

INFO-24-89

From: Julie Reid <president.oshac@gmail.com>

Sent: Monday, April 8, 2024 7:09 AM

To: Mary Medeiros <MMedeiros@oshawa.ca>

Subject: Request to appear at the Community and Operations Services Committee mtg April 15

Good morning,

My name is Julie Reid and I am writing to you as a long time resident and President of the Oshawa Aquatic Club. I would like to appear before the Community and Operations Services Committee on April 15, 2024 in order to present my report to members of council.

I have been engaged as a subject matter stakeholder in the development of the pool component of the Northwood Community Centre.

We (OSHAC) have significant concerns with the consideration of a 4 lane zero depth pool.

Please find attached a summary of our thoughts and recommendations. I would like to depute at the earliest convenience.

Yours in sport,

Julie Reid

OSHAC president

<M.F.I.P.P.A. Sec. 14(1)>

oshac.ca

Oshawa Aquatic Club

Julie Reid

Oshawa Aquatic Club, President



OSHAC.ca



Oshawa Aquatic Club
PO Box 30509 438 King St. W.
Oshawa, ON L1J 8L8
oshac.ca

To: Mayor Carter and Members of Council

From: Julie Reid, President of the Oshawa Aquatic Club

Re: The Case for an 8 Lane Pool at Northwood Business Park

Date: April 8, 2024

Recommendations:

“That the size of the proposed pool in the Northwood Business Park remain at the originally approved 8 lanes versus a scaled-down 4 lane option at a differential cost of \$966,000 or .6% of the total cost of construction of the centre.

That Council consider the impacts of a \$16,000 capital dollar cost differential per annum over the 60-year lifespan of a public swimming pool for the costs to construct an 8-lane versus a 4-lane pool.

That Council consider that they are currently approving a 7.8M dollar cost per lane for a 4-lane pool versus 4M per lane for an 8-lane pool.

That Council revisit Monteith Brown Planning Consultants rationale for recommending an 8-lane sport friendly pool in the first place.

That Council consider why they are treating north Oshawa residents inequitably in building a smaller pool than any other in the community.

That staff be directed to develop the expenditures, revenues, and net-deficit comparison for both pool types at capacity for information purposes.

And further, that staff be directed to consult with the major aquatic users(public lesson participants, lane swimmers, aquafit participants and volunteer driven community stakeholder groups) on their preferences in the distinct designs and cost differentials. (Nothing about us without us).”

Background

On June 26, 2023, Council approved a motion that directed staff to consider a design concept for the community centre at Northwood Business Park that brought forward a more fiscally responsible alternative design. This is understandable from a taxpayer perspective as the quotations for the original design program came in at 250 M.

However, staff have also pointed out in their various reports that aquatic swim lessons are exceedingly popular and that there is pent-up demand.

It is our contention that:

- ❖ Monteith Brown Planning Consultants (MBPC) are a very reputable recreation consulting firm in Ontario and most municipalities undertaking plans of this nature engage this firm. They are currently undertaking projects in Oakville, Mississauga, Pickering, Whitby, Clarington and Brampton as well as many others. They are thorough in studying and recommending the right service provision levels for pools and other amenities. MBPC recommended an 8-lane sport-friendly pool to accommodate the population growth and Oshawa's respective aquatic needs. They consider in their needs assessment population growth and demographics, patterns of participation, trends, new aquatic activities, current pent-up demands, best practices and the future sustainability of the aquatics in Oshawa. They are seldom inaccurate in their recommendations.
- ❖ An 8-lane pool will accommodate future needs where a 4-lane pool will be oversubscribed in less than 5 years with lessons alone.
- ❖ A report developed by the Aquatic Sport Council of Ontario indicates that an 8-lane sport-friendly pool will accommodate more lessons and reduce the net deficit costs as a result. Could this be a way to amortize the additional costs of .6% of the total revised construction budget over a number of years?
- ❖ The capital cost differential is less than 1M dollars in a 162M construction budget which is .6% of the total construction budget. This is less than \$16,000 per year over the 60-year lifespan of a public swimming pool. We would ask Oshawa Council to think of future needs and not make a short-term decision. Frankly, it is penny-wise and pound foolish as the saying goes.

Table Comparing the Construction Costs of the Pool
(as per the staff report CNCL 24 24)

Original Construction Costs at 209M	Alternative Cost Designs at 162M	Comments
-------------------------------------	----------------------------------	----------

Component	Cost Estimate	Component	Cost Estimate	Difference in Cost of an 8 Lane Versus 4 Lane Pool is less than 1M
8 Lane Pool	32,000,000	4 Lane Pool	31,033,748	966,252

- ❖ Taking a business-minded approach, would you rather construct a superior facility that will accommodate future growth for \$1M more than an inferior style of pool that will be overcrowded soon after opening? Breaking that down by construction cost per lane – **an 8-lane pool will cost 4M a lane to construct while a 4-lane pool will cost 7.8M a lane to construct.**

Please think hard about this; it honestly does not make any sense to the taxpayer. You are saying to us that you would rather pay more for less value.

- ❖ Inclusion, diversity, equity, and accessibility are pillars of the City of Oshawa's work to ensure that everyone gets similar treatment. The residents of north Oshawa have long complained of a deficit of facilities in this area. Oshawa does not have another 4-lane pool, but north Oshawa will get one which will soon be overcrowded. You are offering an inferior product at a greater cost / lane) in an area that is increasing in diversity. These residents similarly pay taxes and deserve similar quality facilities that will serve them well into the future. You are not being fair-minded with a 4-lane pool decision for these residents.
- ❖ Very few if any municipalities build 4 lane pools anymore – especially the size of Oshawa. Brampton did build a couple in the 1970s and quickly abandoned the concept due to complaints of overcrowding and the inability to accommodate adequate lessons sets for the surrounding area.
- ❖ Monteith Brown Planning Consultants and staff engaged major aquatic users in the original aquatic needs and design concepts and were supportive of an 8-lane pool. These groups and members of the public were not re-engaged as part of the redesign concept discussions and costs. Oshawa prides itself in engaging the community and believes that

any changes must engage the people that these policy decisions affect. Please consult us again for our valued input.

- ❖ As a strong consideration the Oshawa Aquatic Club is growing and its success with 7 swimmers at the national level and 2 swimmers qualifying for Olympic trials is unprecedented. We would like to attract a greater number of swimmers from north Oshawa so that they can swim locally. A 4-lane pool with zero depth will not be sufficient.

We would ask that you do this once and do it right by:

- a) Reviewing the future needs of the Oshawa residents in aquatics as per Monteith Brown Planning Consultant's original recommendation.
- b) Reconsider the financial metrics of paying 7.8M for a 4-lane pool and 4M per lane for an 8-lane pool.
- c) Consider the outdated model of a 4-lane pool that will be cause for construction of another pool at greater cost as the community grows.
- d) Consult aquatic users as to their needs, design options and preferences as they are the current and future users.
- e) Request that staff compare the operational costs of both pool types including a fulsome aquatic program at both pool's maximum capacity and identify the respective revenue potential. A comparison of net deficits of both pool types would complete this due diligence.

In closing, we implore you to consider the points we have raised today and think about how an 8-lane pool is a solid investment now for the sustainability of the delivery of aquatic services in the future.

Respectfully Submitted,

Julie Reid

President, Oshawa Aquatic Club