



# **A COMMUNITY RECREATION CAMPUS THE HEART OF NELSON, AREAS F & DEFINED E COMMUNITY MEETINGS WORKBOOK**

This workbook includes the same material that were presented at the community meetings on November 5, 6 and 7.

# A COMMUNITY RECREATION CAMPUS THE HEART OF NELSON, AREAS F & DEFINED E

## WELCOME

Please review the panels and share your thoughts at the end. Feel free to ask any questions you have.

The intent of the panel information is to:

1. Describe the benefits that recreation services provide to people and the community.
2. Inform you about the Community Recreation Campus in Nelson. Specifically, information will be shared about:
  - » The facilities and amenities that comprise the Community Recreation Campus.
  - » The owners and operators of each facility or amenity.
  - » The general condition of each facility and needed investments.
3. Present a brief history of the Community Recreation Campus.
4. Describe how the Recreation Service and the City of Nelson fund the Community Recreation Campus.
5. Outline the engagement process (“The Project”) that is being implemented to identify a future vision for the Community Recreation Campus (including project timing).
6. Gather some preliminary thoughts from you on your vision for the Community Recreation Campus.

**Facilities** are buildings that include activity spaces.

**Amenities** are individual activity spaces.

The Nelson & District Community Complex is a facility. The aquatic centre in the Complex is an amenity.



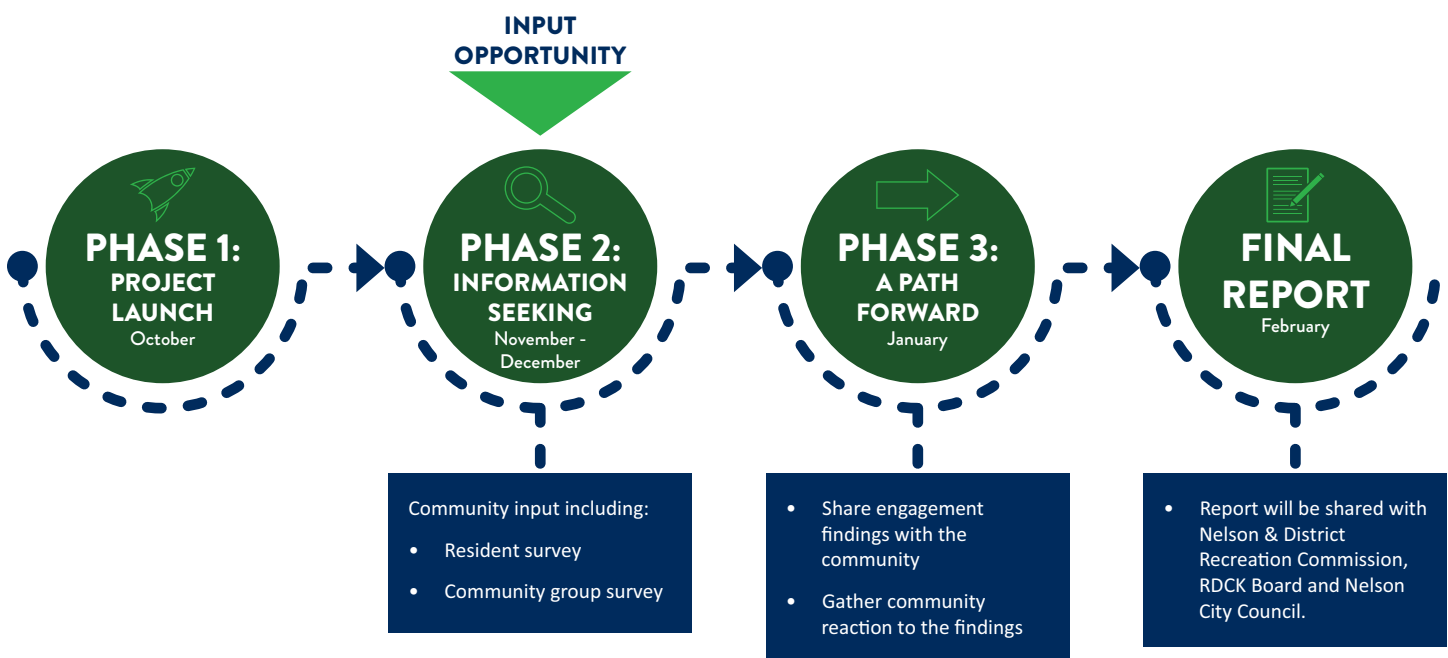
# PROJECT PURPOSE AND PROCESS

## WHAT IS THE PURPOSE OF THIS PROJECT?

- Develop a vision for the Community Recreation Campus.
- Identify the collection of facilities and amenities that should make up the Campus.
- Identify the recreation activities that should be accommodated on the Campus.

## PROJECT PROCESS

The Nelson & District Recreation Commission No. 5 is seeking input from the community to help it define a **vision for recreation** at the Community Recreation Campus.





# THE BENEFITS OF, AND A VISION FOR, RECREATION

Recreation services (including facilities, programs, and events) provide a broad array of benefits. These benefits are received by the direct users of facilities, program participants, and event attendees. The greater community benefits as well from the provision of recreation services.

Here are some primary **benefits from recreation** as presented in the “Nelson & District Parks & Recreation Master Plan 2014”.



Recreation and active living are essential to personal health, a key determinant of health status.



Recreation is key to balanced human development and helps individuals reach their potential.



Recreation and parks are essential to quality of life.



Recreation reduces self-destructive and anti-social behaviour.



Recreation and parks build strong families and healthy communities.



Recreation reduces health care, social service, and police/justice costs.



Recreation and parks are economic generators for communities.



Parks, open spaces, and natural areas are essential to ecological survival.

## VISION STATEMENT (2014 MASTER PLAN)

The parks and recreation delivery area can best be described as a place where—

- All community members are healthy and active.
- Recreation is an important means for building a sense of community and pride locally and regionally.
- The spectacular outdoors and variety of indoor facilities are part of the community's daily life while also providing an important attraction for visitors.
- The key service providers in the community work together to plan and deliver services that meet the recreation needs of all segments of the community (i.e. interests, ages, and barriers).





# A COMMUNITY RECREATION CAMPUS THE HEART OF NELSON, AREAS F & DEFINED E

Situated in downtown Nelson, is the Community Recreation Campus. This Campus is the regional centre for indoor recreation and is literally and figuratively the heart of the community.

## WHAT IS INCLUDED IN THE COMMUNITY RECREATION CAMPUS?

### NELSON CIVIC CENTRE

(owned by the City of Nelson)

- Includes:

- 1.** Civic Arena (operated by RDCK)
- 2.** Indoor Soccer Facility (leased to Nelson Soccer Association)
- 3.** Movie Theatre (leased to Nelson Civic Theatre Society)
- 4.** Gymnasium (leased to Glacier Gymnastics)
- 5.** Dance studio (leased to Dance Umbrella)
- 6.** Nelson Seniors Centre
- 7.** Nelson Curling Rink & Lounge (owned by the City of Nelson but leased to the Nelson Curling Club)
- 8.** Empty Lot (824 Front Street)



### NELSON & DISTRICT COMMUNITY COMPLEX

(owned by the RDCK)

- Includes:

- |                          |                               |
|--------------------------|-------------------------------|
| <b>9.</b> Aquatic centre | <b>11.</b> Fitness facility   |
| <b>10.</b> NDCC Arena    | <b>12.</b> Multipurpose rooms |

# A HISTORY (BRIEF) OF THE COMMUNITY RECREATION CAMPUS

Opened in 1935 and included:

- Spectator ice rink
- Curling sheets (currently soccer facility)
- Performing arts theatre (currently Nelson Civic Theatre Society)
- Badminton hall (currently used by gymnastics)
- Outdoor track and field (parking lot/NDCC)
- Baseball diamonds (parking lot/NDCC)
- Smaller gym (currently used by Dance Umbrella)

## NELSON CIVIC CENTRE (City of Nelson)

Curling rink:

- Built by the Nelson Curling Club in 1973

1935

1972

1973

1975

1993

2005

2016

Nelson pool  
constructed in 1972

Fitness space (second  
story) added to the  
aquatic centre in 1975

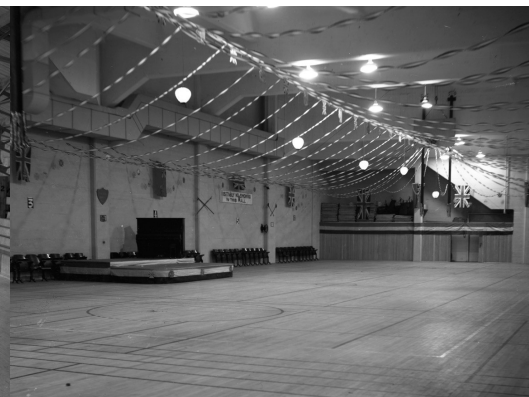
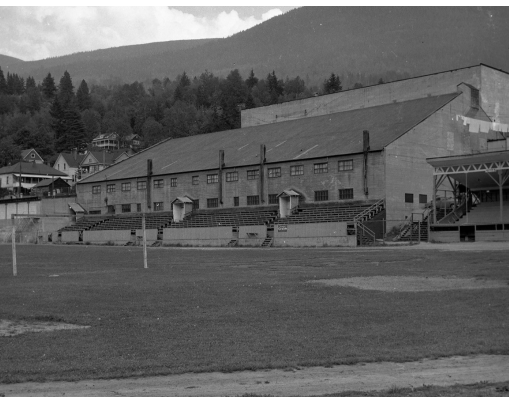
Whirlpool and fitness  
studio added in 1993

Leisure pool, water  
slide and new change  
rooms added to  
existing pool in 2005

Pool and fitness  
centre renovation in  
2016

## NELSON AND DISTRICT COMMUNITY COMPLEX (RDCK)

Arena added to  
Complex in 2005



# THE STATE OF CITY OF NELSON OWNED FACILITIES

Facility / Amenity	Age	Recent Upgrades	Major Infrastructure Needs (immediate)	Major Infrastructure Needs (within 5-10 years)
Civic Arena	1935	Roofing, mold remediation, lighting (2017/18) <ul style="list-style-type: none"> <li>• \$200K</li> </ul>	Roof Structure Upgrade <ul style="list-style-type: none"> <li>• ≈ \$3M</li> </ul>	<p>Arena floor, concrete</p> <ul style="list-style-type: none"> <li>• \$200K unrefrigerated or</li> <li>• \$2M refrigerated (for ice)</li> </ul> <p>Other repairs and modifications</p> <ul style="list-style-type: none"> <li>• \$5m</li> </ul>
Indoor Soccer Facility	1935	Roofing (2024) <ul style="list-style-type: none"> <li>• \$100K</li> </ul>	Electrical & Mechanical <ul style="list-style-type: none"> <li>• \$100K</li> </ul>	<p>Other repairs and modernization</p> <ul style="list-style-type: none"> <li>• \$400K</li> </ul> <p>Structural investigation has not been completed and may result in additional expenditures</p>
Civic Centre (Theatre , Gymnasium, Dance Studio)	1935	<p>Electrical, fire alarm (2017/18)</p> <ul style="list-style-type: none"> <li>• \$450K</li> </ul> <p>Boilers (2023)</p> <ul style="list-style-type: none"> <li>• \$200K</li> </ul> <p>Structural repairs &amp; energy upgrade (2024)</p> <ul style="list-style-type: none"> <li>• \$5.3M</li> </ul>	Repairs are currently ongoing	<p>General renewal: mechanical, interior and exterior, other modernization</p> <ul style="list-style-type: none"> <li>• \$5M</li> </ul>
Curling Club	1973	HVAC replacement (2016) <ul style="list-style-type: none"> <li>• \$50K</li> </ul>	Foundation, structure and roof, ice plant equipment <ul style="list-style-type: none"> <li>• ≈ \$4M</li> </ul>	<p>Refrigerated concrete floor</p> <ul style="list-style-type: none"> <li>• \$1.5M</li> </ul> <p>Other repairs and modernization</p> <ul style="list-style-type: none"> <li>• \$2M</li> </ul>



# THE STATE OF CITY OF NELSON OWNED FACILITIES



**Aging City-owned recreation facilities** – The City has conducted initial structural and geotechnical investigations of City-owned facilities in the Community Recreation Campus area, including the Civic Centre, Civic Arena and Curling Rink. Each of these assessments revealed an urgent need for significant investment. While the City hasn't yet completed a detailed assessment of the Indoor Soccer Facility, it may also need similar levels of investment.



**Civic Centre and Civic Arena structural repairs** – The Civic Centre and Civic Arena are undergoing structural repairs. Emergency roof repairs and seismic upgrades are underway at the Civic Centre, while seismic upgrades are also underway at the Civic Arena as a result of the emergency roof repairs on the Civic Centre. The work is happening concurrently as the facilities were built together circa 1935 and share a common wall. The work will bring the Civic Centre up to current snow load and seismic building code requirements.



**Civic Arena** – As mentioned, the Civic Arena is undergoing seismic upgrades. The Civic Arena will require additional roof repairs at a later date as a structural assessment on the Civic Arena identified the need to increase the strength of the existing structure to meet snow loads. In the interim, a snow-monitoring program that may result in additional closures will be put in place for the winter.



**Curling Rink** – The City conducted an initial structural assessment and geotechnical review of the curling centre, which showed issues with the foundation, the walls and the roof structure. Like the Civic Centre and Civic Arena, the roof structure would need to be strengthened to meet snow loads.



**Indoor Soccer Facility** – A structural assessment has not been conducted, but the soccer facility will likely also need structural repairs.



The City performs routine maintenance of the recreation facilities, which averages \$200,000 per year. The City has also invested \$1.4 million in capital improvements for these buildings in the last 7 years, with up to an additional \$5.3 million for the structural and seismic repairs/updates in 2024. Since 2023, additional needs have come to light as the City has undergone detailed engineering assessments.

# THE STATE OF THE NELSON & DISTRICT COMMUNITY COMPLEX

RDCK Owned – Recreation Commission Funded				
Facility / Amenity	Age	Recent Upgrades	Major Infrastructure Needs (immediate)	Major Infrastructure Needs (within 5-10 years)
Aquatic Centre	1974	\$800,000 - Aquatic Ceiling (2013) \$252,000 - Aquatic Renovation (2014) \$725,000 - Aquatic Renovation (2015) \$5,900,000 - Aquatic Renovation (2016) \$50,000 - Aquatic Renovation (2017) \$450,000 - Boilers (2024)	None	Rooftop air handling unit in 10-15 years time
Arena	2005	\$50,000 - Arena Flooring (2014) \$214,000 Refrigeration Room/Condensers (2015) \$176,000 Ice Resurfacer (2017) \$160,000 - Refrigeration Room Upgrades (2018) \$80,000 - Refrigeration Room (2019) \$95,000 – Arena Lighting and Header Trench (2020)	Refrigeration plant \$1.5M, Dehumidification \$300,000	Ice Resurfacer \$200,000
Fitness Facility	2005	\$78,000-Fitness Roof (2014)	Equipment ongoing \$200,000	Expansion \$5M-\$8M
Parking Lot	2005	None	Paving repairs \$100,000	Replacement \$1M
General	Varied	\$60,000 New Lockers (2014) \$30,000 Flooring (2017) \$30,000 Roof Top Unit (2024)	As per facility condition assessments, further study is required for building envelope (roofing) and structural components.	\$5.8M per ROTH Iams 2020 Facility Condition Assessments

# STRUCTURE OF COMMUNITY RECREATION CAMPUS SERVICES

The Regional District of Central Kootenay and the City of Nelson both collect taxes to fund the various facilities and amenities that make up the Community Recreation Campus.

## RDCK TAXATION - COMMUNITY RECREATION CAMPUS

- In 2003 Bylaw No. 1623 was established for the purpose of providing recreational and leisure programming services, and the maintenance and operations of community facilities used for recreation. This Bylaw created service S226.
- The service may include, but is not limited, to the following powers and authorities:
  - » To own, lease, operate or provide ongoing funding for the facilities and amenities included in the Nelson and Area Recreation Facilities Service.
  - » To acquire or develop new community facilities and amenities for recreational and leisure purposes.
  - » To provide recreational and leisure programming services.
- Facilities and Amenities at the Community Recreation Campus included in S226 (The Nelson and Area Recreation Facilities Service) are:
  - » Civic Arena (operations from October - March)
  - » Nelson & District Community Complex (pool, fitness centre and arena)

The City of Nelson and Electoral Areas F and Defined Area E all pay into S226.

### S226 TAXATION (2024)

Total Taxation	Taxation per \$500,000 Residential Assessment
\$3,512,582	\$268.10

### COST OF BORROWING (EXAMPLE SCENARIO)

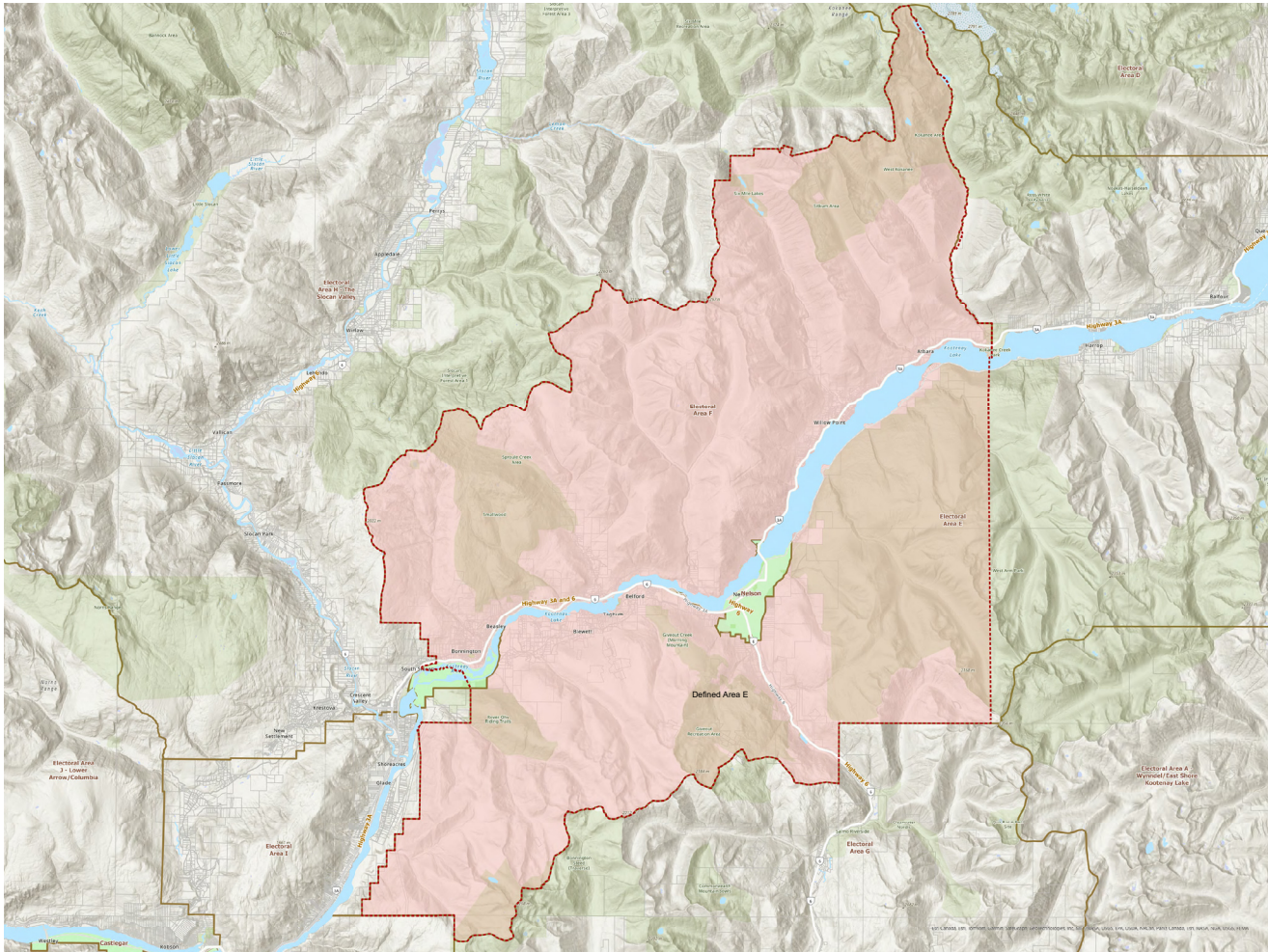
Amount Borrowed	Cost to S226 to Pay for Loan	Taxation Increase (2024) per \$500,000 Residential Assessment
\$10,000,000	\$712,000 per year (including principal and interest for 25 years)	\$54.34

## BORROWING

- Short term borrowing (5 years or less) – does not require voter approval.
- Long term borrowing (any term longer than 5 years) - requires voter approval (Referendum).



# S226 - NELSON AND DISTRICT COMMUNITY FACILITIES, RECREATION, AND LEISURE SERVICE AREA (AREA F, DEFINED AREA E, CITY OF NELSON)





# STRUCTURE OF COMMUNITY RECREATION CAMPUS SERVICES

## CITY OF NELSON TAXATION - COMMUNITY RECREATION CAMPUS

- Facilities and Amenities at the Community Recreation Campus included in the taxation for residents of the City of Nelson are:
  - » Civic Centre (theatre, gymnasium and dance studio)
  - » Indoor Soccer Facility
  - » Civic Arena (building maintenance and capital improvements)
  - » In 2023 net costs to operate the city owned facilities were approximately \$275,000. If your assessment was valued at \$500,000 you would pay \$37.00 for this service. Note: Nelson households also pay into Service S226 (as described above).

Only the City of Nelson pay into this taxation. Residents in Area F and Defined Area E do not pay.

### CITY OF NELSON TAXATION

Operating Cost (2023)	Taxation per \$500,000 Residential Assessment
\$275,000	\$37.00

### COST OF BORROWING (EXAMPLE SCENARIO)

Amount Borrowed	Cost to S226 to Pay for Loan	Taxation Increase (2024) per \$500,000 Residential Assessment
\$10,000,000	\$712,000 per year (including principal and interest for 25 years)	\$96.50

