

# Options Analysis

A Volunteer's High-level Analysis of Siting Options for the new Crystal  
Pool Recreation and Wellness Centre

# City-Owned Options for Rec Centre Siting in North Park



# Site where existing building is

## Pros

- Equity
  - Proximity to underserved neighbourhoods
  - No net loss of green space for park deficient, high density, high growth neighbourhoods.
- Affordability and Climate Action
  - District energy opportunities to reduce GHGs in arena and rec centre. These are both city-owned sites and energy intensive and GHG intensive facilities, opportunity for climate leadership and connection to other new private developments in this changing/densifying neighbourhood.
  - District energy opportunities to reduce energy costs of arena and rec centre which are second highest costs in these two facilities next to staffing. Possible cost-sharing of district energy with RG Properties and/or future revenue stream from district energy utility.
  - During closure years can save \$5M from rec centre operating budget of \$2.7M per year for which includes annual losses subsidized by taxpayers of \$1.6M (\$3.2M).
  - Good access to transit and active transportation

## Cons

- Disruption- Rec centre shut down for two years, users will need to seek alternatives in the region for recreation.



# RAP (Cook St)

## Pros

- Equity
  - Proximity to underserved neighbourhoods
  - No net loss of green space for park deficient, high density, high growth neighbourhoods as any green space lost along Cook St will be gained in recovery of more useful Central Park greenspace
  - Net gain of green space as RAP could now be opened up to public for use on the 295 days of the year it is not used for Harbourcats games or other special events.
- Affordability and Climate Action –
  - Higher value realization of RAP which costs taxpayers \$500K in subsidy every year despite not being open to the public.
  - District energy opportunities to reduce GHGs in arena and rec centre. These are both city-owned sites and energy intensive and GHG intensive facilities, opportunity for climate leadership and connection to other new private developments in this changing/densifying neighbourhood.
  - District energy opportunities to reduce energy costs of arena and rec centre which are second highest costs in these two facilities next to staffing. Possible cost-sharing of district energy with RG Properties and/or future revenue stream from district energy utility.
  - Good access to transit and active transportation
  - Shared/complementary parking with RAP at existing RAP parking lot.
- No disruption for current rec centre users

## Cons

- Rental space for special events like Rifflandia and Beerfest will be moderately smaller.



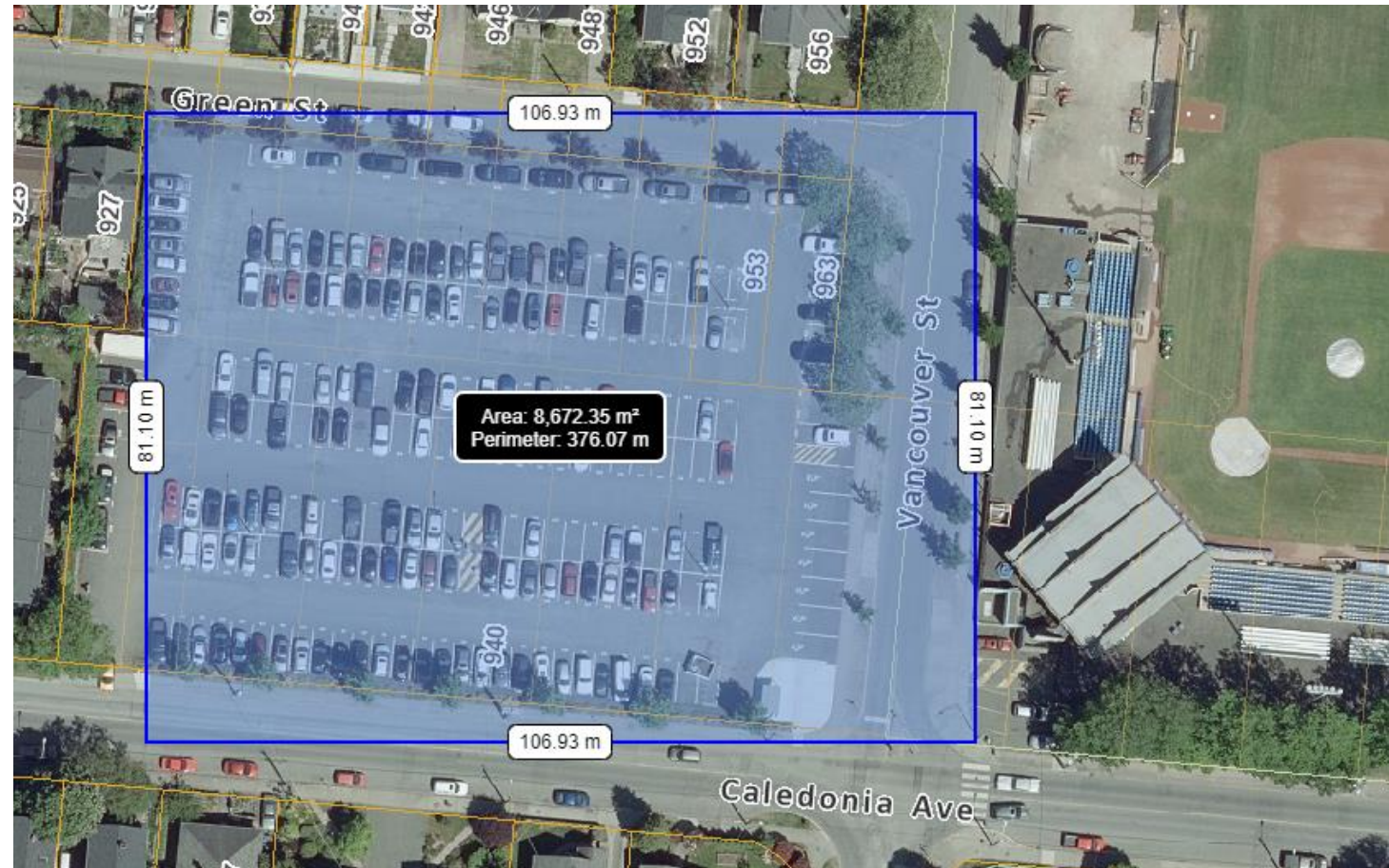
# RAP Parking Lot

## Pros

- Equity
  - Proximity to underserved neighbourhoods
  - Net gain of green space for park deficient, high density, high growth neighbourhoods. The OCP identifies North Park as needing park acquisition.
  - Elimination of one parking lot plaguing North Park.
- Affordability and Climate Action –
  - District energy opportunities to reduce GHGs in arena and rec centre. These are both city-owned sites and energy intensive and GHG intensive facilities, opportunity for climate leadership and connection to other new private developments in this changing/densifying neighbourhood.
  - District energy opportunities to reduce energy costs of arena and rec centre which are second highest costs in these two facilities next to staffing. Possible cost-sharing of district energy with RG Properties and/or future revenue stream from district energy utility.
  - Good access to transit and active transportation
- No disruption for current rec centre users
- Traffic Calming/Cycling synergies – Opportunity to push into roadway on Vancouver street if keep throughfare for cyclists. Use facility as traffic calming measure along Vancouver St. and increase size of site.

## Cons

- Parking - Loss of parking for VICPD staff and RAP visitors will need to be replaced underground.



# Arena Parking Lot

## Pros

- Equity
  - Proximity to underserved neighbourhoods
  - Net gain of green space for park deficient, high density, high growth neighbourhoods. The OCP identifies North Park as needing park acquisition.
  - Elimination of one parking lot plaguing North Park.
- Affordability and Climate Action
  - Higher value realization of property tax exempt land than a parking lot accruing revenues to a third party on publicly-owned land.
  - District energy opportunities to reduce GHGs in arena and rec centre. These are both city-owned sites and energy intensive and GHG intensive facilities, opportunity for climate leadership and connection to other new private developments in this changing/densifying neighbourhood.
  - District energy opportunities to reduce energy costs of arena and rec centre which are second highest costs in these two facilities next to staffing. Possible cost-sharing of district energy with RG Properties and/or future revenue stream from district energy utility.
  - Incorporate Curling Club into new rec centre thereby freeing up city-owned land and reducing operating costs of this non-profit owned facility so they have a more sustainable business model.
  - Good access to transit and active transportation
- No disruption for current rec centre users

## Cons

- Need to negotiate with RG Properties, or find exit clause in agreement, or expropriate parking lot land.
- Loss of parking will need to go underground or structured.



# City Staff Proposed Site of Central Middle School

**This site is not one that should be considered in our opinion.**

- **Equity issues** - There are significant equity implications to moving the recreation centre away from the underserved neighbourhoods in the north end of town and placing adjacent to the city's most affluent neighbourhoods. These equity issues are well highlighted in our presentation to Council of June 6<sup>th</sup> and at [www.crystalpoolforall.com](http://www.crystalpoolforall.com)
- **Loss of green space** –
  - Proposed site removes green space from the most densified residential area of town (Harris Green), only to become more so with proposed London Drugs site.
  - Harris Green has already been identified in the OCP as park deficient and targeted for park acquisition.



# City Staff Proposed Site of Central Park (SW corner)

This site is not one that should be considered in our opinion.

There are significant equity implications to the nearby underserved neighbourhoods of Downtown, North Park and Hillside Quadra which are home to Victoria's most marginalized populations :

- Significant net loss of green space - under current proposal nearly the entire footprint of the existing building will be used for a 110-140 stall surface parking lot
- The design of the facility is of suburban typology, two storeys, huge building footprint, large surface parking.
- Shading of entire park to occur by placing facility on the sunniest, southwest corner of park.
- Elimination of Central Park's most utilized assets – basketball court, tennis courts, childrens and adults playground.
- Massive temporary and permanent disruption to park users.
- Significant loss of tree canopy.

The equity issues endemic to the northern neighbourhoods of Victoria are well documented in our presentation to Council of June 6<sup>th</sup> and at [www.crystalpoolforall.com](http://www.crystalpoolforall.com)

