

AQUATIC CENTRE & MULTIPLEX

Committee of the Whole

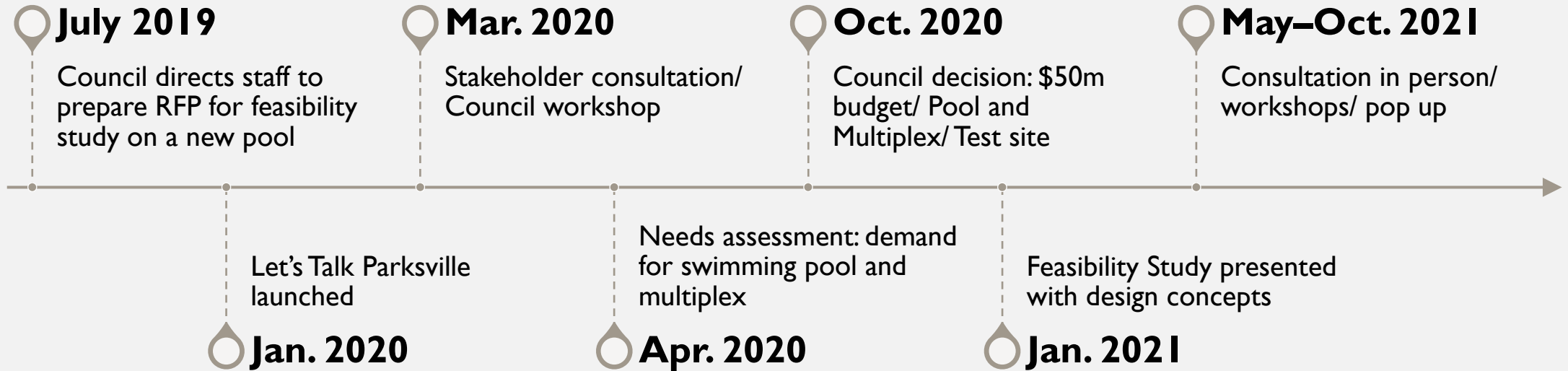
February 16, 2022



OVERVIEW

- Background of project
- Considerations for Council
- Project Scope
- Siting criteria
- Timeline – proceed/ suspend/ cancel
- Consultation options
- RDN role
- Next steps

BACKGROUND

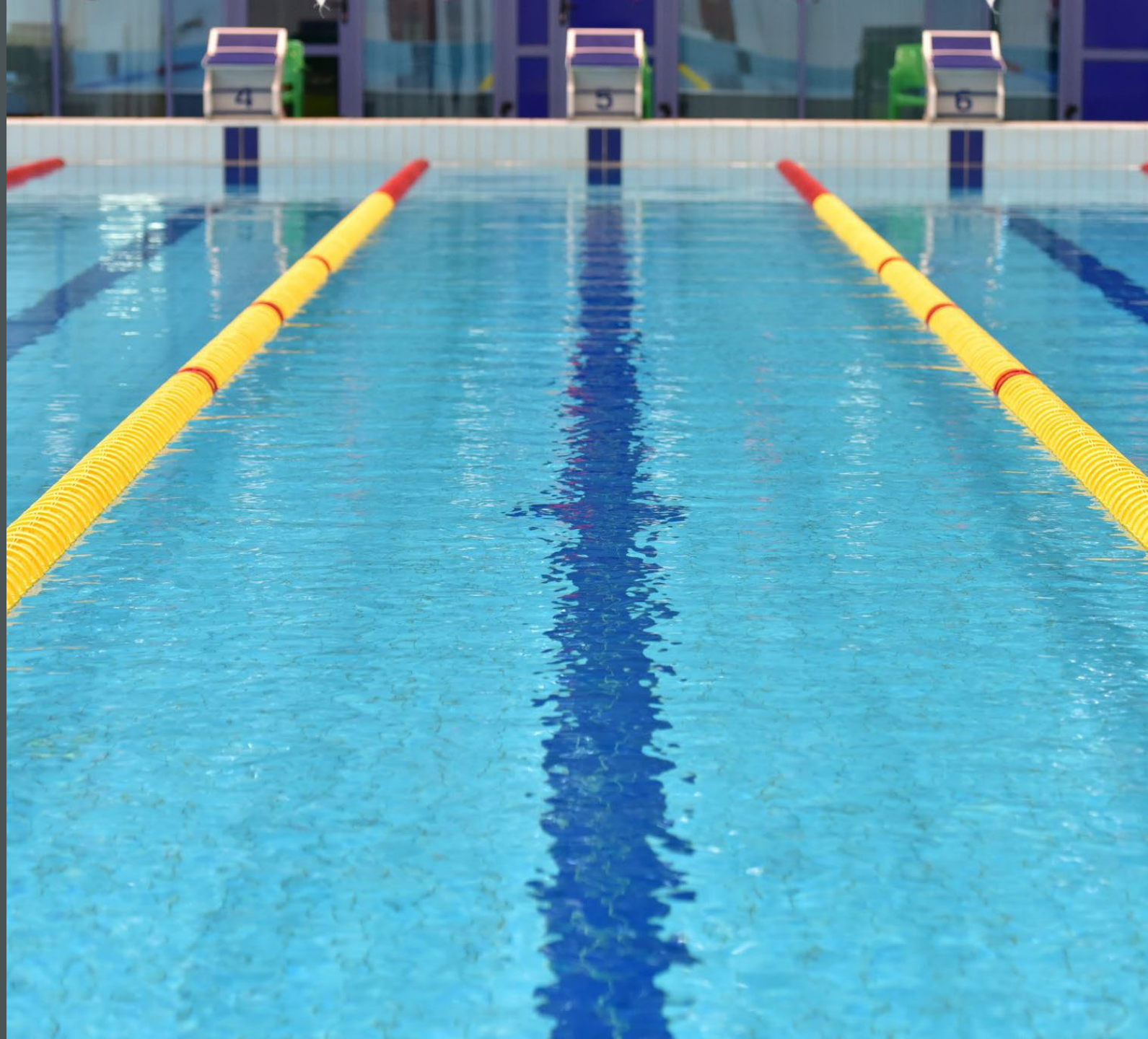




DECISION POINT

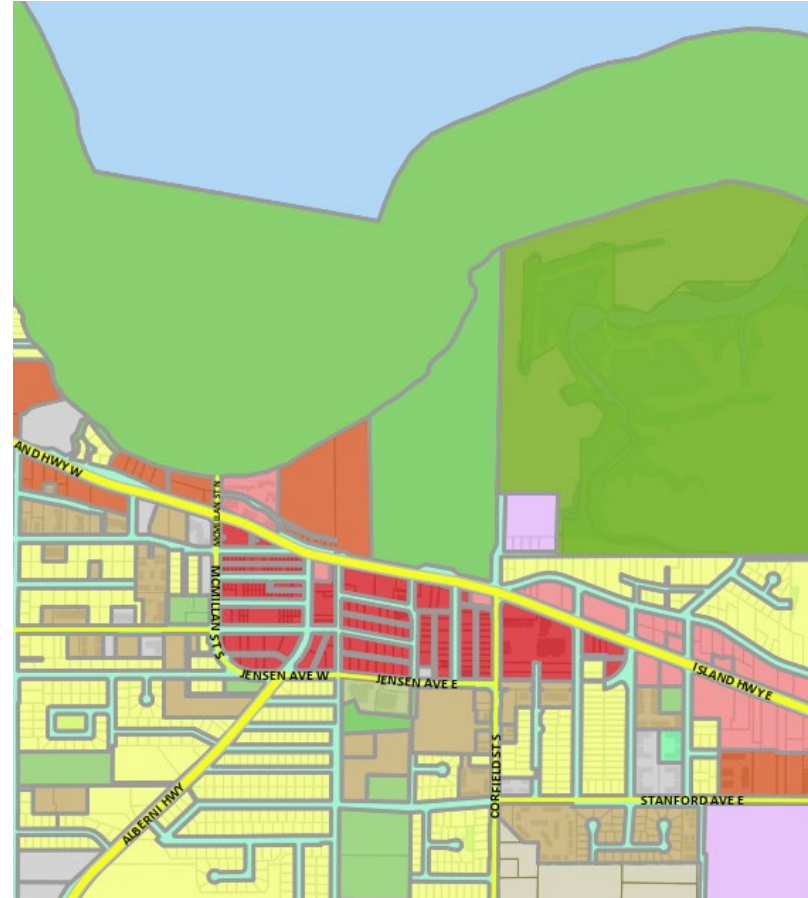
SCOPE OF PROJECT

- Swimming Pool and Multiplex
- Swimming Pool only
- Swimming Pool, Multiplex and co-location of future municipal infrastructure (park/ trails/ buildings)
- One site or multiple sites

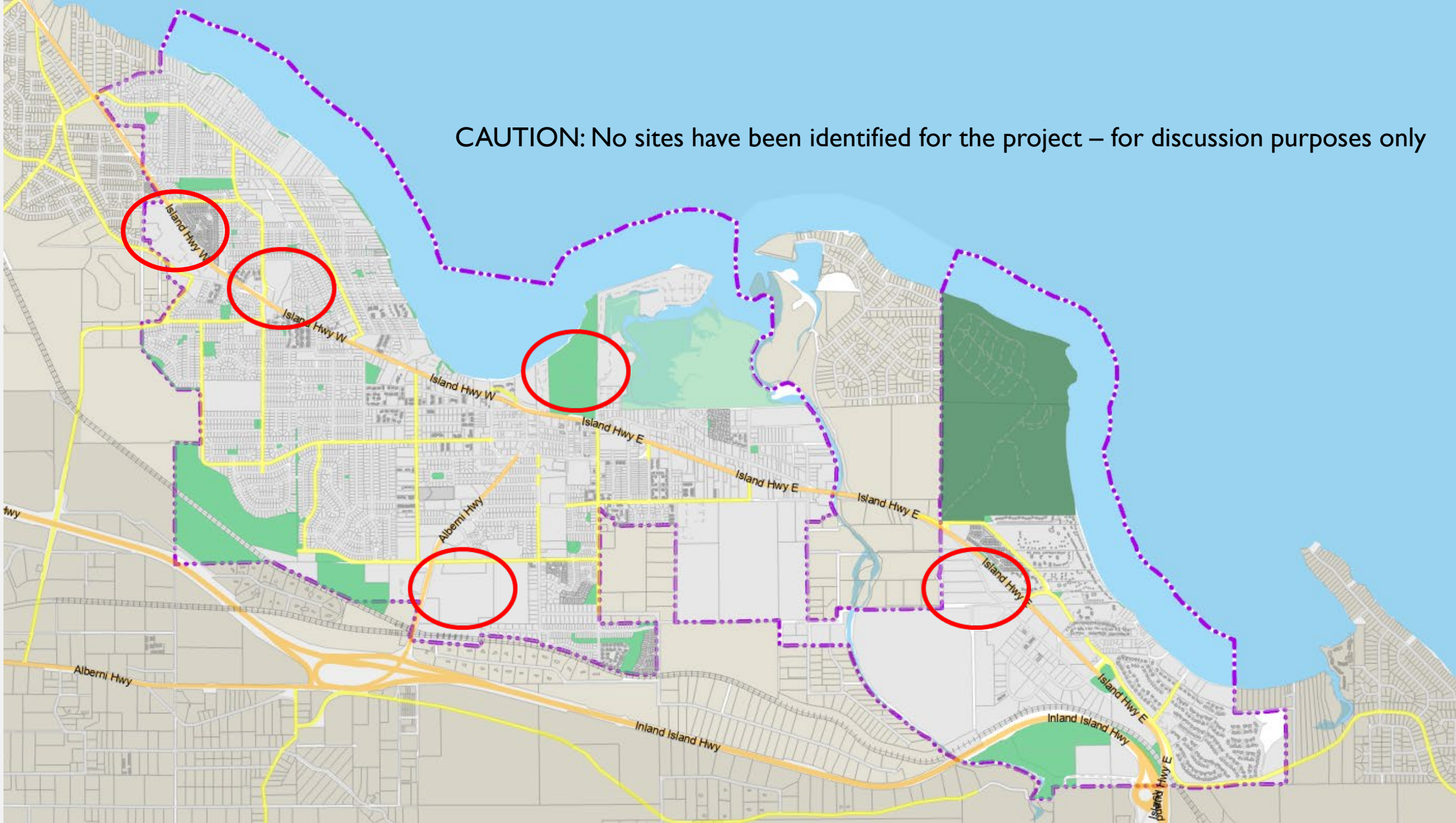


SITING CRITERIA

1. Land size
2. Property Ownership
3. City Location/ Outside city limits
4. Site conditions (e.g. treed or cleared)
5. Proximity to Services – sidewalks, sewer, storm, water, transit, etc.
6. Walking distance to amenities/ population



CAUTION: No sites have been identified for the project – for discussion purposes only



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POTENTIAL
SITES

Location	Benefits	Challenges
Wembley Mall	Close to arena, schools, residences, retail amenities, transit, municipal services	Cost to acquire, uncertainty, space constraints, OCP, access from highway, parking
Loblaws site	Close to arena, schools, residences, walking distance to retail, transit, large area	Treed, environmentally sensitive, cost to acquire, displaces high density residential use, OCP, traffic congestion, service upgrades possible (sidewalks, traffic, road)
Community Park	City owned, large area	Capacity constraints, displaces existing amenities/ cost to relocate, floodplain, archaeological constraints, inconsistent with OCP/ Master Plan, legal issues
Highway 4	Large enough to co-locate, close to highway, clinic, retail amenities, schools, residences, close to bike lanes, transit	Treed, cost to acquire, uncertainty
Tuan Road	City owned, large enough to co-locate	Contaminated site, uncertain cost, not walkable, service upgrades (sidewalks, transit, storm), WTP expansion

2021 ASSESSED VALUES

- Depending on current zoning, minimum parcel size and land use
- Caution: May not be reflective of current market conditions
- Several parcels agglomerated at some sites – subdivision needed
- Cost per ha varies depending on parent parcel size
- Average of \$816,000 per ha
 - (\$250,000 to \$2.5 m/ ha depending on zoning)

ENGAGEMENT OPTIONS

ENGAGEMENT TO DATE

- Mayor's Roundtable and Strategic Priorities
- Let's Talk Parksville Site launched – ongoing info, email comments
- Needs Assessment and Feasibility Study – formal consultation in 2020
- Engagement with HDR, summer/ fall 2021
- Info posters in Atrium
- Online workshops

OPTIONS POST COVID 2022/23

- Ongoing discussion, comments to Council
- Surveys
- Open House
- Atrium display
- LTP
- RFP for preliminary design/ consultation
- RDN/ Province/ First Nations

NEXT STEPS

- Budget
- Work Plan
- RFP Prelim Design/ Consultation

Proceed



- Carry forward WSP balance
- Delay actions

Suspend



- Remove from work plan
- Reallocate balance of WSP (\$100k)

Cancel



PROCEED?

COTW recommendation to Council

Staff will need to prepare a new Project Workplan to identify:

- Scope
- Siting Criteria
- Engagement plan
- Budget and resources
- Timelines
- RDN and senior government role