

FaulknerBrowns

# Courtenay & District Memorial Pool Options Analysis

Council Presentation - September 10, 2025



**City of  
Courtenay**

# Agenda

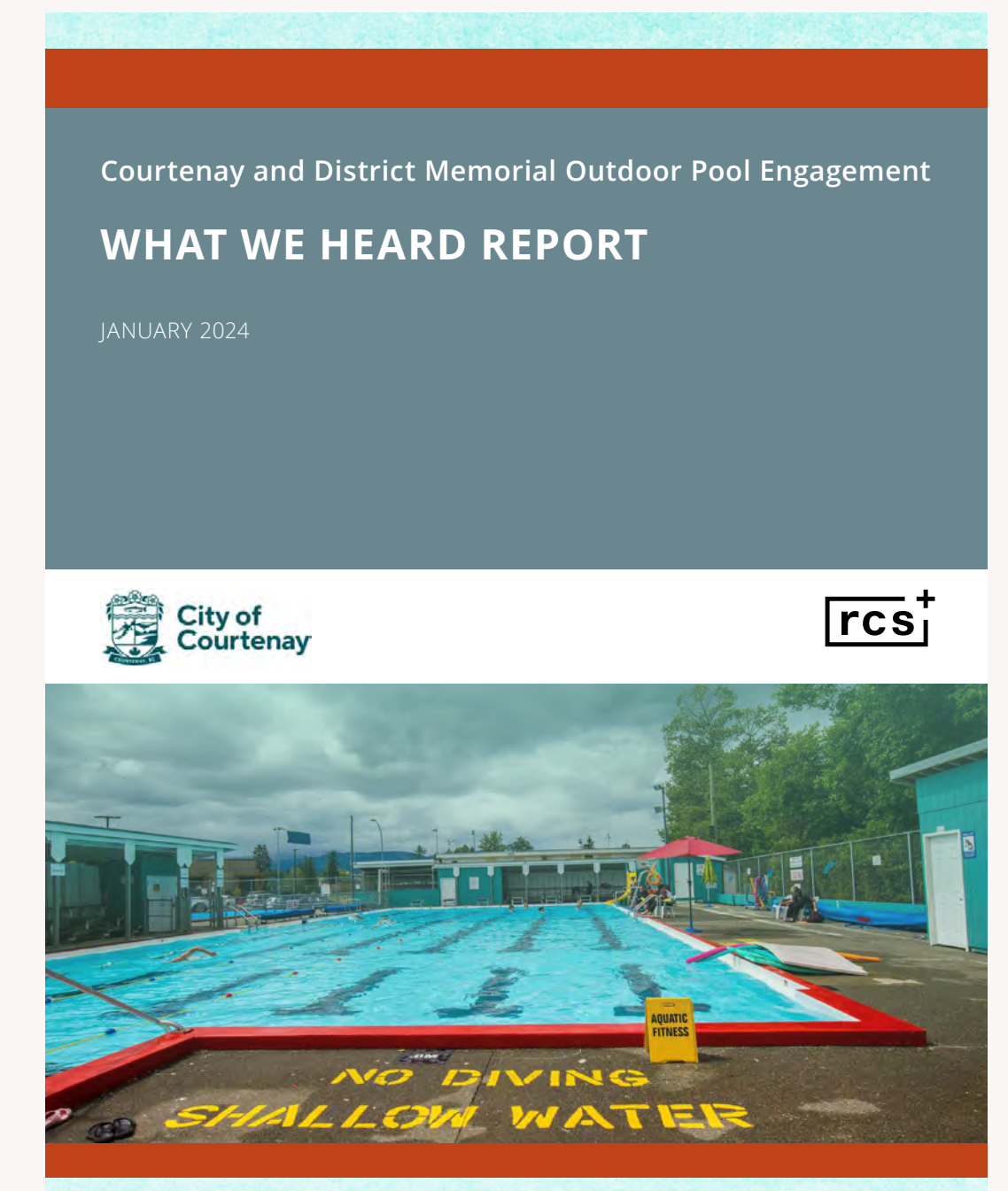
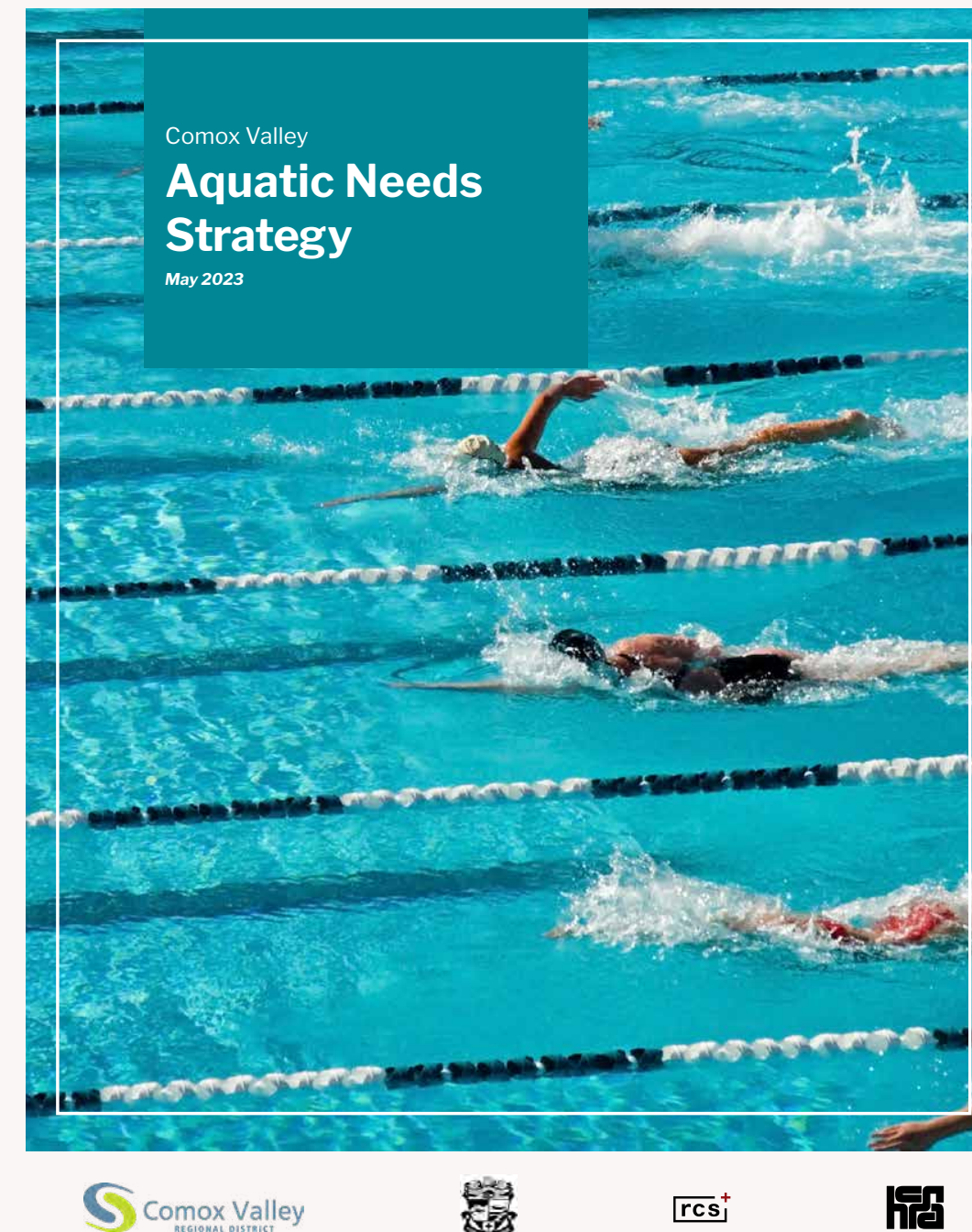
- 1 Background
- 2 Context
- 3 Design Options
- 4 Costing
- 5 Next Steps



# 1 Background

Strategic planning and engagement efforts that guided the development of this study:

- **Parks and Recreation Master Plan (2019)**
- **Comox Valley Aquatic Needs Strategy (2023)**
- **Courtenay and District Memorial Outdoor Pool - What We Heard Report (2024)**
  - Identified preference to keep pool at current location
  - 31% supported maintaining current service level while addressing facility issues
  - 25% supported keeping pool at current location but undertake a significant renovation to increase service and improve accessibility



# Project Objectives

**Project Goal** is to study options for the future of the memorial pool at its current location including associated capital and life cycle costs.

Meet community needs  
+ accommodate growth



Consider all costs,  
life cycle impacts +  
schedule



Build climate resilience  
+ sustainability



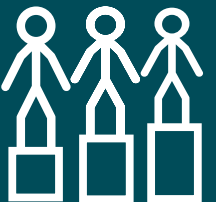
Support community  
health + wellbeing



Foster accessibility +  
inclusivity



Promote equity +  
affordability



Well-planned,  
maintained + managed  
facilities

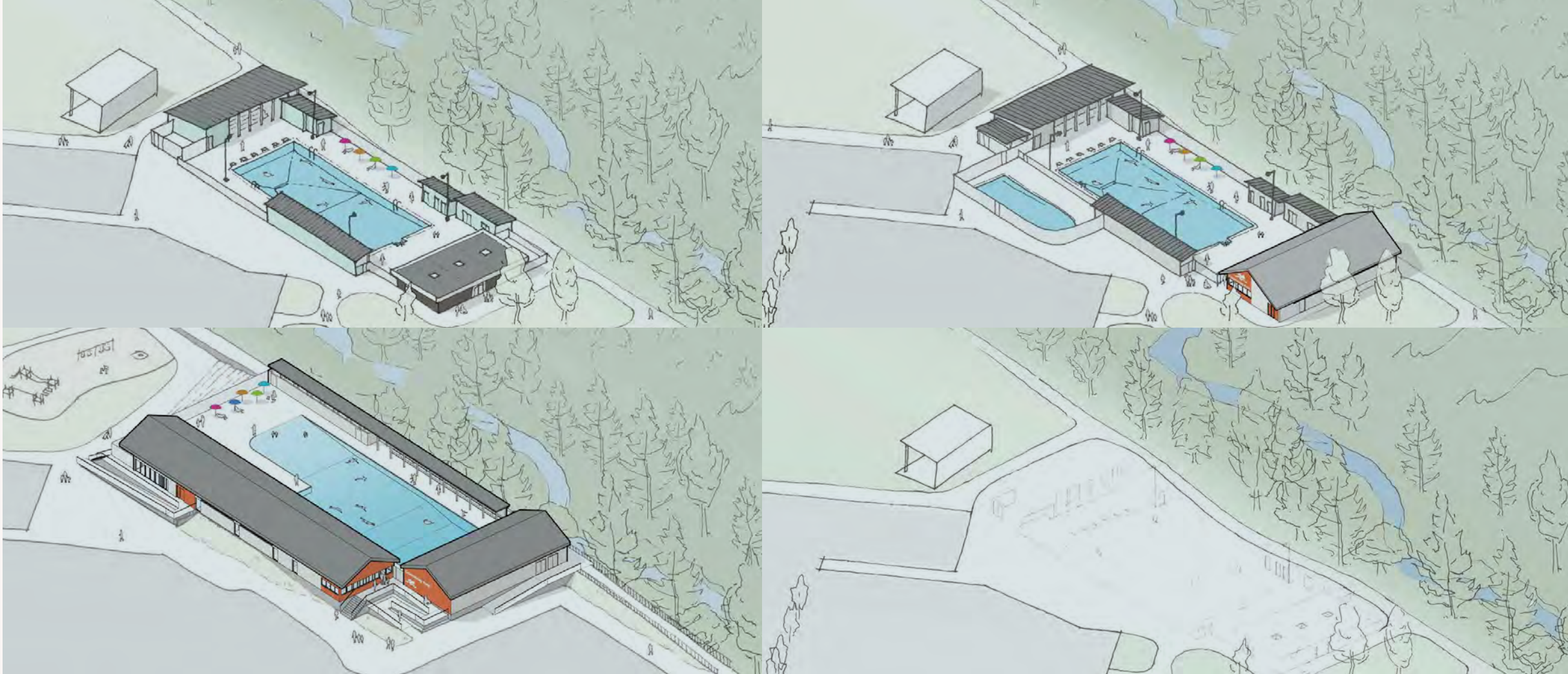


Involve consultation



# Timeline

- 1 Kickoff/Site Assessment:  
February - March 2025**  
Background Research + Policy Review,  
Staff Workshop Field Review
- 2 Concept Design:  
April - September 2025**  
Concept Design Reviews, Climate Action/  
Sustainability Workshop, Concept Options  
Analysis, Class D Capital + Life Cycle Costing,  
Council Review 1
- 3 Costing, Engagement + Final Reporting:  
September - November 2025**  
Open House, Public Engagement Survey,  
Council Review 2, Final Options Report



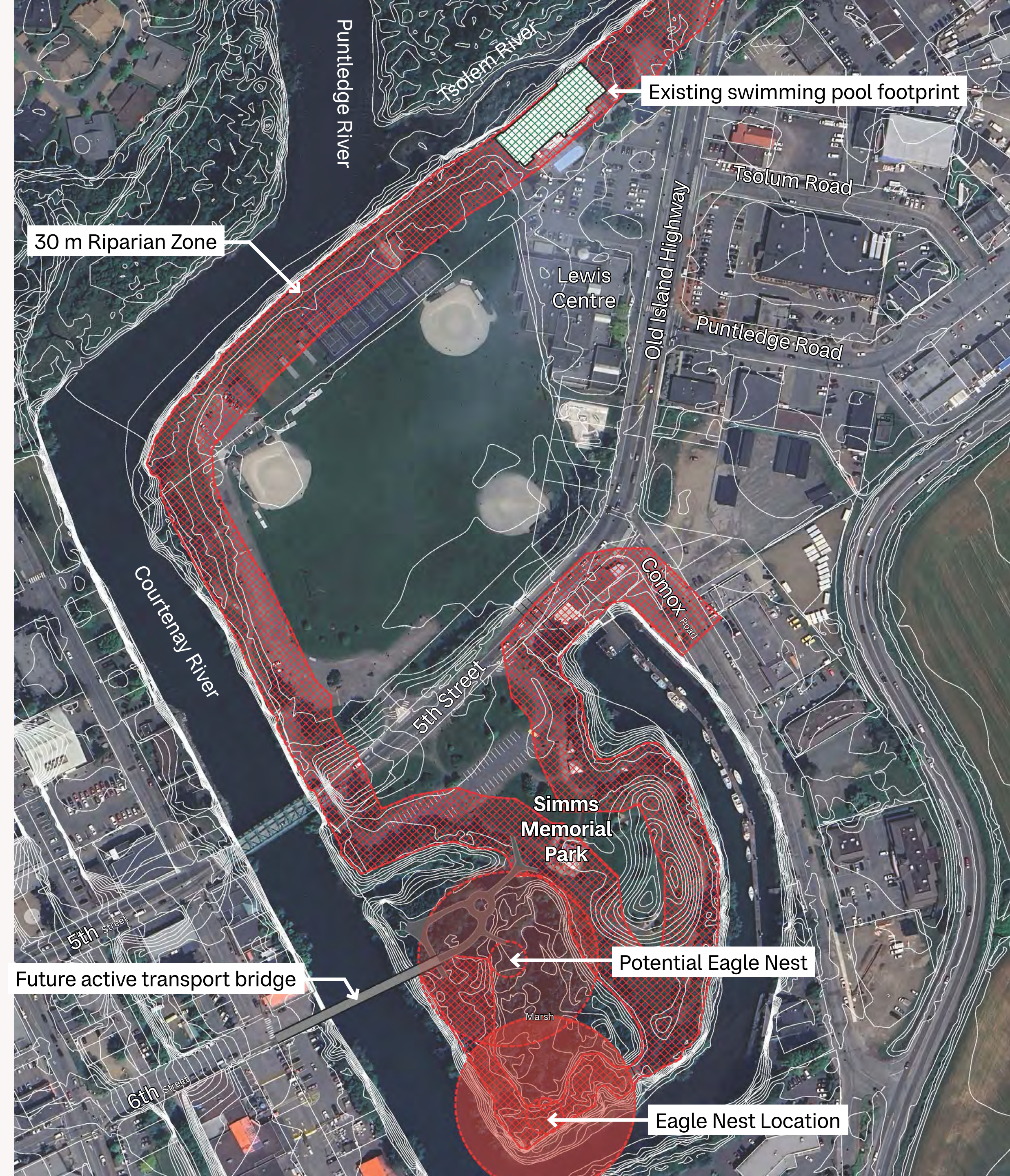
Courtenay & District Memorial Outdoor Pool  
Options

Help shape the future of our pool

+ Follow

# 2 Context

- **Environmental: terrestrial and aquatic sensitive areas**  
Existing site is within riparian zone (30m from the stream boundary) and subject to provincial Riparian Areas Protection Regulation (RAPR).
- **Flood Plain Requirements**  
The Memorial Outdoor Pool is located next to the Tsolum River, in one of the lowest areas of the City, and is subject to floodplain regulations.
  - Meeting the required Flood Construction Level (FCL) would involve raising the site (approximately 2m)
  - Without meeting the FCL, the site remains at risk for flood damage, including potential costly infrastructure repairs and contamination
- **Archaeological AOA** (completed in 2023) notes potential for intact archaeological remains is low, based on the previous development of the site but would required Heritage Conservation Act (HCA) permitting



# Facility Condition

## Current State

Due to ageing infrastructure, the pool is in need of urgent capital investment in its renewal or redevelopment in order to continue operating and serving the community. The facility is at a point where maintenance costs are approaching the cost of facility replacement

## Priority Remediation Concerns

- Envelope issues at the pool basin causing water loss
- Non-compliance with Health Act, Building Code, and accessibility standards
- Mechanical systems (pool and building) are at end of life, with water loss and inefficiencies in piping and equipment

Given the facility's age and condition, meeting current code requirements may be more practical through full replacement rather than renovation.



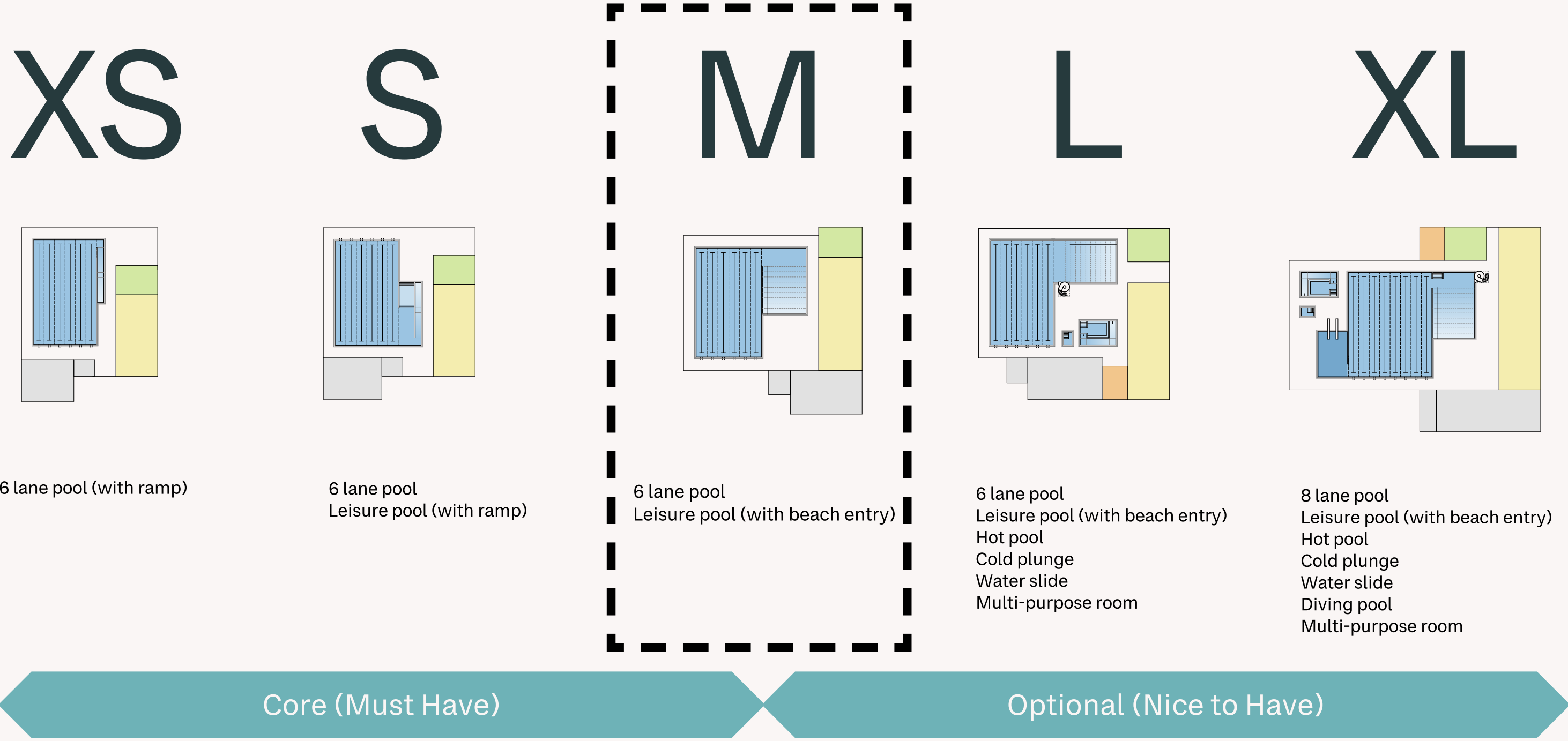
# 3 Design Options

## Program Options

The 2023 Aquatic Needs Strategy identified no need to increase water capacity (no additional pools / aquatic facilities) in order to meet community need, however it did emphasize community demand for enhanced aquatic leisure and wellness experiences.

The minimum identified requirements for a replacement pool would include:

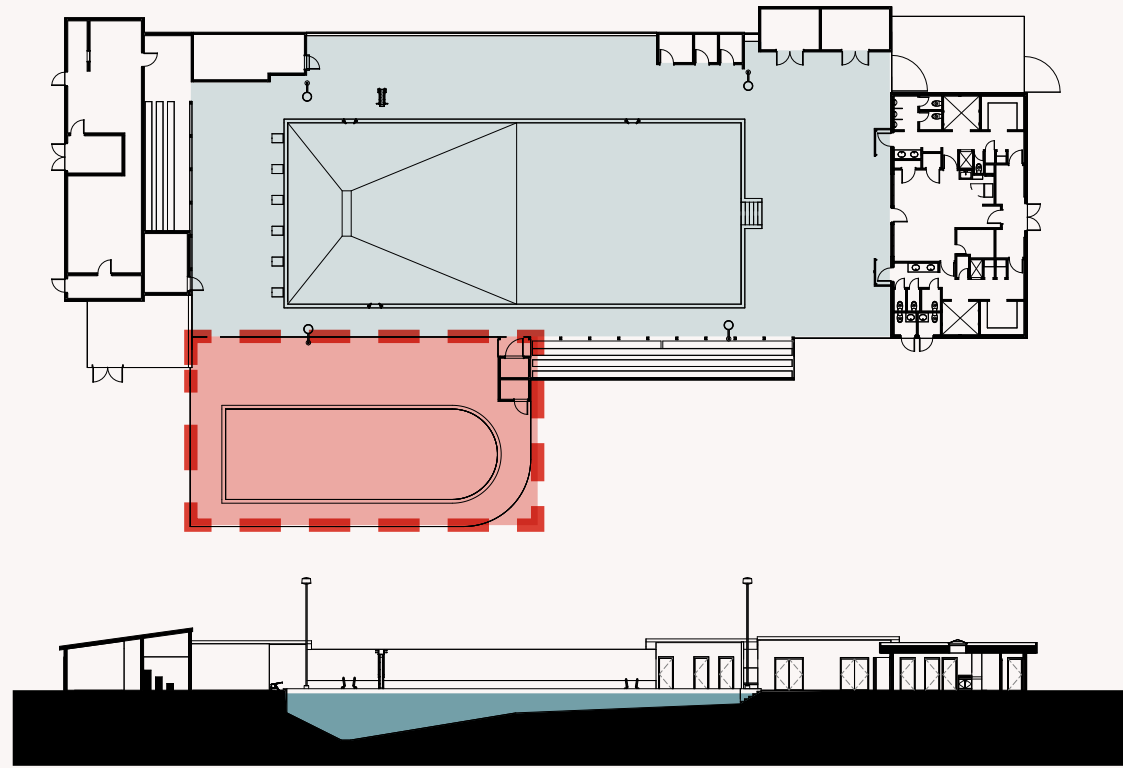
1. Six lane 25m lap pool.
2. Leisure pool with beach entry
3. Supporting facilities including accessible changerooms, showers, washrooms, and administrative areas



**Spectrum of Program Options**

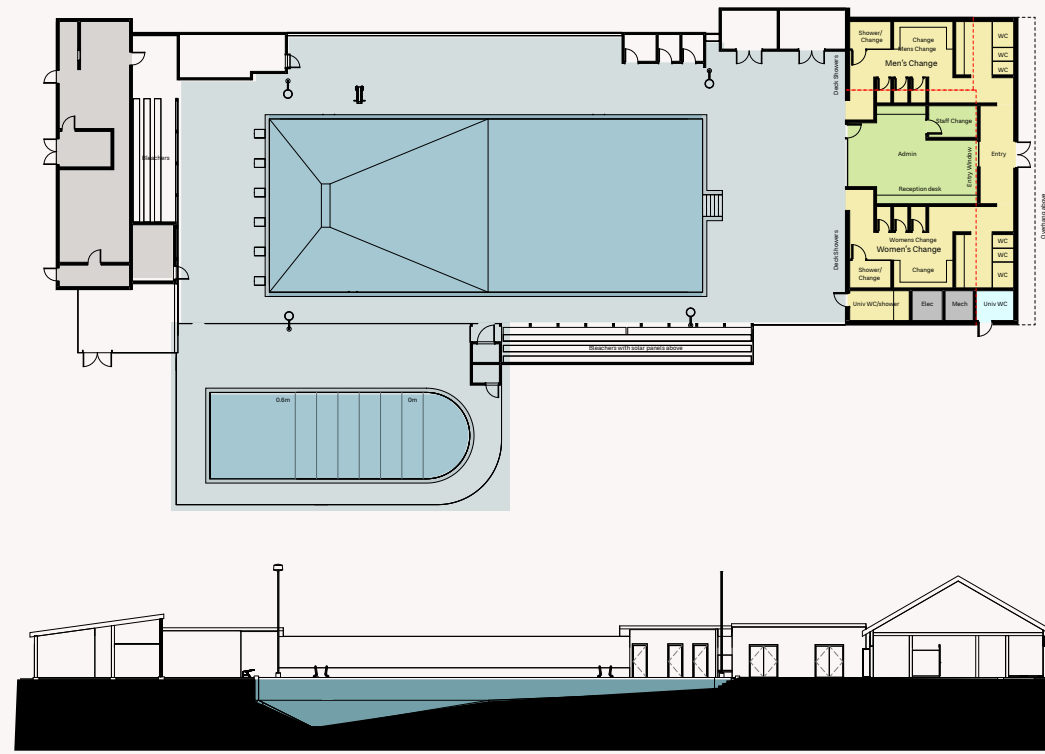
# 3 Design Options

## 1 Repair



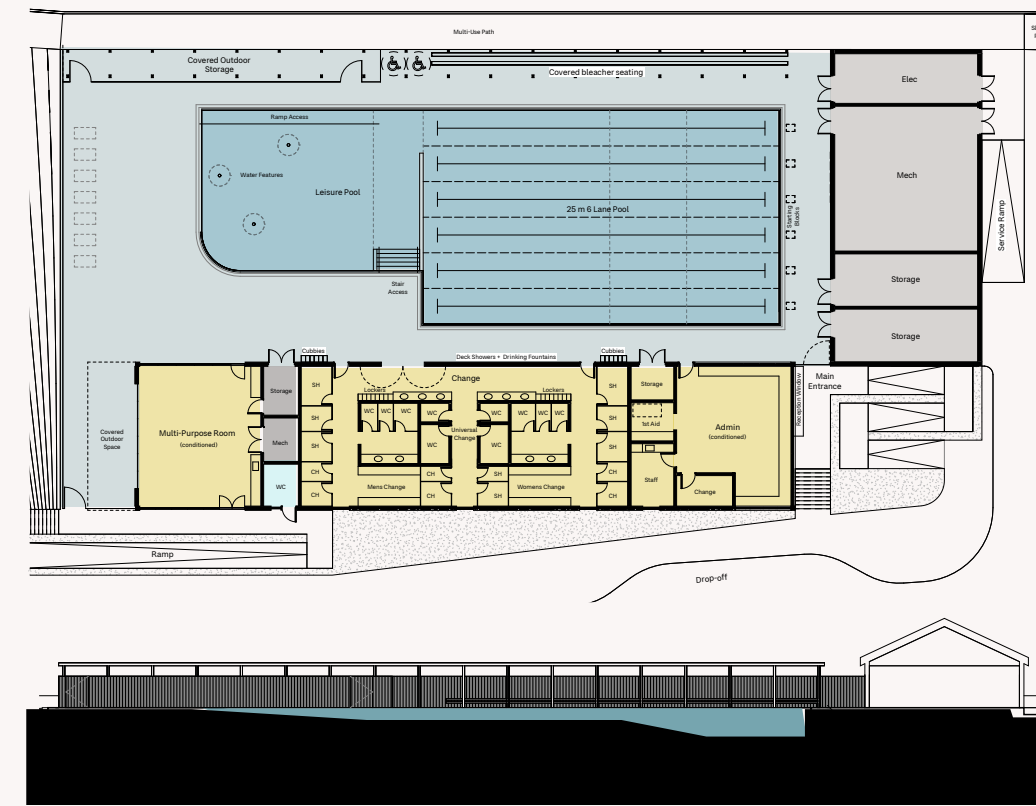
Maintains short term operations at the existing facility by addressing key health code non-compliance issues

## 2 Renovate



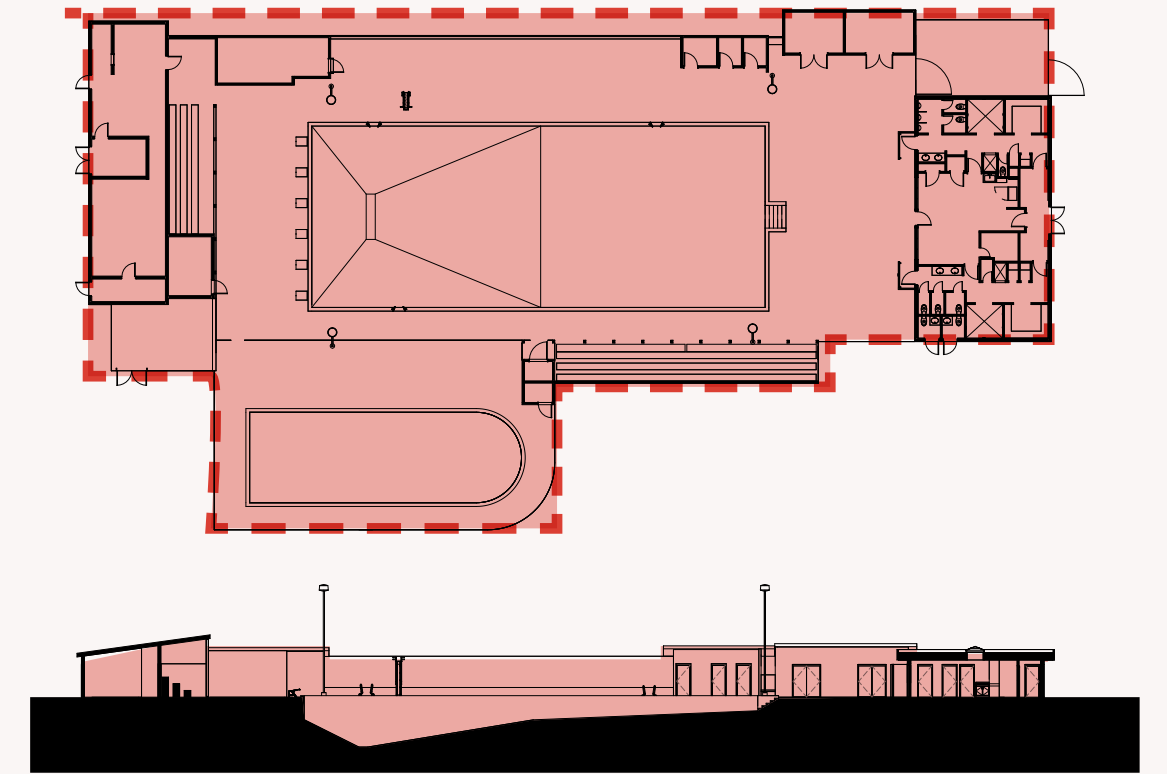
Builds on the critical repairs identified in the 'repair' option addresses broader building code and accessibility improvements

## 3 Replace



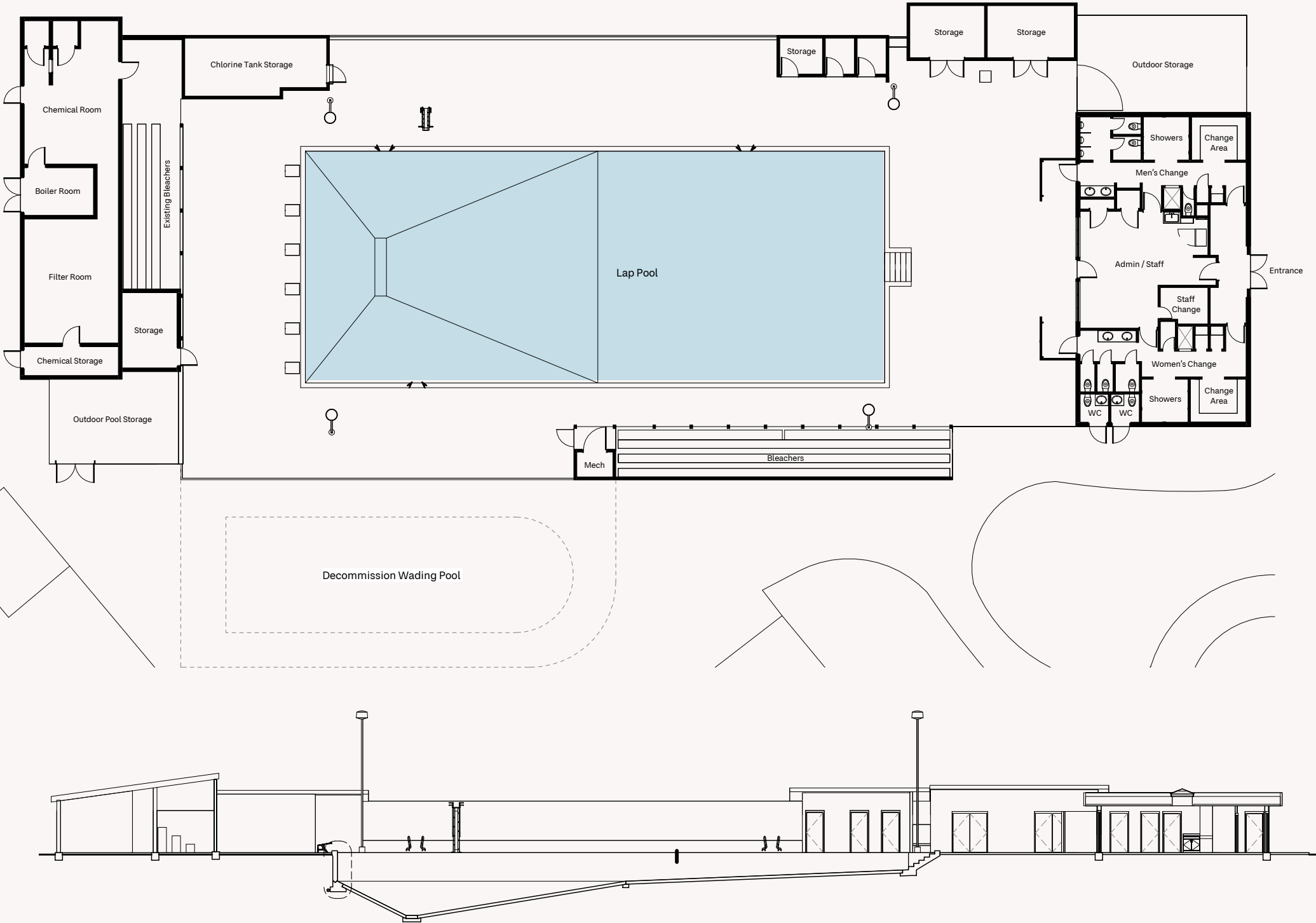
A complete redevelopment of the facility on the existing site

## 4 Decommission

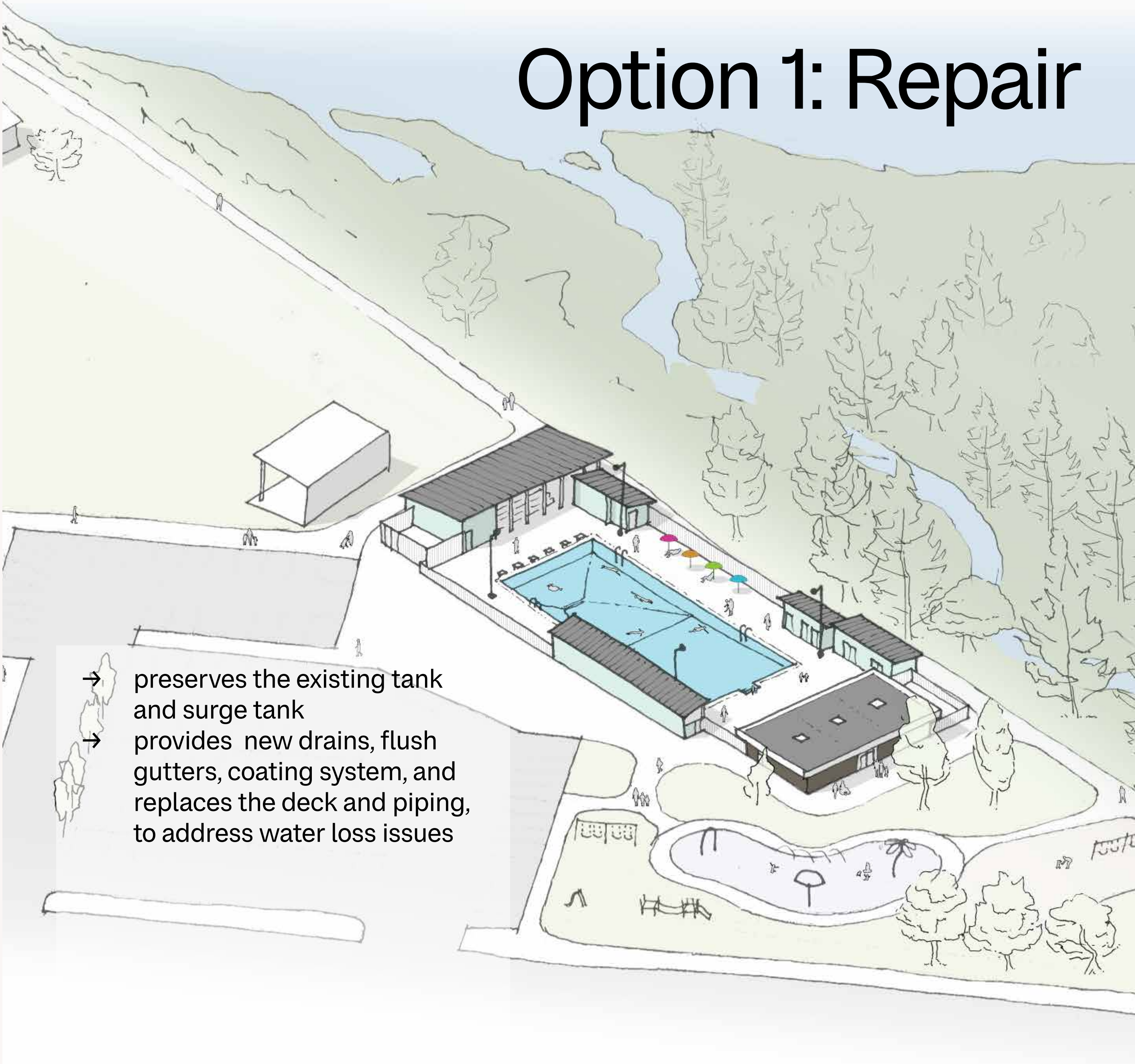


Closure and demolition of existing pool

Maintains short term operations at the existing facility by bringing the pool into compliance with current health code standards



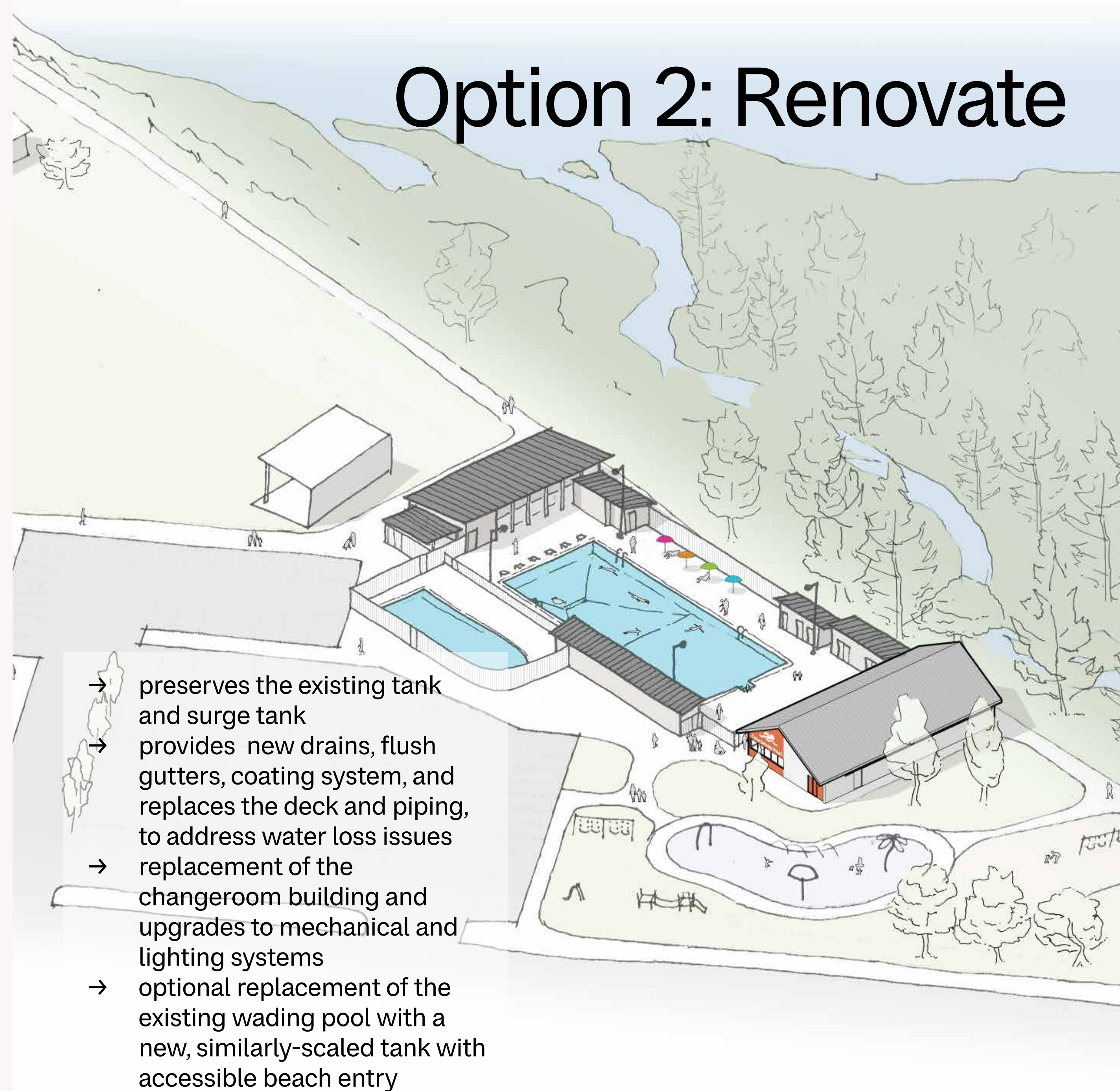
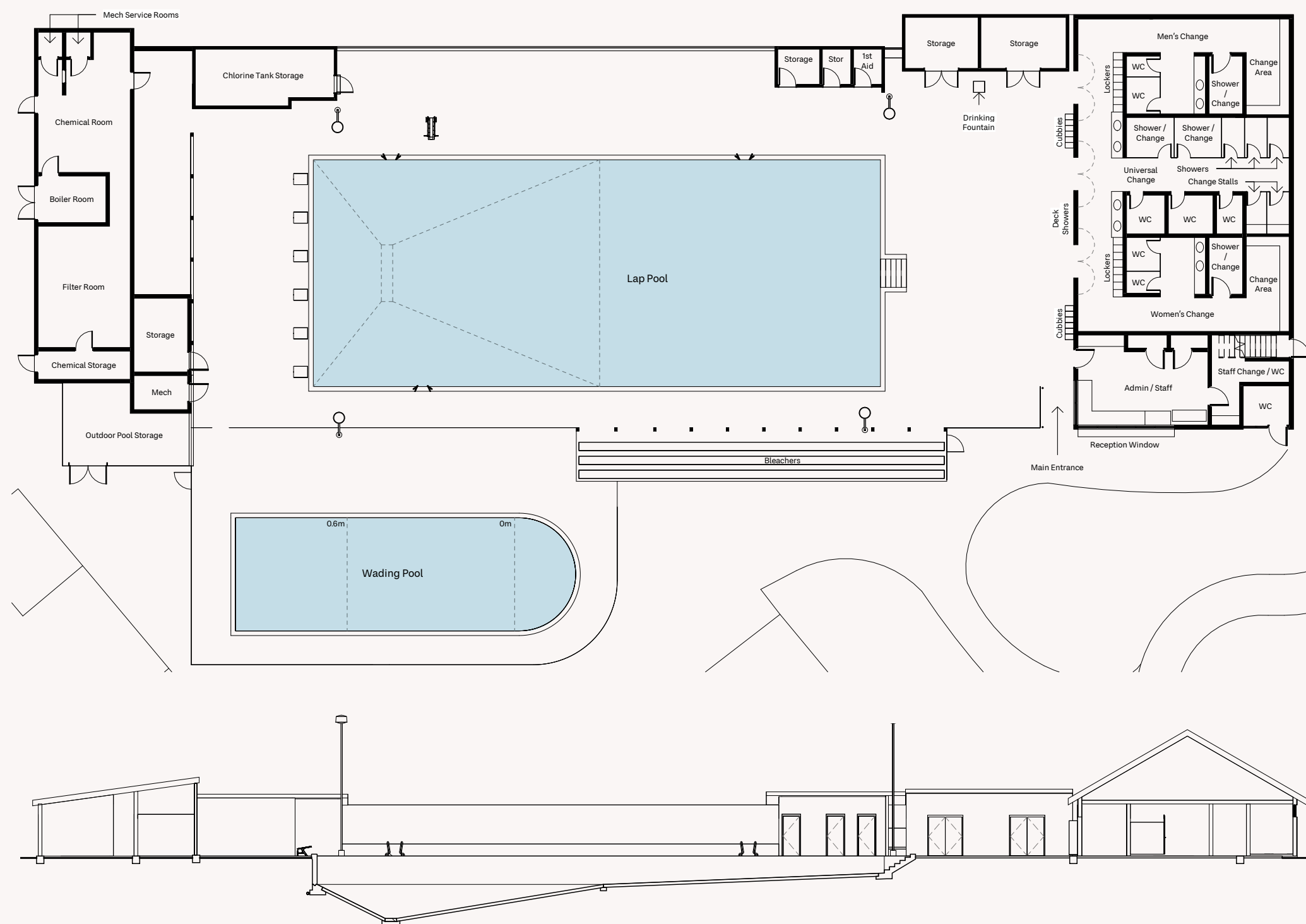
# Option 1: Repair



- preserves the existing tank and surge tank
- provides new drains, flush gutters, coating system, and replaces the deck and piping, to address water loss issues

# Option 2: Renovate

Builds on the critical repairs identified in the 'repair' option addresses broader building code requirements and accessibility, with optional wading pool replacement



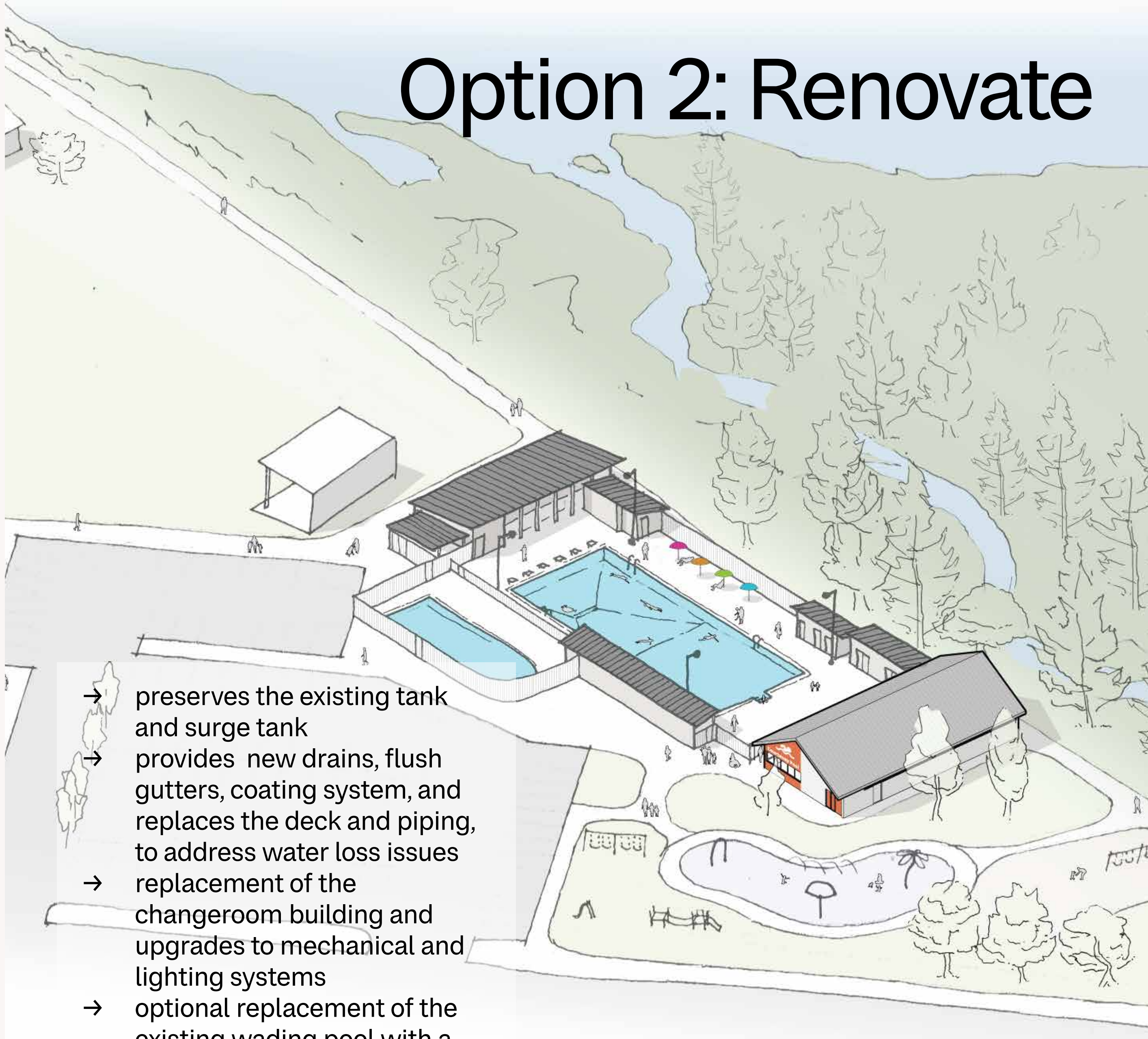
- preserves the existing tank and surge tank
- provides new drains, flush gutters, coating system, and replaces the deck and piping, to address water loss issues
- replacement of the changeroom building and upgrades to mechanical and lighting systems
- optional replacement of the existing wading pool with a new, similarly-scaled tank with accessible beach entry

Builds on the critical repairs identified in the 'repair' option addresses broader building code requirements and accessibility, with optional wading pool replacement



Changeroom Building Replacement Example  
Centennial Pool Rehabilitation, City of Port Coquitlam

# Option 2: Renovate



- preserves the existing tank and surge tank
- provides new drains, flush gutters, coating system, and replaces the deck and piping, to address water loss issues
- replacement of the changeroom building and upgrades to mechanical and lighting systems
- optional replacement of the existing wading pool with a new, similarly-scaled tank with accessible beach entry



# Replacement Facilities

# Precedents



Centennial Pool Rehabilitation (2019)  
City of Port Coquitlam

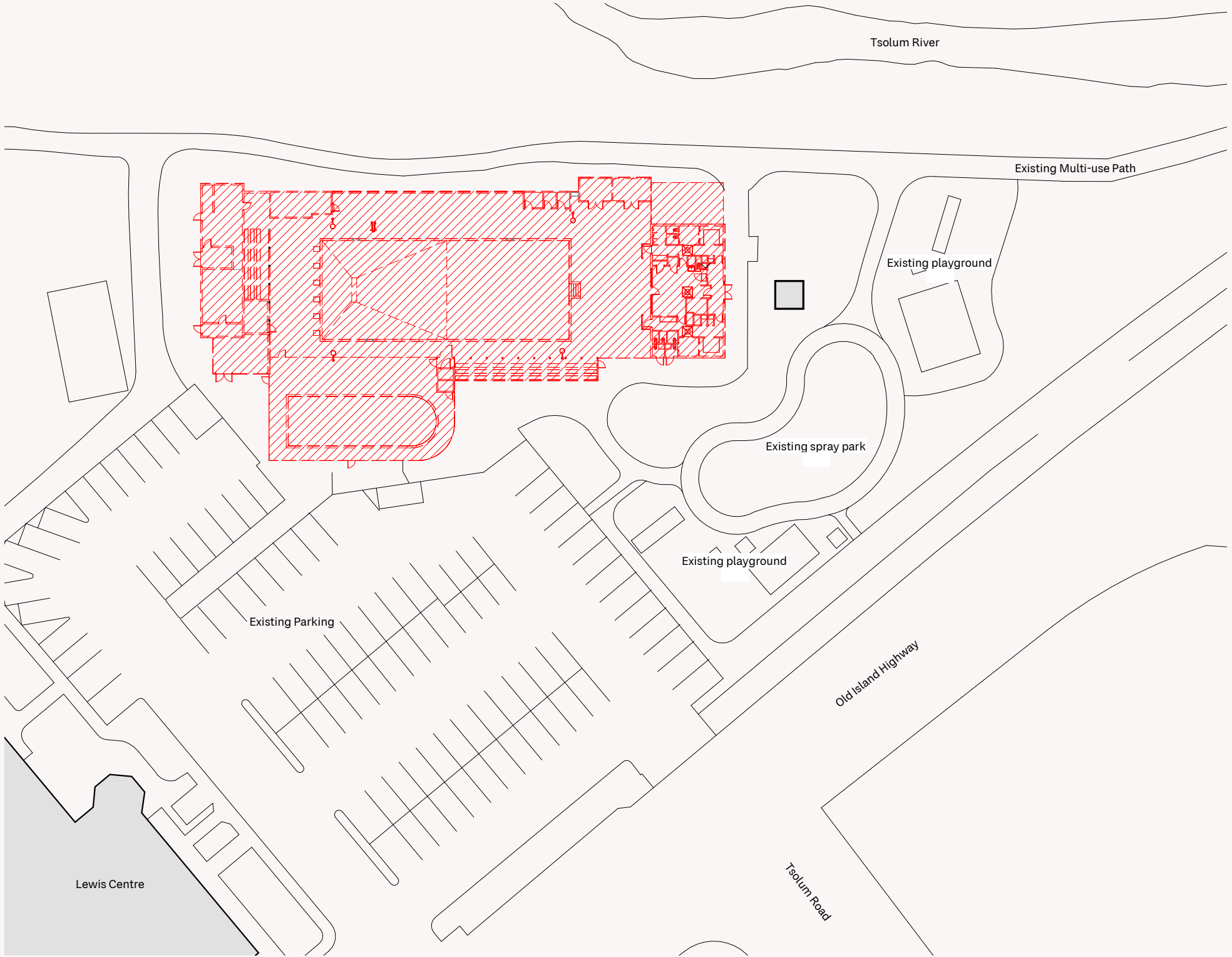


Wascana Outdoor Pool (2023)  
City of Regina

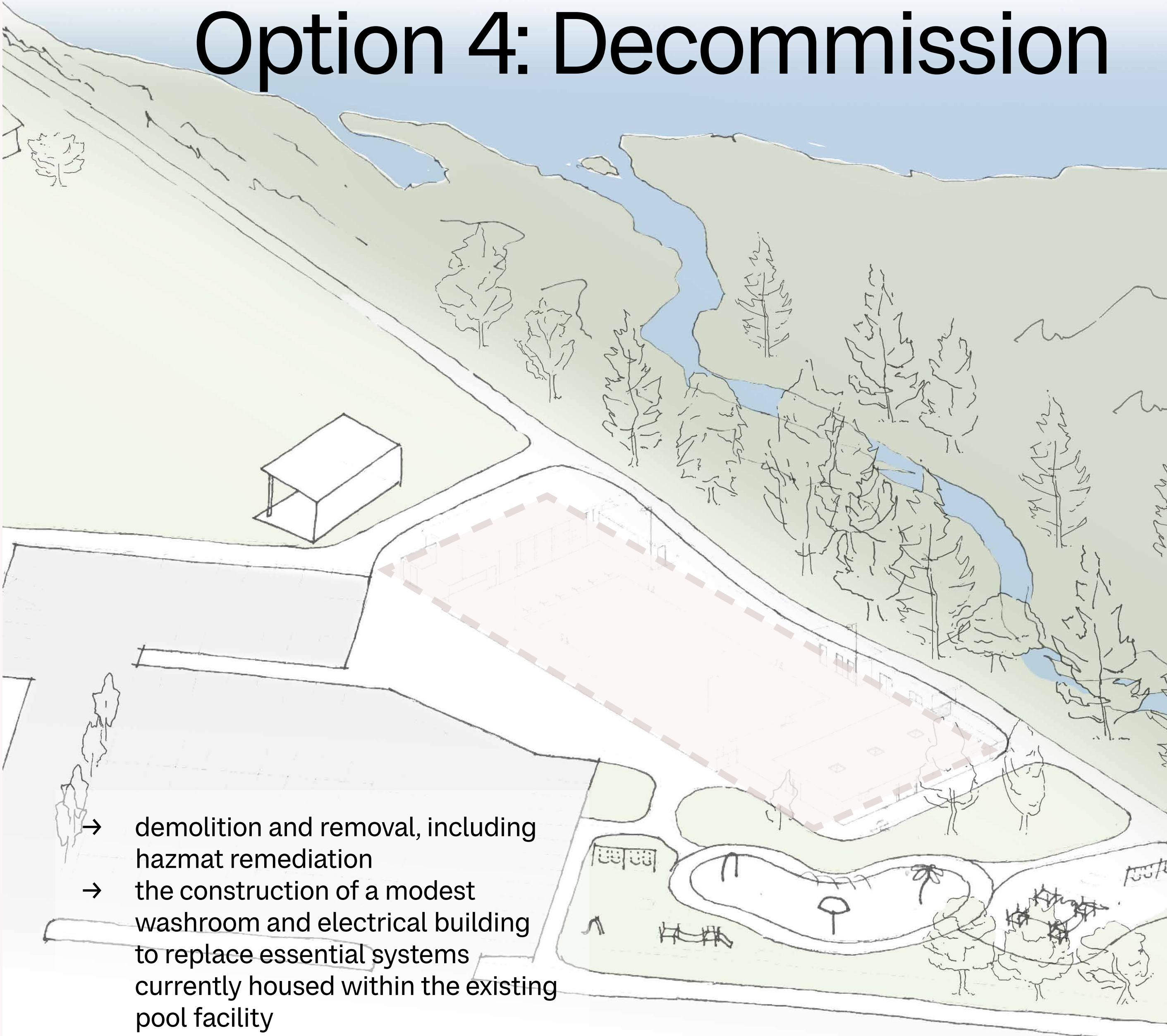


Mundy Park Pool (2025)  
City of Coquitlam

# Closure and demolition of the existing pool



# Option 4: Decommission



- demolition and removal, including hazmat remediation
- the construction of a modest washroom and electrical building to replace essential systems currently housed within the existing pool facility
- site development to make good for alternate new use

# 4 Costing

## **Class D Estimates Overview**

→ Based on Concept Design with  $\pm 20\%$  accuracy

Includes:

→ 20% Design Contingency for design development

→ Construction Stage Contingencies to reflect construction-related risks

→ An overarching Project Contingency

→ Escalation allowances to reflect forecasted cost increases

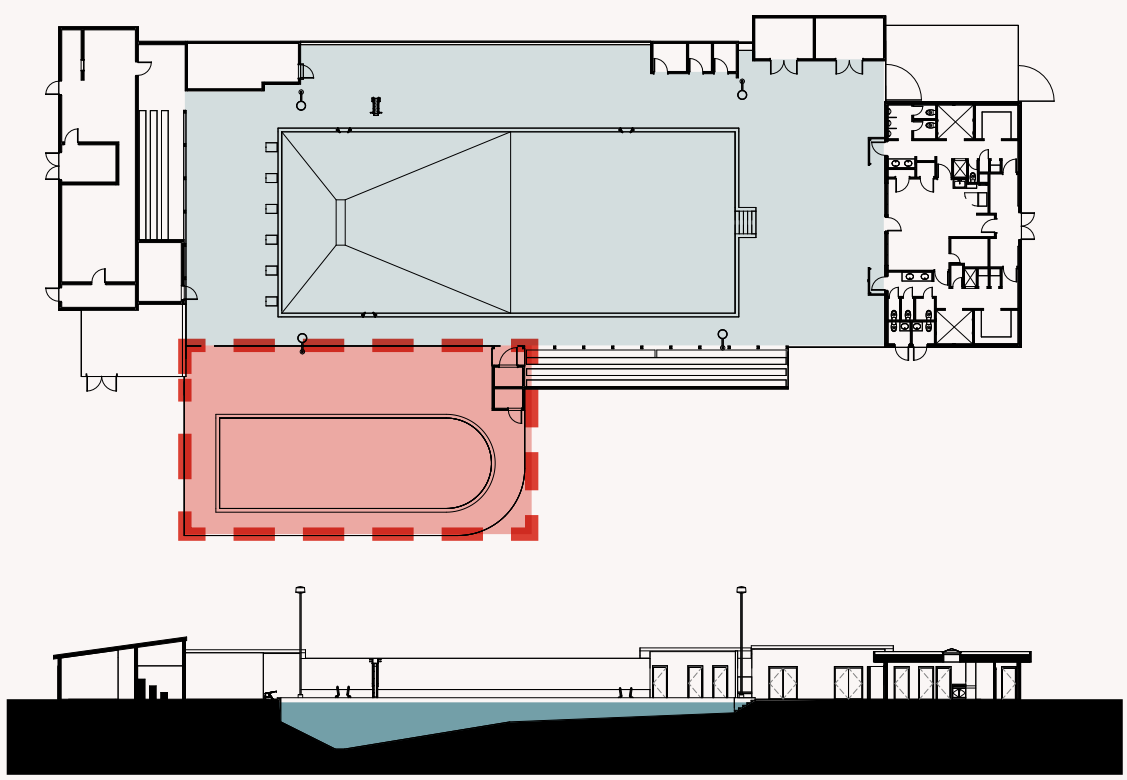
## **Preparation Methodology**

→ Prepared by a professional quantity surveyor using drawings and reports (architectural, structural, mechanical, and electrical).

→ Reviewed by the consultant team and a contractor experienced in municipal aquatic renovations.

# Capital Cost Estimates

## 1 Repair

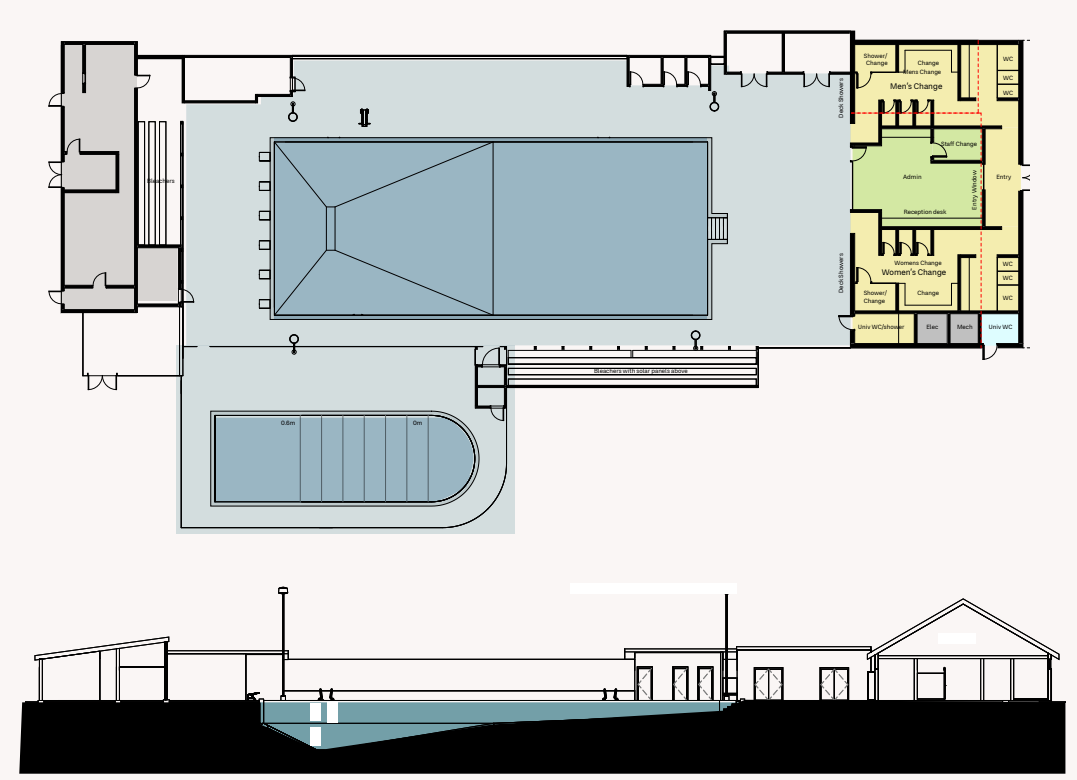


Construction \$2,796,500  
 Soft Costs,  
 Contingency &  
 Escalation \$2,446,925

**Total Cost \$5,243,426**

**Estimated Lifespan  
 Extension Up to 5 years**

## 2 Renovate

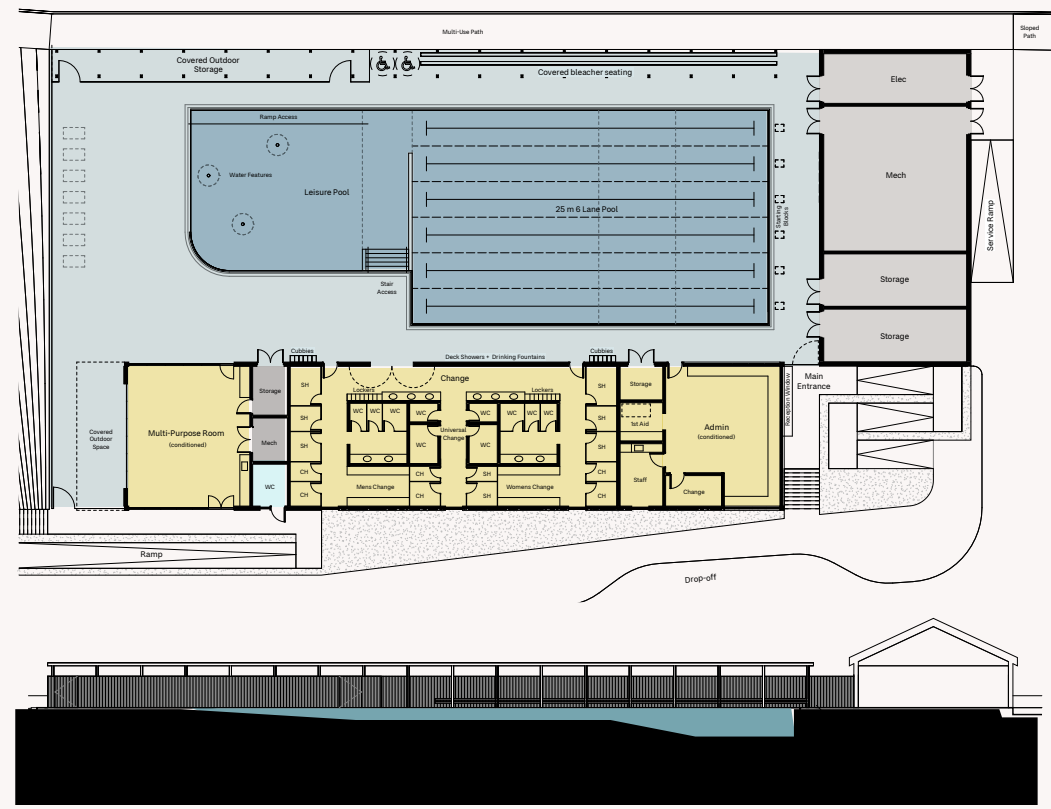


Construction \$7,563,600  
 Soft Costs,  
 Contingency &  
 Escalation \$5,741,890

**Total Cost \$13,305,490**

**Estimated Lifespan  
 Extension 15-20+ years**

## 3 Replace

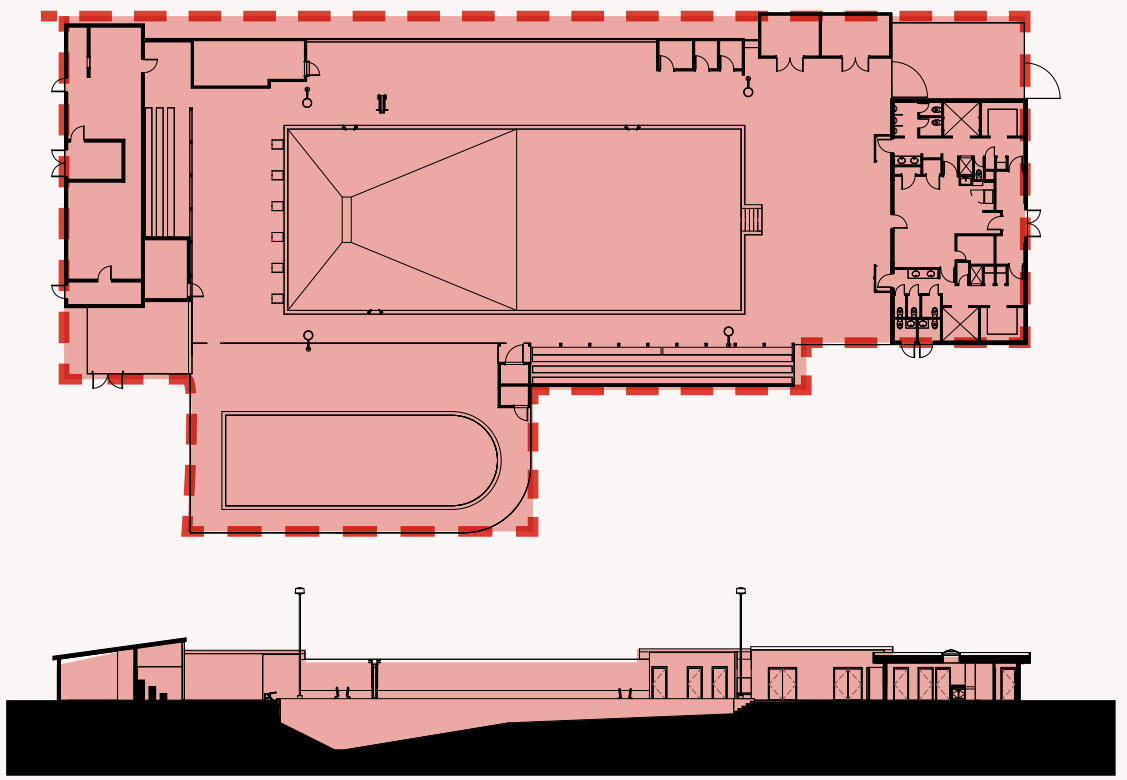


Construction \$18,774,900  
 Soft Costs,  
 Contingency &  
 Escalation \$13,751,785

**Total Cost \$32,526,685**

**Estimated Lifespan  
 Extension 40+ years**

## 4 Decommission



Construction \$929,200  
 Soft Costs,  
 Contingency &  
 Escalation \$666,732

**Total Cost \$1,595,932**

**Estimated Lifespan  
 Extension n/a**

# 5 Next Steps

## Public Engagement

- Online Public Engagement Survey:  
September 17, 2025 - October 19, 2025 (4 week period)
- Open House:  
In-person event September 27, 2025

## Final Reporting

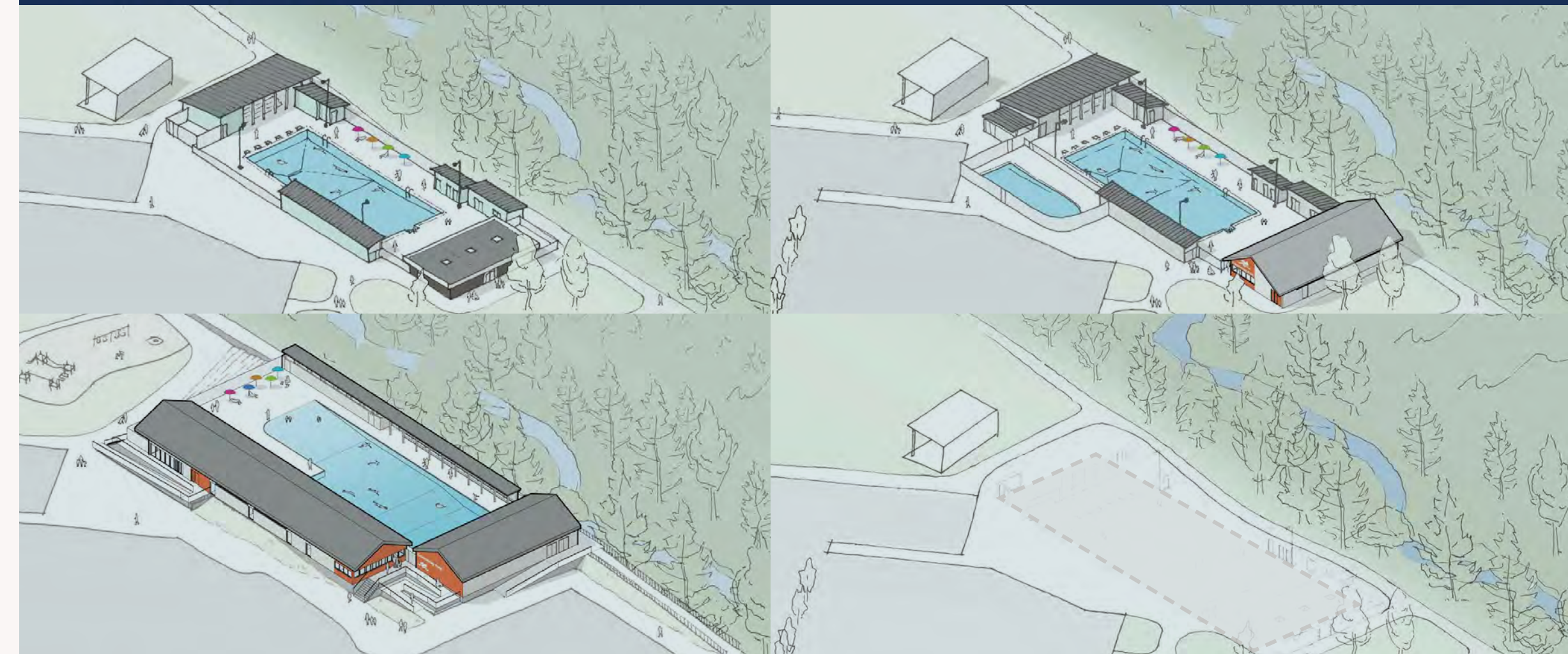
- Final Council Presentation: November 2025
- Final Options Report: November 2025



## Courtenay & District Memorial Outdoor Pool Options

Help shape the future of our pool

+ Follow



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