

LOCATION	BENEFITS	CHALLENGES
<p>Parksville Community Park</p>	<ul style="list-style-type: none"> • City owned • Large enough parcel to accommodate the facility 	<ul style="list-style-type: none"> • Already perceived to be at capacity for outdoor oriented recreation • Would require relocation of established outdoor amenities including ball fields, possibly curling arena • Increased costs to replace displaced amenities (baseball, pickleball, lacrosse) • Jewel of City based on outdoor Oceanside amenities • Incompatible use with peak season festivals and events • Possible negative impact on tourism and local economy • Not envisioned in OCP or Community Park Master Plan; would require OCP amendment • Land donated in trust as park, legal review required to confirm use is permitted • Not consistent with Council approved Community Park Master Plan • Does not fit with plans to create outdoor recreation sports hub – active grant applications pending • Several plans in progress would need to be reconsidered/ abandoned
<p>Island Highway and Pym Street (Loblaws property)</p>	<ul style="list-style-type: none"> • Parcels are large enough if combined • Walking distance for multi-family and single family • Close to commercial/ retail amenities to support special events 	<ul style="list-style-type: none"> • Not City owned - \$5 million estimated additional costs to acquire • Uncertain if land can be acquired • Needs OCP amendments, currently zoned RS-1 Single Family Residential • Displaces future multifamily uses (currently envisioned)

		<ul style="list-style-type: none"> • Less accessible from the highway, increased traffic in neighbourhoods • Significant congestion in the area already, challenges widening the highway due to existing structures (store, family place) • Similar environmental constraints – designated DPAs for environment/ wetted areas
Wembley Mall	<ul style="list-style-type: none"> • Near schools • Walking distance from residential development 	<ul style="list-style-type: none"> • Increased cost to acquire, commercial zoned land would cost more - \$5 to \$6 million • Insufficient space for facility and parking • Would displace commercial development - economic impacts • Needs zoning and OCP amendment • Land not owned or controlled by the City of Parksville • Not accessible from highway
Parksville Elementary School	<ul style="list-style-type: none"> • Near downtown • Walking distance for seniors’ care home, residents 	<ul style="list-style-type: none"> • Not City owned, would require \$3 to \$5 million to acquire • School would need 1.5 acres of 5 acres for outdoor space. Insufficient space for facility • Residents directly adjacent, could not be buffered from noise and light from facility • Future population growth and new families means school use will be needed in future • Traffic and access issues in neighbourhood – road upgrades and widening needed – expropriation of private yards likely • No future expansion synergies possible

<p>Despard/Island Highway – TimberWest</p>	<ul style="list-style-type: none"> • Large enough parcel to accommodate the facility • Close to highway • Avoids traffic impacts in neighbourhoods • Close to new neighbourhood and multifamily node • Close to commercial and retail for special event users 	<ul style="list-style-type: none"> • Not city owned, delay to acquire • \$5 million additional costs estimated • Uncertain if the land is available • Needs OCP amendment, not envisioned in OCP.
<p>Tuan Road site</p>	<ul style="list-style-type: none"> • City owned • Land is large enough • Close to resorts, beneficial for tourists • Potential to develop sports-based tourism and tournaments 	<ul style="list-style-type: none"> • Contaminated site, remediation costs unknown • Complex legal process to reclaim • Not near the majority of residents – not walkable • Not currently served well by transit • Offsite costs may be significant, no storm sewer in the area, road upgrades needed • Land may be needed for future water treatment expansion in long-term