

**Region of Queens Municipality Regular Council
Tuesday, June 13, 2023 9:00 a.m.**

Minutes

Present: Deputy Mayor Jack Fancy, Chair
Councillor David Brown
Councillor Vicki Amirault
Councillor Kevin Muise
Councillor Ralph Gidney
Councillor Maddie Charlton
Councillor Carl Hawkes
Dan McDougall, Interim CAO
Christine Watson, Admin. Assistant – Planning & Development

Regrets: Mayor Darlene Norman

1.0 Call to Order

Deputy Mayor Fancy called the meeting to order at 9:00 a.m.

2.0 Changes / Approval of Agenda

It was moved by Councillor Brown and seconded by Councillor Charlton that the Agenda be approved as circulated.

MOTION CARRIED unanimously.

3.0 Presentation

3.1 Rumclo Development Ltd.

Deputy Mayor Fancy welcomed Chad Clothier, Project Foreman, and Graham van der Pas, Design & Marketing Director, to Council (copy of presentation attached to original set of Minutes).

Some highlights included:

Rumclo has recently acquired 3 lots of land totaling almost 7 acres located along Shore Road. These lots border on College Street which is currently owned by the Region of Queens.

The Curve will be a modern townhome community located on Shore Road and provide quality homes.

Birchwood Gardens will be an affordable housing community.

The Curve

- 22 townhomes, 1500 ft² with 3 bedrooms, 3 bathrooms and a single car garage. Half will be rentals. Great location for hospital staff.
- Rental estimate of \$1,750 - \$2,000 per month or purchase price of \$400,000 - \$500,000.

Birchwood Gardens

- 82 apartments made up of 1, 2 and 3 bedrooms.
- Located across the street from Queens Daycare and Liverpool Regional High School. Considered a safe place to live.
- One bedroom is 650 ft², two bedroom is 850 ft², and three bedroom is 1,000 ft².
- Ground level apartments are wheelchair accessible.
- Working with the province's Department of Municipal Affairs and Housing, CMHC and RBC to adhere to the guidelines of Nova Scotia's Affordable Housing and Development Program.
- Bachelor Unit is \$696
 - 1-Bedroom Unit is \$834
 - 2-Bedroom Unit \$1,004
 - 3-Bedroom Unit \$1,225

The prices are locked in for 5 years and they will need to apply to the Nova Scotia government for approval for any increases.

What do we need?

1. Extension of municipal services on Shore Road.
2. Work with municipality.
3. Purchase PID #70182910, which is a Municipal owned lot on College Street.

Big Picture

- 4 developments
- 315 residential units
- 82 affordable units

This development will increase the tax revenue by approximately \$1 Million and will create more jobs.

The plan is to build one Townhouse row and one affordable housing unit per year.

MLA Kim Masland provided a letter of support.

Mr. Clothier stressed the need for communication on the water study which was discussed at the February 13, 2023 Council meeting.

Dan McDougall, Interim CAO, stated the CBCL water study is nearing completion. The extension is only one element of the study. Investigation into how the system needs to be improved in order to accept volumes, both water and waste water. The waste water treatment plant has capacity but it's getting the flows to the plant that will likely require significant improvements so that the volumes coming through the extension can make it to the plant.

Water can get to the proposed development land, but what are the implications to the rest of the system? Will it result in negative water pressure in other areas of the Municipality where improvements are required in order for the extension to work? It is not a simple study.

We are optimistic that we will have a briefing for staff and Council in the month of June and a final report shortly after, and then will be before Council for decision making.

Mr. Clothier voiced his frustration in waiting for the report, and enquired if this was the norm, as it is essential for their next step, which is one of many, as they try to move forward with their project. He raised concerns that they may lose this building season and next season. Trying to get the services may take five years and that is not feasible.

Mr. McDougall stated this is very typical. Many municipalities own their systems and are responsible for making decisions on extensions, which can take time. There may be some opportunities for quick growth of water and waste water systems but it will not be unusual for long range comprehensive plan required in many communities in order to accommodate a significant and exciting program such as you have.

Mr. van der Pas stated that they have been approached by other municipalities as they've seen articles on our development plans, and voiced his frustrations on not hearing anything from the municipality if they are interested in their plan. He stated they do not wish to go to other municipalities as they are local developers who wish to see the community grow.

Deputy Mayor Fancy thanked them for their presentation.

4.0 Tabling of Petitions

There were no petitions to come before this meeting.

5.0 Public Question / Comment Session

Leon Robertson, 45 College Street, Liverpool – Mr. Robertson stated the proposed development on College Street would be a good project especially with affordable housing. He voiced his concern with the developer and Council working together, and perhaps keeping them more up-to-date than what has been in the past.

He further commented on the new sound system being a huge improvement.

6.0 Approval of Minutes

6.1 Regular Council – May 23, 2023

It was moved by Councillor Muise and seconded by Councillor Brown:

THAT the minutes of the Regular Council meeting held May 23, 2023 be approved as circulated.

MOTION CARRIED unanimously.

7.0 Recommendations

7.1 Community Investment Fund – Liverpool Ukulele Ceilidh Society

It was moved by Councillor Gidney and seconded by Councillor Brown:

THAT Council of the Region of Queens Municipality provide grant funding to Liverpool Ukulele Ceilidh Society in the amount of \$2,475.00 from the 2023-2024 Community Investment Fund.

Dana Henley, Community Development Coordinator, stated the application from the Liverpool Ukulele Ceilidh Society is for assistance with hosting the 2023 Liverpool Ukulele Ceilidh on October 20 and 21, 2023. The total eligible expenses is \$26,400 and under the Event Investment Funds they are eligible for up to 12.5%.

The recommendation is for less than the request because the surplus was greater than 50% of their normal operating budget in the last two years. Their cash assets are in excess of 25% of the projected 2023 budget, so it is being recommended we fund 75% of their funding request which is consistent with previous reductions in funding under the policy.

MOTION CARRIED unanimously.

7.2 Temporary Borrowing Resolution – Main Street

It was moved by Councillor Brown and seconded by Councillor Charlton:

THAT Council of Region of Queens Municipality approves Temporary Borrowing Resolution – File 22/23 01 in the amount of \$780,000 for the Main Street Sewer/Water project.

Joanne Veinotte, Director of Corporate Services, stated this project was completed in the last fiscal year and was included in the budget for the last fiscal year and was to be funded through a debenture.

Currently the project is funded through a reserve and this debenture will be reimbursing the Sewer Reserve.

This debenture will not be received by us or payments made by us until next fiscal year so it was not in the current budget.

MOTION CARRIED unanimously.

7.3 Request for Use of Liverpool Waterfront Parking Lot

It was moved by Councillor Gidney and seconded by Councillor Muise:

THAT Council of Region of Queens Municipality grant permission for Highway Pentecostal Assembly and Salvation Army to use the Liverpool Waterfront Parking Lot for outdoor services on every Sunday evening in July and August 2023 from 6:30 p.m. to 7:30 p.m.;

AND THAT such use be in accordance with the Parking Lots Bylaw which requires all cars to be parked with the designed parking stalls;

AND FURTHER THAT the services comply with all municipal, provincial, and federal regulations and protocols in place during each weekly service.

MOTION CARRIED unanimously.

7.4 Truck Purchase – Unbudgeted Expense

It was moved by Councillor Brown and seconded by Councillor Gidney:

THAT Council of Region of Queens Municipality approve the unbudgeted purchase of one truck with a price ceiling in the amount of \$25,000.

Engineering and Public Works are currently short a vehicle in the department. Repairs are not feasible and the equipment has reached its end of life. The replacement for this vehicle will continue to allow for the flexibility required to support operations, particularly

supporting in North Queens Pool and other grounds keeping obligations.

As outlined in the Purchasing Policy which allows an exception in unforeseen situation of urgency, since this is one of them. The Director of Engineering and Public Works feels he will be able to purchase a vehicle for this amount. This cost is not part of the Operational Budget and requires approval from Council.

MOTION CARRIED unanimously.

7.5 Vehicle Purchases

It was moved by Councillor Brown and seconded by Councillor Charlton:

THAT Council of Region of Queens Municipality approve the purchase of two 2023, 4x4 ¾ Ton Pickups from Mosher Motors at a price of \$152,320 + HST.

AND THAT Council of Region of Queens Municipality approves the purchase of a used vehicle to meet the requirements of the building inspector from David Hatt Auto Sales Ltd. at a maximum price of \$40,000 + HST.

Adam Grant, Director of Engineering and Public Works, the midsize vehicles are not available right now on the markets. Mosher Motors Ltd. was the only respondent to our Request for Quotes. They indicated there would be a better opportunity in the fall but is not sustainable in that department so are looking to purchase a good used vehicle to satisfy our needs.

MOTION CARRIED unanimously.

7.6 Replacement Municipal Tractor (Sidewalk Plow)

It was moved by Councillor Gidney and seconded by Councillor Charlton:

THAT Council of Region of Queens Municipality approves the purchase of a 2023 Trackless MT7 from Saunders Equipment Ltd., Fredericton, NB at a price of \$178,820 + HST.

Mr. Grant stated the replacement of a 2002 Trackless MT5 Municipal Tractor is included in the capital budget. Three proposals were submitted. Trade-in offers for the 2002 Trackless MT5 included in the proposal are less than the value of the existing attachments included with the 2002 machine so staff recommend that they be retained.

MOTION CARRIED unanimously.

8.0 Discussions

8.1 Pool Discussion

Dan McDougall, Interim CAO, provided an update presentation on the pool of where we are and the next steps (copy attached to original set of Minutes). Some highlights included:

Where We Are & Next Steps:

Project Manager has been retained and engineering and architecture firms are involved as well. A conceptual design is nearing completion. Work remaining include geo-technical, topographic, water and wastewater services, etc.

The design work is on hold until finalization of major components that would be in the conceptual design. A request was received from the Pool Committee for consideration for the inclusion of a hot tub in the project.

Once the conceptual design is completed a draft copy of design and costs will be available for consideration of what you want the project to look like. It would be ideal to do the final design and tendering over the winter months to be able the start of the project in the next construction season.

Building Site/Service – Outdoor Pool:

- Located at Queens Place
- Heat Recovery from Queens Place is included – Not able to provide percentage of heat recovery at this time; may be a significant percentage of heat recovery for the pool from the ice plant.
- Connected to Queens Place – Will capitalize on existing facility spaces such as the registration desk, etc.

- Not being designed as a Net Zero Energy at this time. Net Zero Energy is the energy required to run the facility is produced on site. After the conceptual design, the Project Manager is saying consideration for Solar on QPEC building could be done without compromising the conceptual design. At some point it may be advisable for Council to consider a comprehensive plan for energy consumption.
- Parking will be included with accessibility in the design.

Pool Features:

- 25 meter, 6 lane outdoor pool.
- Designed as a competition pool that will feature with deck space, and north-south orientation so the sun does not impact the competitors. Provision will be made for starting blocks, back stroke flags, etc.
- Beach entry is included for suitable for programming and is an accessible entry including railings.
- Change rooms will be inclusive, female, and male. Storage is being considered.
- Fencing and wind barriers will be considered in the design.
- Shade structures/seating will be designed for sun safety.
- Diving platform of 1 meter will be included but upgrades can be considered after the conceptual design.

Item(s) Requiring Direction/Decision

The decision requiring direction as soon as possible is the inclusion of a hot tub. The Project Manager has been requested to put work on hold until a decision is made. It is a more significant component requiring underground work, controls, etc.

The other points raised by the Pool Committee to not have to be made immediately.

- Maximizing the operation during shoulder season, the project manager will include deck lighting for operation after daylight hours.
- There will be a contingency budget for water features.
- Permanent and temporary bleachers are not being included in the design but will maximize the deck space to allow for that to be added. Can be decided after the conceptual design.
- Net-zero energy will not be included in the conceptual design. Can be included if Council decides to include at a later date.

Deputy Mayor Fancy asked Deborah Spartinelli, Pool Committee Chair, and Ann Doggett, Pool Committee member, to come forward to the presentation table while this item was being discussed for inclusion in the discussion.

Councillor Brown asked if there is any funding or grants to help with any shortfalls on the inclusion of a hot tub as it was not included within the budget. Mrs. Spartinelli stated yes, and they will be asking the Society if they are willing to raise money for it.

Ms. Doggett explained the meaning of a hot tub. It is an additional tank that has seating and jets and can withstand the higher temperatures. This means there would be considerable work under it. Because of the heat it would have to be disinfected more and cleaned more; therefore you'd have to have your own tank and heating system, and there is a considerable cost for that. It could also be used for therapeutic reasons as well. It is in ground so it is easily accessible, with steps, seats and jets and a range in temperatures so that it could be used as a hot tub or therapeutic.

Councillor Brown further enquired if there is a need for lifeguards for this. Ms. Doggett stated you can't open the pool unless there are lifeguards on duty and with the volume of people in this, should not increase the need for more lifeguards. If just the hot tub is open, then yes there would be a need to have lifeguards on duty.

Councillor Amirault stated she is on the Pool Committee and agrees that this is a wonderful addition and would be a benefit for users and there would be space to include one. She stressed the need to fund it another way other than the Municipality.

Mr. McDougall stated a comprehensive assessment on the operating implications has not been done. It does require hotter water which typically requires more disinfection and more of a challenging operation environment in terms of ensuring that it is safe for use. We have not investigated the life guard situation, but have discussed there would be supervisory requirements as there would be restrictions on age, pregnancy, etc.

Councillor Muise stated he has concerns with this request as we have no idea of the costs involved. If the money be raised and installed separately, he would be okay with it.

He asked for clarification if the beach entry was part of the design as he understood it was no longer a part of it. Mr. McDougall stated the beach entry is a significant part of the design and would provide an accessible entry. The design would allow programming as well.

Councillor Gidney stated he has concerns over the cost and would like to see more information. Mrs. Spartinelli enquired if the ask of the Project Manager is to provide costing for this. Mr. McDougall stated that is the question before Council; do we ask the Project Manager to include an additional hot tank into the design and costing.

Councillor Charlton stated we need to consider if we want to go ahead with the therapeutic tank or not. If we proceed today to have the design and costs provided, and they are substantial, we can revise at that time.

Councillor Hawkes agreed that we need to know the total cost. We need to stay with budget.

Councillors agreed to have the Project Manager include the design and costs into the project.

9.0 In-Camera Items

It was moved by Councillor Brown and seconded by Councillor Amirault that the proceedings go In-Camera at 10:12 a.m. to discuss the following:

- 9.1 Contract Negotiations**
- 9.2 Contract Negotiations**
- 9.3 Contract Negotiations**

MOTION CARRIED unanimously.


Deputy Mayor Fancy announced a 10 minute break at 10:12 a.m.

It was moved by Councillor Gidney and seconded by Councillor Amirault that the proceedings exit In-Camera at 12:02 p.m.

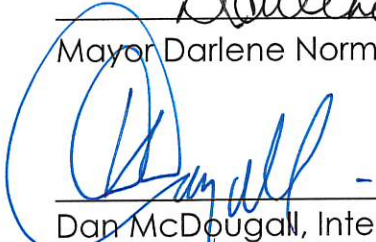
MOTION CARRIED unanimously.

10.0 Adjournment

The meeting adjourned at 12:02 p.m.



Mayor Darlene Norman, Chair



Dan McDougall, Interim CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: June 27, 2023

the curve

Live life on the curve

BIRCHWOOD GARDENS

A community that you can feel proud to be a part of.

Hello!

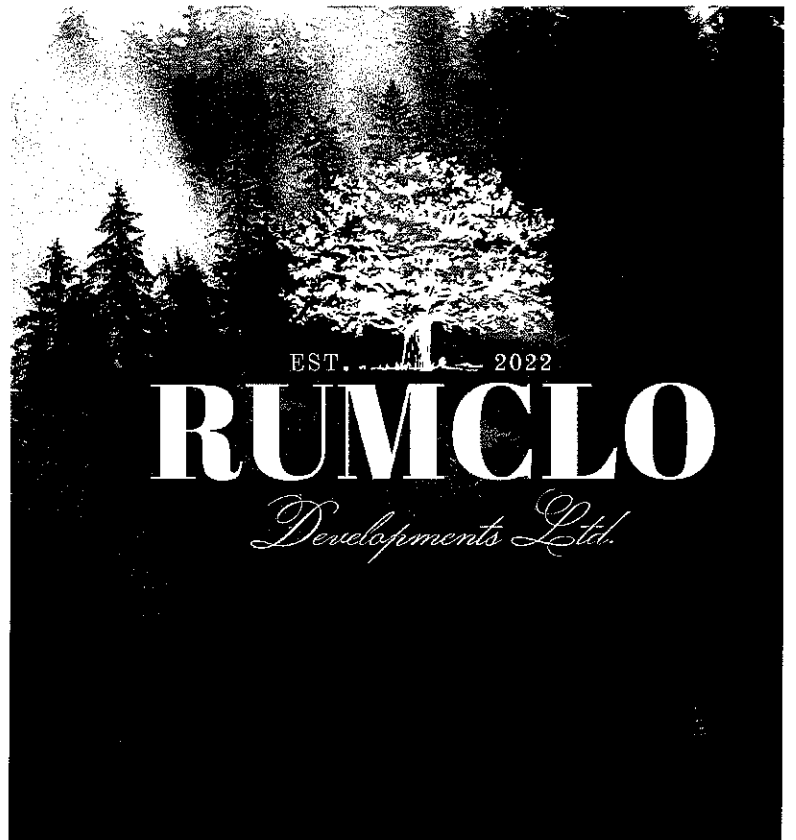
Chad Clothier / Project Foreman

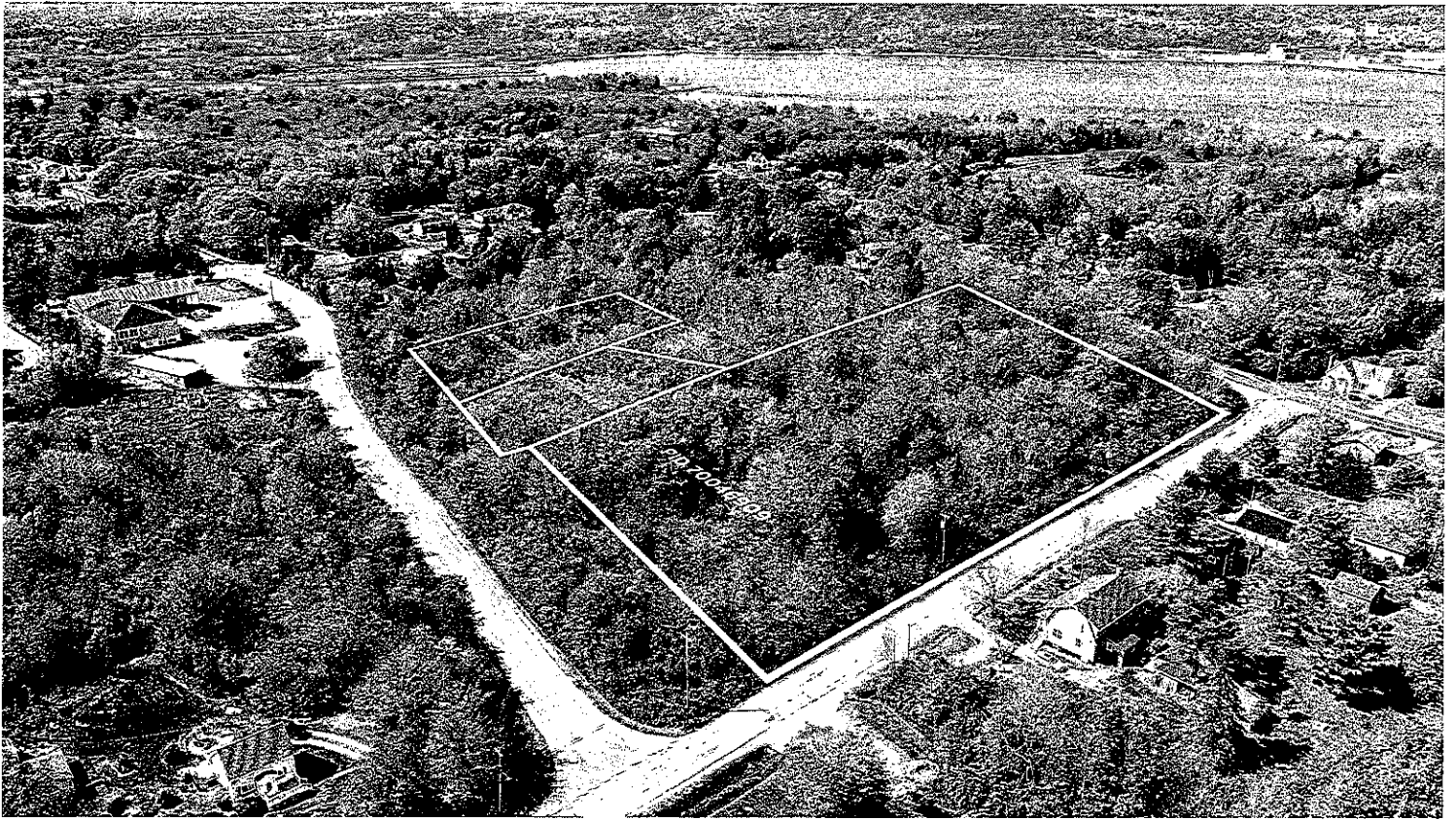
Graham van der Pas / Design & Marketing Director

Building cutting edge communities that promote growth.

www.rumclo.com

info@rumclo.com



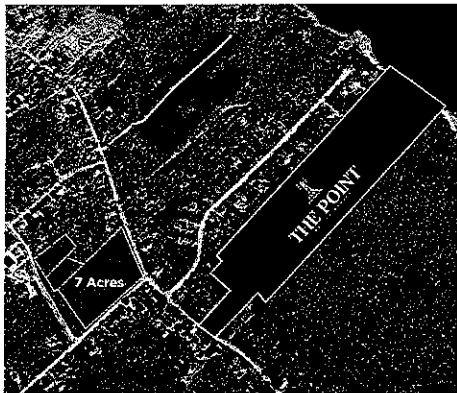


Rumclo has recently acquired 3 lots totaling almost 7 acres.

The lots are located along the same stretch of Shore Rd. and only 180 meters from the POINT.

Our 3 lots border on a sliver of land along College St. which is currently owned by the Region of Queens.

As you know we have formally requested to purchase this PID to be able to add it to our existing 3 PIDS, thereby enabling us to have road access to College street and increase our build area.



You asked, We listened.

Since our presentation to council in December 2022, we have been asked on various occasions about including affordable housing options at the Point. This request has not fallen on deaf ears. We take the housing crisis and the growth of our community very seriously and do not want to exclude any social or economic demographic.

The Curve

The Curve will be a modern townhome community located on Shore Rd Liverpool. A neighborhood providing quality homes for local families and professionals.



Birchwood Gardens

An affordable housing community that you can feel proud to be a part of.

BIRCHWOOD GARDENS

A community that you can feel proud to be a part of.

Live life on the CURVE

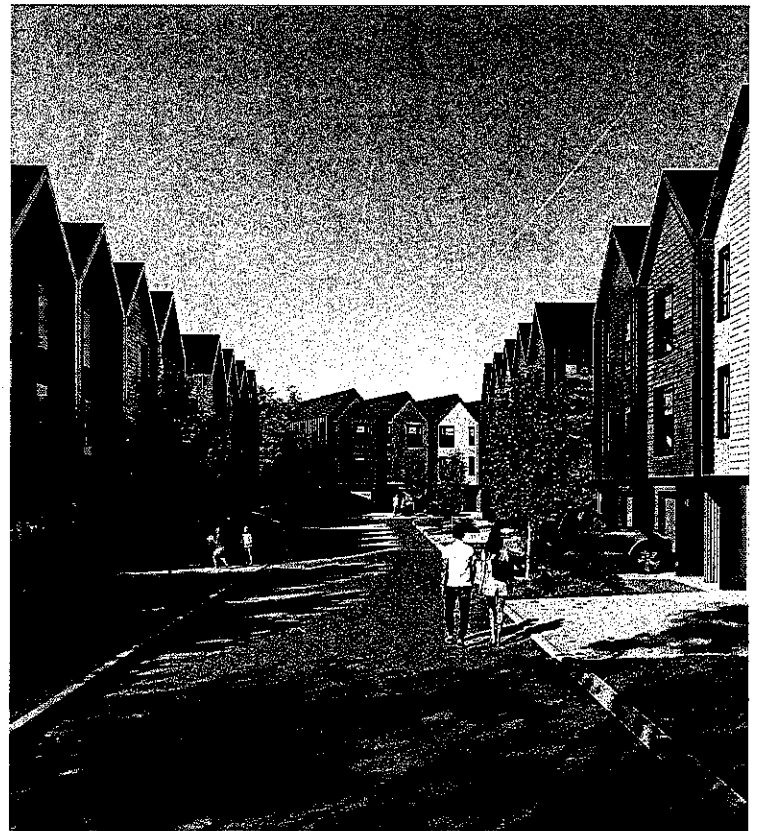
The Curve will be a modern townhome community located on Shore Rd
Liverpool.

A neighborhood providing quality homes for local families and professionals.

A refuge from daily life just a stone's throw away for Liverpool's local
conveniences and the beauty of Queens county outdoor lifestyle.

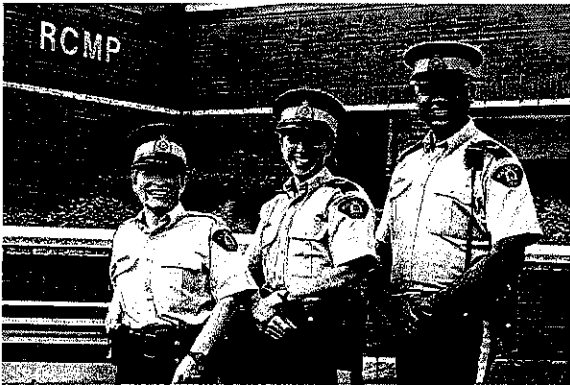
The Curve will offer 22 townhomes with 3 Bedroom 3 bathroom with a
garage. Spacious floorplans with private gardens bordering on untouched
greenspace.

A quiet and safe environment to raise your family. Walking distance to
schools, Daycare facilities and Queens General Hospital.





Rental Homes for our Medical Staff and First Responders.



We are so lucky to have a world class medical facility, like Queens General Hospital in our Community. In a recent sit down, we had with Dr. Al Doucet - Chairman of Queens General, he expressed his concern about available housing for new medical staff. Queens General boasts some of the newest advances in medical tech and facilities in the province. Their ongoing recruitment program offers incentives which include housing subsidies for new and established medical staff. The problem is where do they live? This is especially challenging for new medical professionals who have spent many years studying and therefore have accrued substantial student loan debt. Mortgages to purchase a home for themselves and their families is just not an option at this early stage of their career.

The events of recent years has shown us all how important our local medical professionals and our first responders are. The RCMP is also an essential part of our community. They are here to keep us safe and as a result comfortable in the towns we live in. They deserve to be comfortable as well.

These two very important demographics should have the ability to live in the community that they work in. They shouldn't have to commute from neighboring townships just to go to work everyday.

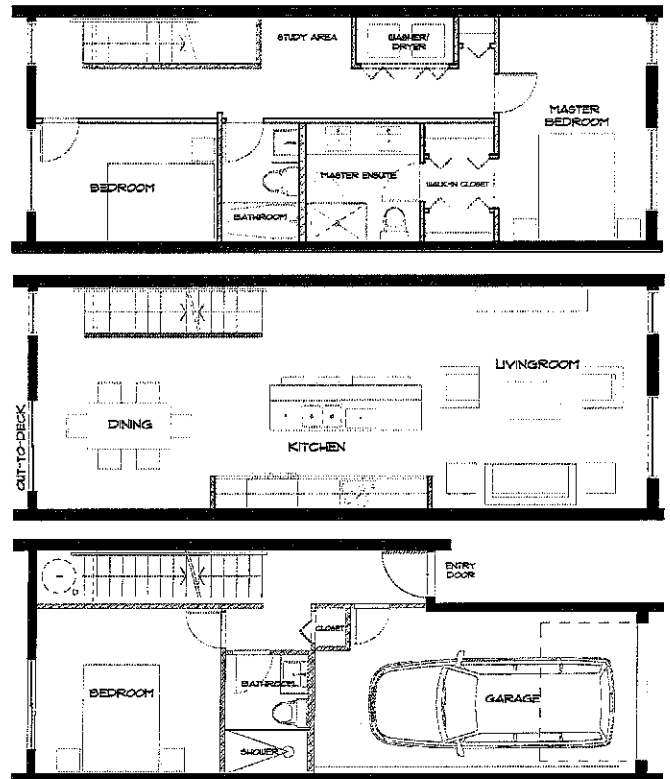
How long will our Medical Pro's and first responders commute to Liverpool before they decide to take a job closer to home? The more local medical staff and first responders we have, the shorter wait times become, the easier it will be to see a doctor locally instead of having to travel out of town to get much needed treatment. The faster emergency response times become and the easier it will be for the local RCMP to police our very large County.

1500 ft²

Three Bedroom
Three Bathroom



Single Car Garage
EV Ready
Private Garden





THE CURVE HIGHLIGHTS

- 22 two-, three-, bedroom townhomes, 1500 Sq Ft.
- A beautiful natural setting surrounded by trails, parks, and outdoor community amenities.
- Expansive windows that welcome natural light into the home
- Thoughtful kitchens with oversized drawers, corner cabinet organizers and open shelving for maximized storage.
- Double sinks in ensuite bathrooms with lots of counter space.
- Single car garage with automatic garage door openers.
- Fenced yards with ample room to play and enjoy the beautiful setting
- All homes outfitted with an EV ready junction box.
- Choice of two interior colour schemes curated by VDP Design
- Durable laminate wood flooring throughout kitchen, living and dining areas in natural or grey oak.

- Plush carpeting in bedrooms, upper hallways, stairways and lower family rooms for warmth and comfort.
- Premium stainless-steel appliance Package.
- Refined shaker-style cabinetry.
- Stylish and durable Caesarstone quartz countertops designed to withstand stains, scratches and everyday life.
- Islands and extended countertops offer additional seating for entertaining.

OPTIONAL UPGRADES

- Laundry room millwork including countertop, shelving, cabinet and drying rack
- Gas connections on patios or decks to make grilling easy.
- Fully-Equipped, level 2 electric vehicle charging station in garage.
- Garages with finished drywall and painted walls.
- Custom storage solutions for principal walk-in closets.
- Laminate wood flooring throughout.

Price points.

Rental

Purchase

Target est: \$2000 /month - \$400,000 - \$500,000



BIRCHWOOD GARDENS

A community that you can feel proud to be a part of.

Be proud of where you live.

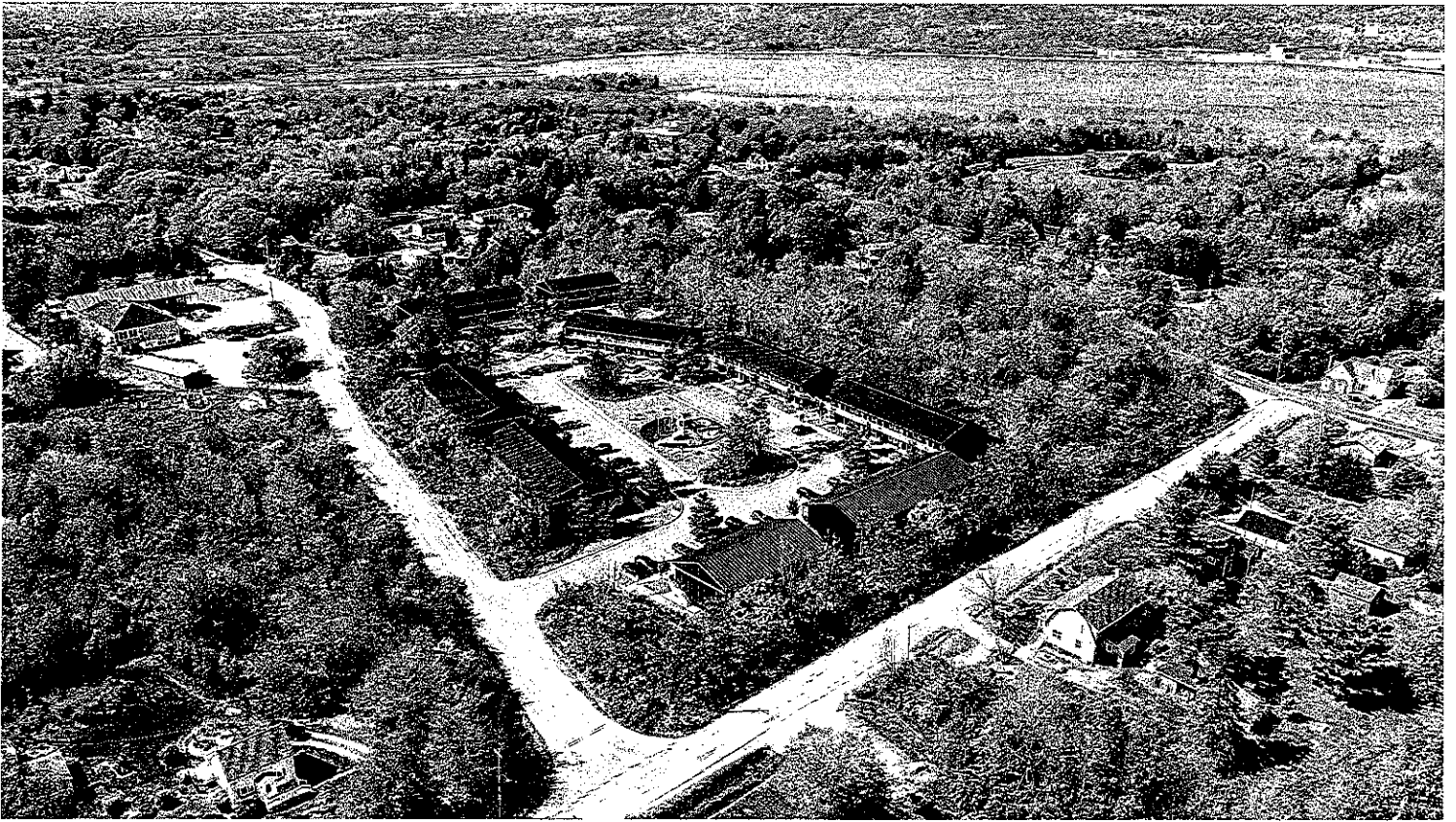
A modern affordable housing Community perfect for raising a family in a safe and comfortable neighborhood.

Conveniently situated across the street from Queens Daycare and Liverpool Regional Highschool and short stroll to Liverpool Town Center.

Once complete, Birchwood Gardens will offer 92 apartments made up of 1, 2 and 3 bedroom units.

An affordable housing community that you can feel proud to be a part of.





Quality of life begins with your surroundings.

Location

Birchwood Gardens is located a mere stones throw away from all the conveniences that Liverpool has to offer. Making it easy to walk to schools, daycare facilities, shopping and medical care. Surrounded by nature and access to the region's beaches and outdoor activities makes it a perfect place to raise a family.

A Safe Place

We are lucky to live in a safe community like Liverpool. It's low crime rate and community minded residents makes Liverpool a desirable place to reside on the South Shore.

This new community is laid out keeping in mind ample public greenspace with lots of room for children to play, a children's playground so you can keep a watchful eye on your kids from the comfort of your front door.

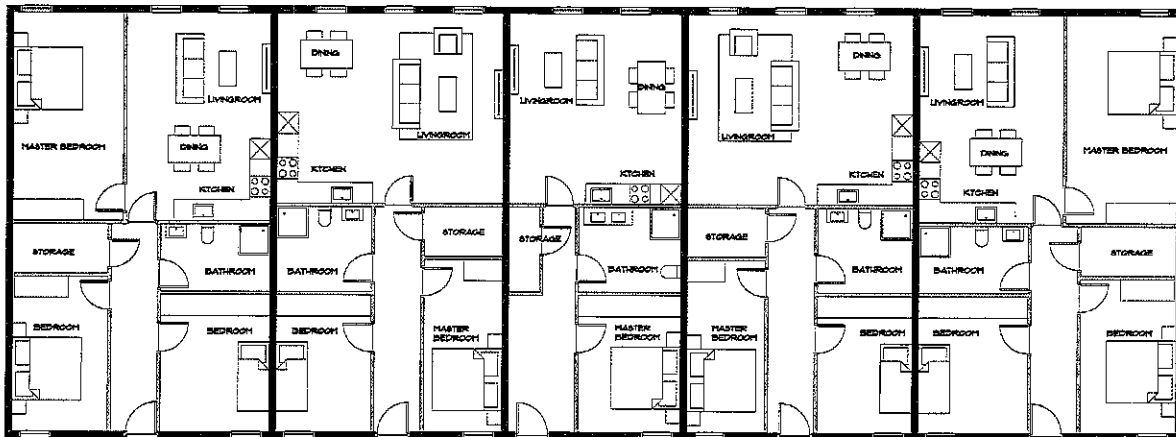
Affordability.

Affordability shouldn't mean sacrifice.

Birchwood Gardens offers a quality and comfortable place to live which doesn't break the bank. Spacious layouts and the option of 1, 2 and 3 bedroom apartments for single residents and families of all sizes.



One Bedroom 650 ft²
 Two Bedroom 850 ft²
 Three Bedroom 1000 ft²



Price points.

Rumclo is working closely with the province's Department of Municipal Affairs and Housing, the CMHC and the RBC to adhere to the guidelines of Nova Scotia's Affordable Housing and Development Program.

We believe that with the Provincial and Federal funding available to us, we will be able to come close or even meet the target rental rates set forth by the Province's guidelines for Queens County. (See attached table.)

Unit Type	Average Market Rents	Affordable Rents	Yearly Savings
Bachelor Unit	\$ 870	\$ 696	\$ 2088
1-Bedroom Unit	\$ 1,043	\$ 834	\$ 2508
2-Bedroom Unit	\$ 1,255	\$ 1,004	\$ 3012
3-Bedroom Unit	\$ 1,532	\$ 1,225	\$ 3684

https://housing.novascotia.ca/sites/default/files/PON-Queens_County.pdf

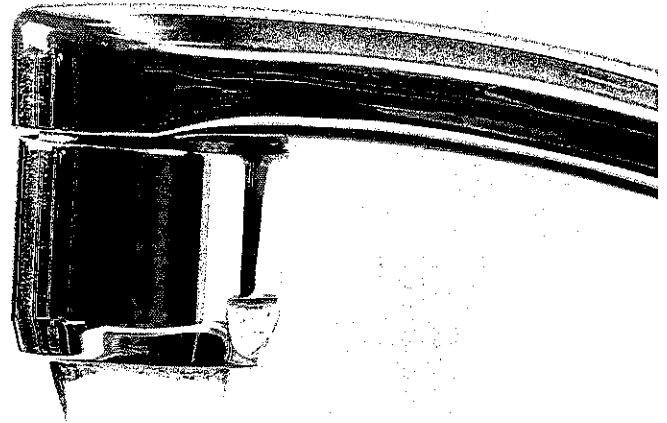
What do we need?

As per THE POINT we will need the extension of Municipal water and Sewer to make these 2 developments a reality.

We need this extension sooner rather than later.

As you know, in Nova Scotia our annual construction window is short. Since we have already been waiting over 6 months now since our presentation, we are concerned that any progress will be pushed back another year. As developers there is a lot of prep to consider including, finance / budget, design finalization, permitting, purchasing, legal and crewing. *To name but a few.* On a branding and marketing level we have at least as much to consider before we can offer our units up for presale.

Although the services are not required for us to start building, legally and logistically speaking an approximate timeline to complete the extension is required before we draw up sales contracts for each phase. We would require services to be in place upon completion and hand over of phase 1 for both projects.



Extension of municipal Services on Shore Rd!

Teamwork

No more "US vs THEM"

Over the past 6 months we have tried desperately to schedule a sit down with the Municipality to no avail.

If we collectively want to see progress in a reasonable timeline, we need to open the lines of communication sooner rather than later. I am sure you have questions and concerns, as do we.

Let's work together to make these projects something wonderful for the Region of Queens.



PID 70182910

As mentioned on page 4, we would like to purchase the Municipal owned lot on College Street. (highlighted in Yellow).

The addition of this sliver of land will give Birchwood Gardens road access to College St and enable us to stay true to our current site plan proposal / density.

We hope that the Region of Queens will consider selling us this lot for a fair price.



The Big Picture.

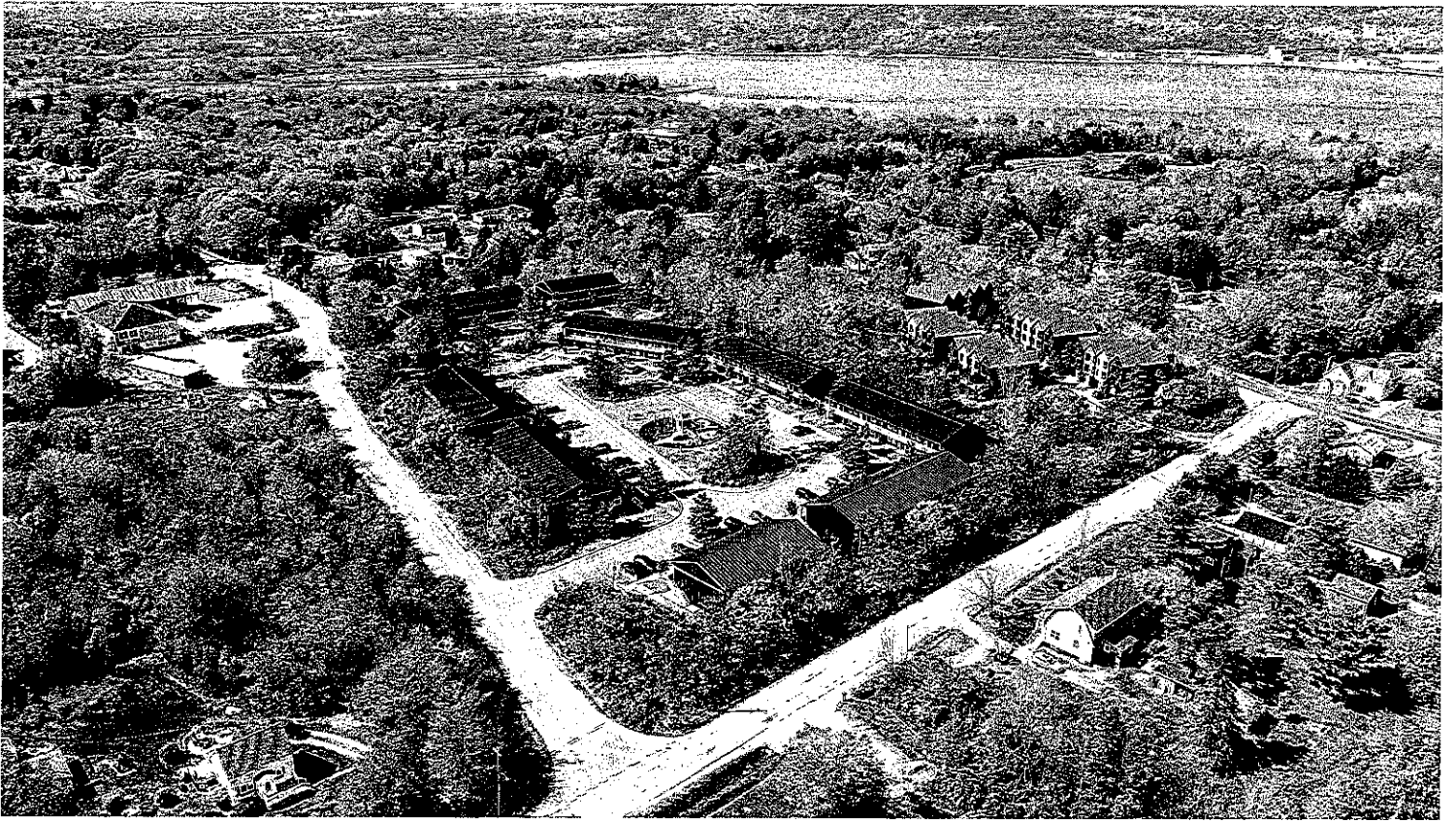
Along with the Point, Dauphine Farm and the addition of The Curve and Birchwood Gardens, there is now 4 proposed developments along the same 800-meter stretch of Shore Rd. This will encompass a total of 325 units collectively. 92 of which will be affordable housing.

With the addition of the Curve and Birchwood Gardens, the 4 developments will increase the Municipal Tax revenue. Bringing the total to well over a million dollars annually. This will make the recoup time of Municipal investment dramatically shorter.

Along with added residential tax revenue, our local businesses will also benefit from the increase of patrons. There will be a vast number of jobs created by these 4 developments that will keep local tradesman, suppliers and laborers busy for years to come.

Medical Staff and First Responders will be able to live and work close to home. This makes our community safer, and we will have shorter medical wait times. It will become easier to see a doctor locally and reduce the need to travel out of town to get much needed medical attention.





Thanks!
Any questions?

You can find us at:

chad@rumclo.com

graham@rumclo.com

info@rumclo.com



www.rumclo.com

WHERE WE ARE

- Engagement & Planning Phase: Input from community, determine project goals, and pool features.
- Conceptual Design Phase: Project Management responsible for overall conceptual design, including:
 - Assessments: geo-technical, topographic, electrical services, water & wastewater services, HVAC, and energy efficiency alternatives.
 - Contracting for environmental assessments if required.
 - Class "D" estimates: +/- 30%.
- Final Design Phase: Review of draft conceptual design and costs, remove or add elements, confirm project to be advanced to final design & procurement process.
- Financial Planning: Pursue grant programs, community fund-raising, etc.
- Procurement Phase: Consider approaches for designing and building and advance procurement.
- Construction Phase: Construction & site supervision.
- Commission & Operations: Commission, test, and operate, etc.

JUNE 13, 2023 COUNCIL DISCUSSION

1

BUILDING SITE / SITE / POOL

	Included	Comment
Located at Queens Place	yes	
Heat Recovery from Queens Place	yes	Ice plant recovery for a % of pool needs
Connected to Queens Place	yes	Will capitalize on existing facility spaces – registration desk, etc.
Net zero energy	no	Solar can be considered as additional element after conceptual design phase pending budget and grant opportunities. Consider comprehensive planning?
Parking - additional	yes	Including Accessible

JUNE 13, 2023 COUNCIL DISCUSSION

2

POOL FEATURES

	Included	Comment
25 meter outdoor pool	yes	6 lanes
Competition pool	yes	Deck space, green space, north-south orientation, inserts for starting blocks, back stroke flags, false start line, etc.
Beach entry (zero-entry)	yes	Suitable for program area, and is accessible including railings
Inclusive, female, male change rooms.	yes	
Storage	yes	Considering changeroom building storage & on-deck storage
Fencing/Wind barriers	yes	Design options will be considered
Shade Structures/Seating	yes	Comfort, sun safety.
Diving Platform (1 meter)	yes	Upgrades can be considered after conceptual design.

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ITEMS REQUIRING DECISION

	Included	Comment
Hot Tub	yes/no?	Decision required A.S.A.P.
Operation during "shoulder season"	yes	Deck lighting for operation after daylight hours included in conceptual design. Operational decisions to be made based on experience and viability.
Water Features (fountain, spray, etc.) in pool "tank"	yes	Allowance/contingency will be included in Class "D" estimates.
Permanent\Temporary bleachers	no	Deck space will be maximized considering site conditions. Type, amount of bleacher seating can be decided after conceptual design.
Net-zero energy	no	Net-zero energy, or installation of solar on building suitable for site and building can be considered after conceptual design phase.

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