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Langley City Aquatic Centre

Feasibility Study

MODUS

Langley City

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1.0 Executive Summary

hcma completed this feasibility study for Langley City to explore options for expanding aquatic services and supporting the community's long term recreational needs. As the existing Al Anderson Memorial Pool is nearing the end of its functional lifespan, the study examined opportunities for renewal, expansion, or development of a new year-round aquatic facility.

The work included analysis of demographic trends, recreation participation patterns, and the regional supply of aquatic facilities to understand service gaps and emerging community trends. Engagement with residents and stakeholders helped identify priorities such as improved accessibility, expanded swim lesson capacity, wellness amenities, and flexible spaces that support recreation, fitness, and social connection.

Two sites within City Park were shortlisted from a total of 8 possible sites across the City. The shortlisted sites include the existing Al Anderson Memorial Pool site and the nearby underutilized playing field. Four concept options were developed, ranging from renewal of the existing outdoor pool, to new indoor aquatic and community centre scenarios. Each concept was studied for capital cost estimates, operational cost, and site analysis to help the City understand the implications of different investment strategies and guide future decision making for aquatic services in Langley.

2.0 Project Background

2.1 Context and study objectives
2.3 Recreation & activity trends
2.4 Regional inventory of aquatic facilities

2.1 Context & study objectives

Context
Langley City has a growing population of approximately 35,000 residents that is projected to reach over 44,000 within the next 25 year. A planned SkyTrain extension to Langley City by 2029 is also expected to create a regional transit hub and stimulate development around station areas. These changes are expected to further increase demand for accessible recreation and aquatic facilities.

The City currently operates the Al Anderson Memorial Pool, an outdoor 25-metre facility originally built in 1962 and upgraded in 1992 and 2011. While popular, the facility operates only seasonally, has limited capacity and does not meet current best practices for accessibility. The 2022 Parks, Recreation and Culture Plan recommended exploring the development of a new indoor aquatic facility, ideally integrated with other community recreation facilities.

Study Objectives
The primary objective of the feasibility study is to evaluate the viability, scope, and implementation options for a new aquatic centre in Langley City. This study will support informed decision making by Council and City staff regarding future aquatic infrastructure.

Key objectives include:

- **Assessing community need** by understanding the demand for aquatic services and programming
- **Identifying potential sites** for where a new indoor aquatic centre could be located
- **Concept options** for what form the facility should take
- **Financial and Operational Feasibility** of the capital and operating costs of each concept option

2.2 Recreation and Activity Trends

Cornerstone Planning undertook an examination of key recreation and aquatic participation trends in Canada and the Lower Mainland to inform planning for a potential new aquatic facility in the City of Langley. The analysis considers evolving recreation preferences, demographic changes, barriers to participation, aquatic programming trends, and the regional supply of aquatic facilities.

Demographic Change and inclusivity
Canadian communities are experiencing significant demographic shifts, including population aging and increasing cultural diversity. In Langley, residents aged 50 and older already represent a substantial portion of the population and are projected to grow in the coming decades. These trends highlight the need for accessible recreation environments that support lifelong participation and provide age-appropriate programming. Increasing diversity also underscores the importance of inclusive program design, culturally responsive outreach, and accessible facility features that encourage participation across all population groups.

Barriers to Recreation Participation
While interest in recreation remains strong, several barriers continue to affect participation, including lack of time, cost, and limited access to suitable facilities. Financial considerations are particularly relevant in the City of Langley, where median household income is lower than the provincial average. Ensuring that aquatic programs and services remain affordable and accessible will therefore be an important consideration in future facility planning.

Aquatic Programming and Activity Trends
Demand for aquatic programming across Metro Vancouver remains high. In particular, swim lessons continue to experience significant waitlists, reflecting strong interest in aquatic skill development among families. Participation in aquatic fitness and wellness programming, such as water-based exercise and rehabilitation activities, is also increasing, particularly among older adults.

Participation in competitive aquatic sports – including swimming, diving, and artistic swimming – has remained relatively stable over time. While these programs remain an important component of aquatic services, they typically serve a smaller segment of the community compared to recreational and fitness-oriented activities.

Aging Infrastructure and Regional Context
Across Canada, many aquatic facilities were constructed several decades ago and are approaching the end of their functional lifespan. Within Langley, the Al Anderson Memorial Pool, built in 1962, is well beyond typical replacement timelines and will require significant renewal or replacement to continue serving the community effectively. Regionally, Langley is located within proximity of several aquatic facilities in neighbouring municipalities, including multiple 50-metre pools. However, the City of Langley currently lacks an indoor aquatic facility of its own, highlighting a potential service gap within the local recreation system.

Planning Implications
The trends identified in this report suggest that a future aquatic facility in Langley should prioritize flexible and inclusive programming that reflects contemporary recreation patterns. Key considerations include expanding opportunities for drop-in leisure and fitness activities, accommodating strong demand for swim lessons and aquatic training, supporting wellness-oriented programming, and ensuring accessibility for a diverse population.

Modern aquatic centres increasingly function as community hubs, integrating recreation, wellness, and social spaces to support physical activity, social connection, and mental well-being. By aligning facility design and programming with these emerging trends, Langley can develop an aquatic facility that responds to current community needs while remaining adaptable to future growth and change.

Refer to *Appendix A - Aquatic & Activity Trends*

2.3 Regional Inventory of Aquatic Facilities

The following map identifies aquatic facilities in the lower Mainland. Most facilities are publicly owned and operated, organized by four categories: indoor pool, outdoor pool, 50m indoor pool, and 50m outdoor pool. Also identified are indoor pools operated by non-profit organizations that provide aquatic services to communities in addition to public providers.

Indoor Pool Per Capita Provision Rate
Across the region, for the municipalities that have at least one indoor pool, the estimated provision rate is 1 indoor pool per 69,066 residents.

Modern Aquatic Centres – Leisure & Wellness Amenity Scan
Recreation and aquatic trends point to growing community demand for leisure and wellness programming and amenities. In reviewing the regional inventory of municipal aquatic facilities, most new pools integrate wellness, fitness, and leisure feature to support both active recreation and relaxation.

Wellness amenities are common with hot pools, saunas and steam rooms found in all 5 of the indoor facilities. Leisure amenities are family friendly and inclusive, commonly featuring slides, lay rivers, tot areas, and spray features, with gradual or beach entry designs to enhance accessibility.

Refer to *Appendix B Aquatic & Activity Trends*

Fig. Lower Mainland aquatic facility inventory

Aquatic Facility	Municipality	Type	Distance	Time
WC Blair Recreation Centre	Langley Township	Indoor – 25m	4.4 km	7 mins
Walnut Grove Community Centre	Langley Township	Indoor – 50m	8.2 km	10 mins
Surrey Sport & Leisure Complex	Surrey	Indoor – 50m	11 km	13 mins
Grandview Heights Aquatic Centre	Surrey	Indoor – 50m	13 km	15 mins
Guildford Recreation Centre	Surrey	Indoor – 50m	18.8km	20 mins
Greenaway Outdoor Pool	Surrey	Seasonal – Outdoor	6.4km	9 mins
Aldergrove Outdoor Experience	Langley Township	Seasonal – Outdoor w/canopy	15 km	18 mins

3.0 Vision

3.1 Project Vision
3.2 Guiding Principles

3.0 Vision

3.1 Project Vision

The future Langley Aquatic Centre will be a **welcoming, inclusive, and sustainable community hub** that brings people **of all ages and abilities** together to play, learn, and connect through flexible spaces that promote **active living** and a lasting **sense of belonging.**

Images: types of community spaces supporting wellness, swim lessons, play features and dryland activities

3.2 Guiding Principles

Create **community belonging** with a place that feels welcoming and reflects Langley's strong community culture.

Design for **flexibility and inclusion** with a wide range of spaces that adapt to changing needs and serve all ages and abilities.

Balance **environmental stewardship with operational efficiency** through a resilient facility that is adaptable to the future.

Prioritize **connection and activation** in a vibrant hub that is well integrated with people, park and community life.

4.0 Community Engagement

4.1 Engagement Summary: Phase One
4.2 Engagement Summary: Phase Two

4.1 Engagement Summary: Phase One

Modus Planning conducted a community-wide public engagement process as part of the Langley Aquatic Feasibility Study. Public engagement was undertaken in two phases. The first phase gathered input to understand how residents use aquatic facilities today, the challenges they experience, and identified future wants and needs for aquatic programs and needs. The second phase gathered information back on what they liked about each of the concept options presented as part of the study.

Phase One: Engagement Process
Public engagement took place from September 25 to October 25, 2025, using multiple outreach methods to capture community perspectives. The process included an online and paper community survey that received 689 responses, four pop-up engagement events that generated 177 comments, and three focus groups involving 25 participants representing City staff, aquatic clubs, and community organizations. In addition, the project webpage received 1,286 visits. Altogether, the engagement process generated more than 2,000 interactions with residents and aquatic facility users.

Phase One: What we heard
Feedback confirmed that Al Anderson Memorial Pool is a valued community asset. Participants highlighted the quality of swimming lessons and programs, the friendly and dedicated staff, and the strong sense of community that has developed around the pool. The outdoor setting in City Park was also frequently mentioned as a key strength, with many residents enjoying the experience of swimming outdoors during the summer. Survey results show that 71% of respondents had visited the pool within the last five years, and nearly all respondents – 92% – expressed interest in expanded aquatic services in Langley City.

Despite these strengths, participants identified several limitations with the current facility. The most common concern is that the pool operates only seasonally, which restricts access to swimming lessons, recreation, and aquatic fitness programs during much of the year.

Images: Pop up event at Al Anderson Memorial Pool (top); Focus group workshop at Timms Community Centre (bottom)

4.1 Engagement Summary: Phase One

Almost all (92%) of survey respondents are somewhat/very interested in expanded aquatic services in Langley City.

"[The staff] make it feel like a community."

"Truly one of the best parts of our summer to have swim club in an outdoor space. SO MUCH BETTER than an inside pool!"

"[I enjoy] the park space around the pool and City park"

Many respondents also reported overcrowding and limited pool capacity, making it difficult to access programs or find available swim times. Other challenges include the absence of certain amenities – such as a hot tub, sauna, or leisure pool – as well as the aging condition of the facility and limited programming space.

Looking ahead, the community expressed strong interest in a year-round aquatic facility with expanded amenities and programming. Many respondents indicated a desire for an indoor pool, along with wellness features such as a hot tub, sauna, or steam room. Additional aquatic elements such as leisure pools, lazy rivers, water slides, and expanded lane swimming space were also popular ideas. Participants emphasized the need for increased access to swimming lessons, aquafit classes, and public swim hours, as well as programming that serves a wide range of users including families, seniors, and competitive swimmers. Beyond aquatic features, respondents also expressed interest in complementary amenities such as a fitness centre, café or concession, and multipurpose community spaces.

While there is strong support for expanding aquatic services, community members also raised important considerations for future planning. Many residents expressed a desire to preserve the unique outdoor experience and community culture associated with Al Anderson Memorial Pool. Concerns were also raised about project costs, potential tax impacts, and affordability of programs. Additional considerations include ensuring accessible and inclusive facility design, providing convenient locations with adequate parking and transit access, and minimizing the potential disruption to aquatic services if the existing facility were replaced during construction.

Overall, the engagement results demonstrate broad support for expanded aquatic services in Langley City. Residents envision a modern, year-round aquatic centre that offers a mix of recreation, wellness, and competitive swimming opportunities, while also maintaining the community spirit and outdoor character that have made Al Anderson Memorial Pool a cherished local facility.

Refer to *Appendix B – Engagement Summary Report*

4.2 Engagement Summary: Phase Two

Phase Two: Engagement Process
Community feedback was gathered on the four concept options to understand public preferences and concerns before selecting a direction for a future aquatic facility. Public engagement for this phase took place from January 29 to February 16, 2026, and included an online survey, pop-up engagement events, and a project webpage. The process generated 430 survey responses, more than 500 pop-up event visitors, and 1,806 webpage visits, representing roughly 3,000 interactions with the public. Most survey participants were Langley City residents (67%), with additional respondents from the Township of Langley and nearby communities.

Phase Two: What we heard
The feedback indicated a clear preference for options that provide year-round indoor swimming opportunities. Concept 1, which proposes renewing the existing outdoor pool, received the least support, with only 31% of respondents agreeing it would meet community needs and 60% ranking it as their least preferred option. Many participants felt that renewing an outdoor-only facility would not adequately address demand for year-round programs, swimming lessons, and recreation.

Image: Pop up event at Timms Community Centre

The remaining concepts received more balanced support. Concept 2 (Hybrid Renewal) – which would combine an upgraded outdoor pool with some indoor features – was supported by many participants because it preserves the outdoor pool while providing some year-round access. Concept 3 (Indoor Aquatic Centre) was also popular, as it would deliver a fully indoor facility with expanded amenities and year-round programming. Concept 4 (Indoor Aquatic Centre and Community Centre) received strong support from respondents who felt the larger facility would better serve the city's growing population and provide additional recreation and community spaces. However, this option also raised concerns about its higher cost and the potential loss of park space.

Key themes emerged from participants' comments about what they liked and disliked about the concepts. Many residents expressed strong support for year-round indoor swimming, larger pool sizes, and expanded amenities such as leisure pools, hot tubs, and wellness facilities. At the same time, participants emphasized the importance of preserving valued outdoor spaces, particularly City Park Field and the dog park, and minimizing disruption to the surrounding neighborhood. Cost was another major consideration, with some respondents expressing concern about potential taxpayer impacts, especially for larger facility options.

The engagement results indicated a preference for development of a larger, modern aquatic facility that can operate year-round, while also balancing concerns related to park space, affordability, and neighborhood impacts. The feedback gathered through this engagement phase will help inform the City's decision about which concept option to advance as part of the ongoing feasibility study and future planning for aquatic services in Langley City.

Refer to *Appendix C - Concept Options Engagement Summary*

5.0 Space Program

Space program list

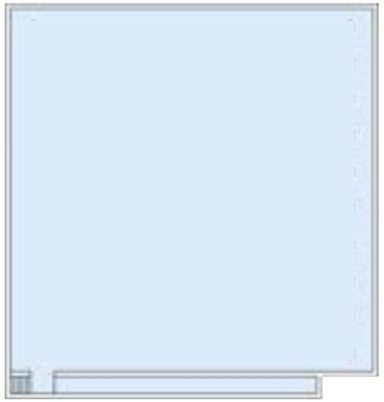
A menu approach was used to develop the space program list for the Langley City Aquatic Centre feasibility study. Individual pool components provided the flexibility to create a custom mix of amenities for the concept options.

Informed by community engagement, the space program builds upon accessibility priorities and best practices for aquatic facility design. Accessibility requirements such as ramp access into the lap pool, zero beach entry for the leisure pool, universal and family change rooms in the change rooms have been factored into the spatial requirements for each component.

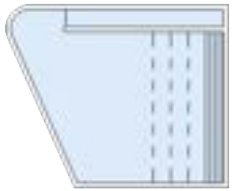
Program components
Base components are the critical components for the new aquatic facility. These included a **lap pool** for swim lessons, training, and public swims, a warmer water **leisure pool**, a **hot pool** and **steam and sauna rooms** for wellness**,** admissions and administrative **support spaces** along with change and washroom facilities for the pool, and a **multipurpose room** for program activities.

Add on components expand the aquatic offering. These include a full-size **gymnasium**, a **fitness centre** including a small studio, a food and beverage **concession**, and **multipurpose room** for more rentable and bookable space for the community.

New



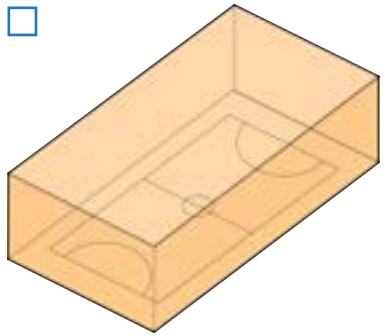
25m lap pool



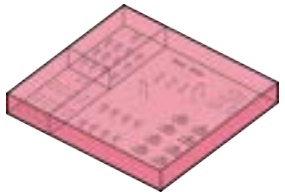
Leisure pool

Hot pool

Steam & Sauna

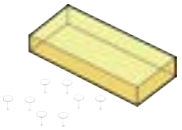


Gymnasium

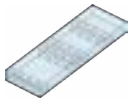


Fitness

Multipurpose Room



Concession



Change rooms

Lobby + Staff Support

Mechanical

Renovated Spaces

Existing building
569sm/6,128sf

Existing Outdoor 8 lane-25m lap pool
451sm/4,855sf

6.0 Sites under consideration

6.1 Potential sites
6.2 Al Anderson Memorial Pool
6.3 City Park Field

6.0 Sites under Consideration

6.1 Potential sites

Several sites were evaluated for their suitability as the location for a new aquatic facility within Langley City. Factors that carried into the evaluation include:

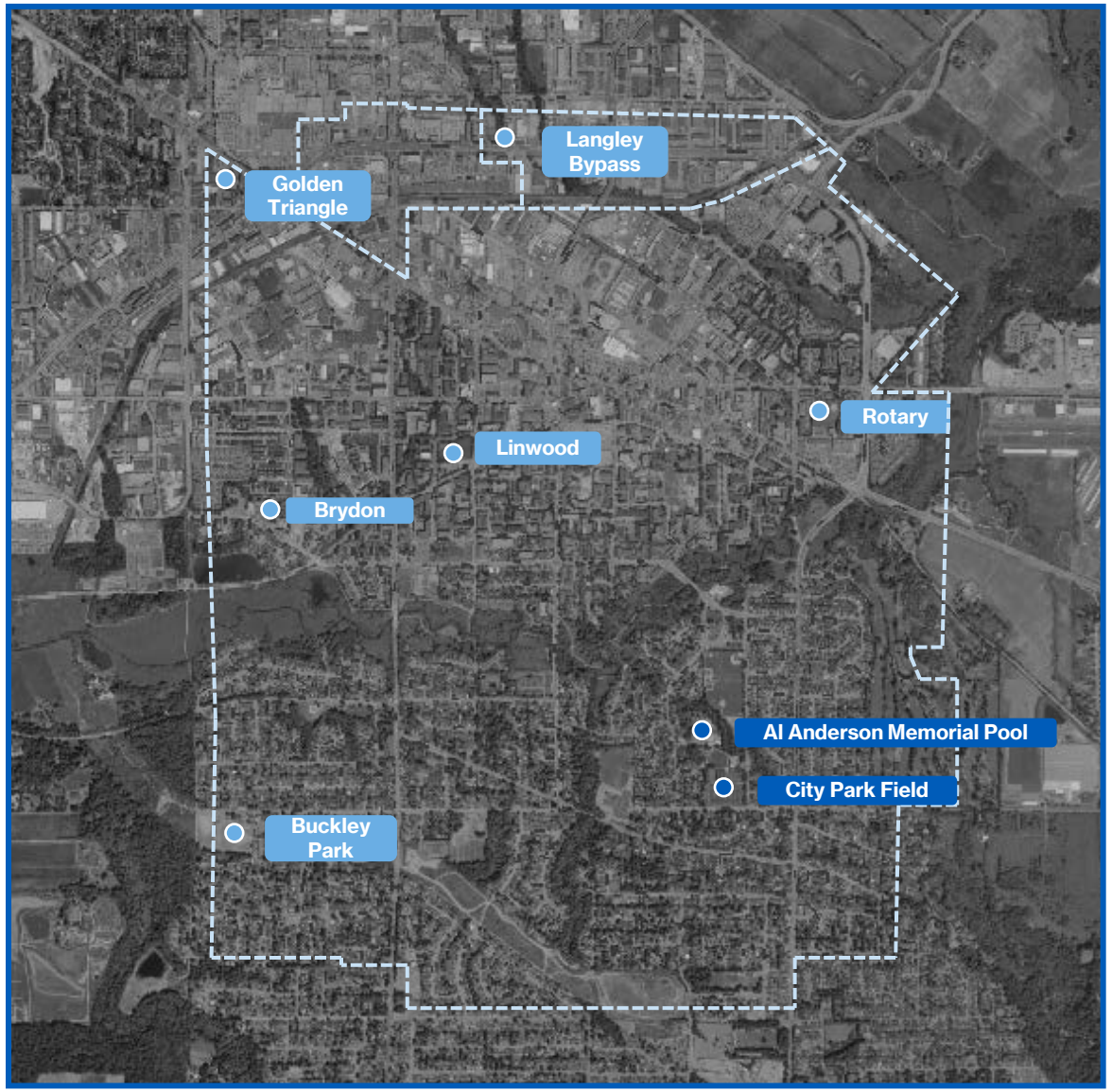
- **Program fit** – site area available to fit the required space program
- **Access** - ability of the potential site for site servicing and access
- **Adjacencies** - location of site relative to existing recreation services and amenities
- **Environmental constraints** – proximity to environmental and site risks that impact development

6.2 City Park – selected sites

Two sites within City Park were selected for the concept design test fits for the feasibility study: Al Anderson Memorial Pool, and City Park Field.

City Park is home to the existing Al Anderson Memorial Pool and is located nearby to existing recreation facilities such as Timms Community Centre and Douglas Park. It is well used by both passive and active recreation users, and has great connection to baseball diamonds, soccer pitches, and access to the Rotary Nicomeki Trail.

The park is also bisected by Langley Creek, one of several fish bearing streams that drain into the Nicomeki River. Classified as a Class 'A' watercourse. It is understood that development adjacent to this zone will need to be accompanied by an environment impact assessment to understand the sensitive habitat and features. This assessment was beyond the scope of this feasibility study.



Potential sites within Langley City boundary

.1 Al Anderson Memorial Pool

Given the popularity of this existing outdoor pool, it was imperative to understand the feasibility of expanding the aquatic programming on this site. Centrally located in City Park, the facility is well established and surrounded by an active playground, splash pad, and picnic area, with parking access from the east and west. With its location beside Langley Creek in an environmentally sensitive zone, the site is also constrained for development.

.2 City Park Field

City Park is located on the south end of City Park and was previously used for soccer. The field is a flat site on the northwest corner of 48 Avenue and 207 Street. It is well served by transit and is in proximity to other community amenities. There are no programs that currently run on the field.

Pedestrian bridge

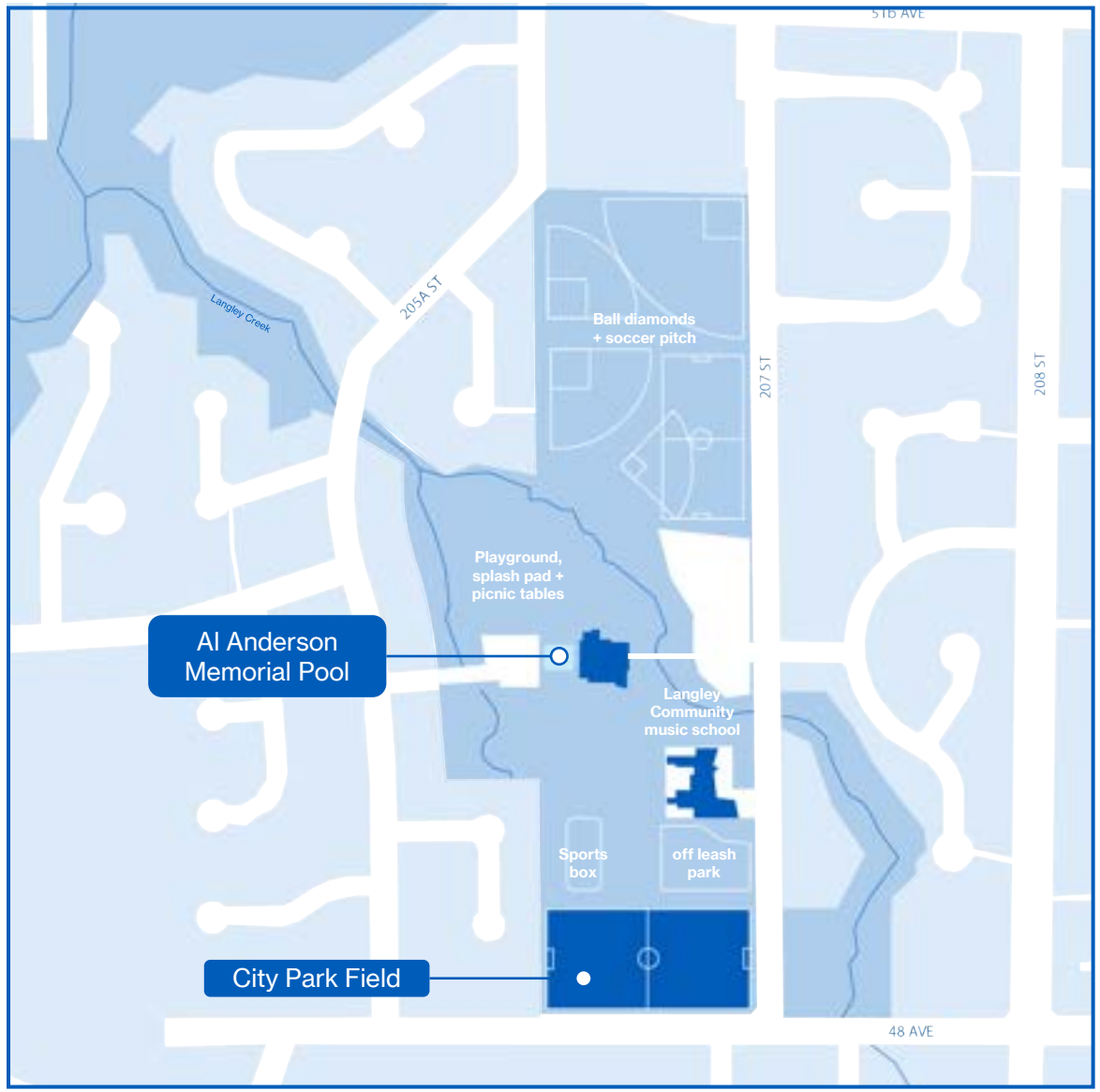
Al Anderson Memorial Pool

Splash pad

Picnic shelters

Off leash park

City Park field



City Park

7.0 Concept Options

7.1 Concept Options

- Outdoor Renewal
- Hybrid Renewal
- Indoor Aquatic Centre
- Indoor Aquatic & Community Centre

7.1 Concept Options

Al Anderson Memorial Pool

Concept 1
Outdoor Renewal

New outdoor leisure, hot tub, steam room and sauna, with new supporting building addition. Existing building to be renovated pending building assessment.

Concept 2:
Hybrid Renewal

New indoor leisure, hot tub, steam room and sauna in new building addition. Existing building to be renovated pending building assessment.

City Park Field

Concept 3:
New Indoor Aquatic Centre

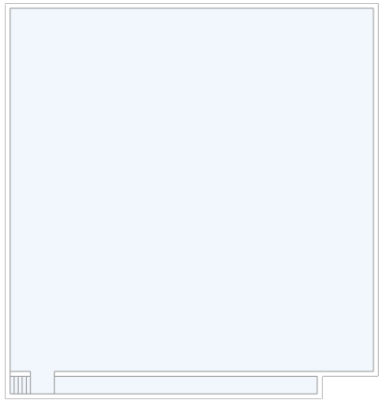
New indoor aquatic facility with lap, leisure, hot tub, steam room and sauna.

Concept 4:
New Indoor Aquatic + Community Centre

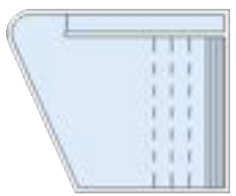
New indoor aquatic facility with lap, leisure, and hot tub, steam room and sauna, fitness, gymnasium, and community amenities

Concept 1:
Outdoor Renewal

New



25m lap pool

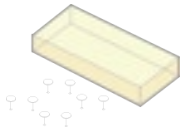


Outdoor Leisure pool
150sm/1615sf

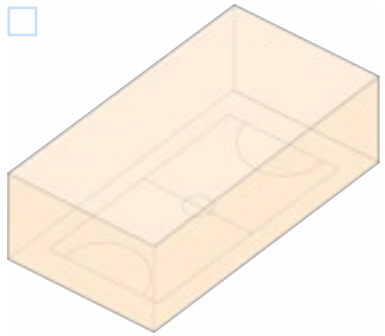
Outdoor hot pool
50sm/538sf

Steam & Sauna
50sm/538sf

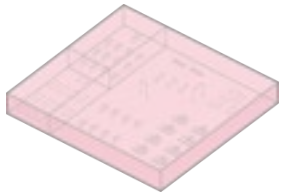
Multipurpose Room
60sm/657sf



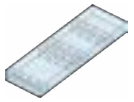
Concession
100sm/1076sf



Gymnasium
815sm/8773sf



Fitness
500sm/5382sf



Change rooms
80sm/861sf

Lobby + Staff Support
220sm/2366sf

Mechanical
480sm/5167sf

Renovated Spaces

Existing building
569sm/6,128sf

Existing Outdoor 8 lane-25m lap pool
451sm/4,855sf

Concept 1: Outdoor Renewal

PARKING SPACE REQUIREMENTS	
Parking required (zoning bylaw)	167
Parking required less TDM* (25%)	126
Existing City Park parking	178
New parking provided	-
Parking compliance to TDM*	100%

*Traffic Demand Management (TDM) assumes shared parking and parking reduction by 25%

Concept 1: Outdoor Renewal

Operating season

Seasonal

Disruption to City Park

Moderate loss of park space and interruption to existing trails

Site Risks

limited development potential - location is flanked by environmental sensitive areas and Class A watercourse, and 2:1 habitat compensation

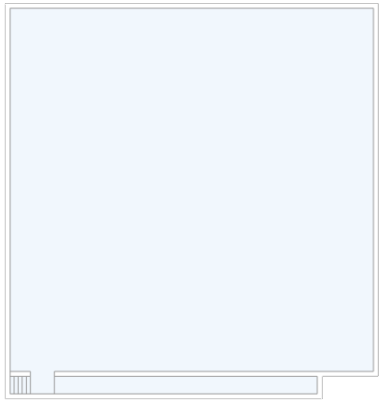
Pool Service Disruption

Yes: estimated 1-2 summer seasons

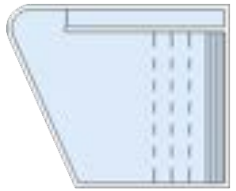
CONCEPT 1	Area (sf)
Gross Floor Area	20,500
Renovation Area	25,000
Total GFA	45,500

Concept 2: Hybrid Renewal

New



25m lap pool

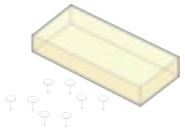


Indoor Leisure pool
250sm/2690sf

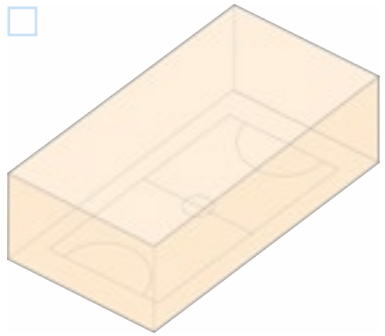
Indoor hot pool
50sm/538sf

Steam & Sauna
50sm/538sf

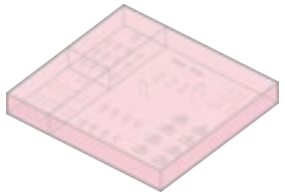
Multipurpose Room
60sm/657sf



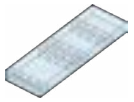
Concession
100sm/1076sf



Gymnasium
815sm/8773sf



Fitness
500sm/5382sf



Change rooms
120sm/1290sf

Lobby + Staff Support
220sm/2366sf

Mechanical
480sm/5167sf

Renovated Spaces

Existing building
569sm/6,128sf

Existing Outdoor 8 lane-25m lap pool
451sm/4,855sf

Concept 2: Hybrid Renewal

PARKING SPACE REQUIREMENTS	
Parking required (zoning bylaw)	296
Parking required less TDM* (25%)	222
Existing City Park parking	178
New parking provided	44
Parking compliance to TDM*	100%

*Traffic Demand Management (TDM) assumes shared parking and parking reduction by 25%

Concept 2: Hybrid Renewal

Operating season

Year round indoor, seasonal outdoor

Disruption to City Park

Moderate loss of park space, soccer pitch, and interruption to existing trails

Site Risks

limited development potential - location is flanked by environmental sensitive areas and Class A watercourse, and 2:1 habitat compensation

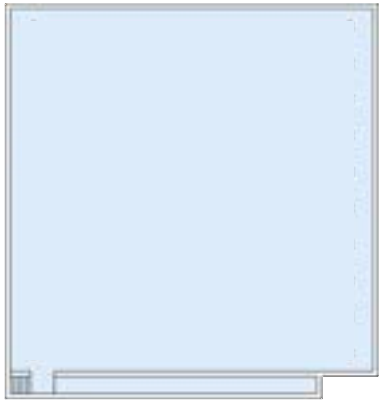
Pool Service Disruption

Yes: estimated 2 summer seasons

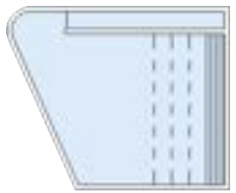
CONCEPT 2	Area (sf)
Gross Floor Area	24,000
Renovation Area	25,000
Total GFA	49,000

Concept 3:
New Indoor Aquatic Centre

New



25m lap pool
533sm/5737sf

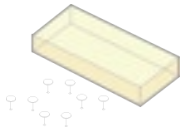


Indoor Leisure pool
250sm/2690sf

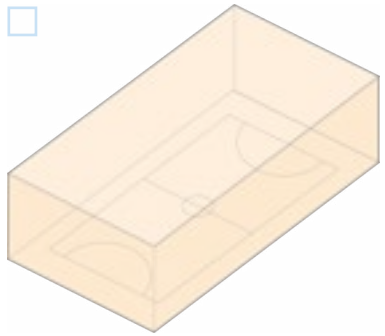
Indoor hot pool
50sm/538sf

Steam & Sauna
50sm/538sf

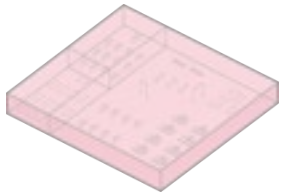
Multipurpose Room
60sm/657sf



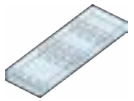
Concession
100sm/1076sf



Gymnasium
815sm/8773sf



Fitness
500sm/5382sf



Change rooms
333sm/3857sf

Lobby + Staff Support
220sm/2366sf

Mechanical
480sm/5167sf

Renovated Spaces

Existing building
569sm/6,128sf

Existing Outdoor 8 lane-25m lap pool
451sm/4,855sf

Concept 3: New Indoor Aquatic Centre

PARKING SPACE REQUIREMENTS	
Parking required (zoning bylaw)	350
Parking required less TDM* (25%)	263
Existing City Park parking	178
New parking provided	98
Parking compliance to TDM*	100%

*Traffic Demand Management (TDM) assumes shared parking and parking reduction by 25%

Concept 3: New Indoor Aquatic Centre

Operating season

Year round indoor

Disruption to City Park

loss of City Park field

Site Risks

Surface parking within environmental sensitive area and Class A watercourse and 2:1 habitat compensation

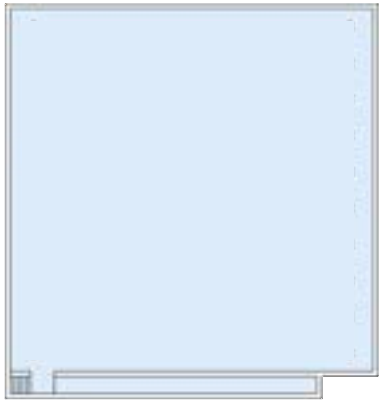
Pool Service Disruption

No

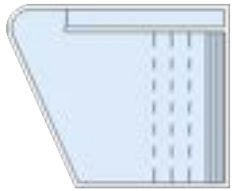
CONCEPT 3	Area (sf)
Gross Floor Area	38,900
Renovation Area	-
Total GFA	38,900

Concept 4:
New Indoor Aquatic & Community Centre

New



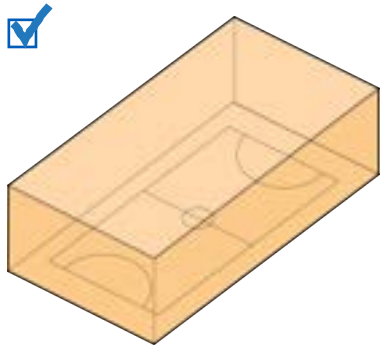
25m lap pool
660sm/7104sf



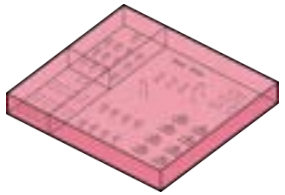
Indoor Leisure pool
350sm/3767sf

Indoor hot pool
130sm/1399sf

Steam & Sauna
50sm/538sf

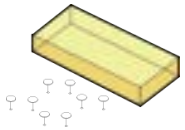


Gymnasium
815sm/8773sf

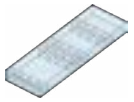


Fitness
500sm/5382sf

Multipurpose Room
200sm/2153sf



Concession
100sm/1076sf



Change rooms
456sm/4908sf

Lobby + Staff Support
310sm/3337sf

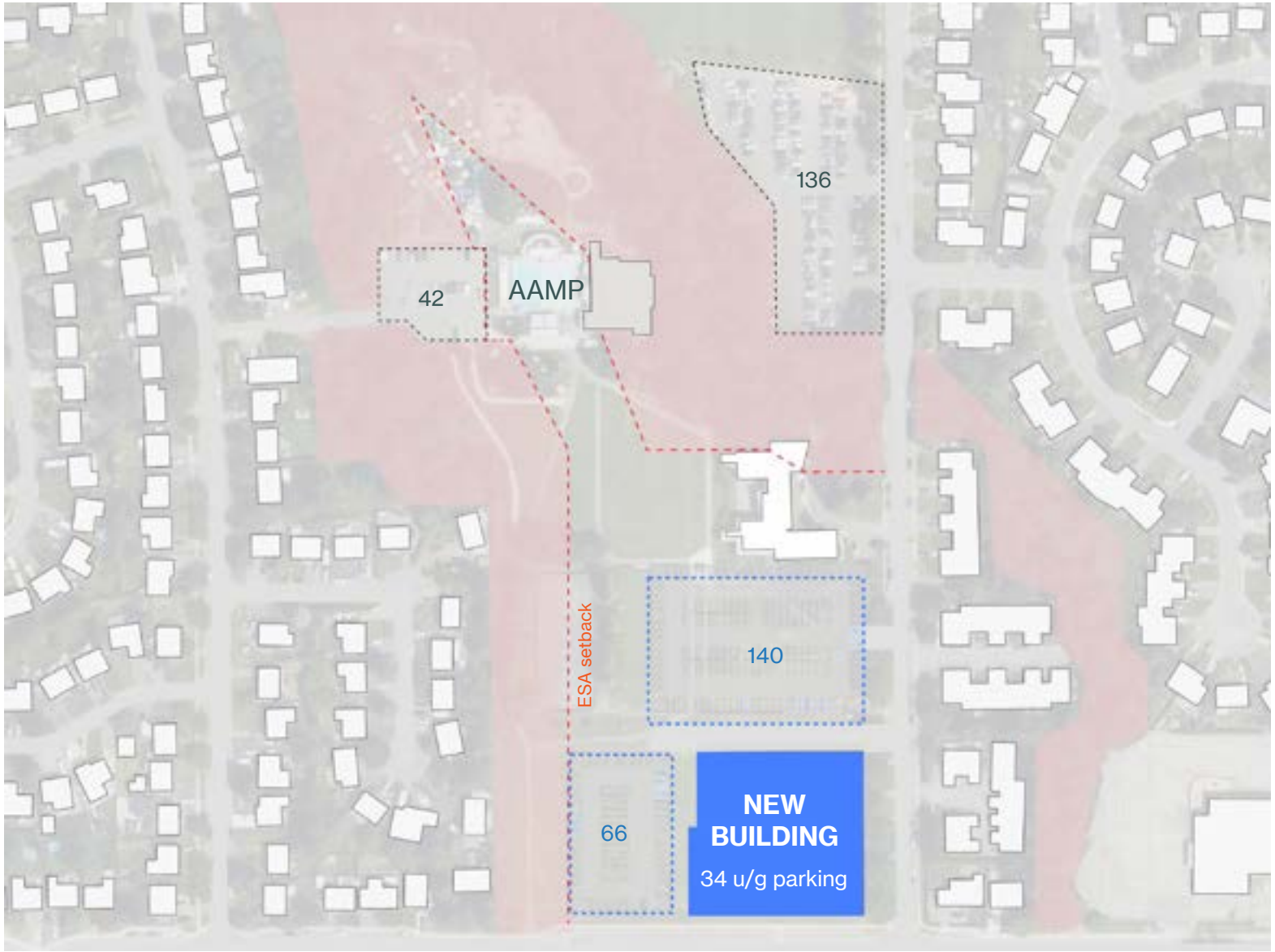
Mechanical
480sm/5167sf

Renovated Spaces

Existing building
569sm/6,128sf

Existing Outdoor 8 lane-25m lap pool
451sm/4,855sf

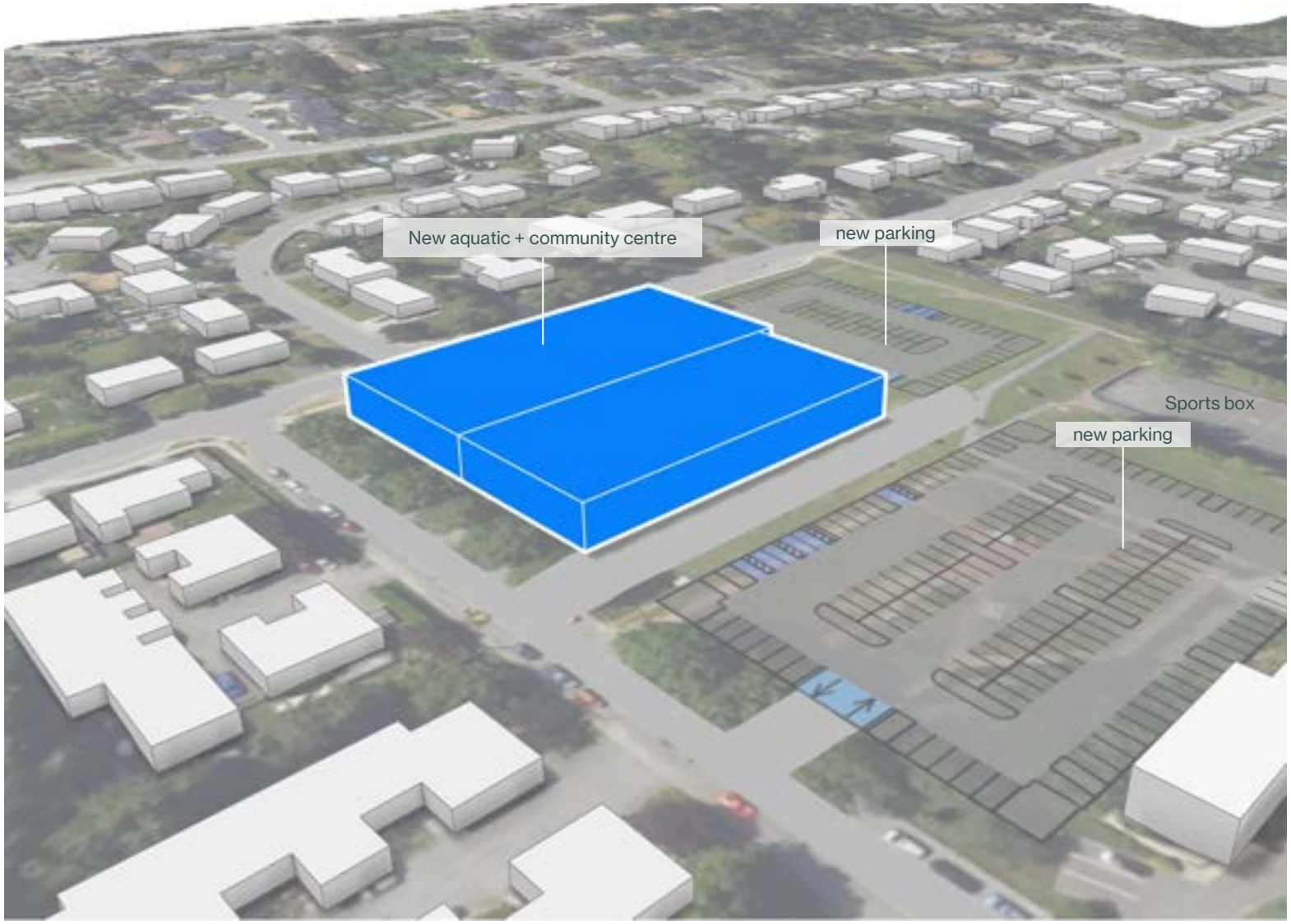
Concept 4: New Indoor Aquatic & Community Centre



PARKING SPACE REQUIREMENTS	
Parking required (zoning bylaw)	557
Parking required less TDM* (25%)	418
Existing City Park parking	178
New parking provided	240
Parking compliance to TDM*	100%

*Traffic Demand Management (TDM) assumes shared parking and parking reduction by 25%

Concept 4: New Indoor Aquatic & Community Centre



Operating season

Year round indoor

Disruption to City Park

loss of City Park field, off leash park, park space and existing trails

Site Risks

Surface parking within environmental sensitive area and Class A watercourse and 2:1 habitat compensation

Pool Service Disruption

No

CONCEPT 4	Area (sf)
Gross Floor Area	73,500
Renovation Area	-
Total GFA	73,500

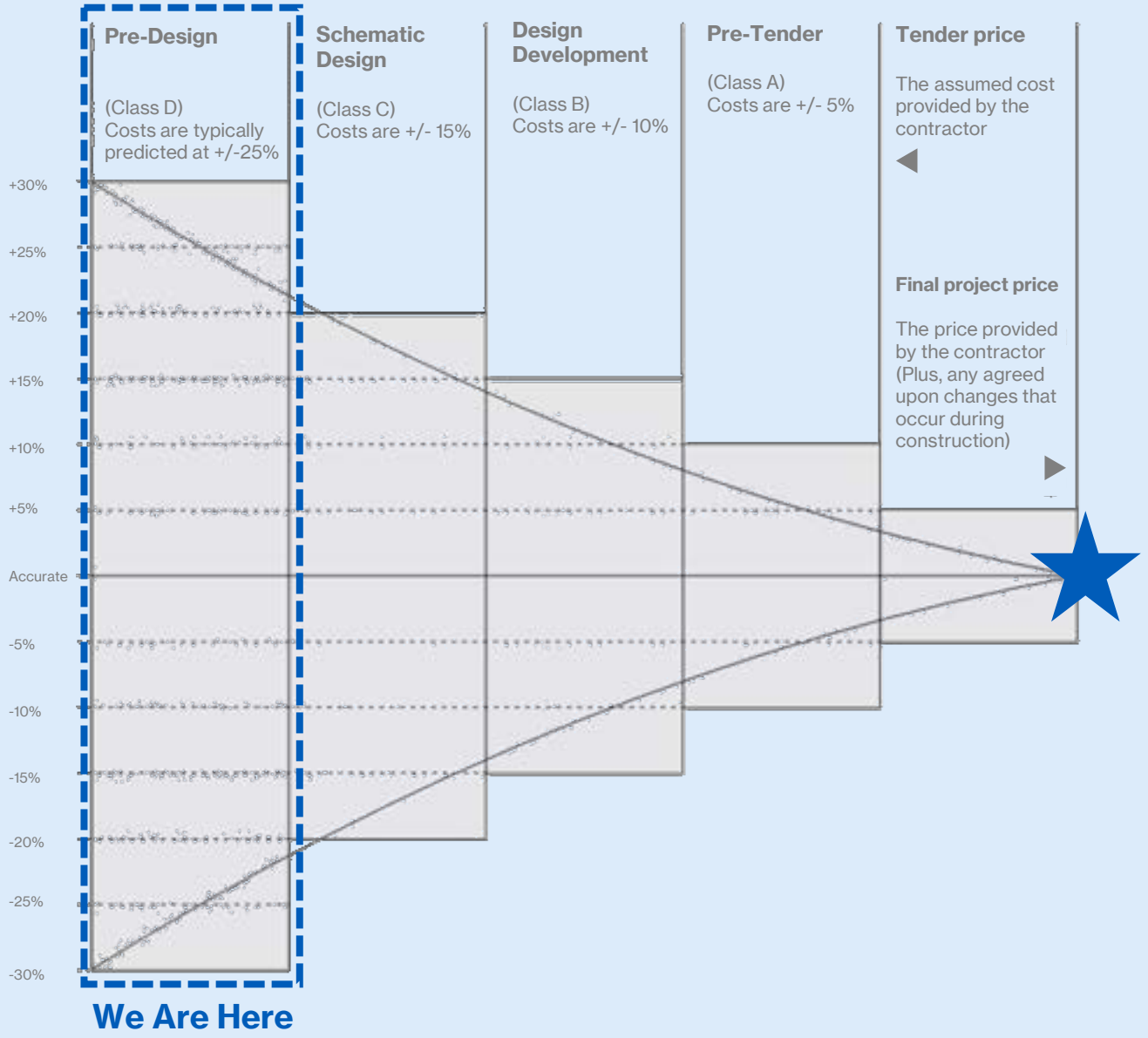
8.0 Costing Summary

8.1 Concept options - capital costs
8.2 Concept Options - Operating costs
8.4 Partnerships

8.1 Concept Options – Class D Capital Costing

An order of magnitude cost estimate was created for the four design options for capital planning purposes. Order of magnitude costing is a term used to describe a high-level cost estimate the provides ballpark figures rather than a detailed cost breakdown and is typically used to assess the feasibility of a project in the early stages of planning. It typically reflects potential variation in costs due to the limited information available at the time.

This cost estimate was based on the list of spaces and activities, functional and technical information, and concept scenarios developed during the replacement planning process. The purpose is to support the project partners int facilitating capital planning and budgetary discussions. It will also be an important tool to assist with future decision making risk identification and budget management during future design phases.



Concept options – capital costs

	1. Outdoor Renewal	2. Hybrid Renewal	3. New Indoor Aquatic Centre	4. New Indoor Aquatic & Community Centre
Site Location	Al Anderson Memorial Pool	Al Anderson Memorial Pool	City Park Field	City Park Field
Scope Summary	• Addition of outdoor leisure pool, hot tub, steam room and sauna with new building addition • Extensive interior renovations to existing support building	• Addition of indoor leisure pool, hot tub, steam room and sauna with new building addition • Extensive interior renovations to existing support building	New indoor aquatic facility with lap pool, leisure pool, hot tub, steam room and sauna	New indoor aquatic facility with lap pool, leisure pool, hot tubs, steam room and sauna, fitness, gymnasium, and community amenities
Site Risks	• limited development potential - location is flanked by environmental sensitive areas and Class A watercourse, and 2:1 habitat compensation	• limited development potential - location is flanked by environmental sensitive areas and Class A watercourse, and 2:1 habitat compensation	Surface parking within environmental sensitive area and Class A watercourse and 2:1 habitat compensation	Surface parking within environmental sensitive area and Class A watercourse and 2:1 habitat compensation
Est Lifespan	New Addition: 40+ Years Existing building: requires building condition assessment	New Addition: 40+ Years Existing building: requires building condition assessment	50+ Years	50+ Years
Operating season	Seasonal	Year Round Indoor, Seasonal Outdoor	Year Round	Year Round
Total Bather Capacity	570	680	680	970
Pool Service Disruption	**Yes**: estimated 1-2 summer seasons	**Yes**: estimated 2 summer seasons	**No**	**No**
Disruption to Park Space	Moderate loss of park space and interruption to existing trails	Moderate loss of park space, soccer pitch and interruption to existing trails	loss of City Park field	loss of City Park field and off leash park disruption
Shared city park parking strategy + 25% parking reduction	100%	100%	100%	100%
Total Project Cost (Dec 2025)*	**$46.2M**	**$67.5M**	**$92.5M**	**$181.5M**
Total Escalated Project Cost (Dec 2027)*	**$50M - $63M**	**$72M - $90M**	**$100m - $125m**	**$194M - $243m**

* Refer to Appendix D – Class D Cost Estimates

8.2 Concept Options – Operating Costing

Revenue
Revenue projections are estimated based on the types and mix of spaces included in each facility option. Potential revenue-generating components include leisure pools, lap pools, fitness areas and fitness programming, room rentals such as gymnasiums and multipurpose spaces, and concession space leases. The analysis assumes that no revenue will be generated from sources such as parking facilities, grants, sponsorships, or similar external funding stream.

Expenses
Operating expenses are estimated using average cost recovery rates derived from benchmarking data from 27 municipalities and 38 recreation facilities across Western Canada. The methodology recognizes that a detailed operational cost model would require more specific inputs and assumptions that are not available at this early planning stage. The financial model excludes any costs related to debt financing but incorporates a capital renewal allowance equivalent to 2% of the capital development cost annually to account for long-term asset maintenance and lifecycle replacement.

Concept Options - Operating costs

	1. Outdoor Renewal	2. Hybrid Renewal	3. New Indoor Aquatic Centre	4. New Indoor Aquatic & Community Centre
Annual Revenue	$508,000	$1,150,000	$1,844,000	$3,867,000
Annual Operating Expenses	$746,000	$1,857,000	$2,978,000	$5,321,000
Operating Income (Loss) Required Annual Subsidy	($238,000)	($707,000)	($1,134,000)	($1,454,000)
Class D Cost – Dec 2025 (non escalated)	**$46,500,000**	**$67,500,000**	**$92,500,000**	**$181,500,000**
Est. Capital Renewal Allowance @ 2% of Capital Cost	$990,000	$1,350,000	$1,870,000	$3,790,000
Annual Operating Expenses: With Capital renewal Allowance	($1,168,000)	($2,057,000)	($2,984,000)	($5,084,000)
Theoretical maximum swims	**76,900**	**173,800**	**283,400**	**520,200**
Cost per/swim	$9.70	$10.68	$10.51	$10.23
Subsidy per swim	$3.09	$4.07	$4.00	$2.80
Facility Size (sqft)	45,500	49,000	**38,900**	**73.500**
New Build (sqft)	20,500	24,000	38,900	73,500
Renovation (sqft)	25,000	25,000	-	-

Operating Costs – additional considerations

	2A. Hybrid Renewal (outdoor open year round)	3. New Indoor Aquatic Centre
Annual Revenue	$1,450,000	
Annual Operating Expenses	$2,236,000	
Operating Income (Loss) Required Annual Subsidy	($786,000)	
Class D Cost – Dec 2025 (non escalated)	**$67,500,000**	
Est. Capital Renewal Allowance @ 2% of Capital Cost	$1,350,000	
Annual Operating Expenses: With Capital renewal Allowance	($2,136,000)	
Theoretical maximum swims	**221,200**	
Cost per/swim	$10.11	
Subsidy per swim	$3.55	
Facility Size (sqft)	49,000	
New Build (sqft)	24,000	
Renovation (sqft)	25,000	

Operating costs to keep Al Anderson Memorial Pool open for two months in summer:

- ~$85k of revenue could be generated in two months
- ~$180k to operate the pool over two months
- Cost recovery: 48%

8.3 Partnership Opportunities

The feasibility study identifies several partnership models that could support the development and operation of the Langley Aquatics Centre. These approaches allow municipalities to share operational responsibilities, introduce specialized expertise, and potentially reduce financial risk while expanding programming opportunities. Each model involves different levels of municipal ownership, control, and operational responsibility.

Municipal Ownership and Operation
In this model, the City owns and operates the facility and is responsible for staffing, programming, and maintenance. This approach provides full control over operations, service levels, pricing, and access, ensuring alignment with municipal recreation goals and public service priorities. However, the City assumes full responsibility for operating costs and potential financial deficits.

Municipal Ownership with Third-Party Operations
Under this approach, the City retains ownership of the facility while contracting specific services – such as fitness programs, aquatic instruction, or concessions – to external operators. This model can enhance program diversity and operational efficiency while maintaining municipal oversight of the facility. The City would still be responsible for major capital investments and lifecycle maintenance.

Third-Party Ownership with Shared Operations
In this model, a third-party organization owns the facility while the municipality participates through funding, programming, or governance partnerships. This approach can reduce municipal capital investment and leverage external expertise, but it also limits municipal control and requires strong agreements to ensure public access and alignment with community priorities.

Refer to Appendix E – Operating Costs

9.0 Next Steps

9.1 Preferred concept option & next steps

9.1 Preferred - Concept Option 2 Hybrid Renewal

Preferred: Concept option 2 – Hybrid Renewal
A council meeting was held on March 09 2026 whereby the findings from the feasibility study and concept options were presented for discussion. Council provided direction to move forward with the Hybrid Renewal concept option.

Additional Considerations:

- **Building Condition Assessment** A building and pool tank condition assessment will be undertaken to assess the structural integrity and viability of extending the lifespan of Al Anderson Memorial Pool. Should the building or tank structure be compromised, a rebuild of those should be considered.
- **Environmental Professional Consultation** Given the environmentally sensitive riparian zones to the east and west of the site, engaging an environmental professional to review and provide guidance on how to advance development will be critical to compliance with regulatory frameworks.
- **Geotechnical report and site surveys** A geotechnical report is recommended to be undertaken to understand the soil conditions for the sites and how they will influence what is possible for a future facility.
- **Traffic impact study** This feasibility study assums a 25% reduction of parking from city bylaw through TDM measures like cycling infrastructure etc. This assumption must be tested in detail through a traffic impact study conducted by a professional transportation engineer.

9.1 Next steps

Invest Langley City
Invest Langley City is a community informed plan that identified two major capital investment facilities for the future of Langley City. This includes investment in an aquatic centre and a performing arts and culture centre. Public engagement will begin in Spring 2026 to gather input on funding options to realize these projects.

The Hybrid Renewal concept option will be used as the basis for the Aquatic Centre for Invest Langley City. This process will invite future stages of engagement to gather information on draft funding scenarios and additional requirements for public to make an informed decision.

Appendices

A. Recreation & Activity Trends (Cornerstone)
B. Phase One - public engagement snapshot (Modus)
C. Phase Two - Concept Options Engagement Summary (Modus)
D. Class D Cost Estimates (BTY)
E. Operating Costs (Cornerstone)

LANGLEY CITY
AQUATIC CENTRE
Feasibility Study

WHAT WE HEARD

PUBLIC ENGAGEMENT SUMMARY

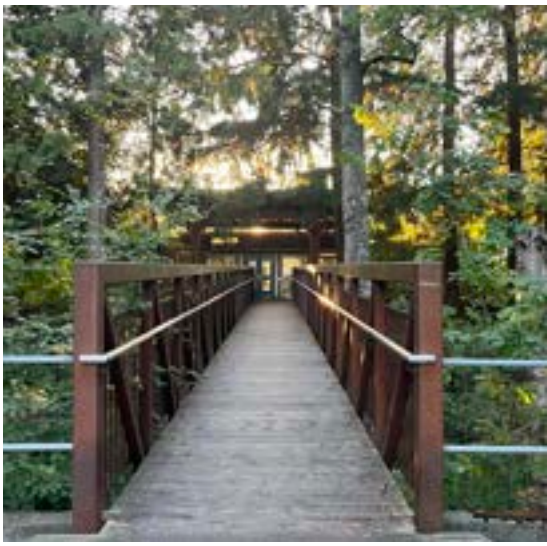
NOVEMBER 2025

ENGAGEMENT SNAPSHOT

Langley City is exploring how to meet the growing needs of aquatic services in the city. To address this, the City is conducting a feasibility study to explore options for expanded aquatic services to meet the needs of the community. This includes a range of indoor and outdoor pool options and their associated costs.

WHAT WE DID

From September 25 to October 25, we ran a public engagement program to understand how people use (or don't use) aquatic centres and why; and future wants and needs for aquatic programs and spaces. We engaged the community in the following ways.



689
SURVEY RESPONSES
Online survey with paper copies available.

177
POP UP COMMENTS
Four pop-up events at Al Anderson Memorial Pool (x2), No Frills Grocery Store, and Timms Community Centre.

25
FOCUS GROUP ATTENDEES
Three focus groups with City staff, swim clubs, and non-profit operators/community organizations.

1,286
WEBPAGE VISITS
At LetsChat.LangleyCity.ca/Aquatics

Langley City

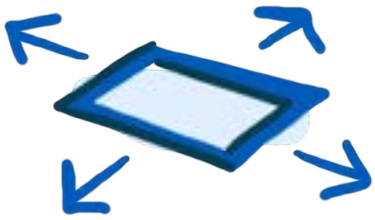
WHAT WE HEARD

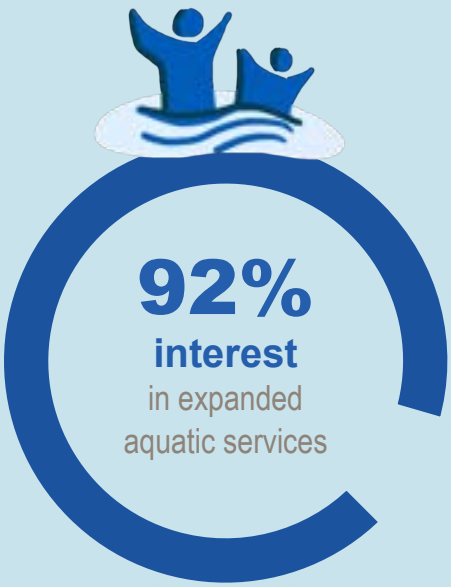
What works well at Al Anderson Memorial Pool (AAMP) today

- **LESSONS AND PROGRAMS**
  People value the swimming lessons and other programs offered at AAMP.
- **SENSE OF COMMUNITY**
  There is a uniquely strong sense of community at AAMP with dedicated staff.
- **OUTDOOR POOL IN A PARK**
  People enjoy swimming at the outdoor pool in the summer, and appreciate it's location within City Park.

Hopes for Future Aquatic Services

- **MORE POOL CAPACITY**
  More pool hours, space and programs to meet the growing needs of the community.
- **ACCESSIBILITY**
  Accessible facility design and inclusive programming.
- **SPACES FOR LEISURE AND PLAY**
  Additional aquatic features including a hot tub, sauna, and leisure pool.
- **ADDITIONAL SPACE NEEDS**
  Complementary spaces including fitness amenities, food concession, and multi-purpose rooms.





Almost all (92%) of survey respondents are somewhat/very interested in expanded aquatic services in Langley City.

"[The staff] make it feel like a community."

"Truly one of the best parts of our summer to have swim club in an outdoor space. SO MUCH BETTER than an inside pool!"

"[I enjoy] the park space around the pool and City park"

Langley City

Appendix A

Recreation & Aquatic Activity Trends

Prepared by Cornerstone Planning Group
in collaboration with hcma
for the City of Langley Aquatic Centre Feasibility Study

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1 Key Planning Implications

This paper highlights key recreation and aquatics trends shaping participation patterns and facility development across Canada. These trends influence how communities engage in aquatic activities and inform how facilities are planned, designed, and operated to meet evolving needs. The planning implications below summarize how these findings are anticipated to influence future aquatic service demand and inform the planning of Langley's Aquatic Centre Feasibility Study.

Planning for a new aquatic facility in Langley must respond to several intersecting trends: high sedentary behaviour, growing demand for unstructured recreation, increasing cultural diversity, affordability barriers, an aging population, and aging aquatic infrastructure. Together, these trends highlight the need for a new facility that would support broad community participation. Several key themes for planning considerations emerged have emerged for consideration:

Expanding access to unstructured leisure and fitness aquatic activities:
Participation data from Langley City and other BC municipalities suggests that drop-in swimming is increasingly preferred among residents, while competitive aquatics represents a steady but small user group. Future planning should therefore prioritize spaces that support these types of activities for both families and individuals. Potential features may include a warm-water leisure pool and play zones for children, hydrotherapy amenities for older adults and those with rehabilitation needs, and 25 m lane capacity for general fitness. Accordingly, service planning should aim to reduce barriers to spontaneous, drop-in participation.

Prioritizing access for swim lessons:
With long waitlists, demand for swim lessons remains high across the region. A new aquatic facility should include multi-purpose aquatic and dryland spaces that support both lessons and training activities. Programming can align by ensuring flexible scheduling and low-cost access.

Supporting inclusivity:
Langley's population is becoming more culturally diverse and is experiencing notable growth in older adult demographics. Inclusivity can be enhanced by providing age-friendly aquatic spaces, universally accessible design, multilingual program information and culturally responsive outreach for newcomers to encourage participation beyond the core user groups.

Reducing cost-related barriers:
Langley's median household income is lower than the provincial average, and immigrants and newcomers may also experience additional financial challenges. As cost may be a barrier to aquatic participation for some, Langley's future aquatic facility could promote equitable access by offering low-cost and flexible fee options and by clearly communicating these opportunities through multi-lingual material.

Facilitating opportunities for social connection:
Recreation facilities increasingly serve as social infrastructure that helps reduce isolation and improve mental well-being. Langley's future aquatic facility can support this role by accommodating unstructured intergenerational leisure and fitness opportunities, and by incorporating social spaces such as seating areas, lounges, cafes, and multi-purpose rooms.

2 INTRODUCTION

This paper examines key trends influencing physical activity, recreation participation, and aquatic programming across Canada. Having an understanding of these trends is critical when planning for new facilities and services to ensure the outcomes are inclusive, sustainable, and responsive to community needs.

The first section explores broader physical activity and sedentary behaviour patterns, highlighting shifts toward unstructured and informal recreation, the impacts of demographic changes and increasing diversity, participation barriers, and the state of existing recreation infrastructure. These trends highlight the social and economic factors that continue to shape participation and emphasize the importance of accessible, welcoming spaces that support both physical and mental well-being.

The second section focuses on aquatic programming and activity trends, identifying evolving interests in recreation, skill development, fitness, and competitive sport. From swimming lessons and lifeguard training to masters swimming, the findings illustrate how facility design, programming capacity, and community demand influence participation.

The final section of the report presents an inventory of aquatic facilities across the Lower Mainland, providing a high-level overview of facility types, numbers, and distribution, with a focus on publicly owned and operated pools. Facilities located nearest to the City of Langley are identified to contextualize the aquatic infrastructure and programming available to residents, helping to inform the development of future facilities and programs.

Together, these insights provide a foundation for understanding current and emerging needs in recreation and aquatic services. They will help inform future planning, facility design, and program delivery for Langley's Aquatic Centre Feasibility Study.

3 RECREATION TRENDS

3.1 Physical Activity and Sedentary Behaviour Trends

3.1.1 Physical Activity Trends

National monitoring of physical activity and sedentary behaviour provides important insight into the health and recreation patterns of Canadians across age groups. The "2024 Children & Youth Report Card"[1] indicated:

- 39% of children and youth aged 5 to 17 met the recommended guideline of at least 60 minutes of moderate-to-vigorous physical activity per day. This represents a recovery from the post-pandemic decline (28% in 2022)[2] and a return to 2020 levels (39%)[3].
- Participation in organized sport has also rebounded, with 68% of children and youth reporting involvement in the past year, which is an increase from 57% in 2022, though still below the pre-pandemic rate of 77% in 2020.

3.1.2 Sedentary Behaviour Trends

In terms of sedentary behaviour, the "2024 Children & Youth Report Card"[4] reported:

- Only 27% of children and youth met the recommended limit of no more than two hours per day of screen time. However, there was a significant gap between children (5-11 years) at 49%, versus youth (12-17 years) at 17%.
- These figures represent a substantial improvement from 2022, when only 16.5% of children and 3% of youth achieved the recommended screen time limits.

The Canadian Health Measures Survey reported that Canadian adults spent an average of 9.3 hours per day sedentary between 2022 and 2024. Only 42% met the recommended maximum of nine hours daily, with males (35%) less likely than females (49%) to meet the guideline.[5]

Physical Activity & Sedentary Behaviour Findings	Planning Implication(s)
• While physical activity levels are rebounding following the pandemic, sedentary behaviour remains high. • Adults are very sedentary. • A significant portion of children and youth do not meet recommended physical activity levels. • Screen time per day is on a downward trend across children and youth, but still very high.	Prioritize recreation amenities that are accessible and appealing for people of all ages. Fun, social, and flexible opportunities that reduce barriers to participation and attract those not engaged in organized sport. ***Context-Specific:***

[1] ParticipACTION. (2024). 2024 ParticipACTION Report Card on Physical Activity for Children and Youth. Retrieved from: link
[2] Ibid.
[3] Ibid.
[4] Ibid.
[5] Statistics Canada. (2025). Directly measured physical activity and sedentary time in Canada: New results from the Canadian Health Measures Survey, 2022 to 2024. Retrieved from: link

	As Langley has a diverse family-oriented population, an aquatic facility could support this by providing: • Sufficient access to unstructured aquatic programs and drop-in times along with reducing barriers to spontaneous participation such as simplified admission options and parking availability. • Low-cost fee options (such as bundles for multiple programs or facilities, across Langley or in partnership with other municipalities). • Social environments such as seating areas near the pool or lounges in the facility. • Child-friendly spaces (such as warm-water leisure pools, interactive water play zones, small water slides). • Age-friendly spaces (such as hydrotherapy features). • Family-centric change rooms to support caregivers of children and adults. • Accessibility features, which are universally beneficial, and could include accessible pool entries, non-slip high-contrast flooring, and accessible amenities/support spaces.

3.2 Popularity of Unstructured Informal Activities

3.2.1 Informal Activity Trends

National participation data highlights evolving patterns in how Canadians approach physical activity and recreation. Recent survey data gathered from Statistics Canada (2023)[6] reported:

- Participation in sport was reported by over half (55%) of Canadians aged 15 and older (at least one sport activity in the past year prior to the survey). Men reported higher participation rates (62%) compared to women (49%).
- Swimming emerged as the most popular activity (35%), followed by cycling (33%) and running (27%).
- Health and fitness were the main motivators for participation (82%), alongside recreation and relaxation (70%), mental well-being (65%), and social connection (54%).
- Most participants (83%) engaged in sports recreationally rather than through formal clubs or leagues, though many also took part in structured group programs or fitness classes.
- The report also indicated that participation patterns and motivations vary across demographic groups.

[6] Statistics Canada. (2023, October 10). Participation in Canadian society through sport and work. Retrieved from: link

Unstructured Informal Activity Findings	Planning Implication(s)
• Swimming, running, and cycling are among the most popular forms of informal recreation in Canada. • There is a shift towards more informal and individualized activities that can be performed at personally convenient times and places. • Canadians look towards recreation activities for social connection.	• Designing flexible recreation spaces and providing programming to support unstructured informal activities is increasingly important to meet community needs. • Increase drop-in opportunities and scheduling that allows for casual use of recreation facilities. ***Context-specific:*** An aquatic facility in Langley could meet such demands in the community by providing: • Sufficient access to unstructured aquatic programs and drop-in times. • Investing in designs that support the recreational use of pools such as 25 m lanes and leisure and therapeutic features. • Supporting social connection opportunities by adding social spaces such as lounges, multi-purpose rooms, and cafeteria in the aquatic facility.

3.3 Changing Demographics & Increasing Diversity

3.3.1 Changing Demographics

Many communities across Canada are experiencing demographic shifts, most notably an aging population. According to the 2021 national census:

- Langley City residents aged 50+ represent 39% of the population and within this category, 20% are over the age of 65.[7]
- Langley District Municipality (DM) / Township of Langley residents aged 50+ represent 37% of the population and within this category, 17% are over the age of 65.[8]
- The projections for population over 50 are expected to grow to 49% in Langley City and 40% in Langley DM.[9]

With adults living longer and maintaining active lifestyles later in life, there is likely to be growing demand for age-appropriate programs for older adults and seniors within accessible, barrier-free recreation facilities.

[7] Statistics Canada. (2022, February 9). Census Profile, 2021 Census of Population. Retrieved from: link
[8] Ibid.
[9] BC Stats. (2025). Population Estimates & Projections for British Columbia. Retrieved from: link

3.3.2 Increasing Diversity

Due to minimal natural population growth (the balance of births and deaths), nearly all recent population increase in Canada has been driven by international migration.

- International migration accounted for 98.5% of total growth (+62,401 people) in the fourth quarter of 2024 and 97.3% (+724,586 people) over the full year (Statistics Canada, 2025).[10]

Furthermore, different racial and cultural groups across Canada exhibit varying patterns in sport participation. Statistics Canada (2021)[11], reported a number of recreation trends:

- Swimming was the most popular sport overall and was the top choice primarily among non-racialized Canadians (37%), West Asians (36%), and Koreans (36%).
- Running was the leading activity among many racialized groups, including Chinese (40%), Japanese (35%), Southeast Asian (35%), South Asian (33%), and Black Canadians (32%), as well as individuals identifying with multiple racial or cultural backgrounds (37%).
- Soccer also ranked highly, particularly among Arab participants (40%) and as the second most common sport among Black respondents (31%).
- Canadian-born individuals were more likely to participate in winter sports such as ice hockey, skating, skiing, and snowboarding, whereas immigrants tended to favour soccer, tennis, and basketball.

These differences highlight how cultural preferences, accessibility, and familiarity with various sports influence participation, emphasizing the importance of considering these factors in developing new inclusive and accessible recreation opportunities.

Changing Demographics & Increasing Diversity Findings	Planning Implication(s)
• Demographics throughout Canadian communities are shifting. • The most notable changes are an aging population and increasing cultural diversity through high immigration numbers.	• There is a growing need for age-appropriate accessible recreation for older adults. • Recreation planning must be culturally responsive and inclusive. ***Context-specific:*** Considering the growing aging population in Langley, an aquatic facility should aim to provide: • Age-friendly spaces (such as hydrotherapy features). • Family-centric change rooms to support caregivers of children and adults. • Accessibility features, which are universally beneficial, and could include accessible pool entries, non-slip high-contrast flooring, and accessible amenities/support spaces.

[10] Statistics Canada. (2025, March 19). Canada's population estimates, fourth quarter 2024. Retrieved from: link
[11] Statistics Canada. (2023, October 10). Participation in Canadian society through sport and work. Retrieved from: link

	Additionally, broader initiatives focused on immigrant and newcomers, could further promote access and equity, such as: • Providing multi-lingual educational and promotional material on aquatic activities. • Encouraging immigrant children and youth to participate in aquatic activities and promoting local tournaments though schools.

3.4 Affordability & Barriers to Participation

3.4.1 Barriers to Participation

A number of barriers impact sport and recreation participation rates. According to the 2021 national census[12], the most common reasons Canadians cited for not participating in sports include:

- Lack of interest (35%)
- Limited time (33%)
- Age (24%)

Varying levels of interest in sports and recreation activities may reflect differing personal preferences and cultural attitudes toward sport and leisure. Many Canadians have limited time to participate in recreation due to work, education, and family commitments. Among older adults, participation may also be limited by reduced physical ability, lack of access to age-appropriate programming and facilities, or declining interest in more vigorous activities.

3.4.2 Affordability

Financial barriers limit the ability for many Canadians to participate in sport and recreation activities. Costs associated with equipment, registration and program fees, facility rentals, and transportation can be prohibitive. The 2021 national census[13] identified financial barriers as a significant factor limiting participation:

- 11% of non-participants cited costs as a barrier to involvement.
- This impact was more pronounced among certain racialized groups, particularly Koreans (20%), West Asians (20%), and Latin Americans (17%), who were nearly twice as likely as non-racialized Canadians (10%) to cite affordability as a barrier.

Canadians with higher household incomes are more likely to engage in active leisure and sports. According to the ParticipACTION 2021 Adult and 2024 Children & Youth Report Cards:

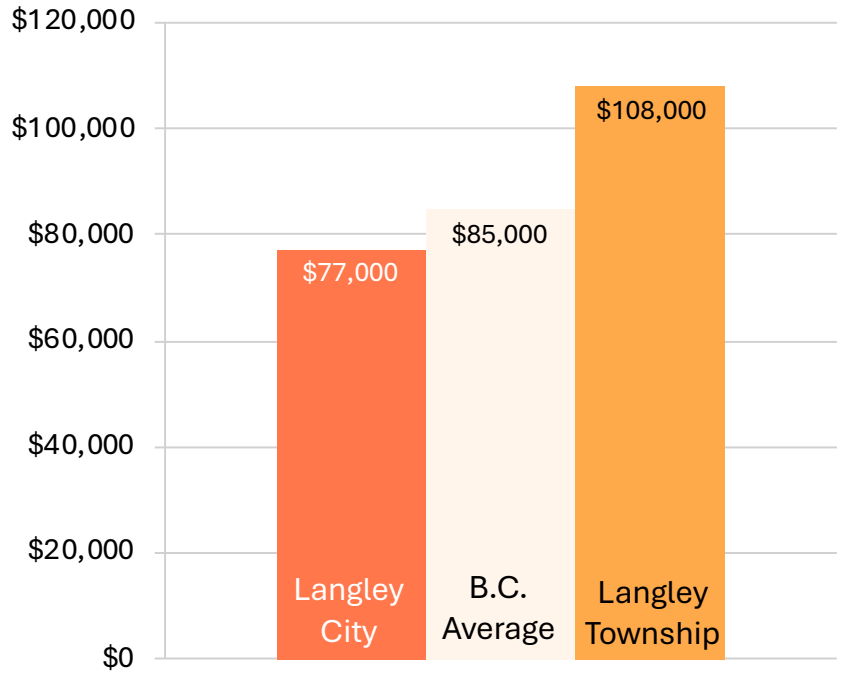
- Sport participation rates are consistently higher among individuals from higher-income households.[14]

[12] Statistics Canada. (2023, October 10). Participation in Canadian society through sport and work. Retrieved from: link
[13] Ibid.
[14] ParticipACTION. (2024). ParticipACTION 2024 Report Card on Physical Activity for Children and Youth. Retrieved from: link

3.4.3 Langley Context

The 2021 Census reported a provincial median household income of $85,000, compared to $77,000 in the City of Langley and $108,000 in Langley Township (District Municipality), as shown in the chart below.

Figure 1. Median household income - City of Langley, Township of Langley, and the B.C. Average



There is a notable income gap between the two jurisdictions which suggests differing levels of affordability for recreation and sport participation, particularly for cost-dependent activities such as swimming lessons, aquatic fitness, and organized club-based programs.

Barriers to Participation & Affordability Findings	Planning Implication(s)
• Barriers to sport participation are varied and include: a lack of interest, lack of time, age, and cost. • Affordability of sport participation is more pronounced amount certain racialized groups. • The City of Langley has a lower total median household income relative to the B.C. average which may limit residents' ability to afford the costs of sport and recreation activities.	These findings underscore the importance of ensuring that community recreation and aquatics programs remain financially accessible, particularly for culturally diverse populations. ***Context-specific:*** Considering the lower median household income in the City of Langley, the following measurements could alleviate some of the barriers to participation in aquatic activities: • Low-cost fee options (such as bundles for multiple programs or facilities, across Langley or in partnership with other municipalities). • Multi-lingual information on aquatic programs and availability of low-cost options.

	• Encouraging immigrant children and youth to participate in aquatic activities and promoting local tournaments though schools.

3.5 Aging Infrastructure

3.5.1 Aging Recreation Infrastructure

Recreation facilities across Canadian municipalities are aging and many are approaching the end of their functional lifespan. A significant number of aquatic facilities have been in operation for more than 40 years, following a construction boom of indoor 25 m pools between 1970 and 1999[15]. Materials, mechanical systems, and construction techniques from that era are now outdated and require substantial investment to upgrade or replace.

Aquatic facilities, particularly older ones, are expensive to operate due to continuous maintenance needs, aging mechanical systems, high utility consumption, and staffing requirements. These operational costs are expected to continue rising in the coming years.

3.5.2 Langley Context

A review of aquatic facilities in both the City and Township of Langley indicates that the existing pools are aging and will require significant renewal or redevelopment to remain viable and meet modern standards.

City of Langley

- Al Anderson Memorial Pool (1962): A 25 m, 8-lane outdoor pool located in City Park. At over 60 years old, this facility is well beyond typical replacement timelines, indicating an urgent need for major refurbishment or replacement to maintain safety, accessibility, and community use.

Township of Langley

- W.C. Blair Recreation Centre (1986): Includes a free-form wave pool and six 25 m lanes. Now over 35 years old, the facility will require ongoing maintenance and upgrades to align with current standards for accessibility, safety, and energy efficiency.

- Walnut Grove Community Centre (1998–1999): Contains a 50 m pool with 1 m and 3 m diving boards. Although newer than W.C. Blair, the facility is now over 25 years old and approaching a stage where mid-life upgrades will be necessary to sustain operational efficiency and service quality.

[15] Association of Consulting Engineering Companies Canada et al. (2019). 2019 Canadian Infrastructure Report Card. Retrieved from: link

Aging Infrastructure Findings	Planning Implication(s)
• Significant reinvestment is required to maintain and operate aging aquatic facilities. • Operating costs will continue to increase.	Many municipalities are investing in replacement facilities to address long-term needs. Understanding how neighbouring municipalities are addressing the aging infrastructure will help the City of Langley assess their role within the region. ***Context-specific:*** Considering the condition of the City of Langley's current aquatic assets, the following considerations could be taken into account to ensure a viable environment for aquatics in the community: • Planning for replacement and/or renewal of Al Anderson Memorial Pool. • Coordinate planning with the Township of Langley to align long-term strategy and avoid duplication. • Develop a long-term capital investment plan.

4 AQUATIC PROGRAMMING AND ACTIVITY TRENDS

This section examines participation trends related to aquatic activities, spaces, and recreation facilities. It begins with an overview of Competitive Aquatic Sports and Training, followed by Personal Fitness and Wellness, Skill Development and Leadership Training, Socialization, and Recreational and Leisure Programming.

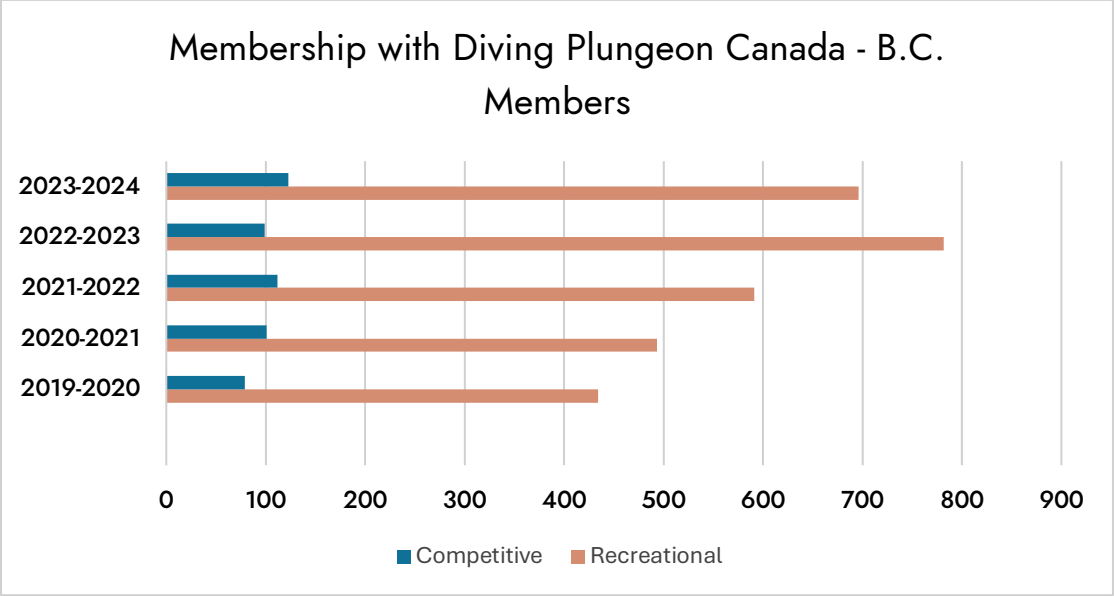
The activity trends presented draw on the most current data available from national and provincial organizations and are intended to serve as a proxy for broader participation patterns.

4.1 Competitive Aquatic Sports & Training

4.1.1 Diving

Diving Plongeon Canada (DPC) is a national not-for-profit organization dedicated to promoting and developing the sport of diving across Canada. The organization oversees nine provincial diving associations, including Diving BC. DPC collects and reports membership data at the provincial level, as illustrated in **Error! Reference source not found.**. Based on the 2024 annual report, the data show that recreational diving membership is steadily increasing, while participation in competitive diving has remained relatively stable. These trends highlight growing interest in diving as a leisure activity, alongside a consistent base of competitive athletes.

Figure 2. BC Diving Association membership 2019-2024[16]



[16] Diving Plongeon Canada. (2024). 2024 Annual General Meeting report. Retrieved from: link

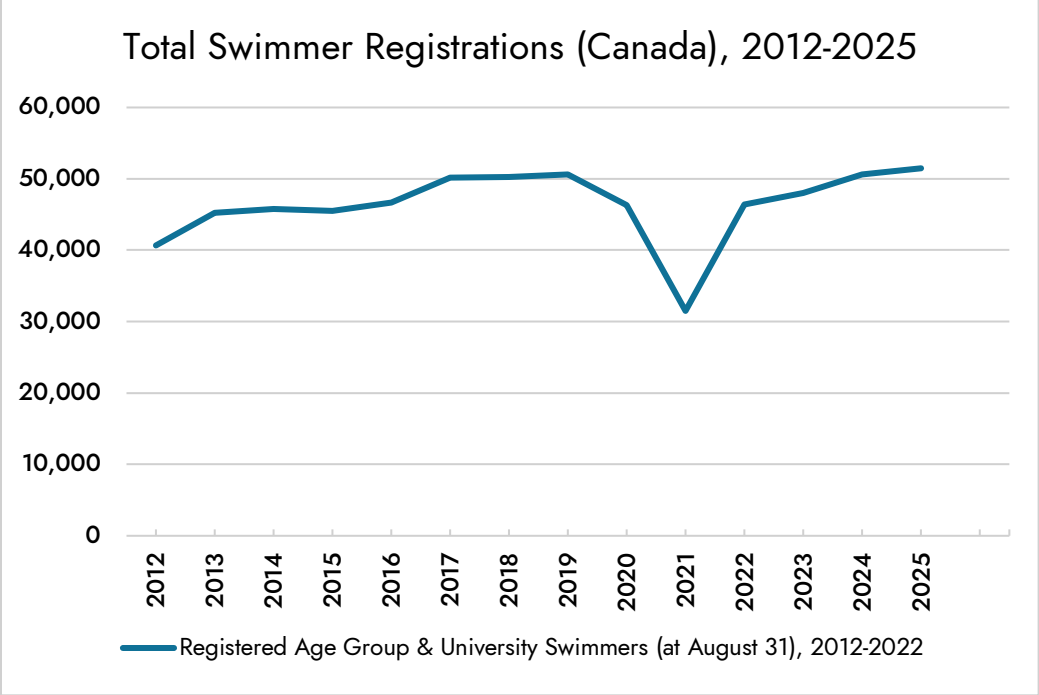
Trend
Recreation diving membership is steadily increasing, while participation in competitive diving has remained relatively stable.

4.1.2 Competitive Swimming

Swimming Canada's 2024–2025 Annual Report[17] provides national and provincial registration data from 1997 to 2025. This information was used to create the charts below, illustrating swimmer registration figures both nationally and for the province of British Columbia.

In 2025, the total number of swimmer registrants across Canada was 51,482, representing a 26% increase from 40,702 registrants in 2012. This growth, used as a proxy for competitive swimming participation, suggests that interest and involvement in the sport have steadily increased over this period. **Error! Reference source not found.** highlights a sharp decline in registrations between 2020 and 2021, due to the impact of the COVID-19 pandemic. However, registrations have since rebounded to pre-pandemic levels.

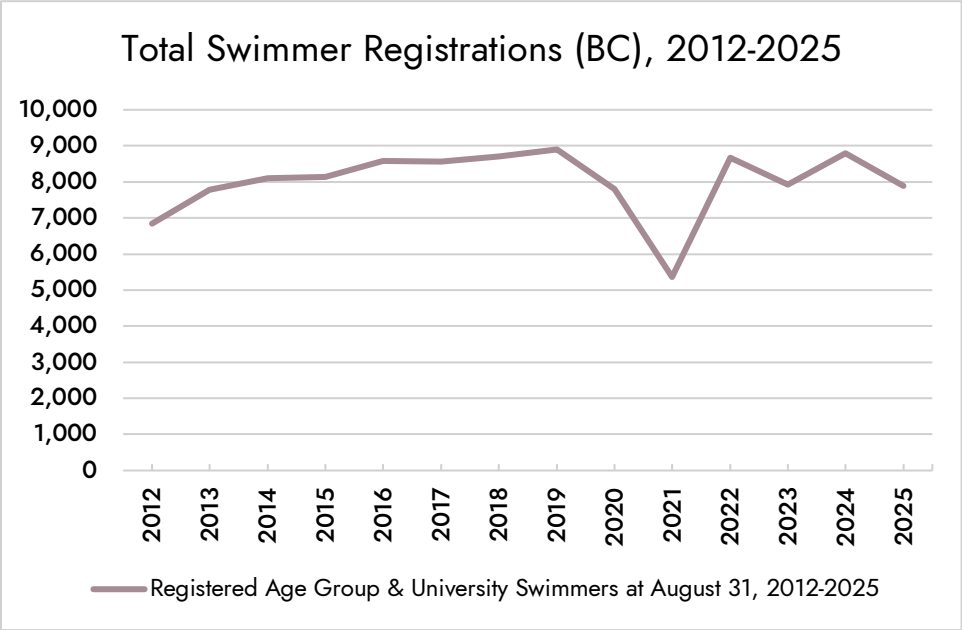
Figure 3. Swimming Canada - total national registrants



As shown in Figure 4, competitive swimming registrations in BC increased incrementally from 2012 to 2019. A significant decline occurred between 2020-2022, consistent with national levels and is largely attributed to the COVID-19 pandemic. Since 2022, registration levels have stabilized, returning to near pre-pandemic levels.

[17] Swimming Canada. (2025). 2024-2025 Annual Report. Retrieved from: link

Figure 4. Swimming Canada – total provincial registrants (BC)



This is aligned with Swim BC Annual Report 2023/2024 season[18], showing an increase following the pandemic.

Figure 5. Swim BC - total registrants (2019-2024)

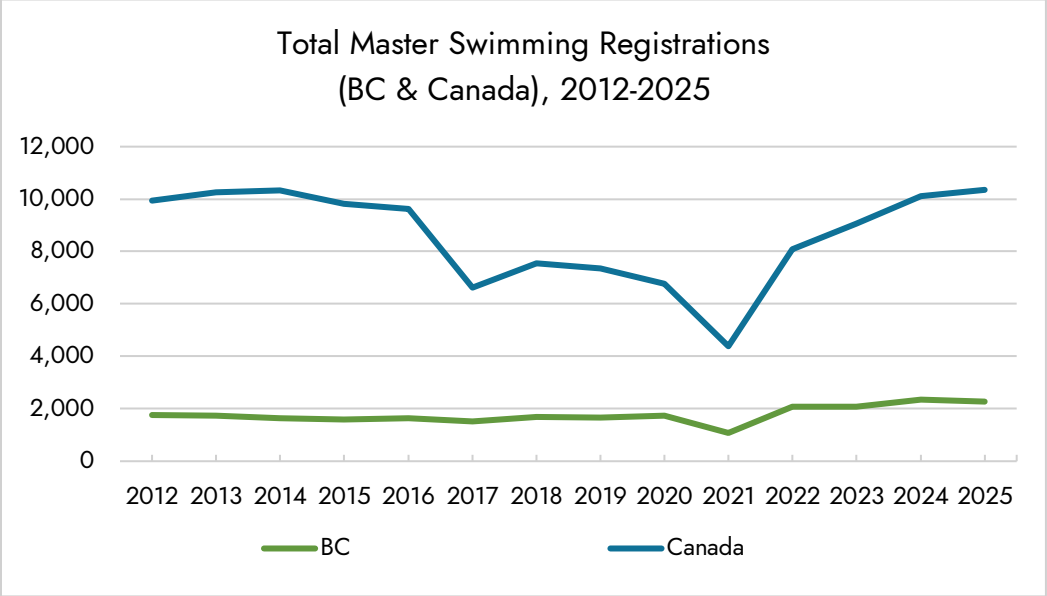
[18] Swim BC. (2024). 2023-24 Annual Report. Retrieved from: link

Trend
Following a decline in participation during the COVID-19 pandemic, competitive swimming has rebounded across B.C. and Canada, with post-pandemic participation levels now relatively stable and comparable to pre-pandemic numbers.

4.1.3 Masters Swimming

Registration data from Swimming Canada's 2024-2025 Annual Report[19] provides a proxy for general masters swimming participation. Figure 6 shows the number of participants that registered with the organization since 2012, both nationally and provincially. At a national level, it appears that following a decline in participation, there is growth, whereas in BC, participation has remained very stable.

Figure 6. Swimming Canada - total master swimming registrants (BC & Canada) 2012-2022



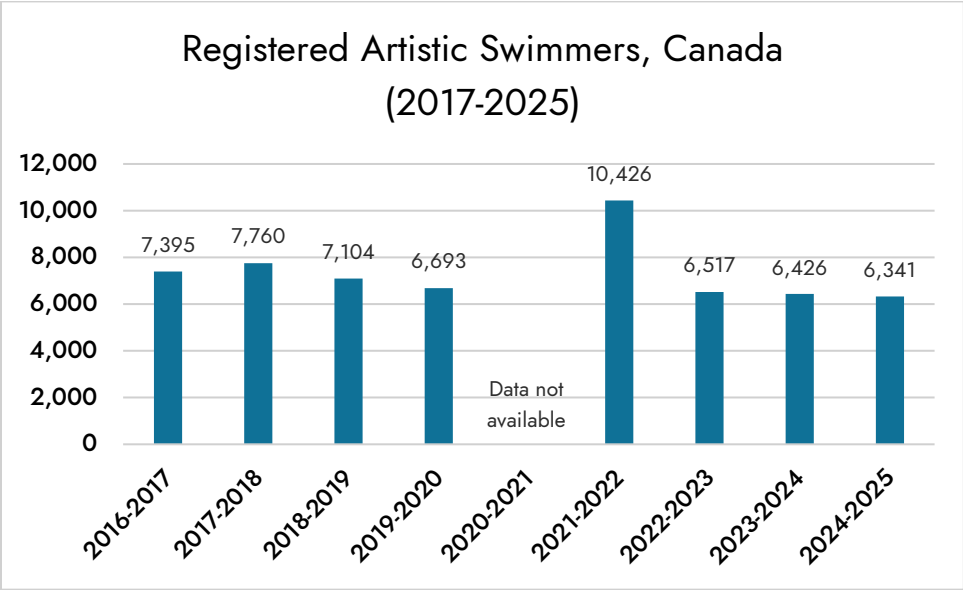
Trend
Masters swimming in BC has remained largely constant.

[19] Swimming Canada. (2025). 2024-2025 Annual Report. Retrieved from: link

4.1.4 Artistic (Synchronized) Swimming

Canada Artistic Swimming (formerly Synchro Canada) provides data for the number of registered artistic swimmers within their annual reports. The following charts illustrate registration figures for the period between 2017 and 2025[20], excluding 2021 as data was not available.

Figure 7. Canada Artistic Swimming - total artistic swimmer registrants (2017-2025)



Trend
There is a slow decline in artistic swimming registration across Canada.

Competitive Sports & Training Trend(s)	Planning Implication(s)
• Registration for competitive aquatic sports is relatively stable in Canada and BC (and, by proxy, Langley) indicating participation is not experiencing additional growth outside of increasing population.	As competitive aquatic sports participation in BC is estimated to be relatively stable, aquatic facilities should continue to accommodate these activities. However, competitive programs serve a much smaller segment of the community. ***Context-specific:*** New facility designs would best meet the needs of the wider community in Langley by prioritizing broader fitness and recreational programming. If required, scheduling flexibility and scalable design elements such as movable bulkheads, can ensure competitive sports are supported without limiting general community access.

[20] Canada Artistic Swimming. (n.d.). Annual Reports. Retrieved from: link

4.2 Personal Fitness & Wellness

4.2.1 Fitness & Wellness Trends

Recreation centres provide venues for individuals to engage in personal, group fitness and wellness activities to support physical and mental well-being. Modern facility development looks to be including more wellness focused amenities alongside traditional recreation amenities to promote holistic well-being.

- For example, Richmond's Minoru Centre for Active Living features an aquatic-based wellness component (hot pools, cold plunges, and social and quiet saunas) adjacent to a fitness centre.

There is growing interest and participation in aquatic-based exercise, which offers a low-impact, naturally resistant environment ideal for fitness, wellness, and rehabilitation activities - particularly in communities with aging populations.

4.2.2 District of Saanich: Insights from a B.C. Municipality

Findings from the District of Saanich's 2019 *Market Analysis Study – Recreation, Wellness, and Health Programs, Activities, Services, and Experiences* provide a useful proxy for participation patterns for BC communities. Key observations include:

- Participation is high in fitness and sports programs, drop-in activities, and membership pass use.
- The study identified unmet demand for fitness programs and drop-in fitness classes and increasing demand for small group fitness training (1:4).
- Waterfit classes are packed; 5-7 classes a day and they are full; average age is 60-70. Water walking and water running are also increasingly popular activities.
- The study noted that integration of health and wellness initiatives with recreation and parks services is a trend that has been building over the past decade.
- Participant data for registered programs was analysed revealing that fitness and health programs had the most registrations in 2017, of which 86% were women[21].

Personal Fitness & Wellness Trend(s)	Planning Implication(s)
• High participation in aquatic-based exercise such as personal and group fitness and rehabilitation activities. • There is growing interest and participation in aquatic-based exercise, which offers a low-impact, naturally resistant environment ideal for fitness, wellness, and rehabilitation activities.	To align service provision with the growing interest in mental and physical well-being, aquatic facilities can be made more attractive by incorporating wellness focused aquatic amenities alongside complementary fitness and wellness spaces. ***Context-specific:*** A new aquatic facility in Langley with fitness and leisure tanks could look to include the following amenities to support holistic wellbeing: • Hot and cold pools, steam room, and saunas • Indoor walking track

[21] District of Saanich. (2019) *Market Analysis Study – Recreation, Wellness, and Health Programs, Activities, Services, and Experiences*. Retrieved from: link

	• Fitness centre • Gymnasium • Allied health spaces (e.g. physiotherapy, massage therapy, etc.) • Relaxation and quiet zones • Social areas

4.3 Skill Development & Leadership Training

4.3.1 Swim Lesson Demand

Demand for swim lessons is high across the region. The Vancouver Sun[22] reported that Metro Vancouver is experiencing high demand for registered swim lessons as indicated by the following:

- More than 3,000 families applied for fewer than 1,000 subsidized spots through Vancouver's Leisure Access Program.
- In Burnaby, municipal records show that over 70% of families are on aquatic program waitlists.
- Richmond facilities have cut their swim lesson availability by ~25% compared with pre-2020 levels because of maintenance backlogs and staffing shortages.
- Langley Township has resident priority access registration in place for all swim lessons and introduced a 35% non-resident surcharge applied to select high demand registered programs including swim lessons.

Trend
Swim lessons are expected to remain in high demand across all ages, especially with anticipated population growth.

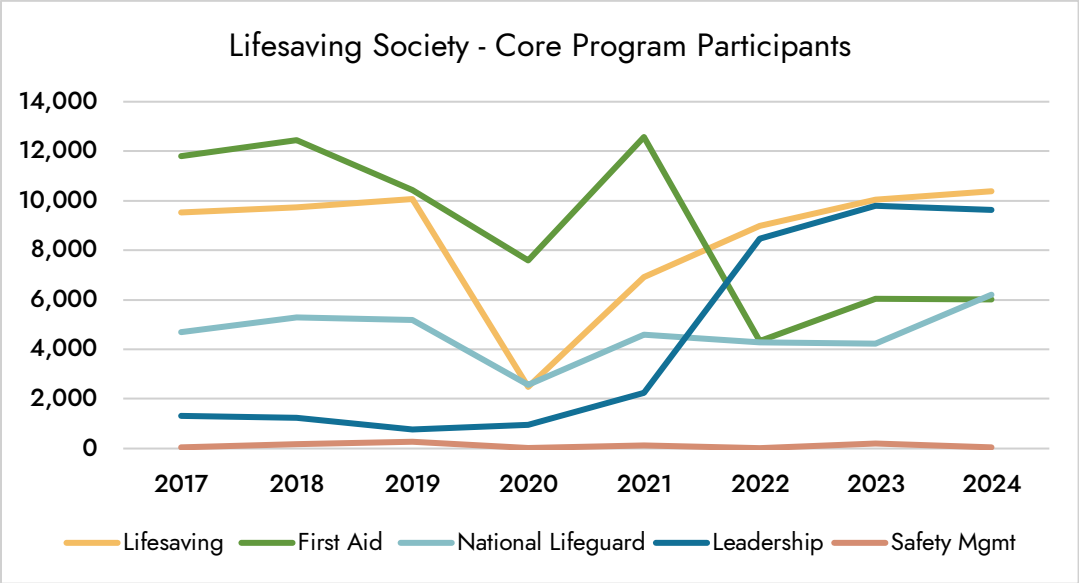
4.3.2 Advanced Aquatics & Lifeguard Training

The BC & Yukon Branch of the Lifesaving Society is a not-for-profit organization dedicated to preventing drowning and aquatic-related injuries through water safety education. It is the provincial leader in delivering lifesaving, lifeguarding, and first aid/CPR training across BC and Yukon. The organization also provides safety management expertise to support the safe operation of aquatic facilities and programs.

Figure 8[23] presents participation trends in the Society's drowning prevention courses from 2017 to 2024, based on data from its annual reports. Participation remained relatively stable between 2017 and 2020. Since 2020, however, enrollment in Lifesaving, National Lifeguard, and Leadership courses has increased substantially, surpassing pre-pandemic levels. This upward trend reflects growing interest in water safety and professional aquatic training.

[22] Vancouver Sun. (2025). Metro Vancouver's swim-lesson shortage: Why parents are turning to private programs. Retrieved from: *link*
[23] Lifesaving Society BC & Yukon Branch. (2024). 2024 Annual Report. Retrieved from: link

Figure 8. Lifesaving Society - course participation trends (2017-2024)



Trend
Lifesaving Society training courses have generally stable participation (excluding the dip that was experienced because of COVID-19), with a slight increase in registrations for the Lifesaving and National Lifeguard courses.

Skill Development & Leadership Trend(s)	Planning Implication(s)
• Demand for swim lessons will continue to be high, especially as population increases. • Steady participation in advanced aquatic training is expected to continue, as these certifications remain essential for the operation and staffing of aquatic facilities.	Given the continued high demand for swim lessons and waitlists and persistent waitlist for families across Metro Vancouver and Langley, accommodating instructional aquatic activities should be a top priority when planning for future aquatic facilities. ***Context-specific:*** A new aquatic facility would require sufficient instructional tank space with varied water temperatures and scheduling flexibility to accommodate a range of ages, skill levels, and user groups. Additionally, facility planning should incorporate multi-purpose aquatic and non-aquatic spaces that

	can accommodate both instructional and training activities.

4.4 Socialization & Mental Well-Being

4.4.1 The Social Role of Recreational and Aquatic Spaces

As part of a national study conducted by the Canadian Fitness and Lifestyle Research Institute in 2023, survey results indicated that Canadians strongly felt sport, physical activity, and recreation contribute positively to community social well-being[24]. Key findings include:

- 61% of people living in Canada agree that sport, physical activity and recreation contribute to a reduction in feeling lonely.
- 76% of people living in Canada feel welcomed and included through physical activity, sport, and recreation activities.
- 74% reported that sport, physical activity and recreation contributes to perceptions of feeling networked or connected to the community to at least some extent.
- 73% reported that sport, physical activity and recreation contributes to community cohesion to at least some extent.
- 69% said that sport, physical activity and recreation contributes to a sense of community pride to at least some extent.
- 69% stated that sport, physical activity and recreation contributes to a sense of trust and reliance in the community to at least some extent.

Recreation spaces place a critical role as community assets that support leisure, socialization, and overall well-being. Often described as "third places,"[25] these informal public spaces provide opportunities for social interaction and belonging outside of home and work. Yuen and Johnson identify four key social dimensions of third places:

1. Enjoyment: pleasure derived from both the activity and related social interactions.
2. Regularity: repeated encounters that build familiarity and community.
3. Pure sociability: environments where personality outweighs social status.
4. Diversity: inclusion of people from all walks of life[26].

[24] Canadian Fitness and Lifestyle Research Institute. (2023). The Price of Inactivity: Measuring the Powerful Impact of Sport, Physical Activity and Recreation in Canada. Retrieved from: Link
[25] Oldenburg, R. (1999). The great good place: Cafes, coffee shops, bookstores, bars, hair salons, and other hangouts at the heart of a community (p. 16). Da Capo Press.
[26] Yuen, F., & Johnson, A. J. (2017). Leisure spaces, community, and third places. Leisure Sciences, 39(3), 295–303. Retrieved from: link

These elements are integral to public recreation spaces, helping meet social and emotional needs, not just physical ones[27]. Research indicates that while socialization may not be the primary motivation for participation, it is a significant contributor to satisfaction with many participants choosing activities based on whether friends are involved[28]. Social interaction through recreation supports mental health, reducing social isolation and loneliness, particularly among older adults[29].The BC Recreation and Parks Association identifies recreation and aquatic facilities as essential social infrastructure that strengthens community cohesion. Aquatic facilities, in particular, foster social connection, skill development, and inclusion, serving as community hubs that bring together people of diverse ages, abilities, and backgrounds while supporting mental and emotional well-being.[30] [31]

Socialization & Mental Well-being Trend(s)	Planning Implication(s)
• Recreation facilities are increasingly recognized as essential social infrastructure that supports community connection.	As social connection is a key driver for participation in recreation activities, new facilities can strengthen community bonds by intentionally creating opportunities for people to gather before, during, and after activities. ***Context-specific:*** A future aquatic facility in Langley could include warm-water leisure areas where families and older adults can socialize, poolside seating areas, gathering areas like such as lobby lounge or cafes, multipurpose rooms, youth-friendly spaces, and exterior spaces that support casual gatherings.

4.5 Recreational & Leisure Programming

In Canada, research on participation patterns indicates that the landscape of sport and physical activity is dominated by recreation and leisure-oriented activities rather than competitively focused sports.

- The Canadian Fitness and Lifestyle Research Institute's 2025 Physical Activity Monitor Parent Survey reported 63% of children & youth (ages 5-17) participate in sport recreationally (37% participate competitively).

[27] Koçyiğit, M., Erdoğdu, M., & Karagülle, Ö. (2017). The study of the relationship between individual perception of loneliness and socialization with recreational activities: research on university students. International Journal of Sport Culture and Science, 5(4), 402–410.
[28] Hill, B., & Green, B. C. (2012). Repeat participation as a function of program attractiveness, socializing opportunities, loyalty and the sportscape across three sport facility contexts. Sport Management Review, 15(4), 485–499. Retrieved from: link
[29] Egbosimba, B. (2025). Urbanization and mental health: Rethinking public spaces to support well-being. International Journal of Computer Techniques, 12(1).
[30] Wilson, S., Miller, A. M., Casson, D., & Ramos, W. D. (2023). Finding your lane: Experiences and beyond for adults learning to swim. BMC Public Health, 23(1), 2444. Retrieved from: link
[31] Sport for Life. (2020). Physical Literacy in Aquatic Environments: A Discussion Paper. Retrieved from: link

4.5.1 Insights from the District of Saanich & the Regional District of Nanaimo

Two BC districts have recently published reports detailing recreation facility use and participation data: the *District of Saanich's 2019 Market Analysis Study – Recreation, Wellness, and Health Programs, Activities, Services, and Experiences* and the *Regional District of Nanaimo's 2023 Recreation Facility Use Study*. These reports offer insights into participation patterns that serve as a proxy for provincial trends in recreation facility use.

Regional District of Nanaimo
The Regional District of Nanaimo's 2023 *Recreation Facility Use Study* analyzed registered vs. drop-in recreation programming data and found that across the City of Nanaimo's pools, drop-in programming accounts for the highest level of participation.[32] Making up 50% of facility users, drop-in use was defined as unstructured and independent facility use not associated with an organized program or group.

District of Saanich
As part of the District of Saanich's 2019 *Market Analysis Study* facility user data was analyzed. It was found that most Saanich residents participate in recreation by dropping-in to recreation centres to use facilities or participate in programs and activities rather than registering for programs.[33] Among the drop-in activities, adult swim, child swim and all ages swim recorded some of the highest participation levels.

4.5.2 Langley Context

The City of Langley's Parks, Recreation, & Culture Plan (2022), based on input from a diverse community engagement process, reported that aquatic activities including outdoor swim lessons, swim club, and drop-in swimming, had the highest participation rate (52%) among all programs and events.

Recreational & Leisure Programming Trend(s)	Planning Implication(s)
• Informal recreation and leisure activities that offer flexibility in timing, location, and participation are becoming more popular with increasingly busy lifestyles and varied interests/preferences.	As residents increasingly favour flexible, unstructured recreational activities, new recreation facilities should prioritize unstructured recreational leisure opportunities. ***Context-specific:*** Langley's future aquatic facility could include features that support spontaneous, family-friendly use, such as a warm-water leisure pool, waterslides, and play zones, along with lane-swim capacity for adults who prefer independent fitness. Additionally, the City can strengthen this approach by offering predictable drop-in schedules, extended

[32] Regional District of Nanaimo. (2023). Recreation Facility Use Study. Retrieved from: link
[33] District of Saanich. (2019) *Market Analysis Study – Recreation, Wellness, and Health Programs, Activities, Services, and Experiences*. Retrieved from: link

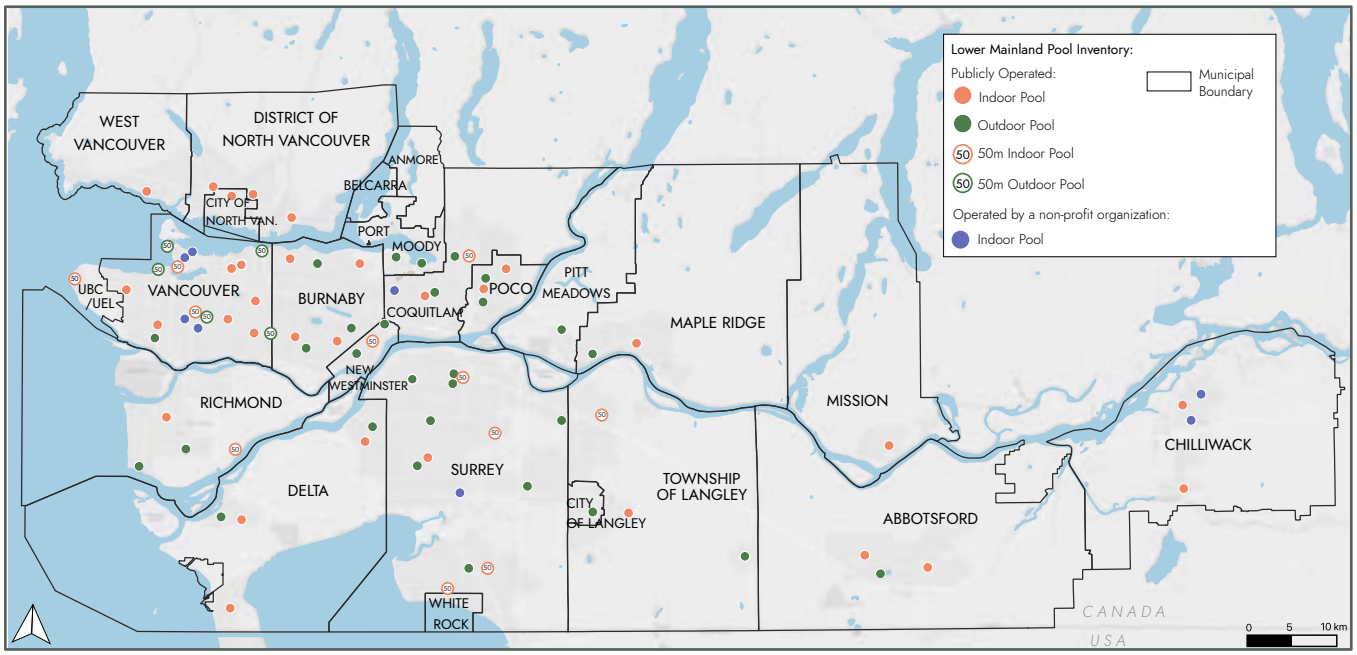
	operating hours, and low-barrier admission options, all of which will be essential to meeting the community's demand for casual aquatic participation.

5 Regional Inventory of Aquatic Facilities

5.1 Overview of the Lower Mainland's Aquatic Facility Inventory

The following map identifies aquatic facilities in the lower mainland. The majority of facilities are publicly owned and operated, organized by four categories: indoor pool, outdoor pool, 50m indoor pool, and 50m outdoor pool. Also identified are indoor pools operated by non-profit organizations that provide aquatic services to communities in addition to public providers.

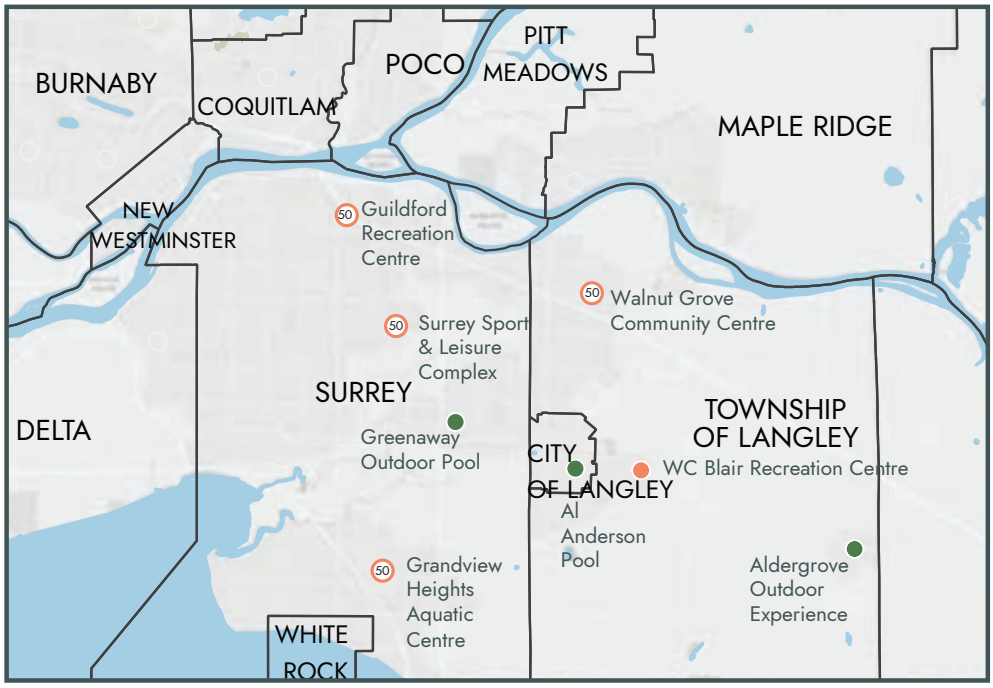
Figure 9. Lower Mainland aquatic facility inventory



5.2 Aquatic Facilities in Proximity to the City of Langley

Zooming in on Langley and the municipalities surrounding it, the map below identifies indoor and outdoor aquatic facilities nearest to the City of Langley.

Figure 10. Aquatic facilities within and surrounding the City of Langley



As shown in the map above and identified in the table below, the City of Langley is proximately located (less than 20 km distance from centre of Langley City) to four 50m pools – three of which are in the City of Surrey and the fourth is located in the Township of Langley.

Aquatic Facility	Municipality	Type	Distance	Time
W.C. Blair Recreation Centre	Langley Township	Indoor – 25m	4.4 km	7 mins
Walnut Grove Community Centre	Langley Township	Indoor – 50m	8.2 km	10 mins
Surrey Sport & Leisure Complex	Surrey	Indoor – 50m	11 km	13 mins
Grandview Heights Aquatic Centre	Surrey	Indoor – 50m	13 km	15 mins
Guildford Recreation Centre	Surrey	Indoor – 50m	18.8 km	20 mins
Greenaway Outdoor Pool	Surrey	Seasonal - Outdoor	6.4 km	9 mins
Aldergrove Outdoor Experience	Township of Langley	Seasonal - Outdoor w/ canopy	15 km	18 mins

5.3 Environmental Scan of Aquatic Facilities & Amenities

5.3.1 Indoor Pool Per Capita Provision Rate

Across the region, for the municipalities that have at least one indoor pool, the estimated provision rate is 1 indoor pool per 69,066 residents.

Table 1. Indoor pool per capita provision rate across Lower Mainland municipalities

City	2025 Population (BC STATS)	Indoor Pools per Capita	Outdoor Pools per Capita	# of Indoor Pools	# of 50m Pools	Outdoor Pools
LANGLEY CITY	36,104	-	1 per 36,104	0	0	1
PITT MEADOWS	21,224	-	1 per 21,224	0	0	1
UNINCORPORATED AREAS (UBC)	35,688	1 per 35,688	-	1	1	0
PORT MOODY	39,331	-	1 per 19,666	0	0	2
WHITE ROCK	25,174	-	-	0	0	0
MISSION	45,976	1 per 45,976	-	1	0	0
WEST VANCOUVER	48,909	1 per 48,909	-	1	0	0
CITY OF NORTH VANCOUVER	67,990	1 per 67,990	-	1	0	0
PORT COQUITAM	68,995	1 per 34,497	1 per 17,248	2	0	4
NEW WESTMINSTER	92,951	1 per 92,951	1 per 30,983	1	1	3
DISTRICT OF NV	99,275	1 per 33,091	-	3	0	0
CHILLIWACK	102,136	1 per 34,045	1 per 102,136	3	0	1
MAPLE RIDGE	107,615	1 per 107,615	1 per 107,615	1	0	1
DELTA	127,436	1 per 42,478	1 per 63,718	3	0	2
LANGLEY DISTRICT	165,710	1 per 82,855	1 per 165,710	2	1	1
ABBOTSFORD	176,212	1 per 88,106	1 per 176,212	2	0	1
COQUITLAM	177,332	1 per 59,110	1 per 59,110	3	1	3
RICHMOND	242,454	1 per 121,227	1 per 121,227	2	1	2
BURNABY	305,252	1 per 76,313	1 per 76,313	4	0	4
SURREY	726,369	1 per 145,273	1 per 90,796	5	3	8
VANCOUVER	754,003	1 per 58,000	1 per 150,800	13	2	5

5.3.2 Modern Aquatic Centres – Leisure & Wellness Amenity Scan

As outlined in earlier sections of this report, recreation and aquatic trends point to growing community demand for leisure and wellness programming and amenities. A review of six modern municipal aquatic facilities reveals that most new pools integrate wellness, fitness, and leisure features to support both active recreation and relaxation. Wellness amenities are fairly standard with hot pools, saunas and steam rooms found in all 5 of the indoor facilities, Minoru is the only pool that also features a cold pool. Leisure amenities are family-friendly and inclusive, commonly featuring slides, lazy rivers, tot areas, and spray features, with gradual or beach entry designs to enhance accessibility.

Facility / Location	Wellness Amenities	Leisure Amenities
Minoru Centre for Active Living Richmond *Richmond*	• Wellness area: steam room, quiet sauna, social sauna, hot and cold pools • Fitness centre.	Leisure pool with: • Drop and double-wide slides • Climbing wall • River run • Tipping bucket • 1m diving board
Harry Jerome Recreation Centre *North Vancouver*	• Two hot pools adjacent a naturally landscaped patio, • Steam room and sauna • Fitness centre	Zero-entry leisure pool with: • Slides • Diving board • Lazy river • Spray features
təməsewtxʷ Aquatic & Community Centre *New Westminster*	• Family and adult hot tubs • Steam room and sauna • Viewing area • Fitness centre	Gradual entry leisure pool with: • Leisure lanes • Lazy river • Spray features • Tot zone
Grandview Heights Aquatic Centre *Surrey*	• Hot tubs • Steam room and dry sauna • Weight room	Gradual entry leisure pool with: • Lazy river • Waterslide • Spray features • Tot zone
Eileen Dailly Aquatic Centre *Burnaby*	• Steam room and sauna • Hot tub • Fitness centre • Wellness amenities are adjacent to a physiotherapy space	Gradual entry leisure pool with: • Spray features, • Tot pool • Waterslide • Diving boards • Whirlpool
Mundy Park Outdoor Pool *Coquitlam*	• Ample deck space for socialization, lounging and event hosting.	Gradual/beach entry leisure pool with: • Splash area • Lazy river • Deep end • Warming pool

Appendix B

Appendix C

Appendix D

LANGLEY CITY
AQUATIC CENTRE
Feasibility Study

CONCEPT OPTIONS
WHAT WE HEARD

PUBLIC ENGAGEMENT SUMMARY

MARCH 2026

ENGAGEMENT SNAPSHOT

Langley City is exploring how to meet the growing needs of aquatic services in the city. To address this, the City is conducting a feasibility study to explore options for expanded aquatic services to meet the needs of the community. The City developed four concept options for public feedback.

The purpose of this phase of engagement is to understand: What the community likes and doesn't like about the concept options and preferences for a future aquatic centre.

WHAT WE DID

Public engagement opportunities were available from January 29th 2026 to February 16th, 2026. It included a survey and community pop-ups. We engaged the community in the following ways:

430
SURVEY RESPONSES
Online survey with paper copies available.

500+
POP UP VISITORS
Two pop-up events at Timms Community Centre.

1,806
WEBPAGE VISITS
At LetsChat.LangleyCity.ca/Aquatics

CONCEPT 1
Outdoor Renewal

CONCEPT 2
Hybrid Renewal

CONCEPT 3
Indoor Aquatic Centre

CONCEPT 4
Indoor Aquatic Centre & Community Centre

Langley City

WHAT WE HEARD

Overall, participants told us they want an aquatic facility that works year-round and better meets community needs. Outdoor-only renewal was seen as falling short (concept 1). While indoor and hybrid options (concepts 2-4) are more strongly supported, people also raised important questions about cost, location, and impacts to existing park space. Those insights will help shape the next stage of planning.

Concept	Meets future needs?	Ranking the concepts	Areas of Support	Areas of Concern
CONCEPT 1 Outdoor Renewal	**31%** strongly/ somewhat agree	**28%** selected as a first or second option, while **60% ranked it last**	• Renewing Al Anderson Memorial Pool • New pool features (hot tub, sauna) • Renewed indoor spaces	• Seasonal operations • Pool service disruption • Size of pool (too small)
CONCEPT 2 Hybrid Renewal	**60%** strongly/ somewhat agree	**55%** selected as a first or second option, while **2% ranked it last**	• Year-round operations (for part of the pool) • New pool features • Renewal of the existing pool	• Pool service disruption • Seasonal operations of the lap pool • Size of the pool (too small)
CONCEPT 3 Indoor Aquatic Centre	**57%** strongly/ somewhat agree	**65%** selected as a first or second option, while **7% ranked it last**	• Year-round operation • Many new pool features • Indoor spaces	• Loss of City Park Field • Project cost • Location (prefer a different location)
CONCEPT 4 Indoor Aquatic Centre & Community Centre	**60%** strongly/ somewhat agree	**56%** selected as a first or second option, while **28% ranked it last**	• Year-round operation • Many new pool features • Indoor amenities (fitness, gymnasium)	• Loss of City Park Field • Project cost • Location (prefer a different location)

Langley City Aquatic Centre Feasibility Study – Concept Options Engagement Summary

Prepared by: MODUS Planning, Design & Engagement

The City of Langley respectfully acknowledges the traditional unceded territory of the q̓icə̓y̓ (Katzie), qw̓ ɑ:nƛ̓ ə̓ n̓ (Kwantlen), Mathxwí (Matsqui), and SEMYOME (Semiahmoo) First Nations.

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Introduction

Project Background

Langley City is exploring how to meet the growing needs of aquatic services in the city. The Al Anderson Memorial Pool (AAMP) has long been a valued outdoor pool and has served the community well for decades. However, the aging facility is only open in the summer and does not meet the community's growing needs.

To address this, the City is conducting a feasibility study to explore options for expanded aquatic services to meet the needs of the community. This includes a range of indoor and outdoor pool options and their associated costs.

The City has developed four concept options for public feedback. The purpose of this phase of engagement is to understand what the community likes and doesn't like about the concept options, and preferences for a future aquatic centre. Community input will help to inform which concept option to proceed with. The four concepts are shown below:

AL ANDERSON MEMORIAL POOL

CONCEPT 1

OUTDOOR RENEWAL

Renovation of Al Anderson Memorial Pool. New outdoor leisure pool and hot tub, with new supporting building. Existing building to be renovated pending building assessment.

CONCEPT 2

HYBRID RENEWAL

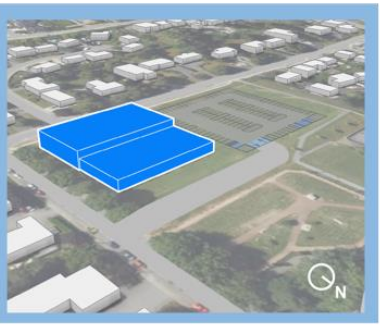
Renovation of Al Anderson Memorial Pool. New indoor leisure pool, hot tub, steam room and sauna in new building addition. Existing building to be renovated pending building assessment.

CITY PARK FIELD

CONCEPT 3

INDOOR AQUATIC CENTRE

New indoor aquatic facility with 8-lane lap pool, leisure pool, hot tub, steam room and sauna. Located at City Park Field.



CONCEPT 4

INDOOR AQUATIC & COMMUNITY CENTRE

New indoor aquatic facility with 10-lane lap pool, leisure pool, hot tub, steam room, sauna, fitness, gymnasium, and community amenities. Located at City Park Field.

Public Engagement

What We Did

Public engagement opportunities were available from January 29th to February 16th, 2026. They included a survey and community pop-ups.

We promoted the initiative in the following ways:

- Online webpage at LetsChat.LangleyCity.ca
- Media release
- Newspaper ads
- Social media posts
- Direct email invitations
- Posters in City locations
- Hand-outs during pop-ups
- Advertisements in Recreation Insider newsletter and City Newsletter

Survey

The community survey was hosted on Let's Chat Langley City from January 29th to February 16th, 2026. Paper copies were available at the Timms Community Centre front desk and during pop-up events. The survey contained 18 questions. Questions were primarily multiple choice, with some optional open-ended questions.

Pop-Up Events

We hosted two pop-up events in the community:

#	Location	Date
1	Timms Community Centre	January 31st, 9:30AM to 12:00 PM
2	Timms Community Centre	February 16th, 11:00AM to 2:00PM

At the pop-up events, we presented the four concept options and directed people to share their thoughts through the survey. Participants were also asked to select their preferred concept option, and to share any further comments or questions.

Who We Heard From

Overall, we had about **3,000** interactions with the public. We heard from Langley City residents as well as other pool users from neighbouring municipalities. This section summarizes who we heard from based on demographic questions asked as part of the online survey.

Engagement Method	Interactions
Pop-up events	500+ visitors
Survey	430 responses
Website	1,806 website visitors

WHERE DO YOU LIVE?

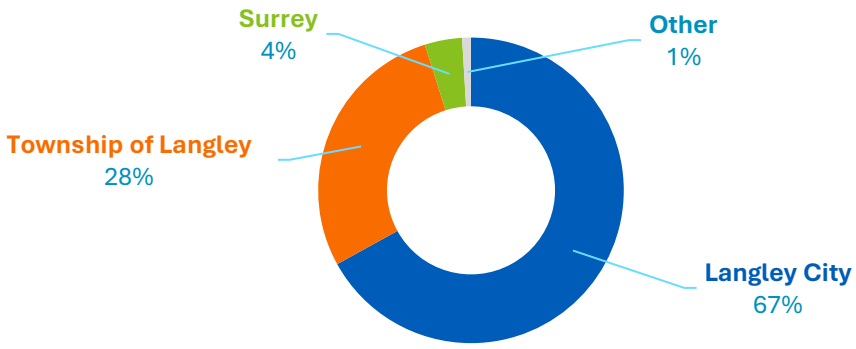


Figure 1 Where do you live? (n=430)

Most survey respondents (67%) live in Langley City, while just over a quarter (28%) live in the Township. A smaller proportion (4%) live in Surrey. Those who said “other” live in in Maple Ridge, Coquitlam, and Surrey.

NEIGHBOURHOOD

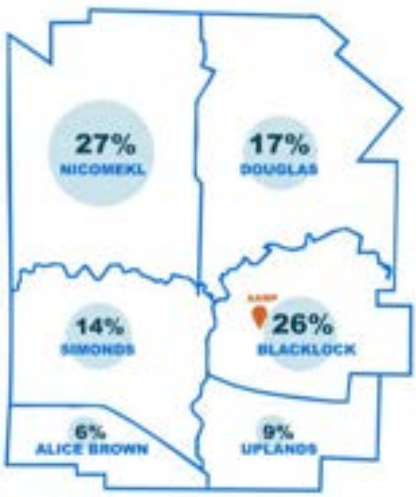


Figure 2 What neighbourhood do you live in? (n=288)

Langley City residents were asked to specify which neighbourhood they live in. Over half of respondents live in Nicomekl (27%) and Blacklock (26%), while fewer live in Douglas (17%), Simonds (14%), Uplands (9%) and Alice Brown (6%).

Al Anderson Memorial Pool (AAMP) is located in the Blacklock neighbourhood.

USE OF AQUATIC CENTRES

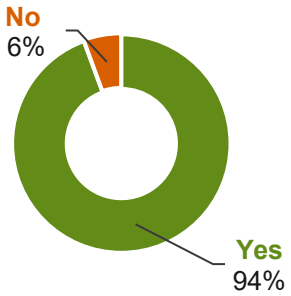


Figure 3. In the past 5 years, have you or your family visited any aquatic centre or pool? (n=430)

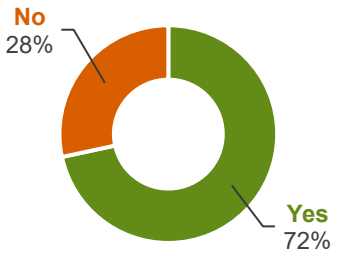


Figure 4 In the past 5 years, have you or your family visited Al Anderson Memorial Pool? (n=430)

Almost all respondents (94%) have visited an aquatic centre or pool in the past 5 years, and most (72%) have visited Langley City's Al Anderson Memorial Pool.

AGE OF USERS AND SURVEY RESPONDENTS

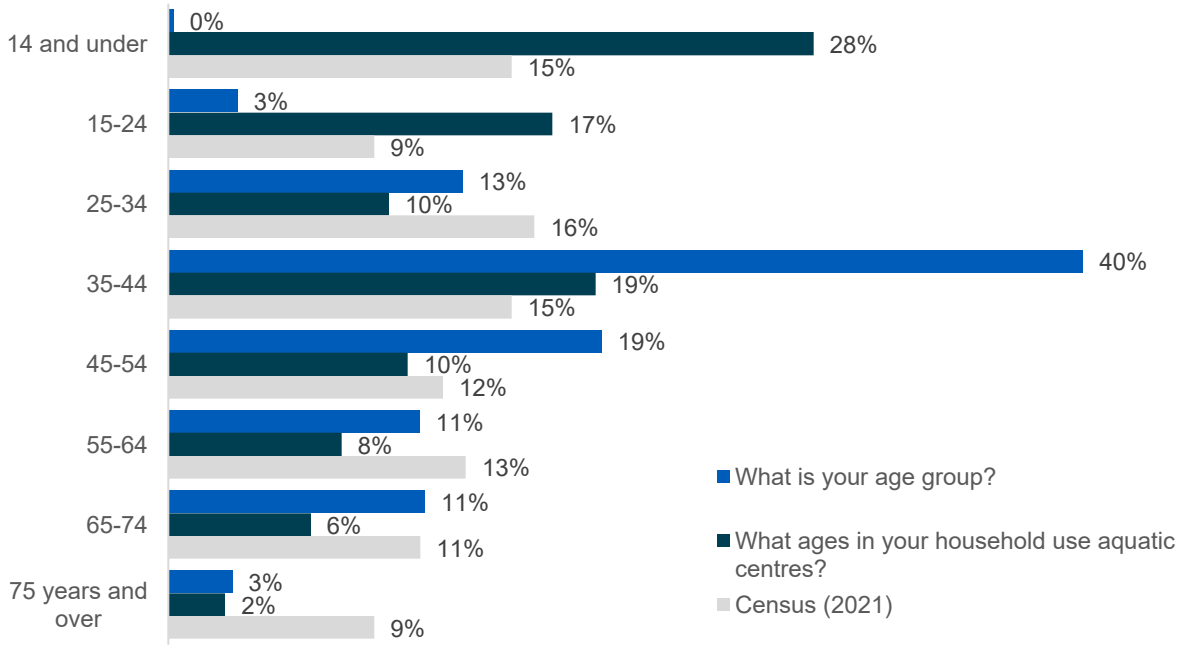


Figure 5 Combined results from Census (2021) and age-related survey questions "What is your age?" and "What ages in your household use aquatic centres?"

This chart shows the age of all survey respondents as well as the ages in their household who use aquatic centres, compared with the 2021 census age categories for Langley City. When respondents were asked about ages in the household, the specific results for younger ages were: Age 1-5: 12% of responses; Age 6-12: 16% of responses; Age 13-17: 10% of responses; Age 18-24: 7% of responses.

Younger residents were somewhat under-represented in the survey. According to the Census, about half (40%) of Langley's population in 2021 were below the age of 34, while only 16% of survey respondents were from this age range. The most respondents were aged 35-44 (40%), who represented just 15% of the population in 2021.

What We Heard

This section summarizes what we heard through the survey and at pop-up events.

Survey Results

MEETING COMMUNITY NEEDS

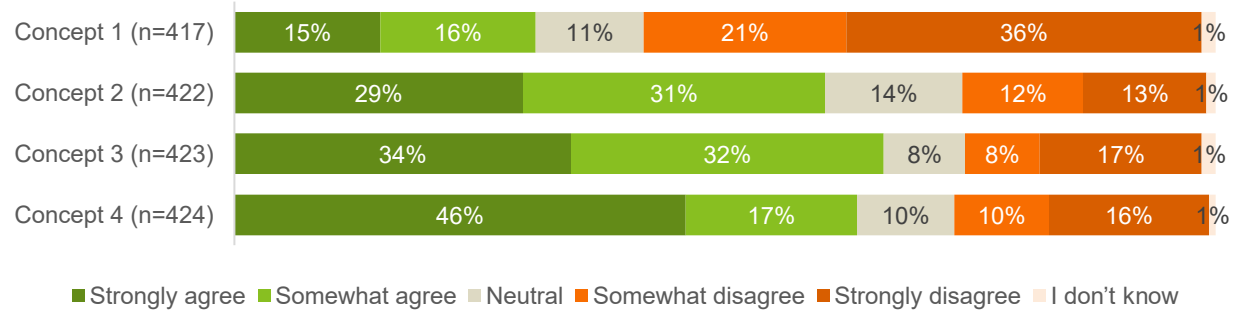


Figure 6 To what extent do you agree that this concept would support the needs of our growing community?

Respondents most often strongly or somewhat agree (60%) that *Concept 4: New Indoor Aquatic & Community Centre* would support the growing needs of the community, followed by *Concept 3: New Indoor Aquatic Centre.* Respondents most often disagree (57%) that *Concept 1: Outdoor Renewal* would support the community's needs. Generally, it seems that most respondents believe that a new facility with indoor swimming options would meet the needs of the growing community.

MEETING COMMUNITY NEEDS– LANGLEY CITY RESIDENTS

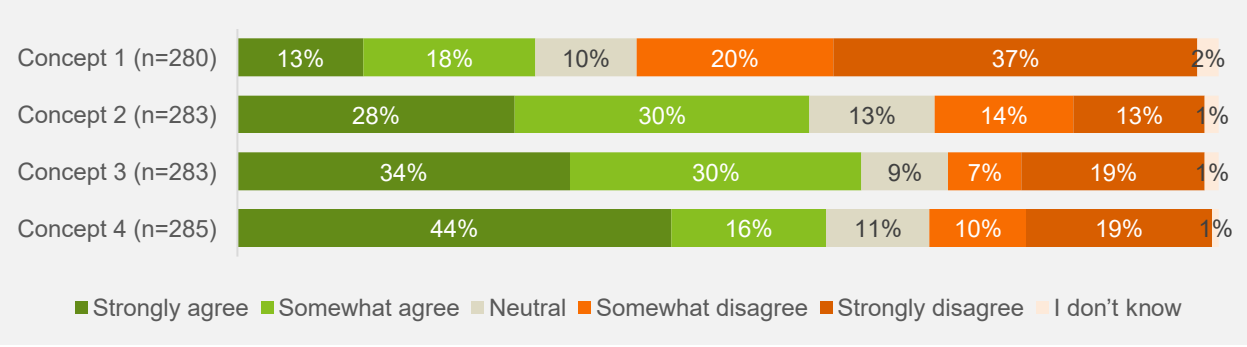


Figure 7 To what extent do you agree that this concept would support the needs of our growing community? LANGLEY CITY RESIDENTS

When we look at responses only from Langley City residents the results are similar. Respondents most often (60%) agreed that *Concept 4* would support the needs of the community, followed by *Concept 3*. Respondents most often disagree (57%) that *Concept 1: Outdoor Renewal* would support the community's needs.

CONCEPT 1: OUTDOOR RENEWAL – WHAT DO YOU LIKE?

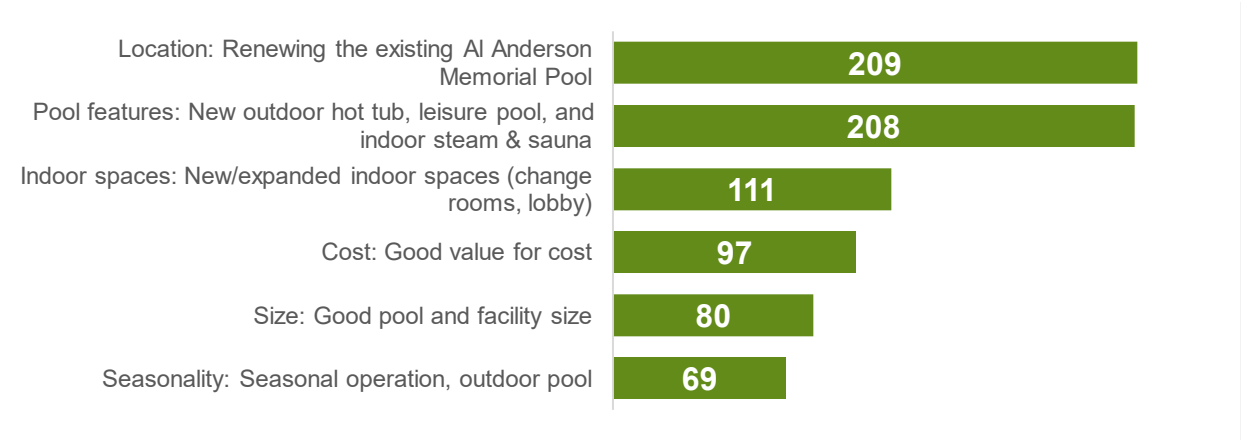


Figure 8 For "Concept 1: Outdoor Renewal", what do you like most? (select all that apply)

Respondents most like renewing the existing pool at the current location (209) and the suggested pool features (208). The most notable theme from the 'other' responses was about preferring a minimal reduction in park space.

CONCEPT 1: OUTDOOR RENEWAL – WHAT ARE YOUR CONCERNS?

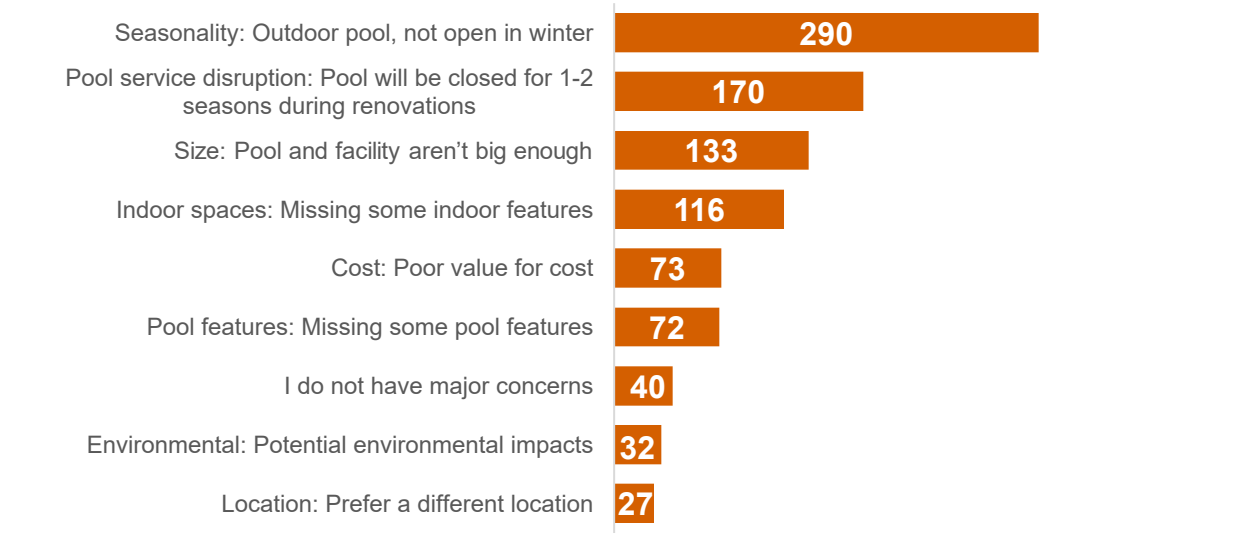


Figure 9 For "Concept 1: Outdoor Renewal", what are your top concerns? (select all that apply)

Respondents are most concerned with the seasonality of the pool (209) and pool service disruptions (170). The most notable themes from 'other' responses were a concern about affordability (4), hoping for both indoor and outdoor pools in different locations (4), hoping for a year-round pool with a covered roof, like in Aldergrove (4).

CONCEPT 2: HYBRID RENEWAL – WHAT DO YOU LIKE?

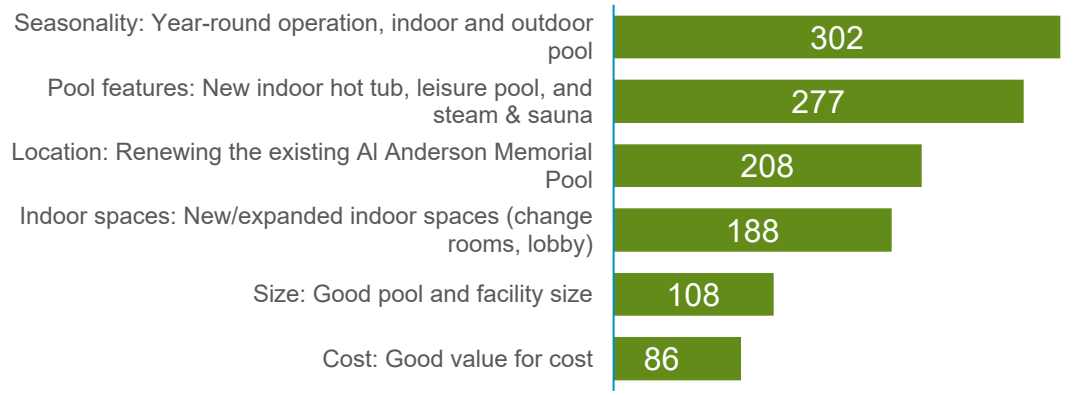


Figure 9: For "Concept 2: Hybrid Renewal", what do you like most? (select all that apply)

Respondents most like the pool would be open year-round (302), the pool features (277), and renewing the existing location (208). The most occurring theme from 'other' responses was the support for relative affordability (3).

CONCEPT 2: HYBRID RENEWAL – WHAT ARE YOUR CONCERNS?

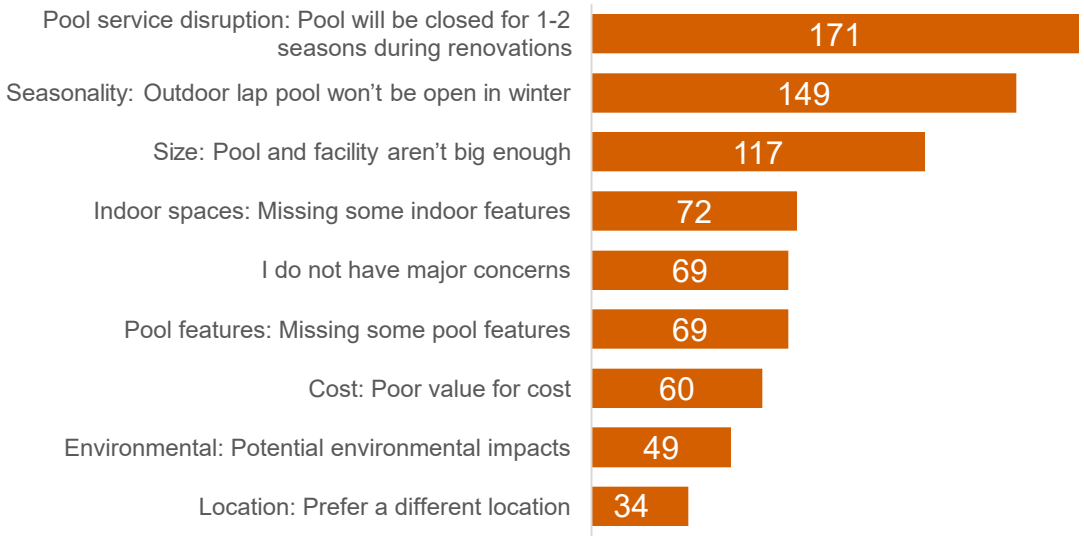


Figure 10: For "Concept 2: Hybrid Renewal", what are your top concerns? (select all that apply)

Respondents are most concerned with the pool disruption (171), seasonality (149) and size of the pool and facility (117). The most notable theme from 'other' responses were concerns about parking (4) and affordability (3), and suggestions to provide the largest option to accommodate growth (3).

CONCEPT 3: INDOOR AQUATICS CENTRE – WHAT DO YOU LIKE?

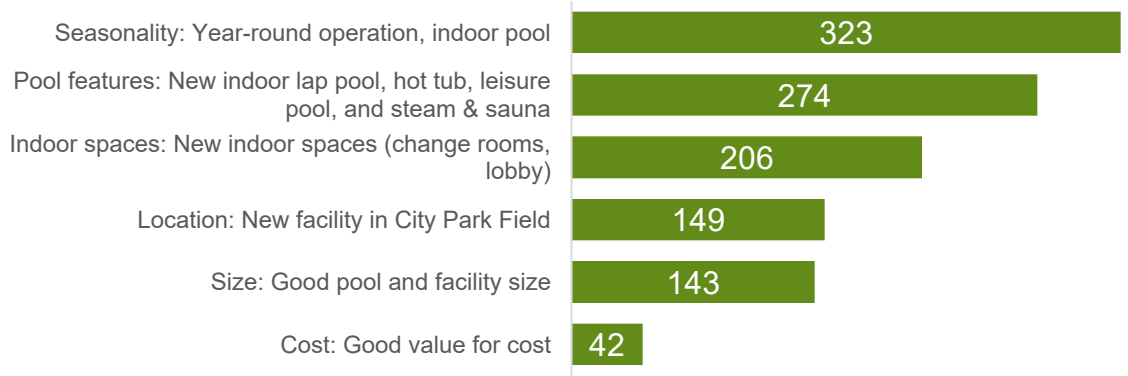


Figure 12: For "Concept 3: New Indoor Aquatic Centre", what do you like most? (select all that apply)

Respondents most like the pool would be open year-round (323), the pool features (274), and new indoor spaces (206). The most notable theme from those who chose 'other' was a general dislike for this option (9).

CONCEPT 3: INDOOR AQUATICS CENTRE – WHAT ARE YOUR CONCERNS?

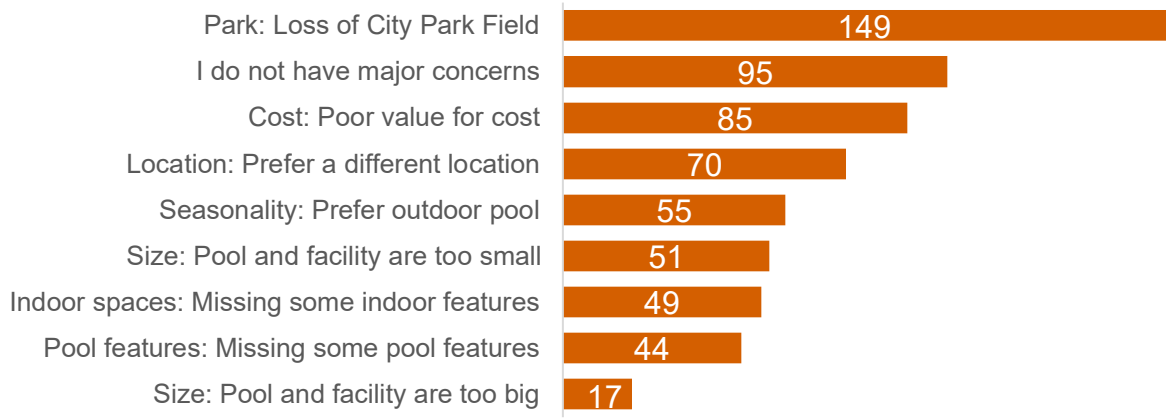


Figure 13: For "Concept 3: New Indoor Aquatic Centre", what are your top concerns? (select all that apply)

Respondents are most concerned with the loss of City Park Field (149), though many (95) do not have major concerns. The most notable theme for those who cohse 'other' were concerns about disruption to City Park (11), and affordability for operations and maintenance (11).

CONCEPT 4: INDOOR AQUATICS & COMMUNITY CENTRE – WHAT DO YOU LIKE?

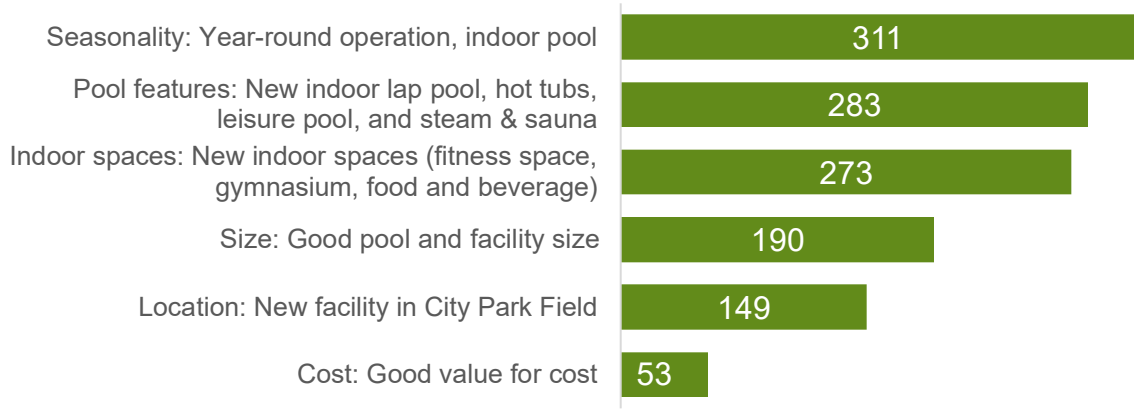


Figure 15: For "Concept 4: New Indoor Aquatic Centre & Community Centre", what do you like most? (select all that apply)

Respondents most like the pool would be open year-round (311), the pool features (83), and new indoor spaces (273). The most occurring theme for those who chose 'other' was that this option supports long-term growth for the city (4).

CONCEPT 4: INDOOR AQUATICS & COMMUNITY CENTRE – WHAT ARE YOUR CONCERNS?

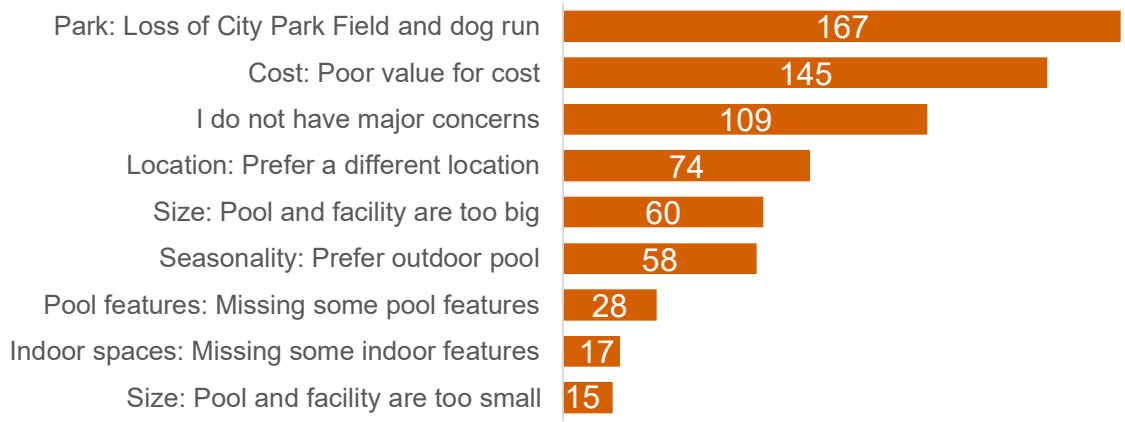


Figure 16: For "Concept 4: New Indoor Aquatic Centre & Community Centre", what are your top concerns? (select all that apply)

Respondents are most concerned with the loss of City Park Field and dog run (167) and cost (145), though many (109) do not have major concerns. The most notable theme from those who chose 'other' were concerns about the impacts to City Park (13).

RANKING CONCEPTS

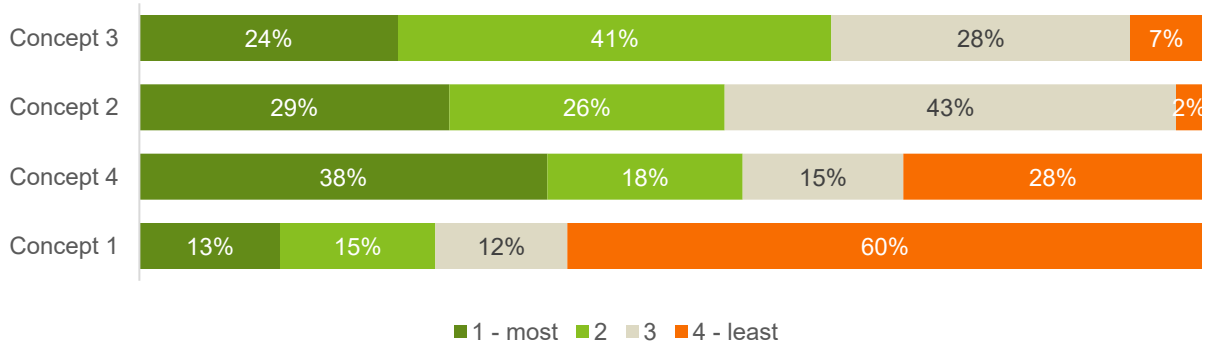


Figure 10 Thinking about the needs of our community, please rank the four options from most to least preferred by dragging each concept into the box on the right in your preferred order. (1 = most preferred; 4 = least preferred)

The graph above shows the concepts in order from most to least preferred. *Concept 3: New Indoor Aquatic Centre* was most often ranked first (24%) or second (41%), followed by *Concept 2: Hybrid Renewal* (29% ranked first, 26% ranked second, and only 2% ranked it last). Notably, *Concept 4: Indoor Aquatic and Community Centre* was selected both as a first (38%) and last (28%) choice quite often, perhaps representing the inherent trade-offs from a larger, more costly facility. *Concept 1: Outdoor Renewal* was most often ranked least preferred (60%).

RANKING CONCEPTS – LANGLEY CITY RESIDENTS

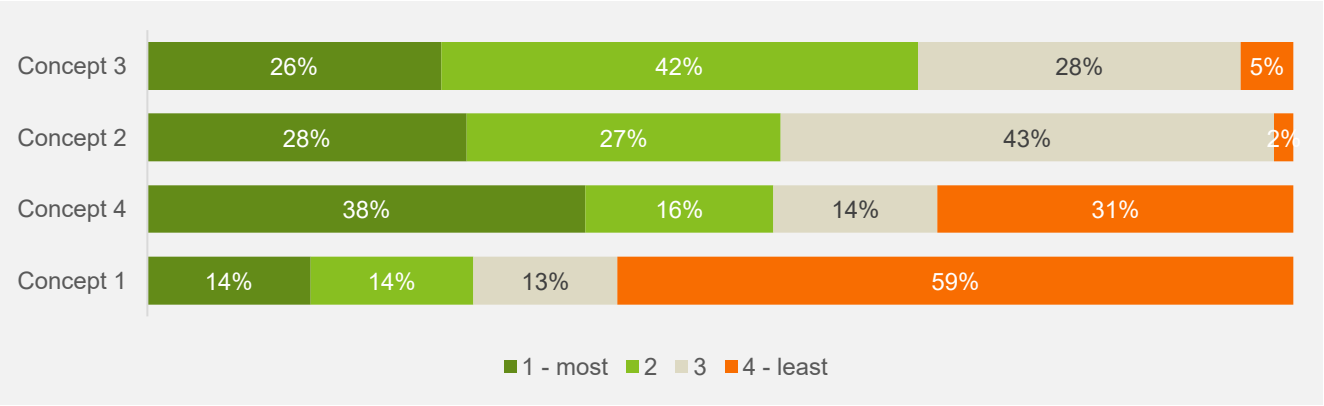


Figure 11 Thinking about the needs of our community, please rank the four options from most to least preferred by dragging each concept into the box on the right in your preferred order. (1 = most preferred; 4 = least preferred) LANGLEY CITY RESIDENTS

The overall results remain consistent when we look at responses only from Langley City residents.

MOST PREFERRED CONCEPT – TELL US WHY

The following tables describe how people responded to "Please tell us why", based on their top choice.

Concept 1: Outdoor Renewal – Why it was most preferred (by 14% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Seasonality	Value of Outdoor Pool	15	Outdoor space would be maintained, noting it's the only outdoor pool in the area, it's unique, and that other indoor pools are nearby.
	Cover on AAMP	1	Wanting a cover over AAMP like Aldergrove.
Cost	Good Value for Cost	12	Perceived as lowest cost and/or the most cost-effective option.
Location	Preserving City Park Field	11	Less disruptive to the neighbourhood and well-used surrounding park space, including the dog park and field.
	Different Location	2	Wanting new swimming facility elsewhere in the City to avoid disturbing the park and surrounding amenities. Douglas Park is a suggestion.
	Renewing Existing Facility	2	Renovating existing space is all that's needed, a larger renovation or new facility is not worth the cost or park disruption.
	Closure of AAMP	1	Shorter renovation time than Concept 2.
Size	Large Pool Size	1	Larger pool is all that's needed to accommodate growing population.

Concept 2: Hybrid Renewal – Why it was most preferred (by 28% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Seasonality	Year-Round Use	51	Offers both indoor and outdoor space for year-round use, including more opportunities for lessons.
	Preference for Outdoor Pool	30	Keeps the outdoor pool as a seasonal option, which is noted to be highly valued and seen as a unique feature of the City.
Cost	Good Value for Cost	31	The cost seems reasonable for the features that would be added.
Location	Preserving City Park Field	27	Little disturbance to park space and existing parking. Park space is valued for ball games, the dog park, the environmentally sensitive area, and the general field.
Location	Renewing Existing Facility	8	Maintains legacy of AAMP while adding an indoor option.
Size	Large Pool Size	2	Offers more space for a growing population.

Concept 3: Indoor Aquatics – Why it was most preferred (by 24% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Seasonality	Year-Round Use	42	Provides year-round aquatic access for swimming lessons, leisure, and exercise. Year-round swimming is important for the growing community.
Seasonality	Preference for Outdoor Pool	3	Maintaining current Al Anderson Memorial Pool outdoor pool location alongside Concept 3.
Seasonality	Cover on AAMP	2	Preference for year-round covered pool.
Cost	Good Value for Cost	14	Less costly than Concept 4.
Location	AAMP Disruption	14	Does not disrupt the services at Al Anderson Memorial Pool.
Size	Large Pool Size	13	A larger pool is necessary to support the growing community. Langley has limited recreation opportunities relative to population size, and it continues to grow. Concept 3 is a good long-term decision. The community centre in Concept 4 is unnecessary due to Timms.
Location	City Park Dog Park	6	Maintains the City Park dog park.

Concept 4: Indoor Aquatics & Community Centre – Why it was most preferred (by 38% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Size	Growing Population	48	Size of the pool and community centre amenities is the best option to service Langley's growing population. City is growing rapidly and needs more facilities that will have a long lifespan. Concern that the City will outgrow other options too quickly, Concept 4 is a worthwhile investment.
Size	Large Pool Size	12	Has the largest pool size to accommodate the most people, lessons, and potential to host swim competitions.
Seasonality	Indoor Pool & Year-Round Usage	42	Year-round, indoor facility with multiple amenity options. A positive addition to the community that provides more recreation options for rainy winter days.
	Preference for Outdoor Pool	2	Would still like to have an outdoor swimming option.
Indoor Spaces	Community Centre Space	23	Preference for another community centre within the City that can be used for multiple year-round activities. Family-friendly addition to the community that will support the growing population.
	Fitness Centre, Gymnasium	10	Fitness centre/gymnasium alongside swimming pool, seen as a "one stop shop".
Location	AAMP Disruption	9	Construction would not disrupt the services at AAMP.
Cost	Good Value for Cost	7	Good value because it offers the largest facility that could be used for multiple uses (e.g. competitions). It's the highest-impact concept.

LEAST PREFERRED CONCEPT – TELL US WHY

The following tables describe how people responded to “Please tell us why”, based on their least preferred choice. The following tables show the key themes for each concept.

Concept 1: Outdoor Renewal – Why this was least preferred (by 60% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Seasonality	Seasonal Closure	100	Would remain seasonal. Outdoor pool has limited use and there is a need for an indoor, year-round pool that can be used throughout all seasons, including for swimming lessons.
	Cover on AAMP	2	Interested in a cover over AAMP, reference to Aldergrove pool.
Size	Pool Too Small	39	Renewed outdoor pool would still be too small for the growing community, as it already does not meet the community need. They note that the size is limiting for both swimming lessons and public access. Does not provide enough value for the cost.
	Indoor Facility Too Small	9	Indoor space at AAMP is limited and does not support indoor leisure activities.
Cost	Poor Value for Cost	44	Benefits do not outweigh the costs. Pool is too outdated to warrant renewal, and cost is not worth it for the pool to remain seasonal.
Location	AAMP Disruption	19	Renewal is not worth the 2-year service disruption at Al Anderson.
	Losing City Park Field	4	Loss of park space to accommodate a community centre. One respondent doesn’t mind losing field space to accommodate a new aquatic centre.
	General Neighbourhood Disruption	1	Too disruptive to justify the facilities that would be added.
Environmental	Potential Environmental Impacts	2	Environmental impact, noting disruption to the playground and picnic area.

Concept 2: Hybrid Renewal - Why this was least preferred (by 2% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Location	Closure of AAMP	3	Concerned about the closure of Al Anderson for 2 summers. Disruption will be challenging for families. 1 respondent goes to AAMP 5-6 times a week during the summer.
Seasonality	Seasonal Closure	3	Not a completely year-round option.
Cost	Poor Value for Cost	1	Pool is not worth the cost due to it being seasonal.
Size	Pool is too Small	1	Pool will not have much additional space.

Concept 3: Indoor Aquatics - Why this was least preferred (by 7% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Cost	Poor Value for Cost	6	Cost is not worth the benefits - other options are either more worthwhile or less costly.
Location	Losing City Park Field	2	Loss of the outdoor park space.
	Duplicating Amenities	1	Other community/aquatic centres in the area are sufficient (Timms and W.C. Blair).
Seasonality	Preference for Outdoor Pool	3	Dislike having no outside components.
Missing Features	Community Centre	2	Preference for community centre in addition to an indoor pool.
Size	Pool is Too Small	1	Pool capacity is too small.

Concept 4: Indoor Aquatics & Community Centre - Why this was least preferred (by 28% of respondents)			
Theme	**Sub-Theme**	**Frequency**	**Description**
Location	Losing City Park Field	50	Loss of field, off-leash dog park, and general green space. Park space is equally as valuable as a community centre.
	Duplicating Amenities	22	Unnecessary due to other nearby amenities with a gymnasium and fitness centre, namely Timms, Douglas, and general aquatic centres in the Township.
	General Neighbourhood Disruption	19	Increased traffic, construction disturbances, and changes to the neighbourhood because of a new community centre.
	Closure of AAMP	3	Concern for the closure of AAMP - citing the location, recent family change room upgrades, and general appreciation for AAMP.
Cost	Too Expensive	42	Too expensive for taxpayers.
	Poor Value for Cost	8	Not enough value to justify cost. Proximity of Timm's and other indoor aquatic centres and the loss of park space.
Size	Facility is too Large	13	Facility is too large for the City. Will cause congestion in the area and there are other large aquatic facilities nearby.
Environmental	Potential Environmental Impacts	2	Loss of permeable surfaces and plants as well as harm to the salmon who spawn in a stream near AAMP.
Seasonality	Loss of Outdoor Pool	3	Disappointed to lose the outdoor pool.

Pop-Up Events

This section summarizes what we heard during the four pop-up events at Timms Community Centre. There was also an Open House in early March. During the pop-ups, we had eight engagement boards that asked:

- Put a sticker on your favourite concept
- Do you have any questions or comments about the aquatic centre options?

FAVOURITE CONCEPT OPTION

On the Pop-Up Boards, Concept 2 had the most stickers (40 selections), while Concept 4 was the second most favourite (33 selections).

Table 1 Put a sticker on your favourite concept option

Concept	Frequency
1: Outdoor Renewal	5
2: Hybrid Renewal	40
3: Indoor Aquatics Centre	17
4: Indoor Aquatics & Community Centre	33

Figure 13. Sample engagement board.

Figure 12 Pop-Up Event on Family Day

ADDITIONAL THOUGHTS

During the Pop-Ups and Open House, participants were invited to share any additional questions or comments on a pop-up board. The following list shows the transcribed comments.

Do you have any questions or comments about the aquatic centre options?

- Bus from Langley City to the pool direct
- Indoor pool, close old one
- Co-locate pool and arts centre x 2
- Choose an aquatic centre over a performing arts centre
- Indoor swimming pool
- Keep outdoor pool @ city park
- Keep green space @city park
- Build indoor pool somewhere else
- Rec centre restrooms LGBTQ+ accessible to revamp all facilities
- Could option 2 include covering the existing pool to allow for year-round use? Similar to the Aldergrove Pool.
- Langley is the best!
- Better location that is accessible by transit, has road infrastructure to support increased traffic
- Would it be possible to put parking underground?
- Informed decisions require financial information, what is the annual cost to taxpayers for each option and for what time period?
- Make easy walkable path to pool with directional signs, accessible.
- Loss of park/field space, especially as Langley grows, nowhere to add new fields/parks

Appendix E

COST MANAGEMENT REPORT

Langley Aquatic Feasibility Study Class D Estimate

REPORT NUMBER 1.1
FEBRUARY 20, 2026

PREPARED FOR:
HCMA

Suite 300 – 30 East 6th Avenue, Vancouver, BC V5T 1J4
T 604 734 3126

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APPENDIX II	Options	16 pages

Prepared By	Reviewed By	Date
Joseph Chan	Eldon Lau	2/20/2026

1.0 Introduction

1.1 Instructions Received

This report has been prepared by BTY Group ("BTY") at the request of HCMA (the "Client").

HCMA has appointed BTY to provide a feasibility estimate developed for the renewal or replacement of the existing Al Anderson Memorial Pool in Langley, B.C. (the "Project"). The Project delivery model is yet to be determined, therefore, BTY strongly recommends that estimates are prepared at each of the key design milestones. This report has been prepared in accordance with the scope of our Fee Proposal, dated July 28, 2025, and is subject to the terms of that appointment.

Information related to the Project for the purposes of this report was received by BTY up to December 10, 2025. Please refer to Section 14.0 for a list of information received in producing this report.

1.2 Report Reliance

This Report is owned by BTY Group, and it is provided for the benefit and sole reliance of the Client. BTY Group, its directors, staff, or agents do not make any express or implied representation or warranty whatsoever as to the factual accuracy of the information provided to us on behalf the Client, its subcontractors or agents, upon which this Report is based. This Report contains confidential, proprietary information and related intellectual property rights of BTY Group which is licensed on a non-exclusive and limited basis to the Client and the Report may not be reproduced, transferred, copied, shared, or distributed, in whole or in part, to any party, without the express prior written permission of BTY Group.

1.3 Reporting Qualifications

This Report has been prepared based on information provided to us by the Client up to the date of issue of this Report. BTY Group does not accept any liability or accountability for information that has not been provided, or made available to us, at the time of preparing this Report. Any advice, opinions, or recommendations within this Report should be read and relied upon only in the context of the report as a whole. The contents do not provide legal, insurance or tax advice or opinion. Opinions in this report do not an advocate for any party and if called upon to give oral or written testimony it will be given on the same assumption.

1.4 Contacts

Should you have any queries regarding the content of this report, please do not hesitate to contact either of the following:

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2.0 Executive Summary

2.1 Report Purpose

The purpose of this report is to provide a realistic estimate of the Project cost based on the information available at the time of writing.

The opinion expressed in this report has been prepared without the benefit of detailed architectural, mechanical, electrical, landscape or civil drawings and should, therefore, be considered an Order of Magnitude (Class D) estimate. Based on the documents reviewed, our estimate should be correct within a range of approximately +/- 25%.

To provide an accurate cost estimate for the Project, BTY Group strongly recommends that a professional Quantity Surveying organization, such as BTY Group, be retained to provide a detailed analysis of any design information produced on behalf of the Client during the remaining stages of design.

2.2 Project Background and Description

The proposed development is intended to renew or replace the existing aquatic facility at the Al Anderson Memorial Pool site. Currently there are four alternative options being considered:

- Option 1 – Outdoor Renewal: Renovation of the existing building and lap pool with the addition of new outdoor leisure pools and deck areas.
- Option 2 – Hybrid Renewal: Renovation of the existing building and lap pool with the addition of a new indoor leisure pool and associated amenities.
- Option 3 – New Indoor Facility (Base): Construction of a new single-storey indoor aquatic facility on a greenfield site, including lap and leisure pools, wellness spaces, and community rooms.
- Option 4 – New Indoor Facility (Destination): Construction of a larger two-storey indoor aquatic facility on a greenfield site, incorporating expanded aquatic amenities, wellness spaces, and community-focused areas.

The scope of work in the base estimate includes new aquatic pools (lap, leisure, and hot pools), change rooms, staff support spaces, mechanical and electrical rooms, and site development including parking. For Options 3–4, the scope also accounts for new building envelope and structure. Optional add-ons priced separately include a full-size gymnasium, fitness centre, concession, steam and sauna rooms, allied health spaces and a retractable roof.

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3.0 Development Cost Summary

The current estimated cost of the base program may be summarized as follows:

	Description	Option 1 - Outdoor Renewal $	Option 2 - Hybrid Renewal $	Option 3 - New Indoor Facility (Base) $	Option 4 - New Indoor Facility (Community) $
A	Land Cost (Excluded)	0	0	0	0
B	Construction	26,506,000	38,881,100	53,442,900	105,232,400
C	Contingencies	8,283,100	12,150,400	16,700,900	32,885,100
D	Professional Fees	3,830,000	5,610,000	7,720,000	15,190,000
E	Municipal & Connection Fees	578,100	578,100	578,100	578,100
F	Management & Overhead	2,609,200	3,827,300	5,260,700	10,358,800
G	Project Contingency	351,000	501,000	678,000	1,306,000
H	Furnishing, Fittings & Equipment	1,218,000	1,786,000	2,455,000	4,834,000
I	Financing Costs	2,783,000	4,083,000	5,612,000	11,049,000
J	Goods & Services Tax (Excluded)	0	0	0	0
	Total Project Cost (Dec 2025 Dollars)	**$46,158,400**	**$67,416,900**	**$92,447,600**	**$181,433,400**
K	Escalation to December 2027	2,951,000	4,308,400	5,906,600	11,588,500
	Escalated Project Cost (Dec 2027 Dollars)	**$49,109,400**	**$71,725,300**	**$98,354,200**	**$193,021,900**

Please note that, where zero-dollar values are stated, BTY has excluded these costs, and the values should be carried in a separate budget (if applicable).

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4.0 Basis & Assumptions

The construction estimate is based on the following list of assumptions:

1. All options assume all-electric space heating and domestic hot water.
2. Options 1–4 assume single-storey. Extra allowance for elevators is included in option 4 for a 2-storey building option
3. Assume the structure to be composed of concrete strip and pad footings, slab on grade, steel and timber superstructure.
4. Exterior envelope includes curtainwall, precast concrete cladding, standing seam metal roof.
5. Outline specification as per finish assumptions noted in the program area spreadsheets from HCMA
6. Renovation options include major upgrades to existing envelope, mechanical, and electrical systems; existing outdoor lap pool tank retained and refinished.
7. Options 3 and 4 assume greenfield sites (demolition excluded).
8. Site development includes surface parking, spectator viewing, and site services
9. Mechanical includes plumbing, drainage, pool mechanical, fire protection, HVAC, and controls.
10. Electrical includes services and distribution, lighting and power, system and ancillaries.
11. Optional add-ons priced separately: gymnasium, fitness centre, concession, steam/sauna, allied health spaces, retractable roof.
12. No seismic or code upgrades assumed for renovation options.
13. Cost escalation is excluded.
14. Permits and levies included; BC Hydro allowance and offsite work excluded.

Please note that BTY is not qualified to act as design consultant. The assumptions in our estimate should be reviewed and corrected by the design team.

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5.0 Exclusions

The construction estimate includes all direct and indirect construction costs derived from the drawings and other information provided by the Consultants, except for the following:

1. Land costs
2. Legal fees and agreement costs / conditions
3. Temporary facilities for user groups during construction
4. Removal of hazardous materials from existing site
5. Unforeseen ground conditions and associated extras
6. Environmental remediation outside building footprint
7. Servicing outside the project site boundary (Main hydro service)
8. Off-site works
9. General contractor bonding
10. Accelerated schedule
11. Decanting & moving
12. Costs associated with “LEED” certification
13. Project commissioning by third parties
14. Erratic market conditions, such as lack of bidders, proprietary specifications
15. Seismic upgrade work
16. Unforeseen existing building conditions
17. Code upgrades
18. Cost escalation after December 2027 (see Section 10)

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6.0 Construction Cost Summary

The estimated construction cost of the base program and alternate options may be summarized as follows:

Description	Option 1 - Outdoor Renewal $	Option 2 - Hybrid Renewal $	Option 3 - New Indoor Facility (Base) $	Option 4 - New Indoor Facility (Community) $
A. Construction				
A1 Base Building	12,649,000	20,138,200	28,839,400	53,630,300
A2 Fit-out	4,488,000	9,657,600	16,991,500	35,487,700
A3 Supplementary Items	0	0	0	0
A4 Site Development	9,369,000	9,085,300	7,612,000	16,114,400
Net Construction Cost	**$26,506,000**	**$38,881,100**	**$53,442,900**	**$105,232,400**
B. Contingencies				
B1. Design Contingency (25%)	6,626,500	9,720,300	13,360,700	26,308,100
B2. Construction Contingency (5%)	1,656,600	2,430,100	3,340,200	6,577,000
B. Goods & Services Tax (Excluded)				
Total Construction Cost (Hard Costs)	**$34,789,100**	**$51,031,500**	**$70,143,800**	**$138,117,500**

7.0 Separate Price Items (Provisional)

Items	Description	Add to Base Estimate ($)
1	Gymnasium	10,300,000
2	Fitness	7,200,000
3	Concession	1,900,000
4	Steam and sauna	1,300,000
5	Allied Health services (office)	1,800,000
5	Retractable Roof	5,000,000

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8.0 Areas

The program area of the proposed schemes according to the function program is summarized as follows:

Location	Option 1 - Outdoor Renewal	Option 2 - Hybrid Renewal	Option 3 - New Indoor Facility (Base)	Option 4 - New Indoor Facility (Community)
Interior - new	1,070 m²	2,112 m²	3,611 m²	6,823 m²
Interior - reno	782 m²	782 m²		
Total Gross Floor Area	**1,852 m²**	**2,894 m²**	**3,611 m²**	**6,823 m²**
Exterior - others (new)	2,834 m²	5,144 m²	7,000 m²	12,300 m²
Exterior - others (reno)	1,543 m²	1,543 m²		
Total Exterior Area	**4,377 m²**	**6,687 m²**	**7,000 m²**	**12,300 m²**

9.0 Taxes

The estimate includes the Provincial Sales Tax (P.S.T.) where applicable.

The estimate excludes the Goods & Services Tax (G.S.T.).

10.0 Project Schedule & Escalation

An allowance of cost escalation of 7% has been included from date of this estimate to the end of December 2027.

No other cost escalation allowance has been included in this estimate. BTY strongly recommends that the client establish a separate budget to cover the escalation cost from the December 2027 to the mid-point of construction of the project. Our current projected escalation rates are shown below:

	2025	2026	2027 +
Current BTY Group Forecast	3% - 5%	3% - 5%	3% - 5%

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11.0 Pricing

This estimate has been priced at fourth quarter 2025 rates assuming a normal market. The unit rates utilized are considered appropriate for a project of this type, bid under a stipulated lump-sum form of tender in an open market, with a minimum of five (5) bids, supported by enough sub-contractors to ensure competitiveness.

The estimate allows for labour, material, equipment and other input costs at current rates and levels of productivity. It does not consider extraordinary market conditions, where bidders may be few and may include in their tenders' disproportionate contingencies and profit margins.

A separate allowance has not been included in the estimate to cover Canada's response to potential tariffs that may be imposed by the U.S. Government. Design, escalation and construction contingencies may also be adjusted to reflect the increased risk associated with the current environment. BTY will continue to monitor the construction market and adjust estimates to reflect current pricing.

12.0 Risk Mitigation

BTY Group recommends that the Owner, Project Manager and Design Team carefully review this document, including exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding into the next design phase.

Requests for modifications of any apparent errors or omissions to this document must be made to BTY Group within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that BTY Group design and propose a cost management framework for implementation. This framework would require that a series of further estimates be undertaken at key design stage milestones and a final update estimate be produced which is representative of the completed tender documents, project delivery model and schedule. The final updated estimate will address changes and additions to the documents, as well as addenda issued during the bidding process. BTY Group is unable to reconcile bid results to any estimate not produced from bid documents including all addenda.

13.0 Contingencies

13.1 Design Contingency

A design contingency of Twenty Five Percent (25%) has been included in the estimate to cover modifications to the program, drawings and specifications during the design.

13.2 Construction Contingency

An allowance of Five Percent (5%) has been included in the estimate for changes occurring during the construction period of the project. This amount may be expended due to site conditions or if there are modifications to the drawings and specifications.

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14.0 Documents Reviewed

The list below confirms the information reviewed in preparing our report:

	Description	Revised Date
Drawings & Specifications		
Other		
	LAFS_Building-Program	December 2, 2025
	2025-12-05_LAFS_Building-Program	December 5, 2025
	2025-12-04_LAFS-Client mtg-presentation	December 4, 2025
	2025-12-05_LAFS_Building-Program-R1-highlights	December 10, 2025

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COST MANAGEMENT REPORT

Langley Aquatic Feasibility Study

APPENDICES

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Suite 300 – 30 East 6th Avenue, Vancouver, BC V5T 1J4
T 604 734 3126

APPENDIX I

Development Cost Summaries

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Development Cost Summaries

The estimated project capital cost is summarized as follows:

			Option 1 - Outdoor Renewal	Option 2 - Hybrid Renewal	Option 3 - New Indoor Facility (Base)	Option 4 - New Indoor Facility (Community)
A.	**LAND COST**		**$0**	**$0**	**$0**	**$0**
A1	Land		0	0	0	0
A2	Legal Fees		0	0	0	0
B.	**CONSTRUCTION**		**$26,506,000**	**$38,881,100**	**$53,442,900**	**$105,232,400**
B1	Building		17,137,000	29,795,800	45,830,900	89,118,000
B2	Site Development		9,369,000	9,085,300	7,612,000	16,114,400
C.	**CONTINGENCIES**		**$8,283,100**	**$12,150,400**	**$16,700,900**	**$32,885,100**
C1	Design Contingency (Design & Program Changes)	25.00%	6,626,500	9,720,300	13,360,700	26,308,100
C2	Post Tender Change Order Contingency	5.00%	1,656,600	2,430,100	3,340,200	6,577,000
D.	**PROFESSIONAL FEES**	11.0%	**$3,830,000**	**$5,610,000**	**$7,720,000**	**$15,190,000**
D1	Programming					
D2	Architectural					
D3	Structural					
D4	Mechanical					
D5	Electrical					
D6	Quantity Surveying					
D7	Acoustic					
D8	Equipment Consultant					
D9	Code Consultant					
D10	Other Consultants and Disbursements					
E.	**CONNECTION FEES & PERMITS**		**$578,100**	**$578,100**	**$578,100**	**$578,100**
E1	Development Cost Charges	ls	164,200	164,200	164,200	164,200
E2	Building Permits		393,900	393,900	393,900	393,900
E3	BC Hydro Allowance	excluded	0	0	0	0
E4	Offsite Work Allowance	excluded	0	0	0	0
E5	Misc. Permits & Levies	3%	20,000	20,000	20,000	20,000
F.	**MANAGEMENT & OVERHEAD**		**$2,609,200**	**$3,827,300**	**$5,260,700**	**$10,358,800**
F1	Project Management Fee	2.50%	869,700	1,275,800	1,753,600	3,452,900
F2	Owners Planning and Administrative Cost	3.00%	1,043,700	1,530,900	2,104,300	4,143,500
F3	Project Insurance	1.00%	347,900	510,300	701,400	1,381,200
F4	Other Overheads	1.00%	347,900	510,300	701,400	1,381,200
G.	**PROJECT CONTINGENCY (5% of Items D to F)**	**5.0%**	**$351,000**	**$501,000**	**$678,000**	**$1,306,000**
	SUB-TOTAL		**$42,157,400**	**$61,547,900**	**$84,380,600**	**$165,550,400**
H.	**FURNISHINGS, FITTINGS & EQUIPMENT, IMIT (Allowance)**	**3.5%**	**$1,218,000**	**$1,786,000**	**$2,455,000**	**$4,834,000**
I.	**FINANCING**	**8.0%**	**$2,783,000**	**$4,083,000**	**$5,612,000**	**$11,049,000**
	SUB-TOTAL		**$46,158,400**	**$67,416,900**	**$92,447,600**	**$181,433,400**
J.	**TAXES (Excluded)**	**0.0%**	**$0**	**$0**	**$0**	**$0**
	TOTAL PROJECT COST (December 2025 Dollars)		**$46,158,400**	**$67,416,900**	**$92,447,600**	**$181,433,400**
K.	**ESCALATION**		**$2,951,000**	**$4,308,400**	**$5,906,600**	**$11,588,500**
K1	Escalation Allowance to December 2027 (7% of Item B to G)	7.0%	2,951,000	4,308,400	5,906,600	11,588,500
K2	FF & E Escalation (0% of item H)		0	0	0	0
	ESCALATED PROJECT COST (December 2027)		**$49,109,400**	**$71,725,300**	**$98,354,200**	**$193,021,900**
	Gross Floor Area m²		1,852 m2	2,894 m2	3,611 m2	6,823 m2
	Total Construction Cost $/m²		$14,316 /m2	$13,437 /m2	$14,799 /m2	$15,423 /m2
	Total Construction Cost including Contingencies $/m²		$18,790 /m2	$17,637 /m2	$19,424 /m2	$20,242 /m2
	Total Project Cost $/m²		$26,524 /m2	$24,788 /m2	$27,236 /m2	$28,289 /m2
	Total Escalated Project Cost $/m²		$26,524 /m2	$24,788 /m2	$27,236 /m2	$28,289 /m2

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APPENDIX II

Construction Cost Summaries

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6.0 Construction Cost Summaries

Description	Option 1 - Outdoor Renewal $	Option 2 - Hybrid Renewal $	Option 3 - New Indoor Facility (Base) $	Option 4 - New Indoor Facility (Community) $
A. Construction				
A1 Base Building	12,649,000	20,138,200	28,839,400	53,630,300
A2 Fit-out	4,488,000	9,657,600	16,991,500	35,487,700
A3 Supplementary Items	0	0	0	0
A4 Site Development	9,369,000	9,085,300	7,612,000	16,114,400
NET CONSTRUCTION COST	**$26,506,000**	**$38,881,100**	**$53,442,900**	**$105,232,400**
B. Contingencies				
B1 Design Contingency (25%)	6,626,500	9,720,300	13,360,700	26,308,100
B2 Construction Contingency (5%)	1,656,600	2,430,100	3,340,200	6,577,000
C. Goods & Services Tax (Excluded)	0	0	0	0
TOTAL CONSTRUCTION COST (HARD COSTS)	**$34,789,100**	**$51,031,500**	**$70,143,800**	**$138,117,500**

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APPENDIX III

Options

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Description / Assumptions	Qty	Unit	Rate	Amount
Option 1 - Outdoor Renewal				
A1 Base Building	1,070	m2		
Structure including Foundation				
Single storey building on strip and pad footings and steel and timber superstructure	1,070	m2	2,535.75	2,712,000
Allowance for major renovation to the exisitng building in connection with the renovation	1	sum	400,000.00	400,000
Envelope				
Allowance for building envelope assemblies, including curtainwall, precast concrete cladding, standing seam metal roof, backing assemblies, external doors and roof anchors (based on GFA)	1,070	m2	2,837.63	3,034,800
Allowance for re&re of the existing building envelope	1	sum	500,000.00	500,000
Mechanical	1,070	m2	3,055.43	3,267,800
Base building plumbing and drainage				
Base building pool mechanical				
Base building fire protection				
Base building HVAC system				
Base building controls				
Allowance for base building mechanical upgrade to meet full electric requirement to exisiting building (782m2)	1	sum	1,200,000.00	1,200,000
Electrical	1,070	m2	967.21	1,034,400
Base building services and distribution				
Base building lighting				
Base building power receptacles				
Base building heating equipment power connection				
Base building system and ancillaries				
Allowance for base building electrical upgrade to meet full electric requirement to existing building (782 m2)	1	sum	500,000.00	500,000
Total Base Building	**1,070**	**m2**	**11,827**	**12,649,000**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 1 - Outdoor Renewal				
A2 Fit-out	1,852	m2		
Lobby				
Lobby	130.0	m2	3,051.11	396,600
Lobby Sub-Total:	**130**	**m2**	**3,051**	**396,600**
Administration				
Front desk	30.0	m2	4,437.92	133,100
Office area	30.0	m2	2,375.15	71,300
Pool manager office	15.0	m2	2,375.15	35,600
Staff lunchroom	15.0	m2	2,375.15	35,600
Administration Sub-Total:	**90**	**m2**	**3,062**	**275,600**
Wellness features				
Steam and Sauna	50.0	m2	14,697.21	734,900
Wellness features Sub-Total:	**50**	**m2**	**14,698**	**734,900**
Aquatic Support Spaces				
Pool equipment storage	100.0	m2	1,536.66	153,700
Aquatic Support Spaces Sub-Total:	**100**	**m2**	**1,537**	**153,700**
Change Rooms				
Universal change				
Female change				
Male change				
Change Rooms Sub-Total:	**80**	**m2**	**6,283**	**502,600**
Back of House				
Building Mechanical	100.0	m2	1,395.39	139,500
Electrical Rooms	100.0	m2	1,395.39	139,500
Pool Mechanical	130.0	m2	1,395.39	181,400
Crawl Space	100.0	m2	181.13	18,100
Janitorial	20.0	m2	2,070.86	41,400
Building services - garbage + recycling	10.0	m2	1,310.62	13,100
Building operator - supply storage	20.0	m2	2,216.73	44,300
Back of House Sub-Total:	**480**	**m2**	**1,203**	**577,300**
Gross Up Factor (15%)	140	m2	2,469	344,400

Description / Assumptions	Qty	Unit	Rate	Amount
Option 1 - Outdoor Renewal				
Renovation in the existing Al Anderson Pool areas				
Lobby	50	m2	3,506	175,300
Front desk	11	m2	5,032	55,600
Office area	22	m2	2,763	60,800
staff change	19	m2	7,061	136,100
First Aid Room	8	m2	4,384	35,800
Control room	28	m2	4,788	132,400
Pool equipment storage	42	m2	1,840	77,700
Universal change	114	m2	150	17,000
Female change	70	m2	150	10,500
Male change	70	m2	150	10,500
Building Mechanical	42	m2	1,685	71,500
Electrical Rooms	4	m2	1,685	6,500
Pool Mechanical	15	m2	1,685	25,600
Janitorial	13	m2	2,428	31,100
Multipurpose Community Rooms	61	m2	4,063	247,800
Gross Up	213	m2	1,922	408,700
Total Fit-out	**1,852**	**m2**	**2,424**	**4,488,000**

A3 Supplementary Items

Allowance for residential appliances	included
Allowance for gymnasium and fitness equipment	excluded
Allowance for FF & E	excluded

Total Supplementary Items	**1,070**	**m2**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 1 - Outdoor Renewal				
A4 Site Development				
Site preparation and development including surface parking (existing site)	2,000	m2	568	1,135,100
Outdoor Pool (new provision) including gross up 15%				
Outdoor leisure pool	172.5	m2	7,991	1,378,400
Outdoor hot pool	57.5	m2	7,926	455,700
Outdoor deck space	603.8	m2	725	437,400
Outdoor Pool renovation				
Existing outdoor lap pool	449.0	m2	4,143	1,860,400
Existing outdoor lap pool deck space	811.0	m2	2,193	1,778,100
Spectator viewing	283.0	m2	1,811	512,600
Allowance for pool accessories		included		
Allowance for mechanical site services	1	sum	1,207,500	1,207,500
Allowance for electrical site services	1	sum	603,750	603,800
Total Site Development	**4,377**	**m2**	**2,141**	**9,369,000**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 2 - Hybrid Renewal				
A1 Base Building	2,112	m2		
Structure including Foundation				
Single storey building on strip and pad footings and steel and timber superstructure	2,112	m2	2,535.75	5,354,200
Allowance for major renovation to the exisitng building in connection with the renovation	1	sum	400,000.00	400,000
Envelope				
Allowance for building envelope assemblies, including curtainwall, precast concrete cladding, standing seam metal roof, backing assemblies, external doors and roof anchors (based on GFA)	2,112	m2	2,837.63	5,991,600
Allowance for re&re of the existing building envelope	1	sum	500,000.00	500,000
Mechanical	2,112	m2	2,122.46	4,481,600
Base building plumbing and drainage				
Base building pool mechanical				
Base building fire protection				
Base building HVAC system				
Base building controls				
Allowance for base building mechanical upgrade to meet full electric requirement to exisiting building (782m2)	1	sum	1,200,000.00	1,200,000
Electrical	2,112	m2	810.23	1,710,800
Base building services and distribution				
Base building lighting				
Base building power receptacles				
Base building heating equipment power connection				
Base building system and ancillaries				
Allowance for base building electrical upgrade to meet full electric requirement to existing building (782 m2)	1	sum	500,000.00	500,000
Total Base Building	**2,112**	**m2**	**9,537**	**20,138,200**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 2 - Hybrid Renewal				
A2 Fit-out	2,893	m2		
Lobby				
Lobby	130.0	m2	3,051.11	396,600
Lobby Sub-Total:	**130**	**m2**	**3,051**	**396,600**
Administration				
Front desk	30.0	m2	4,437.92	133,100
Office area	30.0	m2	2,375.15	71,300
Pool manager office	15.0	m2	2,375.15	35,600
Staff lunchroom	15.0	m2	2,375.15	35,600
staff change	10.0	m2	6,282.50	62,800
Staff WR	5.0	m2	6,172.74	30,900
Admin storage	10.0	m2	1,536.66	15,400
Administration Sub-Total:	**115**	**m2**	**3,345**	**384,700**
Aquatics				
Lap pool	not required			
Leisure pool	250.0	m2	8,884.18	2,221,000
Deck area	300.0	m2	3,298.29	989,500
Aquatics Sub-Total:	**550**	**m2**	**5,837**	**3,210,500**
Wellness features				
Hot pool	50.0	m2	8,496.21	424,800
Sauna and Steam	50.0	m2	14,697.21	734,900
Wellness features Sub-Total:	**100**	**m2**	**11,597**	**1,159,700**
Aquatic Support Spaces				
First Aid Room	10.0	m2	3,848.91	38,500
Control room	30.0	m2	4,216.59	126,500
Pool equipment storage	100.0	m2	1,536.66	153,700
Aquatic Support Spaces Sub-Total:	**140**	**m2**	**2,276**	**318,700**
Change Rooms				
Universal change				
Female change				
Male change				
Change Rooms Sub-Total:	**120**	**m2**	**6,283**	**753,900**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 2 - Hybrid Renewal				
Back of House				
Building Mechanical	200.0	m2	1,395.39	279,100
Electrical Rooms	100.0	m2	1,395.39	139,500
Pool Mechanical	170.0	m2	1,395.39	237,200
Crawl Space	100.0	m2	181.13	18,100
Janitorial	20.0	m2	2,070.86	41,400
Building services - garbage + recycling	10.0	m2	1,310.62	13,100
Building operator - supply storage	20.0	m2	2,216.73	44,300
Back of House Sub-Total:	**620**	**m2**	**1,246**	**772,700**
Community				
Multipurpose Community Rooms	61.0	m2	3,556.93	217,000
Community Sub-Total:	**61**		**3,557**	**217,000**
Gross Up Factor (15%)	275	m2	3,416	940,900
Renovation in the existing Al Anderson Pool areas				
Lobby	50	m2	3,506	175,300
Front desk	11	m2	5,032	55,600
Office area	22	m2	2,763	60,800
staff change	19	m2	7,061	136,100
First Aid Room	8	m2	4,384	35,800
Control room	28	m2	4,788	132,400
Pool equipment storage	42	m2	1,840	77,700
Universal change	114	m2	150	17,000
Female change	70	m2	150	10,500
Male change	70	m2	150	10,500
Building Mechanical	42	m2	1,685	71,500
Electrical Rooms	4	m2	1,685	6,500
Pool Mechanical	15	m2	1,685	25,600
Janitorial	13	m2	2,428	31,100
Multipurpose Community Rooms	61	m2	4,063	247,800
Gross Up	213	m2	1,922	408,700
Total Fit-out	**2,893**	**m2**	**3,338**	**9,657,600**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 2 - Hybrid Renewal				
A3 Supplementary Items				
Allowance for residential appliances		included		
Allowance for gymnasium and fitness equipment		excluded		
Allowance for FF & E		excluded		
Total Supplementary Items	**2,112**	**m2**		
A4 Site Development				
Site preparation and development including surface parking (existing site)	5,000	m2	725	3,622,500
Outdoor Pool (new provision) including gross up 15%				
Outdoor deck space	143.8	m2	725	104,100
Outdoor Pool renovation				
Existing outdoor lap pool	449.0	m2	4,143	1,860,400
Existing outdoor lap pool deck space	811.0	m2	2,193	1,778,100
Spectator viewing	283.0	m2	1,811	512,600
Allowance for pool accessories		included		
Allowance for mechanical site services	1	sum	603,750	603,800
Allowance for electrical site services	1	sum	603,750	603,800
Total Site Development	**6,687**	**m2**	**1,359**	**9,085,300**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 3 - New Indoor Facility (Base)				
A1 Base Building	3,611	m2		
Structure including Foundation	3,611	m2	2,535.75	9,157,200
Concrete strip and pad footings to buildings (based on GFA)				
Single storey building with steel and timber superstructure				
Envelope	3,611	m2	2,837.63	10,247,400
Allowance for building envelope assemblies, including curtainwall, precast concrete cladding, standing seam metal roof, backing assemblies, external doors and roof anchors (based on GFA)				
Allowance for operable exterior wall for competition mode	1	sum	200,000.00	200,000
Mechanical	3,611	m2	1,831.53	6,614,100
Base building plumbing and drainage				
Base building pool mechanical				
Base building fire protection				
Base building HVAC system				
Base building controls				
Electrical	3,611	m2	725.71	2,620,700
Base building services and distribution				
Base building lighting				
Base building power receptacles				
Base building heating equipment power connection				
Base building system and ancillaries				
Total Base Building	**3,611**	**m2**	**7,986**	**28,839,400**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 3 - New Indoor Facility (Base)				
A2 Fit-out	3,611	m2		
Lobby				
Lobby	130.0	m2	3,051.11	396,600
Lobby Sub-Total:	**130**	**m2**	**3,051**	**396,600**
Administration				
Front desk	30.0	m2	4,437.92	133,100
Office area	30.0	m2	2,375.15	71,300
Pool manager office	15.0	m2	2,375.15	35,600
Staff lunchroom	15.0	m2	2,375.15	35,600
staff change	10.0	m2	6,282.50	62,800
Staff WR	5.0	m2	6,172.74	30,900
Admin storage	10.0	m2	1,536.66	15,400
Administration Sub-Total:	**115**	**m2**	**3,345**	**384,700**
Aquatics				
Lap pool	533.0	m2	8,599.45	4,583,500
Leisure pool	250.0	m2	8,884.18	2,221,000
Deck area	833.0	m2	3,298.29	2,747,500
Dive	25.0	m2	5,506.56	137,700
Aquatics Sub-Total:	**1,641**	**m2**	**5,905**	**9,689,700**
Wellness features				
Hot pool	50.0	m2	8,496.21	424,800
Sauna and Steam	50.0	m2	14,697.21	734,900
Wellness features Sub-Total:	**100**	**m2**	**11,597**	**1,159,700**
Aquatic Support Spaces				
First Aid Room	10.0	m2	3,848.91	38,500
Control room	30.0	m2	4,216.59	126,500
Pool equipment storage	100.0	m2	1,536.66	153,700
Aquatic Support Spaces Sub-Total:	**140**	**m2**	**2,276**	**318,700**
Change Rooms				
Universal change				
Female change				
Male change				
Change Rooms Sub-Total:	**333**	**m2**	**6,283**	**2,092,100**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 3 - New Indoor Facility (Base)				
Back of House				
Building Mechanical	200.0	m2	1,395.39	279,100
Electrical Rooms	100.0	m2	1,395.39	139,500
Pool Mechanical	169.9	m2	1,395.39	237,100
Crawl Space	100.0	m2	181.13	18,100
Janitorial	20.0	m2	2,070.86	41,400
Building services - garbage + recycling	10.0	m2	1,310.62	13,100
Building operator - supply storage	20.0	m2	2,216.73	44,300
Back of House Sub-Total:	**620**	**m2**	**1,246**	**772,600**
Community				
Multipurpose Community Rooms	61.0	m2	3,556.93	217,000
Community Sub-Total:	**61**	**m2**	**3,557**	**217,000**
Gross Up Factor (15%)	471	m2	4,162	1,960,400
Total Fit-out	**3,611**	**m2**	**4,706**	**16,991,500**

A3 Supplementary Items

Allowance for residential appliances	included
Allowance for gymnasium and fitness equipment	excluded
Allowance for FF & E	excluded

Total Supplementary Items	**3,611**	**m2**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 3 - New Indoor Facility (Base)				
A4 Site Development				
Site preparation and development including surface parking (new location)	7,000	m2	664	4,648,900
Allowance for mechanical site services	1	sum	1,207,500	1,207,500
Allowance for electrical site services	1	sum	905,625	905,600
Demolition of the existing facilites	excluded (by others)			
Allowance for				
Environmental performance: photovoltaic array on rooftop (all electric facility included in the base estimate)	1	sum	500,000	500,000
Compensation plan for landscape work within the environmentally sensitive area of the Al Anderson Pool site	1	sum	150,000	150,000
Unknown ground conditions with pool and crawlspace excavation	1	sum	200,000	200,000
Total Site Development	**7,000**	**m2**	**1,087**	**7,612,000**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 4 - New Indoor Facility (Community)				
A1 Base Building	6,823	m2		
Structure including Foundation	6,823	m2	2,535.75	17,302,100
Concrete strip and pad footings to buildings (based on GFA)				
Single storey building with steel and timber superstructure				
Envelope	6,823	m2	2,837.63	19,361,800
Allowance for building envelope assemblies, including curtainwall, precast concrete cladding, standing seam metal roof, backing assemblies, external doors and roof anchors (based on GFA)				
Allowance for operable exterior wall for competition mode	1	sum	200,000.00	200,000
Elevator	6,823	m2	104.06	710,000
Extra allowance for elevators for 2-storey building option				
Mechanical	6,823	m2	1,724.07	11,763,800
Base building plumbing and drainage				
Base building pool mechanical				
Base building fire protection				
Base building HVAC system				
Base building controls				
Electrical	6,823	m2	629.11	4,292,600
Base building services and distribution				
Base building lighting				
Base building power receptacles				
Base building heating equipment power connection				
Base building system and ancillaries				
Total Base Building	**6,823**	**m2**	**7,860**	**53,630,300**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 4 - New Indoor Facility (Community)				
A2 Fit-out	6,823	m2		
Lobby				
Lobby	310.0	m2	3,051.11	945,800
Lobby Sub-Total:	**310**	**m2**	**3,051**	**945,800**
Administration				
Front desk	30.0	m2	4,437.92	133,100
Office area	40.0	m2	2,375.15	95,000
Pool manager office	15.0	m2	2,375.15	35,600
Staff lunchroom	15.0	m2	2,375.15	35,600
staff change	15.0	m2	6,282.50	94,200
Staff WR	10.0	m2	6,172.74	61,700
Admin storage	15.0	m2	1,536.66	23,000
Administration Sub-Total:	**140**	**m2**	**3,416**	**478,200**
Aquatics				
Lap pool	660.0	m2	8,599.45	5,675,600
Leisure pool	350.0	m2	8,884.18	3,109,500
Deck area	1,140.0	m2	3,298.29	3,760,000
Parent viewing	50.0	m2	3,642.79	182,100
Dive	25.0	m2	5,506.56	137,700
Aquatics Sub-Total:	**2,225**	**m2**	**5,782**	**12,864,900**
Wellness features				
Hot pool	130.0	m2	8,496.21	1,104,500
Sauna and Steam	50.0	m2	14,697.21	734,900
Wellness features Sub-Total:	**180**	**m2**	**10,219**	**1,839,400**
Aquatic Support Spaces				
First Aid Room	10.0	m2	3,848.91	38,500
Control room	50.0	m2	4,216.59	210,800
Pool equipment storage	150.0	m2	1,536.66	230,500
Aquatic Support Spaces Sub-Total:	**210**	**m2**	**2,285**	**479,800**
Change Rooms				
Universal change				
Female change				
Male change				
Change Rooms Sub-Total:	**456**	**m2**	**6,283**	**2,864,800**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 4 - New Indoor Facility (Community)				
Back of House				
Building Mechanical	250.0	m2	1,395.39	348,800
Electrical Rooms	100.0	m2	1,395.39	139,500
Pool Mechanical	267.0	m2	1,395.39	372,600
Crawl Space	100.0	m2	181.13	18,100
Janitorial	30.0	m2	2,070.86	62,100
Building services - garbage + recycling	15.0	m2	1,310.62	19,700
Building operator - supply storage	20.0	m2	2,216.73	44,300
Loading/Receiving	15.0	m2	1,310.62	19,700
Back of House Sub-Total:	**797**	**m2**	**1,286**	**1,024,800**
Community				
Multipurpose Community Rooms	200.0	m2	3,556.93	711,400
Fitness	500.0	m2	12,196.41	6,098,200
Gymnasium	815.0	m2	3,018.00	2,459,700
Community Sub-Total:	**1,515**	**m2**	**6,118**	**9,269,300**
Lease Spaces				
Concession/food and beverage	100.0	m2	16,259.77	1,626,000
Lease Spaces Sub-Total:	**100**	**m2**	**16,260**	**1,626,000**
Gross Up Factor (15%)	890	m2	4,601	4,094,700
Total Fit-out	**6,823**	**m2**	**5,201**	**35,487,700**

A3 Supplementary Items	
Allowance for residential appliances	included
Allowance for gymnasium and fitness equipment	excluded
Allowance for FF & E	excluded

Total Supplementary Items	**6,823**	**m2**

Description / Assumptions	Qty	Unit	Rate	Amount
Option 4 - New Indoor Facility (Community)				
A4 Site Development				
Site preparation and development including surface parking (new location)	10,000	m2	664	6,641,300
Below grade parking - one level	2,300	m2	2,700	6,210,000
Allowance for mechanical site services	1	sum	1,207,500	1,207,500
Allowance for electrical site services	1	sum	905,625	905,600
Demolition of the existing facilites	excluded (by others)			
Allowance for				
Environmental performance: photovoltaic array on rooftop (all electric facility included in the base estimate)	1	sum	800,000	800,000
Compensation plan for landscape work within the environmentally sensitive area of the Al Anderson Pool site	1	sum	150,000	150,000
Unknown ground conditions with pool and crawlspace excavation	1	sum	200,000	200,000
Total Site Development	**12,300**	**m2**	**1,310**	**16,114,400**

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