Executive Committee

Wednesday, February 12, 2020
2:00 PM

Henry Baker Hall, Main Floor, City Hall
Approval of Public Agenda

Adoption of Minutes

Minutes from the meeting held on January 15, 2020

Administration Reports

EX20-4 The Towns (South East Lands) Development Project - Status Update 2019

Recommendation
It is recommended that Executive Committee:

Receive and file this report.

EX20-5 Kinsmen Park South Parking

Recommendation
That the Executive Committee recommend that City Council:

1. Approve the transaction to provide title for a portion of the Kinsmen Park South (approximately 1.2 acres) to the Ministry of Education (Ministry) subject to, but not limited to:
   a. The City of Regina receiving title of approximately 4.73 acres of green space at the St. Pius School site which the Ministry will provide at its cost.
   b. Replacement of the two programmable ball diamonds located at L’Arche Park, at the Ministry’s cost.
   c. Upgrade of any infrastructure related to the parking lot or joint-use school being the responsibility of the Ministry.
2. Authorize the Executive Director of Financial Strategy & Sustainability to conclude negotiations with the relevant parties to ensure the conditions stated in this report are met.
3. Direct the City Solicitor to prepare the necessary agreements to complete the transaction and be authorized to execute a transfer authorization.
4. Authorize the City Clerk to execute the agreements as prepared by the City Solicitor.
5. Approve these recommendations at its February 26, 2020 meeting for approval after the public notice has been advertised.

EX20-6 Wascana Pool Design Update

**Recommendation**
It is recommended that Executive Committee:

Receive and file this report.

**Resolution for Private Session**
These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Jason Mancinelli, in the Chair
Mayor Michael Fougere
Councillor Lori Bresciani
Councillor John Findura
Councillor Jerry Flegel (Teleconference)
Councillor Bob Hawkins
Councillor Joel Murray
Councillor Andrew Stevens
Councillor Barbara Young

Regrets: Councillor Sharron Bryce
Councillor Mike O'Donnell

Also in Attendance: City Clerk, Jim Nicol
Council Officer, Ashley Thompson
City Manager, Chris Holden
City Solicitor, Byron Werry
Exec. Dir., Citizen Experience, Innovation & Performance, Louise Folk
Exec. Dir., Financial Strategy & Sustainability, Barry Lacey
A/Exec. Dir., City Planning & Community Development, Karen Gasmo
Exec. Dir., Citizen Services, Kim Onrait
Director, Citizen Experience, Jill Sveinson
Business Performance Consultant, Kristina Gentile

(The meeting commenced in the absence of Councillor Flegel)

APPROVAL OF PUBLIC AGENDA

Councillor Andrew Stevens moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Councillor Barbara Young moved, AND IT WAS RESOLVED, that the minutes for the meeting held on December 4, 2019 be adopted, as circulated.

ADMINISTRATION REPORTS

(Councillor Flegel arrived at the meeting.)
**Recommendation**
That the Executive Committee recommend that City Council:

1. Approve Option 1 for the regular polling areas and polling places as outlined in Appendix B and B1.

2. Approve the use of mobile and special polls for serving voters at the institutions defined under section 29 of *The Act*.

3. Approve the special, advance and mobile polls and hours as outlined in Appendix D.

4. Approve the rates of remuneration for election officials summarized in Appendix E.

5. Approve the names of candidates on the Mayor and Councillor ballots be listed in alphabetical order by surname and that according to section 9.2 of *The Act* the occupation of each candidate not be required to be listed on the ballots.

6. Direct the City Solicitor to amend Schedule ‘A’ in *The Automated Vote Counting Bylaw, Bylaw No. 10197* to reflect the removal of ‘occupation’ from the ballot and bring back the amending bylaw for review at the City Council meeting scheduled to take place on February 26, 2020 meeting.

7. Approve these recommendations at its January 29, 2020 meeting.

Mayor Michael Fougere moved that the recommendations contained in the report be concurred in.

Councillor Andrew Stevens moved, in amendment, AND IT WAS RESOLVED, that an additional Polling station be added to Ward 3 between polling stations 7 & 8 and that the cost and specific location be brought to Council January 29, 2020.

Councillor John Findura moved, in amendment, AND IT WAS RESOLVED, that an additional polling station be added to Ward 5.

The main motion, as amended, was put and declared CARRIED.

**Recommendation**
That the Executive Committee recommend that City Council:

1. Direct the City Solicitor to amend Bylaw 2002-57, being *The Regina Code of Conduct and Disclosure Bylaw* so that:
(a) the code of conduct and disclosure rules in the Bylaw will no longer apply to any City employees as these rules will be replaced with a corporate policy approved by the City Manager;

(b) with the exception of the City Manager, City Clerk and City Solicitor, the process in the Bylaw for disclosing conflicts of interest and dealing with violations will no longer apply to City employees but will be governed by the corporate policy;

(c) the City Manager, City Clerk and City Solicitor will be subject to the code of conduct and disclosure rules in the new corporate policy but the process for dealing with disclosures of conflicts of interest and violations by these three positions will still be in the Bylaw and will include the following:

(i) the City Manager will review and provide direction on disclosures made by the City Clerk and City Solicitor as well as deal with complaints with respect to these positions, although any disciplinary action involving termination would be decided by the Executive Committee;

(ii) the Mayor will review and provide direction on disclosures made by the City Manager;

(iii) the Executive Committee will retain the authority to deal with any complaints with respect to the City Manager including taking any disciplinary action for violations;

(d) the code of conduct and disclosure rules and process for dealing with disclosures and violations in the Bylaw will continue to apply to non-council members on boards and committees established by Council;

(e) the references to the former legislation, The Urban Municipality Act, 1984 will be updated to reflect the equivalent Cities Act provisions and other outdated references will be updated, including attaching the disclosure of land holdings form which is filled out by non-council members on those boards and committees specifically outlined in the Bylaw.

2. Approve the repeal of the “Employment of Relatives Policy” that was approved in 1990 as it will be replaced with a section on employment of relatives in the new corporate policy approved by the City Manager.

3. Direct the City Solicitor to amend Bylaw 2003-70, being The City Manager’s Bylaw to expressly authorize the City Manager to establish an employee code of conduct under the powers, duties and function of the City Manager to coincide with the City Manager’s general authority over employees.
4. Approve the repeal of the “Employment of Relatives Policy” and the amendments outlined in recommendations 1 and 3 to come into force on March 1, 2020.

5. Approve these recommendations at its January 29, 2020 meeting.

(Councillor Flegel left the meeting.)

Councillor Lori Bresciani moved that the recommendations contained in the report be concurred in.

Councillor Lori Bresciani moved, in amendment, AND IT WAS RESOLVED, that Administration bring forward an annual report on employee code of conduct and whistleblower infractions.

Councillor Barbara Young moved, in amendment, AND IT WAS RESOLVED, that Administration conduct a review of *The Cities Act* and the Code of Ethics Bylaw with respect to City Councillors, propose any necessary changes and report back to the newly elected City Council in 2021.

The main motion, as amended, was put and declared CARRIED.

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**Recommendation**

It is recommended that Executive Committee:

Delete the following items from the list of outstanding items for City Council and Executive Committee:

<table>
<thead>
<tr>
<th>Item</th>
<th>Committee</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>MN14-4</td>
<td>City Council</td>
<td>Outdoor Pools Facility Plan Update</td>
</tr>
<tr>
<td>CM16-2</td>
<td>City Council</td>
<td>Notice of Intention to Designate Municipal Heritage Property 13 Leopold Crescent - Watchler (2nd) Residence</td>
</tr>
<tr>
<td>CR18-36</td>
<td>City Council</td>
<td>Placemaking: Street Painting Project Update</td>
</tr>
<tr>
<td>CR18-105(1)</td>
<td>City Council</td>
<td>Council Committee Recommendations</td>
</tr>
<tr>
<td>CM18-15(4)</td>
<td>City Council</td>
<td>Public Safety and Traffic Delay – Grade Rail Crossings on Ring Road between Winnipeg Street and McDonald Street</td>
</tr>
<tr>
<td>EX17-26</td>
<td>Executive Committee</td>
<td>Safety in School Zones</td>
</tr>
</tbody>
</table>
Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

RESOLUTION FOR PRIVATE SESSION

Councillor Bob Hawkins moved, AND IT WAS RESOLVED, that in the interest of the public, the remainder items on the agenda be considered in private.

RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, a 15 minute recess was called.

The Committee recessed at 3:50 p.m.
The Towns (South East Lands) Development Project - Status Update 2019

Date | February 12, 2020
---|---
To | Executive Committee
From | Financial Strategy & Sustainability
Service Area | Land & Real Estate
Item No. | EX20-4

RECOMMENDATION

It is recommended that Executive Committee:

Receive and file this report.

ISSUE

The purpose of this report is to provide an update on the financial results and current development activity of the Towns South Land Development Project (Towns).

IMPACTS

The recent economic downturn has placed downward pressure on the financial performance of the Towns South. Efforts are underway to seek efficiencies in the land use plan in order to improve profitability. Efforts are also underway to drive aesthetic improvements that support the overall goal of community building and therefore marketability.

OTHER OPTIONS

None with respect to this report

COMMUNICATIONS

None with respect to this report
DISCUSSION

The Towns was initiated in 2012, with the acquisition of lands in South East Regina formerly known as the Saskatchewan Housing Corporation (SHC) Lands. The purchase of the land committed the City to continue to develop the land or sell it back to SHC, as SHC retained the first right of refusal.

Following the approval to purchase the South East Lands, development strategy options were investigated including, selling the un-serviced land, entering into a joint venture to develop the land, contracting a land development manager or developing the land with internal City resources.

In March 2015, City Council approved proceeding with an external land development consultant (CR-28) for the Towns South. In September 2015, through a Request for Proposal process, Terra Developments Inc. was awarded the development consultant contract.

Subsequent to Secondary Plan and Concept Plan approvals in 2015, under the guidance of Terra, physical infrastructure construction and investment of the Towns Neighbourhood development started in Spring 2016. Marketing and sales of serviced lots was initiated in late 2015.

The Towns is divided into two concept plan areas, the Towns South and the Towns North. The Towns South comprises 137.1 acres and is currently approved for development within the City of Regina’s 235K Growth scenario. The Towns North is 110.1 acres and is part of the 300K Growth scenario. Subject to market conditions, the anticipated build-out year for the Towns South is 2030. This estimate is based on 70 lot sales per year. It is noted that it is very difficult to anticipate long term market conditions, and this estimate will vary.

The 2016 original financial projection estimated the following:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$ 142.1 M</td>
</tr>
<tr>
<td>Cost</td>
<td>$ 113.6 M</td>
</tr>
<tr>
<td>Net Income</td>
<td>$ 28.5 M</td>
</tr>
<tr>
<td>Return on Revenue</td>
<td>20.1 %</td>
</tr>
</tbody>
</table>

The original projections were based on revenue assumptions escalating over time from $4,034 per saleable front foot (f.f.) to $5,250/f.f. This contrasts with current market conditions of $3,800/f.f.

Current Total Financial Projection:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$ 115.6 M</td>
</tr>
<tr>
<td>Cost</td>
<td>$ 108.5 M</td>
</tr>
<tr>
<td>Net Income</td>
<td>$ 7.1 M</td>
</tr>
<tr>
<td>Return on Revenue</td>
<td>6.1 %</td>
</tr>
</tbody>
</table>
Although there are many variables that can financially impact a land development proforma, a notable change to the performance of the Towns is the estimated revenue. As noted above, the original forecasted revenue was in the range of $4,000 - $5,250/f.f. Feedback from the housing industry and Terra Developments is that the market is supportive of approximately $3,800/f.f. The financial modeling has been adjusted to reflect same. In addition to changes to the revenue assumptions, it has been identified that the current concept plan is relatively inefficient in terms of revenue and cost. Efforts are currently focused on re-creating the concept plan to increase the saleable front feet and decrease the total cost of infrastructure. Further, the cost estimates from which the 2016 overall projection was built, were based on high level assumptions. The most recent estimates are based on current data. It is further noted that land development projects are inherently dynamic, with a multitude of variables that can change and improve or weaken the overall financial performance.

Financial Results from project inception to Dec. 31, 2018:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>$ 14.55 M</td>
</tr>
<tr>
<td>Cost</td>
<td>$ 13.23 M</td>
</tr>
<tr>
<td>Net Income</td>
<td>$ 1.32 M</td>
</tr>
<tr>
<td>Return on Revenue</td>
<td>9.1 %</td>
</tr>
</tbody>
</table>

Revenues are based on 122 total lot sales from inception. Average revenue per front foot to Dec. 31, 2018 is $4,155/f.f. Modest increases to development costs were realized from project inception to Dec. 31, 2018. Margins in early stages of development projects are typically lower than later stages as investment is required to initiate projects and it is desirable to recoup these investments as soon as possible. It is noted however that the current total projection identifies a lower overall margin. It is reiterated that improvements to the efficiency of the concept plan should increase revenue and decrease cost, and therefore improve the overall projection.

Total inventories to December 31, 2018 are noted below:

**Serviced Lot Inventory**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots Sold</td>
<td>122</td>
</tr>
<tr>
<td>Lot Deposits</td>
<td>187</td>
</tr>
<tr>
<td>Unsold Inventory</td>
<td>45</td>
</tr>
<tr>
<td>Total Lots Produced</td>
<td>354</td>
</tr>
</tbody>
</table>

Lots are developed on a pre-sale basis. It is not uncommon to develop a stage of lots without having all the lots pre-sold. The net result is unsold inventory. To the end of December 31, 2018, there were 45 lots of unsold inventory, which represents less than a one-year supply under normal market conditions. A one-year supply is considered healthy. Developed unsold lots are sold to builders on an as need basis.
Multi-Family Parcel Inventory

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels Sold</td>
<td>0 acres</td>
</tr>
<tr>
<td>Parcel Deposits</td>
<td>3.7 acres</td>
</tr>
<tr>
<td>Unsold Parcels</td>
<td>0 acres</td>
</tr>
<tr>
<td>Total Parcels Produced</td>
<td>3.7 acres</td>
</tr>
</tbody>
</table>

In August 2016, an option agreement was entered with North Ridge Developments for multi-family Parcel “H” in Stage 1C for 3.7 acres. This parcel closed in the 2019 fiscal year and therefore will be reflected as a “Sale” in the Multi-Family Parcel Inventory in the 2019 Towns Annual Update. The Parcel was developed in the 2018 construction season.

Current Development Activity

1. **2019 Development Program**
   Fifty-seven lots are currently being developed under the 2019 Towns development program in Phase 1 – Stage G & Phase 1- Stage GA. Forty-two of these lots are under contract with a builder. The lots are expected to be fully serviced by spring 2020, this will add 15 lots to inventory. *(Map - Appendix A)*

2. **2020 Development Program**
   Significant servicing of land is not contemplated for 2020 as the demand for serviced land is very low. An option agreement is in place for sale of the Commercial Parcel J1 in Phase 1 – Stage FA to a local commercial developer. Upgrades to Woodland Grove Drive are contemplated as part of the servicing for this Parcel. Servicing of the land is scheduled for completion in summer 2020. *(Map - Appendix A)*

3. **Development Strategy – OCP Alignment**
   The recent weakening of the economy and housing market has driven a change in development strategy. Efforts are currently focused on improving neighbourhood character. Neighbourhood design has evolved over recent years and will continue to evolve as markets fluctuate and consumer demand changes. What has not changed however, is the demand for an attractive, safe place to live. Through Terra Developments, enhanced architectural guidelines are being developed as well as a tree planting program. It is the view of the Land Development Branch and Terra Developments that strong architectural flavour is vital to neighbourhood character as well as planting as many trees as possible. These initiatives provide alignment to the OCP goal D5-1, “Enable the development of complete neighbourhoods.”

   Integral to neighbourhood character is open space development. In conjunction with Parks Recreation & Cultural Services and Terra, planning and design of Municipal Reserve 4 (MR4) is underway. MR4 will be the first park built in the Towns with construction anticipated for 2021.

   As noted above, initiatives are also in place to improve profitability including improving land use efficiency and profitability. It is anticipated that changes to the plan can also improve neighbourhood character.
DECISION HISTORY

None with respect to this report

The recommendations contained within this report are within the delegated authority of the Executive Committee.

Respectfully Submitted,

Shauna Bzdel, Director
Land & Real Estate

Barry Lacey, Executive Director
Financial Strategy & Sustainability

Prepared by: Paul Moroz, Land Development Manager

ATTACHMENTS
Appendix A - The Towns Concept Land Use Plan
THE TOWNS (SOUTH)
235K LANDS
(137.07 AC)

PARCEL J
57 LOTS (TOTAL)

ST1FA
ST1F
ST1E
ST1C
ST1D
ST1B
ST1A

THE TOWNS PHASE 1

LEGEND
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
FLEX USE
PARK/GREENSPACE
MUNICIPAL RESERVE - MR

TERRA DEVELOPMENTS INC.
THE TOWNS

Project No. 1131-01905.200

Stantec
400-1820 Hamilton street
Regina, SK S4P 2B8
Tel. 1.306.781.6350
www.stantec.com

Title
APPROVED 235k CONCEPT PLAN & FUTURE 300k LANDS

Revision
1

Date
2019.12.03

Reference Sheet
1

Figure No.
1
Kinsmen Park South Parking

<table>
<thead>
<tr>
<th>Date</th>
<th>February 12, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>To</td>
<td>Executive Committee</td>
</tr>
<tr>
<td>From</td>
<td>Financial Strategy &amp; Sustainability</td>
</tr>
<tr>
<td>Service Area</td>
<td>Land &amp; Real Estate</td>
</tr>
<tr>
<td>Item No.</td>
<td>EX20-5</td>
</tr>
</tbody>
</table>

**RECOMMENDATION**

That the Executive Committee recommend that City Council:

1. Approve the transaction to provide title for a portion of the Kinsmen Park South (approximately 1.2 acres) to the Ministry of Education (Ministry) subject to, but not limited to:
   a. The City of Regina receiving title of approximately 4.73 acres of green space at the St. Pius School site which the Ministry will provide at its cost.
   b. Replacement of the two programmable ball diamonds located at L’Arche Park, at the Ministry’s cost.
   c. Upgrade of any infrastructure related to the parking lot or joint-use school being the responsibility of the Ministry.
2. Authorize the Executive Director of Financial Strategy & Sustainability to conclude negotiations with the relevant parties to ensure the conditions stated in this report are met.
3. Direct the City Solicitor to prepare the necessary agreements to complete the transaction and be authorized to execute a transfer authorization.
4. Authorize the City Clerk to execute the agreements as prepared by the City Solicitor.
5. Approve these recommendations at its February 26, 2020 meeting for approval after the public notice has been advertised.

**ISSUE**

At the August 26, 2019 City Council meeting, Administration received approval to continue discussions with the Ministry of Education in response to the Ministry’s request to use a portion of the Kinsmen Park South as a parking lot to support the construction of a joint-use
school on the current Argyle School and L'Arche Park site. It is noted that L'Arche Park is owned by the Government of Saskatchewan (Province holds the land title), and the City of Regina (City) maintains two baseball diamonds on these lands.

As part of the approval to continue discussions, Administration was to return to City Council with the results of a community consultation completed by the Ministry regarding the use of a portion of the Kinsmen Park South for a proposed parking lot. Other conditions of continuing the discussions were as follows:

1. Continuing discussion around the use of the Kinsmen Park South for parking does not constitute approval of a prospective joint-use school.
2. The City must remain whole with respect to loss of land.
3. The Ministry would be responsible to re-build lost City recreational facilities at its cost.
4. All upgrades to infrastructure would be the financial responsibility of the Ministry.

The community consultation consisted of a broadly circulated survey and Open House hosted by the Regina Public and Separate School Boards; the summarized results are attached as “Appendix A”. Administration has come to an agreement in principle with the Ministry regarding the provision of land, the replacement of recreational facilities and other financial responsibilities of the Ministry should City Council approval be granted to transfer a portion of the title for Kinsmen Park South land for use as a parking lot for the proposed joint use school.

If approval to transfer title of a portion of the Kinsmen Park South to use as a parking lot is granted, the Ministry is still required to submit a building permit application to construct the parking lot, and meet all development conditions including setbacks, paving, drainage, lighting and potential studies required to ensure the compliance of the proposed parking lot and the joint-use school with City bylaws.

**IMPACTS**

The construction of a parking lot within Kinsmen Park South is estimated to utilize an area of approximately 1.2 acres (.489Ha), see Appendix B for map of the affected area. As well, two programmable ball diamonds would be lost due to the construction of the joint-use school on the Argyle School site, as well as a loss of 3.53 acres (1.429Ha) of public greenspace which is currently L’Arche Park.

In exchange for transfer of title for a portion of the Kinsmen Park South, the Ministry has agreed in principle to replace the approximate 4.73 acres (parking area and L’Arche Park) with land from the St. Pius School site and provide two ball diamonds of equal quality to those that are lost.

In addition, the Ministry has stated the parking lot that would be constructed on the portion of the Kinsmen Park South, would be available as parking space during off-school hours. As well, any upgrades to infrastructure related to the parking lots and joint-use school will be the financial responsibility of the Ministry.
OTHER OPTIONS

Not approve the transfer of a portion of Kinsmen Park for use as a parking lot.

Should approval not be granted to transfer title of a portion of the Kinsmen Park South for parking, the Ministry has indicated it would look at accommodating parking within the joint-use school site (current Argyle School site and L’Arche park) which would result in a potential loss of two programmed ball diamonds and green space associated with the L’Arche park. The City would use its best efforts to work with the Ministry to have the ball diamonds replaced, however the City would not be able to ensure this happens. The removal of and non-replacement of the ball diamonds provides a negative impact on the City programming for the area and potential use of green space in the area.

COMMUNICATIONS

If approval is granted, Administration will continue to work with the Ministry to prepare a formal agreement. A subsequent communication strategy for the public will be determined once a formal agreement has been executed.

DISCUSSION

Together the Regina Public and Regina Separate School Boards conducted community consultation by sending out a total of 3,402 surveys within the Kinsmen Park South area and received 200 responses via email and hardcopy. An open house, hosted by the School Boards, also provided residents of the community the ability to get more information and provide their opinions in person.

The 200 responses provided the following results:

<table>
<thead>
<tr>
<th>In Favor</th>
<th>117 (58%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opposed</td>
<td>80 (40%)</td>
</tr>
<tr>
<td>Unsure</td>
<td>3 (1.5%)</td>
</tr>
</tbody>
</table>

A summary of the results is attached as “Appendix A”.

Negotiations between the City and the Ministry have resulted in an agreement in principle that the Ministry will:

- Provide the City approximately 4.73 acres of park lands/green space in the neighborhood with land at the St. Pius school site.
- Provide two programmable ball diamonds of equal quality to those lost at L’Arche Park.

The direction from City Council, as a result of this report, pertains only to the transfer of title of a portion of Kinsmen Park South (approximately 1.2 acres) in exchange for title of approximately 4.73 acres of greenspace and 2 programmable ball diamonds to support the development of the proposed joint-use school. The development of the joint-use school will require its own building approval process and will be subject to the City building permit application process.
DECISION HISTORY

On August 26, 2019 City Council authorized Administration to continue discussions on a potential joint-use school site in the Lakeview neighbourhood based on the proposed terms specified, including:

1. The use of part of Kinsmen Park South as a parking lot does not constitute approval of a prospective joint-use school.
2. The City must remain whole with respect to the loss of land.
3. The Ministry would be responsible to rebuild lost City recreational facilities at its cost.
4. All upgrades to infrastructure would be the financial responsibility of the Ministry.

The recommendations contained within this report require City Council approval.

Respectfully Submitted,

Prepared by: Keith Krawczyk, Manager, Real Estate

ATTACHMENTS

Appendix A - Survey Results
Appendix B Map of Kinsmen Park Area
### Public Consultation Summary

<table>
<thead>
<tr>
<th>Response</th>
<th>Number of Responses</th>
<th>Issues Identified*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yes</strong></td>
<td>117</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Yes, I support this because it is wasted space and will free up school ground space</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Parking lot needs to be landscaped, trees, shrubs, needs to fit in with the park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• This noted area is best used for parking and will also be good for after hours parking for park users for such things as sporting events to limit on-street parking.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Proposed parking would not detract.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• I have lived in the neighbourhood for 35 years, in that time I have never seen that part of Kinsmen Park being used, other than for a leaf drop off. The proposed parking site is a perfect spot for a parking lot for the new school and after-hours community use.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The proposed parking area does not seem to intrude upon the ski trails at all.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• YES - I think it would be beneficial to have a designated parking area for both school and community use.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The condition is that the land remain the dirt it is, and the land remains designated as “park” land. Another condition is that no trees or bushes are cut to make room for parking. The parking might not be perfect for the users, but there has to be understanding that it is a privilege to park a vehicle on this green space.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Additional parking for users of the soccer fields and ball diamonds in non-school hours.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• That area of the park is currently not maintained to a very high level and is not used for any recreational purpose at this time.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Parking for a school would be a better use for the land.</td>
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<td>• I would rather have that used than have cars parked in front of my residential house.</td>
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<td>• I strongly feel that a flashing light pedestrian crosswalk will be required.</td>
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<td>• I support the use of that land for school staff parking with the proviso that that use will in no way impact the cross-country ski trails.</td>
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<td>• Hello. I would support the area indicated being used as a parking lot ONLY if it is available to the general public (park patrons) at all times.</td>
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<td>• Parking could be used after hours for ball diamonds. Parking could be used for community soccer...currently people parking all over narrow side streets and with parked cars, traffic and pedestrians it can get pretty messy. The land is just full of weeds.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Yes, IF they pay a monthly price. People have to pay for parking throughout the rest of the city so this should be included.</td>
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- The proposed parking lot on south-east portion of Kinsmen Park will in no way be a detriment to the park. I am familiar with the park since the 1970’s. There never has been any activity at this location since that time, so I approve of the addition of the parking lot on it.

- The piece of land in question is currently a giant weed bed and dirt pit that we consider a nuisance and eyesore in the neighbourhood as it is not cared for by the city. Although a giant concrete pad is not inherently attractive, we do expect and anticipate that there would be some minor, complimentary landscaping that would accompany the construction of the parking area.

- Yes, absolutely we need a safer better parking space for the parents driving their kids to school.

- Yes, to better address traffic concerns of local residents this parking lot should be accessed at King’s Road and Assiniboine Avenue.

- There is still lots of park space

- It isn’t really “park” land, it is an undeveloped eyesore in the neighbourhood.

- It is not being used now – has never been used for over 50 years +

- This area should be turned into year round parking for the Park!! Every year skiers need to park in the street to use the trails, it would be better to use this area for parking, spring, summer, fall, as well.

No Responses

- Walking and skiing paths very close to the identified area. There are also ball diamonds which are well-used during ball season. How will this proposed parking lot impact those paths and other recreational uses? When we are seeing the negative effects of climate change, to propose eliminating green space for a non-permeable parking is close to unconscionable. Will neighboring houses experience more flooding as a result of less water being absorbed by the grass and shrubs currently in that area? Is the City prepared to pay for any resulting water damage to nearby houses? At the very least, will permeable pavement be used in order to mitigate this potential problem?

- Parks are designated green spaces. Let’s keep them that way. This is a heavily used park and the area suggested is currently neglected but I would still rather not see a parking lot there.

- If the government wants to build a giant school then they can build a parking structure along with it to accommodate the increased number of parked vehicles.

- Never should a public green space be converted to parking - plus the folks who look at a park will look at parking- how is that fair. They bought homes with a view of a park.

- I am also concerned that more of Regina’s greenspace would be chipped away and lost. This parking lot location would literally “pave paradise and put up a parking lot”! Kinsmen Park is a city decision. Please think of our children’s safety and do not go ahead with this parking lot.

- Once a park area is lost, we never get it back.
• Activity in Kinsmen Park is very important to Regina Ski Club, our Board believes green space is very important, is a limited and shrinking resource in the city, and should be protected. Our club therefore does not support the proposal to create a parking lot in Kinsmen Park. The proposed parking area will be immediately adjacent to the ski trails. It could create impacts on skiing in the park through increased walking traffic from the parking area, removal of trees, and snow clearing from the parking lot. It is crucial to the continued successful use of Kinsmen Park as a ski area that the shrubs and trees between the proposed parking area and the rest of the park be maintained. It should be designed so walkers entering the park in winter will be directed onto walking areas and not onto the ski trails. Club representatives would be happy to meet with designers to discuss this further. Our final point is that, while skiers welcome snow, snow blown or piled from a parking lot onto a ski area is not desirable. Plans for the parking lot should include a snow management plan that does not involve moving snow from the parking lot onto the main area of the park.

• I feel that park space is limited in the lake view area as it is and to convert green space to a parking lot is certainly a waste and misuse of this space. Maybe an off-leash park for dogs maybe a better use of this space.

• If we keep stealing patches of the park for various development projects, none will be left to enjoy. This will increase the amount of traffic in the community, making it noisier. I am not in favour of the area of Kinsmen Park being used as a parking lot. I believe that there is ample room on the property of Argyle School to have parking and schoolyard equipment and areas for children. Greenspace is at a premium and Kinsmen Park is used year round.

• This would eliminate another piece of green space in our city. This space facilitates informal activities like dog training, children enjoying unstructured play among the trees and on the grass, dog owners training their dogs, etc. In addition, this space provides habitat for a variety of birds, insects and other animals. The space is available as a recycling depot for trees and compostable yard waste, should the city consider re-instating these activities. The trees and grasses serve to sequester carbon and release oxygen into the air for all of us to breathe.

• This park is one of only a handful of cross country ski trails in the city. All spring, the park is busy with community soccer programs (all of those families are able to find on street parking without an issue).

• Property Values. Thankfully my home is not directly adjoining the park, but the homes that face/adjoin the park could see a drop in their property values. There is also higher risk of collisions, increased traffic, and change of pace in the neighbourhood that I see as detrimental.

• For those pet owners that wish to train their animals, or play fetch, they respectfully use areas that do not interfere with the groomed ski trail (often using the corner designated as the proposed parking lot). Reducing the open space areas for pet owners to run their dogs and play fetch will impinge adversely on the ski trails and their maintenance.

• I have never had any trouble finding parking; there is no need to build a new parking lot.
• Moved to this area for the greenspace and parks, don’t need this area to become congested and ugly.
• I’m also concerned that placing the parking lot across the street will most certainly increase traffic congestion at the intersection while vehicles wait to turn where pedestrians are crossing.
• Adding the element of all of these cars coming and going in the parking lot drastically increases how busy the area is and how safe for wandering and playing children, etc. It would reduce the peace of the park. It would also dangerously increase the busyness of that end of the street which is already excessively busy, as there would be even more foot and car traffic on that end of Lakeview avenue.
• The teachers can even use their bike to commute. Other than that if people really need dedicated parking spot then they can rent a place in the neighbourhood. They can even think about creating multi story parking lot in the current parking space to make better use of the spot they currently have.
• And effort should be made to ensure public transit is a more ideal option so that it reduces our carbon footprint and keeps our neighbourhoods free of cars. Perhaps the teachers in the neighbourhood schools should be from the neighbourhood and there wouldn't be a need to create so many parking lots of schools.
• This is potential green space, car culture is too much, start walking/biking
• There is plenty of on street parking for people to access, this is such a ridiculous idea! Definitely do not use our/any greenspace in the park for cars and parking
• Security concerns for staff weekends and evenings, offsite parking lot would be a gathering place weekend and evenings.
• This will damage the integrity of the neighbourhood.

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<th>Undecided</th>
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<tr>
<td><strong>Total</strong></td>
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*Comments were combined and truncated to provide a summary overview.*
Wascana Pool Design Update

<table>
<thead>
<tr>
<th>Date</th>
<th>February 12, 2020</th>
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<tr>
<td>To</td>
<td>Executive Committee</td>
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<tr>
<td>From</td>
<td>City Planning &amp; Community Development</td>
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<tr>
<td>Service Area</td>
<td>Parks, Recreation &amp; Cultural Services</td>
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<td>Item No.</td>
<td>EX20-6</td>
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**RECOMMENDATION**

It is recommended that Executive Committee:

Receive and file this report.

**ISSUE**

In response to priorities set out in the Recreation Master Plan (RMP) and the need to replace outdoor pool facilities that have reached their end of life, Council approved the renewal of Wascana Pool as part of the 2019 budget deliberations. Over the past year, Administration undertook extensive public and stakeholder consultation on the design of an outdoor aquatic facility that would meet the needs of Regina residents city-wide, increase participation rates, and enhance the park experience.

The project has reached the design concept stage. The intent of this report is to provide City Council and the public with an update on the public consultation findings (Appendix A), a summary of the public open house results (Appendix B) and an illustration of a design concept (Appendix C). The design concept will continue to evolve over the coming weeks into a detailed design and will include further consultation with the Provincial Capital Commission’s Architectural Advisory Committee.

Results from public and stakeholder engagement demonstrate a wide community interest in a renewed facility and a diversity of preferences in terms of desired experience and features at the pool site. As such, the design concept has been developed to serve a broad audience allowing for several categories of aquatic services outlined in the RMP, including:
recreational swimming, skill development, fitness swimming, sport training, water orientation for toddlers, and respite from summer heat. With this broad range of amenities, the design concept also considers the seasonal nature of outdoor pools, as an aquatics amenity that is complementary to the indoor pool program, which offers year-round access. The design concept also respects the existing footprint as closely as possible, minimizes the impact on trees, and incorporates design elements that are in harmony with the architecture of Wascana Park. The inclusive change room/washroom spaces are also designed to remove barriers to families, those who experience disability, and those who do not wish to use gender identified spaces.

Highlights of the design include:

- Two separate pool basins that include a leisure pool with various recreation amenities (including a lazy river, toddler zone, water slides, and zero depth entry) and a 25-metre by 25-metre pool (including ten lanes, one- and three-metre diving boards, and climbing wall), that allows for varied water temperatures to suit the needs of different pool users. This enables flexibility to deliver various programs throughout the facility concurrently.
- A potential accessible play structure and spray pad outside of the pool fencing, allowing for an extension of unstructured use beyond normal pool hours in addition to providing potential programming space.
- A concession that can also be accessed outside of the pool space by park users.
- Pavilion style support buildings designed in harmony with the landscape and architecture that exists within the park. These buildings will feature inclusive and accessible showers, change spaces, and customer service areas.

Administration has tried to balance needs across many segments of the city’s population with this design, however, Administration has heard interest from citizens who swim lanes and some sport user groups that a 50-metre rectangular pool is required to best meet their needs. Administration acknowledges that, with this design concept, a plan is required to better address the needs of these stakeholder groups into the future. This report discusses an approach to address the needs of this segment in the short and long term.

**IMPACTS**

**Accessibility Impact**

One of the recommendations of the RMP is to reduce barriers and foster inclusion throughout the recreation delivery system. The design concept developed for Wascana Pool supports this recommendation by meeting the broadest range of needs possible across many segments of the population. This approach has involved extensive public engagement to provide a facility that is accessible and inclusive throughout the facility’s lifecycle.

To assist with this objective, Administration consulted the Accessibility Advisory Committee as well as other inclusion stakeholders throughout the design process. Accessibility and inclusion highlights include:

- Universal change rooms and washrooms, two of which will include accessible
change amenities, an overhead ceiling lift and accessible shower station;

- Zero depth entry and ramps into the pool basins;
- An inventory of water wheelchairs, which will be made available to the public;
- Accessibility lifts in all pools;
- Visual and tactile markers throughout the facility, as well as other wayfinding options;
- Separate main pool basins – including a warmer leisure pool and cooler lap pool – to meet the temperature needs of various population segments;
- An accessible entrance wicket; and,
- Accessible parking.

This principle of accessibility and inclusion will extend beyond the design phase and will influence program planning and operations.

**Environmental Impacts**

The footprint of the design concept increases the footprint of the facility relative to the former Wascana Pool, as shown in Appendix C. Careful consideration has been made throughout the design process to minimize the impact on footprint and trees. Wherever possible, trees will be relocated. Any trees that can not be relocated will be replaced at a three to one ratio in collaboration with the Provincial Capital Commission. At this time, it is anticipated that up to 69 trees will be affected with the proposed design.

As part of the due diligence for construction in Wascana Park, an environmental assessment was completed, and no other environmental impacts were noted.

**Sustainability Impacts**

The new Wascana Pool facility will be designed and constructed to contemporary energy, environmental and sustainability standards. As part of the schematic design process, the project team considered sustainable strategies that would decrease the overall environmental footprint of the facility while providing the employees and public with a healthy and comfortable environment. Similar to the infrastructure elements, the next phase of design will further explore sustainability solutions to be incorporated into the facility. The following are currently known sustainable elements that will be included:

- **Water Conservation**
  - Pool water filtration system that reduces the amount of water consumption compared to that of a traditional pool
  - Low consumption plumbing fixtures

- **Energy Conservation and Emissions Reduction**
  - High-efficient pool and domestic water heating plant
  - LED lighting
  - Variable speed pool pumps

- **Environmental**
  - Use of low carbon footprint and low VOC construction materials
  - Waste minimization strategy during construction
  - Recycling program
Options that will be explored further in the next phase of design include:

- Water Conservation
  - Rainwater harvesting that could be used for park irrigation
  - Pool cover or surface film to reduce evaporation
- Energy Conservation and Emissions Reduction
  - Pool cover or surface film to reduce heat loss
  - Solar power generation and solar heating
- Environmental
  - Pool water disinfection systems

Financial Impact
The design concept for the pool included in this report is within the approved 2020 General Capital Budget of $15 million. When the design process moves into the detailed design stage, Administration will begin to determine operating, maintenance and programing costs for the facility and will share information with Council through the 2021 operating budget process.

Policy Impacts
The design concept aligns with the City’s RMP. The RMP states that Regina’s outdoor pools do not meet the needs and expectations of residents for modern leisure aquatics and program/fitness facilities. To address this shortfall, it recommends providing a city-wide outdoor facility in Wascana Park with a variety of aquatic and non-aquatic play amenities.

OTHER OPTIONS

As discussed in the issues section of this report, Administration heard interest from lane swimmers and some sport user groups, who at the current facility comprise approximately 30 per cent of customers, that a 50-metre rectangular pool is required to best meet their needs. To respond, Administration has explored two other options, provided below. It should be noted that the analysis for these options includes a high-level concept plan rather than the more detailed concept.

Option 2 – Replace Wascana Pool with a single 50-metre pool basin with a few leisure elements incorporated into the design

This option, as depicted in figure 1 below, involves construction of a single rectangular pool, similar to what existed previously, along with a few play amenities such as a water slide tower, diving boards and a climbing wall.
Figure 1 - 50 metre pool

The following are the pros and cons of this option:

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
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<tbody>
<tr>
<td>- Serves sport user groups and lane swimmers, who prefer longer distances to train for competitive events or for general leisure;</td>
<td>- Does not align with the feedback received through public engagement and previous research and engagement gathered for the RMP;</td>
</tr>
<tr>
<td>- Minimizes change to existing footprint; requires approximately 5,940 sm rather than 6,400 sm for the design concept;</td>
<td>- Does not provide a contemporary recreation facility with new elements that would attract a larger customer base, which is in line with the City’s goal to increase participation in healthy recreation activities and to maximize the use of costly infrastructure;</td>
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<tr>
<td>- Impacts 63 trees (rather than 69 in the proposed design concept).</td>
<td>- Does not allow for the degree of flexibility in programming that would be achievable through two separate pool basins with differing amenities and water temperatures;</td>
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<td>- Does not allow for the broad range of accessibility features to accommodate the aging population and persons experiencing mobility disabilities.</td>
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This option is not consistent with leading practice in the recreation sector, whereby municipalities have added a broad range of contemporary leisure elements to their outdoor pools to increase participation. Examples of municipalities that have taken this approach include Lethbridge and Winnipeg, both of which have reported that participation has increased substantially as a result of the more modern facilities by providing new opportunities not currently available.

**Option 3 – Expand the 25-metre pool to a 50-metre pool in the Design Concept**

A third option, as illustrated in figure 2 below, would involve expanding the 25-metre pool in the design concept to a 50-metre pool, while also maintaining the leisure space. Such a design would meet the priority needs identified by the public at large and would also better address the interests of the lane swimmers and sport user groups.

**Figure 2 - Leisure space + 50 metre pool**
The following are the pros and cons of this option:

<table>
<thead>
<tr>
<th>Pros</th>
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<tr>
<td>- Maintains the two pool basins, which:</td>
<td>- Significantly expands the existing footprint, requiring approximately 8,075 sm rather than 6,400 sm for the proposed design concept;</td>
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<tr>
<td>o Provides flexibility in programming that would only be achievable through two separate pool basins with differing amenities and water temperatures;</td>
<td>- Impacts approximately 76 trees (rather than 69 in the proposed design concept);</td>
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<td>o Maintains the leisure amenities that align with the public feedback received through the RMP engagement process and the engagement specific to outdoor pools;</td>
<td>- It is estimated to require a minimum of $4.5M in additional capital funding and an increase to operating costs of approximately 30 per cent;</td>
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<td>o Provides a contemporary recreation facility with new elements that would attract a larger customer base, in line with the City's goal to increase participation in healthy recreation activities and to maximize the use of costly infrastructure;</td>
<td>- Requires an extended timeline to undertake additional consultation with the Provincial Capital Commission as well as design work to minimize the impact on the footprint and trees.</td>
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<tr>
<td>o Allows for the broad range of accessibility features to accommodate the aging population and persons with disabilities;</td>
<td>- Provides a 50 m lane swimming option, which better meets the needs of lane swimmers and sport user groups.</td>
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<tr>
<td>o Serves the broadest range of need possible;</td>
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<tr>
<td>- Provides a 50 m lane swimming option, which better meets the needs of lane swimmers and sport user groups.</td>
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This option was not pursued by Administration because it is outside of the project scope, requiring an adjustment to timelines, footprint and budget. Instead, a longer-term, year-round solution to meet the needs of lane swimmers and sport user groups is forthcoming.

COMMUNICATIONS

Administration undertook an extensive communications and engagement plan to collect resident feedback to inform decision making in the Wascana Pool renewal project. This included a multi-touchpoint approach to engagement that focused on understanding citizen expectations for experience and features at a renewed site and the renewed site fit within the park. At each stage, input was gathered to inform the next phase of planning.

1. Market research was conducted in March 2019 to gauge community interest in and perceptions of the pool renewal. The results showed general support, with 70 per cent indicating support for a new outdoor aquatic facility in Wascana Park and 76 per cent indicating they are likely to use a renewed facility.
2. An online survey was conducted in June 2019 to identify residents’ expectations for a renewed facility, specifically related to their expected experience at the pool and fitness within the park. Approximately 4,200 residents responded to the survey. Respondents showed a great interest in the renewed pool with 91 per cent indicating they would visit the renewed facility. Results demonstrated an interest in a broader, more diverse experience at the pool that includes expanded green space and more water features focused on family. The consultant also held stakeholder engagement sessions with aquatic and accessibility groups to gather their feedback on the pool renewal.

3. In November 2019, public feedback was again gathered online and at an open house to solicit resident preferences for pool basin design and expectations for likelihood to use specific features. Over 5,300 residents responded to the survey, which includes 94 respondents who completed the survey at the open house. Findings from this engagement confirmed broad community interest and a range of preferences for experiences and features at the pool. While the vast majority of respondents favour a multi-use pool, some current user groups have a strong preference for a site that focuses on lane swimming.

To ensure that residents were aware of the engagement opportunity and that feedback was received from a diversity of voices, a variety of marketing and communications tactics were used to reach a broad range of resident perspectives, including:

June 2019 Engagement
- Online advertising campaign
- 300 posters throughout the city—including City facilities
- Advertisement in Eagle Feather News
- Public service announcement to all local media outlets
- Posts on City of Regina social media channels and promotion on Regina.ca
- Email to stakeholder organizations
- Email to residents who had signed up for Wascana Pool renewal updates

November Engagement
- Online advertising campaign
- Poster boards in all three major recreation facilities and at City Hall
- On site digital surveys at major recreation facilities
- Advertisement in Eagle Feather News
- Public service announcement to all local media outlets regarding online survey and open house
- Posts to City of Regina social media channels and on Regina.ca
- Email to stakeholder organizations
- Email to residents who had signed up for Wascana Pool renewal regarding online survey and open house

Interest in a renewed facility remains strong across the broader community, as demonstrated in the high participation rates in engagement opportunities.
Project updates, including reports on engagement results, are provided by email to stakeholders and residents who have indicated an interest in the renewal project, and to the public on Regina.ca and through City social media channels.

DISCUSSION

Background

Since the 1950s, the City of Regina has offered an outdoor pool program that provides residents with an opportunity to participate in healthy outdoor recreation activities. In many communities, these facilities have become welcoming community hubs, where citizens gather to socialize with their neighbours, while also finding respite from the summer heat. The program includes five outdoor pools, which have served the community well beyond their original anticipated lifespan.

Due to the age of the outdoor pool infrastructure, in 2014, Administration reported to Council on the condition of the pools, seeking direction on the future of the outdoor pool program. After considering various options, and in response to public interest in keeping all outdoor pools open, Council decided that the future of the outdoor pool program would be informed by a refresh of the RMP. The purpose of this approach was to enable Council to make an informed decision on the future of outdoor pools in the context of all the investments required to support a broader range of recreation services as determined by citizen-based priorities.

Development of the RMP, which was approved by Council in 2019, included an extensive jurisdictional review and consultation process. The RMP confirmed that outdoor pools are a highly valued recreation amenity in Regina. However, the research also revealed that residents desire a more contemporary experience that provides a broader range of features – such as slides, a lazy river and spray toys - typically available in newer publicly owned pools across Canada. Therefore, the RMP recommended that the City focus on rebuilding Wascana Pool as a centrally located, easily accessed, city-wide facility, featuring a variety of contemporary amenities that serves all age groups. This recommendation is also consistent with the Wascana Centre’s Master Plan, which speaks to the Wascana Pool and its surrounding area as an important recreation hub. A key principle of the Wascana Master Plan involves enhancement of recreation opportunities.

Subsequently, through the 2019 budget process, Council approved a multi-year capital project to design and construct a renewed Wascana Pool, consistent with the recommendations of the RMP. The Provincial Capital Commission has been engaged throughout the process.
Public Engagement Research Results

As detailed above in the Communications section, Administration initiated a multi-phase engagement process that solicited input from the general public and stakeholders, with a goal of acquiring a broad input from generations of current and future pool users. Public engagement findings demonstrate a broad community interest in a renewed facility and a diversity in preferences for experiences and features at the facility. This is consistent with what was heard through the engagement on the RMP.

The most recent engagement focused on pool basin design. This engagement included an online survey as well as an open house. More than 5,300 residents responded to this survey, including 94 who attended the open house. Highlights include:

- The majority of respondents (53 per cent) indicated a preference for a separate lane pool and leisure pool;
- Survey respondents identified they are most likely to use a hot tub (78 per cent), lazy river (76 per cent) and water slides (73 per cent);
- Thrill features (such as climbing walls and zip lines) and lane swimming rated at 61 per cent and 53 per cent respectively;
- When asked whether there were any other comments, 14 per cent of respondents commented on the desire for a 50-metre rectangular pool for lane swimming; and,
- Others mentioned the need to incorporate shade, seating and a concession in the new design, as well as the need for the City to build an indoor pool that could be used year-round.

The public open house on November 12, 2019, provided residents with an in-person opportunity to give feedback in the same format as the online survey. Approximately 94 residents attended the open house and indicated a stronger preference for a separate lane and leisure pool (71 per cent) and strongly favoured lane swimming (92 per cent) as their preferred feature.

Plans to Address Lane Swimming Needs

In order to balance the diverse interests and expectations heard through the engagement process, Administration and its consulting team have developed a design concept for Wascana Pool that includes both a 25-metre ten lane pool, as well as a leisure pool. These two pools allow for varied water temperatures that suit the needs of different pool users, enabling Administration to deliver various programs throughout the facility concurrently. Administration is confident that this design meets the broadest range of needs possible while minimizing any change from the existing footprint of the former Wascana Pool.

Administration acknowledges that this approach does not fully address the needs expressed by lane swimmers and some sport user groups. Some citizens have suggested that Administration’s design takes away a former service that provided capacity to train for 50-metre competitive events. It should be noted that the former Wascana Pool was not
designed as a competitive facility. It was 42.7-metres in length, and it is only within the last decade that the pool was made available with painted lanes and ropes for swimming the 42.7-metre distance. The proposed design concept balances needs by allowing for diverse programming that meets the broadest range of community interest and also provides the most opportunities from an accessibility and inclusion perspective. However, Administration also acknowledges that a plan is required to better address the needs of lane swimmers and sport user groups into the future and is proposing both short- and long-term plans to address their interests.

a) **Short Term**

Administration has completed a preliminary review of opportunities for lane swimming to be provided in other aquatics facilities, both indoor and outdoor. Based on the initial analysis, lane swimming opportunities will be increased at pools throughout the city. Administration will modify programming at the remaining outdoor pools as well as the Lawson Aquatic Centre to allow for additional lane swimming. Public swim times will be adjusted at Regent and Massey Pools, and shutdown periods will be significantly reduced for indoor pools in 2020, to reduce the impact for the 2020 season. Administration will also work with aquatics groups in the lead up to the summer to adjust schedules to accommodate the 2020 season.

When Wascana Pool reopens, Administration plans to continue the program changes at some pools, such as the Lawson Aquatic Centre. This will allow for an overall increase in the number of lane hours available for both 25-metre and 50-metre lane swimming.

b) **Long Term**

Administration is recommending that the need for additional 50-metre lane swimming opportunities be addressed through the proposed indoor aquatics facility that is identified as a top priority in the RMP. This approach creates an opportunity for customers to access the additional pool capacity on a year-round basis, rather than during the short outdoor season, which maximizes the investment’s benefit to the community.

Currently, the City’s five-year capital plan includes funding in 2024 for a feasibility study regarding a new indoor aquatic facility. With the recent passing of a 0.5 per cent dedicated mill rate for recreation, Administration will adjust the timing of the study to be initiated in 2021. It is anticipated that the study could be started in 2021 and completed in 2022. The study will include a proposed timeline and financing plan.
DECISION HISTORY


The recommendation in this report is within the delegated authority of Executive Committee.

Respectfully Submitted,

Prepared by: Janine Daradich, Manager, Planning & Partnerships
Laurie Shalley, Director, Parks, Recreation & Cultural Services

ATTACHMENTS
Appendix B - Public Open House Results
Appendix C - Design Concept
Appendix A
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Executive Summary
City of Regina Wascana Pool Renewal: Design Elements Public Engagement Results

For the past 70 years, Wascana Pool has been part of the summer park experience for Regina residents. To gather ideas on how a renewed pool can best meet the needs of Regina residents in the future, the City launched a public online survey and consultation with stakeholders in June 2019. That consultation identified recreation activities as a top priority and fitness activities as a second priority.

A second consultation was initiated in October / November to collect public feedback on specific design elements. An online questionnaire was live on the Regina.ca website from October 29th to November 14th, 2019. A public open house was held on November 12th.

A total of 5,313 people responded to the survey and completed at least some portion of the design elements questionnaire. This includes feedback gathered from 94 respondents who attended the open house on November 12th. Results of the engagement are presented in this report.

Preferred Design

- Of the three designs presented, most respondents (53%) prefer the separate lap and leisure pool design.
- The preference for a separate lap and leisure pool is more pronounced among the open house participants—71% say they prefer this design.

Pool Features

- Survey respondents are likely to use a variety of features in the new pool design. Overall, the large majority of respondents are likely to use a hot tub (78%), lazy river (76%), waterslide exiting into pool (73%), waterslide not exiting into pool (71%), spray features (68%), thrill features such as a climbing wall and zip line (61%) and finally lane swimming (53%).
- However, open house respondents strongly favour lane swimming (92%) and show little likelihood of using additional features, with the exception of the hot tub (53%).

Additional Comments

Approximately one third of those who participated in the engagement questionnaire had additional comments to share with the City of Regina for consideration in finalizing the design of Wascana Pool. The tone of the open end response is generally positive. As a general observation, respondents who provide additional comments tend to express sentiments that fall into the following broad categories.

Some respondents suggest it is important to have outdoor activities available in the city despite our short summers and would like the City to consider including many of the features presented in the survey in the renewed pool.

Some respondents are pleased to see that Wascana Pool is being renewed and upgraded but are also cautious about how expanding the footprint to accommodate the upgrade might impact the park.

Some respondents expressed concern about investing in an outdoor pool given the short summer season and feel the City should consider an indoor facility instead.
Some respondents would like to see a renewed pool include 50-metre swim lanes and a deep tank to ensure it supports fitness activities and recreational activities such as diving, water polo and, in some cases, the potential for competitive events.

The sentiments observed in additional open end comments are not always mutually exclusive, nor are they quantifiable in terms of defined segments. However, all responses were reviewed and categorized into themes and are presented in the report.
Public Engagement Results
Preferred Design

The previous public online survey and consultation with stakeholders identified recreation activities as a top priority and fitness activities as a second priority. We are now looking for public feedback on specific design elements.

Q. The design concepts show different pool configurations. Which is your preferred pool type?

- Of the three designs presented, most respondents (53%) prefer the separate lap and leisure pool design.
- The preference for a separate lap and leisure pool is more pronounced among open house participants—71% say they prefer this design.
Pool Features

Q. All design concepts can provide a variety of features, regardless of pool type. How likely are you or your family to use the following features?

- 53% of all survey respondents say they’re likely to use lane swimming at the new Wascana Pool, while 47% are unlikely to do so.
- It is noted that 92% of open house respondents say they are likely to use lane swimming, with the large majority (82%) indicating ‘very likely.’
- 73% of all respondents are likely to use a waterslide exiting into the pool, including half (50%) very likely to do so.
- 71% of all respondents are also likely to use a waterslide not exiting into the pool, with half (50%) very likely to do so.
Q. How likely are you or your family to use the following features?

- 68% of all respondents are likely to use spray features at the new Wascana Pool.

- 78% of all respondents are likely to use a hot tub at the new Wascana Pool.

- 76% of all respondents are likely to use a lazy river feature at the new Wascana Pool.
Thrill features (e.g. climbing wall, zip line)

- 61% of all respondents are likely to use thrill features at the new Wascana Pool, such as a climbing wall and zip line, while 40% are unlikely to do so.

Few open house respondents indicate they are likely to use any of the pool features noted in the survey other than lane swimming (92%) and hot tub (53%).

### Additional Comments

**Q. Is there anything else you would like the City to consider in finalizing the pool design?**

Approximately one third of those who participated in the engagement questionnaire had additional comments for the City to consider in finalizing the design of Wascana Pool. The tone of the open end comments is generally positive. As a general observation, respondents who provide additional comments tend to express sentiments that fall into the following broad categories.

Some respondents suggest it is important to have outdoor activities available in a city with such short summers, and they would like the City to consider including many of the features presented in the survey in the new pool.

Some respondents are pleased that Wascana Pool is being renewed and upgraded, but at the same time, are cautious about expanding the footprint and how the upgrade might impact the park. These respondents mention concerns about loss of trees in the park to accommodate a renewed pool, noise levels in the park and parking issues. They are less likely to want additional features because of their potential impact on the park. Some mention that features like waterslides can also become compromised and expensive to maintain when not in use for the winter season.

Some respondents are concerned that the short summer season does not align with having an outdoor pool, and the City should consider an indoor facility instead.

Some respondents would like to see a renewed pool include 50-metre swim lanes and a deep tank to ensure it supports fitness and recreational activities, such as diving, water polo, and in some cases, the potential for competitive events.

The sentiments observed in additional open end comments are not always mutually exclusive, nor are they quantifiable in terms of defined segments. However, all of the response has been reviewed and categorized into themes and presented on the following page.
All Respondents

- The most mentioned comment is a desire for a pool with 50-metre swim lanes and/or deep tank, but this is mentioned by only 14% of all respondents (722 respondents, which represents 37% of the 1,945 respondents who had additional comments, but 14% of all 5,313 respondents).

- Small percentages commented on various aspects of the Wascana Pool renewal, such as the need for an indoor/year-round pool instead of changes to Wascana Pool (3%), the need to incorporate shade, seating and a concession in the new design (3%), and support for a wave pool, waterslide, diving board, lazy river and zip line (2%).

- Other comments of less than 1% each include having a hot tub, sauna, improved lockers, washrooms, showers, better security, no tax increase, and appreciative comments of the overall plan.

People Attending Open House¹

- Almost all open house participants (86 out of 94 respondents) had additional comments for the City.

- Most (66%) commented about wanting a pool with 50-metre swim lanes and/or deep tank.

- 22% provided comments that the designs proposed by the City are better suited to an indoor/year-round facility than Wascana Park.

- 12% emphasize their desire to keep the natural landscape and save trees, 10% suggest leave the existing pool and 7% suggest the designs are too elaborate. Another 9% support a kids’ area or spray features. Other comments, all less than 1%, are around having improved lockers/washrooms/showers, cleanliness, more upkeep, better security, etc.

¹ November 12th, 2019, 5-8pm at the Royal Saskatchewan Museum.
City of Regina Wascana Pool Renewal: Public Open House Results

In addition to the public survey in November 2019, Administration held a public open house. Those in attendance at the open house were able to submit their feedback by filling out the survey on ipads available at the meeting, on paper surveys that were provided at the meeting or residents could take the paper surveys home and send them back to the City prior to the submission deadline. The 94 people in attendance at the open house shared the following:

- The preference for a separate lap and leisure pool was 71% among open house participants.
- Open House respondents indicated that they are unlikely to use any of the features indicated in the survey other than lane swimming (92%) and hot tub (53%).
- Almost all open house participants (86 out of 94) had additional comments for the City. These included the following:
  - Most (66%) commented about wanting a pool with 50-meter swim lanes and/or deep tank.
  - 22% provided comments that the designs proposed by the City are better suited to an indoor/year-round facility than Wascana Park.
  - 12% emphasize their desire to keep the natural landscape and save trees.
  - 10% suggest leave the existing pool.
  - 9% support a kids' area or spray features.
  - 7% suggest the designs are too elaborate.
  - Less than 1% of the comments are around having improved lockers/washrooms/showers, cleanliness, more upkeep, better security, etc.
Wascana Pool Concept Design