



## PROPOSED WEST PARRY SOUND POOL AND WELLNESS CENTRE

### *Information for Seguin Residents*

#### **BACKGROUND:**

Over the past number of years various community groups have made attempts to gain support within the seven (7) West Parry Sound municipalities (the Township of the Archipelago, Carling Township, McDougall Township, McKellar Township, the Town of Parry Sound, Seguin Township and the Municipality of Whitestone) as well as the First Nation Communities of Wasauksing and Shawanaga to construct a Pool and Wellness Centre in Parry Sound. These previous attempts did not meet with success.



In 2018 a group of residents and community leaders created a Citizen's Ad Hoc Committee. The objective of the ad hoc committee was to advocate for a wellness centre and pool to serve the West Parry Sound area. Their enthusiasm re-ignited political support and support within the user community for a wellness centre and pool.

At the initial meeting on April 24, 2018 the Ad Hoc Committee, including some municipal representatives passed the following motion "Request that Councils direct their staff/CAO to collectively meet and finalize a common package for future deliberation by Councils including: 1) Preferred governance / operation model, 2) Terms of Reference, and 3) Funding model.

Early on it was recognized that to move the project forward, additional information and due diligence would be required before municipal Councils could consider a financial commitment to a Wellness Centre and Pool. The due diligence included:

1. Facility Programming with Citizen Advisory Committee Input;
2. Site Selection;
3. Cost Sharing Formula; and
4. Governance – Joint Municipal Services Board.

#### **Facility Programming with Citizen Advisory Committee (CAC) Input**

A CAC was formed to engage the Public and provide input on the amenities for the Pool and Wellness Centre. The CAC was comprised of 15 individuals from across West Parry Sound and representatives from the First Nation Communities of Wasauksing and Shawanaga. To engage the public, an online survey was advertised and posted on the websites of the seven (7) West Parry Sound municipalities. The total number of surveys received was 1643, of which 379 were from Seguin residents (70 seasonal and 309 year round). Some of the CAC recommendations included: a 6-lane pool (as opposed to the original design of a 4-lane pool), sauna, walking track, and viewing area for pool and gym etc.

#### **Site Selection**

Four (4) sites were initially identified as potential sites for the facility and this was reduced to three (3) for the detailed analysis matrix. Consideration was given to location/accessibility, acquisition costs, cost to provide utilities (sewer/water, hydro etc.), size of land parcel, and environmental assessment. The end result was a recommendation from the consultants retained to undertake the assessment, that the existing YMCA site on Parry Sound Drive/Smith Crescent scored highest and would be the most suitable location.

#### **Cost Sharing Formula**

The cost sharing formula is intended to be rooted in a rational methodology that is transparent, easily understood and applies equitably to all participants. Four (4) variables were factored in: population, number of households, taxable assessment and driving distance. Driving distance was added to recognize that, based on a YMCA study, distance to the facility factors into a user's decision to utilize the facility.

To reflect the proximity of some Seguin Township residents to other municipal pools (Huntsville, Bracebridge and Gravenhurst), the formula was modified to account for this situation. The number of Seguin households used in the calculation was reduced by 50% for driving distance.

The following is the calculation of % shares:

<b>Municipality</b>	<b>Percentage</b>		
Archipelago	11.4	Parry Sound	25.3
Carling	9.2	Seguin	22.5
McDougall	16.2	<u>Whitestone</u>	<u>6.1</u>
McKellar	9.3	Total	100.0

This formula was agreed to for the due diligence work; Seguin’s cost of that work was \$38,250. The Wellness Centre and Pool Committee (WCPC) made up of appointed members of Councils recommended this formula also be utilized for the capital and operating costs.

**Governance – Joint Municipal Services Board**

The Steering Committee hired Barriston Law to provide legal advice and guidance with respect to the governance of the facility. The recommendation is to create a Joint Municipal Service Board with all municipalities and First Nations having representation on the board. Members will have a weighted vote based on their financial contribution.

**HOW MUCH WILL THE POOL AND WELLNESS CENTRE COST?**

An Investing in Canada Infrastructure Plan (ICIP) grant opportunity was announced in September 2019 (around the same time as the WCPC was being created) with an application due date of November 6, 2019. In order not to miss an opportunity for 73% funding, the application was submitted with some broad assumptions and generous estimates. The remaining 27% of the costs will be shared amongst the seven (7) municipalities (should they all agree to participate).

The estimated cost of the facility is \$32,000,000 as reflected in the ICIP application. Of note, the CAC suggested numerous additional amenities, some of which could be included in the \$32,000,000 estimate. (A group of other suggestions could cost an additional \$8,000,000 if added in, however, these are currently not being proposed). Seguin’s capital contribution will be \$1,944,000, based on the \$32 million budget. If funded using a debenture with a ten (10) year amortization, the annual payments would be approximately \$211,000. With a twenty (20) year amortization, the annual payments would be approximately \$115,000.

Operating costs are more difficult to determine and could fluctuate depending on the number of memberships and / or facility usage. The YMCA (the intended service provider for the facility) has estimated an annual \$300,000 shortfall in revenues vs. expenses. This estimate is based on their experience in managing these types of facilities with a membership model. This means the Seguin share of the operating shortfall is estimated at this time to be \$67,500 per year.

**Financing Considerations**

The \$278,500 capital and operating cost (10 year amortization) would represent an estimated 2.22% tax increase over 10 years if financed entirely through taxation; the \$182.500 capital and operating cost (20 year amortization) would represent an estimated 1.46% tax increase over 20 years if financed entirely through taxation. Other options such as managing budgets, projects, and services could be used to reduce the annual costs. In addition, the WCPC has agreed to undertake a fundraising campaign to reduce the contributions required from member municipalities.

**THE ‘Y’ MEMBERSHIP MODEL:**

A membership type model is being considered for users of the facility; details have yet to be negotiated.

A typical Y membership model has memberships paid for bi-weekly; however, there is no contract and members can cancel at any time. A membership includes basic programming and services; for other a la carte services (e.g. private swim lessons and personal training) there would be additional fees. For visitors and non-members, day passes are available.

Current membership fees in other Y-run facilities are: Child (0-12 yrs. of age): \$14/biweekly, Youth (13-17 yrs. of age): \$14/biweekly, Young Adult (18-29 yrs. of age): \$18/biweekly, Adult (30-59 yrs. of age): \$23/biweekly, Senior (60+ yrs. of age): \$20/biweekly

For the complete **Steering Committee** Report from the October 22, 2020 WCPC meeting see: <https://calendar.parrysound.ca/Council/Detail/2020-10-22-1900-Wellness-Centre-amp-Pool-Committee-Meeting/74347470-5146-440c-93be-ac5c00f0a01e>

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