

**From:** [Shauna Bzdel](#)  
**To:** [Hayley Gislason](#); [Jamie Hanson](#); [Laurie Shalley](#)  
**Cc:** [Jill Sveinson](#)  
**Subject:** RE: ML - Aquatics  
**Date:** Thursday, June 30, 2022 9:09:47 AM  
**Attachments:** [ML-IAF Feasibility Report \(SB\)\(LS\).docx](#)  
[image001.png](#)  
[image002.jpg](#)

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Hi Haley,

Laurie and I have reviewed the ML document and have made some changes and additions. In case you don't see the changes in the link I am attaching a copy as well.

Thanks!

**Shauna Bzdel, BBA**

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**From:** Hayley Gislason <HGISLASO@regina.ca>  
**Sent:** Wednesday, June 29, 2022 7:59 PM  
**To:** Shauna Bzdel <SBZDEL@regina.ca>  
**Cc:** Jill Sveinson <JSVEINSO@regina.ca>  
**Subject:** ML - Aquatics

 [ML-IAF Feasibility Report V2.docx](#)

**Hayley Gislason**

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*Treaty 4 Territory and homeland of the Métis.*

**City of Regina - Media Lines**  
**Indoor Aquatics Facility – Feasibility Report**  
**June 28, 2022**

(not for external distribution - for use by spokespeople)

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**ISSUE**

In fall 2021, the City of Regina began a feasibility study for a new indoor aquatics facility. The proposed facility will respond to an identified need for more contemporary aquatics spaces to better serve the competitive and recreation needs of our community. On July 6, 2022, the Feasibility Study will be presented to Executive Committee.

**KEY MESSAGES**

- Through the 2019 Recreation Master Plan, the need for a new Aquatics Facility was identified as the top recreational priority for Regina.
- In fall 2021, the City of Regina began a feasibility study for a new indoor aquatics facility with the vision it will be an inclusive, sustainable and accessible community destination that serves Regina residents and visitors for generations to come.
- The feasibility study included a needs assessment, extensive public and stakeholder engagement, best practice research in aquatics, accessibility and sustainability, costing, and an assessment of the Lawson Aquatic Centre. The study was guided by a Community Advisory Committee apprised of user groups, community members and stakeholders.
- The recommendation within the feasibility study is a new build that balances space for competition and leisure aquatics.
- The recommended space requirements are based on future demand as Regina grows to a population of 300,000.
- The new facility is anticipated to include a variety of features such as a 50-metre competition tank, a 50-metre warm-up and dive tank, a large leisure aquatics area with water park amenities, and dryland community spaces.
- Funding is not being requested at this time. Following the presentation to Executive Committee, the next step will be to consider the most suitable location and timing for the facility in the context of all the other catalyst projects being considered in the City Centre, followed by detailed design.

**MEDIA QUESTIONS & ANSWERS**

**Why is the proposed facility so large and costly?**

**The space requirements are significant, but reflect what we heard from the community through our needs assessment. The concept lays out a plan that meets the needs of the community today – in terms of leisure and competitive aquatics – but also responds to growth. There’s also significant space allocated to making the facility inclusive and accessible and to creating a community hub – with amenities like a gymnasium, a potential cultural space, a concession, and space to lease out to complementary service providers. The actual size of the facility will be determined through the detailed design process.**

**The next step is to confirm location and timing, in alignment with the other major catalyst projects that Council is considering. We anticipate a decision on these in Q4 of this year, after which we will proceed to the detailed design process.**

### **Why did the City complete a feasibility study of a new indoor aquatic facility?**

In 2019, City Council approved the Recreation Master Plan (RMP), which provides a long-term framework to inform recreation facility planning. The RMP considers growth, facility renewal needs and program requirements.

The RMP recommended investment to increase both the quantity and quality of City of Regina indoor aquatics facilities, which currently is comprised of three indoor pools: the Lawson Aquatics Centre, the Sandra Schmirler Leisure Centre and the Northwest Leisure Centre. The top-ranked priority in the RMP is to enhance competitive and leisure indoor aquatics.

City Council approved funding in the 2021 and 2022 capital budget through the 10-year Recreation and Culture Capital Plan to complete a feasibility study for an Indoor Aquatics Facility (IAF) and this work began in mid-2021.

### **The City only explored the location at the Sportplex site throughout engagement yet it is not mentioned in the report. Is the City considering a location change?**

The feasibility study originally focused on the Sportplex site as the proposed location for the facility, however given the other catalyst projects that Council is considering there an opportunity to further explore the most appropriate site in relation to these catalyst projects.

### **What is the estimated cost and how is the City going to afford it? Has the City tried to secure funding?**

Funding is not being requested at this time, but the total project costs based on the recommendations within the feasibility study are currently anticipated to be in the range of \$173M and would be refined through the design process.

The costs for the project following the detailed design phase will require a combination of funding sources. These potential funding sources include the 10-Year Recreation and Culture Capital Plan, City debt, Servicing Agreement Fee contributions, dedicated mill rate and grants.

Council also recently approved proceeding with a request to the provincial and federal governments to reallocate the remaining \$128M ICIP funding to the facility, which would cover a significant portion of the capital costs if approved.

### **What is the proposed footprint compared to the Lawson and why is the new facility so much bigger?**

The feasibility study process included inputs such as a needs assessment, extensive public and stakeholder engagement and an assessment of the Lawson Aquatic Centre. It informed the

recommended new build option, which is more than five times bigger than the Lawson but it's important to note we aren't comparing apples to apples. The Lawson does not meet the current competition needs and does not have any leisure aquatics. It also does not have the community amenities or change rooms required to be the multi-functional, inclusive, accessible and sustainable facility we are envisioning.

It is important that we plan for the growth of our city and a facility that can meet future demand. The City of Regina has more than 3,000 residents waiting for swimming lesson spaces. As our population grows, we must plan to grow our recreation facilities and programs to continue providing opportunities for healthy lifestyles and contributing to residents' quality of life.

### **How does the size of the proposed facility compare to other facilities in the country?**

The feasibility study included research of other facilities in Canada. Many other facilities such as Calgary (Repsol Centre), Edmonton (Kinsmen), Toronto (Pan Am Pool) have two 50-metre pools. Saskatoon has two 50-metre pools in different facilities. The local context of Regina is also important to note:

- Other cities researched have a community-wide suite of aquatic facilities that Regina doesn't have
- We have considered community needs beyond aquatics programming, such as cultural and multi-purpose spaces
- Local facilities in Regina have closed like the YMCA Downtown and others, like the University of Regina, have an uncertain future
- We have considered Regina's growth projections in the space requirements for the facility

### **What is the proposed timeline for this project?**

Once approved, a location assessment would take about 3-4 months and the design phase would take about 18 months. This would be followed by procurement which takes about 4-6 months and approximately two years of construction. The facility could potentially open in 2027.

### **What was done for engagement and what were the engagement results?**

The engagement process included a random sample public survey (2481 responses), a public questionnaire (1400 responses), and focused discussions with nearly 50 community groups and user groups that all helped inform the recommendations. A Community Advisory Committee (CAC) was also established representing various community and user groups with monthly meetings held to provide input.

Further community and stakeholder engagement will occur in the detailed design phase.

### **Did you engage Indigenous communities?**

Yes, the City is committed to acting on the Truth and Reconciliation Calls to Action. The CAC included a representative from Regina Treaty and Status Indian Services (RTSIS), and the project team held stakeholder meetings with Elders and Knowledge Keepers. We heard that cultural space in the facility may be an asset to the community. The next phase of engagement will include further conversations with Indigenous communities to consider this element in the design.

### **What is the life expectancy of the Lawson and the Fieldhouse? Will these facilities be decommissioned? Will current users of these facilities be impacted during construction?**

The Lawson was built in 1975 and would require an investment of \$20M to keep it operational for another 10-15 years. However, note that this investment would not bring it in alignment with accessibility, inclusion, sustainability or aquatics best practices. It is recommended that the Lawson be decommissioned after a new facility is built.

The Fieldhouse is anticipated to have upwards of 25 years of useful life remaining, and if the Sportplex site is where the IAF gets developed, it is recommended that the Fieldhouse be adjoined to the IAF and leveraged for staff and program efficiencies.

The existing facilities will both remain open to the public as much as possible during construction to ensure programming continues with minimal interruption to users.

**What is the projected economic impact of the facility?**

During construction, the project is estimated to create 886 full time jobs and have a projected economic output of \$235M between project expenses like construction material costs and staff salaries, and an influx in the local economy. During operations, it will create 99 full-time jobs and have an annual output of \$10.6M.

The facility is anticipated to host special events annually, including 10 regional events, 8 provincial events and one national event per year, totalling an economic output of \$1.4M.

**How does the recommendation align with the Energy and Sustainability Framework (ESF)? Will this building be constructed and built as net zero?**

The design and construction of the IAF will be aligned with the ESF and be net zero energy ready. Its design will minimize energy use so that clean energy from the grid can be used to reach net-zero energy in the future. There is a cost premium of about 15% included in the project total costs to achieve this.

The IAF would lend itself well to being part of a district geothermal energy solution. This will be further explored in the next phase of the project.

**Have you thought about who will operate this building? Will it be the City, REAL, another partner? Is the City looking at business development and sponsorship opportunities for the facility?**

It is too soon to comment on operations of the facility at this time. However, the project team did consider what the cost for the City to operate the facility would be as part of the feasibility study.

Further work will occur in the next phase around sponsorship and formalizing potential partnerships through a public, competitive Request for Proposals.

**DESIGNATED SPOKESPERSON**

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PREPARED BY: Hayley Gislason, Senior Communications Strategist

DATE: June 22, 2022  
APPROVED BY: