

Comox Valley Regional District **Arena 3 Feasibility Study**

Comox Valley Recreation Commission Presentation
July 30, 2024

THE PATH AHEAD

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.



2022 - RESEARCH START

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



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.

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.

Scope of Study

1. Preparation of 3 conceptual design options which address:

- Addition of NHL ice surface
- Addition of 1500-2000 spectator seats for events either through renovation to Arena 1 or through construction of Arena 3
- Addition of 6-8 dressing rooms
- Extension of overhead walkway around Arena 1 for use as a walking track
- Addition of parking stalls to meet City of Courtney bylaws

Scope of Study

1. Preparation of 3 conceptual design options which address:

- Addition of NHL ice surface
- Addition of 1500-2000 spectator seats for events either through renovation to Arena 1 or through construction of Arena 3
- Addition of 6-8 dressing rooms
- Extension of overhead walkway around Arena 1 for use as a walking track
- Addition of parking stalls to meet City of Courtney bylaws

2. Provide high level options to meet CVRD's GHG reduction targets utilizing CVRD's Decarbonization Strategy

3. Provide Class D cost estimates for each conceptual design option

Existing + Planned Facilities

Maintenance / Operations

Comox Valley Sports Centre

Future Field House

Vanier Secondary School

Future Daycare Facility

Future Artificial Turf Field



Environmental Constraints



Selected Site Locations



Parking Analysis

- Stalls required per City of Courtenay by-law: **441**
- Possible range of new stalls provided: **301 - 385**
- Due to site constraints, it will be difficult to achieve the by-law parking minimum requirements
- **Recommendation:**
 - A Minor Development Variance would be targeted
 - A formal traffic and parking impact study be conducted by a traffic engineer

Conceptual Design Options

New-Build Spectator

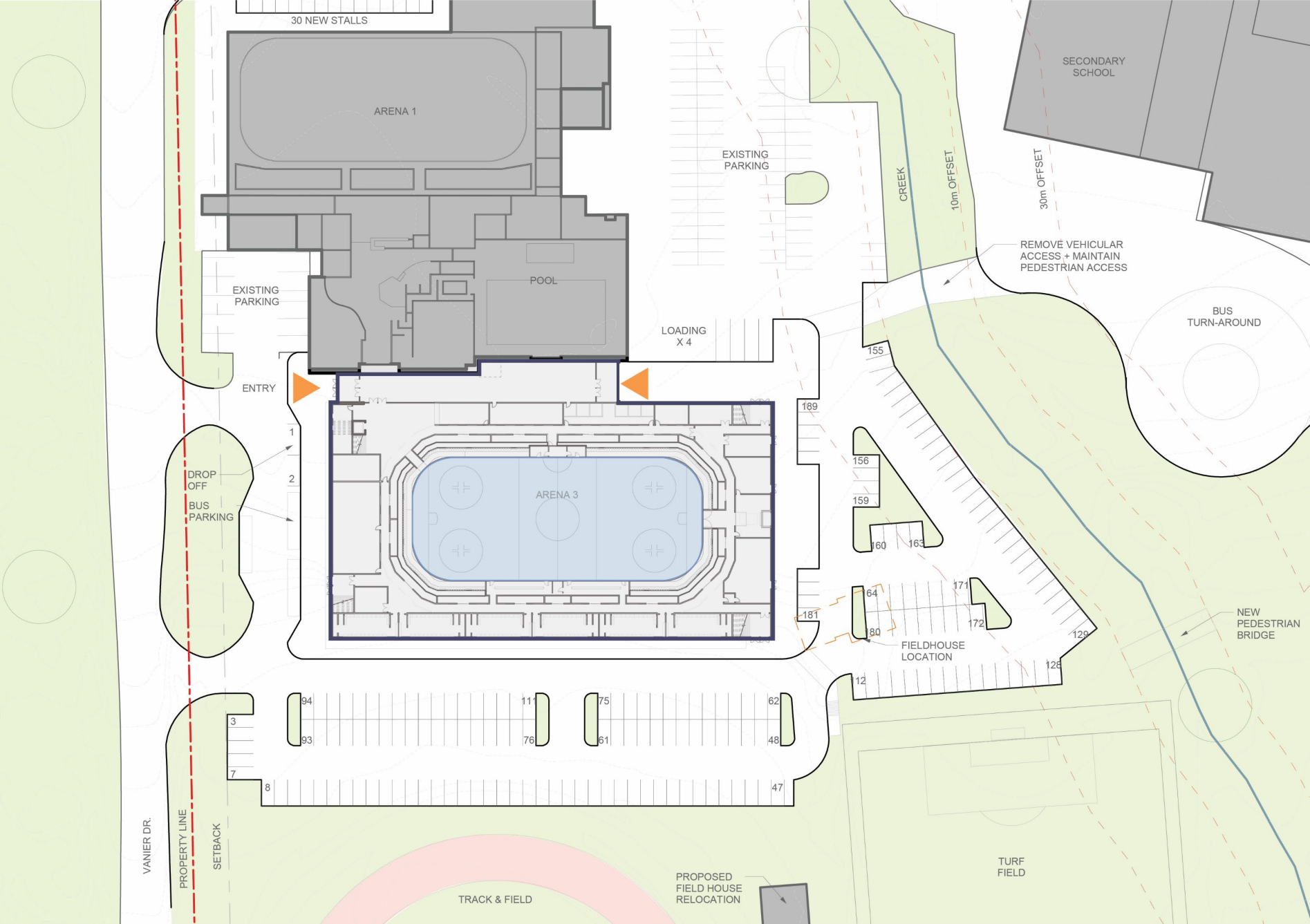
Arena

Option 1

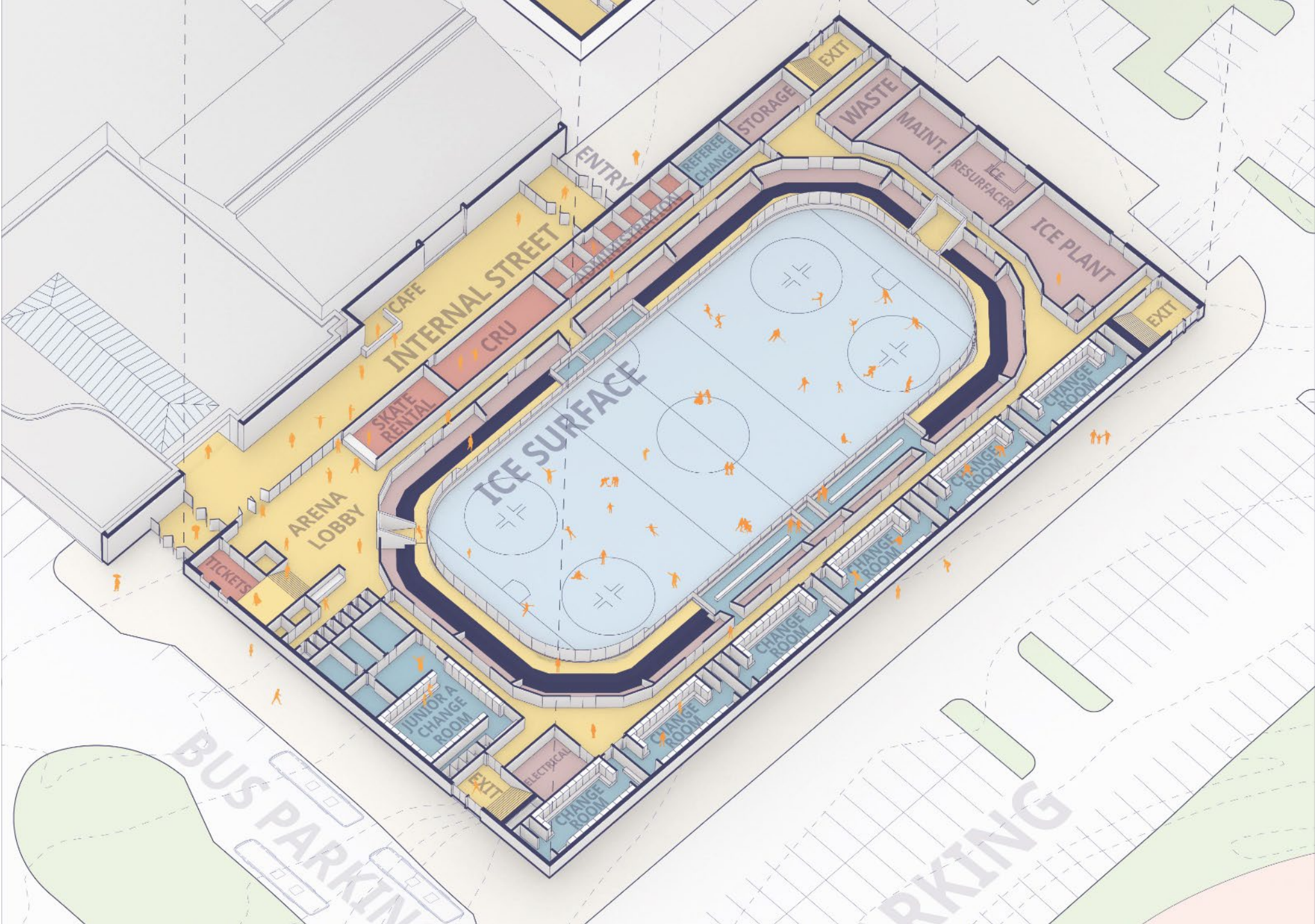
Parking

Stalls Required: 441

Stalls Provided: 301



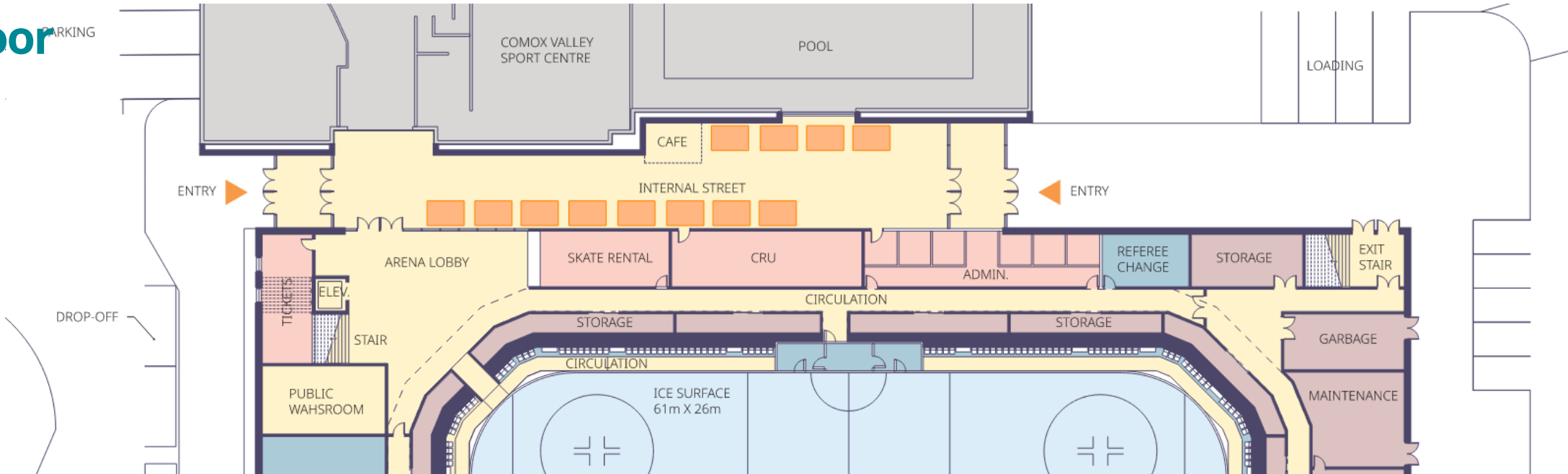
Main Floor



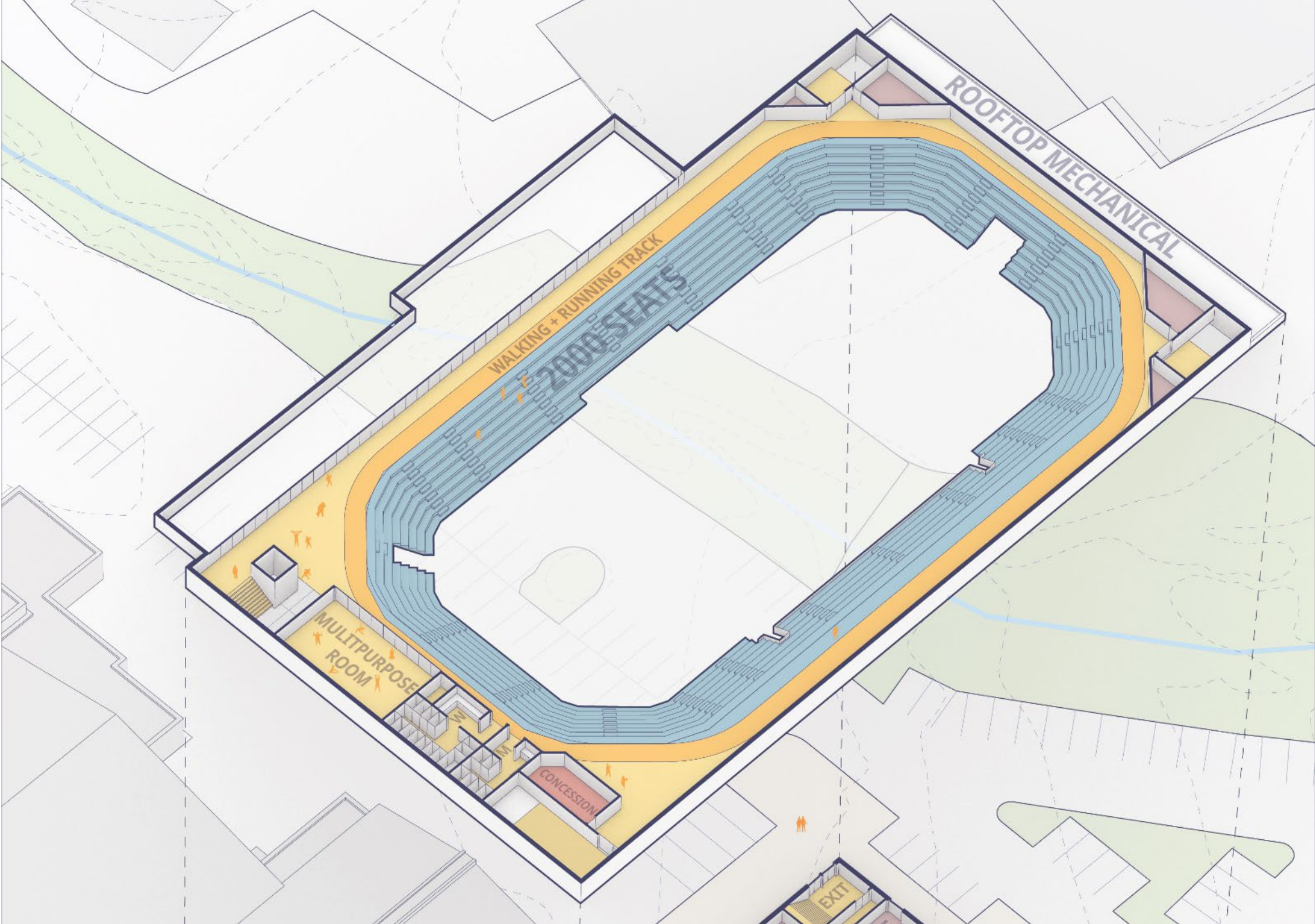
LEGEND

- Circulation + Public Spaces
- Ice Surface
- Change Rooms + Seating
- Administration + Services
- Service Spaces

Main Floor



Level 2



LEGEND

- Circulation + Public Spaces
- Ice Surface
- Change Rooms + Seating
- Administration + Services
- Service Spaces

Option 1

Opportunities:

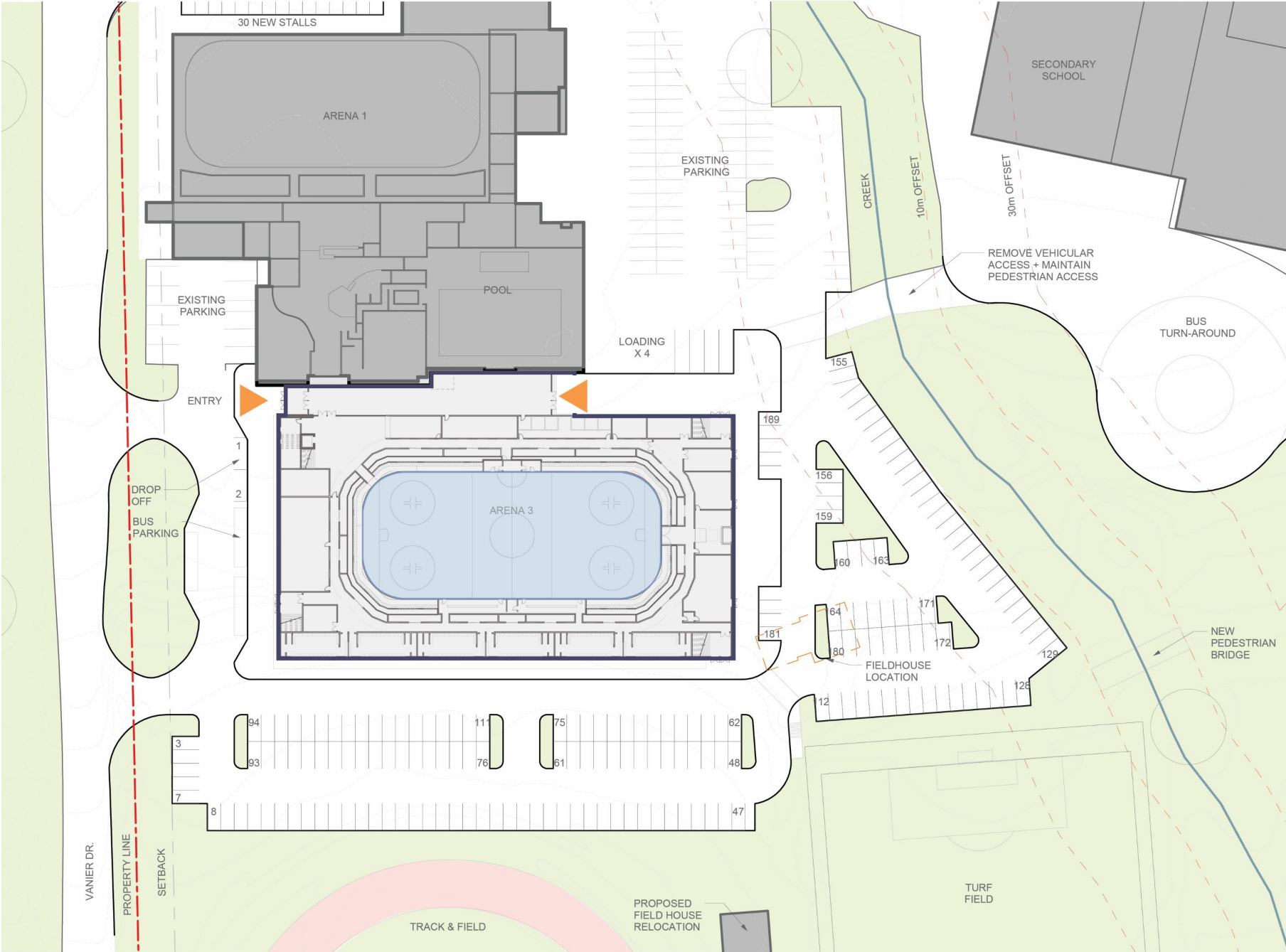
- Efficiency of a centralized reception and administration space
- Opportunity for community programming within internal street

Challenges:

- Removal of vehicular circulation to school site (due to site congestion)
- Lower parking count due to loss of existing stalls

Cost Range:

- Project Cost: \$73.5M – \$96.9M

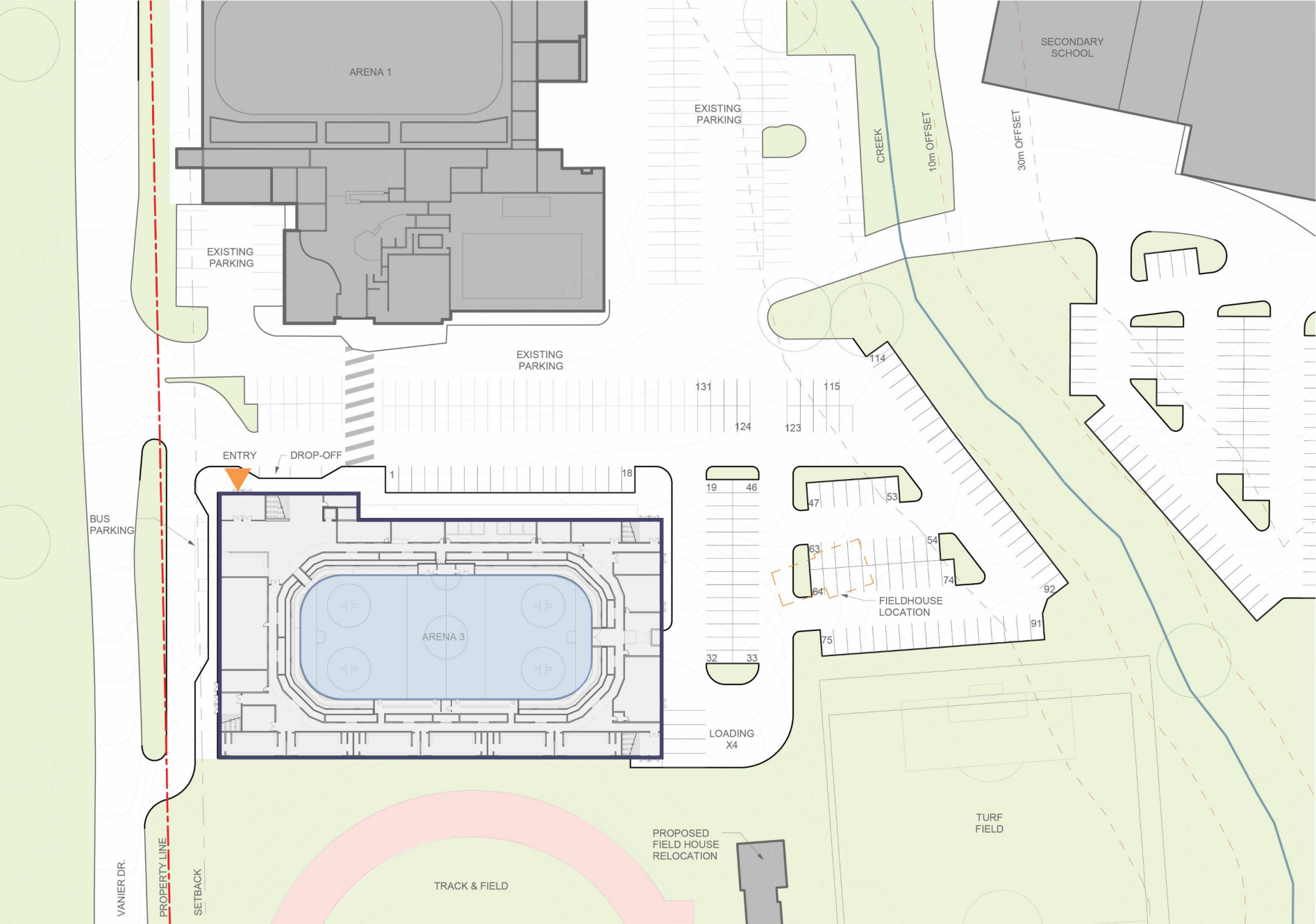


Option 2

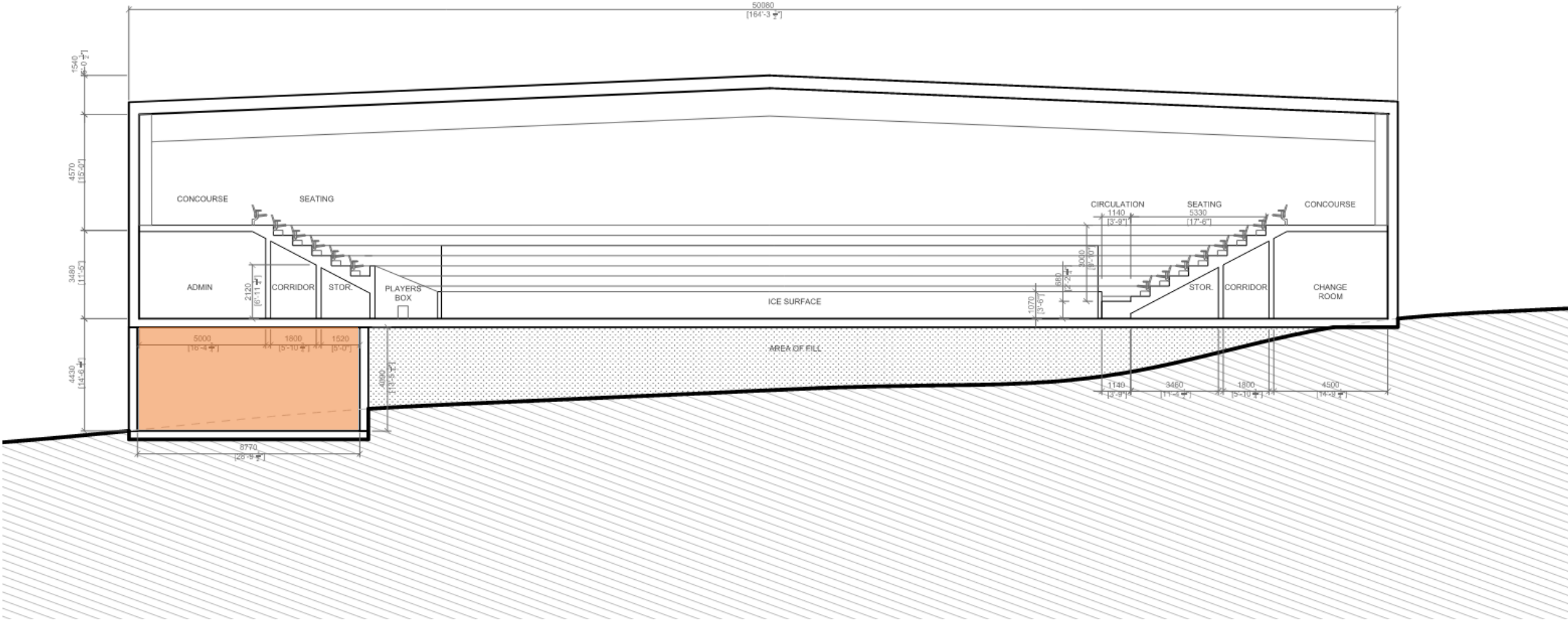
Parking

Stalls Required: 441

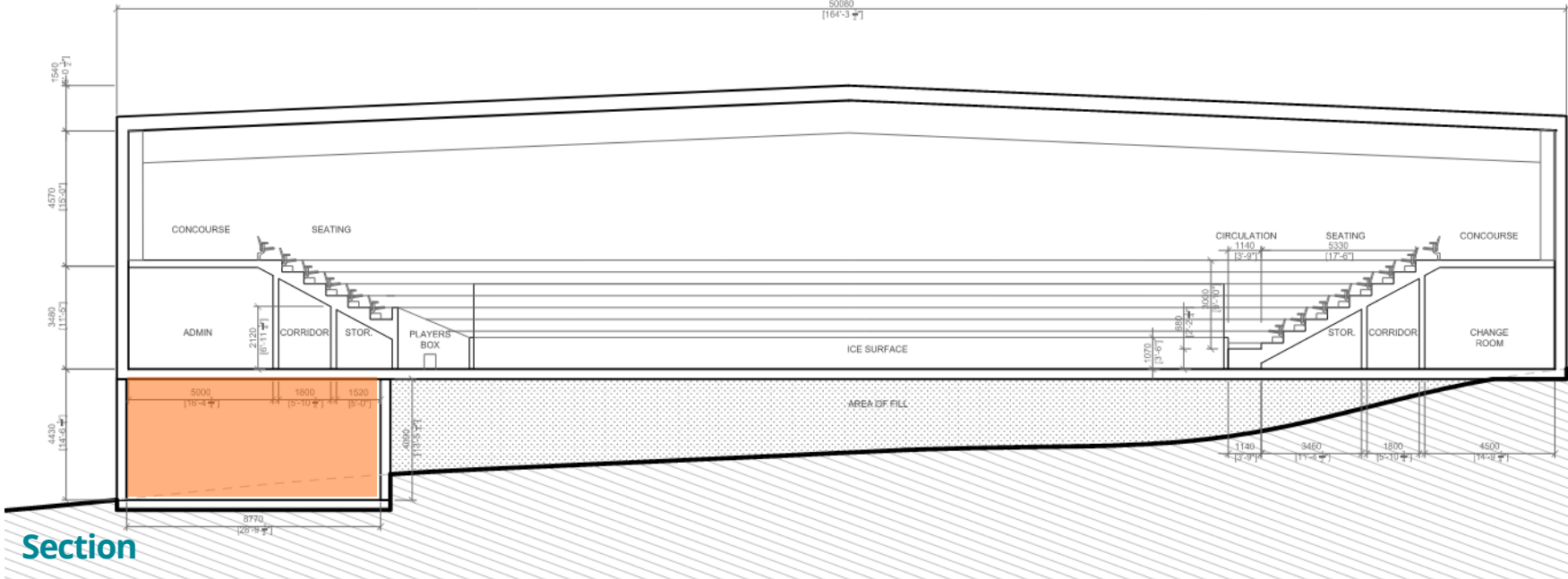
Stalls Provided: 385



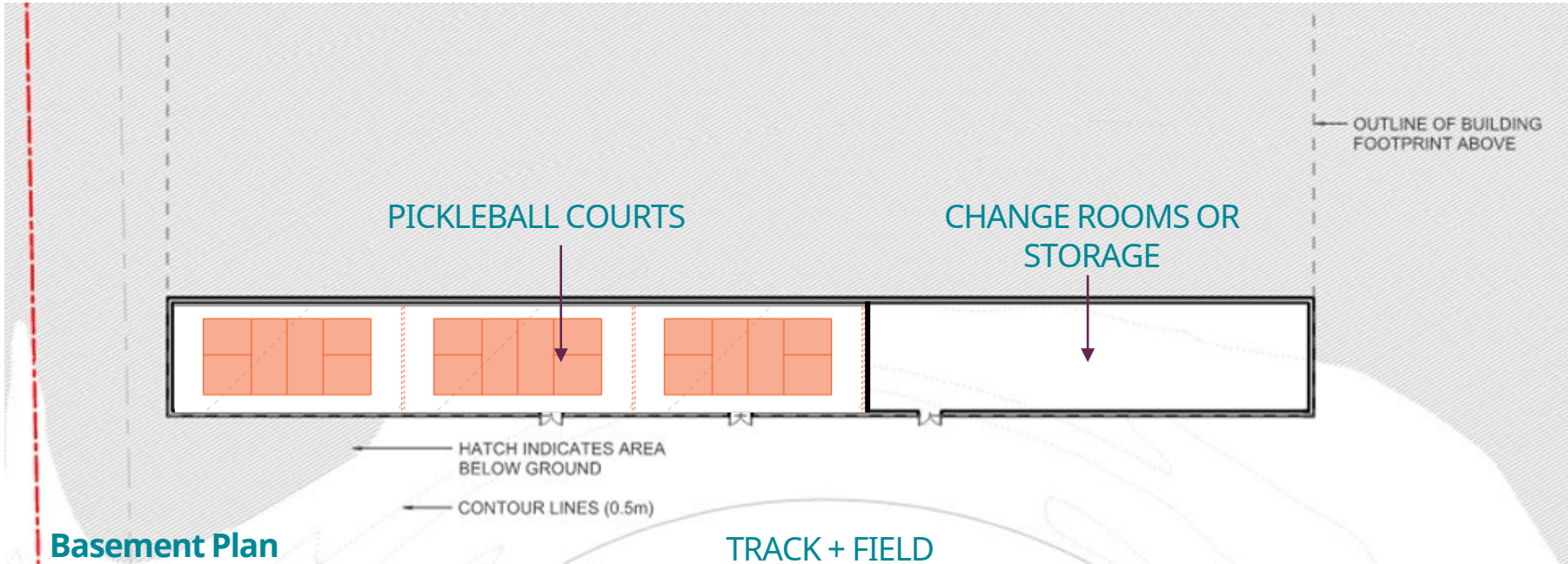
Option 2



Option 2



- Change rooms
- Storage
- Pickleball courts



Option 2

Opportunities:

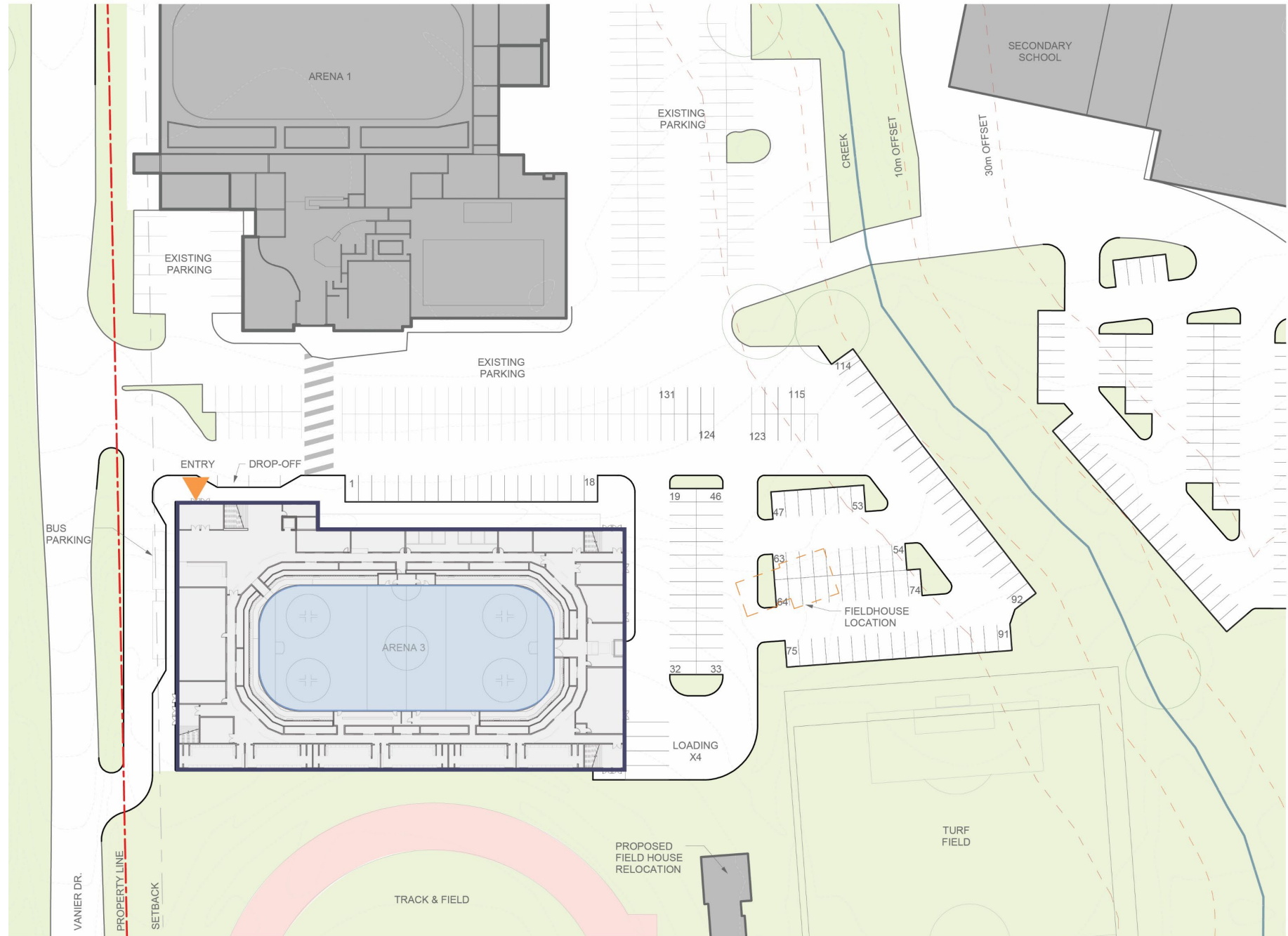
- Taking advantage of slope and adding storage or programming which faces track + field
- Maintained vehicular connection to school site

Challenges:

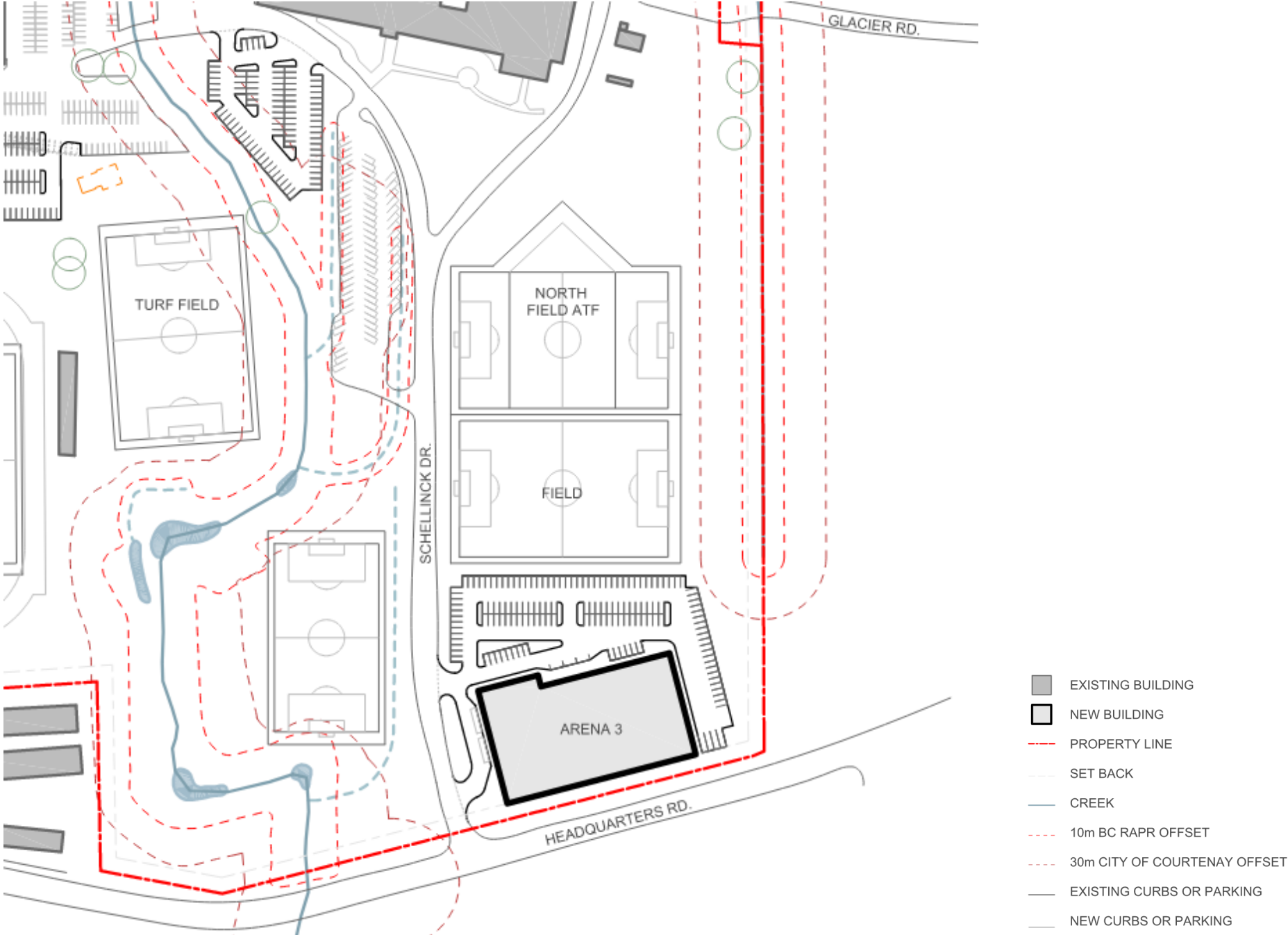
- Administration split from Sport Centre
- Construction on slope + cost of fill
- Relocate throwing cage

Cost Range:

- Project Cost: \$75.9M – \$100.1M



Option 3

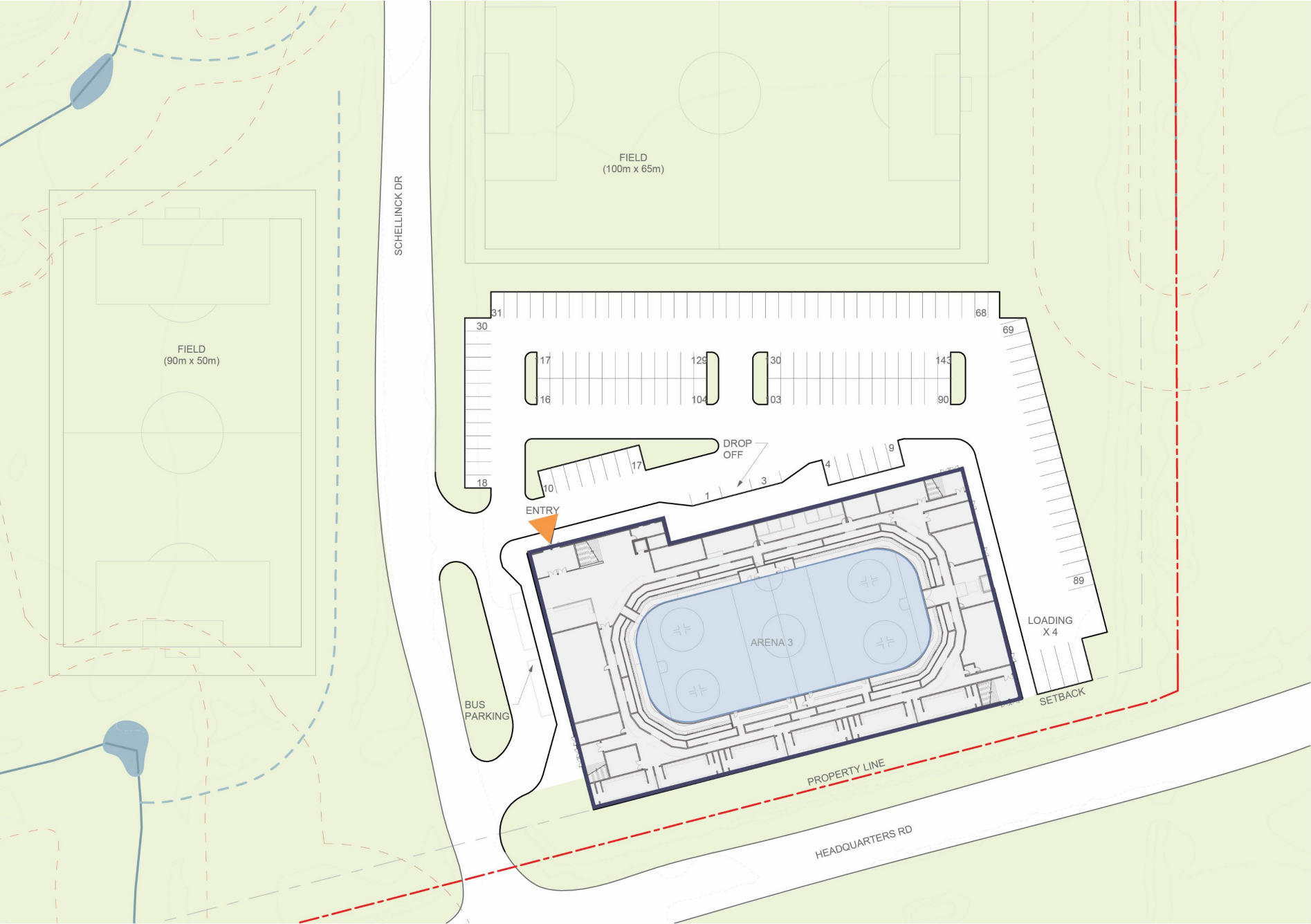


Option 3

Parking

Stalls Required: 441

Stalls Provided: 370



Option 3

Opportunities:

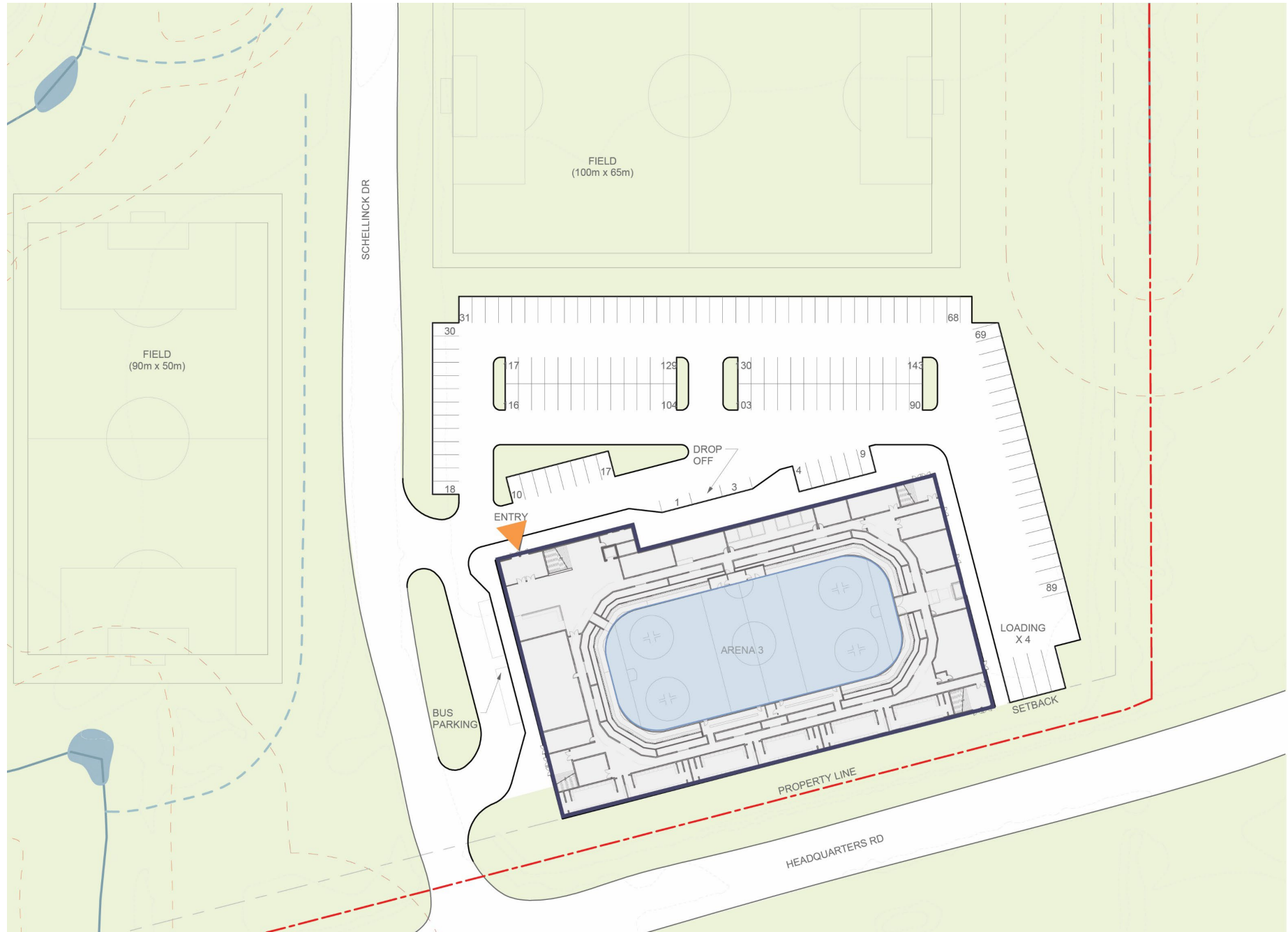
- Separation of Arena 3 and Arena 1 could help mitigate vehicular congestion

Challenges:

- Higher operational costs to administer separate facility
- Southern grass field would need to be reconstructed on opposite side of Schellinck Drive additional cost to project

Cost Range:

- Project Cost: \$70.3M – \$92.9M



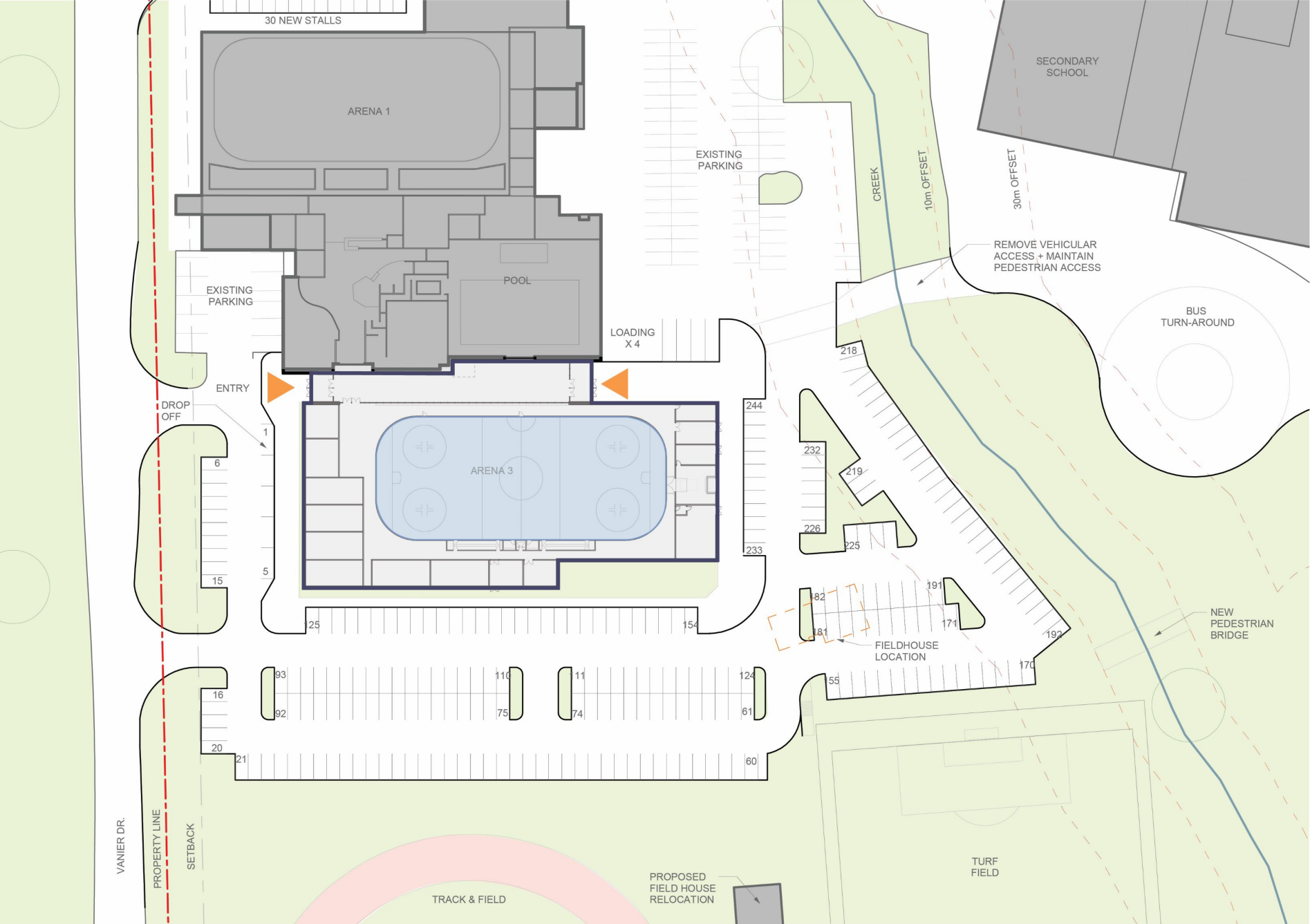
Conceptual Design Options

New-Build Community

Arena

Option 4

Parking
Stalls Required: 100
Stalls Provided: 80



Option 4

Opportunities:

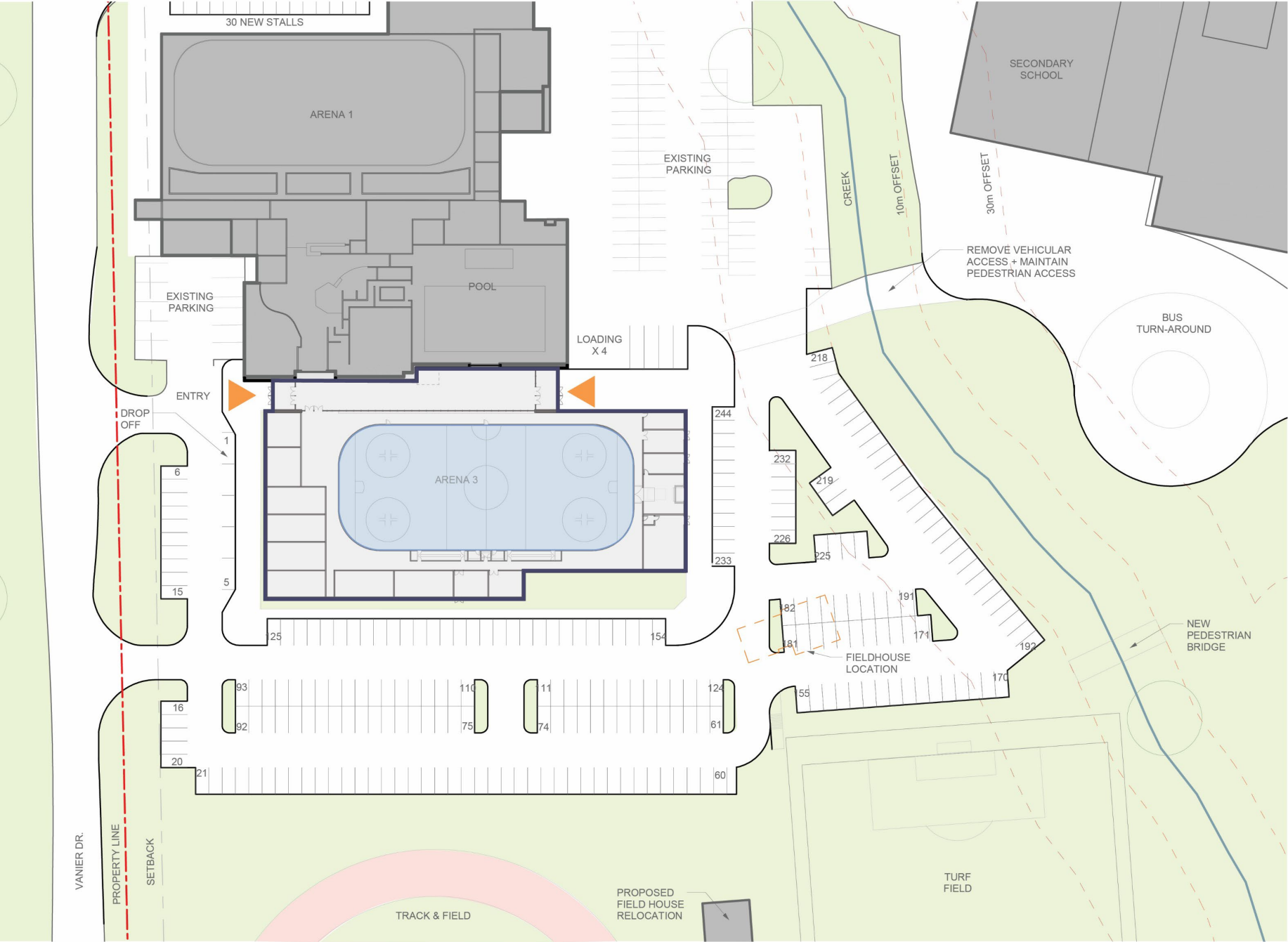
- Expand opportunities for more CVRD programs and community rentals
- Efficiency of a centralized reception and administration space

Challenges:

- Spectator events remain in Arena 1
- Removal of vehicular circulation to school site (due to site congestion)

Cost Range:

- Project Cost: \$37.6M – \$49.6M



Conceptual Design Options



Renovation of Arena 1

Option 5

Current capacity: 843

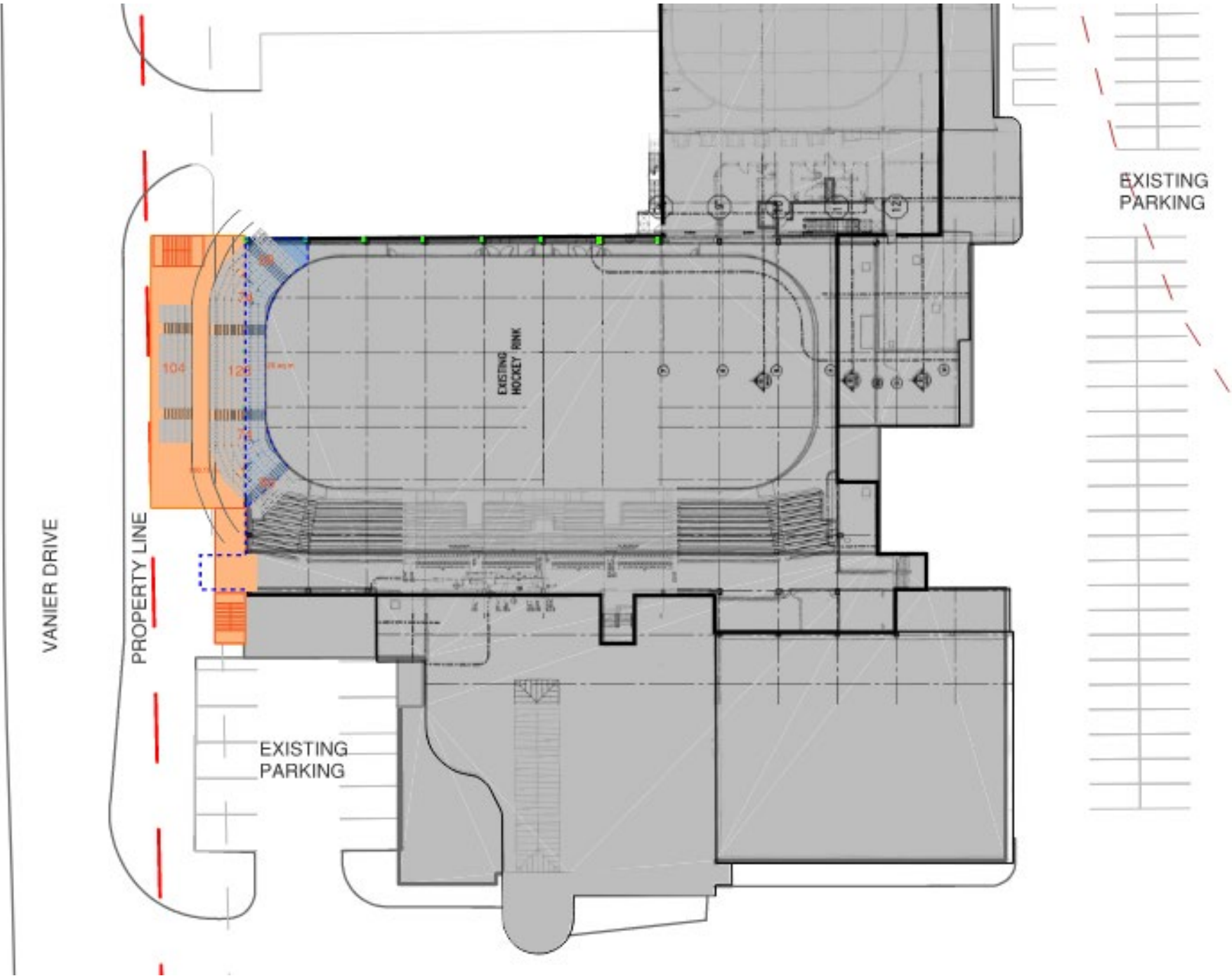
Added: 500 Seats

Legend

-  New construction (360m²)
-  Renovation within existing footprint (95m²)

Cost Range:



- Project Cost: \$4.5M – \$5.8M



Option 6

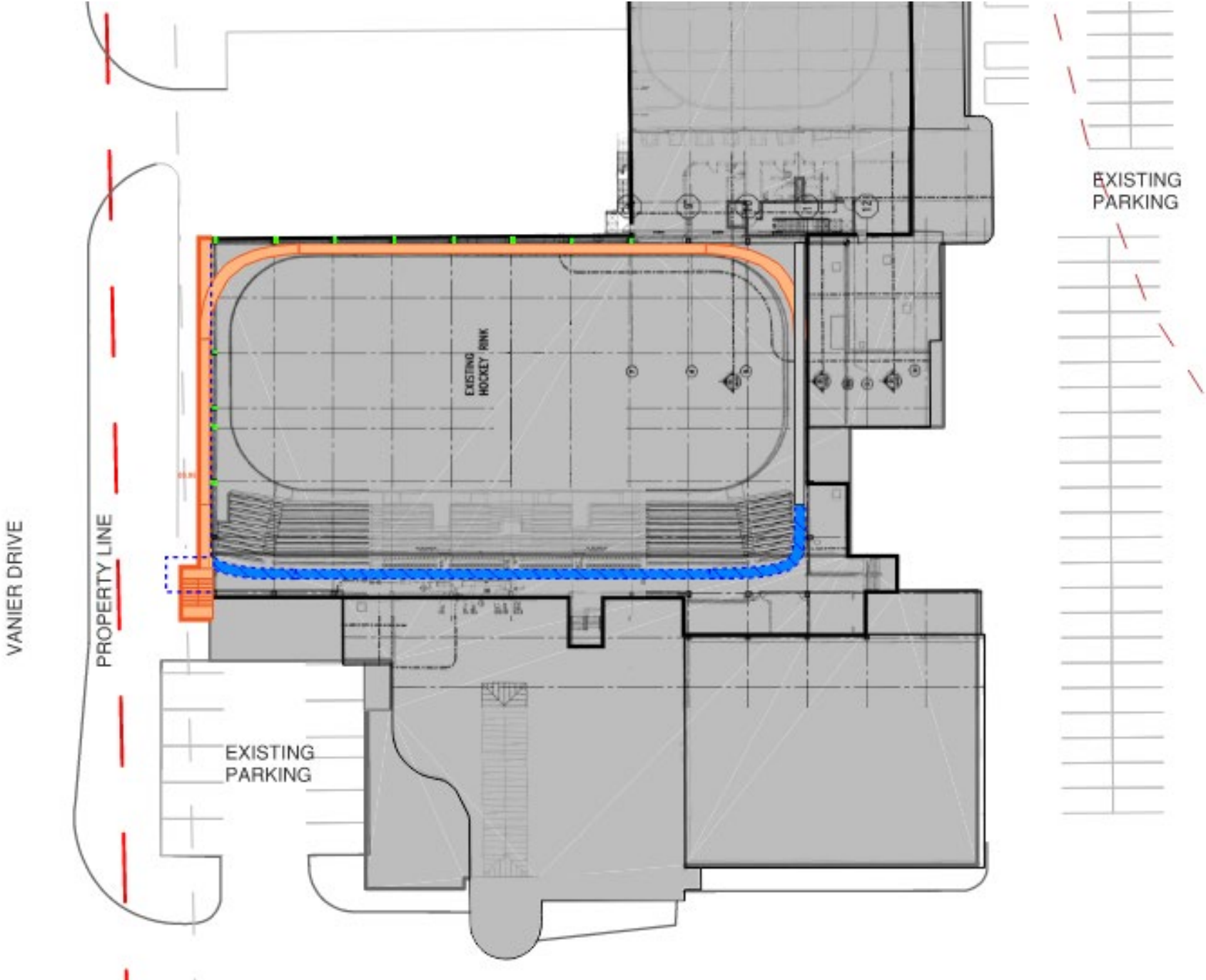
Walking / running track

Legend

-  New construction (157m²)
-  Renovation within existing footprint

Cost Range:

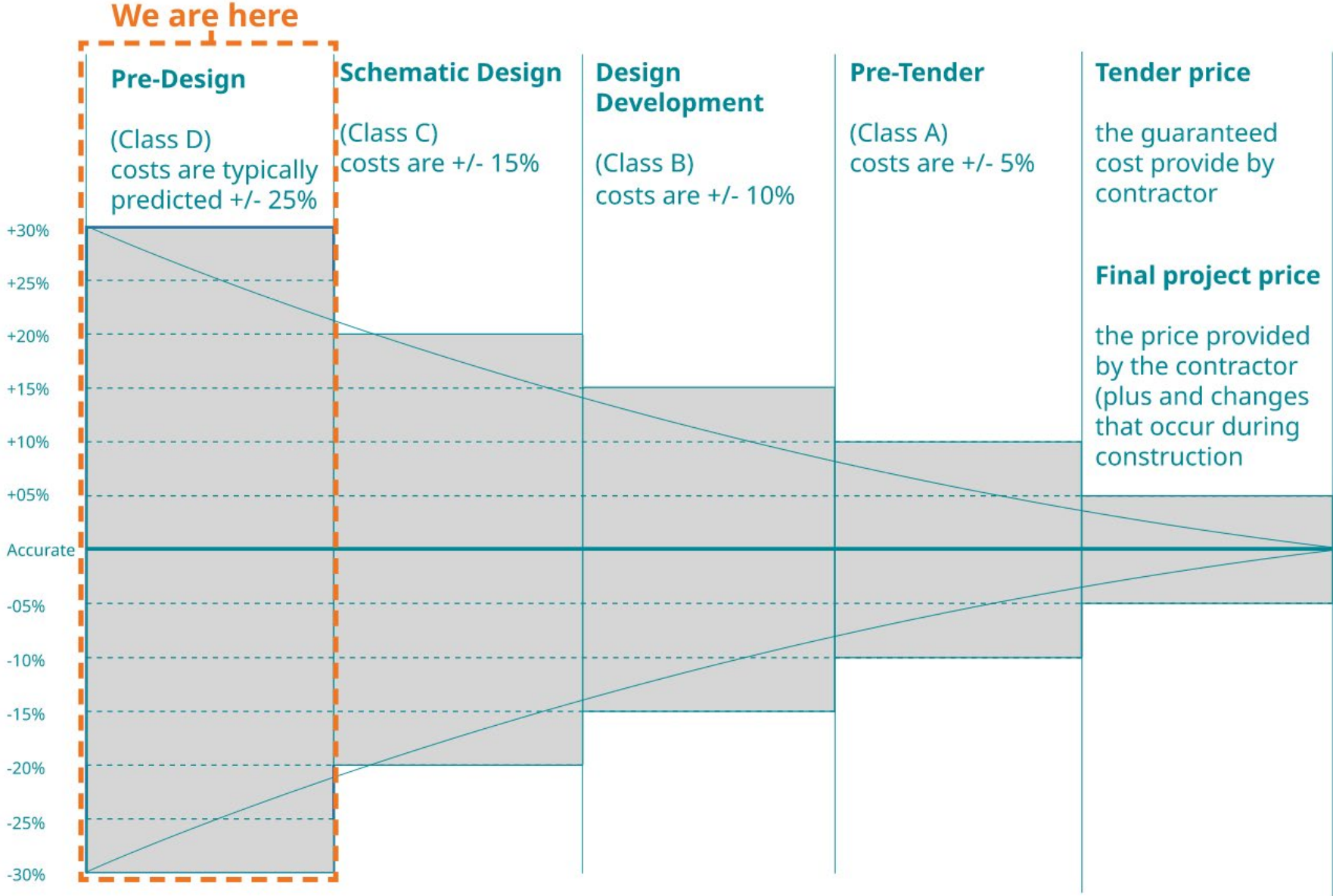
- Project Cost: \$1.4M – \$1.8M



Conceptual Design Options

Cost Estimates

Class D Cost Estimate



Conceptual Design Options Summary

	Option 1	Option 2	Option 3	Option 4
Type	Spectator Arena	Spectator Arena	Spectator Arena	Community Rink
Location	Attached to Sports Centre	Adjacent to Sports Centre	Corner of Headquarters Road & Schellinck Drive	Attached to Sports Centre
Cost Range	\$73.5 M - \$96.9 M	\$75.9 M - \$100.1 M	\$70.3 M - \$92.9 M	\$37.6 M - \$49.6 M
Building Area	7,817 m ²	8,597 m ²	7,708 m ²	3,963 m ²
Occupant Load	2,203	2,203	2,203	500
Seating	2,000	2,000	2,000	100
Additional Parking	301	385	370	301
Changerooms	7 total - One large junior team at 2,047 ft ² - 6 at 742 ft ² each	7 total - One large junior team at 2,047 ft ² - 6 at 742 ft ² each	7 total - One large junior team at 2,047 ft ² - 6 at 742 ft ² each	6 total at approximately 750 ft ²
Concession	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Skate Rental	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	One of the flex spaces could be used for skate rental
Offices	Reception area + up to 6 offices	Reception area + up to 6 offices	Reception area + up to 6 offices	Up to 3 offices or 1-2 flex spaces
Multipurpose / Flex Spaces	1 top floor	1 top floor plus large flexible ground level space facing track	1 top floor	

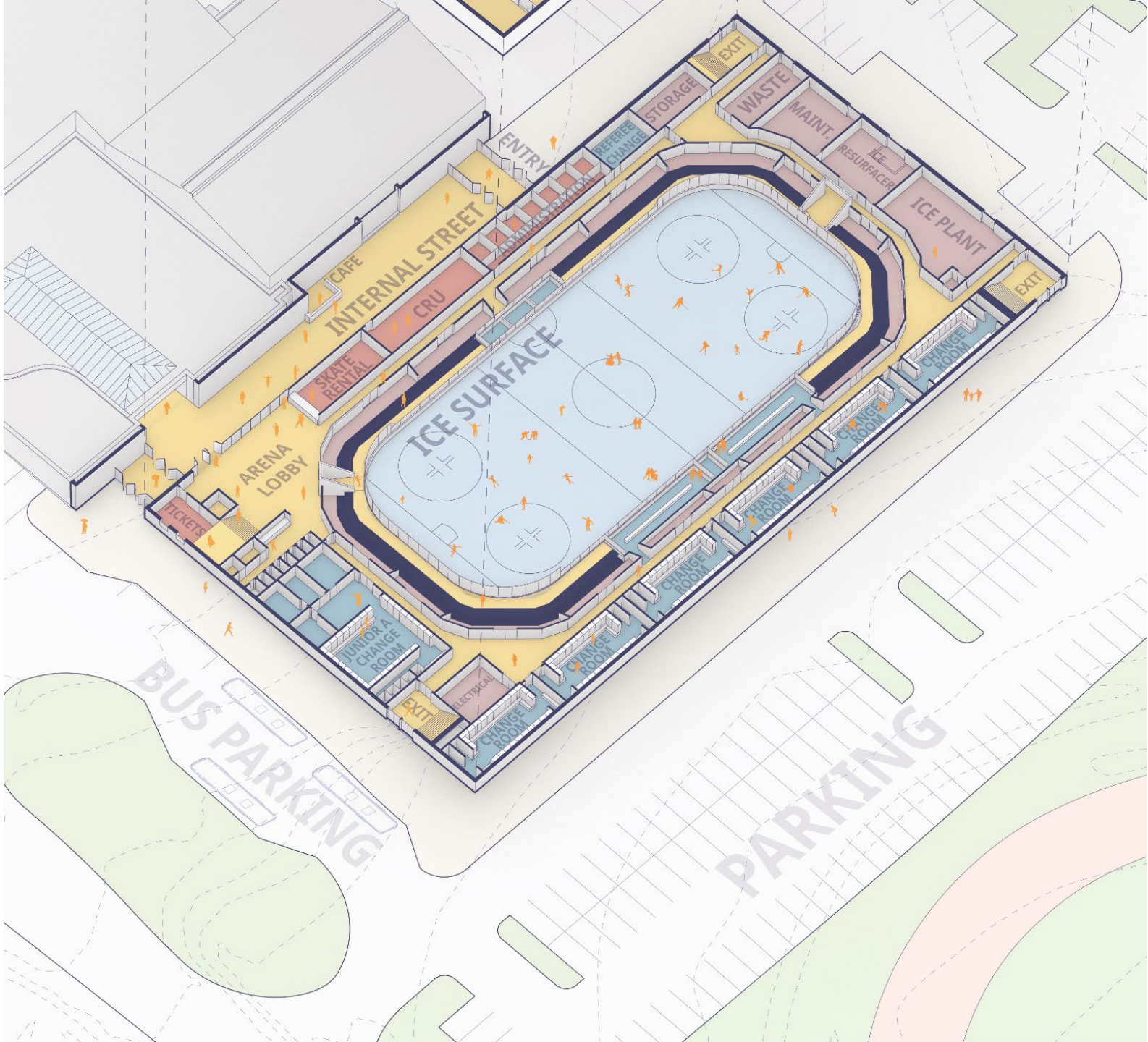
Recommendations

Project team recommends moving forward with Option 1 or Option 4 due to:

- Administrative and operational efficiencies
- Shared entrance and social connection opportunities

LEGEND

- Circulation + Public Spaces
- Ice Surface
- Change Rooms + Seating
- Administration + Services
- Service Spaces



Next Steps

- Development of business case for recommended option
- Close communication with School District regarding shared parking zones and alterations to site circulation

Conceptual Design Options Summary Cont.

	Option 1	Option 2	Option 3	Option 4
Type	Spectator Arena	Spectator Arena	Spectator Arena	Community Rink
Location	Attached to Sports Centre	Adjacent to Sports Centre	Corner of Headquarters Road & Schellinck Drive	Attached to Sports Centre
Cost Range	\$73.5 M - \$96.9 M	\$75.9 M - \$100.1 M	\$70.3 M - \$92.9 M	\$37.6 M - \$49.6 M
Building Area	7,817 m ²	8,597 m ²	7,708 m ²	3,963 m ²
Occupant Load	2,203	2,203	2,203	500
Seating	2,000	2,000	2,000	100
Additional Parking	301	385	370	301
Changerooms	7 total - One large junior team at 2,047 ft ² - 6 at 742 ft ² each	7 total - One large junior team at 2,047 ft ² - 6 at 742 ft ² each	7 total - One large junior team at 2,047 ft ² - 6 at 742 ft ² each	6 total at approximately 750 ft ²
Concession	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Skate Rental	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	One of the flex spaces could be used for skate rental
Offices	Reception area + up to 6 offices	Reception area + up to 6 offices	Reception area + up to 6 offices	Up to 3 offices or 1-2 flex spaces
Multipurpose / Flex Spaces	1 top floor	1 top floor plus large flexible ground level space facing track	1 top floor	

Conceptual Design Options Summary Cont.

	Option 1	Option 2	Option 3	Option 4
Ticket Booth	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Street Program Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Opportunities	- centralized reception + admin space - opportunities for programming within internal street	- centralized reception + admin space - opportunities for programming within internal street	- separation of Arena 3 and Arena 1 could help mitigate vehicular congestion	- centralized reception + admin space - opportunities for programming within internal street
Challenges	- removal of vehicular circulation to school site - lower parking count	- admin split from Sports Centre - construction on slope and cost of fill - relocation of throwing cage	- higher operational costs to administer a separate facility - the lower grass field would have to be reconstructed on the opposite side	- lack of spectator seating