

Peace River Regional District North Peace Leisure Facility

Phase 3 Engagement Summary Report

June 28, 2024

This report was prepared by Mickelson Consulting Inc., on behalf of the Peace River Regional District. Mickelson Consulting is a Vancouver-based communications and engagement firm retained by the Regional District to support the engagement process and provide independent analysis of the engagement input.

Note that the input received reflects the interests and opinions of people who chose to participate in this engagement process and does not necessarily reflect the views of the Peace River Regional District.

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1 Background

Over the past decade, the North Peace Leisure Pool has been challenged by a variety of maintenance issues. Continual, repeated shutdowns of various pool features and the entire facility have negatively impacted community use, and related capital and operating costs continue to increase - approximately \$5 million per year.

The region served by the pool is also growing, and the existing facility no longer meets community needs. Although the current pool is only about 30 years old, its infrastructure is failing and there are several core issues, including the hot tub being permanently closed, rotting piping, building temperature regulation, the water slide is only usable during warmer temperatures and other building systems and facility assets are growing more expensive to maintain or repair. The pool amenities are also not meeting current needs in the community. There is limited deck space, current lane widths are significantly smaller than regulation and the pool facility overall has been at capacity for years, resulting in continual wait lists for swimming lessons. The community is expected to continue to grow, and the current aquatic facility is not well designed to meet the needs of the current or future population.

Many of the issues with the current building are linked to budget cuts required when the pool was in the planning and referendum stage. An initial referendum on the loan amount to construct the pool failed. Following several additional referenda attempts, the final referendum for a smaller loan amount was successful. This resulted in significant scope changes, including reducing the size of the building and other changes to design and construction materials, which have impacted operations and resulted in a more rapid deterioration of the infrastructure, including degrading pipes that are encased in concrete and not easily accessed for repairs.

While the existing pool is owned by the Peace River Regional District (PRRD) and operated by the City of Fort St. John, a new partnership that includes the District of Taylor was formed to consider the aquatic and recreational needs for the North Peace region. Planning for a new facility started in 2018 and has involved feasibility assessments, and the outcomes of these initial assessments included recommendations on how to 'right-size' a facility to meet both the current aspirations and the future community needs associated with anticipated community growth and demographic shifts over time.

Initial planning for a new facility also included two rounds of community engagement that were conducted in 2018 and 2022 to collect input on the preferred amenities, as well as other priorities related to non-tangible benefits in the community. After the completion of the second round of engagement, there was also a request for a 50-metre lap pool to support training and swim competitions. Across all communities, it was learned that residents support a new multi-purpose facility that includes both aquatic amenities and indoor recreation spaces.

Using the feasibility assessment and community engagement priorities, the project partners developed several facility options, along with project cost estimates. The estimates were higher than anticipated due to the current inflation rate and increasing costs in the construction market. Before deciding on the preferred facility option and a related referendum question, a third phase of community engagement was initiated in March 2024 to gain insight into amenity priorities when balanced with cost.

1.1 About the project partners

The PRRD, City of Fort St. John and District of Taylor have partnered to determine the future of the North Peace Leisure Pool and how best to address regional aquatic and other recreational service needs going forward. The North Peace Leisure Pool Steering Committee is made up of elected officials representing the partner jurisdictions. The project will primarily be financed through property taxes in the partner jurisdiction benefitting areas. The Steering Committee will be making the final recommendation to the PRRD Board regarding the boundaries of the final benefitting service areas for this project; however, all properties in the four partner jurisdictions were used as the base for assessing tax impacts for the purpose of the phase three community engagement.



PEACE RIVER
REGIONAL DISTRICT

PRRD Electoral Areas B and C

The PRRD jurisdictions included in the partnership include Electoral Areas B and C. Area B has a large geographic area with 18 small communities, and Electoral Area C has six small communities.

The population in Area B is 5,379 residents (Census 2021 data). There are also mining, hydro, oil and gas, forestry and agricultural industries active in the region, including a significant number of work camps to house employees that do not live permanently in the surrounding communities. The population in Area C is 5,947 residents (Census 2021 data). Area C also has active industries that include work camps for employees. (Data is based on the *Housing Needs Reports* for each jurisdiction).



With a population of 21,465 residents (Census 2021 data), the City of Fort St. John is the largest city in northeastern B.C. It is also the largest city in British Columbia situated along the Alaska Highway.

The North Peace Leisure Pool is located in the centre of Fort St. John and is part of a recreation/civic campus along with other public indoor recreational facilities such as the curling club, kids' arena (indoor field house) and the Pomeroy Sport Centre (Festival Plaza, ice-skating oval, ice rinks and indoor running track).



The District of Taylor is the fastest-growing community in the North Peace region and is situated approximately 18 kilometres south of Fort St. John. Taylor has a small, close-knit community with a population of 1,317 residents (Census 2021 data). Its strategic location along the Peace River and the Alaska Highway makes it a significant regional hub. Taylor residents do not currently pay taxes on the North Peace Leisure Pool.

2 Executive summary

A two-stage engagement process was developed for Phase 3 Community Engagement to support the development of alternate, meaningful facility models to effectively demonstrate the trade-offs between amenities and costs for the public.

The following targeted outcomes were identified in the Phase 3 Community Engagement Plan approved by the project Steering Committee and the PRRD Board:

- The PRRD and its partners will have a better understanding of the best option for a new North Peace Leisure Facility that reflects the ideal mix of amenities at a cost that property owners in the partner communities will accept.
- The input will result in an option for a new facility that clearly reflects community priorities for amenities combined with their tolerance for budget that can be presented as a yes/no vote in a referendum as required for financing the project.
- There will be sufficient representation from all of the affected partner communities and key user groups to provide the Steering Committee with confidence that there is broad participation from their area.
- The input, priorities and cost tolerance levels for each partner community will be clearly defined to provide Steering Committee members with an in-depth understanding of their citizens' preferences.

Stage 1: Communication Update and Workshops (March 26 - April 26, 2024)

The general public, sport and community user groups and First Nations communities were provided with an information update about the project, including highlights of what was learned from previous community engagement and how input was used to develop facility options and related cost estimates. Community members from the partner jurisdictions were invited to participate in one of seven workshops. The workshops included activities, discussions and opportunities to collect input and ideas related to the aquatic facility options and optional recreational amenities. Participants chose what amenities were important to them and what they felt they could afford by participating in workshop activities that helped demonstrate the cost and amenity trade-offs.

Seven workshop sessions were held for members of the public across the four partner jurisdictions. Four workshops were held in-person, one within each partner jurisdiction, and three were held online via Zoom. The initial plan involved two virtual workshops; however, a third was added to accommodate community interest in participating.

Registration was required for the workshops to ensure the ratio between facilitators and participants would yield productive discussions and completion of the worksheet activities and tax rate calculations. Participants who had not registered were also accommodated as walk-ins to provide broad participation at all of the workshops.

Stage 2: Open Houses and Community Survey (May 6 to 27, 2024)

The input on preferred facility options, amenity priorities balanced with cost/tax increase tolerance, frequently asked questions and other ideas and concerns shared by workshop participants were presented at open houses to gain broader insight into preferred facility options, priority amenities and a budget/tax increase level that would be acceptable to residents in each partner jurisdiction. This included an additional multi-use facility option with three or four amenities, which was the most preferred option developed by workshop participants through the worksheet activity.

Five open houses were held for members of the public across the four partner jurisdictions. Four open houses were held in person, one within each partner jurisdiction, and one virtual open house was held via Zoom. The public had the opportunity to attend whichever open house was most convenient to them. Participants were

provided with coloured stickers based on their jurisdiction to help better understand the priorities and concerns of each jurisdiction in addition to overall input.

An online survey was available from May 6 to May 27, 2024. The link was posted on the PRRD's Have Your Say engagement platform and available directly through both social media and digital advertising. The online survey was anonymous, and participants were asked to provide basic demographic information. In addition, a statistically valid telephone survey of a representative sample of 500 adults in Fort St. John, the District of Taylor, Electoral Area B and Electoral Area C was conducted from May 8 to May 17, 2024. The telephone survey questionnaire was consistent with the online survey, asking respondents about their use of the existing pool facility, their base aquatic facility preference, their amenity option preferences, their top priorities of the amenities, their concerns related to the project, their level of support for grant funding of the project and what they considered an acceptable monthly tax increase for the project.

2.1 Summary of key themes

The following is a summary of key themes learned from across all sources in both Stage 1 and Stage 2 and aligned with targeted outcomes related to preferred facility, amenities and cost.

Preferred facility option and amenities

- There is general agreement that the existing facility infrastructure is failing, and a new facility is required.
- The preferred lap pool size for the new base aquatic facility is two 25-metre lap pools.
- There is about the same level of support for both a multi-use facility with a mix of three or four indoor recreation amenities and two 25-metre lap pools and for an aquatics-only facility with two 25-metre lap pools.
- The top indoor recreation amenity priorities are one gymnasium, a dynamic movement gym, a fieldhouse with a full-size indoor soccer pitch (three sports fields) and enhanced indoor social spaces. There is also support for an indoor play structure.
- There is a desire for more information about the current facility, including use and capacity at the existing pool and current use of other recreation facilities, as well as the projected growth and demographic information being used to support the proposed facility size.
- Input on design decisions emphasized the importance of considering the challenges of cold climate and for ensuring a new facility is “built once, built right.”

Tolerance for cost and related tax increase

- There are significant concerns about project cost, property tax increases.
- There is moderate support for a monthly tax increase up to \$40, although PRRD Area B and Taylor had less support even at this tax impact range. Respondents across all jurisdictions were significantly less comfortable as the monthly tax amount increased.
- There are significant concerns related to additional increases in the tax amount when land costs and construction timelines are factored in, and risks of the project going over budget.
- Suggestions to address costs included options to renovate or refurbish the existing North Peace Leisure Pool.
- There is broad support for pursuing all funding opportunities to reduce overall project costs, including grants, sponsorships and partnerships.

2.2 Workshops summary (April 2024)

2.2.1 Targeted outcomes and feedback opportunities

The targeted outcomes for this stage of engagement were to support an informed community by sharing an update about the project, including what was learned from the previous community engagement, and how that information was used to develop several facility options based on community priorities and the related cost estimates for each option. The workshop discussions and activities were designed to gain insight into the preferred base aquatic facility (two 25-metre lap pools or one 50-metre lap pool), indoor recreation amenity priorities and cost tolerance levels in each partner jurisdiction.

To inform the community about the status of the project, the preferred options and related project cost estimates, a newsletter with highlights from the previous rounds of engagement was mailed to residents in the four partner jurisdictions as part of notifying residents about the upcoming opportunity to participate in the workshops. At the workshops, participants received a workbook with additional information about amenities, costs and tax impacts and there was a presentation to provide context for the workshop discussions.

Four specific feedback opportunities were integrated into the workshops:

1. Determine the community's level of support for the proposed facility options developed based on feasibility study and the first two phases of community engagement.
 - Option 1 – Enhanced aquatic facility with two 25-metre lap pools
 - Option 2 – Enhanced aquatic facility with one 50-metre lap pool
 - Option 3 – Multi-use facility with two 25-metre lap pools and eight indoor recreation amenities (enhanced indoor social spaces, dynamic movement gym, multi-purpose room, two gymnasiums and a field house with three indoor sports fields that together form a full-sized soccer pitch)

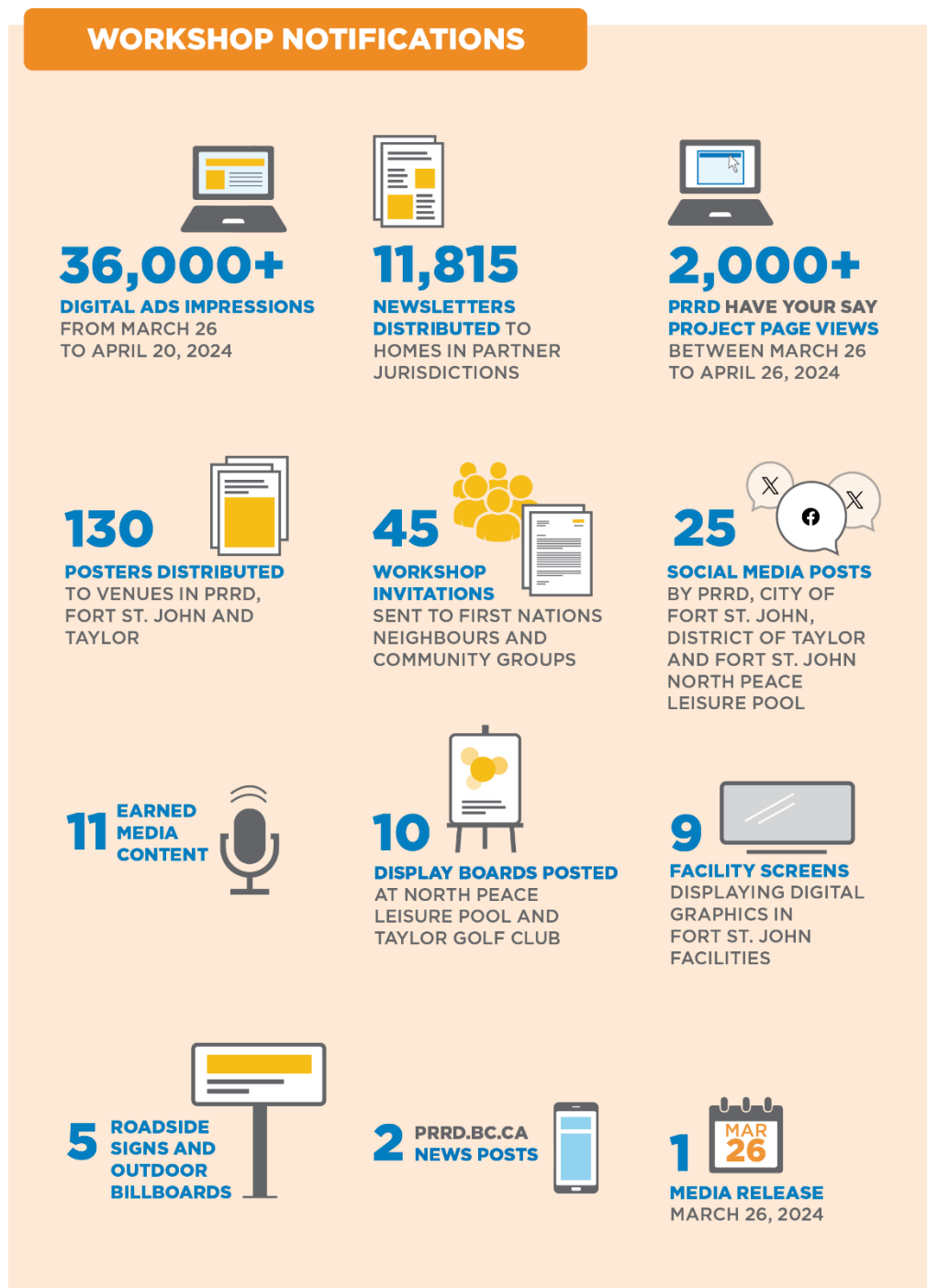
Participants also had the option to indicate that they did not support any of the facility options.

2. Identify the public's preferred base aquatic facility option (two 25-metre lap pools or one 50-metre lap pool).
3. Identify the public's preferred mix of indoor recreation amenities and priorities that could be included with their selected aquatics facility option based on their tolerance for cost/tax increase.
4. Document the public's preferred facility options, amenity priority rankings and cost tolerances to assist with creating an alternative recommended facility option for consideration at the open houses and through the community survey.

Additional feedback opportunities included comments on haveyoursay.prrd.bc.ca, emails to the PRRD and social media comments on partner jurisdiction Facebook pages.

2.2.2 Notification

A broad mix of communication methods were used to reach target audiences in the partner jurisdictions.



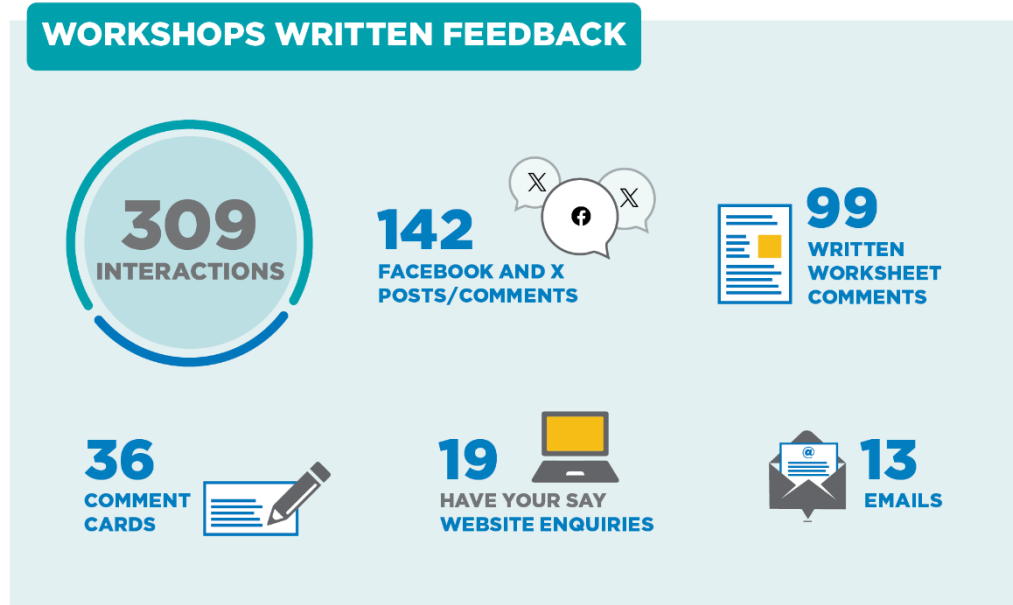
2.2.3 Participation



Participation by jurisdiction was determined based on information provided by participants on completed worksheets.

- Fort St. John: 56
- PRRD Area C: 46
- PRRD Area B: 26
- Taylor: 8
- Other: 1

2.2.4 Summary of written feedback



2.2.5 Workshop outcomes

Below is a summary of key themes learned across all workshops:

- Recognition that the existing pool needs to be replaced
- A mix of support for the project moving forward, with different preferred facility options and amenities depending on cost tolerance, and some who do not support a new facility
- Multi-use facility option preferences primarily involved three to four amenities, with no clear “winner” in terms of the amenity mix
- Indoor recreation priorities noted most frequently were one indoor gymnasium, a dynamic movement gym and one indoor sports field (1/3 of a full-sized soccer pitch, used for small scale games of five players per side)
- Concerns about escalating costs, particularly related to land costs and construction costs exceeding estimates
- Concerns about cost and impact to taxpayers at a time when there are other factors putting financial pressure on cost and quality of living
- Concerns about the indoor recreation amenities, noting that families were expecting an indoor play structure
- Strong support to pursue any and all funding options to reduce project costs, e.g., grants, sponsorship, retail opportunities
- Requests for more information needed on how residential, commercial, industrial and farm properties are taxed
- Ideas to reduce cost by modifying or removing base aquatic amenity options e.g., waterslide design, hot tub size, diving boards, etc.

- Support for more research and cost estimates to renovate the existing pool or refurbish the building to use it for other purposes in the future
- Concerns related to accuracy of estimated user demand and population growth projections, and what are the demographics of the projected population growth and do they warrant a large-scale facility
- Desire for more information about current facility user groups (what types of users are currently using the facility)

Support for facility options

The following outcomes are based on input from the worksheet activity.



Preferred facility options in order:

1. Multi-use facility with an average of four amenities: 53 participants
2. Aquatic facility only with two 25-metre lap pools: 19 participants
3. Multi-use facility with 50-metre lap pool and average of three to four amenities: 18 participants
4. Aquatic facility only with 50-metre lap pool: 3 participants

Jurisdiction comparison

- Most of the support for moving forward was from Fort St. John residents (48 of the 56 Fort St. John participants).
- The majority of PRRD Areas B and C participants support a new facility, but proportionally not as many as in Fort St. John (Area B 15 participants and Area C 25 participants).
- Taylor was split 50/50, with four participants supporting a new facility and four indicating they do not support a new facility (8 participants total).
- The preferred base aquatics facility is two 25-metre lap pools across all jurisdictions for those who support a new facility; however, there was more support for the 50-metre lap pool option among Fort St. John residents compared to other jurisdictions.
- Area B was fairly evenly split between the multi-use facility with an average of four amenities and the aquatic facility only with two 25-metre lap pools, but the other three jurisdictions had the most support for the multi-use with an average of four amenities.

2.3 Open houses and community survey (May 2024)

2.3.1 Targeted outcomes and feedback opportunities

The public was invited to participate in the open houses to learn about the input received during the workshops in April and to advance discussions on the proposed facility amenity options in relation to their impact on taxpayers. The goal of the open houses was to gain more insight into whether the public supported one or more of the proposed facility options, including a new multi-use facility option with three to four amenities based on input from the workshops. The open houses also were designed to obtain broader community input on their priorities for the facility amenities, including clarification around what they want for indoor play amenities, and what their top three indoor recreation priorities would be when balanced with cost.

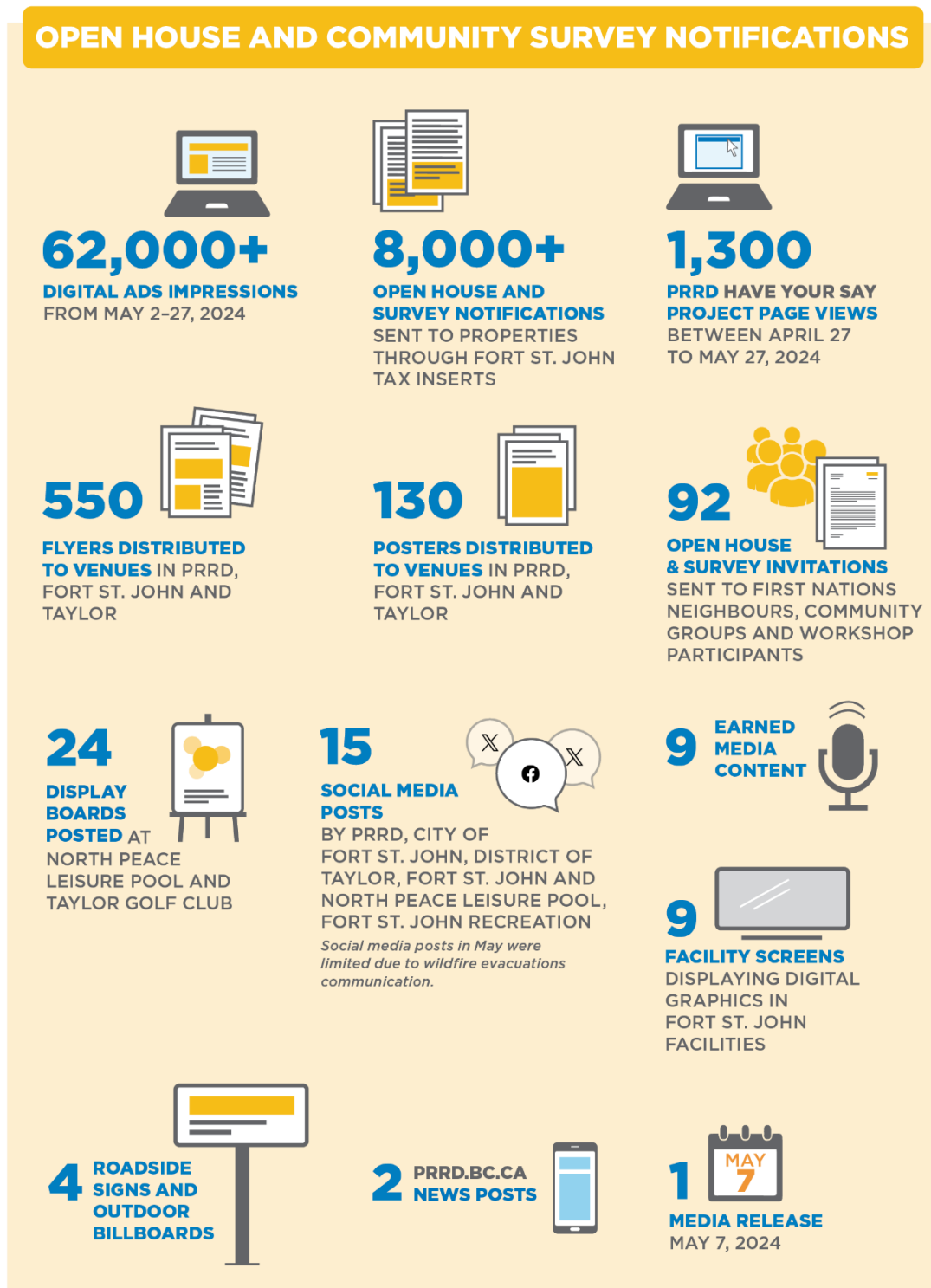
A total of 33 display boards were set up around the open house venues on easels and tables. At a centre table, staff had laptops to complete calculations for any attendees that wanted to receive their projected tax increase based on their amenity selection, mirroring the worksheet activity and calculations completed during the workshops.

There were nine specific feedback opportunities integrated into the open house. Banner sized display boards were used as a “dotmocracy” to visualize attendee input. Participants were given sticker dots to place on banners to demonstrate their preferences. Each jurisdiction had its own sticker colour: Fort St. John (blue); Area B (orange); Area C (red); and Taylor (green). The banners requested input about the following:

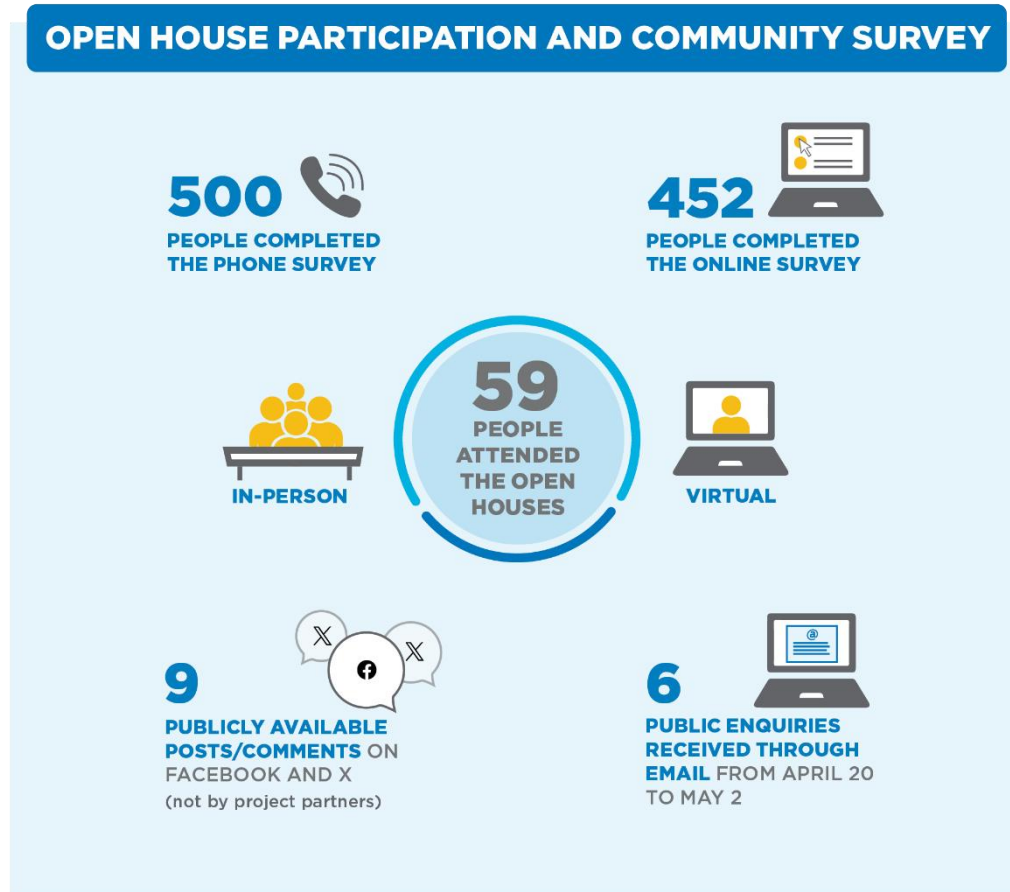
- Indicate base aquatic facility preference
- Identify the top three amenity priorities
- Identify how the public defines ‘indoor play’ within the amenities
- Identify the preferred number of amenities in relation to cost they could support
- Identify an acceptable monthly tax increase range
- Identify which funding options the public supported for the PPRD to pursue
- Submit questions or comments related to the facility options and amenities
- Submit questions or comments related to costs or tax impacts
- Submit questions or comments related to the referendum/who decides the project

The community surveys were designed to seek input on the same topics as the open houses. The survey questionnaire included 12 questions with a mix of multiple choice and open ended questions to collect feedback on facility options, amenity priorities and cost tolerance, as well as six demographic questions. The same questionnaire was used for the online, self-select survey and the statistically-valid phone survey with live operators. There were 452 online survey submissions and 500 completed phone surveys.

2.3.2 Notification



2.3.3 Participation



Summary of participation by jurisdiction

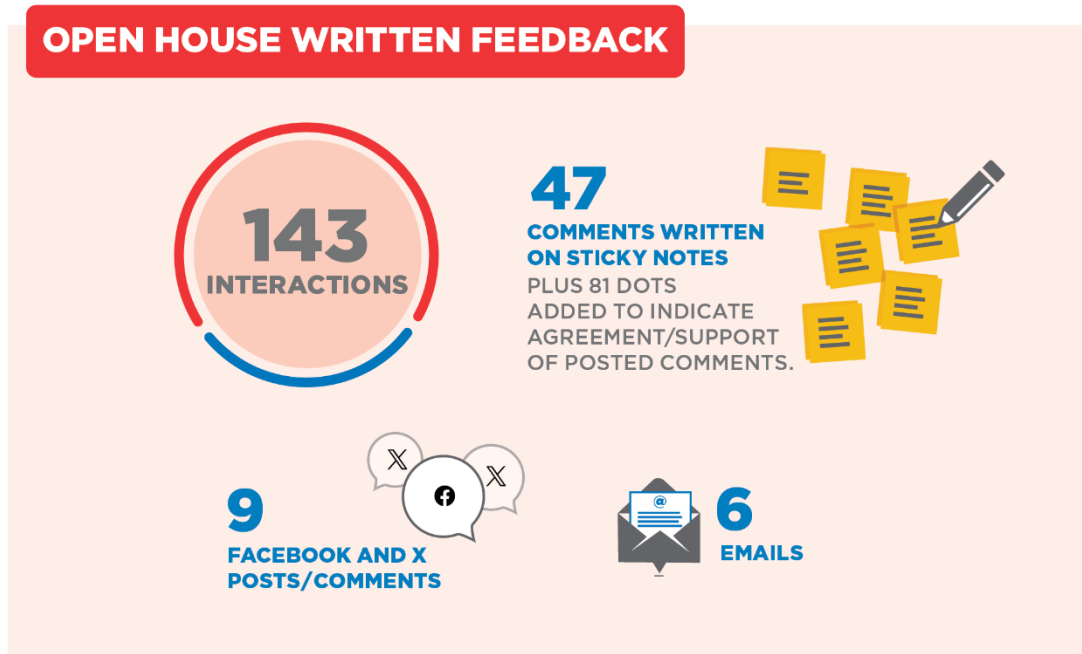
Respondents: area of residence

Jurisdiction	Population	Phone survey	Online survey
Fort St. John	21,465	69%	61%
PRRD Area C	5,947	8%	22%
PRRD Area B	5,379	19%	10%
Taylor	1,317	4%	7%

Respondents: rent/own primary residence

	Phone survey	Online survey
Own	82%	88%
Rent	16%	7%
Prefer not to say	2%	6%

2.3.4 Summary of written feedback



2.3.5 Open house and community survey outcomes

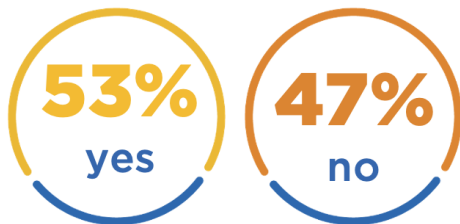
Below is a summary of key themes learned from the open houses and surveys:

- There is general recognition that a new facility is needed, and strong interest in considering options to keep costs down.
- The preferred base aquatic facility is the two 25-metre lap pool option.
- Preferred facility options:
 - Multi-use facility with three to four recreation amenities and enhanced aquatic facility with two 25-metre lap pools
 - Enhanced aquatic facility only with two 25-metre lap pools
 - Multi-use facility with eight recreation amenities and enhanced aquatic facility with two 25-metre lap pools
- Recreation amenity priorities:
 - Dynamic movement gym
 - One indoor gymnasium
 - Full-size soccer pitch (3 sports fields)
 - Children’s indoor play structure
 - More social space to relax/hang out
- The most important amenities for “indoor play” are children’s indoor play structures, gymnasium and dynamic movement gym.

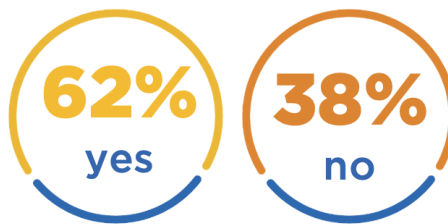
- There is significant concern about the cost of the project and overall impact on taxpayers due to the timing of the project and current cost of living.
- There is broad support for the PRRD to pursue alternative funding options to offset costs and lessen the financial burden on taxpayers.
- Property owners expressed concerns about the referendum in terms of needing all of the cost details first and frustration that renters have a say in the referendum but do not have to pay the tax.
- The preferred tax increase range is \$30-40/month, but the comfort level with this amount was only moderate.

Facility use – existing pool

Phone survey:



Online survey:

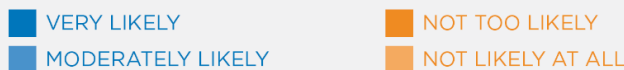


Facility use – future facility

HOW LIKELY TO USE FUTURE FACILITY – PHONE SURVEY



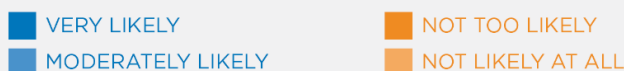
LEGEND



HOW LIKELY TO USE FUTURE FACILITY – ONLINE SURVEY



LEGEND



Preferred base aquatics facility

The enhanced aquatic facility with two 25-metre lap pools is the preferred base aquatics facility.

Open houses



Enhanced aquatic facility with two, 25-metre lap pools

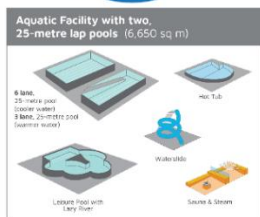
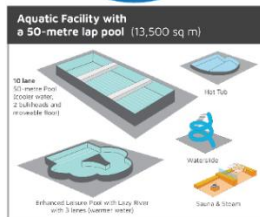


Enhanced aquatic facility with one, 50-metre lap pool

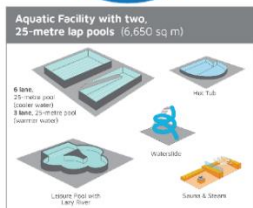
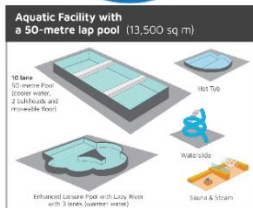


Do not support a new pool/facility

Phone survey



Online survey

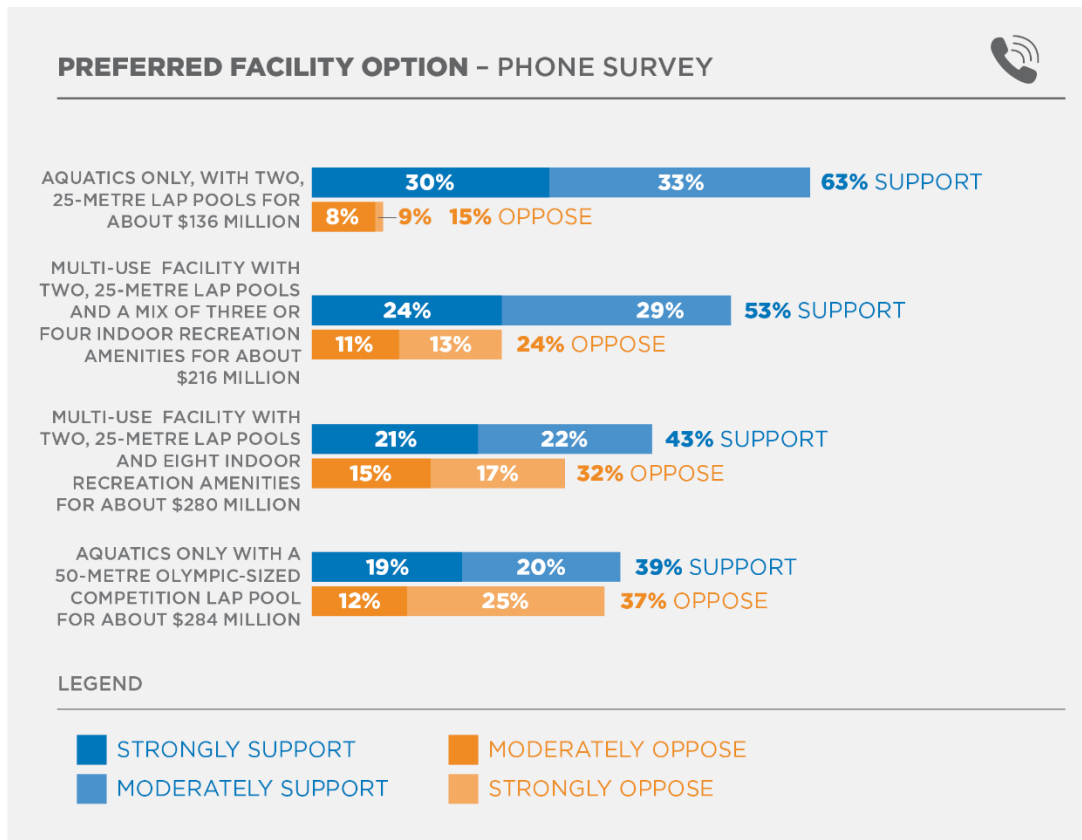


Preferred facility options

Open houses

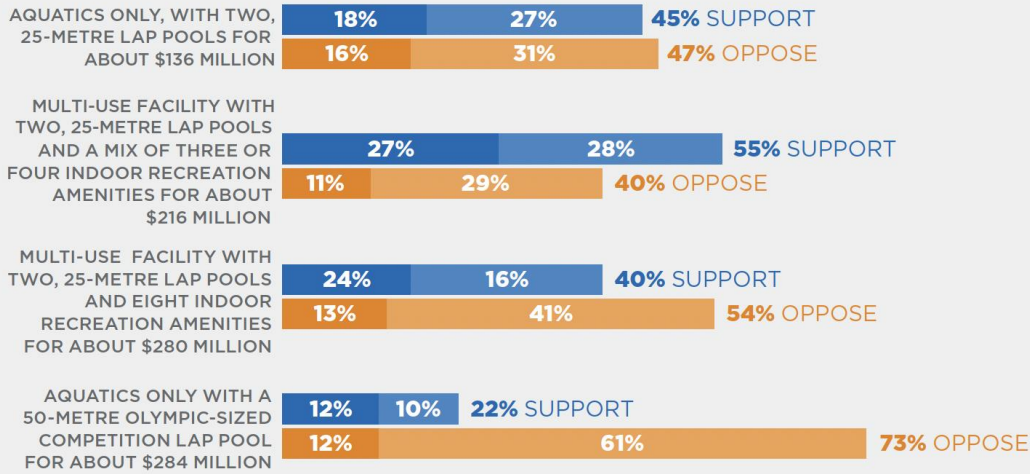
FACILITY TYPE	Aquatics only facility with two 25-metre lap pools	Multi-use facility with two 25-metre lap pools and 1-2 recreation amenities	Multi-use facility with two 25-metre lap pools and 3-4 recreation amenities	Multi-use facility with two 25-metre lap pools and 5-6 recreation amenities	Multi-use facility with two 25-metre lap pools and 8 recreation amenities	Aquatics only facility with one 50-metre lap pool	Do not support a new pool/facility
ESTIMATED COST	\$136 million	\$156-176 million*	\$216 million	\$236-256 million*	\$280 million	\$284 million	
TOTAL	3	2	11	3	9	1	21

*Participants indicated a cost on the continuum



Note: the above graphic does not include the “Not sure” responses.

PREFERRED FACILITY OPTION – ONLINE SURVEY



LEGEND



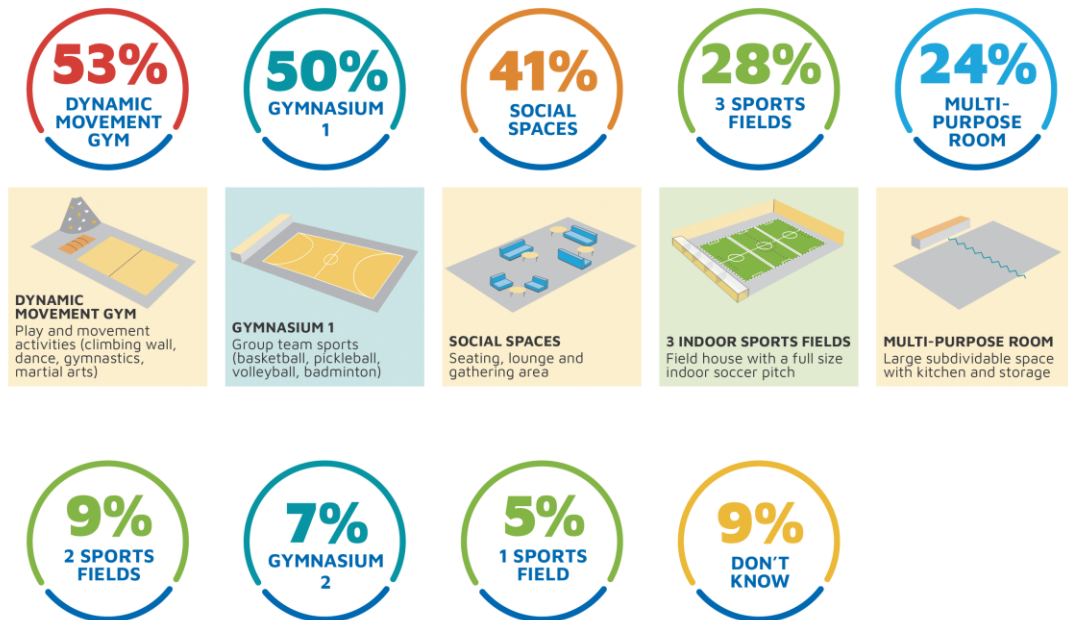
Note: the above graphic does not include the “Not sure” responses.

Top amenities

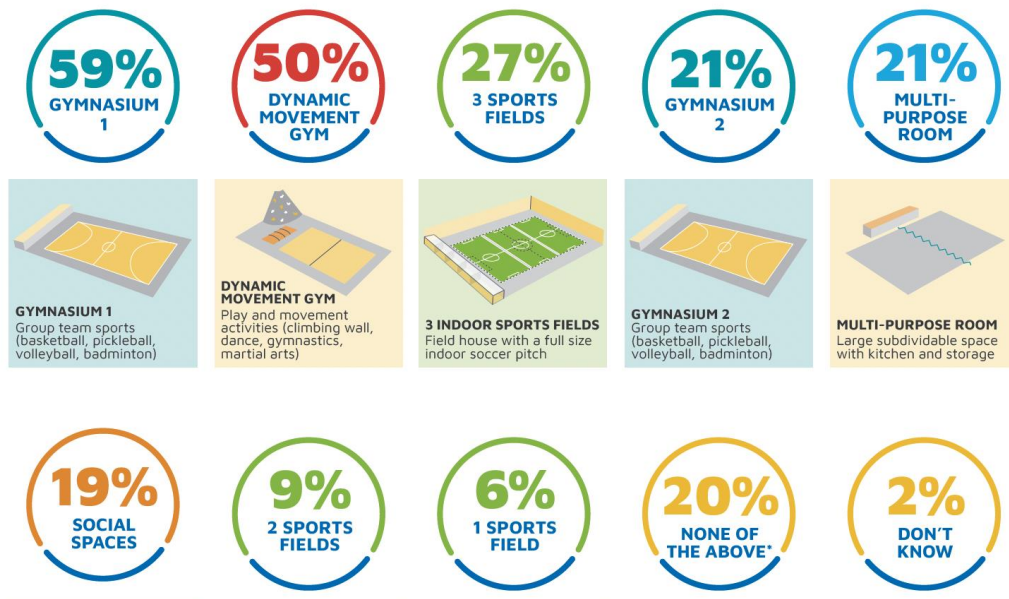
Open houses



Phone survey

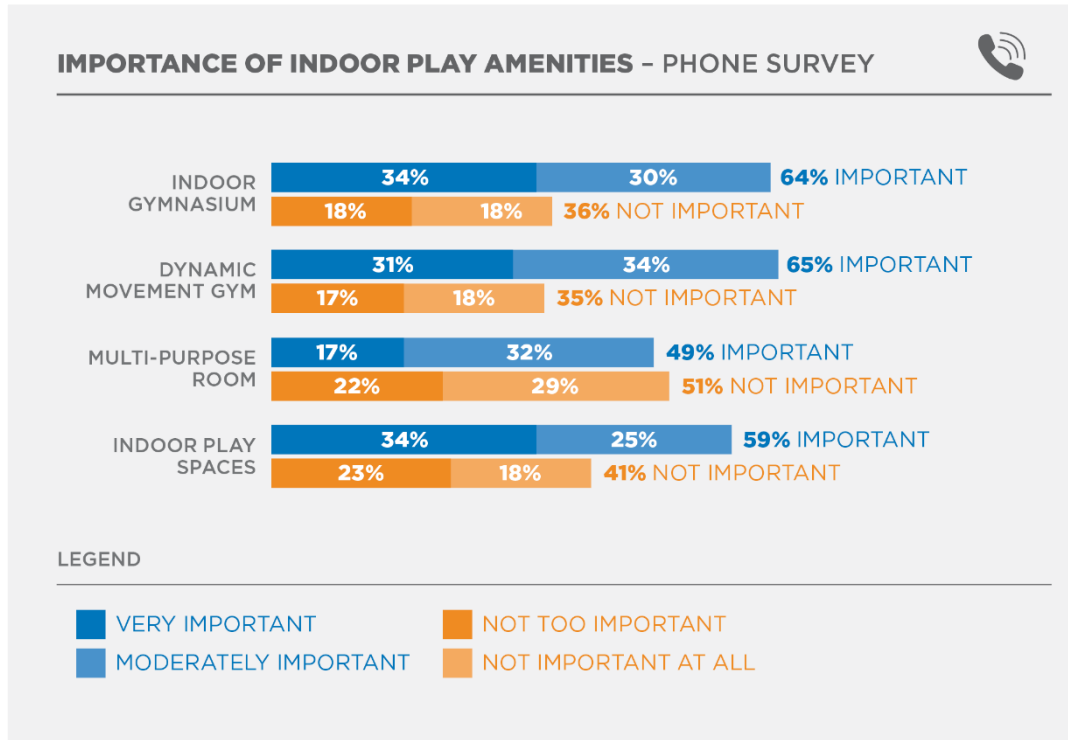
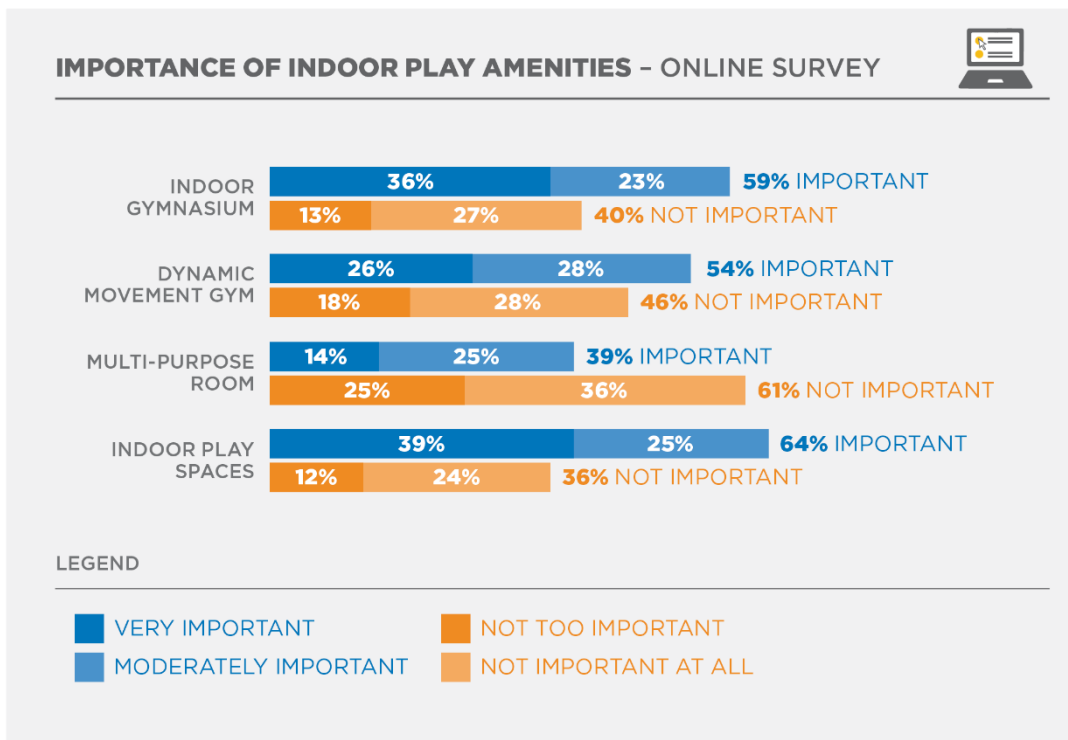


Online survey



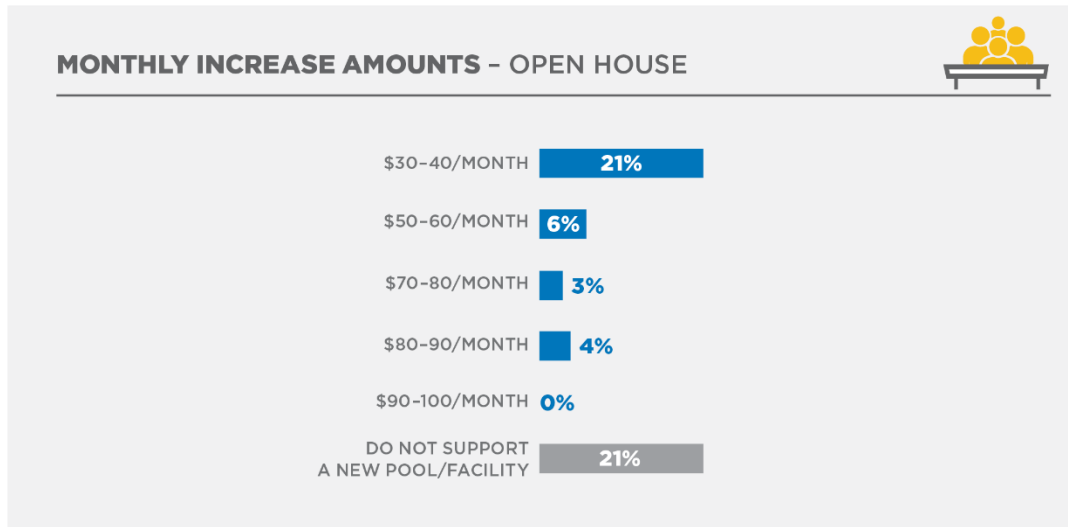
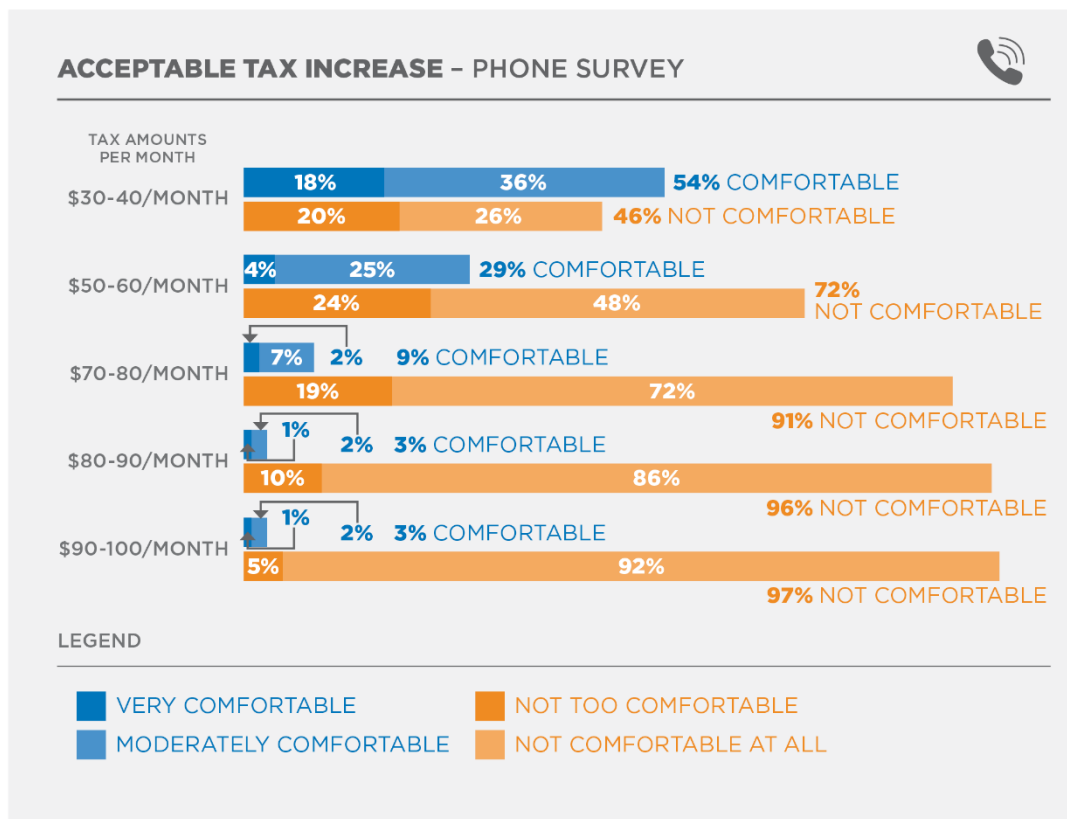
Indoor Play Amenity Priorities

Indoor play structures were a lower priority for open house participants (6%) compared to a gymnasium (66%) and dynamic movement gym (23%); however, indoor play structures had more support from survey respondents.

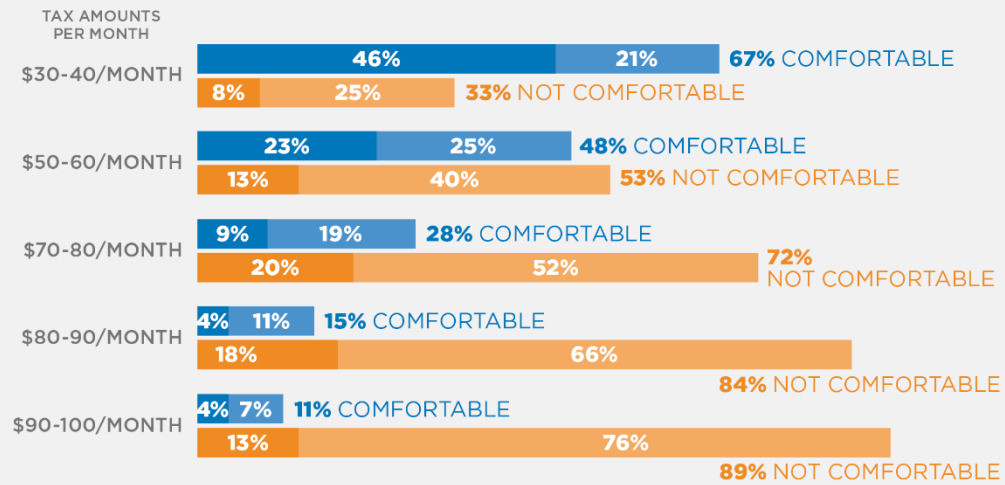


Monthly Tax Increase Tolerance Levels

At the open houses, the majority of participants who support a new facility indicated that \$30-\$40 per month would be an acceptable monthly tax increase. The survey results were consistent, with moderate support for \$30-40 per month, and significantly less support for higher amounts.



ACCEPTABLE TAX INCREASE - ONLINE SURVEY

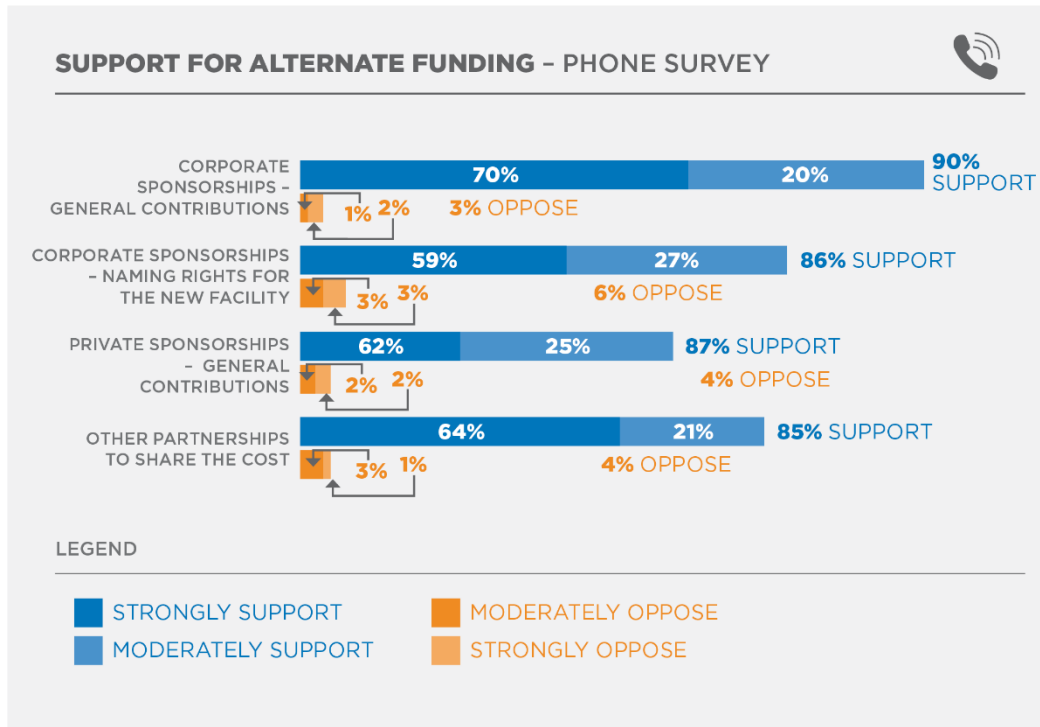
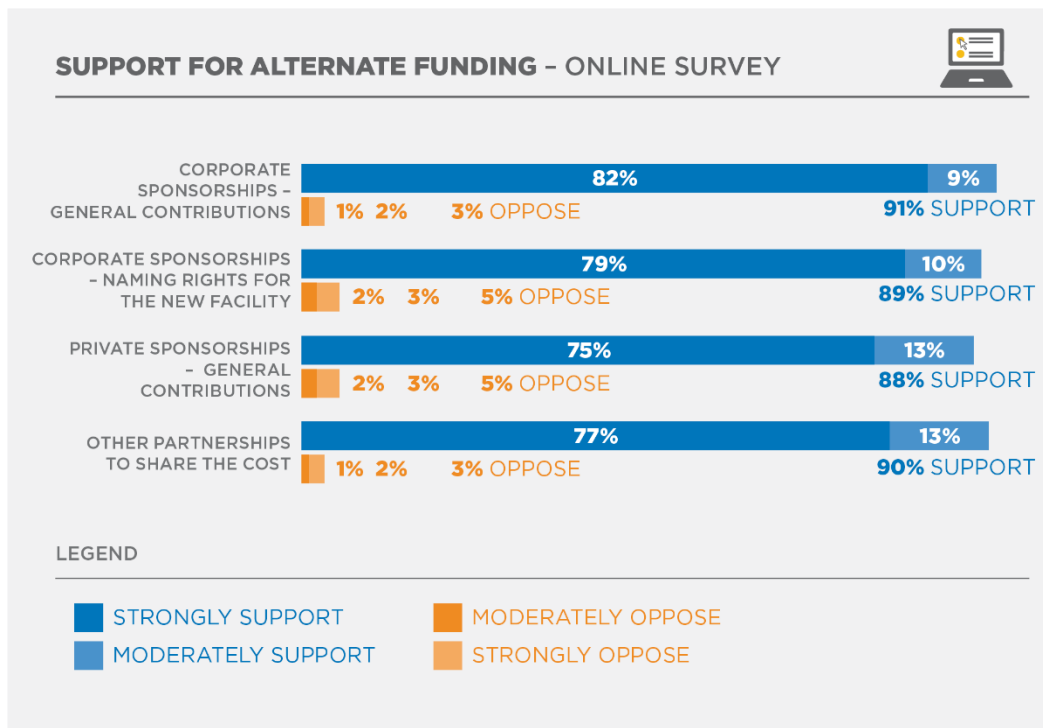


LEGEND



Support for funding alternatives

There is broad support for seeking alternative funding through grants and sponsorships, with slightly more support for corporate sponsorships compared to private sponsorships.



3 Public engagement detailed results

3.1 Workshops written feedback themes

Written feedback was summarized by themes and in order of mentions in the following table.

Theme	Summary of comments
Costs – costs and tax increases (88 mentions)	<ul style="list-style-type: none"> Proposed tax increases are too high Cost and proposed tax increases are too uncertain to comfortably decide on a facility at this time Concern that tax increases will be unaffordable for those on fixed income Taxation model is optimistic; actual costs are likely to be significantly higher than what is being shared
Facility design – aquatic facility and optional amenities suggestions (70 mentions)	<ul style="list-style-type: none"> Suggestions for: <ul style="list-style-type: none"> Racquetball and squash courts Diving boards Trampoline park Multiple small waterslides rather than one large one Hot tub and waterslide are priorities Include a large indoor play structure for children Play areas for children are a higher priority than more gymnasium space 50-metre pool is needed to support swimming competitions 25-metre pool is all that is needed
Facility – use existing assets (38 mentions)	<ul style="list-style-type: none"> Use the current leisure pool building to house some of the proposed amenities What will be done with the existing pool when the new facility is built? Improve use of existing gymnasiums in the community Use the Canadian Tire building for the new facility
Facility – new facility is needed (35 mentions)	<ul style="list-style-type: none"> Current pool is not effectively serving the community New pool is needed but lower cost options need to be provided

Theme	Summary of comments
Funding opportunities (34 mentions)	<ul style="list-style-type: none"> • Pursue additional funding opportunities to reduce tax increase • Consider corporate sponsorships • Increase user fees to reduce impact on taxpayers • Apply for government grants • How will industry/businesses be taxed to help pay for the new facility? • Industry and businesses should pay a greater share of the cost
Facility – do not support a new facility (33 mentions)	<ul style="list-style-type: none"> • Do not want a new facility or feel that one is needed
Engagement process (32 mentions)	<ul style="list-style-type: none"> • This engagement should not have taken place until more accurate cost estimates became available • How will residents provide feedback going forward? • Engagement process is taking too long • Workshops should not require registration
Costs – land costs and location (27 mentions)	<ul style="list-style-type: none"> • Where will the facility be located? • Is the cost of land acquisition included/why isn't it included in the estimated project cost? • Not comfortable selecting a preferred option until land costs have been determined
Facility – comparison (19 mentions)	<ul style="list-style-type: none"> • Would like to see costs and associated amenities for other similar facilities in B.C. • Facilities suggested for comparison: <ul style="list-style-type: none"> – Eastlink Centre (Grande Prairie, Alberta) – H2O (Kelowna) – Kenn Borek Aquatic Centre (Dawson Creek) – Canfor Leisure Pool (Prince George)
Access/accessibility (16 mentions)	<ul style="list-style-type: none"> • Existing facilities are difficult to book and are always in use • Current pool is too small • Recreation interest is growing beyond what we have space for • Swim club currently monopolizes too much of the pool space • Build the pool with accessibility features for elderly community members and those with physical disabilities

Theme	Summary of comments
Facility – renovate current facility (16 mentions)	<ul style="list-style-type: none"> Invest money into the current pool rather than building a new one What would it cost to upgrade the current pool?
Base facility only (15 mentions)	<ul style="list-style-type: none"> Base aquatic facility is all that is needed Anything beyond the base aquatic facility is too expensive
Wrong timing (15 mentions)	<ul style="list-style-type: none"> New pool is needed but people are already struggling to pay taxes due to rising cost of living – any additional tax is unaffordable at this time Reconsider this project when the economy is stronger This project should come after local infrastructure repairs (water, sewer, roads, etc.)
Facility – speed up the process (14 mentions)	<ul style="list-style-type: none"> New facility is needed as soon as possible Project has been delayed too long What needs to be done to build the facility faster? How will the final decision be made?
Facility – phased approach (12 mentions)	<ul style="list-style-type: none"> Build the pool first and add additional amenities later
Do not like base facility options (11 mentions)	<ul style="list-style-type: none"> Proposed aquatic facility amenities are excessive One 25-metre lap pool with more lanes is enough Proposed hot tub is too large Lazy river and leisure pool are not needed Suggestions to adjust the base aquatic amenities
Recreation opportunities (9 mentions)	<ul style="list-style-type: none"> Not enough venues/facilities for people to recreate in the community Community needs a space for people of all ages to stay active Ensure gyms and active spaces are appropriate for a wide variety of physical activities
Prioritize quality (7 mentions)	<ul style="list-style-type: none"> Do not cut corners to save money Ensure that the new facility is built to last
Build for the environment (6 mentions)	<ul style="list-style-type: none"> New facility must be built with the PRRD's unique climate in mind Do not repeat what happened with the current pool
Referendum (4 mentions)	<ul style="list-style-type: none"> Referendum structure is not fair because property owners are the only residents being taxed when all residents have a vote on referendum All eligible voters on the referendum should be taxed for the facility

Theme	Summary of comments
Staffing (2 mentions)	<ul style="list-style-type: none"> What is the plan for recruiting and staffing lifeguards?
Other/not relevant (6 mentions)	<ul style="list-style-type: none"> Comments that were out of scope or unrelated to the project

3.1.1 Summary of workshops discussion

The top five themes that emerged from workshop discussions were:

- While there is recognition that the pool needs to be replaced, there is a mix of support for a new facility, with a slight majority in support of building a new facility.
- There are significant concerns about cost, including overall cost, tax increase amount, risk of going over budget and lack of information about land cost and taxation model.
- The preferred base aquatic facility has two 25-metre lap pools.
- An alternate facility option was identified: multi-use facility with fewer recreation amenities (*subsequently carried through to stage 2 of engagement*).
- There were no clearly defined priorities for recreation amenities and additional clarification around what constitutes indoor play is required.
- Facility design input (technical) included the need to ensure the facility will be ‘built once and built right for the climate/area’ and fully accessible, along with interest in the site location and base amenity components.
- The engagement process was flagged as important with the request that the PRRD continue to engage residents, noting that there were communication gaps between the 2018/2022/2024 public engagement.
- There is a desire for more information, such as land cost and location, what is being done to source alternate funding (e.g., grants), options to renovate or refurbish the existing pool and how the referendum works.

Workshop discussion was summarized by themes and is in alphabetical order in the following table.

Theme	Summary of comments
Access/accessibility	<ul style="list-style-type: none"> Support for facility options to be fully accessible for all-ages and abilities Support for warm water amenities that are fully accessible and provide physical therapy/hydrotherapy
Build for the environment	<ul style="list-style-type: none"> Support for design decisions that understand the challenges of cold climate Support for facility energy savings where excess energy from one area can be used to heat others
Community priorities over clubs	<ul style="list-style-type: none"> Concern that the facility alone will not be enough to attract notable sporting events/competitions

Theme	Summary of comments
Construction/procurement	<ul style="list-style-type: none"> • Questions about estimated construction timelines • Comments that the 150% increase on construction costs for Northern B.C. seems high; doesn't make sense with residential pricing • Questions about the procurement process and support for the use of local contractors to support the economy and potentially reduce costs • Concern with capital projects consistently going over budget; desire for more information about the procurement process and consideration for an IPD (Integrated Project Delivery) to bring contractors on board early and help reduce construction costs
Costs – costs and tax increases	<ul style="list-style-type: none"> • Concerns about project cost, property tax increases and overall cost of living • Desire to keep future tax amounts as low as possible • Concerns that tax property impacts will lead to property owner financial breakpoints • Questions about the tax calculation model; more clarity needed on what assumptions have been made to determine the facility amenity estimates • Concerns about increasing cost of housing in addition to increasing tax implications on future generations • Concerns related to rising estimated tax increases as a result of construction costs and timeline extensions • Question on tax rate for commercial and industrial properties • Question if the hydro dam/Site C will be included in the taxes • Negative comments regarding the 3% capital cost replacement; unfair to make current property owners pay for a future facility • Concerns related to cost estimate accuracy and cost overages as the project design progresses. • Comments that property taxes will be onerous for people who own more than one property or manage multiple properties • Comments that the property taxes will disproportionately affect property owners and not renters • Suggestion to conduct a landowner-specific survey/poll to receive more input on affordable tax increases • Concern on relying on industrial tax base from Area B to offset residential taxes as there is no guarantee industry will continue at the same level in future based on government's recent anti-oil industry decisions/policies • Comments that Area C has senior property owners who own land, but live on pensions and have limited funds to pay for drastic tax increases

Theme	Summary of comments
	<ul style="list-style-type: none"> • Comments that Taylor should not be included in the service area/tax model; Taylor already has a pool (outdoors) • Comments that tax rates are already too high; this would be a new tax rate for Taylor • Suggestion to consider a lower tax rate for people located further from the facility as they will use it less • Questions about when tax increases would go into effect and how long it would take to repay a loan • Questions about the new facility life span, amortization rate and if taxes will decrease after 30 years • Concerns on the potential loan value to what the lending rates will be by the time the project proceeds
Costs – land costs	<ul style="list-style-type: none"> • Desire for more information about potential facility locations and land costs; support for sites that will keep overall project costs lower • Concerns about escalating costs, particularly once land costs are factored in
Costs – operating costs	<ul style="list-style-type: none"> • Question of what percentage of user fees cover operating costs of the current facility • Questions about operating costs and if a more detailed breakdown of operating costs will be shared in future stages • Desire for more information on how operating costs were determined • Question if the current facility has an outstanding debt and where the majority of operating costs are designated • Concerns on revenue generation vs. operating costs
Decision making	<ul style="list-style-type: none"> • Support for sound decision-making – build it once, build it right • Suggestion to widen the service area to other jurisdictions (e.g., Hudson's Hope) to offset costs • Question if the current facility had any reserve funds allocated towards building a future facility • Question if insurance claims were considered for current facility infrastructure failures • Negative comments on design planning and leadership decisions related to historical infrastructure projects in the area (e.g., the existing pool, the new hospital)

Theme	Summary of comments
Engagement process	<ul style="list-style-type: none"> • Recommendations for more research/engagement with existing facilities to learn about their community amenities offered, funding models and decision-making processes (e.g., Tumbler Ridge, Dawson Creek, Grand Prairie, Spruce Grove, Leduc) • Support for more engagement with facility staff on the current facility challenges and what the future needs are • Request for more research/engagement with sports clubs on their current enrollments and future forecasts • Question about Indigenous participation in the engagement process • Comments regarding 2018 pre-COVID-19 engagement opinions compared to 2022 and 2024 post-COVID-19 engagement opinions; drastic economic changes • Concern about previous open engagements where input focused on the need for providing indoor recreation services for youth, adults, seniors and the ability to attract businesses, residents, professionals, etc. instead of on cost • Question on previous engagement outcomes and when results/data will be shared with the community • Comments regarding online/social media opinions not accurately reflecting the broader community
Facility – aquatic facility	<ul style="list-style-type: none"> • Suggestions to use the existing facility for recreation activities and build a standalone pool facility • Suggestion for an option to build a lap pool separate from all other amenities • Question on the rationale for the two separate 25-metre lap pools and the need for pools to be different temperatures • Comments that the 25-metre pools are sufficient in size; a 50-metre lap pool is not required for training • Suggestion for an 8-lane 50-metre lap pool (vs. 10-lane 50-metre lap pool) • Question why the 50-metre lap pool option was developed <ul style="list-style-type: none"> – Comment that swim competitions occur rarely and not enough to warrant a 50-metre lap pool – Questions if the swim clubs will contribute financially towards that option • Comment that a 50-metre lap pool will attract swim competitions and support other businesses by attracting people • Comment that the Dawson Creek Encana Centre, which currently hosts regional competitions, is not ideal long-term for swim club growth

Theme	Summary of comments
	<ul style="list-style-type: none"> • Support for modification of base options or removal of base options to reduce costs (e.g., remove sauna) • Comment that a 40 to 75 person hot pool is too big; upsizing from the current 12-person hot tub is too much • Comment on waterslide design and if costs could be reduced by exploring simpler options • Support for modification of base option amenities (e.g., simple drop slide, not a spiral slide)
Facility – capacity	<ul style="list-style-type: none"> • Request for more information about current facility user breakdown (e.g., swim clubs vs. the public, more demographic information) • Request for more research about user group types and usage rates at nearby other facilities • Concerns related to user demand and population growth projections; how to ensure user demand warrants a large-scale facility • Questions about soccer and gymnastic club enrollments and future forecasts • Comments that population forecasts seem unrealistic; desire for more current statistics
Facility – design (technical)	<ul style="list-style-type: none"> • Question about the anticipated life span of the new facility • Question about where water will be sourced for both pools • Concern for pool water quality and the cleaning requirements of the larger scale pools • Support for the facility location to be near the Pomeroy Centre so people can multi-task activities • Question on what can be done to ensure issues with the current pool won't happen again at the future facility • Question on what measures will be in place for infrastructure safety (e.g., pool chlorine leaks; what maintenance and repairs are taking place on the current facility) • Support for universal change rooms as well as accessible stalls and those that offer privacy • Question if the facility will include office/administration space for PRRD staff • Comment that the Grand Prairie Pool was overbuilt in comparison to community size; PRRD needs to find just the right size

Theme	Summary of comments
Facility – do not support a new facility	<ul style="list-style-type: none"> • Reasons expressed for not supporting a new pool/facility: <ul style="list-style-type: none"> – Unaffordable tax increases; project cost is prohibitive – Unable to support the project without first knowing land costs – Don't support it because they don't use the current facility and won't use the future facility • Wrong timing; defer the project and continue to save money to allocate towards a future facility
Facility – new facility is needed	<ul style="list-style-type: none"> • General agreement that the current facility has many problems • Comments that providing recreation facilities are essential to community health and growth • Support for a facility that will attract community growth and outside sporting events • Support for a facility that meets the needs of the older demographics and families with young kids • Support for drop-in activities and activities for non-athletes
Facility – optional amenities suggestions	<ul style="list-style-type: none"> • Suggestions for racquetball/squash courts • Suggestion for retractable walls in larger areas that could be raised or lowered to create racquetball and squash courts • Suggestion for a trampoline park • Suggestion for a climbing wall • Question if archery could be programmed in the fieldhouse or gym space • Suggestion to develop options with more play areas/structures for children, less open space • Suggestion for more play areas/structures for children – indoor playground rather than the dynamic movement gym • Support for more child/youth-related programming • Support for the facility to include daycare • Support for more indoor space for teenagers to hang out and learn life skills, with games and drop-in activities • Suggestion for a dive tank that could be used as flex space • Question about pool diving boards and what kind are included in the proposed options • Consider ways to get more use from the pool spectator area, such as retractable bleachers with glass doors that could be used to close off the area and use it as a multi-purpose space

Theme	Summary of comments
	<ul style="list-style-type: none"> • Suggestion for a fitness centre with cardio/weights; not just an open gymnasium • Question raised about whether indoor sports field could be used for ultimate frisbee; need to check the sport's field size requirements • Discussion on the types of program options that could occur in the social spaces/multipurpose room • Concerns regarding dynamic movement gym becoming a designated space for gymnastics clubs and that gymnastics generally don't work well for multi-use purposes • Support for additional fieldhouse options as the current soccer pitch will be revoked by the Curling Club and soccer is a rapidly growing sport in the area
Facility – phased approach	<ul style="list-style-type: none"> • Support for a facility site location that can expand to include other recreation amenities under the same roof; apply a phased construction approach • Support for the project to be phased to manage drastic tax increases • Comment that project governance and changes to possible payment structure are good reasons to consider a phased approach to add recreational amenities in the future • Question if there are plans/discussions to build an outdoor pool that could be used during construction, requiring no break in the current facility service
Facility – renovate current facility	<ul style="list-style-type: none"> • Suggestions to refurbish/renovate the existing facility • Question if there is a cost estimate to complete existing facility repairs/upgrades

Theme	Summary of comments
Funding opportunities	<ul style="list-style-type: none"> • Questions about what work has already been done to explore funding options (e.g., sports clubs, rental options to businesses, considering energy efficiency measures to reduce operating costs and qualify for grant funding) • Desire for more information on how revenues, user fees, grants or sponsorships could reduce current cost estimates • Support for pursuing funding from the provincial government; question of what stage this will occur • Support to lobby the hydro industry to receive funding support • Support for cost recovery through rental space of the facility • Support to make facility sponsorship with a Canadian company a priority • Suggestion to pursue technology or innovation grants; include something innovative/energy efficient in the design that would make obtaining a technology grant more attractive; secure cost-savings grants
Parking	<ul style="list-style-type: none"> • Support for sufficient parking and proper circulation • Questions if parking was factored into project cost estimates • Suggestion to alleviate parking congestion by using the current pool for recreation • Suggestion to include a multi-level parking lot to keep land acquisition costs lower
Referendum	<ul style="list-style-type: none"> • Desire for more information about the referendum requirements and timeline • Concern about the referendum process: how to select the “right” option that will ensure participation of all four jurisdictions • Support to expedite the referendum/decision-making timeline • Frustration with provincial requirements that renters have a vote in the referendum, but property owners are more directly affected financially • Request for more information on what the percentage of the population in the affected communities is renters compared to the percentage of property owners • Question if commercial industry receives a vote in the referendum • Concerns and questions about what will happen if a jurisdiction chooses not to participate

Theme	Summary of comments
Staffing	<ul style="list-style-type: none"> Request for more information on staffing capacity/requirements for the future facilities and how to ensure they will be sufficiently staffed Request for more information on pre-COVID-19 and post-COVID-19 staffing challenges; ensuring a large-scale facility would be sufficiently staffed Concern for the cleaning requirements of the larger scale pools; adequate cleaning staff
User fees	<ul style="list-style-type: none"> Question on what stage user fee discussions begin Question on user drop-in prices and fees; concern that costs will be too much for residents and families to use the facility Support for kickbacks to property owners or user fees in the future Suggestions for user benefit offerings (e.g., providing five facility passes per household for the year)

3.1.2 Summary of worksheets



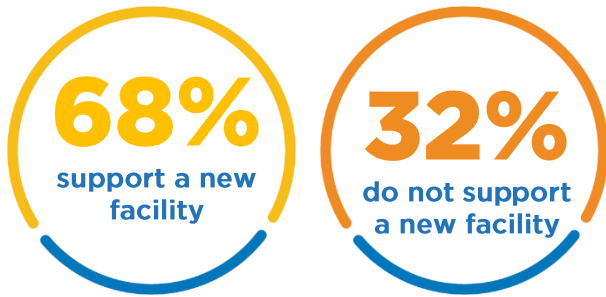
As part of the worksheet activity, participants were asked to select a preferred base aquatic facility and assess whether they wanted to include additional indoor recreation amenities. Participants who did not support a new facility of any kind were asked to note this on their worksheet to ensure their input was reflected in the shared outcomes from this activity.

1. Worksheets completion by jurisdiction

Jurisdiction	Counts	%
Fort St. John	56	41%
Area C	46	34%
Area B	26	19%
Taylor	8	6%
Other	1	1%

2. Facility support

Overall



Percentages were verified and have been updated after the Open Houses.

By jurisdiction

Jurisdiction	Total participants	Support a new facility		Do not support a new facility	
		Count	%	Count	%
Fort St. John	56	48	86%	8	14%
Area B	26	15	62%	11	38%
Area C	46	25	57%	21	43%
Taylor	8	4	50%	4	50%
Other (outside of partner jurisdictions)	1	1	100%	0	0%
Summary across all jurisdictions	137	93	68%	44	32%

Percentages were verified and have been updated after the Open Houses.

Those who did not support a new facility provided the following reasons:

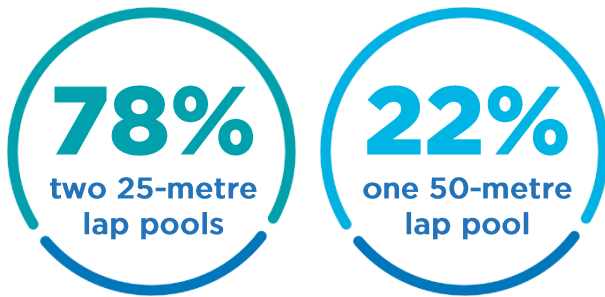
- A tax increase of this scale is unaffordable for many residents within the affected areas
- This is the wrong time to be considering this project – many residents are already having trouble paying their taxes due to the rising cost of living
- Land costs need to be determined before a decision is made
- The option with the fewest amenities exceeds what this community needs
- Cannot support the project unless alternative funding methods are found

The following data from the worksheets are from participants that support a new facility.

3. Aquatic base

Participants who were in favour of a new facility selected their preferred aquatic base.

Overall



- Two 25-metre lap pools include 3 lanes with warmer water and 6 lanes with cooler water
- One 50-metre lap pool includes 10 lanes with cooler water

By jurisdiction

Jurisdiction	Aquatic facility with two 25-metre lap pools (no additional amenities)	Aquatic facility with one 50-metre lap pool (no additional amenities)	Multi-use facility with two 25-metre lap pools (average four amenities)	Multi-use facility with one 50-metre lap pool (average three to four amenities)
Fort St. John	6	2	28	12
Area B	6	1	7	1
Area C	7	0	15	3
Taylor	0	0	3	1
Other (outside of partner jurisdictions)	0	0	0	1
Summary across all jurisdictions	19	3	53	18

- Three participants support a multi-use facility with two 25-metre lap pools with all eight indoor recreation amenities as described in Facility Option 3.
- A multi-use facility with an average of four indoor recreation amenities had the most support overall.

4. Optional amenities

Workshop participants who were in favour of a new facility were asked to select optional amenities, balanced with costs.

Summary

Amenities	Count	%
Sports field 1	55	59%
Gymnasium 1	54	58%
Dynamic movement gym	44	47%
Sports field 2	40	43%
Multi-purpose room	33	35%
Gymnasium 2	27	29%
Sports field 3	22	24%
Social spaces	16	12%
No additional amenities, base facility only	24	18%

- The top three optional amenities selected were Sports field 1, Gymnasium 1 and Dynamic movement gym

By jurisdiction

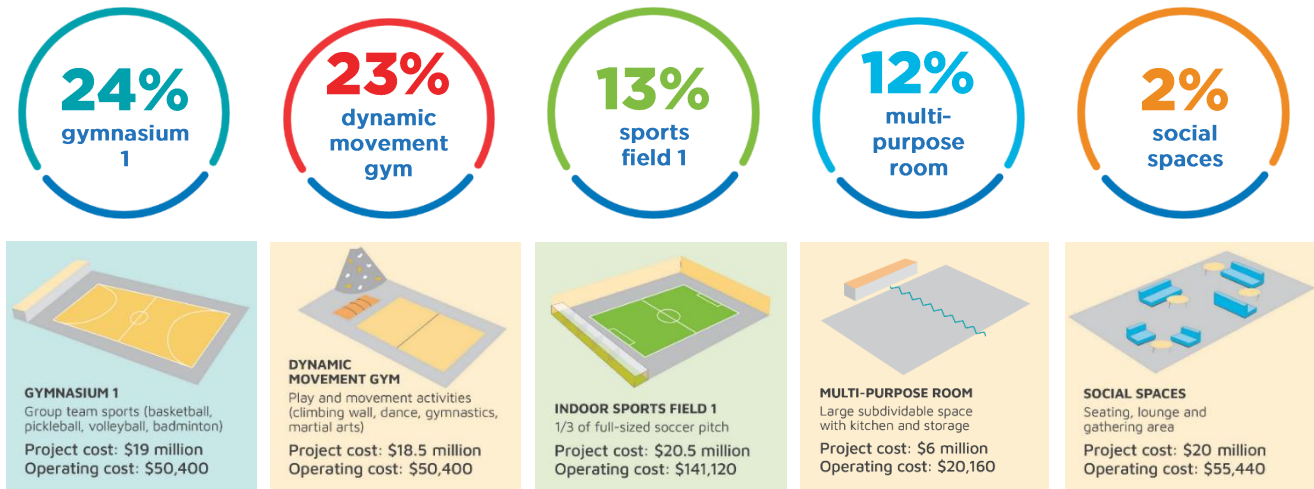
Amenities	Fort St. John	Area B	Area C	Taylor	Other
Sports field 1	29	5	16	4	1
Gymnasium 1	31	7	12	4	0
Dynamic movement gym	25	4	11	3	1
Sports field 2	21	5	10	4	0
Multi-purpose room	22	1	8	2	0
Gymnasium 2	15	5	5	2	0
Sports field 3	13	3	4	2	0
Social spaces	9	0	6	1	0
No additional amenities, base facility only	8	7	7	0	0

5. Optional amenities ranking

Participants were asked to rank their preferred optional amenities and results are presented showing the amenity most often listed as number one in ranking, as well as the top three preferred amenities overall.

#1 priority

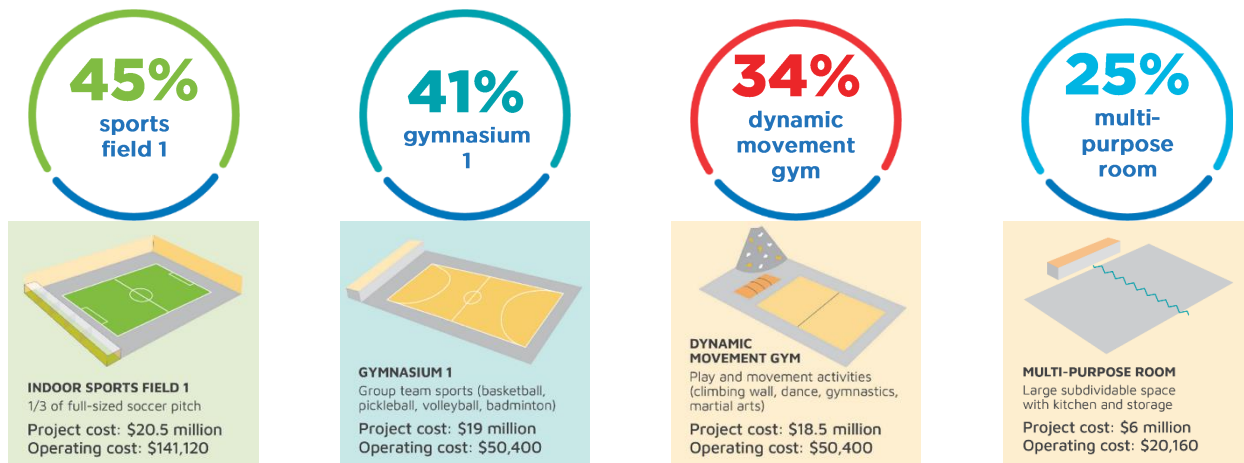
Below is a summary of which amenity was selected as their #1 priority.

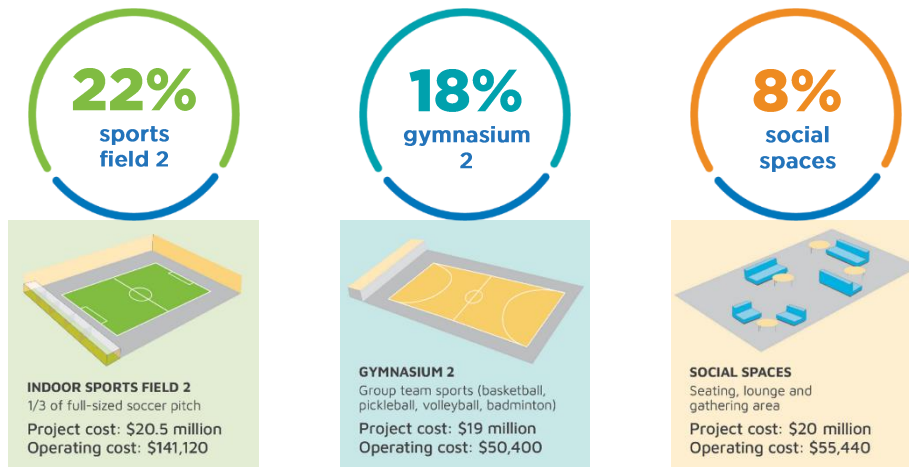


Percentages were verified and have been updated after the Open Houses.

Top 3 amenities

Below is a summary of which amenities were most commonly ranked in the top three priorities:





Top 3 amenities by jurisdiction

Jurisdiction	Sports field 1	Gym 1	Gym 2	Sports field 2	Dynamic movement gym
Fort St. John 56 respondents	26%	22%		23%	
Area C 46 respondents	30%	17%			20%
Area B 26 respondents	11%	21%	9%		
Taylor 8 respondents	38%	50%	38%		
Other 1 respondent	100%	100%			

6. Calculated project cost and tax increase

Workshop facilitators calculated total estimated project costs and estimated tax increase. For each jurisdiction, average “improvements only” (buildings) assessed values were used. Facilitators also used personal buildings assessed values if requested by the participant.

Jurisdiction	Average improvements only assessed value
Fort St. John	\$264,750
Area B	\$166,500
Area C	\$294,750
Taylor	\$192,750

By jurisdiction

Jurisdiction*	Average project cost	Average tax increase
Fort St. John	\$248,619,048	\$596
Area B	\$194,500,000	\$291
Area C	\$207,916,694	\$798
Taylor	\$273,125,000	\$556

*One participant was from Area D and their average project cost and tax increase is not noted in the table above.

There were nine instances where the total estimated tax increase was noted down incorrectly on participant worksheets. On three of the worksheets, estimated tax increase was noted down lower than the correct amount. The reason for the discrepancy may be that the participant was balancing their preferred amenity mix and were not able to finalize their worksheet. The above amounts are based on the final amenity mix noted on worksheets.

3.2 Open houses and community survey

3.2.1 Open house written feedback

Theme	Summary of comments
Costs – costs and tax increases (8 mentions)	<ul style="list-style-type: none"> Concern about government projects going over budget Facility and amenities are too expensive Invest tax dollars into community infrastructure rather than a pool Facility is unaffordable in the current financial crisis Location and cost of land needs to be determined before a decision can be made How much would it cost to renovate the existing pool?
Facility – do not support a new facility (2 mentions)	<ul style="list-style-type: none"> Do not want a new facility
Referendum (1 mention)	<ul style="list-style-type: none"> Final decision should be made by landowners and taxpayers not renters
Facility – new facility is needed (1 mention)	<ul style="list-style-type: none"> There is demand for a new aquatic facility in the area
Facility – optional amenities suggestions (1 mention)	<ul style="list-style-type: none"> Hot and cold exposure therapy

3.2.2 Summary of open houses discussion

The top themes that emerged from open house discussions were:

- Concerns about cost, including tax impacts, unaffordable in the current economy and risks of the project going over budget, lack of information about land cost and questions about how the loan works (e.g., amortization period, how the Municipal Finance Authority provides funding)
- Support for sourcing other funding opportunities, including direction to pursue grants, lobby industry sponsorships/investment
- Concerns about construction and procurement process, including sourcing local contractors, construction timelines, process to stay on budget and building for the climate
- Concerns about the relative merits of a 50-metre pool and ability to attract swim competitions, belief that there is limited opportunity
- General recognition that a new aquatics facility is needed and preference to keep it within the recreational campus, including options to repurpose the existing pool for indoor recreation in the future

Open house discussion was summarized by themes and in alphabetical order in the following table.

Theme	Summary of comments
Build for the environment	<ul style="list-style-type: none"> • Suggestion to build properly for the soil conditions in the north; ensure there is a proper concrete foundation
Community priorities over clubs	<ul style="list-style-type: none"> • Comments that a new facility is not enough to attract outside sporting events; sports teams don't want to travel up north
Construction/procurement	<ul style="list-style-type: none"> • Concerns that costs will double by the time work gets underway • Concerns about cost overruns and extended construction timelines based on other infrastructure projects in the area (e.g., the RCMP detachment) • Desire for more information about the procurement process and construction contract model
Costs – costs and tax increases	<ul style="list-style-type: none"> • Concerns about project cost, property tax increases and overall cost of living • Desire to keep tax amounts as low as possible • Comments that a balance of no amount or low amount is the only acceptable form of acceptable tax increase • Concerns for tax affordability, specifically for seniors with fixed incomes • Concerns about affordability for senior and younger generations not being able to afford future tax increases • Concerns related to rising estimated tax increases from construction costs and timeline extensions • Concern for relying on industrial tax contributions; northern industry is boom/bust

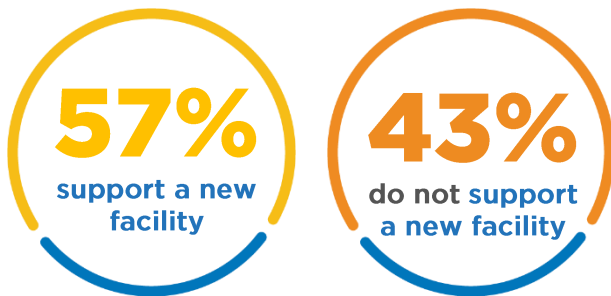
Theme	Summary of comments
	<ul style="list-style-type: none"> • Question and comments about the building improvements taxation model • Concerns that the project estimate values are inaccurate • Desire for more clarity on why the recreation facility additions add so much to the cost; they are not expensive to build compared to the pool, so why does the estimate jump from \$136 million to \$280 million
Costs – land costs	<ul style="list-style-type: none"> • Question how the base building amenities were estimated; comments on the likelihood of project costs rising once land costs are factored in • Concerns about land costs and cost overruns; projects built in the north often go over budget
Costs – operating costs	<ul style="list-style-type: none"> • Question if the current facility has an outstanding debt and where the majority of operating costs are designated
Decision making	<ul style="list-style-type: none"> • Comments that PRRD should save first, then build • Suggestion to build only what can be afforded – not everything all at once
Engagement process	<ul style="list-style-type: none"> • Support for the various public engagement activities and sharing information with the public through several methods • Comment that the preferred tax increase rate banner should have been displayed amounts on an annual basis instead of monthly
Facility – aquatic facility	<ul style="list-style-type: none"> • Comment that swim competitions occur rarely and not enough to warrant a 50-metre pool • Comments on current pool temperature (too cold) • Comments on current pool cleanliness and maintenance
Facility – capacity	<ul style="list-style-type: none"> • Support for a full-size regulation soccer field and the ability to hold three times the current soccer capacity • Comments on population growth in the region; the area is dependent on industry boom/bust growth
Facility – design (technical)	<ul style="list-style-type: none"> • Question on site location; concerns for water and sewage line access; site location limitations as some areas do not currently have connected sewage lines

Theme	Summary of comments
Facility – do not support a new facility	<ul style="list-style-type: none"> • Reasons expressed for not supporting a new pool/facility: <ul style="list-style-type: none"> – Unaffordable tax increases; project cost is prohibitive – Unable to support the project without first knowing land costs – Don't support it because they don't use the current facility and won't use the future facility – Wrong timing; defer the project and continue to save money to allocate towards a future facility • Comments about deferring the project until economic conditions within the region improve
Facility – new facility is needed	<ul style="list-style-type: none"> • Support for the location of a new facility to be within the current facility area; keep it central and part of the overall recreational campus • Facility replacement is long overdue, it should have been done before COVID-19 • Support for building the new pool and repurposing the old pool for recreational activities
Facility – optional amenities suggestions	<ul style="list-style-type: none"> • Question if gym equipment could be included in the gymnasium option
Facility – phased approach	<ul style="list-style-type: none"> • Support for a facility site that can expand to add future recreation amenities; apply a phased construction approach
Facility – programming	<ul style="list-style-type: none"> • Questions on types of activities that could be held in the multi-purpose room amenity
Facility – renovate current facility	<ul style="list-style-type: none"> • General agreement that the option to repair/refurbish the existing facility should be explored further • Suggestions to repair the existing facility no matter what, as it would still cost less than building a new facility
Funding opportunities	<ul style="list-style-type: none"> • Support for hydro industry to help fund the pool • Support for finding as many grants and corporate sponsorships as possible • Questions about who the Municipal Financial Authority is and requests for more clarity on the loan agreement process • Question if Fort St. John can share some of its reserves to help pay for the pool
Referendum	<ul style="list-style-type: none"> • Support for one referendum for all four jurisdictions, not one referendum within each jurisdiction • Comments about provincial referendum process; the inability for landed immigrants to vote (noting there are many who live in Area B)

Theme	Summary of comments
User fees	<ul style="list-style-type: none"> Comments that young people who will use the facility should be the ones to pay, not older people who cannot afford it and won't be around to use it People who use the facility should be the ones to pay; supplement with sponsorships, not taxes

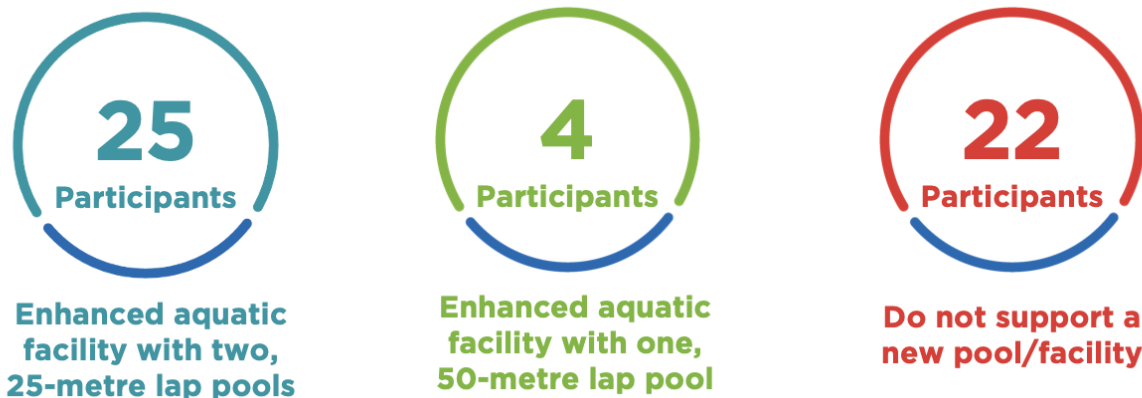
3.2.3 Summary of feedback at each input station

There were nine feedback stations integrated into the open house. Banners were used as a “dotmocracy” to visualize attendee input. Participants were given sticker dots to place on banners to demonstrate their preferences. The banners allowed all open house attendees to see preferences from all the jurisdictions, as well as other comments, suggestions or questions that were had about the project. A copy of the banners is shown in Appendix B, section 2.



1. What base aquatic facility do you prefer?

Summary

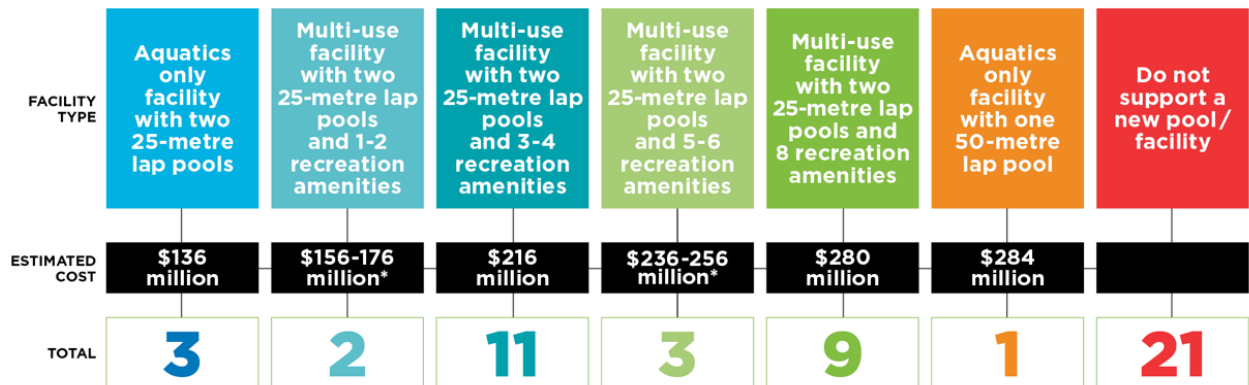


By jurisdiction

	Fort St. John	Area B	Area C	Taylor
Enhanced aquatics facility with two 25-metre lap pools	12	2	6	5
Enhanced aquatics facility with one 50-metre lap pool	2	0	1	1
Do not support a new pool/facility	3	5	12	2

2. What mix of amenities and cost do you support?

Summary



*Participants indicated a cost on the continuum

By jurisdiction

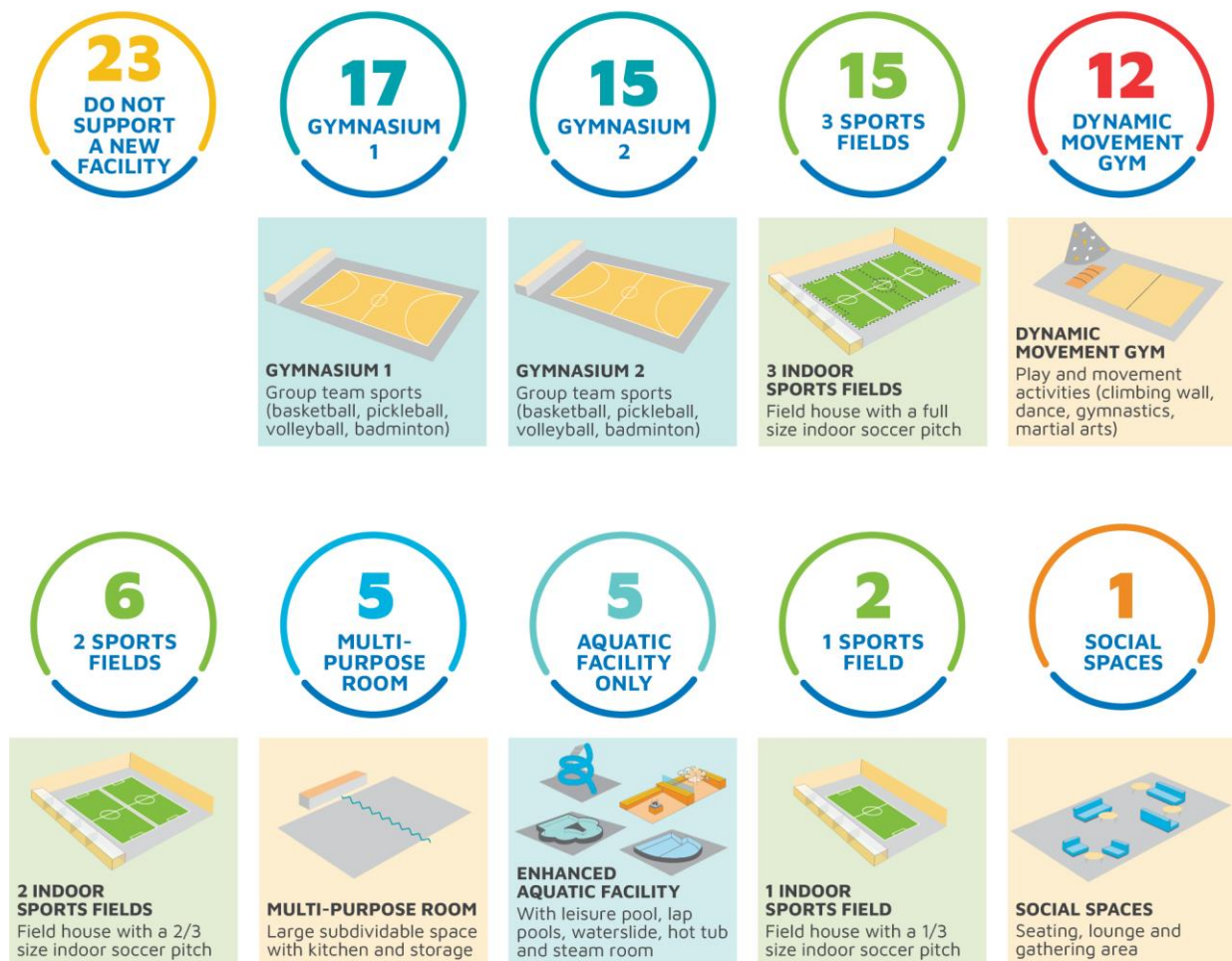
Facility type	Estimated cost	Fort St. John	Area B	Area C	Taylor
Aquatics only facility with two 25-metre lap pools	\$136 million		1	1	1
Multi-use facility with two 25-metre lap pools and 1-2 recreation amenities	\$156-176 million*		1		1
Multi-use facility with two 25-metre lap pools and 3-4 recreation amenities	\$216 million	6		4	1

Facility type	Estimated cost	Fort St. John	Area B	Area C	Taylor
Multi-use facility with two 25-metre lap pools and 5-6 recreation amenities	\$236-\$256 million*			1	2
Multi-use facility with two 25-metre lap pools and 8 recreation amenities	\$280 million	7		2	
Aquatics only facility with one 50-metre lap pool	\$284 million				1
Do not support a new pool/facility		3	5	11	2

*Participants indicated a cost on the continuum

3. What are your top three priorities for indoor recreation amenities at a new facility?

Summary



By jurisdiction

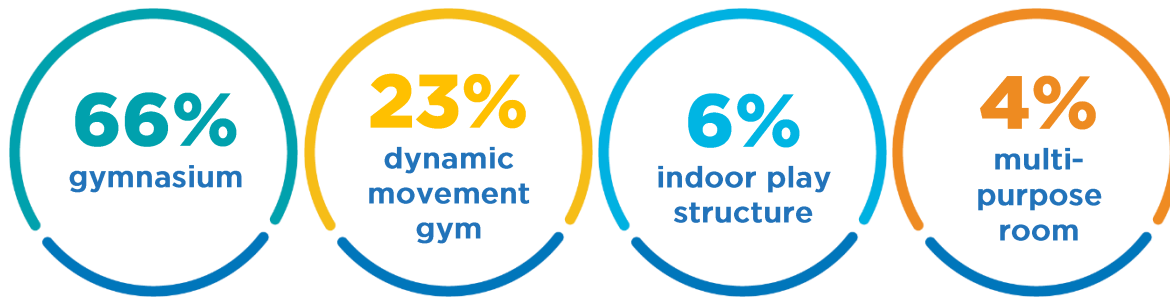
Amenity	Fort St. John	Area B	Area C	Taylor
Multi-purpose room	4	0	0	1
More social space	1	0	0	0
Gymnasium 1	9	0	7	1
Gymnasium 2	10	0	2	3
Dynamic movement gym	4	1	4	3
One sports field	2	0	0	0
Two sports fields	2	0	3	1
Three sports fields	4	1	5	5
I just want an aquatic facility– no additional indoor recreation amenities	1	1	2	1
I do not support a new pool/facility	3	5	13	2

4. Do you have any other questions or comments about the facility options and amenities?

Theme	Summary of comments
No new facility (9 mentions)	<ul style="list-style-type: none"> Don't need a new structure
Funding (6 mentions)	<ul style="list-style-type: none"> User fees should cover more of the total cost Is there an opportunity to profit from swimming competitions with a new facility?
Facility – current facility (6 mentions)	<ul style="list-style-type: none"> Renovate current facility Use existing buildings and facilities when possible
Facility – cost (4 mentions)	<ul style="list-style-type: none"> Amenities are too expensive
Prioritize quality (3 mentions)	<ul style="list-style-type: none"> Ensure the facility is built for northern environment Don't cut corners to save costs Make a functional design
Additional amenity suggestion (3 mentions)	<ul style="list-style-type: none"> Add more diving board space Add a workout facility Prefer fieldhouse options to a new pool
Facility – location (2 mentions)	<ul style="list-style-type: none"> Build in an accessible location

5. What does indoor play mean to you?

Summary



By jurisdiction

Amenity	Fort St. John	Area B	Area C	Taylor
Indoor play structure	1	1	1	0
Multi-purpose room with kitchen	1	0	0	1
Dynamic movement gym	4	2	4	1
Gymnasium	15	1	11	4

Other ideas included:

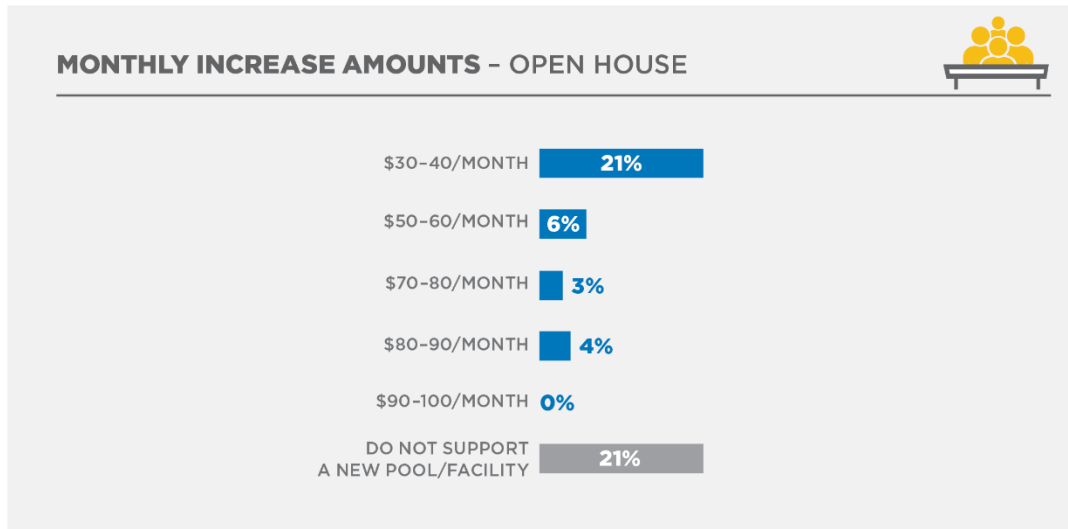
- Squash/racquetball/volleyball courts (11 mentions)
- Consult people that work at gymnasiums and local sports teams to determine what is needed (2 mentions)
- Use old facility for indoor recreation (2 mentions)
- Tennis
- Office space for club sports
- Meeting rooms open to use by the public
- No meeting rooms; there are enough around Fort St. John

6. What is an acceptable tax increase?

Workshop facilitators were available to calculate estimated tax increase based on preferred facility type and amenities. For each jurisdiction, average 2024 “improvements only” (buildings) assessed values were used. Facilitators also used personal buildings assessed values if requested by the participant.

Jurisdiction	Average improvements only assessed value
Fort St. John	262,500
Area B	172,500
Area C	308,250
Taylor	178,500

Summary

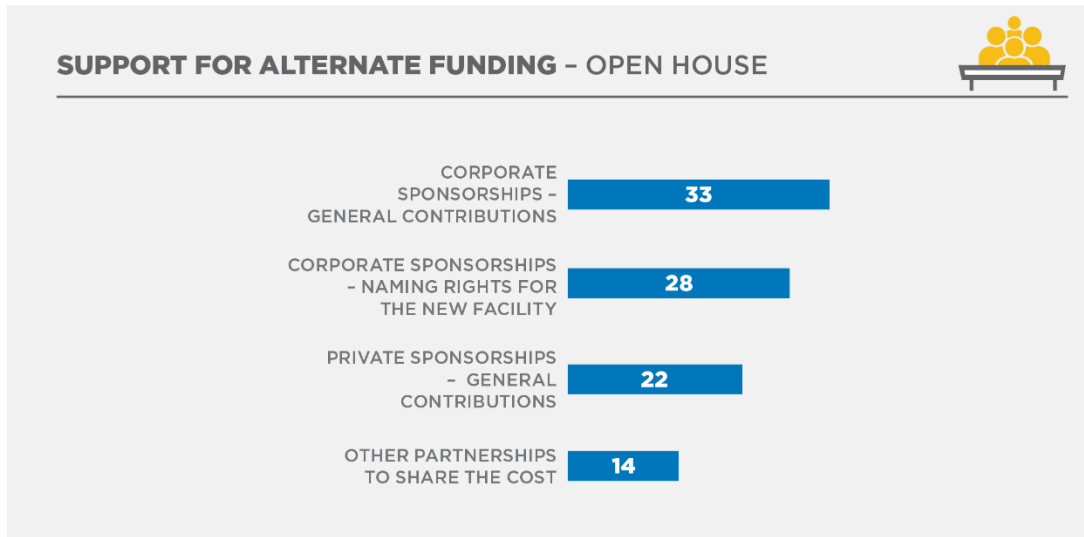


By jurisdiction

	Fort St. John	Area B	Area C	Taylor
\$30-40/ month	3	5	11	2
\$50-60/ month	4	0	1	1
\$70-80/ month	2	0	0	1
\$80-90/ month	2	0	2	0
\$90-100/ month	0	0	0	0
Do not support a new pool/facility	3	4	12	2

7. PRRD is exploring grant funding and is also interested in pursuing other funding to offset costs to lessen the financial burden on taxpayers for this project – what ideas do you support?

Summary



By jurisdiction

Amenity	Fort St. John	Area B	Area C	Taylor
Corporate sponsorships – general contributions	13	2	12	6
Corporate sponsorships – naming right for the new facility	12	2	10	4
Private sponsorships – general contributions	7	2	9	4
Other partnerships to share the cost	7	2	5	0

Other ideas included:

- Site C Hydro money (10 mentions)
- Would like to see higher user pay fees, less tax burden (5 mentions)
- Partners that contribute financially should include local Indigenous band as a percentage of their revenue from oil and gas industry activities (3 mentions)
- Start taxing now for a down payment (3 mentions)
- Non-resident employee tax (2 mentions)

8. Do you have any other questions or comments about costs and tax impacts?

Key theme	Summary of comments
Costs – costs and tax increases (26 mentions)	<ul style="list-style-type: none"> The project is not financially feasible at this time (13 mentions) Taxes are already too high; residents cannot handle another drastic tax increase (11 mentions) Will all property structures be included in the tax evaluations (e.g., out buildings)? (1 mention) Seniors should have a tax exemption for this project (1 mention)
Costs – land costs and purchase (13 mentions)	<ul style="list-style-type: none"> Councillors should not be able to collect a real estate commission from the purchase or sale of land (7 mentions) The land purchase needs to be confirmed to accurately estimate cost and taxes (6 mentions)
Safety	<ul style="list-style-type: none"> Keep kids safe, no mixed change rooms (6 mentions)
User fees	<ul style="list-style-type: none"> More of the cost burden should be covered by user fees (5 mentions)
Funding opportunities	<ul style="list-style-type: none"> Municipal reserve funds should be used to support project funding (1 mention)

3.2.4 Phone survey

An 18-question telephone survey was conducted by Research Co. from May 8 to May 17, 2024, among a representative sample of 500 adults in Fort St. John, the District of Taylor, PRRD Electoral Area B and Electoral Area C. The telephone survey was conducted with live operators who interacted with respondents on each one of the questions asked. The data has been statistically weighted¹ according to Canadian census figures for age, gender and region and totals may not add up to 100% in some cases due to rounding.

The following is a high-level summary of the survey results:

- Just over half of respondents have used the North Peace Leisure Pool within the past year.
- The majority of respondents are likely to use the future facility.
- The preferred base aquatic facility is the two 25-metre lap pool option.
- The three most important amenity priorities are the dynamic movement gym, one indoor gymnasium and more social space to relax/hang out.
- The most important component of “indoor play” is a dynamic movement gym for programming instead of other indoor play components like children’s play structures or a multi-purpose room for birthday parties.
- The significant majority of respondents are very concerned or moderately concerned about the overall impact on taxpayers and the timing of the project and current cost of living.

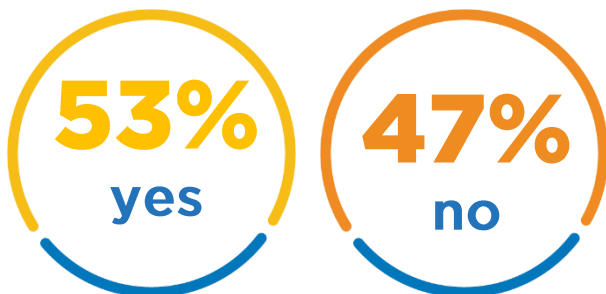
¹ Weighting is a statistical technique used by researchers to correct for problems, including non-response and unequal selection probability, and to bring collected data more in line with the population being studied. The telephone sample was weighted to match the population of the areas covered according to gender, age and region, based on the latest census results available.

- The majority of respondents support the PRRD pursuing all alternative funding options to offset costs and lessen the financial burden on taxpayers.
- When asked about level of support for different facility options, 63% of respondents support an aquatics facility only with two 25-metre lap pools and 53% of the respondents support a multi-use facility with two 25-metre lap pools and three to four recreation amenities. The multi-use facility with two 25-metre lap pools and eight amenities received slightly less support at 43%, and the enhanced aquatics facility only with the 50-metre lap pool was the least supported at 39% of respondents.
- More than half of respondents overall say they would be “very comfortable” or “moderately comfortable” at a tax increase range of \$30-40/month. Significantly fewer respondents would be comfortable with any of the other higher ranges tested: \$50-60/month, \$70-80/month, \$80- 90/month and \$90-100/month.
- When asked “Are there any other concerns you would like to share with the project partners?” 80 people responded and the top three themes were:
 - Costs – costs and tax increases
 - A new facility is needed (in support of the project)
 - Construction/procurement
- When asked “Is there anything else you would like to say about the future North Peace Leisure Facility?” 45 people responded and the top three themes were:
 - Costs – costs and tax increases
 - A new facility is needed (in support of the project)
 - Do not support a new facility

See Appendix E for a copy of the survey questions and Research Co.’s summary reports for the phone and online surveys.

1. Over the past year, have you (or anyone else in your household) used the North Peace Leisure Pool located in the City of Fort St. John?

Summary

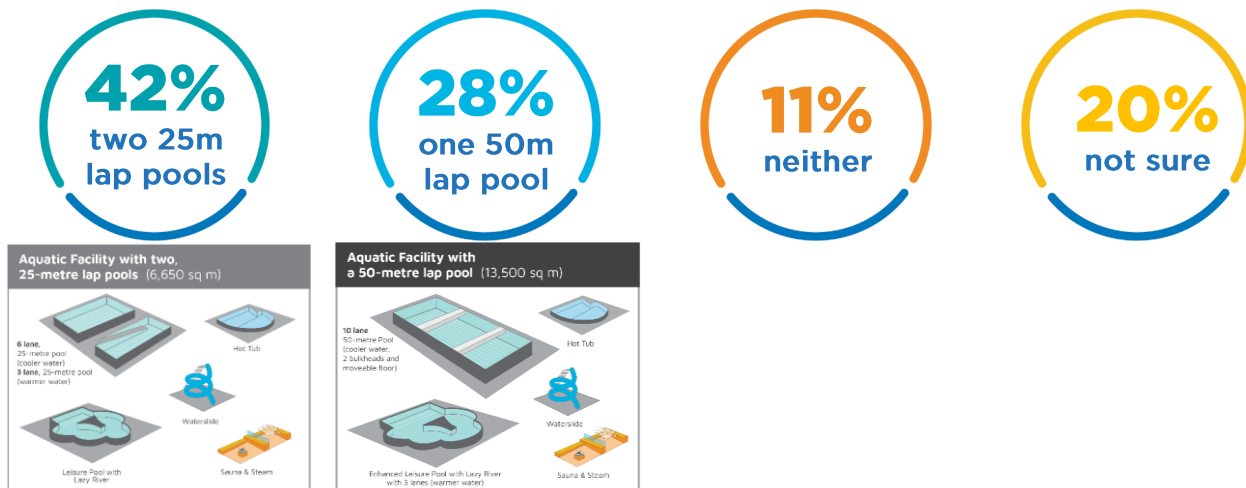


By jurisdiction

Jurisdiction	Yes %	No %
Fort St. John	55%	45%
Area B	42%	58%
Area C	52%	48%
Taylor	45%	55%

2. Thinking specifically about the lap pool option for the base aquatic facility, which of these options would you prefer?

Summary

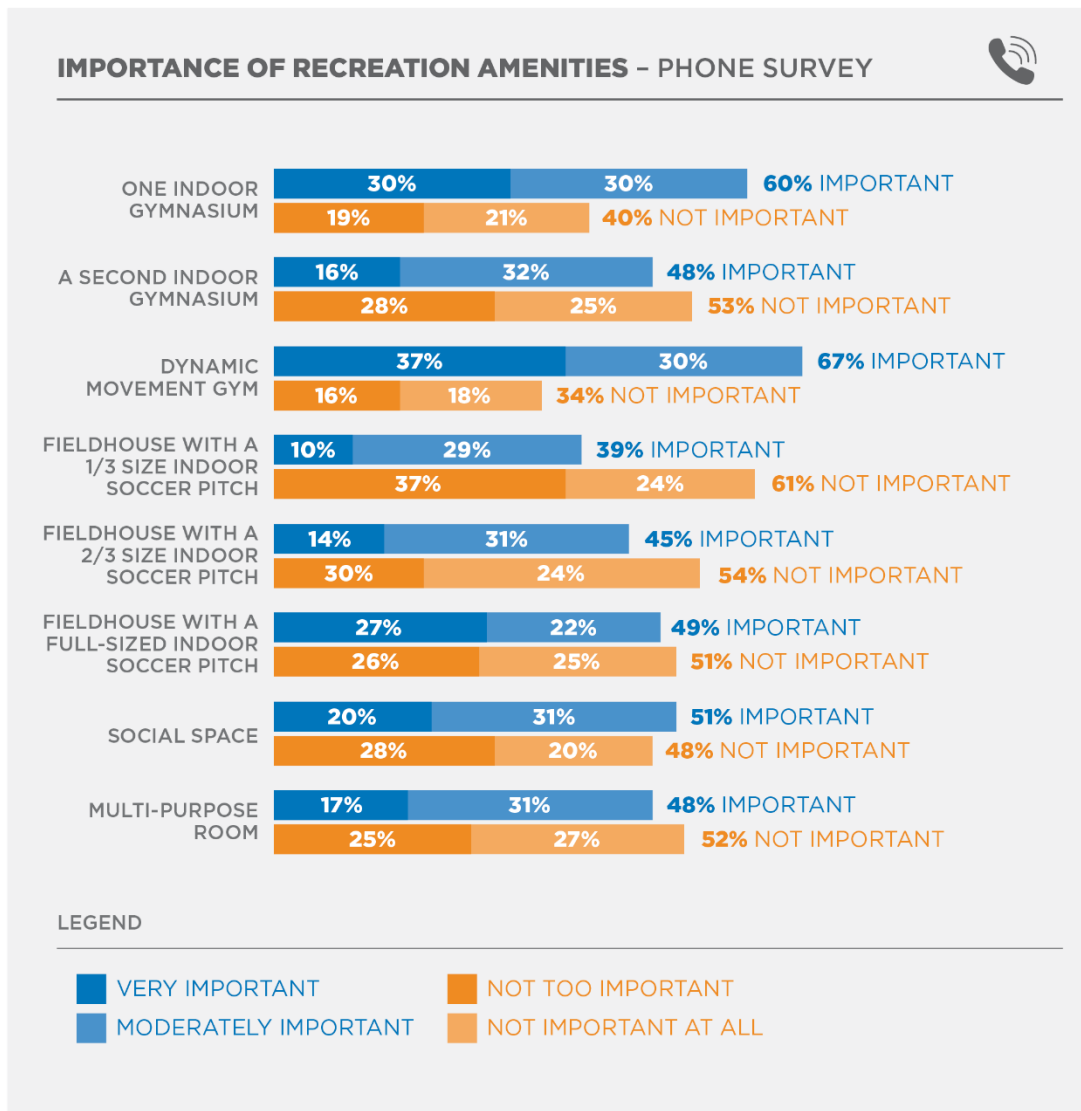


By jurisdiction

Base aquatic facility	Two 25-metre lap pools	One 50-metre lap pool	Neither	Not sure
Fort St. John	42%	33%	6%	19%
Area B	33%	17%	33%	17%
Area C	43%	19%	14%	24%
Taylor	45%	9%	27%	18%

3. Thinking about how you would use the new facility, how important are each of these components of a future North Peace Leisure Facility to you and your family?

Summary



By jurisdiction

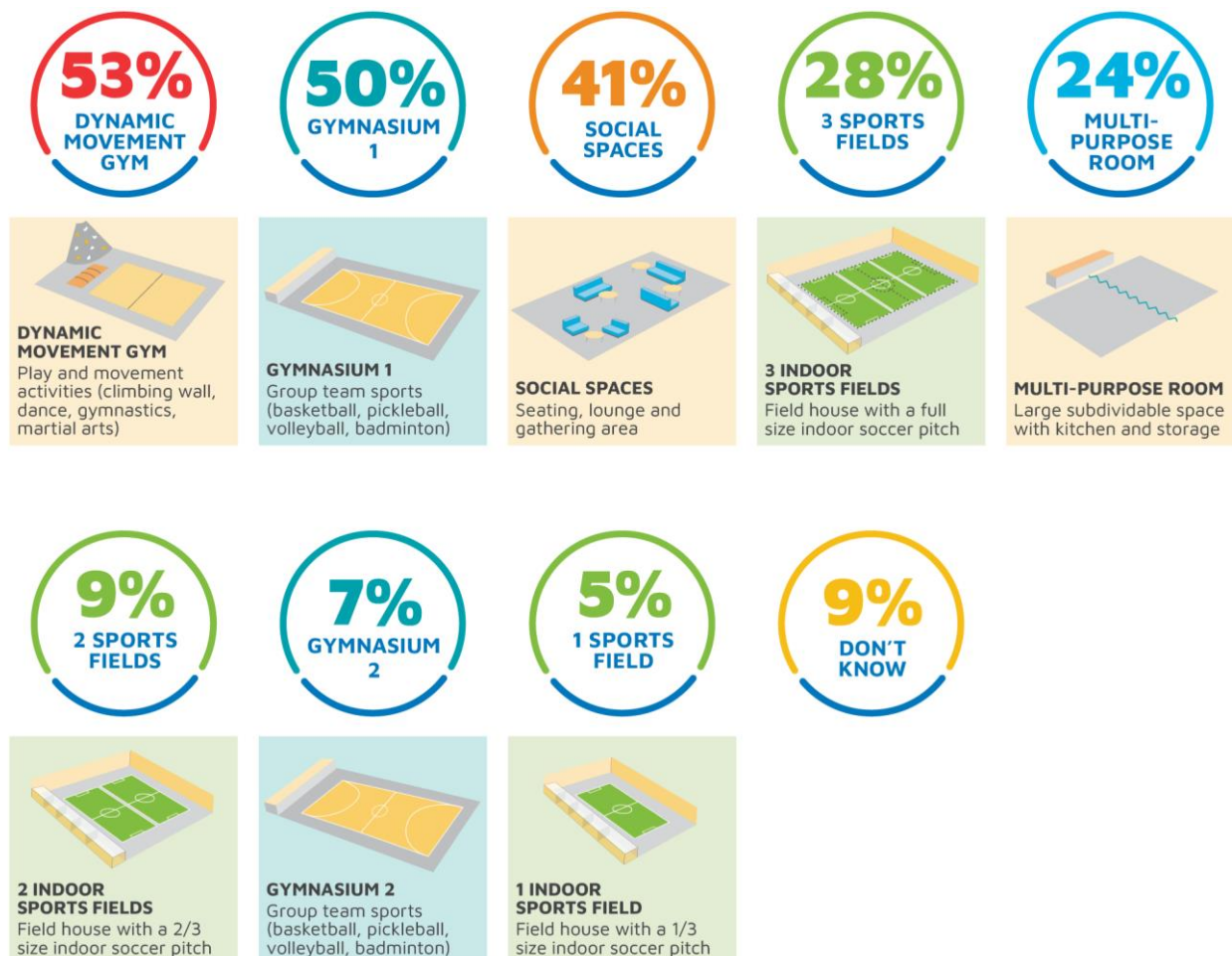
	Very important	Moderately important	Not too important	Not important at all
One indoor gymnasium				
Fort St. John	35%	29%	18%	18%
Area B	8%	33%	17%	42%
Area C	24%	31%	24%	21%
Taylor	18%	36%	9%	36%

	Very important	Moderately important	Not too important	Not important at all
A second indoor gymnasium				
Fort St. John	18%	30%	30%	22%
Area B	0%	38%	25%	38%
Area C	12%	36%	24%	28%
Taylor	18%	27%	18%	36%
Dynamic movement gym				
Fort St. John	41%	29%	15%	14%
Area B	13%	33%	25%	29%
Area C	10%	40%	29%	21%
Taylor	9%	18%	27%	45%
Fieldhouse with a 1/3 size indoor soccer pitch				
Fort St. John	11%	28%	40%	22%
Area B	0%	25%	29%	46%
Area C	10%	40%	29%	21%
Taylor	9%	18%	27%	45%
Fieldhouse with a 2/3 size indoor soccer pitch				
Fort St. John	17%	30%	31%	21%
Area B	0%	25%	38%	38%
Area C	12%	36%	28%	24%
Taylor	9%	27%	18%	45%
Fieldhouse with a full-sized indoor soccer pitch				
Fort St. John	28%	21%	27%	24%
Area B	0%	29%	38%	33%
Area C	34%	21%	21%	24%
Taylor	18%	18%	18%	45%

	Very important	Moderately important	Not too important	Not important at all
Social space				
Fort St. John	23%	35%	25%	18%
Area B	17%	29%	25%	29%
Area C	14%	21%	43%	22%
Taylor	18%	18%	27%	36%
Multi-purpose room				
Fort St. John	18%	32%	26%	23%
Area B	17%	17%	21%	46%
Area C	12%	34%	22%	31%
Taylor	18%	18%	18%	45%

4. If you could have only three of these components at a future North Peace Leisure Facility, which would you choose?

Summary

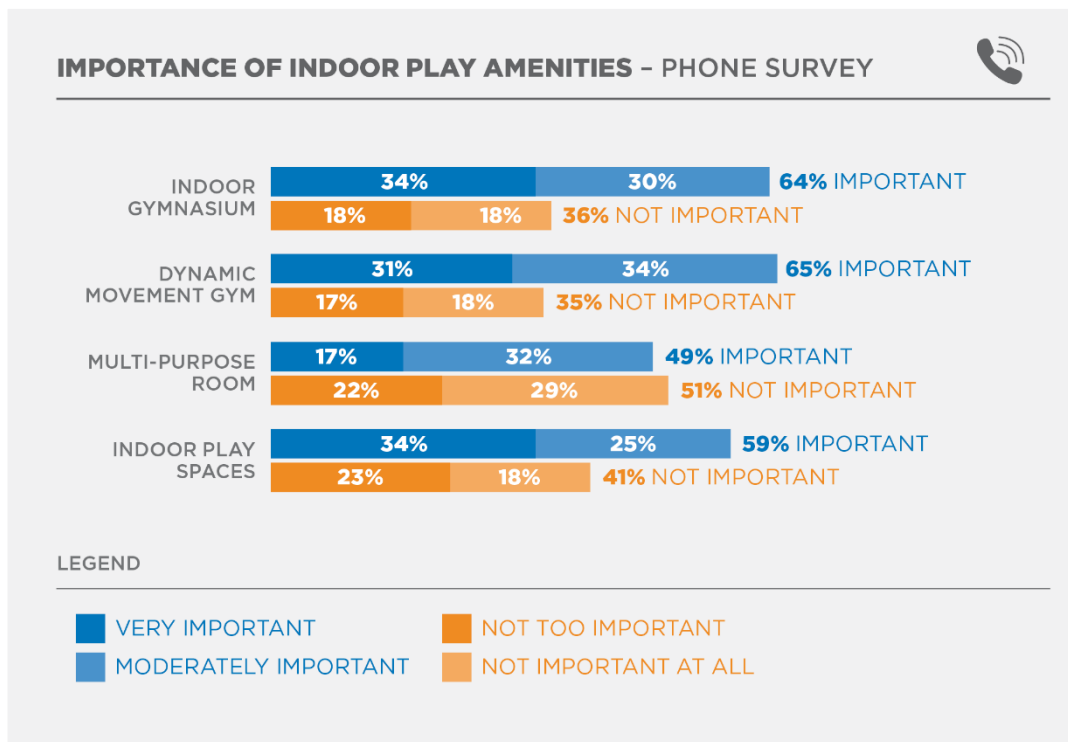


By jurisdiction

Optional amenity	Fort St. John	Area B	Area C	Taylor
One indoor gymnasium	54%	25%	45%	64%
A second indoor gymnasium	8%	13%	3%	9%
Dynamic movement gym	58%	29%	47%	45%
Fieldhouse with a 1/3 size indoor soccer pitch	4%	8%	3%	9%
Fieldhouse with a 2/3 size indoor soccer pitch	10%	0%	9%	0%
Fieldhouse with a full-sized indoor soccer pitch	28%	21%	36%	18%
Social space	41%	75%	28%	27%
Multi-purpose room	23%	38%	21%	18%
Don't know	6%	13%	17%	9%

5. In the first two rounds of community engagement, we heard that indoor play areas were important, but we want to understand what you would like to see for indoor play spaces. How important are each of these components of a future North Peace Leisure Facility to you and your family?

Summary

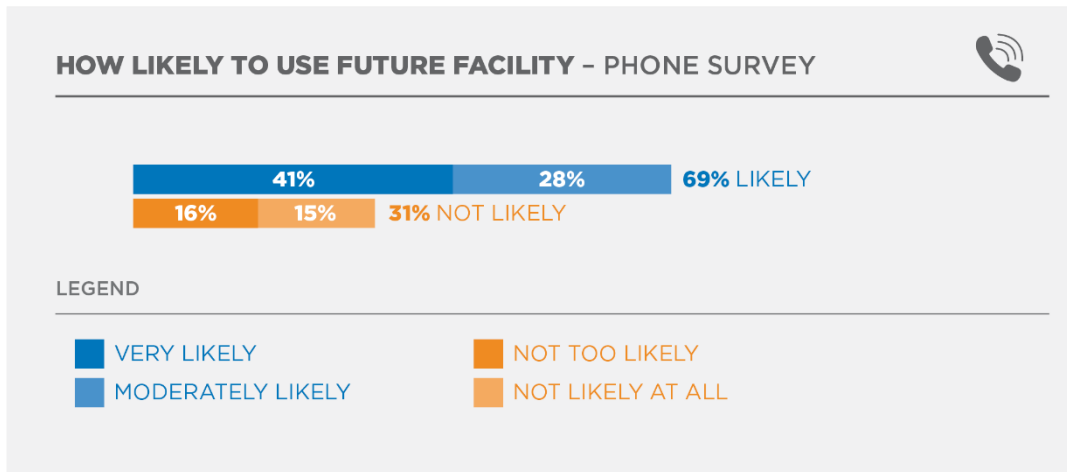


By jurisdiction

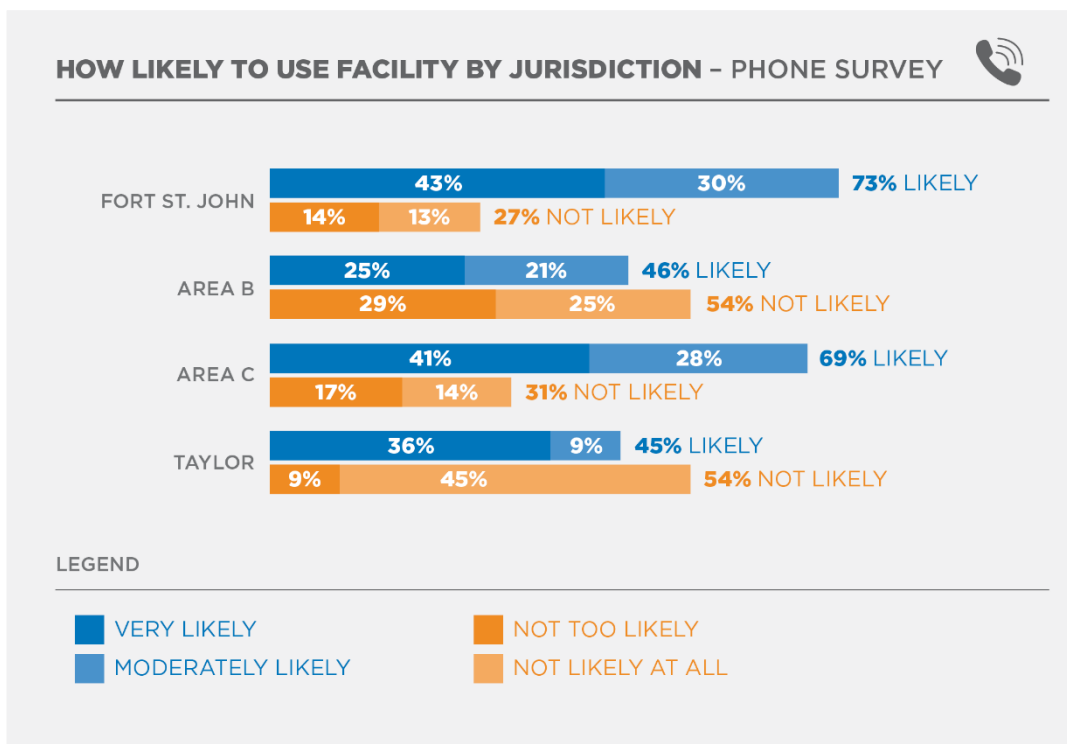
	Very important	Moderately important	Not too important	Not important at all
Indoor gymnasium				
Fort St. John	39%	29%	18%	13%
Area B	8%	33%	21%	38%
Area C	28%	33%	19%	21%
Taylor	27%	27%	0%	45%
Dynamic movement gym				
Fort St. John	37%	33%	17%	12%
Area B	4%	38%	25%	33%
Area C	21%	40%	16%	24%
Taylor	36%	18%	0%	45%
Multi-purpose room				
Fort St. John	18%	36%	22%	24%
Area B	17%	17%	17%	50%
Area C	12%	31%	22%	34%
Taylor	27%	9%	18%	45%
Indoor play spaces (e.g. play structure)				
Fort St. John	39%	24%	24%	13%
Area B	8%	42%	13%	28%
Area C	28%	22%	26%	24%
Taylor	27%	18%	18%	36%

6. How likely are you, or someone in your household, to use a future North Peace Leisure Facility?

Summary

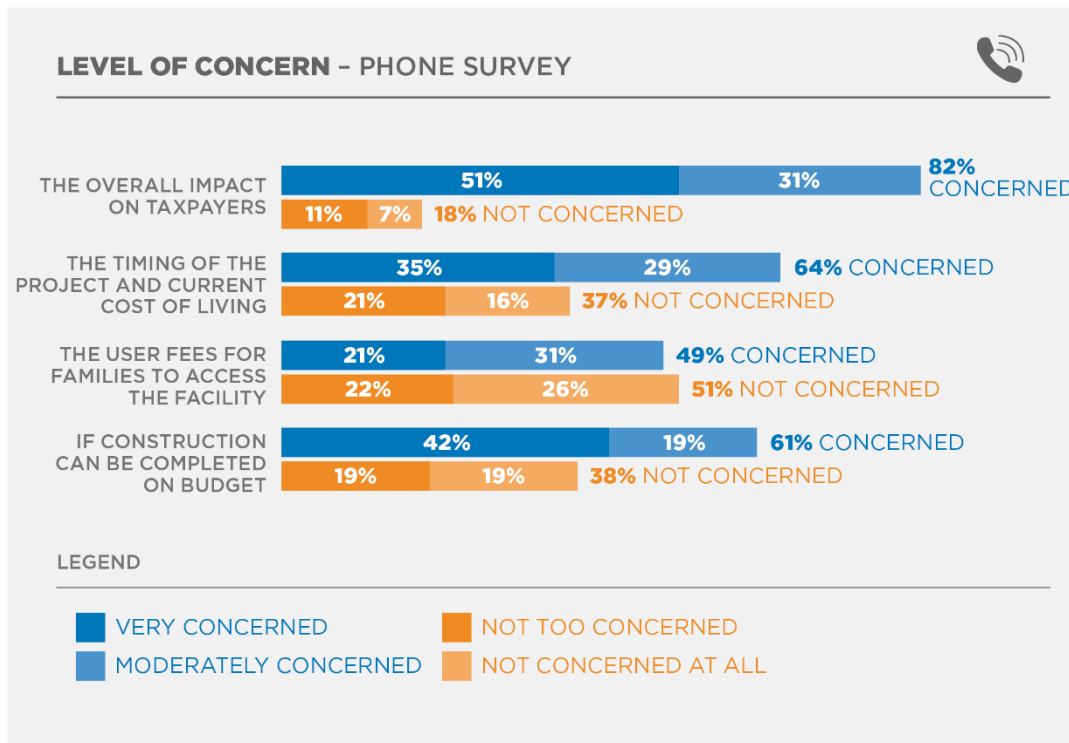


By jurisdiction



7. At the April workshops, participants shared some general concerns. How concerned are you about each of the following when thinking of a future North Peace Leisure Facility?

Summary



By jurisdiction

	Very concerned	Moderately concerned	Not too concerned	Not concerned at all
The overall impact on taxpayers				
Fort St. John	45%	33%	14%	9%
Area B	58%	33%	8%	0%
Area C	64%	28%	3%	5%
Taylor	73%	18%	9%	0%
The timing of the project and current cost of living				
Fort St. John	33%	28%	22%	16%
Area B	46%	17%	25%	13%
Area C	38%	33%	16%	14%
Taylor	27%	36%	18%	18%

	Very concerned	Moderately concerned	Not too concerned	Not concerned at all
The user fees for families to access the facility				
Fort St. John	21%	31%	22%	25%
Area B	21%	42%	8%	29%
Area C	26%	31%	19%	24%
Taylor	0%	9%	55%	36%
Whether construction can be completed on budget				
Fort St. John	40%	22%	20%	18%
Area B	50%	8%	17%	25%
Area C	48%	17%	17%	17%
Taylor	45%	0%	9%	45%

8. Are there any other concerns you would like to share with the project partners?

(80 respondents)

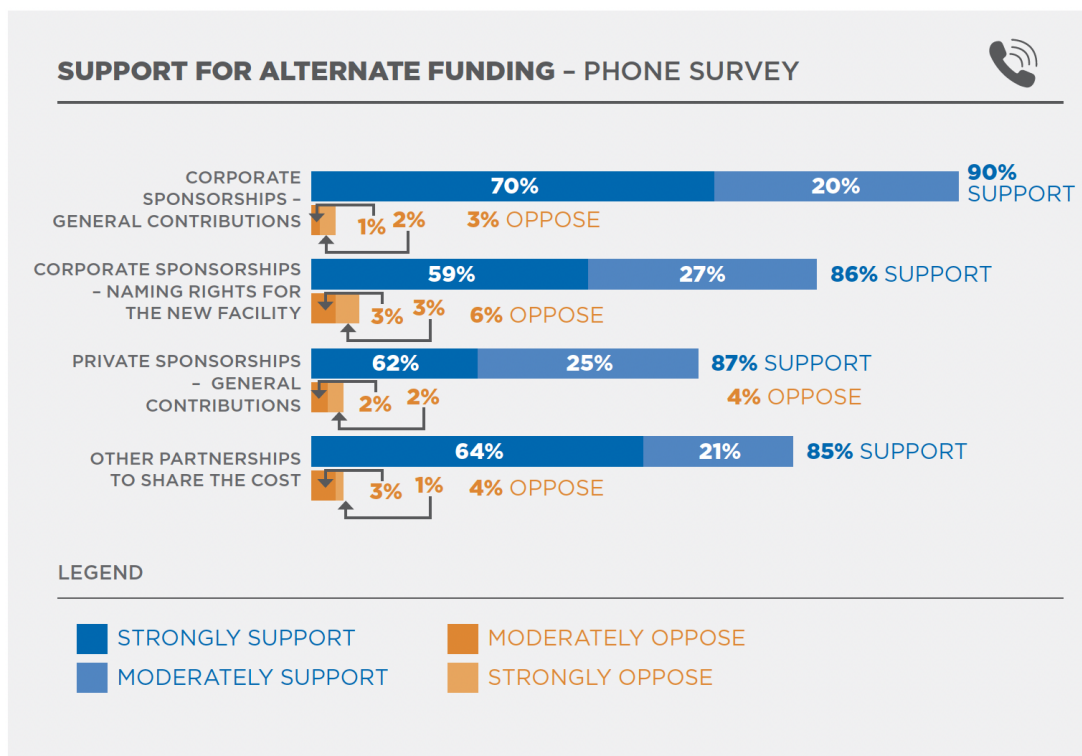
Key theme	Summary of comments
Costs – costs and tax increases (30 mentions)	<ul style="list-style-type: none"> • Strong concern and desire for taxes not to increase • Taxpayers should not have to pay for the facility • Concerns about project remaining within project estimated costs • Questions and comments about who is included in the taxable area • Concerns about affordability and inflation rates • Comments that the cost is too high for all options
Facility – new facility is needed (21 mentions)	<ul style="list-style-type: none"> • Support for a new facility to be built within a reasonable timeframe • New facility is needed to accommodate growing families; current facility is too busy • New facility needs to help attract competitive sporting events • Build a pool that will last a long time and not encounter issues that current pool has
Construction/procurement (14 mentions)	<ul style="list-style-type: none"> • Concerns about construction location • Project builder and architect should be local; more local collaboration • Questions about construction timeline • Questions if current facility closing while new facility is built

Key theme	Summary of comments
Decisions making (8 mentions)	<ul style="list-style-type: none"> • Question about Project partnership; why PRRD is leading • Comment on steps project partners need to take before proceeding to referendum • Concern about short lifespan of current facility
Costs – land costs (7 mentions)	<ul style="list-style-type: none"> • Concerns about project cost once land costs are factored in • Need to know land costs first
Costs – operating costs (7 mentions)	<ul style="list-style-type: none"> • Concerns the project estimate cost is too high; operating costs will also be too high
Facility – aquatic facility (6 mentions)	<ul style="list-style-type: none"> • Comment that pool should be “Olympic sized” • Comment on current pool size and comparison to new facility • Support for pool and hot tub amenity • Support for physiotherapy pool access
Facility design (technical) (6 mentions)	<ul style="list-style-type: none"> • Facility design needs to be child friendly/all ages and abilities • Incorporate wheelchair ramps into pool design
Facility – do not support a new facility (6 mentions)	<ul style="list-style-type: none"> • Do not support the project <ul style="list-style-type: none"> – A new pool is not needed – It is not the right time
Funding opportunities (6 mentions)	<ul style="list-style-type: none"> • Support for grants to fund the project • Support for private sponsorship to fund the project instead of taxpayers
Parking (5 mentions)	<ul style="list-style-type: none"> • Ensure facility has adequate parking • Ensure lots of parking but also access for public transportation
Engagement process (4 mentions)	<ul style="list-style-type: none"> • Support for the project engagement process • Comment on how the options are presented in the engagement process; request for 50-metre pool and all optional amenities • Engage with local businesses and builders
Facility capacity (3 mentions)	<ul style="list-style-type: none"> • Facility needs to be big enough to host swim competitions • Ensure facility will accommodate current demand and future growth • Comment that small communities do not need such a large facility
Facility – renovate the current facility (2 mentions)	<ul style="list-style-type: none"> • Fix the current facility hot tub • More information about why current facility cannot be fixed for less than future facility estimates

Key theme	Summary of comments
Other (4 mentions, 1 mention each)	<ul style="list-style-type: none"> Ensure the new facility is built for northern environment Consider making the facility dog friendly Suggestion that people should get to vote on the project Comment that the facility should have security

9. The PRRD is exploring grant funding and is also interested in pursuing other funding to offset costs to lessen the financial burden on taxpayers for this project. Do you support or oppose each of the following options?

Summary

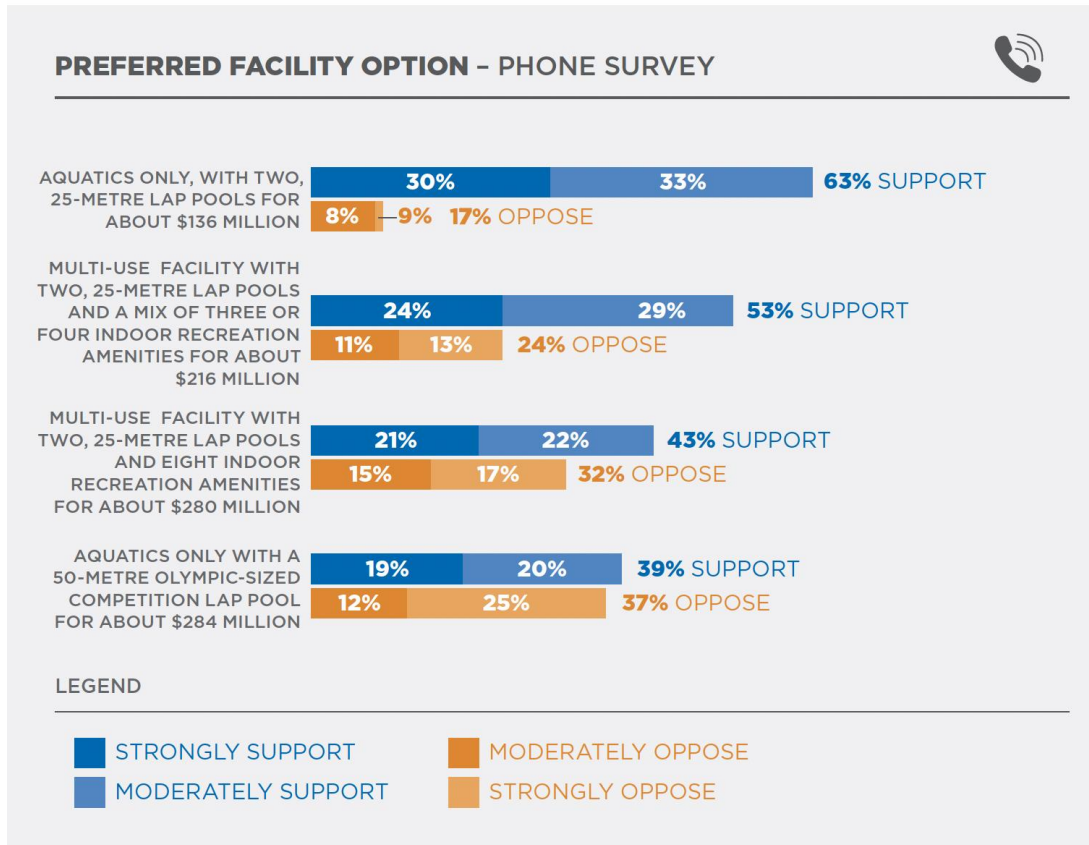


By jurisdiction

	Strongly support	Moderately support	Moderately oppose	Strongly oppose	Not sure
Corporate sponsorships – general contributions					
Fort St. John	72%	19%	1%	1%	8%
Area B	42%	29%	8%	13%	8%
Area C	78%	17%	0%	0%	5%
Taylor	64%	27%	0%	9%	0%
Corporate sponsorships – naming rights for the new facility					
Fort St. John	61%	26%	2%	2%	9%
Area B	33%	29%	17%	13%	8%
Area C	60%	29%	0%	0%	10%
Taylor	55%	36%	0%	9%	0%
Private sponsorships – general contributions					
Fort St. John	65%	23%	2%	1%	9%
Area B	33%	33%	4%	13%	17%
Area C	66%	29%	0%	2%	3%
Taylor	64%	27%	0%	9%	0%
Other partnerships to share the cost					
Fort St. John	67%	17%	4%	1%	12%
Area B	29%	42%	4%	8%	17%
Area C	66%	24%	3%	0%	7%
Taylor	64%	27%	0%	9%	0%

10. The mix of amenities at the new facility directly affects the cost, and the options all involve a larger facility to reflect the need for more capacity. All things considered, what is your level of support for each of the following facility options:

Summary

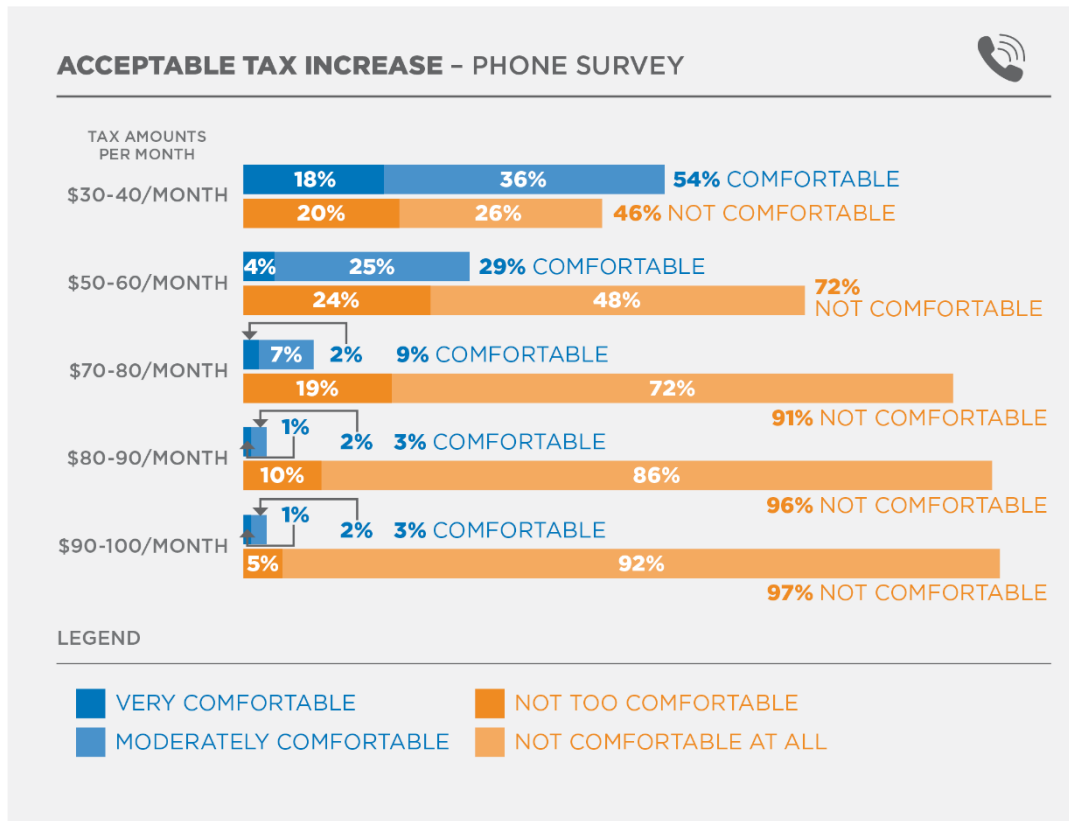


All options include: a leisure pool with water slide, a hot tub, steam room and sauna.
The above graphic does not include the “Not sure” responses. See below for details by jurisdiction.

By jurisdiction

	Strongly support	Moderately support	Moderately oppose	Strongly oppose	Not sure
Aquatics only, with two 25-metre lap pools for about \$136 million					
Fort St. John	33%	33%	7%	9%	18%
Area B	17%	28%	12%	13%	21%
Area C	24%	28%	9%	9%	31%
Taylor	27%	36%	0%	18%	18%
Aquatics with two 25-metre lap pools and a mix of three or four indoor recreation amenities for about \$216 million					
Fort St. John	29%	28%	13%	11%	19%
Area B	8%	21%	8%	29%	33%
Area C	17%	33%	7%	14%	29%
Taylor	9%	55%	0%	18%	18%
Aquatics facility with two 25-metre lap pools and eight indoor recreation amenities for about \$280 million					
Fort St. John	23%	23%	13%	16%	24%
Area B	4%	21%	17%	33%	25%
Area C	21%	17%	16%	16%	31%
Taylor	9%	18%	27%	18%	27%
Aquatics only with a 50-metre Olympic-sized competition lap pool for about \$284 million					
Fort St. John	23%	22%	12%	22%	21%
Area B	4%	8%	17%	42%	29%
Area C	16%	21%	12%	24%	28%
Taylor	9%	0%	9%	45%	36%

11. All things considered, how comfortable would you be if you paid these amounts each month, in tax, to cover the cost of the future North Peace Leisure Facility?



By jurisdiction

	Very comfortable	Moderately comfortable	Not too comfortable	Not comfortable at all
\$30-40/month				
Fort St. John	21%	37%	21%	21%
Area B	13%	13%	21%	54%
Area C	10%	43%	17%	29%
Taylor	9%	36%	18%	36%
\$50-60/month				
Fort St. John	5%	27%	24%	44%
Area B	0%	17%	13%	71%
Area C	3%	21%	29%	47%
Taylor	0%	18%	9%	73%

	Very comfortable	Moderately comfortable	Not too comfortable	Not comfortable at all
\$70-80/month				
Fort St. John	2%	9%	20%	69%
Area B	0%	4%	13%	83%
Area C	0%	5%	19%	76%
Taylor	0%	0%	18%	82%
\$80-90/month				
Fort St. John	2%	2%	12%	84%
Area B	0%	4%	0%	96%
Area C	0%	2%	10%	88%
Taylor	0%	0%	0%	100%
\$90-100/month				
Fort St. John	2%	1%	6%	91%
Area B	0%	4%	0%	96%
Area C	0%	2%	7%	91%
Taylor	0%	0%	0%	100%

12. Is there anything else you would like to say about the future North Peace Leisure Facility?

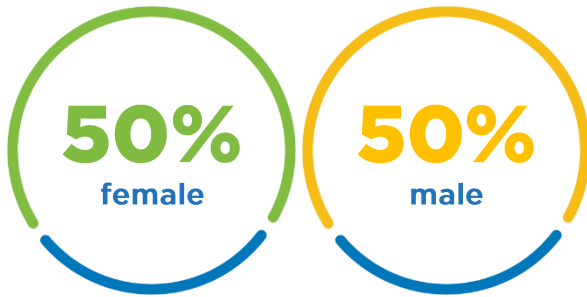
(45 respondents)

Key theme	Summary of comments
Costs – costs and tax increases (13 mentions)	<ul style="list-style-type: none"> Concerns about tax increases Taxpayers should not pay for the project Project partners should save for 10 years to pay for the project Comments about how costs should be fairly distributed between jurisdiction taxpayers Negative comments about the current economy and concerns for personal affordability of tax increases Comment about what is acceptable monthly tax increase; less than \$30/month Comments about project partners remaining within established project budget
Facility – new facility is needed (8 mentions)	<ul style="list-style-type: none"> Support for the project to proceed as soon as possible A new pool is long overdue It is time to build a new facility

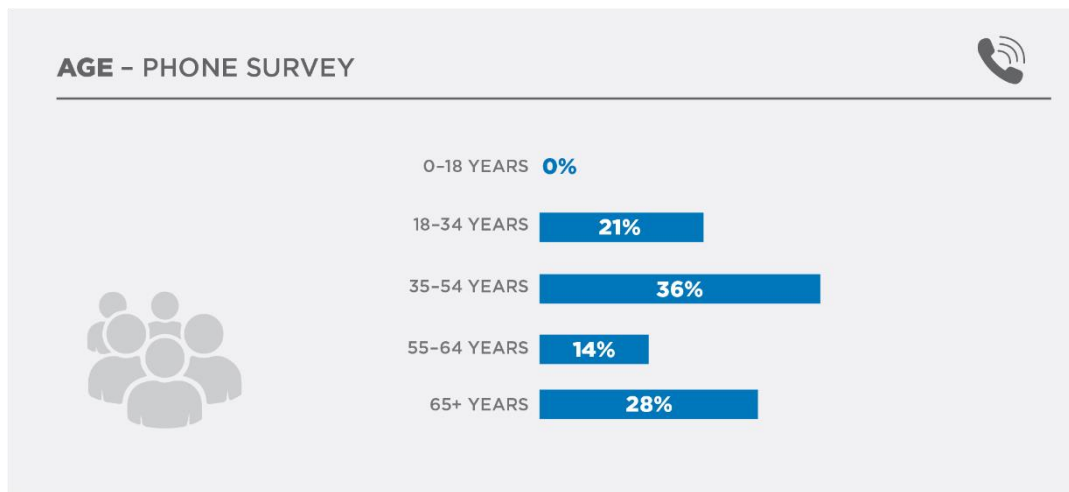
Key theme	Summary of comments
Facility – do not support a new facility (6 mentions)	<ul style="list-style-type: none"> Do not support the project <ul style="list-style-type: none"> Project cost is too high A new pool is not needed or wanted
Community priority (7 mentions)	<ul style="list-style-type: none"> Facilities help bring communities together Community youth need places to hang out Need safe spaces for children and families Invest in community needs
Costs – operating costs (4 mentions)	<ul style="list-style-type: none"> Concerns about facility operating costs once it opens Concerns about cost for a family pass
Funding opportunities (4 mentions)	<ul style="list-style-type: none"> Support for funding partnerships and decreasing the tax burden on taxpayers
Facility – aquatic facility (3 mentions)	<ul style="list-style-type: none"> Comments about the different pool size (25-metres vs. 50-metres) Comments that aquatic facility should be prioritized over recreation amenities
Facility – optional amenity suggestions (3 mentions)	<ul style="list-style-type: none"> Suggestion to add a weightlifting area to the facility Balance pool space with recreation space Add racquet sports like squash and badminton
Build for the environment (2 mentions)	<ul style="list-style-type: none"> Comments about current facility cold temperatures in the winter Ensure facility is designed for northern living condition
Costs – land costs (2 mentions)	<ul style="list-style-type: none"> Question about project area and land costs
Facility capacity (2 mentions)	<ul style="list-style-type: none"> Facility is too big for the population of people Current facility needs to be bigger to accommodate users
Facility –renovate the current facility (2 mentions)	<ul style="list-style-type: none"> Support to renovate the existing facility
Other (4 mentions, 1 mention each)	<ul style="list-style-type: none"> Ensure facility is accessible to all communities Support for public input to be considered Support for swimming lessons for children Question on who votes in the referendum process

Sample composition

13. How do you describe yourself?



14. What is your age group?

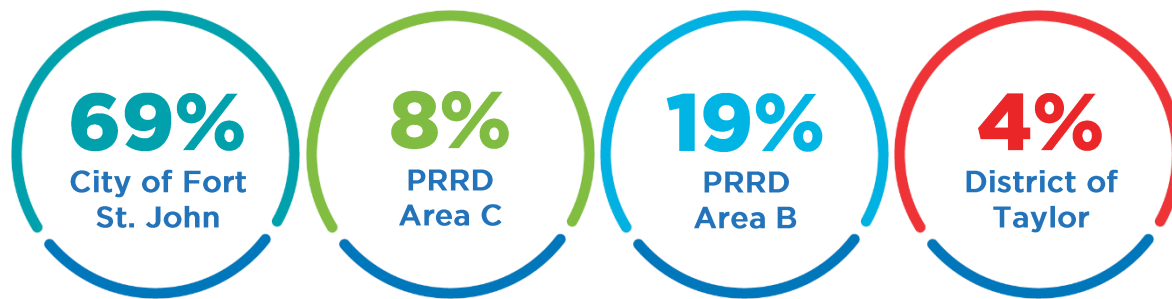


15. Are there any children younger than 18 living in your household?



16. What is your current area of residence within the Peace River Regional District?

Summary



Area of residence	Total%
Fort St. John (City of)	69.2%
Taylor (District of)	3.6%
Altona (Area 'B')	2.4%
Baldonnel (Area 'C')	1.8%
Cecil Lake (Area 'B')	1.8%
Charlie Lake (Area 'C')	15.4%
Clairmont (Area 'C')	0.4%
Clayhurst (Area 'B')	0.2%
Clearview (Area 'B')	0.2%
Flatrock (Area 'B')	0.2%
Golata Creek (Area 'B')	0.4%
Goodlow (Area 'B')	0.2%
Grandhaven (Area 'C')	0.2%
Montney (Area 'B')	1.2%
North Pine (Area 'B')	0.4%
Old Fort (Area 'C')	1.2%
Prespatou (Area 'B')	0.4%
Red Creek (Area 'B')	0.4%
Rose Prairie (Area 'B')	0.2%
Two Rivers (Area 'C')	0.2%

17. How long have you been a resident of the Peace River Regional District?



18. Do you rent or own your primary residence?



19. What is your annual household income?



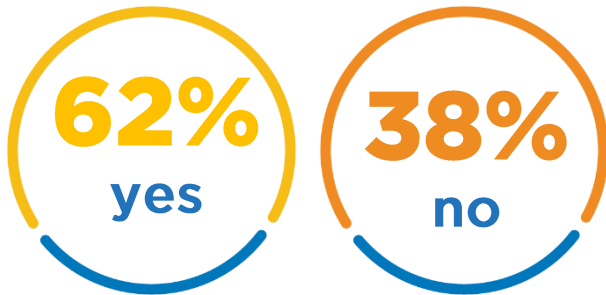
3.2.5 Online survey

An 18-question online survey was conducted by Research Co. from May 6 to 28, 2024. In total, 452 adults across Fort St. John, the District of Taylor, PRRD Electoral Area B and Electoral Area C completed the survey. The survey was hosted on the Forsta online platform and included controls through “cookies” and IP address recall to ensure that no individual respondent participated more than once. Totals may not add up to 100% in some cases due to rounding. The following is a high-level summary of the survey results:

- More than three-in-five respondents have used the North Peace Leisure Pool within the past year.
- The preferred base aquatic facility is the two 25-metre lap pool option.
- The three most important amenity priorities are one indoor gymnasium, a dynamic movement gym and a full-sized indoor soccer pitch.
- The most important component of “indoor play” is children’s play structures followed closely by a dynamic movement gym for programming.
- The majority of respondents are likely to use the future facility.
- The significant majority of respondents are very concerned or moderately concerned about the overall impact on taxpayers and the timing of the project and current cost of living.
- The majority of respondents support the PRRD pursuing all alternative funding options to offset costs and lessen the financial burden on taxpayers.
- When asked about level of support for different facility options, 55% of the respondents support a multi-use facility with two 25-metre lap pools and three to four recreation amenities and 45% of respondents support an aquatics facility only with two 25-metre lap pools. The multi-use facility with two 25-metre lap pools and eight amenities received slightly less support at 44%, and the enhanced aquatics facility only with the 50-metre lap pool was the least supported at 22% of respondents.
- Over two-thirds of respondents say they would be “very comfortable” or “moderately comfortable” at a tax increase range of \$30-40/month. Fewer respondents would be comfortable with any of the other higher ranges tested: \$50-60/month, \$70-80/month, \$80- 90/month and \$90-100/month.
- When asked “Are there any other concerns you would like to share with the project partners?” The top three themes were:
 - Costs – costs and tax increases
 - A new facility is needed (in support of the project)
 - Do not support a new facility
- When asked “Is there anything else you would like to say about the future North Peace Leisure Facility?” The top three themes were:
 - Costs – costs and tax increases
 - A new facility is needed (in support of the project)
 - Do not support a new facility

1. Over the past year, have you (or anyone else in your household) used the North Peace Leisure Pool located in the City of Fort St. John?

Summary

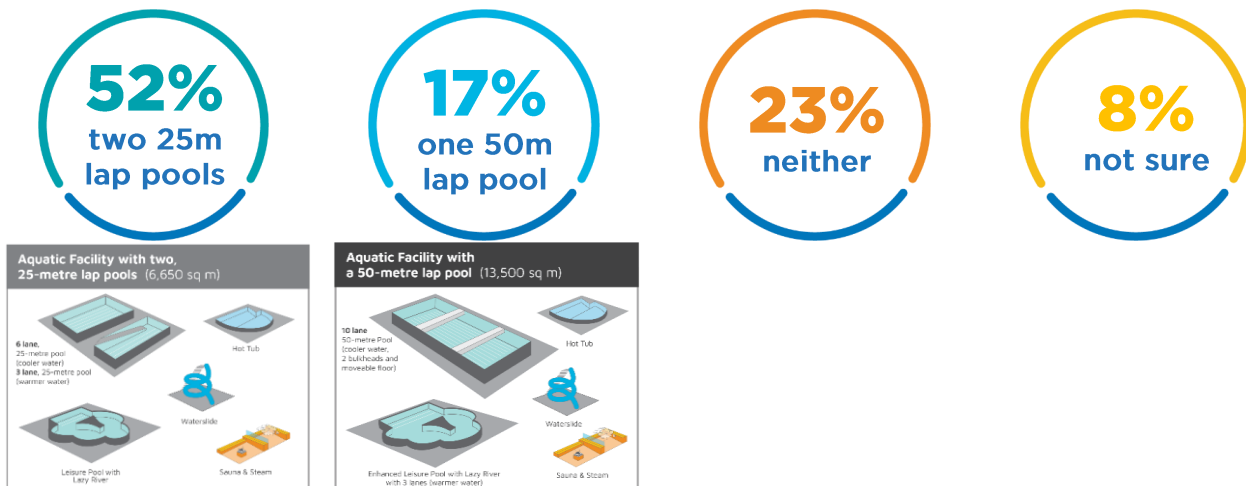


By jurisdiction

Jurisdiction	Yes %	No %
Fort St. John	69%	31%
Area B	47%	53%
Area C	59%	41%
Taylor	30%	70%

2. Thinking specifically about the lap pool option for the base aquatic facility, which of these options would you prefer?

Summary

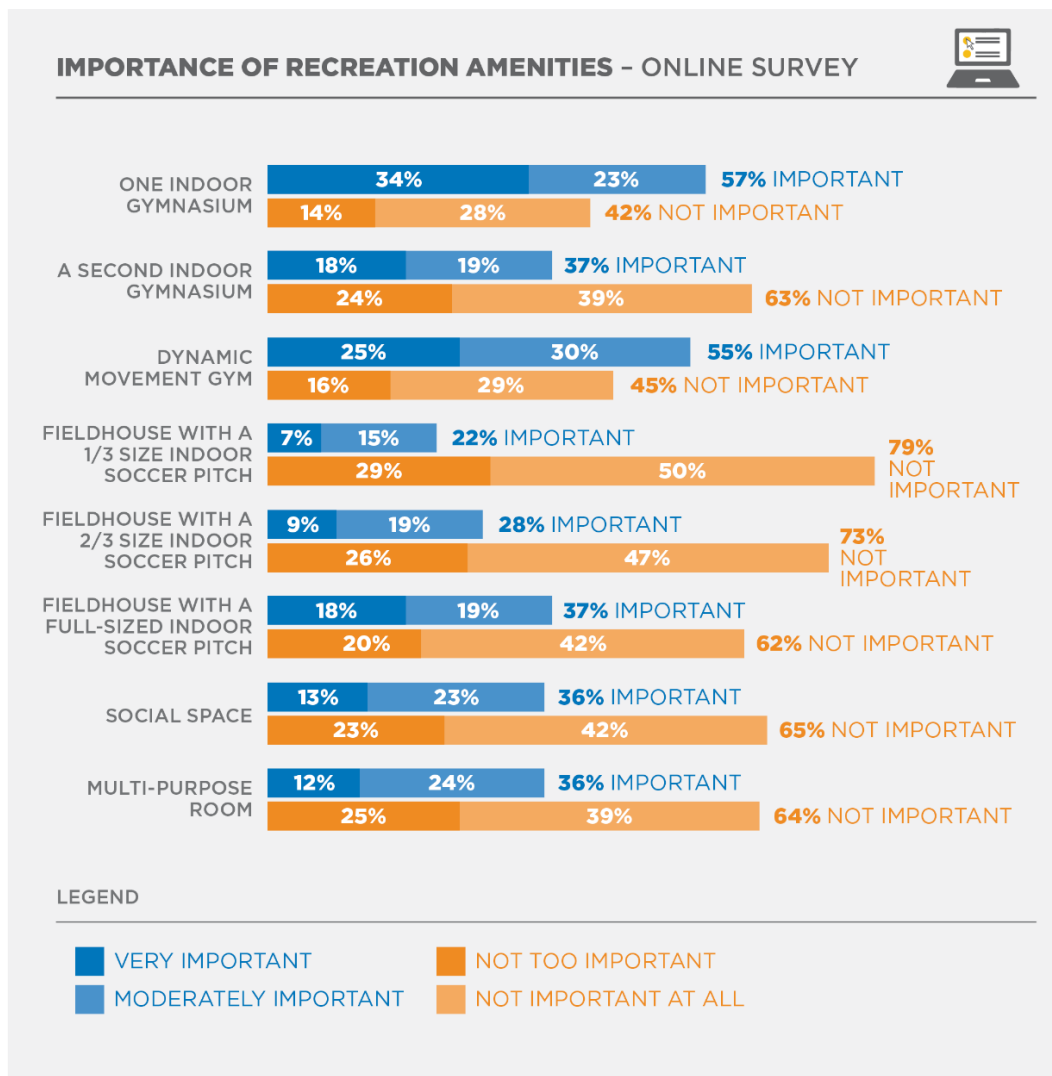


By jurisdiction

Base aquatic facility	Two 25-metre lap pools	One 50-metre lap pool	Neither	Not sure
Fort St. John	55%	21%	18%	6%
Area B	40%	13%	40%	7%
Area C	50%	11%	26%	13%
Taylor	45%	9%	39%	6%

3. Thinking about how you would use the new facility, how important are each of these components of a future North Peace Leisure Facility to you and your family?

Summary



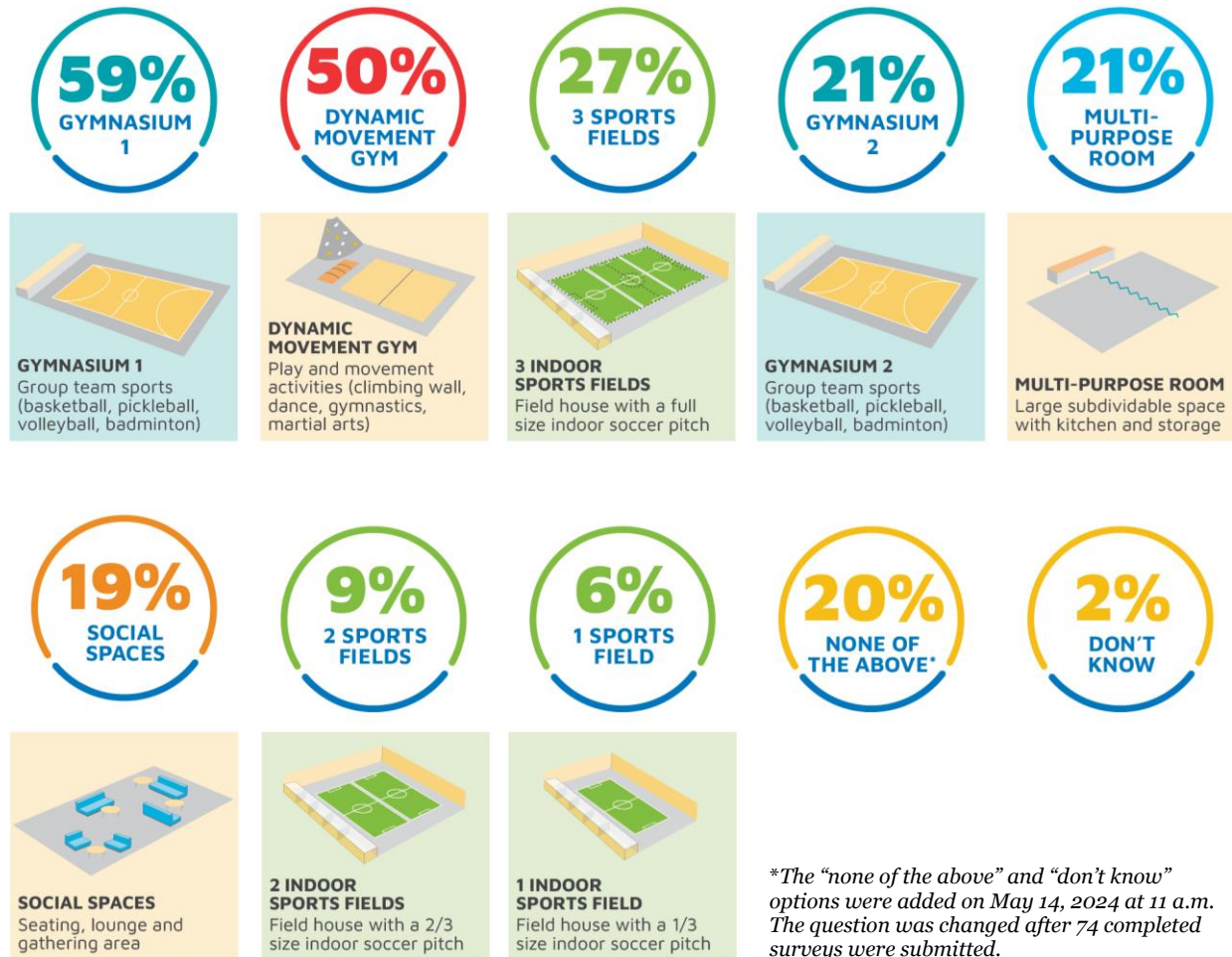
By jurisdiction

	Very important	Moderately important	Not too important	Not important at all
One indoor gymnasium				
Fort St. John	39%	25%	14%	22%
Area B	27%	20%	11%	42%
Area C	26%	21%	18%	35%
Taylor	30%	18%	9%	42%
A second indoor gymnasium				
Fort St. John	19%	23%	25%	33%
Area B	18%	11%	13%	29%
Area C	16%	14%	29%	41%
Taylor	15%	12%	18%	55%
Dynamic movement gym				
Fort St. John	28%	34%	15%	23%
Area B	22%	24%	16%	21%
Area C	18%	24%	21%	37%
Taylor	24%	21%	12%	42%
Fieldhouse with a 1/3 size indoor soccer pitch				
Fort St. John	7%	16%	29%	47%
Area B	2%	16%	22%	60%
Area C	7%	11%	33%	49%
Taylor	9%	12%	21%	58%
Fieldhouse with a 2/3 size indoor soccer pitch				
Fort St. John	8%	22%	26%	43%
Area B	7%	18%	20%	56%
Area C	12%	13%	26%	49%
Taylor	9%	9%	27%	55%

	Very important	Moderately important	Not too important	Not important at all
Fieldhouse with a full-sized indoor soccer pitch				
Fort St. John	20%	22%	21%	37%
Area B	13%	11%	20%	56%
Area C	18%	17%	19%	46%
Taylor	15%	15%	15%	55%
Social space				
Fort St. John	15%	27%	21%	37%
Area B	9%	16%	22%	32%
Area C	9%	14%	32%	45%
Taylor	15%	18%	12%	55%
Multi-purpose room				
Fort St. John	14%	27%	25%	34%
Area B	4%	11%	29%	56%
Area C	8%	23%	27%	42%
Taylor	15%	21%	9%	55%

4. If you could have only three of these components at a future North Peace Leisure Facility, which would you choose?

Summary*



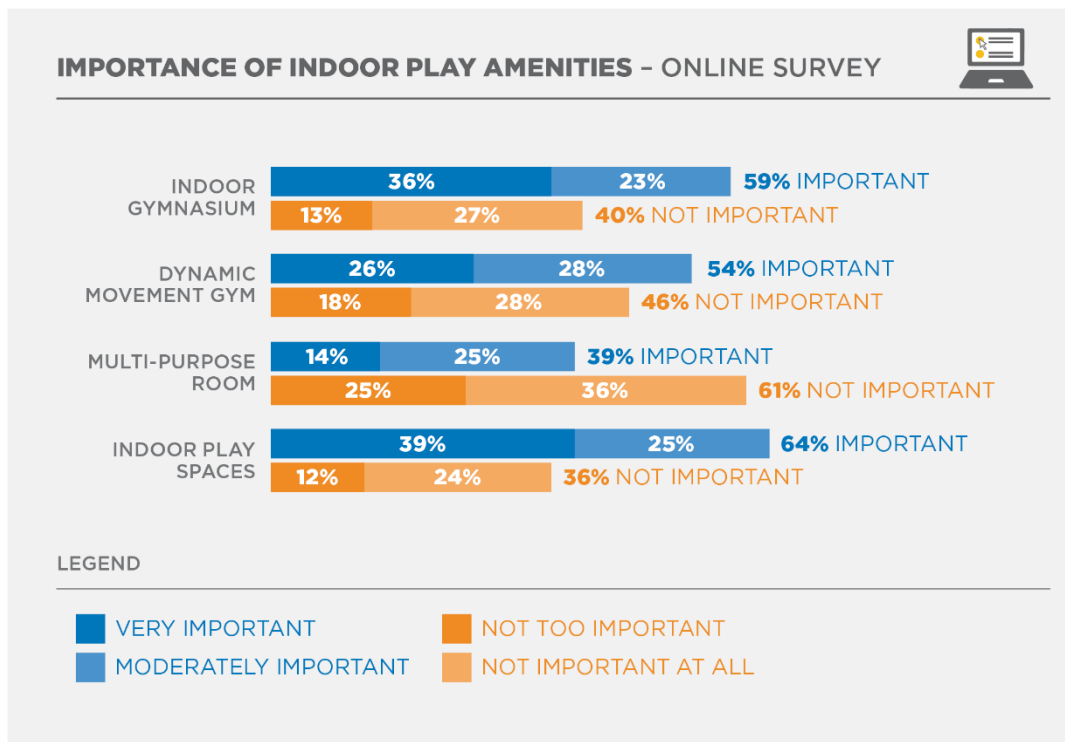
By jurisdiction

Optional amenity	Fort St. John	Area B	Area C	Taylor
One indoor gymnasium	62%	53%	56%	42%
A second indoor gymnasium	23%	22%	18%	12%
Dynamic movement gym	52%	53%	44%	48%
Fieldhouse with a 1/3 size indoor soccer pitch	5%	9%	8%	9%
Fieldhouse with a 2/3 size indoor soccer pitch	11%	4%	10%	0%
Fieldhouse with a full-sized indoor soccer pitch	30%	22%	26%	9%
Social space	21%	16%	16%	18%

Optional amenity	Fort St. John	Area B	Area C	Taylor
Multi-purpose room	22%	9%	23%	27%
Don't know	3%	0%	0%	0%
None of the above	14%	33%	23%	36%

5. In the first two rounds of community engagement, we heard that indoor play areas were important, but we want to understand what you would like to see for indoor play spaces. How important are each of these components of a future North Peace Leisure Facility to you and your family?

Summary



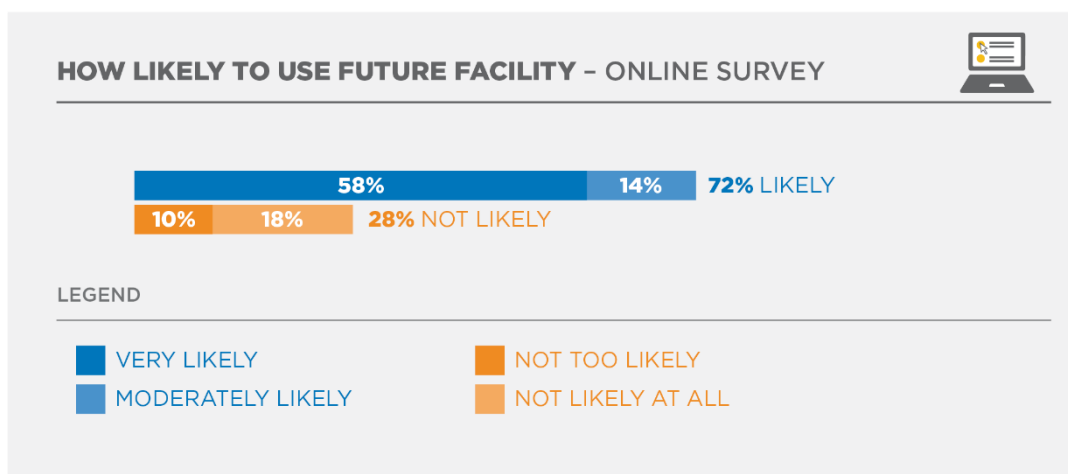
By jurisdiction

	Very important	Moderately important	Not too important	Not important at all
Indoor gymnasium				
Fort St. John	38%	27%	14%	21%
Area B	27%	20%	11%	42%
Area C	36%	18%	15%	31%
Taylor	30%	12%	6%	52%

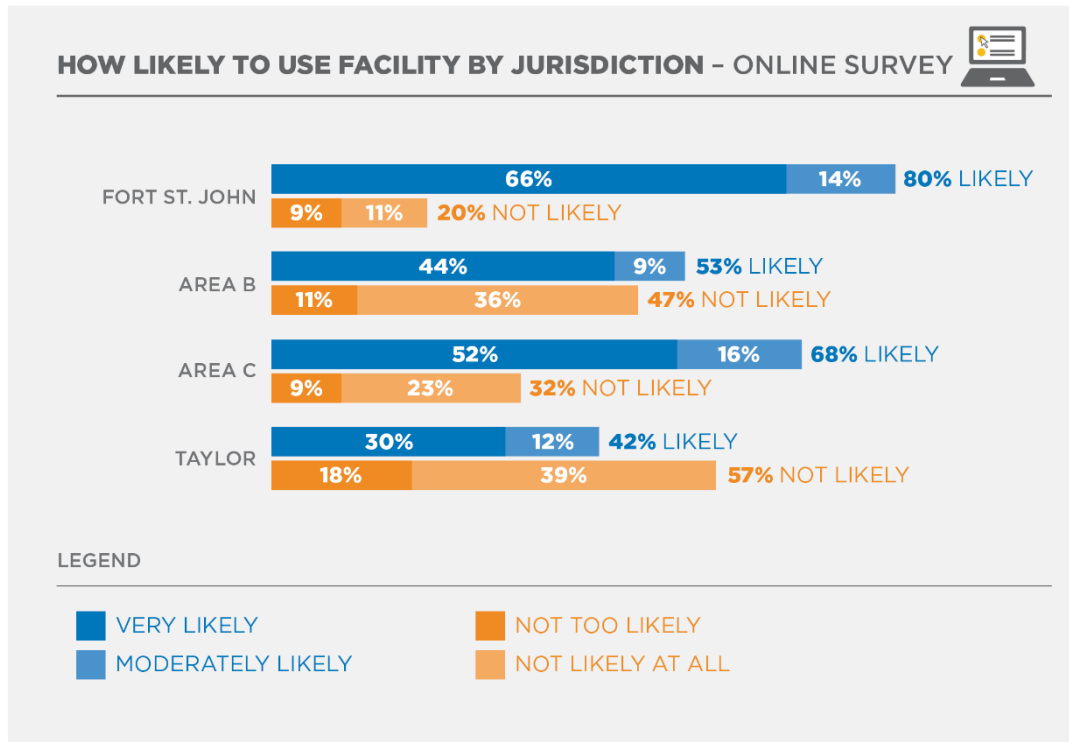
	Very important	Moderately important	Not too important	Not important at all
Dynamic movement gym				
Fort St. John	28%	32%	19%	22%
Area B	7%	9%	29%	56%
Area C	8%	27%	29%	36%
Taylor	27%	12%	12%	48%
Multi-purpose room				
Fort St. John	16%	28%	25%	31%
Area B	7%	9%	29%	56%
Area C	8%	27%	29%	36%
Taylor	21%	12%	12%	55%
Indoor play spaces (e.g. play structure)				
Fort St. John	42%	27%	12%	18%
Area B	31%	18%	11%	40%
Area C	34%	27%	12%	27%
Taylor	33%	15%	6%	45%

6. How likely are you, or someone in your household, to use a future North Peace Leisure Facility?

Summary

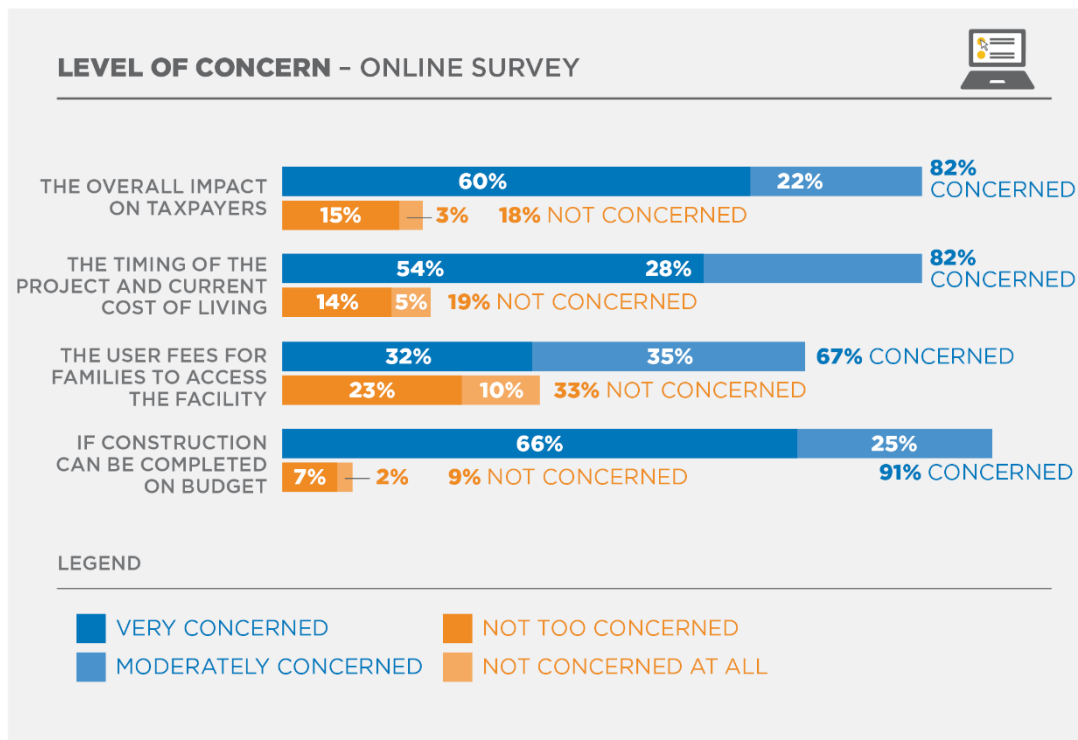


By jurisdiction



7. At the April workshops, participants shared some general concerns. How concerned are you about each of the following when thinking of a future North Peace Leisure Facility?

Summary



By jurisdiction

	Very concerned	Moderately concerned	Not too concerned	Not concerned at all
The overall impact on taxpayers				
Fort St. John	53%	25%	18%	4%
Area B	71%	18%	11%	0%
Area C	66%	20%	12%	2%
Taylor	82%	9%	3%	6%
The timing of the project and current cost of living				
Fort St. John	50%	30%	15%	5%
Area B	64%	20%	16%	0%
Area C	55%	29%	13%	3%
Taylor	70%	18%	3%	9%
The user fees for families to access the facility				
Fort St. John	30%	52%	33%	33%
Area B	33%	29%	18%	20%
Area C	33%	33%	23%	11%
Taylor	52%	21%	15%	12%
Whether construction can be completed on budget				
Fort St. John	59%	31%	8%	2%
Area B	76%	20%	4%	0%
Area C	74%	15%	8%	3%
Taylor	82%	9%	3%	6%

8. Are there any other concerns you would like to share with the project partners?

(respondents=452*)

*This survey question required a response to complete the survey. While there were 452 responses, 151 responded 'not applicable' or provided no additional comments.

Key theme	Summary of comments
Costs – costs and tax increases (165 mentions)	<ul style="list-style-type: none"> • Project is too expensive at this time • Strong concern and desire for taxes not to increase • Decrease the project costs • Concerns about project remaining within project estimated costs • Concerns about the accuracy of the project component estimates • Do not compromise community quality of life with a disproportionate tax burden • Comments that taxpayers should not have to pay for the facility • Concerns about tax increases and not considering current economic pressures • Questions about how the tax model will be applied to each jurisdiction • Tax all jurisdiction areas equally • Concerns for seniors on fixed incomes • Concerns about affordability, inflation rates and cost of living • Concerns about tax increases; agree new pool is necessary • Comments on project planning process and spending taxpayer money • Only facility users should pay for the facility • Concern for project cost in comparison to other community facilities • Question why Area C tax rates are higher • Comments about inflated costs to build in northern B.C.

Key theme	Summary of comments
<p>Facility – new facility is needed (75 mentions)</p>	<ul style="list-style-type: none"> • Project timeline delays will increase costs/budget implications • Build for the future; ensure facility meets current and future demand • Supportive comments about base facility options (hot tub, sauna, lane capacity) • Support for a pool-only option; no additional amenities • Build now; avoid increasing land and construction costs • Support for a multi-purpose facility with one to four recreational options • Recreation facilities are needed to help build healthy communities • Comments about current facility issues (temperature, waterslide, hot tub) • Get the project underway; build it right • Desire for a facility to keep local youth out of trouble • Facility will help community growth
<p>Construction/procurement (41 mentions)</p>	<ul style="list-style-type: none"> • Complete construction on time and on budget • Ensure quality building materials and methods • Concerns about construction delays; challenges of building up north • Concerns about construction cost overruns • Comments about proposed project location; proximity to residents and other facilities • Questions about current facility operations while new facility is being built • Comments about selecting a reputable and experienced contractor • Comments about project partners track record on building other community facilities on time/on budget
<p>Facility – do not support a new facility (39 mentions)</p>	<ul style="list-style-type: none"> • Do not support the project <ul style="list-style-type: none"> – It is not the right time – Cost is too high – Facility is not needed – Facility is not wanted – Other community priorities are more important

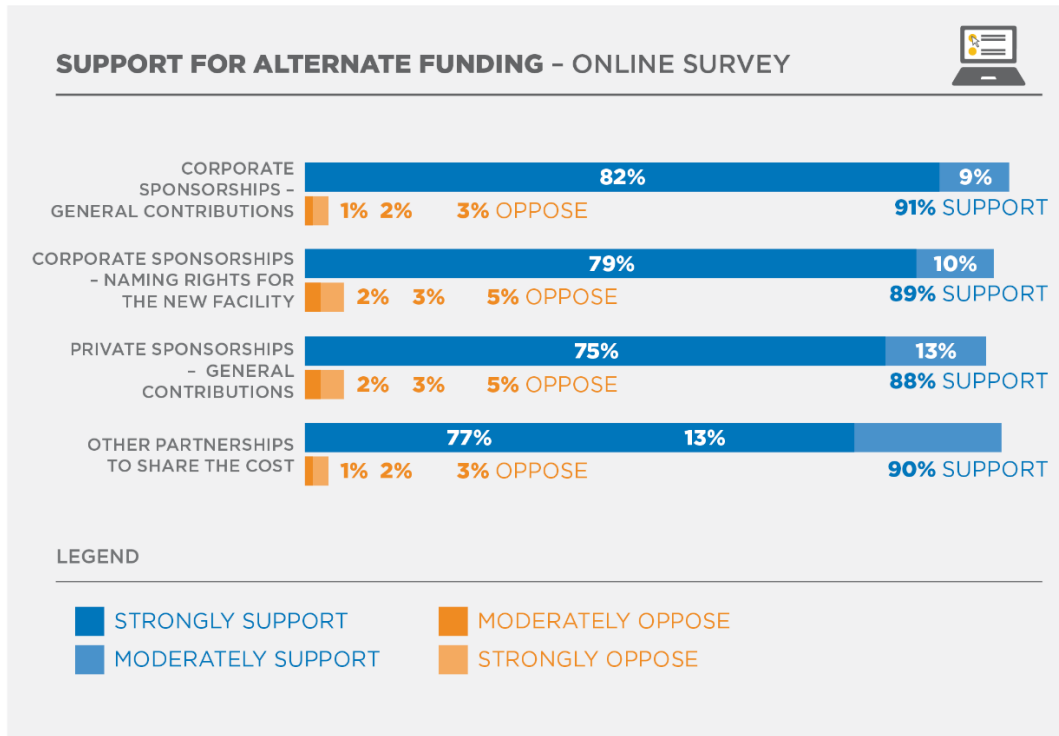
Key theme	Summary of comments
Decision making (31 mentions)	<ul style="list-style-type: none"> • Questions about the project benefitting areas • Concerns with regard to past facility decisions that lead to current facility issues • Concerns related to other community facility construction projects; cost overruns and scope changes • Comment that Taylor should not be part of the project partners • Comments on that the 3% slush fund required by the provincial government is unfair • Comments on how government processes for prioritizing community projects • Comments on holding contractors accountable for project delays/changes • Comments on resident decisions to live in their specific jurisdiction; lower housing/tax costs
Facility – design (technical) (31 mentions)	<ul style="list-style-type: none"> • Focus facility design on the interior/function and ensure current facility issues will not be repeated • Comments that presented options do not accurately reflect community needs • Present the facility design to the public to vote on • Build it once, build it right • Suggestions for changeroom designs for families and private stalls • Facility design needs to be child friendly/all ages and abilities
Facility – aquatic facility (26 mentions)	<ul style="list-style-type: none"> • Keep project costs down, build only a pool • Replacing the pool is the priority; recreation activities can be covered by other city facilities • Support for the two 25-metre pool option • Support for hot tub, steam and sauna amenities in the base facility • New pool needs to accommodate more users than current amount; pool is too busy
Funding opportunities (22 mentions)	<ul style="list-style-type: none"> • Explore more funding options before greenlighting the project • Support for funding partnerships and decreasing the tax burden on taxpayers • Support for pursuing more government funding; provincial and federal • Support for grants to fund the project • Suggestions to explore all funding opportunities
Facility – comparison (21 mentions)	<ul style="list-style-type: none"> • Recommendations for more research/review of existing facility design funding models, decision-making processes and operational costs (e.g., Grand Prairie, Spruce Grove, Leduc, Edmonton, Vernon, Prince George)

Key theme	Summary of comments
Facility – optional amenities suggestions (19 mentions)	<ul style="list-style-type: none"> • Add gymnasium for sports like squash, volleyball, basketball, tennis • Support for a rock climbing wall • Suggestion to add a parkour course • Rationale for choosing gymnasiums over fieldhouses or vice versa
User fees (18 mentions)	<ul style="list-style-type: none"> • Concerns that facility size will drastically increase user fees • Concerns about affordability of user fees • Increase user fees to reduce project debt • Suggestions for user fee discounts for certain groups (City staff, fire/emergency services)
Engagement process (14 mentions)	<ul style="list-style-type: none"> • Suggestions for project partners to continue to engage with external user groups • Concern the project partners will not fully consider the concerns expressed by the community regarding the tax impacts • Suggestions to share information about the ‘tax increase calculator tool’ used during the workshops with the public prior to the referendum • Suggestions for more engagement with pool staff on what needs to change in the facility
Costs – operating costs (11 mentions)	<ul style="list-style-type: none"> • Long-term maintenance and operating costs need to be fully considered depending on facility selected • Question if operating costs are split equally between the project partners • Concern that one jurisdiction will be majorly responsible for maintenance costs/repairs • Concern about inflation and future operating costs
Facility – capacity (11 mentions)	<ul style="list-style-type: none"> • Project size is not to scale with community size • Support for increased pool capacity; number of lanes • Question what overall facility capacity is for each option
Costs – land costs (10 mentions)	<ul style="list-style-type: none"> • Question about project area and land costs • Preferred option cannot be selected without knowing land costs first
Access/accessibility (9 mentions)	<ul style="list-style-type: none"> • Ensure facility is accessible to all communities • Ensure facility design is inclusive for all ages and abilities; wheelchair accessible
Build for the environment (8 mentions)	<ul style="list-style-type: none"> • Ensure project contractor has experience building in the north • Ensure facility is designed for all seasons and for northern climate • Comments about current facility temperature in winter • Comments about other community facilities being poorly designed for the climate

Key theme	Summary of comments
Facility – renovate current facility (7 mentions)	<ul style="list-style-type: none"> • Support to renovate the existing facility • Renovating will cost less than building something new
Facility – programming (6 mentions)	<ul style="list-style-type: none"> • Ensure programming equity for children and for adults • Support for teen job training programs and spaces
Community priorities over clubs (5 mentions)	<ul style="list-style-type: none"> • Concern the pool options presenter was influenced by the swim club • Concern that recreation clubs will influence facility size
Staffing (5 mentions)	<ul style="list-style-type: none"> • Comments about current facility staffing; short-staffed • Comments about staff required to run a 50-metre pool • Concerns about securing adequate staff and necessary training • Suggestions for staff to receive user discounts/passes
Facility – phased approach (4 mentions)	<ul style="list-style-type: none"> • Support for the project to be built in phases • Build what can be afforded now, build more later
Parking (4 mentions)	<ul style="list-style-type: none"> • Ensure facility has adequate parking
Referendum (3 mentions)	<ul style="list-style-type: none"> • Question about the referendum process

9. The PRRD is exploring grant funding and is also interested in pursuing other funding to offset costs to lessen the financial burden on taxpayers for this project. Do you support or oppose each of the following options?

Summary



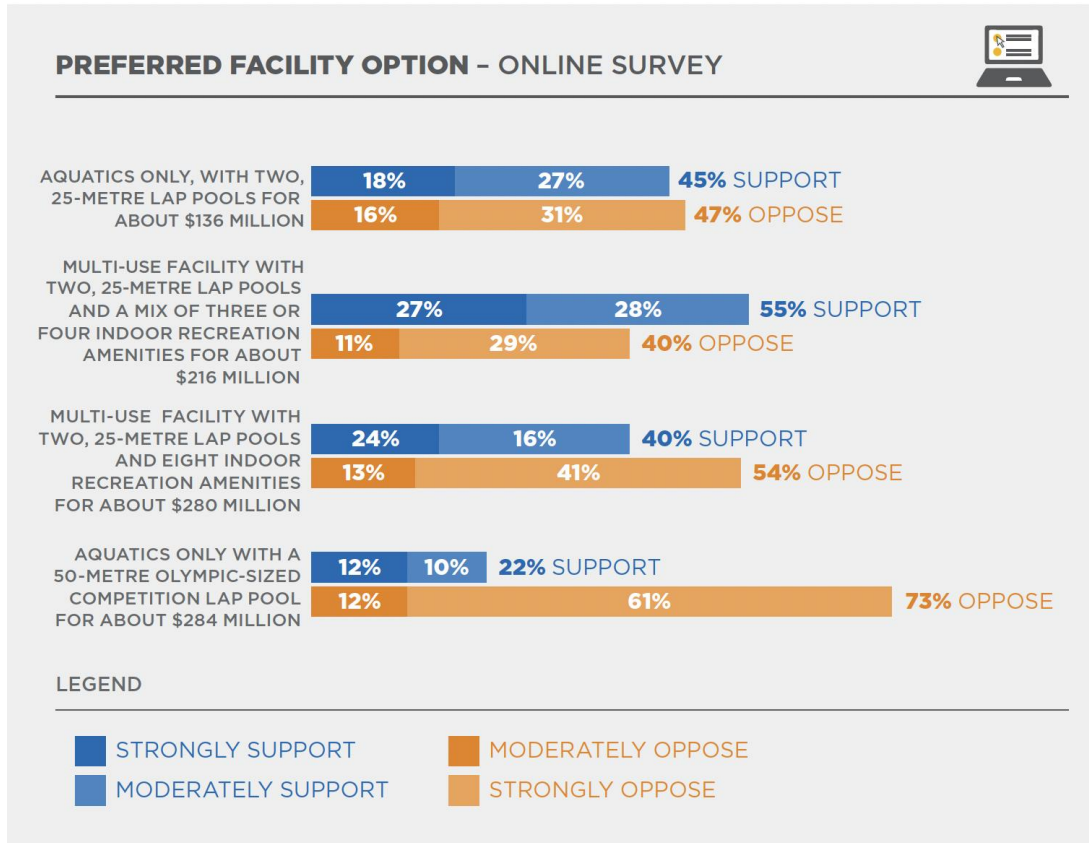
By jurisdiction

	Strongly support	Moderately support	Moderately oppose	Strongly oppose	Not sure
Corporate sponsorships – general contributions					
Fort St. John	84%	10%	0%	2%	3%
Area B	76%	4%	2%	0%	18%
Area C	80%	9%	1%	3%	7%
Taylor	79%	9%	3%	6%	3%
Corporate sponsorships – naming rights for the new facility					
Fort St. John	81%	11%	2%	3%	3%
Area B	69%	7%	4%	0%	20%
Area C	77%	10%	1%	3%	9%
Taylor	76%	9%	9%	6%	0%

	Strongly support	Moderately support	Moderately oppose	Strongly oppose	Not sure
Private sponsorships – general contributions					
Fort St. John	79%	14%	1%	2%	4%
Area B	67%	9%	7%	2%	16%
Area C	67%	15%	3%	4%	11%
Taylor	73%	15%	3%	9%	0%
Other partnerships to share the cost					
Fort St. John	80%	15%	0%	1%	4%
Area B	73%	4%	2%	0%	20%
Area C	76%	12%	0%	3%	9%
Taylor	70%	12%	3%	9%	6%

10. The mix of amenities at the new facility directly affects the cost, and the options all involve a larger facility to reflect the need for more capacity. All things considered, what is your level of support for each of the following facility options:

Summary



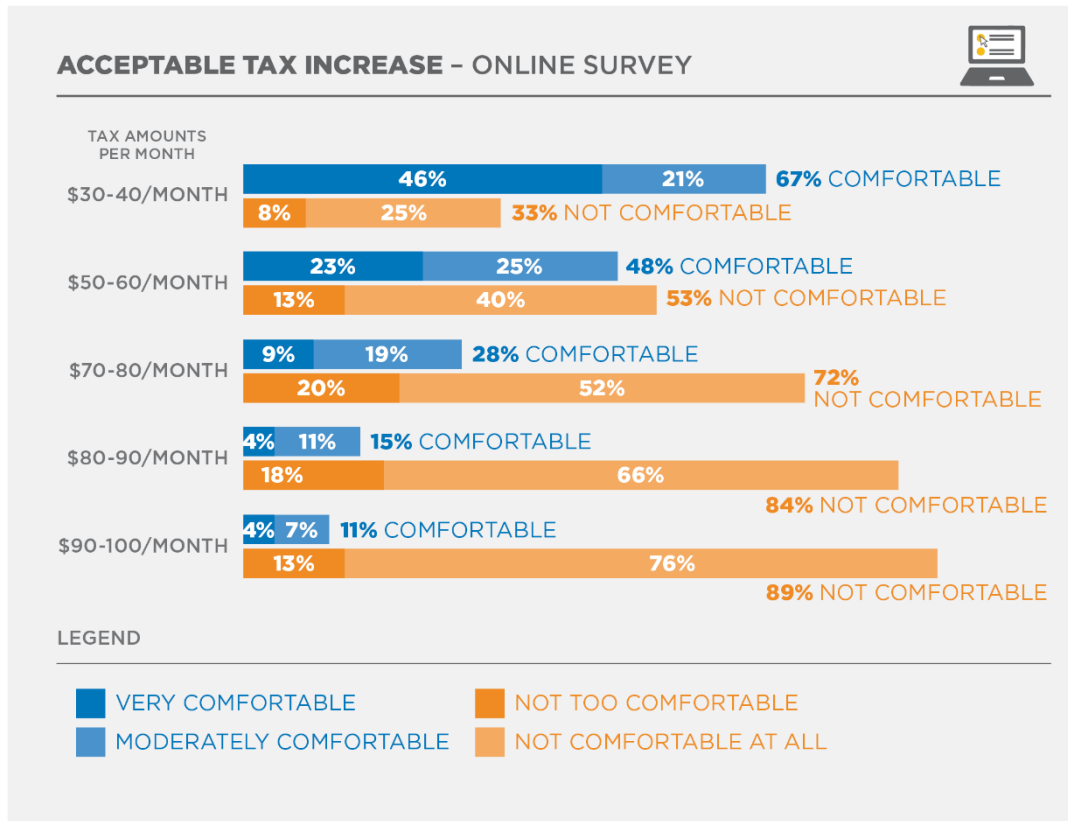
All options include: a leisure pool with water slide, a hot tub, steam room and sauna.
The above graphic does not include the “Not sure” responses. See below for details by jurisdiction.

By jurisdiction

	Strongly support	Moderately support	Moderately oppose	Strongly oppose	Not sure
Aquatics only, with two 25-metre lap pools for about \$136 million					
Fort St. John	20%	28%	17%	28%	8%
Area B	13%	22%	24%	33%	7%
Area C	17%	24%	13%	37%	9%
Taylor	15%	33%	12%	30%	9%

	Strongly support	Moderately support	Moderately oppose	Strongly oppose	Not sure
Aquatics with two 25-metre lap pools and a mix of three or four indoor recreation amenities for about \$216 million					
Fort St. John	30%	31%	11%	23%	5%
Area B	27%	22%	4%	42%	4%
Area C	24%	25%	13%	35%	3%
Taylor	15%	15%	15%	42%	12%
Aquatics facility with two 25-metre lap pools and eight indoor recreation amenities for about \$280 million					
Fort St. John	26%	19%	15%	35%	6%
Area B	29%	2%	9%	56%	4%
Area C	21%	16%	13%	48%	2%
Taylor	18%	12%	9%	52%	9%
Aquatics only with a 50-metre Olympic-sized competition lap pool for about \$284 million					
Fort St. John	14%	13%	13%	56%	5%
Area B	9%	9%	7%	71%	4%
Area C	11%	3%	11%	69%	6%
Taylor	6%	6%	12%	64%	12%

11. All things considered, how comfortable would you be if you paid these amounts each month, in tax, to cover the cost of the future North Peace Leisure Facility?



By jurisdiction

	Very comfortable	Moderately comfortable	Not too comfortable	Not comfortable at all
\$30-40/month				
Fort St. John	53%	22%	7%	18%
Area B	36%	11%	11%	42%
Area C	38%	23%	11%	28%
Taylor	24%	15%	3%	58%
\$50-60/month				
Fort St. John	25%	30%	15%	31%
Area B	20%	13%	7%	60%
Area C	23%	19%	14%	44%
Taylor	6%	15%	3%	76%

	Very comfortable	Moderately comfortable	Not too comfortable	Not comfortable at all
\$70-80/month				
Fort St. John	8%	22%	25%	45%
Area B	7%	13%	11%	69%
Area C	13%	16%	14%	57%
Taylor	3%	12%	6%	79%
\$80-90/month				
Fort St. John	4%	12%	23%	61%
Area B	7%	4%	11%	78%
Area C	6%	13%	12%	69%
Taylor	3%	3%	9%	85%
\$90-100/month				
Fort St. John	4%	8%	14%	74%
Area B	2%	4%	9%	84%
Area C	5%	7%	12%	76%
Taylor	3%	0%	12%	85%

12. Is there anything else you would like to say about the future North Peace Leisure Facility?

(respondents=452*)

*This survey question required a response to complete the survey. While there were 452 responses, 175 responded 'not applicable' or provided no additional comments.

Key theme	Summary of comments
Costs – costs and tax increases (107 mentions)	<ul style="list-style-type: none"> • Strong concern and desire for taxes not to increase • Comments on what tax range is personally affordable to respondent; \$10/month • Concerns the project estimated costs are too low • Concerns about cost overruns and project delays • Concerns about tax rate increasing, affordability and current cost of living • Concerns about tax increases and project timing; now is not the right time • Suggestions that project partners do not proceed until alternative funding options are fully explored • Questions about how/if non-property owners will be taxed

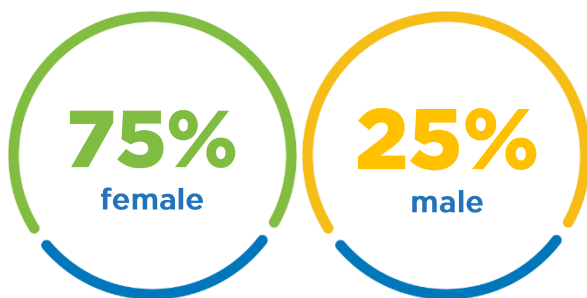
Key theme	Summary of comments
	<ul style="list-style-type: none"> • Question why Fort St. John cannot afford to pay for the facility • Desire for more information about proposed taxation model • Suggestions that the project should proceed until money is saved • Suggestions on how taxes should be structured between jurisdictions • Comment that project taxes increases are a good community investment • Comments that only facility users should have to pay • Only build what can be afforded
Facility – new facility is needed <i>(103 mentions)</i>	<ul style="list-style-type: none"> • Support for the project, but hesitant about tax increases • Support and enthusiasm for the project to proceed on the condition alternative funding will help lower cost to taxpayers • Facility is needed; but keep it affordable and within budget • New facility will benefit all communities, not just Fort St. John • New facility is needed to accommodate families, youth, young children • Desire for the project to proceed quickly • Support for a multi-purpose facility, not just a pool • Support for a facility that non-profits can use for rental space • Comments that new facility will attract families and working professionals • Recreation helps build community health and active living • Comments that project partners should have started saving years ago when issues with current pool began • Support for better swimming facilities for swim club members and swimming lessons
Facility – do not support a new facility <i>(64 mentions)</i>	<ul style="list-style-type: none"> • Do not support the project <ul style="list-style-type: none"> – It is not the right time – Tax increase is too high – New facility is not needed – New facility is not wanted – Disbelief that project can be built within budget
Funding opportunities <i>(32 mentions)</i>	<ul style="list-style-type: none"> • Support for funding partnerships and decreasing the tax burden on taxpayers • Support for pursuing as many government grants as possible • Support for corporate sponsorships; suggestions for industry sectors (hydro, oil, etc.) • Comments that the project should not proceed until more funding options are secured

Key theme	Summary of comments
	<ul style="list-style-type: none"> • Questions why there is no funding currently available from the project partners • Support for private sponsorship; concerns about what the potential terms could be
Facility – optional amenity suggestions (29 mentions)	<ul style="list-style-type: none"> • Support for court sports like basketball, pickleball, squash and badminton and volleyball • Suggestions for a rock-climbing wall • Support for indoor play structure for children; the ability to host community birthday parties • Support for water play area for young children; spray features • Suggestion to include a café with healthy food options • Support for gymnastics activity area
Facility comparison (22 mentions)	<ul style="list-style-type: none"> • Suggestions for project partners to research more about the following facilities: Chetwynd, Dawson, Prince George and Grand Prairie • Find an existing facility to replicate and reduce design costs • Review children’s water features available in YMCA gyms
Facility design (technical) (21 mentions)	<ul style="list-style-type: none"> • Ensure adequate space, size and privacy for change rooms • Ensure adequate hot tub size and long-term use • Ensure pool and hot tub areas have no blind spots for lifeguards; ensure user safety • Questions about what the lazy river design would look like • Focus design efforts on the inside of the facility, not the outside; keep it functional and not fancy • Incorporate local public art in the facility
Engagement process (18 mentions)	<ul style="list-style-type: none"> • Concerns about coordination and collaboration between project partners (ability to proceed as one) • Support for public engagement and project information transparency • Suggestions for ongoing engagement with external recreation clubs and businesses • Support for more project information that includes visuals of the options • Comments about engagement process and non-local consultants • Engage with local contractors early to explore cost savings

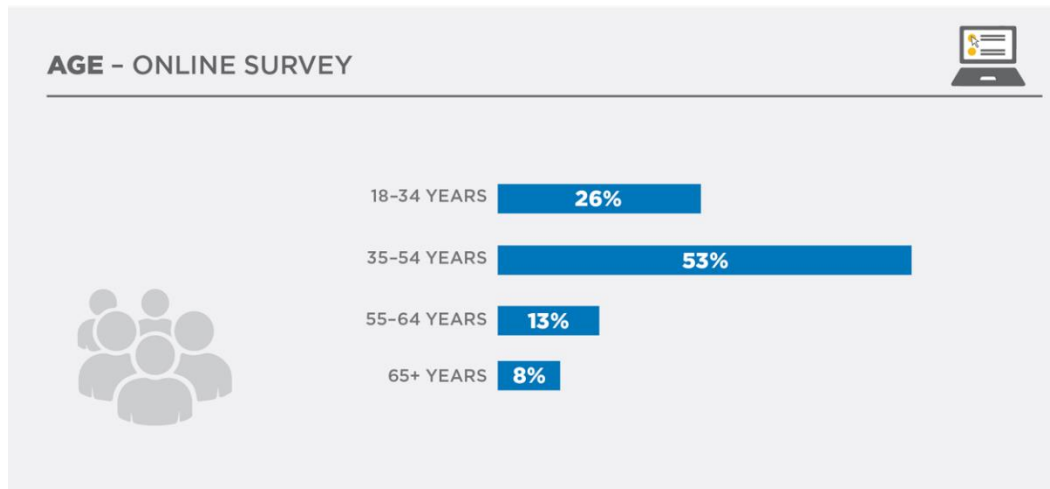
Key theme	Summary of comments
Construction/procurement (14 mentions)	<ul style="list-style-type: none"> Concerns about construction location Suggestions for project location Build it to last; project lifespan should exceed 30 years Support for construction to occur within the established timeline Comments about how the current facility was built; design changes and cost savings that lead to current issues
Facility – aquatic facility (13 mentions)	<ul style="list-style-type: none"> Support for a new pool regardless of size Question about rationale of two 25-metre pools vs. one 50-metre pool Support for a standalone pool with less amenities Comment that pool should be “Olympic sized” Support for lap pools to have more room for aquafit Include a better functioning hot tub
User fees (13 mentions)	<ul style="list-style-type: none"> Ensure user rates are affordable for families Base user fees on resident proximity to facility; charge out-of-town users a higher rate Examine user fee structure at other facilities; charge sports teams higher rates Provide different user fee rates for recreation or pool users
Decision making (12 mentions)	<ul style="list-style-type: none"> Fort St. John should lead and pay for the project Support for community members contributing to project decision-making Comments about project process and decision-making taking too long More design work needs to be done before the referendum Comments that past community projects have gone over budget and beyond anticipated timelines
Community priority (11 mentions)	<ul style="list-style-type: none"> All options will benefit the community Support for a facility that offers year-round activities and recreation Support for more adult recreation options within the community
Access/accessibility (9 mentions)	<ul style="list-style-type: none"> Ensure facility is inclusive and accessible to all ages and abilities Make it a family-friendly environment
Build for the environment (9 mentions)	<ul style="list-style-type: none"> Ensure facility is designed for northern living condition Project needs a builder and architect that understands northern climate Facility needs more recreational space so people have somewhere to go in winter months

Key theme	Summary of comments
Facility capacity (7 mentions)	<ul style="list-style-type: none"> Current facility is at capacity; support for a facility that can handle current and future user demand Other recreational facilities (e.g., school gyms) are at capacity Requests for more enrollment information from external recreation groups Question when current facility will reach user demand overflow/inability to service the community
Costs – operating costs (7 mentions)	<ul style="list-style-type: none"> Question why current pool maintenance costs exceed \$6 million when maintenance/repairs appear lacking Ensure future facility size can operate with maintenance costs; sufficient staff
Facility –renovate the current facility (6 mentions)	<ul style="list-style-type: none"> Repair the existing facility, no matter the cost Refurbish the existing facility for recreation; build a separate pool
Costs – land costs (5 mentions)	<ul style="list-style-type: none"> Land costs and interest rates are too high; wait and save money Concerns about project cost once land costs are factored in Need to know land costs first
Other (3 mentions, 1 mention each)	<ul style="list-style-type: none"> Phased approach: start with pool facility then add on recreation facilities Ensure adequate parking that fits the facility Ensure adequate staffing/lifeguards on duty

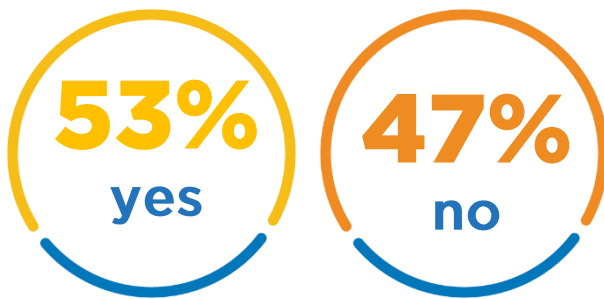
13. How do you describe yourself?



14. What is your age group?

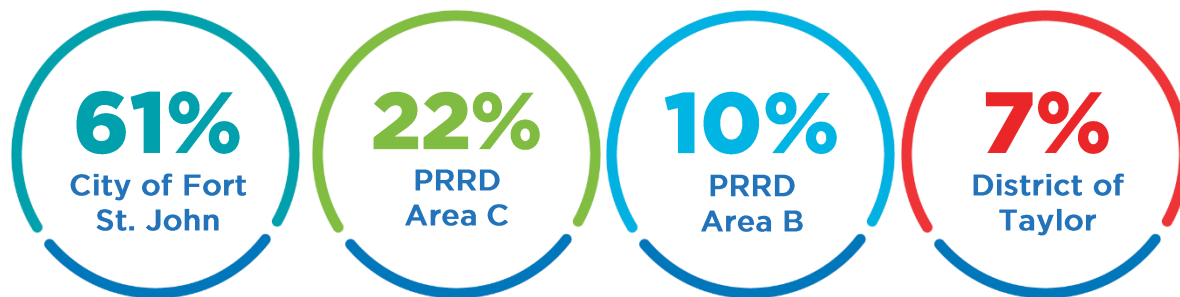


15. Are there any children younger than 18 living in your household?



16. What is your current area of residence within the Peace River Regional District?

Summary



Online survey residence

Area of residence	%
Fort St. John (City of)	61%
Taylor (District of)	7%
Altona (Area 'B')	0%

Area of residence	%
Baldonnel (Area 'C')	4%
Blueberry River First Nations	0%
Buick (Area 'B')	0%
Cecil Lake (Area 'B')	1%
Charlie Lake (Area 'C')	14%
Clairmont (Area 'C')	2%
Clayhurst (Area 'B')	0%
Clearview (Area 'B')	0%
Doig River First Nation	0%
Flatrock (Area 'B')	0%
Golata Creek (Area 'B')	0%
Goodlow (Area 'B')	1%
Grandhaven (Area 'C')	1%
Halfway River First Nation	0%
Kwadacha Nation (Area 'B')	0%
Montney (Area 'B')	3%
North Pine (Area 'B')	2%
Old Fort (Area 'C')	1%
Osborn (Area 'B')	0%
Pink Mountain (Area 'B')	0%
Prespatou (Area 'B')	0%
Red Creek (Area 'B')	0%
Rose Prairie (Area 'B')	2%
Sikanni Chief (Area 'B')	0%
Tsay Keh Dene Nation (Area 'B')	0%
Two Rivers (Area 'C')	0%
Upper Cache (Area 'B')	0%
Upper Halfway (Area 'B')	0%
Wonowon (Area 'B')	0%
Other	1%

17. How long have you been a resident of the Peace River Regional District?



18. Do you rent or own your primary residence?



19. What is your annual household income?



4 Frequently asked questions

4.1 Facility options and amenities

Will the existing pool close before the new facility is built?

If the new facility is built at a different location, the goal is to keep the current pool operational until the new facility is opened. There continues to be challenges with maintaining the current pool, which means some of the amenities may need to be closed. No decisions have been made related to a future facility site, but most of the proposed options would require a larger site than the existing pool.

Are there opportunities to use current indoor recreation facilities like school gyms, the fieldhouse and existing facilities for gymnastics, martial arts and other clubs?

There is limited space and availability at existing indoor recreation facilities. The existing fieldhouse is in high demand and the field is equal to about 1/3 the size of a full soccer pitch. It can only accommodate small-scale soccer games (5 players per side). Indoor gymnasiums are primarily available through agreements with the school district but are regularly booked for school activities. Most school gyms are too small or the ceilings too low for some popular sports like volleyball and basketball. In the first two rounds of community engagement (2018 and 2022), we learned that there is interest in additional indoor recreation space. That's why a multi-use facility option was developed.

What will you do with the existing pool building when a new facility is built?

No decisions have been made about the future use of the existing pool building. During the April 2024 community workshops, several ideas were suggested, including using the space for indoor recreation activities, such as a climbing wall, gymnasium, racquet courts or a library.

Have you considered renovating the existing pool rather than replacing it?

Renovating the existing pool has not been considered in depth as the goal is to provide our communities with a new facility that reflects their priorities and is built to accommodate current demand and future growth. The existing pool is at capacity and unable to meet demand for programs such as swimming lessons.

Can the facility or amenities be constructed in phases?

The idea of building an aquatic facility first and adding the recreation amenities in the future was raised during the workshops. This will be shared with the Steering Committee for the project, which includes elected officials from all four partner jurisdictions (PRRD Areas B and C, Fort St. John and Taylor). This approach would involve selecting a site that can accommodate a future expansion of the facility.

What is the projected lifespan of the proposed new facility?

The goal would be to build a facility that would serve the North Peace region for the next 50 years or more.

Why was the 50-metre pool option developed and would swim clubs contribute financially for the larger size?

After the 2022 community engagement process, a request was made to consider a 50-metre lap pool option to support provincial competitions. There are no decisions at this point related to user fees or other funding mechanisms. Swim clubs do pay a fee to use the current facility, and this would continue as part of the new facility.

Have you considered other options for the indoor recreation spaces?

April 2024 community workshop participants shared several ideas, including an indoor play structure for children instead of a dynamic movement gym, racquet courts or the ability to play ultimate Frisbee or do archery in the field house. We're interested to hear from others in the community at the open houses and through the survey to see if there is broad interest in these options.

Will the partners consider including a workout facility in the multi-purpose or gymnasium option to provide support to health and to generate revenue?

This option has been considered. The North Peace has several private workout facilities and putting a facility like this in a public building would compete with these local businesses. Largely for this reason, a workout gym has not been included for the scope of this project.

What types of activities could be held in the multi-purpose room amenity? Would any person or group be able to rent it?

The multi-purpose room could be used for a broad range of activities, ranging from hosting children's birthday parties to training sessions to fitness and workout classes. The proposed space would also include a kitchen and it would be available as a rental space for groups or individuals.

4.2 Costs and tax impacts

Why are the cost estimates for this facility so much higher than pools recently built in other communities?

Some of the key factors affecting cost of our facility are inflation and the increases in the construction market, which means buildings that are already completed are not affected by these increases. It's important to compare "apples to apples" when looking at other facilities. The size of the facility and amenities offered would need to be the same as our facility options, and the amount would need to include the same costs as our estimates, specifically project cost, contingency and soft costs (e.g., furniture, equipment, professional fees, permits, etc.). It also costs about 150% more to build in the north. We are not aware of another facility that is scheduled for construction in 2026, is the same size and amenity mix as the facility options we have developed and is located in the north.

How were the base amenities calculated? Why does the estimate jump from \$136 million to \$280 million?

Cost estimates for the three facility options were developed by a third-party quantity surveyor, whose job it is to estimate costs, material quantities and project timelines. The cost increase is based on the size of the building and mix of amenities, and there are increasing levels of amenity offerings between Option 1 and Option 3.

Who was responsible for estimating the facility options? How can we know the options are suitable for our northern environment?

A third-party expert calculated the cost estimates for the three facility options. Their role involves estimating costs, quantities of materials and project timelines. The cost increase is based on the building's size and mix of amenities. The types of amenities vary, depending on the facility option. Current options being considered include an enhanced aquatic facility with two 25-metre lap pools, an enhanced aquatics facility with a 50-metre lap pool, or a multi-use facility with an enhanced aquatic facility with two 25-metre lap pools and a mix of recreation amenities.

Can a study be done about what economic benefit could come from hosting regional swim competitions?

Yes, this could be completed, however, this has not been included for the scope of work for this project.

Has there been a cost estimate to complete existing facility repairs or refurbishment?

There has not been an estimate for renovating or refurbishing the existing facility at this time as the focus has been on developing a facility option that reflects the priorities shared by the community and is designed to address the need for expanded capacity. That said, as part of the feasibility assessment, it was noted that renovating the existing pool would be expensive due to the issues with degrading pipes that are encased in the concrete foundation.

What is the tax base and benefitting service area?

The tax base includes all property classes, including residential, commercial and industrial properties. There is no final decision yet on what the benefitting service area will be; however, for this community engagement, we are using all of PRRD Area B and Area C, Fort St. John and Taylor.

How much will the land cost? Are there any land sites/locations that have been identified?

We have not made any decisions related to the future site of the facility as it will depend on what facility option is supported and the related amount of land required. Some initial work has been done to identify what the site requirements would be, such as proximity to other amenities, amount of land needed to accommodate the facility and parking, and transportation and accessibility considerations.

Will the PRRD pursue other funding to offset the project cost and lower the impact on taxpayers, such as government grants and corporate sponsorship?

Yes, the PRRD sees this as a priority and is already looking into grants and other potential funding options. We are sharing more information about the funding being pursued at this open house.

Can Fort St. John share some of its reserves to help pay for the pool?

Under the current partnership contract between the PRRD and the City of Fort St. John, the PRRD is responsible for the construction and ownership of the North Peace Leisure Pool, and the City is the pool operator. The partnership model for the new facility is structured the same way. As the owner of the building, the PRRD is responsible for the loan and applying PRRD capital reserves for project costs to construct and eventually replace the North Peace Leisure Facility. The City of Fort St. John uses its capital reserves for funding and managing their infrastructure.

Who is the Municipal Finance Authority? Where does the money come from? What is the interest rate on the loan?

The Municipal Finance Authority (MFA) provides long-term, short-term and equipment financing, investment management and other financial services to communities and public institutions in B.C. The MFA pools the borrowing and investment needs of B.C. communities through a collective structure and provides a range of low cost and flexible financial services to clients equally, regardless of the size of the community. The money for the financing comes from the financial markets. As an example, MFA issued \$1.105 billion of long-term bonds in 2023.

The MFA is independent from the Province of British Columbia and operates under the governance of a Board of members appointed from the various Regional Districts within the province. The interest rate will depend on the timing of the loan.

Can we defer the investment in a new facility until other factors affecting affordability improve?

The current pool infrastructure is failing and delaying the project further could mean that the existing pool has to be closed before a new facility is built. The goal is to have the construction complete in time to move to the new facility before a full closure is necessary. That said, there have been suggestions from residents to build the pool first but allow space at the site to add recreation amenities in future.

What taxation model will be used? At what rate are commercial/industrial properties taxed?

No decisions have been made on what taxation model will be applied at this time. For the community engagement tax estimates, we used the Improvements Only model.

If the referendum passes, when would tax increases go into effect? How long would it take to repay the loan?

The tax increase would start soon after construction begins, and the loan would be repaid over a 30-year period. This also means that if the existing pool is able to remain open during construction, residents would be paying their current tax for operating the pool until it closes along with the tax for the new facility.

If residential taxes go up for landlords, will they be able to pass along the increase to tenants in proportion to the tax increase?

Yes, but it must adhere to the provincial regulations on rent control. The provincial government mandates that landlords can only increase rent if they provide tenants with at least three full months' notice. Rent can only be increased once every 12 months and must be within the yearly rent increase limit, as set by the Residential Tenancy Branch.

4.3 Referendum/who decides

What is the timeline for the referendum?

The timing of the referendum will be decided by the PRRD Board, which includes elected officials from electoral areas and municipalities in the region. The current direction is to move forward with a referendum in the fall of 2024.

Who gets to vote in the referendum and why?

If the project goes to referendum, all eligible voters, whether property owners or renters, who live within the defined benefitting service area will get to vote. The benefitting service area will be recommended by the project Steering Committee to the PRRD Board. The boundaries of the benefitting service area have not been determined yet.

Why do you need to hold a referendum?

The PRRD would need to borrow money to fund this project, and the B.C. provincial government requires public approval of long-term borrowing. The province also requires approval from eligible voters for all new services. This means the referendum question would be seeking approval for both the loan amount and the project itself if it involves a new service.

How does the referendum work?

The PRRD Board sets the terms of the referendum based on community engagement and other assessments. The terms would include how much is being asked to be borrowed (with interest) over how many years, a map of the benefitting service area included for taxation, and the reason for the loan. Prior to the referendum, there would be communication to provide information about the project and to notify the public about the time, place and alternative options for how to vote. If there is a majority “yes” vote, the PRRD would start the design and construction of the facility.

Do commercial/industrial property owners vote in the referendum?

No.

What if the majority votes “no” in the referendum?

The project would be paused and reassessed.

Do residents get a say in how the referendum process is structured, e.g., one referendum for all four jurisdictions vs. one referendum within each jurisdiction?

The referendum process and structure have not yet been determined.

5 Next steps

The project partners are committed to continuing engagement, transparency and open dialogue with the public. Engagement with stakeholders and public comments will be considered in project planning activities, along with economic and technical considerations. This summary report will be presented to the project Steering Committee in July 2024 to inform recommendations for the next steps.

If the project is to proceed, a referendum related to the facility loan and new services is required. If a referendum goes forward, the goal would be to hold the referendum in fall 2024. The cost and tax impact options are based on all four jurisdictions participating in the project to share the costs and benefits.

If the referendum is held and the majority of residents vote yes to secure funding, the project will proceed to design and construction. The estimated timing for completion of design, project planning and the bid process is 2025 with a projected construction start of 2026.

If one of the jurisdictions votes against the participating jurisdictions, the costs will increase significantly for the other partner jurisdictions. Should this occur, the project would be paused and reassessed.