

DISTRICT OF

SUMMERLAND

Recreation Centre
Feasibility & Site Fit Study

Project Overview

The Summerland Aquatic & Fitness Centre has been serving the community since 1976, and following the Summerland Parks & Recreation Master Plan and the Summerland Recreation & Health Centre Needs Assessment, the District is now undertaking the **Summerland Recreation Centre Feasibility & Site Fit Study**.

This study includes:

A **CORE** program including a new Aquatic facility with six-lane lap pool, leisure pool and hot pool; Fitness Centre; Multi-purpose Recreation rooms; Administration and offices.

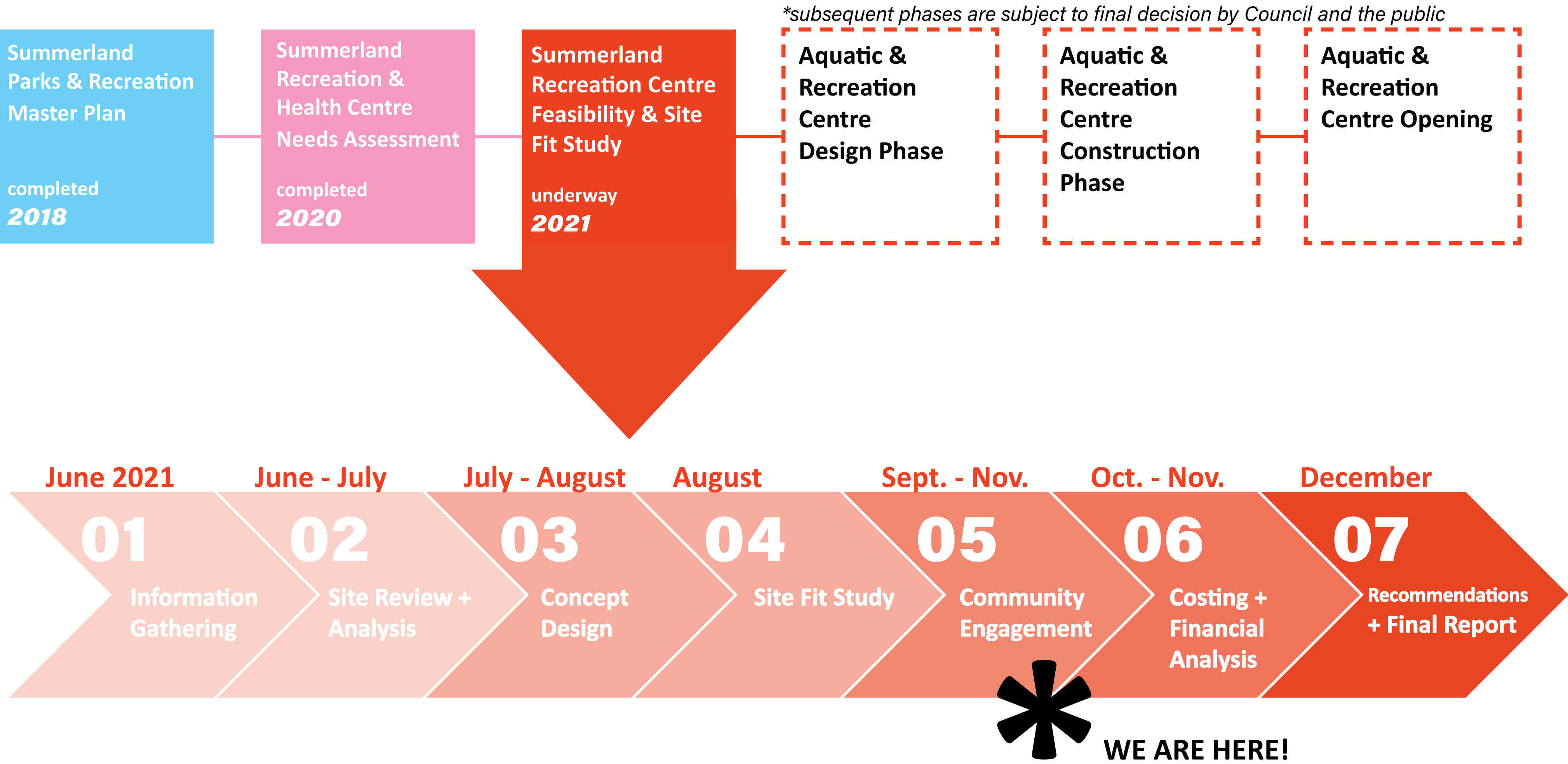
In addition to the **CORE** program, this study reviews and assesses the viability of co-locating **PLUS** programs for future planning and development opportunities. These **PLUS** programs include a Community Gymnasium, a Childcare Centre, and/or a Primary Health Care Centre.

Through a process of site testing, stakeholder interviews, and community engagement, the following boards illustrate two (2) site strategies for the **Summerland Recreation Centre Feasibility & Site Fit Study** your review and consideration.



For more information on this project and to complete the online survey for the **Summerland Recreation Centre Feasibility & Site Fit Study** scan the QR Code here.

Or visit the project web page at:
<https://www.summerland.ca/rec-and-health-centre>



Project Program

A program is a list of spaces and areas to be included in the project. The areas summarized below are the program elements determined by the 2020 Summerland Recreation & Health Centre Needs Assessment.

CORE program

The 28,700 square foot (net area) of **CORE** program includes:

- Aquatic facility with six-lane lap pool, leisure and hot pool
- Fitness Centre
- Multi-purpose Recreation rooms
- Youth & Family Room
- Washroom and change rooms
- Administration and offices

PLUS program (optional enhancements)

The **PLUS** program reviewed in this study includes:

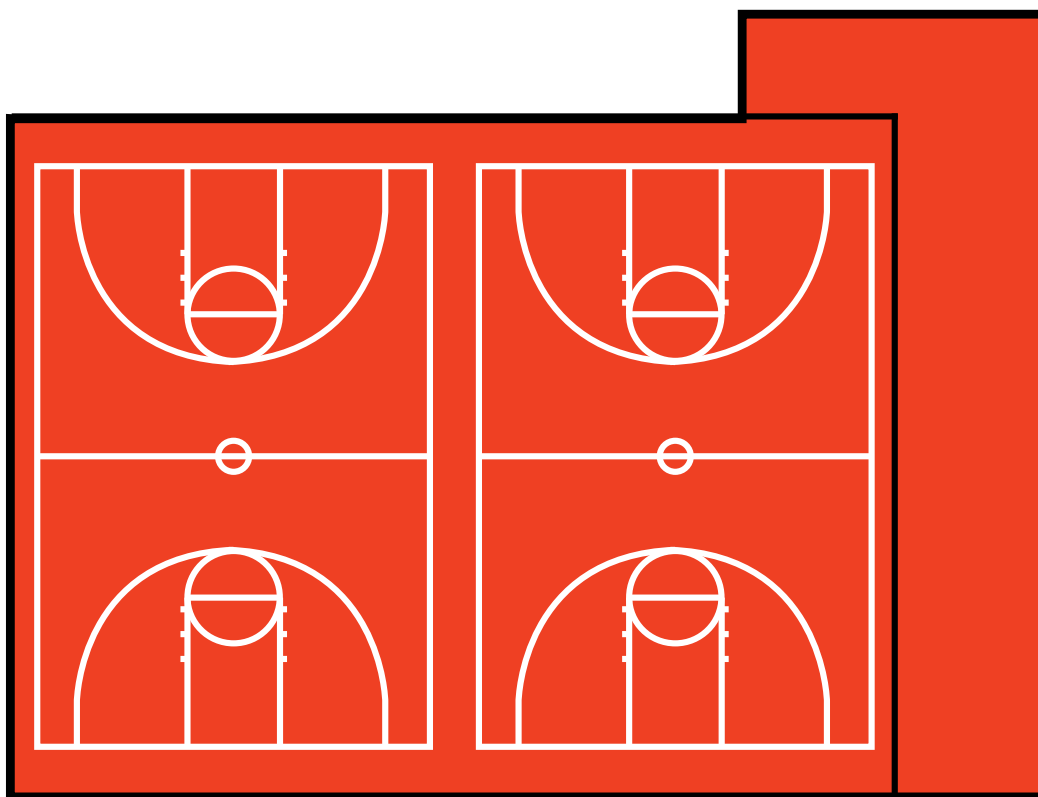
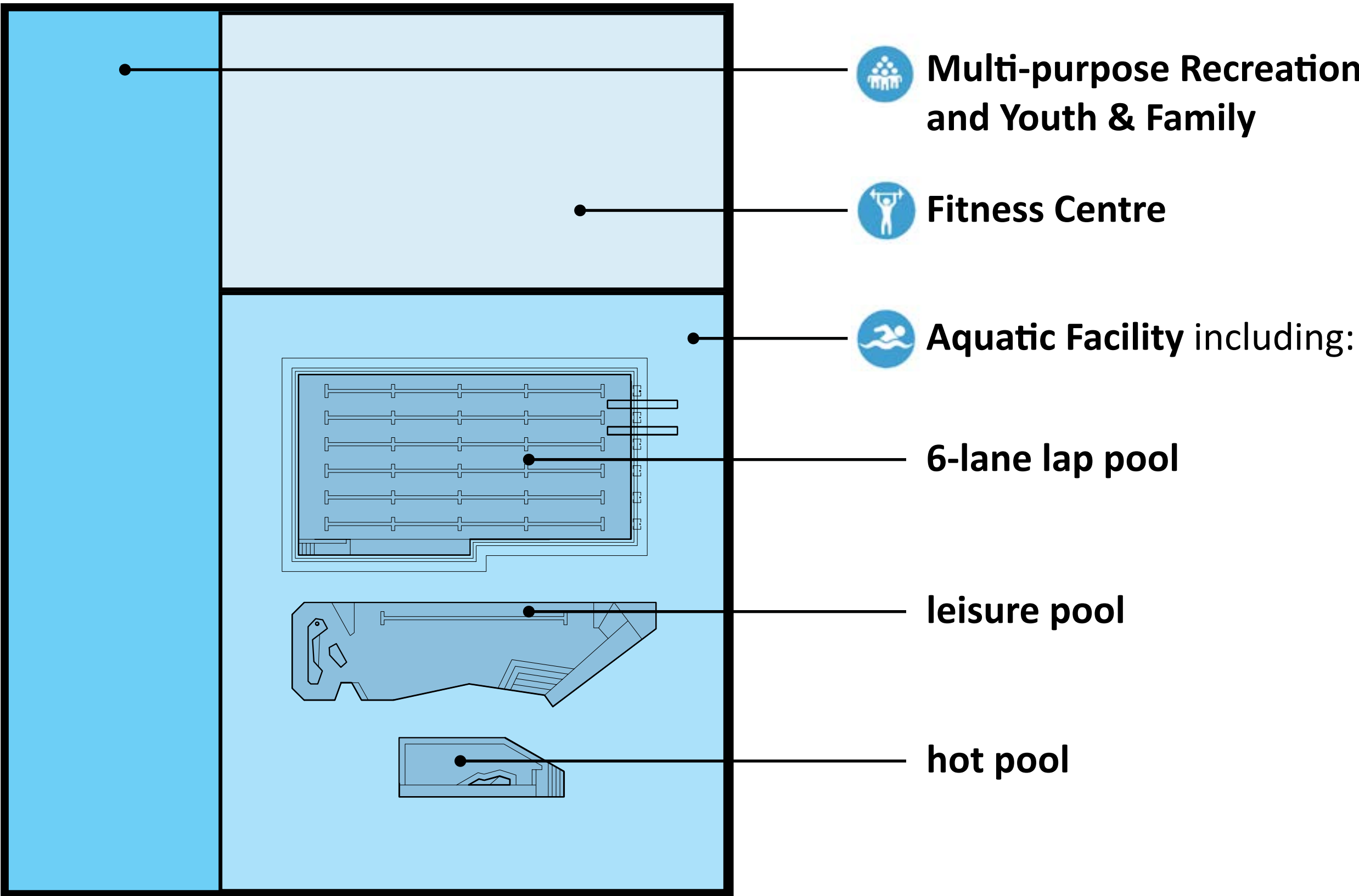
- Community Gymnasium with net area of 9,750 sf
Budgeting cost = \$11.2 million*
- Childcare Centre with net areas of 3,500 sf indoor space and 2,800 sf outdoor space
Budgeting cost = \$2.7 million*
- Primary Health Care Centre of 8,000 sf net area
*Please note the Primary Health Care Centre is currently being evaluated in a separate feasibility and site fit study.

**Budgeting cost are total project costs including construction costs, project costs, and escalation costs until 2024, and excluding GST and site-specific development costs.*

CORE

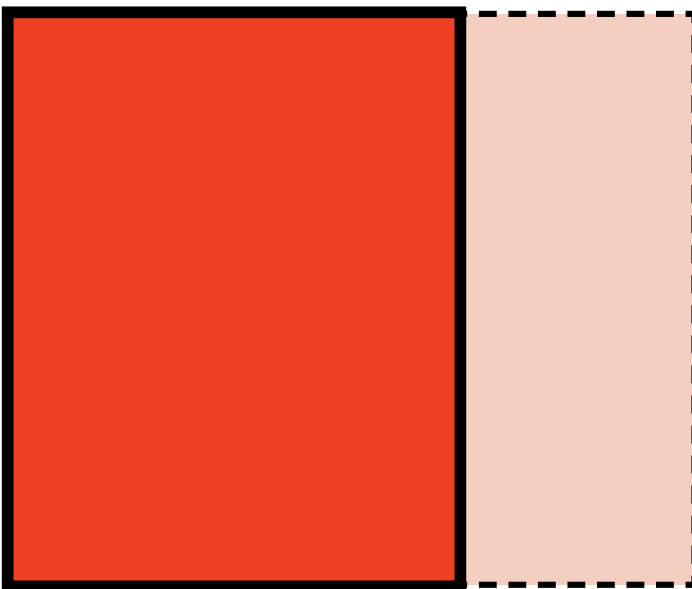
Aquatic & Recreation

• 28,700 sf (net area)



PLUS

- Community Gymnasium
- 9,750 sf (net area)
- Budgeting cost: **\$11.2 million***



**Note: Budgeting cost are total project costs including construction costs, project costs, and escalation costs until 2024, and excluding GST and site-specific development costs.*

PLUS

- Licensed Childcare
- 3,500 sf indoor (net area)
- 2,800 sf outdoor (net area)
- Budgeting cost: **\$2.7 million***



PLUS

- Primary Health Care Centre
- 8,000 sf

*Please note the Primary Health Care Centre is currently being evaluated in a separate feasibility and site fit study.

Site Context

Two (2) sites were identified as available opportunities for the new Summerland Recreation Centre.

1 Kelly Ave.

Site 1 at Kelly Ave. is the current home of the Summerland Aquatic & Fitness Centre and is adjacent to the Summerland Secondary School and expansive field space. Planning for an additional new Gymnasium at the Summerland Secondary School is currently underway in a separate project.

Other neighbours on this site include the Independent Order of Odd Fellows/Rebekah Hall (I.O.O.F.).

2 Jubilee Rd.

Site 2 is along Jubilee Rd. East and utilizes the available space directly south of the existing Summerland Arena. Other neighbours at this site include TimberMart, Linden Estate Townhouses, RCMP, Little Chicks Childcare Centre, and Harold Simpson Memorial Youth Centre, and residents at the Rosedale building.



Site Strategies

Two (2) strategies have been identified and illustrated here for your review and consideration.

Option A proposes a 2-storey building for the CORE aquatic and recreation program (renovated or build a new facility) at Kelly Ave.

Option B proposes a new single storey facility complete with the CORE aquatic and recreation program at Jubilee Rd.

A CORE at Kelly Ave.

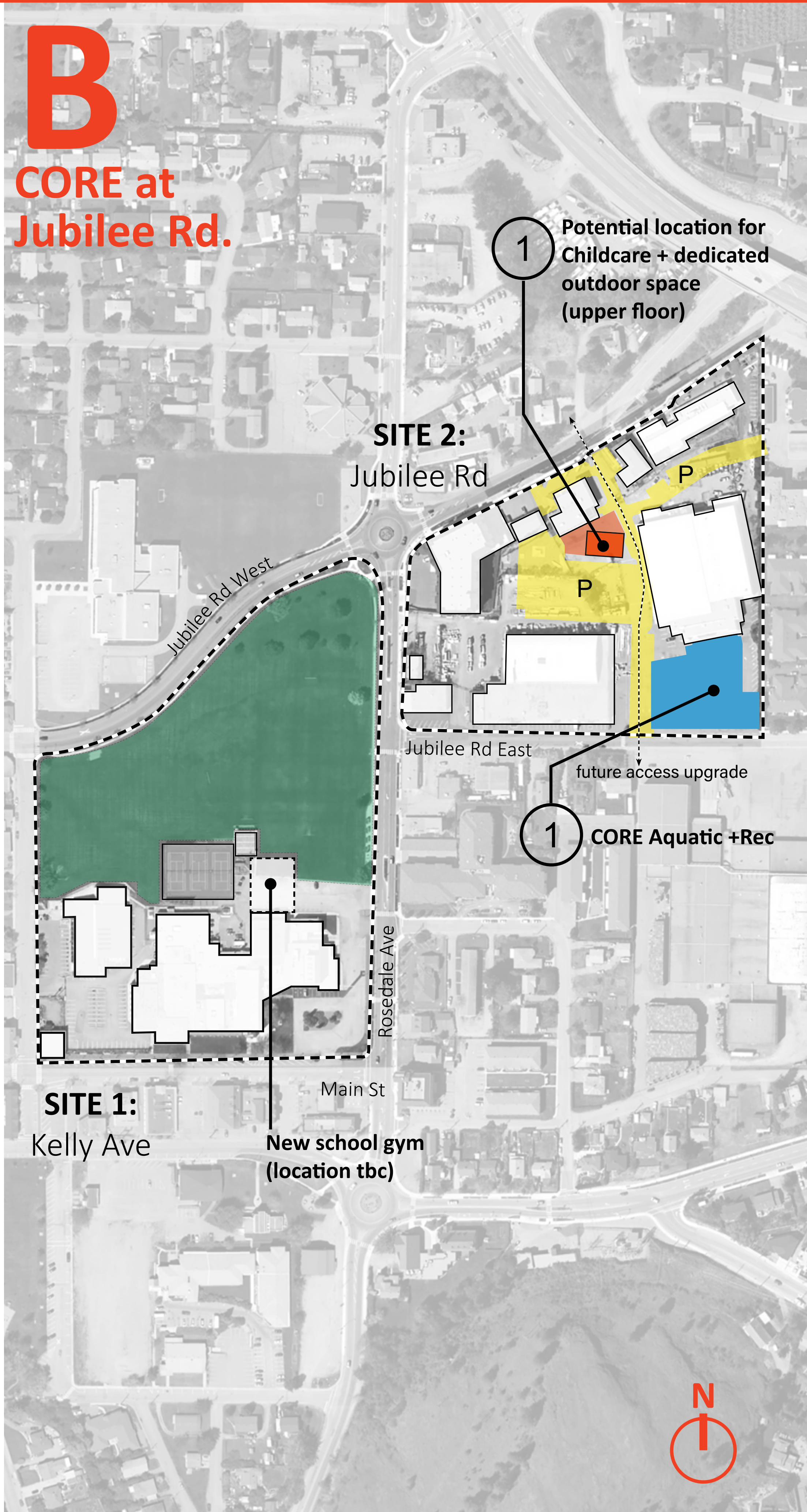
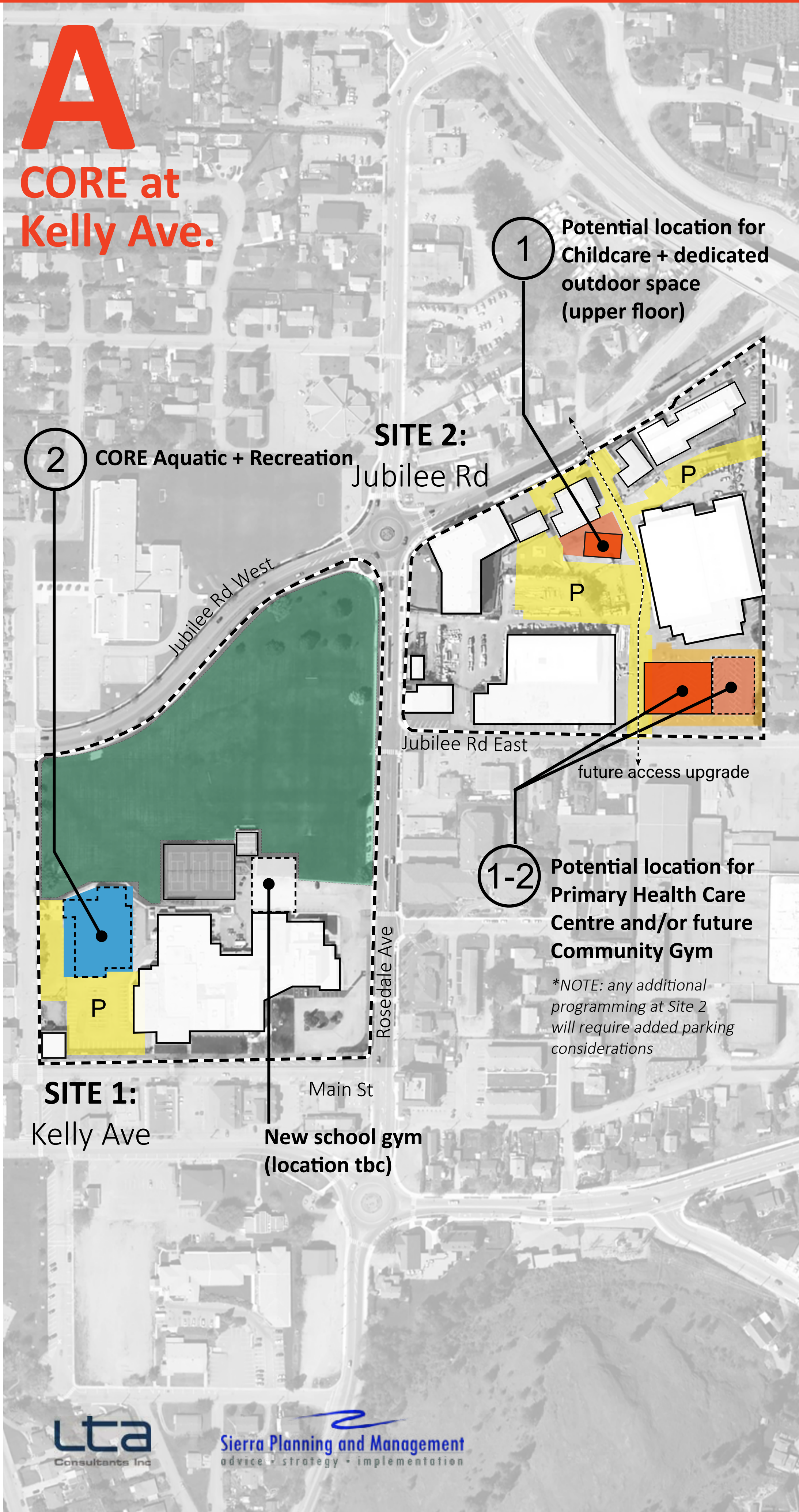
Option A proposes a 2-storey aquatic and recreation facility (the CORE program) at Site 1 Kelly Ave. This option utilizes the existing Summerland Aquatic & Fitness Centre footprint and examines the feasibility of renovating parts of the existing facility to meet the CORE program and current building standards.

Option A allows for the opportunity for PLUS programs, such as a Community Gymnasium, Childcare Centre, and/or the Primary Health Care Centre, to be located at Site 2 Jubilee Rd as potential future projects.

B CORE at Jubilee Rd.

Option B proposes locating the CORE Aquatic and Recreation program at Site 2 Jubilee Rd.

Subject to further engagement with School District 67, **Option B** does not include the development of PLUS program (Community Gymnasium, Childcare Centre, and/or the Primary Health Care Centre) at Site 1 Kelly Ave.



A CORE at Kelly Ave.

Option A proposes a 2-storey building for the CORE Aquatic and Recreation program at the existing Summerland Aquatic & Fitness Centre on Kelly Ave. This option utilizes the existing Summerland Aquatic & Fitness Centre footprint and examines the feasibility of renovating parts of the existing facility to current building standards.

Opportunities

- Maintains the existing Summerland Aquatic & Fitness Centre and proximity to Summerland Secondary School.
- No development required on the existing field.
- Does not conflict with the proposed School District 67 Summerland Secondary School new Gymnasium project.
- Allows for the opportunity for PLUS programs, such as Community Gymnasium, Childcare Centre, and/or the Primary Health Care Centre, to be located at Site 2 Jubilee Rd. as potential future projects.

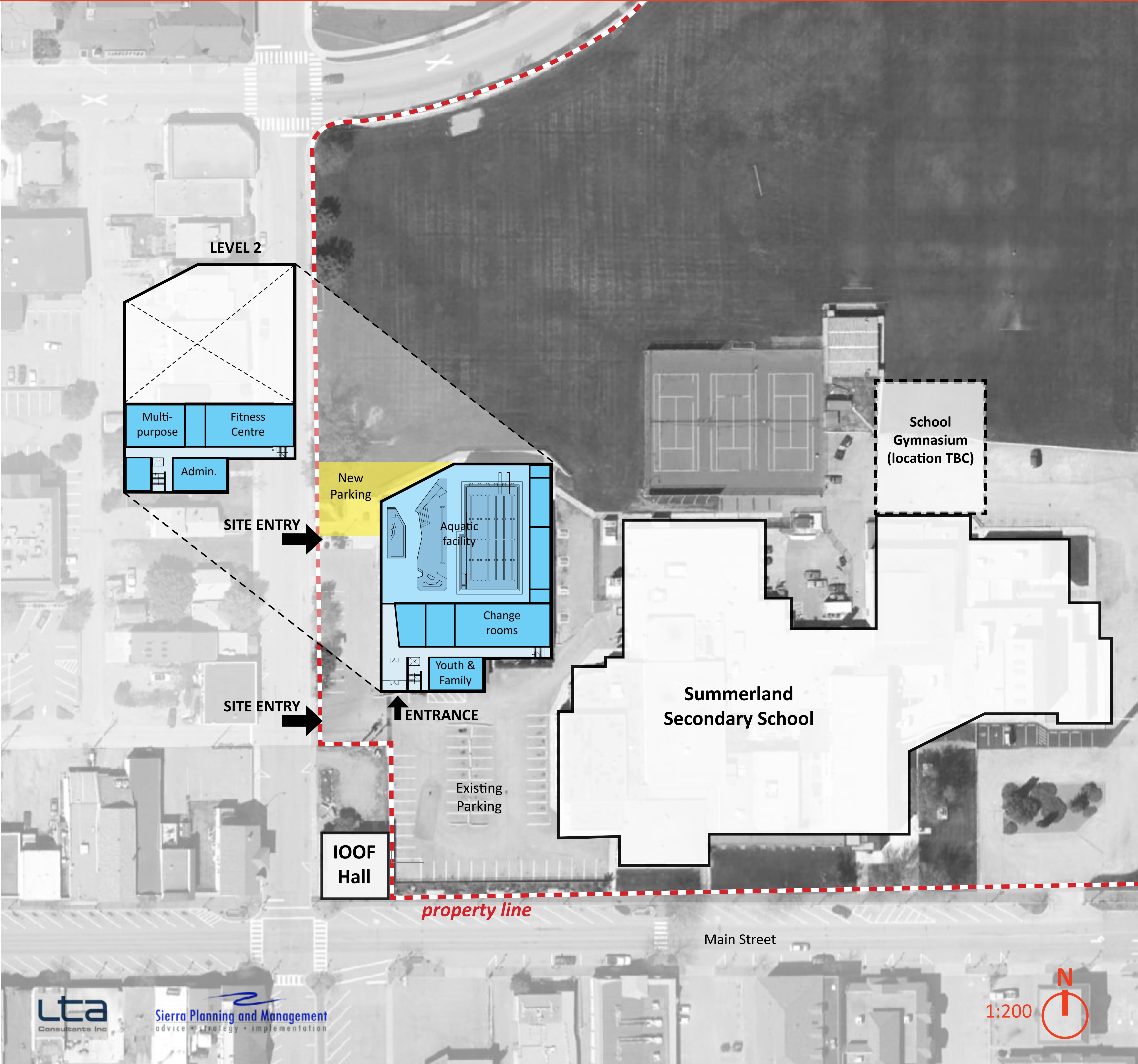
Challenges

- Limited to the existing Summerland Aquatic & Fitness Centre building footprint.
- Interrupted service to Aquatic programs and Fitness Centre for approximately 2-years during construction.
- May require some reduction to parking.

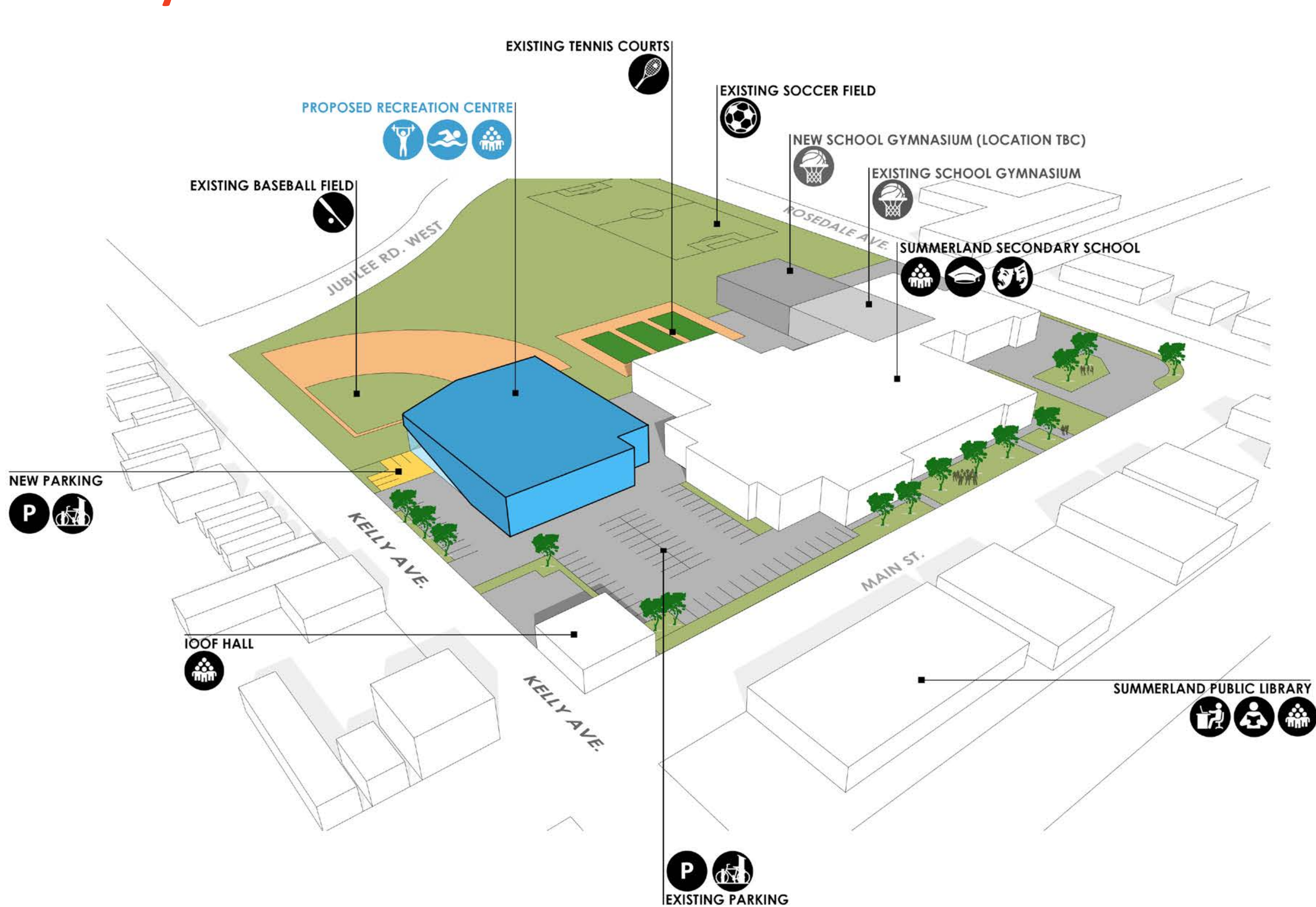
Budgeting Cost

The estimated budgeting cost for **Option A** is approximately **\$38.0 million**.

**Budgeting cost are total project costs including construction costs, project costs, and escalation costs until 2024, and excluding GST.*



A CORE at Kelly Ave



PROPOSED RECREATION CENTRE

- MULTIPURPOSE
- FITNESS CENTRE
- AQUATIC FACILITY

EXISTING FACILITIES + PROGRAMS

- SOCCER
- BASEBALL
- BIKE PARKING
- VEHICLE PARKING
- COMPUTER STATIONS
- READING RESOURCES
- GYM SPORTS
- COURT SPORTS
- MULTIPURPOSE
- ACADEMICS
- COMMUNITY THEATRE

B CORE at Jubilee Rd.

Option B proposes a single-storey building for the CORE Aquatic and Recreation program adjacent to the Summerland Area on Jubilee Rd. This option allows for a all-new facility with the potential to connect to the existing Summerland Arena.

Opportunities

- Allows for uninterrupted Aquatic programs and Fitness Centre at the existing facility.
- Creates sports and recreation “complex” with the adjacent Summerland Arena.
- Allows for sustainable District energy exchange with the Summerland Arena.
- Allows for increased site development for parking.
- Childcare facility (PLUS program) can be co-located on the site and be considered as a future project.

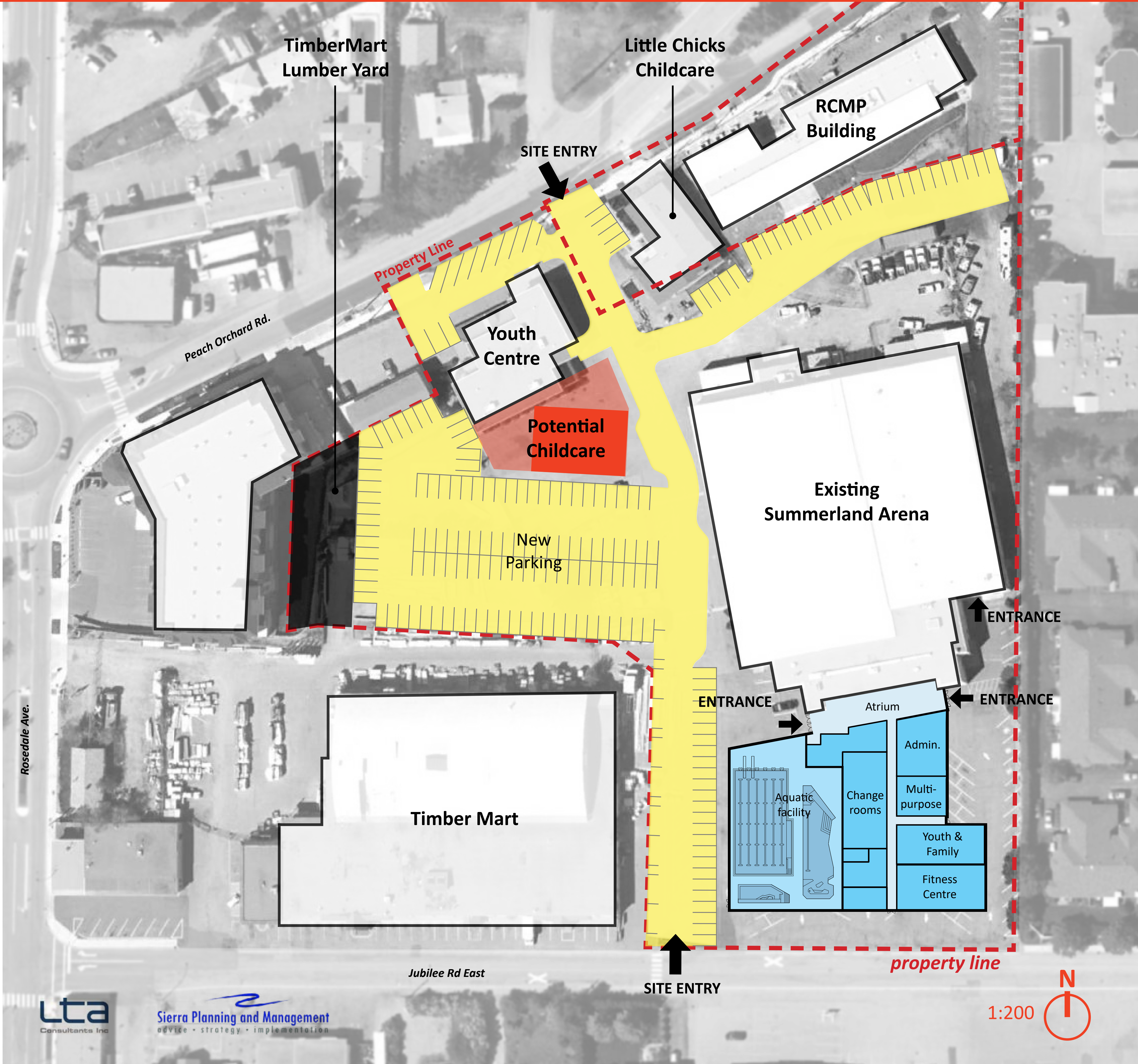
Challenges

- Subject to any future discussions with School District 67, **Option B** does not include the development of a PLUS program (Community Gymnasium, Childcare Centre, and/or Primary Health Care Centre) at Site 1 Kelly Ave.
- Addition of either the Community Gymnasium or Primary Health Care Centre on this site will pose parking challenges to the CORE program.

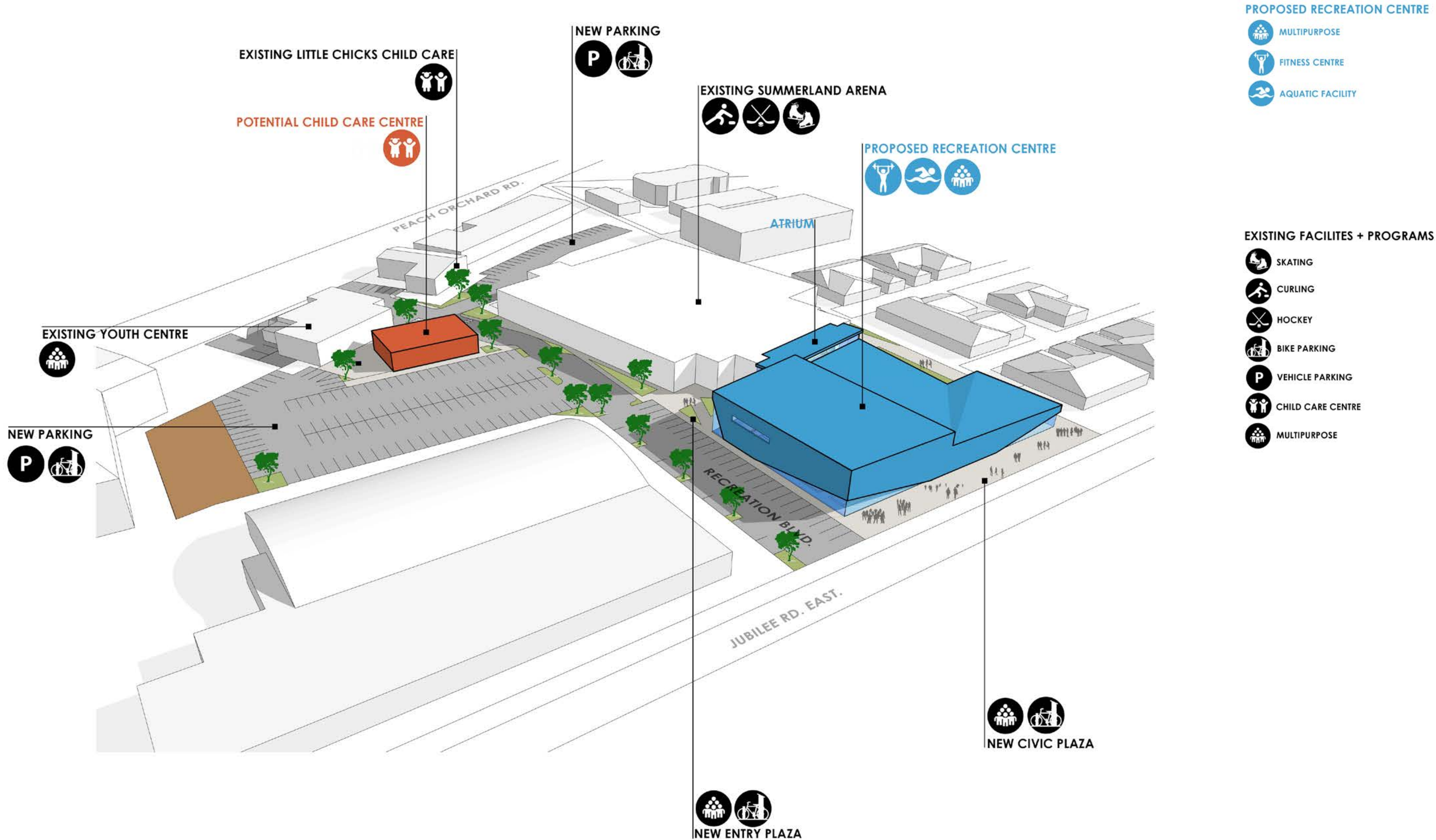
Budgeting Cost

Estimated budgeting cost for **Option B** is approximately **\$37.4 million**.

**Budgeting cost are total project costs including construction costs, project costs, and escalation costs until 2024, and excluding GST.*



B CORE at Jubilee Rd.



What Do You Think?

Leave us your thoughts on the **Summerland Recreation Centre Feasibility & Site Fit Study** here and complete the online survey.



Scan the QR Code here or visit the project web to access the online survey!

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