



# Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

## BACKGROUND INFORMATION ON THE PROPOSED NEW POOL AND WELLNESS PROJECT IN WEST PARRY SOUND

The Council of the Township of McKellar will be scheduling a public meeting to listen to a presentation on the proposed Pool and Wellness Centre in WPS in the future (once funding has been confirmed). Presentations will be made by the Committee Chair with the support of the Architect, Engineer, YMCA and Citizen's Advisory Committee. Date and details to be determined.

### Background:

Since 1988, at least three citizen community groups have studied the need for a Pool complex in WPS. In all three proposals over 85% of the studies indicated a "Pool" was the #1 recreational facility needed in WPS. All other recreational facilities ranked less than 20%. Unfortunately, for a variety of reasons, all three proposals were not approved by the seven WPS municipalities.

In 2018, a new community group was formed and advocated for a new complex in WPS. Their enthusiasm reignited political support from all seven municipalities and two First Nations communities. On April 24, 2018, the Ad Hoc Committee, along with some municipal representatives passed the following resolution "Request that Councils direct their staff/CAO's to collectively meet and finalize a common package for future deliberations by Councils including: 1. Preferred Governance/Operational Model; 2. Terms of Reference; and 3 A Funding Model".

Early on it was recognized that to move the project forward, a clear vision with supporting values was needed. A few values of a new Pool and Wellness Centre for WPS include:

- strong historical interest in an Aquatic Centre in WPS
- meets the aquatic needs of many seniors and children in WPS
- creates employment
- stimulates economic development
- encourages the retention of current residents and supports the recruitment of new employees

As noted, additional information and due diligence would be required before Municipal Councils would consider funding a new Complex Project. Their due diligence included a full RFP report from CS&P Architects in Oct 2020. In order to meet grant deadlines a proposal for funding was completed in fall of 2019.

What is needed in the new facility? Based on input from the Citizens Advisory Group, the YMCA, previous studies and comparisons of other similar projects, the following is recommended: (see schematic diagram attachment)

- a four lane, 25 metre pool
- a new wellness recreation complex
- an accessible leisure pool
- viewing areas for pool and gym
- a walking track
- fitness studios and gymnasium
- a sauna

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Where should it be located? It is recommended that the current YMCA site is most suitable for this project. There is a question on whether to lease vs own the complex property.

Cost sharing formula for capital and operating expenses: based on population, and driving distance. The following formula percentages have been approved but are under question and should be reviewed:

Archipelago:	11.4 %	Parry Sound	25.3%
Carling:	9.2 %	Seguin	22.5%
McDougall	16.2 %	Whitestone	6.1%
McKellar	9.3 %		

Management and Governance - A Joint Municipal Services Board: It was recommended by Barriston Law to create a Joint Municipal Services Board to govern the new facility involving a weighted representation by all seven municipalities and First Nations and managed by the YMCA who are experts and experienced with these facilities across Canada. There is some concern over appropriate weighted memberships.

## What are the Capital and Operating Costs of the Complex?

Capital: The project of 49,000 sq ft will cost approx. 32 million dollars to build. "Investing in Canada Infrastructure Plan" (ICIP) grant was applied for by the Committee on November 6, 2019 which would support a net cost of only 27% (\$8,640,000) shared by the seven municipalities. The ICIP grant approval is pending.

McKellar's capital cost apportionment is 9.3% or \$803,520 amortized and debentured over time: 10 years at 1.5% would average \$86,680 annually, representing a one - time tax rate increase of 2.6% which equates to an additional \$13.00 for every \$100,000 in residential assessment. For a 20 year debenture 1.98% interest, the annual payments would average \$48,753 in principal and interest representing a one - time tax increase of 1.5% which equates to \$7.50 for every 100,000 in residential assessment. Note: Once a one - time tax increase has occurred, the funds raised become, on a permanent basis, a component of the Municipal revenue stream. The funds raised by this one time tax increase will be dedicated to the project.



Operating Costs: The Committee estimates an annual operating cost of \$300,000 to be shared by the area municipalities. There are some questions about the Committees proposed operating costs based on the YMCA revised estimates per sq ft which still need to be clarified.

Issues to be resolved: Real need, real costs - capital and operating, size and components of the new complex, grant approval, municipal approval, funding formula, facility ownership, governance and other facility options and creation of a fundraising committee and municipal approval. (Everything is contingent of Government funding and Municipal Approval)  
For more information: [pscomplex.com](http://pscomplex.com)

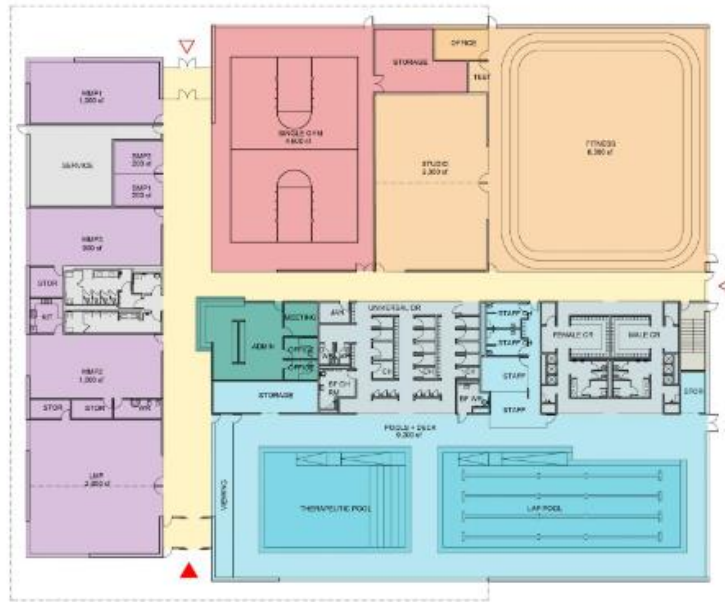
**Prepared by:  
Mayor Peter Hopkins, February 2021**

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Attachment

## “Concept Only”

- AQUATICS
- GYM
- FITNESS
- CHANGE ROOMS
- MULTI-PURPOSE SPACE
- ADMINISTRATION



49,000 Square Feet  
Multi-Use Recreation Centre