



VANCOUVER
BOARD OF
PARKS AND
RECREATION

October 10, 2025

MEMO TO : Park Board Commissioners

FROM : General Manager, Board of Parks and Recreation
General Manager, Real Estate, Environment and Facilities Management

SUBJECT : **VAC Renewal Update - VanSplash Service Delivery & Temporary Pool Feasibility - Board Briefing Memo**

Dear Commissioners,

The purpose of this memo is to provide an update on two key items directed by the Board on [March 31, 2025](#), related to the Vancouver Aquatic Centre (VAC) Renewal:

- 1) The process for updating the "Recommendations for Service Delivery" section of the 2019 VanSplash Aquatics Strategy; and
- 2) The feasibility of a temporary pool basin on the VAC site.

UPDATING VANSPLASH AQUATICS STRATEGY RECOMMENDATIONS

In accordance with the Board's directives (Motions D and E of March 31, 2025), staff will update the "Recommendations for Service Delivery" section of the 2019 VanSplash Aquatics Strategy. These recommendations will be brought forward through the Capital Planning prioritization process.

This update will consider the current state of the Park Board's aquatic inventory, incorporate findings from recent studies and analyses (including those related to the VAC renewal), and ensure alignment with other critical City and Park Board strategies and plans, such as the Community Centre Strategy.

This will also include the Board's direction from [June 2, 2025](#), to reaffirm its commitment to equitable aquatic access, seek funding for a 50-meter indoor pool facility, and integrate South Vancouver's aquatic needs into the VanSplash update while aligning with capital planning and grant opportunities.

FEASIBILITY OF A TEMPORARY POOL BASIN AT THE VAC SITE

Staff assessed the feasibility of installing a temporary pool at the VAC site to accommodate displaced swim and other user groups during the construction of the VAC renewal project. The preliminary analysis shows that a temporary pool basin at the VAC site is not feasible due to substantial challenges, including physical site limitations, financial costs, and logistical hurdles.

Critical Site Constraints

As previously detailed in the [February 24, 2025 report](#), the VAC site is highly constrained. Key limitations include:

- **Proximity to Infrastructure:** Engineering setbacks related to the Burrard Street Bridge and the alignment of Beach Avenue severely restrict available space.
- **Environmental Factors:** The seawall and shoreline, compounded by sea-level rise considerations, further limit potential expansion.
- **Adjacent Park Space:** There is limited ability to expand west into Sunset Beach Park, which is a heavily utilized public space.
- **Construction Impact:** The ongoing VAC renewal project will occupy a significant portion of the existing VAC site, making it impractical to safely and efficiently accommodate a temporary pool alongside active construction.

Furthermore, the site's mixed-land tenure has the same implications for a temporary structure and would require resolution with the Province.

Prohibitive Cost and Logistical Constraints

Beyond the procurement of the pool tank units and engineered pop-up structure, the installation and operation of temporary aquatic facilities involve substantial additional costs. These include various studies (e.g., archaeological, geological, hydrogeological, environmental, and arborist), site preparation (e.g., leveling, utilities connections), complex filtration and water treatment systems, and the provision of adequate change facilities, washrooms, and ongoing operational staffing.

Based on preliminary staff analysis, the estimated order of magnitude for a temporary indoor 50-meter pool facility would be in the range of \$30 million to \$40 million. It is important to note that any more detailed cost estimations would require additional time, planning, and financial investment in further studies. These figures do not include ongoing operational costs, site-specific assessments and remediation, or expenses associated with land tenure resolution.

Additionally, the idea that a temporary pool could be easily relocated to other sites is a common misconception. The cost to dismantle, transport, and re-erect the infrastructure, including all associated site analysis, preparation and utility work, could be as much as fifty per cent of the initial project cost. Furthermore, exploring a temporary pool at an alternative site would constitute a new project, and there are currently no additional funds allocated for feasibility studies on other sites.



CONCLUSION AND NEXT STEPS

Staff will update the "Recommendations for Service Delivery" section of the 2019 VanSplash Aquatics Strategy through the upcoming Capital Plan process.

Based on the assessment, a temporary pool basin at the VAC site is not recommended due to significant site constraints, prohibitive costs and the unique and complex waterfront site. Pursuing this initiative further would require direction from the Board, including clarity around what projects would be deprioritized to create the necessary funding capacity.

Regards,

A handwritten signature in black ink, appearing to read "Armin".

Armin Amrolia (she/her)
Deputy City Manager
General Manager,
Real Estate, Environment
and Facilities Management

A handwritten signature in black ink, appearing to read "Steve".

Steve Jackson (he/him)
General Manager,
Vancouver Board of Parks and Recreation

Copy to: PB Leadership
PB Communications
Craig Crawford, Director, Facilities Development
Dylan Myers, Associate Director, Recreation Services
Shirley Wu, Manager, Strategic Initiatives
Marko Krilic, Manager, Development
Emma Artis, Project Manager, REFM
Joyce Rutenberg, Senior Planner, Strategic Initiatives