
To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: November 18, 2025
Meeting Type: Regular Council Meeting

Prepared by: Matt Vader, Director Parks, Recreation and Culture
Department: Parks, Recreation and Culture

Title: Community Centre Feasibility Study: Phase 2 Report | 9718 Bottom Wood Lake Road
Description: Second phase of a feasibility study exploring conceptual space use options and costs

RECOMMENDATION

For Information.

EXECUTIVE SUMMARY

The Community Centre Feasibility Study: Phase 2 Report (attached to the Report to Council) translates the Phase 1 findings into conceptual options with associated cost impacts identified. The second phase of the study built on the analysis of community need and demand by applying a viability lens to the potential spaces that considered additional factors such as technical feasibility, space synergies, existing building conditions, and phasing.

The report identifies six primary spaces for inclusion in the retrofitted community centre: a turf field with an elevated walking track, a library, a gymnasium, flexible fitness and recreation areas, arts and culture dedicated spaces, and community meeting spaces. These spaces address community needs, are adaptable for multiple uses, and are viable within the existing facility conditions.

The total estimated capital cost for the full facility build-out is \$63,589,107, with three potential construction phases: (1) arts and culture, library, lobby, and administration (\$23.6M), (2) gymnasium, flexible fitness and recreation space, community meeting space, food and beverage, and storage (\$28.3M), and (3) turf field with track (\$11.7M). Phasing is recommended based on the structural logic of the building, with the library phase suggested as the first priority.

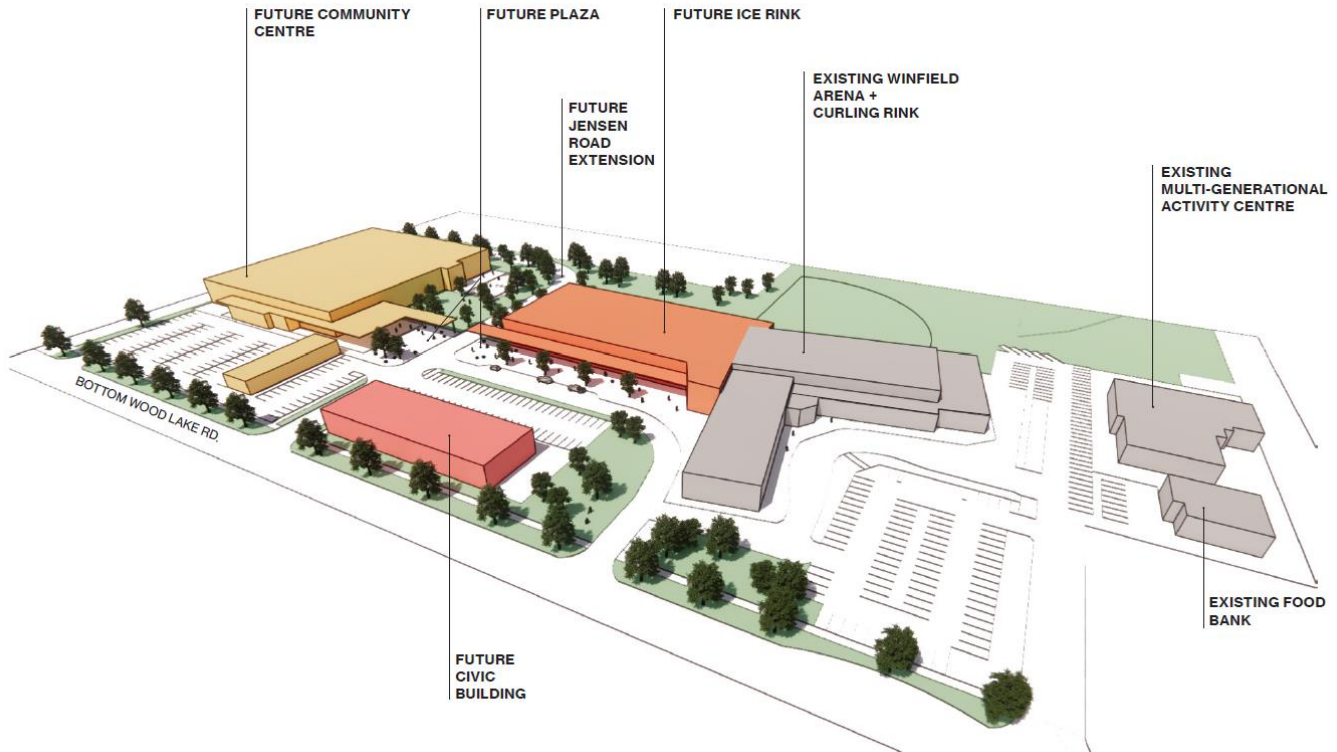
The facility is projected to operate at close to a break-even position, with estimated revenues of \$799,675 and expenditures of \$846,896, resulting in a net deficit of \$47,221 and a cost recovery rate of 94%. The ability of the facility to secure lease arrangements and attract rental groups will be key variables impacting future revenues and the overall level of subsidy required.

DISCUSSION/ANALYSIS

In the fall of 2024, the District of Lake Country purchased a cold storage facility and site previously owned and operated by BC Tree Fruits. The primary purpose for the acquisition is to increase the supply of community space, advancing needs and priorities identified through previous strategic planning undertaken by the District, including the Official Community Plan (OCP) and a Sports and Recreation Needs Assessment conducted in 2023.

The approximately 8-acre site is located adjacent to many existing community facilities and encompasses two primary structures – the main cold storage facility (approximately 73,000 square feet) and an outbuilding (approximately 4,800 square feet).

MAP 1 – COMMUNITY CENTRE & SITE CONTEXT



In early 2025 the District engaged a consulting team led by RC Strategies with support from hcma architecture + design to further explore potential space use options and priorities. The study process encompassed two sequential phases:

- **Phase 1** focused on investigating community space gaps, opportunities, and the potential highest benefit uses of the facility. The Phase 1 Report contains the findings from the community engagement and research that was undertaken to explore these key considerations.
- **Phase 2** translates the Phase 1 findings into conceptual options with associated cost impacts identified. The second phase of the study built on the analysis of community need and demand by applying a viability lens to the potential spaces that considered additional factors such as technical feasibility, space synergies, existing building conditions, and phasing.

The feasibility study will ultimately be used by the District to support future decision making, partnership discussions, and resourcing decisions.

Consultation and Communication

The following engagement was undertaken in Phase 1 of the study:

- 13 discussion sessions with various community organization and interest groups.
- 26 organizations provided a response to a community group survey.
- 2 open house events were held (approximately 30 attendees).
- An online version of the open house garnered 445 responses.

The Phase 1 & 2 report were shared with residents through the Let's Talk Lake Country platform and advertised through social media.

On October 20, 2025, the Phase 2 report was presented to the District's Parks and Recreation Advisory Committee, and the following motion was carried:

THAT the Parks and Recreation Advisory Committee support the recommendations outline in the Community Centre Feasibility Study: Phase 2 Report.

Facility Program Spaces and Considerations

All potential space options identified through phase 1 were analyzed using three criteria:

1. Community space needs & gaps
2. Viability within the existing facility infrastructure
3. Adaptability / flexibility to support multiple uses

Six primary space types have been identified as priorities for inclusion in the retrofitted community centre. Spaces included within the core facility program needed to meet all three criteria.

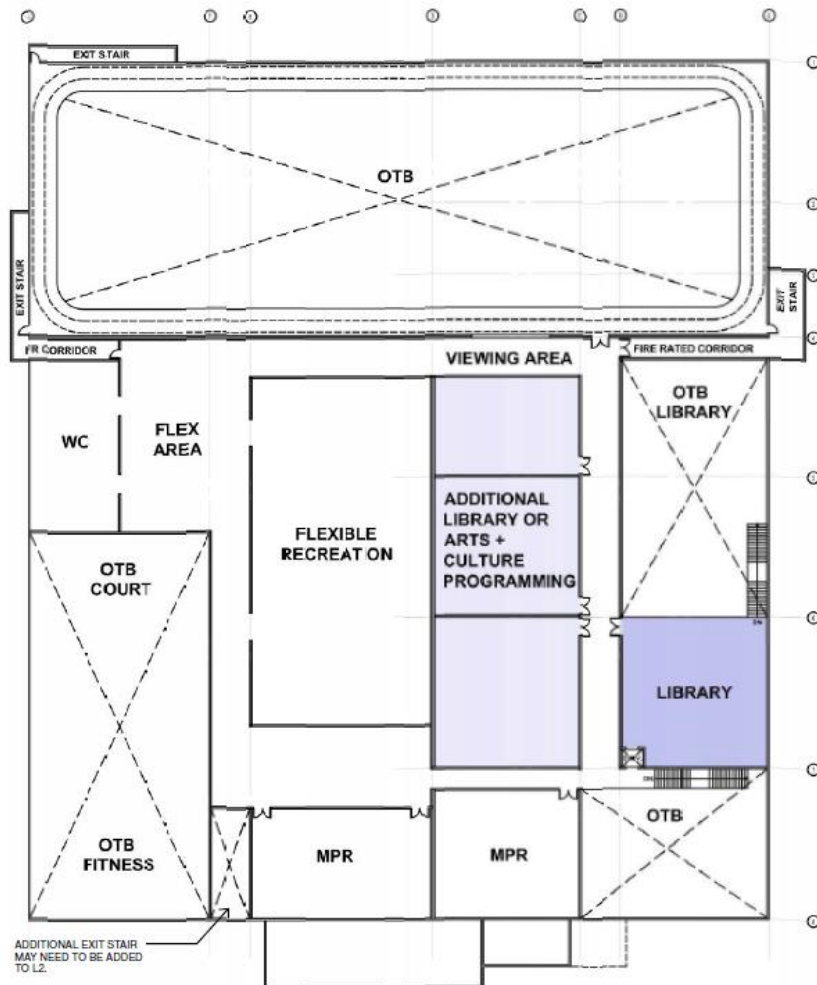
- Turf field with elevated walking track (22,600 sq. ft. + 5,900 sq. ft)
- Library (9,200 sq. ft. with room for expansion)
- Gymnasium (5,800 sq. ft.)
- Flexible fitness and recreation spaces – could include a mix of fitness centre space and dry-land training areas (12,200 sq. ft.)
- Arts and culture dedicated spaces – including display, exhibition, maker, and support areas (6,300 sq. ft. with room for expansion)
- Community meeting and multi-purpose spaces (6,400 sq. ft. spread out over several rooms)

In addition to the six primary space types, the facility would also include support amenity spaces such as food and beverage leased space, washrooms, change rooms, mechanical / electrical, administration, lobby and circulation.

MAP 2 – LEVEL 1 FLOOR PLAN



MAP 3 – LEVEL 2 FLOOR PLAN



Aquatics Viability Review

The building was reviewed for its suitability to be converted to indoor aquatic uses. Given the high demands placed on technical building components, the building itself would need to be almost entirely rebuilt, negating any cost benefits. An expansion of this building, or a new building at a different location would result in an aquatic centre that could be designed to best practice standards and would retain a much longer lifespan. See Appendix B in the attached Phase 2 report for further details.

Phasing and Sequencing Considerations

Phasing of the construction is recommended to align with financial constraints and structural logic.

- Suggested phases include the main entry, library, and arts spaces as the first phase, followed by the indoor turf field, and finally gym and flexible spaces.
- The library phase is prioritized for its core functions and entry point.
- Basic life safety systems will be required for the entire building regardless of active modifications.

File Chronology

Date	Event
2024-11-27	District purchases property at 9718 Bottom Wood Lake Road
2025-04-16	Public engagement open houses and stakeholder engagement
2025-06-16	Phase 1 Report presented to PARC
2025-06-17	Phase 1 Report presented to Council in Committee of the Whole meeting
2025-06-23	Phase 1 Report released to public
2025-10-20	Phase 2 Report presented to PARC
2025-11-07	Phase 2 Report released to public

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Capital Costs Summary

Facility Cluster	Size of Area (sq. ft.)	Average Cost per sq. ft.	Estimated Total Class D Capital Cost
Arts and culture, library, lobby, and administration	40,177 sq. ft.	\$406	\$23,587,444
Gymnasium, flexible fitness and recreation space, community meeting space, food and beverage, and storage	46,891 sq. ft.	\$604	\$28,313,155
Turf field and track	28,793 sq. ft.	\$587	\$11,688,508
Total	115,862 sq. ft.	\$549	\$63,589,107

Key Notes and Assumptions:

- Class D capital costing has a margin of error of +/- 30%, 18 times out of 20.
- Excludes GST.
- Includes contingencies of 26% to account for a design allowance contingency, escalation contingency and construction contingency.
- Assumes fall 2026 tendering.
- Phasing may impact capital costs.

Operating Costs Summary

Revenues	\$799,675
Expenditures	\$846,896
Net	(\$47,221)
Cost Recovery	94%

Key Notes and Assumptions:

- Estimated revenues and expenditures based on the full facility build-out.
- Assumes all potential lease spaces rented at a rate of \$15 / sq. ft.
- Rental rates based on market area comparators and anticipated levels of utilization.
- Should be considered preliminary and updated on an ongoing basis as new information becomes available.
- Major sponsorship revenue assumed to capital (not included in the operational revenues).

Updates to both the estimated capital and operating costs should be undertaken on a move forward basis as decisions are made on phasing, potential partnerships, and lease agreements with prospective tenants.

Respectfully Submitted.

Matt Vader, Director Parks, Recreation and Culture

Report Approval Details

Document Title:	9718 Bottom Wood Lake Road-Feasibility Study Phase 2.docx
Attachments:	- 2025-10-16 Lake Country Feasibility Study Phase 2-SM.pdf
Final Approval Date:	Nov 12, 2025

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - Nov 7, 2025 - 1:16 PM

Paul Gipps, Chief Administrative Officer - Nov 7, 2025 - 1:31 PM

Makayla Ablitt, Manager of Corporate Administration - Nov 12, 2025 - 1:57 PM