



To: General Purposes Committee **Date:** October 30, 2013
From: Dave Semple **File:** 06-2055-20-007/Vol 01
General Manager, Community Services
Robert Gonzalez
General Manager, Engineering & Public Works
Re: Minoru Older Adults and Aquatic Centre Site Selection


Staff Recommendation

That Council select a site for the replacement of the Minoru Aquatics and Older Adults' Centre from the following 4 options as outlined in the report titled "*Minoru Older Adults and Aquatic Centre Site Selection*" dated October 30, 2013 from the General Manager, Engineering & Public Works and General Manager, Community Services:

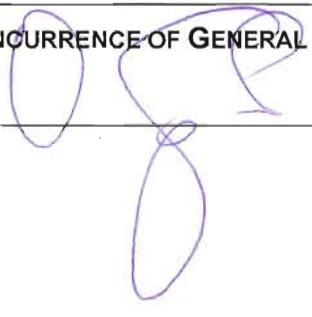

- Option 1: A co-located Aquatics and Older Adults' Centre at the existing location in Minoru Park (Attachment 3);
- Option 2: A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park (Attachments 4 & 5);
- Option 3: A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park and endorsement of a Phase 2 Aquatics Centre at Lot 5 adjacent to the Richmond Olympic Oval (Attachment 7), with funding for Phase 2 Aquatics to be approved at a future date in conjunction with endorsement of plans for Phase 2 Aquatics and a resolution concerning the future of Watermania.
- Option 4: A co-located Aquatics and Older Adults' Centre at Minoru Park in its existing location and an Aquatics Centre at Lot 5 adjacent to the Richmond Olympic Oval with the Older Adults' Centre and the Aquatics Centre at Lot 5 being constructed concurrently and Minoru Aquatics being constructed in Phase 2 but funded in Phase 1.



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REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Division	<input checked="" type="checkbox"/>	
Community Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Clerks	<input checked="" type="checkbox"/>	
Community Safety	<input checked="" type="checkbox"/>	
APPROVED BY CAO 		

Staff Report

Origin

At the June 24, 2013 meeting, Council carried the following resolutions in relation to the report titled “*Major Capital Facilities Program Phase 1*” dated May 31, 2013 from the Director, Engineering:

1. *“The following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City’s 2014 budget process for Council consideration as described in the Staff report titled “Major Capital Facilities Program Phase 1” dated May 31, 2013 from the Director of Engineering:*
 - a. *Replacement of the Older Adults’ Centre in Minoru Park;*
 - b. *Renovation of the City Hall Annex (formerly known as the Public Safety Building on Minoru Boulevard) for temporary use as an older adults’ centre;*
 - c. *Replacement of the Aquatics Centre in Minoru Park;*
 - d. *Temporary cover over Steveston outdoor pool for continuity of community aquatic services;*
 - e. *Replacement of Firehall No. 1 at the corner of Granville Avenue and Gilbert Road;*
2. *The funding strategy outlined in Option 3 of this report be endorsed on the basis that the City would borrow \$50 Million dollars with a 10-year amortization with the balance to be taken from the City’s Reserves;*
3. *An amendment to the City’s Five Year Financial Plan (2013-2017) to include \$3.5 million for advanced design of the Major Capital Facilities Program Phase 1 with funding to come from the City’s revolving fund be brought forward for Council consideration;*
4. *An amendment to the City’s Five Year Financial Plan (2013-2017) to include \$500,000 for advanced construction of the City Centre Community Centre Tenant Improvements with funding to come from the City’s revolving fund be brought forward for Council consideration;*
5. *Staff bring forward the balance of the list of the capital facilities priorities for examination; and*
6. *Staff provide details of the full consultation plans and report through the General Purposes Committee.*

This report addresses recommendation 1(a – d) only; the remaining recommendations will be addressed under separate reports.

During the open Council meeting, stakeholders, as represented by the Aquatic Services Advisory Board, expressed concern over the loss of aquatic services during construction. Specifically, the Board maintained that the proposed temporary measures to mitigate disruption of service during construction (eg., temporary cover over Steveston pool) would not be efficient or effective in meeting the demands of aquatic users, which total approximately 1,100 to 1,250 visits per day. As a result of those concerns, staff was asked to examine the feasibility of building adjacent to the existing aquatic facility and consider alternative sites in the Minoru Precinct.

The June report addressed a single aquatic facility- the replacement of MAC. Through previous feasibility work done in 2009 it was determined that the proposed size (approximately 68,000 square feet) would meet current needs and accommodate future growth in the City Centre for up to ten years at which time the future of Watermania would have to be addressed. Since that time, a significant shift has occurred that not only sees the City Centre population growing more rapidly than was anticipated, but places the bulk of this growth north of Westminster Highway, which will undoubtedly create a significant increase in demand for services. In addition to the demand that can be projected based on population growth, consideration must be given to latent demand (pent up demand for modern facilities), which is expected to be significant.

Watermania is now in the 17th year of a 30 year lease that will expire in 2027. Significant capital expenditures have been made in the last two years, with additional capital required in 2014 in order to keep the facility properly maintained. Given the current and projected expenses required to maintain this facility, decisions about the future of Watermania should not be left until the latter years of the lease. As was stated in the June 24, 2013 Council report, a master planning exercise will be conducted upon implementation of the Phase 1 facility program to establish the next phase of facility priorities for Council consideration. Plans for Watermania will be brought forward at that time.

This report is in response to the questions raised at the June Council meeting regarding aquatic service disruption. As well, given the anticipated latent demand for aquatics and projected long term growth in the City Centre, this report introduces the concept of a second aquatic facility at Lot 5 adjacent to the Richmond Olympic Oval. Council's direction is sought on the preferred location for the replacement of Minoru Aquatic Centre (MAC) and the Older Adults' Centre (OAC), and a potential additional aquatic facility, based on the analysis outlined herein.

In order to deliver the OAC and an aquatic facility by the Fall 2017, a site must be selected this year.

Site Analysis

Based on the size of the facilities endorsed in the June report, a number of potential alternative sites in Minoru Park and other city-owned properties were identified for comparison purposes. They are as follows:

1. Minoru Precinct
 - a. Minoru 2 field on Granville Avenue
 - b. Gilbert Road south of Gateway Theatre
 - c. Cricket Pitch
 - d. Corner of Granville Avenue and Gilbert Road (Firehall #1)
 - e. City Hall Annex on Minoru Boulevard
2. Garden City Lands
3. Lot 5 adjacent to the Richmond Olympic Oval
4. Brighthouse Park
5. Triangle Road adjacent to Watermania
6. Steveston Park
7. South Arm Park
8. King George Park

Of the twelve sites identified, three (Steveston Park, South Arm Park, King George Park) were ruled out for further analysis as they were not located within the City Center where the majority of the demand for these services is located. The Triangle Road property will be considered in the analysis of the future of Watermania. Garden City Lands was ruled out as the use of that land is restricted by the Agricultural Land Reserve. Brighthouse Park and City Hall Annex were also ruled out as there is not enough space for provision of adequate on-site parking and circulation in these locations.

The remaining five sites (Minoru 2 Field, Gilbert Road, Cricket Pitch, Firehall No. 1, Lot 5) as well as the previously endorsed existing location, were measured against site evaluation criteria (Attachment 1). A summary of the analysis is outlined in Attachment 2. Based on the analysis, 4 viable options emerged as follows:

- Option 1: A co-located Aquatics and Older Adults' Centre at the existing location in Minoru Park (Attachment 3).
- Option 2: A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park (Attachments 4 & 5).
- Option 3: A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park and endorsement of a Phase 2 Aquatics Centre at Lot 5 adjacent to the Richmond Olympic Oval (Attachment 7), with funding for Phase 2 Aquatics to be approved at a future date in conjunction with endorsement of plans for Phase 2 Aquatics and a resolution concerning the future of Watermania.
- Option 4: A co-located Aquatics and Older Adults' Centre at Minoru Park in its existing location and an Aquatics Centre at Lot 5 adjacent to the Richmond Olympic Oval with the Older Adults' Centre and the Aquatics Centre at Lot 5 being constructed concurrently and Minoru Aquatics being constructed in Phase 2 but funded in Phase 1.

For each of the four options, and for purposes of this analysis, the proposed aquatic facility is estimated to be 68,000 square feet and the proposed older adults' centre is estimated to be 33,000 square feet. Each of these facilities can be expanded, or reduced, with such changes being determined through program development once the site has been selected. The costs shown reflect the cost of those facilities plus any additional site-specific costs (eg., relocation of services, incorporation of additional space, etc.) as described in each. All cost estimates are based on the year in which the funds will be required. Any change in the size of these facilities will necessitate a revision of the costs provided herein.

Option 1 A co-located Aquatics and Older Adults' Centre at the existing location in Minoru Park (Attachment 3)

At the June Council meeting, where Council endorsed the replacement of MAC and OAC on the existing site, concerns were raised by the Aquatic Services Advisory Board about the significant disruption to aquatic services even with mitigation measures in place (eg., temporary cover over Steveston pool). Questions arose about the feasibility of building adjacent to MAC thereby keeping it operational during construction. At the time, Engineering confirmed that the risk of damage to the existing MAC during site preparation was very high due to extreme vibrations and therefore not recommended. Engineering has since engaged the services of a structural and geotechnical engineer to work with Stuart Olson (Council approved Construction Manager for

Phase 1 projects) and an architect to determine whether there were any design/engineering solutions that would mitigate this risk. The consultants have concluded that given the proposed size of the facility and the site constraints, there is no solution that will provide certainty of uninterrupted aquatic services; unplanned closures and unknown expenses can be expected should construction take place adjacent to the existing aquatic facility.

As a result of the consultants' findings, there is no ability to improve this option from what was previously endorsed. It has the advantage of being the location that meets the needs and preferences of the stakeholders upon completion given the close proximity of adjacent uses. It will, however, cause significant disruption to aquatic services and it does not address the anticipated latent and long-term aquatic demand. Option 1 is summarized as follows:

Summary of Option 1

Project 2014-2017	Estimate	Key Advantage	Key Disadvantage
Co-located OAC/MAC	\$68 million (2015 dollars)	An integrated MAC/OAC facility immediately adjacent to other civic precinct services	Significant reduction of aquatic services for a minimum 2 years;
Temporary OAC *	\$3 million* (2014 dollars)		Does not fully address latent and future demand
Temporary Steveston Cover *	\$3.8 million* (2014 dollars)		
Total	\$74.8 million		

*Note * These costs are for temporary improvements to maintain service levels. As with all renovations, unforeseen circumstances may arise that will affect the ultimate cost of the project.*

Option 2 A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park (Attachment 4)

Option 2 is located within Minoru Park on the Minoru 2 field, within walking distance to other services such as the library, Cultural Centre, ice rinks, etc. Given the proximity of the site to the Minoru Pavilion, and the age and condition of that structure, consideration has been given to incorporating a new Pavilion within the new facility. The integration of the Pavilion with the new MAC/OAC would provide opportunities for operational efficiencies and additional meeting room and assembly space within the new structure.

To complete the facility at this location, the existing artificial turf field and grass field would have to be relocated further north and configured with the baseball field. This move would also impact the throwing events for the track and field users of this site. Potential reconfiguration of these services is shown in Attachment 5. It is believed that the work could be completed during the soccer off-season and would ultimately add value to the sport environment at Minoru Park. An alternative location for baseball would have to be identified for the 2014 season only.

Two of the field improvements required for this option are in the current 5-Year Parks Capital Plan Submissions, i.e., replacement of Minoru 2 artificial surface in 2014 (\$600,000) and conversion of the LaTrace Diamond to artificial turf in 2018 (\$1,200,000). Because this option requires a relocation of the fields, rather than just resurfacing existing ones, more ground work (drainage, lighting, parking, re-routing pathway, concrete curb/sidewalk perimeter) is required.

The estimated cost to relocate the soccer fields and LaTrace Diamond is \$5.7 million, of which \$1.8 million is a previously planned future expenditure.

The main advantage of this location is that there would be no disruption of services: both older adults' and aquatic services would remain in operation at their current location until the new facility was completed. The main disadvantage is that it is not immediately adjacent to other civic precinct facilities and it does not address the anticipated latent and long-term aquatic demand.

Should this option be selected, apart from the relocation of the playing fields, additional costs would include temporary washrooms/change rooms and integration of the Pavilion. The costs associated with this option are as follows:

Summary of Option 2

Project 2014 -2017	Estimate	Key Advantage	Key Disadvantage
Co-located OAC/MAC	\$69.8 million (2015 dollars)	No disruption of aquatic/older adult services	MAC/OAC is not immediately adjacent to other civic precinct services (eg., library, cultural centre.)
Incorporate Pavilion	\$3.7 million (2015 dollars)		
Relocation/installation of fields	\$5.7 million* (2014 dollars)		
Temporary Washrooms / change rooms	\$0.4 million (2014 dollars)		
Total	\$79.6 million		Does not fully address latent and long term aquatic demand

*Note * These costs are for permanent improvements.*

Option 3 *A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park and endorsement of a Phase 2 Aquatics Centre at Lot 5 adjacent to the Richmond Olympic Oval (Attachment 7), with funding for Phase 2 Aquatics to be approved at a future date in conjunction with endorsement of plans for Phase 2 Aquatics and a resolution concerning the future of Watermania. (Attachment 6)*

Based on 2009 feasibility work, it was concluded that the aquatic facility proposed in Options 1 and 2 would meet current needs and accommodate future growth in the City Centre for up to ten years. However, as mentioned earlier in this report, a significant shift has occurred that not only sees the City Centre population growing more rapidly than was anticipated, but places the bulk of this growth north of Westminster Highway, which will undoubtedly create a significant increase in demand for services. In addition to the demand that can be projected based on population growth, consideration must be given to latent demand (pent up demand for modern facilities), which is expected to be significant.

While it is expected that a single aquatic facility will accommodate some of the latent demand, such demand is anticipated to be significant. This, combined with the accelerated growth in the City Centre, is the reason a second aquatics facility at Lot 5 adjacent to the Richmond Olympic Oval is included in Option 3. Lot 5's location north of Westminster Highway puts it at the centre of the bulk of the City Centre's population growth and demand. In addition, there are synergies and operational efficiencies with locating an aquatic facility adjacent to a multi-sport facility.

In this option, both Minoru and Lot 5 will be full service aquatic facilities. Balancing facility sizes and programming will be determined through the public consultation process with the ultimate objective of having complimentary facilities as opposed to competing ones. Funding and construction of these facilities would be in two phases with the second phase commencing upon completion of the first. The following is the suggested phasing with cost estimates:

Summary of Option 3

Phase 1 2014 to 2017	Estimate	Key Advantage	Key Disadvantage
Co-located OAC/MAC	\$69.8 million (2015 dollars)	Will meet latent, current and future demand	MAC/OAC is not immediately adjacent to other civic precinct services (eg., library, cultural centre.)
Incorporate Pavilion	\$3.7 million (2015 dollars)		
Relocation/installation of fields	\$5.7 million* (2014 dollars)		
Temporary Washrooms / change rooms	\$0.4 million (2014 dollars)		
Total Phase 1	\$79.6 million		
Phase 2 2018 to 2020			
Lot 5 Aquatics (incl. parkade)	\$74 million (2018 dollars)		
Total Phase 2	\$74 million		

Note * These costs are for permanent improvements.

Option 4 *A co-located Aquatics and Older Adults' Centre at Minoru Park in its existing location and an Aquatics Centre at Lot 5 adjacent to the Richmond Olympic Oval with the Older Adults' Centre and the Aquatics Centre at Lot 5 being constructed concurrently and Minoru Aquatics being constructed in Phase 2 but funded in Phase 1. (Attachment 7)*

Option 4 is similar to Option 3 in that it includes two aquatic facilities to fully address latent, current and future demand. In this Option, the OAC will be built in its existing location concurrently with an aquatics centre at Lot 5. Upon completion of the Lot 5 aquatics facility, MAC will be demolished and a new MAC will be integrated with the new OAC.

In order to provide a clear construction site and eliminate unforeseen costs by constructing too close to the existing OAC, older adults' services will be temporarily relocated to the City Hall Annex. Given the size of the new OAC, there will be enough room on the site to keep it at a safe distance from MAC. As a result, there will be no disruption of aquatic services during construction.

As in Option 3, both Minoru Park and Lot 5 will have a full service aquatic facility with programming being balanced through the public consultation process. Although construction of the proposed facilities will be in 2 phases (Lot 5 Aquatics/Minoru OAC Phase 1; Minoru Aquatics Phase 2), full funding will be required in Phase 1. The following is the suggested phasing of Option 4 with cost estimates:

Summary of Option 4

Phase 1 Construction (2014 - 2017)	Estimate	Key Advantage	Key Disadvantage
Minoru OAC	\$20.4 million <i>(2015 dollars)</i>	Will meet latent, current and future demand	Co-location of MAC/OAC is phased
Lot 5 Aquatics	\$67.5 million <i>(2015 dollars)</i>		
Temporary OAC	\$3.0 million* <i>(2014 dollars)</i>		
Construction Phasing	\$1.0 million		
Phase 2 Construction (2018-2020)			
Minoru Aquatics (integrated with OAC)	\$47.6 million <i>(2015 dollars)</i>		
Total Cost	\$139.5 million		

Note These costs are for temporary improvements to maintain service levels. As with all renovations, unforeseen circumstances may arise that will affect the ultimate cost of the project.*

Preliminary Traffic Assessment of Site Options

In addition to the Site Evaluation Criteria, a preliminary assessment of the likely traffic impacts of the site options for Minoru precinct and Lot 5 identifies the following key findings:

- As each of these sites has good access from an existing arterial road, the traffic impacts on existing roadway systems can be managed adequately with new signalization, intersection and internal driveway improvements;
- The relocation of the existing MAC would provide an opportunity to re-align the existing Granville Avenue access with Moffat Road, thereby making the signalization of this intersection feasible to improve access to the overall Minoru precinct;
- Oval Way is originally envisioned to serve Lot 5 as well as the Oval as part of the Oval precinct master plan. This road is currently upgraded with new signalization and associated widening which would provide added capacity to facilitate the added demand generated by an aquatic centre on Lot 5. River Road will also be widened to full four-lane urban arterial standard as adjacent re-development occurs on both sides of this street; and
- Transit access currently exists for all of these sites.

Once the site configuration and service programming are determined upon selection of a preferred site, detailed traffic impact studies will be carried out to determine the specific traffic and parking improvements needed to service the site.

Financial Impact

The Phase 1 capital projects endorsed by Council in June included the replacement of MAC and OAC as well as Firehall #1 (\$22.3 million), City Centre Community Centre (\$6.8 million) and a multi-project contingency of \$10 million. The total cost for Phase 1 capital projects based on the options presented in this report are summarized below. As the major construction will not commence before 2015, a 3% allowance (\$5 million) for construction escalation has also been included:

Major Capital Project Phase 1 Cost Summary (in millions)

Project	Option 1	Option 2	Option 3 (Phase 1)	Option 4
MAC/OAC replacement	\$74.8	\$79.6	\$79.6	\$72.0
Lot 5	-	-	Phase 2	\$67.5
FH #1	\$22.3	\$22.3	\$22.3	\$22.3
CCCC	\$6.8	\$6.8	\$6.8	\$6.8
Multi-project contingency	\$10.0	\$10.0	\$10.0	\$10.0
Construction cost escalation contingency	\$5.0	\$5.0	\$5.0	\$5.0
Total	\$118.9	\$123.7	\$123.7	\$183.6

In June, Council endorsed external borrowing up to \$50 million with the remaining funds for the Phase 1 capital projects to come from reserves. Based on the approved funding strategy the estimated opening and ending balance of each reserve, depending on the option selected, is summarized below.

Selected Reserve Balances 2017 (in millions)

Reserves	2014 Opening Balance	2017 Ending Balance			
		Option 1	Option 2	Option 3 (Phase 1)	Option 4
Revolving Fund Reserve	\$67.3	\$46.9	\$45.7	\$45.7	\$14.0
Capital Building & Infrastructure Reserve	19.4	18.9	15.3	15.3	3.0
Legacy Reserve	15.9	15.9	15.9	15.9	-
Watermain Replacement Reserve	26.9	26.9	26.9	26.9	26.9
Sanitary Sewer Reserve	23.7	23.7	23.7	23.7	23.7
Total Reserve Balance	\$153.2	\$132.3	\$127.5	\$127.5	\$67.6

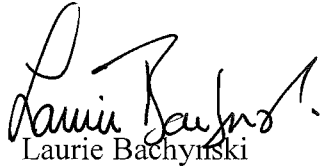
The above summary factors in an annual \$12.0 million transfer to reserve.

Operating costs have not been included at this time as they are dependent upon site selection, final design and programming.

Conclusion

Since receiving Council endorsement of the Major Capital Facilities Program Phase 1 on June 24, 2013, an alternative site analysis has been conducted to respond to concerns raised by stakeholders with respect to continuity of aquatic services and to address anticipated latent and long-term aquatic

demand. This analysis resulted in four options for the replacement of MAC and OAC; one previously endorsed by Council and three additional ones. The advantages and disadvantages of each option have been identified and outlined. It is recommended that Council select the preferred option for the replacement of these facilities from the four provided, with public consultation on the building(s) program to follow upon selection.



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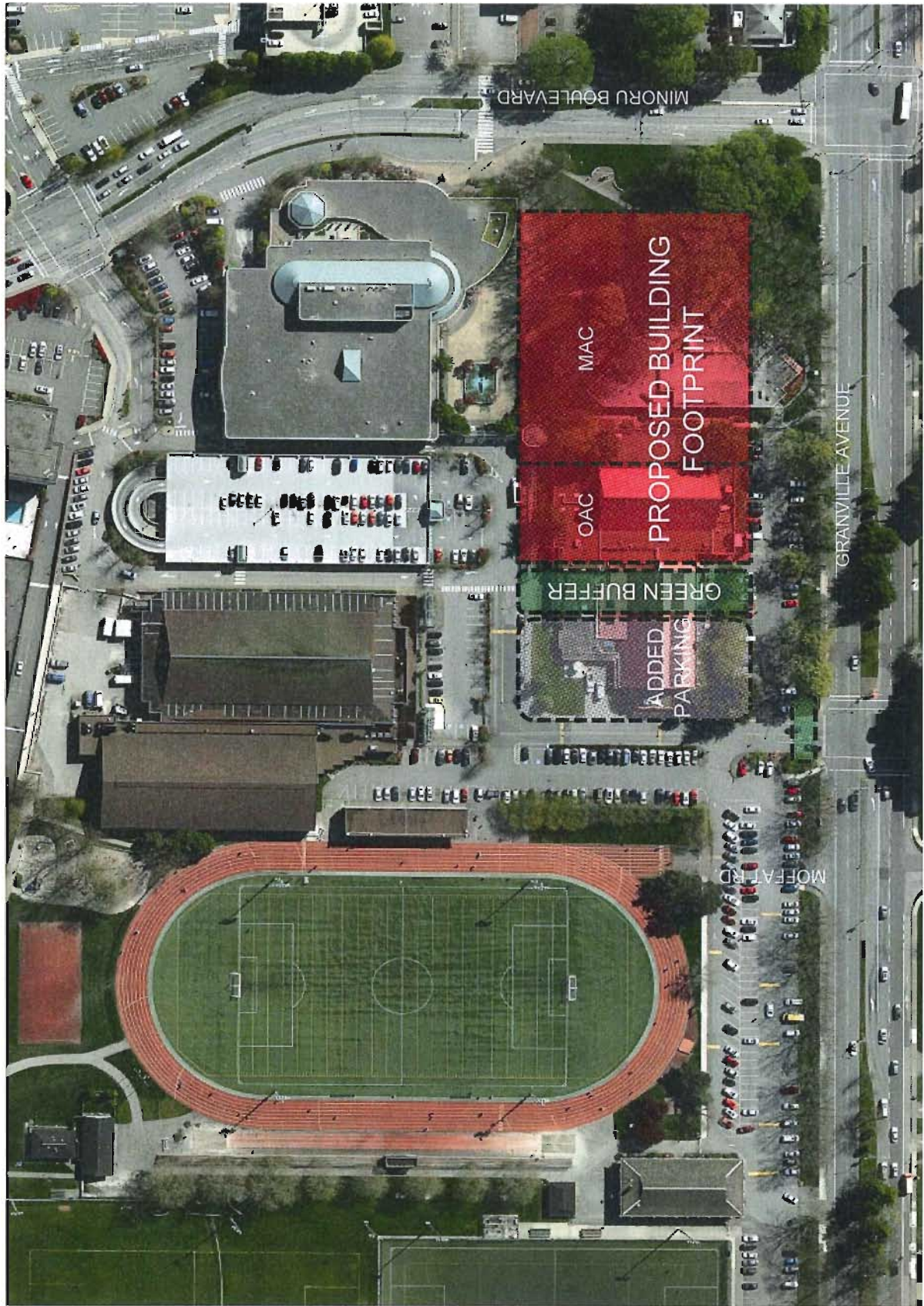
Site Evaluation Criteria

Criteria	Explanation
Co-location of Older Adults' and Aquatic Services	Previous stakeholder consultation revealed a preference for an integrated older adults/aquatics facility.
Synergies with other services	Both aquatic and older adult service users enjoy the proximity to other services such as the library, cultural centre, shopping centre and transit.
Continuity of Aquatic Services	Aquatic Services Advisory Board has advised that disruption of service is unacceptable. This is assumed to mean anything unplanned and outside of normal annual maintenance.
Impact to other services	Sites were assessed on whether existing services would be impacted by the location of the new MAC/OAC.
Access, Parking	Users and user groups should be able to easily access the services by foot, bike, bus or car. As well, there must be adequate provision of on-site parking.
Retains Green Space	Should the facility be located on open space, loss of green space should be minimized.
Addresses Demand for the Long Term	Latent, current and anticipated future demand.

Site Analysis

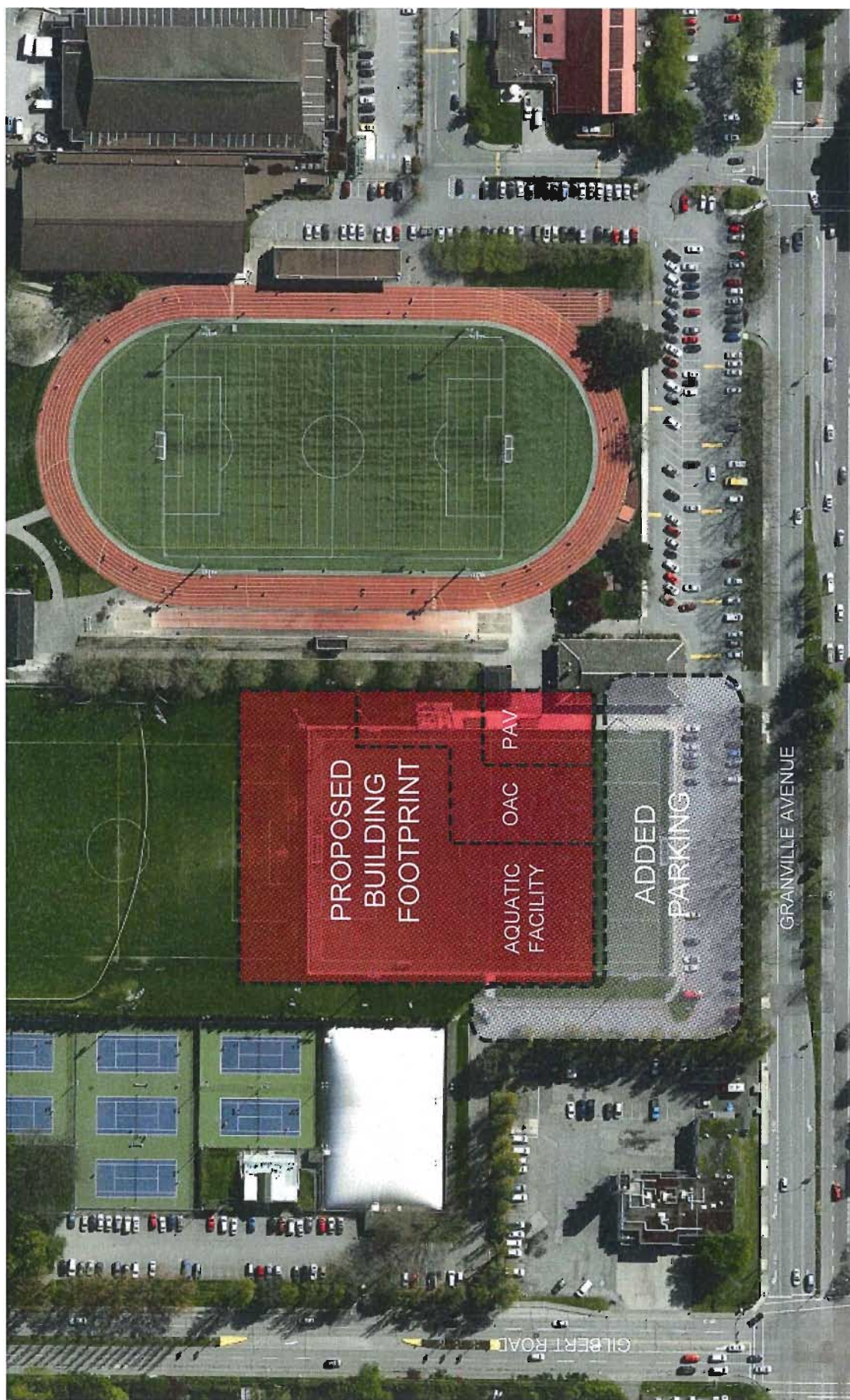
Location	MAC/OAC co-location	Synergies with other Services	Continuity of Aquatic Services	Impact to other services	Access, Parking	Retains Green Space	Meets Long Term Demand
Existing Location	Yes	Yes	significant reduction of aquatic services	Temporary relocation of OAC	Yes	Yes	No
Minoru 2	Yes	MAC/OAC not immediately adjacent to civic precinct services	Yes	Relocation of soccer field, baseball field & throwing events	Yes	Yes	No
MAC/OAC at Minoru 2 & Aquatics at Lot 5	Yes	MAC/OAC not immediately adjacent to civic precinct services	Yes	Relocation of soccer field, baseball field & throwing events	Yes	Yes	Yes
MAC/OAC at Existing Minoru Location & Aquatics at Lot 5	Yes	Yes	Yes	Temporary relocation of OAC	Yes	Yes	Yes
Firehall #1	Yes	MAC/OAC not immediately adjacent to civic precinct services	Yes	Relocation of FH #1, tennis courts and Minoru 2	Yes	Additional parking impacts green space	No
Gilbert Road	Yes	MAC/OAC not immediately adjacent to civic precinct services	Yes	Relocation of baseball field	Less frequent transit stop	Additional parking impacts greens space	No
Cricket Pitch	Yes	MAC/OAC not immediately adjacent to civic precinct services	Yes	Relocation of cricket pitch	Not adjacent to road frontage and transit	Additional parking impacts greens space	No

OPTION 1 – EXISTING LOCATION MINORU

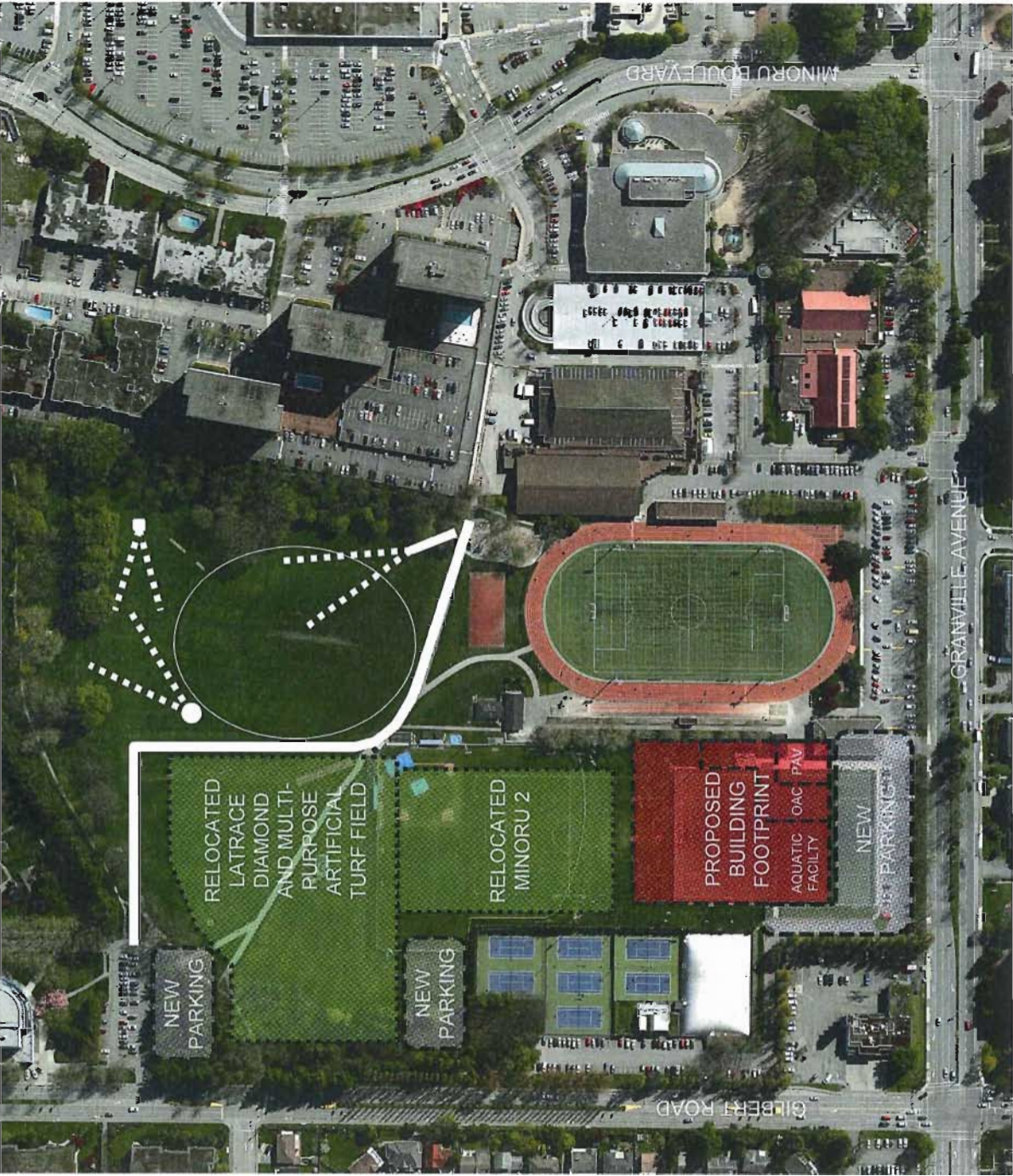


OPTION 2 - MINORU 2

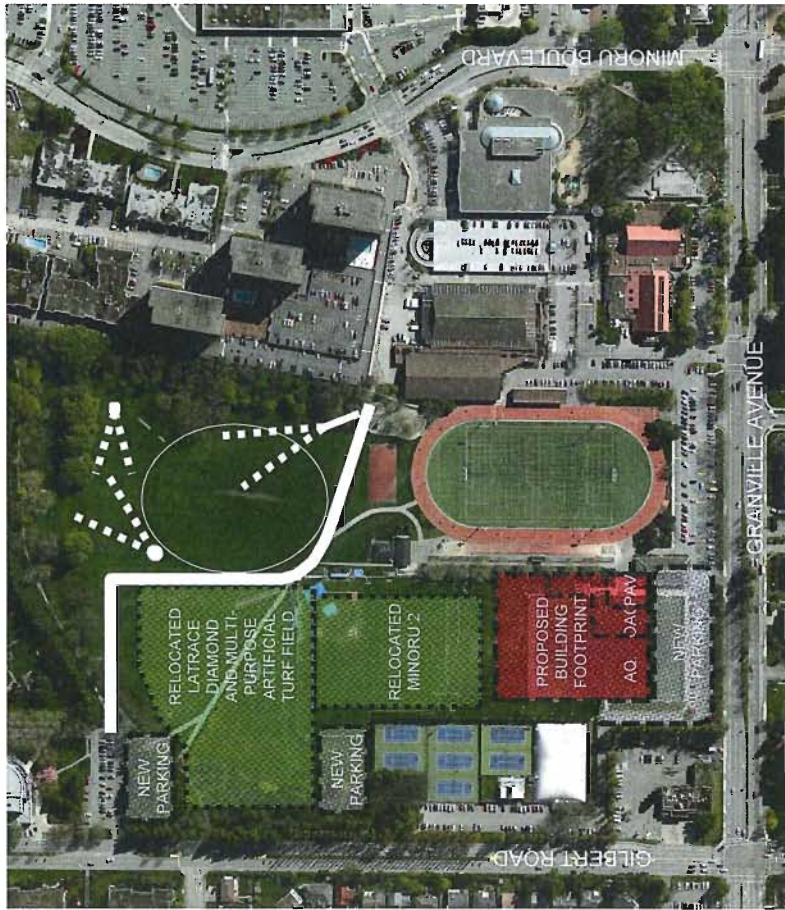
Attachment 4



OPTION 2 -- MINORU 2 -- RELOCATION OF FIELDS



OPTION 3 - MINORU 2 AND LOT 5



PHASE 1

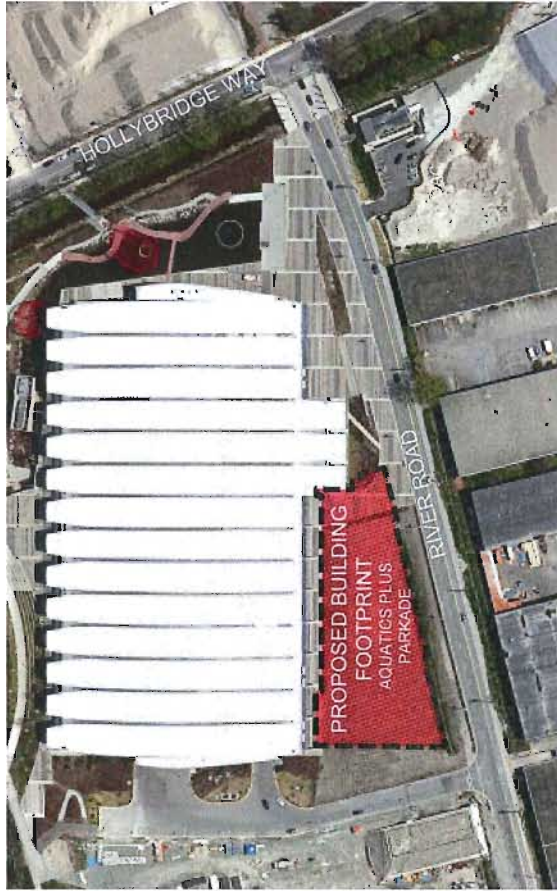


PHASE 2

OPTION 4 – EXISTING LOCATION AND LOT 5



PHASE 1 – OAC
PHASE 2 – MAC



PHASE 1

Options Summary

Option	Advantages	Disadvantages	Additional Costs	Delivery	Estimate (including additional costs)
Option 1 - Existing Location	Co-located OAC/MAC; location liked by users and user groups due to synergies with other services	Disruption of aquatic services; does not address aquatic demand for the long term	Temporary OAC & temporary Steveston pool cover	Fall 2017	\$74 million
Option 2 - Minoru 2	No disruption to aquatic services; co-located OAC/MAC; no need to temporarily relocate older adults; opportunity to integrate Pavilion	MAC/OAC not immediately adjacent to civic precinct services; does not address aquatic demand for the long term	Integration of the Pavilion; relocation of fields & ancillary works; temporary washrooms/change rooms	Fall 2017	\$79.6 million
Option 3 Phase 1 - MAC/OAC at Minoru 2, Phase 2 - Lot 5 Aquatics	No disruption to aquatic/older adults' services; synergies with adjacent services at both Lot 5 and Minoru; MAC/OAC located in Minoru; long-term aquatic solution	MAC/OAC not immediately adjacent to civic precinct services	Integration of the Pavilion; relocation of fields & ancillary works; temporary washrooms/change rooms; parkade at Lot 5	Phase 1 Fall 2017 Phase 2 Fall 2020	Phase 1 - \$79.6 million Phase 2 - \$74 million
Option 4 Phase 1 – Minoru OAC and Lot 5 Aquatics Phase 2 – MAC	No disruption to aquatic/older adults' services; synergies with adjacent services at both Lot 5 and Minoru; MAC/OAC located in Minoru; long-term aquatic solution.	Co-location of MAC/OAC is phased	Parkade at Lot 5; temporary OAC	Phase 1 Fall 2017 Phase 2 Fall 2020	\$139.5 million