Commercial fitness businesses
- » **27%** Private recreation or country club



NVRC Community Recreation Centres saw **494,000** City resident visits in 2019 through memberships, program registrations and general admissions (excluding all rentals)<sup>3</sup>



Sources: 1) My Health My Community 2013/2014, 2) 2018-19 NVRC Community Recreation and Culture Needs Assessment, 3) NVRC User Statistics

## Greenway Use

The Spirit Trail section through Mosquito Creek Marina logged **423,608** trips in 2019; an average of **35,300** trips per month  
 The Green Necklace at 13<sup>th</sup> Street and Grand Boulevard logged **138,000** trips in 2019; an average of **12,309** trips per month



### Shipyards Events

The Shipyards hosted over **100** events and programs with an estimated **154,000** attendees in 2019. Events and programs included:

- » **22** Friday Night Markets
- » **8** Summer Sessions/Concerts
- » **1** Grand Opening of "Shipyards Commons"
- » **1** Shipyards Festival
- » **1** Pride on the Pier
- » **3** Cultural Festivals
- » **2** Roller Skate Events
- » **3** Large Corporate Events
- » **4** Film Shoots
- » **3** Burrard Dry Dock Pier Bookings
- » **12** Days of Spirit of the Season

### Organized Field Sports

**18,243** hours were booked on CNV Fields in 2019

### Park Supply

**99.1%** of City residents live within a 5 minute walk (400m) of a City park or trail

### Environmental Stewardship 2019

- » **924** volunteers
- » **2,192** hours to restore forest habitat in 9 City parks
- » Total of **400m<sup>3</sup>** of invasive plants removed
- » **3,346** native trees and shrubs were planted

### Community Events

**99** community events were booked in City parks, with an estimated **113,000** attendees

See pages 10 - 15 for community recreation inventory

Sources: CNV GIS analysis based on current parks and trail alignment and 2016 census data, NVRCC Events staff, Evergreen 2019 Stewardship Program Summary Report, NVRCC Field Booking Staff



In order to understand the importance and current status of community recreation, it is important to be aware of existing City planning efforts, broader recreational planning influences and the current service delivery system for community recreation.

## Existing Local Planning

The City is developing and/or implementing a number of major strategies and plans that support and enhance the health and wellness of city residents including the following.

- Official Community Plan
- Wellbeing Strategy (in progress)
- Parks Master Plan
- Mobility Strategy
- Walk CNV
- Master Transportation Plan
- Safe Routes to School
- Cycling Network Plan
- Child, Youth and Family Strategy (CNV4Me)
- Dementia Friendly Strategy/Age Friendly City
- North Vancouver Recreation and Culture Commission Strategic Plan
- North Vancouver Recreation and Culture Commission Indoor Recreation Facility Plan

In addition, Council's Strategic Plan (2018-2022) sets the vision to be the "Healthiest Small City in the World," and outlines priorities towards achieving Council's vision as outlined below. Council's Strategic Plan provides a solid foundation for community recreation planning.

### A City for People

is welcoming, inclusive, safe, accessible and supports the health and well-being of all.

### A Liveable City

leads the way in climate action and acts as a steward of the environment for future generations.

### A Vibrant City

is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.

### A Connected City

provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.

### A Prosperous City

supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.



# Broader Planning Influences

When considering the future role of community recreation in the City it is important to understand and consider some broader planning influences relevant to community recreation. These influences come from within the recreation sector and beyond. At the foundation of community recreation is its direct and indirect benefit to residents throughout the City.

## Council's Strategic Plan (2018-2022)

## A Healthy City for All: The Role of Community Recreation

### The Social Determinants of Health

<https://www.cpha.ca/what-are-social-determinants-health>

1. Income and Income Distribution
2. Education
3. Unemployment and Job Security
4. Employment and Working Conditions
5. Early Childhood Development
6. Food Insecurity
7. Housing
8. Social Exclusion
9. Social Safety Network
10. Health Services
11. Aboriginal Status
12. Gender
13. Race
14. Disability

### The Benefits of Recreation

<https://benefitshub.ca>

1. Is essential to personal health and wellbeing
2. Is a significant economic generator
3. Provides a foundation for quality of life
4. Reduces health care, social service and police/justice costs
5. Provides the key to balanced human development
6. Reduces self-destructive and anti-social behaviours
7. Green spaces are essential to wellbeing
8. Builds strong and healthy communities

### A Framework for Recreation in Canada

<https://www.cpra.ca/about-the-framework/>

1. Active living
2. Inclusion and access
3. Connecting people with nature
4. Supportive environments
5. Building recreation capacity

# Community Recreation in the City

The City of North Vancouver is proud of its long-standing commitment to the provision of quality community recreation spaces, programs and services. This commitment has resulted in a comprehensive system of outdoor and indoor amenities, programs, services and events that provide opportunities for residents of all ages, ethnicities, abilities and interests to live healthy, active and connected lives.

The City provides an extensive system of outdoor community recreational spaces such as public plazas, active greenways, sport fields, playgrounds, passive parks, ecological corridors and outdoor sport courts. Providing a diverse range of public amenities with a focus on animating these spaces for the enjoyment of residents is an important component of meeting the recreation and wellness needs of the community.

Since 1970 the City of North Vancouver has partnered with the District of North Vancouver in the delivery of community recreation and culture services through the establishment of the North Vancouver Recreation and Culture Commission (NVRC). The NVRC is overseen by a Commission comprised of Council members, citizen appointees, and a school board trustee. The Commission is mandated to plan and deliver municipal recreation and arts services to residents of both municipalities, including recommending and operating public recreation and culture facilities, approving culture, sport and recreation grants, managing the civic art programs, booking many public spaces, as well as hosting and supporting community and special events.

In addition to the City and NVRC, there are several not for profit organizations, community groups and private service providers (~40 within the City) who provide options for residents.

The North Vancouver School District also plays a role in supporting community recreation; partnering with the City on joint-use for sports fields and sports courts, and providing access to gymnasiums and other facilities to community groups. Lastly, school grounds are an important component in the network of publicly accessible open space.



# Community Recreation Inventory

The City of North Vancouver offers a variety of indoor and outdoor spaces for recreation activity to occur. This integrated system has lots to offer both residents and visitors. (See Appendix A and B)

It is also important to note that recreation occurs outside the City boundaries at indoor and outdoor spaces. The maps below and on the following pages show the variety of community recreation opportunities throughout the City and surrounding area.





















- |                         |                              |   |
|-------------------------|------------------------------|---|
| <b>Playgrounds</b>      | <b>Bocce Court</b>           | <b>Skatepark</b>                        |
| <b>Spray Parks</b>      | <b>Pump Track</b>            | <b>Outdoor Skating Rink</b>             |
| <b>Sports Fields</b>    | <b>Putting Green</b>         | <b>Greenways and Trails</b>             |
| <b>Sports Courts</b>    | <b>Lawn Bowling (Future)</b> | <b>City of North Vancouver Boundary</b> |
| <b>Beach Volleyball</b> | <b>Disc Golf Course</b>      |   |

In 2019, Council adopted their Strategic Plan. In it, five key priorities have been identified to achieve the Vision to be *The Healthiest Small City in the World*. The following series of maps illustrate how the City's indoor and outdoor recreation assets support Council's Strategic Plan's five priorities.

# 1. A City for People

A City for People is welcoming, inclusive, safe, accessible and supports the health and wellbeing of all.

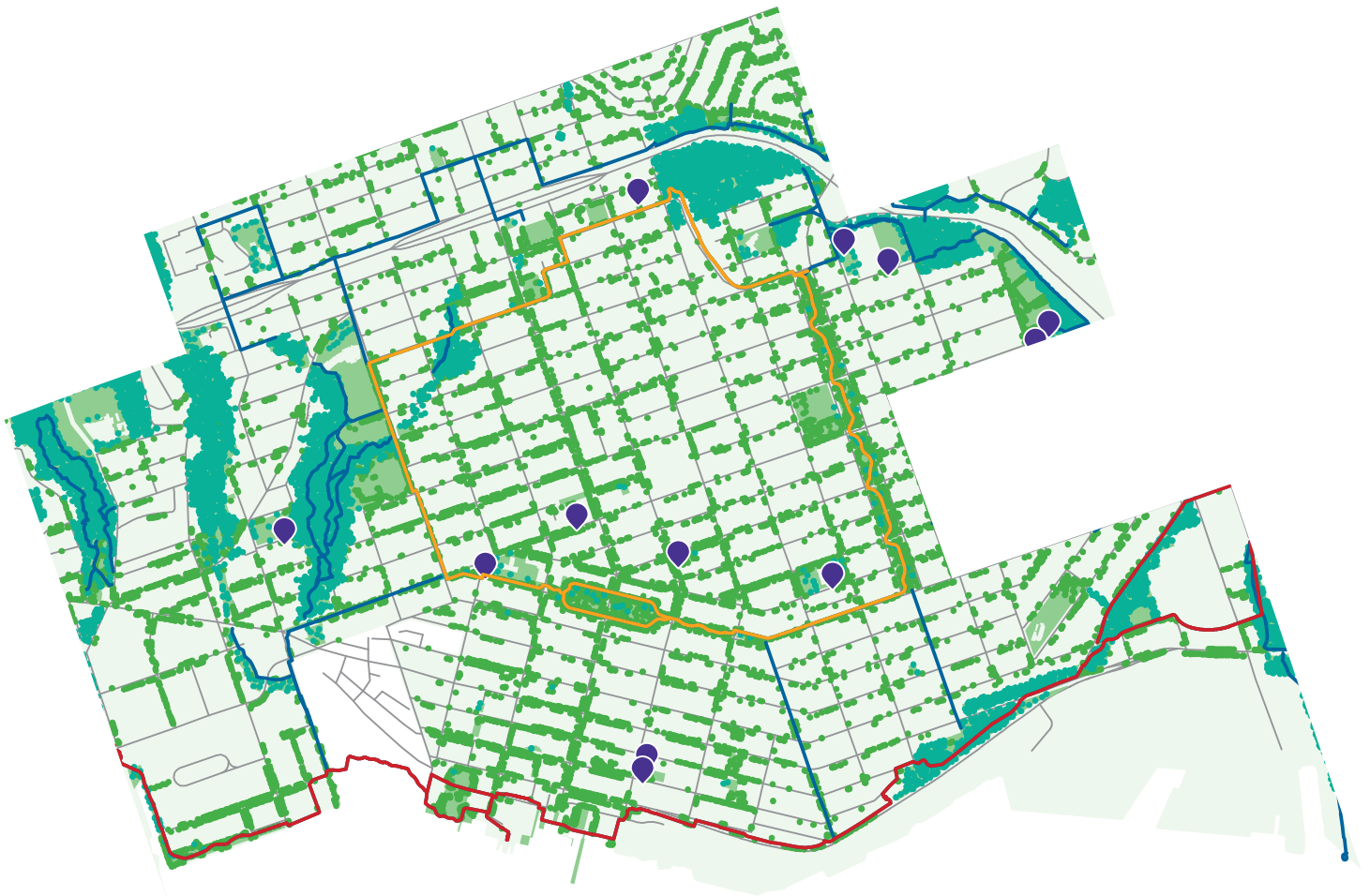









-  **Playgrounds**
-  **Spray Parks**
-  **Baseball Diamonds**
-  **Basketball Courts**
-  **Beach Volleyball**
-  **Bocce Court**
-  **Putting Green**
-  **Lawn Bowling (Future)**
-  **Disc Golf Course**
-  **Skatepark**
-  **Sports Courts**
-  **Pump Track**
-  **Sports Fields**
-  **Recreation Facilities**
-  **Running Track**
-  **Public Open Space (Plazas)**
-  **Parks**
-  **Schools**



## 2. Liveable City

A Liveable City leads the way in climate action and acts as a steward of the environment for future generations.











-  Parks and Public Open Spaces
-  Community Garden
-  Greenways and Trails
-  City Trees
-  Natural Area Trees
-  Green Necklace
-  Spirit Trail



# 3. Vibrant City

A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.



-  **Playgrounds**
-  **Schools**
-  **Stage Locations**
-  **Celebration Routes**
-  **Harbour**
-  **Major Event Locations**
-  **Celebration Zones**
-  **Parks and Public Open Spaces**

\*arts and culture inventory to be included in future work





# 4. Connected City

A Connected City provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.



- Walking Times
- Bike Network
- Greenways and Trails
- Safe Routes to School
- Green Necklace
- Spirit Trail



# 5. Prosperous City

A Prosperous City supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.



# Foundations

This section outlines the vision, principles and goals for community recreation in the City. These considerations, in conjunction with other strategic planning work, will help guide decisions on renewal, replacement and prioritization of significant community recreation amenities. The vision and principles are based on Council's Strategic Plan and also share alignment with the Framework for Recreation in Canada.

## Vision

- » The City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.



# Principles

The following principles explain how the City will approach decision making for, and provision of, community recreation

- » **Progressive:** The City will find creative and innovative ways to enhance the level and delivery of community recreation services.
- » **Engaged:** The City will consider input from all residents when it comes to measuring needs, satisfaction and success of community recreation.
- » **Fiscally Responsible:** The City will be fiscally responsible in the delivery of community recreation services.
- » **Informed:** The City will make informed decisions using relevant data for the provision of community recreation services.
- » **Open:** The City will ensure that community recreation services are available and accessible by all City residents.
- » **Collaborative:** The City will maintain, strengthen, and build relationships with community organizations and stakeholders.
- » **Environmentally Responsible:** The City will strive for ambitious reductions in GHGs and carbon footprint when designing and delivering community recreation.

# Goals

The following goals articulate why the City invests in community recreation amenities and opportunities; they also explain the underlying intention for having publicly supported community recreation in the City. The community recreation goals are derived from the City's Strategic Plan, broader planning influences (Social Determinants of Health, Benefits of Recreation and Framework for Recreation in Canada) and an understanding of the immense individual and community benefits derived from community recreation as a social good.

Community recreation in the City of North Vancouver is intended to:

## » Improve the health and wellbeing of individuals

- Provide opportunities for all to be active and creative; regardless of age, ability and identity
- Enable life-long active living, physical literacy, play and creativity
- Ensure equitable access through opportunities that are physically, financially and socially accessible
- Provide opportunities for skill development
- Promote and enable the benefits of being in nature

## » Foster sense of belonging and strengthen community capacity

- Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
- Build community spirit and pride
- Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
- Develop leadership and build community capacity
- Facilitate environmental and community stewardship

## Making Decisions About Community Recreation Facilities and Spaces

Providing community recreation facilities and spaces is important but decisions related to updating and adding amenities can be difficult. The North Vancouver Recreation and Culture Commission has a mandate to make facility recommendations to the City (and District) and has done so through an Indoor Recreation Facility Plan. This Plan aims to support the City in contemplating future investment and effort related to new facility and space development.

The following steps outline the decision making process the City will use to determine potential facilities and spaces to offer, and how many of each. This involves evaluating how each type of facility or amenity contributes to the goals for community recreation, considers if we have the right amount and range and looks to prioritize amenities. Although the following approach is somewhat subjective, it does consider a variety of different indicators and criteria. It is important to note that further work will be required to consider where and when development occurs, and how complementary/compatible spaces or partnerships impact the sequencing of ranked amenities.

### Step 1:

How well does an amenity meet our goals?

### Step 2:

Do we have the right amount and range of amenities?

### Step 3:

How do we prioritize delivery of enhanced or new amenities?

### Step 4:

Taking action & moving forward.

## Step 1

**Step 1: How well does an amenity meet our goals?**

Step 2: Do we have the right amount and range of amenities?

Step 3: How do we prioritize delivery of enhanced or new amenities?

Step 4: Taking action & moving forward.

The first step is for the City to determine whether or not consideration should proceed for new or enhanced community recreation facility or space. In order for an amenity to be considered, evidence must show significant contribution to meeting the goals for community recreation.

### **Goal: Improve the health and wellbeing of individuals**

Provide opportunities for all to be active and creative; regardless of age, ability and identity

Enable life-long active living, physical literacy, play and creativity

Ensure equitable access through opportunities that are physically, financially and socially accessible

Provide opportunities for skill development

Promote and enable the benefits of being in nature

### **Goal: Foster sense of belonging and strengthen community capacity**

Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender

Build community spirit and pride

Provide safe, welcoming spaces, places and experiences that allow people to connect to one another

Develop leadership and build community capacity

Facilitate environmental and community stewardship

If an amenity does not significantly meet the goals for community recreation, the City's support for the amenity should be reconsidered.

## Step 2

Step 1: How well does an amenity meet our goals?

**Step 2: Do we have the right amount and range of amenities?**

Step 3: How do we prioritize delivery of enhanced or new amenities?

Step 4: Taking action & moving forward.

The second step in making decisions about community recreation is determining if the City has the right range of amenities to meet the needs of residents. Looking at some demand indicators (listed below) the City will be able to determine whether there is a need for more, less or if there is the right amount of a certain type of facility or space. For a significant amenity to be considered further, evidence must be presented that an existing amenity should be enhanced or a new amenity pursued.

| Demand Indicator   | Definition   | Enhance / New  | Maintain / Replace   |  | Reduce / Not Replace                           | Importance |
|--------------------|--|--|--|--|--|------------|
| Use of Amenities   | What is the reported, observed or expected use?<br><br>Are there indications of excess demand? | 90% use or over during prime time/peak season<br><br>Significant indications demand is not met | 70-89% use during prime time/peak season<br><br>Some indications demand not met                  | 50-69% use during prime time/peak season | Use is under 50% during prime time/peak season | High       |
| Community Priority | What is the general community opinion & input?   | Top priority   | High priority  | Medium priority                          | Low priority                                   | High       |
| Group Preference   | What is group opinion & input  | Strong widespread support and alignment from majority of groups                                | Moderate (multiple interest areas, not widespread) support and alignment from majority of groups | Support from a few groups                | No indications of support                      | Medium     |



| Demand Indicator                    | Definition   | Enhance / New   | Maintain / Replace  |  | Reduce / Not Replace   | Importance |
|-------------------------------------|--|---|---|--|--|------------|
| Participation Trends & Demographics | <p>What are the relevant local, regional, provincial or national trends?</p> <p>Are there demographic shifts that may change current / future public investment?</p> | Responds strongly to expected trends and demographics shifts.   | Responds moderately to expected trends and demographics shifts. | Responds minimally to expected trends and demographics shifts. | Does not respond to expected trends and demographics shifts. | Medium     |
| Comparative Supply                  | How does the City's supply compare to other similar cities?  | Provided in majority of other cities and not at all in the City | Provided in other cities and at a lower rate in the City        | Provided in the City at a comparable level                     | Provided in the City at a better rate                        | Low        |

Although this step indicates whether more or less facilities or spaces are needed, there is still a requirement to analyze things further. For significant projects, a further examination of feasibility should be undertaken as part of this step to further inform a prioritization review and prior to major investment as part of Step 3 and 4.



## Step 3

Step 1: How well does an amenity meet our goals?

Step 2: Do we have the right amount and range of amenities?

**Step 3: How do we prioritize delivery of enhanced or new amenities?**

Step 4: Taking action & moving forward.

The third step in the decision making process is when an existing amenity is assessed as needing to be enhanced or a new amenity is contemplated. The following list of criteria can be used to prioritize amenities to help provide a ranked list. The list is meant to be a reference point to help allocate funds and establish a comparative timeline for the delivery of enhanced or new amenities.

| Criteria                              | Definition  | 3 Points                              | 2 Points                                      | 1 Point                                     | 0 Points                              | Importance |
|---------------------------------------|---|---------------------------------------|---|---|---------------------------------------|------------|
| Goals                                 | To what degree does the amenity meet the City's goals for community recreation?   | High                                  | Moderate                                      | Low   | None                                  | High       |
| Financial Impact                      | What is the overall net cost impact (capital and operating) to the City?  | Low cost impact                       | Moderate cost impact                          | High cost impact                            | Not likely to be financially feasible | High       |
| Non-exclusive, Flexible and Adaptable | Does the amenity provide for multiple community needs?<br><br>Is the amenity flexible to respond to fluctuating demand (daily, weekly, seasonal, long-term)?<br><br>Is the amenity adaptable for future re-use? | Broad range of use / Highly adaptable | Moderate range of use / Moderate adaptability | Limited range of use / Limited adaptability | Single use/ Not adaptable             | Medium     |
| Expected Economic Impact              | Does the amenity result in a direct injection into the local economy?<br><br>Does it contribute to the overall brand and image of the City?   | High expected economic impact         | Moderate expected economic impact             | Low expected economic impact                | No expected economic impact           | Low        |

## Step 4

Step 1: How well does an amenity meet our goals?

Step 2: Do we have the right amount and range of amenities?

Step 3: How do we prioritize delivery of enhanced or new amenities?

**Step 4: Taking action & moving forward.**

The last step in the process is to take action! Based on a summary of Step 1 and 2, and prioritization of Step 3, decisions will need to be made.

## Going Forward

Successful implementation of this tool requires ongoing data collection. As new facilities are built, community preferences change, and use rates shift, the recommended amenity strategies / service levels and priority lists will change. The four step process should be revisited as new information becomes available. This four step process is like a cycle; it is never complete and requires ongoing upkeep to make sure the City is best meeting the community recreation needs of our residents and spending resources wisely. The goals for community recreation should also be reconfirmed with any future change with Council's Strategic Plan.

It is important to note that although this tool provides rankings for different kinds of amenities that these rankings are still subject to refinement and further feasibility analysis. Some higher ranking amenities might not be developed or enhanced while some lower ranking amenities may be developed.

# APPENDICES



# Appendix A: Indoor Community Recreation in the City

There are a number of public community recreation facilities available to city residents and visitors. Some of these indoor facilities are owned by the City of North Vancouver and some are owned by the District of North Vancouver. There are also not for profit and private service providers who offer options in individualized service areas.

## *City Facilities:*

- Harry Jerome Community Recreation Centre
  - » Ice arena, pool, water slide, 1m diving board, fitness spaces, multi-purpose rooms, youth centre, child care space, outdoor playground, café, Flicka Gymnastics (private rental within HJCRC)
- Memorial Community Recreation Centre
  - » Gymnasium, fitness rooms, multi-purpose rooms, community kitchen, arts and crafts room, kiln room, licensed preschool space, outdoor playground
- Mickey McDougall Community Recreation Centre
  - » Gymnasium, change rooms, multi-purpose rooms, community kitchen
- John Braithwaite Community Centre
  - » Family resource centre, seniors' program spaces, multi-purpose rooms, commercial style kitchen, gymnasium, fitness spaces, arts and crafts studio, youth centre, children's space, community offices, public access computer area, woodworking studio
- Centennial Theatre
  - » Auditorium, flyloft and catwalk system, sound booth, orchestra pit, performance studio, green room, concession and bar service, lobby, box office, wall gallery
- North Shore Neighbourhood House
  - » Multi-purpose rooms, gym, commercial kitchen, childcare
- Public access to Pinnacle Pool

*District Facilities:*

- Delbrook Community Recreation Centre
  - » Pool, hot tub, steam room, gymnasium, squash/racquetball courts, fitness centre, multi-purpose rooms, meeting rooms, arts and crafts studio, pottery studio, youth centre, community kitchen, licensed preschool space, outdoor playground, coffee shop
- Karen Magnussen Community Recreation Centre
  - » Ice arena, wave pool, hot tub, therapy pool, steam room, fitness centre, multi-purpose rooms, café
- Ron Andrews Community Recreation Centre
  - » Pool, hot tub, steam room, sauna, squash court, TRX studio, fitness centre, multi-purpose rooms, licensed preschool space, outdoor playground, preschool
- Parkgate Community Centre
  - » Family resource centre, seniors' program space, multi-purpose rooms, commercial style kitchen, gymnasium, fitness centre, dance and aerobics room, sauna, arts and crafts studio, pottery studio, youth centre, outdoor skatebowl, outdoor playground
- Lynn Valley Community Recreation Centre
  - » Multi-purpose rooms, community kitchen, licensed preschool space, outdoor playground, field house, community garden
- Lynn Valley Village Community Room
  - » Multi-purpose room
- Seylynn Community Recreation Centre
  - » Gymnasium/multi-purpose room, licensed child care space, outdoor playground
- North Vancouver Tennis Centre
  - » 9 indoor tennis courts, 1 indoor training court, observation lounge, change rooms, meeting room
- Public access to Canlan Ice Sports Arena

# Appendix B: Outdoor Community Recreation in the City

The City of North Vancouver has an extensive and diverse variety of parks and public open spaces covering approximately 12% (145 hectares) of the City's total area. This includes **56 parks** and **a 17 km network of greenways and trails** that provide safe and accessible connections to major community destinations as well as opportunities to connect to nature. The system of parks and open space includes a wide range of natural and built infrastructure to support active and passive recreational opportunities for people of all ages and abilities. The inventory of parks and public open spaces includes the following.

- 23 city playgrounds (and 5 school district playgrounds)
- 3 artificial turf fields
- 6 grass sports fields
- 3 ball diamonds
- 4 all-weather fields with lights
- 12 tennis courts
- 4 pickleball courts
- 4 basketball/multi-purpose
- 2 spray parks
- Pump track
- Skatepark
- Outdoor ice rink
- 3 running tracks
- Outdoor fitness circuit
- 2 lawn bowling greens
- 3 off-leash areas (3 more planned)
- 80 hectares of forested natural areas
- Approximately 8900 street trees

# A Foundation for Community Recreation in the City

## Recreation in the City Defined:

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.

- A Framework for Recreation in Canada: Pathways to Wellbeing (2015)



### Vision

The City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.

### Principles



Progressive



Engaged



Fiscally Responsible



Informed



Open



Collaborative



Environmentally Responsible

## Goals for Community Recreation in the City

### » Improve the health and wellbeing of individuals

- Provide opportunities for all to be active and creative; regardless of age, ability and identity
- Enable life-long active living, physical literacy, play and creativity
- Ensure equitable access through opportunities that are physically, financially and socially accessible
- Provide opportunities for skill development
- Promote and enable the benefits of being in nature

### » Foster sense of belonging and strengthen community capacity

- Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
- Build community spirit and pride
- Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
- Develop leadership and build community capacity
- Facilitate environmental and community stewardship

## Making Decisions About Recreation Facilities and Spaces

### Step 1:

How well does an amenity meet our goals?

### Step 2:

Do we have the right amount and range of amenities?

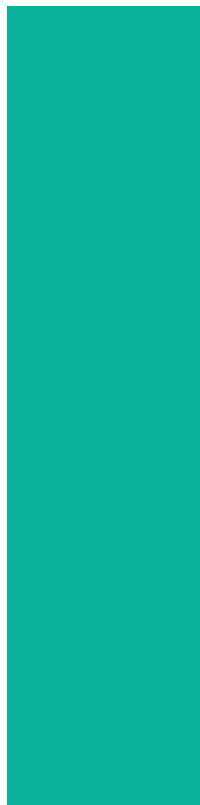
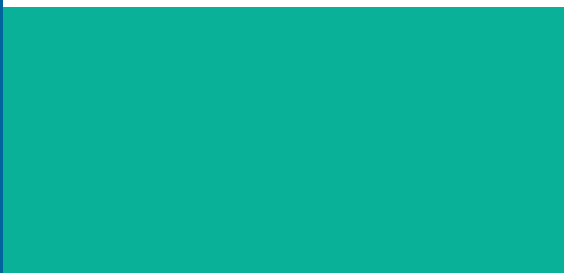
### Step 3:

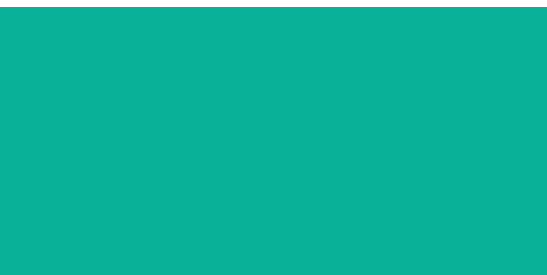
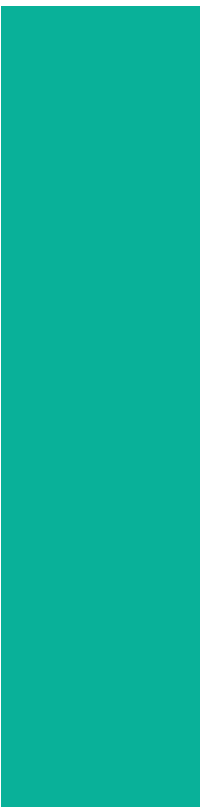
How do we prioritize delivery of enhanced or new amenities?

### Step 4:

Taking action & moving forward.







## **Harry Jerome Community Recreation Centre Component List for Prioritization Process:**

### Community Rec Centre Program

- Gyms 1 & 2
- Fitness Space
- Multi-purpose Rooms
- Art Spaces
- Youth Area
- Preschool Space
- Community Living Room

### Aquatic Program

- Leisure Pool
- 26.5m 10-lane Pool or 53m 8-lane Pool
- Hot Pool & Amenities
- Diving 1m & 3m
- Diving 5m
- Pool Slide

### Arena Program

- Ice w 500 seating
- Curling

### Outdoor Program

- Rooftop Track / Walking Circuit
- Rooftop Sports Court (racquet)
- At-grade Multi Activity Court
- Skatepark
- Skatepark Roof

### Associated Projects

- Silver Harbour Seniors Activity Centre
- Flicka Gymnastics

**STEP TWO: Do we have the right amount and range of amenities?**

This chart is a high-level summary of demand indicator assessment for each component.

| <b>Demand Indicators</b>            |                                |                         |  |                           |   |
|-------------------------------------|--------------------------------|-------------------------|--|---------------------------|---|
| <b>Use of Amenities</b>             | <b>Community Priority</b>      | <b>Group Preference</b> | <b>Participation Trends &amp; Demographics</b> | <b>Comparative Supply</b> |   |
| <b>Level of Importance</b>          |                                |                         |  |                           |   |
| <b>High</b>                         | <b>High</b>                    | <b>Medium</b>           | <b>Medium</b>                                  | <b>Low</b>                |   |
| <b>Community Rec Centre Program</b> |                                |                         |  |                           |   |
| Gyms 1 & 2                          | 90%+ use / unmet demand        | Top                     | Moderate support & alignment                   | Responds strongly         | Provision at comparable levels          |
| Fitness Space                       | 90%+ use / unmet demand        | Top                     | Support from few groups                        | Responds strongly         | Provision at comparable levels          |
| Multi-Purpose Rooms                 | 70-89% use / some unmet demand | High                    | Moderate support & alignment                   | Responds strongly         | Provision at comparable levels          |
| Art Spaces                          | 50-69%use                      | Medium                  | Support from few groups                        | Responds moderately       | Provision at comparable levels          |
| Youth Area                          | 70-89% use / some unmet demand | High                    | Support from few groups                        | Responds strongly         | Provision at comparable levels          |
| Preschool Space                     | 90%+ use / unmet demand        | High                    | Support from few groups                        | Responds strongly         | Provision at comparable levels          |
| Community Living Room               | 90%+ use / unmet demand        | High                    | No indications of support                      | Responds strongly         | Provided in cities / not at all in City |
| <b>Aquatic Program</b>              |                                |                         |  |                           |   |
| 26.5m 10-lane Pool                  | 90%+ use / unmet demand        | High                    | Strong wide support/alignment                  | Responds strongly         | Provision at comparable levels          |
| 53m 8-lane Pool                     | 70-89% use / some unmet demand | High                    | Strong wide support/alignment                  | Responds strongly         | Provision at comparable levels          |
| Leisure Pool                        | 90%+ use / unmet demand        | Top                     | Moderate support & alignment                   | Responds strongly         | Provided in cities / not at all in City |
| Hot Pool & Amenities                | 90%+ use / unmet demand        | Top                     | Support from few groups                        | Responds strongly         | City provision lower than others        |
| Pool Slide                          | 70-89% use / some unmet demand | Medium                  | No indications of support                      | Responds moderately       | Provision at comparable levels          |
| Diving 1m & 3m                      | 70-89% use / some unmet demand | Medium                  | Support from few groups                        | Responds moderately       | Provision at comparable levels          |
| Diving 5m                           | 50-69%use                      | Low                     | Support from few groups                        | Responds minimally        | Provision at comparable levels          |
| <b>Arena Program</b>                |                                |                         |  |                           |   |
| Ice (with 500 seating)              | 90%+ use / unmet demand        | High                    | Moderate support & alignment                   | Responds strongly         | Provision at comparable levels          |
| Curling                             | 50-69%use                      | High                    | Support from few groups                        | Responds minimally        | Provision at comparable levels          |
| <b>Outside Program</b>              |                                |                         |  |                           |   |
| Rooftop Track/Walking Circuit       | 70-89% use / some unmet demand | High                    | No indications of support                      | Responds strongly         | Provision at comparable levels          |
| Rooftop Sports Court (racquet)      | 70-89% use / some unmet demand | Medium                  | Support from few groups                        | Responds moderately       | Provision at comparable levels          |
| At-grade Multi Activity Court       | 70-89% use / some unmet demand | Medium                  | No indications of support                      | Responds strongly         | Provision at comparable levels          |
| Skatepark                           | 70-89% use / some unmet demand | Medium                  | Support from few groups                        | Responds moderately       | Provision at comparable levels          |
| Skatepark Roof                      | 70-89% use / some unmet demand | Low                     | Support from few groups                        | Responds minimally        | Provision at comparable levels          |
| <b>Associated Projects</b>          |                                |                         |  |                           |   |
| Flicka Gymnastics                   | 90%+ use / unmet demand        | High                    | Support from few groups                        | Responds moderately       | Provision at comparable levels          |
| Silver Harbour Seniors Centre       | 90%+ use / unmet demand        | High                    | Support from few groups                        | Responds moderately       | Provision at comparable levels          |

**STEP TWO continued**

This chart is a summary of the demand indicator assessment and represents what we would recommend if there were no constraints that had to be considered.

**Demand Indicator Summary – *What we would do without constraints:***

| Highest Demand Components | Moderate Demand Components      | Minimal Demand Components |
|---------------------------|---------------------------------|---------------------------|
| Leisure Pool              | Youth Area                      | Diving 5m                 |
| Gym 1 & 2                 | Flicka Gymnastics               |                           |
| Fitness                   | Silver Harbour Seniors Centre   |                           |
| 26.5m10-lane Pool         | Rooftop Track / Walking Circuit |                           |
| OR 53m 8-lane Pool        | Diving 1m & 3m                  |                           |
| Hot Pool & Amenities      | Rooftop Sports Courts (racquet) |                           |
| Arena with 500 seats      | At-grade Multi Activity Court   |                           |
| Preschool Space           | Skatepark                       |                           |
| Multi-Purpose Rooms       | Art Spaces                      |                           |
| Community Living Room     | Pool Slide                      |                           |
|                           | Curling                         |                           |
|                           | Skatepark Roof                  |                           |

**STEP THREE: How do we prioritize delivery of enhanced or new amenities?**

The chart below is a high-level summary of prioritization criteria assessment for each component.

| <b>Prioritization Criteria</b>      |                      |                         |  |                                 |
|-------------------------------------|----------------------|-------------------------|--|---------------------------------|
|                                     | <b>Meeting Goals</b> | <b>Financial Impact</b> | <b>Non-exclusive, Flexible &amp; Adaptable</b> | <b>Expected Economic Impact</b> |
| <b>Level of Importance</b>          |                      |                         |  |                                 |
|                                     | <b>High</b>          | <b>High</b>             | <b>Medium</b>                                  | <b>Low</b>                      |
| <b>Community Rec Centre Program</b> |                      |                         |  |                                 |
| Gym 1 & 2                           | High                 | Moderate cost impact    | Broad range of use / Highly adaptable          | Low                             |
| Fitness space                       | High                 | Low cost impact         | Moderate range of use/Moderate adaptability    | None                            |
| Multi-purpose Rooms                 | High                 | Low cost impact         | Broad range of use / Highly adaptable          | None                            |
| Art Spaces                          | High                 | Low cost impact         | Moderate range of use/Moderate adaptability    | None                            |
| Youth Area                          | High                 | Low cost impact         | Broad range of use / Highly adaptable          | None                            |
| Preschool Space                     | High                 | Moderate cost impact    | Limited range of use / Limited adaptability    | None                            |
| Community Living Room               | High                 | Low cost impact         | Broad range of use / Highly adaptable          | Moderate                        |
| <b>Aquatic Program</b>              |                      |                         |  |                                 |
| 26.5m 10-lane Pool                  | High                 | Moderate cost impact    | Moderate range of use/Moderate adaptability    | Low                             |
| 53m 8-lane Pool                     | High                 | High cost impact        | Broad range of use / Highly adaptable          | Moderate                        |
| Leisure Pool                        | High                 | Moderate cost impact    | Broad range of use / Highly adaptable          | Low                             |
| Hot Pool & Amenities                | Moderate             | Moderate cost impact    | Single use / Not adaptable                     | None                            |
| Pool Slide                          | Moderate             | High cost impact        | Single use / Not adaptable                     | None                            |
| Diving 1m, 3m                       | Moderate             | Low cost impact         | Single use / Not adaptable                     | Low                             |
| Diving 5m                           | Moderate             | Low cost impact         | Single use / Not adaptable                     | Low                             |
| <b>Arena Program</b>                |                      |                         |  |                                 |
| Arena - Ice w 500 seating           | High                 | Moderate cost impact    | Broad range of use / Highly adaptable          | Moderate                        |
| Arena - Curling                     | Moderate             | High cost impact        | Limited range of use / Limited adaptability    | Low                             |
| <b>Outside Program</b>              |                      |                         |  |                                 |
| Rooftop Track/Walking Circuit       | High                 | High cost impact        | Moderate range of use/Moderate adaptability    | None                            |
| Rooftop Sports Court (racquet)      | Moderate             | High cost impact        | Limited range of use / Limited adaptability    | None                            |
| At-grade Multi Activity Court       | High                 | Low cost impact         | Moderate range of use/Moderate adaptability    | None                            |
| Skatepark                           | High                 | Low cost impact         | Limited range of use / Limited adaptability    | None                            |
| Skatepark Roof                      | High                 | Moderate cost impact    | Limited range of use / Limited adaptability    | None                            |
| <b>Associated Projects</b>          |                      |                         |  |                                 |
| Flicka Gymnastics                   | Moderate             | High cost impact        | Limited range of use / Limited adaptability    | Low                             |
| Silver Harbour Seniors Centre       | High                 | High cost impact        | Moderate range of use/Moderate adaptability    | None                            |

**STEP THREE continued**

**Prioritization Summary – *Reference list for making decisions:***

- Leisure Pool
- Gym 1 & 2
- Fitness Space / Community Living Room
- Arena with 500 seating
- Multi-purpose Rooms / 26.5m 10-lane Pool
- Youth Area
- 53m 8-lane Pool
- Preschool Space
- Hot Pools & Amenities
- At-grade Multi Activity Court / Silver Harbour
- Art Spaces / Skatepark
- Rooftop Track / Walking Circuit
- Flicka Gymnastics
- Diving 1m & 3m
- Skatepark Roof
- Rooftop Sports Court (racquet)
- Curling
- Diving 5m
- Pool Slide



|   |   |  |
|---|---|--|
| <br>Department<br>Manager | <br>Director | <br>CAO |
|---|---|--|

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**STRATEGIC INITIATIVES & SERVICES DEPARTMENT**

**REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Heather Reinhold, Deputy Director, Strategic Initiatives & Services

SUBJECT: HARRY JEROME COMMUNITY RECREATION CENTRE UPDATE:  
POTENTIAL COST REDUCTIONS AND ENHANCED PROJECT  
MANAGEMENT MEASURES

Date: February 25, 2019 File No: 02-0800-30-0002/1

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the Deputy Director, Strategic Initiatives & Services, dated February 25, 2019, entitled "Harry Jerome Community Recreation Centre Update: Potential Cost Reductions and Enhanced Project Management Measures":

**THAT** to reduce the capital and long-term operating costs of the Harry Jerome Community Recreation Centre (HJCRC), staff be directed to reduce the HJCRC project scope by:

- reducing the aquatic component from a 53 M 8-lane pool to a 26.5 M 10-lane pool;
- removing the curling component and reallocating a portion of underground parking to surface parking;
- removing rooftop uses;
- reducing the south building from a four storey to three storey configuration;
- reducing the windows throughout;

**THAT** enhanced project management measures be integrated into the project;

**THAT** a reduced budget request, based on a reduced project scope and including external project management, be referred to the fall revised 2019-2028 Project Plan for consideration;



**AND THAT** staff be directed to proceed with the construction documentation phase and report back prior to issuing tenders for construction.

**ATTACHMENTS:**

1. Minutes excerpt Council November 26, 2018
2. HJCRC Site Plan Comparison – July 2018 / February 2019
3. Director of Finance report, July 18, 2018 "Harry Jerome Financing Structure and Risk"

**PURPOSE:**

On November 26, 2018, Council directed staff to review a variety of cost containing and risk mitigation strategies for the HJCRC project (see Attachment #1). In response, options are outlined below for Council's consideration regarding project scope reduction and risk mitigation through enhanced project management.

**DISCUSSION:**

Since Council's July 2018 resolution directing staff to proceed with the HJCRC project, the HJCRC project team have been working through the design development phase with the previously approved program scope. In November 2018, Council modified the direction, requesting staff to explore options for cost reduction and risk mitigation. At this point in the project, changes to design and scope will result in cost and schedule impacts (detailed below); however, while still in the design development phase and with completion of the most recent project cost estimate, it is most practical to adjust project scope now and prior to proceeding to the next phase. Once the design development phase is complete (anticipated for early March without project changes) the project will transition into the contract document phase. In this subsequent phase, construction details and specifications are produced to a high level of detail. There would be increasingly larger cost and schedule impacts to facilitate program changes. Staff will not proceed with the contract document phase until the program is fully confirmed by Council. In either scenario, the project will seek a comprehensive green building strategy including aggressive reductions in carbon intensity (more than 50% over building code requirements) as well as the highest accessibility standards (Rick Hansen Foundation Accessibility Certification "Gold").

**Potential Project Scope Reductions**

Based on Council's direction in November 2018, and as part of the design development phase, the HJCRC project team have explored strategies for Council's consideration to mitigate the capital cost of the HJCRC project, as well as reducing the long-term operating costs.

*Five potential program reductions have been identified and are all recommended.*

**1. Reduction of Aquatics Component from a 53 M 8-lane Pool to a 26.5 M 10-lane Pool:**

There has been significant discussion and input over the years on inclusion of a 50 M pool. Staff, North Vancouver Recreation Commission (NVRC) and the PERC (Professional Environmental Recreation Consultants) report (2015) have previously recommended a 25 M 10-lane pool. From an environmental sustainability perspective, a 50 M pool is an expanded component that is energy intensive and has cost implications for long-term operations. (Note that a 50 M pool includes two bulkheads which extends the actual size to 53 M. A 25 M pool has one bulkhead, adding 1.5 M to the total length.)

**Capital Cost:** Reduction of pool size would result in a capital cost reduction of \$4,626,700 (inclusive of soft costs / contingencies).

**Operating Cost:** Reduction of pool size would result in a reduction in operating costs. Pools are the most expensive component to operate by a significant margin. Energy use is also higher than any other component. Net operating costs are challenging to calculate with a high specificity due to the wide range of variables which include revenue prediction, programming variations, long-term user rates, guarding variations and age of facility. Based on a consultant and NVRC review, as well as a comparison of other aquatic facilities within BC, the reduction in net operating costs could range from \$200,000 up to \$1.0 million annually. As noted above, comparison to other facilities is challenging as each facility has varying types of amenities which will impact the ability to specify the aquatics portion of utilities, staffing and maintenance costs.

## **2. Removal of Curling Arena and Reallocation of Parking:**

The inclusion of curling in HJCRC was not contemplated in the PERC studies. Curling was discontinued at HJCRC in 1999 and provided instead through a service contract with the North Shore Winter Club. The contract with the North Shore Winter Club has since ended (1999-2014). Currently, curlers travel off the North Shore to neighbouring municipalities, such as New Westminster, Vancouver and Richmond.

With removal of the curling component, there would also be an opportunity to reallocate a portion of underground parking to surface parking (estimated at 71 stalls).

**Capital Cost:** Removal of curling would result in a capital cost reduction of \$12,760,700 (inclusive of soft costs / contingencies).

Reallocation of underground parking to surface parking would result in an additional capital cost reduction of \$5,001,400 (based solely on a per stall cost estimate).

**Operating Cost:** Removal of curling would result in a corresponding reduction in the estimated operating cost. Based on a comparison of net operating

costs for other curling facilities within the Lower Mainland, it is reasonable to assume the reduction in net operating costs could range from \$150,000 – \$250,000 annually.

### **3. Removal of Rooftop Uses (Sports Court / Walking Track):**

The current plan includes sport courts and a walking track on the rooftop of the arena component. To accommodate this activity on the roof, enhanced structural capacity, elevator access and building area for a user washroom are all required. In addition, to fit within the structural framework of the arena area, the size of the sports courts do not meet recreational standards or the expressed stakeholder needs. With a focus on reducing costs and delivering high quality public facilities, it is recommended that the sports courts and walking track be deleted from the HJCRC scope.

It is recommended that the delivery of sports courts be accommodated through a future project at an alternate location within the City where they can be built at-grade (no structural premium).

Walking opportunities are integrated into the project with the construction of the Green Necklace and both an internal HJCRC walking loop (150m) and external ravine loop (with stairs) (328m).

**Capital Cost:** Removal of the rooftop uses (sports court / walking track) would result in a capital cost reduction of \$3,093,100 (inclusive of soft costs / contingencies).

**Operating Cost:** There would be operational costs for the rooftop space including staff time required for remote and periodic supervision, oversight and customer service, as well as janitorial and maintenance requirements. This has not been quantified in operating estimates.

### **4. Reduction of South Building Form (Four floors to Three floors)**

The building massing of the south building can be simplified by removing the uppermost floor (4<sup>th</sup> floor). The program components located on the 4<sup>th</sup> floor (children's program and preschool component) can be relocated to an expanded 3<sup>rd</sup> floor. Through co-locating program components onto the 3<sup>rd</sup> floor, efficiencies in programming can be gained and the overall total area of the building reduced. The refinement to the design would provide cost savings through elimination of one elevator, reduced structural costs and elimination of costs associated with roof-top access for the south building.

Trade-offs associated with expanding the 3<sup>rd</sup> floor area include increased shading and reduced landscaping between the south and north buildings; however, an adjustment can be made to the design to allow for increased hardscape in this area which would complement the adjacent building program.

**Capital Cost:** A reduction of the south building form would result in a capital cost reduction of \$2,086,500 (inclusive of soft costs / contingencies).

**Operating Cost:** The removal of an elevator and a reduction in building area will reduce the maintenance and janitorial costs. This has not been quantified in operating estimates.

## **5. Reduction of Building Windows**

Through the design development phase, a review and analysis of all exterior windows (glazing) was undertaken. The vast majority of the windows are included at the main entry, main corridor and the south building; there are minimal windows on the remainder of the facility. Without compromising the usability of interior spaces, windows could be reduced by 6% across the building form.

In addition, a detailed review and daylight modeling study was undertaken for the windows adjacent to the arena area. Within the current design, windows are included in two locations adjacent to the arena: between the arena and the internal building corridor, and between the internal building corridor and the exterior ravine space. The windows between the arena and the internal building corridor provide views into and out of the arena, enhance the interaction between ice and non-ice users, encourage involvement into ice activities and promote an overall sense of connection and wayfinding within the building. Internal visual connections between program elements is a common design strategy in community recreation centres and was also a desire expressed by the public during the engagement phase. It is recommended that these interior windows be retained and the windows reduced by at least 50% along the adjacent interior corridor to the exterior to ensure that direct sunlight does not impact the ice quality or the player experience. This will be further refined through the contract document phase.

**Capital Cost:** A reduction in building / arena windows will result in a capital cost reduction of \$204,600 (inclusive of soft costs / contingencies).

**Operating Cost:** A reduction in building / arena windows will require less energy use (heating / cooling) and will require less maintenance. This has not been quantified in operating estimates.

### **Redesign Implications of Potential Project Scope Reductions:**

To integrate these revisions into the design development phase, it is anticipated to take approximately 6 weeks of additional work at a cost of ~\$358,000.

For a high-level comparison of the building footprints between the July 2018 schematic design and the proposed February 2019 reduced project scope, please see Attachment #2.

For clarity, the combined capital reduction of the recommended potential project scope reductions is summarized below:

| <b>Potential Project Scope Reductions</b> (inclusive of soft costs & contingencies) |                        |
|---|------------------------|
| (1) Reduction of 53 M 8-lane Pool to a 26.5 M 10-lane Pool                          | (\$ 4,626,700)         |
| (2) Removal of Curling Component & Reallocation of Parking                          | (\$ 17,762,100)        |
| (3) Removal of Rooftop Uses (Sports Court / Walking Track)                          | (\$ 3,093,100)         |
| (4) Reduction of South Building Form  | (\$ 2,086,500)         |
| (5) Reduction of Building Windows   | (\$ 204,600)           |
| <b>Redesign Implications</b>  |                        |
| Redesign Fees   | \$ 358,000             |
| <b>Proposed Combined Capital Reduction</b>  | <b>(\$ 27,415,000)</b> |

As reported in the July 2018 report, the total estimated net operating cost for the existing scope is \$2.5 million per year. (The current net operating cost of the existing HJCRC is \$1.1 million per year.) With the recommended project scope reductions, it is anticipated that the net operating cost could be reduced as follows:

| <b>Potential Operating Cost Reductions (Per Year)</b>      |                                  |
|--|----------------------------------|
| (1) Reduction of 53 M 8-lane Pool to a 26.5 M 10-lane Pool | (\$200,000 – \$1,000,000)        |
| (2) Removal of Curling Component                           | (\$150,000 – \$250,000)          |
| (3) Removal of Rooftop Uses (Sports Court / Walking Track) | Modest Reduction                 |
| (4) Reduction of South Building Form                       | Modest Reduction                 |
| (5) Reduction of Building Windows                          | Modest Reduction                 |
| <b>Proposed Combined Annual Net Operating Reduction</b>    | <b>(\$350,000 - \$1,250,000)</b> |

In addition to the reductions in capital cost and net operating costs, with the proposed project scope reductions, the long-term maintenance and lifecycle costs would also be reduced. Long-term maintenance and lifecycle costs are significant, in particular for maintenance and equipment intensive components such as aquatics and curling. A lifecycle cost analysis will be undertaken as part of the next phase of the work.

#### **Risk Mitigation Measures – Enhanced Project Management:**

Two enhancements to the HJCRC project structure are being proposed to mitigate risk and increase project transparency.

##### **1. External Project Management:**

It is proposed that external project management is secured, through a competitive Request for Proposal process, for the duration of the HJCRC project. Scope of work for external project management would include, but not be limited to:

- Communications: coordinate information to the HJCRC project team, stakeholders and general public
- Design: manage the design team and process to ensure quality, schedule and cost targets are being achieved
- Procurement: liaise with CNV Purchasing through the execution of design and construction tenders ensuring fairness and transparency

- Scheduling: prepare, monitor and update the master schedule, by tracking progress against baseline critical path
- Budget and Cost Control: prepare master budget and cash flow projections and update as needed to reflect necessary adjustments
- Quality Control: implement quality control program and tracking system
- Risk: prepare risk management plan to identify project exposure and establish risk mitigation measures
- Project Reporting: report on schedule, risk items, project costs and forecasted costs through a monthly reporting structure

External project management will allow for additional oversight and capacity to deliver the project and will ensure that City staff have the capacity to undertake overall project oversight, internal coordination, as well as existing work plans.

## 2. HJCRC Citizens Committee of Experts:

It is proposed that a HJCRC Citizens Committee of Experts be established. The purpose of the Committee will be to provide an additional layer of oversight, accountability and transparency for the project. Through regular updates to the Committee by the HJCRC project team, the Citizens Committee of Experts will be able to help guide the overall effectiveness of the project. The Terms of Reference for the committee will be shared with Council at a future date.

Two additional risk mitigation measures related to HJCRC are possible. These options are being further assessed and updates will be provided to Council for consideration.

- **Pay Parking:** There is potential to include pay parking within the HJCRC project. Within the Lower Mainland there are several community recreation centres in areas with parking demand which have pay parking. Pay parking can offset the capital cost of parking. As well, pay parking can be implemented as a TDM strategy to reduce vehicle traffic and manage parking demand. Prior to implementing pay parking, the development of an area-wide parking policy and plan would be required to manage the parking supply and address potential spillover impacts into residential areas where there are currently no parking restrictions. This can occur prior to the new HJCRC opening as part of the City's long-range mobility plan which will include a city-wide parking and curbside management strategy that applies demand-based management principles to rate setting.
- **Early Closure of Existing HJCRC:** There is potential to close the existing HJCRC complex prior to the completion of the new facility. This will enable greater flexibility in phasing of the Harry Jerome Neighbourhood Lands (HJNL) and reduce the requirement for bridge financing. This however is not without impact to users. The Harry Jerome complex (comprised of three buildings) serves more than 272,000 visits per year through a wide variety of services, plus special events and space rentals. The centre provides 1,570 programs annually for 7,800 registrants. Rentals bring in another 5,400 visits. Closure of these

spaces will result in reduction in service and the relocation of some services to other recreation centres and venues where possible. It will be a significant challenge to find alternate spaces within the neighbourhood.

## FINANCIAL IMPLICATIONS:

### Project Estimates:

Project estimates are being undertaken for this project as part of the design process at four key intervals, as follows:

- Class 'D': Concept Design - Order of Magnitude: +/-50% (10% design completion)
- Class 'C': Schematic Design - Preliminary Design: +/-15% (25% design completion)
- Class 'B': Design Development - Detailed Design: +/-10% (50% design completion)
- Class 'A': Tender Drawings - Pre-Tender Design: +/- 5% (95% design completion)

### Class 'B' Estimate:

As part of the design development phase, a Class 'B' estimate has now been completed. The Class 'B' estimate is based on the program as detailed in the Schematic Design (presented July 2018). The estimate was prepared by an independent Professional Quantity Surveyor, based on current day considerations of construction on the North Shore, world market uncertainties and a re-evaluation of recent escalation rates. The Class 'B' estimate represents project costs +/-10%.

The Class 'B' cost estimate for the HJCRC project (based on program scope as approved in July 2018) is as follows:

|   | <b>CLASS 'B'</b> (Feb 2019) | <b>CLASS 'C'</b> (July 2018) |
|---|-----------------------------|------------------------------|
| Construction & Soft Costs               | \$ 181,014,900              | \$ 166,963,600               |
| Contingencies & Escalation              | \$ 28,872,900               | \$ 32,337,300                |
| Project Oversight (Internal / External) | \$ 2,891,000                | \$ 1,391,000                 |
| <b>HJCRC TOTAL</b>                      | <b>*\$ 212,778,800</b>      | <b>\$ 200,691,900</b>        |

*\*Additional items included in the 2019 Class 'B' estimate not included in 2018 Class 'C' are as follows: \$1.5 million for External Project Management and \$500,000 for BC Hydro capacity design (cost of required physical upgrades still to be determined).*

Within the Class 'B' estimate there are a few items worth noting:

- Present day bids for items experiencing the greatest escalation impact (such as steel) were acquired to verify estimates
- Pricing includes the cost impact of USA tariff on steel and aluminum
- An escalation rate of 9% to June 2020 (anticipated construction start date) is included
- In determining the escalation rate, a trade by trade analysis was undertaken

### Class 'B' Reduced Scope

As part of undertaking the Class 'B' estimate, each of the project scope reduction options were assessed by the Professional Quantity Surveyor.\* With incorporation of all

five recommended project scope reductions, the Class 'B' estimate would be adjusted as follows:

|   | <b>CLASS 'B'<br/>CURRENT SCOPE</b> | <b>CLASS 'B'<br/>REDUCED SCOPE</b> |
|---|------------------------------------|------------------------------------|
| Construction & Soft Costs               | \$ 181,014,900                     | \$ 157,559,200                     |
| Contingencies & Escalation              | \$ 28,872,900                      | \$ 24,913,600                      |
| Project Oversight (Internal / External) | \$ 2,891,000                       | \$ 2,891,000                       |
| <b>HJCRC TOTAL</b>                      | <b>*\$ 212,778,800</b>             | <b>*\$ 185,363,800</b>             |

\* The reallocation of parking from underground to surface has been completed to a Class 'D' estimate (+/- 20%).

The Class 'B' estimate does not contemplate any grant contributions; however, as per Council's resolution of February 11, 2019, an application to the Investing in Canada's Infrastructure Program (ICIP) fund has been made, requesting a grant of \$20 million. Staff will update Council on any updates or outcome of the grant application process; a decision from the senior levels of government is not anticipated until Fall 2019.

Lastly, as part of reviewing HJCRC costs, throughout the schematic and design development process, the HJCRC project team has benchmarked specific component costs against other recreation centers in the Metro Vancouver area on a cost per square foot basis per component type (eg. aquatic space). This unit rate comparison has been helpful in the design process and ensured alignment with the project budget from early design stages to more detailed planning. This benchmarking exercise evaluated municipally-owned, institutional quality recreation projects. It is important to note however that a detailed comparison of complete facilities (as opposed to specific components) is an extremely complex exercise, in that no two projects are ever completely alike and that variables such as program, lot size, site complexity, location, year of construction, applicable codes and project delivery can cause costs to vary significantly from one project to the next.

### **HJCRC Financing**

The July 23, 2018 report of the Director of Finance set out the proposed financing plan for the projects within the Harry Jerome precinct, including the new HJCRC and the non-recreational amenity projects (Attachment #3). Primarily financed by the long-term lease revenues from the HJNL, the construction of the new HJCRC will only initiate with acceptable funding availability and risk mitigation measures in place.

As part of the overall funding structure, there are a number of additional related projects included. An overall cost summary is outlined below. It is important to note that while the HJCRC project costs have been refined through successive development, the non-recreation amenity projects are based on initial conservative estimates and assume no additional capital from partnerships or senior levels of government.



**Harry Jerome Precinct Projects**

|                        | Existing HJCRC Scope | Reduced HJCRC Scope |
|------------------------|----------------------|---------------------|
| HJCRC                  | \$ 212,778,800       | \$ 185,363,800      |
| Lawn Bowling           | \$ 6,500,000         | \$ 6,500,000        |
| Silver Harbour Interim | \$ 3,000,000         | \$ 3,000,000        |
| Temporary Skatepark    | \$ 350,000           | \$ 350,000          |
| subtotal               | \$ 222,628,800       | \$ 195,213,800      |

**Non Recreational Amenities**

|                                  |               |               |
|----------------------------------|---------------|---------------|
| New Park / Green Necklace (HJNL) | \$ 6,500,000  | \$ 6,500,000  |
| Non Market Housing Units (80)    | \$ 15,400,000 | \$ 15,400,000 |
| Childcare (37 spaces)            | \$ 5,000,000  | \$ 5,000,000  |
| subtotal                         | \$ 26,900,000 | \$ 26,900,000 |

**TOTAL PRECINCT COSTS \$ 249,528,800 \$ 222,113,800**

With the Class 'B' estimate, the HJCRC costs are better refined however they do exceed slightly the funding provided from the HJNL. However, as a whole, the total precinct costs, when including the current HJCRC project scope and non-recreational amenities, is higher than the total revenue for the HJNL and additional sources of revenue are required. A reduced HJCRC scope scenario provides some savings.

**NEXT STEPS:**

The HJCRC project team is currently in the final stages of design development. Assuming direction from Council to proceed with the recommended cost reductions, the anticipated timeline would be as follows:

| PROJECT SCHEDULE (with reduced scope)          | START             | FINISH     |
|--|-------------------|------------|
| Council - Project Approval to Proceed          | July 2018         |            |
| <b>Council - Confirmation of Project Scope</b> | <b>March 2019</b> |            |
| HJCRC Redesign Stage                           | Mar 2019          | April 2019 |
| HJCRC Contract Document Stage                  | May 2019          | Feb 2020   |
| <b>Council – Approval to Proceed to Tender</b> | <b>Nov 2019</b>   |            |
| HJCRC Tender & Permits                         | Jan 2020          | May 2020   |
| Silver Harbour Relocation (Interim)            | Sept 2021         | Sept 2023  |
| HJCRC Construction                             | June 2020         | Mar 2023   |

|                                 |            |          |
|---------------------------------|------------|----------|
| HJCRC Commissioning             | April 2023 | Oct 2023 |
| <b>HJCRC Project Completion</b> | Nov 2023   |          |

If direction was given to proceed based on the original Schematic Design scope, the project would remain on the same timeline as presented in July 2018 (project completion Sept 2023).

Without confirmation of direction from Council, the HJCRC project should be paused. It is possible to pause the project; however, there are costs associated with delays. Most significantly, the project is currently carrying \$15.4 million in escalation contingency assuming a projected construction commencement date of June 2020 and a delay will likely require an increase in the escalation costs carried. In addition to financial considerations, delays will cause a loss of momentum and likely the reassignment of consultant team members to other projects, leading to a loss of project knowledge and continuity.

With confirmation to proceed, as part of next steps, the following will also need to be finalized: consolidation of the two lots comprising the HJCRC lands and a review of final lot coverage and setbacks.

As part of the contract document stage, two additional cost estimates will be completed. Throughout the contract document phase, the HJCRC project team will continue to review and seek out cost saving opportunities. To keep to an efficient construction schedule, staff will seek endorsement from Council to proceed with a construction tender for site demolition, site prep and site servicing prior to full building tender.

**Updates on Related Projects:**

In 2018, following Council direction, a feasibility study for the Mickey McDougall Site and Building was undertaken which included consideration of both Flicka Gymnastics Club and the North Vancouver Lawn Bowling Club. Updates on both of these projects are outlined below.

**Flicka:**

In the spring of 2018, staff and Flicka Gymnastics Club undertook a Feasibility Study for the Mickey McDougall building. Three options for the use of the Mickey McDougall Building were detailed. The preferred option for Flicka at that time was to repurpose the building with minor renovations. Flicka’s Board of Directors provided a resolution indicating the Mickey McDougall Community Recreational Centre does have the potential to operate as a gymnastics facility. It also noted the need to establish and negotiate financial and logistical considerations for a possible lease. In June 2018 at the Flicka AGM, the membership expressed concerns that this repurpose option may not best accommodate the current program. It requested a sub-committee be established to investigate other options that would at minimum, meet the needs of the current and future community demand for gymnastics.

In November 2018, Council directed staff to discuss a variant of Option 3 (a new replacement facility) with Flicka. Over the past few months, staff have met with Flicka to discuss future potential options. Flicka has indicated they are working towards developing a proposal for a new facility located at the Mickey McDougall site to meet future needs, as well as current growth, in their programs. To realize their goal, Flicka has stated that they would seek support with potential contributions of funding, land (a long-term lease), a permissive tax exemption, as well as support to approach other levels of government for funding. Staff will continue to work with Flicka to review progress with their proposal as well as discussing Flicka's options for an interim temporary facility if required.

**Lawn Bowling:**

In July 2018, Council endorsed the redevelopment of the North Vancouver Lawn Bowling (NVLB) clubhouse and greens at the Mickey McDougall site. The lawn bowling project will deliver a new City-owned clubhouse (6,850 sq.ft.), along with two lawn bowling greens (artificial turf fields). The facility and greens will be leased to the North Vancouver Lawn Bowling Club (NVLB). Since July 2018, staff have been working with the NVLB Club on the design development. The site preparation and greens will be ready to tender very shortly, with the clubhouse tender anticipated in early spring 2019. It is anticipated that NVLB Club will be operational in the new facility mid to late 2019. The Lawn Bowling project has a pre-approved budget of \$6.5 million.

**INTER-DEPARTMENTAL IMPLICATIONS:**

This project and report has been developed by the HJCRC project team with input by the Leadership Team on February 13, 2019.

RESPECTFULLY SUBMITTED:



---

Heather Reinhold  
Deputy Director, Strategic Initiatives & Services



The Corporation of **THE CITY OF NORTH VANCOUVER**  
**OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER**

**REPORT**

---

To: Mayor Darrell R. Mussatto and Members of Council

From: Barbara Pearce, Director, Strategic Initiatives & Services  
Heather Reinhold, Deputy Director, Strategic Initiatives & Services

SUBJECT: FLICKA GYMNASTICS RELOCATION – NEXT STEPS

Date: July 18, 2018 File No: 02-0800-30-0013/1

---

*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION:**

**PURSUANT** to the report of the Director and Deputy Director, Strategic Initiatives & Services, dated July 18, 2018, entitled "Flicka Gymnastics Relocation – Next Steps":

**THAT** staff be directed to assist Flicka Gymnastics with their design development for re-use of Mickey McDougall building;

**THAT** staff be authorized to negotiate legal agreements with Flicka Gymnastics Club for use of the Mickey McDougall Community Recreation Centre building;

**THAT** staff report back for authorization to enter legal agreements with Flicka for use of Mickey McDougall Building;

**AND THAT** the funding for the building's capital maintenance related to the extended use of the Mickey McDougall building be referred to the 2020 Project Plan process.

**ATTACHMENTS:**

1. Existing Site Map [Doc #1679600](#)
2. Feasibility Study Report [Doc #1679594](#)

## **PURPOSE:**

The purpose of this report is to seek approval to proceed with next steps in negotiating the use of the existing Mickey McDougall Recreation Centre building by Flicka Gymnastics Club (“Flicka”).

## **BACKGROUND:**

Flicka Gymnastics Club has been a tenant within the existing Harry Jerome Recreation Centre since 1999. Flicka is a registered non-profit society which provides gymnastics programming to the public, and also acts as a high performance club to members.

As part of the Special Council Meeting held on May 15, 2017 for Harry Jerome stakeholders, Flicka Gymnastics submitted a proposal which identified a desire for a new facility that they would operate and maintain independently, similar to facilities in Delta and Vancouver. Flicka’s business case indicated a desire to explore the option to relocate to the Mickey McDougall facility. Flicka indicated the organization currently has over \$1 million to contribute to a capital project, with the potential to contribute more.

In June 2017 Council endorsed undertaking a Feasibility Study, under a cost-sharing agreement between the City and Flicka, to further explore Flicka Gymnastics relocating to the Mickey McDougall building. At the same time, Council directed staff to undertake a feasibility study to relocate North Vancouver Lawn Bowling Club to a portion of the Mickey McDougall site as part of the overall redevelopment plan for the Harry Jerome precinct. While these projects are not dependent on one another, the feasibility study was undertaken with consideration of both to allow for coordination and to ensure that one did not preclude the other.

Since late 2017, staff have been working with Flicka to assess opportunities for their relocation to the Mickey McDougall building through a Feasibility Study which assessed three potential options as outlined below.

## **DISCUSSION:**

The Feasibility Study for Flicka included: an in-depth review of the existing facilities; a review of previous studies; site visits to other relevant facilities such as Delta Gymnastics; review and assessment of site layout options; development of a Functional Program; and selection of a Preferred Concept Design for overall site and the Building.

### Mickey McDougall Building

The Mickey McDougall site is centrally located at 240 East 23rd Street in close proximity to the future Harry Jerome Community Recreation Centre. The Mickey McDougall building, which was originally built as an elementary school in 1967, then converted to community use in 1982, is located on the west side of the property. It currently houses a gymnasium, children’s activity area, washrooms, change rooms and a performing art studio. The building is approximately 22,450 square feet.

A Property Condition Assessment, undertaken in 2015, found the building was reasonably well maintained although, given its age, many basic service systems are nearing the end of design life. General upgrades to building systems should be undertaken with any continued use of the building.

#### Overall Site Layout Options:

A series of stakeholder meetings were held with Flicka, and then jointly with Lawn Bowling, to produce three high level approaches to overall site redevelopment:

1. Repurpose the existing Mickey McDougall building for use by Flicka with minimal interference on the remainder of the site and build a new clubhouse for NVLBC in the northeast corner;
2. Renovate the existing Mickey McDougall building to expand the gym for use by Flicka, add underground parking and co-locate NVLBC's clubhouse with a building expansion;
3. Replace the existing Mickey McDougall building (phased) for use by Flicka, construct underground parking and build a new clubhouse for NVLBC on St. Andrews Ave.

Option 1 (Repurpose) was confirmed as the preferred direction from a budget, stakeholder need and site opportunity perspective.

#### Functional Program

Focused stakeholder sessions were held with Flicka to analyze the building, prepare a functional program and explore concept design options. Flicka's functional program established total area requirements of 2,800 square feet for support spaces plus gymnasium space that could range from 15,000 / 20,000 / 25,000 square feet, depending on the design approach selected and the available funding. Additionally, a multipurpose room of 500 to 800 square feet was considered as a program enhancement.

Flicka currently runs current programs out of 'Gym D' in the existing Harry Jerome facility which is a former curling rink of 13,500 square feet and has access to adjacent washrooms, upper viewing area and a multi-purpose room (approx. 1,000 sf). To provide safety pits for various programs, Flicka has installed a raised floor system within the gym. The existing Mickey McDougall gym at 10,500 square feet is smaller than Flicka's current gym area, creating some challenges in offering a full program of activities or meeting wait-listed demands.

Design parameters were identified for the functional program. Highlighted concepts for any new facility for Flicka include: control of light and air; welcoming and separate user viewing areas; and attention to functional needs for all ages including very young children.

#### Flicka's Preferred Concept – Repurpose

Upon considering the schedule and budget, Flicka chose to proceed to develop the 'Repurpose' option for their use of the Mickey McDougall facility. By utilizing the available spaces, including the gymnasium, stage area, multi-purpose room, change rooms and

support spaces, with minor renovations, Flicka feels that they will be able to meet their basic programming needs in the existing Mickey McDougall facility.

Key features of the simple repurpose option include:

- Raising the floor in the gymnasium to connect to the existing stage area to provide the 120 ft. length required for competitive vault training;
- Extending the pit into the existing crawl space to meet clearance regulations;
- With minor modifications, existing washrooms on the second floor can be connected to the gymnasium area, allowing supervision of children during programming;
- The multipurpose room provides program space for youth recreation groups; (note: the 10 ft. clearance to the underside of the structure in this space restricts some programming possibilities); and
- With renovation, the existing change room areas can serve multiple functions, such as a universal changing area, office space, and storage.

Flicka also studied a related option to expand the gymnasium on the north end by 3,850 square feet. This expansion would house pits, trampolines, rings, and other features and offer contiguous space for Flicka to meet increasing program demands. This enhancement could be considered in a later phase of development. The layout and site configuration of Lawn Bowling took this future potential expansion scenario into account.

Flicka Gymnastics supports the Preferred Concept and the Board of Directors has provided the following resolution:

*“Whereas, Flicka Gymnastics and the City of North Vancouver are about to complete the feasibility study that explore the suitability of Mickey McDougall Community Recreation Centre to function as a gymnastics facility.*

*And whereas, the feasibility study indicates that the Mickey McDougall Community Recreation Centres does have the potential to operate as a gymnastics facility.*

*And whereas, the financial and logistical considerations need to be established for a possible lease of the facility by Flicka Gymnastics Club.*

*Flicka Gymnastics Club agrees to enter into formal negotiations for the potential lease of Mickey McDougall Recreation Centre.”*

### Information Session

Two conceptual design options for the site were included as part of the HJCRC Public Information Session on May 23, 2018. Neighbours and Community members shared their concerns and comments on the emerging concepts for the Mickey McDougall site. The potential impact of increased parking and traffic within this residential neighbourhood and loss of park land for informal activities were identified concerns.

As a result of the public feedback received, the preferred option locates the lawn bowling clubhouse close to the Building with Flicka activities, thereby offering a greater setback to residential streets. In addition, some on-site parking has been accommodated.

#### Transportation / Parking

The overall Transportation Study for the Harry Jerome precinct considered the relocation of Lawn Bowling and Flicka Gymnastics to the Mickey McDougall site. Based on the close proximity of the existing facilities and similarities in existing and proposed use, significant changes to traffic and parking are not anticipated.

The existing Flicka facility does not have any dedicated stalls; parking is shared with the overall existing Harry Jerome complex. There are currently 24 on-street parking stalls associated with the Mickey McDougall site located along 24<sup>th</sup> Street, as well as on –street parking on St. Andrews and 23<sup>rd</sup> Street.

With the redevelopment of the Mickey McDougall site, an additional 20 parking stalls will be included on site with an internal site drop-off and roundabout for all users and service vehicles. A majority of Flicka users utilize the drop-off option. With a simple repurpose of the Mickey McDougall building by Flicka, impacts on the surrounding neighbourhood are anticipated to be minimal.

#### Proposed Timeline

It is anticipated that Flicka will be able to remain in their current location until the final closure of the existing Harry Jerome complex in 2023. Ongoing NVRC programs that are utilizing the existing Mickey McDougall building may need to be relocated prior to the completion of the new HJCRC facility however to allow for the renovation timeline for Flicka.

It is anticipated, based on the repurpose option, that the detailed design and tendering would take approximately 10 months and the physical renovation and commissioning approximately 12-14 months.

#### Next Steps

With Council's direction, staff will continue to work with Flicka on further detailing their re-use potential of the Mickey McDougall building and will negotiate a Facility Lease based on a 10 year term. Staff will report back to finalize the terms of a Facility Lease.

#### **FINANCIAL IMPLICATIONS:**

Currently, the City of North Vancouver together with the NVRC are responsible for maintenance and lifecycle replacement of all building components for the Mickey McDougall Facility. A recent Property Condition Assessment, has identified approximately \$400,000 - \$600,000 in capital maintenance that would be required if the building is anticipated to be in use for another 5-10 years. These capital maintenance items are primarily life safety systems such as sprinkler, and fire alarm system upgrades and seismic restraint of non-structural elements (light fixtures, etc.). Should the building's use be extended beyond 10 years, the building's roof, electrical systems and HVAC



mechanical systems may require upgrading. Funding for capital maintenance items will be referred to the 2020 Project Plan for consideration.

Tenant improvements required to facilitate Flicka's gymnastic program will be at the sole cost of Flicka. As part of the Feasibility Study, a Class D estimate has been completed. The overall estimated cost to Flicka, for the repurpose option, totals \$1.8 million, including hard construction costs, contingencies, escalation and all soft costs. Many of these improvements can be done over time as funding becomes available to Flicka.

Flicka currently pays a fixed lease rate within the existing Harry Jerome facility. It is anticipated that the operating costs for their sole use of Mickey McDougall will be higher, Flicka will be responsible for all operating costs for the Mickey McDougall building.

Any requests for funding to support capital maintenance to the Mickey McDougall building will take place terms of the Flicka Facility Lease are confirmed.

**INTER-DEPARTMENTAL IMPLICATIONS:**

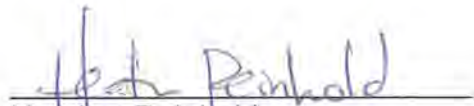
This project has been developed in coordination with Finance, Engineering, Parks & Environment and Planning. This report was endorsed by the major Projects Committee on July 17, 2018.

RESPECTFULLY SUBMITTED:



---

Barbara Pearce  
Director, Strategic Initiatives & Services

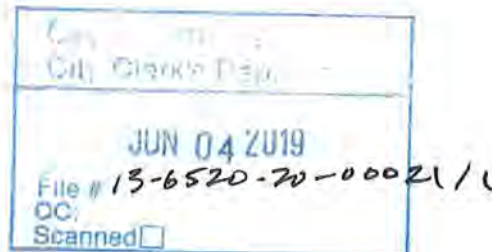


---

Heather Reinhold  
Deputy Director, Strategic Initiatives & Services



City of North Vancouver  
 Mayor Buchanan & Council  
 141 West 14<sup>th</sup> Street  
 North Vancouver, BC, V7M 1H9



May 23, 2019

**Re: Purpose Built Gymnastics Facility Request for Support**

Dear Mayor Buchanan and Council:

For over five and a half decades Flicka Gymnastics Club (FGC) has inspired tens of thousands of children in North Vancouver to be active by exploring human movement through gymnastics. As a non-profit society, Flicka's mission, since its establishment in 1962, has been to provide gymnastics programming excellence at all levels. Flicka has consistently offered a safe, welcoming, and fun environment for even the most timid of participants. At the same time, it is well-known as a place where an athlete can excel at the highest levels of the sport at events such as the Olympic Games. Flicka's successes are demonstrated across the spectrum regardless of age or ability. The Society is hopeful it will be able to continue to provide a number of community benefits to North Vancouver residents through its expertise in the instruction of a complex foundational sport, offering full-time and part-time employment opportunities for over 40 staff, as well as, opportunities to volunteer, and contributing economic benefits to the local community when gymnasts, coaches, and officials from out of town travel to participate in competitions and events hosted by the Society. Many North Shore residents are Flicka alumni who continue to stay connected to the gymnastics community through judging and other activities that support the sport. Gymnastics is a sport that continues to grow in both its participation numbers and the variety of sports under its umbrella.

Gymnastics is considered a foundation sport that enables physical literacy at all ages and abilities. 70% of all participants in Gymnastics are female. It is the individual sport with the largest female participation rate and it has the second highest female participation rate of all sports. Flicka currently has over 2000 registered gymnasts who participate in diverse gymnastics programming annually, ranging from pre-school aged children to adult seniors. This includes a well-established relationship with the secondary schools on the North Shore. Flicka offers gym time, structured programming, and coaching support for high school aged youth. Some of these same youth pursue certification and are hired as gymnastics coaches at Flicka or choose to volunteer coach at their local high school.

FGC operates 7 days a week throughout the year with programming starting at 9 am each day. Peak operation times for FGC are from September to June between 3 pm and 9 pm Monday to Friday, and Saturday and Sunday between 9 am and 9 pm. Daytime programming at FGC is focused on programs specifically tailored for people with disabilities, pre-school aged or home schooled children, and the



competitive stream athletes. Flicka continues to have waitlists for after-school recreational programs. In particular, demand for parkour and ninja gymnastics has increased dramatically.

Since the late 1990s Flicka has worked collaboratively as a community partner with the City of North Vancouver (CNV) and North Vancouver Recreation and Culture Commission (NVRC) to deliver gymnastics programming out of the Harry Jerome Recreation Centre (HJRC). Over the past 15 years FGC has engaged in a number of discussions with NVRC and CNV as planning began with respect to HJRC. Flicka was disappointed that it was not to be included in the new HJRC building, even though demand for this specialized sport programming is high. Moving forward Flicka's hope is that all levels of government on the North Shore will partner to ensure gymnastics will continue in our communities. Flicka envisions this through the collaborative development of a purpose built gymnastics facility that will serve the residents of North Vancouver today and for another five decades.

In November 2018 CNV Council directed staff to discuss a variant of Option 3, a new replacement facility, with Flicka. Over the past few months, CNV staff have met with Flicka to discuss this option as well as other potential options that would meet the current and future demand for gymnastics programming in North Vancouver. In order to achieve the goal of a purpose built gymnastics facility Flicka is seeking support from CNV and the District of North Vancouver (DNV) with potential contributions of cash, land (a long-term lease), a permissive tax exemption, as well as, support to approach other levels of government for funding.

Flicka's goal is a permanent (50 years or more) facility. The building could be new or a substantial renovation of an existing facility to a like new condition ensuring minimal operational and maintenance costs, or programming interruption during the first 20 years of operation. A purpose built facility would be a minimum of 20,000 to a maximum of 30,000 square feet. This square footage would include the gymnastics activity space, washrooms and change rooms, FGC administration offices and workspaces for coaching staff, a viewing area, kitchen/staff room, a multipurpose meeting room/training space, as well as, an area for onsite equipment/file storage. The minimum length, width, and height of the building would be determined by a number of factors: the height of the ring tower and clearance needed for competitive trampoline, the length of the vault runway, equipment, and landing area, the height, if any, above floor level of the foam pit, and the perimeter safety clearance needed for the 40x40 floor exercise mat. Generally, this would mean a building between 125' to 150' wide and 160' to 200' long with a ceiling height of 35' to 40'. The building design should be functional with low maintenance requirements and mid to low end finishings. Exterior considerations such as parking are not under consideration.

Flicka has set aside a restricted fund to support the building. It is expected that a capital fundraising campaign will enable FGC to contribute the cash outlay that will cover the cost of the move to the new location, the purchase, installation, and testing of all the gymnastics equipment that will be included at a new site, and establishment of a capital reserve to ensure proper annual maintenance of the building and equipment. Flicka would request that municipalities provide support for the club, through a



contribution of land and cash, and support Flicka to approach the provincial and federal governments for financial contributions to the project.

Flicka is open to considering partnerships and co-locating with other non-profit societies or registered charities who are in need of space to provide operations. Ideas include a building that can be constructed to incorporate a child care centre operator, a charity that provides community programs for new-comers, adult day care activities, or other pursuits that would complement the space utilization of a site.

Recognizing that development and construction of a new facility would require years to implement, Flicka would like to propose asking for temporary access to a parcel of land and permission to erect a temporary structure somewhere on the North Shore. This would enable Flicka to continue operations during the transition out of HJRC and into a new purpose built gymnastics facility. The FGC Facility Sub Committee has investigated the feasibility of using a 15,000 to 18,000 square foot Sprung™ type structure to house the Society's activities. This temporary solution would be feasible for the society.

In closing, Flicka would like to draw attention to one of its' earliest leaders, BC Sports Hall of Fame Builder Gladys Hartley. Gladys set high standards of achievement in all aspects of the Society. She instilled the importance of having a strong work ethic, a focus on doing any activity to the best of a person's ability, of developing female leadership in sport, and creating positive life long attitudes towards participation in sport for all those who came to Flicka. FGC would like to honour these ideals with multiple levels of support. As Flicka renews its' strategic plan this year we hope to include a multi-faceted partnership with all levels of government detailing the elements of a plan to deliver a purpose built gymnastics facility in North Vancouver that will serve our communities for another five decades while adhering to the positive standards listed above.

Sincerely,

Nicole Turcotte  
Flicka Gymnastics Club  
Board of Directors  
Co-Chair

Jennefer Andrusco-Daon  
Flicka Gymnastics Club  
Board of Directors  
Co-Chair

cc: Minister Wilkinson, MP North Vancouver  
Bowinn Ma, MLA North Vancouver-Lonsdale  
Christie Sacré, Chair, North Vancouver Board of Education  
Toran Savjord, Vice President, Capilano University

Dear Mayor Buchanan and City Council,  
141 West 14<sup>th</sup> Street,  
North Vancouver, BC V7M 1H9

Mar 9, 2020

Sent Via Email

## RE: CITY COUNCIL VOTE ON HARRY JAROME FACILITY 50-METRE POOL.

CHENA Swim Club currently calls Harry Jarome our 'home' where we have rented an office for 30 years. We currently have a roster of 130+ swimmers with the majority being under 14 years old – the future of your swim community.

Since the North Shore does not have a 50 metre pool we are forced to rent VAC in Vancouver. CHENA currently spends \$150,000 per year in pool rental time across multiple facilities; Harry Jarome, Ron Andrews, Delbrook, VAC and Central Park and due to the lack of availability a lot of our swimmers are forced to start practice at 5:45am before their school day.

**The North Shore needs a 50-metre pool. We urge City Councilors to VOTE TO MAINTAIN the previously-approved 50-metre facility to ensure North Vancouver keeps up with the needs and the growth of our future aquatic users.**

By '50-metre' we mean a 54-metre competitive pool with 2 moveable bulkheads. This configuration will benefit all aquatic programs in the North Vancouver community with a more flexible and cost-effective aquatics solution than is possible with a 25-metre pool. Moveable bulkheads would permit multiple programs to be underway at any point in time. A 50m pool with adequate deck space would also allow swimming competitions to be hosted on the North Shore bringing in visitors while increasing hotel, restaurant and other business income. It is worth noting that many of these competition weekends would be in the low season for tourism and would supplement income when most needed.

### More about our club:

Chena Swim Club has been established on the North Shore since 1979, and since that time many residents of the City of North Vancouver have participated in our program. The goal of our program is to develop champions in and out of the pool. We instill in our swimmers the importance of being valuable members of the community, and as they progress through the club they are expected and encouraged to do this by showing leadership at events, coaching younger swimmers and participating in the local community. Some of our swimmers are fortunate to have represented the club and the city nationally and internationally and all have benefitted from the discipline and drive that competitive swimming instills. We currently have 7+ athletes who are about to start Olympic trials to race in a 50-metre pool.

Thank you,

On behalf of the Board of Directors,



### CHENA Swim Club

Eddie Simard, President, [president@chenaswimclub.ca](mailto:president@chenaswimclub.ca)  
123 23<sup>rd</sup> St., North Vancouver, V7L 3E2

Mayor Linda Buchanan; [mayor@cnv.org](mailto:mayor@cnv.org)  
Councilor Holly Back, [hback@cnv.org](mailto:hback@cnv.org)  
Councilor Angela Girard, [agirard@cnv.org](mailto:agirard@cnv.org)  
Councilor Tony Valente, [valente@cnv.org](mailto:valente@cnv.org)  
Assistant City Clerk, Julie Peters; [jpeters@cnv.org](mailto:jpeters@cnv.org)

Councilor Jessica McIlroy, [jmcllroy@cnv.org](mailto:jmcllroy@cnv.org)  
Councilor Don Bell, [dbell@cnv.org](mailto:dbell@cnv.org)  
Councilor Tina Hu, [thu@cnv.org](mailto:thu@cnv.org)  
City Clerk, Karla Graham; [kgraham@cnv.org](mailto:kgraham@cnv.org)



**Subject:** FW: Joining Forces Advocating for 50 m

-----Original Message-----

From: Joanne Franko <>

Sent: March-08-20 10:19 PM

To: Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>

Subject: Joining Forces Advocating for 50 m

Hi Linda,

My husband and I are regular swimmers. He commutes to a pool across town 3x/week for 50m length as do many others. I put up with limited space and 25m at Harry Jerome. Hundreds of people across the North Shore were excited by the plan to build a 50m pool at Harry Jerome. It made sense as a health, environmental and recreational priority. I actually believe swimming lessons should be a mandatory part of the curriculum for all school aged-children given where we live. Swimming is a sport that supports healthy aging and is recommended to many for therapeutic benefit and rehabilitation.

I cannot emphasize enough how upset we are that this issue is STILL being debated. Honestly, my faith in our Council's ability to plan and invest for the long-term is being tested. How is it even possible a 50m pool can't be achieved? We need to source the funds.

Respectfully but emphatically,

Joanne Franko

**Subject:** FW: Please keep the 50 mt pool at Harry Jerome

**From:** Eleana Rodriguez <>

**Sent:** March-09-20 9:29 AM

**To:** Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>

**Subject:** Please keep the 50 mt pool at Harry Jerome

Good morning Councillor Buchanan,

Please hear our petition to keep the 50 m pool at the new Harry Jerome development

We need that pool in North Vancouver ! We have been leaving for 6 years now in the Vancouver from which 4 years in North Vancouver, and the only 50 m pool we know is the Canada Game Pool.

For swimming events we have to travel outside North Vancouver area all the time, that will give the area more visibility on this kind of competitions.

Please keep the 50 m proposition

Thanks

Eleana Rodriguez

13 - 3597 Malsum Dr.

North Vancouver, BC, V7G 0B2

**Subject:** FW: Supporting a 50 M pool for our community

**From:** ron jon <>

**Sent:** March-08-20 9:40 PM

**To:** Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>

**Subject:** Supporting a 50 M pool for our community

Hello Mayor Linda Buchanan,

North Vancouver ( or West Vancouver ) does not have a 50 M pool. And I think it would be wonderful to have one in our community. People of all ages would benefit, specially the new generation. It is my understanding that the number the swim clubs and kids talking swimming as a sport has grown quite a bit. One can swim all year round and swimming has enormous health benefits.

Thank You.

Sincerely,

Ron Jon

151 west 1st street



**Subject:** FW: In support of 50M pool for our community of North Vancouver

**From:** Jersis Irani <>

**Sent:** March-08-20 9:29 PM

**To:** Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>

**Subject:** In support of 50M pool for our community of North Vancouver

Hi Mayor Linda,

I am an avid swimmer and advocate for swimming for people of all ages. Thus writing in support of 50M pool. We do not have a 50M pool in the North shore . The number of people ( all age demographics) using the pool facilities is growing, which is great. Swimming is an excellent sport with tremendous health benefit and it can be used all year round. A 50M pool in our community will allow North Van to host variety of events. It would be wonderful to have a 50 M pool on the north shore. Newer Rec centres in most cities have incorporated a 50 M pool.

This a cause that I am passionate about and would be happy to see my tax dollars used on this project.

Thank You.

Sincerely  
Jersis Irani  
332 Lonsdale Avenue  
North Vancouver

**Subject:** FW: Fifty-meter pool in the new Harry Jerome

**From:** ariana sugimoto < >

**Sent:** March-08-20 9:21 PM

**To:** Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>

**Subject:** RE: Fifty-meter pool in the new Harry Jerome

Hi Mayor Buchanan,

I am a grade 5 passionate young swimmer who lives in North Vancouver, and I think that approving the fifty-meter pool would be an amazing prospect for our community, as it allows us to host swim competitions on the North Shore, and opens up a wide variety of possibilities. Currently, there is no fifty meter pool on the North Shore, while there are curling rinks in the vicinity. I would appreciate a larger pool due to the fact that it will leave a lasting legacy available for my and the next generation of swimmers. In addition, a diverse variety of aquatic programs take place at the pool, and a larger fifty meter pool will give amateur and professional swimmers a chance to hone their skills. Seniors Aquafit classes, Parent and Tot Programs, lane swimming, and training can all be achieved together in a fifty meter pool. If the motion is approved tomorrow, this leaves a lasting impact on North Vancouver's aquatic community for the next half century. As our population grows over the next few years, it is vital that we have the facilities provide for our residents need. In accordance with your vision to make the City of North Vancouver the "healthiest small city in the world", a larger pool is just what we need to fulfil this. Please vote to set the wheels in motion for the reconstructed Harry Jerome to consist of a fifty meter pool, which will be the gem of our community.

Thank you,  
Ariana Sugimoto

**Subject:** FW: 50 meter pool

-----Original Message-----

From: Lori Kornafel <>  
Sent: March-08-20 6:42 PM  
To: Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>  
Subject: 50 meter pool

Hi

I would like to thank you for the opportunity to allow input from the community.

When I grew up in the 80s in Pointe Claire, Montreal, we had a 50 m pool right beside my high school. My first class every morning was swimming at the pool. I moved North Van and 89, and was shocked to see that the recreational facilities or so dated. Since then the population has increased drastically and will continue to do so considering all the development approved. I think it is vital to provide proper recreational facilities to maintain a healthier community.

I have returned to point Claire many times and they now post 2 50 m pool's, 25 m pool and a rehabilitation pool/toddler pool.

They are constantly filled with events.

My suggestion would be for a 50 m pool with 1 moveable bulkhead, So the pool can be divided as needed.

Thank you for The opportunity to voice my opinion.

Lori Kornafel

**Subject:** FW: Pool

**From:** Barbara Perrault  
**Sent:** March-08-20 4:01 PM  
**To:** Mayor <[Mayor@cnv.org](mailto:Mayor@cnv.org)>; [councillors@cnv.org](mailto:councillors@cnv.org)  
**Subject:** Fwd: Pool

Dear Members of Council:

My name is Barbara Perrault, I have lived, raised my family and worked in the City of North Vancouver for 60 years and for eighteen of those years I served on North Vancouver City Council. During this time I have seen North Vancouver grow from a sleepy city of single family homeowners to a bustling city of high rises and multi-dense apartment blocks housing a massive change in population far greater than the OCP of the eighties and nineties ever anticipated.

Our recreation facilities designed in the sixties served our city well in the 70s, 80, and nineties. But not today. With the increased costs of housing, families are now living in apartments, basement suites, or multi-generational homes of parents and grandparents.

There is dire need, right now, for increased recreation options like a fifty metre swimming pool which would not only provide the correct length for swim meets and Olympic training but could have other multiple uses as well. Having served on Council I am well aware of the cost factors as well as the present recreational needs of today and future citizens. Would you build a basketball court, or a soccer field, a tennis court, or a baseball field that was not the standard size? surely not, then why not a fifty metre pool?

There is much talk of “aging in place” swimming is a sport that prolongs a person’s life and improves their quality of life. I speak from experience, my late Mother Vi Walker a life long swimmer, swim coach and synchronized swim judge and teacher died recently at the age of 97. She taught swimming in North Vancouver, And other cities in B.C. for many years. She attributed her longevity to the fact that she swam everyday of her senior years until she had a stroke at the age of 94. Swimming is a sport for all ages, it prolongs life, and provides healthy pastime for everyone. Think of the people living in tight small spaces, they’re recreation needs are going to grow. We cannot continue expanding our density without also planning and providing for the demands of a burgeoning population growth in the future.

I urge Council to plan ahead, think thirty to fifty years from now and vote “Yes” to a fifty mere pool.

Barbara Perrault  
288 East 6th Street  
North Vancouver BC V7L 1P5

**From:** Yossi Tamari <>  
**Sent:** March-09-20 1:55 PM  
**To:** Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Cc:** Karla Graham; Mayor  
**Subject:** Harry Jerome community rec centre - prioritization

Dear councillors,

As a parent of children who are competitive swimmers and a member of one of the local swimming club, I'd like to express my concern that the council is considering to scale down the suggested pool size of the new rec center.

We, the parents of these young athletes, are visiting many pools in the Metro Vancouver, attending events that attract hundreds of swimmers and their families from all across the lower mainland, and we've seen how successful these facilities are, and how proud they make the hosting clubs and community.

I truly believe that missing this opportunity will be a cry for generations, as we all know these facilities tend to last for many decades, serving the community and enriching our and our future generation's lives, while opening possibilities that did not exist before.

I hope it is still possible to change your minds and decisions, and instead solve the issues at hand creatively and collaboratively with us, the future 'users' of the facility.

Sincerely,

Yossi Tamari,  
Cedar Village crescent  
City of North Vancouver

Via E-mail

March 9, 2020

Mayor and Council  
141 West 14th Street  
North Vancouver, BC V7M 1H9



Dear Mayor Buchanan and City Council,

**Re: City Council Vote on Aquatic Facility Jeopardizing Aquatics Sports on the North Shore**

I write on behalf of the board of the North Vancouver Cruisers Summer Aquatics Club, a registered non-profit B.C. Society. Cruisers started in 1971 as a summer swim club and currently spends approximately \$41,000 renting pool time from North Vancouver Recreation and Culture throughout the year. The ongoing lack of a 50 meter pool facility on the North Shore is already making it a challenge for our club to offer three of the four aquatic sports to our young athletes, most of which are between the ages of 4 and 14. A decision to build a ten-lane 25 meter pool at Harry Jerome instead of a 50 meter pool (with movable bulkheads) will jeopardize the viability of Water Polo, Diving, Synchronized (Artistic) Swimming, as well as Speed Swimming on the North Shore both at a recreational level and at a youth summer competition level. The North Vancouver Cruisers Summer Aquatics Club believes that only a 50 meter pool is supported by the City of North Vancouver's Decision Making Framework in the Community Recreation Strategy, and urges the City of North Vancouver to commit to building a 50 meter pool. If the City builds a 50 meter pool at Harry Jerome, we anticipate our club would have greatly increased participation rates in all four aquatic sports and that we would regularly use the additional available pool space for our programming throughout the year.

Ours is the only aquatics club in the B.C. Summer Swimming Association's Vancouver & Districts Region (comprising two teams from Vancouver, two from North Vancouver, and Squamish) that offers Diving, Synchronized (Artistic) Swimming and Water Polo in addition to Speed Swimming. Our club's purpose is to promote an active community of engaged youth through aquatic sports, with a vision of inspiring youth to reach their full potential in and out of the pool. We offer athletes the option to compete in the summer, but while our athletes are young we primarily focus on developing in them a love of aquatic sports through fun and recreation, consistent with the Long-Term Athlete Development Strategy published by Swimming/Natation Canada. Our core values are fun, respect, belonging, courage, excellence, and integrity, and we have several special needs swimmers who participate as full members of the club. I note North Vancouver Recreation and Culture does not offer programming in all four aquatic sports.

North Vancouver Recreation and Culture already does not have enough pool capacity for existing demand. At an information meeting held last week, I heard from approximately 20 North Shore parents who are worried that their children will grow up not knowing how to swim because lessons are always full, and many swimming programs are at full capacity, meaning

children do not have enough space to swim without crashing into one another. As a parent, I can personally attest to early morning lesson registrations and waitlists for lessons.

A 10-lane 25 meter pool will not alleviate existing overcrowding in lap swimming or lessons, and will compromise the development of the three other aquatic sports on the North Shore. Diving, Synchronized Swimming and Water Polo all need 25 meters of deep water (1.8 meters minimum), whether for practices, recreational games, or summer competitions to avoid the risk of injury to swimmers. Unless equipped with a movable floor, a 25-meter pool does not offer the depth, flexibility or space needed by three out of the four aquatic sports, and recreational lap swimmers are adversely impacted when clubs use the other lanes. As an example, in a 10-lane 25 meter pool, because there is no bulkhead, lap swimmers risk being hit, kicked or splashed by kids in adjacent lanes learning swimming strokes, synchronized swimming routines, or passing water polo balls. Diving also cannot occur while lap swimming is allowed due to the risk of a diver landing on someone in the water below, and our diving program has been operating at full capacity since last summer.

For years the North Vancouver Cruisers Summer Aquatics Club has hosted one of the largest annual summer aquatics meets in British Columbia, called the “Hootenanny”, in the 50 meter pool at Watermania in Richmond B.C.. Although it is meant to be our club’s “local” meet, the facility is nearly a one-hour drive each way from where our members live and requires our members to make multiple trips to and from Richmond daily, for several consecutive days, to set up equipment, host the competition, and then pack up the equipment. The 50 meter pool is necessary because it has a seating area for parents to watch their children swim and allows the community to continue to use the pool on the other side of the movable bulkhead during the meet, which would not be possible in a 25-meter pool. The ability to offer simultaneous uses to clubs and the public is convenient to our club and Watermania receives pool rental fees from our club while remaining open to paying members of the public.

The additional capacity of a 50 meter pool would allow for a significant increase in participation in all four aquatic sports within our club alone. Our club has long struggled to secure pool rental times that are convenient to our members, and parents regularly inform us that their children would like to participate in all of the sports we offer but cannot because many practice times end too late at night. Although our club saw a large surge in registration of young children for our introductory “Splash!” program and entry levels of our competitive- program this past year, North Vancouver Recreation and Culture also recently decided to offer us fewer hours of pool time in the afternoons for the Summer of 2020. This reduction in hours places our “Introduction” programs for Water Polo, Speed Swimming, and Synchro, which are geared at children ages 6 to 8, in jeopardy. Without adequate and convenient pool time within the existing facilities and the possibility of pool times being reduced further in the future, building another 25 meter pool means we will not be able to guarantee that we will be able to provide instruction in all of the four aquatic sports on an ongoing basis.

A 50 meter pool is supported by the City of North Vancouver’s Decision Making Framework in its new Community Recreation Strategy. A 50 meter pool is progressive, is desperately needed by City residents who engage in aquatics, and will help foster health, well-being, and a sense of belonging for users. It is also consistent with the existing need and rising numbers of aquatics users in our club alone, and we expect to have an increasing need for a 50 meter pool with deep water for our increasingly popular Diving, Water Polo and Synchronized Swimming

programs in addition to our Speed Swimming program. A 50-meter pool is strongly supported by many staff within North Vancouver Recreation and Culture as well, but I am informed by those staff they were advised by their employer that they cannot make their views known to the City Council themselves.

In closing, the North Vancouver Cruisers Summer Aquatics Club strongly advocates for constructing a 50 meter pool and implores Council to vote for this option for the renewed Harry Jerome Recreation Centre.

Yours truly,

**North Vancouver Cruisers Summer Aquatics Club**



Per: Shane Hopkins-Utter  
President

Cc. Mayor Buchanan, Email: lbuchanan@cnv.org  
Councillor Holly Back, Email: hback@cnv.org  
Councillor Don Bell, Email: dbell@cnv.org  
Councillor Angela Girard, Email: agirard@cnv.org  
Councillor Tina Hu, Email: thu@cnv.org  
Councillor Jessica McIlroy, Email: jmcilroy@cnv.org  
Councillor Tony Valente, Email: tvalente@cnv.org  
City Clerk, Karla Graham, Email: kgraham@cnv.org



**From:** Dean Mackie <>  
**Sent:** March-07-20 4:09 PM  
**To:** Karla Graham; Mayor; Tony Valente (Councillor); Tina Hu (Councillor); Jessica McIlroy; Holly Back (Councillor); Angela Girard (Councillor); Don Bell (Councillor)  
**Subject:** March 9th Meeting

Hello,

My name is Dean Mackie, I live in the CNV in a property that I own at 305 16th St W, North Vancouver, BC V7M 1T9. It is one unit of a triplex at the corner of 16th W and Mahon.

First, I was disappointed to see no mention at this meeting (or the March 2nd meeting) of International Women's Day, March 8th.

Second, I was happy to see an item on the agenda looking at rising insurance costs for Strata housing (Item 13) since my Strata's insurance rate increased by 15% in 2020. That said, our Strata group gets along well and agrees on the need to pay for "doing things right." I have heard that some dysfunctional Strata think that saving money in the short term is more important than good facilities in the long term. Unfortunately those Strata often end up looking like crumbling eyesores with safety and capacity issues.

Third, speaking of crumbling eyesores, let's talk about Harry Jerome (Item 12). My wife and daughters were in favour of relocating to the CNV for nearby access to excellent public facilities, schools, shopping, and transportation. PLEASE don't think that fiscal austerity is more important to me than excellent modern facilities like the original accepted proposal for Harry Jerome. As a CNV owner and resident, I can tell you plainly that we did NOT move here to save money on property taxes! I know the CNV can do things right: great work on the Green Necklace and the Lower Lonsdale area! Nearby, we absolutely love what was done at Fen Burdett field, turning a former mud pit into a multi-use community asset. Even though most soccer practices are on half or quarter field, it is great to have the full sized facility for the big games, and allows for multi-purpose programming. For this reason I support a 50m pool and expanded (not reduced) facilities. By shrinking the proposal for Harry Jerome, it sounds too much like you are a shortsighted Strata member who doesn't want to invest in the future. As a CNV owner and resident I want to make it clear that I support MORE and BETTER facilities (including a multipurpose 50m pool, curling, gymnastics, etc etc) and am happy to help pay for them.

Thanks for your attention.

Dean Mackie  
305 West 16<sup>th</sup> Street  
North Vancouver

**From:** Ian Young <>  
**Sent:** March-08-20 2:29 PM  
**To:** Karla Graham  
**Subject:** Save the 50m pool! (Re. Council Meeting Agenda Package March 9, 2020)

Dear Karla Graham,

I am writing today to express my disappointment to learn that the previously approved plan for a 53m pool at the new HJRC has been reconsidered in favour of a 26.5m option.

In my opinion, this would be a huge loss of opportunity for our community now and into the future. I agree, the cost to build will be larger and the operating expenses will be higher. I have seen similar decisions made in other municipalities and in all cases I believe they missed an opportunity. The initial increase in cost is a more than worth investment to ensure the City of North Vancouver has an amenity that is future proof to serve the diverse and growing needs of the community. The operating expenses above and beyond a 26.5m pool can be offset through event hosting and other destination related rentals.

For years, North Vancouver families have been taking children to West Vancouver for swimming lessons. The excellent facility at Delbrook is a step in the right direction and certainly a new pool in the Lonsdale corridor will be nice but in my opinion it would be an enormous missed opportunity to forgo the plan for a 50m pool.

Let's be the municipality that gets it right the first time. Let's keep the 50m pool in the plan and really make this facility the crown jewel of the North Shore now and for many years to come!

Thank you so much for your time.

Ian Young  
346 East 8<sup>th</sup> Street  
North Vancouver

**From:** cullen goodyear <>  
**Sent:** March-08-20 10:39 AM  
**To:** Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Karla Graham  
**Subject:** re- design of HJ pool

Hello,

I find it hard to believe that the City Council is, yet again, trying to go against the will of the residents of the City.

I signed a petition way back in 2013, I think it was, asking that the council have the forethought, integrity, intelligence to build a 50 meter pool on the HJ sight (if they were going to do any thing at all).

Then, finally, that decision was made, to build a 50 meter pool, in an all-usage recreational space. It makes absolutely no sense to build another small pool. Delbrook pool is packed to the gills already.

Needed is the forethought to realize that the communities are only growing. Aquatic activities are in growing demand, if there is space in which to conduct them. Community Recreation Strategy- Decision Framework clearly established the 26.5 meter, 10 lane pool, as fully utilized from day one, with as of yet, UNMET demand. Why do this to the community? It shows absolutely zero forethought, intelligence, or integrity on the part of the council.

What is the problem with government? They keep polluting the planet with bad ideas.

Please reconsider your thoughts on the 25.6 meter pool.

Cullen Goodyear  
2160 Eastern Ave.  
North Vancouver

**From:** Sean Collings <>  
**Sent:** March-08-20 2:37 PM  
**To:** Karla Graham; Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Subject:** Plea for sanity regarding the 50M pool - Harry Jerome site

Dear North Vancouver Councilors,

I strongly urge you to please ensure that the 50M pool goes ahead and gets built! Although I no longer swim as regularly as I used to, I understand the multi-generational importance of this investment for my nieces and nephews.

50M swimming is a **fundamentally different sport** than 'short-course' swimming... but with a 50M pool our community will get BOTH.

"Saving" a relatively small amount of capital budget by downgrading to another 25M pool would be tragically shortsighted for North Vancouver.

I thank you for your service to our community and I urge you to make the right call on this issue - YES to the 50M pool!

Regards,

Sean Collings  
609-2004 Fullerton Ave.  
North Vancouver V7P 3G8

Honourable Mayor Buchanan and Council

(My apologies for not being before you personally, but my work has taken me out of town).

Tonight (March 9<sup>th</sup>), staff will be presenting recommendation on reductions to the scope of the Harry Jerome Redevelopment and has put forth a motion for council approval. Having reviewed the proposed amenity reductions and the application of the “Community Recreation Strategy Prioritization process” approved by council on February 24<sup>th</sup>, I question the validity and corresponding results of the process, particularly regarding the aquatic component.

City staff was mandated by this council to seek cost reductions for a project which was previously approved by City council. Staff has done their job and is now providing this council with recommendations based primarily on potential cost savings and not on the needs of residents or community needs for the future.

**Example: Step 2 of the process** – “Use of the Amenity.” The report indicates the 26.5-meter 10 lane pool would be at 90% capacity to meet today's demand, where the 53-metre, 8 lane pool would be at 70-89% capacity to meet today's demand. This demonstrates that the **53 metre pool has capacity available for future growth**, but report before you comes to the conclusion that there would be overcapacity – I suggest looking at the city population in 1965 when the existing pool was developed and today in 2020. Capacity requirements increase with population growth and the population keeps growing due to increase in density.

**Example Step 3 of the process** – “The Prioritization and Enhancement of New facilities.” As a taxpayer, this is probably most important to me, but the results presented are questionable. **The “Cost Impact” includes both operating cost and capital costs.** Considering the financial contributions the city is receiving as a result of leasing of the land of the present site of Harry Jerome, the city has the opportunity to build a recreation facility to meet the needs of residents today and into the future for a cost significantly less than it cost District taxpayers to build the new Delbrook Recreation Centre. **With a cost differential of only \$4.6 million between the 53-metre pool and the 26.5 metre pool, this should be a no brainer. Build the larger pool.**

For operating cost, we know that a 10 lane 25 metre pool will cost approx. \$1 million a year to operate, based on data provided by the Penticton pool. The 53-metre pool net operating cost to the taxpayer is approx. \$ 1.2 million. **The operating cost difference is not significant. I would argue that the Cost Impact for both the 26.5 metre and 53- metre pool is comparable, but the 53-metre pool has significantly more opportunities to generate additional revenue.** Also let's not forget that **District taxpayers pay for 2/3 /of the Harry Jerome Operating cost** through the cost sharing arrangement. (i.e. the City pays only 1/3, not the total presented by City staff).

Finally, the “Expected Economic Impact” comparison. This is where the difference is night and day. Due to the lack of versatility, the **26.5 metre pool will have low to ZERO economic impact for the community.** Closing pool to residents for events is usually not encouraged by pool operators. The 53-metre pool will have the required area and specifications to allow an event to be held while at the same time allowing access for residents. It is the flexibility of the 53-metre pool for activities and hosting events which reduces the net operating cost significantly. Kamloops' 53-meter pool has a net operating cost of approx. \$800, 000, less than the present Harry Jerome pool net operating cost.

In closing I have **2 recommendations** which I encourage council to implement prior to voting on these reduction

1. Provided the District with realistic and factual cost estimates for the operating cost of the 53-metre pool and the 26.5 metre pool so the district council can provide a letter of confirmation that it would continue the cost sharing arrangement on Harry Jerome.
2. Re-assess the “Community Recreation Strategy Prioritization process” with input from community aquatic users’ groups as this is a new process.

Thank you for your time.

Bruce Tout  
4025 Mt Seymour Parkway  
North Vancouver

3433 Robinson Road,  
North Vancouver, BC,  
March 8, 2020

Subject: **Harry Jerome Community Recreation Centre – 53 Metre Pool**

Mayor Buchanan and Council,

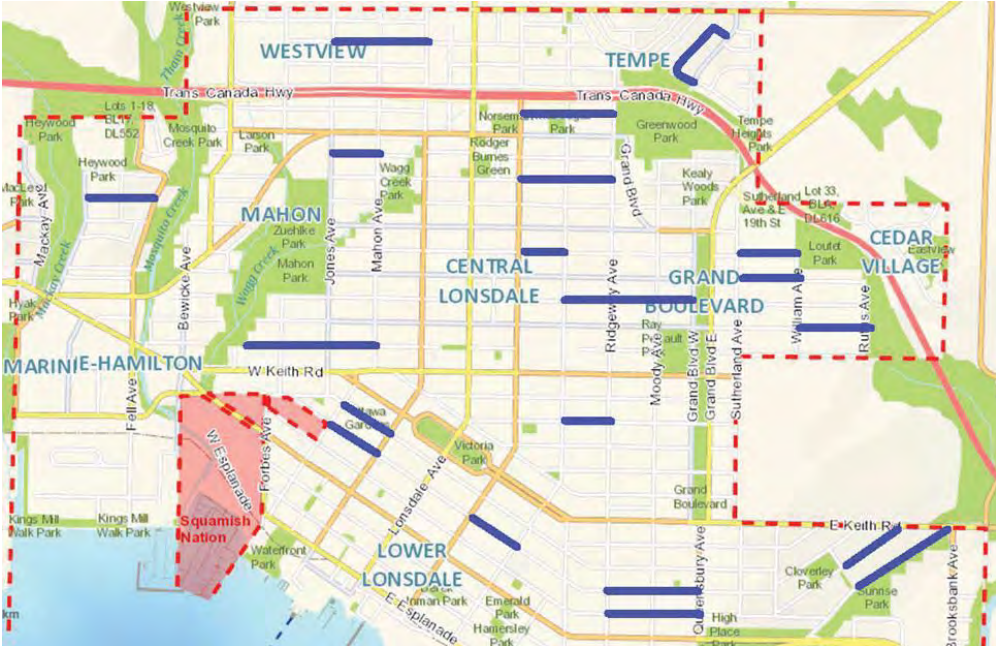
I would like to congratulate you all on the “Healthiest Small City” initiative proclaimed by your council. The Harry Jerome Community Recreation Centre has been and will be instrumental in achieving this vision. The evolution of Lower Lonsdale has been nothing short of amazing!

**City Support for the 53 Metre Pool**

Support for the 53 meter pool has consistently been in the range of 85% over past few years.

The 53 metre pool enjoyed an 87% level of support in the City over the 26.5 metre option during the one month door knocking survey conducted from March 10 to April 9, 2019 by the North Shore Aquatics Society.

This survey involved visiting over 450 homes across the city. Results were consistent across all areas of the City as shown in the map below (Blue Lines). The margin of error for the survey is +/- 4.7 percentage points, nineteen times out of twenty.



## Decision - Making Framework Application to Aquatics Comments

The proposed changes to the Harry Jerome Community Recreation Centre design were made behind closed doors with participants under “gag orders” without any public consultation more than a year ago.

The same is true of the Community Recreation Strategy and Decision-Making Framework which were mandated about one year ago.

Community Recreation Strategy and Decision-Making Framework was released to the public just over a week ago. It provides a good view of goals and an inventory of recreational assets but no timelines.

The untested Decision-Making Framework for Harry Jerome was released 3 days ago.

Council now has a motion on the March 9 Agenda to mandate a re-design of the New Harry Jerome Community Recreation Centre without the 53 metre pool and Curling Rink previously approved.

The Decision-Making Framework **Demand Indicators** identify very high usage and unmet demand for the 26.5 metre option first proposed by **PERC in 2007 (Thirteen years ago)**.

The 53 metre option reduces risk with some reserve capacity and with less unmet demand that could be utilized over **its 60 year life**. The 53 metre option is best for the future.

The Decision-Making Framework Prioritization Criteria recognizes the broad range of use, high adaptability and economic impact of the 53 metre option. **Unfortunately, it has the cost impacts reversed**. The estimated cost of the 26.5 metre option is in the range of \$20 Million (High impact). The incremental cost of the 53 metre option is in the range of \$4.5 Million (about 25% of the 26.5 metre pool option). The 53 metre option cost is Moderate compared to the 26.5 metre proposal. In terms of operating cost, there will **be moderate increases on operating cost of a few dollars per household per year** for City and District residents.

### In Summary

- This council is collaborative and conscientious in its approach
- 87% of City residents support the 53 metre pool over the 26.5 metre option
- Community Recreation Strategy goals are to provide access for all now and in the future
- As the previous council demonstrated, if there is a will a **way can be found**
- No city small or large has ever regretted building a 53 metre pool
- In the past 20 years, there have been two 10 lane 26.5 metre pools built in Canada. Neither has performed well compared to the dozens of 53 metre pools that are the pride of their communities. I have personally visited both. Very quiet places.
- The requirements for the 53 metre were collaboratively developed by City Staff, users and NVRCC. **The 53 metre option is the best for the “Healthiest Small City” initiative**. The smaller pool leaves too many out.

I know that you have a difficult job and that you will do everything you can to do the right thing.

Thank you for your consideration.

Mike Dowling

3433 Robinson Road, North Vancouver, BC,



**From:** Brent Hehn <>  
**Sent:** March-08-20 8:43 PM  
**To:** Mayor  
**Cc:** Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Karla Graham  
**Subject:** Harry Jerome pool proposal

Good day, Mayor Buchanan, we are residents of Lower Lonsdale, raising two children. Currently they are in swim club and attend Delbrook pool and we have been incredibly disappointed by the lack of vision and future proofing of this facility. We attend this pool regularly and it is completely inadequate for the population of North Vancouver. The pools are always packed with no room to swim, the change rooms are packed and entirely too small. I am originally from Kelowna and they have build an amazing facility there, called H2O. It has a massive footprint and is quite simple from the outside, but on the inside it is a jewel and has incredible amenities. The city of North Vancouver should examine this facility to learn how they did it on a small budget and also very quickly. Harry Jerome replacement project should look to this example to build a complex that does not spend all its budget on style with little substance on the inside. A 50 meter pool is long overdue on the north shore as well as a gym and exercise space that can serve the community for many years to come.

We should think to the future with space to expand. Another 25 m pool will not serve the community, and would be very short sighted.

Sincerely,  
Dr Brent Hehn  
1705-151 West Second Street  
North Vancouver, BC

**From:** Mehrnaz Izadnegahdar <>  
**Sent:** March-08-20 9:29 PM  
**To:** Mayor; Tina Hu (Councillor); Jessica McIlroy; Karla Graham; agorard@cnv.org  
**Subject:** Harry Jerome pool proposal

Dear Mayor and Councillors of city of North Vancouver,

I am deeply concerned with the ongoing attempts by City Council to downsize the previously approved 50m swimming pool at Harry Jerome to a 25m pool.

The 50m facility was previously approved with very good reason. It will be a valuable resource for generations to come. Now is not the time for short-sightedness. This facility will not only serve our current community - including my elders, myself, my children - but also multiple generations down the line.

It will provide a much needed training facility for the many swimming clubs on the north shore that serve people of all ages. Our current lack of a 50m pool puts our clubs at a competitive disadvantage. With an ever expanding population on the north shore, it will provide much needed recreation facilities for all recreational swimmers, from young families to seniors.

A healthy community requires proper healthy spaces for their citizens. The current recreational facilities in North Vancouver are either out-dated or do not have the capacity required for a city this size and rapidly growing.

Please support your community and vote against the motion on Monday to reduce the replacement pool size.

Yours sincerely,  
Dr Mehrnaz Izadnegahdar  
1706-151 West 2<sup>nd</sup> Street  
North Vancouver

**From:** Kirsten Clarke <>  
**Sent:** March-08-20 9:32 PM  
**To:** Angela Girard (Councillor); Mayor; Tina Hu (Councillor); Jessica McIlroy; Karla Graham  
**Subject:** 50 Meter Pool

Good evening,

I am writing to implore you to recognize the importance of a 50 meter pool in our community. I was born and have lived on the North Shore for my entire 51 years.

As a child I was bussed across the bridge to learn to swim at the YMCA because there were not facilities to offer lessons on the North Shore. My son is now a competitive swimmer, looking forward to training to become a life guard. He is in the pool 8 times a week, twice at the Pinnacle Hotel, five times at Delbrook and once across the bridge to the Vancouver Aquatic Centre to train at a 50 meter pool.

We spend hours driving to 50 meter pools in other metro Vancouver communities to attend training and competitive meets that can not be held or hosted at our existing facilities on the North Shore.

“IF WE BUILD IT THEY WILL COME”

If the North Shore had a 50 Meter pool we could host swim events for swimmers from as far away as Seachelt and up the Pemberton Valley. Right now we are all driving to Delta, Langley, Surrey and beyond. Every time we drive to an outlying community for a swim event we spend hundreds of dollars in that community on accommodation, food and facility fees, let's keep that money and our swimmers here in our own community.

Sincerely,

Kirsten Clarke  
3360 Church Street  
North Vancouver BC V7K 2L4

**From:** Darren Franko <>  
**Sent:** March-08-20 10:10 PM  
**To:** Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Cc:** Karla Graham  
**Subject:** Aquatic Centre needs 50m lengths

Hello Angela, Tina, Jessica

A chance to design a rec centre come along only every 40 - 50 years. I'm not asking for EVERY new centre to have a 50m pool, just one on the North Shore. I am worried that we'll end up with a compromised facility every time they are rebuilt. Just think of how dense the NS is going to be (is turning already) and how swimming and aquatics never have been trends due to demographics, like curling and perhaps hockey (affordability).

Please consider voting to keep the design of HJ's new pool at 50m!

Thank you from  
Darren and Joanne Franko  
758 East 6<sup>th</sup> Street

**From:** Mona Izadnegahdar <>  
**Sent:** March-09-20 7:00 AM  
**To:** Mayor; Tina Hu (Councillor); Jessica McIlroy; Karla Graham  
**Subject:** HJ Pool Proposal

Dear Mayor Buchanan and Councillors,

It's with great disappointment to hear that City Council is considering to change the previously approved plan of a 50m pool to a 25m pool. As a North Vancouver Resident of 27 years who has chosen to live in this beautiful city for its active and healthy life style and to raise our children here, we ask you to please do not take away what you had promised. North Vancouver needs a 50m pool for generations to come. Short-term thinking does not show leadership.

Mona Izadnegahdar and Kamran Alam  
1075 Prospect Ave  
North Vancouver

**From:** Rosemary Clark <>  
**Sent:** March-09-20 9:44 AM  
**To:** Karla Graham; Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Subject:** 50m Pool

Dear Council Members,

Our community NEEDS this 50m pool, the fact that it's still under debate after being approved is ludicrous.

We are part of the springboard/platform diving community and attend dive meets in Vancouver, Victoria, Kamloops, Kelowna, Whiterock, Langley and a whole host out of Province. These all have fabulous facilities with a 50m pool, recreational pool and dive tank which can all be used at the same time. I cannot understand why this is even being debated.

The North Shore cannot host any diving or swimming competitions, these meets bring so many people from out of town who, if it is a two or three day event, will need to stay in local hotels and use local establishments.

We bang on about the 'North Shore Living' about how great it is but have not the facilities to support it's residents - the children who have to travel across the bridge four, five, six days per week every week to use other city's facilities because we have nothing here to support them. Why is it that a few people who obviously have never had a child in a serious competitive sport feel that their opinion holds more weight than a whole community - is that fair?....Come on guys, let's be smart about this!

North Shore DOES NOT need another disappointing Delbrook 25m pool which has basic functionality. We need a facility which can support the exploding population and also nurture our home grown aquatic athletes.

Lets move forward and give our community a facility to be proud of.

Kind regards

Rosie Clark  
319 Seymour River Place  
North Vancouver, BC V7H 1S6

**From:** Yumi McLaughlin <>  
**Sent:** March-09-20 12:55 AM  
**To:** Angela Girard (Councillor)  
**Subject:** Dear Councillor and city clerk

Dear Councillor and city clerk,

I am deeply concerned with the ongoing attempts by City Council to downsize the previously approved 50m swimming pool at Harry Jerome to a 25m pool.

The 50m facility was previously approved with very good reason. It will be a valuable resource for generations to come. Now is not the time for short-sightedness. This facility will not only serve our current community - including my elders, myself, my daughters - but also multiple generations down the line.

It will provide a much needed training facility for the many swimming clubs on the north shore that serve people of all ages. Our current lack of a 50m pool puts our clubs at a competitive disadvantage. With an ever expanding population on the north shore, it will provide much needed recreation facilities for all recreational swimmers, from young families to seniors.

Please support your community and vote against the motion on Monday to reduce the replacement pool size.

Yours sincerely,  
Yumi McLaughlin  
2563 Whiteley Crt  
North Vancouver

**From:** Golnar Sepahi <>  
**Sent:** March-08-20 9:30 PM  
**To:** Karla Graham; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy; Mayor  
**Subject:** 50 m pool

Dear Mayor Buchanan and fellow councillors;

As I understand it, tomorrow 10th of March, the City Council will be putting forward a motion to downsize the previously **approved 50-metre pool** to a 25-metre pool at Harry Jarome.

Our family is located in the NV District and understand that we contribute 60% towards the operating costs so please listen to our voices.

Harry Jarome is a very convenient location for a majority of the North Shore residents and our population is growing. We need a 50-metre pool to accommodate the future for all of the users groups and ages and to create more revenue opportunities for the North Shore.

**Karla Graham, Angela Girard, Tina Hu, and Jessica McIlroy, please vote to keep the 50 metre pool** and build a facility that can properly serve the future of the North Shore.

Thanks for your consideration,

Golnar Sepahi  
2220 Berkley Ave  
North Vancouver



**From:** Denise Wong <>  
**Sent:** March-09-20 9:49 AM  
**To:** Karla Graham

Dear Ms. Graham,

I would like to express my utmost disappointment in the motion to reduce the Harry Jerome pool to a 25m pool. My sons are active participants in the excellent swim club programs available in the North Shore. It would be an amazing opportunity for them to be able to practice on the North Shore so that they can continue to strive towards excellence in their competitive swimming. There would be undue hardship and disadvantage for them to have to drive into other cities for them to be able to practice in a 50m pool. Please would you consider rejecting this motion of reducing to a 25m pool, for the sake of our young North Shore swimmers seeking to have access to a 50m pool, who are working to achieve greatness in their sport?

Thank you,

Denise Wong  
3303 Huntleigh Court  
North Vancouver BC

**From:** Jen Gow <>  
**Sent:** March-09-20 10:42 AM  
**To:** Karla Graham  
**Subject:** Fwd: Urgent: Harry Jerome swimming pool

Dear City Clerk,

I would like to inform you that I sent the email below yesterday to the Mayor and Councillors McIlroy, Hu, Girard and Buchanan.

I request that these communications be accepted as part of the public record for the March 9, 2020 council meeting.

Sincerely,

Dr. Jennifer Gow  
1530 Arborlynn Drive  
North Vancouver BC V7J 2V3

----- Forwarded message -----

**From:** Jen Gow >  
**Date:** Sun, 8 Mar 2020 at 18:55  
**Subject:** Urgent: Harry Jerome swimming pool  
**To:** <[jmcllroy@cnv.org](mailto:jmcllroy@cnv.org)>

Dear Councillor McIlroy,

I am deeply concerned with the ongoing attempts by City Council to downsize the previously approved 50m swimming pool at Harry Jerome to a 25m pool.

The 50m facility was previously approved with very good reason. It will be a valuable resource for generations to come. Now is not the time for short-sightedness. This facility will not only serve our current community - including my elders, myself, my daughters - but also multiple generations down the line.

It will provide a much needed training facility for the many swimming clubs on the north shore that serve people of all ages. Our current lack of a 50m pool puts our clubs at a competitive disadvantage. With an ever expanding population on the north shore, it will provide much needed recreation facilities for all recreational swimmers, from young families to seniors.

Please support your community and vote against the motion on Monday to reduce the replacement pool size.

Yours sincerely,  
Jennifer Gow

**From:** Dominic Brecher <>  
**Sent:** March-07-20 8:09 PM  
**To:** Jessica McIlroy; Tina Hu (Councillor); Angela Girard (Councillor)  
**Cc:** Karla Graham  
**Subject:** Harry Jerome pool

Dear Counsellors,

I was disappointed to hear about the motion due to be debated on Monday, to reduce the proposed 50m Harry Jerome replacement pool with a smaller 25m one.

A full-sized 50m pool would be a huge benefit to the North Shore. It would provide training facilities for up-and-coming young athletes, who currently have to travel into Vancouver to train at a full-sized pool. It could provide a competition venue, allowing the North Shore to host swim meets. It would be a facility widely used by recreational swimmers, of which there are many on the North Shore. It would provide children and families the opportunity to swim in a great environment. And it would constitute such resources for years to come.

Please consider voting against the motion n Monday to reduce the replacement pool size.

Yours sincerely,  
Dominic Brecher  
1530 Arborlynn Drive  
North Vancouver

**From:** Peter Belanger <>  
**Sent:** March-09-20 10:24 AM  
**To:** Mayor; Karla Graham; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Subject:** 50 Meter Pool

Dear Mayor Buchanan and fellow councillors;

As I understand it, tomorrow March 9th, the City Council will be putting forward a motion to downsize the previously **approved 50-metre pool** to a 25-metre pool at Harry Jarome.

Our family is located in the NV District and understand that we contribute 60% towards the operating costs so please listen to our voices.

Harry Jarome is a very convenient location for a majority of the North Shore residents and our population is growing. We need a 50-metre pool to accommodate the future for all of the users groups and ages and to create more revenue opportunities for the North Shore.

**Karla Graham, Angela Girard, Tina Hu, and Jessica McIlroy, please vote to keep the 50 metre pool** and build a facility that can properly serve the future of the North Shore.

Thanks for your consideration,

Peter Belanger  
2220 Berkley Ave  
North Vancouver

**From:** chris huntley  
**Sent:** March-09-20 1:15 AM  
**To:** Karla Graham  
**Subject:** 50 m Pool

Dear Ms. Graham,

I am very concerned about the possible changes to the previously approved 50 m pool; for this reason I have written to three councillors (Angela Girard, Tina Hu and Jessica McIlroy) pleading to let the 50 m pool proposal stand.

This email is just for your records.

Best Regards,

Elsa Huntley

4825 The Dale

West Vancouver, V7W1K2

**From:** Dave Matthews <>  
**Sent:** March-08-20 8:43 PM  
**To:** Tony Valente (Councillor); Linda Buchanan (Mayor); Holly Back (Councillor); Don Bell (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Cc:** Karla Graham  
**Subject:** Harry Jerome Replacement

Your Worship and City Council members.

This message is in regard to the report and recommendations in front of council regarding the replacement of the Harry Jerome Centre.

It is profoundly disappointing that we are revisiting this development and opportunity for the City.

We are evaluating the replacement of a structure that was built in 1966 – over 50 years ago. We all know just how dramatically the city has changed. It is disappointing - and in my view myopic - that council is advocating for essentially replacing 50 year old infrastructure with mostly the same infrastructure. Will the legacy you leave be short changing multiple future generations with inadequate public facilities? Will the smaller facility service our community for the next 50 years. You all know the answer to this question

In particular, the citizens of North Vancouver were expecting a modern aquatic facility. If you look at the pool schedules in all the north shore pools you will see they are all 100% booked all day every day. So, if you want to lane swim on Saturday, yes, one lane open at Delbrook. If you want to start a new aquatics program (underwater hockey? Syncro swimming? Diving?) – well no chance. The minimal additional cost of running the pool would be covered by the fact that multiple programs could be run in parallel thus offsetting the cost. The Mayor and Council has spoken at great length about making us the “healthiest small city” and I fail to see how this statement is consistent with cutting the very infrastructure that will give our residents access to programs to achieve this end. This is to say nothing of the opportunities to run regional or national swimming, diving and other aquatic meets, bringing tourism money to the local economy. I believe council wants our city to be ambitious and competitive – well then?

The decision you make regarding this critical piece of infrastructure will very much affect the lives of every citizen of North Vancouver quite literally for GENERATIONS TO COME.

Sincerely,

Dave Matthews  
5650 Eagle Court  
North Vancouver

**From:** Buke Otkunc <>  
**Sent:** March-09-20 11:02 AM  
**Subject:** North Van kids need 50m pool

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear North Mayor and Councils,

I was sadly advised that you're considering cancelling the 50m pool for the North Shore. I wanted to share you with my positive experience with my kids hoping that would encourage you to keep the project. I have an extremely introvert boy who blossomed only with swimming. Any other activity we tried to keep him at - hockey, soccer, baseball - he was not interested. Swimming has helped to grow his confidence, make friendships and learn to compete in a friendly environment. The swim community has been a home for him. Having a larger pool will encourage to keep him at this and help him develop skills for competing at larger events.

I'm sure you're already aware that swim meets bring business to the community and by having a larger pool we can only anticipate more of it.

Looking forward to hearing that you'll be keeping the 50m pool project.

Thanks,  
Buke Otkunc - Mother of 2 kids who regularly swim in North Van  
3086 William Ave  
North Vancouver

**From:** Sherry Pomerleau <>  
**Sent:** March-08-20 8:41 PM  
**To:** Karla Graham; Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Subject:** A plead to maintain the 50 m+ Pool at HJCRC

Dear Mayor Buchanan and fellow councillors; **Karla Graham, Angela Girard, Tina Hu, Jessica McIlroy.**

As I understand it, tomorrow March 9th, the City Council will be putting forward a motion to downsize the ***previously approved 50-metre pool*** to a 25-metre pool at Harry Jarome. ***Why?***

Reducing the pool from 50 metres to 25 metres will only save money on the build in the short-term however seems very short-sighted in comparison to the potential future revenue and what it offers long-term for NV city and district residents and business owners.

We live in the NV District and understand that residents contribute 60% towards the operating costs so please listen to our voices. Harry Jarome is a very convenient location for a majority of the North Shore residents and our population is growing.

If the 50 m configuration moves forward, the new facility has the potential to be a 'home' pool for my son's current swim club as well I am sure other groups who are already regularly contributing to the revenue of this facility.

In addition, there is the potential to reap the revenue for hosting swim meets and Provincial competitions which now happen downtown or further out in the valley. This would generate further revenue not only for the recreational facility but also for the local businesses.

**Karla Graham, Angela Girard, Tina Hu, and Jessica McIlroy, please vote to keep the 50 metre pool** and build a facility that can properly serve the future of the North Shore.

Thanks for your time

Sherry Pomerleau  
2206 Berkley Ave  
North Vancouver, BC V7H 1Z7



**From:** Jen Keane <>  
**Sent:** March-07-20 9:35 PM  
**To:** Angela Girard (Councillor); Karla Graham; Mayor; Tina Hu (Councillor); Jessica McIlroy  
**Subject:** 50m pool

Dear mayor and councillors,

I am writing to express my (and my communities) interest in keeping with the plans to implement a 50 metre pool on the north shore. I am not sure how much of this email you will actually read as you are in favour of reducing its size to a standard small pool. I encourage you, that if you want to be part to build active, competitive swimmers in our community that you make a pool this size accessible to tax payers in our region who don't have to commute through a failed infrastructure on the regular to practice.

Please think of way to build the resources needed for the people 10+ years from now instead of meeting basic needs a the community censused 5 years ago.

Cheers,

Jen Keane  
532 16th st east  
north vancouver

**From:** Peter Mountstevens <>  
**Sent:** March-08-20 1:12 PM  
**To:** Mayor  
**Cc:** Karla Graham  
**Subject:** Please Reconsider the Decision Made by your Predecessors

Dear Mayor Buchanan

I am saddened by the prospect of the current City Council voting tomorrow night to take a backward step regarding the future of the City of North Vancouver's residents leisure facilities.

The Harry Jerome Project, was approved by your predecessor after due consideration and process. It was a long process and the decision was not reached lightly but it was reached through a democratic process. It was approved because it was found to be the best option for the Future of North Vancouver. Tomorrow you may vote to reduce that option.

I would appeal to you to not look at this for the short term saving but to consider the population in 20, 40 years time and future Council's who will be struggling with the legacy you are considering on leaving them. The problem they will encounter, no less real than the one this Council and the previous Council considered.

The population isn't getting smaller and the average age isn't getting younger and with higher more dense residential areas people are going to need facilities that meet their needs and replacing an aging Harry Jerome with the "lite" version isn't going to suffice.

My main interest is the swimming pool but it isn't limited to that. The Harry Jerome Replacement Project as approved by the previous Council was a facility designed for all and although I honestly do believe the 50m pool is a far better option, that all the recreation facility planners agree provides far superior flexibility for programming it isn't just about the pool.

Please reconsider. As a resident of the North Shore with children who have been on local ice hockey, soccer, swimming and football teams I know that it is these children who will suffer. We have the opportunity to give the Residents of this Community a pool that can be programmed to meet multiple purposes at all times and quite simply the pool that is being considered at the moment is a dinosaur that only a handful of municipalities have opted for and some have regretted after the event. Don't join that number and make the same mistake with public money. This is your time and this will be your legacy.

Thank you for the opportunity to bring this to your attention.

Yours sincerely

Peter Mountstevens  
412 East 1st Street  
North Vancouver

**From:** Peter Mountstevens <>  
**Sent:** March-08-20 1:22 PM  
**To:** Angela Girard; Tina Hu; Jessica McIlroy  
**Cc:** Karla Graham  
**Subject:** Please Honour the Decision Made by the Previous City Council  
**Attachments:** 50m Pool Options Small.pdf; Presentation 1 - 54m x 8 lanes (1).pdf

Dear Councillors Angela Girard, Tina Hu, Jessica McIlroy

I am saddened by the prospect of the current City Council voting tomorrow night to take a backward step regarding the future of the City of North Vancouver's residents leisure facilities.

The Harry Jerome Project, was approved by the previous City Council after due consideration and process. It was a long process and the decision was not reached lightly but it was reached through a democratic process. It was approved because it was found to be the **best option** for the Future of North Vancouver. Tomorrow you may vote to reduce that option.

I would appeal to you to not look at this for the short term saving but to consider the population in 20, 40 years time and future Council's who will be struggling with the legacy you are considering on leaving them. The problem they will encounter, no less real than the one this Council and the previous Council considered.

The population isn't getting smaller and the average age isn't getting younger and with higher more dense residential areas people are going to need facilities that meet their needs and replacing an aging Harry Jerome with the "lite" version isn't going to suffice.

My main interest is the swimming pool but it isn't limited to that. The Harry Jerome Replacement Project as approved by the previous Council was a facility designed for all and although I honestly do believe the 50m pool is a far better option, that all the recreation facility planners agree provides far superior flexibility for programming it isn't just about the pool.

Please reconsider. As a resident of the North Shore with children who have been on local ice hockey, soccer, swimming and football teams I know that it is these and future generations of children who will suffer. They may be children now but they will grow to be the adults of the future. We have the opportunity to give the Residents of this Community a pool that can be programmed to meet multiple purposes at all times and quite simply the pool that is being considered at the moment is a dinosaur that only a handful of municipalities in Canada have opted for and some have regretted building after the event. Don't join that number and make the same mistake with public money. This is your time and this will be your legacy.

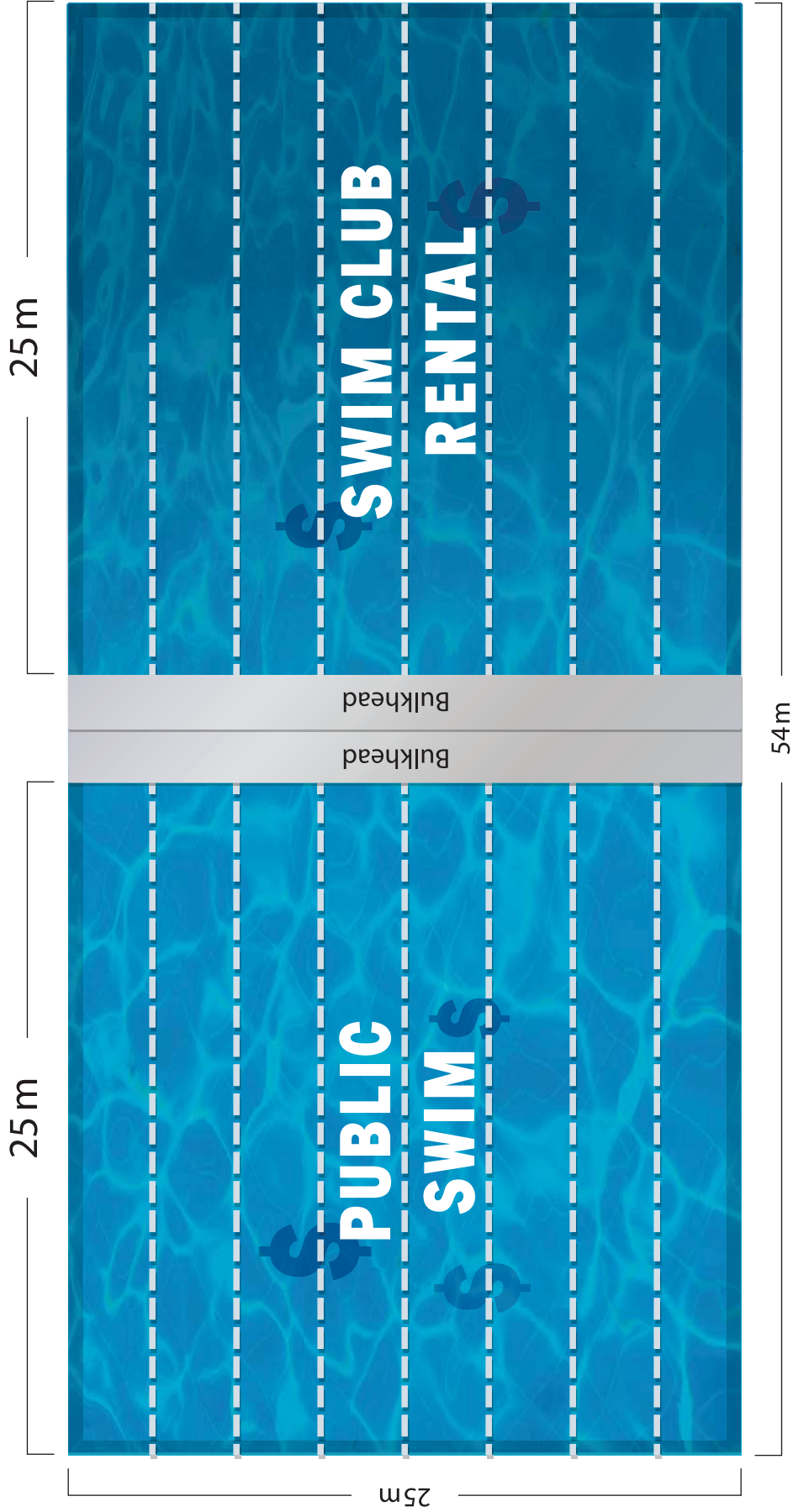
To perhaps better demonstrate the versatility of a 50m pool I am attaching some graphics that do a better job of showing the reasoning. Please take a look and if you have any questions I would willingly try to answer them.

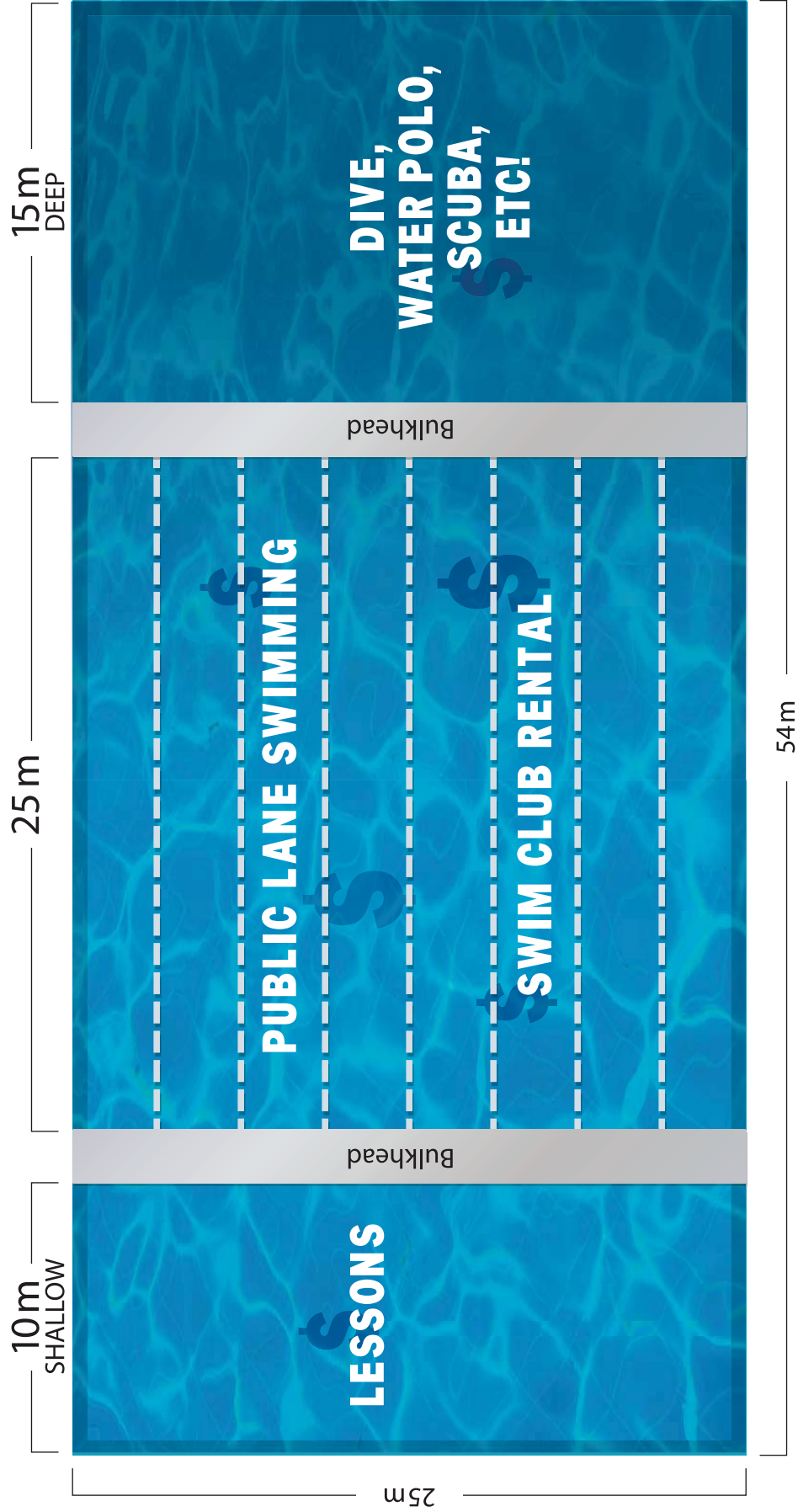
Thank you for the opportunity to bring this to your attention.

Yours sincerely

Peter Mountstevens

412 East 1st Street, North Vancouver





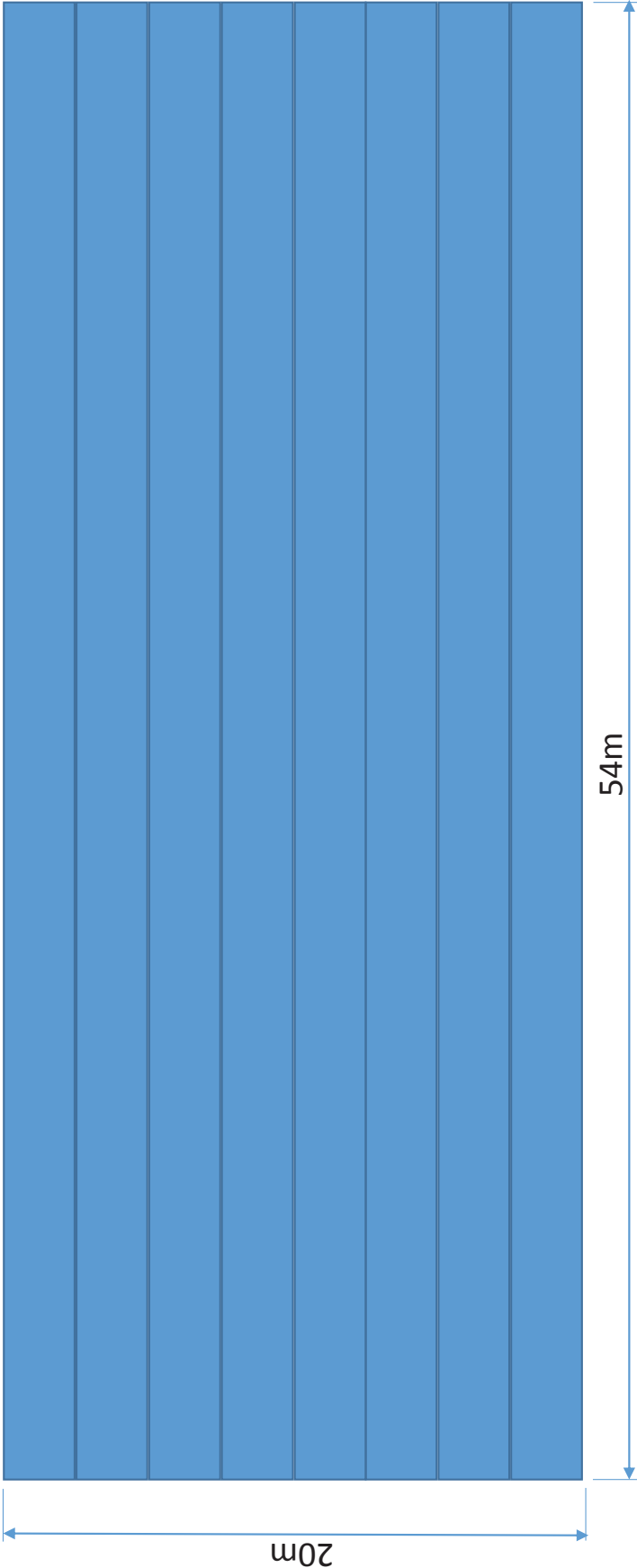
50 m



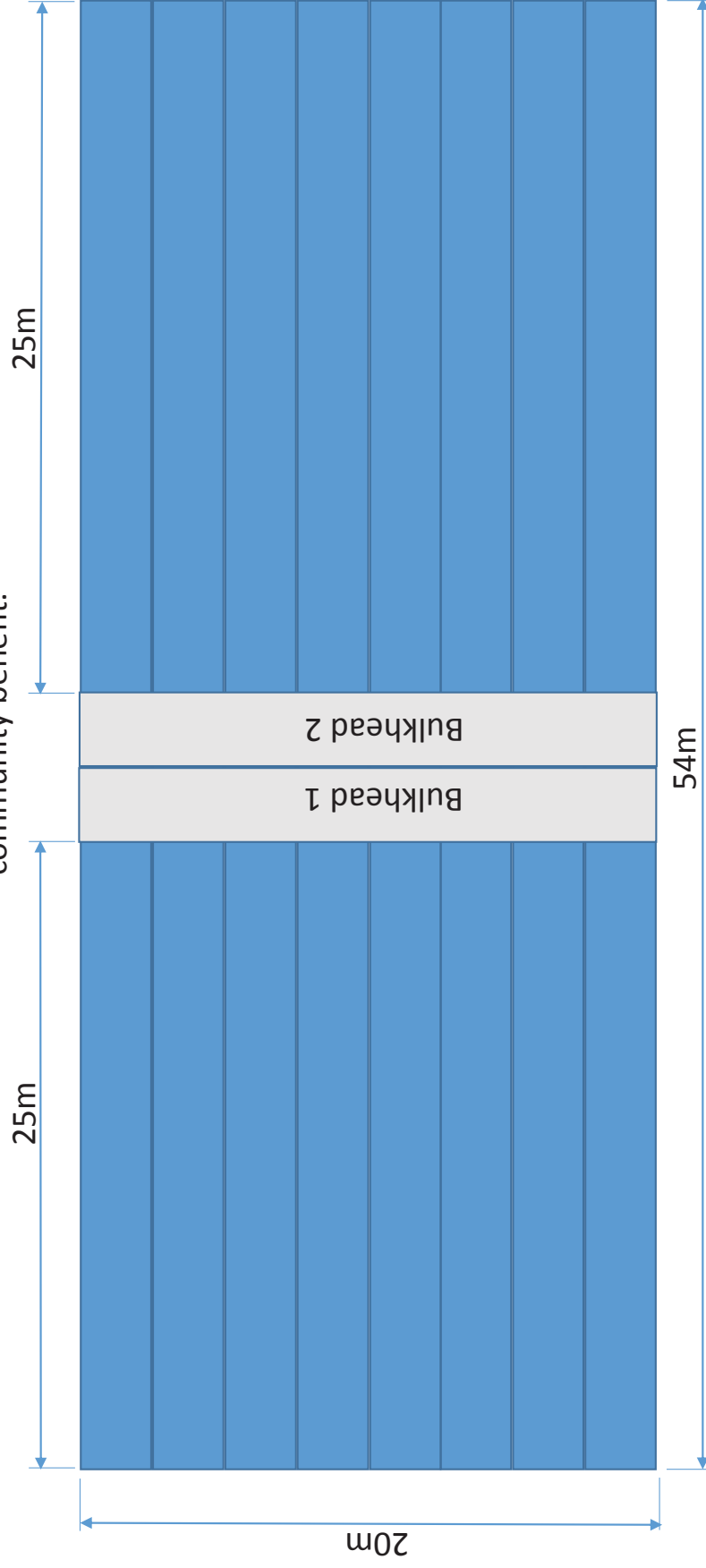
25m

54m

54 m x 8 lane (20m) pool.

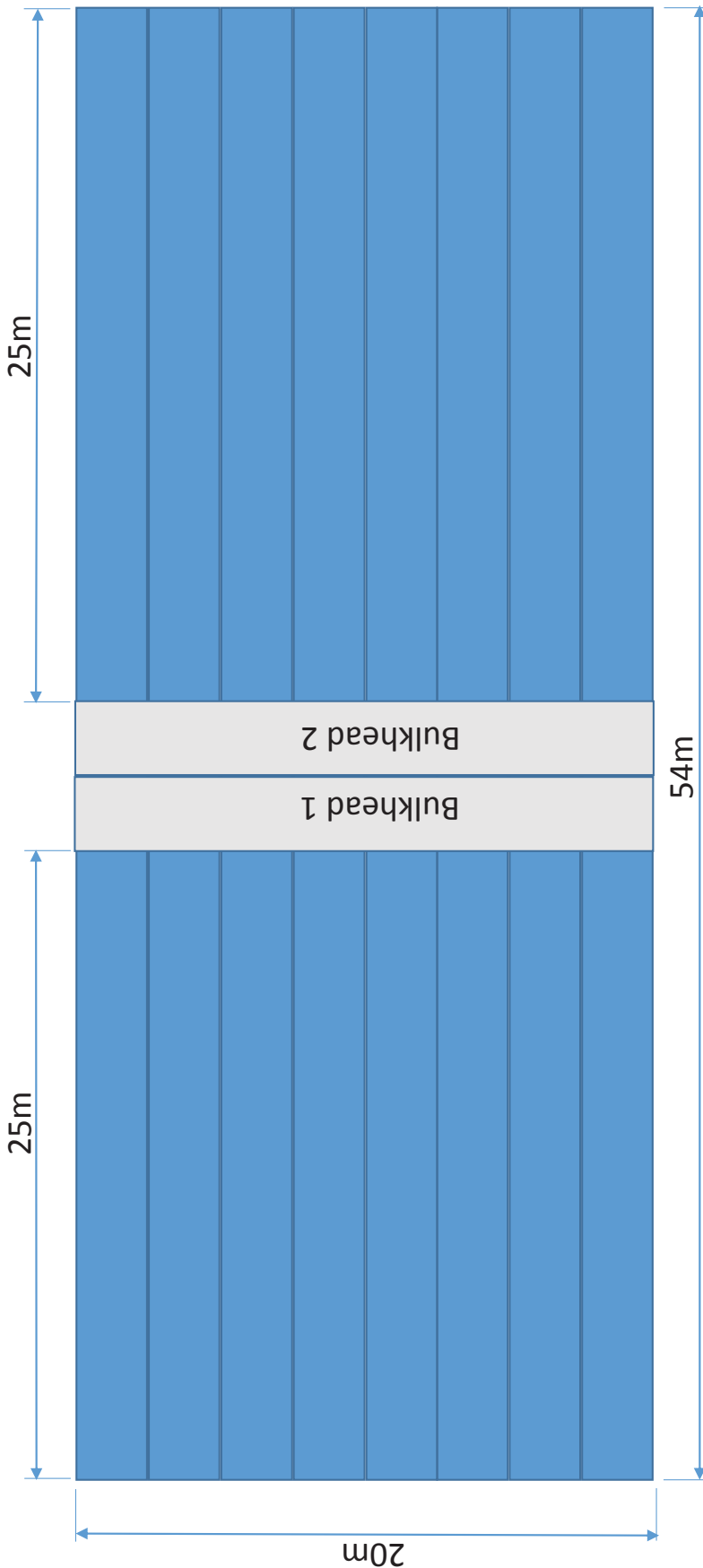


**Configuration 1**  
Add two bulkheads and allow multiple user groups with multiple configurations for maximum community benefit.

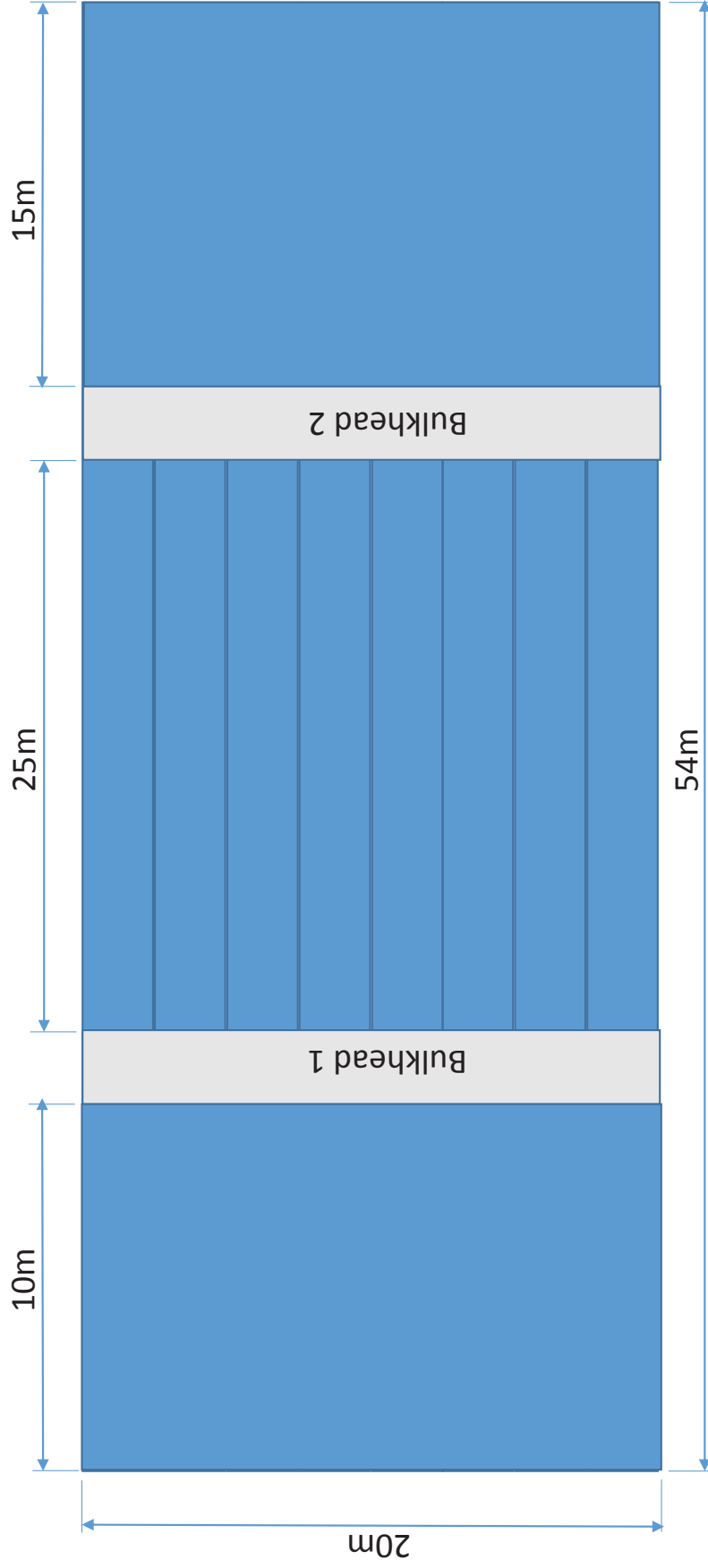




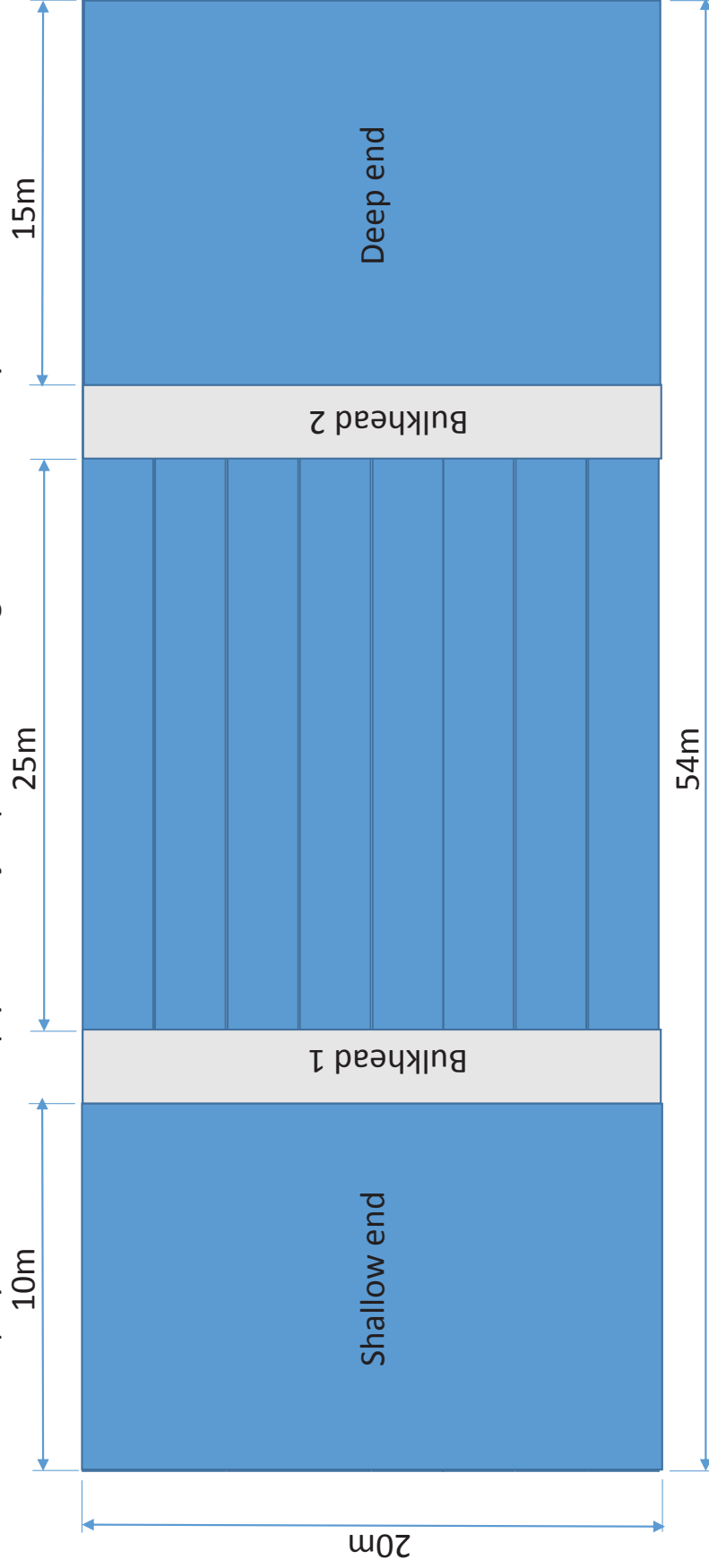
Configuration 1 allows for 25m swim meet plus public swim, or 25m swim practice and public swim or multiple lanes of public swim at busy periods.



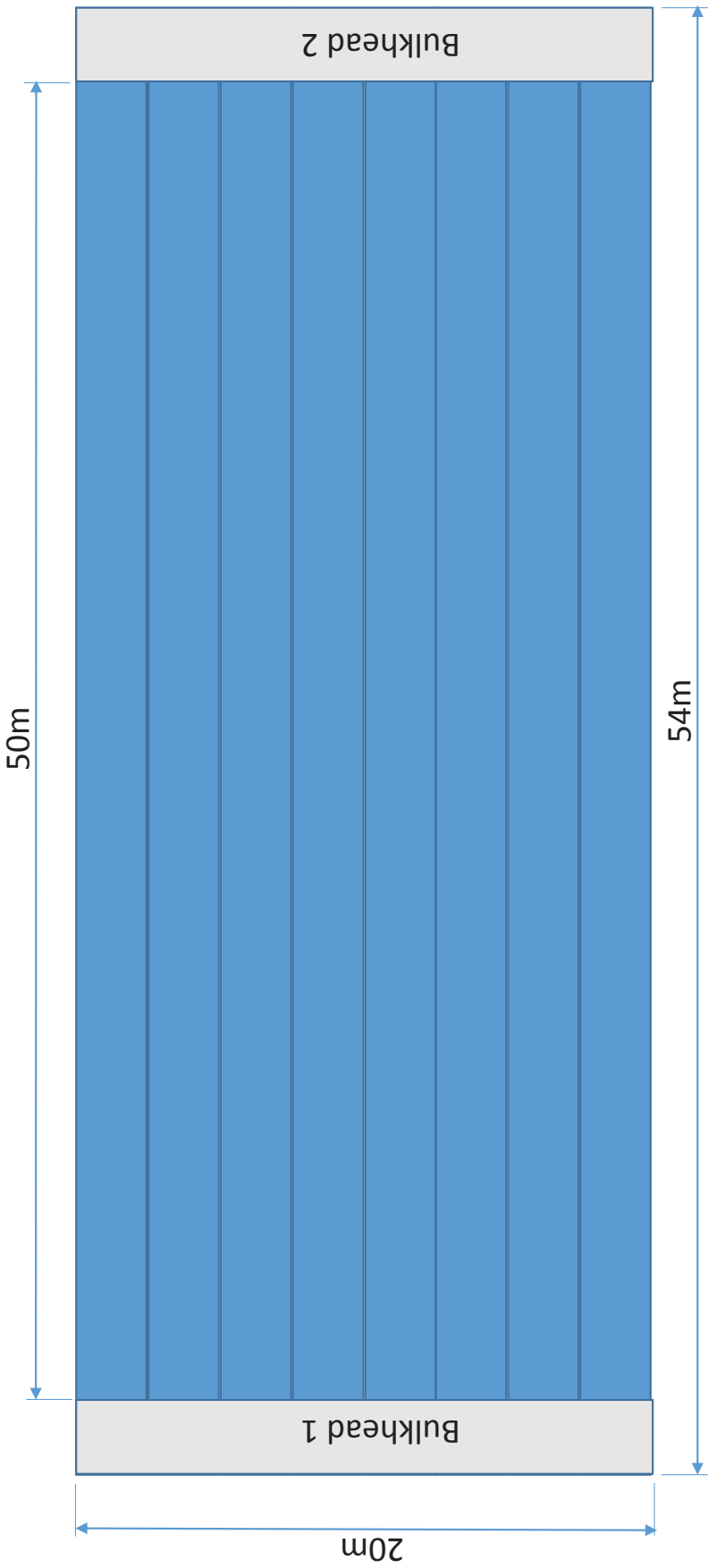
**Configuration 2**  
Rearrange the bulkheads to create a multiple use pool



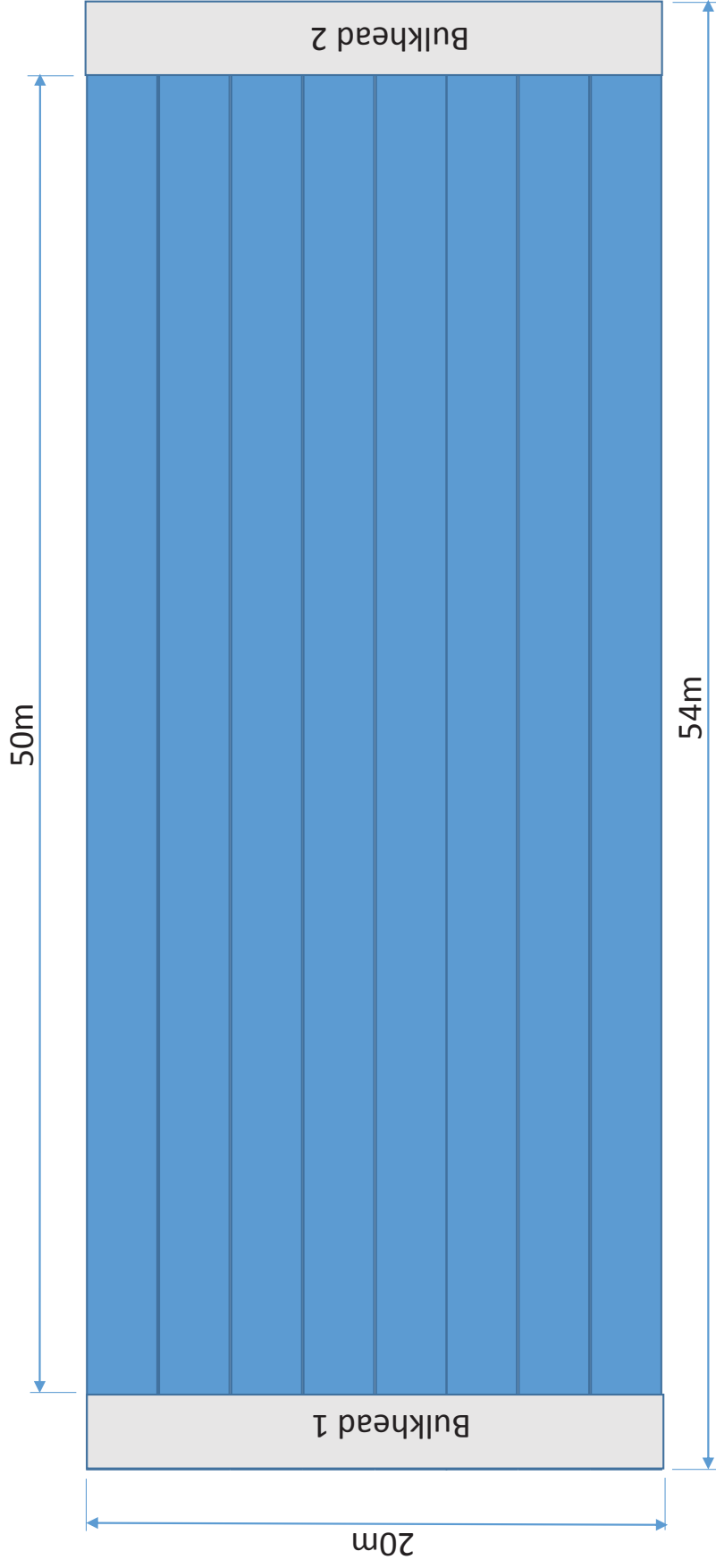
Configuration 2 allows for 25m practice and public swim, plus lessons in shallow end and water polo, synchronised swimming, diving, kayak rolling, scuba club or even just public free play for kids that simply want to jump off a 10m high board in safety.



**Configuration 3**  
Rearrange the bulkheads for a longer swimming pool



Configuration 3 allows for 50m practice and public swim or 50m competition swim meet



**From:** Andreas Aalhus <>  
**Sent:** March-07-20 6:38 PM  
**To:** Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Cc:** Karla Graham  
**Subject:** Harry Jerome Pool

Dear Mayor Buchanan, Councillors Girard, Hu, McIlroy,

I am writing to you in support of a 50m competition appropriate pool for the Harry Jerome redevelopment.

I've four children who swim competitively, chasing their dreams.

I could provide lengthy argument in favour of a 50m pool but no doubt you've heard them all.

So I will be blunt. If you vote against a 50m pool, I will vote against you.

Regards,  
Andreas Aalhus

**From:** Amanda Thirtle <>  
**Sent:** March-08-20 1:43 PM  
**To:** Karla Graham  
**Subject:** The 50m pool...

Good afternoon Karla,

My name is Amanda Thirtle. I am writing to express my concern about the possibility of the proposed 50 metre pool being changed to 25m. The North Shore would benefit greatly from having a proper 50m. My children are young and both involved with the local teams and I grew up swimming competitively. The opportunities that come from being able to host proper events would be amazing for the North Shore, creating revenue for hotels, restaurants, shops, etc. Please, I ask you to think on the great possibilities and vote to keep the 50m.

Kind regards,

Amanda Thirtle

**From:** David Wilburn <>  
**Sent:** March-08-20 4:38 PM  
**To:** Mayor  
**Cc:** Karla Graham; Angela Girard (Councillor); Tina Hu (Councillor); jmcllroy@cnv.org  
**Subject:** Motion March 9th with respect to new Harry Jerome pool

To Mayor and Councilors.

I would like to express my disappointment with the motion being presented March 9th to reduce the new Harry Jerome pool to a 25 meter pool.

To not have a 50 meter pool would not be in the long term interests of ensuring a vibrant and healthy community. Users of all ages more and more look to swimming as a way to keep active and healthy. A 25 meter pool clearly does not meet this growing demand.

I strongly believe that reducing the pool to 25 meters would be a short sighted decision.

The City of North Van can lead the way since the North Shore is one of the only communities within greater Vancouver not to have a 50 meter pool.

I urge you to please think of the long term economic benefits and community well being. Keep the plan ahead for a 50 meter pool.

Thank you.

David Wilburn



**From:** natalie <>  
**Sent:** March-08-20 4:47 PM  
**To:** Karla Graham  
**Subject:** pool-Harry Jerome

Dear Karla Graham,

I am writing to you concerning the possible amendment to the pool size at Harry Jerome.

It was with great excitement that I looked forward to North Vancouver's new 50m pool. I have taken up swimming after realising I can no longer run due to hip problems. The pools in North Vancouver are well used and the short distance prevents swimmers from being able to spread out. With busy schedules it is impossible to squeeze in a good work out without feeling crowded.

The new rec centre at Delbrooke is beautiful. Can we not make Harry Jerome complement it with an exceptional pool?

Thank you for your time,

Natalie and Riley Golan

329 west 21st St

North Vancouver

**From:** Wood Family <>  
**Sent:** March-08-20 5:32 PM  
**To:** Karla Graham; Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Subject:** 50 Metre Pool Needed

Dear Mayor Buchanan, Councillor Hu, Councillor Girard and Councillor McIlroy,

As a long time North Vancouver resident and as a family of pool users, I am writing on behalf of my family to express my utmost disappointment and concern with regards to the proposal by some of the council to change the 'previously approved' 50 metre pool back to a 25 metre pool to be built at the newly proposed Harry Jerome Recreation Facility. This conversation that is taking place, once again, and the possible reality of what the North Shore Aquatic Society has worked and fought tirelessly and relentlessly for, may be taken away, once again, is so disheartening to say the least.

Having grown up on the North Shore for all but 5 of my 60 years, I have seen many, many changes in our community. In recent years the largest change that has taken place is the number of multi-dwelling/high rise complexes and condos that have been built and continue to be built along Marine Drive, off Capilano Road near Woodcroft and along Keith Road, just to name a few locations. With these complexes come families and with these families come children. As our number of residence on the North Shore continues to grow, so does the demand for recreational facilities especially for those children growing up in complexes with no backyards. Yes, we do have 'aged' recreational centres that suffice for now; but, in the next 50 years as our beautiful community continues to become populated, and when I am long gone, I wish for future generations young and old to have a beautiful pool to go to to be able to enjoy all aquatic programs. Building a 50 metre pool, (ideally a 53 metre pool), would accommodate all of our community's needs-swim lessons, aquasize classes, a diving club, competitive swim clubs, water polo clubs, synchronized swimming, birthday parties, and certifications for lifeguarding or swim instructors. I could go on and on, but I think you get the idea. The difference is, many of the aforementioned programs/ activities can be done simultaneously in a 50 metre pool. In addition, a 50 metre pool would bring in high level/international competitions which would bring revenue to local businesses.

I know you have heard many of the arguments that I am presenting; but as a council, you need to think long term and not short term which would be building another 25 metre pool on the North Shore. Providing a place for families who move into the City and District of North Vancouver to gather at and spend time creating family memories is a gift you can leave for generations to come. I encourage you to be forward thinking and take a trip to Watermania in Richmond, as I have encouraged previous councillors to do, and spend time talking to patrons and staff alike about the impact a 50 metre pool has had on their community. This facility is only one of many throughout the province that has listened to and provided their community with an aquatic facility that meets all of their community's needs. As a 'Facility Excellence Award Winner' and voted 'Richmond's Family Amusement Centre' we can learn a great deal from the forward thinking councillors from years ago. They saw a need in their community and acted on it. In closing, I encourage the council to be the council of the people. I leave you with this quote:

“Leaders make decisions that create the future they desire.”  
-Mike Murdock

Please make the decision that the North Shore Aquatic Society has worked so hard for, to speak and advocate for, and so desires for, and that is to provide and build the 'previously approved' 50 metre pool for the people living on the North Shore.

Sincerely,  
Darcey Dalzell Wood  
1326 Sowden Street  
North Vancouver, BC  
V7P 1L8

**From:** Lauren Wilson <>  
**Sent:** March-08-20 8:48 PM  
**To:** Karla Graham; Mayor; Angela Girard (Councillor); Tina Hu (Councillor); Jessica McIlroy  
**Subject:** Harry Jerome 50 metre pool needed

Dear Mayor and Councillors,

I am writing on behalf of my family of four and a resident of North Vancouver to let it be known that we are in full support of a 50 metre pool at Harry Jerome.

We support a fit and health community for all ages. Please ensure we build a pool which will serve all the residents of the City of North Vancouver, not only for today, but tomorrow. We can only achieve this with a multi-purpose 50 meter pool.

A 50 metre pool would give North Vancouver a facility that can accommodate a number of sports and recreational needs of the community. The winters are long and dark here and residents of the North Shore rely on community centres such as Harry Jerome.

We leave this very important decision in your hands to make - please make the right one.

--

Lauren Wilson

**From:** Karla Cheon <>  
**Sent:** March-08-20 9:54 PM  
**Cc:** Karla Graham  
**Subject:** Let's get more kids into lessons

Dear Counsellor Girard,

This Tuesday between my husband and I - one of us will get in line at Harry Jerome by 6am and the other will frantically try online to get the swim lessons needed for two of our three kids. Having a daughter you may already know how hard it is to get kids into swimming lessons as they consistently fill up in minutes each session.

Having seen the Vancouver, Richmond and Langley facilities that can accommodate for both aquatic events and lessons at the same time - I am writing to ask that you consider voting yes to keep the much needed 50 meter pool alive at Harry Jerome.

Here's to less chaos to get our kids into lessons!

Warmly,  
Karla Cheon

---

**From:** linda sullivan  
**Sent:** March-09-20 11:15 AM  
**To:** Mayor  
**Cc:** Karla Graham; Don Bell (Councillor); Holly Back (Councillor); Angela Girard (Councillor); Tina Hu (Councillor); Tony Valente (Councillor); Jessica McIlroy  
**Subject:** Support for 50 metre pool - NSAS Comments on City Staff Recommendation  
**Attachments:** NSAS Response to City Staff Recommendation.docx

Hello Mayor and Council,

We understand that Council is preparing to make a decision tonight on the Harry Jerome recommendation proposed by City staff. This recommendation has come from the Community Recreation Strategy, but again boils down to choices/recommendations being made based on financial concerns. The attached document reviews the financial concerns again using the information the North Shore Aquatics Society has collected over the past 10 years from pool operators, published annual reports from various cities and census data, as well as other research.

The North Shore Aquatics Society canvassed City residents last spring and found that an overwhelming number (85-92%) support the 50 metre pool, rather than the 26.5 metre pool, despite the difference in cost. Aquatics users are finding it harder and harder to use a pool. The report prepared by City staff indicates that a new 26.5 metre pool will be over 90% utilized. Sounds fiscally responsible for today, but this does not accommodate the continuing growth projections for the City, while the new pool will be in place for the next 50 to 60 years.

We urge Council to proceed with the 50 metre pool. Thank you for considering our submission,

Linda Sullivan, President  
North Shore Aquatics Society

# Community Multi-Purpose 50 metre Pool

Harry Jerome  
Community Recreation Centre  
Response to City Staff Recommendation

Information Provided by  
North Shore Aquatics Society  
March 2020



The North Shore Aquatics Society (NSAS) is comprised of members of the public and community groups who have contributed to the NSAS knowledge base and have offered their support.

This document considers the information contained in the February 18, 2019 and March 5, 2020 City Staff recommendation to Council. Staff was tasked in November 2018 with finding ways to reduce the capital cost of the Harry Jerome Redevelopment Project and to reduce the financial risk. The March 4, 2019 package from staff does this by reducing and eliminating components of the original project. Staff take that further in the Community Recreation Strategy and justify their recommendation. The one of concern to the North Shore Aquatics Society is the recommendation to reduce the scope of the 50 metre pool to a 10-lane, 25 metre pool.

This discussion piece is based on information that was obtained from pool operators, reports and websites, and is believed by the North Shore Aquatics Society and its advisors to be reliable.

# Capital Costs reduced through collaboration with NSAS

- Community pool features were emphasized
- Capital cost reduced from \$10 to \$4.6 million - savings of \$5.4 million
- Dive tower height lowered from 10 to 5 metres
- Deck space reduced from 10 to 6 metres
- Spectator seating modified from 400 permanent seats to retractable seats
- Pool depth reduced from 5 to 3.8 metres at deep end

2

In December 2017 the North Shore Aquatics Society was asked to participate in meetings with the City planning team.

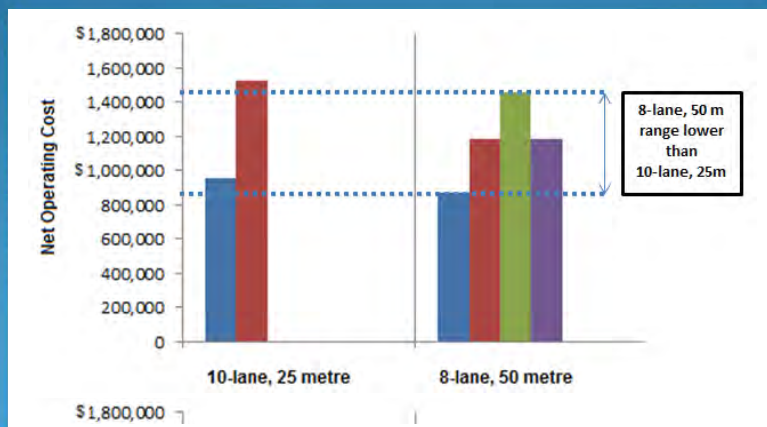
The North Shore Aquatics Society provided City staff with a 92 page document in January 2018 based on interviews with all aquatics users, including the public, aquatic sports groups, therapy groups, aquacize, and seniors. The Aquatics Design Requirements Report described and summarized the aquatic needs of all these groups. NSAS actively participated in the Functional Space Design process for three months.

Through the process of collaborative discussion, the scope of the 50 metre pool was considerably reduced which resulted in a **cost savings of \$5.4 million from the original \$10 million**. This eliminated some of the needs identified in the Aquatics Design Requirements Report, but retained features of a community based pool. Further reduction in scope to a 10-lane, 25 metre pool would not meet the needs of these aquatic groups, and would eliminate many aquatic programs that these groups who currently travel off the North Shore to participate in were hoping would be included in a 50 metre pool. This includes children, adults and seniors who participate in recreational aquatic activities. Current programming provided by NVRCC is inadequate and has resulted in waiting lists and frustration for aquatics users.



# Range in Net Operating Cost

- Data from Metro Vancouver pools show that the range in operating cost of an 8-lane, 50m pool\* is lower than a 10-lane, 25 metre pool
- The City predicted that the operating cost of the 8-lane 50 metre pool would be \$1,922,000\*\* with a range of \$200,000 to \$1 million above a 10-lane, 25 metre pool.



\*Based on Metro Vancouver Pools with the amenities requested by the aquatics community  
 \*\*Estimate of 1,922,000 provided in July 23, 2018 report to Council

3

The 2017 research done by City staff to determine the total operating costs for Harry Jerome included all nine Metro Vancouver recreation centres with a 50 metre pool. The operating cost figures for a 50 metre pool were not provided by pool in the July 23, 2018 report to Council (citing confidentiality). However, an estimate of the operating cost of an 8-lane, 50 metre pool at Harry Jerome of \$1,922,000 was provided in a February 25, 2019 Staff report, with a range of \$200,000 to \$1 million above a 10-lane, 25 metre pool. This is a highly inflated figure, given the reduced scope of the 50 metre pool suggested by the NSAS. The City has not provided any information on operating costs of a 10-lane, 25 metre pool.

NSAS compiled operating costs from Surrey Sport and Leisure Centre, Coquitlam City Centre, New Westminster Canada Games and Richmond Watermania as these four pools include the amenities requested by the aquatics community for an 8-lane, 50 metre pool. NSAS also obtained the operating costs of Penticton and Côte Saint-Luc which are both 10-lane, 25 metre pools. The figure shows that these 8-lane, 50 metre pools, preferred by the public, are the same, or lower in operating costs than the 10-lane, 25 metre pools. It also shows that the highest operating cost is about \$500,000 lower than the estimate given in the City staff report.

# Average Net Operating Cost

Average Net Operating Cost for a 50 metre pool is slightly less than a 10-lane, 25 metre pool based on operating pools

| Pool Configuration | Location  | Average     |
|--------------------|---|-------------|
| 10-lane, 25m       | Penticton<br>Côte Saint-Luc                         | \$1,243,000 |
| 8-lane, 50m        | Surrey<br>Coquitlam<br>New Westminister<br>Richmond | \$1,176,000 |
| Difference         |   | (\$67,000)  |

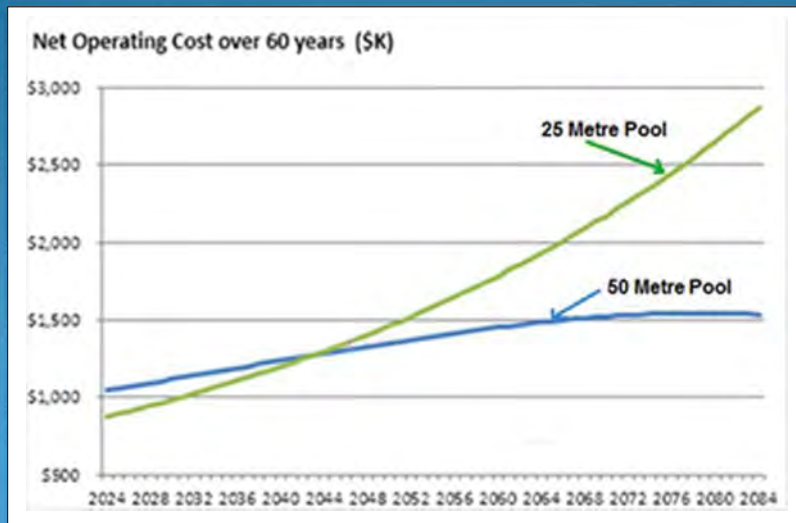
NOTE: The City staff estimate of \$1,922,000 is 63% higher than the average for a Lower Mainland 50 metre pool.

4

Another way of looking at operating cost is by considering the average operating cost, rather than the range. It is worth noting that the average 8-lane, 50 metre pool, that includes the features the NSAS negotiated with City staff, operates for slightly less than or about the same cost as a 10-lane, 25 metre pool. City staff based their estimate on 9 operating 50 metre pools in Metro Vancouver. After having spent countless hours negotiating the features of the 8-lane, 50 metre pool to ensure it is a community pool, it seems unfair to include pools such as the Grandview Heights (10-lane, 50 metre pool with a 10 metre tower) in the analysis. NSAS believes this is why the projected cost of \$1,922,000 is 63% higher than the pools NSAS looked at (also in Metro Vancouver).

# Operating Cost over time

50 m pool costs substantially less to operate over time due to its multi-purpose versatility, program expansion and additional revenue sources.



5

NSAS created a model to predict how the operating costs of both a 10-lane, 25 metre pool and an 8-lane, 50 metre pool would behave over time. The data used to create this very detailed model was collected over several years and validated with actual costs from the existing Harry Jerome pool, the 10-lane, 25 metre pool in Penticton and multiple 8-lane, 50 metre pools. The model was created by a Director who has developed such tools for businesses to help them make better business investment decisions.

The figure clearly demonstrates that a 50 metre pool outperforms a 25 metre pool over time. In fact, it suggests that a 25 metre pool steadily costs more to operate and the gap between the 50 metre pool and the 25 metre pool widens. The reason this occurs is that a 50 metre pool is versatile, provides program expansion, is open to additional revenue sources and can be operated more effectively than a 25 metre pool, even with the 25 metre bulkhead to divide the 25 metre pool.

## Sponsorship can reduce Operating Cost

- The **sponsorship value of a 50 metre pool** at the Harry Jerome Redevelopment project is conservatively estimated at **\$400,000 per year** which could significantly reduce operating costs
- There is limited to no sponsorship potential for a 10-lane, 25 metre pool

6

NSAS spoke with a sponsorship expert who gave a presentation at the Canadian Association of Municipal Administrators, Federation of Canadian Municipalities, and Canadian Association of Municipal Administrators two years ago. Many cities across Canada and BC are using sponsorship opportunities to capitalize on the value of their facilities. This expert said that the entire Harry Jerome Redevelopment project as approved in July 2018 could generate up to \$1 million in sponsorship revenue. A 50 metre pool could potentially generate about \$400,000 per year and this could reduce operating costs; however, NSAS was advised by several experts there would be limited to no interest in sponsoring a 25 metre pool.

# Financial Risk Reduction

## ➤ Pool Closure

- NVRCC managed this during the Delbrook construction
- A huge and potentially lengthy hardship (e.g. 4 years for Delbrook)
- Supported by NSAS if a 50 metre pool is built

## ➤ Building HJ in phases

- Relocating lawn bowling to Mickey McDougall has allowed the Darwin project to be built in phases – I, II & III
- Phased construction of HJ would considerably reduce the financial risk and reduce the inconvenience to the public

7

The February 28, 2019 City staff report to Council suggested that a way to reduce financial risk would be to introduce early closure of facilities. As noted in their report, this would result in temporary crowding of all NVRCC facilities with some opportunities being stalled or eliminated. While such a strategy would be a hardship for the users of Harry Jerome, it would not be as drastic a cutback in aquatic programming experienced during the closure of the former 37 metre William Griffin pool because Harry Jerome is a smaller pool. The NVRCC was able to manage a full-pool closure for four years until Delbrook reopened. Such a strategy would be supported by NSAS provided the hardship would be rewarded with a 50 metre pool when Harry Jerome reopens.

During a previous Council meeting, a proposal was put forward to relocate the lawn bowling facility to Mickey McDougall ahead of approval of the rest of the HJ Rec Centre. This allows the Darwin proposal to go ahead in phases and ultimately, would allow the HJ Project to be phased as well. NSAS strongly supports this phasing approach to rebuilding the facility as it is the least risk financially and publicly.

# District Contribution

Over the past year, NSAS has met with the District Mayor and all but one District Councillor.

## **Operating Cost Sharing Agreement:**

- **All District Council were supportive of the current Operating Cost-Sharing Agreement**
- All expressed concern that the letter from the City appeared to be asking for a "blank cheque"
- The letter from the City requesting the District's support of the Operating Cost-Sharing Agreement provided no details regarding operating costs for either a 25 metre pool or a 50 metre pool

8

The City has suffered considerable angst regarding renewal of the operating cost-sharing agreement with the District of North Vancouver. Over the past year, NSAS has met with all but one of the District Council and found all were supportive of the cost-sharing agreement. Several noted other agreements between the City and the District that have been successfully negotiated and managed over the years. The current District Council is anxious to renew the operating cost-sharing agreement. They are waiting for City Council to provide more details about the operating cost of the Harry Jerome project before they can sign a new operating cost-sharing agreement. NSAS believes the City is equally cautious when it comes to agreeing to share in the operating costs for the two new recreation centres planned for Lower Capilano area and the Seylynn/Maplewood area. Both Councils see the value in the operating cost-sharing agreement which is normally worked out between their respective financial managers.

With two new Councils there are many areas that will be worked on between the two communities. The District Mayor assured NSAS that the cost-sharing agreement would be worked out with the City and noted these complicated arrangements take time to be negotiated, particularly given the lack of information provided by the City on the project and its operating costs.

# Comparing 50 metre pool with 25 metre pool

|                       | 50 metre pool         | 25 metre pool               |
|-----------------------|-----------------------|-----------------------------|
| Configuration         | Highly flexible       | Limited flexibility         |
| Concurrent activities | Up to 8               | Up to 3                     |
| Programming           | More programs         | Limited change from present |
| Activities            | New due to deep water | No change from present      |
| Public swim           | Always available      | Closed for events*          |

\*Events include swim meets, birthday parties, special rental

9

A multi-purpose 50 metre pool configuration is very flexible due to having two bulkheads. In addition, lane ropes can be used to further divide the space, making it possible to host up to 8 activities at the same time. Even if a 10-lane, 25 metre pool includes a bulkhead (as currently proposed by City staff), its rectangular space makes programming difficult.

Increased programming in a 50 metre pool means more offerings of all the programs that are currently available and openings at more convenient times. Anyone who has tried to take life-guarding courses usually finds the courses are offered only a few times a year. So, off they go to take courses at the Jewish Community Centre in Vancouver or West Vancouver. Many Masters swimmers have flexible timetables and go to VAC or West Vancouver. With a 10-lane, 25 metre pool this situation would barely change.

The possibilities for offering new activities are only limited by our imagination. A 50m pool can offer activities like scuba training, underwater hockey, Swim to Survive. Right now these activities are offered off the North Shore, restricting these activities to those who are willing to drive long distances and battle the traffic. Due to the need for deep water, this situation would not change with a 25 metre pool.

A huge constraint of a 25 metre pool is pool closures for events such as swim meets, birthday parties, pool rentals and so on, whereas a 50 metre pool can remain open to the public at all times.

# Research by NSAS

- Operating cost data provided by:
  - Ten 50 metre pool operators throughout BC over several years
  - 10-lane, 25 metre pool operators in Penticton and Côte Saint-Luc
- Community benefits provided by:
  - BC Summer Swimming Association, Synchro BC, Water Polo Canada
- BC Census data
- Published 50 metre pool reports
  - Prince George, Kamloops, Victoria, Nova Scotia, Ontario
- Websites (30+); Documents (OCP, Growth Strategy, etc.); Newspapers (across Canada); Emails (hundreds of inquiries)
- Visits to:
  - all 50 metre pools in BC; Calgary, Regina, Saskatoon, Toronto, Montreal
  - Both 10-lane, 25 metre pools in Penticton and Côte Saint-Luc

10

The NSAS has researched 50 metre pools over nearly 10 years to make sure the community focussed 50 metre pool it is recommending will be the best decision for the public. Each one of its Directors has visited every 50 metre pool in BC and witnessed them operating during events and during public swims. We have spoken to pool operators multiple times to assess whether the landscape has changed during all these years. Some Directors have also visited the two 10-lane, 25 metre pools and witnessed firsthand the drawbacks of these two pools.

With all the effort we have put into working with City staff and discussing the project with City Council, we cannot endorse a small 10-lane, 25 metre pool. The proposed 10-lane, 25 metre pool will barely meet current aquatic programming demand – verified by the matrix in the Community Recreation Strategy. It simply will not meet today’s needs, nor the needs for the next 50-60 years. Whereas a 50 metre pool will bring community spirit and joy to City residents and will add significantly to the Mayor’s goal of making the City the healthiest in Canada.



# Public Support for 50 metre pool (85-92%)



In a random survey of the City (blue lines), public support for a 50 metre pool ranged 85-92%

The figure shows the area covered in a Survey of City Residents (report submitted on April 28, 2019 to Council) over a month in the spring of 2019. Almost 500 homes were asked if they preferred a 50 metre pool over a 25 metre pool. The response was overwhelmingly in favour of a 50 metre pool, ranging from 85% to 92% despite the cost of the 50 metre pool. Many people indicated that even if they didn't swim, they wanted the larger pool for the citizens of the City and were prepared to pay for the difference. This survey indicates that few City residents (8% to 13%) favour the 26.5 metre pool recommended by City staff.

NSAS notes again that a savings of only \$4.6 million is small compared with the value of the 50 metre pool to City residents.

# Thank You City Council for your continuing support of the



11

Thank you City Council for your continuing support of the 50 metre pool. With all the consultation with the public and many years of planning, the City has everything it needs to move forward with a 50 metre pool and with the whole Harry Jerome Project. The City is not as small as the Township of Langley when it built its 50 metre pool which has become a community gathering place, something Council has achieved in Lower Lonsdale. The City is in the enviable position of being able to afford the whole Harry Jerome complex, improve and expand all its recreation facilities there and add new ones due to the lease arrangement with Darwin Properties. The financial risk for a few years is small compared to the bright future the City can look forward to for its residents.

Thank you for taking our input into consideration.

**Subject:** FW: Letter from NSAS - Urgent: Pool crisis- we need your help

----- Forwarded message -----

From: 'Chena Vice-President' via TeamUnify <>  
Date: Sun, Mar 8, 2020 at 1:32 PM  
Subject: Letter from NSAS - Urgent: Pool crisis- we need your help  
To: Eric Ng <>



## Chena Swim Club



### Letter from NSAS - Urgent: Pool crisis- we need your help

Hello Chena Families

The following is an email from the North Shore Aquatic Society that I am sharing on their behalf.

*Dear Fellow Aquatic Users,*

*On Monday March 9th, the City Council will be entertaining a motion to downsize the **previously approved** 50-metre pool back to the old 25-metre pool. Why? – to save a few dollars and appease a Mayor who has no understanding of what the community requires and has no interest in our youth or future generations. We have two days to somehow convince one of the councilors, listed below, the need to look forward and build an aquatic facility which will meet the community needs today and for the next 50 years.*

*Please see the attached link (<https://www.cnv.org/your-government/council-meetings>) for the upcoming Council Meeting Agenda Package for Monday March 9, 2020 which includes the Prioritization of HJCRC & Associated Projects. (Starts on page 163)*

*We encourage all supporters to contact the Councillors, listed below, by email or better still by phone, to express your disappointment with the motion being presented Monday evening to reduce the new Harry Jerome pool to a 25-metre pool. Speak from your heart and try to convince at least one councilor to see the value and to support the 50-metre pool.*

*Councillors not listed are already strong supporters, so there is no need to contact them. We need at least one councilor listed below to vote "Yes" for the 50m pool. Please spread the word and information. The Mayor is firmly against us, but Councillor Hu, Councillor Girard and Councillor McIlroy may be persuaded if all of us send a loud and clear message about **our pool**.*

*Emails should be sent to all councilors and the City Clerk so they will be part of the meeting record.*

**City Clerk**

Karla Graham

Tel: 604-990-4234

Fax: 604-990-4202

[kgraham@cnv.org](mailto:kgraham@cnv.org)

**Mayor Linda Buchanan**

<https://www.cnv.org/your-government/mayor-and-council/mayor-linda-buchanan>

Email: [mayor@cnv.org](mailto:mayor@cnv.org)

Phone: 604-998-3280

**Councillor Angela Girard**

<https://www.cnv.org/your-government/mayor-and-council/councillor-angela-girard>

Contact Info

Email: [agirard@cnv.org](mailto:agirard@cnv.org)

Phone: 604-209-6927

**Councillor Tina Hu**

<https://www.cnv.org/your-government/mayor-and-council/councillor-tina-hu>

Contact Info

Email: [thu@cnv.org](mailto:thu@cnv.org)

Phone: 604-971-0250

**Councillor Jessica McIlroy**

<https://www.cnv.org/your-government/mayor-and-council/councillor-jessica-mcilroy>

Contact Info

Email: [jmcllroy@cnv.org](mailto:jmcllroy@cnv.org)

Phone: 604-209-8058

*We need everyone's help*

*Bruce Tout*

*North Shore Aquatic Society - Director*

Visit Us Online at: <https://www.teamunify.com/canscst>

Chena Swim Club  
North Vancouver  
North Vancouver, BC -

-

[Unsubscribe](#) from all Chena Swim Club non-financial related communications

Powered By [TeamUnify](#)



--  
Eric

**From:** Merav Schiffer <>  
**Sent:** March-09-20 5:58 PM  
**To:** Karla Graham; Mayor; Tina Hu (Councillor); Jessica McIlroy; Angela Girard (Councillor)  
**Subject:** Fwd: 50m pool in the new rec centre

----- Forwarded message -----

**From:** **Merav Schiffer** <>  
**Date:** Mon, Mar 9, 2020 at 4:37 PM  
**Subject:** 50m pool in the new rec centre  
**To:** <[agirard@cnv.org](mailto:agirard@cnv.org)>

Dear Councillors,

I write to you to express my concern about the possible cancellation of the already approved 50m pool in the future rec centre.

I firmly believe that a 50m pool is the right choice for our present and future community. As opposed to a 25m pool, a 50m pool offers much more flexibility in programming for the general public as well for people and athletes who are interested in length swimming.

I have two children who take swimming lessons and one who does competitive swimming. Othe weekends, we travel around the lower mainland for swim meets. North Vancouver is the only city that does not have a 50m pool, so we have never competitions on the North Shore.

Swimming is a very popular sport and holding events could also generate income for the pool. A 50m pool can be divided up into two separate pools, which means that regular activities to the general public can keep on going, while another event is going on on its other side, such as water polo, swim lessons, club practices, etc.

With the growing population of the city and the increasing density, I think it is obvious that 25m pool is not adequate for even today's need. The difference in cost and maintenance is not significant if we look at the long term and the many possibilities it can offer to the community.

Thank you,  
Merav Schiffer, resident of the City of North Vancouver

---

**From:** BARBU VICOL <>  
**Sent:** March-09-20 10:32 PM  
**To:** Karla Graham; Mayor; Angela Girard (Councillor); Tina Hu (Councillor); jmcllroy@cnv.org  
**Subject:** Support for 50m new pool at Harry Jerome

My name is Barbu Vicol and live together with my family at 409 East 5th Street in the City of North Vancouver. Tonight March 9 2020 I participated at the council meeting and I had my two small children with me while I addressed the council. Their names are Clara Vicol and she is 8 years old and Luca Vicol and he is 10 years old. They are both involved practicing sports in the community with Chena Swim Club and North Vancouver Tennis Centre. They also skate with Vancouver Skating Club at various arenas on North Shore and sometimes we manage to make time and enjoy skiing on our very popular local slopes (we have a season pass at Grouse Mountain). For us physical activities are very important especially when involving children and helping with their long term development.

There are many other local residents sharing our values and we see many others from around the world that hold our area in great esteem and take time to vacation here and enjoy our ski slopes, the ocean with the beaches, a golf course, mountain biking and other activities. A well planned recreational centre in the middle of North Shore would be a perfect complementary addition to everything else and this brings us to expressing our support for a 50m pool as part of a well planned Recreation Centre.

In support to the 50m pool I was addressing three points.

1. There is the technical aspect where evidence supports a 50m pool as a better training facility for swimmers versus smaller pools. All swimmers as they progress through their training need to introduce some practice in an Olympic size pool. We understand that not everyone is a competitive swimmer and that brings me to my second point, versatility.

2. A big pool can be remodeled and reconfigured to suit different needs at different times and better accommodate many diverse needs of the community. Diving, water polo, synchronized swimming, aqua fit classes, beginner swimming lessons, a small play area, a climbing wall over the water and maybe a slide, wet sauna and dry sauna and jacuzzi and still have 10 lanes of 25m swimming going at in the same time. This is also a business case as this versatility adds value and with proper planning and management can generate extra income as various attractions will bring more people to the facility and increase revenue. To build and operate the bigger Recreation Centre is not significantly more expensive, but the benefits are rather huge encouraging an active lifestyle in our community. It is documented that schemes that combine swimming with gym, weight room, party room, fitness room, and other sports hall facilities achieve a better balance of revenue generation and diversified health and fitness offer.

3. My third and last point was about the legacy of this project. We are residents of North Vancouver for 25 years now and witness the city grow significantly during this period and will continue to grow for many years to come. Residential areas on Marine Drive, Lonsdale Quay, Moodyville and Lonsdale corridor just to name a few, are growing at a rapid rate and the central Lonsdale location of the new Harry Jerome Recreation Centre (close to the highway1 as well) it makes it very accessible and better suited than any other location to offer a more complex Recreation Facility. In the end I acknowledge there is a tall order to make the right decision that factors in the needs of the community today and that will accommodate the growing needs of our community for many decades to come. It is a decision that will affect us, our children and probably more generations after that, it is a unique opportunity we have right now to build an exceptional Recreation Centre and leave an impressive legacy for the generations to come.

Thank you for your time and support.

Barbu Vicol

**From:** Vicki McLeod <>  
**Sent:** March-09-20 6:24 PM  
**To:** Tina Hu (Councillor); Angela Girard (Councillor); Jessica McIlroy  
**Cc:** Karla Graham  
**Subject:** HJ Pool

Dear Councillors,

I am writing yet again to inform the councillors that there is an abundance of support for the 50m pool at Harry Jerome.

The CNV is not too small to undertake this project.

The CNV has an RCMP station, a courthouse and a major hospital. Granted, all of these institutions receive funding from other public bodies but SO DOES Harry Jerome via the NV Recreation Commission. The DNV taxpayers fund more than half of the NVRC.

I would also like to remind the CNV that you are surrounded by the DNV. Both municipalities share parks, soccer fields, gymnasiums, ice rinks, pools, etc. The CNV councillors must not make the decision with "CNV" blinders on. I encourage the councillors to consider their closest neighbour in addition to the 50 plus year timeline.

The population on the North Shore will continue to increase and we must ensure that our recreational facilities will meet the demands of today and tomorrow. The proposed 25m pool does not even meet the demand of today let alone next year or the future generations.

The City of New Westminster is of a similar size to the CNV in both area and population and has had a 50m pool for decades. The "we're too small" argument just doesn't hold "water."

In closing, I encourage the councillors to have a long term vision for everyone on the North Shore.

Respectfully,  
Vicki McLeod

Sent from my iPad



---

**From:** Linda Sullivan <>  
**Sent:** March-09-20 8:16 PM  
**To:** Don Bell (Councillor); Angela Girard (Councillor); Holly Back (Councillor); Jessica McIlroy; Karla Graham; Mayor; Tina Hu (Councillor); Tony Valente (Councillor)  
**Subject:** Fwd: Harry Jerome Scope reduction.

FYI

Received today from District Mayor, Mike Little supporting the cost sharing agreement.

Linda Sullivan

---

**From:** Mike Little, Mayor  
**Sent:** Monday, March 9, 2020 12:29 PM  
**To:** Bruce Tout  
**Subject:** RE: Harry Jerome Scope reduction.

Thanks for your note Bruce, your comments have been receive and read. It has always been up to the City to decide whether or not they want to use their land and their capital to build a 50 meter pool. I will not support the District contributing because the City has not contributed to the capital of our facilities. I have conveyed to them that if they build an entirely new facility including a 25m or 50 m pool I will still support the existing service agreement despite the additional costs that a 50m pool may present. I understand you may not be satisfied with this position, but threatening to tear up the agreement if they don't build a 50m pool doesn't make any sense. We get value out of the agreement for very expensive, subsidised, swimming infrastructure in the District too.

Mike

**From:** Bruce Tout <>  
**Sent:** March 08, 2020 9:29 PM  
**To:** Mayor's Office DNV <[mayor@dnv.org](mailto:mayor@dnv.org)>; Mayor and Council - DNV <[Council@dnv.org](mailto:Council@dnv.org)>  
**Cc:** Jordan Back <[BackJ@dnv.org](mailto:BackJ@dnv.org)>; Mathew Bond <[bondm@dnv.org](mailto:bondm@dnv.org)>; Megan Curren <[CurrenM@dnv.org](mailto:CurrenM@dnv.org)>; Betty Forbes <[ForbesB@dnv.org](mailto:ForbesB@dnv.org)>; James Hanson <[hansonj@dnv.org](mailto:hansonj@dnv.org)>; Lisa Muri <[MuriL@dnv.org](mailto:MuriL@dnv.org)>  
**Subject:** Fwd: Harry Jerome Scope reduction.

Dear Mayor Little and District Councillors,

Please find attached one of the many letters that has been sent by aquatic supporters to the City of North Vancouver council regarding tomorrow evening's discussion and approval of a motion to reduce the scope of the Harry Jerome Redevelopment. I understand this facility is in the City and is the responsibility of City Council, but it affects the recreational activities of District residents.

I have talked with most of you and two concerns always come up:

1. The imbalance of recreational facilities between the District and the City and
2. The lack of information being shared by the City regarding operational cost estimates for the new Harry Jerome Centre.

Given that the proposed reduction of amenities for Harry Jerome includes the pool being reduced back to a 25 metre pool and the elimination of the curling rink, the concern of recreational facility imbalance is not improving. As the District taxpayer funds 2/3 of the Harry Jerome operating cost through the cost sharing arrangement, I would expect District Council should be more active and involved with the Harry Jerome redevelopment to ensure District residents are represented and their recreational needs addressed. That means following through with the previously approved Harry Jerome development.

As a District resident, if the City is not going to honour its share in providing adequate indoor facilities, then I would suggest scrapping the Recreational Agreement between the City and District as I no longer see any benefit of it remaining in place. District taxpayers are funding 2/3 of an inadequate recreational facility built on City land, by the City. What a deal for the City council and taxpayer.

And let's not forget, that due to a lease arrangement and the redevelopment of the present Harry Jerome site, it is going to cost the City significantly less to build the previously proposed Harry Jerome centre than what it cost the District to build Delbrook.

In closing, I ask that this District council get more involved with providing adequate indoor recreational facilities and insist that the City uphold its share of providing adequate facilities.

Thank-you for your consideration.

Sincerely,  
Bruce Tout - 4025 Mt Seymour Parkway  
Frustrated District Resident

**From:** Jennifer Oliver <>  
**Sent:** March-10-20 2:42 PM  
**To:** Jessica McIlroy; Tina Hu (Councillor); Angela Girard (Councillor); Mayor; Karla Graham  
**Subject:** Pool size at HJ, 50m

Hello  
I'm a resident in the District of North Vancouver.

My daughters are 8 and 5 years old and are both:

1. Cheena swimmers,
2. NVRC swimmers past and present,
3. Members of Dolphins Diving

My son is 2 and currently taking lessons at Ron Andrews and Karen Mag.

I myself am a NVRC swimmer in masters swimming 3 times a week and I participate as an Adult in Dolphins Recreational diving.

My husband swims 3 times a week minimum.

We are very familiar with the pools in the area, and in the local cities. North Shore needs a larger pool then 25m, it needs a 50m. The HJ location would be ideal as it's in the heart of the community. It will allow North Van to be competitive with other cities, be put on the mark for having a state of the art facility being used by all. A pool similar to Walnut grove in Langley would be an amazing addition to our seemingly rapidly growing communities. 50m pool, toddler pool, wading pool, diving boards and platforms of a variety of heights. West Vancouver has a very nice pool which is also very user friendly.

Thank you for your time and consideration  
Jennifer

--

Jennifer Oliver