

WELLNESS CENTRE IS JUST ONE PART OF OVERALL RECREATION CENTRE UPGRADE PLAN

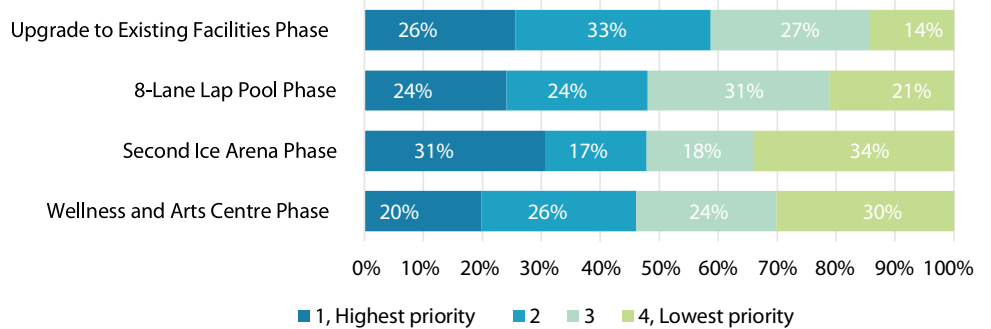
A recent local media story reported on a grant application for a new Wellness Centre at Brennan Park Recreation Centre (BPRC). The District would like to provide some further context and missing details on this topic for the community's awareness.

TOP TAKEAWAYS

- **A grant application from the District to fund the creation of new programming space at BPRC**, referred to as a Wellness Centre, is before Council for approval on September 29. This grant is available through a funding program from the Government of Canada and Province of B.C.
- **A Wellness Centre is not the only proposed phase of the BPRC expansion plan.** Extensive public engagement in 2018 cited that a new lap pool and a second sheet of ice are also priorities for the community. These elements are part of the vision for the future BPRC.
- **Funding is the biggest hurdle for all the upgrade phases**, and the District is exploring various funding avenues in order to afford the upgrades. Funding the construction and operation of a new ice rink or pool will currently rely on partnership funding (private or public) in order to move these projects up the list of priorities.
- **Applying for a grant does not guarantee funding.** The Wellness Centre Phase is still in the conceptual stage until funding is in place.
- **While work to develop funding opportunities for BPRC is underway**, the District's Real Estate and Facilities Mater Plan, approved by Council, identified and prioritized the redevelopment of three critical community assets that support life safety and the delivery of essential services first: firehall 1, firehall 2, and the public works yard.

COMMUNITY PRIORITIES IDENTIFIED THROUGH PUBLIC ENGAGEMENT

Through community engagement in 2018, the following chart identifies how residents would choose to phase BPRC upgrades (taken from the [Engagement Summary Report](#), September 2018).




The chart highlights that our community has a diverse population with diverse needs, and every phase offers something important for community members.

FUNDING MODELS

- The cost of expanding Brennan Park Recreation Centre will need to be funded through various ways. The District of Squamish is actively exploring innovative funding models, including the development of a Recreation Foundation to generate sponsorships, partnerships and grants.
- The current grant opportunity being pursued does not have the level of funding necessary to build and operate an additional pool or rink while continuing to meet our critical infrastructure improvement commitments. However, the Wellness Centre Phase can be used by many different segments of the community for fitness, rehabilitation, events and meetings. It is a great opportunity to begin to address the recreation infrastructure deficit through available grant funding in a way that will benefit the most people.
- Citizens occasionally note that other small to medium communities can afford some fantastic facilities. The District's economic development sector strategy is working to expand and grow the business tax base locally in order to help fund the ongoing operational costs (which are substantial) that come with building a second pool and/or second rink.

TIMING AND COSTS

- The District of Squamish adopted a [Real Estate and Facilities Master Plan \(REFMP\)](#) in 2019 to guide facility and real estate decisions over the next 20 years. The REFMP classifies facility needs into Critical, Core and Support categories. The BPRC is considered a Core facility. Critical facilities that have reached end of life conditions are the most immediate priorities. Work has already begun on fire hall replacements. All facility upgrades and replacements within the REFMP (including BPRC) are estimated at \$155m+. 
- The REFMP identifies detailed recommendations and next steps about BPRC upgrades and expansion. This section begins on page 34 of the document (page 38 of the pdf).

The REFMP identifies preliminary cost estimates for each BPRC upgrade phase. *The following estimates should be used only to understand the cost magnitude of each phase in relation to the others, and are not considered to be fully developed estimates. The estimates were also calculated in 2018 and will have increased since that time. They do not include ongoing operating costs.*

Phase	Preliminary Cost Estimate
Upgrade to Existing Facilities	\$3.7m +
8-Lane Lap Pool	\$11m +
Second Ice Arena	\$23m +
Wellness and Arts Centre	\$13.2m +

KEY DIRECTIONS IN THE PLAN

Within Brennan Park Recreation Centre, the following are key directions in the REFMP.

- **Short term upgrades to existing BPRC facilities** are proposed to improve and expand program space to accommodate waitlists that have historically been long. A \$1.4m grant application was submitted but the application was unsuccessful. This project is currently on hold as a result.
- **A Wellness Centre is designed to provide much-needed program and fitness space** (over three floors), and reflects the most requested community amenity – a community fitness centre. Community fitness centres reduce or eliminate socio, economic and physical barriers that keep at-risk residents from participating in health-oriented or rehabilitation programs.
- **A new lap pool and second ice arena have opportunities for partnerships** – either private or public, and these are being pursued. A funding partnership would help accelerate these projects, as third party funding would remove the projects from competing with other District facilities for use of District funds or federal/provincial grants. Early feedback from potential partners, however, suggests that a hurdle to finding a private partnership is the size of the community, which is considered small.

A NOTE ABOUT CONTRIBUTIONS FROM DEVELOPERS

There are two ways the District can seek developer contributions:

Development Cost Charges (DCCs)

These are legislated charges levied on developers to pay for growth as a result of their development. This is a formula legislated by the Province of B.C. for the funding of general road and infrastructure projects and acquiring parkland. The District collects DCCs to the full extent possible and earmarks eligible capital projects annually to be funded. Recreation Centres are not eligible as a DCC project.

Community Amenity Contributions

These are cash or in-lieu contributions that the District negotiates with a developer when a property seeks an amendment to the Zoning Bylaw or Official Community Plan. Due to the overwhelming need for affordable housing within Squamish in recent years, the District has prioritized securing affordable housing from Community Amenity Contributions which would be available when new developments are completed.

A NOTE ABOUT THE FIELDS AND LANDS SURROUNDING THE RECREATION CENTRE

- **A draft Master Plan has been developed for the Brennan Park fields and lands.** These lands stretch from Centennial Way to Finch Drive, between Loggers Lane East and Highway 99.
- **The draft Master Plan was informed by the vision and goals established through community engagement** in 2018, and further developed by stakeholders in that area including Loggers Sports as well as user groups such as BMX, equestrian, baseball/softball, soccer and others.
- **The draft Master Plan was reviewed by Council and is ready for community review.** The key concepts of the draft Master Plan will be shared for community comments in fall 2020.



View the Key Concepts and find the survey at squamish.ca/brennan-park-fields-and-lands-master-plan.

IN SUMMARY

- The plan to upgrade BPRC includes renovations to existing facilities, plus a Wellness Centre, second sheet of ice and a lap pool. This is a long-term plan due to municipal funding constraints.
- The phases were informed by far-reaching community engagement in 2018, and will be prioritized primarily based on available funding for each phase.
- How the District will pay the approximate \$41m for BPRC upgrades is currently under consideration and all options are being pursued. BPRC is just one facility that requires a significant upgrade or replacement. Total facility replacement costs over 10-20 years are approximately \$155m+ (in 2020 dollars). Critical facilities at end of life are being prioritized first: fire halls (underway) and public works yard.
- A separate Master Plan to determine the use of the fields and lands surrounding the recreation centre is currently underway. This area of land stretches from Centennial Way to Finch Drive, between Loggers Lane and Highway 99.

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