

City of Edmonton
Eastglen Leisure Centre
Functional Program – Final Report

June 15, 2017



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Note: The purpose of the functional program report is to primarily assist the City of Edmonton in decision-making and budget prioritization, and secondarily to inform the future design team as to the needs and requirements at the time this report was developed. The information and high-level specifications provided in this document are intended as a resource to the design team and does not absolve the designers of carrying out their own due diligence and providing a complete and fully-functional facility that meets all City of Edmonton standards and bylaws, Alberta Building Code and Alberta Health Act requirements.

Executive Summary

A sense community, health and wellness, inclusive, accessible, safe, collaborative, civic pride...community values reflected in the vision for all future recreation facilities. The City of Edmonton's strategic plan 2015-2018 The Way Ahead moves Edmonton towards City visions and achievement of its 10-year goals of transforming Edmonton's urban form and improving Edmonton's livability. The redevelopment of community recreation centres supports achieving the following outcomes:

- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living
- Edmonton has sustainable and accessible infrastructure

The Recreation Facility Master Plan 2005-2015 that guides development, redevelopment and delivery of recreation facilities, is being updated to provide direction on service provision levels for all amenity types. The functional program ensures alignment with the plan through enhanced community recreation opportunities within the mature neighbourhood building on the current program and service levels offered at the facility. The purpose of the functional program for Eastglen Leisure Centre is to:

- Confirm the activities to be included in the renewed leisure centre and the facilities required to support them
- Provide future design team with a description of activities and facilities required within the functional program for Eastglen Leisure Centre and functional criteria to be addressed during the schematic stages of the design process in the future.

This functional program report identifies the space requirements for the optimum improvement of the 53-year old Eastglen Leisure Centre located at 11410-68th Street, in the Bellevue community of north-east Edmonton. The facility features the City's first 25-metre salt-water pool (6-lanes). Currently the pool operates 102 hours per week, 6:00 AM to 9:30 PM Monday-Thursday, 6AM to midnight Friday and Saturday, and 8AM to 8PM Sundays. The facility attracts about 50,000 annual user visits per year or averaging 9.6 persons per every operating hour.

Prior to this functional programming process, the City of Edmonton carried out extensive consultation with the area residents to determine needs and priorities. The key findings from the Eastglen Leisure Centre Community Conversations included:

- Improvements were needed in communication and promotion of the facility were necessary to increase use
- Enhancements to program offerings and consistency in scheduling was recommended in order to attract and retain users
- **Improvements in the facility were needed including more accessible change rooms, a larger hot pool and steam room and the addition of fitness**
- Improvements to pool operations needed including maintenance and repairs

This report focuses specifically on the third point highlighted in bold font. Open houses and meetings with user groups and staff during this process were used to confirm directions and priorities and to refine specific requirements.

Summaries of findings from the open houses can be found in Appendix C of this document and the instrumental input received from the community had a major impact on decisions and to refinements to the preferred option.

Program Area Requirements

The existing facility has a gross area of 1,740 SM or about 18,730 sf distributed on two levels. On the upper level, 1,062 SM is allocated to the 6-lane tank, hot pool and steam room, deck area, front-of-house functions, storage, mechanical and a single universal change room. The lower level at 678 SM houses male and female change rooms, staff support spaces and mechanical. The building is not barrier-free. Inefficient circulation systems contribute to the low net-to-gross ratio of 57% for the building.

The parameters of this study is limited to what extent major changes would occur at the small neighbourhood facility. However, new and modern functions currently not available at the facility are recommended, including a fitness centre, a multi-purpose space (for group fitness and other programs) and the addition of multiple universal change rooms.

The proposed Functional Program gross building area would be approximately 2,131 SM, implying a net addition of at least 391 SM would be required in order to create the equivalent of a new functionally-efficient recreation facility. The net-to-gross ration for the new functional program would be a more efficient 1:1.45 or 69% assignable-to-gross area ratio.

The improved facility maintains the 25-metre tank but would include a new 25-person hot pool with ramp access, expanding the existing steam room to 12-persons, an expanded front-of-house area, a 186 SM or 2,000 SF fitness centre (capacity 20-25), a large sub-dividable multi-purpose room and staff support and storage spaces. Change rooms would also be significantly improved with slightly more than 1/3 of the component being allocated to universal change rooms and 1/3 each to renovated and modernized female and male change rooms.

Current building codes are the overarching determinant of program areas as many of the key space requirements are driven by bather load. The Alberta Building Code (ABC) prescribes a maximum bather load of just under 220 persons based on 1.5 SM / person. Hot pools bather load is 1.0 SM / person, or 40 bathers, though when adjusting for ramp area the load should be lower.

Change room areas (excluding showers and toilets) in turn are impacted by bather load as the ABC requires 0.5 SM of space per bather. This means 135 SM of space is required between the universal change areas, and female and male change rooms. Within this space about 290 full-height and half-height lockers would be provided. The actual or nominal facility occupant load would be much lower at about 36-40 (6 per lane) and 20-25 in the hot pool, ensuring surplus capacity during regular times.

Test Fit Options and Cost

Three options were developed and used to test, validate and refine the functional space program. Option A referred to as the ‘In-Skin’ scenario, was confined to the building perimeter with no new area constructed resulting in significant compromise from the optimum functional program.

Option B referred to as the ‘Front-Addition’ scenario, proposed a modest addition of about 2,400 sf or 220 sm on three levels at the front of the building. Option C referred to as the ‘At-Grade Addition’ scenario, involves the addition of almost 7,400 sf or 686 sm moving all public/user functions on to a new main public level with only staff areas and mechanical left on the lower level.

The opinion of probable construction cost by option:

• Option A	Program Improvements	\$3.0 million in 2017\$
	Deferred Maintenance/Lifecycle	<u>\$1.7 million in 2017\$</u>
	Probable Construction Cost of Option	\$4.7 million in 2017\$
• Option B	Program Improvements	\$3.3 million in 2017\$
	Deferred Maintenance/Lifecycle	<u>\$1.7 million in 2017\$</u>
	Probable Construction Cost of Option	\$5.0 million in 2017\$
• Option C	Program Improvements	\$4.7 million in 2017\$
	Deferred Maintenance/Lifecycle	<u>\$1.7 million in 2017\$</u>
	Probable Construction Cost of Option	\$6.4 million in 2017\$

* Source: 2012 Building Condition Assessment indexed to current 2017\$ dollars.

The 2012 Building Condition Assessment is outdated and some work has been completed and new work not listed. Therefore the \$1.7 value that has been indexed to 2017 dollars should be treated as an allowance pending the updated 2017 Building Condition Assessment.

1.0 Context and Operational Overview

The Eastglen Leisure Centre located at 11410-68th Street, is a 53-year old aquatic facility in the Bellevue community in the north-east quadrant of the city of Edmonton. The primary catchment area for the pool includes the communities of Highlands, Bellevue, Newton and Beacon Heights. The pool is located next to a high school, but is not located near a major traffic artery or public transit route (two blocks to the south).

The facility, one of Canada's first salt-water pools, currently has a 25-metre 6-lane program tank or lap pool with a deep end, small hot pool and steam room, basement level women's and men's change rooms and a single universal change room on the deck-level main floor. The facility also includes offices, a first aid room and storage on the main level, meeting room on the lower level and an exterior sun deck.

In 2012-14 a number of building upgrades were completed after a building condition assessment study had been carried out. The building is not barrier-free accessible on the lower level and there are Building Code exiting issues that likely have been grandfathered until now. Generally, the facility appears to be in good condition but has a number of functional obsolescence issues.

In terms of performance, the facility in recent years has had about 50,000 annual visitors, about 50% fewer than the next lowest comparable leisure centre attendance in the city. Attendance has been in a gradual systemic decline for more than a decade and not exclusively attributable to the shutdown period in 2012-14 or the opening of the renewed Commonwealth Recreation Centre also in 2012.



Aerial view of Eastglen Leisure Centre with the Eastglen High School to the north and Thistle Curling Club to the west and single-family residential to the east and south

Demographics and Demand

In 1964 when Eastglen Pool first opened, Edmonton’s population was 312,000. By 2016 it was 899,500. Bellevue, Highlands, Newton and Beacon Heights were one-half to one-third built-out by the end of the Second World War, 60% build-out by 1960 and approaching 100% build-out by 1990, meaning the influx of young families to the area ended over 25 years ago. All areas have experienced 3-11% declines each decade since the 1990’s except Highlands that has seen a modest increase recently. The only new construction has been replacement housing since the mid-1990’s, but this may change in the next decades as location, affordably and availability once again make the area attractive.

The average household size in the four neighbourhoods has steadily declined from 4.0 in 1961, down to 3.0 in 1976, 2.4 in 2006 before slightly rebounding to 2.5 in 2011. In addition to fewer new people, the housing stock was also occupied by fewer people as children grew to adults and left the area. As housing begins to turn-over, new families especially New Canadian households will begin to repopulate the neighbourhoods and increase the density closer to the national average of 2.7 per household.

Figure 1. Population Breakdown between 2001 and 2016

2001 Census									
	Under 20		20-50		Over 50		Total	Owners	Renters
Bellevue	230	21%	555	50%	315	29%	1100	395	120
Highlands	585	21%	1260	45%	945	34%	2790	965	265
Newton	765	25%	1340	43%	995	32%	3100	960	240
Beacon Heights	770	24%	1365	43%	1015	32%	3150	835	435
	2350	23%	4520	45%	3270	32%	10140	3155	1060
								75%	25%
2016 Census									
	Under 20		20-50		Over 50		Total	Owners	Renters
Bellevue	157	16%	500	50%	344	34%	1001	314	75
Highlands	412	16%	948	37%	1185	47%	2545	854	282
Newton	504	18%	1111	39%	1201	43%	2816	757	257
Beacon Heights	546	19%	1171	41%	1170	41%	2887	740	309
	1619	18%	3730	40%	3900	42%	9249	2665	923
								74%	26%
2014 Municipal									
Ward 7	10462	16%	33848	52%	20585	32%	64895	14268	10777
								57%	43%

Anecdotal evidence suggests a high percentage of residents have lived in their homes for 30-40 years meaning there hasn’t been the expected turnover of housing, hence only the modest population decline in the catchment area. Compared with data for Ward 7 as a whole, the four neighbourhoods have fewer children and youth under 20 (18% vs. 16%), considerably more older adults (42% versus 32%) and fewer working-age adults (40% versus 52%). In terms of generating demand, households with children are typically the most frequent users of recreation facilities (source: ParticipACTION). However this generation of older adult have demonstrated to be more active than their predecessors. As the older adults continue to age they will invariably become less active, further adversely impacting participation rates. However, as the primary catchment area begins to regenerate and densify (medium-density housing), the age profile will begin to shift and demand should increase.

The neighbourhoods surrounding the Eastglen Leisure Centre are predominantly characterized by single-family dwellings populated by aging-in-

place older adults, many who have lived in their homes for over forty years. But as residents age and move on, new young families will begin to backfill the area and within 10-15 years these neighbourhoods and their recreation needs may potentially be very different.

The renewal strategy for the Eastglen Leisure Centre has to look and plan ahead for the medium-term and long-term, not just meeting the demands of the current aging demographic. In the short-term however, the facility could be positioned to serve a wellness niche.

Eastglen Leisure Centre already offers some very unique programs such as female's-only swims and lifeguard certification training, as well as popular programs such as aqua-fit. In the short and medium-term, the Eastglen Leisure Centre could potentially be positioned as a facility specializing in and catering to therapy and rehabilitation for all ages. This unique market niche would not be competing for users with other pools but in fact could become a unique destination draw.

Operating Schedule, Capacity and Staffing

Currently the pool operates 102 hours per week, 6:00 AM to 9:30 PM Monday-Thursday, 6AM to midnight Friday and Saturday, and 8AM to 8PM Sundays. Staffing level is a function of the number of users in the facility during slow times, staffing may be as low as two: one lifeguard and one cashier. The facility operates with an on-site foreman or manager.

The pool has a current maximum bather load of about 225 persons based on the Alberta Building Code. Nominal occupant load, or practical limit of the main tank is actually in the order of 36 (6-persons per lane for lane swimming) or about 50 for aquafit programs. Current hot pool has a capacity of 4-person and a replacement hot pool would be planned for 20-25 bathers. Currently, the facility averages 9.6 persons per every operating hour.

There are almost 50 staff at the Eastglen facility including five permanent staff, including:

- Foreman
- Head Lifeguard
- Programmer
- Front Counter Team Lead.
- 14 part-time lifeguards on staff (plus a call list of out of facility)
- 5 p/t aquatics instructors
- 9 p/t swim instructors
- 8 p/t aquasize and aquafit instructors (plus 6 out of facility)
- 5 full and part-time front counter staff, and
- 2 additional casual counter staff.

In terms of staffing schedule, there are generally two lifeguards on duty during operating hours except during slow periods when only one guard will be on duty. Only during peak demand periods and during shift overlap would there be more lifeguarding staff in the facility. There is generally one counter staff on duty with two during overlapping times mid-day. The five permanent staff are generally in the facility during the day, weekdays.

2.0 Site and Existing Building Overview

Eastglen Leisure Centre was constructed in 1964 is a one-level structure with an octagonal footprint, plus a basement level. On four sides are gable ends with glazing and a parabolic roof supported by four large piers. The design involves a compact and minimal building footprint, with all change room facilities and original mechanical spaces placed on the basement level and the pool tank void (about 1/3 of the lower floor area – not double-counted in the spacelist on the following page) and a tunnel to the adjacent high school. At the pool deck level is the pool and deck circulation area, enclosed offices and a single universal change room (a contemporary retrofit, year unknown). A grade level mechanical room was added in 1985 to the north side of the building in addition to HVAC and pool mechanical upgrades.

Currently, the facility has a complex circulation system with two stairwells on the ‘dry-side’ by the admission control counter and two stairwells on the ‘wet-side’ on the north side of the pool deck. One dry-side and one wet-side stairwell is restricted to females, and the other pair for males. There is no elevator meaning the lower level is not barrier-free accessible. Also while one stairwell can by code exit though the lobby, on of the two wet-side stairwells should be enclosed with an exterior exit door.

The current building circulation system results in an especially high and inefficient net-to-gross ratio for the building at about 1:1.75 or 57% of total area being assignable space. Typical for modern pools, the net-to-gross would be in the order 1:1.3 to 1:1.45 or 77% to 69% assignable. A complete spacelist can be found on the following page, followed by updated existing floor plans.

In 2012 a building condition assessment was carried out by Stantec Consulting Ltd. The study identified three categories of remedial work needed: immediate, deferred maintenance and lifecycle. Immediate scope was \$0 meaning there was no urgent or critical action required. Deferred maintenance was identified as \$425,000 (in 2012\$) and lifecycle capital maintenance was quoted at \$913,000. Costs are assumed to be project cost numbers including soft costs and contingencies. A hazardous materials study in 2010 identified asbestos in pipe insulation throughout the facility but not addressed in the 2012 study. The condition assessment report identified six major areas of work (listed in descending order and indexed approximately 25% to 2017-dollars):

	2012\$	Indexed to 2017\$
• Suspended slab floor structure	\$350,000	\$440,000
• Roof coating	\$220,000	\$275,000
• Water and sewer	\$110,000	\$140,000
• Tile and plaster	\$85,000	\$105,000
• HVAC and controls	\$78,000	\$100,000
• Locker and stall dividers	\$70,000	\$90,000
(all other items combined)	<u>\$425,000</u>	<u>\$530,000</u>
	\$1,338,000	\$1,680,000

An updated Building Condition Assessment study has been commissioned by the City of Edmonton in 2017 and when completed, the scope and costs estimates in this report should be updated.

Figure 2. Existing Space Program and Area Inventory

	Main Floor SM	Lower Floor SM	Total Area SM
1.1 Pool Tank 25-metre, 6-lane	326		
1.2 Pool Deck Area	325		
1.3 Existing Hot Pool	12		
1.4 Existing Steam Room	9		
1.5 Pool Storage Room	10		
2.1 Information Desk	9		
2.2 Cash Office	6		
2.3 Foreman's Office	8		
2.4 Pool Viewing Area	33		
2.5 First Aid Room / Storage	10		
2.6 Program Storage	8		
2.7 Multi-Purpose Room		28	
2.8 Program Staff Room		15	
3.1 Universal Change Room / WC	14		
3.4 Female Change / Lockers		47	
3.5 Female WCs / Showers		19	
3.6 Male Change / Lockers		46	
3.7 Male WCs / Showers		26	
3.8 Female Staff Locker Room		21	
3.9 Male Staff Locker Room		20	
Assigned Area Sub-Total SF	770	223	993
Grossing Factors			
Circulation Dry-Side	46	23	
Circulation Basement Wet-Side		48	
Circulation Wet-Side Stairwells (2)	16	17	
Circulation Entry Vestibule	7		
Circulation School Tunnel (to Junction only)		43	
Mechanical Room	84	153	
Liquid Chemical Storage	3		
Pool Service Access Chase		37	
Electrical Closet		7	
Custodial Closet		3	
Walls / Structure / Void Space	137	124	
Total Gross Building Area SF	1062	678	1740
Net-to-Gross Ratio			1.75
Assigned Area	72%	33%	57%

Figure 3. Existing Floor Plans

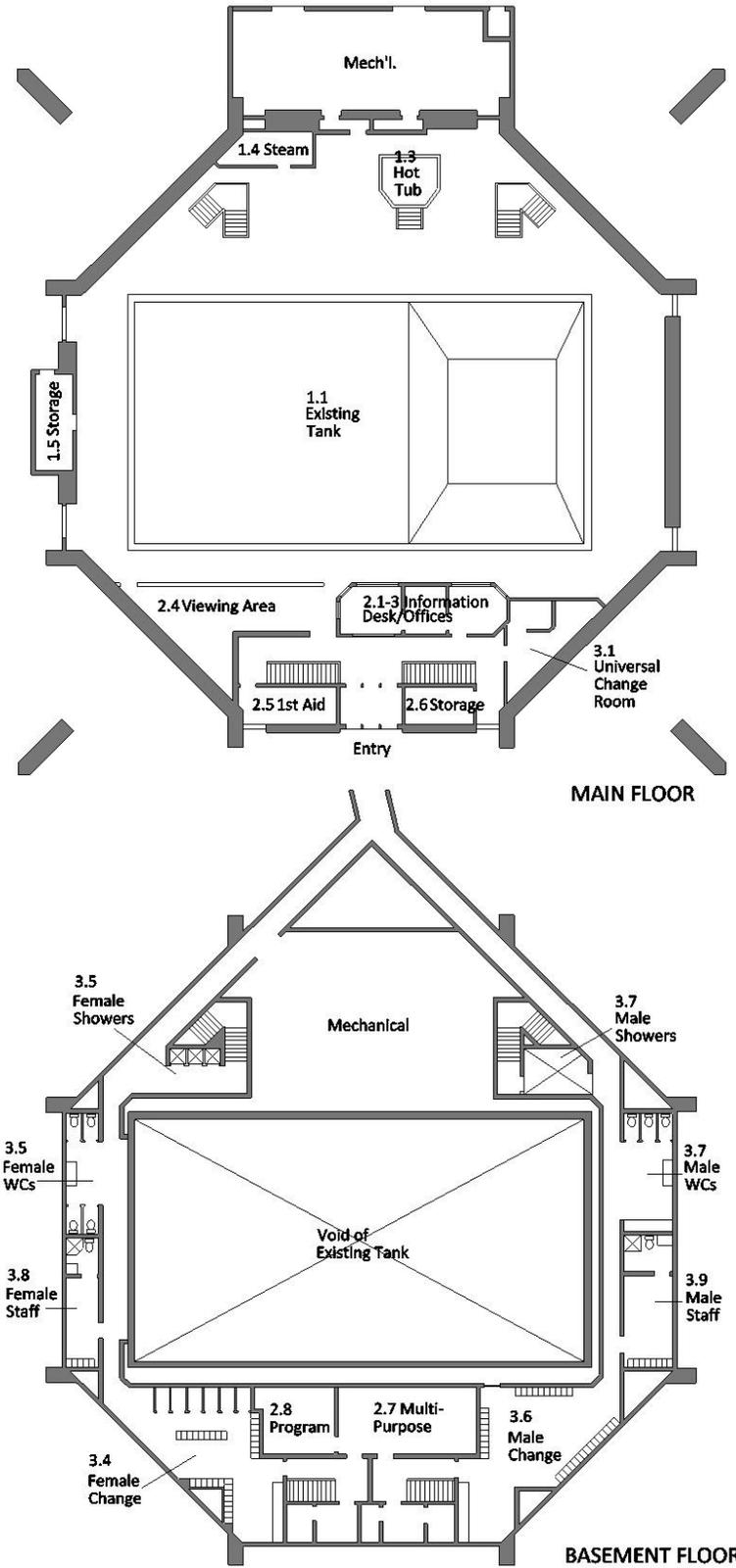
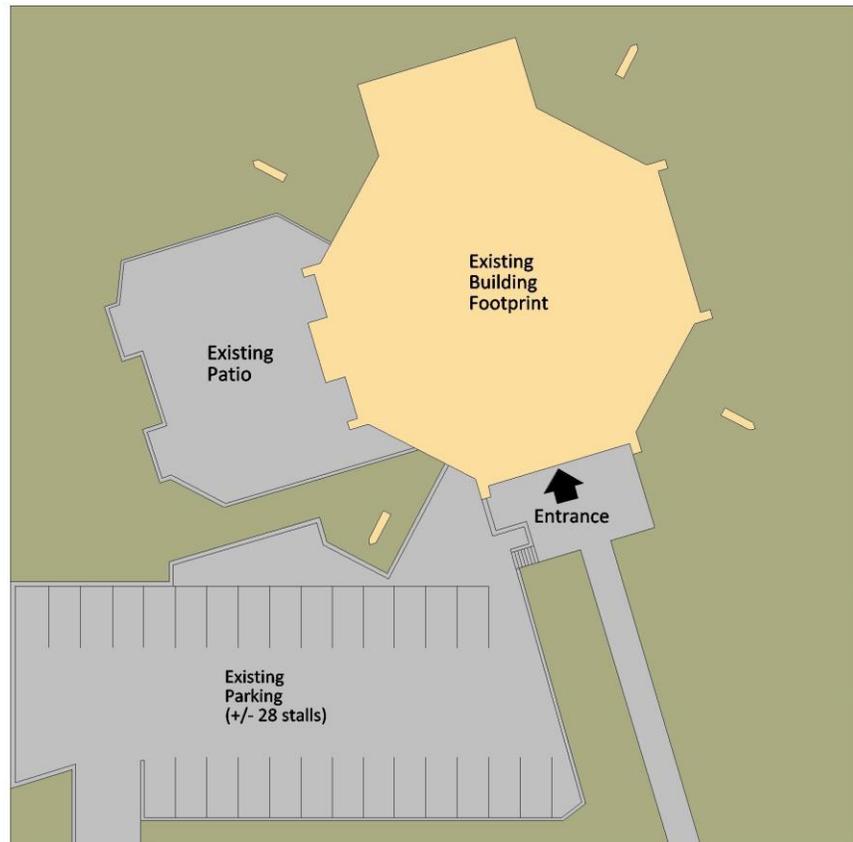


Figure 4. Existing Site Plan

According to the original architectural drawings site plan information, the Eastglen Leisure Centre site is about 81.2 x 82.7 metres or 6,600 square metres: 0.65 hectares (264' x 269' or 71,000 square feet: 1.63 acres). The site is zoned AP or Public Parks Zone, recreation use permitted. Zoning allows heights up to 10m, front setback of 6m, rear 7.5 and side 4.5m.

The site topography varies about 4-feet or 1.2 metres from it's highest point at the main entrance to it's lowest point at the parking lot entrance. The site essentially is a lower terrace of parking and a higher terrace at building grade, with swales and retaining walls bridging the elevation changes. There is no current information available regarding site geotechnical conditions.

Building footprint area at 1,062 SM translates into 0.16 site coverage. Site density (built area over site area) is 0.27 for a gross building area of 1,740 SM. This is in line with the surrounding residential neighbourhood density at 0.3.

The existing facility should be provided with a minimum of 16 parking stalls, as per the zoning bylaw community recreation classification. However it was noted that during peak times the existing parking lot is full and patrons will park on adjacent streets. Should a renewal rehabilitation of the building be accepted, it is recommended that a detailed parking assessment be completed to determine the appropriate quantity of parking stalls required.

Given the constraints of leisure centre site size, a shared-use agreement with the adjacent Eastglen High School will be necessary in order to meet the parking requirements.

Less than 10% of the site area is the fenced patio area, a popular amenity space in the summer. The patio area also includes small storage out-buildings. Water and sewer site services are from 68th street and power and communication from 114th avenue.

The site size and topography evidently presents no impediment to expanding the existing building and the parking area. In both options analyzed, the patio area may possibly need to be reconfigured or relocated.

3.0 Program Criteria and Rationale

Overarching Direction Defined Through Consultation

The City of Edmonton has committed to the continued operation and renewal of the Eastglen Leisure Centre facility and to re-evaluate programming and schedule. In 2015, the City carried out a consultation process with the community to identify concerns, issues and opportunities. Key findings of the Eastglen Leisure Centre Community Conversations included:

- Improvements were needed in communication and promotion of the facility were necessary to increase use
- Enhancements to program offerings and consistency in scheduling was recommended in order to attract and retain users
- Improvements in the facility were needed including more accessible change rooms, a larger hot pool and steam room and the addition of fitness
- Improvements to pool operations needed including maintenance and repairs

Also of importance were the open houses conducted during this functional program process. Summaries of findings from the open houses can be found in Appendix C of this document and the input received from the community had a major influence on decisions and to refinements to the preferred option.

The detailed functional program document is intended to provide direction for the renewal of Eastglen Leisure Centre that meets the owners and communities needs and objectives and provides the City of Edmonton with sufficient information for subsequent capital planning and budgeting. The program has been informed by the “What We Heard” report and represents the ideal solution for modernizing the facility to create a functional, operationally efficient and vibrant facility that meets the needs of the community.

Individual Space and Function-Type Rationale

The following information explains the rationale and/or variables influencing decisions informing the functional program. It consolidates technical, ergonomic and regulatory factors, as well as intangibles such as benefit to the community. Other factors influencing program include what was learned through public engagement and impact on utilization (and consequently cost recoveries).

1.1 Pool Tank (existing)

- Rationale: The existing pool will remain unchanged due to the constraints of the existing building and high cost with minimal benefit of changes. Tank depth precludes diving and lane width is narrow but safe. The tank is not barrier-free accessible and deck clearances preclude adding a ramp but a lift could be possible
- Size: The current tank is a standard 25-metre length x 13-metre width lap pool, depth varies from 0.9-metre to 3.5-metres according to the original building drawings – depth was

	reduced with changes to the pool gutter design precluding diving and making turns more difficult
Benefits:	The program tank or lap pool offers the maximum flexibility for functional use including lane swim and lessons, water-exercise programs and for play (with portable toys)
Consultation:	The community is very supportive of the scale of the pool, the primary salt disinfection system and current operating water temperature
Regulatory:	Alberta Building Code or ABC (2014) governs use and bather load, Alberta Health Pool Standards (2014) governs operating. The bather load is prescribed in 7.2.4.1: 1 bather per 1.5 sm or 217 bathers rounded to 220 for planning purposes
Utilization:	The facility averages 50,000 annual user visits or 9.6 per every operating hour

1.2 Pool Deck Area

Rationale:	Pool deck area should be maximized if possible to create safe circulation around the pool itself and the space is also used for dryland exercise and instruction and, for pool equipment storage, first aid apparatus as well as social gathering
Size:	Best practices new pools typically allow a minimum of 3 and 3.5 metres on all sides. Existing building configuration only allows 2 metre clearance due to outside walls
Benefits:	Deck area is essential for user and staff safety and to accommodate social interaction between pool users
Consultation:	At open House #1 users expressed a 'sense of community', intimacy and welcoming at the Eastglen Leisure Centre that would only be enhanced with more social space
Regulatory:	The ABC prescribes in 7.2.3.15 that pool decks shall be no less than 1.8 metres width from water's edge to double that width where one body of water is adjacent to another. 0.9 metre allowed in certain conditions
Utilization:	Deck usage is a direct function of pool usage

1.3 Hot Pool (25-person capacity)

Rationale:	Current 4-person hot pool is a replacement for a large previous pool that had to be replaced (size limited due to structural issues). The new hot pool would have a nominal capacity of 25 (by ABC 40) allowing almost 1.6 sm area per bather
Size:	Actual configuration will be determined in design but footprint has to meet ABC deck clearance requirements. Best practices minimum 3-metre width, 1:20 ramp and depth not to exceed 1 metre
Benefits:	In addition to therapeutic value, the hot pool is a social space and a large hot pool allows groups of people to have access especially after water exercise classes or lane swimming
Consultation:	Both the Community Conversations consultation and Open House #1 users indicated a new and larger hot pool was an urgent priority

- Regulatory: ABC prescribes that bather load for hot pools is 1 bather per 1.0 sm or a bather load of approximately 40, though the water area includes ramp.
- Utilization: Hot pools are typically used by a majority of lane tank users for recovery and are often a 'destination' in themselves. Hot pool usage will likely increase with the introduction of a fitness centre and group exercise space.

1.4 Steam Room

- Rationale: Steam room available to all patrons. Steam rooms are included in almost all new pools as an amenity space
- Size: Space would be doubled from 9 sm to 18 sm allowing a higher peak demand capacity and more personal space for users
- Benefits: A desirable amenity adding to the user experience with some health benefits
- Consultation: Both the Community Conversations consultation and Open House #1 users indicated a larger steam room was a priority
- Regulatory: No regulations influencing functional program. Health Act only references operating temperature and sanitation requirements
- Utilization: Steam room usage is a function of lane pool and hot pool usage. A new steam room would be an attractive amenity but wouldn't in itself increase facility demand. The space would support between 10 to 12 concurrent users

1.5 Pool Storage

- Rationale: Enclosed storage (in addition to on-deck storage) allows for more valuable pool equipment and apparatus. The basement could also be used to accommodate future program equipment.
- Size: Area allocation increased from current 10 sm to 44 sm, assuming at least at least half of the space could be in more remote locations such as the basement for seasonal or infrequently used items. In addition to the allocated space, some frequently used items or oversized items will continue to be stored on deck including lane ropes and lifejackets, kayaks, etc.
- Benefits: Loss prevention, inventory control, and increased safety on deck if less materials are stored in the open
- Consultation: The community had no opinion on the subject but staff mentioned storage frequently during interviews
- Regulatory: No regulations applicable but recreation planning standards suggest pool storage rooms should be at least 10% of the water area, in this case a minimum of 33 sm
- Utilization: Continuous use, staff access only

1.6 On-Deck Shower or Shower and WC

- Rationale: Alberta Health regulations prescribe that all pools should have on-deck showers to prevent cross-contamination as well

as for cooling for steam room and hot pool users. In the program a convenience barrier-free washroom would be provided adjacent to the pool deck if the majority of change rooms and washrooms continue to be located on the basement level

Size:	1 sm for shower area footprint, an additional 3 sm for washroom if applicable
Benefits:	Shower is by code a requirement for user safety and health, and to maintain water quality
Consultation:	Staff mentioned the need
Regulatory:	Alberta Health Pool Standards
Utilization:	Same as pool operating hours

2.1 Control Desk, 2.2 Cash Office, 2.3 Foreman's Office, 2.6 Admin Storage

Rationale:	Front-of-house operational functions required for admission control, facility administration and cash handling
Size:	Control desk typically for one staff person, two during shift overlap periods; cash room (physically separated space) for typically one person but up to 3 under certain circumstances; storage for office supplies, leisure guides and, promotional and program paper materials
Benefits:	Access control, user and staff safety
Consultation:	Staff offered considerable input; community no opinion
Regulatory:	City of Edmonton Office Accommodation Standards; Cash Handling Area and Vault Room Security Guidelines
Utilization:	In use when facility is open to the public

2.4 Pool Viewing Area

Rationale:	A new pool viewing area should be at least as large as the existing, minimally 33 sm. Space used as a waiting area for parents with children in lessons and programs, congregation area for public. Space is also used as a program space or for birthday parties when the multi-purpose room is in use
Size:	Area should be sufficiently large enough for tables and chairs for 12-20 people.
Benefits:	Making the facility more welcoming and creating a 'community living room'
Consultation:	No direct commentary but community has commented about the hospitable experience of being at Eastglen Leisure Centre
Regulatory:	Pool viewing area is directly adjacent to the pool deck but must be separated by a continuous guard or pony wall with a lockable gate to the pool deck
Utilization:	Intensively used during all facility operating hours

2.5 First Aid Room

Rationale:	Life safety requirement
Size:	Must be sufficiently large enough for a gurney to be maneuvered in and out as well as for attendant and stored equipment and sink; over-sized door
Benefits:	Treatment of minor injuries, stabilizing seriously injured users

Consultation:	Community had no comment, staff indicated the room should be directly adjacent to the pool deck
Regulatory:	Alberta Occupational Health and Safety Regulations 2001 prescribes need, location and supplies but not minimum size
Utilization:	Continuous use

2.7 Multi-Purpose Room

Rationale:	Proposed meeting room is used for instruction, as a defacto staff work room, birthday party room, training room and dryland exercise space. A larger sub-dividable room would allow for cost-recoverable group exercise classes to be offered (min. 20 participants, 30 ideal) and smaller configured spaces could function as two classroom-sized spaces.
Size:	Ideally 130 sm to 140 sm, if 90 sm or less too small to be sub-dividable. Sprung floor with resilient surface with mirrors on one wall and a counter with sink
Benefits:	Highly programmable space could be booked at all times of day and would allow for all types of activities mentioned above plus occasional use as child-minding for pool users or a assembly space for lectures, community meetings, rentals and seniors luncheons for example
Consultation:	Community at Open House #1 was supportive of the space, providing its inclusion was not at the expense of other higher priorities
Regulatory:	ABC Part 3 prescribes maximum occupant load 1sm / person, though posted maximum can and should be lower for user comfort and circulation
Utilization:	Space could be intensively used during operating hours and depending on facility zoning could be available for after-hours use

2.8 Lifeguard / Program Office

Rationale:	Office space adjacent to and overlooking the pool deck
Size:	Large enough for two workstations for full-time staff plus touchdown station for on-duty staff
Benefits:	Staff in close proximity to activities in the facility; passive secondary supervision supporting lifeguards on deck
Consultation:	Staff identified need in interview
Regulatory:	City of Edmonton Office Accommodation Standards for shared office space
Utilization:	In use when facility is open

2.9 Fitness Centre

Rationale:	Fitness centre are proven successful dryland activity compliments in City of Edmonton aquatic facilities such as O'Leary and Hardisty Pools. Fitness centres also improve overall cost recoveries plus high revenue potential per square metre due to density of users
Size:	City of Edmonton Fitness staff indicated 180 sm or larger is the preferred entry-level size fitness centre as it allows for

multiples of cardio equipment with a compliment of strength machines and free weights
Benefits: Dryland training for strength and endurance is a strong compliment to aquatics and will introduce an entirely new clientele to the facility
Consultation: Community placed a significant emphasis on fitness being added to the Eastglen facility; staff supportive of the idea as well
Regulatory: Recreation industry best practices for fitness centres
Utilization: Operational when the facility is open and staff available for passive supervision

1.7 2.10 Staff Break Room, 2.11 Laundry, 3.8 Staff Universal Change / Lockers

Rationale: Support space to accommodate up to 50 full-time, part-time and out-of-facility staff
Size: Based on anticipated demand
Benefits: Staff convenience
Consultation: operational need identified by staff in interviews
Regulatory: City of Edmonton Office Accommodation Standards
Utilization: In use when facility is open and operating

3.1 Universal Change-Shower/ WC, 3.2 Universal Change-Shower, Universal Lockers

Rationale: Universal change area sometimes referred to as ‘family change rooms’ are not only required by Code for barrier-free accessibility and are a City direction guideline, but also preferred by parents with children and older adults with physical constraints or for modesty reasons. The Universal spaces are easier to maintain and supervise and, allow adjustments if there are a disproportionate number of one gender using the facility. Universal change room can be ‘wet’ meaning the cubicle is self-contained with a shower or ‘dry’ for change only and showering is done in a common area near the pool deck (aggregate area allocation will be the same).
Size: City of Edmonton has directed that the change rooms distribution by type will be roughly 1/3 universal and 1/3 each of each gender. The Universal portion may be slightly higher as it will be less efficient spatially (ratio of space to lockers). A minimum of 12 cubicles would be ideal, and at least one of the cubicle should include a toilet and sink for convenience (part of the overall WC count). Each ‘wet’ cubicle should be 3 sm in area. ‘Dry’ cubicles should be 2.5 sm each with the aggregated residual 6 sm allocated for a common shower area. At least 6 full-height lockers should be provided for each cubicle to allow for frequent turnover of cubicles.
Benefits: Facilities with barrier-free Universal change rooms are accessible to the broadest spectrum of users
Consultation: Open House #1 attendees expressed a dislike of the recreation trend of 100% of change rooms being Universal. Numerous older members the community expressed a

preference for showers in each cubicle as opposed to common showers and dry change cubicles (refer to What We Heard report from the first open house)

Regulatory: The building code prescribes for the anticipated bather load (see 1.1) that 135 sm of area is required for lockers and changing (exclusive of showers and WCs) – to be divided between the three change rooms.

Utilization: Heavily used during facility operating hours

3.4 Female Change / Lockers, 3.5 Female WCs Showers, 3.6 Male Change / Lockers, 3.7 Male WCs / Showers

Rationale: Separate change rooms for females and males. City of Edmonton has directed that the distribution by type will be roughly 1/3 universal, 1/3 female and 1/3 male.

Size: Change area, shower stalls and toilet stalls prescribed by Code based on bather Load calculation. The overall number of lockers should match the bather load driving area requirements resulting in a surplus of lockers available during off-peak and shoulder times. Female and male change rooms should have at least 88 lockers per change room

Benefits: A significant percentage of patrons

Consultation: At Open House #1, a significant percentage of the community expressed dislike of the idea to shift to entirely universal change rooms for reasons of need for privacy, age separation and personal preference

Regulatory: Based on ABC 7.2.4.6, A minimum of 5 water closets or ideally 6 WCs will be required for females and 3 water closets for males. The ABC also prescribes that three showers will be required for each gender change room. ABC prescribes for the anticipated bather load that 135 sm of area is required for lockers and changing (exclusive of showers and WCs) – to be divided between the three change rooms

Utilization: In use during facility operating hours

Circulation Allowance

Rationale: Required support space

Size: By allowance 12-15% plus allocation for lobby. Note that pool deck area and fitness centre open areas are also a form of circulation but counted as assigned space therefore the actual circulation area would be much higher

Benefits: Safe and efficient movement through the facility

Consultation: Not applicable

Regulatory: Alberta Building Code Part 3, life safety and egress requirements

Utilization: Continuous use

Pool and Building Mechanical Allowance, Pool Service Chase, Liquid Chemical Storage

Rationale: Required support space

Size: Pool mechanical area should be 40-50% of water surface area; building mechanical should be 5-7% of gross building area
 Benefits: Not applicable
 Consultation: Not applicable
 Regulatory: Alberta Building Code Parts 3 and 7
 Utilization: Continuous operation

IT / AV Room, Electrical Room

Rationale: Required support space
 Size: Per code
 Benefits: Not applicable
 Consultation: Not applicable
 Regulatory: Alberta Building Code, Canadian Electrical Code Part 1, 2015
 Utilization: Continuous Operation

1.8 Site and Parking

Rationale: Required support space
 Size: 8 parking stalls plus up to 8 stalls electrified or energized for staff use
 Benefits: User and staff convenience; minimizing impact of street parking on neighbourhood
 Consultation: Community expressed concern about parking availability during peak times and the perceived impact on the neighbourhood of expansion to the facility
 Regulatory: City of Edmonton Zoning Bylaw 12800 54.Schedule 1, 34.
 Utilization: Parking in use during normal facility operating hours

4.0 Component Program Data

Component Descriptions

The facility program spacelist identifies the functional components groupings by type and individual assigned spaces (usable space within the walls of a room) within each component to be accommodated in the redeveloped Eastglen aquatic facility. The three major assigned area component groupings are the natatorium, the dry-land spaces and the change facilities.

Natatorium

The natatorium component includes spaces within the existing building structure at grade. This includes the 25-metre, 6-lane program tank as well as the replacement hot pool, replacement steam room, pool deck area, pool storage and on-deck shower/WC. The 25-metre tank is 2.25-metres narrower overall or about 360mm narrow per lane than what current FINA standards prescribe.

While non-conforming for competitive swim, the tank is adequate and safe for recreational use. The tank is also too shallow at the deep end for diving and the shallow end too shallow for flip turns, a result of past pool gutter retrofit altering the water line. The pool mechanical space, in area roughly ½ of the water surface area is considered a grossing allowance and is accounted for separately.

The bather load or maximum number of occupants is based on area and prescribed in the Alberta Building Code, in this case 217 persons (rounded to 220) in the main tank and 40 in the hot pool. The nominal pool load or normal high-end density of users, would be about 6-persons per lane or about 36-40 persons in the program tank and less than 20 in the hot pool.

Dryland

The 'dry-land' areas include the staff spaces as well as multi-purpose space and the fitness centre. Staff spaces include the reception / control counter (1 staff person), a cash room with safe, the foreman's office, a deck-level lifeguard / program office, first aid room, staff break room and administrative storage.

The multi-purpose room would be a large studio space that could be sub-dividable using a movable wall system and could accommodate up to 30 persons for group exercise activities or up to 130 for assembly functions. The fitness centre would be 2,000 sf accommodating 20-25 stations.

Change Rooms

The third component grouping is the change room facilities and includes universal change rooms, sometimes referred to as family change rooms, female and male change rooms and staff universal change rooms. The universal, female and male change rooms would be roughly equal in size. The public universal change rooms can be developed in one of two ways, all self-contained

units with showers within, or a mix of self-contained (preferred by older adults and ostomy patients) and 'dry' cubicles with a common shower area.

The change room assigned area is also driven by the ABC bather load or 0.5m per bather. This results in a locker and change area (excluding showers and WCs) of 135 sm or about 1,400 sf. A total of 190 locker columns are planned for and assuming a portion are half-height stacked lockers, the total capacity would be over 290 lockers matching the maximum bather load. Assuming a more typical peak load of 60 persons using the pool and 20 persons using the hot pool plus equal number coming or leaving, and 50 persons using the fitness centre and multi-purpose room plus an equal number coming or leaving, there would still be a surplus of lockers.

Grossing Allowances

The functional program spacelist can be found on the following page. All assigned areas are added to arrive at a Component Assigned Area Sub-Total. To this amount building system allowances or grossing factors are added for circulation and lobby, washrooms, mechanical and electrical space, pool mechanical space and area for building walls and structure (columns, plenums).

These allowances are based on recreation facility planning standards and comparative data from other similar scale facilities. The combined total of assigned areas and grossing factors is referred to as the gross building area.

Circulation allowance for this building type is in the order of 15%. Circulation also exists on the pool deck, as passage through the change rooms and is imbedded in the fitness centre area but these areas are considered part of assigned space. A Challenge with the existing Eastglen Leisure Centre is inefficient circulation on the lower level that cannot be reduced due to building code exiting requirements.

Also affecting the grossing factors is the high ratio of wall and structure area relative to the overall area in the existing building. Thick walls on the four gable sides have added significant area to the overall number. Existing building mechanical and pool mechanical allowance is also relatively high in the existing building owing to inefficient basement space. Pool mechanical should be in the order of 1/3 to 1/2 of the water surface area and building mechanical should be 5% of total assigned area.

Gross Building Area and Efficiency

Functional program gross building area is approximately 2,131 SM. The existing building is 1,740 SM, meaning a net addition of at least 391 SM would be required in order to create the equivalent of a new functionally-efficient aquatic facility.

The net-to-gross ratio (below the gross area total) is an industry standard expression of gross area over assigned area and 1:1.3 to 1:1.5 is within the range common for recreation facilities. The assigned area ratio is an inverse expression identifying the percentage of the total space that is assignable space.

Figure 5. Functional Space Program

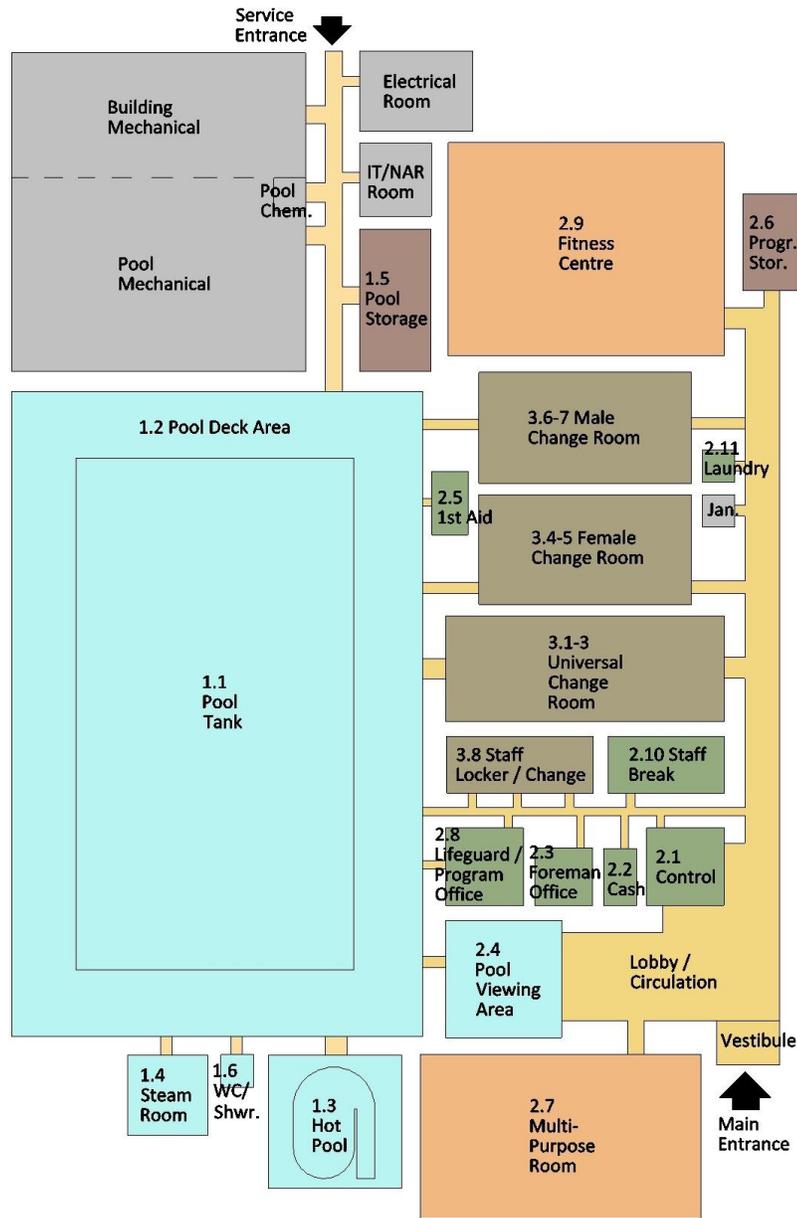
	Functional Program		% of Gross Area
	ASF	ASM	
1.0 Natatorium			
1.1 Pool Tank 25-metre, 6-lane (unchanged)	3510	326	15.3%
1.2 Pool Deck Area	3940	366	17.2%
1.3 Hot Pool (25-Person Capacity), Ramp	430	40	1.9%
1.4 Steam Room (12-Person Capacity)	190	18	0.8%
1.5 Pool Storage Room	470	44	2.0%
1.6 On-Deck Shower / WC	10	1	0.0%
2.0 Dryland			
2.1 Control Desk	165	15	0.7%
2.2 Cash Office	45	4	0.2%
2.3 Foreman's Office	85	8	0.4%
2.4 Pool Viewing Area	375	35	1.6%
2.5 First Aid Room	60	6	0.3%
2.6 Administration Storage	210	20	0.9%
2.7 Multi-Purpose Room (cap. 30 exercise, 130 mtg)	1500	139	6.5%
2.8 Lifeguard / Program Office	210	20	0.9%
2.9 Fitness Centre (25-30 Stations)	2000	186	8.7%
2.10 Staff Break Room	200	19	0.9%
2.11 Laundry Room	60	6	0.3%
3.0 Change Rooms			
3.1 Universal Change-Shower / WC	60	6	0.3%
3.2 Universal Change-Shower (11) *	350	33	1.5%
3.3 Universal Lockers (70 full ht.) / Circulation	400	37	1.7%
3.4 Female Change / Lockers (100 half ht., 10 full ht.)	350	33	1.5%
3.5 Female WCs (5) / Showers (3)	300	28	1.3%
3.6 Male Change / Lockers (100 half ht.; 10 full ht.)	350	33	1.5%
3.7 Male WCs (3) / Showers (3)	300	28	1.3%
3.8 Staff Universal Change / Lockers (48 half ht.)	210	20	0.9%
Assigned Area Sub-Total SF / SM	15780	1466	
Grossing Factors			
Circulation / Lobby (15% of Assigned Total)	2367	220	10.3%
Pool Mechanical Space (50% of water area)	1750	163	7.6%
Building Mechanical Room (8% of Assigned)	1452	135	6.3%
Liquid Chemical Storage	35	3	0.2%
Pool Service Access Chase	400	37	1.7%
Hot Pool Mechanical	90	8	0.4%
IT / NAR Room	110	10	0.5%
Electrical Closet	120	11	0.5%
Custodial Closet	110	10	0.5%
Walls / Structure / Plenum Space (4%)	726	67	3.2%
Total Gross Building Area SF / SM	22940	2131	
Net-to-Gross Ratio	1.45		
Assigned Area Ratio	69%		

* An acceptable alternative to self-contained compartments with showers, are 'dry' compartments with a single common shower area near the pool deck. Area requirements would be the same. Alternative less costly to build/maintain but unsuitable for those requiring additional privacy for showering and changing

5.0 Functional Adjacency Diagram

The functional relationship diagram (below) illustrates the relative scale of spaces as well as their functional relationship and proximity requirements to other spaces. The diagram also indicates what is public circulation and what is controlled or paid-admissions circulation. Multi-purpose spaces can be behind control or on the uncontrolled public side depending on how the facility is operated and how the space would be used. Change room ‘wet-side’ entrances should be located closer to the shallow end of the pool. The fitness centre should be behind the paid-admissions control point.

Figure 6. Functional Adjacency Diagram for Redeveloped Facility



6.0 Design and Planning Guidelines

Building Massing and Orientation

The main entrance of the existing Eastglen Leisure Centre is oriented to the south-east, toward the intersection of the corner lot 68th Street and 114th Avenue. A pedestrian walkway exists from the sidewalk on 114th Avenue to the main entry doors. Service access to mechanical spaces is to the rear of the building on the north side near the property line and is accessed via the adjacent high school's parking lot. Parking access to the site is to the south-west, also on 114th Avenue and will continue to do so as access from the east, north and west are not possible. A patio exists on the west side of the building.

Footprint expansion to the Eastglen facility can only occur on the south (up to 60 feet available to front setback) and west side (about 60-feet to the west property line setback). Expanding to the south 7-9 metres would not impact then potential for expanding parking on the south portion of the site. Expanding to the south or west creates the opportunity to relocate all public functions and movement to the main level, making the facility more barrier-free.

Expanding to the west may mean relocating the main entrance from the south elevation of the existing building to the south elevation of the new addition. A second storey can be added to either south or west footprint additions as the gable ends of the facility are about 7.7 metres high at the apex and just over 6.2 metres where the wall turns 45-degrees. This creates a floor-to-floor of 3.1 metres or a clear interior height of 2.8 metres (about 9-feet). Ideally a fitness centre should have an interior clear height of 3.1 to 3.7 metres. Expansion area outside of the roofline of the existing building could be built to the desired height.

Access, Zoning and Controls

The facility should be zoned into three distinct zones: public zone, paid-admission zone and staff zone. The public zone (lobby, pool viewing area) will be open to all members of the public including children and seniors as well as parents. All residents should be made to feel welcomed in the facility. The paid-admission area will be a zone for swimming participants of all ages and abilities. With single-point access control there is a single point of entry to the 'paid' area is essential allowing operations to limit staff at the front of house. Access control can be manual and/or by swipe card. Ideally, if located all on one level the control point should also have unobstructed line of sight to the change area entrances for direct and passive supervision. The control point function is both to collect revenues and to ensure the safety and security of the facility.

Flexibility and Adaptability

In renewal of the recreation facility, design should also consider the long-term likelihood of change. Recreation buildings, especially pools are a multi-decade commitment and over time needs and user preferences will change. Some elements are fixed and cannot be altered like the number of lanes in a program pool owing to the limited width of the building. Overall, the building should be

re-developed and designed in a manner that could accommodate future contiguous expansion. While the site may limit these types of additions, the building organization and zoning should be versatile enough to facilitate all possibilities.

Quality of Environment and Accessibility

The renewed Eastglen Leisure Centre will attract residents of all ages, physical abilities and interests. The common area and multi-purpose space will take on a particular significance as an important community social gathering place, and could in many ways become the place where all ages will feel welcomed, safe and engaged. The natatorium should be open and inviting, warm and friendly to all users.

Visitors should be able to orient themselves and catch glimpses of activities into the natatorium or multi-purpose room and feel the sense of energy in the place. Daylight and views should connect the inside to the outside and vice versa. By design, the facility should promote participation and wellness - appealing on an emotional level and demonstrating healthy living by example. Orientation and way finding should be clear and made more obvious with visual cues, signage and contrasting materials.

A ramp should be provided into the new expanded hot pool and deck issues could be corrected to allow for a portable or fixed lift access for the main tank. With deck space limited and otherwise constrained, the layout does not allow for a ramp access into the main tank.

Sustainability and Operational Efficiency

A desirable outcome the new facility will minimize operating and maintenance costs. While the facility is not planned to be a LEED facility, common sense sustainable measures should be implemented including the use of day-lighting and light sensors to reduce energy consumption, and use low maintenance materials and finishes to reduce maintenance costs. The facility should be designed in a manner to avoid staffing redundancy (i.e. blind spots on pool deck necessitating additional lifeguards, security and patron safety, etc.) To achieve an acceptable level of sustainability the facility should be designed to:

- Minimize energy required to heat, cool and light the facility
- Minimize the potential for vandalism and accelerated wear of finish materials
- Minimize the number of staff needed to supervise, operate and upkeep the facility
- Reduce energy consumption

Phasing and Future Adaptability

Phasing may be explored in future design phases in order to minimize operational impacts. All efforts will be made to reduce impacts to the community.

Site Parking and Site Access

The City of Edmonton Zoning Bylaw 12800 54.Schedule 1, 34 for parking will require 16 parking spaces for a recreation facility of this type. Currently there are about 28 stalls and on-site parking could be expanded to 48 or 62 stalls depending on building expansion direction. A number of stalls should be electrified or energized for staff.

Given the constraints of leisure centre site size, a shared-use agreement with the adjacent Eastglen High School will be necessary in order to meet the parking requirements. The parking lot should continue to be accessed from 114 Avenue and a second access should be considered to reduce congestion by creating a one-directional flow through the site.

7.0 Room Data Information

Room data sheets provide a reference for the City of Edmonton and subsequently for their design team and the cost consultant to quickly determine the basic and generic requirements for each individual space identified in the space program.

Room data articulates critical dimensions, occupant load, access controls and supervision and describes how and when users use the space and the demands they create on building systems. It defines environmental characteristics of spaces such as daylight/view, communications and power needs, HVAC and plumbing, finishing materials, special built-ins and room contents. It creates sufficient space information for the City and it's staff to determine if operational and program needs can be met through functional space.

Room data recommendations are deliberately non-specific, not defining specific products by name and applications as not to constrain the City and the design team during the decision-making process. The room data sheets are intended to open the conversation about choices, but it is not intended to close discourse or be prescriptive.

The intent is to create sufficient accuracy and detail in program and budget that allows the City to make informed decisions about renewal options. Later, the information will be a resource to the design team and for their cost consultant to source more specific comparisons into the concept costing, which is based on other similar-type buildings and indexed for location.

The room data sheets on the following pages correspond with the numerical order of the Functional Spacelist in section 6.0 Component Program Data.

Space Name:	1.1 Pool Tank
Function:	25-metre, 6-lane program pool
Unit Area Size:	326 sm
Key Adjacencies:	1.2, 1.5, 1.6, 2.8, 3.0
Access Controls:	Open area
Surveillance/Supervision:	Lifeguarding staff
Occupant Load:	Nominal 36, bather load calculation 220 by Alberta Building Code
Critical Dimensions:	25m length, lanes width is no longer FINA conforming but cost-prohibitive to change; sloped floor profile from 1.1m to 3.5m depth (shallow end turns compromised)
Clear Height/Span:	Not applicable
Live Load:	Not applicable
Layout Flexibility:	Lane ropes and ropes denoting depth changes
Communications:	None
Public Address/Panic Alarm:	See 1.2
CCTV:	See 1.2
Power:	None
Lighting:	500 lx indirect
Climate Controls:	Zone
Ventilation/De-Humidification:	6 air changes/hour 45% humidity
Plumbing:	Existing hybrid salt/chlorine system; built-in pool skimmer system
Acoustic Separation:	Not applicable
Daylight/View:	Controlled daylighting, no glare on water
Barrier-Free Considerations:	Chairlift required
Hazards / Contaminants:	Chlorine; pool too shallow for diving
Flooring:	Ceramic tiled epoxy grouted to concrete, non-slip
Walls:	Ceramic tiled epoxy grouted to concrete
Ceilings:	Concrete
Millwork/Built-Ins:	Fixed ladders
Signage:	Depth markers, lane striping, safety signs
Furnishings (Quantity):	Removable stairs, lane marker flagpoles
Equipment (Quantity):	Lane ropes, pace clock on natatorium walls
Sustainable Design Considerations:	Future mechanical refit to consider heat recovery system; change backup system to UV from chlorine
Special Requirements:	Chlorine salt system to be maintained

Space Name:	1.2 Pool Deck Area
Function:	Circulation, on-deck exercise, social gathering, temporary storage of program materials
Unit Area Size:	366sm
Key Adjacencies:	1.1, 1.3, 1.4, 1.5, 1.6, 2.4, 2.5, 2.8, 3.0
Access Controls:	Paid admission area controlled by staff
Surveillance/Supervision:	Lifeguarding staff
Occupant Load:	Nominal load 36, maximum bather load 217
Critical Dimensions:	Minimum 3.6m, however existing building constraints create only 2m widths at pool tank corners
Clear Height/Span:	Minimum 5.0m height, clear span
Live Load:	4-4.5kN
Layout Flexibility:	Highly adaptable to changing needs and uses
Communications:	Wifi; wall clock; emergency phone
Public Address/Panic Alarm:	PA system wall-mounted speakers
CCTV:	Monitored at control desk and lifeguard office
Power:	120V 15A GCFI
Lighting:	500 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Floor drains, gutter drains, water fountain, hose bibs, deck shower
Acoustic Separation:	Hard roof and wall surfaces should be softened with absorptive materials
Daylight/View:	Controlled, no glare onto water
Barrier-Free Considerations:	No abrupt level changes; lift for pool access, ramp for hot pool; possible convenience HCWC at deck level, deck shower
Hazards / Contaminants:	Slipping or tripping on tiled floor
Flooring:	Non-slip ceramic tiles, epoxy grouted
Walls:	Washable
Ceilings:	Concrete
Millwork/Built-Ins:	Perimeter riser bench
Signage:	Exiting, pool rules, City logo, water depth – as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	Loungers, tables and chairs, flutterboards, aquajog belts, flippers, PDFs, etc.
Equipment (Quantity):	Guard chair, first aid lifesaving such as spine board, AED kit, trauma kit, etc.
Sustainable Design Considerations:	None identified
Special Requirements:	Direct exterior ambulance access (emergency exit doors)

Space Name:	1.3 Hot Pool
Function:	Heated pool for lounging and therapeutic recovery
Unit Area Size:	40 sm, including ramp
Key Adjacencies:	1.2, 1.6, 2.5, 2.8, 3.0
Access Controls:	Open area controlled by staff
Surveillance/Supervision:	Lifeguarding staff
Occupant Load:	20 persons maximum
Critical Dimensions:	Ramp 1m width, 1:12 slope
Clear Height/Span:	Clear span for supervision
Live Load:	Per engineering specifications
Layout Flexibility:	None
Communications:	None
Public Address/Panic Alarm:	PA speakers, panic alarm and emergency shut-off in close proximity
CCTV:	Monitor in lifeguarding office
Power:	208V for jets
Lighting:	100-300 lx ambient
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes / hour 45% humidity
Plumbing:	Floor drain
Acoustic Separation:	Not applicable
Daylight/View:	Desireable but not required
Barrier-Free Considerations:	Ramp, guards and railings, contrasting tiles marking level changes
Hazards / Contaminants:	Health hazard with over-exposure to heated water
Flooring:	Non-slip ceramic tiles, epoxy grouted
Walls:	Ceramic tile, epoxy grouted
Ceilings:	Concrete
Millwork/Built-Ins:	Perimeter bench
Signage:	Safety warnings, clock for monitoring time, rules, depth markers, 'No Diving' sign, black dot on pool floor (for water clarity testing) – as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	Not applicable
Equipment (Quantity):	Not applicable
Sustainable Design Considerations:	Heat recovery, use of less harmful chemicals or UV back-up system
Special Requirements:	Clear sightlines between pools for parents supervising children and for lifeguarding

Space Name:	1.4 Steam Room
Function:	Enclosed space with steam heat creating high humidity levels
Unit Area Size:	18sm
Key Adjacencies:	1.2, 1.6, 2.5, 2.8. 3.0
Access Controls:	Door not locking, access determined by lifeguards
Surveillance/Supervision:	Supervision by staff
Occupant Load:	Maximum 12 persons
Critical Dimensions:	None
Clear Height/Span:	Standard
Live Load:	3-3.5kN live load
Layout Flexibility:	None
Communications:	Clock
Public Address/Panic Alarm:	Panic alarm
CCTV:	None but viewing in and out of steam room
Power:	Heating unit 208V 20/30A or per manufacturer specifications
Lighting:	To new LSS standards equal to 50-100 lx
Climate Controls:	Spatial Zone
Ventilation/De-Humidification:	As per engineering specifications
Plumbing:	Steam generator unit, floor drain
Acoustic Separation:	STC 35
Daylight/View:	Glass wall to see in and out
Barrier-Free Considerations:	Railings, contrasting tiles marking level changes
Hazards / Contaminants:	Health hazard with over-exposure to steam heat
Flooring:	Non-slip ceramic tiles, epoxy grouted
Walls:	Ceramic tile, epoxy grouted
Ceilings:	Ceramic tile, epoxy grouted
Millwork/Built-Ins:	Seating risers
Signage:	Maximum time and other rules – as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	Not applicable
Equipment (Quantity):	Pre-manufactured steam heat generator unit
Sustainable Design Considerations:	Not applicable
Special Requirements:	Clear sightlines to entrance for lifeguards from multiple points

Space Name:	1.5 Pool Storage Room
Function:	Pool program storage including lifejackets, flutterboards, program toys, extra lane ropes, aquafit equipment, water polo nets, pool toys, stanchions and ropes
Unit Area Size:	44sm
Key Adjacencies:	1.1 and 1.2
Access Controls:	Locking
Surveillance/Supervision:	Staff
Occupant Load:	None
Critical Dimensions:	None
Clear Height/Span:	Standard
Live Load:	4-4.5kN
Layout Flexibility:	High
Communications:	None
Public Address/Panic Alarm:	Not applicable
CCTV:	None
Power:	None
Lighting:	50 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	Heated/air circulation to allow for pool equipment to dry
Plumbing:	Floor drain (equipment drying)
Acoustic Separation:	Not applicable
Daylight/View:	None
Barrier-Free Considerations:	Not applicable
Hazards / Contaminants:	None
Flooring:	Concrete, non-slip
Walls:	CMU or washable
Ceilings:	Washable
Millwork/Built-Ins:	Shelving, wall hooks
Signage:	None
Furnishings (Quantity):	None
Equipment (Quantity):	Carts for program materials
Sustainable Design Considerations:	Not applicable
Special Requirements:	None

Space Name:	1.6 On-Deck Shower
Function:	Shower required by Health Act for users shifting from one body of water to another. Optional WC if only one on that floor level
Unit Area Size:	1sm
Key Adjacencies:	1.1, 1.2, 1.3, 1.4
Access Controls:	None
Surveillance/Supervision:	Lifeguarding staff
Occupant Load:	1 person
Critical Dimensions:	Wheelchair radius
Clear Height/Span:	Not applicable
Live Load:	Standard
Layout Flexibility:	None
Communications:	None
Public Address/Panic Alarm:	See 1.2
CCTV:	None
Power:	None
Lighting:	100 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Shower on outside wall; floor drain
Acoustic Separation:	Not applicable
Daylight/View:	None
Barrier-Free Considerations:	Wheelchair turning radius, levered hardware
Hazards / Contaminants:	Slipping hazard
Flooring:	Non-slip ceramic tiles, epoxy grouted
Walls:	Ceramic tile, epoxy grouted
Ceilings:	Ceramic tile, epoxy grouted
Millwork/Built-Ins:	Dispensers, waste receptacle
Signage:	Signage as per AHS – as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	None
Equipment (Quantity):	None
Sustainable Design Considerations:	Not applicable
Special Requirements:	None

Space Name:	2.1 Control Desk
Function:	Customer service, controlling access in to the facility (paid admissions), reception, cash handling; secondary supervision of the facility supporting lifeguarding staff
Unit Area Size:	15sm
Key Adjacencies:	Front entry, 2,2, 2.3, 2.4, 2.8, 1.2, change room entrances
Access Controls:	Separated by a counter and made safe for staff; swipe card access
Surveillance/Supervision:	Requires visual access and lines of sight to all entrances, control points, change rooms and other enclosed spaces
Occupant Load:	1-2 persons
Critical Dimensions:	None
Clear Height/Span:	Office standard
Live Load:	2-3.5kN
Layout Flexibility:	Low
Communications:	LAN, wifi, telephone, sound system
Public Address/Panic Alarm:	PA controlled from 2.1; panic alarm
CCTV:	Cameras
Power:	120V 15A, copier 208V 20A
Lighting:	300-500 lx ambient plus task lighting over counter
Climate Controls:	Spatial, independent humidity controls/AC
Ventilation/De-Humidification:	Office standard
Plumbing:	None
Acoustic Separation:	STC 55 (privacy)
Daylight/View:	Desirable but not required
Barrier-Free Considerations:	Split counter height for wheelchair patrons
Hazards / Contaminants:	Personal safety of staff
Flooring:	Carpet tile or resilient tile
Walls:	Drywall or washable panels
Ceilings:	T-bar
Millwork/Built-Ins:	Reception counter
Signage:	Valance above counter – as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	Desk chair, filing cabinet, shelving
Equipment (Quantity):	Computer, copier (in common/shared area), facility guideline signage, music system, wallet and purse lockers
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	Hearing loop at front counter; panic alarm, LCD screens mounted on wall in front of reception area promoting programs, schedules, etc.

Space Name:	2.2 Cash Office
Function:	Secure cash handling, counting and storage
Unit Area Size:	4sm
Key Adjacencies:	2.1, 2.3
Access Controls:	Swipe card access, staff access only
Surveillance/Supervision:	Staff
Occupant Load:	Up to 3 persons
Critical Dimensions:	None
Clear Height/Span:	Not applicable
Live Load:	2-3.5kN
Layout Flexibility:	None
Communications:	LAN, telephone land-line, wifi
Public Address/Panic Alarm:	Panic alarm
CCTV:	Camera above glass desk surface
Power:	120V 15A
Lighting:	300 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard
Plumbing:	None
Acoustic Separation:	STC 55
Daylight/View:	None
Barrier-Free Considerations:	Accessible
Hazards / Contaminants:	Staff safety
Flooring:	Carpet tile or resilient
Walls:	CMU or panel
Ceilings:	T-bar
Millwork/Built-Ins:	Built-in safe
Signage:	None
Furnishings (Quantity):	Table, chairs, shelving/storage
Equipment (Quantity):	Floor safe, clock
Sustainable Design Considerations:	Not applicable
Special Requirements:	Solid door without window and must be adjacent to control desk

Space Name:	2.3 Facility Foreman’s Office
Function:	On-site manager’s office, meeting space
Unit Area Size:	8sm
Key Adjacencies:	1.1, 2.1, 2.2, 2.8
Access Controls:	Swipe card access
Surveillance/Supervision:	Staff
Occupant Load:	1-person, plus visitor(s)
Critical Dimensions:	Office standard
Clear Height/Span:	Office standard
Live Load:	2-3.5kN
Layout Flexibility:	Minimal
Communications:	LAN, wifi, telephone land-line
Public Address/Panic Alarm:	None
CCTV:	Monitors
Power:	120V 15A
Lighting:	300-500 lx ambient plus task lighting
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard
Plumbing:	None
Acoustic Separation:	STC 55 (high privacy requirement)
Daylight/View:	Desirable but not required
Barrier-Free Considerations:	Barrier-free access
Hazards / Contaminants:	None
Flooring:	Carpet tile or resilient
Walls:	Drywall
Ceilings:	T-bar
Millwork/Built-Ins:	None
Signage:	Door signage
Furnishings (Quantity):	Desk, chairs (2-3), filing cabinet, bookshelf
Equipment (Quantity):	Printer, computer, clock
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	Near shared common copier area None

Space Name:	2.4 Pool Viewing Area
Function:	Waiting area for parents with children in lessons and programs, congregation area for public; should be accessible without going on to the pool deck
Unit Area Size:	35sm
Key Adjacencies:	1.1, 1.2, 2.1, WC, entrance
Access Controls:	Fence, curb or glazed panel separating viewers from the pool deck area for Health Act requirements (lockable gate)
Surveillance/Supervision:	Staff: should be visible from control desk
Occupant Load:	6 nominal, 20 maximum
Critical Dimensions:	None
Clear Height/Span:	None
Live Load:	2-3.5kN
Layout Flexibility:	High (furniture reconfigured by users)
Communications:	Wifi, public phone, wall-clock
Public Address/Panic Alarm:	PA speakers
CCTV:	Monitor in 2.1
Power:	120V 15A
Lighting:	300 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour 45% humidity
Plumbing:	Floor drain
Acoustic Separation:	Not applicable
Daylight/View:	Desirable but not required
Barrier-Free Considerations:	Wheelchair turning radius, no level changes
Hazards / Contaminants:	None
Flooring:	Non-slip ceramic tile with epoxy grouting
Walls:	CMU or resilient
Ceilings:	Open to above or drop ceiling
Millwork/Built-Ins:	Perimeter wall bench
Signage:	As required
Furnishings (Quantity):	Tables and chairs, signage boards
Equipment (Quantity):	Vending machines (1 or 2), coffee vending machine, Cisco monitor
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	Cisco monitor

Space Name:	2.5 First Aid Room
Function:	On-site emergency first aid for treating minor injuries or stabilizing injured public or staff before evacuation by EMS
Unit Area Size:	6sm
Key Adjacencies:	1.1, 1.2, 1.3, 1.4, 2.1, 2.3, 2.8, exterior doors
Access Controls:	Swipe card access
Surveillance/Supervision:	Staff
Occupant Load:	1-2 persons
Critical Dimensions:	Gurney length
Clear Height/Span:	Not applicable
Live Load:	2-3.5kN
Layout Flexibility:	Low
Communications:	LAN, wifi, telephone land-line
Public Address/Panic Alarm:	None
CCTV:	None
Power:	120V 15A
Lighting:	300-500 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard
Plumbing:	Sink, floor drain
Acoustic Separation:	STC 55 (high privacy)
Daylight/View:	None
Barrier-Free Considerations:	Wheelchair access, levered hardware
Hazards / Contaminants:	Life safety
Flooring:	Resilient vinyl or tile
Walls:	Drywall
Ceilings:	T-bar
Millwork/Built-Ins:	Supply cabinet (locking)
Signage:	Door signage
Furnishings (Quantity):	Bed/gurney, O2 bottle storage
Equipment (Quantity):	Chair, difibrilator, mini fridge, shelving mirror
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	Oversized door width for moving gurney; direct and unimpeded route to exit where ambulances would be arriving

Space Name:	2.6 Administration Storage
Function:	Dry storage of paper materials, supplies, surplus pool items, office supplies, brochures, etc.
Unit Area Size:	20sm
Key Adjacencies:	2.1, 2.7, 2.8, 1.1
Access Controls:	Swipe card access
Surveillance/Supervision:	Staff
Occupant Load:	Not applicable
Critical Dimensions:	None
Clear Height/Span:	Standard
Live Load:	2-3.5kN
Layout Flexibility:	High
Communications:	None
Public Address/Panic Alarm:	None
CCTV:	None
Power:	None
Lighting:	50- 100 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard (dry storage)
Plumbing:	None
Acoustic Separation:	STC 35
Daylight/View:	None
Barrier-Free Considerations:	None
Hazards / Contaminants:	None
Flooring:	Concrete or resilient
Walls:	Drywall or CMU
Ceilings:	Open
Millwork/Built-Ins:	Floor-to-ceiling shelving
Signage:	Door
Furnishings (Quantity):	TBD by user
Equipment (Quantity):	TBD by user
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	None

Space Name:	2.7 Multi-Purpose Room
Function:	Bookable meeting room, party room, instructional space (swim certification), small yoga, pilates or tai chi type classes, adult interest programs, arts and crafts, childminding, staff meetings and training, etc.
Unit Area Size:	139sm
Key Adjacencies:	Main entrance, 2.1, 2.8, 2.4, 1.1
Access Controls:	Regulated by staff
Surveillance/Supervision:	Staff
Occupant Load:	Nominal 30 (for exercise classes) to maximum of 80 for assemblies
Critical Dimensions:	None
Clear Height/Span:	Clear span, 3.3-3.6m clear height
Live Load:	3-4.5kN
Layout Flexibility:	High
Communications:	Wifi, wall-clock
Public Address/Panic Alarm:	PA audible in space
CCTV:	Camera
Power:	120V 15A
Lighting:	300-500 lx ambient
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard
Plumbing:	Sink in counter (used for food, art, etc.)
Acoustic Separation:	STC 55 (privacy)
Daylight/View:	Yes, controlled with blinds
Barrier-Free Considerations:	Ideally accessible at grade
Hazards / Contaminants:	None
Flooring:	Sprung floor with resilient surface
Walls:	Washable panels
Ceilings:	T-bar
Millwork/Built-Ins:	Counter with upper cabinets (locking), whiteboard
Signage:	Door
Furnishings (Quantity):	24 folding or stackable chairs, three 8-foot folding tables, paper towel dispenser, bin
Equipment (Quantity):	Whiteboard, roll-down projection screen (optional)
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	Room should be located near front entrance to allow for potential extended hours use without compromising security of the remainder of the complex.

Space Name:	2.8 Lifeguard / Program Office
Function:	Workroom for lifeguards and program staff with visibility of the pool deck area for passive supervision supporting on-deck lifeguards
Unit Area Size:	20sm
Key Adjacencies:	1.1, 1.2, 1.3, 1.4, 2.1, 2.3
Access Controls:	Swipe card access
Surveillance/Supervision:	Staff: views to deck desirable
Occupant Load:	Nominally 2 seated, maximum 4
Critical Dimensions:	None
Clear Height/Span:	Office standard
Live Load:	3-4.5kN
Layout Flexibility:	Medium (some flexibility required)
Communications:	LAN, wifi, land-line telephone
Public Address/Panic Alarm:	PA microphone
CCTV:	None
Power:	120V 15A
Lighting:	300-500 lx ambient plus task lighting over work surfaces
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard
Plumbing:	None
Acoustic Separation:	STC 35 (moderate)
Daylight/View:	Views to deck
Barrier-Free Considerations:	Fully barrier-free
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Washable
Ceilings:	T-bar
Millwork/Built-Ins:	Work surfaces
Signage:	Door
Furnishings (Quantity):	4 desk chairs, filing cabinets, message boards, mailboxes
Equipment (Quantity):	Walkie-talkie recharging station, computer, printer
Sustainable Design Considerations:	Not applicable
Special Requirements:	Glazed wall facing pool deck (full width of room), glazing facing control desk

Space Name:	2.9 Fitness Centre
Function:	Fitness equipment room for individual self-directed exercise. Potential compliment of 20-25 stations: 4 treadmills, 4 elliptical trainers, 2 bikes, 8-11 strength machines, 3-4 light free weights stations, possible stepper and rower.
Unit Area Size:	186sm
Key Adjacencies:	2.1, 2.8, 3.0
Access Controls:	Regulated by staff and/or locking
Surveillance/Supervision:	Staff
Occupant Load:	Nominally 4-6 users, maximum 20 or 25 concurrent users
Critical Dimensions:	Square shape, +/- 15-foot grid
Clear Height/Span:	Over-height (min. 3.3 metres) and clear span preferred, but standard height for part of the area and columns are acceptable
Live Load:	4.5kN
Layout Flexibility:	High (equipment changes over time)
Communications:	Wifi, wall-clock
Public Address/Panic Alarm:	PA plus music PA system; panic alarm
CCTV:	Yes (monitor in 2.1 and/or 2.8)
Power:	120V 15A, outlets 8-feet on-centre along perimeter walls, cable / wiring channel for cardio equipment
Lighting:	500 lx
Climate Controls:	Spatial with independent A/C
Ventilation/De-Humidification:	6 air changes/hour, 45-60% humidity
Plumbing:	Water fountain, ice machine
Acoustic Separation:	STC 55 floors and walls
Daylight/View:	Yes
Barrier-Free Considerations:	Clearance space around strength machines, handicapped door clearance and hardware
Hazards / Contaminants:	Injury through misuse of equipment; falls
Flooring:	Resilient tile
Walls:	Washable
Ceilings:	Open
Millwork/Built-Ins:	Mini-lockers for bag storage (.25 cubic metre), water fountain
Signage:	At entrance, safety and use instruction charts on inside walls
Furnishings (Quantity):	Mirrors (1 wall), rules board, wipes station, waste bin
Equipment (Quantity):	15-18 stations of manufactured cardio and weight equipment machines plus free weight storage of light barbells and dumbbells, mats, bosa balls
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	None

Space Name:	2.10 Staff Break Room
Function:	Staff lunchroom and informal work area
Unit Area Size:	19sm
Key Adjacencies:	All areas
Access Controls:	Swipe card access
Surveillance/Supervision:	Staff
Occupant Load:	Nominally 2, maximum 4
Critical Dimensions:	None
Clear Height/Span:	Office standard
Live Load:	Office standard
Layout Flexibility:	Low
Communications:	Wifi, wall-clock
Public Address/Panic Alarm:	Speaker
CCTV:	None
Power:	120V 15A
Lighting:	300 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	Office standard
Plumbing:	Sink in kitchenette, dishwasher
Acoustic Separation:	STC 35
Daylight/View:	Desirable but not required
Barrier-Free Considerations:	Barrier-free access
Hazards / Contaminants:	None
Flooring:	Resilient tile
Walls:	Drywall
Ceilings:	T-bar
Millwork/Built-Ins:	Kitchenette with sink, dishwasher, counter and uppers
Signage:	Door
Furnishings (Quantity):	Table, 4 chairs
Equipment (Quantity):	Coffeemaker, microwave, under-counter refrigerator, dishwasher, 2 staff and safety information boards
Sustainable Design Considerations:	Where possible use local or recycled content materials
Special Requirements:	Out of public's view, could be located anywhere in the facility

Space Name:	2.11 Laundry
Function:	Washer and dryer, folding table for towels, swimsuits and other program materials
Unit Area Size:	6 sm
Key Adjacencies:	Deck and staff areas
Access Controls:	Swipe card access
Surveillance/Supervision:	Staff
Occupant Load:	Nominally 1, maximum 1
Critical Dimensions:	None
Clear Height/Span:	Standard
Live Load:	Standard
Layout Flexibility:	Low
Communications:	None
Public Address/Panic Alarm:	None
CCTV:	None
Power:	208V 15A
Lighting:	300 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	Independent
Plumbing:	Hot and cold water, drain
Acoustic Separation:	STC 55
Daylight/View:	None
Barrier-Free Considerations:	n/a
Hazards / Contaminants:	None
Flooring:	Resilient tile
Walls:	Drywall
Ceilings:	T-bar
Millwork/Built-Ins:	None
Signage:	Door
Furnishings (Quantity):	Table
Equipment (Quantity):	Washer, dryer
Sustainable Design Considerations:	n/a
Special Requirements:	None

Space Name:	3.1 Universal Change with Shower / WC
Function:	Universal or family change compartments that include, shower and drying area as well as sink and toilet. Users bring belongings in to the space to shower and change and remove them when they leave. Barrier-free design.
Unit Area Size:	6 SM
Key Adjacencies:	3.3, 1.2
Access Controls:	Inside locking by user
Surveillance/Supervision:	Staff
Occupant Load:	1-3 persons per cubicle
Critical Dimensions:	1.7m to 1.9m width
Clear Height/Span:	Not applicable
Live Load:	2-4.5kN
Layout Flexibility:	None
Public Address/Panic Alarm:	Panic alarm
CCTV:	At entrance to area only
Power:	120V 15A GFCI outlet
Lighting:	300 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Shower, sink, toilet, floor drain, access to hose bibs for cleaning (at 5m o/c)
Acoustic Separation:	STC 35
Daylight/View:	Natural daylighting preferred
Barrier-Free Considerations:	The space should be sufficiently large enough to allow for a wheelchair pivot-turn radius; levered hardware, tilt mirror, grab bars for toilet; no curb in shower for wheelchair access; hands-free fixtures
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Fold-down bench, grab bars, curtain rod, sink toilet, shower
Signage:	Change room guidelines and wash hands signs– as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	None
Equipment (Quantity):	Mirror, dispensers, waste receptacle
Sustainable Design Considerations:	Not applicable
Special Requirements:	Toilets in these cubicles count towards overall washroom stall count prescribed in Part 3.0 of the Building Code.

Space Name:	3.2 Universal Change with Shower
Function:	Similar to above, except no toilet and sink within the compartment, only shower and drying area. Barrier-free design.
Unit Area Size:	33sm (11 x 3sm)
Key Adjacencies:	3.3, 1.2
Access Controls:	Inside locking by user
Surveillance/Supervision:	Staff
Occupant Load:	1-3 persons per cubicle x 11 cubicles
Critical Dimensions:	1.7m to 1.9m width
Clear Height/Span:	Not applicable
Live Load:	2-4.5kN
Layout Flexibility:	None
Communications:	None
Public Address/Panic Alarm:	PA audible within space
CCTV:	None
Power:	120V 15A GFCI outlet
Lighting:	300 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Shower, floor drain, access to hose bib for cleaning (at 5m o/c)
Acoustic Separation:	STC 35
Daylight/View:	Natural daylighting preferred
Barrier-Free Considerations:	The space should be sufficiently large enough to allow for a wheelchair pivot-turn radius; levered hardware; no curb in shower for wheelchair access
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Fold-down bench, grab bars, curtain rod
Signage:	Change room guideline signage– as per Community Recreation Facilities wayfinding
Furnishings (Quantity):	None
Equipment (Quantity):	None
Sustainable Design Considerations:	Not applicable
Special Requirements:	Must enter on to the pool deck at the shallow end of the pool

Space Name:	3.3 Universal Change Lockers / Circulation Space
Function:	70 full-height lockers for use by public in the Universal Change Areas 3.1 and 3.2, plus vanity counter and stroller parking. Total locker area for 3.2, 3.3, 3.4 and 3.6 combined (exclusive of showers and WCs) determined by ABC requirement of 0.5 sm per bather load. Total locker count between 3.3, 3.4 and 3.6 would be about 290 lockers.
Unit Area Size:	37sm
Key Adjacencies:	3.1, 3.2, 1.2
Access Controls:	Gate control from change room to deck
Surveillance/Supervision:	Staff
Occupant Load:	Universal change room users plus overflow
Critical Dimensions:	Min. 1.7m between locker face and opposite wall face
Clear Height/Span:	Standard
Live Load:	4-5.5kN
Layout Flexibility:	Maximize sightlines into change rooms
Communications:	Wall-clock
Public Address/Panic Alarm:	PA system
CCTV:	None
Power:	120V 15A GFCI for hand-held hair dryers
Lighting:	300-500 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Floor drain, hose bibs
Acoustic Separation:	Not applicable
Daylight/View:	Clerestory windows desired if on grade level, no windows below grade
Barrier-Free Considerations:	Locker and counter heights to consider wheelchair users; stroller parking also for wheelchairs and scooters
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Raised curbs for locker plinth; vanity counter, benches
Signage:	Exiting and directional signage
Furnishings (Quantity):	Garbage bins
Equipment (Quantity):	70 pre-manufactured painted metal lockers
Sustainable Design Considerations:	Indirect daylighting may reduce artificial lighting
Special Requirements:	Open area for stroller and scooter parking

Space Name:	3.4 Female Change / Lockers
Function:	One-gender change room with 100 half-height lockers and 10 full-height lockers (60 columns total). Total locker area for 3.2, 3.3, 3.4 and 3.6 combined (exclusive of showers and WCs) determined by ABC requirement of 0.5 sm per bather load or 135sm. Total locker count between 3.3, 3.4 and 3.6 would be about 290 lockers. Three privacy change cubicles required.
Unit Area Size:	33sm
Key Adjacencies:	3.5
Access Controls:	Change room entrance gate access to pool deck
Surveillance/Supervision:	Users, staff on rounds; maximize sightlines into change rooms
Occupant Load:	Nominal 5-6, maximum 25 at any given time
Critical Dimensions:	Min. 1.7m between locker face and opposite wall face
Clear Height/Span:	Standard
Live Load:	4-5.5kN
Layout Flexibility:	Low
Communications:	None
Public Address/Panic Alarm:	PA audible in change room
CCTV:	Exterior door of change room only
Power:	120V 15A GFCI for hand-held hair dryers
Lighting:	300-500 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Floor drain
Acoustic Separation:	Not applicable
Daylight/View:	Clerestory windows desired if on grade level, no windows below grade
Barrier-Free Considerations:	Barrier-free access
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Raised curbs for locker plinth; security gates to lock off change areas from pool deck at closing time
Signage:	Gender identification on door
Furnishings (Quantity):	Benches, garbage bins
Equipment (Quantity):	96 pre-manufactured painted metal lockers combination of half and full-height
Sustainable Design Considerations:	Indirect daylighting may reduce artificial lighting
Special Requirements:	None

Space Name:	3.5 Female Change WCs / Showers
Function:	One-gender change room including 3 showers, 4 toilets and sinks (5 th required toilet in 3.1)
Unit Area Size:	28sm
Key Adjacencies:	3.4
Access Controls:	Change room door not locked
Surveillance/Supervision:	By user, staff on rounds; maximize sightlines into change rooms
Occupant Load:	12 persons at a time
Critical Dimensions:	Shower and washroom stalls 3' x 5.5'
Clear Height/Span:	Not applicable
Live Load:	Standard
Layout Flexibility:	None
Communications:	Clock
Public Address/Panic Alarm:	PA audible in change room
CCTV:	Exterior door only
Power:	120V 15A GFCI outlets
Lighting:	500 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	6 air changes/hour 45% humidity
Plumbing:	Showers, toilet, sink, floor drain, hose bib for custodial
Acoustic Separation:	STC 35
Daylight/View:	None
Barrier-Free Considerations:	Barrier-free access
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Partition walls and doors between showers and toilet; vanity counter with sink; toilet; mirror, dispenser and waste receptacle; tile or pre-manufactured showers with soap dispenser and towel hooks
Signage:	Gender identification on door
Furnishings (Quantity):	Garbage bin, mirror, hand dryer, soap dispensers, toilet paper dispensers
Equipment (Quantity):	Showers and toilets, partition systems and curtains
Sustainable Design Considerations:	Indirect daylighting may reduce artificial lighting
Special Requirements:	None

Space Name:	3.6 Male Change / Lockers
Function:	One-gender change room with 100 half-height lockers and 10 full-height lockers (60 columns total). Total locker area for 3.3, 3.4 and 3.6 combined (exclusive of showers and WCs) determined by ABC requirement of 0.5 sm per bather load or 135sm. Total locker count between 3.3, 3.4 and 3.6 would be about 290 lockers. Three privacy change cubicles required.
Unit Area Size:	33sm
Key Adjacencies:	3.7
Access Controls:	Change room entrance gate access to pool deck
Surveillance/Supervision:	Users, staff on rounds; maximize sightlines into change rooms
Occupant Load:	Nominal 3-4, maximum 6
Critical Dimensions:	Min. 1.7m between locker face and opposite wall face
Clear Height/Span:	Standard
Live Load:	4-5.5kN
Layout Flexibility:	No layout changes
Communications:	None
Public Address/Panic Alarm:	PA audible in change room
CCTV:	Exterior door of change room only
Power:	120V 15A GFCI for hand-held hair dryers
Lighting:	300-500 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Floor drain
Acoustic Separation:	Not applicable
Daylight/View:	Clerestory windows desired if on grade level, no windows below grade
Barrier-Free Considerations:	Barrier-free access
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Raised curbs for locker plinth; security gates to lock off change areas from pool deck at closing time
Signage:	Gender identification on door
Furnishings (Quantity):	None
Equipment (Quantity):	96 pre-manufactured painted metal locker columns (full and half-height lockers)
Sustainable Design Considerations:	Indirect daylighting may reduce artificial lighting
Special Requirements:	None

Space Name:	3.7 Male Change WCs / Showers
Function:	One-gender change room including 3 showers, 3 toilets and sinks
Unit Area Size:	28sm
Key Adjacencies:	3.4
Access Controls:	Change room door not locked
Surveillance/Supervision:	By user, staff on rounds; maximize sightlines into area for security
Occupant Load:	12 persons at a time
Critical Dimensions:	Shower and washroom stalls 3' x 5.5'
Clear Height/Span:	Not applicable
Live Load:	Standard
Layout Flexibility:	None
Communications:	Clock
Public Address/Panic Alarm:	PA audible in change room
CCTV:	Exterior door only
Power:	120V 15A GFCI outlets
Lighting:	500 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	6 air changes/hour 45% humidity
Plumbing:	Showers, toilet, sink, floor drain, hose bib for custodial
Acoustic Separation:	STC 35
Daylight/View:	None
Barrier-Free Considerations:	Barrier-free access
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Partition walls and doors between showers and toilet; vanity counter with sink; toilet; mirror, dispenser and waste receptacle; tile or pre-manufactured showers with soap dispenser and towel hooks
Signage:	Gender identification on door
Furnishings (Quantity):	Garbage bin, mirror, hand dryer, soap dispensers, toilet paper dispensers
Equipment (Quantity):	Showers and toilets, partition systems and curtains
Sustainable Design Considerations:	Indirect daylighting may reduce artificial lighting
Special Requirements:	None

Space Name:	3.8 Staff Universal Change and Lockers
Function:	Staff universal change with lockers and bench and three enclosed shower spaces plus a sink and toilet.
Unit Area Size:	20sm
Key Adjacencies:	3.3, 1.2
Access Controls:	Locking, staff access only
Surveillance/Supervision:	Staff
Occupant Load:	Up to 3 persons at one time
Critical Dimensions:	None
Clear Height/Span:	Not applicable
Live Load:	2-4.5kN
Layout Flexibility:	None
Public Address/Panic Alarm:	Clock
Power:	120V 15A GFCI outlet
Lighting:	300 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	6 air changes/hour, 45% humidity
Plumbing:	Shower, sink, toilet, floor drain, access to hose bib for cleaning
Acoustic Separation:	STC 35
Daylight/View:	None
Barrier-Free Considerations:	Space should be fully accessible
Hazards / Contaminants:	Slipping
Flooring:	Non-slip ceramic tile with epoxy grout
Walls:	Non-slip ceramic tile with epoxy grout
Ceilings:	Washable or tile
Millwork/Built-Ins:	Vanity counter, showers, grab bars, curtain rod, sink, toilet, mirror, dispensers and waster receptacle; 40 half-height metal lockers
Signage:	Door
Furnishings (Quantity):	None
Equipment (Quantity):	Mirror, dispensers, waste receptacle, 40 half-height lockers
Sustainable Design Considerations:	Not applicable
Special Requirements:	Toilets in these cubicles count towards overall washroom stall count prescribed in Part 3.0 of the Building Code.

Space Name: Circulation

Function:	Movement for public and staff or restricted movement for staff only depending on location; materials movement
Unit Area Size:	By allowance
Key Adjacencies:	Connects all functional spaces
Access Controls:	Open space
Surveillance/Supervision:	Staff
Occupant Load:	Not applicable
Critical Dimensions:	Corridor width determined by Code egress requirements
Clear Height/Span:	8-foot minimum height
Live Load:	Not applicable
Layout Flexibility:	Not applicable
Communications:	None
Public Address/Panic Alarm:	PA speakers; fire pulls
CCTV:	Cameras in strategic or blind locations
Power:	120V 15A (for custodial); fire annunciator panel at entry
Lighting:	100-300 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	6 air changes/hour 45% humidity
Plumbing:	Sprinkler system
Acoustic Separation:	Not applicable
Daylight/View:	Yes in common areas, not needed in basement corridors
Barrier-Free Considerations:	Ramped level changes, levered door hardware; contrasting floor markings for visually impaired
Hazards / Contaminants:	None
Flooring:	Treated concrete
Walls:	Durable
Ceilings:	Open where possible, drop where not
Millwork/Built-Ins:	None
Signage:	Emergency egress; directional signage
Furnishings (Quantity):	None
Equipment (Quantity):	None
Sustainable Design Considerations:	Use of local materials in feature wall locations
Special Requirements:	None

Space Name:	Mechanical Spaces
Function:	Building mechanical equipment and pool mechanical equipment rooms; electrical room; IT/NAR room
Unit Area Size:	By allowance
Key Adjacencies:	1.1, 1.3
Access Controls:	Locking
Surveillance/Supervision:	Lifeguard staff
Occupant Load:	Not applicable
Critical Dimensions:	As per equipment manufacturer specifications
Clear Height/Span:	Standard
Live Load:	4-4.5kN
Layout Flexibility:	Low
Communications:	Emergency phone
Public Address/Panic Alarm:	Clock
CCTV:	No
Power:	120V 15A and 208V 20/30A
Lighting:	50-100 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	As per pool and HVAC manufactured equipment specifications
Plumbing:	As per pool manufactured equipment specifications; emergency eyewash station
Acoustic Separation:	STC 55
Daylight/View:	None
Barrier-Free Considerations:	Not applicable
Hazards / Contaminants:	Restricted area
Flooring:	Concrete
Walls:	CMU / concrete
Ceilings:	Concrete
Millwork/Built-Ins:	None
Signage:	Door
Furnishings (Quantity):	None
Equipment (Quantity):	Maintenance equipment
Sustainable Design Considerations:	Not applicable
Special Requirements:	Easy access to loading doors for chemicals and salt delivery; gas sensors / alarm tied to corporate monitoring system

Space Name:	Pool Chemical Storage
Function:	4-hour rated, explosion-proof lock-up for liquid and pressurized chemical storage
Unit Area Size:	3sm
Key Adjacencies:	Pool mechanical spaces
Access Controls:	Locking
Surveillance/Supervision:	Staff
Occupant Load:	Not applicable
Critical Dimensions:	None
Clear Height/Span:	None
Live Load:	4-4.5kN
Layout Flexibility:	None
Communications:	Clock
Public Address/Panic Alarm:	Intrusion alarm
CCTV:	Not applicable
Power:	yes
Lighting:	50-100 lx
Climate Controls:	Spatial
Ventilation/De-Humidification:	Directed vented
Plumbing:	Floor drain to isolated hold; hose bib
Acoustic Separation:	Not applicable
Daylight/View:	Not applicable
Barrier-Free Considerations:	Not applicable
Hazards / Contaminants:	High risk of explosion or caustic burns
Flooring:	Concrete
Walls:	Concrete
Ceilings:	Concrete
Millwork/Built-Ins:	Shelving
Signage:	Door; hazard warning
Furnishings (Quantity):	None
Equipment (Quantity):	Shelving
Sustainable Design Considerations:	Not applicable
Special Requirements:	Sealed room in close proximity to exterior loading doors for delivery and storage of chemicals and 50-lb salt bags on palettes; ; gas sensors / alarm tied to corporate monitoring system

Space Name:	Custodial Closet
Function:	On-site janitorial supplies and equipment storage
Unit Area Size:	10sm
Key Adjacencies:	Central to all areas but especially change rooms
Access Controls:	Locking
Surveillance/Supervision:	Staff
Occupant Load:	Not applicable
Critical Dimensions:	None
Clear Height/Span:	None
Live Load:	Standard
Layout Flexibility:	Low
Communications:	Clock
Public Address/Panic Alarm:	None
CCTV:	None
Power:	120V 15A for floor scrubber
Lighting:	50 lx
Climate Controls:	Zonal
Ventilation/De-Humidification:	Standard
Plumbing:	Mop floor sink (not raised), floor drain, hose bib
Acoustic Separation:	Not applicable
Daylight/View:	None
Barrier-Free Considerations:	None
Hazards / Contaminants:	Cleaning supplies storage
Flooring:	Concrete
Walls:	Concrete / CMU
Ceilings:	Concrete
Millwork/Built-Ins:	Shelving
Signage:	Door
Furnishings (Quantity):	Storage, garbage bins
Equipment (Quantity):	Floor cleaner, supply cart
Sustainable Design Considerations:	Not applicable
Special Requirements:	Space for storage of floor scrubber

8.0 Concept Layouts and Massing Test Fit Analysis

Three options were developed and used to test, validate and refine the functional space program found in 6.0 Component Program Data. The first option, Option A stays within the existing walls resulting in significant compromise from the optimum functional program. The second option, Option B proposes a modest addition of additional space totaling about 2,400 sf or 220 sm on three levels at the front of the building. The third option, Option C involves the addition of almost 7,400 sf or 686 sm moving all public/user functions on to the main level (the basement level would continue to be used for staff areas, storage and mechanical).

Option A – ‘In-Skin’ Scenario

Option A is a solution that stays within the existing facility walls otherwise known as ‘In-Skin’ and does not add any new construction area, to the project. Only 470 SM or more than 25% of the existing of 1,740 SM facility remains untouched by renovations: primarily the existing 25-metre tank and basement level service chase and the existing exterior walls and interior walls surrounding mechanical areas on the basement level. Conversely, 1,270 SM would be significantly renovated.

The front end (south) of the complex the interior on both levels is significantly demolished and re-built in a more functional manner. The two stairs are replaced by one, plus a new elevator. Administrative functions are consolidated into a central hub and a new 75 SM or 800 SF Fitness Centre overlooking the pool and with views to the exterior is added (potentially 8-10 activity stations: 2 treadmills, 2 elliptical trainers, 1 bike, 1 free weights bench and 3-5 strength machines).

Below, new male and female change rooms are added as well as 7 ‘dry’ change cubicles, plus 2 WC/change rooms and a common shower area added. All change rooms fall below what the current Alberta Code prescribes but could potentially be grandfathered. The option also fails to accommodate the minimum fixture counts and changing stalls.

On the back end (north) of the complex, in order to accommodate a new larger hot pool, both levels would be completely gutted and re-built, including the lower level mechanical room. For a new 25 person hot pool the pool deck would need to be reconstructed as a plinth to structurally bear the added load if rebuilt in approximately its current location. In order to achieve the structural depth of slab and beams a new raised floor would be required necessitating a ramp up to the new hot pool. A new larger steam room would be rebuilt and one stairwell enclosed for Code as well. The lower level mechanical room would be re-built, possibly re-using some of the current equipment.

The Option A concept falls well short of meeting functional program requirements in all areas and could be potentially as costly as other options, but with little dividend for the cost. The unaffected footprint area of Option A allows for more parking to be added on site, increasing the total to 48 spaces.

Figure 7. Option A Fit Test Program Analysis

	Functional Program		'In-Skin' Scenario Test		
	ASF	ASM	ASF	ASM	Deviation SM
1.0 Natatorium					
1.1 Pool Tank 25-metre, 6-lane (unchanged)	3510	326	3510	326	0
1.2 Pool Deck Area	3940	366	2920	271	-95
1.3 Hot Pool (25-Person Capacity), Ramp	430	40	240	22	-18
1.4 Steam Room (12-Person Capacity)	190	18	150	14	-4
1.5 Pool Storage Room	470	44	120	11	-33
1.6 On-Deck Shower / WC	10	1	10	1	0
2.0 Dryland					
2.1 Control Desk	165	15	85	8	-7
2.2 Cash Office	45	4	45	4	0
2.3 Foreman's Office	85	8	85	8	0
2.4 Pool Viewing Area	375	35	300	28	-7
2.5 First Aid Room	60	6	60	6	0
2.6 Admin Storage	210	20	0	0	-20
2.7 Multi-Purpose Room (cap. 30 exercise, 130 mtg)	1500	139	150	14	-125
2.8 Lifeguard / Program Office	210	20	85	8	-12
2.9 Fitness Centre (20-25 Stations)	2000	186	800	74	-111
2.10 Staff Break Room	200	19	110	10	-8
2.11 Laundry Room	60	6	40	4	-2
3.0 Change Rooms					
3.1 Universal Change-Shower / WC	60	6	80	8	2
3.2 Universal Change-Shower (11) *	350	33	370	34	2
3.3 Universal Lockers (70 full ht.) / Circulation	400	37	250	23	-14
3.4 Female Change / Lockers (100 half ht., 10 full ht.)	350	33	250	23	-9
3.5 Female WCs (5) / Showers (3)	300	28	300	28	0
3.6 Male Change / Lockers (100 half ht.; 10 full ht.)	350	33	200	19	-14
3.7 Male WCs (3) / Showers (3)	300	28	220	20	-7
3.8 Staff Universal Change / Lockers (48 half ht.)	210	20	180	17	-3
Assigned Area Sub-Total	15780	1466	10560	981	-485
Grossing Factors					
Circulation / Lobby (15% of Assigned Total)	2367	220	790	73	-146
Circulation Basement	0	0	735	68	68
Circulation Stairwells (2)	0	0	395	37	37
Circulation School Tunnel (to Junction only)	0	0	50	5	5
Pool Mechanical Space (50% of water area)	1750	163	2750	255	-42
Building Mechanical Room 8%	1452	135	in above	in above	0
Liquid Chemical Storage	35	3	35	3	0
Pool Service Access Chase	400	37	400	37	0
Hot Pool Mechanical / Bsm. Void Space	90	8	90	8	0
IT /NAR Room	110	10	in below	in below	0
Electrical Closet	120	11	70	7	-5
Custodial Closet	110	10	35	3	-7
Walls / Structure / Plenum Space 4%	726	67	2820	262	195
Total Gross Building Area	22940	2131	18730	1740	-391
Net-to-Gross Ratio	1.45		1.77		
Assigned Area Ratio	69%		56%		
New Gross Floor Area Added through Expansion			0	0	
Percentage Area Increase to the Facility			0%		

Figure 8. Option A Floor Plans

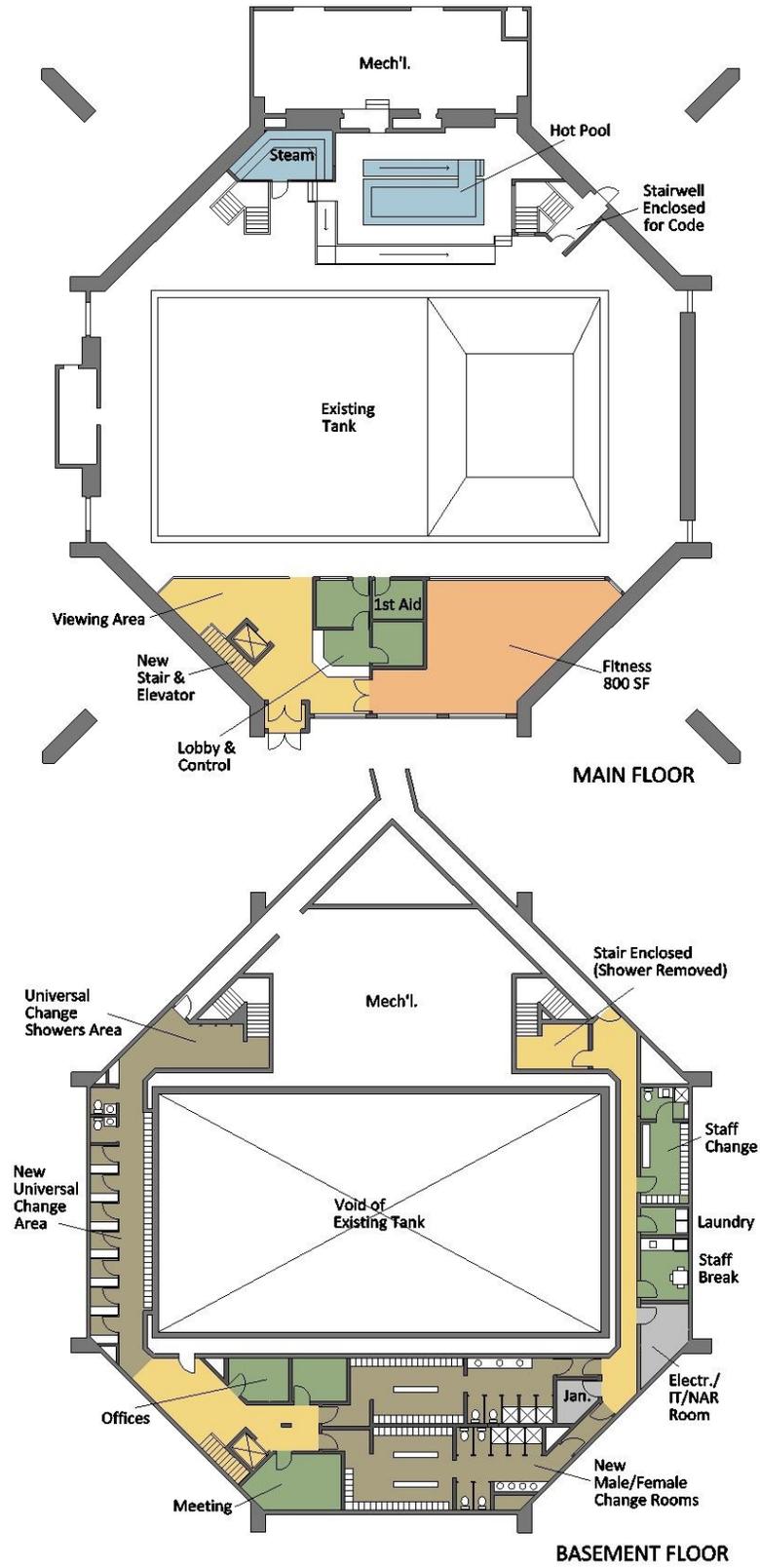
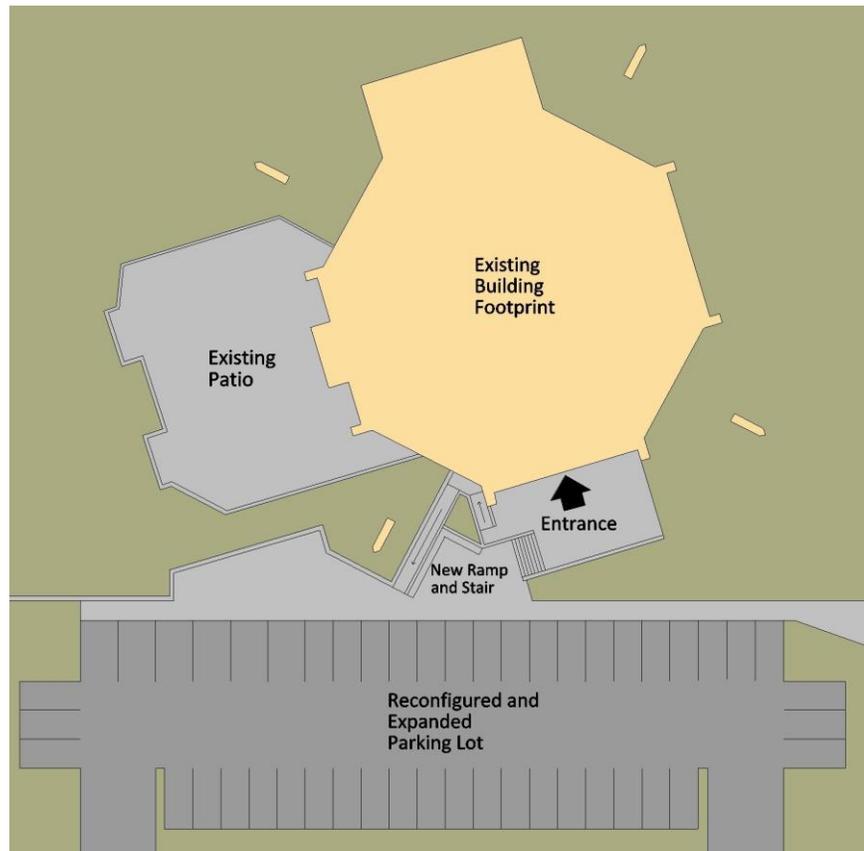


Figure 9. Option A Site Plan



Option B – ‘Front Addition’ Scenario

Option B presumes the entire southern interior portion of the Eastglen Leisure Centre is demolished, expanded and re-built, including a new 25-person hot pool. In addition modest renovations would occur on the north side of the tank limited to new enlarged steam room and enclosed support spaces, as well as renovations to some areas on the lower level. Previous studies have identified that the structural floor slab on the north side would not be able to support a new, larger hot pool without entirely reconstructing the floor and spaces below (mechanical) and above.

The new addition and renovation area on the south portion would feature three levels, with change rooms concentrated on the basement level, public and staff areas on the main floor and fitness placed on a new mezzanine level overlooking the pool. A new three-stop hydraulic elevator would serve the floor levels as well as a new single strategically placed stairwell. The elevator would have two sets of doors on the main level, one facing the ‘dry-side’ public and a ‘wet-side’ door opening directly on to the pool deck. This would reduce contamination of the pool deck areas.

The 1,500 sf or 186 sm fitness centre would accommodate about 15-18 activity stations and may include a compliment of 3 treadmills, 3 elliptical trainers, 1-2 stationary bikes, 6-8 resistance strength machines and 2 benches for light free weights. The new hot pool with ramp could accommodate up to 25-persons and the new enlarged steam room on the north side of the pool, 12-persons. Most of the lower level would be dedicated to universal change rooms (‘wet’ or ‘wet and dry’ cubicles) as well as female and male change rooms.

Option B represents a compact and efficient solution for extending the functional and operational life of the Eastglen facility, though the greatest short-coming of the option is the building remains a two-level facility with change rooms on the basement level. In addition, the change rooms fail to meet current code requirements for three privacy change cubicles in each gender change room.

The Option B concept represents the best efforts to meet the intent of the functional program while understanding that compromises within the existing walls would be inevitable. The concept at 20,660 sf or 1,919 sm is more than 10% below prescribed program requirements of 22,940 sf or 2,131 sm, despite adding 220 sm or 2,370 sf through expansion. The largest gaps are in the size of the fitness centre, the multi-purpose room and deck area. The option also has a higher net-to-gross ratio owing to shortfalls in assigned space measured against and proportionately higher grossing ratios.

The more compact footprint area also allows for more parking on site, up to 62 spaces.

Figure 10. Option B Fit Test Program Analysis

	Functional Program		'Front Addition' Scenario Test		
	ASF	ASM	ASF	ASM	Deviation SM
1.0 Natatorium					
1.1 Pool Tank 25-metre, 6-lane (unchanged)	3510	326	3510	326	0
1.2 Pool Deck Area	3940	366	3150	293	-73
1.3 Hot Pool (25-Person Capacity), Ramp	430	40	420	39	-1
1.4 Steam Room (12-Person Capacity)	190	18	190	18	0
1.5 Pool Storage Room	470	44	240	22	-21
1.6 On-Deck Shower / WC	10	1	40	4	3
2.0 Dryland					
2.1 Control Desk	165	15	140	13	-2
2.2 Cash Office	45	4	45	4	0
2.3 Foreman's Office	85	8	85	8	0
2.4 Pool Viewing Area	375	35	375	35	0
2.5 First Aid Room	60	6	60	6	0
2.6 Admin Storage	210	20	85	8	-12
2.7 Multi-Purpose Room (cap. 30 exercise, 130 mtg)	1500	139	515	48	-92
2.8 Lifeguard / Program Office	210	20	165	15	-4
2.9 Fitness Centre (20-25 Stations)	2000	186	1500	139	-46
2.10 Staff Break Room	200	19	110	10	-8
2.11 Laundry Room	60	6	60	6	0
3.0 Change Rooms					
3.1 Universal Change-Shower / WC	60	6	120	11	6
3.2 Universal Change-Shower (11) *	350	33	400	37	5
3.3 Universal Lockers (70 full ht.) / Circulation	400	37	585	54	17
3.4 Female Change / Lockers (100 half ht., 10 full ht.)	350	33	250	23	-9
3.5 Female WCs (5) / Showers (3)	300	28	100	9	-19
3.6 Male Change / Lockers (100 half ht.; 10 full ht.)	350	33	250	23	-9
3.7 Male WCs (3) / Showers (3)	300	28	100	9	-19
3.8 Staff Universal Change / Lockers (48 half ht.)	210	20	210	20	0
Assigned Area Sub-Total	15780	1466	12705	1180	-286
Grossing Factors					
Circulation / Lobby (15% of Assigned Total)	2367	220	840	78	-142
Circulation Basement	0	0	240	22	22
Circulation Stairwells (2)	0	0	395	37	37
Circulation School Tunnel (to Junction only)	0	0	50	5	5
Pool Mechanical Space (50% of water area)	1750	163	2550	237	-61
Building Mechanical Room 8%	1452	135	in above	in above	0
Liquid Chemical Storage	35	3	35	3	0
Pool Service Access Chase	400	37	400	37	0
Hot Pool Mechanical / Bsmt. Void Space	90	8	440	41	33
IT / NAR Room	110	10	60	6	-5
Electrical Closet	120	11	70	7	-5
Custodial Closet	110	10	35	3	-7
Walls / Structure / Plenum Space 4%	726	67	2840	264	196
Total Gross Building Area	22940	2131	20660	1919	-212
Net-to-Gross Ratio	1.45		1.58		
Assigned Area Ratio	69%		63%		
New Gross Floor Area Added through Expansion			1930	179	
Percentage Area Increase to the Facility			10%		

Figure 11. Option B Floor Plans

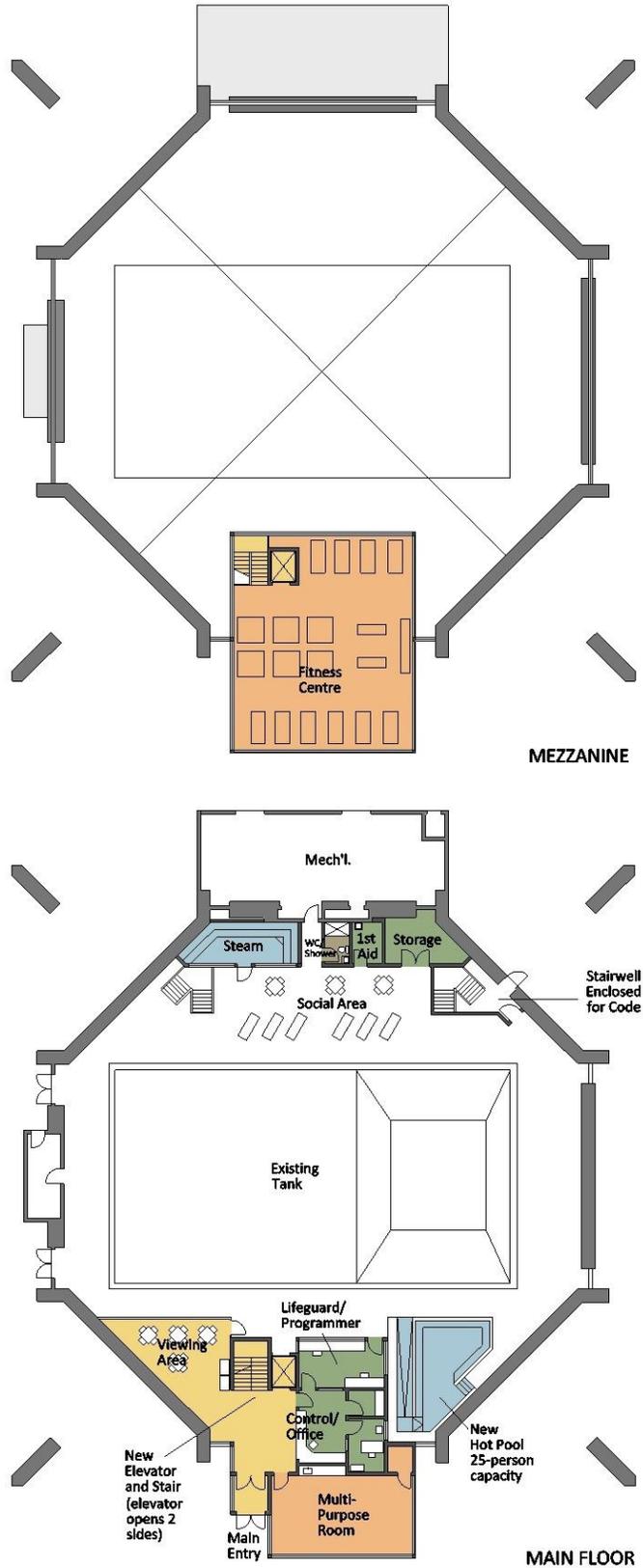


Figure 11a. Option B Floor Plans (continued)

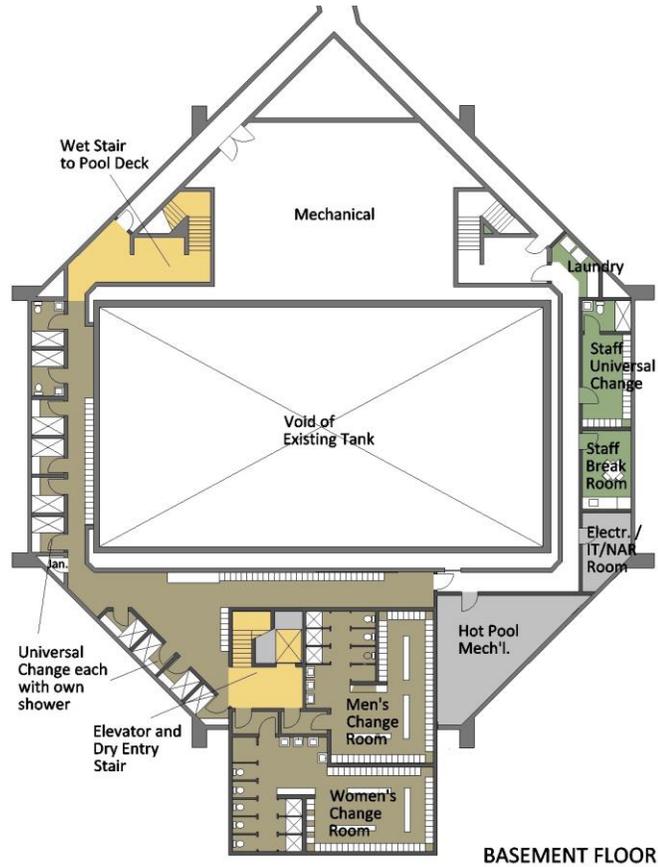


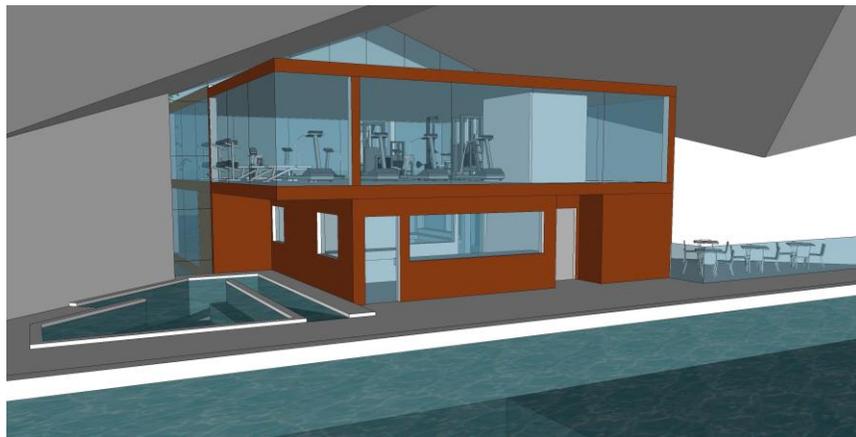
Figure 12. Option B Site Plan



Figure 13. Option B Exterior Perspective



Figure 14. Option B Interior Perspectives



Option C – ‘At-Grade Addition’ Scenario

The third option proposes a very different approach to the constraints imposed by the existing Eastglen Leisure Centre. Option C includes a significant expansion to the facility adding about 663 sm or 38% more floor area in order to create a one-level facility, at least from the public’s perspective and use of the facility. The existing basement would be re-purposed for staff areas, storage and expanded mechanical.

The new added floor space would place all public and user functions at grade, eliminating the need for the public to use stairs or an elevator to get from lower level change areas to the pool deck. Option C also opens up the southern portion of the pool deck area by removing all enclosed spaces and relocating the new 25-person hot pool and pool-viewing to that area. A new south-facing patio area would be constructed to replace the existing patio demolished for the new addition.

The new addition would include a 2,000 sf or 186 sm fitness centre featuring 20-25 activity stations, a large multi-purpose room with a capacity of about 30 for group exercise or over 130 for assembly seating. The room would include a counter with sink and be sub-dividable with a movable wall, allowing for two concurrent smaller functions. The new portion would include a total of 12 self-contained change cubicles with shower, including one with sink and toilet. Less costly, the 12 cubicles could be ‘dry’ cubicles without showers and a common shower area provided near the pool deck. The ideal would be a mix of both types.

The addition would also include a large lobby space and new control desk, cash room and foreman’s office. In the original building, improvements would add a lifeguarding / program office, more storage at deck-level and in the basement, and staff break room and change / locker room on the lower level. The Province (AHJ) may grant a relaxation for the requirement of an elevator serving the lower level if the only users are able-bodied lifeguards and maintenance staff. In both options the first aid room would be located directly adjacent to the pool deck.

A consequence of the larger footprint area in this option is the reduction of available site area for additional parking that will be required. The site could be reconfigured to accommodate 48 vehicles, up from the current 28 stalls. This cannot be avoided as the only logical footprint area for a large building footprint expansion would be on the west side of the site. A shared-use agreement with the adjacent high school may be an alternative solution.

The Option C concept is less constrained by the existing building footprint and is more successful at meeting the intent of the functional program than the previous option. The concept at 25,865 sf or 2,403 sm is about 13% over prescribed program requirements of 22,940 sf or 2,131 sm. Most of the overage can be attributed to inefficiencies on the lower level of the existing building and an excess of pool deck area where functions were removed. The option has a lower net-to-gross ratio than the previous option owing to efficient circulation and adjacencies of functions at grade level.

Figure 15. Option C Fit Test Program Analysis

	Functional Program		'At-Grade' Scenario Test		
	ASF	ASM	ASF	ASM	Deviation SM
1.0 Natatorium					
1.1 Pool Tank 25-metre, 6-lane (unchanged)	3510	326	3510	326	0
1.2 Pool Deck Area	3940	366	4925	458	92
1.3 Hot Pool (25-Person Capacity), Ramp	430	40	600	50	10
1.4 Steam Room (12-Person Capacity)	190	18	190	18	0
1.5 Pool Storage Room	470	44	470	44	0
1.6 On-Deck Shower / WC	10	1	10	1	0
2.0 Dryland					
2.1 Control Desk	165	15	165	15	0
2.2 Cash Office	45	4	45	4	0
2.3 Foreman's Office	85	8	85	8	0
2.4 Pool Viewing Area	375	35	375	35	0
2.5 First Aid Room	60	6	60	6	0
2.6 Program Storage	210	20	210	20	0
2.7 Multi-Purpose Room (cap. 30 exercise, 130 mtg)	1500	139	1500	139	0
2.8 Lifeguard / Program Office	210	20	210	20	0
2.9 Fitness Centre (20-25 Stations)	2000	186	2000	186	0
2.10 Staff Break Room	200	19	200	19	0
2.11 Laundry Room	60	6	60	6	0
3.0 Change Rooms					
3.1 Universal Change-Shower / WC	60	6	160	15	9
3.2 Universal Change-Shower (11) *	350	33	450	42	9
3.3 Universal Lockers (70 full ht.) / Circulation	400	37	730	68	31
3.4 Female Change / Lockers (100 half ht., 10 full ht.)	350	33	240	22	-10
3.5 Female WCs (5) / Showers (3)	300	28	100	9	-19
3.6 Male Change / Lockers (100 half ht.; 10 full ht.)	350	33	240	22	-10
3.7 Male WCs (3) / Showers (3)	300	28	100	9	-19
3.8 Staff Universal Change / Lockers (48 half ht.)	210	20	210	20	0
Assigned Area Sub-Total	15780	1466	16845	1565	99
Grossing Factors					
Circulation / Lobby (15% of Assigned Total)	2367	220	850	79	-141
Circulation Basement	0	0	830	77	77
Circulation Stairwells (2)	0	0	395	37	37
Circulation School Tunnel (to Junction only)	0	0	440	41	41
Pool Mechanical Space (50% of water area)	1750	163	2900	269	-28
Building Mechanical Room 8%	1452	135	in above	in above	0
Liquid Chemical Storage	35	3	35	3	0
Pool Service Access Chase	400	37	400	37	0
Hot Pool Mechanical / Bsmt. Void Space	90	8	850	79	71
IT / NAR Room	110	10	120	11	1
Electrical Closet	120	11	120	11	0
Custodial Closet	110	10	35	3	-7
Walls / Structure / Plenum Space 4%	726	67	2045	190	123
Total Gross Building Area	22940	2131	25865	2403	272
Net-to-Gross Ratio	1.45		1.54		
Assigned Area Ratio	69%		65%		
New Gross Floor Area Added through Expansion			7135	663	
Percentage Area Increase to the Facility			38%		

Figure 16. Option C Floor Plans (rotated to fit page)

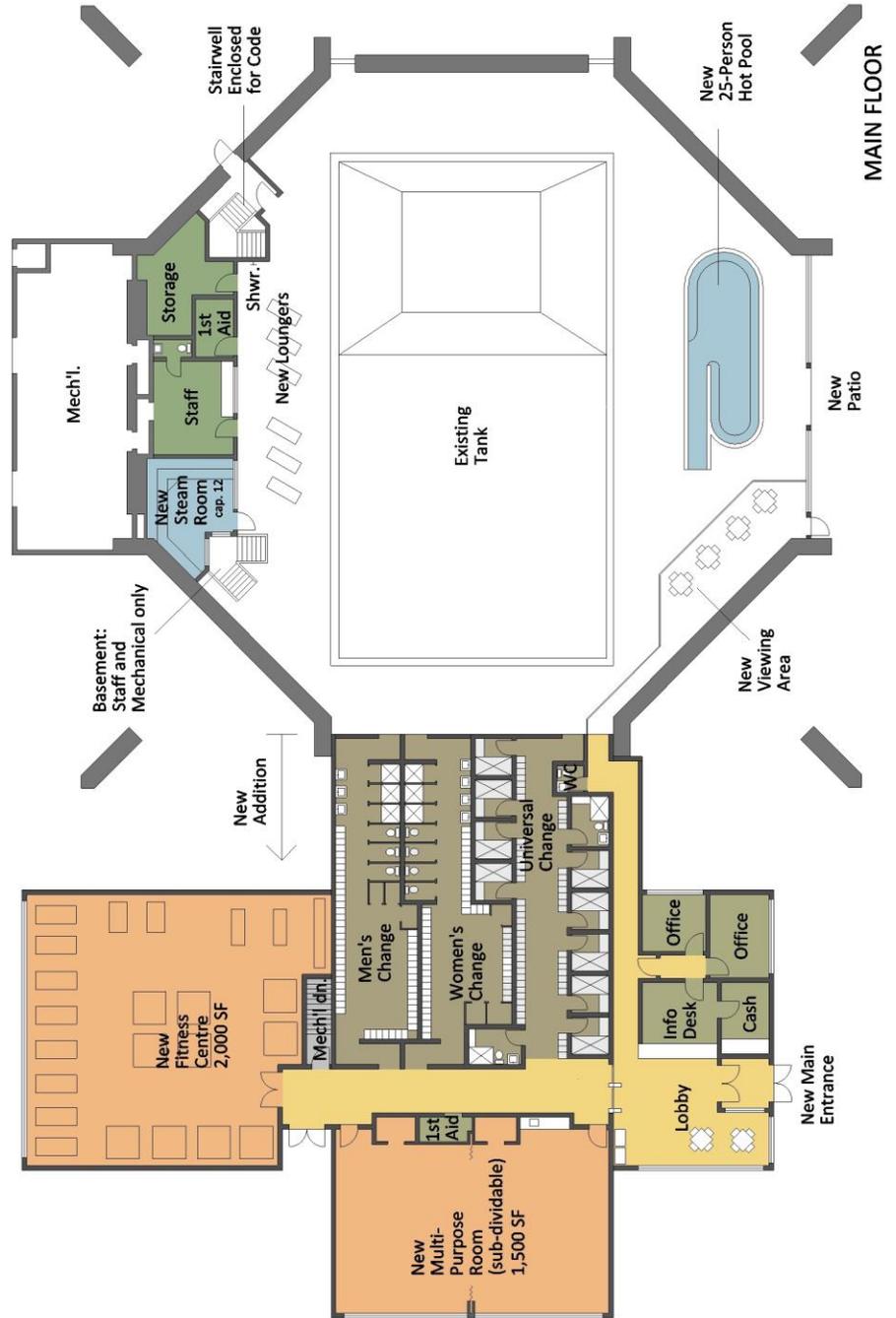


Figure 17. Option C Floor Plans (continued)

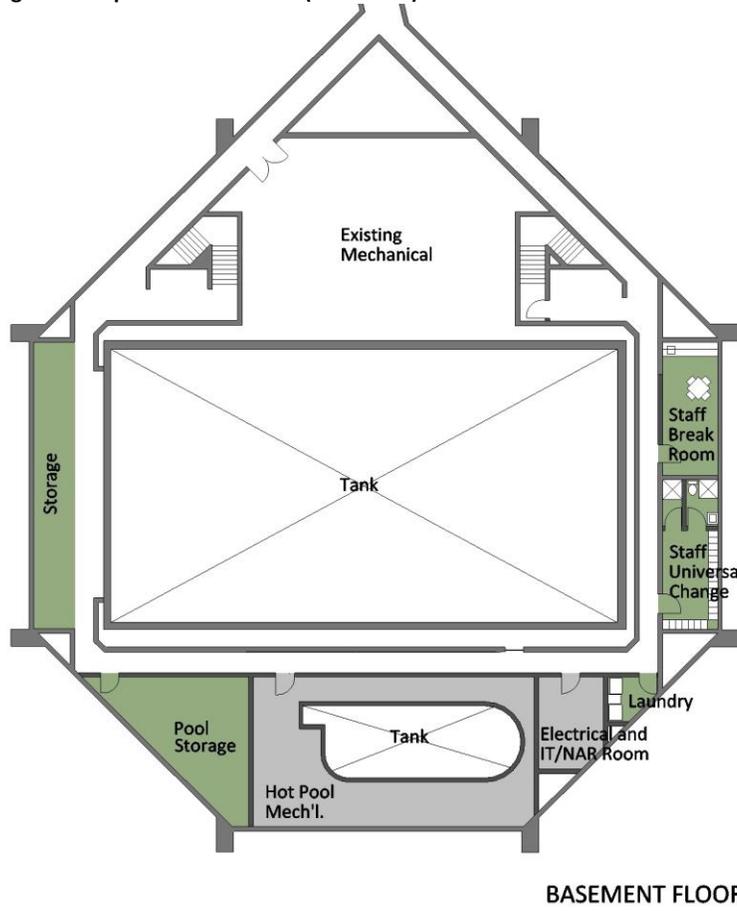


Figure 18. Option C Site Plan

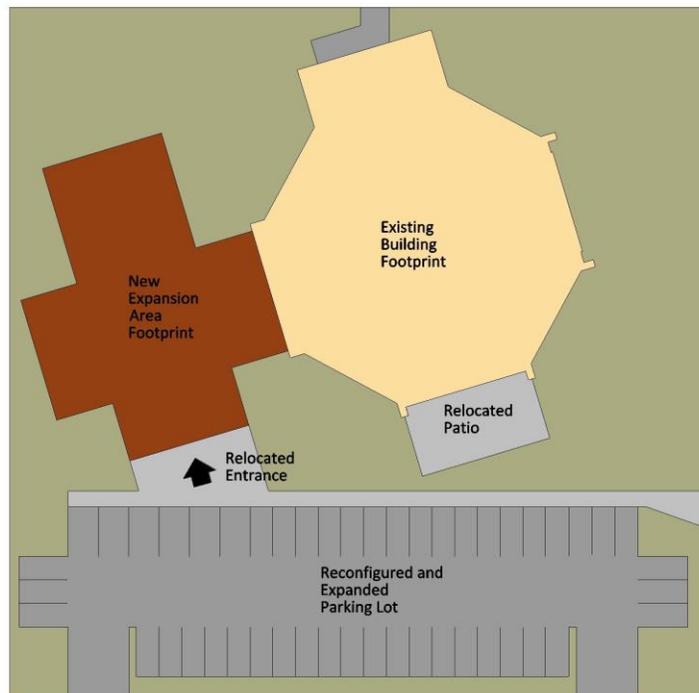
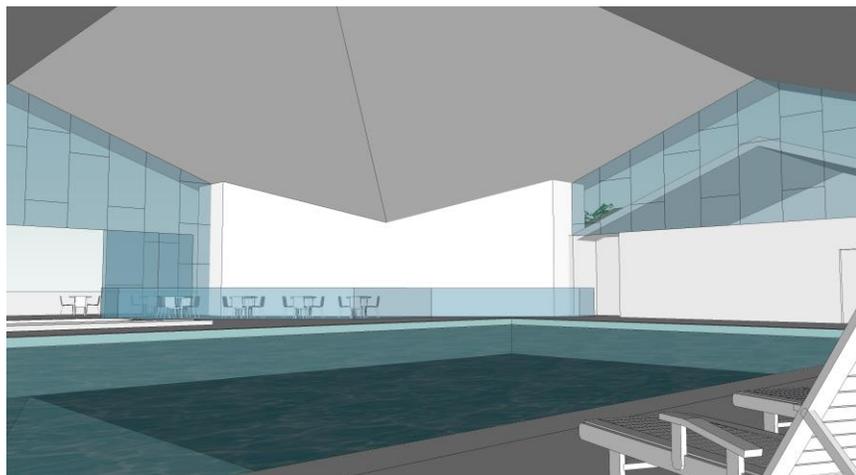


Figure 19. Option C Exterior Perspectives (note: new entrance on left)



Figure 20. Option C Interior Perspective



Appendix A – List of Project Participants

The following individuals participated in this study either in project leadership capacities and/or as internal and external stakeholders.

- Rachel Dumont, Project Manager
- Madeleine Burke, Project Manager
- Shauna Graham
- Teresa Miller-Grayston
- Jared Luchkow
- Skylor Belcourt
- Natasha Park
- Robin Lam
- Kevin Dunsing
- Mark Jakubow
- Joshua Koehli
- Brad Badger
- Lynda McHenry
- Marlene Walsh
- Eastglen Leisure Centre lifeguards, instructors and information desk staff
- Eastglen Engagement Committee
- Kristi Olson, City Architect
- David Hewko, Consultant

Appendix B – List of Applicable Regulations, Codes, Bylaws and Other Reference Materials

The following documents and manuals were referenced during the course of the functional programming process and will need to be considered during the design process:

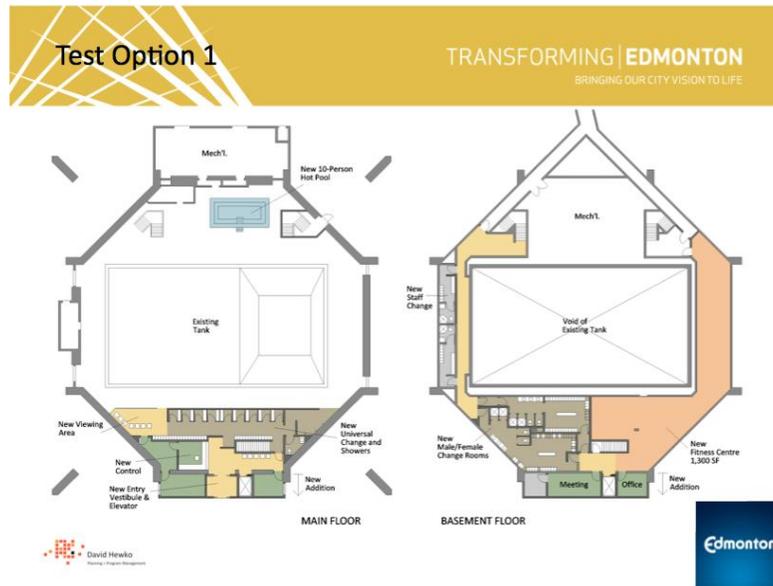
- Alberta Building Code 2014
- Alberta Electrical Code 2015
- Alberta Health Pool Standards 2014
- Alberta Occupational Health and Safety Regulations 2001
- City of Edmonton Zoning Bylaw 12800 Land Use, Designation AP or Public Parks Zone (recreation use)
- City of Edmonton Zoning Bylaw 12800 54.Schedule 1.
- Cash Handling Area and Vault Room Security Guidelines
- City of Edmonton Office Accommodation Standards
- EAS101 Eastglen Pool Building Condition Assessment Report 2012 (will be superceded by updated report in 2017)
- Asbestos Survey Report Eastglen Pool 2010

Appendix C – Summary of Consultation Input from Open Houses #1 and #2

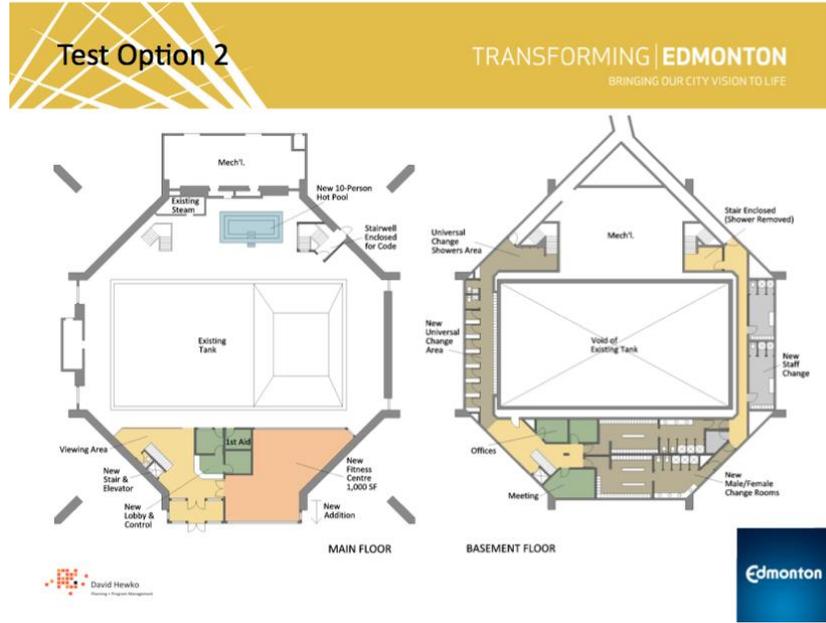
This section of the report includes the summaries input received at the first and second open houses held during this functional programming process. The input received from the community was instrumental and had a major impact on decisions and to refinements to the preferred option.

Open House #1

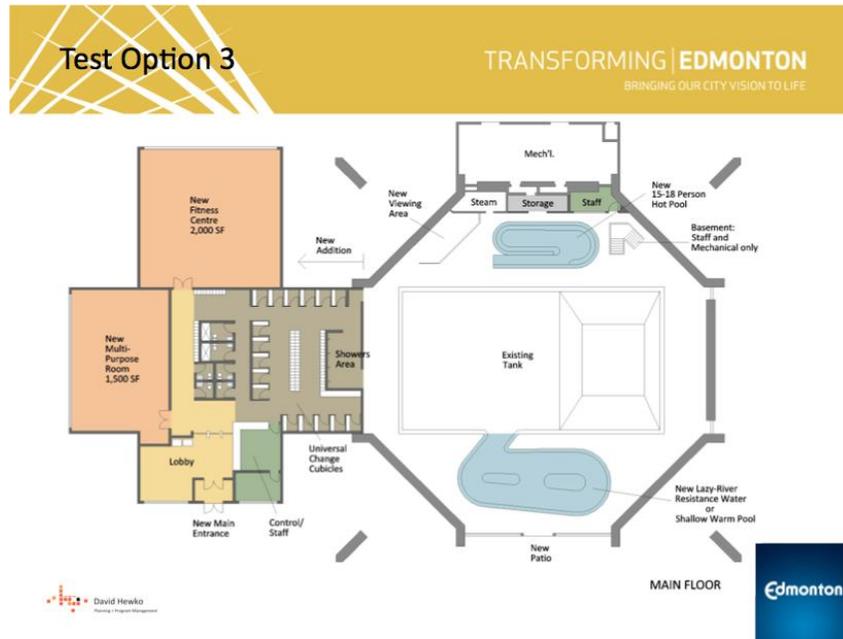
Attendees at the first open house were asked to assess and offer comment on three concept options for the renewal of the Eastglen Leisure Centre. The first two options proposed major renovations and modest additions or ‘pop-outs’ on the front side of the building to improve functionality. The third option was an earlier iteration of Option C that proposed placing all patron functions at grade.



Option 1 placed universal change rooms on the main level with a small fitness centre and female and male change rooms on the lower level.



Option 2 placed the fitness centre on the main level and all change facilities on the basement level.



Option 3 created a significant expansion area at grade and contiguous with the pool deck and included an all-universal change area, fitness centre and multi-purpose room.

The open house was attended by about 88 members of the community. A total of 79 comment sheets were received at the first Open House and in the days immediately following. Key findings included:

- Option 3 was preferred by 32 respondents or 51% of those that answered the

question - most favouring the fact that everything was at grade

- Option 2 was preferred by 18 respondents or 28% of those that answered the question - mostly on the strength of the fitness centre upstairs, but not fully endorsing the change rooms downstairs
- Option 1 was preferred by 13 respondents or 21% of those that answered the question - they tended not to care about a fitness centre at all but liked the universal change rooms at deck level

An additional 16 visitors chose did not answer or preferred multiple or none of the options.

The other key question asked respondents to rank in order of priority five amenity options. Weighting the highest choice with a #1 and one point, to #5 weighted with 5 points meaning the lowest number was the most popular. A total of 68 of the 79 respondents answered the question properly.

- Fitness Centre was the most popular with an aggregate score of 153 or an average rating of 2.64
- Improving the Hot Pool was the second most popular choice with an aggregate score of 162 or average rating of 2.79
- Universal change rooms were the third most popular choice with an aggregate score of 184 or an average of 3.17
- Multi-purpose room was the fourth ranked popular choice with an aggregate score of 253 or an average of 4.36 - meaning interest and support was relatively low
- Lazy River / warm pool was the least popular choice ranking last with an aggregate score of 269 or an average score 4.64 - it was the lowest choice of 31 of the 68 respondents, suggesting little support for the idea of adding another new type of water to the facility

While the comment sheet survey sample is relatively small and not statistically valid, and the community's opinion is non-binding, direction from the first open house did inform the revised options presented in Section 8.0 of this report.

Key considerations included :

- Fitness Centre was a top priority but it has to be 'larger than a hotel workout room' and it had to have daylight and views, therefore not in the basement.
- Hot Pool has was also a top priority and has to be redone. The challenge is doing it on the north side of the pool where the structure can't be deepened because its on top of mechanical and building the slab up means adding a ramp up as well as a ramp down into the new hot tub. Can't be done cost effectively on the north side but could on the south side of the 25-metre tank.
- Universal change rooms were contentious, but in talking with attendees at

the open house some of the resistance to the idea was the 'dry' change cubicles and common male/female shower area. Older adults, some with colostomy bags or surgical scars, can't hygienically or comfortably change in that situation.

- Female and male gender change rooms will be retained as well as a compliment of universal change rooms. There were enough older adults that expressed a preference for the traditional segregated change rooms. By creating choices for patrons it opens the way for universal change rooms to be more broadly supported by the resistant-to-change older demographic.
- Multi-purpose room while essential from a programming perspective and strongly supported by staff, the space but seemed to be on the bubble for most respondents. At minimum patrons indicated the space should be large enough for small yoga classes, meetings, and instruction and birthday parties. Optimally the space should be large enough to accommodate a group of up to 20 for movement classes and the space should have a sink and be sub-dividable for programs.
- The Lazy River option for new and additional water amenity or new water feature attached to the main tank. Another reason the new water amenity cannot work is space. If the hot pool goes on the south side of the tank instead of a lazy river, the north side can be developed as a pool-side social area with steam groom and support spaces with no impact on the existing under-designed floor structure. Building the new hot pool on the south side offers abundant space for ramp access and one large hot pool or even two smaller pools with different temperatures.
- The Steam Room diminutive capacity was also a frequently raised concern with patrons. Many users expressed frustration with the existing facility.
- Barrier-free access to the main tank and patrons understood the building isn't sufficiently large enough to create a ramp for the main tank. The hope is however that the deck would be leveled during renovations to allow for the use of a portable handicapped pool lift or a fixed unit should be added for the main tank.
- Parking was a concern raised by many patrons. The stall count has been increased in all options though given the constraints of the site; parking will remain an issue during peak times.

The following is a summarization of input received at the first open house compiled by City of Edmonton staff and includes comment sheet written responses.

Eastglen Open House
Questionnaire Roll-Up of The Options

Option 1

	I support option 1 of Eastglen Recreation Centre:	I support option 1 with the following suggestions:	I do not support option 1 because:
Tally	20	13	25
Comments	<ul style="list-style-type: none"> - Full support! Pool & steam remain larger. Like the patio gets to stay. Nice patio. - Access for the physically disabled is a real problem at Eastglen (upstairs change room is too small) - Universal change room up; separate cubicles with locks down - Enhance the facility to increase usage - Remain open to all NE residents using EG pool - There are gender specific areas - Keeping same footprint, pool still small and comfortable - I like the idea of the fitness centre in the facility - It would be nice to have a 	<ul style="list-style-type: none"> - Ditch the fitness centre; it is unnecessary - Share showers are stupid - Elevator works for accessibility - Can you lower the hot tub so it's more accessible for people with mobility issues. Nice to add fitness room & like idea of elevator for older person access. Don't see showers for women's change room. - The elevator is really marginal. How many handicapped are expected? I don't see the electrician for the elevator becoming an issue. - New 10 person hot pool - Do we need that many universal change rooms? - Benches at the side of pool 	<ul style="list-style-type: none"> - Want it all on one level - Too small: no need to stay in existing footprint - Address increased parking (needed) - Need to integrate indoor/outdoor parks & recreation opportunities - I don't like the idea of the change rooms downstairs. Fitness rooms need to have windows, not a closed in area downstairs. Downstairs would be OK for a yoga class, not machines. - It feels cramped. - Universal change/shower, fitness centre too small - Lobby set up not idea for flow of people - Fitness downstairs & pool is up. Only smaller type elevator for disabled to use both pool

	<p>warm pool to conduct swimming lessons for young children</p> <ul style="list-style-type: none"> - It's the lesser of the evils. - Other than needing change rooms on the main floor, Eastglen is ideal. - It looks more to my liking - Like basement changerooms but understand accessibility issues. I personally dislike universal change room idea. Should have some family stalls. 	<p>for viewing area</p> <ul style="list-style-type: none"> - Big universal change room on main floor easier for families to get to - Main floor access to change as depicted - Far to get to change rooms after being in pool - Make the minimum changes, good the way it is, maybe just to accommodate changes for disability access to improve only - No need for fitness centre - Need more private showers - Hot tub idea. Like gym/fitness centre down stairs. However I like the basement and don't mind the dungeon like feel. Working out would be cooler. However I don't see there being enough space for a good functional room. 	<p>fitness areas.</p> <ul style="list-style-type: none"> - I do not think people should be on the lower level. If the main floor ruptures the people downstairs will be lost - I feel fitness centre should be upstairs. No windows gives a completely different feel. More people would want to use it upstairs. It would be more visible. - Fitness room downstairs. Change rooms downstairs. How secure? - Would not increase use of the facility - Not enough improvements, if we are renovating do it properly this time. - To attract a large user base a comprehensive multi use must be created- eg. #3 - The facility will have to be closed most likely. I would rather see the fitness centre have access to natural lighting. - Change rooms & fitness centre in basement - Fitness room too small, utilize the space we have - Gym is downstairs - If improvements are to be
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			<p>made we should make them so that its worth it for the next 20 years instead of the next 5 years</p> <ul style="list-style-type: none"> - Just need to get an elevator for change rooms - Under utilization of property. Does not maximize use of property foot print - Does not do much to improve what you already have
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Option 2

	I support option 2 of Eastglen Recreation Centre:	I support option 2 with the following suggestions:	I do not support option 2 because:
Tally	21	11	20
Comments	<ul style="list-style-type: none"> - New 10 person (walk in) hot tub - Fitness centre where patio is now located - Has gender specific change rooms - If we get this option that would be than adequate for me. First choice! - I prefer the fitness centre upstairs with some natural light - More accessible for aging 	<ul style="list-style-type: none"> - Separate shower areas for men and women - Split showers into M/F - Elevator improves accessibility - Universal change rooms up - Keep change rooms separate - The timeline to make the changes should be considered - Steam room needs redesign. Having vent under bench was a mistake. Need a system like 	<ul style="list-style-type: none"> - Want it all on one level - Too small: no need to stay in existing footprint - Address increased parking (needed) - Need to integrate indoor/outdoor parks & recreation opportunities - I am very leery of the construction timelines. - All change rooms down-security? - Fitness area too small

	<p>population</p> <ul style="list-style-type: none"> - Like upstairs fitness, still a small pool, less time for closure. Best option. - Concerns with all change rooms downstairs. If elevator not working how do senior, people with mobility issues come downstairs. - Would be the best if the patio area was included in the development plan such as a full sized gym. - It would be much better to have access to the fitness centre from upstairs due to access to natural lighting. - Gym is upstairs with the change rooms existing down - Hot tub idea. 	<p>O'Leary. Perhaps make larger.</p> <ul style="list-style-type: none"> - Elevator to change rooms - No universal change room. Women and children need privacy and security. - Need more private showers - I would like staff opinions also as they are here all the time and their feedback is very valuable. 	<ul style="list-style-type: none"> - Fitness centre too small for amount of money & effort to build it - Not much change at all for looking into the future. - I do not think people should be on the lower level. If the main floor ruptures the people downstairs will be lost - The universal change room in basement is hard for families - To attract a large user base a comprehensive multi use must be created- eg. #3 - Do not like the universal change room in the basement - Fitness room too small, utilize the space we have - If improvements are to be made we should make them so that its worth it for the next 20 years instead of the next 5 years - No need for fitness centre - Under utilization of property. Does not maximize use of property foot print - No- facility is fine without the fitness centre. It will be too crowded, too many kids/teenagers. - The fitness area is in the basement
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			<ul style="list-style-type: none"> - Concerned main floor gym & fitness centre will ruin peace of pool. Would prefer it separated.
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Option 3

	I support option 3 of Eastglen Recreation Centre:	I support option 3 with the following suggestions:	I do not support option 3 because:
Tally	35	16	18
Comments	<ul style="list-style-type: none"> - Like full amenity nice to have windows in fitness and classroom. - A 'waterfall' pool. Good therapy and water massage. - Grade level services maximize accessibility - More options for kids and easy access for seniors - A gym that is decent sized and a bigger hot tub - Better facilities bring more people into the City. When you decide to move your family you look at they City has to offer! - Like everything on one level. - I like option 3. 	<ul style="list-style-type: none"> - Divide the universal change room (showers) for male & female. Include an area that accommodates family without children (change tables); no elevator would be required. - Integrate the indoor & outdoor recreation & fitness opportunities. It should be a 'seamless flow' for visitors. The parks and recreation functions & school joint use agreement need to be integrated. - Nice but probably too expensive. - Also gender specific shower area/change rooms - A coffee shop would be awesome! 	<ul style="list-style-type: none"> - Would require too long a shutdown of facility for upgrades - It is a stupid plan & expensive. Commonwealth has a full fitness area and is very close. - More parking needed - Need to integrate indoor/outdoor parks & recreation opportunities - Construction is too extensive - It is too elaborate and I'm afraid of how long the pool will be inaccessible to the public because of construction. - Lazy river - Neither support or not, needs to keep change rooms separate, otherwise feasible. - Too much money; no rationale

<ul style="list-style-type: none"> - Great fitness centre addition. Potential to move our train here. Thanks. - Construction can begin and we still can use pool. Just makes more sense for size & to get more people to use pool. Steam room seems a little bigger. - As long as all patrons are on main floor. - It would be very forward thinking to make all the changes recommended for future generations! Build it and they will come! - Best option. - Not sure about the universal showers - My family would likely use this facility more, however, I know that fees would go up which is more challenging to my lane swim 3+ times a week. I am torn on this one. - Parking needs to be considered. - The best use of the entire floor plan including the patio area - Necessary improvements for people changing needs 	<ul style="list-style-type: none"> - Best option for future growth. - Make building more friendly to be here, so people will stay for a longer period of time. Have a restaurant or coffee shop so people can stay and have some food and hangout with other patrons rather than going home. - Universal only change rooms could be separated by gender. Do like everything on same floor! - One concern would be if there would still be availability on the new sun deck to store our pool boats and if there would be easy access bringing the boats into the building to put in the deep end!! - The change rooms should be large enough and include outlets for portable dryers for those with ostomy bags. - Because there is a lot of land to be used around building and it is useable by all regardless of mobility. I think each change room should have a shower BUT maybe people would use the room too long. - And 'adequate' time for 	<ul style="list-style-type: none"> to justify the price tag - Universal showers and change areas - Commonwealth is close by. - Too big of footprint, takes up green space. Would probably be an ugly eyesore. - ONLY universal change rooms. No male or female - Too noisy with shallow pool/lazy river. Clareview and Commonwealth already extremely noisy and child central. - Spoil the small pool ambiance, not necessary to replicate bigger pools. - Too expensive and probably not needed, although the existing facility may possibly be allowed to be open while construction takes place. - No need for cost of added building, people can go to Commonwealth for fitness equipment - Will increase the cost to patrons who just want to swim - We lose everything that's perfect about our pool now. There are enough monstrous impersonal super centres. - I do not support option #3. I
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	<p>in community. I really like as much as possible on the main floor. I personally do not like fitness centres in basements as I am claustrophobic.</p> <ul style="list-style-type: none"> - It encompasses the future. It becomes a centre for welcoming all types of fitness & water uses. Cost may be a factor: how can one save money & offer quality improvements (difficult choices) - I love all of the new main floor amenities which offers recreation choices to support healthy lifestyles for people of all abilities - Bigger, better, more space. I think this will work well. - Because it would provide an improvement that will benefit the community for the long run and not short term like the other options - Best option for the long run - The best family option for the long run - Only plan that utilizes underused patio space. 	<p>closure.</p> <ul style="list-style-type: none"> - Would be good if fitness centre included treadmills and bike machines-Eastglen triathlon club?! - No universal change room for all - Question of cost - Need male and female change rooms, otherwise love the amenities - A concession for snacks, drinks etc - Put the fitness centre on the existing patio which is not used - I strongly suggest separate change rooms with additional family/handicapped change rooms on main floor. Keep male/female change rooms on lower level. 	<p>feel may be too costly & expensive. I feel if people want this level of amenity then perhaps Eastglen is not the facility for them and maybe Commonwealth or Clareview etc could be better for those people. No lazy river please. Bad idea.</p>
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	<p>Maximizes space & use.</p> <ul style="list-style-type: none"> - The most required changes. 		
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General Comments

<ul style="list-style-type: none"> - The facility as is is nice, simple & quiet. Some renos, repairs and upgrades and then leave it as is. No shared showers, no need for fitness junk. - All are good options- the issue is budget! - Have an elevator so patrons can get up and down easier - Have walking/running track and have somebody here to help educate patrons on fitness and how/what exercises to do. Have 'fitness programs' for patrons - Universal changeroom - They built Rogers Place and approved it so if they don't approve this place "I'll lock them up" - Based on Northlands vision for enhanced sports complex at Coliseum, partnering with Northlands to increase sports opportunities & partnerships in NE Edmonton. - Do not change from salt water! - Floor plans need to support 911 calls and safety concerns when clearing a pool! - More swim lessons during the week eg. Tuesday or Wednesday in evening for working parents; even preschool children - If funding available: option 3 - If less funding available: option 2 - If not, stay as is. - Bigger hot tub is good. Natural lights needs to be 'saved.' - Preference would be to leave it 'as is.' We will continue to use the pool regardless of what happens. - Please ensure lots of natural bright lights and windows - Please ensure safe flooring surfaces - Please ensure large enough shower stalls for patrons both open and private safe lockers - I vote for option #4- no change! - Steam room needs to be changed so that heater is not under the bench - Spend money on adding exercises/workout rooms and not adding a bunch of new washrooms - No mention of the budget costs of each option
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<ul style="list-style-type: none"> - I enjoy the pool just the way it is. Thank-you. - I want Eastglen to retain its small community pool feel. This is very important. This is what's brought me here for several decades and hopefully more to come. I do not have strong feelings for additional amenities beyond the pool. Though I do understand getting with the times and updating. I would want to ensure the gym & dry classes offered would not ruin the peace of lane swimming.
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Open House #2

A second open house was held on May 24, 2017. At that open house the preferred concept Option C, was introduced and the purpose of the event was to have stakeholders and the community validate the direction and make any final comments.

Based on the comment sheets returned, over 70% of those that attended the second open house supported the concept unconditionally with the remaining less than 30% supported the concept but with suggestions for final improvements to the concept plan. No one that attended the event submitting a comment sheet opposed the concept direction. While turnout for the event was less than the previous open house, many of the most concerned citizens that were at the first event also attended the second open house.

The suggestions for refinements from the community and staff were acknowledged and resulted in one final iteration of the concept that is included in this report. Most of the changes were minor circulation flow related or to do with the organization of the front-of-house staff areas.

Overall, the public was overwhelmingly supportive of the grade-level concept for users and were pleased with how the expansion would fit into the character of the neighbourhood as well as respected the architecture of the original iconic building. The concept now is a fair and accurate representation of the aspirations of stakeholders and meets the functional needs of a modern aquatic facility.