

REGIONAL DISTRICT OF NANAIMO
DISTRICT 69 RECREATION COMMISSION
THURSDAY, February 21, 2013
2:00 PM

(Deep Bay Shellfish)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

L. Donaldson, S. Lawrence & J. Nielson – RE: RAC Needs Assessment Report

Motion to receive delegation.

Motion to late receive delegation.

MINUTES

Minutes of the Regular District 69 Recreation Commission meeting held January 17, 2013.

Minutes of the District 69 Recreation Commission Grant In Aid Sub-Committee Meeting held February 15, 2013. *(To be circulated)*

Motion to approve Minutes.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

BCRPA Symposium Brochure

AED Incident – Email with J. Stanhope’s statement to the RDN Board

J. Parsons, BC Senior Games Society to J. Stanhope, RDN Chair, RE: Invitation to Host the BC Senior Games.

R. Doetzel, City of Port Alberni, RE: 2013 Goodwill Hockey Tour

Motion to receive Communications/Correspondence.

REPORTS

Function Reports

Monthly Update – Oceanside Place – January 2013

Monthly Update – Ravensong Aquatic Centre – January 2013

Monthly Update – Northern Recreation Program Services – January 2013

Monthly Update of Community and Regional Parks and Trails Projects - January 2013
(to be circulated)

Motion to receive Function Reports.

Ravensong Aquatic Centre Needs Assessment

District 69 Arena Lease – Parksville Curling Club

Motion to receive Reports

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

Ballenas Trace Surface Replacement

Statutory Holiday Facility Closures – Ravensong Aquatic Centre /
Oceanside Place

COMMISSIONER ROUNDTABLE

ADJOURNMENT

Motion to adjourn.

NEXT MEETING

April 18, 2013
(Oceanside Place – Multi-Purpose Room)

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE
DISTRICT 69 RECREATION COMMISSION REGULAR MEETING
HELD ON THURSDAY, JANUARY 17, 2013 AT 2:00pm
IN THE OCEANSIDE PLACE MULTI-PURPOSE ROOM**

Attendance: Scott Tanner, Councillor, Town of Qualicum Beach
Ross Milligan, Trustee, District #69 School Board
Bill Veenhof, Director, RDN Board, Electoral Area 'H'
Gordon Wiebe, Electoral Area 'E'
Richard Leontowich, Electoral Area 'H'
Joe Stanhope, Director, RDN Board, Electoral Area 'G'
Peter Morrison, Councillor, City of Parksville

Staff: Tom Osborne, General Manager of Recreation and Parks
Dean Banman, Manager of Recreation Services
Colleen Douglas, Recreation Programmer
Sandra Pearson, Superintendent of Recreation Program Services
Ann-Marie Harvey, Recording Secretary

Regrets: Reg Nosworthy, Electoral Area 'F'

CALL TO ORDER

Mr. Banman called the meeting to order at 2:07pm.

ELECTION OF OFFICERS

Chair

Mr. Banman called for nominations for the position of Chair.

MOVED Commissioner Tanner, SECONDED Commissioner Wiebe, that Commissioner Nosworthy be nominated for the position of Chair.

CARRIED

As no other nominations were received, Mr. Banman declared Commissioner Nosworthy as Chair.

Deputy Chair

Mr. Banman called for nominations for the position of Deputy Chair.

MOVED Commissioner Milligan, SECONDED Commissioner Wiebe, that Commissioner Tanner be nominated for the position of Deputy Chair.

CARRIED

As no other nominations were received, Mr. Banman declared Commissioner Tanner as Deputy Chair

Mr. Banman passed the Chair to Deputy Chair, Commissioner Tanner in Commissioner Nosworthy's absence.

Appointments to Sub-Committees

Appointments to the District 69 Recreation Grant Sub-Committee were accepted by Commissioner Veenhof, Commissioner Milligan and Commissioner Tanner.

Appointments to the District 69 Recreation Fees and Charges Sub-Committee were accepted by Commissioner Leontowich, Commissioner Morrison and Commissioner Nosworthy.

PRESENTATION

Colleen Jordan, Recreation Programmer presented on her role for marketing and advertising for the RDN Recreation and Parks Department and the channels that are used to get the RDN brand recognized by the community audience.

MINUTES

MOVED Commissioner Veenhof, SECONDED Commissioner Tanner that the Minutes of the District 69 Recreation Commission Regular Meeting held November 15, 2012 be approved.

CARRIED

COMMUNICATION/CORRESPONDENCE

MOVED Commissioner Stanhope, SECONDED Commissioner Veenhof that the following Correspondence be received:

S. Pearson, RDN to J. Ansell, SD 69 Re: Agreement with School District 69 for Work Experience Program.

T. Coates, Town of Qualicum Beach to T. Osborne, RDN Re: Town of Qualicum Beach Appointment to the District 69 Recreation Commission

CARRIED

UNFINISHED BUSINESS

Track and Field Sports Complex Update

Commissioner Milligan stated that School District 69 had not heard from RDN staff as of yet to set up the User meeting regarding the Track and Field Sports Complex. Mr. Banman said this would be contacting the School Board in the near future regarding the scheduling of the meeting.

RAC Assessment Update

Mr. Banman stated that this report has been deferred to the February agenda pending further communication with the user groups.

REPORTS

Monthly Update – Oceanside Place – December 2012

Mr. Banman reviewed some highlights of the Oceanside Place – December Update

Monthly Update – Ravensong Aquatic Centre – December 2012

Mr. Banman reviewed some highlights of the Ravensong Aquatic Centre – December Update.

Monthly Update – Northern Recreation Program Services – December 2012

Mr. Banman reviewed some highlights of the Northern Recreation Program – December Update.

Monthly Update of Community and Regional Parks and Trails Projects – November/December 2012

Mr. Osborne updated the Commission on the applicable Community and Regional Parks and Trail Projects, highlighting the northern portion of the Regional District for November/December 2012.

MOVED Commissioner Morrison, SECONDED Commissioner Wiebe that the Function reports be received.

CARRIED

2015/2016 BC Senior Games – Hosting in District 69

MOVED Commissioner Veenhof, SECONDED Commissioner Stanhope that the Regional District of Nanaimo not pursue the hosting of the 2015 or 2016 BC Seniors Games and that staff be directed to actively pursue sport tourism initiatives in partnership with the Parksville Qualicum Beach Tourism Association that better suit existing sport facilities and community resources in District 69.

CARRIED

District 69 Arena Land Lease Agreement with the City of Parksville

MOVED Commissioner Stanhope, SECONDED Commissioner Veenhof that the Regional District of Nanaimo enter into a five-year Lease Agreement attached as Appendix I with the City of Parksville for the lands on which the District 69 Arena is located for a term from April 1, 2013 to March 31, 2018.

CARRIED

NEW BUSINESS

2013 Budget Update Presentation

Mr. Banman presented a 2013 Budget Update to the commission highlighting some of the changes the Board has requested.

Outdoor Sport Facility User Fees

MOVED Commissioner Morrison, SECONDED Commissioner Veenhof that RDN staff be directed to meet with representatives from the Town of Qualicum Beach, City of Parksville and School District 69 to review possible options for implementation of sport field, tennis court, and lacrosse box user/booking fees for those such facilities located in District 69 owned by the Town of Qualicum Beach, the City of Parksville, School District 69 and the Regional District of Nanaimo.

CARRIED

2012 Accomplishments

No further comments or questions from the Commission.

Agenda for February Meeting/Workshop

Commission members and staff discussed the plan and goals of the upcoming District 69 Recreation Workshop.

ADJOURNMENT

MOVED Commissioner Stanhope that the meeting be adjourned at 3:45pm.

CARRIED

Chair



At-a-Glance

Tuesday, April 30

7 – 10 PM.....Welcome Reception/Registration at [Buffalo Bill's Bar & Grill](#) (Symposium Registration will be available on-site)

Wednesday, May 1

7:30 AM – 5:15 PMRegistration/Coffee

7:30 – 8:05 AMFirst Timers' Orientation

8 AM – 5 PMPoster Presentations/Information Fair

8:15 – 9:30 AMOfficial Opening and Keynote | Dr. Stuart Brown

9:30 – 10 AM.....Snapshots

10 – 10:30 AM.....Activity Break

10:30 – Noon.....Educational Sessions (A)

- Health and Wellness**A1 – Brain Boosting Secrets for Seniors: Making the Science of Cognitive Fitness Work for Seniors (and you)! | Terry Small**
- Health and Wellness**A2 – Physical Literacy: Making it Happen in Your Community | Tom Walker**
- Nature and Environment.....**A3 – The Continuous Improvement Cycle for the Design, and Development of Parks and Open Space Systems | Owen Croy**
- Creative Communities.....**A4 – How a Street Busker Program Can Work for Your Community | John Vickers**
- Social Innovation.....**A5 – The What and Why of Public Participation | Amelia Shaw**
- Social Innovation.....**A6 – Upgrading Recreation Tools: Tips and Tools for Building the Business Case for Energy Efficiency Retrofits | Ted Battison**

Noon – 1:30 PM.....Lunch and Tradeshow

1:30 – 3 PM.....Plenary: The Power of Play

3 – 3:30 PM.....Activity Break and Tradeshow

3:30 – 5 PM.....Dialogues

5:15 – 8 PM.....Tradeshow Networking Reception



At-a-Glance

Thursday, May 2

7:30 AM – 4:30 PM	Registration/Coffee
7:30 – 8:00 AM	Breakfast
8 AM – 5 PM	Poster Presentations/Information Fair
8 – 9:30 AM	Plenary: Framing our National Recreation Agenda: The Sequel to the Summit and the Prequel to the Roundtable
9:30 – 10 AM	Snapshots
10 – 10:30 AM	Activity Break
10:30 AM – Noon	Educational Sessions (B)
 Health and Wellness	B1 – Think “Health” the 21st Century Way: Building Collaborative Relationships with Public Health Dr. Patricia Daily
 Health and Wellness	B2 – Active Body, Smarter Brain Glen Young
 Nature and Environment	B3 – Connecting Children to Nature Where & When They Play Adam Bienenstock
 Creative Communities	B4 – Edible Landscape Projects Jodi Peters and Erin Udal
 Social Innovation	B5 – Shared Cultural Understanding Eric Wong
 Social Innovation	B6 – Extreme Makeover: Seniors’ Fees Brian Johnston, Lori MacKay, Julie Halfnights, Wendy Scott and Roger Weetman
Noon – 1:30 PM	Delegate Lunch/Awards
1:30-2:30 PM	AGM
2:30-3:00 PM	Activity Break
3 – 4:30 PM	Themed Panels
4:30 – 7 PM	Free Time
7 – 7:30 PM	President’s Reception (full delegates)
7:30 PM – Midnight	Banquet/DJ Dance



Friday, May 3

7:30 AM – Noon.....	Registration/Coffee
8 - 8:30 AM	Breakfast
8 AM – Noon.....	Senior Staff Forum (by invitation only)
8 AM – Noon.....	Poster Presentations/information Fair
8:30 – 10 AM.....	Educational Sessions (C)
 Health and Wellness	C1 – Bullying and Harassment in the Workplace Nancy Harwood and Rachel Fisher
 Creative Communities.....	C2 – African Drumming – Boosting Health and Community Spirit through Rhythm Lyle Povah
 Nature and Environment.....	C3 – Planning a Carbon Neutral Event Mark Boysen
 Nature and Environment.....	C4 – Community Forest Heather Beresford
 Social Innovation.....	C5 – Engaging Today’s Volunteers and Temporary Staff John Meldrum
10 – 10:30 AM.....	Activity Break
10:30 AM – Noon.....	Educational Sessions (D)
Nature and Environment.....	D1 – Challenges of Change: Why a Bike Lane Can Make Some People Hysterical Gordon Price
Health and Wellness	D2 – Strategies for Challenging Behaviours Katy Bigsby
Social Innovation.....	D3 – Connecting and Engaging Citizens: Why it Matters Andria Teather
Nature and Environment.....	D4 – End of the Conventional Urban Park? Greg Smallemberg
Creative Communities.....	D5 – Community Celebrations Dolly Hopkins
Creative Communities.....	D6 – League: Creative Problem Solving as Play Germaine Koh
Noon – 1 PM.....	Delegate Lunch
1 PM – 2 PM.	Keynote: The Power and Potential of Recreation and Parks Ian Hill/ Closing Ceremony

From: Banman, Dean
Sent: Wednesday, February 13, 2013 11:38 AM
To: Harvey, Ann-Marie
Cc: Nohr, Tamie
Subject: RE: Question

Randy Barr and Dave Awran. Both arena maintenance workers.
Here is the statement that Joe read at the meeting:

At this time I would like to take a few moments to publicly recognize two of our maintenance staff members at Oceanside Place Arena, Dave Awram and Randy Barr. At approximately 8:15 pm on Friday, January 25, these two staff members were first responders when a hockey player at the Meeker Rink came off the ice and showed signs of a heart attack at the Visitors players' bench.

Mr. Barr was in the Meeker rink corridor when a player approached him and said that there was an emergency, someone needed CPR and 911 should be called. He immediately activated the facility emergency response alarm, called 911 and radioed Mr. Awram, who grabbed the Artificial External Defibrillator and first aid bag and proceeded to the players' bench.

With the help of another player, Edwin Paugh, and the 911 dispatcher, these two men used the defibrillator and administered CPR to revive the individual. The outcome was positive and at last report the patient was in stable condition at hospital.

We are lucky to have such well-trained staff at our facilities that are able to respond so quickly and admirably during these crisis situations. As you know staff have had several occasions to use the defibrillator at Oceanside Place, and we are fortunate that to date, all individuals have made full recoveries.

On behalf of the RDN Board, I would like to thank Dave Awram and Randy Barr for their courageous work in reviving this individual. I know that he, his family and his friends are relieved and very grateful.

Dean Banman
Manager of Recreation Services
Regional District of Nanaimo, Recreation and Parks
830 West Island Highway
Parksville, BC
V9P 2X4
P: 250.248.3252 or 1.888.828.2069
F: 250.248.3159

www.rdn.bc.ca

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Temporary address: 2089 Vallis Place
 Sidney, BC V8L 2L3
 Email: bcsogs@shaw.ca Web Site: www.bcseniorgames.org

January 25, 2013

Regional District of Nanaimo
 Joe Stanhope, Chair
 6300 Hammond Bay Road
 Nanaimo, BC V9T 6N2

Re: Invitation to Host the BC Seniors Games

Dear Sirs

RDN CAOS OFFICE			
CAO	✓	GM R&P	✓
GMS&CD		GM T&SW	
GM R&CU		DF	
JAN 28 2013			
DCS		BOARD	✓
CHAIR	✓	Info	
2069 Commission			

760-104

On behalf of the BC Seniors Games Society, it is my pleasure to inform you that the following Communities within your Regional District have been invited to host the 28th or 29th annual BC Seniors Games to be held in August or September in 2015 and 2016. The Communities may bid on one or both of these Seniors Games, however, only one will be awarded.

- o Nanaimo
- o Parksville
- o Qualicum Beach

The BC Seniors Games has become an Economic Tourism Sporting Event for any Community. The last economic factor was completed after the 2009 Richmond BC Senior Games, where 3,900 55+ residents of BC participated in 29 sports, leaving over \$2,000,000.00 in the Business Community of Richmond.

The BC Seniors Games Society assists the Host Community and Volunteers by providing Event Management Services through an Agreement with the BC Games Society. We provide \$85,000.00 in funds from the Ministry of Community, Sport and Cultural Development as well as a portion of all Participant registration fees.

A Bid Document Package has been sent to the Mayor's office in each community. The deadline for bid proposals is 12 noon on June 28, 2013 to be received at the BCSGS temporary office at 2089 Vallis Place, Sidney, BC V8L 2L3.

If you have any questions regarding the bid process, please contact Peter Denby (Bid Committee Chair) at 250.383.5820 or bcsogs@shaw.ca.

Sincerely

June Parsons, President
 BC Seniors Games Society

"Come Play With Us..."

PRESS CONFERENCE

to announce the

2013 GOODWILL HOCKEY TOUR



Tuesday, February 19, 2013

11 am

Alberni Valley Multiplex

During the dates of April 3 - 10, 2013, an Old Timers hockey team from Tula, Russia will be coming to Vancouver Island to play games against local teams in Port Alberni, Parksville/Qualicum, Campbell River and the Cowichan Valley. This tour is being called the 2013 Goodwill Hockey Tour and is being presented as both a sports and cultural exchange. To our knowledge, this is the first time an event like this has been held on Vancouver Island.

The Goodwill Hockey Tour will be a great opportunity for the four communities to experience exciting Old Timers hockey and show the Russian team a spectacular West Coast experience.

You are invited to this media event to get specific details about the tour and hear more on what each host community is planning.

Please RSVP to Ron Doetzel at the Alberni Valley Multiplex
(ron_doetzel@portalberni.ca)

Snacks and Refreshments will be served.



GOODWILL HOCKEY TOUR

April 5 - 9, 2013



featuring a
touring team from
Tula, Russia!

Game Schedule

Date

Location

Time

Friday, April 5

Oceanside Place
Parksville

7:00 pm

Saturday, April 6

Alberni Valley Multiplex
Port Alberni

6:00 pm

Sunday, April 7

Island Savings Centre
Duncan

7:00 pm

Tuesday, April 9

Strathcona Gardens
Campbell River

6:30 pm



Exciting Old Timers Hockey



MEMORANDUM

TO: Dean Banman
Manager of Recreation Services

DATE: February 4, 2013

FROM: John Marcellus
Superintendent of Arena Services

FILE:

SUBJECT: District 69 Recreation Commission –January 2013 Report Oceanside Place

PROGRAMS/EVENTS/ICE RENTALS:

- The Oceanside Generals hosted the VIJHL All Star and Prospects games on Jan. 13 with teams represented from around the league. The opening ceremonies recognized Emergency Responders from the area with 34 dignitaries representing City Council, Fire, EMS, Ambulance, RCMP and Search and Rescue. A skills competition was held between games.
- Lions Family Skate sessions continue to draw large attendances, averaging over 260 skaters a session.
- Lazer Tag had 31 registered for the Jan. 19 event.
- The Teen Glow Skate on January 26 attracted 46 youth. Admission was free as part of the Youth Strategic Plan.
- Arena programs have very high registration for the January sessions. There are 173 registered in the first set of classes plus 6 private lesson sets have been booked, compared to 138 registered and 3 privates in 2012.
- Advanced Hockey Skills with Heath Dennison is full with a waitlist for the January session.
- Ice use for January 2013 was the same as 2012 at 575 hours. Revenue was up by \$1,182 at \$50,863.
- OMHA hosted a Bantam Tournament Jan. 4-6. Teams were mostly from Vancouver Island with the exception of 2 teams from Surrey.
- The Panthers hosted a “Junket” Jan. 8 and 9. There were teams from the Island and Sechelt in attendance.

FACILITY OPERATIONS:

- The transition to the new Vending agreement occurred in January with the old vendors removed and new vendors installed on Jan. 15th. An open house was held at OP on Jan. 19th with Complete Vending representatives available to discuss Healthy Choices and answer questions from the public and staff.
- An incident occurred on Jan 25 which resulted in a player requiring an emergency response from staff. The maintenance staff responded and due to the player’s condition, CPR and the Automated External Defibrillator (AED) was applied and used. At last report the patient was in a stable condition in hospital.

FACILITY ADMISSIONS:

2012	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Admissions													
Tot	81												81
Child	599												599
Youth	181												181
Adult	533												533
Senior	828												828
Family	985												985
Golden	24												24
Totals	3231												3231

2013	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Admissions													
Tot	77												77
Child	674												674
Youth	163												163
Adult	451												451
Senior	792												792
Family	1235												1235
Golden	52												52
Totals	3444												3444

Recommendation:

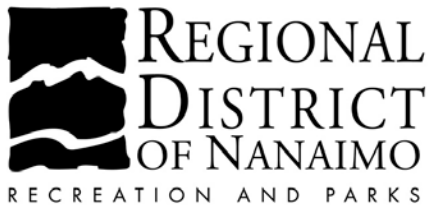
That the Oceanside Place report for January 2013 be received.

Original copy signed by J. Marcellus

Original copy signed by D. Banman

Report Writer

Manager Concurrence



MEMORANDUM

TO: Dean Banman
Manager of Recreation Services

DATE: February 7, 2013

FROM: Mike Chestnut
Superintendent of Aquatics Services

FILE:

SUBJECT: District 69 Commission – January 2013 Report Ravensong Aquatic Centre

PROGRAMS/EVENTS/ RENTALS:

Jan 1 Successful Polar Bear swim with over 185 participants and 200 spectators; collaborative event with PFD and OSR	Jan 17 Senior first aid part 1; five participants
Jan 6 New PPT employee started;	Jan 21 New Casual Lifeguard/instructor hired and trained
Jan 7 Afterschool lessons started	Jan 19 and 20 th Ravensong Breakers attended VIR championships and came fourth overall.
Jan 9 School lessons start (3 schools; Arrowview, Winchelsea, CEAP)	Jan 23 Meeting with swim club and are very happy with their registration 50 swimmers (up from 27 after the RAC closure)
Jan 11 Two new casual Lifeguard/instructors hired and trained, both with Aquafit Instructor experience	Jan 26 Child care first aid; six participants
Jan 12 Lifesaving Camp started, full with 12 participants	
First session of Aquatic winter programs:	
Revenue	<u>2011</u> \$21,605 <u>2012</u> \$19,505 <u>2013</u> \$22,140
Registrants	<u>2011</u> 344 <u>2012</u> 354 <u>2013</u> 328
Birthday parties	<u>2011</u> 6 <u>2012</u> 2 <u>2013</u> 5
Rentals Saturday 5-6pm and Sunday 5-6pm	<u>2011</u> 11 <u>2012</u> 3 <u>2013</u> 5

SWIM ADMISSIONS

2013													
Swim Sessi	January	February	March	April	May	June	July	August	September	October	November	December	Total
Tot	282												282
Child	532												532
Student	426												426
Adult	2837												2837
Senior	3774												3774
Family	1308												1308
Golden	588												588
Totals	9747	0	0	0	0	0	0	0	0	0	0	0	9747
2012													
Swim Sessi	January	February	March	April	May	June	July	August	September	October	November	December	Total
Tot	296	353	390	255	213	258	149	44	153	189	269	241	2810
Child	443	478	973	477	481	408	786	173	283	378	348	428	5656
Student	402	494	595	395	377	359	231	51	176	331	398	293	4102
Adult	2781	2782	2779	2210	2080	2145	1825	504	1354	2403	2317	2176	25356
Senior	3298	3234	3500	3069	3014	2959	2428	750	2033	3539	3757	2840	34421
Family	1418	1103	1813	881	585	766	1044	448	535	1032	958	1240	11823
Golden	472	534	542	524	516	477	416	140	342	584	559	439	5545
Totals	9110	8978	10592	7811	7266	7372	6879	2110	4876	8456	8606	7657	89713

FACILITY OPERATIONS

- Preventive and regular maintenance have been the focus in January at RAC.
- A meeting with the 2010 remedial contracting team has been scheduled for February to reiterate ongoing concerns related to under performance of elements of the new mechanical systems and other project related deficiencies that remain outstanding.
- A zero waste initiative is being undertaken at RAC to ensure recyclables and compostable items are being eliminated from general refuse and making their way to the appropriate handling facilities.

Recommendation

That the Ravensong Aquatic Centre report for January 2013 be received.

Original copy signed by M. Chestnut

Original copy signed by D. Banman

Report Writer

Manager Concurrence

TO: Dean Banman
Manager of Recreation Services

DATE: February 4, 2013

FROM: Sandra Pearson
Superintendent Recreation Program Services

FILE:

**SUBJECT: District 69 Recreation Commission – January 2013
Northern Community Recreation Program Services Report**

For the month of January 2013, the following occurred:

INCLUSION:

- There were no inclusion requests for January.

PRESCHOOL PROGRAMS:

- **Parent & Tot Gymnastics** (18mo-3yrs) – 15 registrants (full with 7 on waitlist)
- **Parent & Tot Gymnastics** (18mo-3yrs) – 14 registrants (full with 2 on waitlist)
- **Tiny Tot Gymnastics** (3-4yrs) – 13 registrants (excellent)
- **Kindergym** (4-6yrs) – 12 registrants (excellent)
- **Kindergym** (4-6yrs) – 9 registrants (good)
- **Sports for Shorts** (3-5yrs) – 9 registrants (good)
- **Tot Soccer** (4-5yrs) – 14 registrants (full with 2 on waitlist)
- **Creative Movement and Dance** (18mo-6yrs) – 14 registrants (excellent)
- **Family Fun Yoga** (3yrs+ with adult) – 19 registrants (excellent)
- **Mother Goose** (0-6yrs) – 5 sites per week – 15 registrants total (very low)

CHILDRENS' PROGRAMS:

- **Junior Can-Gym** (5-8yrs) – 16 registrants (full with 19 on waitlist)
- **Junior Can-Gym** (5-8yrs) – 16 registrants (full with 7 on waitlist)
- **Basketball Night** (8-11yrs) – 12 registrants (excellent)
- **Home Alone** (9yrs+) – 8 registrants (good)
- **Never Bee Lost** (5-7yrs) – 4 registrants (low)
- **Zumbatomic** (4-7yrs) – 11 registrants (excellent)
- **Zumbatomic** (8-12yrs) – 6 registrants (low)

YOUTH PROGRAMS:

- Programmer attended KSS Grade 9 Health Fair and interacted with 140 Grade 9 students.
- Staff met with new summer soccer camp contractor, Challenger Sports, who will offer 3 weeks of camp this year (1 week in Qualicum Beach, 2 weeks in Parksville).

- Programmer met with SOS to confirm the location for the summer Thrifty Foods Young Chef camp.
"I just wanted to say that we really appreciate working in partnership with you [RDN]! Last year when we started this process, we became very excited about the Young Chef program and decided that we needed to re-install our Kids Community Cook so that we could offer something to the younger children as well. The free workshop that you offered helped us to support the Young Chef Program and really helped us in planning and implementing the Kids Community Cook program." – P. Harcourt, Child, Youth & Family Manager, Society of Organized Services
- Programmer met with Coordinator for the John Howard Society North Island, who will be presenting the *Seeds of Resiliency* program at the February YouthLink meeting.
- Programmer working with community partners to plan Youth Week 2013 (May 1-7)

ADULT PROGRAMS:

- **Nia Class** QB – 7 registrants (good)
- **Nia Class Parksville** – cancelled with 1 registrant who transferred to QB class
- **Minds in Motion** – 12 registrants (average)
- **Seated Fitness** in Qualicum Beach - 19 registrants (excellent)
- **Seated Fitness** in Parksville - 20 registrants (excellent)
- **Hatha Yoga** in Qualicum Beach – cancelled - 2 registrants
- **Yoga Lunch** at OP- cancelled - 0 registrants
- **Zumba** – 25 registrants (good)
- **Zumba Gold** – 23 registrants (excellent)
- **RunFluid Running Clinic** – cancelled (only 5 registrants)

AREA H PROGRAMS:

- **Zumba** – 9 registrants (excellent). Less participants than Fall season (Winter = 14, Fall = 24) but a number of past registrants are paying as drop-ins.
- **Hatha Yoga** - Instructor moved to Victoria, so Monday class was cancelled, Thursday class was postponed one week to accommodate finding another instructor, with 8 registrants (good).
- **Introduction to Circuit training** – 7 registrants (excellent). This class has been cancelled for past two seasons due to low registration.
- **Tai Chi (Wang Style)** - Cancelled due to low registration (3 registrants for 2 sessions)
- **Gentle Yoga** - cancelled due to low registration. Two participants transferred to evening class.
- **Mom & Baby Yoga** – cancelled due to low registration (1 registrant).
- **Zumbatomic** – 10 registrants (good number for a Bowser Children's Program, but lower than expected).
- **Registration:** 'In-Bowser' registrations increased this month with a total of 15 of 40 registrations done by programmer.

PROMOTIONS:

- The goal was achieved for the Winter Promotions Campaign with higher registration numbers and revenue amounts by December 31, 2012, in comparison to previous year. January 2013 program registration was 544 compared to 443 in January of 2012.
- Programmer gave a Promotions overview presentation to Commission on January 17.
- Programmer did a photo shoot of Swim Lessons (with permission) for photos for next guide.
- First draft of Spring/Summer Active Living Guide downloaded and sent to desktop publisher.

COMMUNITY DEVELOPMENT:

- Financial Assistance Program – the demand remains high with over \$4,000 in subsidies requested by 30 households in January 2013.
- 22 applications were received in January for the District 69 Recreation Grant program. Recommendations will be distributed at the February meeting of the District 69 Recreation Commission.
- Spring/summer field bookings are being received; leagues will be limited this year with the closure and renovation of the Parksville Community Park. The greatest impact will be the three evening adult softball leagues representing 40 teams.
- Building Learning Together- staff attended the monthly community meeting.
- School District #69 - staff met with district staff to discuss use of Family Place Munchkinland for summer preschool services.
- Staff met with School District #69 operations staff to discuss summer camp facility bookings and use for 2013.
- The monthly Programmers Staff Meeting was held at MacMillan Arts Centre, to tour the facility, learn about its programs/events, and observe spaces available for rentals for programs and community use.
- Telephone meeting with VIHA - Integrated Health Network staff to renew partnership for 2013-2014 for VIHA to fund recreation programs and facility access for their target clients (RDN services utilized most include Seated Fitness, Active passes for Ravensong facility use and community recreation program registration.) The Seated Fitness program has been full with IHN clients as it is designed for those with specific chronic health conditions and is focused on maintaining strength and balance.
- **Area H:** Staff met with the owner of the Akasha House (Yoga Retreat and Studio) to discuss local yoga opportunities, instructors and future collaboration.
- **Youth Recreation Strategic Plan (YRSP):**
 - Programmer attended YouthLink monthly meeting.
 - **Teen Glow Skate** at the Oceanside Place Arena, which is supported by YRSP funds, had 46 youth attend (low). However, these were largely new youth to the facility who enjoyed the event.
 - Programmer is working with Geeks on the Beach to design and develop the new RDN youth website www.rdneyouth.ca and www.rdneyouth.com. Expected launch date April 2013.

That the Northern Community Recreation Program Services January 2013 report be received.

Original copy signed by S. Pearson

Original copy signed by D. Banman

Report Writer

Manager Concurrence



RDN REC & PARKS	
GMR & P	CAO / A
MGR Parks	MGR Rec
Arena	Aquatics
FEB 14 2013	
Parks	Rec
POSAC	Commission
Director	Other
<i>DBA Rec Commission - Feb 21/13</i>	

MEMORANDUM

TO: Tom Osborne
General Manager of Recreation and Parks

DATE: February 14, 2013

FROM: Dean Banman
Manager of Recreation Services

FILE:

SUBJECT: Ravensong Aquatic Centre Needs Assessment

PURPOSE

To provide District 69 Recreation Commission and Regional Board a final report on the 2012 Community Needs Assessment that was undertaken for the Ravensong Aquatic Centre.

BACKGROUND

At the May 17, 2012 regular meeting of the District 69 Recreation Commission, a delegation presented information and made requests related to the programming and overcrowding of the Ravensong Aquatic Centre. Specifically the delegation felt that the issues brought forward (overcrowding and need for additional amenities) could be addressed by the construction of another aquatic facility or the expansion of Aquatic Centre. The delegation requested consideration be given to the addition of a therapeutic pool, a fitness facility, change room expansion or an additional 50m pool. The delegation spoke to the needs of the entire Oceanside community and the benefit the requested changes would bring to many residents.

Staff provided further information that confirmed during certain times the facility is extremely busy and includes the times that the delegation and many others choose to use the facility. During the Commission Meeting, short and long terms needs of the facility and community were discussed with the following resolution being passed:

“That staff provide an assessment of the issues and report on the short term accommodations within the existing facility.”

The assessment requested by Commission was then delivered in two parts. Part one included the creation of a needs assessment survey that was made available to the public both online and in hard copy format. This survey was available from June 2012 until September 2012 with various notices, information circulars and two press releases encouraging the community to participate. Part two of the assessment includes the review of the survey with recommendations to the Commission by way of this report.

A summary of the common themes identified in the assessment are provided below:

Survey: 151 total respondents

1. Respondent Demographic - Majority of respondents were living in a household with no children and are over 50 years of age.
2. Satisfaction with Existing Programs – Program satisfaction levels are medium to high. Main concerns revolve around session lengths (lap swims too short, not enough training time), more aquafit times with smaller class size, and a greater variety of fitness classes.
3. Facility – expansion required to increase lane and leisure space, larger dressing rooms and a weight/exercise room.
4. Program – increase the number of programs offered in the areas of; aquafit, lane swims and water based exercise programs.
5. Aquafit Satisfaction – 28 % of respondents supported limiting class size. 37% did not support limiting class size. The ideal class size identified for shallow aquafit fell in between 30-50 participants. For deep the majority identified 20-30.
6. Senior Swim – This was not a specific question of the survey, however citizen advocacy for a senior only swim was instigated post survey release and those supporting a senior only swim expressed this in the comments section. Comments indicated a desire to see a senior only (over 65) swim up to 3 times per week in a morning (pre noon) time slot.

Provided below are staff comments to the issues identified within the survey as well as additional information related to Ravensong use and short term accommodations.

Program Time and Space Allocation

In order for additional aquatic exercise classes or public swims to be introduced to help reduce current class size congestion, the following factors and issues will have to be considered, reviewed and implemented:

- Patrons will self-regulate their attendance patterns thus “thinning out” current class size or alternatively the RDN imposes class size limitations or changes the drop-in format to a registration process. (Note -Majority of respondents were not supportive to limiting class size.)
- The RDN will need to recruit and retain enough qualified instructors to deliver any new programs.
- That District 69 Recreation Commission will need to support reducing other existing programs to accommodate new or expansion of existing classes.

- Reducing the Early Bird lane swim Monday, Wednesday and Friday from 6:00am-9:30am to 6:00am-8:30am and adding three one hour Shallow Aquafit classes on Monday 8:30-9:30am, Wednesdays and Fridays may be possible. However the assessment included some feedback that more lane swimming needs to be added or the lengths of time changed. Currently adult lane swimming accounts for 32% of the total amount of use at Ravensong.
- Although irregular and interrupted by school swim lessons or programs throughout the year, there is daytime pool space available for new programs Monday thru Friday from approximately 1:00pm–2:30pm. Most recently this time was utilized for the Senior Swim that was added in September and completed in December 2012.
- Some programming changes are possible to increase the availability of the popular Aquafit program. Eliminating the deep water pool space used for width swimming on Tuesdays and Thursdays 9:30am – 10:30am would create more space for approximately 16 more participants. Patrons currently attending the width swim would need to find alternative times or join into the Aquafit session. The increase in class size during this time although possible within the main pool tank, adds to the existing problem of overcrowded change rooms. The increase in congestion in the change and shower facilities during the already busy times will be increased as more patrons attend. Increase facility demand for instructor led programs also creates staffing challenges. Certified instructors living within the community are difficult to recruit while bringing those qualified from larger community such as Nanaimo typically results in additional expenses for items such as higher hourly pay, paid travel time and/or mileage expenses.
- Adding an additional half hour to the Adult Only Noon swim (currently 12:00pm-1:00pm Mon-Fri) to 1:30pm is a possibility September through December. However to continue this January through June period would require reducing the School Learn to Swim program by 50%.
- Extended access to Sauna and Steam rooms following Adult Only Noon Swims is easily accomplished. The current schedule closes the steam and sauna at 1pm. Staff recommends changing the closure to 1:30pm. RDN will incur an additional ½ hour of labor cost to implement this change.
- A senior only (65 +) swim was implemented in the fall of 2012 on a trial basis on Wednesdays from 1:00pm-2:00pm. The average attendance was 6 patrons. The option of extending this program or other senior based aquatic activity into the winter and spring schedule is not an option in 2013 as school lessons are already pre booked at this time. Due to limited facility availability to fit a Senior Only swim into the schedule on a regular basis would require another program to be reduced or cancelled.
- There may be an opportunity to re-brand some of the existing swims to make them more attractive or relevant to a wider user base. One example is the Arthritic Swim. Although popular in its existing format, the Tuesdays and Thursdays Arthritic Swim which uses all 6 lanes possibly could be combined with another compatible program that can meet existing and new user needs. It may be possible for some high demand time slots to be rotated on a regular basis through various aquatic programs. An ages 65 and over swim once a month may be possible while the remaining times are used by another activity.

- Staff will continue to evaluate the facility schedule and when possible alter programming that reflects a balance of community needs. As identified in the survey, comments from past delegations/users and a review of the facility scheduling shows this balance is becoming more difficult.

Facility Expansion

An increase in the usage demand on Ravensong Aquatic Centre was last identified in 2009. At that time the RDN contracted Hughes Condon Marler Architects (HCMA) and Venture Pacific Construction Management (VPCM) to provide an order of magnitude study and expansion options for Ravensong Aquatic Centre.

This study was completed in February of 2010 and is attached as *Appendix II*. Many if not all the needs identified by patrons in 2009 are still current today. The design options identified in *Appendix I* address the issues conveyed in the recent needs assessment.

The timing of the study was unfortunate as it coincided with the detection that the main infrastructure of the facility itself was compromised and required significant remediation to the mechanical systems and building envelope. The Regional Board on January 26, 2010 at their Regular Meeting passed the following resolution:

“That staff be directed not to proceed further with the Ravensong Aquatic Centre expansion review at this time and that user groups be advised accordingly.”

This resolution then placed the remediation work as a priority and deferred any further work on expansion of the facility. The remediation work was completed in December of 2010.

ALTERNATIVES

- 1) That RDN staff be directed to implement changes to the Ravensong Aquatic Centre schedule and to reallocate program space where possible to meet the needs identified through the Ravensong Aquatic Centre Assessment Survey, and in preparation for the 2014 Annual Budget and Five Year Financial Plan discussion, staff be directed to meet with Hughes Condon Marler Architects (HCMA) and obtain a quote on their services to determine the project and operational cost of the work outlined in Appendix II for the years 2015 -2020.
- 2) That no changes to the Ravensong Aquatic Centre schedule and program space be made at this time and alternative direction be provided.

FINANCIAL IMPLICATIONS

It is likely that any changes to the existing facility schedule as identified earlier in the report would have little impact on the financial operations of Ravensong. In fact the curtailment or elimination of programming for schools and or parents and tots during the week and the addition of the more popular aquafit or adult based programs likely would increase facility program revenue. However this change would negatively affect the activity choices of individuals who would no longer have access to the facility at the existing time. If they are

unable to adjust to scheduling changes there is a possibility that they would need to forgo or reduce their use of the facility.

Appendix II provides options of expansion to Ravensong Aquatic Centre that range from \$6.4 million to \$7.1 million. It should be noted that the order of magnitude costs provided in Appendix II, although reviewed by a Professional Qualified Surveyor, are preliminary and based on values from the (2009/2010) construction market.

The Ravensong Aquatic Centre was constructed in 1995 with final payment on the original building to be completed in 2015. Currently the annual debt payment on this original construction amounts to \$367,000 per year. The required remediation work that was carried out in 2010 amounted to \$4.8 million worth of capital work. The current annual debt on this work is \$698,000 and is scheduled to be completed in 2016. In short and shown in Table I the debt payment on the original construction of the Ravensong Aquatic Centre and the separate debt payment on the remediation work completed in 2010 will both be completed by 2015 and 2016 respectively. The Ravensong Aquatic Centre five year capital plan reserve amounts are outlined in Table II and identifies the capital reserve balances within the 2013 – 2017 Five Year Financial Plan.

Table I

Ravensong Aquatic Centre	2013	2014	2015	2016	2017
Capital Financing Charges	1,066,150	1,066,150	1,066,150	697,505	0

Table II

Ravensong Aquatic Centre	2013	2014	2015	2016	2017
Capital Reserve Balance	101,885	101,885	101,885	351,385	1,421,885

SUMMARY

In May of 2012 a delegation of Ravensong Aquatic Centre users appeared before the District 69 Recreation Commission requesting attention and priority be given to the overcrowding and lack of certain amenities at the facility. Specifically a request for additional amenities and pool space via facility expansion or by the construction of another aquatic facility was requested.

At this same meeting and later endorsed by the Regional Board staff were given the direction to undertake a needs assessment within existing resources to collect and review community comments related to the facility's use and program needs . This assessment was completed between June and September of 2012 with the results summarized within this report and combined with further comments provided by staff.

Short term accommodations are possible to address some of the issues identified in the assessment survey. However due to the existing high usage of the facility, these changes would come at the expense of other patrons. Pool space would need to be reallocated from one program/user to another. Reallocation could be in the form of restricting the existing use to smaller confines (space) of the facility resulting in more crowding. Another alternative would be to moving or cancel some of the existing programs that although have healthy attendance

figures would make way for the more popular programs that cater to the older adult demographic of the community.

Staff continue to reevaluate the programming and scheduling at Ravensong and weigh any impact that may result from changes to the existing format. With very little available viable program space, changes essentially mean the reduction or discontinuation of existing programs and as such will have a negative impact on certain segments of our community currently being served.

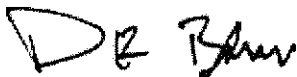
The majority of assessment respondent issues are related to the limitations (pool space, amenities, program variety and overcrowding) of the existing facility. Expansion would resolve the vast majority if not all of the respondent issues.

Between 2013 and 2016 on average \$900,000 per year is being used in the form of two debt repayments for the original facility construction in 1995 and the remediation project in 2010 (see Table II) . Beginning in 2017 both debt payments will be completed and capital reserves will amount to \$1,421,885. If the community desire is willing, there may be an opportunity at that time to consider the expansion of Ravensong Aquatic Centre or the construction of an additional aquatic facility.

It is recommended that staff review further and make schedule and program adjustment to accommodate needs identified in the 2012 Assessment Survey and to begin preparation work for an expansion review of the facility to address the longer term requirements of the Ravensong Aquatic Centre.

RECOMMENDATIONS

- 1) That staff be directed to implement changes to the Ravensong Aquatic Centre schedule and to reallocate program space, where possible, to meet the needs identified through the 2012 Ravensong Aquatic Centre Assessment Survey.
- 2) That direct staff to meet with Hughes Condon Marler Architects (HCMA) and obtain a quote for the firm's services to determine the project and operational cost of the work outlined in Appendix II for the years 2015 -2020 and in preparation for the 2014 Annual Budget and Five Year Financial Plan discussion.



Report Writer

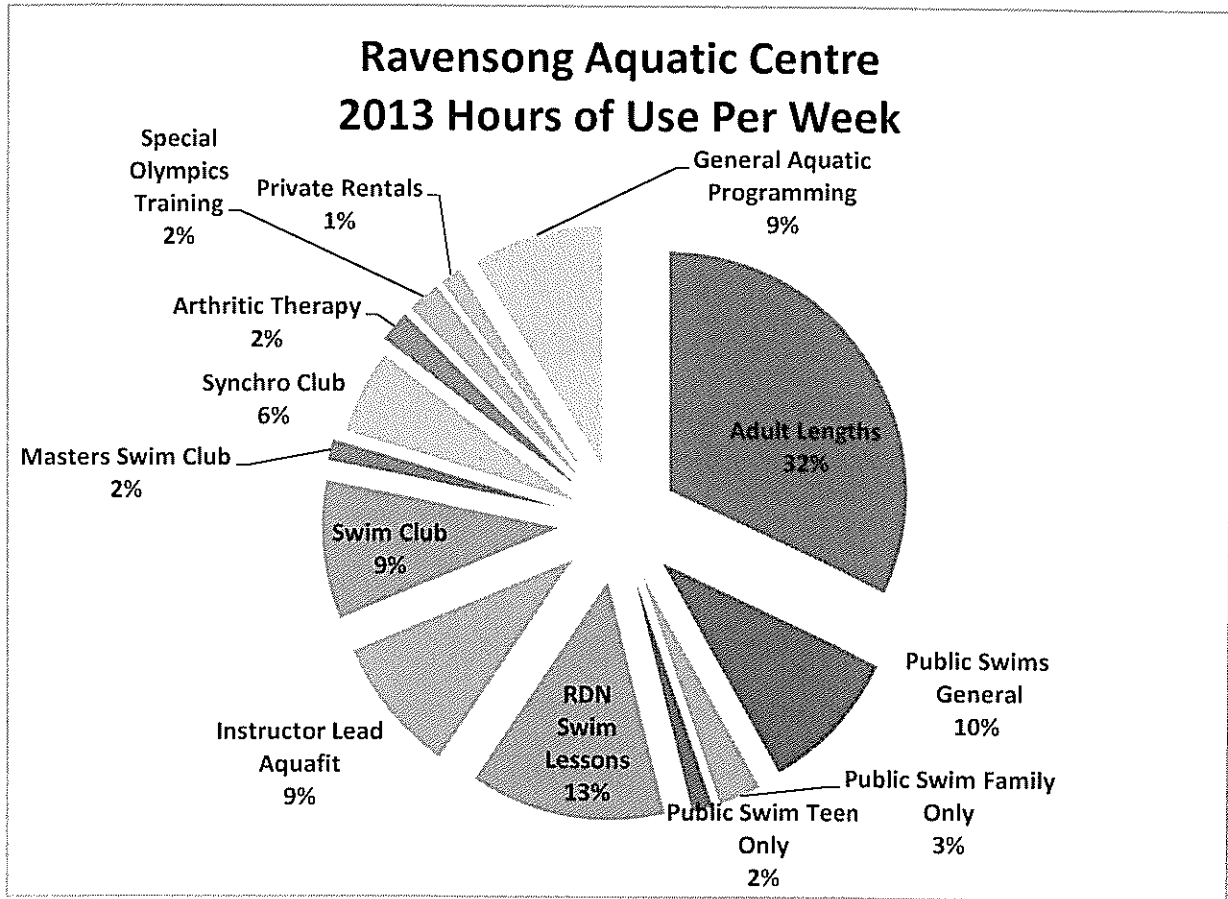


General Manager Concurrence



Acting / C.A.O. Concurrence

APPENDIX I



APPENDIX II

**Hughes Condon Marler Architects (HCMA)
Ravensong Aquatic Centre Expansion Study**

February 2010

Ravensong Aquatic Centre

Expansion Feasibility Review Report

February 15, 2010



General Manager of Recreation and Parks
Regional District of Nanaimo
Oceanside Place - 830 West Island Highway
Parksville, BC V9P 2X4

15 February 2010

Attention: Tom Osborne, General Manager of Recreation and Parks

RE: 0919 RAVENSONG AQUATIC CENTRE RENOVATIONS – FACILITY EXPANSION REPORT

HCMA is pleased to present this summary of facility expansion considerations and options at Ravensong Aquatic Centre. Hughes Condon Marler : Architects has become familiar with your facility through our involvement with the remedial and upgrade project which will take place in 2010 and has been summarized in an earlier report dated September 21, 2009. In the summer of 2009, HCMA hosted a workshop with key stakeholders and staff to obtain input on future facility expansion opportunities. Background information reviewed and referenced includes the *"Recreation Services Masterplan for Oceanside"* (PERC, 2006) and the *"Ravensong Aquatic Centre – Proposed Additions Feasibility Study Report"* (CJP 2007).

Yours truly,
Hughes Condon Marler : Architects

Darryl Condon, MAIBC, OAA, AAA, FRAIC, LEED® Accredited Professional
Principal

0919 RAVENSONG AQUATIC CENTRE EXPANSION – FEASIBILITY REVIEW REPORT

February 15, 2010

Ravensong Aquatic Centre as seen from parking lot:



Aerial Photograph of Ravensong Aquatic Centre:

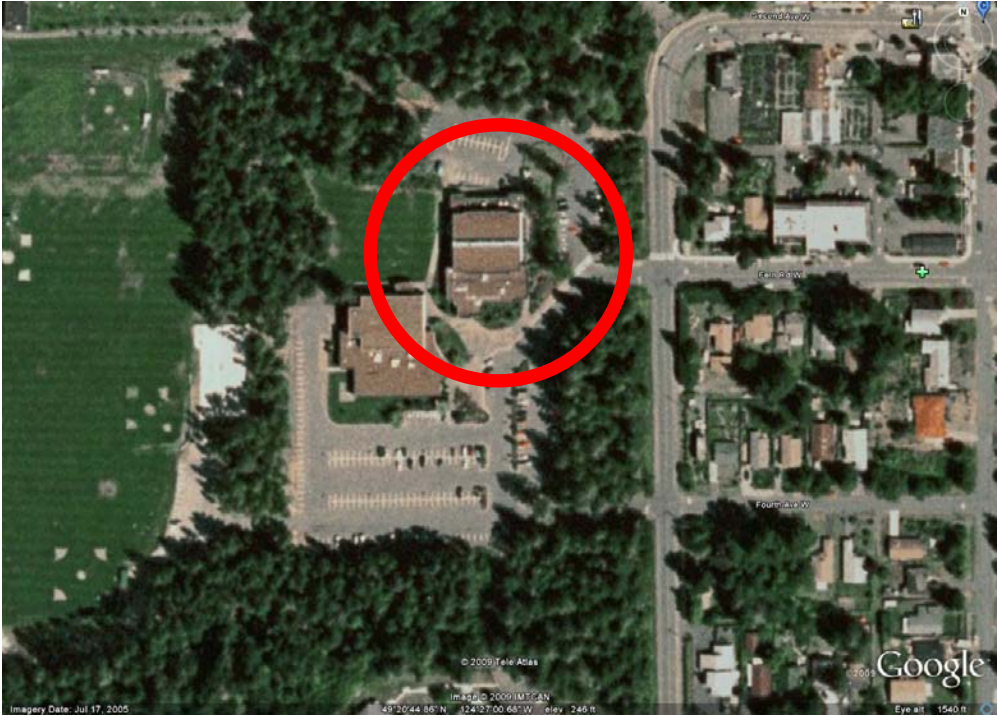


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I – BACKGROUND AND EXECUTIVE SUMMARY

BACKGROUND

Hughes Condon Marler : Architects have been retained by the Regional District of Nanaimo to review opportunities for future expansion at the Ravensong Aquatic Facility in the Town of Qualicum Beach, BC. This scope was part of Phase 1 of the Ravensong Aquatic Centre – Remediation and Upgrade Project, which has since proceeded into Phase 2 – Implementation, with construction work to be completed in 2010.

On June 24, 2009 HCMA met with RDN staff, management and select stakeholders to obtain input on the existing facility as well as hopes and thoughts for possible future additions and expansions. In particular HCMA was asked to expand on the “*Ravensong Aquatic Centre – Proposed Additions Feasibility Study Report*” prepared by CJP in 2006 and 2007 which was developed under time constraints and without much stakeholder involvement. At the time of HCMA’s engagement, the expansion was still considered to be an Option that would be presented to the general public in form of a referendum. In the Fall of 2009, facing significant costs to upgrade and remediate the existing facility, the Regional District made the decision to focus on the remedial work first and not proceed with an expansion at this time. This report summarizes the review of expansion options as they had occurred prior to this decision. The focus of these options shifted more towards a long-term master-planning exercise as it became clear that the expansion was postponed indefinitely into the future.

It should be noted that the separation of the necessary remedial work from the potential expansion options eliminated the potential for “synergies” between the two projects, which the original RFP call had identified to be identified and quantified as part of Phase 1.

REPORT OUTLINE

The result of this study is not one proposed design for the expansion of the Ravensong Aquatic Facility. It is rather an exploration and description of various options that inform the masterplanning process. As such it took one step back from the previous feasibility study and widened the exploration of building options and components. In Section II, this report first describes the feedback received as part of a workshop to which stakeholders and staff were invited. Mostly this served to further identify the needs and perceived shortcomings of the existing facility. Section III briefly identifies two distinct approaches to structuring and organizing the relationship between the entry, the pool hall, the change rooms and the wellness centre. Section IV proceeds to describe what are called “components”, functional units of areas that are programmatically related, such as the wellness centre, the pool hall and the change room block. Finally we have identified Order of Magnitude costs that are to be expected for these expansion spaces. These costs are based on a dollar per square foot assignment and should serve merely for master planning purposes. Additional cost estimates would be required as any proposed design for the expansion gets further developed.

EXECUTIVE SUMMARY

This study concurs with major portions of the expansion recommendations found in the Recreation Services Masterplan. It also deems certain aspects of the previous feasibility study prepared by CJP in 2007 as a viable solution. At the same time, this study identifies additional opportunities to provide more floor space for the wellness component if deemed beneficial. We have also presented an alternative approach to structuring your expansion, which relocates the entrance, in order to provide an improved relationship between the entry lobby and the pool hall.

II EXISTING FACILITY

INTRODUCTION

The existing facility (Ravensong Aquatic Centre, RAC) was constructed in 1995 with an approximate floor area of 1700 m². It is a single storey building of non-combustible construction and un-sprinklered. It contains a single pool hall with a 25m, 6 lane lap pool with fixed entry stairs and a 1 meter diving board (currently at a temperature of 84°F), a 25 person hot tub (102°F) and a 77m² leisure/teach pool 94°F. Past additions and enhancements to the facility include a new sauna and steam room (2004) and a new water/play feature ("the whale, 2005).

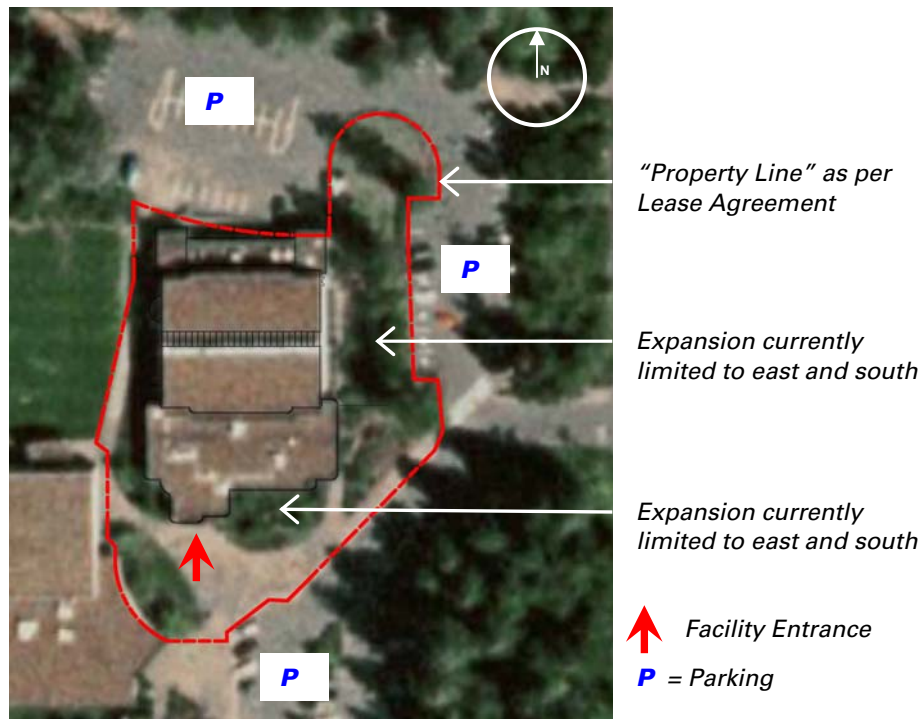
The pool hall is characterized by its vast amounts of natural light with expanses of curtain walls facing the east and west, upper level windows on the north and south walls, as well as a large skylight that stretches the entire length of the pool hall from east to west. The building is a combination of concrete masonry unit, concrete and steel construction. The pool deck and pool tanks are ceramic tile.

II.a CONSTRAINTS

SITE

RAC is located on land that has been leased from the Town of Qualicum Beach. It is abutted by parking lot to the north (with service access to the mechanical support spaces), a treed and landscaped buffer between the eastern curtain wall facade and a parking lot, a landscaped area and the main circulation walkway to the entry to the south and open fields as well as a fenced outdoors patio to the west. The property lines that form part of the current lease agreement limit possible expansion significantly, leaving possible expansion areas to the east and to the south. Expanding in other directions would require a renegotiation of the lease agreement with the Town of Qualicum Beach.

The main entry is at the south-west corner of the facility, set back from the drop off area and parking lot by about 25 meters. The entry is located underneath a canopy overhang, providing shelter from the elements at the entry doors, but also somewhat concealing the entry doors from direct view from the points of arrival to the site.



BUILDING CODE CONSIDERATIONS

The facility is classified as Group A, Division 3, one storey, increased area, non-combustible construction. This classification limits the floor area to 2400m² if facing 1 street, 3000 m² if facing 2 streets or 3600m² if facing 3 streets. Once the addition has occurred it is possible that the facility will face 3 streets, most likely it will face “2 streets”, which means that the new facility will likely exceed the maximum area permitted.

Contrary to the previous feasibility study, we recommend providing sprinkler protection for the entire facility, rather than separating parts of the building from the remainder with a 2 hour fire wall.

This approach significantly increases patron safety in case of a fire emergency situation and may have positive impacts for the owner on the insurance coverage of the building. Additionally taking this approach provides increased opportunities for transparencies inside the facility and keeps open the possibility for future additions and multi-level expansion.

We have recently completed a sprinkler protection to a similar aquatic facility in Saanich that is larger than your facility, and the mechanical costs for sprinkler installation totalled less than \$100,000.00, with an additional \$75,000.00 allowance to make good and refinish ceilings after installation.

II.b IDENTIFIED SHORTCOMINGS

As a starting point, it was our intention to better understand the current shortcomings of the facility, either perceived or real, as well as its strengths. These shortcomings and strengths were grouped into technical and programmatic issues; the technical shortcomings largely to be addressed in the remedial project, leaving the programmatic issues to be considered as part of this study.

Technical

There have been a number of deficiencies with the existing structure, envelope and mechanical systems identified, the majority of which will be addressed through a major remediation project in 2010. These are described in detail in a separate report by HCMA, dated September 21, 2009.

Programmatic

Programmatic and functional shortcomings are by nature somewhat harder to identify; items may be quite obvious based on current use patterns and experience, others may be more anecdotal and based on comparison with other facilities. The majority of these were identified by stakeholders at the workshop.

Overall facility

- Wellness Component.
 - o The lack of a fitness centre with program offerings such as weights and cardio equipment as well as opportunities for offering physiotherapy and other health and wellness programs has been identified and formed the starting point for previous studies on the expansion of this facility. Already the original design in 1995 had this component as part of the project, but it was removed from the project and not built as a cost savings measure.



Example: Fitness Centre added to Sungod Aquatic Centre (Delta) in 2001 at 5000 sf. Note that this facility is now (2010) being doubled in size to keep up with patron demand.

- Multi-Purpose Space / Birthday Room
 - o Currently the facility does not have Multi-Purpose (MP) space. A Multi-Purpose Room is usually included in similar facilities, providing additional programming options for aquatic and non-aquatic programs and training. If positioned appropriately, such Multi-Purpose space also provides opportunities for patrons to host birthday parties at the facility. It should be

noted that the neighbouring Civic Centre has numerous MP spaces available, but the lack of an MP room has been identified as a shortcoming and the addition of one MP room to RAC is desired and was included in the previous study.



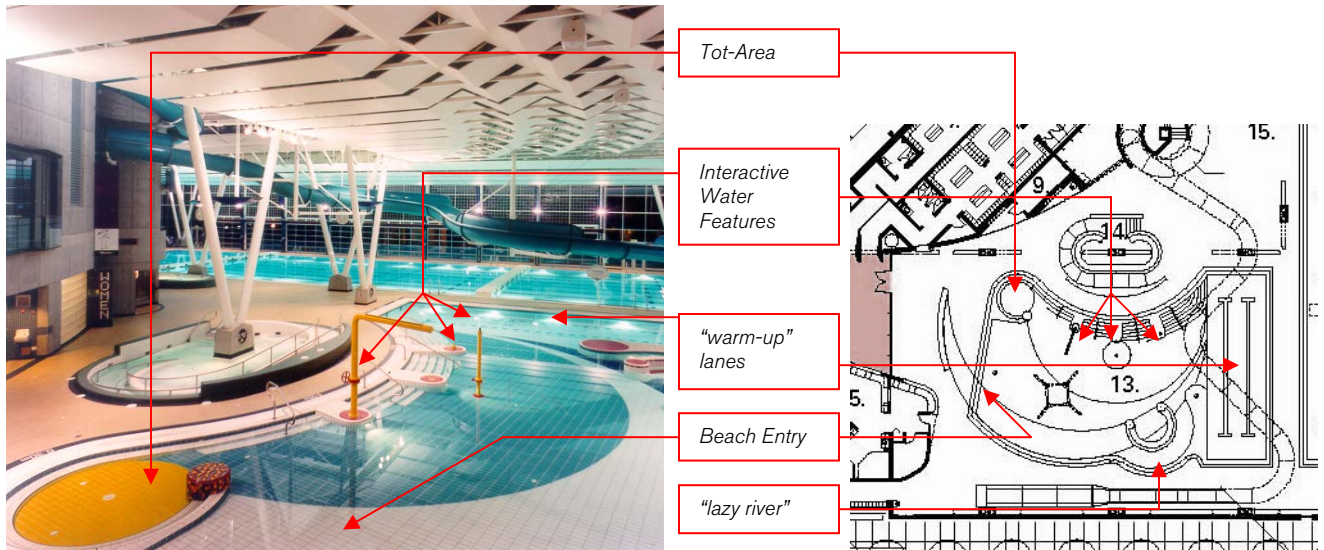
Example: A Multi-Purpose / Aerobic Studio located at Port Moody Recreation Complex

- The lack of bicycle facilities (covered and secured bicycle parking, bicycle storage) was identified as a shortcoming of this facility.

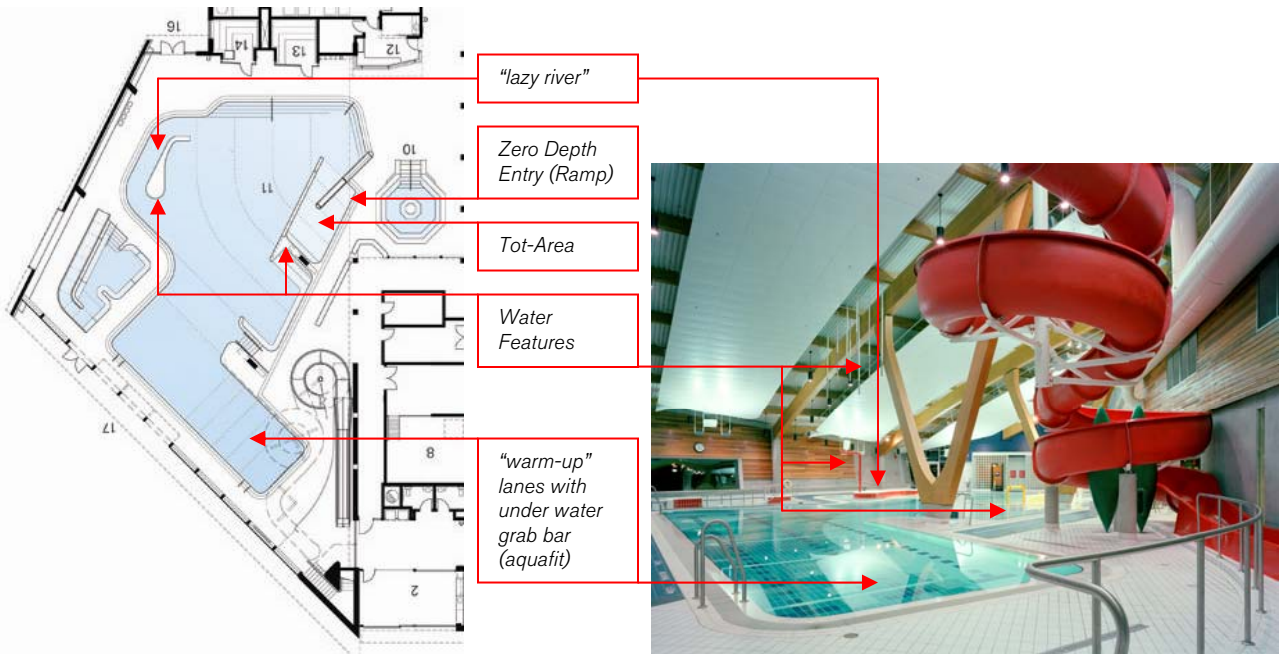
Aquatic Component

- The aquatic component is the backbone of this community facility and is popular for its strength in programming offers and staffing. It is felt that the patrons have learned to live with some of the shortcomings listed below and adjusted their attendance patterns and schedules to suit, but that addressing the shortcomings would likely lead to an increase in use by the community of this “pool next door”.
- Pool Tanks – configuration, uses and temperatures
 - o The facility is a multi-tank facility, but the need to use the main tank for lane/lap swimming schedules as well as aquasize/exercise programs leads to scheduling challenges similar to single tank facilities, and most importantly the water temperature is a compromise, too warm for the lane swimmers and too cold for some aquasize patrons.
 - o The leisure / teach pool is relatively small compared to most leisure tanks in newer facilities. Its shape is simple in plan and it has a single slope floor ranging in depth from 0m to about .9 meters. It is well used for leisure, toddler and therapeutic purposes, but has limitations in its use as a teach pool and can not accommodate any aquafit type programs.

Below are some examples of a Leisure pool tanks as part of a multi-tank facilities: Any proposed leisure tank should add water features, “lazy-river”, zero depth entry (ramp or “beach entry” and additional warm-up/leisure swim lanes. A new tot area is optional, since the existing leisure tank at RAC provides this functionality. Slides are very popular attractions as part of leisure pools and the inclusion of a slide should be considered, even though the Recreation Services Masterplan correctly identifies high operational (staffing) costs associated with slides.



Above Example: Walnut Grove Aquatic Centre Leisure Pool Tank. Note: Several additional water features were "roughed in" at time of construction allowing the pool to add features over the years to provide new attractions.



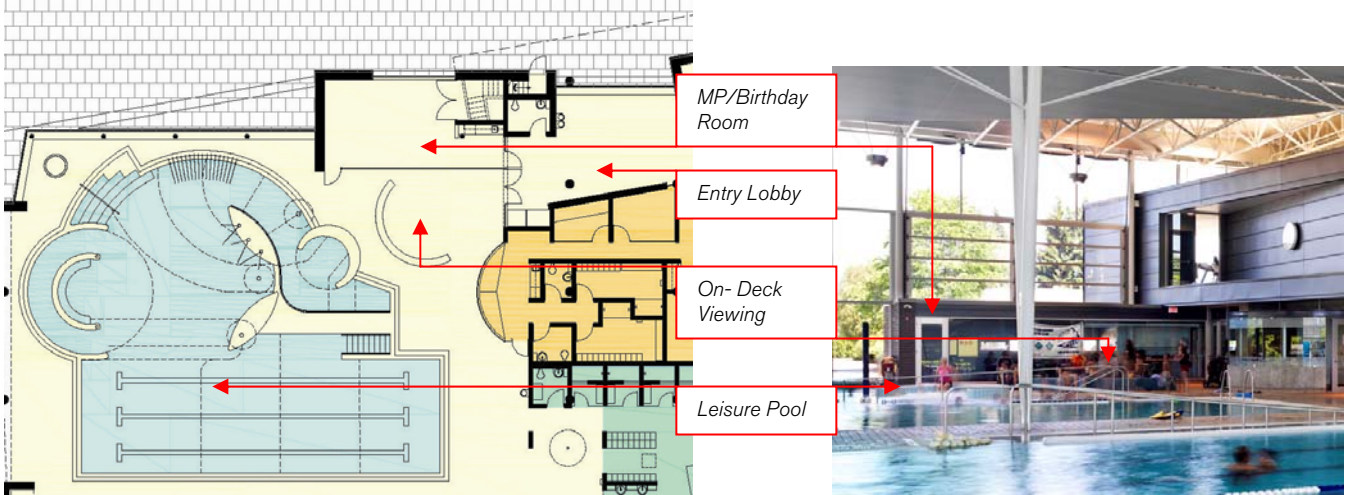
Above Example: West Vancouver Aquatic Centre Leisure Pool Tank

- Pool Decks

- o The pool deck areas are very restricted in general, and some areas even pose safety concerns
- o The very narrow pool deck between the tot/leisure pool and the deep end of the main pool requires lifeguarding care. This is compounded by the significant slopes in the deck due to the flush gutter detail. There are no deck drains between the two pools.
- o Available deck area at the entries to the change rooms is very minimal, additionally constricted by the addition of glass-block screens on the deck to restrict sightlines into the change rooms after sets of doors have been removed.

- There is minimal “on deck viewing area” where the existing glazed entry lobby provides viewing into the pool hall

Below is an example of a facility with a lobby/birthday room and on-deck viewing arrangement that provides sufficient and varied viewing opportunities for non-swimming public (for instance parents). The RAC expansion should attempt to significantly increase available pool deck, including on-deck viewing area in proximity to the leisure pool.



Above Example: Chimo Pool (Coquitlam)

- **Water / Pool Features**

- The addition of the “whale” in 2005 has provided one of the few water features within this facility. Others include the 1m diving board and a portable tot slide located at the shallow end of the lap pool. Additional features to increase the leisure aspect of the facility and the attraction to youth and children (slide, play-features, climbing features etc.) was mentioned as desirable by stakeholders.



Above: some examples of a leisure pool that provides a multitude of water play features, some of which can be controlled interactively by patrons.

Below some additional water play feature illustrations: climbing wall, water curtains, squirters and jets, flowrider®, waterslide



- Change Rooms
 - o The need to expand available change rooms has been previously identified and formed part of the previous expansion feasibility study. At the stakeholder workshop it was re-confirmed that the change rooms in general, but the family change rooms in particular are experienced as crowded and tight.
 - o Only three family change rooms are provided in the facility, which was not uncommon in the past, but differs significantly from what patrons have come to expect in recent years.
 - o Staff change/shower facilities were not included in the original facility and the staff areas adjacent the current family change rooms are not very generous.
- Support Spaces
 - o A shortage of storage space in the pool as well as in the administrative areas was repeatedly mentioned in the stakeholder workshop. The available storage rooms on the north side of the pool hall are furthermore constrained by their use as mechanical rooms.
 - o The existing mechanical room provides sufficient space for planned upgrades to the mechanical system, but there is no capacity to consider an expansion of the facility without also expanding the mechanical support spaces.

II.c OTHER STAKEHOLDER FEEDBACK

50 meter Pool

- The suggestion to add a new 50 meter lap pool was brought forward by a swim club at the stakeholder workshop. The Recreation Services Masterplan addressed this request, noting that the costs associated with the building and operating of a 50m tank is very high, and that a leisure pool with some additional lap capacity will serve the needs of this community at this time.

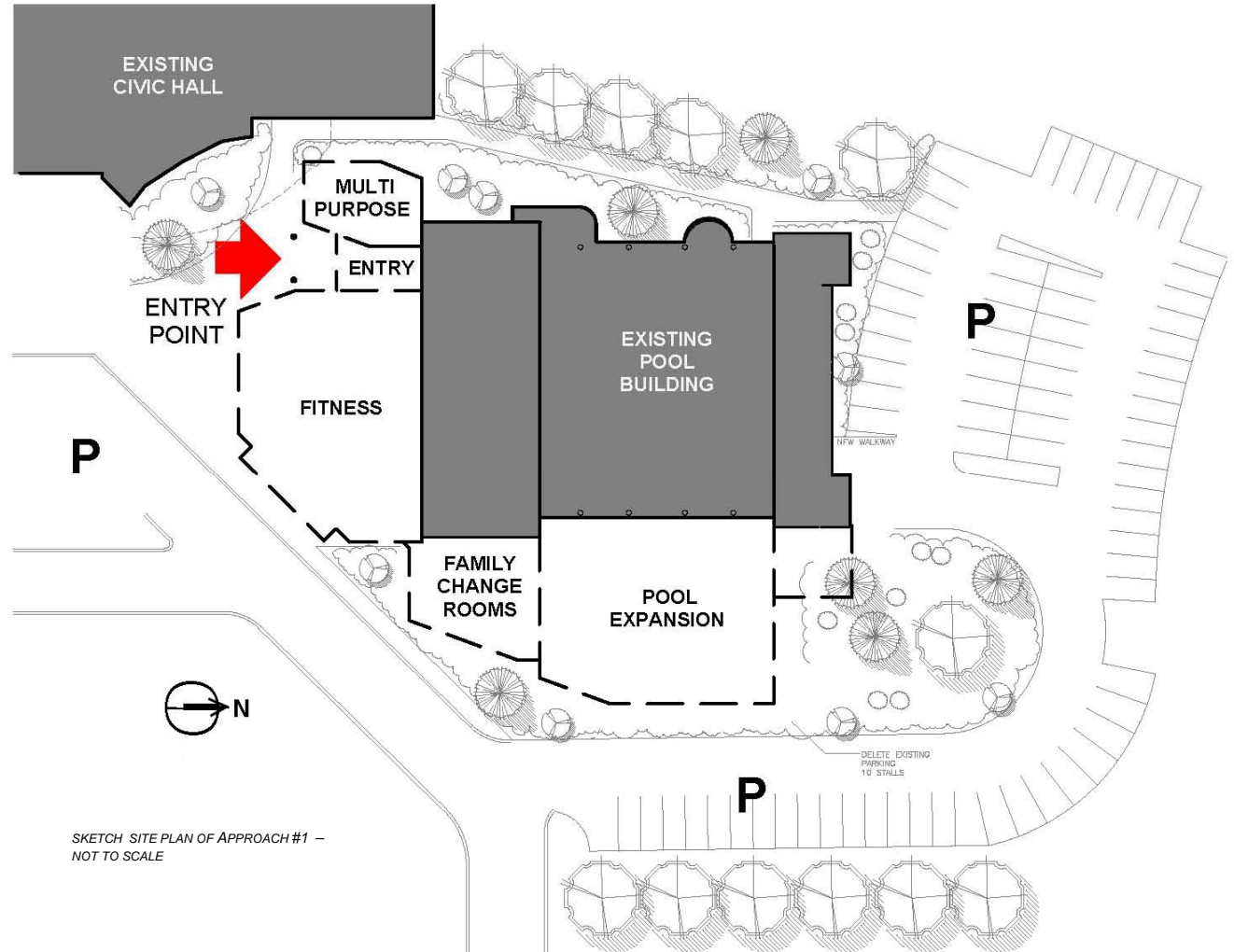
Expansion building type and technology

- The high costs of constructing a 50 meter pool mentioned in the Recreation Services masterplan were questioned by an attendant at the stakeholder workshop. It is our opinion that reducing these costs by building an outdoor pool, or a air-supported (“bubble”) style addition (as suggested) are not feasible and furthermore that this site lacks available land to easily expand the facility with a 50 meter pool. The existing facility is already an efficient steel and masonry building, lending itself to a fairly economical expansion when using the same construction technology, providing a seamlessly experience when transitioning from the existing pool hall into the new pool hall. Employing pre-engineered systems or air-supported technologies will have little economic savings, but are associated with significant technical challenges when physically attached to conventional steel buildings due to very differing structural requirements, sway tolerances and structural movement.

III EXPANSION OPTIONS – SITE PLANNING

Following a site analysis, we have identified 2 fundamental approaches to structuring the arrangement of expansion components at and around this facility. Approach #1 accepts the existing front entrance at its current general location, Approach #2 relocates the main entry to the east, changing the fundamental relationship between the entry and the pool deck. Both approaches have advantages and disadvantages. Following are 2 simplified site plan sketches that indicate the 2 site planning approaches

III.a Approach #1 – Retaining existing Entry location



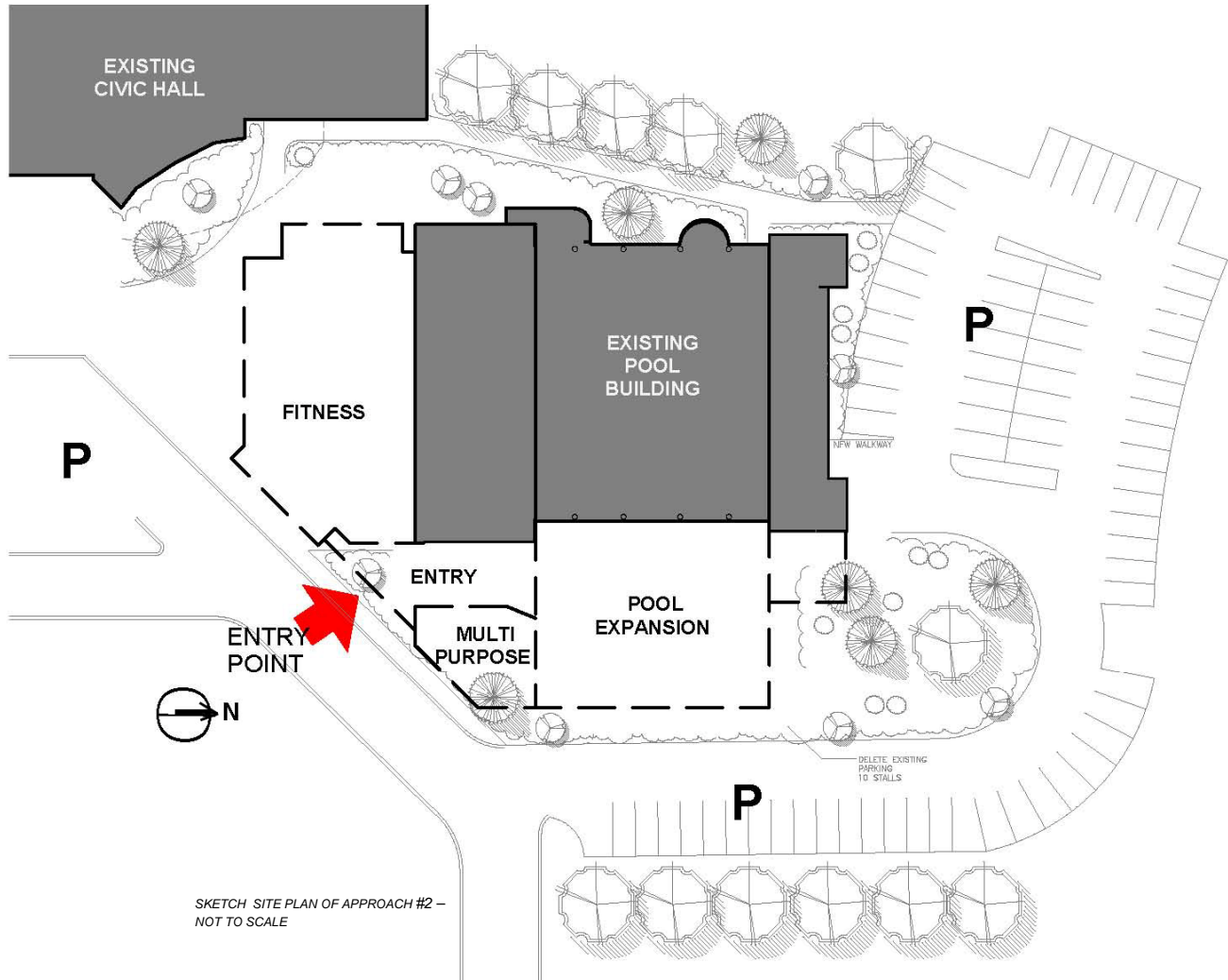
Retaining the existing entry location has the following advantages:

- + retention of existing areas saves some cost compared to new construction of lobby and entry combined with renovating existing areas to suit new uses.
- + familiarity of current patrons
- + proximity of RAC entrance to Civic Centre Entrance

Disadvantages:

- limited expansion options to the south
- once new south expansion has been constructed, the main entry becomes “buried” or concealed from most views on site
- entry is very removed from northern and eastern parking lots

III.b Approach #2 – “Reversal” – the facility entry is shifted to the east



Relocating the entry location has the following advantages:

- + Possibility to design a new spatial relationship between the entry / entry lobby, the expanded pool hall and the MP room
- + Possibility to create a visible, transparent and inviting entry situation that addresses public as it arrives by public transport or automobile from Jones Street
- + larger expansion to the south is possible

Disadvantages:

- increased cost because more areas are newly constructed and renovated
- the entry loses its immediate relationship to the Civic Centre

The following pages explore in more detail options that present themselves for the major expansion components. Some options are feasible with approach #1, some with approach#2 and some would work independently of the entry point to the facility.

IV EXPANSION SCOPE – COMPONENT DESCRIPTIONS

THE STARTING POINT – EXPANSION COMPONENTS:

- WELLNESS/FITNESS
- AQUATIC CENTRE: POOL
- AQUATIC CENTRE: CHANGE ROOMS

Wellness Component: One of the major components to be added to the facility is the Health and Wellness Centre (Fitness Centre), which would include aerobic and cardio exercise equipment, free weights and associated space for a physiotherapist or other health and wellness offerings. This is a component that was already included in the original facility design, but not constructed as a cost saving measure. The size is identified in the Recreation Services Masterplan at a minimum of 2500 square feet (230 m²), noting that most current facilities have significantly more space for this component (typically 5000 sf (465m²) to 10000sf (930m²))

We concur with previous recommendations to give priority to this component and that the size should be expanded if possible, which was also indicated in the CJP study, where the wellness Centre was sized at about 360 m² (3900sf)

The stakeholder workshop was less conclusive around the priority of this space over an expansion of the aquatic space. As was pointed out, there are several other (commercial) opportunities available in the community to visit these types of fitness facilities, but there is only one public swimming pool. Since most current users are patrons of the swimming pool, it is the shortcomings of the swimming pool that are noticed most, not the absence of a wellness centre.



Above: Fitness and Wellness Centres benefit greatly from a visual connection to the outdoors, to other programmatic activities (pool) or even both at the same time.

Please refer to Section IV.a for additional explorations of some options for adding this component to the existing facility.



Above: Fitness and Wellness Centres can be located on the second storey. They can also add visual supervision to exterior public spaces, as here in West Vancouver.

Aquatic Expansion Component: The second major expansion component identified in the Recreation Services Masterplan is the expansion of the pool itself. The Masterplan indicates that the expansion of this existing facility will provide the required additional swimming pool capacity for this community more economically than building another separate facility elsewhere in the Regional District. The Recreation Services Masterplan furthermore concludes that a leisure oriented expansion with up to 4 lanes of additional lap swimming and a lazy river type feature, which serves both leisure and therapeutic needs is appropriate. Generally we concur with this assessment, and believe that the addition of one additional tank with some lap swimming capacity, areas that can serve for aquasize programs, a zero entry beach/ramp access and has an array of leisure oriented features would allow the main lap pool to be lowered in temperature, decreasing conflicts between various users and significantly increasing programming opportunities. The leisure pool would be placed such that aquasize patrons may be able to be in both pools for the same program. In our opinion the 2007 expansion proposal, which included a 6 lane 25 meter pool with a lazy river, is not a feasible solution. Typically lap pools are not very compatible with lazy-river features, and we believe it more important to create a new pool tank that caters to the leisure and aquafit user in its temperature, not to lap swimming.

A waterslide and some diving capacity (3 meter platform or board) was brought up at the workshop as further desirable additions, but would be largely dependent on available funds and the size of expansion.



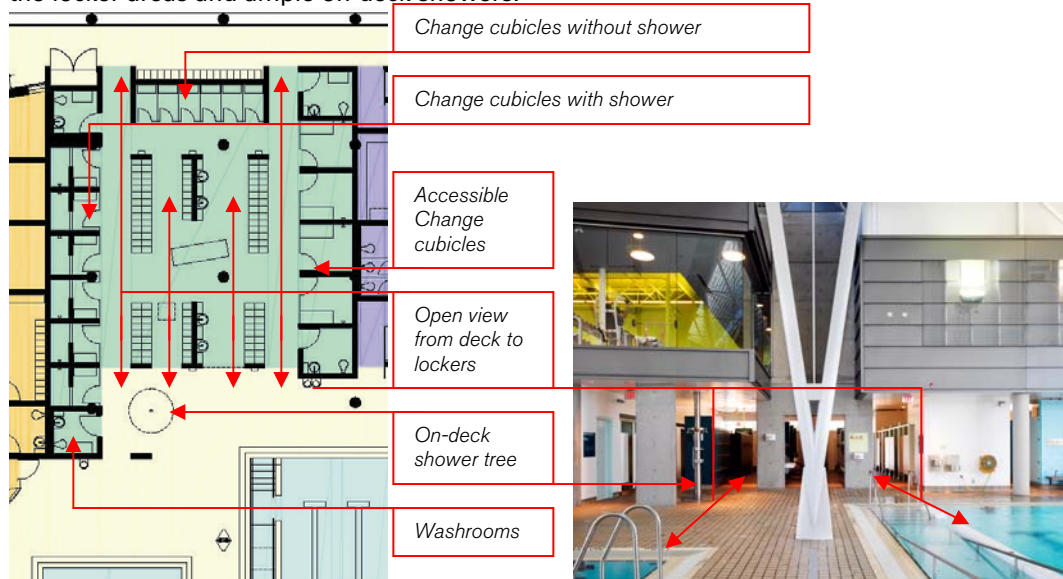
Above: Free-form leisure pool tanks with some lap/lane capacity have proven very popular and typically include seating opportunities, various water play features (sprays and jets in the pool, on the pool deck and suspended from the ceiling), easy entry (zero-depth beach or ramp), a lazy river, a vortex or bubble pit as well as water surface area that accommodates aquatic programs and lessons. The actual shape and configuration of a leisure pool is best designed with significant staff and stakeholder involvement to ensure it suits the actual needs of the specific facility. (Image 1: Chimo Aquatic Centre, Coquitlam, Image 2: West Vancouver Aquatic Centre)

Please refer to Section IV.b for additional explorations of some options for adding this component to the existing facility.

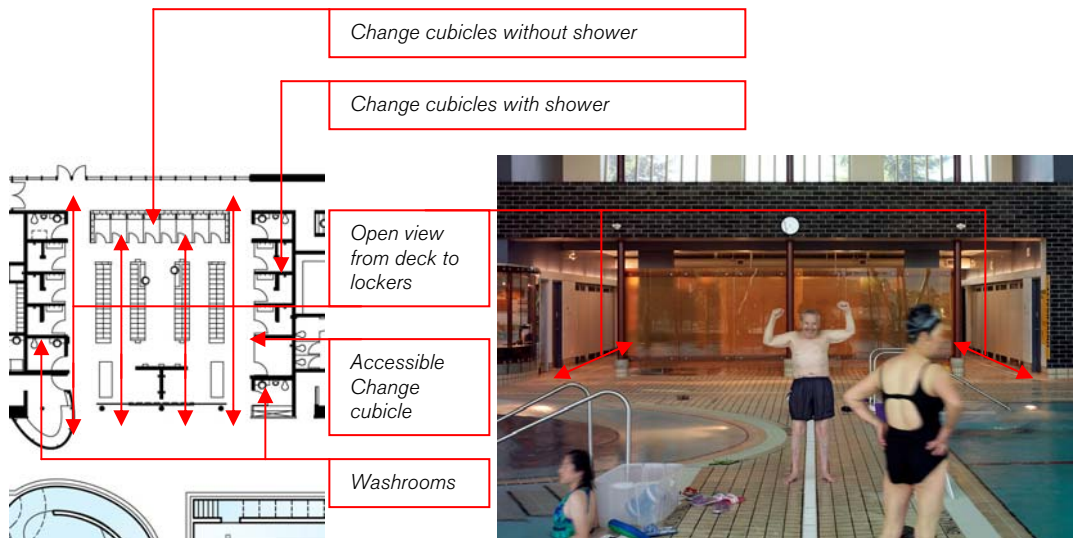
Staff Areas: The existing facility lacks a pool staff room and dedicated staff change areas. It is important that this shortcoming be addressed as part of any expansion to the facility. Options include renovating the existing family change rooms for this purpose or providing new aquatic staff and control spaces as part of a larger addition. These options have been included in the Change Room Option explorations (III.c).

Change Room Component: As identified in Recreation Services Masterplan and as apparent through current trends in aquatic facility design, the expansion of change room facilities is necessary. One reason is the possible pool hall expansion, but we have also witnessed changes in patron behaviour and expectations since this pool was originally constructed. The tendency to add Universal Change Rooms (Family Change room style) is increasing, as they offer increased patron satisfaction by offering various degrees of privacy and they have been found to increase the locker room security. Even without a significant pool expansion, the shortage of “family” oriented change rooms may need to be addressed in the future.

Universal Change Rooms are what we call change rooms that are designed to accommodate a multitude of users and can be seen as the next generation of “Family Change Rooms”. They are characterized by their openness and inclusiveness, the provision of change cubicles with showers, change cubicles without showers, clear sightlines between the pool deck and the locker areas and the locker areas and ample on-deck showers.



Above: Plan and Image of Universal Change Room at Chimo Aquatic Centre, showing the open view from the pool deck to the lockers and the deck shower tree.



Above: Plan and Image of Universal Change Room at Killarney Community Pool, showing the view from the pool deck to the lockers.

IV.a FITNESS / WELLNESS COMPONENT - OPTIONS

The objective of this component is to add a wellness centre, which includes space for fitness and exercise equipment as well as support spaces including physiotherapy space, offices and washrooms. The provision of a Multi-Purpose room is also part of this expansion scope. The options below review three possible approaches to locating and organizing this expansion.

Options

IV.a.1 Fitness Option 1 – As per earlier feasibility study

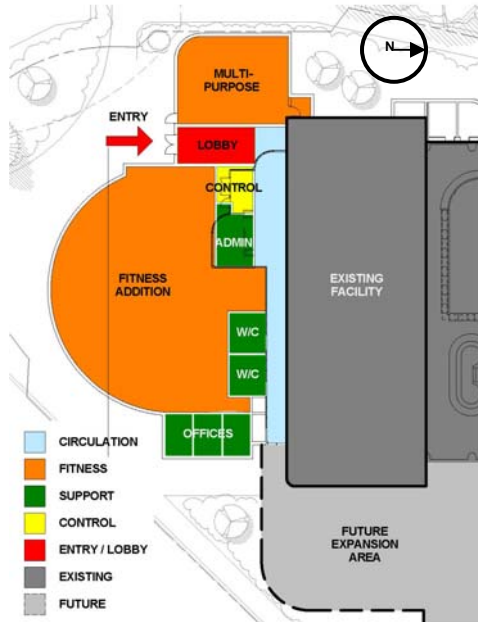
This first Option has already been explored as part of a previous feasibility study (CJP, 2007).

Advantages:

- + follows the originally intended facility layout, taking advantage of the current control /reception desk and entry point
- + single level facility, no requirement for elevator and stairs

Disadvantages:

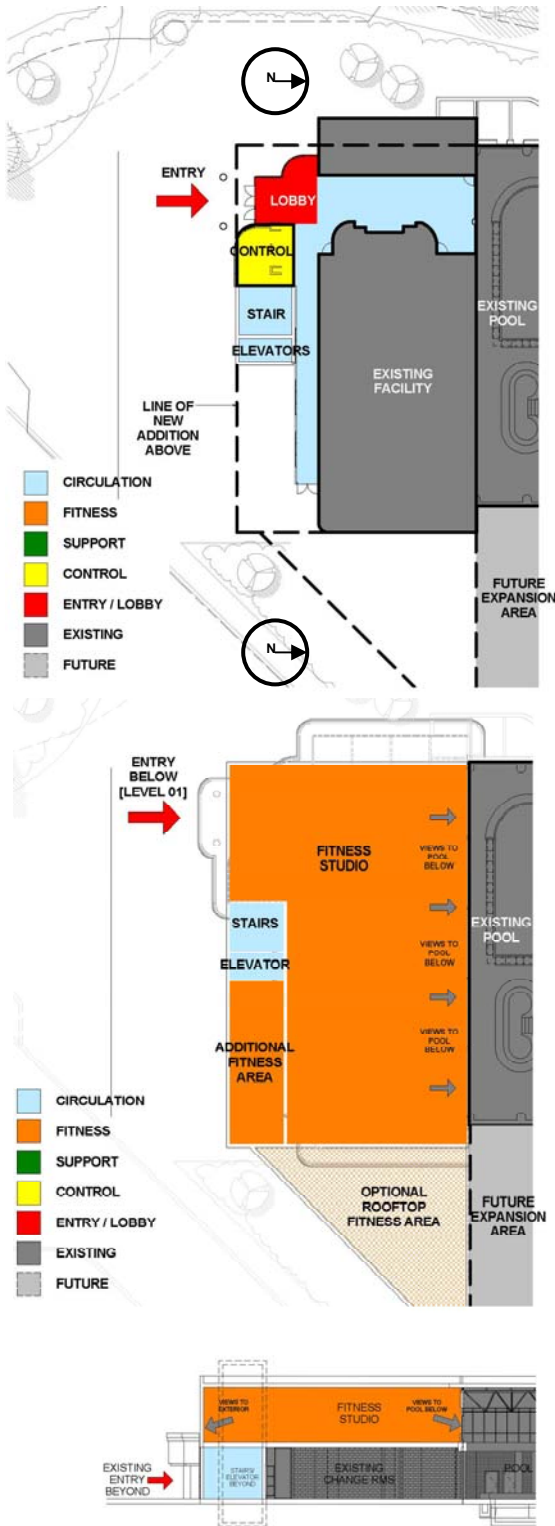
- site constraints limit the maximum possible space available for wellness centre
- the entrance remains somewhat concealed behind the wellness centre
- the Multi-Purpose Room encroaches into the public space between the Civic Centre and RAC, leading to some awkward spaces
- no improvements to the relationship between the entry lobby and the pool & pool deck, as additional entry lobby space is added away from the pool deck



SKETCH PLAN – NOT TO SCALE

**IV.a.2 Fitness Option 2 - Two storey option,
 Placement of Fitness above the existing change rooms**

This second option explores the opportunity to place the fitness / wellness centre on the second level above the existing change rooms.



Advantages:

- + much larger footprint available for the wellness centre (up to 10000 sf)
- + “densification” rather than “sprawl” – intrinsically sustainable approach
- + Wellness centre can take advantage of potential views into the pool hall and to the exterior
- + There is opportunity for outdoor deck space associated with the wellness centre
- + Existing Entry point remains at same location
- + Entry vestibule and canopy (existing location) remains visible from drop-off drive aisle and parking lot

Disadvantages:

- significant structural work is likely to ensure the existing masonry structure can support the new second floor level
- code implications of a 2-level facility (fire rating of the floor, sprinkler protection of the facility, accessibility requirements)
- building over existing building comes at a cost premium due to vertical circulation and code/structural upgrades
- multi-level facility: requirement for an elevator to provide the necessary connection between the 2 levels
- staffing implications of multi-level facility



Upper level fitness centres overlooking activities in pool halls add to the attractiveness and liveliness of recreation facilities. (Sample image: Legends Centre, Oshawa)

IV.a.3 Fitness Option 3 (relocated entry to facility)

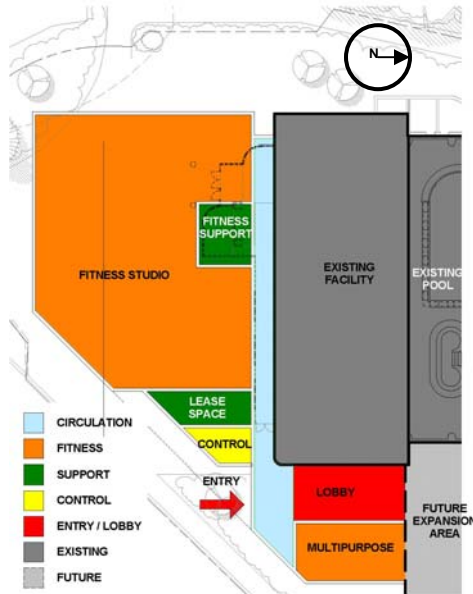
This third option explores the fitness expansion to the south with general site planning approach #2, which relocated the entry to the east of the facility. This wellness centre option corresponds with Change Room Option 2.

Advantages:

- + the relocation of the entry allows the wellness centre to occupy a larger footprint (up to 5800 sf – 530m²) on one level, more if designed as a 2 storey addition
- + the entry is not located behind (to the west) of the wellness centre anymore, allowing the footprint to take on a more rational shape
- + the entry has moved into a prominent and visible location and can be designed in conjunction with a new lobby, a new Multi-Purpose room adjacent the pool hall expansion
- + It is possible to design the wellness centre addition to accommodate a future second level if additional area may be required in the future

Disadvantages:

- more areas are newly constructed (Lobby), which in turn means higher capital costs
- wellness centre addition is only feasible if pool hall also gets expanded, otherwise the new lobby and MP-room location does not work



SKETCH PLAN – NOT TO SCALE



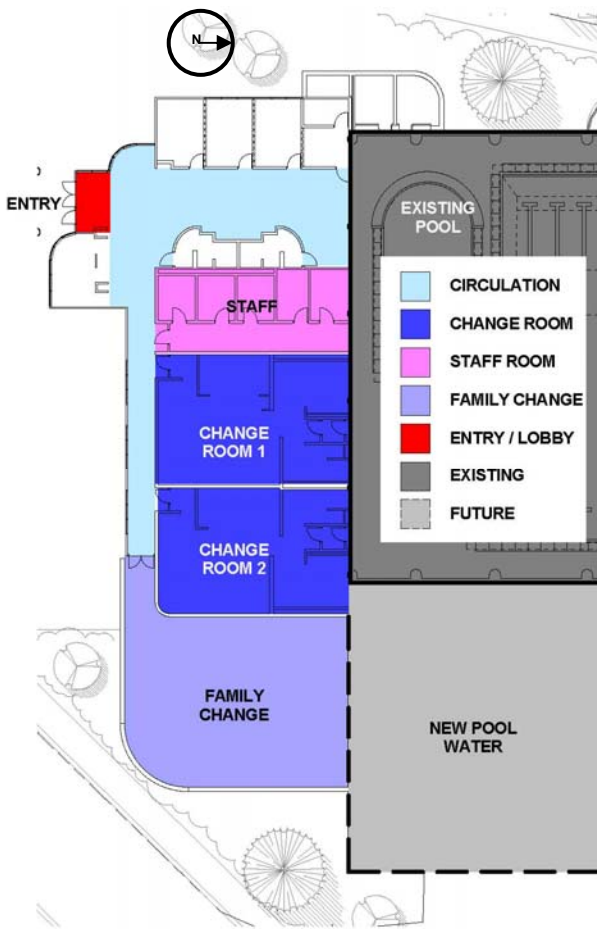
IV.b CHANGE ROOM CONFIGURATION OPTIONS

The objective of the Change Room Expansion is to add additional family change room capacity (Universal Change Room) to serve the existing and expanded pool hall. The second objective is to provide additional staff changing facilities, which are currently missing from the facility. Should the expansion design enter into the next phase, it will be necessary to liaise early with the Health Authority Having Jurisdiction (VIHA) to ensure that the change rooms in the new configuration will be acceptable for the expanded facility. This comment stems from past experience, whereby some of the changing facilities (such as showers) that are part of family change rooms have been excluded from the fixture count. This has the potential of placing the operator in the position of having to not only add family change capacity, but also additional men’s and women’s change room capacity to meet the requirements for the increased bather load.

The three options below further illustrate the two general approaches to placing the entry to the expanded facility, Option 1 assumes retaining the existing entry location and adds a Universal Change Room as newly constructed space to the east. Option 2 on the other hand suggests the renovation of existing space into a Universal Change Room and instead constructs a new entry lobby and entry. Option 2 and 3 differ in the placement of the Universal Change Room, Multi-Purpose room and Staff Room.

Options

IV.b.1 Change Room Option 1 – As per earlier feasibility study



Advantages:

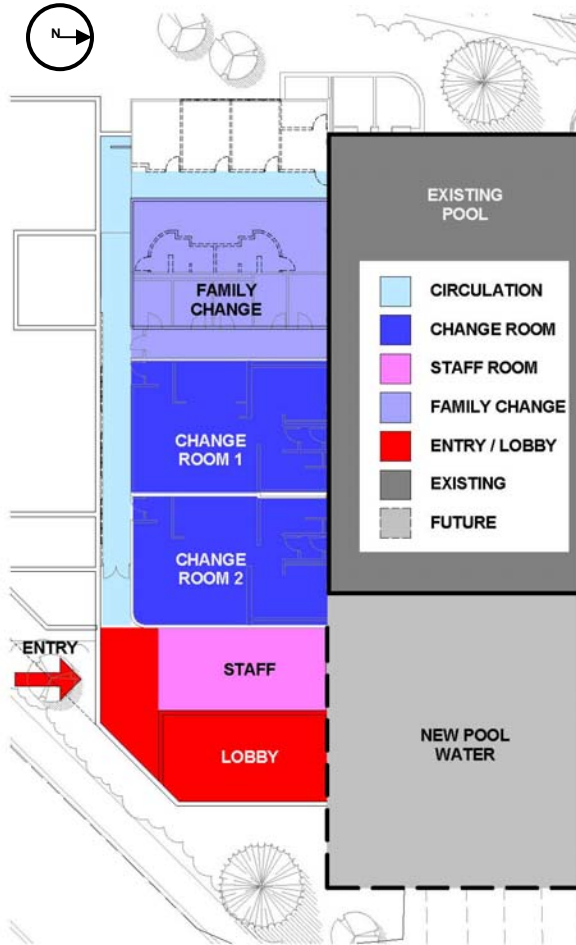
- + lower capital cost through retention of existing admin spaces, reception desk entry lobby and public washrooms
- + ability to create a nice and open relationship between the new Universal Change Room and the leisure oriented new pool tank
- + direct relationship between “family change rooms” and new family oriented zero-beach entry leisure pool

Disadvantages:

- Entry and entry lobby (existing) has no visual connection to the new pool features and leisure tank
- no increase of on-deck (in pool environment) public viewing area adjacent entry lobby
- The new Universal Change Room is separated from the existing teach/tot pool and whale
- the new addition facing drop-off drive aisle is a change room, and as such has by necessity a fairly solid, closed appearance
- In connection with a fitness expansion to the south (III.a option 1), the entry becomes concealed from the parking lot views

IV.b.2 Change Room Option 2 – “Reversal” – relocated entry

In this reversal option, the entry is relocated. The existing family change room is expanded into the former lobby space and to the east a new staff area and a new lobby is constructed. The Multi-Purpose Room remains part of the wellness expansion to the south or up on the second level.



SKETCH PLAN – NOT TO SCALE

Advantages:

+ Ability to combine a new pool staff area with a new reception desk in a new entry lobby that affords views and access to the new expanded pool and pool deck.

+ the newly constructed area (Lobby and Entry) can be designed in a transparent and inviting manner, allowing for transparencies and views into the pool with new pool features

+ Entry is very prominent and visible to newly arriving patrons (drop-off aisle)

+ Opportunity to create on-deck viewing as part of the expanded pool hall, which is directly accessible from the new lobby

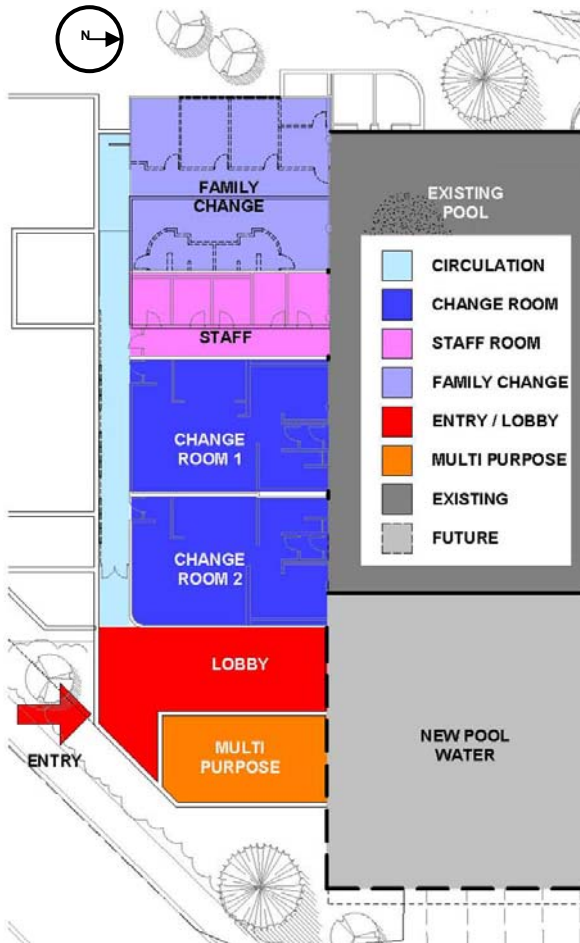
+ the expanded Family Change Room (Universal Change Room) remains closely associated with the existing teach/tot pool.

Disadvantages:

- additional corridor space required to access administration offices (currently lobby serves this function)

IV.b.3 Change Room Option 3 – “Reversal” – relocated entry

In this reversal option, the entry is also relocated. Additionally the administration offices are relocated into the wellness expansion (to the south or up onto second level) and the Universal Change Room is relocated and expanded into the former lobby and admin areas. The existing family change room is renovated into staff area. A new lobby and Multi-Purpose space is constructed to the east.



SKETCH PLAN – NOT TO SCALE

Advantages:

- + Ability to combine a new entry lobby that affords views and access to the new expanded pool and pool deck with the Multi-Purpose Room
- + the newly constructed area (Lobby and Entry) can be designed in a transparent and inviting manner, allowing for transparencies and views into the pool with new pool features
- + Entry is very prominent and visible to newly arriving patrons (drop-off aisle)
- + the Multi-Purpose space can be built adjacent the pool deck, increasing programming opportunities (training, birthdays)
- + Opportunity to create on-deck viewing as part of the expanded pool hall, which is directly accessible from the new lobby
- + the expanded Family Change Room (Universal Change Room) remains closely associated with the existing teach/tot pool.

Disadvantages:

- higher capital investment compared to Option 1, because more areas are renovated or newly constructed (lobby, admin)

IV.c POOL TANK EXPANSION OPTIONS

The starting point for the pool tank expansion is the Recreation Services Masterplan, which identified the need to find additional lane capacity and additional leisure attractiveness. Below are a few conceptual approaches to adding water surface to this facility. Refined recommendations on the actual amount of water and the features to be included would follow a more thorough stakeholder and staff consultation process.

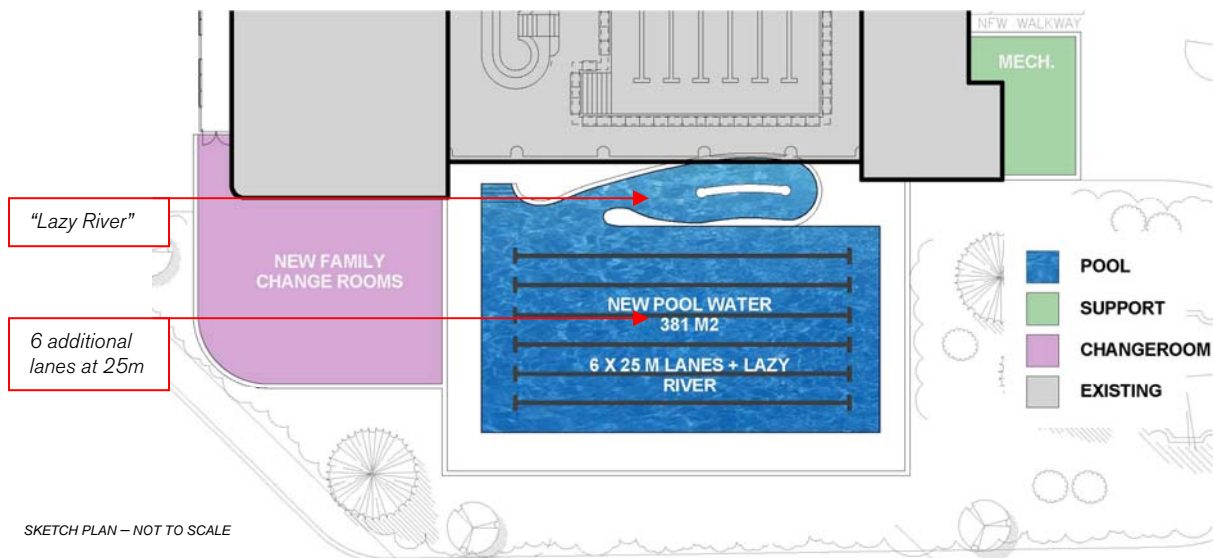
The limited staff and stakeholder consultation already completed as part of this project have confirmed our assessment that the first option, which is the proposal included in the last feasibility study, is not very practical.

We believe that it is possible to focus the additional pool tank on leisure and aquasize uses, allowing the existing lap pool to be programmed more efficiently, essentially increasing the lap/lane capacity without building another lap pool.

The leisure pool would include some additional lanes (warmer water), which serve multiple purposes and further alleviate the congestion in the lane pool (colder water).

Given the site constraints, we propose that the warm-up lanes as part of the leisure pool are not full 25 meters in length.

IV.c.1 Option 1 – 25 meter lap pool with lazy river (from CJP study, 2007)

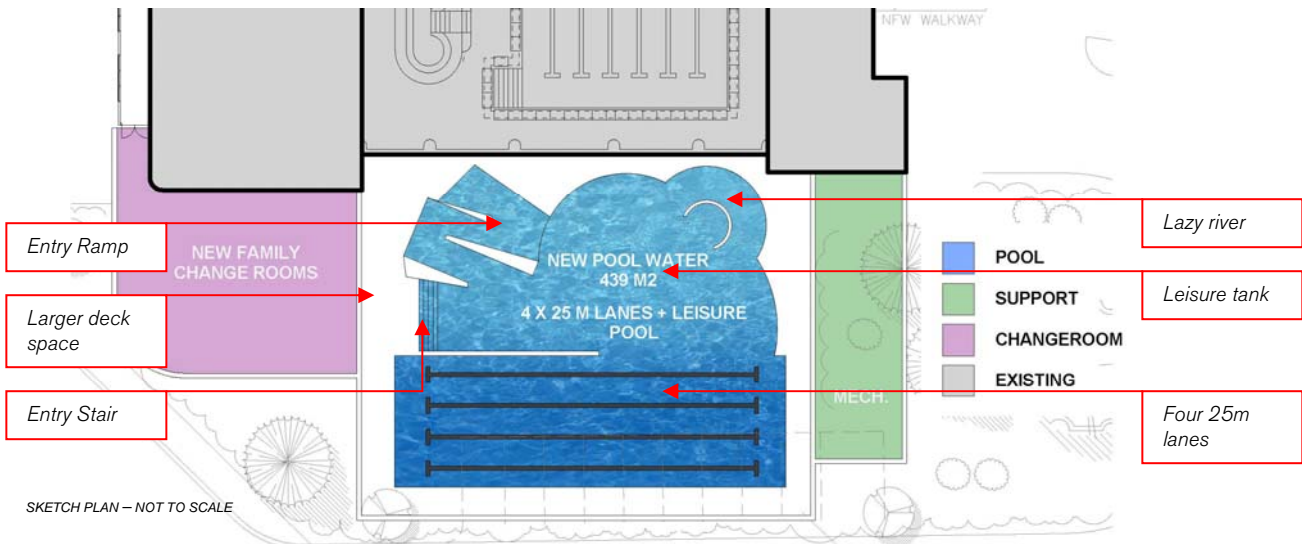


This Option 1 was the expansion proposed in the 2007 feasibility study by CJP. While it follows the recommendations of the recreation services masterplan in providing additional lane water and a lazy river, it is our opinion that this configuration has some significant drawbacks. The first drawback is that this solution repeats some of the shortcomings of the existing building by not providing sufficient deck space. Deck space is important, not only to provide the necessary circulation space, but also as programmable space, (space used for programming such as lessons and training). A freeform pool allows the shape of the pool to react to the adjacent requirements, providing more deck space where desired and useful.

Furthermore we are not aware of a successful combination of a lap pool with a lazy river, since the water temperatures desired for these two uses differs significantly and the lazy river water movement is likely to interfere with any serious use of the laps.

We also believe that it is important to provide zero-depth entry opportunities into any newly constructed pool tank (ramp or beach).

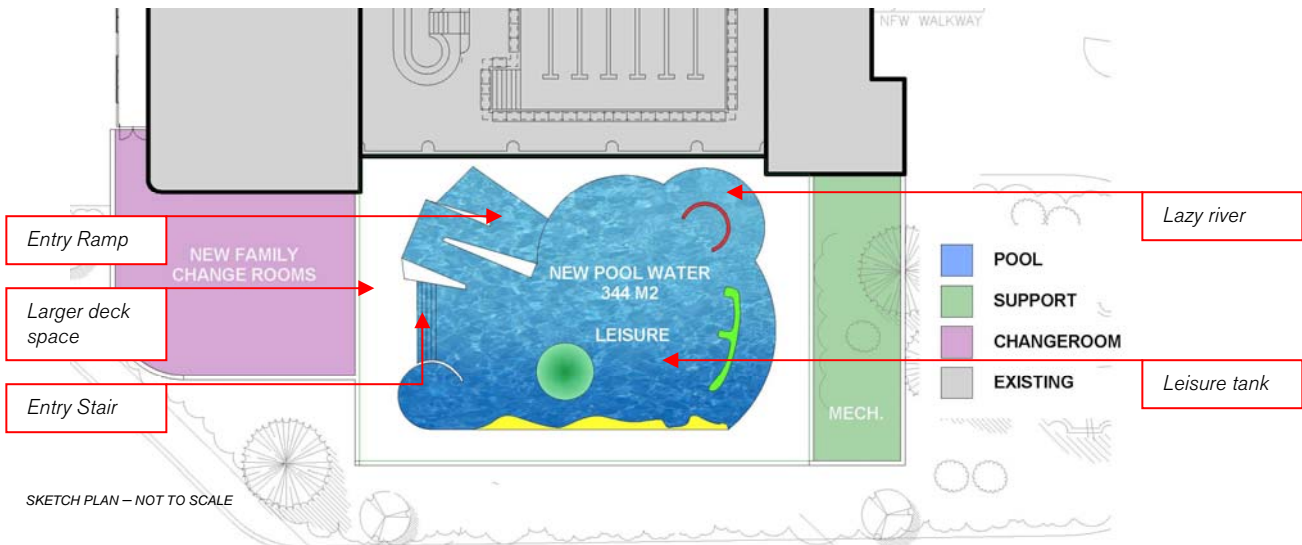
IV.c.2 Option 2 – 4 lanes 25 meter lap pool combined with leisure features



Option 2 indicates that it is possible to provide 4 lanes of additional lap pool capacity and combine this with a more freeform leisure pool shape. This would allow the inclusion of a ramp entry (can also serve as play area for toddlers), a lazy river and additional pool deck adjacent the change room (or entrance lobby as in Approach #2).

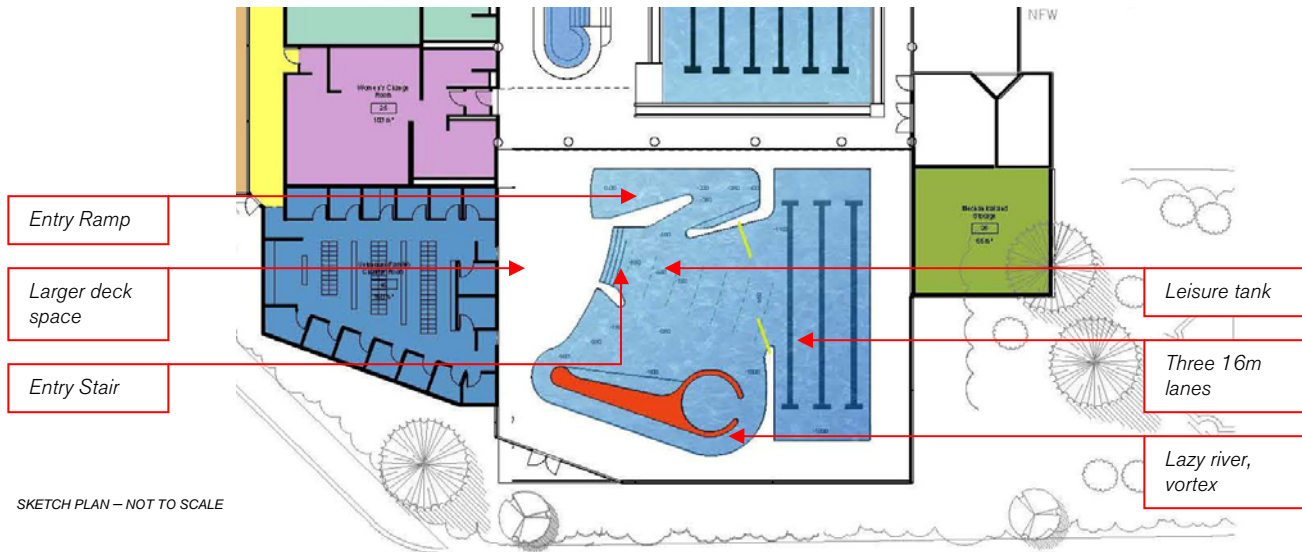
The water temperature would cater to the leisure user, which means that the lap usage would be not intended for serious lap swimming.

IV.c.3 Option 3 – dedicated Leisure Pool



It is not uncommon to find a leisure pool tank that completely caters to the leisure user with a free form tank. This would allow more freedom in the selection of water play features. It is however our experience and preference to include some warm-up lap swimming capacity in all leisure pools.

IV.c.4 Option 4 – Leisure Pool with shorter warm-up lanes



This option indicates the provision of some warm-up lane capacity (3 lanes at 16 meters), but a focus on the leisure aspect of the pool tank. A very generous pool deck area is associated with the change rooms (or entry lobby in Approach #2). A zero-depth entry ramp turns into a tot play area before entering a generously sized body of water that ranges in depth from 600mm to 1200mm. The warm-up lanes (depth from 1000mm to 1200mm) are located such that it is possible to have aquasize programs take place in the shallow end of the main pool and in the warmer leisure pool at the same time.

V COST IMPLICATIONS

The following section provides some information on the cost implications for above component options. Construction costs per square foot (square meter) have been estimated based on past project experience and review of the expansion scope by a Professional Quantity Surveyor. It should be noted that these costs represent estimated hard construction cost dollar values in today's local construction market (2009/2010) and are intended to be the mid-range of expected bid responses were the project to be competitively tendered today. They factor in the nature of renovation or new construction applicable to the individual components.

Wellness Centre:

We estimate the wellness centre component to require a construction cost of \$225/sf, which includes allowances for the necessary washrooms and some office/support spaces. This is based on an overall wellness centre area of around 420m² (4500sf) and would decrease for a larger area and may increase if the wellness centre was to be constructed as a smaller area.

Should the wellness centre be considered as a second storey addition to the existing building, we estimate the construction costs to increase by another \$75/sf to accommodate the fixed costs of adding an elevator and 2 sets of stairs, as well as the additional renovation costs associated with this scenario. This option would however allow the construction of a significantly larger wellness centre.

Change Rooms:

The change rooms are estimated at a construction cost of about \$405/sf newly constructed or about \$315/sf if built in renovated existing space (such as current lobby/admin area in approach #2)

Pool Expansion:

The leisure pool expansion is estimated at about \$430/sf, which includes the required mechanical equipment and space for a leisure pool with some lap capacity. This represents a modest approach to the selection of play features, and the price could go up should additional or costly play features be selected.

The addition of a slide would add about another \$150,000-200,000 dollars to this component.

Multi-Purpose Room:

The MP Room is estimated at a construction costs slightly above the wellness centre at around \$240/sf (if mostly exterior envelope, as in Approach #1) or \$230/sf if it is constructed in conjunction with new Lobby space (Approach #2)

Lobby Space:

A new Lobby is estimated at around \$300/sf for a new and transparent lobby complete with washrooms and seating opportunities. Adding a small portion of lobby to the existing is estimated at about \$230/sf

VI TEST FACILITY PLANS

The following pages describe 2 possible options that can be derived from above components. These plans are illustrative in nature, intended to show two of the possible many configurations of above component options. The 2 distinct plans highlight the 2 site planning approaches, we have kept the actual facility comparable in size and choice of wellness area and pool layout.

VI.a Approach #1 - retention of existing entry point, single level facility with leisure pool expansion

This option is comparable to the previous feasibility study in the location and size of Wellness Centre, Multi-Purpose Room, Entry and Universal Change Room.



SKETCH PLAN OF OVERALL FACILITY
APPROACH #1 – NOT TO SCALE

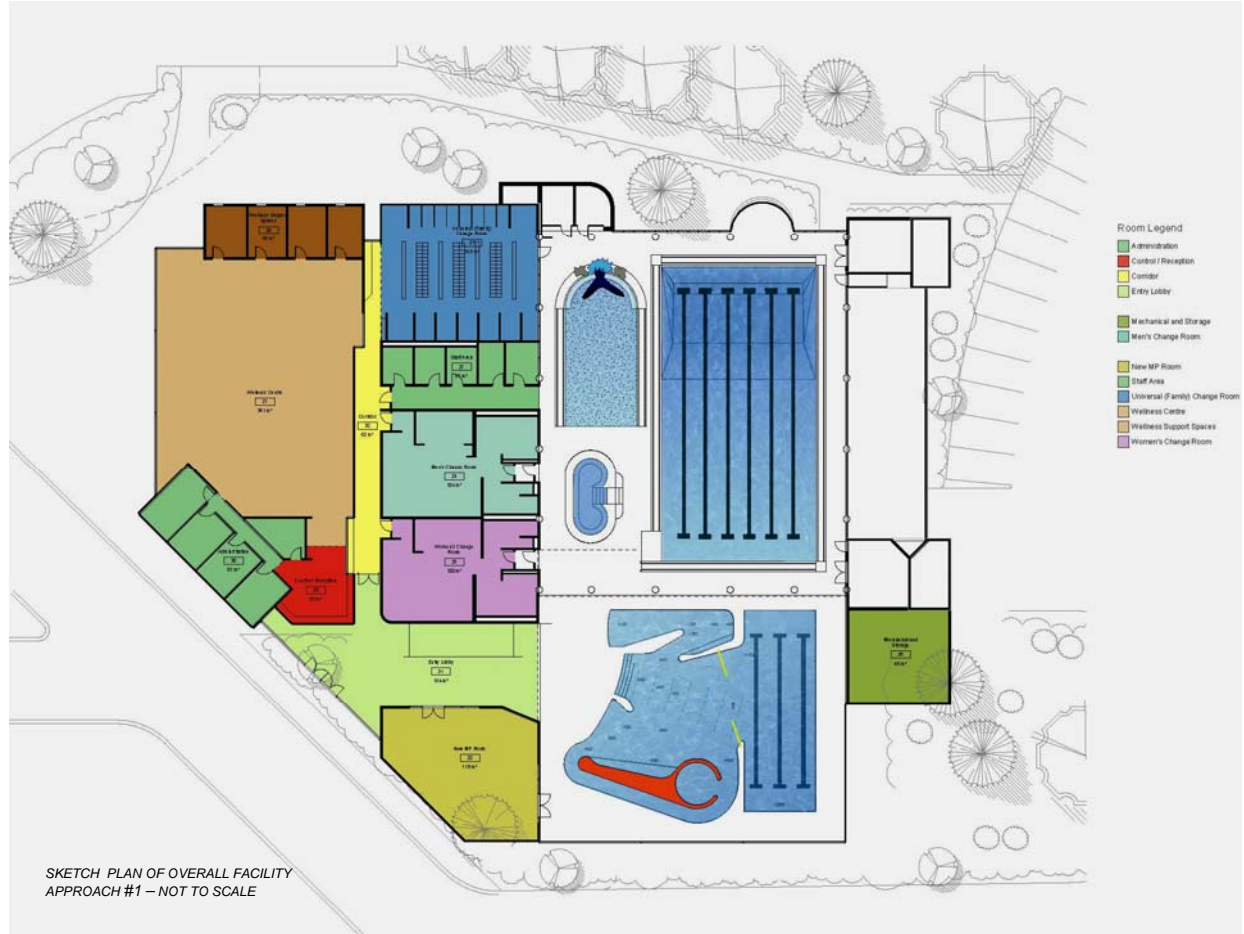
0919 RAVENSONG AQUATIC CENTRE EXPANSION – FEASIBILITY REVIEW REPORT
 February 15, 2010

We have assigned a very preliminary **Order of Magnitude Project Cost** as follows to this option. Again, it is important to recognize that these figures, though vetted by a professional Quantity Surveyor, remain very preliminary. They represent estimated hard construction cost dollar values in today’s local construction market (2009/2010) and are intended to be the mid-range of expected bid responses were the project to be competitively tendered today. We are witnessing a strong spread of bid results in the current market, which means that lower (and higher) bid results are to be expected. An additional 25% cost has been added to the estimated hard construction costs to obtain an estimated Project Cost. These numbers do not include the applicable HST (12%).

Component	New or Reno	Description	Area m2	Area sf	Cost per m2	Cost per sf	
Pool + Pool Mechanical	New	Pool Hall + Mechanical	600	6458	\$4,628	\$430	\$2,777,086
Universal Change Rooms	New	family style change rooms	160	1722	\$4,359	\$405	\$697,501
Control Area	Reno	existing desk, expand and renovate	26	280	\$1,938	\$180	\$50,375
Entry Lobby	New	Simple vestibule/lobby space renovate existing showers into staff change rooms	22	237	\$2,207	\$205	\$48,545
Staff Area	Reno	mostly large open fitness centre, with some smaller office and washroom areas	40	431	\$2,422	\$225	\$96,875
Wellness Centre	New	large MP room	420	4521	\$2,368	\$220	\$994,584
Multi-Purpose Room	New		105	1130	\$2,583	\$240	\$271,250
Sprinkler Upgrade							\$200,000
Order of Magnitude Construction Cost							\$5,136,217
Project Cost (multiplier 25%) Plus HST (12%)							\$6,420,271

VI.b Approach #2 – reversal of the entry location

The main difference between this test plan and the previous plan is the reversal of the entry location. The result is an improved overall organization of the facilities relationship between the entry, the pool hall and the MP room. The illustrative perspective sketch below indicates this new entry situation with views to the expanded pool.



SKETCH PERSPECTIVE OF POSSIBLE EXPANSION



Above: Enlarged sketch indicating the idea of an inviting and transparent new entry and lobby to the Ravensong Aquatic Centre

Below: The wellness centre



This approach raises the project costs, because we are now constructing some spaces new that were previously unaffected (administration offices, facility main lobby with washrooms). At the same time some of the square foot costs are a bit lower (such as the Universal Change Rooms) because they are now being constructed in a renovated area, not completely new construction. Again, it is important to recognize that these figures, though vetted by a professional Quantity Surveyor, remain very preliminary. They represent estimated hard construction cost dollar values in today's local construction market (2009/2010) and are intended to be the mid-range of expected bid responses were the project to be competitively tendered today. We are witnessing a strong spread of bid results in the current market, which means that lower (and higher) bid results are to be expected. An additional 25% cost has been added to the estimated hard construction costs to obtain an estimated Project Cost. These numbers do not include the applicable HST (12%).

Component	New or Reno	Description	Area m2	Area sf	Cost per m2	Cost per sf	
Pool + Pool Mechanical	New	Pool Hall	600	6458	\$4,628	\$430	\$2,777,086
Universal Change Rooms	Reno	family style change rooms	153	1647	\$3,391	\$315	\$518,766
Administration Area	New	replacement of Admin existing desk, expand and renovate	87	936	\$2,422	\$225	\$210,703
Control Area	New	new lobby space, new wc's, seating, lots of glazing	35	377	\$2,422	\$225	\$84,766
Entry Lobby	New	renovate existing showers into staff change rooms	155	1668	\$2,906	\$270	\$450,469
Staff Area	Reno	mostly large open fitness centre, with some smaller office and washroom areas	67	721	\$2,422	\$225	\$162,266
Wellness Centre	New	large MP room	420	4521	\$2,368	\$220	\$994,584
Multi-Purpose Room	New		105	1130	\$2,476	\$230	\$259,948
Sprinkler Upgrade							\$200,000

Order of Magnitude Construction Cost \$5,658,589

Project Cost
(multiplier 25%)
Plus HST (12%) **\$7,073,236**



VII REFERENCES

The following reference material was instrumental in the preparation of this report. The Regional District has these reports on file and we have thus not attached them again as an Appendix.

1) Regional District of Nanaimo - Recreation Services Masterplan for Oceanside, Final Report June 2006, Professional Environmental Recreation Consultants Ltd. with Sensus Research Inc. (PERC, 2006) [also available on RDN Website]

2) Ravensong Aquatic Centre – Proposed Additions Feasibility Study Report, January 2007, CJP Architects Ltd.

3) Ravensong Aquatic Centre, Renovations – Phase I / Summary Report, September 21, 2009, Hughes Condon Marler Architects

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Hughes Condon Marler : Architects





RDN REC & PARKS	
GM R & P	CAO / <i>Rec</i>
MGR Parks	MGR Rec
Arena	Aquatics
FEB 14 2013	
Parks	Rec
POSAC	Commission
Director	Other
<i>District 69 Rec</i>	

MEMORANDUM

TO: Tom Osborne
General Manager, Recreation and Parks Services

DATE: February 14, 2013

FROM: Dean Banman
Manager of Recreation Services

FILE:

SUBJECT: Sublease of District 69 Arena to Parksville Curling Club Society

PURPOSE

To renew the Sublease with the Parksville Curling Club Society for use of the District 69 Arena as a curling facility.

BACKGROUND

In 2003 when the construction of Oceanside Place was completed, the Regional District of Nanaimo entered into a Sublease for a period of five years with the Parksville Curling Club for the non-profit society to manage and operate the District 69 Arena as a curling facility. In 2008 the sublease was renewed after the land (Head) Lease with the City of Parksville was renewed. A land (Head) lease is required as the property where the District 69 arena is located is owned by the City of Parksville. The Sublease with the Parksville Curling Club ends on of March 31, 2013 and requires renewal.

The term of the renewed agreement/sub-lease (Appendix I) will commence April 1, 2013 and will end March 31, 2018. The Society will continue to manage and operate the RDN facility to use primarily as a curling facility. Under Section 3.0 the Sublease also allows use, under certain conditions, of the building for rental to community groups and sport associations for sport and recreation programs and non-profit community special events.

Through the Sublease Agreement, the Society is responsible for all operational and capital costs associated with the facility and surrounding grounds. During the Term, the Society must also maintain a policy of general liability insurance in the amount of three million dollars (\$3,000,000) with the RDN as additional named insured.

The Club's current membership is just over 400 members. The society regularly hosts bonspiels and larger sanctioned events such as the 2012 and 2013 Men's Provincial Championships and the 2009 BC Scotties Tournament of Hearts.

To date the Curling Club has made over \$157,700 in leasehold improvement to the facility including but limited to replacement of the facility's condenser, installation of a Low E ceiling, an addition of a lounge, repairs to the roof, and upgrades to the ladies washroom.

With the expiry of the Head Lease with the City of Parksville occurring in March of this year, staff have already completed the new Head Lease and relevant report that was endorsed by the District 69

Recreation Commission at their January meeting for the Regional Board's consideration at the February 26 Board meeting.

Staff met with representatives of the Parksville Curling Club Society in January of this year to discuss matters related to a lease renewal. Representatives indicated that they wish to continue the operation of the facility and enter into a new lease with the same terms and conditions. These terms and conditions have worked well for all parties involved and the society has done a remarkable job in the operation and upkeep of the arena.

ALTERNATIVES

1. That the Regional District of Nanaimo approve the Sublease with the Parksville Curling Club Society (Appendix I) for the operation and use of the District 69 Arena for the term of April 1, 2013 to March 31, 2018.
2. That the Regional District of Nanaimo not approve the Sublease with the Parksville Curling Club Society for the use of the District 69 Arena and provide staff with alternate direction.

FINANCIAL IMPLICATIONS

The Society has provided annually to the Regional District the financial statements that are required in the Sublease and has managed and made capital improvements to the facility during the past term without financial subsidy from the RDN. The annual lease fee paid by the RDN to the City of Parksville is nominal (\$5.00) and as a result the annual lease payment from the curling club to the RDN is nominal (\$5.00) as well. The annual insurance premium on the facility is approximately \$5,000 and is paid initially by the RDN. Upon payment of the premium and as per the lease agreement, The RDN in turn invoices the Curling Club for the same amount on an annual basis.

INTERGOVERNMENTAL IMPLICATIONS

The length of the lease with the Parksville Curling Club Society is restricted by the term of the Regional District lease for the Arena Lands with the City of Parksville. The maximum term for a lease into which the Regional District can enter is five years less a day.

In order for the Parksville Curling Club Society to receive a tax exemption for their intended use of the District 69 Arena, the RDN on an annual basis applies to the City of Parksville for permissive tax exception on the property. This exemption has been approved since 2004.

SUMMARY

In 2003 when the construction of Oceanside Place was completed, the RDN entered into a Sublease for a period of five years with the Parksville Curling Club Society for the organization to manage and operate the District 69 Arena as a curling facility. The Sublease ends on of March 31, 2013 and requires renewal.

The term of the renewed agreement will commence April 1, 2013 and will end March 31, 2018, just prior to the expiration of the existing Head Lease between the Regional District and the City of Parksville for the leased municipal land on which D69 Arena is located. Attached as Appendix I is the Sublease

containing the terms and conditions of the new agreement. These terms and conditions have remained virtually unchanged since the original Sublease was first signed in 2003.

RECOMMENDATION

That the Regional District of Nanaimo approve the Sublease with the Parksville Curling Club Society attached as Appendix I for the use of the District 69 Arena for the term of April 1, 2013 to March 31, 2018.



Report Writer



General Manager Concurrence



Acting / CAO Concurrence

Appendix I

Parksville Curling Club Sublease

SUBLEASE

THIS LEASE dated the day of , 2013.

BETWEEN:

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

(the "**Landlord**")

OF THE FIRST PART

AND:

THE PARKSVILLE CURLING CLUB SOCIETY

(#28480)
193 East Island Highway
Box 1624
Parksville, BC V9P 2H5

(the "**Tenant**")

OF THE SECOND PART

W H E R E A S:

- A. The Landlord is the lessee of the land described in Schedule 'A' annexed to this Sublease (the "**Lands**") under the terms of a Lease between the Landlord and the City of Parksville (the "**Head Lease**") made the day of , 2013, a copy of which is attached as Schedule 'D';
- B. The Landlord is the owner of an arena facility situated upon the Lands known as the "**District 69 Arena**";
- C. On the 1st day of October, 2003, a Sublease was entered into between the Tenant and the Landlord to manage and operate the District 69 Ice Arena as a curling facility for a period of five years ending on the 31st day of March, 2008 and subsequently renewed on May 5, 2008 for a further five year term.
- D. The Parties wish to enter into an agreement for a Sublease of the same lands and premises for a further term of five years to permit the Tenant to continue to operate the District 69 Ice Arena as a curling facility;

E. The Tenant has requested and the Landlord has agreed to grant a Sublease of the Lands and the District 69 Arena on the following terms.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents and agreements to paid and performed by the Tenant,

1.0 Premises

1.1 The Landlord leases to the Tenant the Land and the District 69 Arena (together described hereafter as the "**Premises**").

2.0 Term

2.1 For a term commencing on the 1st day of April, 2013 and ending on the 31st day of March, 2018 (the "**Term**").

3.0 Use

3.1 The Tenant may use the Premises for the purpose of curling and related activities of the Tenant, for operating a facility for the use of sports under the control of local organizations, for the rental of facility use time to community groups for community activities, community special events, or for recreational programs or activities generated by and under the authority of the Landlord's Recreation and Parks Department.

3.2 Should the Tenant receive a request to use the Premises for concerts, sports contests, performances, circuses, displays, exhibits, conventions, trade shows, meetings or social gatherings of a commercial nature, the admission to which requires the purchase of a ticket, the payment of an admission fee or a usage fee, ("**Commercial Events**"), the Tenant will refer the request to the Landlord, and the Landlord will determine whether the Commercial Event may be accommodated at the Premises. The Tenant will not proceed with accommodating the request unless it has received written consent from the Landlord's Manager of Recreation Services, which may be withheld by the Landlord in its sole discretion. The Landlord's Manager of Recreation Services will respond to any such request from the Tenant within fifteen (15) business days. In exercising its discretion, and without limitation, the Landlord may refuse the Tenant's request if the Landlord determines that the proposed Commercial Event should be held at the Landlord's Oceanside Place multipurpose facility.

3.3 The Landlord agrees that it will make reasonable efforts to refer to the Tenant other Commercial Events, which the Landlord decides not to accommodate at the Landlord's Oceanside Place multipurpose facility.

3.4 The Tenant and the Landlord's Recreation and Parks Department will meet on an annual basis to review the use of the Premises.

4.0 Rent

4.1 The Tenant shall pay to the Landlord an annual rent of **FIVE (\$5.00) DOLLARS** due and payable on the first day of each year of the term, or part thereof.

5.0 Tenant's Covenants

The Tenant covenants with the Landlord:

Rent

- 5.1 to pay all rents reserved under this Sublease;

Taxes

- 5.2 to pay all taxes, rates, duties and assessments whatsoever, whether municipal, provincial, federal, or otherwise charged upon the Tenant or the Landlord as a result of the Tenant's occupation of or use of the Premises unless exempted by municipal bylaw;

Utilities

- 5.3 to pay as they become due all charges for all gas, oil, telephone and electric light and power used on the Premises;

Construction

- 5.4 that it will not construct any buildings or structures on the Premises, and will not make any alterations, additions or improvements on or to the Premises including, without limitation, to the District 69 Arena mechanical and ice-making equipment, unless it has obtained:

- (a) the consent of the Landlord;
- (b) if required by law, a development permit from the City of Parksville;
- (c) if required by law, a building permit authorizing the construction or renovations of the buildings and structures set out in the permit and the plans and specifications attached to it;

and all such work shall be carried out at the cost of the Tenant;

Assign or Sublet

- 5.5 that it will not assign nor sublet without leave of the Landlord, and without limiting the discretion of the Landlord to grant or refuse such leave, the Tenant acknowledges that under the terms of the Head Lease, any proposed assignment or sublease of this Sublease will require the leave of the Council of the City of Parksville;

Nuisance

- 5.6 that it will not carry on or do or allow to be carried on or done on the Premises anything that
 - (a) may be or become a nuisance to the Landlord or the public,
 - (b) increases the hazard of fire or liability of any kind,

- (c) increases the premium rate of insurance against loss by fire or liability upon the Premises or
- (d) invalidates any policy of insurance for the Premises; or
- (e) directly or indirectly causes damage to the Premises;

Regulations

5.7 that it will

- (a) comply promptly at its own expense with the legal requirements of all authorities, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the Landlord or the Tenant, and
- (b) indemnify the Landlord from all lawsuits, damages, losses, costs or expenses that the Landlord may incur by reason of non-compliance by the Tenant with legal requirements or by reason of any defect in the Premises or any injury to any person or to any personal property contained on the Premises unless the damages, losses, costs, expenses or injuries are the result of the negligence of the Landlord;

Insurance

5.8 that it will take out and maintain during the Term, a policy of general public liability insurance, including a Tenant Legal Liability endorsement, against claims for bodily injury, death or property damage arising out of the use and occupancy of the Premises by the Tenant in the amount of not less than Three Million (\$3,000,000.00) Dollars per single occurrence or such greater amount as the Landlord may from time to time designate, naming the Landlord as an additional insured party thereto and shall provide the Landlord with a Certificate of Insurance;

5.9 that

- (a) it will take out and maintain during the Term a policy of insurance insuring the Premises to the full insurable replacement value thereof against risk of loss or damage caused by or resulting from fire, lightning, tempest, or earthquake or any additional peril against which the Landlord normally insures, and
- (b) this policy of insurance shall name the Landlord as an additional insured party to it and shall be in a form satisfactory to the Landlord, and
- (c) the Tenant shall provide the Landlord with a Certificate of Insurance;

5.10 that all policies of insurance shall contain a waiver of subrogation clause in favour of the Landlord and shall also contain a clause requiring the insurer not to cancel or change the insurance without first giving the Landlord 30 days prior written notice;

5.11 that if the Tenant does not provide or maintain in force the insurance required by this Sublease, the Landlord may take out the necessary insurance and pay the premium for periods of one year at a time, and the Tenant shall pay to the Landlord as additional rent the amount of the premium immediately on demand;

- 5.12 that if both the Landlord and the Tenant have claims to be indemnified under any insurance required by this Sublease, the indemnity shall be applied first to the settlement of the claim of the Landlord and the balance, if any, to the settlement of the claim of the Tenant;
- 5.13 that it shall be the sole responsibility of the Tenant to determine what additional insurance coverage, if any, including but not limited to Workers' Compensation and Participants Insurance, are necessary and advisable for its own protection and/or to fulfill its obligations under this Lease. Any such additional insurance shall be maintained and provided at the sole expense of the Tenant;

Indemnification

- 5.14 that it will indemnify the Landlord from and against all lawsuits, damages, losses, costs or expenses which the Landlord may incur by reason of the use of the Premises by the Tenant or the carrying on upon the Premises of any activity in relation to the Tenant's use of the Premises and in respect of any loss, damage or injury sustained by the Tenant, or by any person while on the Premises for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, including all costs and legal costs, taxed on a solicitor and client basis, and disbursements and this indemnity shall survive the expiry or sooner determination of this Sublease;

Builders Liens and Other Charges

- 5.15 that it will not permit, do or cause anything to be done to the Premises that would allow any lien, certificate of pending litigation, judgment or certificate of any court, or any mortgage, charge, conditional sales agreement, personal property security or other encumbrance to be imposed or remain on title to the Premises, or any part thereof. In the event of registration of any lien, charge, conditional sales agreement, personal property security or other encumbrance against the Premises, or part thereof, the Tenant shall, within 10 days notice thereof, and at its sole expense, immediately cause the same to be discharged whether by payment or security or other manner as may be permitted by law, and failing which the Landlord, may, but shall not be obliged to, make any payments required to procure the discharge of such lien, charge or encumbrance and the Tenant shall forthwith indemnify the Landlord for all expenses, including legal fees on a solicitor-client basis in connection therewith;

Maintenance

- 5.16 to maintain the Premises, at all times to a high standard of maintenance consistent with the maintenance standards of a local government recreation facility, such maintenance to include, without limitation, the provision of janitorial services, grounds maintenance and upkeep of the parking areas, exterior and interior painting and the regular maintenance of all equipment, furnishings and fittings;

Repairs

- 5.17 to carry out all repairs that are necessary for the proper operation of the District 69 Arena, including without limitation, any necessary repairs or replacements of the structural components of the District 69 Arena, or its roof, electrical and mechanical systems, flooring, furnishings, fittings or equipment;

Continuous Operation

- 5.18 to operate the District 69 Arena for the purposes contemplated hereunder continuously throughout the Term, so that the District 69 Arena is operated as a curling facility for the use of the Society, and third parties to whom the Society may licence the use of the District 69 Arena as provided for under sections 3.1, 3.2 and 3.3 of this Agreement;

Staffing

- 5.19 to provide sufficient personnel for the safe and proper operation of the District 69 Arena, whether through volunteers or paid staff, or a combination of those;

Booking of Dry Floor Events

- 5.20 to cooperate with the Landlord's Recreation and Parks Department in the booking of dry floor sports and public recreation events during the Dry Floor Season;

Annual Report and Financial Statement

- 5.21 to provide an annual report to the Board of the Landlord within 30 days of the end of each year of the Term, such report to include information on the Tenant's membership and programming;
- 5.22 on or before July 31st during each year of the Term, except in the final year as outlined in 5.23, the Tenant shall submit to the Manager of Recreation Services a statement of results for the prior fiscal year comprised of a balance sheet and income statement and a copy of the final bank statement for the year showing a reconciliation of the Tenant's bank account to the balance sheet. The balance sheet and income statement shall each contain the following certification and be signed by the Tenant's Treasurer and President:

"The undersigned certify that these statements have been prepared in accordance with sound accounting principals and represent in all material respects the financial results and activities of the Parksville Curling Club Society for the fiscal year ended on Month, Year";

- 5.23 on or before July 31st in the final year of each Term the Tenant shall submit to the Manager of Recreation Services a financial statement prepared by an independent accountant or accounting firm qualified to prepare statements in the Province of BC as a Certified General Accountant, Certified Management Accountant or a Chartered Accountant.

Head Lease

- 5.24 to perform all of the obligations of the Tenant (Regional District of Nanaimo) under the Head Lease, except for those contained in sections 4.0, 5.1, 5.8 and 5.9 to the intent and for the purpose that no default under the Head Lease will arise from the tenancy created by this Agreement.

6.0 Landlord's Covenants

6.1 The Landlord covenants with the Tenant for quiet enjoyment.

7.0 Miscellaneous Covenants

And it is hereby mutually agreed:

Re-entry

7.1 that if the Tenant shall default in the payment of rent, or the payment of any other sum payable hereunder, or fail to perform any covenant hereunder and if such default shall continue for thirty (30) days after the giving of written notice by the Landlord to the Tenant, then the Landlord may re-enter the Premises and the rights of the Tenant with respect to the Premises shall lapse and be absolutely forfeited;

Forfeiture

7.2 that the Landlord, by waiving or neglecting to enforce the right to forfeiture of this Sublease or the right of re-entry upon breach of any covenant, condition or agreement in it, does not waive the Landlord's rights upon any subsequent breach of the same or any other covenant, condition or agreement in this Sublease;

Revenue

7.3 that all revenue from the operation of the District 69 Arena during the Term shall be for the account of the Tenant;

Destruction

- 7.4 (a) that if the Premises are damaged by fire, flood or other casualty the Tenant shall, within thirty (30) days after the fire, flood or other casualty advise the Landlord in writing whether the Tenant intends to restore, repair or replace the Premises or the portion damaged. If the Tenant intends to undertake and complete restoration, repair or replacement the Tenant shall do so within twelve (12) months after the damage has occurred;
- (b) if the Tenant elects not to undertake restoration, repair or replacement this Sublease shall terminate and, for the purpose of this subsection, if the Tenant does not advise the Landlord concerning the Tenant's intention within the thirty (30) days, the Tenant shall be deemed to have elected not to undertake restoration, repair and replacement;

Fixtures

7.5 that, unless the Tenant, upon notice from the Landlord, removes them, all buildings, structures or improvements constructed on the Premises by the Tenant, save and except for moveable business fixtures of the Tenant, shall, at the determination of the Sublease, become the sole property of the Landlord at no cost to the Landlord

Insolvency

7.6 that if

- (a) the Term or any of the goods or chattels on the Premises are at any time seized or taken in execution or attachment by any creditor of the Tenant or under bill of sale or chattel mortgage, or
- (b) if a writ of execution issues against the goods or chattels of the Tenant, or
- (c) if the Tenant makes any assignment for the benefit of creditors, or
- (d) if the Tenant becomes insolvent or bankrupt, or
- (e) being an incorporated company or society if proceedings are begun to wind up the company or society, or
- (f) if the Premises or any part of them becomes vacant and unoccupied for a period of thirty (30) days or is used by any other person or persons for any purpose other than permitted in this Sublease without the written consent of the Landlord,

the Term shall, at the option of the Landlord, immediately become forfeited and the then current month's rent for the three months next following shall immediately become due and payable as liquidated damages to the Landlord, and the Landlord may re-enter and repossess the Premises despite any other provision of this Sublease;

Removal of Goods

7.7 if the Tenant removes its goods and chattels from the Premises, the Landlord may follow them for 30 days;

Renewal

7.8 that upon the expiration of the Term the parties may mutually agree to enter into a new lease of the Premises containing agreed terms and conditions, subject to a renewal of the Head Lease, and the approval of the Council for the City of Parksville to a new lease between the Landlord and the Tenant;

Time

7.9 that time shall be of the essence of this Sublease;

Termination

7.10 that the Landlord may terminate this Sublease at any time upon the provision of thirty (30) days' notice in writing to the Tenant if the Tenant is in default of any provision of this Sublease;

7.11 that either the Landlord or the Tenant may terminate this Sublease at any time upon the provision of six (6) months written notice, provided that if the period of notice provided by the Landlord falls within the period between October 15th of one year of the Term and April 15th of the next year, the Landlord's termination will be deemed effective April 15th. This provision for extension of the period of notice shall not apply to a notice of termination for default given under section 7.10;

Notices

7.12 that any notice required to be given under this Sublease shall be deemed to be sufficiently given:

- (a) if delivered, at the time of delivery, and
- (b) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

If to the Landlord:

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

Attention: General Manager of Recreation and Parks

If to the Tenant:

Parksville Curling Club
Box 1624
Parksville, BC V9P 2H3

Attention: President

or at the address a party may from time to time designate, then the notice shall be deemed to have been received forty-eight (48) hours after the time and date of mailing. If, at the time of the mailing the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lockout or other labour dispute then the notice may only be given by actual delivery of it;

Net Sublease

7.13 that this Sublease shall be a complete carefree net lease to the Landlord as applicable to the Premises and the Landlord shall not be responsible during the Term for any cost, charges, expenses or outlays of any nature whatsoever in respect of the Premises or its contents, or the operation of the Premises, except those mentioned in this Sublease;

Landlord's Insurance

7.14 that in the event the cost to the Tenant of the property insurance required under section 5.9 exceeds the cost of such insurance, should it be placed and maintained by the Landlord, that by agreement of the Landlord and Tenant, the Landlord may place and maintain such property insurance for the Premises and charge the cost of that insurance to the Tenant;

Fitness of Premises

7.15 (a) that the Landlord has made no representation or warranties as to the condition, fitness or nature of the Premises and by executing this Sublease, the Tenant releases the Landlord from any and all claims, which the Tenant now has or may in future have in that respect;

- (b) that the Tenant admits that it has inspected the Premises in their present state, that they are suitable for the Tenant's purposes, and that the Tenant shall at its sole cost be responsible for any and all repairs, improvements and upgrades necessary for the operation of the District 69 Arena by the Tenant;
- (c) that without limiting section 7.15(b) or section 5.15, the Tenant shall be solely responsible for the maintenance, repair and replacement of the equipment and fixtures listed in Schedule 'C' to this Sublease, and that all of the said equipment and fixtures, including any replacements thereof, shall be and remain the sole property of the Landlord.

Inspection

- 7.16 that the Landlord may enter the Premises at any time during the Landlord's regular business hours, and at any other time on providing 24 hours notice to the Tenant, for the purpose of inspecting the Premises and determining whether the Tenant is in compliance with its obligations under this Sublease;

Paramountcy of Head Lease

- 7.17 that to the extent any right or benefit conferred by this Sublease contravenes or is incompatible with the Head Lease, such right or benefit will be amended or modified so as not to contravene or be incompatible with the Head Lease.

Binding Effect

- 7.18 that this Sublease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors, administrators and permitted assignees;

Amendment

- 7.19 that the parties hereto may by agreement amend the terms of this Sublease, such amendment to be evidenced in writing and executed by both parties;

Law Applicable

- 7.20 that this Sublease shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia;

7.21 Relationship of the Parties

No provision of this lease shall be construed to create a partnership or joint venture relationship, an employer-employee relationship, or a principal-agent relationship between the parties;

Interpretation

- 7.22 that when the singular or neuter are used in this Sublease they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require;
- 7.23 all provisions of this Sublease are to be construed as covenants and agreements as though the words importing covenants and agreements were used in each separate paragraph;
- 7.24 that the headings to the clauses in this Sublease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Sublease or provision of it.

IN WITNESS the parties have signed and sealed this revised Sublease on the ___day of _____, 2013.

Regional District of Nanaimo by its authorized)
signatories)
)
)
_____)
Chairperson)
)
_____)
)
)

The Parksville Curling Club Society by its)
authorized signatories)
)
_____)
Name:)
)
_____)
Name:)
)
)

SCHEDULE 'A'

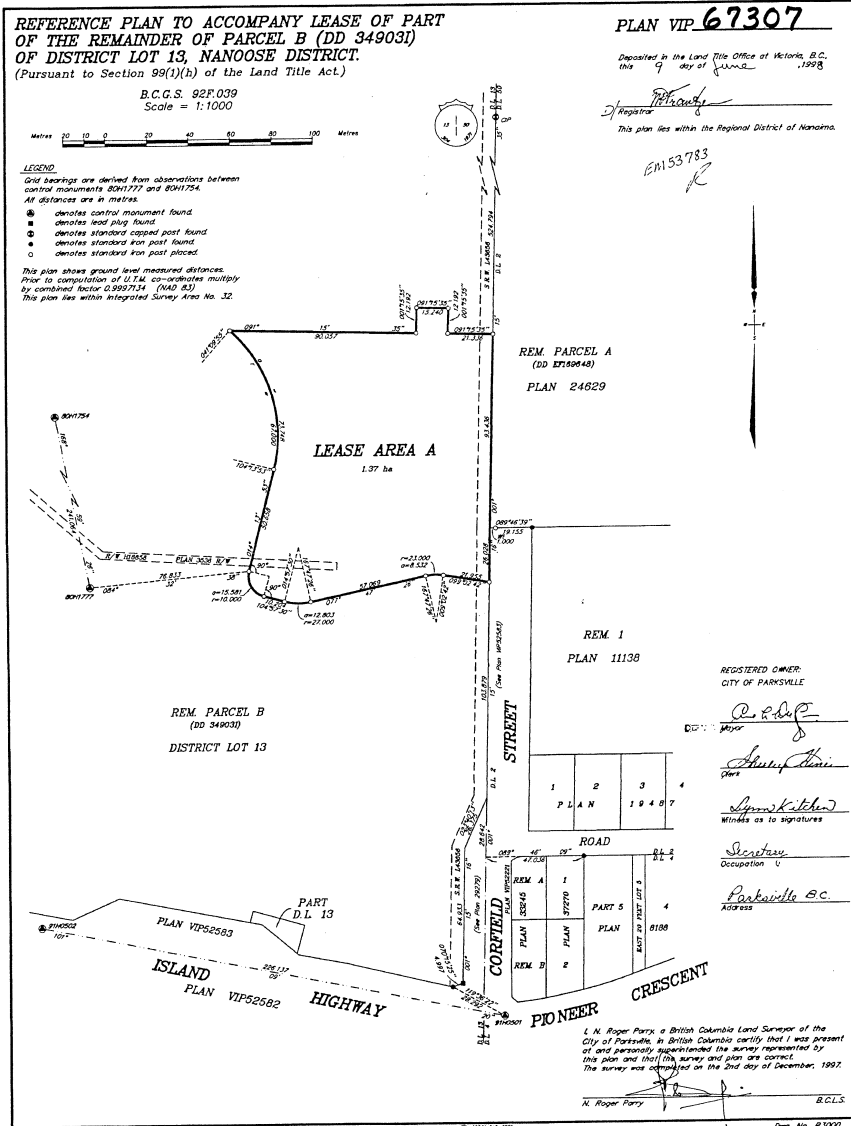
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That part of the remainder of Parcel "B" (DD34903-I) as shown outlined on the reference plan annexed hereto as Schedule "B" and prepared by N. Roger Parry, B.C.L.S., dated the 2nd day of December, 1997, and marked "Lease Area A".

SCHEDULE 'B'

- 12 -

Land Lease Between City of Parksville and the Regional District of Nanaimo
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SCHEDULE 'C'

**District 69 Arena
193 East Island Highway
Parksville, B.C**

Equipment to remain at the facility and be included for use under the terms and conditions of the facility lease arrangement with the Parksville Curling Club Society:

Refrigeration

1. Compressors and system components
2. Chiller
3. Condenser
4. Dehumidifiers
5. Operational control systems (does not include personal safety equipment)

Building Equipment

1. Domestic and operational water system
2. Roof top furnaces and controls
3. All air handling systems and controls
4. Fire control systems
5. Fire suppression equipment
6. Electrical control panels
7. Washroom sink and toilets (paper dispensers are on loan from supplier, Acme Supplies and may be removed at the supplier's discretion)

Lighting fixtures

1. All fixed lighting throughout the building.
2. All fixed exterior lighting

Alarm System

1. Key pads and motion detectors (decommissioned)

Concession

1. Hand Sink and grease trap
2. Exhaust fan
3. Food preparation and storage equipment
 - a. Popcorn Maker
 - b. Self Contained Fryer
 - c. Nacho Warmer
 - d. Hot Dog Machine
 - e. Freezer
 - f. Fridge

Mill Work

1. All affixed millwork will remain in the washrooms, staff room and front office.

SCHEDULE 'D'

LEASE

THIS LEASE made the day of , 2013

UNDER THE *LAND TRANSFER FORM ACT, PART 2*
AND THE *LOCAL GOVERNMENT ACT*

BETWEEN:

CITY OF PARKSVILLE

100 E. Jensen Avenue
P.O. Box 1390
Parksville, B.C. V9P 2H3

(the "**Landlord**")

OF THE FIRST PART

AND:

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N2

(the "**Tenant**")

OF THE SECOND PART

WHEREAS:

- A. Since 1977 the City of Parksville has been leasing a specified area of land within the Parksville Community Park for the District 69 Ice Arena, a recreational facility operated by the tenant. The most recent agreement was for a five year period ending March 31, 2013;
- B. Since 2003 the tenant has been subleasing the District 69 Ice Arena to the Parkville Curling Club Society for the purpose of operation of a Curling facility;
- C. The Parties wish to enter into a new agreement for the lease of the same lands and premises for a further five year period to permit the Tenant to continue to operate the District 69 Ice Arena including the continued sublease to the Parkville Curling Club;
- D. The Tenant has requested and the Landlord has agreed to grant a lease in the following terms.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents and agreements to be paid and performed by the Tenant,

1.0 Premises

The Landlord leases to the Tenant the land described in Schedule "A" annexed to this Lease (the "**Premises**").

2.0 Term

For the term of five years commencing on the 1st day of April 2013 and ending on the 31st day of March, 2018

3.0 Use

The Tenant may use the Premises only for those purposes permitted by City of Parksville Zoning and Development Bylaw 1994 No. 2000 and any amendments thereto.

4.0 Rent

The Tenant shall pay to the Landlord an annual rent of five (\$5.00) dollars due and payable on the first day of each year of the term.

5.0 Tenant's Covenants

The Tenant covenants with the Landlord:

Rent

5.1 to pay all rents reserved under this Lease;

Taxes

5.2 to pay all taxes, rates, duties and assessments whatsoever, whether municipal, provincial, federal, or otherwise, including GST, charged upon the Tenant or the Landlord as a result of the Tenant's occupation of or use of the Premises unless exempted by municipal bylaw;

Utilities

5.3 to pay as they become due all user fees and rates for utility services including, without limitation, all charges for all gas, oil, telephone and electric light and power used on the Premises;

Construction

- 5.4 that it will not construct any buildings or structures on the Premises without the Landlord's approval, which may be withheld at the sole discretion of the Landlord and that it will not construct or renovate any buildings or structures on the Premises unless, prior to any construction or renovation, it obtains
- (a) a development permit from the Landlord, if required under the Official Community Plan and Zoning Bylaw of the City of Parksville;
 - (b) a building permit, where required by the bylaws of the City of Parksville regulating building construction, authorizing the construction or renovations of the buildings and structures set out in the permit and the plans and specifications attached to it; and
 - (c) such inspections as are required under the bylaws of the City of Parksville regulating building construction,
- and all work shall be carried out at the cost of the Tenant;

Assign or Sublet

- 5.5 that it will sublet the Premises only to The Parksville Curling Club Society (Reg. No. 28480), and only for the purposes of operating a curling, recreation and community use facility, and will not otherwise sublease the Premises or assign this Lease without the prior written consent of the Landlord, which consent may be withheld at the sole discretion of the Landlord;

Nuisance

- 5.6 that it will not carry on or do or allow to be carried on or done on the Premises anything that may be or become a nuisance to the Landlord or the public;

Regulations

- 5.7 that it will
- (a) comply promptly at its own expense with the legal requirements of all authorities pertaining to the operation and use of the Premises, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the Landlord or the Tenant; and
 - (b) indemnify the Landlord from all lawsuits, damages, losses, costs or expenses that the Landlord may incur by reason of non-compliance by the Tenant with legal requirements or by reason of any defect in the Premises or any injury to any person or to any personal property contained on the Premises unless the damages, losses, costs, expenses or injuries are the result of the negligence of the Landlord;

Insurance

- 5.8 that it will take out and maintain during the Term, a policy of general public liability insurance against claims for bodily injury, death or property damage arising out of the use and occupancy of the Premises by the Tenant in the amount of not less than Five Million (\$5,000,000.00) Dollars per single occurrence or such greater amount as the Landlord may reasonably designate, from time to time, naming the Landlord as an insured party thereto and shall provide the Landlord with a certified copy of such policy or policies;
- 5.9 that
- (a) it will take out and maintain during the Term a policy of insurance in the name of the Tenant insuring the ice arena and all fixtures and improvements to the full insurable replacement value thereof against risk of loss or damage caused by or resulting from fire, lightning, tempest, or earthquake and any additional peril against which the Landlord normally insures, and
 - (b) the Tenant shall provide the Landlord with a certified copy of the policy;
- 5.10 that all policies of insurance shall contain a waiver of subrogation clause in favour of the Landlord and shall also contain a clause requiring the insurer not to cancel or change the insurance without first giving the Landlord thirty (30) days' prior written notice;
- 5.11 that if the Tenant does not provide or maintain in force the insurance required by this Lease, the Landlord may take out the necessary insurance and pay the premium for periods of one year at a time, and the Tenant shall pay to the Landlord as additional rent the amount of the premium immediately on demand;

Damage or Destruction

- 5.12 that if the ice arena or other building or structure is destroyed or damaged by fire, tempest or other event and, in the opinion of the Tenant acting reasonably, either:
- (a) the estimated cost of repairing such destruction or damage is unreasonably high; or
 - (b) the time reasonably anticipated as being necessary for the repair of such destruction or damage is too long;

then the Tenant may, at its option, and upon written notice to the Landlord delivered within ninety (90) days after the occurrence of the destruction or the damage, terminate this lease, such termination to take effect sixty (60) days after

the exercise of the option to terminate. On such termination all proceeds of insurance payable in respect of such destruction or damage shall be paid to the Tenant.

In the event the Tenant chooses to terminate the lease in accordance with the provisions within this clause and does not reconstruct the building, then the Tenant at their cost will return the Premises to a condition that is acceptable to the Landlord. The landlord further agrees that an acceptable condition will be a condition that is generally comparable to those portions of the City of Parksville Community Park outside of the Premises;

Indemnification

- 5.13 that it will indemnify the Landlord from and against all lawsuits, damages, losses, costs or expenses which the Landlord may incur by reason of the use of the Premises by the Tenant or the carrying on upon the Premises of any activity in relation to the Tenant's or any subtenants use of the Premises and in respect of any loss, damage or injury sustained by the Tenant, or by any person while on the Premises for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, except insofar as any damage, loss, injury, cost or expense is caused or contributed to by the negligence of the Landlord or its officers, employees or agents and this indemnity shall survive the expiry or sooner determination of this Lease;

Builders Liens

- 5.14 that it will indemnify the Landlord from and against all claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any excavation, construction, repairs, alterations, installations and additions which the Tenant may make or cause to be made on, in or to the Premises; and will allow the Landlord to post and will keep posted on the Premises any notice that the Landlord may desire to post under the provisions of the *Builders Lien Act*;

Maintenance

- 5.15 to maintain the Premises and the building, at all times to a reasonable standard of maintenance as is commonly provided to municipal ice arenas and the City of Parksville Community Park..

Inspection and Access

- 5.16 to permit the Landlord at any time and from time to time to enter and to have its authorized agents, employees, and contractors enter the Premises for the purpose of inspection, making repairs, alterations, and improvements to the Premises in general or to make improvements as outlined in Section 4 of the City of Parksville March 2006 Community Park Master Plan or to have access to utilities and services, and the Tenant shall provide free and unimpeded access for the purpose,

and shall not be entitled to compensation for any inconvenience, nuisance, or discomfort caused thereby, but the Landlord in exercising its rights hereunder shall proceed to the extent reasonably possible so as to minimize interference with the Tenant's use and enjoyment of the Premises.

- 5.17 to obtain approval from the Landlord for any special event to be held within the facility that will likely exceed the parking capacity of the premises. The Landlord agrees that dependent only upon requirements of other special events scheduled for the same time in the City of Parksville Community Park, such approval will not be unreasonable withheld.

6.0 Landlord's Covenants

The Landlord covenants with the Tenant for quiet enjoyment.

7.0 Miscellaneous Covenants

And it is hereby mutually agreed:

Re-entry

- 7.1 that if the Tenant shall default in the payment of rent, or the payment of any other sum payable hereunder, or fail to perform any covenant hereunder and if such default shall continue for thirty (30) days after the giving of written notice by the Landlord to the Tenant, then the Landlord may re-enter the Premises and the rights of the Tenant with respect to the Premises shall lapse and be absolutely forfeited;

Forfeiture

- 7.2 that the Landlord, by waiving or neglecting to enforce the right to forfeiture of this Lease or the right of re-entry upon breach of any covenant, condition or agreement in it, does not waive the Landlord's rights upon any subsequent breach of the same or any other covenant, condition or agreement in this Lease;

Fixtures

- 7.3 that the ice arena is owned by the Tenant and if the Tenant elects not to rebuild the ice arena under section 5.12, or if this Lease is otherwise terminated, the ice arena or the remains of it, and the proceeds of any fire insurance or sale are the property of the Tenant, as an asset of the recreation local service provided by the Tenant for and within the City of Parksville (the Landlord) the Town of Qualicum Beach and Electoral Areas E, F, G and H of the Regional District of Nanaimo or any amended or successor local service providing community recreation services within the Regional District of Nanaimo, in accordance with the *Local Government Act* and in spite of any law to the contrary;

- 7.4 if the Landlord and the Tenant do not enter into a new lease to become effective immediately following the expiration of the Term, the Landlord and the Tenant will negotiate in good faith towards an agreement on the disposition of the Tenant's Improvements (including the arena, parking lots, fencing, signage and other improvements made by the Tenant), either by way of removal of those improvements from the Premises by the Tenant, or the transfer of those improvements to the Landlord, on terms that are mutually acceptable to the parties. If the parties are unable to agree upon a transfer value within six (6) months after expiration of the Term, that dispute will be submitted to binding arbitration and the arbitrator may order removal or transfer for value (or a combination of removal and transfer) taking into account such factors as depreciated building value.
- 7.5 if the lease is not renewed by reason of the District 69 Ice Arena having come to the end of its useful life, then in accordance with the provisions of section 7.4 for removal of the improvements from the Premises by the Tenant, the tenant agrees to remove those portions of the improvements requested to be removed by the Landlord and to return the Premises to a condition acceptable to the Landlord as outlined in Section 5.12.

Holding Over

- 7.6 that if the Tenant holds over following the Term and the Landlord accepts rent, this Lease becomes a tenancy from month to month subject to those conditions in this Lease applicable to a tenancy from month to month;

Renewal

- 7.7 that upon the expiration of the Term the parties may agree to enter into a new lease of the Premises containing agreed terms and conditions.

Time

- 7.8 that time shall be of the essence of this Lease;

Notices

- 7.9 that any notice required to be given under this Lease shall be deemed to be sufficiently given:
- (a) if delivered, at the time of delivery, and
 - (b) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

If to the Landlord:

City of Parksville
100 E. Jensen Avenue
P.O. Box 1390
Parksville, B.C. V9P 2H3

If to the Tenant:

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C. V9T 6N2

or at the address a party may from time to time designate, then the notice shall be deemed to have been received forty-eight (48) hours after the time and date of mailing. If, at the time of the mailing the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lockout or other labour dispute then the notice may only be given by actual delivery of it;

Net Lease

7.10 that this Lease shall be a complete carefree net lease to the Landlord as applicable to the Premises and the Landlord shall not be responsible during the Term for any cost, charges, expenses or outlays of any nature whatsoever in respect of the Premises or its contents except those mentioned in this Lease;

Binding Effect

7.11 that this Lease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors, administrators and permitted assignees;

Amendment

7.12 that the parties hereto may by agreement amend the terms of this Lease, such amendment to be evidenced in writing and executed by both parties;

Law Applicable

7.13 that this Lease shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia;

Interpretation

7.14 that when the singular or neuter are used in this Lease they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require;

7.15 all provisions of this Lease are to be construed as covenants and agreements as though the words importing covenants and agreements were used in each separate paragraph;

7.16 that the headings to the clauses in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Lease or provision of it.

IN WITNESS the parties have signed and sealed this Lease on the _____ day of _____, 2013.

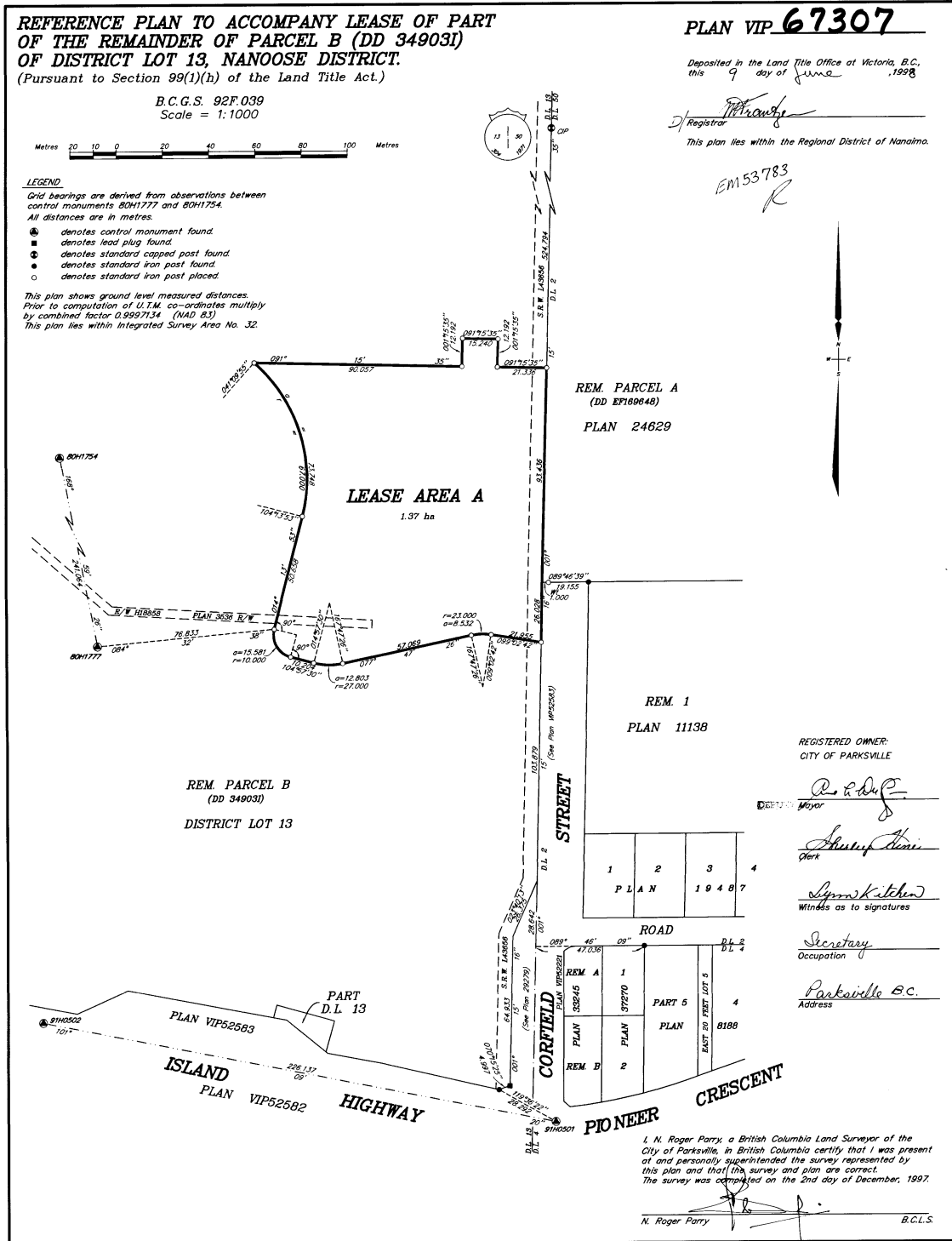
CITY OF PARKSVILLE by its authorized)
signatories)
)
_____)
Mayor)
)
_____)
Director of Administrative Services)

REGIONAL DISTRICT OF NANAIMO by its)
authorized signatories)
)
_____)
Chairperson)
)
_____)
)
)

SCHEDULE "A"

PID:

That Part of the remainder of Parcel "B" (DD 34903-1), District Lot 13, Nanoose District as shown outlined on the reference plan annexed hereto as Schedule "B" and prepared by N. Roger Parry, B.C.L.S., dated the 2nd day of December, 1997 and marked "Lease Area A".



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