



Executive Summary

Fort Saskatchewan Aquatics Centre
City of Fort Saskatchewan

June 2025



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1.0 Introduction

The City of Fort Saskatchewan (the City) is seeking to develop a new aquatic centre at the Dow Centennial Centre. This summary represents the Centennial Aquatics Partnership (CAP) team's collective effort to develop a design for the facility, validate costs, and determine a schedule for construction.

Built on the principles of reliability, transparency, and trust, the CAP team has successfully delivered a portfolio of projects that inspire collaboration and elevate aquatics standards. With over a decade of Integrated Project Delivery (IPD) expertise and extensive experience in local aquatics facility design and construction, we are committed to creating a facility that resonates with the Fort Saskatchewan community. Together, we bring a steadfast dedication to delivering this project efficiently, with transparent financial systems, and dependable performance, ensuring the Fort Saskatchewan Aquatics Facility

becomes a testament to teamwork and visionary execution.

Critical project values were developed by the CAP team and representatives of the City of who conveyed the priorities of council and the community. The main project values include:

1. Project budget
2. Operational excellence
3. Longterm planning for the entire Dow Centennial Centre and site
4. Enhanced User Experience
5. Accessibility and Inclusion

Additional project values include:

6. Sustainability & Resilience
7. Schedule - Validation Deadline
8. Schedule - Opening Deadline

Note: Design, drawings and renderings are not yet finalized and will continue to be refined during the detailed design process.

Members of the CAP team include the following:



Electrical Engineering



Contractor



Civil Engineering



Structural Engineering



Mechanical Trade



Electrical Trade



Mechanical Engineer



Architecture

2.0 Selection of Building Site

Workshop

The first design decision was to determine the most suitable location on the Dow Centennial site for the aquatic centre addition. The team used scaled blocks representing the current building, aquatic centre, parking and potential future additions (arena expansion, community performance and rehearsal studio, and field house). This exercise allowed the team to explore the benefits and constraints of each location. The team considered the project's values and established a series of criteria for evaluation, which is summarized in the table below:

	NORTH- WEST	NORTH- EAST	SOUTH- EAST	SOUTH- WEST
User Flow and Connectivity with Existing Dow Centennial Centre	NEGATIVE	NEGATIVE	NEUTRAL	POSITIVE
Ease of Future Additions	NEUTRAL	POSITIVE	NEGATIVE	POSITIVE
Street Presence and Visibility of New Asset	POSITIVE	POSITIVE	NEGATIVE	POSITIVE
Disturbance to Public During Construction	NEGATIVE	NEGATIVE	POSITIVE	POSITIVE
Parking Proximity to Aquatics	NEGATIVE	POSITIVE	POSITIVE	POSITIVE
Overall Site Drainage	POSITIVE	NEUTRAL	NEGATIVE	NEUTRAL
Solar Glare	POSITIVE	POSITIVE	NEUTRAL	NEUTRAL
Impact to Existing Building & Operations	NEGATIVE	NEGATIVE	POSITIVE	POSITIVE
Geotechnical Impact and Foundation Cost	NEUTRAL	POSITIVE	NEUTRAL	NEUTRAL
Existing Infrastructure (Site Services)	POSITIVE	NEGATIVE	POSITIVE	POSITIVE
Constructability, Laydown, De-watering, etc	NEUTRAL	NEGATIVE	NEUTRAL	POSITIVE

LEGEND: POSITIVE NEUTRAL NEGATIVE

Figure 1 | Site Selection Evaluation Table

Additional Constraints

Northwest

This option was quickly negated because it would conflict with the Shell Theatre. Additionally this option conflicts with several project values. Placing the new aquatic centre here would require major rework to the existing main entrance, disrupt building operations, and negatively impact the community's experience and use of the Dow Centennial Centre throughout construction.

Northeast

There are several challenges with the northeast location, particularly around user flow and poor connectivity through the existing lobby. Construction on this site would displace existing parking, increase the cost of new parking, and disrupt public access to the Dow Centennial Centre during construction. An underground utility corridor that feeds the Dow Centennial Centre is another impediment for construction at this site.

Southeast

The biggest drawback of the southeast site is the inability to expand the arena in the future. The logical place to add a second sheet of ice would be immediately south of the existing arena such that change rooms between the sheets could serve both sides. This location is the least visible to the street and highway, limiting the public presence of the new facility. As the City's newest asset and capital investment, the aquatic centre should be celebrated and visible to the public.

Southwest

The southwest location is the preferred building site for the new aquatic centre. This location offers a great connection to the existing lobby, allows for future additions to the Dow Centennial Centre, minimizes impact to operations during construction and offers good visibility to the community. There is ample space to develop parking adjacent to the new facility and existing utilities are nearby.



Figure 2 | Photo of Site Selection Workshop

3.0 Public Engagement

The public engagement was held from February 18 until March 5, 2025. An online survey was created that had the respondents rank aquatic features, provide limited demographic data and provide an opportunity to share any other comments related to the aquatics project. Residents had access to an online Learning Centre to learn about the features that were being ranked on the survey, in addition to the base features previously presented to Council. There were 1813 responses submitted on the survey. Marketing was used to inform and engage local residents, those using city facilities, user groups, and businesses through a mix of media, including social media, newspapers, on-site promotions (posters, postcards, and A-frame signs), and outdoor billboards.

Printed copies of the online Learning Centre and the survey were available to the public if needed. In line with current City public engagement policies, online engagement opportunities were prioritized, with additional targeted in-person survey support for harder-to-reach groups. Hard-to-reach groups were targeted to provide support with the survey, these included seniors, users of both the Dow Centennial Centre and Harbour Pool and local groups that include persons experiencing disability that are using or would use the pool if accommodations were available.

The survey was not binding, but rather to inform and assist Council's decision on what features should be included in a new aquatics centre.



Figure 3 | Left: Cover of What We Heart Report (see Appendix for full report).



Figure 4 | Right: Photo of Survey promotion

4.0 Scope

The project scope was developed from several pre-existing documents produced by the City of Fort Saskatchewan such as the:

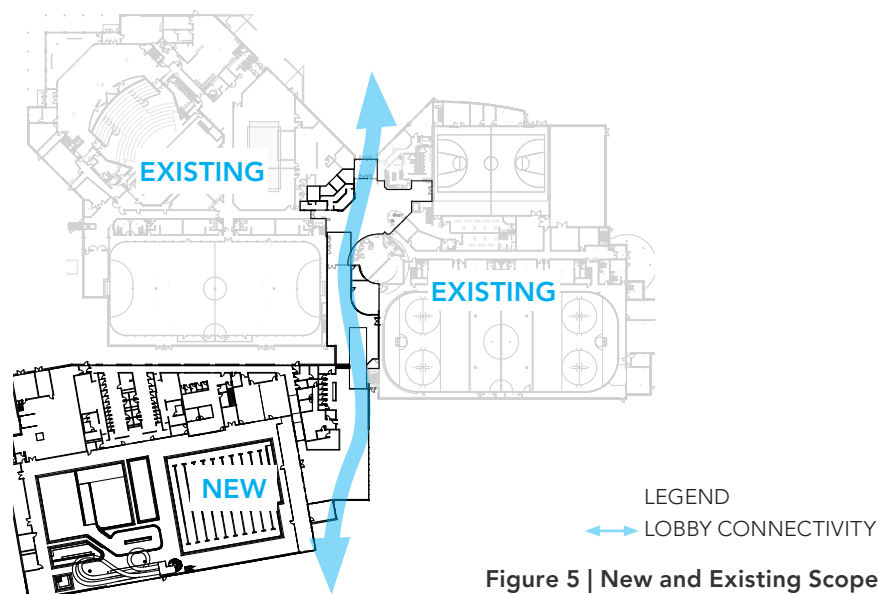
- Recreation Facilities & Parks Master Plan Update, 2015
- Indoor Recreation Facility Planning Report, June 2020
- Indoor Recreation Facility Program and Business Case, June 2023
- Phase 3: Concept Development, September 2023

<https://www.fortsask.ca/en/your-city-hall/aquatics-infrastructure-reports.aspx>

In addition, City of Fort Saskatchewan staff visited several regional pools and connected with operators of newer builds in Alberta and British Columbia to gather insights on building and operating new facilities. Lessons learned included considerations on building and operating modern pools, impact of features to

designing a new facility relevant to operations, determining features that are common in facilities, and gaining knowledge on the different aquatic mechanical systems. At the April 8th, 2025 Regular Council Meeting, Council approved the option for Enhanced Aquatic Features and Long-Term Site Improvements for the Dow Centennial Centre Aquatics further defining the scope and aquatic features. CAP partners reviewed their own portfolio of aquatic projects and the team collectively established a functional program for the building. The program meets and exceeds the leisure and program aquatic programs proposed on pages 21-27 of the Phase 3: Concept Development of the Indoor Recreation Infrastructure Service Level Review, September 2023.

The scope includes a new aquatic facility with specific amenities, an extension of the existing Dow Centennial Centre lobby and relocation of the reception desk. Additionally there will be site improvements around the facility.



New Aquatic Facility

The new aquatic facility will be approximately 4880 m² (52,500 ft²) and will be connected to the existing Dow Centennial Centre. Public spaces include the natatorium, change rooms, spectator and parent viewing areas, multipurpose room and lobby. Ancillary support spaces will also be provided, including a lifeguard and staff room, offices, reception, storage, housekeeping closets, mechanical and electrical rooms. Corridor ramping and spectator seating accommodate the 800mm change in level from the lobby to the natatorium pool deck. A technical corridor located below grade will contain pool equipment.

The natatorium is comprised of five bodies of water:

- 10-lane 25m lap pool with ramp access
- Tot pool with warm water and zero-entry beach access
- Leisure pool that includes a play structure, lazy river and spray features
- Hot pool with ramp and stair access
- Cold plunge pool with stair access

The natatorium also includes a wellness component that features a sauna, steam room and relaxation area, as well as many fun aquatics amenities.

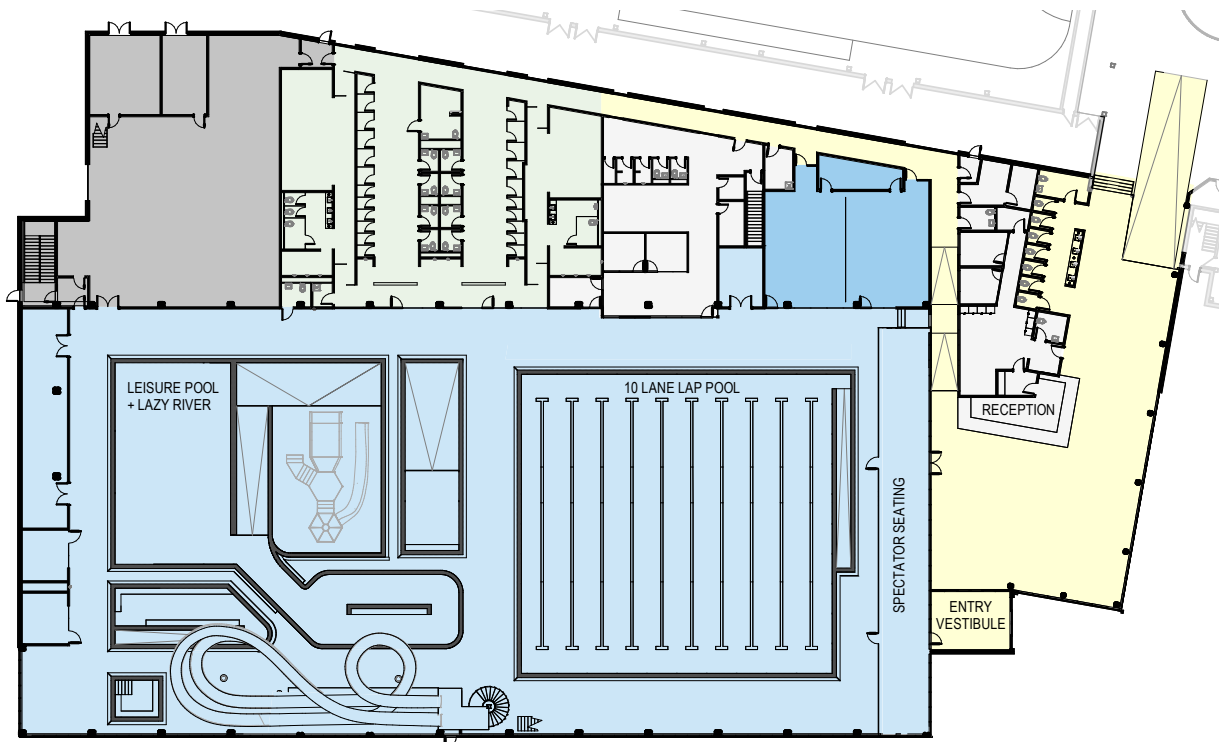
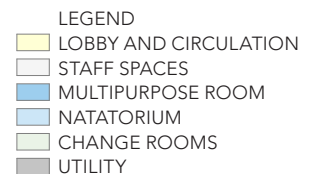


Figure 6 | Aquatic Centre Diagram



Aquatic Amenities

The facility will include the following aquatic amenities:

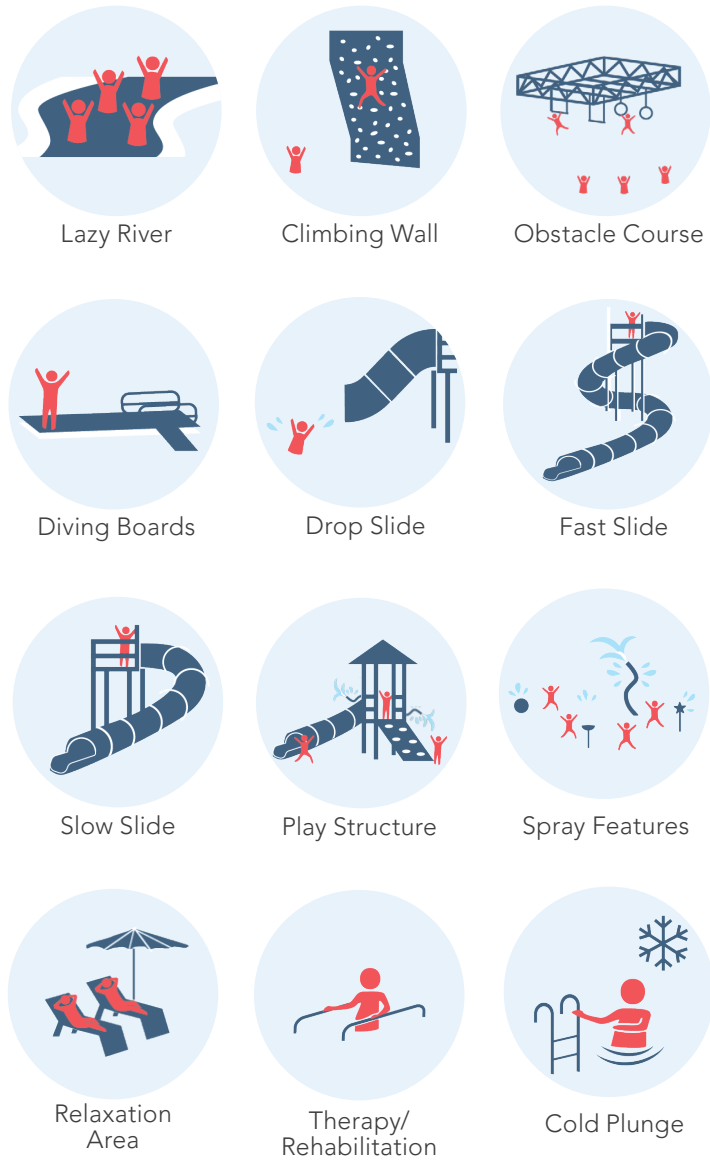


Figure 7 | Amenity Diagrams

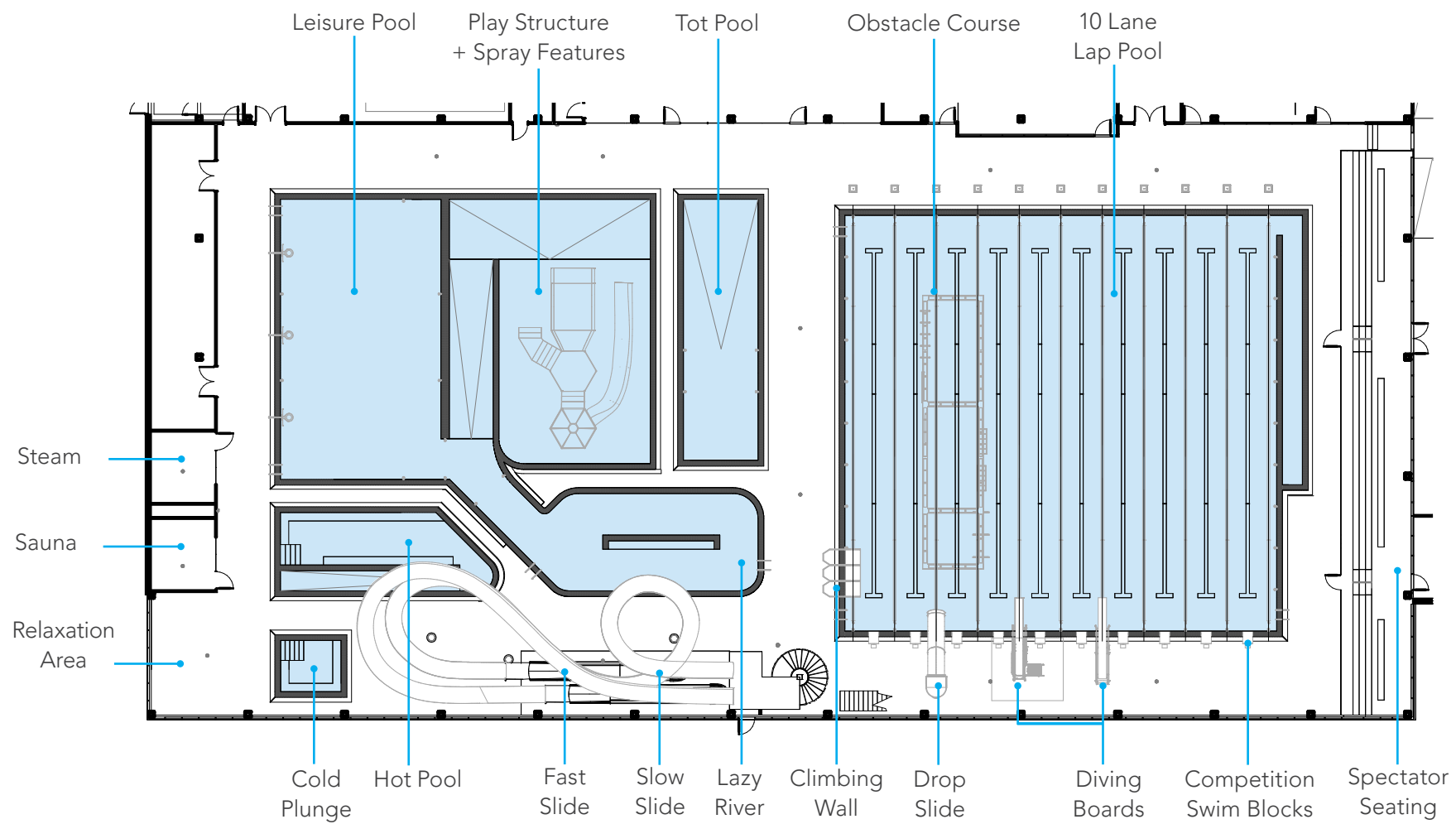


Figure 8 | Aquatics Diagram

Renovation to Existing Dow Centennial Centre

The scope of work includes renovations to the existing Dow Centennial Centre lobby to improve flow and create continuity with the new aquatic centre lobby. These modifications include demolition of the retail lease space (formerly Dairy Queen) and relocation of the Dow Centennial Centre reception into this area, with the intent to improve patron flow and provide a sight line to the aquatic lobby that will be connected to the south through the current ATB Financial Wellness Studio. To

accommodate the elevated grade south of the Dow Centennial Centre, the floor of the aquatic lobby will be higher than the Dow Centennial Centre lobby. Stairs and ramp will provide an accessible connection. Also, there will be improved sight-lines to Sherritt - CEP Arena hallway, Connect Hearing Peek Caboose Play Station (Child-Minding), washroom stairs to the Apple Fitness area and ATCO Gymnasium. A new community multi-purpose room will also be added in the existing fitness space.

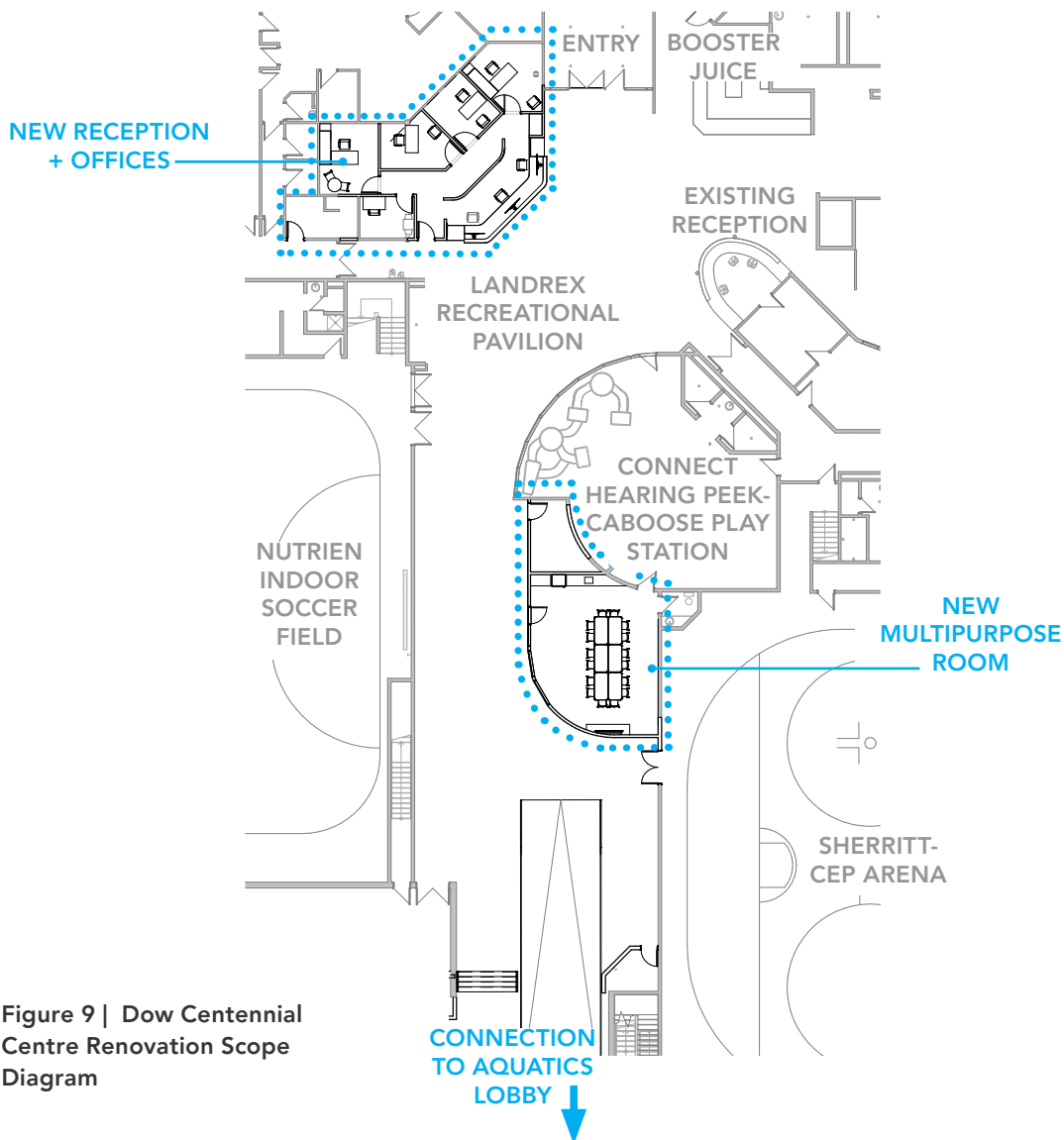


Figure 9 | Dow Centennial Centre Renovation Scope Diagram

Sitework

A traffic impact assessment and parking study were completed in the spring of 2025. One of the recommendations was to upgrade the 84 Street and Dow Centennial Centre Access/Galloway Wynd intersection to full signal control prior to the opening of the new aquatic facility. This work will be completed by the City.

Modifications to the site include improvements to circulation and additional parking capacity. A new ring road around the existing west parking lot will improve

vehicular flow through the site, reduce shortcutting through the parking lot aisles and provide a more suitable road structure for anticipated traffic levels. The west parking lot will be expanded to makeup for stalls lost due to the development of the ring road and to provide supplemental capacity for the aquatic centre. A new south parking lot will be constructed to meet the needs of the aquatic centre, which will be accessed from Greenfield Way. The existing storm water retention pond will be modified to make space for the south parking lot.

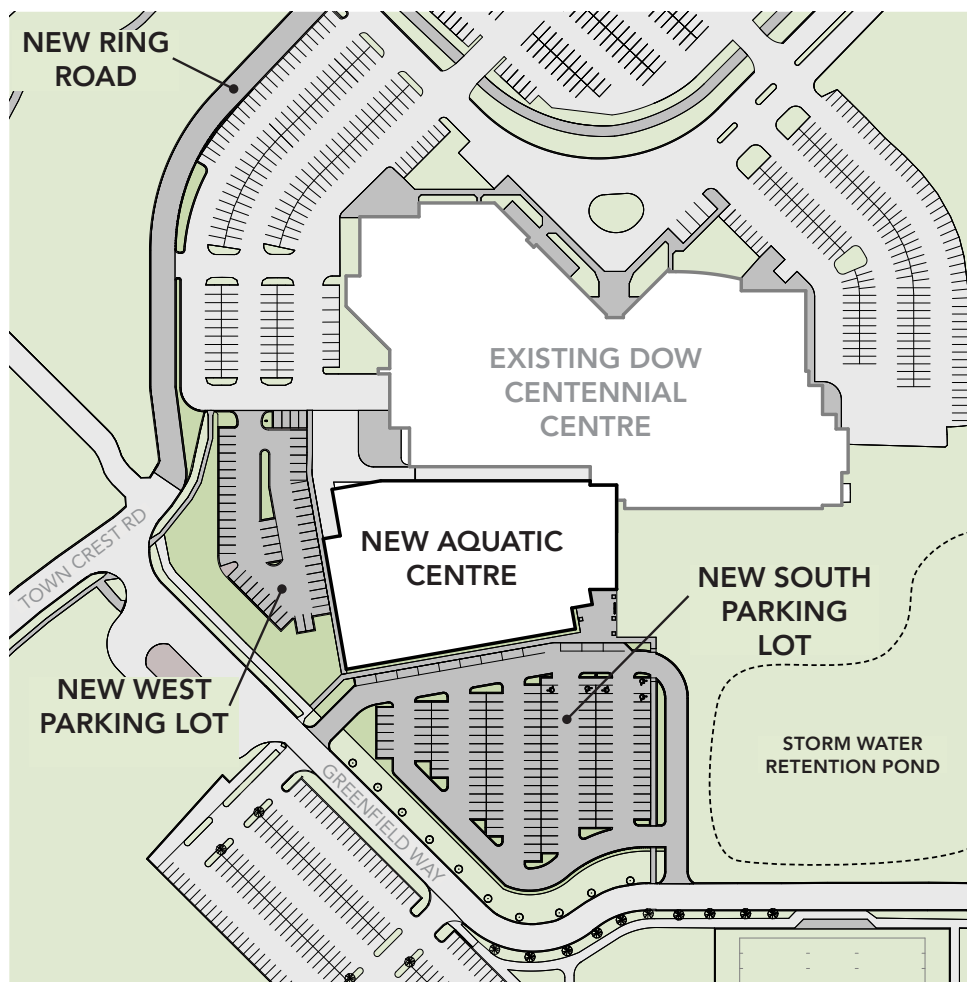


Figure 10 | Sitework Diagram

5.0 Budget

Budget

The CAP team has developed a comprehensive project budget for the proposed Fort Saskatchewan Aquatics Centre. This budget was informed by a combination of inputs, including:

- CAP Team Member Budgets
- Collaboration with design-assist partners (structural steel, tile, aquatic specialists, civil, etc.)
- Real-time feedback from industry experts
- Historical cost data from similar aquatics facilities and projects completed by the members of the CAP team

The total estimated project budget is **\$72,000,000**, which covers both the design and construction components (scope approved by council on April 8).

Within this total, the budget includes:

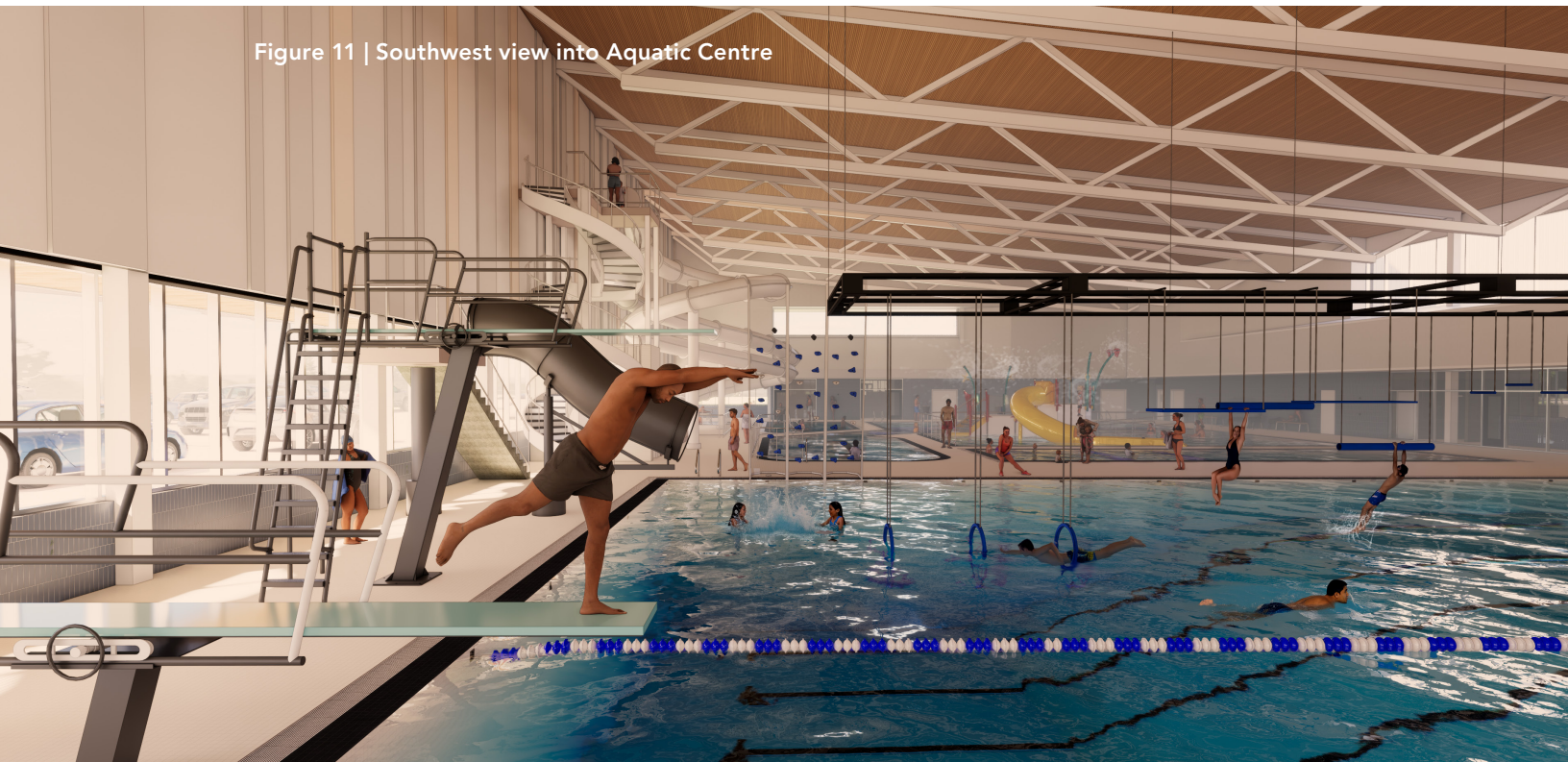
- **\$68,837,400** allocated for design, construction, and City of Fort Saskatchewan costs. This includes

3-5% year-to-year escalation based on the anticipated time of procurement.

- **\$2,912,600** allocated for contingency to address project specific risk. Within this number, there is \$730,000 included for abnormal material escalation.
- **\$250,000** reserved specifically for potential tariff-related impacts. There are approximately \$5.27M of materials in the project that may be subjected to tariffs. The reserve fund accounts for 4.7% of this value.

The project budget, including the contingency will be forecasted and managed in real time by the CAP Team, while the tariff specific contingency fund will be managed by the City of Fort Saskatchewan project manager. The team is incentivized and responsible for identifying and eliminating unnecessary costs and inefficiencies, to ensure the project's final deliverable provides the best possible value for the City of Fort Saskatchewan and their investment.

Figure 11 | Southwest view into Aquatic Centre



6.0 Risk Analysis

Risk Register

Aquatics projects of this scale and complexity inherently involve uncertainty. The project team is committed to transparency, accountability and proactive risk management using a Project Risk Register. The Risk Register is a dynamic document that tracks all identified risks and is available to the project team with real time access.

Our overarching risk management strategy is built on four pillars:

Early Identification: Engaging key groups (the City, Harbour Pool staff, other aquatics facilities), the CAP team, and subcontractors to surface potential risks before they materialize. Examples of early identified risk include:

- Site Conditions - Geotechnical report proved assumptions of difficult site conditions upcoming (sand), vs. clay (good). Intricate planning required to ensure export/import of material is adequate, as well as constructability and working conditions of site.
- Design - Changes required by Alberta Health Services, Authority of Jurisdiction, or the Fire Rescue Services team during the design/construction. Mitigation strategy has been to include these groups early and often, with meetings already taken place on May 20 to review design.

Figure 12 | Southeast Exterior



- Design - Potential addition of additional fire pump. Based on design loads for expansion, and completed fire hydrant flow tests, we do not believe a fire pump is required.
 - Design – Team has executed an energy model to ensure that the design will meet the National Energy Code for Buildings requirement, and the City of Fort Saskatchewan is better able to predict their operational costs for the lifetime of this facility.
 - Labour/Material Availability – The team plans to procure early, and thoroughly plan for the labour and material requirements to execute this job to meet schedule.
- Quantitative and Qualitative Assessment:** Evaluating both the likelihood and impact of each risk.
- Mitigation Planning:** Developing strategies to reduce or eliminate risks long before they occur.
- Ongoing Monitoring:** Updating the risk register in real time and reporting key changes to the CAP Team and the City as it relates primarily to budget and schedule.

Figure 13 | North view into Aquatic Centre



Tariffs

As a project team, one of our primary roles is to mitigate and manage risk. But in today's construction environment, tariffs have introduced a layer of complexity—one that directly impacts the project's bottom line, timelines, and the City of Fort Saskatchewan's Capital Plan.

Over the past few years (and more so in the past 7 months), global trade policies have shifted dramatically. Tariffs on key construction materials—steel, aluminum, copper, and even finished goods like HVAC systems—have driven up costs.

The CAP team is experienced and well equipped in navigating these types of volatile risks. We are managing this risk through:

- **Early Procurement:** Lock in prices for critical materials early in the project life-cycle, even if it means warehousing them temporarily.
 - o Mechanical, electrical, and tile suppliers have all been approached already, with discussions ongoing regarding early procurement to minimize escalation/tariff risk.
- **Alternative Sourcing:** Design and construction teams working together to

identify local or tariff-exempt suppliers or consider material substitutions that maintain quality without inflating costs.

- o Many budget line items currently include Canadian alternates to avoid this risk, and support local.
- **Transparent Communication:** Foster open dialogue within the team. Early warnings about price shifts can help make informed decisions before they become an impact to the budget or schedule.
- **Contingency Planning:** Contingency reserves within the budget to account for unexpected increases, especially on longer lead materials and equipment.

As part of our commitment to transparency and proactive financial management, we have a dedicated reserve fund to deal specifically with tariffs. The project team will have access to this fund should a valid tariff arise; however the fund will be managed by the City of Fort Saskatchewan Project Manager. If tariffs no longer present a risk, the unused contingency can be reinvested into other areas of the project or returned to the City of Fort Saskatchewan as unspent budget.

7.0 Construction Logistics + Schedule

Schedule

The project schedule at a high-level is as follows:

Detailed Design	September 2025 - April 2026
Construction	May 2026 - September 2028

Logistics Plan

A construction project's success depends not just on the quality of the build, but also a well-managed logistics plan and a strong, positive relationship with the surrounding community. First and foremost, ensuring that the Dow Centennial Center will remain open and with minimal impact to operations is of the utmost importance.

Construction Site Logistics

The CAP team will actively implement and evaluate the following logistics plan:

- **Material Staging and Delivery**
Windows: Deliveries will be scheduled during off-peak hours to reduce traffic congestion. Materials will be staged just-in-time to minimize on-site clutter and maximize space efficiency.
- **Traffic Flow Coordination:** Dedicated access routes for construction vehicles will be established, clearly marked, and communicated to all subcontractors. A site representative tasked with logistics and coordinated with local authorities to ensure compliance with traffic regulations.

- **On-Site Movement:** Internal pathways will be delineated for machinery and personnel, reducing the risk of accidents and improving workflow efficiency.

Site Egress and Safety

Ensuring safe and efficient egress from the site itself as well as the existing Dow Centennial Centre:

- **Emergency Access and Egress Routes:** Clearly marked and unobstructed routes will be maintained at all times. Regular drills to ensure all workers are familiar with evacuation procedures and conditions unique to the egress of the Dow Centennial Centre.
- **Pedestrian Safety:** Temporary walkways and protective barriers (when required) will be installed to safely guide pedestrian traffic adjacent to site. Signage and flags guiding pedestrians safely around the site, when required.
- **Dust and Noise Control:** Water sprays, acoustic barriers, and noise-dampening equipment will be used to minimize environmental impact.

Mitigating Disruption to the Public

Community engagement and proactive planning will be key to minimizing disruption:

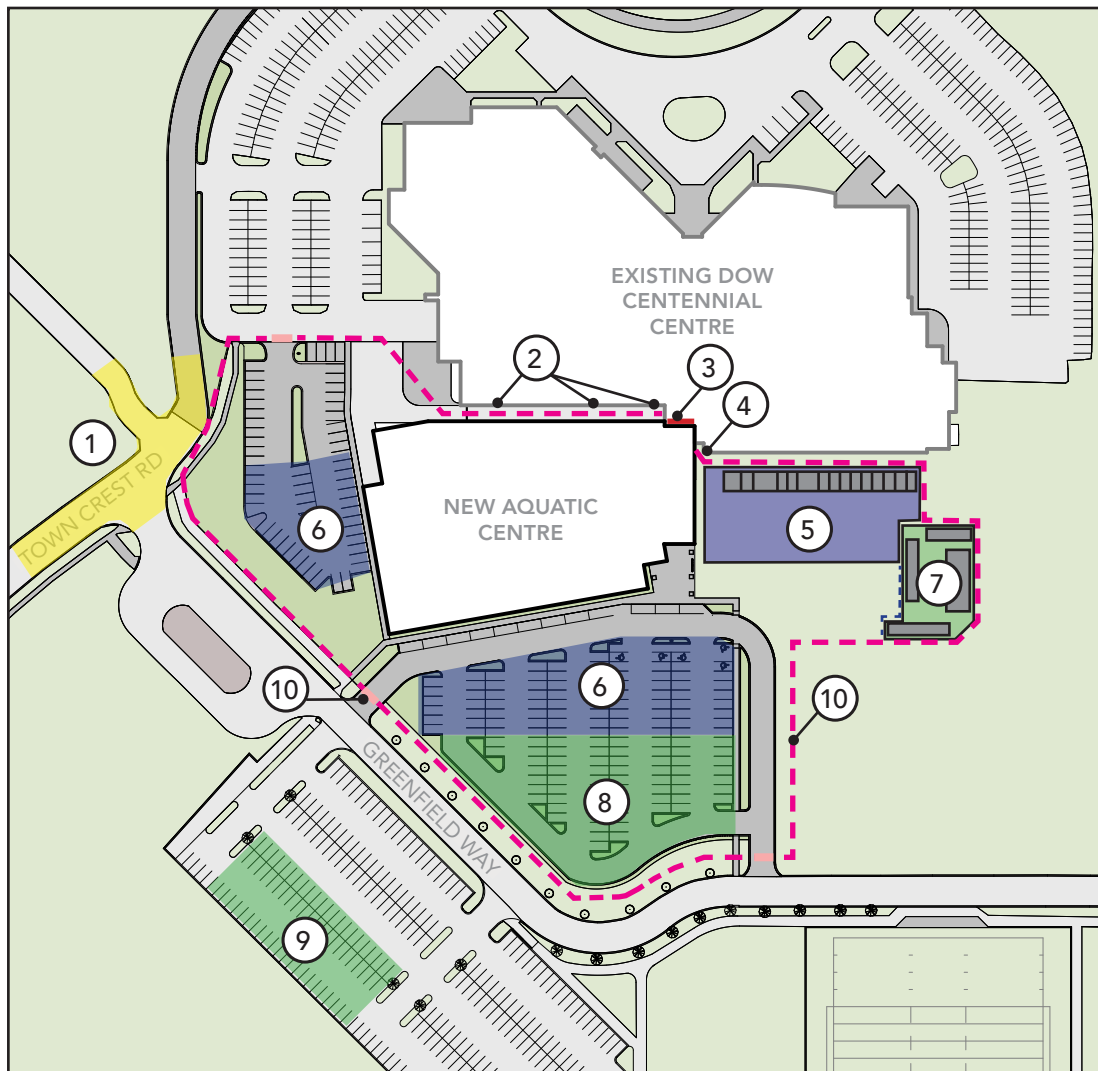
- **Public Communication:** Regular updates shared via community communications, social media, and in partnership with the Dow Centennial Centre operations team. These included timelines, expected disruptions, and contact information for concerns.
- **Noise and Vibration Monitoring:** Sensors will be installed to monitor levels in real-time, ensuring compliance with local ordinances and allowing for immediate corrective action if thresholds are exceeded.

- **Flexible Work Hours:** Where possible, noisy and invasive operations may be scheduled during mid-day to avoid disturbing residents during early mornings, evenings or during major events.

This approach will not only ensure the project stays on schedule and within budget but will also foster goodwill with the local community, setting a benchmark for responsible urban construction.

Figure 14 | Exterior West View

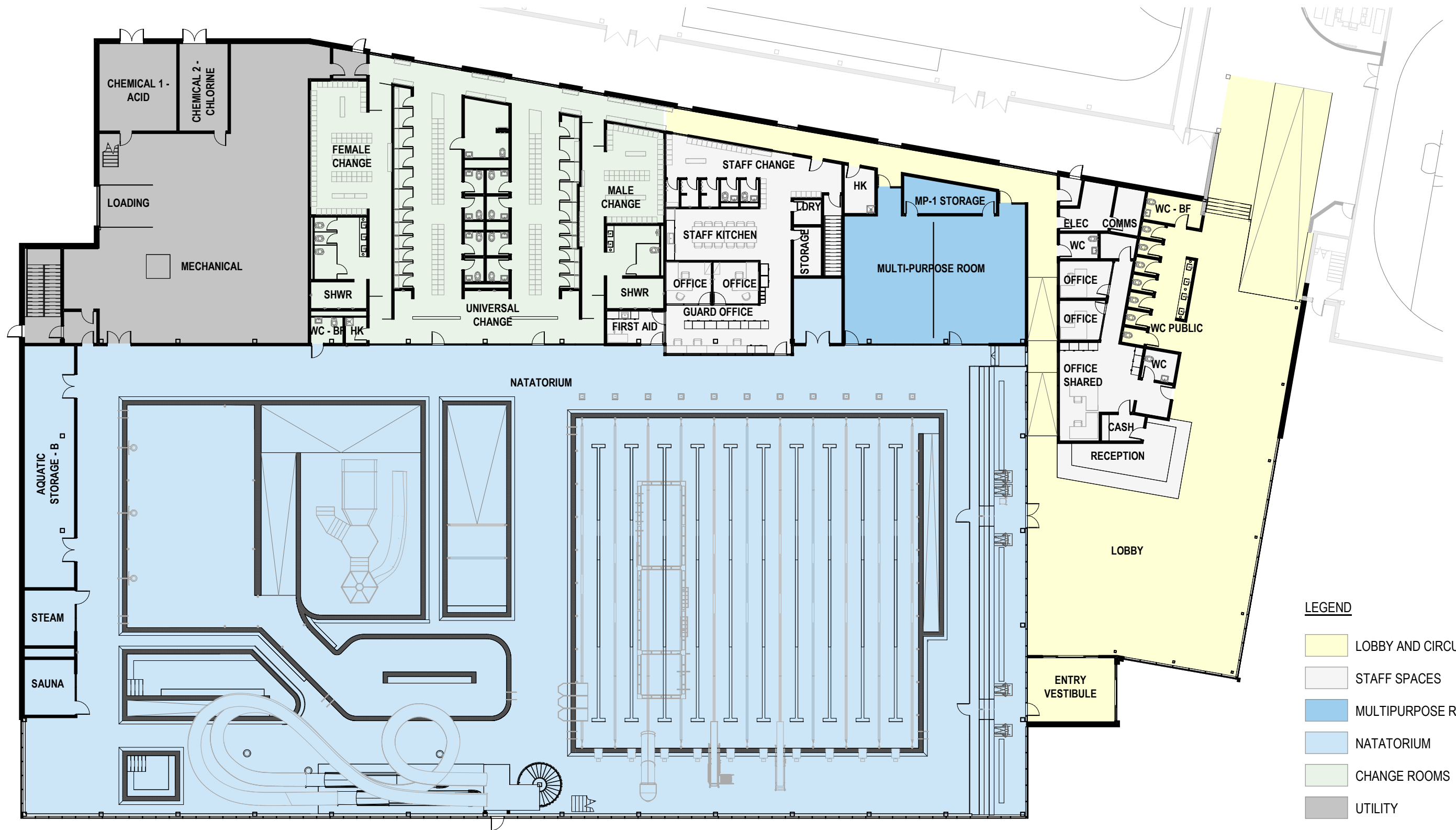




- | | |
|------------------------------------------------------------------------------------------|-------------------------------------------|
| ① Impact to this intersection and Towncrest Road to be coordinated with effected parties | ⑤ Long term site laydown |
| ② Soccer pitch emergency egress maintained with protected walkway | ⑥ Short term site laydown |
| ③ Fire rated hoarding between construction and occupied Dow Centennial Centre spaces | ⑦ Site office trailer |
| ④ Maintain emergency exiting from arena | ⑧ Construction parking |
| | ⑨ Potential Construction overflow parking |
| | ⑩ Site fencing and gates |

Figure 15 | High Level Draft Construction Site Plan

8.0 Appendices



LEGEND

- LOBBY AND CIRCULATION
- STAFF SPACES
- MULTIPURPOSE ROOM
- NATATORIUM
- CHANGE ROOMS
- UTILITY

FORT SASKATCHEWAN AQUATIC CENTRE

1 : 300

FLOOR PLAN



Southeast Exterior



West Exterior



Southwest view into Aquatic Centre



North view into Aquatic Centre



What We Heard Report

Fort Saskatchewan Aquatics Centre

Public Engagement

April 2025



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1.0

Public Engagement Summary and Approach

Public Engagement Summary and Approach

Project Overview

Harbour Pool, built in 1982, is nearing the end of its lifecycle and no longer meets community needs. Its current design limits simultaneous aquatic activities, restricting participation and programming opportunities. To assess recreation service levels, Administration completed a three phase Indoor Recreation Infrastructure Service Level Review.

City administration prepared an Aquatics question with educational material that was included with the 2024 Census. Fort Saskatchewan residents voiced support for a new Aquatics Centre at the Dow Centennial Centre. With 69.7% of households who responded to the census question expressing their support. The results were presented to Council on June 25, 2024. In response, Council approved a concept for an expansion of a 52,000 square foot leisure and program aquatics centre to be constructed at the Dow Centennial Centre with the following base features:

- **Lap Pool** – A 25m, 8-lane pool designed for lap swimming, lessons, fitness programs, and competitions.
- **Leisure/Tot Pool** – A warmer, shallower pool designed for families, young children, and recreational swimming.
- **Hot Pool** – A relaxing, heated pool area designed for comfort and muscle recovery.
- **Sauna** – A dry heat environment promoting relaxation and circulation.
- **Steam Room** – A humid, warm space offering skin and muscle relaxation benefits.
- **Ramp Access to All Pools** – Ensuring accessibility and ease of movement throughout the facility.
- **Multipurpose Room** – A standard-sized flexible space for fitness classes, events, and community programming.



The Aquatics Survey, as part of our public engagement, was conducted to gather feedback on additional features that could be included within an aquatic centre.

Public Engagement Approach

“Public engagement provides opportunities for stakeholders and the public to participate in transparent and inclusive municipal processes, to bring forward an additional diversity of perspectives, to support Administration in identifying challenges and develop alternatives and to assist Council in making decisions” (Public Engagement Framework, City of Fort Saskatchewan, 2021).

We used both online and in-person surveys, with a strong emphasis on the online format. The survey was developed using SocialPinpoint, the City’s online engagement platform. Instead of multiple-choice, a ranking system was chosen to provide a clearer understanding of community priorities and offer more educational context on the proposed features. This approach allowed respondents to express not just what they liked, but how they prioritized different options in relation to one another.

While open houses and town hall meetings were considered, the survey approach was chosen to maximize accessibility, streamline data analysis, and provide educational context before participants submitted their input. To further reduce barriers, survey responses were not restricted by location pin (as done in the Census), enabling both residents and non-residents to contribute to the engagement process.

As part of the approval to proceed with design of a new aquatics centre, Administration was directed to engage the public to determine the features that were desired in a new aquatics centre. The purpose of the public engagement was to provide information and receive feedback or comments from the community.

How We Engaged

The public engagement was held from February 18 until March 5, 2025. An online survey was created that had the respondents rank aquatic features, provide limited demographic data and provide an opportunity to share any other comments related to the aquatics project. Residents had access to an online Learning Centre to learn about the features that were being ranked on the survey, in addition to the base features previously presented to Council. Through marketing and site advertising it was encouraged that residents viewed this site prior to completing the survey. Now that the engagement phase is complete, the survey results will help the City better understand community preferences for a new facility to meet the needs of residents of all ages. Recommendation for Council’s consideration would be provided on features to be included in detailed design.

Printed copies of the online Learning Centre and the survey were available to the public if needed. In line with current City public engagement policies, online engagement opportunities were prioritized, with additional targeted in-person survey support for harder-to-reach groups. Content from the Learning Centre page can be found in Appendix A.

**ENGAGEMENT
BY THE NUMBERS**

1813 SURVEY RESPONSES
(ONLINE AND HARD
COPY RESPONSES)

Online Engagement Reach

A social media advertising campaign by the City of Fort Saskatchewan started on February 13 to spread the word and promote participation in the public engagement survey.

It was organically posted on 10 various City social channels and ran as a paid social media advertisement inside and outside of Fort Saskatchewan (20km radius around the city).

The results of the social media campaign were:

Organic Promotions:

- Total Views: 50,518
- Total Reach: 22,426
- Total Likes: 44
- Total Shares: 108
- Total Comments: 3
- Total Clicks: 1,536

Paid Promotions:

- Total Reach: 62,921
- Total Impressions: 156,967
- Total Clicks: 186

**Definitions in Appendix B*

Additional Engagement Intentions

All respondents had the opportunity to respond.

- Including an “other” response and a “Not Important to Me” option, so anyone could respond not just those wanting the features in the survey.
- Using plain language to ensure the information was accessible to as many people as possible, including Youth and ESL users.
- Survey component wasn’t restricted to Fort Saskatchewan Residents (as location data was captured to filter results).
- In person engagement support offered at City Facilities to assist the public with filling out the survey if needed. This was targeted primarily for underrepresented groups for which online access or survey navigation might be a barrier.
- Select groupings of features listed in the survey could realistically be included in the proposed \$54 Million (Class 5; +50%/-30%).
- Including an additional comments section for any additional feedback.

Information collected will be useful to inform facility design and programming.

The survey was not binding, but rather to inform and assist Council’s decision on what features should be included in a new aquatics centre.

Engagement was not intended to revisit previous engagements or work completed to date.

Engagement was not intended to get a representative sample of the community but rather to allow the community to provide feedback if they chose to do so.

Communication Tactics

To promote the engagement opportunity the following communication methods were used:



Website:

The Online Learning Centre was published on the City's website to help residents understand the survey's purpose. The survey itself was hosted on the same platform for easy access. The City reviewed response data to identify multiple entries from the same IP address and ensure data integrity.



Emails

Key user groups received a direct email with information about the survey, encouraging participation.



Road Signage

Survey promotions were displayed on the Dow Centennial Centre electronic billboard, with additional Mobile Billboard signage placed at key locations around the city. These signs included the survey dates and website details.



Online Advertisements

The City promoted the survey through organic posts on all City and department social media channels to engage existing followers. Additionally, paid ads were run on the City's social media accounts to expand reach beyond current followers, targeting niche groups and surrounding communities within a 20km radius of Fort Saskatchewan.



Newspaper Ads

Survey details were advertised in the Sturgeon Creek Post and Fort Saskatchewan Record to reach local readers, particularly adults and seniors.



On-site Signage, Postcards & Posters:

A-Frames: Placed in high-traffic areas to promote the survey.

Postcards: Printed with key survey information and a QR code, available at City facilities and distributed to program participants at Harbour Pool and the Dow Centennial Centre.

Posters: Displayed in City buildings to increase awareness.



New Release

A formal news release was sent to local media to announce the survey, explain its purpose, and encourage residents to participate.



Economic Development Email Blast

A targeted e-blast informed local businesses about the survey, providing them with a direct link to participate.

Engagement Opportunities

Online Survey

An online survey was launched on February 18 and it was open to the public until March 5, 2025. Hard copies of the survey were available upon request. The survey asked the public to rank aquatic features from most important to least important. At the end of each ranking there was an option to add additional comments. At the end of the survey, respondents could also provide optional demographic details.

There were 1813 responses submitted on the survey, after further analysis of the IP Addresses there doesn't appear to be duplication of answers. One of the IP addresses captured 84 submitted surveys. It was confirmed that these 84 surveys were completed at City of Fort Saskatchewan Facilities on the City's public wifi. The responses did not appear to be the same and all responses from the public wifi are being included as single valid responses.

Targeted In-Person Support

In-person support was offered during specific times at both the Dow Centennial Centre and Harbour Pool while the survey was available to the public. This survey support was available to answer questions, give an electronic or hard-copy means to fill out the survey, and engage patrons in conversation. The following dates and times were offered;

Harbour Pool:

- February 27, 9 am-1:30 pm
- February 28, 6:30-8:30 pm
- February 26, 9 am-1:00 pm
- March 4, 6-9 pm

Dow Centennial Centre:

Who Was Engaged

As previously mentioned, community members were notified about the online survey through various communication methods. Hard-to-reach groups were targeted to provide support with the survey, these included seniors, users of both the Dow Centennial Centre and Harbour Pool and local groups that include persons experiencing disability that are using or would use the pool if accommodations were available.

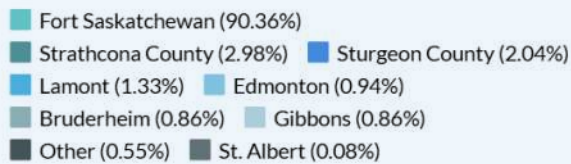
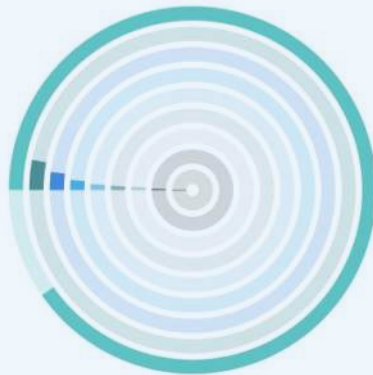
Marketing was used to inform and engage as many local residents, those using our facilities, and businesses as possible through a mix of media, including social media, newspapers, on-site promotions (posters, postcards, and A-frame signs), and outdoor billboards. Niche and non-local groups were targeted through paid social media campaigns, which expanded the messaging to a 20 km radius around the city to reach potential pool users, visitors, and Fort Saskatchewan workers who live outside the city. Additionally, minority groups and key stakeholders were engaged through direct communication, such as personalized emails.

The following are the demographic results from the online survey.

Demographic Insights

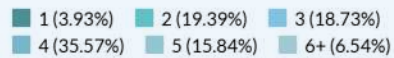
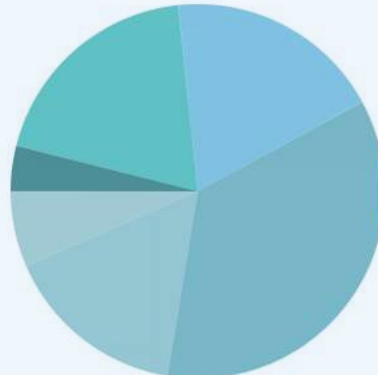
What best describes where you live?

1277 respondents



How many people live in your household?

1805 respondents



What age groups are in your household?

1807 respondents



2.0

Public Engagement Results

What We Asked

Respondents were asked to rank various features of a new aquatics facility. To ensure clarity, the features were categorized into specific groups (i.e., lap pool, tot pool, etc.) keeping similar experiences and price points together.

Beforehand, respondents were provided with information about each feature, which remained easily accessible throughout the survey. These details covered key aspects such as potential users, experiences, maintenance and operational considerations, and potential cost impacts.

At the start of the survey, respondents were informed of the features already included in the proposed design. After completing the ranking portion, they had the option to answer demographic questions and provide additional comments. Several comments were repeated across different comment sections in the survey.

Confirmed Features

The following features are already included in the design of a new Aquatics Centre:

Lap Pool

- A 25m, 8-lane pool designed for lap swimming, lessons, fitness programs, and competitions.

Leisure/Tot Pool

- A warmer, shallower pool designed for families, young children, and recreational swimming.

Hot Pool

- A relaxing, heated pool area designed for comfort and muscle recovery.

Sauna

- A dry heat environment promoting relaxation and circulation.

Steam Room

- A humid, warm space offering skin and muscle relaxation benefits.

Ramp Access to All Pools

- Ensuring accessibility and ease of movement throughout the facility.

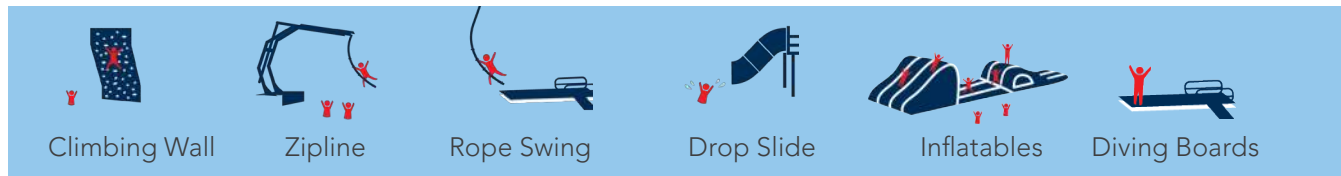
Multipurpose Room

- A standard-sized flexible space for fitness classes, events, and community programming.

What Was Asked To Rank:

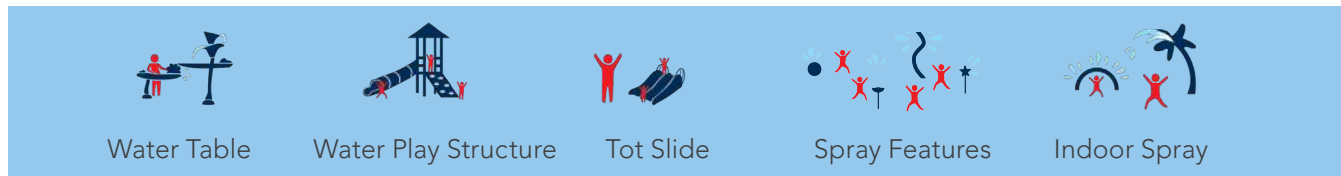
1. Lap Pool Features

Cost: \$\$ – Mid-range cost due to purchase of feature, installation, and/or maintenance.



2. Leisure/Tot Pool Features

Cost: \$\$ – Mid-range cost due to purchase of feature, installation, and/or maintenance.



3. Additional Aquatics

Cost: \$\$\$ – Higher cost due to square footage, installation, maintenance and/or operation of feature.



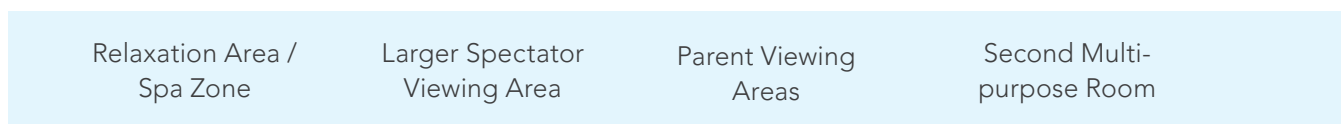
4. Activity-Based Additions

Cost: \$ – Low cost due to purchase of equipment and program opportunities.



5. Dryland Spaces

Cost: \$\$ – Mid-range cost due to purchase of feature, installation, and/or maintenance.



Additional Aquatics Questions:

Would you or members of your household be more likely to utilize the aquatics facility if it was equipped with accessibility features or had accommodation available?

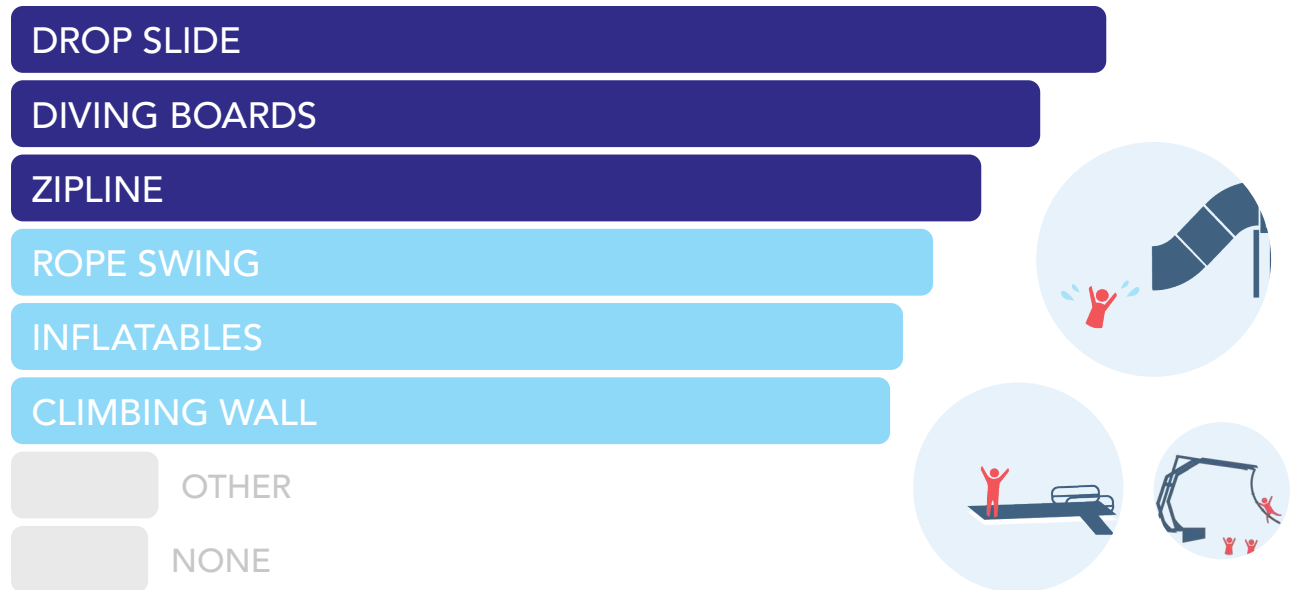
Do you have any additional comments or suggestions about the Aquatics Centre?

What We Heard

Lap Pool Features

Respondents were asked to rank the following features in order of most important to least important.

1813 Responses



MOST

Individuals ranked "Diving Boards"
Families ranked "Drop Slide"
Seniors ranked "Diving Boards"

133 Comments

COMMON THEMES

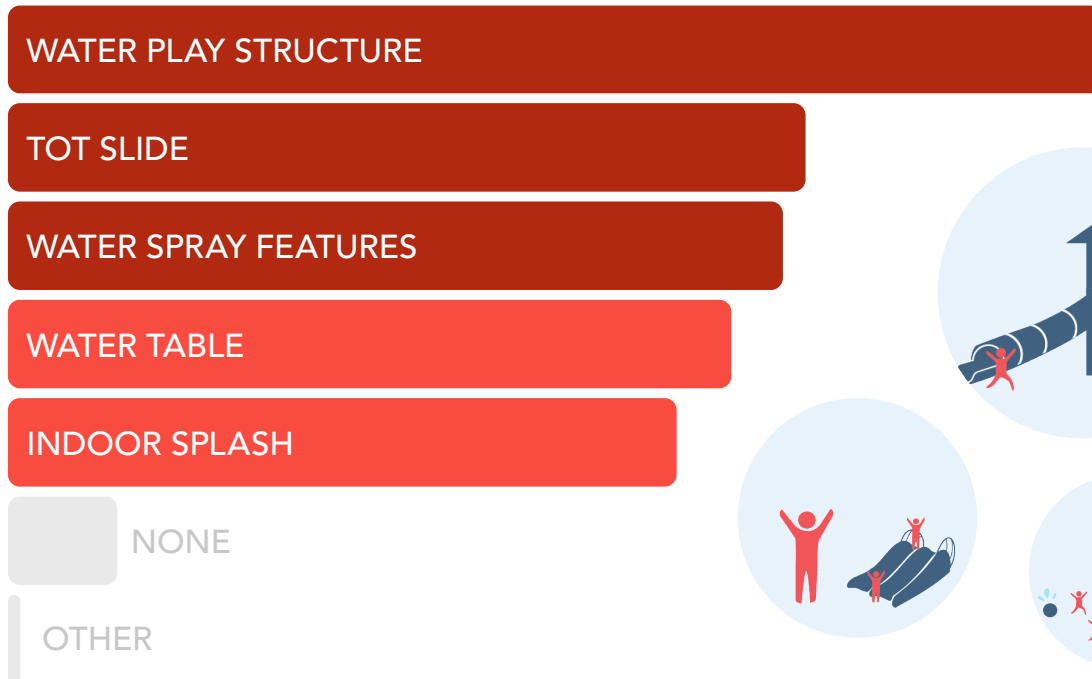
Support for accessibility and inclusivity in pool design.
Mixed reviews on climbing walls, ziplines, and ninja courses.
Dedicated lap swimming lanes and competitive swim features.
Strong support for lazy river as a top priority.
Interest in water slides, drop slides, and wave pools.
Dedicated lap swimming lanes and competitive swim features.
Comparisons to Clareview, Servus Centre, and other facilities with lazy rivers.
Diving boards, swim blocks, and seating for swim meets.
Concerns over cost, taxation, and funding priorities.

Note: Text size is based on frequency of related comments.

Leisure/Tot Pool Features

Respondents were asked to rank the following features in order of most important to least important.

1813 Responses



MOST

Individuals ranked "Water Play Structure"
Families ranked "Water Play Structure"
Seniors ranked "Water Play Structure"

62 Comments

COMMON THEMES

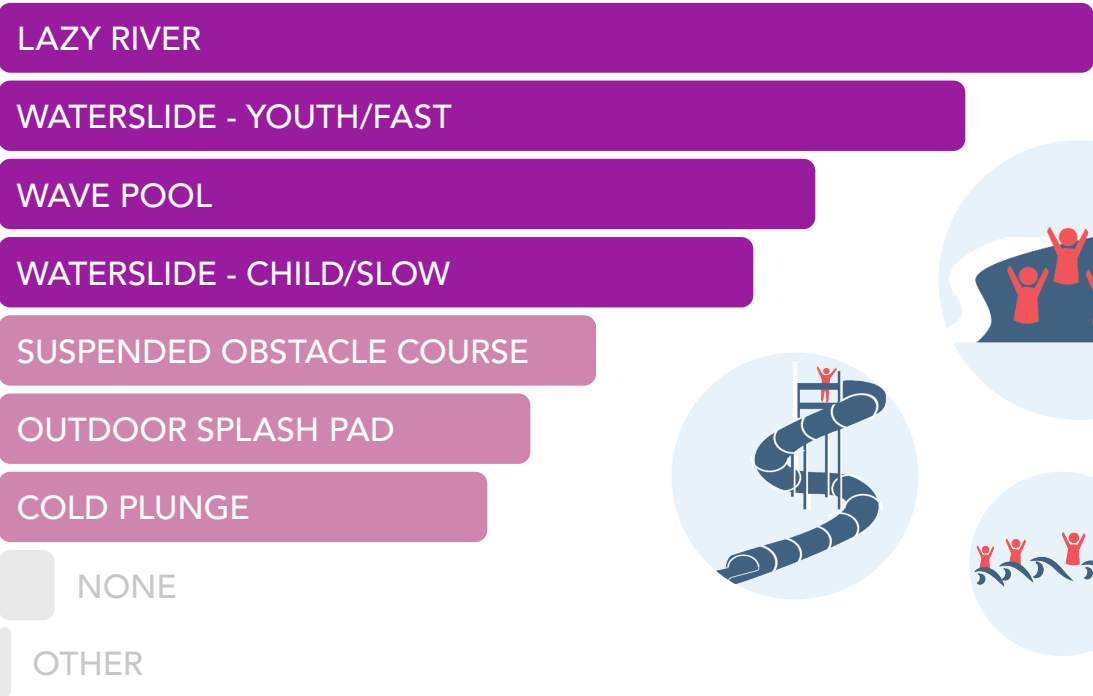
- Safety concerns about slippery surfaces and the risk of falls in splash areas.
- Support for a hot tub, sauna, steam room, and massage jets for relaxation.
- Desire for a lazy river as a versatile and engaging feature for all ages.
- Warmer water areas for young children and parents to ensure comfort.
- Water slides for older kids & adults, with a focus on speed & excitement.
- Large play structure with multiple slides to prevent congestion.
- Skepticism toward indoor spray features, with concerns about redundancy and popularity.
- Preference for a deep pool area to support swimming lessons and adult use.
- Concerns over cost and taxpayer burden, with calls for fiscally responsible choices.
- Importance of accessibility, including gradual walk-in entries and therapy pools.
- Requests for research on maintenance, staffing needs, and usage patterns.

Note: Text size is based on frequency of related comments.

Additional Aquatics

Respondents were asked to rank the following features in order of most important to least important.

1813 Responses



MOST

Individuals ranked "Lazy River"
Families ranked "Lazy River"
Seniors ranked "Lazy River"

73 Comments

COMMON THEMES

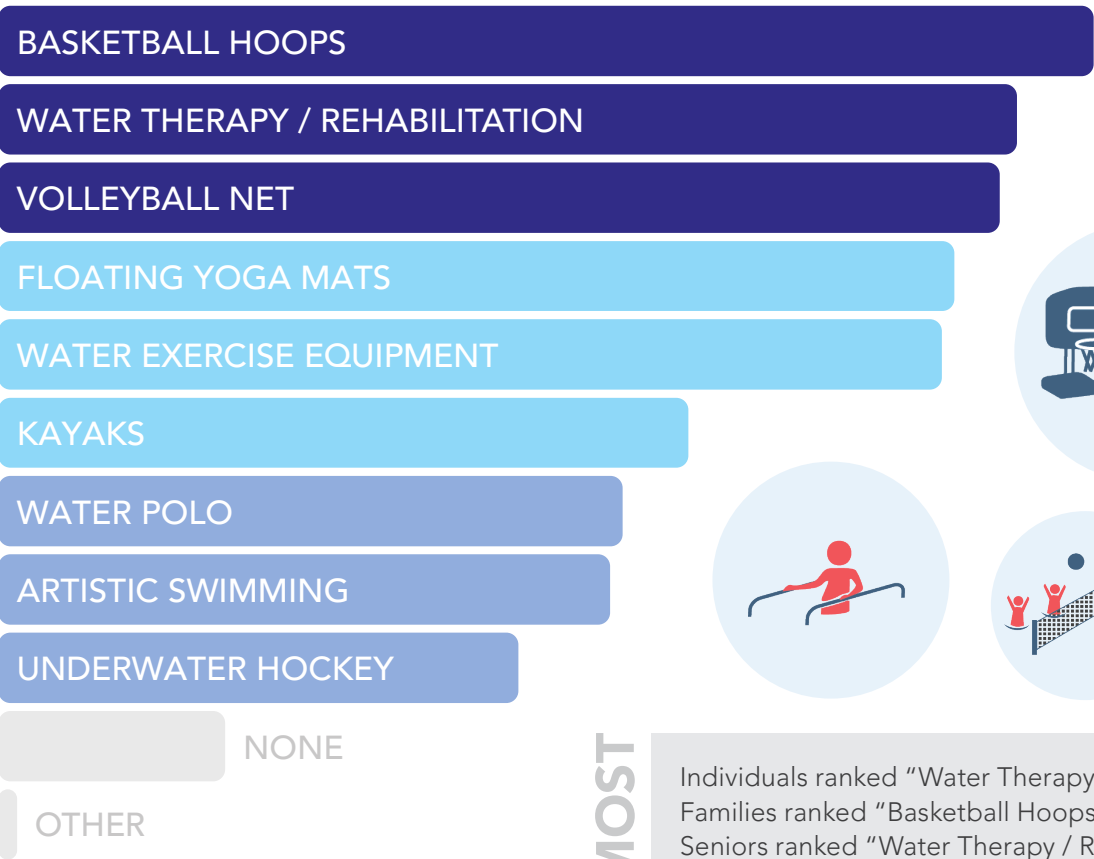
- Expansion of the running track at DCC is seen as a critical long-term investment.
- Desire to maintain key features from Harbour Pool, such as the rope swing and diving boards.
- Cost concerns, with many opposing expensive, high-maintenance features.
- Mixed opinions on wave pools, with concerns about safety and space usage.
- Lazy River is a top priority, valued for relaxation & all-age accessibility.
- Strong demand for a high-quality, fast waterslide that is self-contained.
- Support for an adult-only hot tub and wellness features like saunas and steam rooms.
- Cold plunge pool is divisive, seen as either beneficial or an unnecessary trend.
- Requests for a well-designed pool layout that balances play and lap swimming.

Note: Text size is based on frequency of related comments.

Activity-Based Additions

Respondents were asked to rank the following features in order of most important to least important.

1813 Responses



MOST

Individuals ranked "Water Therapy / Rehabilitation"
 Families ranked "Basketball Hoops"
 Seniors ranked "Water Therapy / Rehabilitation"

COMMON THEMES

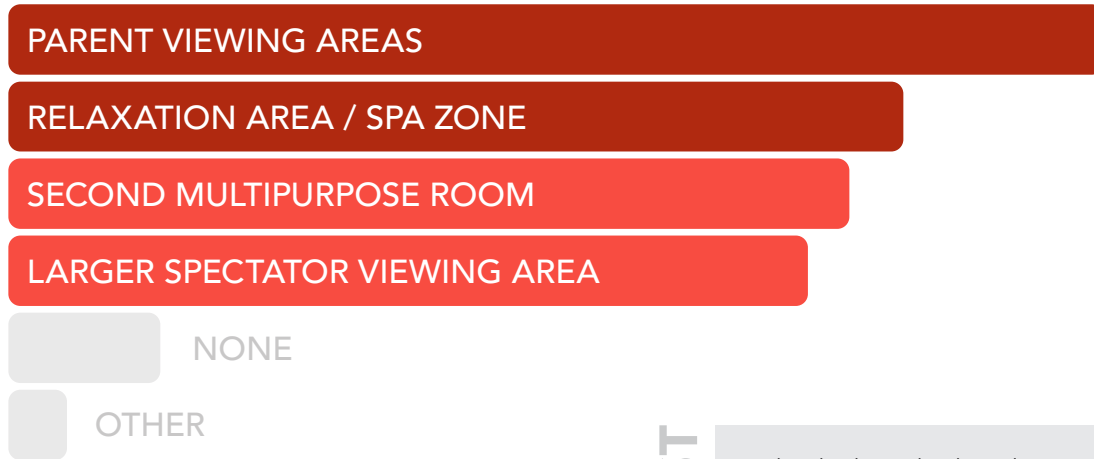
Requests for hot tubs, saunas, steam rooms, and a cold plunge pool.
Cost concerns, with emphasis on keeping taxpayer burden low.
 Mixed opinions on competitive swimming features, with some advocating for a 50m pool.
 Concerns about water therapy being a healthcare expense rather than a municipal priority.
 Support for water therapy and rehabilitation features for accessibility.
Underwater hockey is a popular and well-received idea.
Strong interest in floating mats for versatile aquatic play
 Desire for a dedicated aquafit and water walking area with adjustable depth.
 Concerns about pool space availability and potential activity-related closures.

Note: Text size is based on frequency of related comments.

Dryland Spaces

Respondents were asked to rank the following features in order of most important to least important.

1813 Responses



MOST

Individuals ranked "Relaxation Area / Spa zone"
Families ranked "Parent Viewing Area"
Seniors ranked "Parent Viewing Area"

108 Comments

COMMON THEMES

Cost concerns over unnecessary luxury features and tax implications.
Outdoor seating and summer-friendly spray pool area for seasonal enjoyment.
Increased accessibility with barrier-free change rooms and sensory-friendly spaces.
Expanded spectator seating for swim meets and lessons.
Hot tub, steam room, and sauna as essential wellness features.
Larger change rooms, family-friendly locker space, and increased storage capacity.
Expanded gym & sports spaces needed to accommodate community growth.
Proper aquatic design with sufficient lane swimming and swim meet facilities.
Improved and widened indoor walking/running track for safety and increased use.
More multipurpose rooms for birthday parties, meetings, and community events.
Larger indoor playground to provide winter-friendly recreation for families.
Food service options, including a café or snack bar for convenience.
Enhanced water quality to prevent rapid wear on swimsuits and equipment.

Note: Text size is based on frequency of related comments.

Additional Input

Question: Would you or members of your household be more likely to utilize the aquatics facility if it was equipped with accessibility features or had accommodation available?

1/3

of the respondents provided comments regarding accessibility features that accommodate all mobility challenges and promote inclusivity.

589 Comments

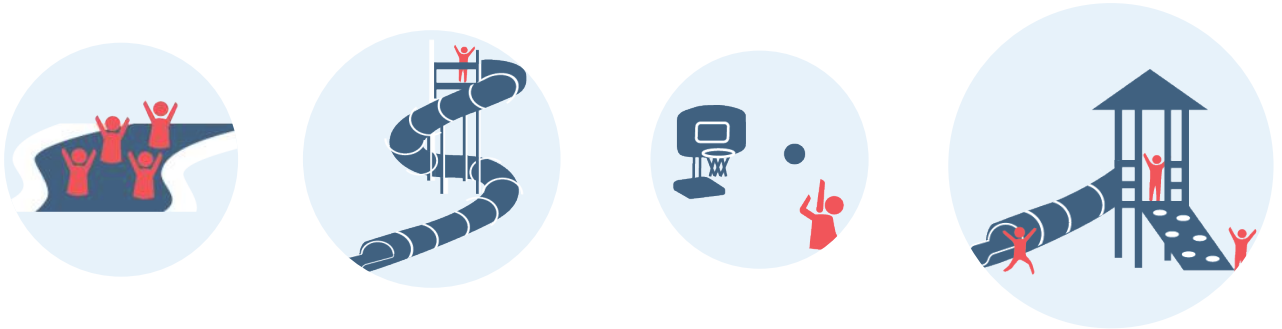
COMMON THEMES

- Frustration with Harbour Pool being too small, cold, or outdated.
- Multi-functional facility with fitness and wellness spaces.
- Fitness-focused amenities: lap lanes, hot tubs, saunas, and steam rooms.
- Strong support for accessibility & inclusion in aquatics facilities.**
- Expanded facility with modern pool amenities and larger recreational space.
- Quieter adult areas with designated steam rooms and saunas.
- Accessible washrooms, showers with benches, grab bars, and wide hallways.
- Universal change rooms with family-friendly and gender-neutral options.
- Ramps, pool lifts, and sloped entry for mobility-impaired users.**
- Therapy pools and aquatic rehabilitation spaces for seniors and mobility needs.
- Fun water features: water slides, lazy river, wave pool, obstacle courses.
- Sensory-friendly swim times for neurodiverse swimmers.
- Child-friendly features: splash pads, shallow play areas, warm water.
- Interest in a walking track, gym equipment, and rehabilitation services.
- Concerns over cost, taxation, and ensuring community value.
- Future-proofing: planning for aging residents and accessibility needs.

Note: Text size is based on frequency of related comments.

Final Thoughts

Question: Do you have any additional comments or suggestions about the Aquatics Centre?

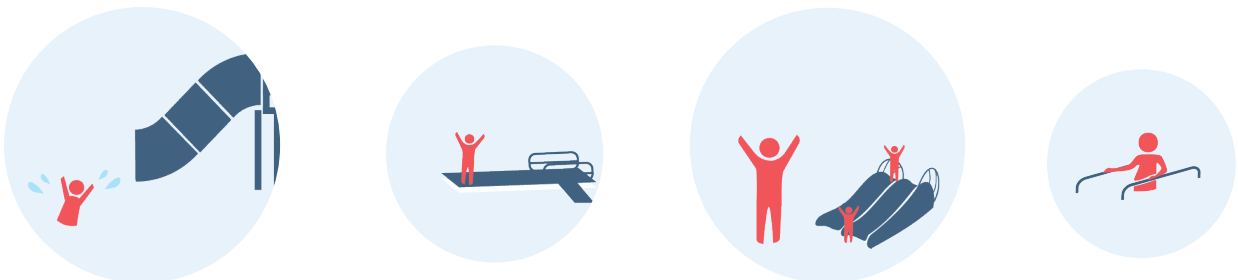


588 Comments

COMMON THEMES

Reliable staffing and maintenance to ensure functionality.
Flexible scheduling with extended public swim hours.
Multi-use spaces for sports, events, and aquatic competitions.
Comprehensive amenities like hot tubs, saunas, steam rooms, and cold plunges.
Future-proof design to accommodate community growth.
Expanded availability of swimming lessons and competitive swim lanes.
Consistently warm pool water to enhance comfort.
Fun water features including lazy rivers, water slides, and obstacle courses.
Emphasis on overall durability and long-term community benefit.
Enhanced accessibility with inclusive design and universal change rooms.
Concerns over rising costs and increased tax burdens.
Dedicated zones for lap swimming and recreational use.
Improved change room facilities with secure lockers and privacy.
Family-friendly design with dedicated areas for all age groups.

Note: Text size is based on frequency of related comments.



3.0

What Happens Next?

What Happens Next?

Next Steps

The design phase will incorporate the base program and the features as decided by Council in the planning of the Aquatic Centre. The design team will continue to finalize the location of the new facility at the Dow Centennial Centre, develop and refine concept plans, and finalize construction costs. When complete, final design, cost and schedule will be presented to Council for their approval to proceed.

At that time, a borrowing bylaw will be presented to secure the funding needed for construction.

Continued Service

Throughout the design and construction phases, Harbour Pool will remain open to ensure that community members continue to have access to aquatic services.

If construction proceeds and schedule is determined there will be further study on whether Harbour Pool will be demolished or potentially repurposed.

Communication

The City will share information on the status of the Aquatics Expansion project through its webpage and social media. If construction is approved, information will also be made available on the Construction Project page: <https://www.fortsask.ca/en/living-here/construction-projects.aspx>

Appendix

Appendix A

Aquatics Learning Centre

Aquatics Learning Centre

Dive In and Explore

Thank you for exploring the details of the proposed features before ranking them. This document provides **descriptions**, **cost range considerations**, and **key insights** for each proposed feature, ensuring you have all the information needed to make informed choices.

Confirmed Features

The following features are **already included** in the design of a new Aquatics Centre:

- **Lap Pool** – A 25m, 8-lane pool designed for lap swimming, lessons, fitness programs, and competitions.
- **Leisure/Tot Pool** – A warmer, shallower pool designed for families, young children, and recreational swimming.
- **Hot Pool** – A relaxing, heated pool area designed for comfort and muscle recovery.
- **Sauna** – A dry heat environment promoting relaxation and circulation.
- **Steam Room** – A humid, warm space offering skin and muscle relaxation benefits.
- **Ramp Access to All Pools** – Ensuring accessibility and ease of movement throughout the facility.
- **Multipurpose Room** – A standard-sized flexible space for fitness classes, events, and community programming.

These core elements will be part of the facility, and your input will help determine additional features that could **enhance** the overall experience.

What You'll Be Asked to Rank

Features, Activities, and Dryland Spaces




The survey is divided into **categories**, each focusing on different aspects of an aquatics centre. You'll be asked to **rank the features within each of the following categories** based on what matters most to you.

1. Lap Pool
2. Leisure / Tot Pool
3. Additional Aquatics
4. Activity-Based Additions
5. Dryland Spaces

1. Lap Pool Features to Rank

Enhancements for the lap pool area.

Cost: \$\$ – Mid-range cost due to purchase of feature, installation, and/or maintenance.

	<p>Climbing Wall</p> <p>Description: A vertical wall at the pool's edge that allows swimmers to climb and drop back into the water.</p> <p>Key Details:</p> <ul style="list-style-type: none">• Encourages physical activity and balance training.• Available in various difficulty levels to suit different users.
	<p>In-Water Zipline</p> <p>Description: A suspended zipline extending over the water, allowing users to glide and drop in.</p> <p>Key Details:</p> <ul style="list-style-type: none">• High-energy feature that encourages participation.• Requires a dedicated deep-water landing zone while in use.
	<p>Rope Swing</p> <p>Description: A hanging rope that allows swimmers to swing and release into the pool.</p> <p>Key Details:</p> <ul style="list-style-type: none">• Provides a dynamic and engaging activity for all ages.• Requires a dedicated deep-water landing zone while in use.



Drop Slide

Description: A steep water slide that ends with a free-fall drop into deep water.

Key Details:

- Designed for thrill-seekers looking for a more intense experience.
- May have height and age restrictions.



Inflatables

Description: Floating obstacle courses or play elements used in the pool.

Key Details:

- Can be set up temporarily or rotated for different activities.
- Provides a mix of balance, climbing, and agility challenges.



Diving Boards

Description: Springboards for recreational diving.

Key Details:

- Requires pool depth for safety.
- Can be integrated with other aquatic activities.

2. Leisure/Tot Pool Features to Rank

Enhancements for the leisure/tot pool area.

Cost: \$\$ – Mid-range cost due to purchase of feature, installation, and/or maintenance.

	<p>Water Table</p> <p>Description: Shallow table with water where kids can splash and play.</p> <p>Key Details:</p> <ul style="list-style-type: none">• Often includes interactive elements like small boats, buckets, and water wheels.• Provides a space for children to experience sensory play and creative exploration.
	<p>Water Play Structure</p> <p>Description: Multi-level, water playground with slides, sprays, and interactive elements.</p> <p>Key Details:</p> <ul style="list-style-type: none">• Designed for children to climb, slide, and engage in creative water play.• Safe, engaging environment that fosters physical activity and imaginative play.
	<p>Tot Slide</p> <p>Description: Small, gentle slide designed for toddlers and young children.</p> <p>Key Details:</p> <ul style="list-style-type: none">• Short drops and slow slides ensure a safe, fun experience for little adventurers.• A perfect introduction to water slides for toddlers and younger children.

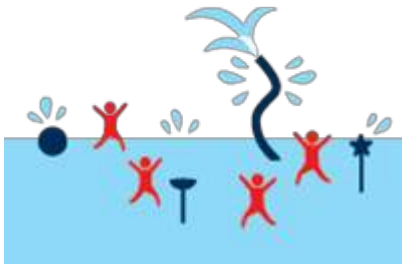


Water Spray Features

Description: Small selection of water spray toys offering interactive fun.

Key Details:

- User-operated to shoot, spray or drop water on patrons.
- Great for kids or youth to run through, jump over and engage with the water.



Indoor Splash Pad

Description: Indoor water play destination with fountains, geysers and sprinklers.

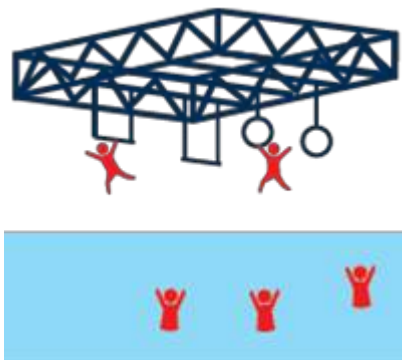
Key Details:

- Perfect for toddlers and young children.
- Gentle interactive water play, perfect for exploration and introduction to water.

3. Additional Aquatic Features to Rank

Water-based elements beyond the confirmed features.

Cost: \$\$\$ – Higher cost due to square footage, installation, maintenance, and/or operation of feature.



Suspended Obstacle Course

Description: A course that can be suspended from various heights from the ceiling, and is designed to test balance, agility, and strength.

Key Details:

- Provides an engaging challenge suitable for all ages.
- May include monkey bars, beams, swinging bars and ropes.



Wave Pool

Description: A pool that generates artificial waves for a beach-like experience.

Key Details:

- Offers a unique water attraction that mimics ocean waves.
- Wave intensity can be adjusted for different age groups and skill levels.



Lazy River

Description: A moving current that allows for a floating experience or active resistance.

Key Details:

- Provides a gentle, continuous water flow that mimics a river current.
- Used for floating with tubes or resistance exercise/rehabilitation.



Waterslide – Youth/Fast

Description: A high-speed slide designed for thrill-seekers.

Key Details:

- Features sharp turns and fast drops for an exciting ride.
- May have height and age restrictions.



Waterslide – Child/Slow

Description: A gentler slide designed for younger users.

Key Details:

- Smaller drops and slower curves ensure a calm, fun ride.
- Designed for families with toddlers or small children.



Outdoor Splash Pad

Description: A safe, interactive water play area with fountains, sprays, and sprayers.

Key Details:

- Designed for toddlers and young children to enjoy water play outdoors.
- Seasonal use only, as it is located outdoors.



Cold Plunge

Description: A deep, cold-water pool used for cold therapy or cold-water immersion.

Key Details:

- A wellness feature that reduces inflammation, improves circulation, and boosts mental clarity.
- Commonly used by athletes and fitness enthusiasts.

4. Activity-Based Additions to Rank

Recreational and fitness-oriented options for programming.

Cost: \$ – Low cost to purchase equipment and program opportunities.



Kayaks

Description: Small watercraft for paddling activities within a controlled pool setting.

Key Details:

- Provides a unique recreational experience within an aquatic facility.
- Best suited for structured programming or designated time slots.



Floating Yoga Mats

Description: Specialized mats designed for water-based yoga, stretching, and balance training.

Key Details:

- Enhances fitness programming with low-impact, core-strengthening activities.
- Requires calm water areas and instructor-led sessions.



Water Exercise Equipment

Description: Specialized aquatic fitness equipment for low-impact exercise and rehabilitation.

Key Details:

- Ideal for seniors, rehabilitation programs, and fitness enthusiasts.
- Provides resistance-based training with reduced joint stress.



Water Polo

Description: A competitive team sport played in deep water, combining swimming and ball-handling skills.

Key Details:

- Requires goalposts, boundary markings, and deep-water space.
- Best suited for structured leagues, training programs, or recreational play.



Artistic Swimming

Description: A blend of swimming, gymnastics, and dance performed in the water.

Key Details:

- Appeals to both recreational and competitive swimmers.
- Supports skill development in breath control, flexibility, and synchronization.



Underwater Hockey

Description: A unique sport where players push a puck along the pool floor using small sticks.

Key Details:

- Requires snorkels, masks, fins, and a weighted puck.
- Enhances teamwork, endurance, and breath control skills.



Basketball Hoops

Description: Poolside basketball goals for water-based games.

Key Details:

- Provides a fun, interactive option for recreational and competitive play.
- Requires ball-friendly water surface and suitable for all ages.



Volleyball Net

Description: A floating or fixed net for water volleyball games.

Key Details:

- Adjustable height settings for different skill levels.
- Suitable for recreational and competitive play.



Water Therapy/Rehabilitation

Description: A dedicated space and equipment for therapeutic aquatic exercises.

Key Details:

- Supports individuals recovering from injuries or requiring low-impact workouts.
- Can include resistance equipment, warm water therapy and instructor-led sessions.

5. Dryland Spaces

Non-water areas designed for relaxation, viewing, or rentals.

Cost: \$\$\$ – Higher cost due to equipment and/or additional square footage required.

Relaxation Area / Spa Zone

Description: A quiet space designed for relaxation and unwinding between aquatic activities.

Key Details:

- Provides a calm environment with comfortable seating.
- May include soft lighting, warm ambient temperatures, and spa-like elements.

Parent Viewing Areas Distributed Around the Pool

Description: Multiple designated viewing spaces for parents and guardians near pool activities.

Key Details:

- Ensures convenient, comfortable spots for watching aquatic activities.
- Strategically placed around key pool areas for better flexibility and visibility.

Larger Dedicated Spectator Viewing Area

Description: A spacious seating area, providing clear views of pool activities.

Key Details:

- Enhances spectator experience for competitions and events.
- Provides additional seating capacity for families and visitors.

Second Multipurpose Room

Description: A flexible indoor space for a variety of uses, including classes, meetings, and private events.

Key Details:

- Can be used for fitness programs, birthday parties, training sessions, and community events.
- Equipped with audio-visual technology, tables, and chairs for adaptability.

Appendix B

Online Engagement Reach Definitions

Organic Promotions:

Total Views

The number of times your content was seen.

Total Reach

The number of unique users who saw your content.

Total Likes

The number of times users liked your content.

Total Shares

The number of times users shared your content.

Total Comments

The number of comments left on your content.

Total Clicks

The number of times users clicked on links, images, or buttons in your post.

Paid Promotions:

Total Reach

The number of unique users who saw your ad.

Total Impressions

The total number of times your ad was displayed (including multiple views by the same user).

Total Clicks

The number of times users clicked on your ad's link, image, or call-to-action.