

# Welcome To CVRD Recreation Facility Capital Plans Information Session



## Take Your Time

The information on display outlines the work to date and next steps. Read through and ask questions.



## Share with Us

Sign-in at the table - and remember to submit a feedback form to provide comments on the proposed next steps.



## Join us Online

We're hosting a webinar to share this information on Thursday, June 22, from 12:00 pm-1:00 pm. Visit Engage Comox Valley to register for this session.

All information from today's session will be posted  
[www.engagecomoxvalley.ca/recplan](http://www.engagecomoxvalley.ca/recplan)

# Addressing Climate Change

As one of its 2019-2022 strategic drivers, the CVRD Board of Directors has prioritized the need to address climate crisis and focus on environmental protection. This is a key consideration for the Comox Valley Recreation Commission Strategic Planning and path forward for facilities. Strategic priorities are being reviewed and updated in June 2023.



## CVRD Strategic Priorities

**CVRD is looking at ways to reduce GHG emissions in the short, medium and long-term.**

- Recreation facilities account for 54 per cent of the CVRD's total GHG (greenhouse gas) emissions.
- Facility upgrades and changes offer opportunities to increase energy efficiency, and reduce footprint while meeting community priorities.
- New technology could see recovery of heat/cooling, among other efficiencies available when updating aging facilities.
- Increasing energy efficiency, and reducing the dependence on non-renewable resources.
- Renovating or adding to an existing building has the potential to reduce emissions at an operational level.

# Why We're Here

The Comox Valley Recreation Commission has been taking the preliminary steps needed to develop a long-term facility upgrade plan that will address required upgrades and expansions to facilities and programs within the region.

## What We've Done So Far:

**Assessments:** Throughout 2022, a series of assessments were completed on field, ice and aquatic facilities.

**Strategic Planning:** Considering the results of those assessments, financial factors and other issues, the Comox Valley Recreation Commission completed strategic planning in February and March 2023, establishing immediate, short and medium term priorities.

## What We're Doing Now:

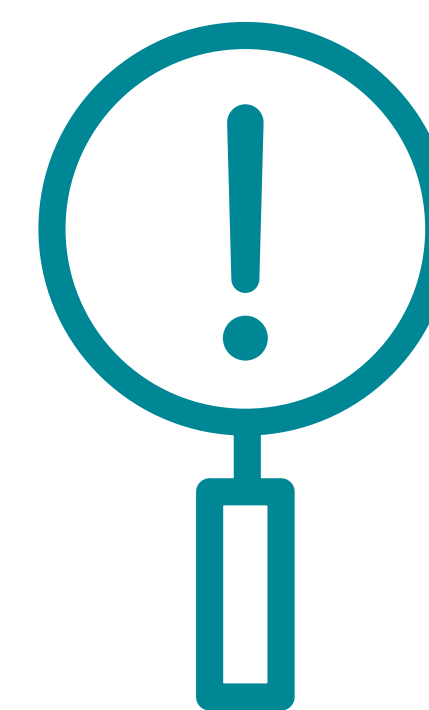
**Reporting Back:** The CVRD is committed to keeping the community looped in on proposed plans and next steps, and share how your input in earlier assessments have guided steps forward.



Projects have been prioritized for the coming years. Watch this meter on upcoming boards to see where priorities land.

## Did You Know?

The Comox Valley Recreation Commission has identified these as priorities for long-term planning:



- Lifelong community wellbeing
- Buildings and facilities
- Programs and services
- Accessibility and inclusivity
- Partnerships

# Priorities Ahead

As part of the planning process, the consideration of future facility upgrades have been prioritized. There is significantly more review/assessment work required before construction is approved.



## Immediate Term

**Enhance field facilities:**  
Winterize washrooms,  
add lighting.

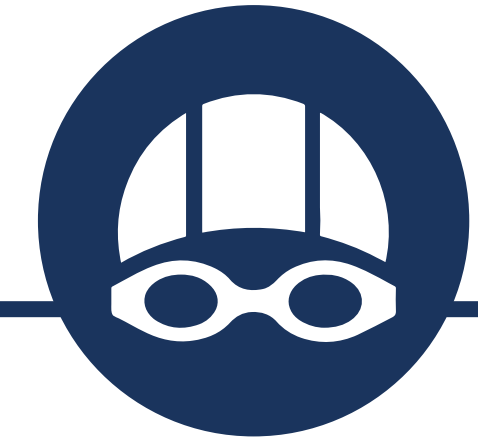
**New turf field:**  
Complete further study/  
assessment for a  
proposed new turf field.  
If approved, advance  
project to construction.



## Short Term

**Consider Ice Rink Expansion:** Complete studies to  
guide decisions about a proposed plan for:

- New full-size rink.
- Consideration of 1,500-2,000 seats either as  
expansion to Arena 1 or attached to new Arena.
- Addition of 6-8 dressing rooms.



## Medium Term

**Aquatic Centre expansion:**  
Complete further  
assessment and study  
on proposal of an aquatic  
facility expansion. These  
studies will inform decision  
about next steps.

**Plan for Sports Centre  
Pool:** Make plans for  
closure of pool at  
Sports Centre, based  
on outcome of Aquatic  
Centre planning.



# Fields: What We Know

Assessments and studies completed in 2022 gave insight into the necessary improvements and community priorities for upgrades. Study work commenced in June 2022, with conditions assessment completed post sports season; through the summer and fall.

## Field Use Study

In Spring 2022, the CVRD completed a field use study, asking for the community's feedback on how fields are used currently and priorities for improvement.

- Of the 486 respondents, fields are being almost equally used by children and adults.
- Half of respondents said they use fields both formally and informally
- Over 50 percent said improvements to amenities and conditions would improve their experience, particularly in the winter.
- Over 28 per cent said they would like to see new auxiliary buildings and 15 per cent said they'd like to see improved maintenance at fields.
- Soccer was by far the most popular structured activity for respondents at 37 per cent: more than double the second-most popular activity (baseball/softball).

## Sport Field Strategy

In early 2023, a strategy was developed looking at the usage rates of fields and identifying opportunities and challenges.

### Key findings included:

- Municipal sport fields are generally in much better condition than school sport fields.
- There is capacity in sports fields as a whole, but a small number of fields accommodate the majority of program-based bookings.
- Improvements to booking policy and approaches can create a more streamlined field management system.
- Population growth will continue to put increased pressure on the current facilities.



# Field Improvements

The Comox Valley Recreation Commission has identified as their first, immediate priority the need for improvements to field facilities.

## A New Artificial Turf Field

- The need for a second artificial turf surface to accommodate future growth has been identified as a top priority.
- G.P Vanier has been identified as the preferred option following meetings with City of Courtenay, Town of Comox, 19 Wing and School District 71.
- Bill Moore Park and Highland Park were considered as alternatives.



## More To Do

While there's agreement on the G.P Vanier location and priority of a new artificial turf field, there is more work to do before proceeding to construction.

This includes:

- Geotechnical review to confirm suitability of the site.
- Design work to identify capital and operating costs, life cycle and asset management.
- A feasibility study that would include proposed operating approaches/partnerships, specifications, and characteristics.



## Additional Upgrades

The Comox Valley Recreation Commission has also identified these improvements, prioritized to proceed as an immediate priority:

- Added Lighting
- Improved Washrooms
- Upgrades to Field Access

These are a priority whether the fields are owned by the CVRD or others, such as School District 71. An investment action plan will be developed with partners.

# Ice: What We Know

Direction on ice facility planning has been given after considering a number of reports and plans. Here's what we know:

## Increasing Demand

- In 2022, the CVRD undertook stakeholder engagement to learn more about ice use. This included a survey and workshops with user groups.
- Nearly 1,200 people completed the survey, with 69.4 per cent identifying as current ice surface users.
- Of those, 28.6 per cent said they would like to participate in more activities.
- The most used activity of participants was Everyone Welcome Drop-In Skates
- Non users identified drop-in skating as the activity they were most interested in.
- Key challenges for non-users included feeling unclear about how to get involved, and that scheduling didn't work for them.



## Facility Conditions

- Maintaining the current popular ice facilities is a critical task particularly as the arenas and equipment age.
- Maintenance of Arena 1 ice slab is scheduled to be completed during the 2023 off-ice season and will include an analysis of its condition.
- Along with the ice surface maintenance, improvements to the mezzanine, parking and external entry, improved spectator seating and safety in Arena 1 are also a priority.



## Identified as a Priority

- Planning for the future of our ice facilities – including a possible expansion, has been on the CVRD's radar for 15 years.
- A leisure ice pad was originally envisioned as part of the 1998 construction of Arena 2, but was not realized at the time due to budget constraints.
- In 2017, the Indoor Recreation Facilities Masterplan included the proposed addition of a leisure ice pad and a new full-size ice arena for consideration.
- In 2019, the Comox Valley Recreation Commission made the long-term planning for all recreation facilities to be a strategic priority – bringing together plans to create direction forward.



# Ice Improvements

Making long-term plans to maintain and improve ice facilities in the region is an important responsibility. Through increased ice demands, it's clear that there's a need for more ice space during peak times. This has been assigned as a short-term priority.



## A New Ice Surface

- This proposed option includes the addition of a full-size ice rink surface that would be added to the Comox Valley Sports Centre.
- The new ice surface is proposed to be south of the existing facility, between G.P. Vanier and Arena 2.
- Look into possibility of adding 1,500-2,000 seats: either as expansion to Arena 1 or attached to new Arena.
- Addition of 6-8 new dressing rooms.

## More To Do

Before moving forward there is more work to do.

**This includes:**

- Greenhouse Gas Emissions Study
- Parking Assessment
- Environmental Assessment
- Feasibility Study (for seat addition)

Assessment work will begin in Fall 2023, with a decision by the Comox Valley Recreation Commission to be made in Summer 2024.



## Ice Allocation Decisions

In 2022, the CVRD undertook stakeholder engagement on ice allocation. The goal was to find ways to open ice times to accommodate new or expanded programming. The process resulted in changes to hockey scheduling that has allowed for the growth of the Comox Valley Hockey League, youth ringette, seniors skate and late-night, drop-in hockey.

# Aquatics: What We Know

In 2022, the CVRD and City of Courtenay completed an analysis of the Comox Valley Aquatic Centre, Comox Valley Sport Centre Pool and City of Courtenay Outdoor Memorial Pool. The analysis included review of their current use and condition. Here's what we know:

## Aquatic Needs Strategy and What We Heard

The aquatic strategy helps develop a regional vision for aquatic facilities in the Comox Valley and looks to long-term capital planning needed to achieve the goals outlined. Some highlights from the strategy and public engagement include:

- Over 1,640 surveys were submitted by residents through two survey accesses. Approximately half said the facility being too crowded is the biggest barrier to using the Aquatic Centre.
- About 92 per cent of respondents said access to the aquatic facility is important to quality of life in the Comox Valley.
- While there is capacity availability within the current facilities ('swim spaces' that are not currently used) the facilities are not meeting some needs. Approximately one-third (32 per cent) of respondents said that new or improved aquatic amenities are extremely important.
- Some facilities in the region are reaching the end of their lifespan and investment in new facilities may be more efficient than repair of current facilities.
- There is need to have facilities meet current accessibility requirements.
- Consolidation of aquatic facilities at one site scored the highest of the options reviewed in terms of feasibility and meeting stated goals.



## Aquatic Strategy Objectives

The CVRD and City of Courtenay set these three objectives for planning and management of their aquatic facilities.

1. High quality aquatic facilities that are adaptable and responsive to community need.
2. Provide accessible, affordable and inclusive facilities and opportunities.
3. Facilities and opportunities are well planned, maintained and managed.

# Aquatic Improvements

Significant assessment was completed in 2022 by the CVRD and the City of Courtenay to consider the conditions of current aquatic facilities and identify service gaps or future plans. This has been listed as a medium-term priority.



## Expanding Pool Facilities

- The addition of a 25-metre pool (extension or new pool at the Aquatic Centre site) was identified as a medium-term priority (4–6 years).
- Other options considered included **a)** maintaining status quo **b)** expanding Aquatic Centre or **c)** new build or consolidation of all rec facilities into one location.
- Decisions about the Outdoor Pool are the responsibility of the City of Courtenay.



## More To Do

There is a significant amount of assessment work to be completed before decisions are made about whether this will proceed.

- Required assessments to be completed including Greenhouse Gas Emissions study, parking and environmental analysis.
- The preferred option assumes the closure of the pool at the Sports Centre once a new facility is opened.
- Assessment work will begin in Winter 2024, with a decision by Comox Valley Recreation Commission expected in Spring/Summer 2025.



# THE PATH AHEAD

## JUNE 2023 – WE ARE HERE:

Public engagements informing of where we are and proposed steps ahead

## SPRING/SUMMER 2023 – FIELD PLAN:

Assessments for new artificial turf field underway, including geotechnical, feasibility, design work environmental, parking and cost analysis.

## FALL 2023 – FIELD DECISION AND UPDATE

Comox Valley Recreation Commission considers decision for field development, and inform residents on outcome.

## MAY 2023 – SD71 SUPPORT

School District approval of GP Vanier location for field project.

## APRIL 2023 – MAP OUT PLAN

Strategic planning process for Comox Valley Recreation Commission outlines priorities and required steps forward.

## SUMMER 2023 GHG STRATEGIES

CVRD begins greenhouse gas emission reduction strategies for existing facilities, to be complete by end of year.

## FALL 2023 – ICE PLAN

Ice studies get underway, including feasibility study, design work, GHG emissions study, environmental, parking analysis, business case for increased seating.

## SUMMER 2024 – ICE DECISION AND UPDATE

Comox Valley Recreation Commission considers decision for ice facilities and inform residents on outcome.

## WINTER 2025 – POOL PLAN:

Aquatic facility options see further analysis, including GHG emissions study, parking analysis, environmental assessments and feasibility and design work.

## 2025 – POOL DECISION AND UPDATE:

Comox Valley Recreation Commission considers decision for aquatic facilities and updates the community.

## 2022 – RESEARCH START

Assessments and public engagements completed for aquatic, field and ice facilities.

# Cost Estimates for Steps Ahead

There are a lot of unknowns still about the path forward, including whether pieces will proceed as proposed once further assessments/analysis are completed. Preliminary costs have been considered and mapped out (see graphic below). The below estimates are provided in 2023 dollars.

	2024	2025	2026	2027	2028	2029	30+ years
Preliminary Estimates of Costs							
Sports Field Expansion	← \$5M →						
Full Sheet Ice Rink Expansion			← \$16M →				
Add indoor pool to Aquatic Centre						← \$26M →	
Implications to Residential Household	\$32/yr 5 yr term		\$29/yr 30 yr term			\$46/yr 30 yr term	
Cumulative Impact		\$32/yr	\$61/yr	\$61/yr	\$61/yr	\$75/yr	\$75/yr



**COST TO BE CONFIRMED**  
There is a significant amount of assessment work to be completed before decisions are made about whether these initiatives will proceed and to further refine/assess the preliminary cost estimates above.

# Recreation Strategic Plan

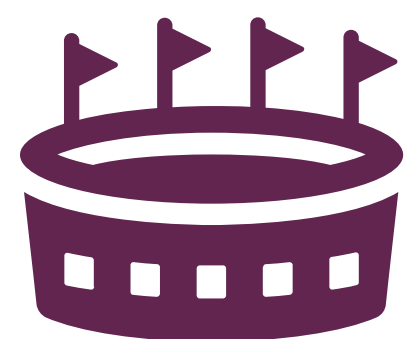
The Recreation Commission established five strategic goals in two facilitated planning sessions held in February and March 2023. The goals will guide the work of the commission through the period 2023 to 2027.

## Why



Support physical, mental, social and emotional community and individual wellness throughout the Comox Valley Regional District

## What



Build and maintain excellent and sustainable sport and recreation facilities that:

- Balance location with financial responsibility
- Reduce greenhouse gas emissions and address climate changes.



Deliver a wide variety of innovative and responsive sport and recreation programs and services that:

- Meet community needs
- Promote structured and unstructured activities.

## How



Ensure that recreation programs, services and facilities are accessible and reduce barriers to participate, and:

- Are welcoming and culturally appropriate
- Promote lifelong sport and recreation
- Are inclusive and encourage a sense of belonging.



Create and support partnerships with municipalities, School District 71, K'ómoks First Nation and community organizations to deliver sport and recreation programs and services that:

- Increase volunteerism
- Make the best use of public and community facilities and resources.