



## Nanaimo Builds for the Future July 15, 2024

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### Purpose

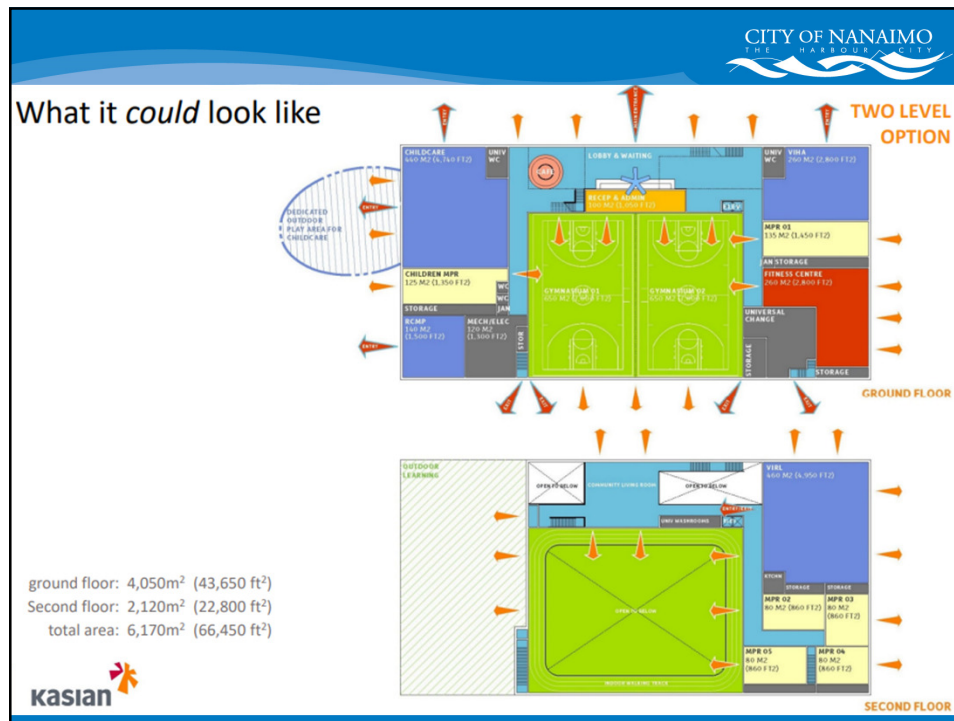
- To provide Council an overview of potential large capital projects that could be funded by long-term borrowing.
- Seek direction on priorities for community enhancements

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## South End Community Centre

- Feasibility Study is complete.
- A steering committee has been working on concept plans and to identify partnership opportunities.
- Capital cost of a facility of this nature could be in the range of \$100 -150 million without a concept to base the cost estimate.
- Operational cost will vary depending details of partnership agreements between stakeholders.
- Draft concept options will be presented to Council and the public later this year. This project could be included as part of a future referendum question.

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## Waterfront Walkway

- Identified in three Council Strategic Plans
- In 2019 detailed plan for the walkway using a green shores approach
- Preliminary construction costs have been determined to be in the range of \$30 - \$38 million in 2022 for the Departure Bay section
- The project costs now in 2024 are likely greater than \$40 million.
- Public support is high and can be gauged with a potential referendum
- Staff propose to update the cost estimate to current figures and return to a future meeting to confirm proceeding with Council.

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## Waterfront Walkway – Departure Bay

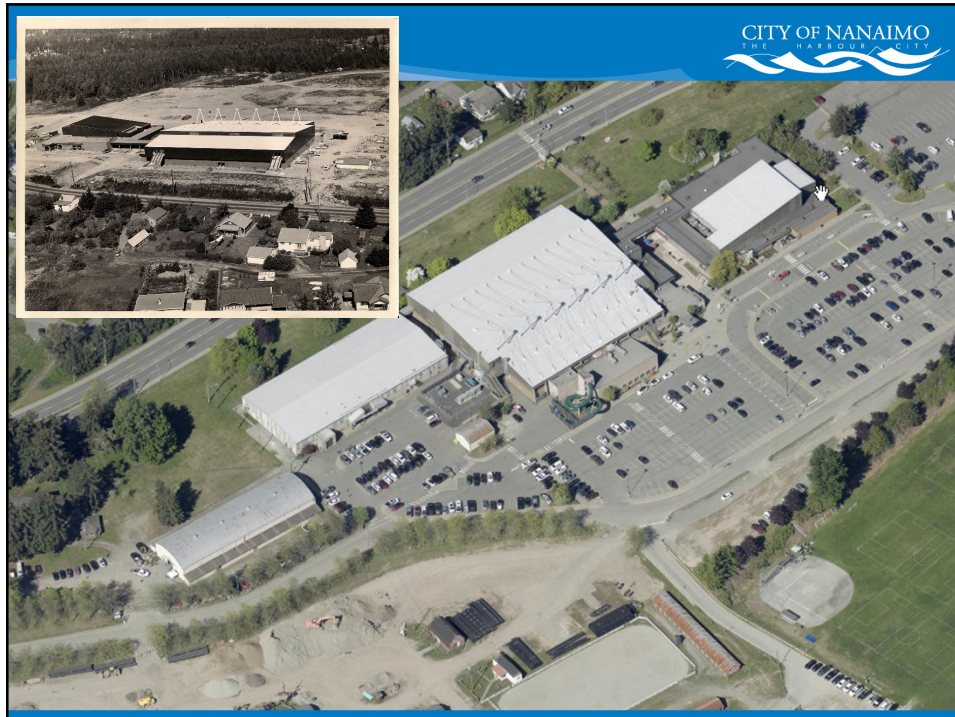


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## Beban Park Master Plan, Renewals

- Potential to add multi-purpose building for year-round events; a covered field space for multiple sports or other major recreational or social amenities.
- Asset renewal of existing facilities
- Enhancements to existing facilities – e.g. enclosing ‘breezeway’
- Beban Park is a high-capacity regional facility catering to a wide variety of users
- Improvements could be included in a recreational referendum with the South End Community Centre

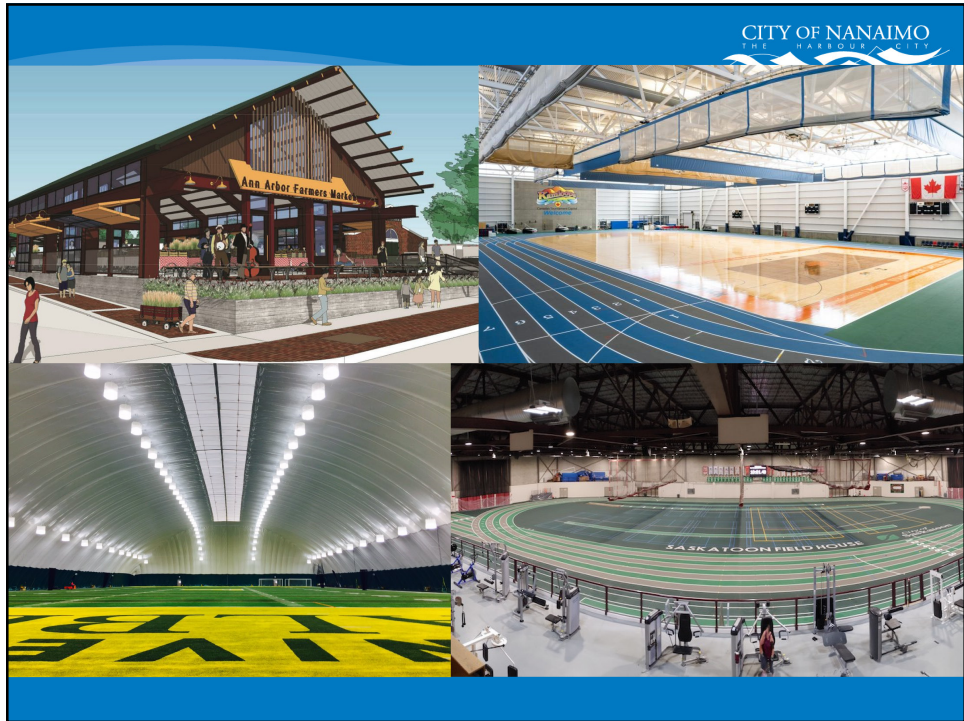
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## Nanaimo Operations Centre – Public Works

- Current facilities are unable to service the needs of the community.
- The original phased implementation of NOC was anticipated to be \$163 million.
- An alternate option anticipated to cost \$90 million for the two primary buildings – Fleet maintenance, Public Works Admin - with the remainder of smaller costs not expected to require borrowing.

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## Public Works Admin Building



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## Fleet Maintenance



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## RCMP Detachment Expansion

- Current facility is too small and does not support operations.
- A permanent solution was developed for a new detachment adjacent to the existing facility, estimated to be in the range of \$270 million.
- The high cost triggered Council direction to go back and re-examine other options to fulfill City's contractual obligations.
- Council authorized \$3.3 million to proceed with interim renovations, \$2 million for detailed design of the new facility (Phase 1).
- An Alternative Approval Process (AAP) could be appropriate once design reaches a suitable level of maturity.

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## RCMP Detachment Expansion



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## Other Future Needs to Consider

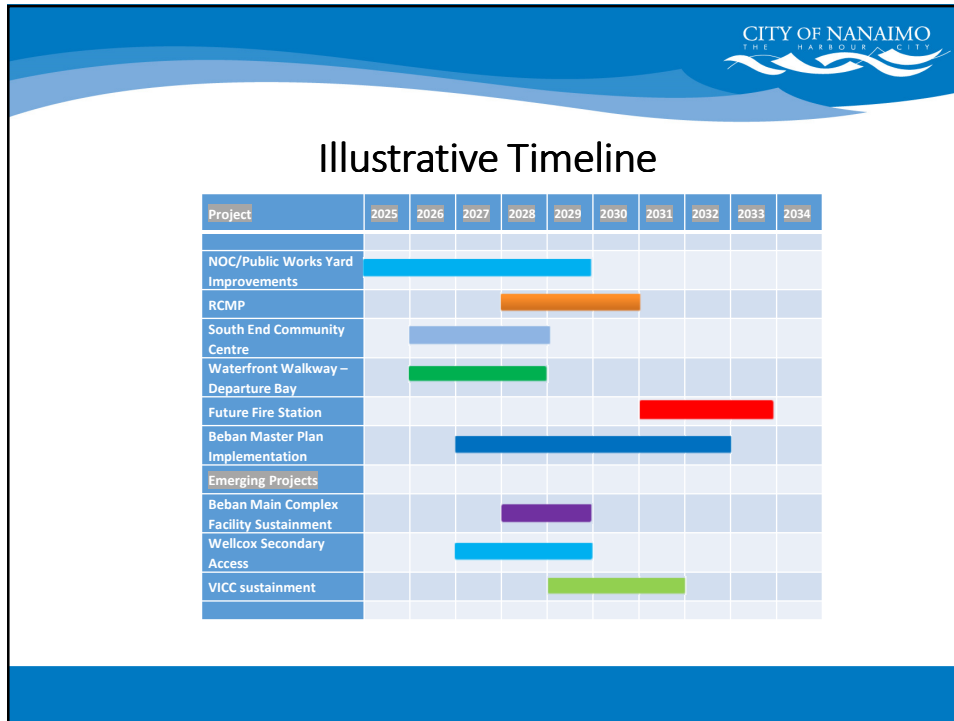
- The City's asset management funding gap is growing, in particular with facilities.

### Other Capital-intensive investments to consider:

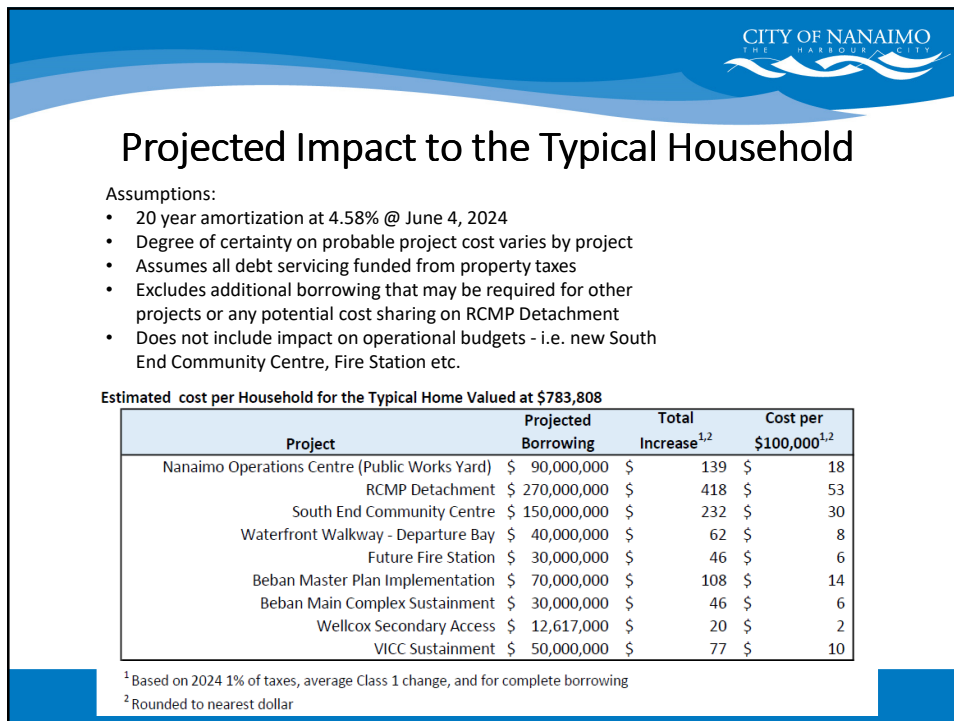
- Wellcox (Port) Secondary Access – replace failing trestle
- Vancouver Island Conference Centre – major components
- Future Emergency Services – i.e. fire station
- Stadium District Completion
- Water Supply Dam – significant future borrowing impact
- Parks and Trails
- Cultural Venues in the Downtown
- Other Facilities – e.g. Colliery Dams.

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## Projected Annual Debit Servicing Per Project


Projected Debt Servicing - First Ten Years<sup>1</sup>

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Nanaimo Operations Centre (NOC)	55,600	810,800	2,124,200	4,151,400	6,055,200	7,271,900	7,271,900	7,271,900	7,271,900	7,271,900
RCMP Detachment	-	-	-	763,300	8,998,400	18,447,100	21,815,800	21,815,800	21,815,800	21,815,800
South End Community Centre	-	671,300	4,422,700	8,461,600	12,119,900	12,119,900	12,119,900	12,119,900	12,119,900	12,119,900
Waterfront Walkway - Departure Bay	-	134,300	922,800	2,134,500	3,232,000	3,232,000	3,232,000	3,232,000	3,232,000	3,232,000
Future Fire Station	-	-	-	-	-	-	76,500	884,300	1,692,500	2,424,000
Beban Master Plan Implementation	-	-	107,200	1,238,100	2,369,500	3,581,500	4,631,900	5,655,900	5,655,900	5,655,900
Beban Main Complex Sustainment	-	-	-	114,500	1,326,800	2,424,000	2,424,000	2,424,000	2,424,000	2,424,000
Wellcox Secondary Access	-	-	12,400	138,300	288,000	1,019,400	1,019,400	1,019,400	1,019,400	1,019,400
VICC Sustainment	-	-	-	-	1,500	350,500	2,218,700	4,040,000	4,040,000	4,040,000
	55,600	1,616,400	7,589,300	17,001,700	34,391,300	48,446,300	54,810,100	58,463,200	59,271,400	60,002,900

<sup>1</sup> Rounded to nearest hundred

\*Illustrative; Assumes all projects built and started on timeline shown

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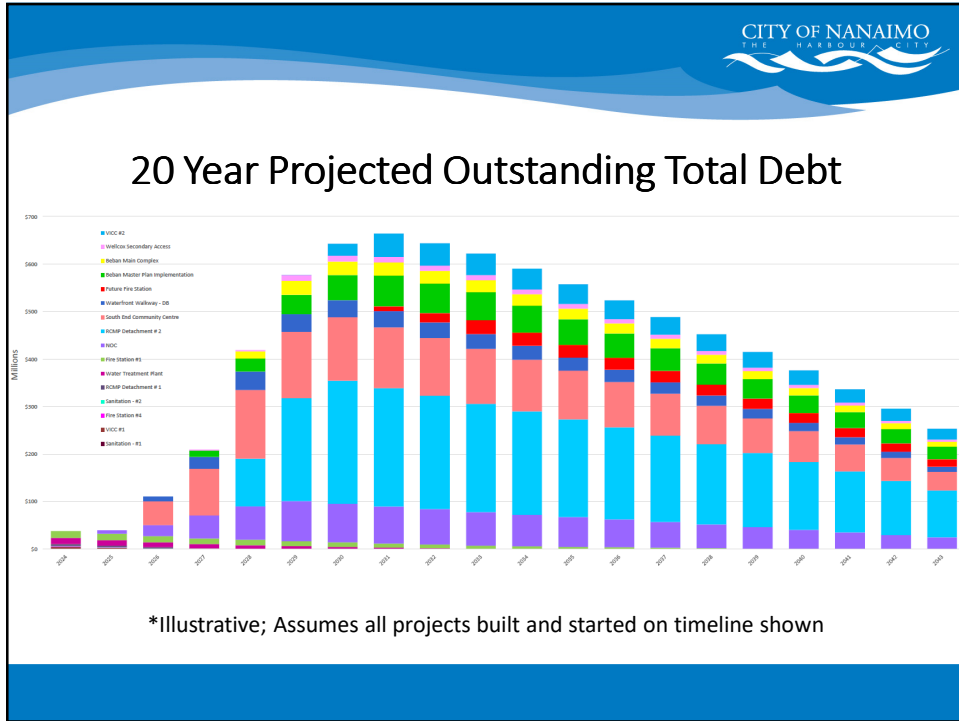


## Projected Property Tax Impact

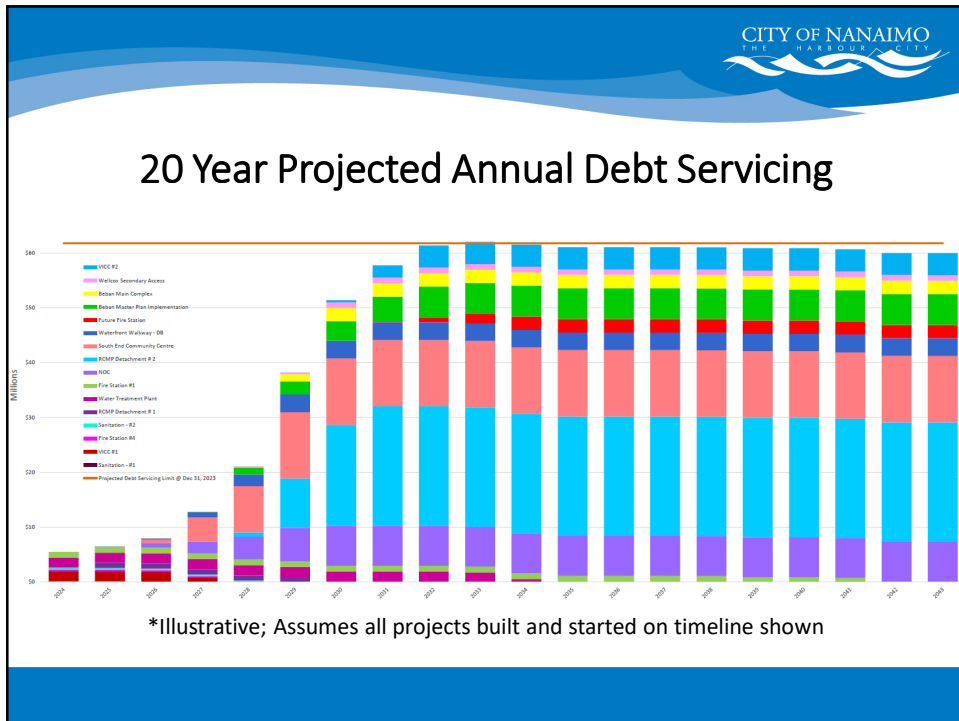
Projected Impact Based on Current Approved Financial Plan

	2024	2025	2026	2027	2028
2024 - 2028 Financial Plan Projected Property Tax Increases	7.7%	7.2%	4.1%	2.5%	2.7%
Revised Projected Property Tax Increases	7.7%	7.2%	5.1%	5.9%	7.7%

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## Municipal Comparison

	Debt Servicing Limits				
	2018	2019	2020	2021	2022
Kamloops	45,613,405	48,992,036	47,983,763	49,638,937	54,055,657
Kelowna	79,457,574	81,643,095	74,141,942	82,304,903	92,117,777
Ladysmith	3,865,710	4,218,062	4,224,355	4,532,646	4,845,620
Maple Ridge	33,714,975	35,965,266	36,683,133	38,436,615	42,094,456
<b>Nanaimo</b>	<b>43,120,716</b>	<b>44,839,046</b>	<b>44,370,220</b>	<b>47,198,318</b>	<b>51,683,357</b>
Parksville	5,646,788	6,476,439	6,477,091	6,977,432	7,554,169
Saanich	50,681,673	53,519,092	53,623,777	56,603,503	61,024,878
Victoria	62,102,416	64,465,215	61,120,784	63,755,199	69,550,746

	Debt Servicing Cost % of limit				
	2018	2019	2020	2021	2022
Kamloops	27.9%	34.9%	22.9%	21.0%	18.3%
Kelowna	45.7%	23.0%	20.3%	15.4%	13.4%
Ladysmith	37.9%	25.5%	40.7%	37.5%	55.8%
Maple Ridge	37.6%	20.9%	22.6%	18.4%	21.6%
<b>Nanaimo</b>	<b>11.0%</b>	<b>14.6%</b>	<b>15.5%</b>	<b>13.4%</b>	<b>13.5%</b>
Parksville	7.8%	6.2%	7.7%	7.0%	5.8%
Saanich	10.1%	10.2%	11.6%	10.4%	12.0%
Victoria	9.6%	9.2%	10.1%	10.2%	9.4%

Source - BC Stats: 602.1 Liability Servicing Limit

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## Municipal Comparison 2022 Debt per Capita

Municipality	2022 Debt per Capita (Approximate)
Parksville	\$350
Saanich	\$350
Nanaimo	\$400
Maple Ridge	\$450
Kelowna	\$480
Victoria	\$550
Kamloops	\$650
Ladysmith	\$1,850

Source - BC Stats: 601.1 Total Debt and Financing Costs; 201 General Statistics

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