

Why is a skate park replacement needed?

- The skate park is 27 years old and at end of life. It is currently closed due to safety concerns.
- The surface deficiencies at the park make it unsafe for use and the existing skate park structure provides very limited opportunities for an incremental renovation approach.
- The features and layout of the current skate park do not meet modern design standards, and the steel and concrete installation is not compliant with modern specifications.
- Repair of the skate park is not a financially viable option.
- The Sooke Skate Park is valued and provides a free recreational and social activity for the community.

What is the cost of skate park replacement?

- The estimated cost for technical design and construction is \$1.1 million. Opportunity exists for additional features to be incorporated through fundraising and/or donations in kind.

What is the timeline for skate park replacement?

- With borrowing approval, technical design and construction are estimated to start in Q3 of 2025.

Why a heat recovery project?

- In 2019, the CRD Board identified Climate Action & Environmental Stewardship as a priority for the region and approved a motion to declare a climate emergency, committing to limit global warming to 1.5°C above pre-industrial levels. This declaration was followed by the approval of the renewed Climate Action Strategy in October 2021, which outlines a comprehensive plan to address climate change through various initiatives, including reducing emissions, enhancing resilience, and supporting sustainable transportation. A key commitment of this strategy is the reduction of corporate GHG emissions of 45% by 2030, from a 2007 baseline.
- A 2022 building condition assessment of SEAPARC Recreation Centre identified the expected end of life of several key components and projects between 2024 and 2030, including: replacement of both

the arena and pool domestic hot water storage tanks, replacement of pool secondary and system circulation pumps, replacement of pool dehumidifier heat exchangers, replacement of pool/admin air handling unit and air conditioning condenser, overhaul of pool dehumidifier unit, and replacement of the arena dehumidifier.

- The alignment of key building components reaching their end of life and the goals for reducing greenhouse gas emissions presents an opportunity to explore heat recovery at SEAPARC Recreation Centre, where the waste heat from the refrigeration plant would be used to heat water for the pool, domestic hot water and integrate with HVAC systems. This heat is currently exhausted to the atmosphere using the cooling tower, requiring both electricity and water use.
- Current annual GHG emissions are approximately 245 t CO₂e. Estimated reduction of GHG emissions after the heat recovery project is approximately 120 t CO₂e.
- Operating expenses of the facility are expected to decrease due to reduced natural gas and water requirements.

What is the cost of the heat recovery project?

- The estimated cost for technical design and construction is \$2,200,000 with \$150,000 anticipated to come from grant funding.

Why is borrowing required?

- The SEAPARC capital reserve balance was \$873,101 at the end of 2024 and cannot support these projects.
- Grant funding for the skate park has been investigated over the past 5 years without success.
- Grant funding will be pursued to support the heat recovery project.

What is the cost to residents?

- Short-term financing would be utilized through the design and construction phases of the projects and long-term debt issue would be planned for spring 2027 when the projects are scheduled to be completed.
- In 2028, once the long-term debt is secured, the estimated annual cost per average household is \$34 per District of Sooke property and \$23 per applicable JDF Electoral Area property.

Which residents does this AAP apply to?

- All residents of the District of Sooke and a portion of the Juan de Fuca Electoral Area (including East Sooke, Jordan River, Otter Point, Shirley and Rural Resource Lands; and specifically excluding Malahat, Port Renfrew, and Willis Point).

What will happen if the AAP is not approved?

- The Sooke Skate Park will remain closed until funds can be secured to replace the park. If there is no clear avenue to replace the park, CRD is required to demolish the existing park/remediate to return the land to School District 62.
- Projects will be delayed or not occur as proposed.
- In general, not pursuing the Heat Recovery Project at this time will yield in the overall increase usage of energy at SEAPARC Recreation Centre, whether this energy comes from electricity or renewable natural gas, there will be a cost premium, in addition to significantly less efficient energy, water, and GHG management.
- Reducing the GHG emissions at SEAPARC Recreation Centre through a heat recovery system is a critical action as defined the 2021 Climate Action Strategy. Failure to achieve this milestone may result in a scenario where the CRD will not meet the 2030 Corporate GHG Reduction Target.

How does this benefit my community?

- The Sooke Skate Park provides a free recreational activity for all members of the community, contributing to health & wellness and consequently the livability of the community.
- The heat recovery project replaces end of life mechanical equipment in a way that will reduce GHG emissions and therefore the climate impact of operating SEAPARC Recreation Centre.

Where do I find more information on this AAP?

- For more information on the Alternative Approval Process (AAP), visit www.crd.ca/SEAPARC-aap