



2025-2029 FINANCIAL PLAN

Regular Council Meeting – November 18, 2024

Council Direction

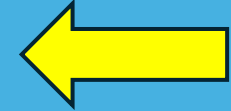
Re: Changes to Core Financial Plan

FINANCIAL PLAN TIMELINE – “PROVISIONAL/FINAL”

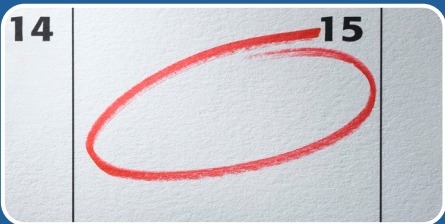
Five-year Financial Plan details and public consultation



- OCT 28 COW: Setting the stage for the 2024-2028 FP / Water/ Sewer
- OCT 30 COW: General Fund Departments/ Reserves
- NOV 4: Council Decision Items
- NOV 6: Community Group Funding Requests
- NOV 18: Cumulative analysis and direction from Council



Bylaws



- DEC 2024/ JAN 2025: Financial Plan Bylaw adoption

PROCESS RE DECISION ITEMS

Spreadsheets at your table summarize all the decision items referred from prior meetings. These are at the discretion of Council – no changes have been made to Financial Plan yet.

Total of all of these would result in a 3.07% increase in PT (plus Utilities fees increases)
Total with core 5.3% increase = ~8.4% PT increase

Marlie will be tracking decisions in real time and can provide cumulative totals if there are other changes or some of these decision items are not approved by Council.

Some items have work plan impact without PT/fees impact, or they may be funded from non-current sources of revenue (reserves, grants) – all decisions have a cost.
Some will have PT increases in years 2-5 of FP.

Debate has already occurred at previous FP meetings – need decisions today to move FP forward.

Council motions can be made with reference to item description or number.

Direction from Council

Recommendation: *THAT the financial plan proposal # _____ with funding to be provided from _____ be incorporated into the 2025-2029 Final Financial Plan.*

REVENUE ASSUMPTIONS CARRIED FORWARD

Approved in 2024-2028 Financial Plan:	2024	2025	2026	2027	2028	2029 (draft)
Property Tax	5.9%	4.6%	3.5%	3.5%	3.0%	3.0%
Contribution to Capital Reserve for Infrastructure Renewal	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Contribution to Protective Services Reserve	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Total PT increase	6.6%	5.3%	4.2%	4.2%	3.7%	3.7%
Water Rates	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Sewer Rates	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

Changes to these assumptions per direction from Council.

OTHER CONSIDERATIONS –\$ IMPACT TBD

- Findings and costs to implement recommendations from:
 - Drinking water study
 - Asset management program (asset management plan, long-term financial plan)
 - Infrastructure master plans (sewer/water/ storm/ transportation)
 - Analysis of long-term financial impacts of replacement costs of new facilities

MOST OF THESE WILL HAVE SIGNIFICANT FINANCIAL IMPLICATIONS



BC ASSESSMENT 2025 PREVIEW ROLL / NMC

PROPERTY CLASS	2025 NET TAXABLE VALUE TOTAL (Preview Roll- Nov 2024)	2024 NET TAXABLE VALUE TOTAL (Revised Roll- Mar 2024)	TOTAL \$ CHANGE	TOTAL % CHANGE	% CHANGE - MKT	% CHANGE - NON-MKT	\$ CHANGE NON-MARKET	\$ CHANGE MARKET
1 - Residential	\$5,360,633,987	\$5,110,789,163	\$ 249,844,824	4.89%	2.35%	2.54%	\$ 129,921,800	\$ 119,923,024
2 - Utilities	1,566,700	1,494,300	72,400	4.85%	4.85%	-	-	72,400
3 - Supportive Housing								
5 - Light Industry	15,425,200	16,083,200	(658,000)	-4.09%	0.98%	-5.07%	(816,000)	158,000
6 - Business & Other	636,799,420	583,912,379	\$52,887,041	9.06%	8.96%	0.10%	578,400	52,308,641
7 - Managed Forest Land								
8 - Rec/Non Profit	29,753,900	26,565,500	\$3,188,400	12.00%	11.24%	0.76%	202,000	2,986,400
9 - Farm	86,623	86,623	-	-	-	-	-	-
S.644LGA/398VC	12,720,400	12,042,600	\$677,800	5.63%	6.33%	-0.70%	(84,000)	761,800
Total	\$ 6,056,986,230	\$ 5,750,973,765	\$ 306,012,465	5.32%	3.06%	2.26%	\$ 129,802,200	\$ 176,210,265

TAXATION REVENUE

Proposed increase: 4.6% + .5% Capital Reserve
+ .2% Protective Services Reserve

\$18,589,000 2024

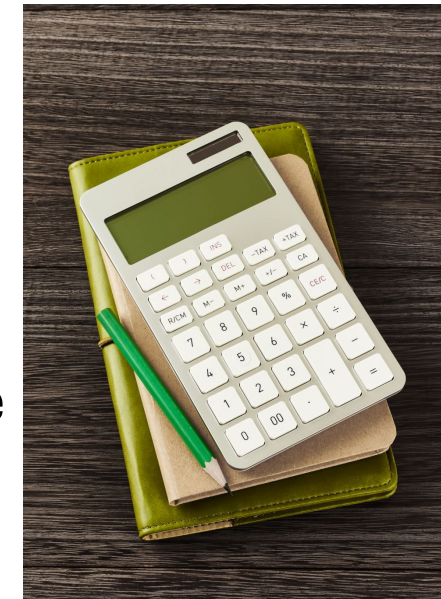
995,000 5.3% increase

355,000 Growth estimate (*Actual Non-market change ~ 2.5%*)

\$19,939,000 2025 Adjusted preliminary property tax revenue

\$19,770,000 included in Core Financial Plan

~ \$169k increase = 0.9% PT



WATER REVENUE

	2024 Fin Plan	2024 YTD	2025 Fin Plan	Incr(Decr) from 2024 FP	
				\$	%
Water User Fees	4,158,200	4,082,014	4,294,900	136,700	3%
Water Parcel Tax	42,000	42,125	44,500	2,500	6%
	\$4,200,200	\$4,124,138	\$4,339,400	\$139,200	3%

From Core Financial Plan:

Water user revenue reflects:

- 5% increase in user rates (2025-2029) - meter /parcel
- 1% growth rate
- \$20/year WTP reserve fee unchanged

Recommendation:

6% increase = ~19/year
(to provide additional revenue for significant Capital projects)

See also recommendations in

Reserves section re:

-indexing sustainable funding and
-analysis by staff of funding
alternatives for long term capital
asset replacement.



\$320

\$16

\$336

2024 rate for 150 m3 of water consumption/ year

5% increase

Proposed 2025 rate (April 1/25– Mar 31/26)



SANITARY SEWER REVENUE

	2024 Fin Plan	2024 YTD	2025 Fin Plan	Incr(Decr) from 2024 FP	
				\$	%
Sewer User Fees	2,178,900	2,106,723	2,200,100	21,200	1%
Sewer Parcel Tax	25,900	25,893	27,000	1,100	4%
	\$2,204,800	\$2,132,616	\$2,227,100	\$22,300	1%

From Core Financial Plan:

Sewer user rates and parcel taxes reflect 3% increase
 ~ \$6/ year for up to 100 m3 of water consumption



\$223 2024 rate for 200 m3 of water consumption/ year (min)
 \$7 3% increase
\$230 Proposed 2025 rate (April 1/25 - March 31/26)

Recommendation:
 6% increase = ~14/year
 (to offset deficits in core FP)

*See also recommendations in Reserves section re:
 -indexing sustainable funding and
 -analysis by staff of funding alternatives for long term capital asset replacement.*

Financial Plan Funding Requests: SUMMARY

			2025-2029	2025 General Fund	
			ALL FUNDS	~1% of PT=	\$ 185,000
Reference	Description	Funding Alternatives	Estimated Incremental Cost (Saving)	Estimated Incremental Cost/ (Saving)	Estimated % PT increase
COMMUNITY			\$ 534,600	\$ 294,600	0.40%
COUNCIL			\$ 1,032,000	\$ 142,000	0.17%
FINANCE			\$ 7,991,500	\$ 460,250	2.49%
OPERATIONS			\$ 250,000	\$ 1,000	0.01%
	Subtotal		\$ 9,808,100	\$ 897,850	3.07%
	INFORMATION OUTSTANDING				
FIRE DEPT	Fire Hall upgrade - Class B estimate needed for final decision - \$245,000 remaining in land sale reserve funding allocated to project	GCF or CCBF, unrestricted reserve, general capital reserve	4,700,000		0.00%
	Total		\$ 14,508,100	\$ 897,850	3.07%
			TOTAL NET PT INCREASE		3.07%
			PT INCREASE IN CORE FP		5.30%
			OTHER		
			TOTAL PROPOSED PT INCREASE		8.37%



Community Group Requests

*Consideration of items from
presentations at November 4 and
November 6, 2024, Council meetings*



Financial Plan Funding Requests: Operating

			2025-2029	2025 General Fund	
			ALL FUNDS	~1% of PT=	\$ 185,000
Reference	Description	Funding Alternatives	Estimated Incremental Cost (Saving)	Estimated Incremental Cost/ (Saving)	Estimated % PT increase
1	COMMUNITY	Beachfest - sponsorship contribution to operating costs - continuing \$5k annual grant	-	-	0.00%
2		Beachfest - sponsorship contribution to operating costs - request for incremental \$2,500	2,500	2,500	0.01%
3		Beachfest - relocation of sandcastle area within Community Park - Phase 1	100,000	100,000	
4	COMMUNITY	Ballenas Dry Grad - contribution to celebration costs	500	500	0.00%
5	COMMUNITY	Mount Arrowsmith Biosphere Region Brant Wildlife Festival - confirm \$5k annual grant (no additional amount requested)	-	-	0.00%
6	COMMUNITY	Oceanside Community Arts Council - confirm \$5k annual grant	-	-	0.00%
7	COMMUNITY	Oceanside Community Arts Council- \$9,300 one-time accessibility grant	9,300	9,300	0.05%

Financial Plan Funding Requests: Operating & Capital

			2025-2029	2025 General Fund	
			ALL FUNDS	~1% of PT=	\$ 185,000
Reference	Description	Funding Alternatives	Estimated Incremental Cost (Saving)	Estimated Incremental Cost/ (Saving)	Estimated % PT increase
8	COMMUNITY Parksville & District Historical Society (Museum) - \$5k annual grant	Property taxes - \$5k already included in core financial plan	-	-	0.00%
9	COMMUNITY Parksville & District Historical Society (Museum) - request for incremental \$20k annual grant in 2025 (total \$25k)	Property taxes - 2025	20,000	20,000	0.11%
10	COMMUNITY Parksville & District Historical Society (Museum) - request for incremental continuing \$60k grant starting in 2026 (total \$65k)	Property taxes- 2026-2029	240,000	-	0.00%
11	COMMUNITY Parksville Curling Club Society - request for capital cost sharing re rooftop heater/furnace and condenser	General Fund Capital Reserve	120,000	120,000	
12	COMMUNITY Parksville & District Chamber of Commerce - continue with current fee for service agreement for operation of the Visitor Information Centre	Share of business license revenue - \$56k already included in core financial plan	-	-	0.00%
13	COMMUNITY Parksville & District Chamber of Commerce - request for incremental annual \$40k for operating deficit and maintenance of Visitor Information Centre	Larger share of business license revenue (would require offsetting increase in property taxes)	40,000	40,000	0.22%
14	COMMUNITY Community Park Labyrinth supporters - request for continuation of previous support	Absorbed within current Parks budgets but likely requires allocation of time from another project.	2,300	2,300	0.01%



Council Requests

Consideration of items from individual Council members or referred to budget discussions by Council throughout the year, or from COTWs.



Financial Plan Funding Requests: Council

			2025-2029	2025 General Fund		
			ALL FUNDS	~1% of PT=	\$ 185,000	
Reference	Description	Funding Alternatives	Estimated Incremental Cost (Saving)	Estimated Incremental Cost/ (Saving)	Estimated % PT increase	
15	COUNCIL	Mobi Mat - continuing service level increase (following pilot in 2024)	\$10,000 estimated annual costs; \$10,000 estimated replacement cost ~\$2k/yr	12,000	12,000	0.06%
16	COUNCIL	Bus shelters/benches - service level increase; infrastructure upgrades - \$10,000 in 2025 ~ 2 benches	Property taxes or statutory off street parking reserve	10,000	10,000	0.05%
17	COUNCIL	Pilot project for snow clearing on priority walkways	Property taxes	10,000	10,000	0.05%
18	COUNCIL	New city-owned parking lot	Off street parking reserve	110,000	110,000	
19	COUNCIL	Use of the curling arena as a temporary cooling space during extreme heat events.	Property taxes; 2025 workplan project to report back with options including consulting with Curling Club Society and potential funding by EMCR/UBCM	-	-	0.00%
2026						
20	COUNCIL	Lacrosse box refurbishment, expansion, and changes for multi-sport use (2026 project)	Property taxes; Growing Communities Fund; fundraising by user groups	750,000	-	0.00%
21	COUNCIL	Conversion of the Community Park tennis courts to dedicated pickleball courts (2026 project with lacrosse box upgrade)	Property taxes; Growing Communities Fund; fundraising by user groups	40,000	-	0.00%
2027						
22	COUNCIL	Sutherland stairs - decommission and new trail connection (2027 project)	Part 1 - \$25,000 - Property taxes	25,000	-	0.00%
23	COUNCIL	Sutherland stairs -ravine rehabilitation (2027 project)	Part 2 - \$75,000 - LGCAP	75,000	-	0.00%



Staff Recommendations

Consideration of items recommended by staff regarding health and safety, regulatory, legal, risk reduction or other issues.



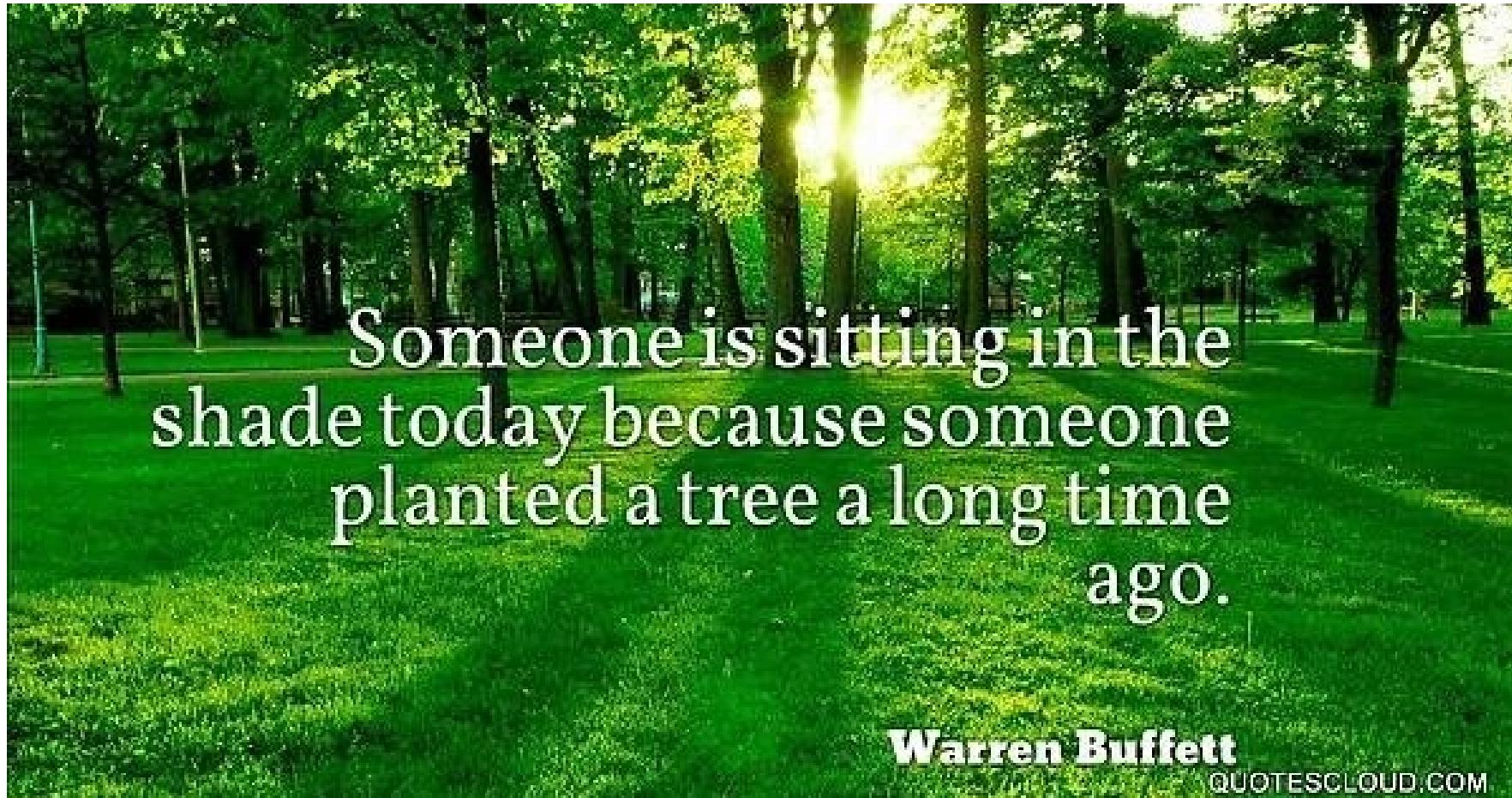
Long Term Financial Sustainability:
Reserve Contributions – Maintain Current Service Levels

The best time to
plant a tree was
20 years ago.
The second best
time is now.

~Chinese Proverb



Long Term Financial Sustainability:
Reserve Contributions – Maintain Current Service Levels



Long Term Financial Sustainability: Reserve Contributions – Maintain Current Service Levels

CURRENT INFRASTRUCTURE RENEWAL/REPLACEMENT IS REQUIRED TO MAINTAIN CURRENT SERVICE LEVELS.



Long term financial plan tied to Asset Management Plans is required by Canada Community Building Fund agreement by 2030.

Options for funding:

Property taxes in year of replacement – will likely lead to significant peaks and valleys in PT rate changes

Reserves – less costly in long run; compound interest supplements if funds accumulation starts sooner; question of generational equity vs proxy for use of infrastructure

MFA Debt – public approval required, committed to payments for term, more costly than similar # years of reserve contributions, question of generational equity

Grants – can be used to supplement other funding options; unpredictable; not available for all asset types

Long-term Financial Sustainability: Reserve Contributions –Asset Management Plans

ESTIMATED ORDER OF MAGNITUDE INCREASE
FOR ASSET MANAGEMENT FINDINGS FOR LONG
TERM ASSET RENEWAL/REPLACEMENT
RECOMMENDATIONS:

If funded from PT: 10-year annual PT increases:

- \$4.1M Water Master Plan ~ 1.5% PT
- \$2.3M Sewer Master Plan ~0.7%
- \$1.1M Pavement Assessment ~0.5%

Total BEFORE other asset plans + ~2.7%

Recommendation: Staff provide Council with analysis of alternatives for funding long term replacement of capital assets to amounts identified in AMP's/ Master Plans

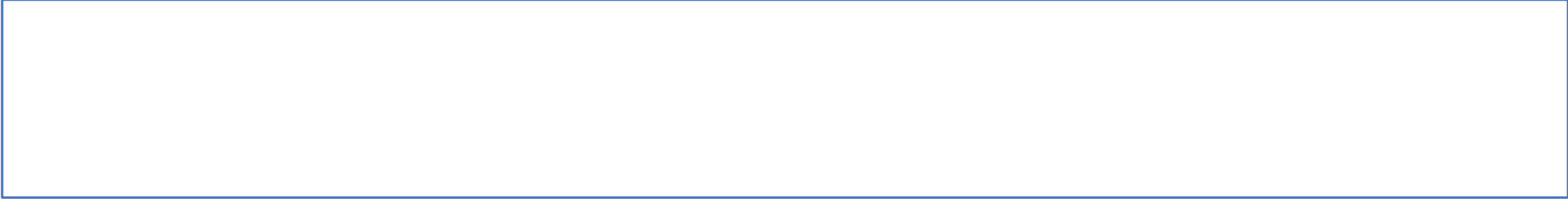
- e.g. property taxes, utility fees and changes to fixed and variable portions, changes to current tiered rate thresholds, parcel taxes, frontage taxes, borrowing, changes to service levels

Financial Plan Funding Requests: Staff Recommendations

			2025-2029	2025 General Fund				
			ALL FUNDS	~1% of PT=	\$ 185,000			
Reference	Description	Funding Alternatives	Estimated Incremental Cost (Saving)	Estimated Incremental Cost/ (Saving)	Estimated % PT increase	Sanitary Sewer Fund Operating	Water Fund Operating	
24	FINANCE	Update rebate amounts to 3 year rolling average, with a minimum of \$500. Applicable to water conservation (toilet/rainbarrel), security, and tree rebates.	Property taxes decrease \$1000; water user fees decrease \$700	(8,500)	(1,000)	-0.01%		(3,500)
		RESERVES CONTRIBUTIONS	<i>Using grants for core infrastructure projects allows capital reserves to build and can reduce long term contribution rates.</i>					
25	FINANCE-RESERVES	Index annual sustainable infrastructure replacement investment amount to reflect cost escalation (suggestion: use StatsCan construction price index)	2025: Property taxes (\$183,750); water fees (\$22,500); sanitary sewer (\$18,750)	3,608,700	183,750	1.0%	300,750	360,900
26	FINANCE-RESERVES	Increase annual +0.5% PT to +1% PT to include water and sewer capital reserves	Property taxes	1,463,800	92,500	0.50%		
27	FINANCE-RESERVES	Fire apparatus (long term replacement plan - 70% funding)	Property taxes: +1% per year for 5 years will provide 5 year funding (reassess in 2030)	2,927,500	185,000	1.00%		
28	FINANCE-RESERVES	Asset Management Plan funding	Property taxes; utilities fees	-		0.00%		
		Analysis of alternatives for funding all long term asset management plans - 2025 workplan project - required by Canada Community Building Fund agreement	e.g. utilities rates structures (fixed vs variable portions), parcel taxes, frontage rates, long term debt, changed service levels					

Financial Plan Funding Requests: Staff Recommendations

			2025-2029	2025 General Fund		
			ALL FUNDS	~1% of PT=	\$ 185,000	
Reference	Description	Funding Alternatives	Estimated Incremental Cost (Saving)	Estimated Incremental Cost/ (Saving)	Estimated % PT increase	
29	OPERATIONS	Parks storage building and operating and maintenance costs	Capital Reserve for 2025 cost + \$6250 property taxes for estimated annual repl cost transfer (2026+)	250,000	1,000	0.01%
INFORMATION OUTSTANDING						
30	FIRE DEPT	Fire Hall upgrade - Class B estimate needed for final decision - \$245,000 remaining in land sale reserve funding allocated to project	GCF or CCBF, unrestricted reserve, general capital reserve	4,700,000		0.00%
			4,700,000	-	-	





Long-term Financial Sustainability: Reserve Contributions – Index Annual Sustainable Infrastructure Replacement Investment (“funding envelope”)

RECOMMENDATION:

INDEX FOR INFLATION

Maintain comparable amount of asset replacement in each year by reflecting estimated cost escalation.

Increase amounts by 5% each year

~ 1.25% PT increase /year

E.g. 2025:

- Roads/drainage: \$3.175M to \$3.3M
- Asphalt maintenance: \$500k to \$525k
- Water: \$450k to \$472.5k
- Sewer: \$375k to \$393.7k

Long-term Financial Sustainability: Reserve Contributions – Utilities Funds Asset Management

RECOMMENDATIONS:

- **REVIEW RATE STRUCTURE** re changing base charge and tiered rates after receipt of Drinking Water Study (incorporate in 2027 Financial Plan)
- **INTERIM INCREASE FOR 2025-2029:**
Increase current +0.5% PT annual contribution to Capital Reserves to +1.0% PT to include water and sewer infrastructure
(Allocate: 50% General, 30% Water, 20% Sewer Capital Asset Reserves)

Long-term Financial Sustainability: Reserve Contributions – General Fund – Fire Apparatus

Fire Department apparatus/vehicles in 2025-2029 financial plan - **\$2,580,000**

Saving through reserve contributions:

RECOMMENDATION: +1% of PT per year
levy would generate sufficient funds in 5
years

- Reserve amounts could be supplemented by DCC contributions (in updated bylaw) or grant funds available at time of replacement

20-year MFA Debt comparison:

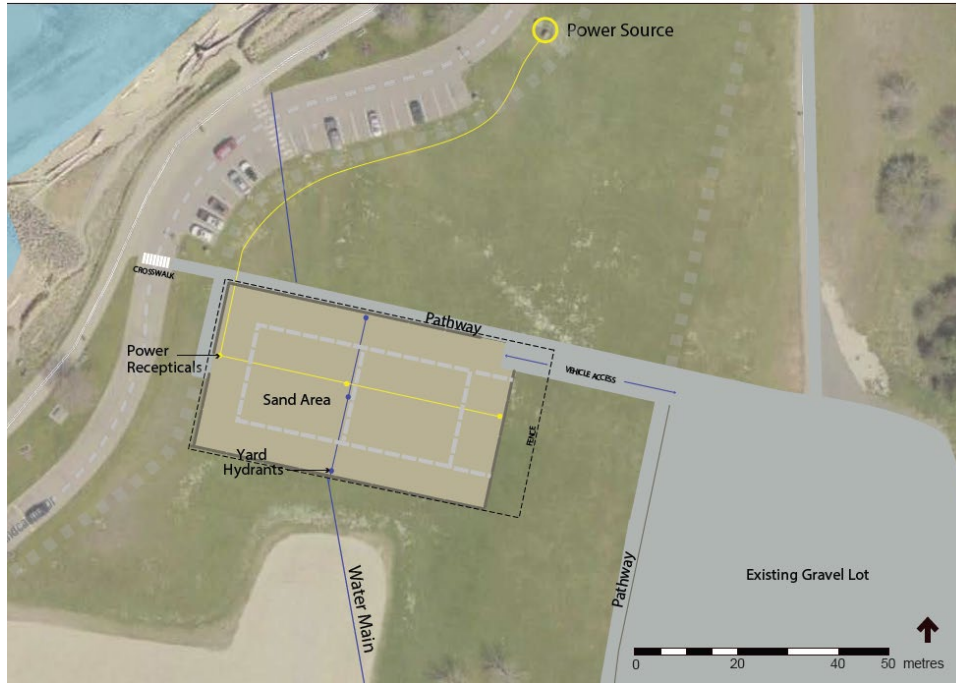
- Borrow \$2.58M
- Debt servicing \$205k / yr
~1.11% PT increase
(20 year payment commitment)

Financial Plan Funding Request: PARKSVILLE BEACH FESTIVAL SOCIETY

- Requesting **\$7,500**
(**\$2500 increase over current annual funding**)
- Operating costs; “aim to keep events affordable... grants and sponsorships enable request of gate donations instead of entrance fees.”
- Annual events include sand sculpting competition and demonstration, concerts, buskers, art in the park.



Financial Plan Funding Request: Beachfest Sandcastle area relocation within Community Park



Funding Options: CCBF, GCF, Capital Reserve,
Parks Reserve

SCOPE - PHASE 1

- Construct an area (24,000 sq ft) to accommodate the current spatial needs for competition with room for future expansion if needed. Site will require stripping and removal of turf and soil to allow for sand infill.
- 10-20 ft logs will be used to edge the sand area.
- multiple water and power connections will require excavation and installation of underground services.
- new pathway will connect the waterfront walkway across Sandcastle Drive to the site and through to the north end of the gravel lot
- access road will be created for vehicles required for the sand delivery and site preparation.

Estimated Cost \$150k – staff propose offset by cost sharing with Beachfest (\$50,000?)

Financial Plan Funding Request: BALLENAS DRY GRAD

- Requesting **\$2,500**
- Funding for dry grad celebration for 2025 Ballenas Secondary School graduates
- Provides safe celebration (drug and alcohol free) including dinner, dance, entertainment show, activities and possibly parade and photo session.



Financial Plan Funding Request: MOUNT ARROWSMITH BIOSPHERE REGION

- Requesting continuation of **\$5,000** as line item (no change from previous year)
- Funding for Brant Wildlife Festival
- Festival hosts events in the spring intended to connect people of all ages with nature, offer educational events on topics of conservation, and celebrate biodiversity of region.



Financial Plan Funding Request: OCEANSIDE COMMUNITY ARTS COUNCIL

- Requesting **\$5,000** (no change from previous year)
- + one-time grant of **\$9,300** (Accessibility Project)
- = **\$14,300** for 2025

Estimated cost	Project Component
\$4,000	Wheelchair accessible front entrance door
2,000	Updating parking lot/ handicapped parking areas
1,200	Entrance ramp renovation
2,100	AED
\$9,300	Total Accessibility Project Cost



Financial Plan Funding Request: PARKSVILLE AND DISTRICT HISTORICAL SOCIETY

- Requesting **\$5,000** - 2025 (line item)
- Requesting add'l **\$20,000** - 2025 (one time)
- Requesting add'l **\$60,000** - 2026 (ongoing)
- Seeking annual funding increase to address operating cost shortfall
- Museum preserves historic buildings and public archives; provides exhibits, programming and events, school tours, gathering space.



Financial Plan Funding Request: PARKSVILLE CURLING CLUB SOCIETY

Requesting:

- Creation of capital working committee with the City and financial support for facility capital costs.
- 2025 financial support (\$120k) for:
 - \$30,000 for replacement of rooftop heater/furnace over concession
 - \$155,000 condenser unit (replacement required by Technical Safety BC)
 - Less \$65,000 funding from the Society



Financial Plan Funding Request: PARKSVILLE AND DISTRICT CHAMBER OF COMMERCE Visitor Information Centre Options

1. Status quo – 1 year agreement to Dec 31 - \$56,361
 - Increase to per Fee for Service (FFS) agreement historically based on Cost-of-Living published by Statistics Canada for BC in October
 - Increase amount to be released on November 15, 2024
 - Increase in 2023 was 2.7%
2. Increase current funding by \$40,000
 - Requested by Chamber of Commerce for operating deficit and maintenance of Visitor Information Centre
3. Let FFS agreement expire with no renewal
 - No fee for service agreement required for 2025 and beyond
 - No fees from the City to support the use, covenant requires 2/3 VIC use on the property



Financial Plan Funding Request: LABYRINTH – Repaint and Maintenance

- Request: **\$800** material costs plus in-kind staff support (estimate: **\$2500**) in 2025 and recurring every 5 years (previously included in Parks ops)
 - Volunteers provide in-kind labour for painting the Labyrinth. Estimated value of labour \$3,000
- Annual labyrinth maintenance within current Parks budgets

Decommission costs if not being retained



Service Level Increase: Mobility Mat

The Mobi Mat was installed in 2024 through a donation and efforts of Park staff for installation and seasonal cleaning, removal and storage.

COSTS

- **\$7,500** staff wages for annual maintenance for install, cleaning, repair, removal and storage.
- **\$10,000** every 5-7 years for replacement.



Service Level Increase: Bus Stop Improvements

Cost depends on scope of works – shelter design, garbage cans, benches, lighting and number of stops being improved

Sponsorship options to offset costs – would need an RFP

Possible land acquisition costs – need to assess RW space

Ongoing maintenance costs would be incurred – increased service level

CPTED concerns – vandalism, increased demands for BCO service

Asset management replacement costs

Suggestion from October 30 Committee of the Whole: benches at bus stops ~ \$5,000 installed

Funding alternatives: Property taxes or Off-street Parking Reserve

Service Level Increase: Sidewalk Snow Clearing – Priority Pedestrian Walkways

- Estimated annual operating cost \$**10,000** – contracted in short term
 - Longer term, new equipment, additional capacity during storm events – service level amendment and new policy would be required
- Recommended funding for 2025 and 2026: Fund from property taxes (~0.05% PT)
- Review this service level and report to Council in 2026 with a review of Transportation Plan, OCP and downtown vibrancy study outcomes (willingness to pay and community priorities)

Service Level Increase: New City-owned parking lot

Request to Council from PDBA Board – concern about loss of parking on lots as development occurs

Recommended funding:

- Off-street Parking Reserve
- Explore options for lands in close proximity to downtown core
- Pay parking option – direction from Council

Estimated cost: **\$110,000**

Service Level Increase: City Cooling Space Options at Curling Arena

- The Curling Club Society lease expires in 2025 – this could be included in discussions for renewal
- Ice is not in place during summer months – City has few spaces that are not fully programmed and could be used for emergency purposes at short notice
- Estimated cost of **\$75,000** – staff can investigate if this could be funded by EMCR or UBCM grants – suggest addition to 2025 work plan project if approved by Council, report back with options

Service Level Increase: Lacrosse Box – Multi Court Renewal

- Project objective: renew the lacrosse box/ multi-use court in Parksville Community Park.
- Scope of work: a new expanded surface with multi-sport line painting, new boards, new fencing and recreation infrastructure that will support, lacrosse, pickleball, basketball and roller hockey.

Estimated Cost: \$750,000

Funding alternatives:
Growing Communities Fund,
Canada Community Building
Fund



Service Level Increase:

Convert tennis side of shared racquet courts to permanent pickleball (Community Park)

Estimated cost: **\$40,000**

Recommended funding: Canada Community Building Fund or Parks Reserve

Outcome: 4 new permanent pickleball courts; no tennis in Parksville Community Park, Springwood Park tennis courts remain

2026 work plan item – include as part of the scope for the lacrosse box project, if approved by Council

Service Level Increase: Sutherland Stairs and Adjacent Ravine Rehabilitation

PART 1 - \$25,000

Decommission concrete stairs, construct new landing and trail connection, install split rail fencing, install box steps. (excludes remediation and restoration of the ravine – see Part 2)

PART 2 - \$75,000

- Removal of garbage and debris in ravine
- Limbing of trees to enhance safety
- Removal of invasive plants
- Restoration planting throughout the ravine



Health and Safety /Asset Protection Upgrade: Park Storage Building

- Construction of 800 square foot, traditional insulated wood framed building with a steel roof on a preexisting concrete foundation and slab in the operations yard to house tools and materials.
- The estimated cost of construction is **\$250,000**.
- Annual operational funding will be **\$1,000** for repairs as required.
- The expected life span of the new building is 40 years. Annual replacement cost cont'n ~ \$6,250



Fire Hall Upgrade Alternatives and Recommendation

Confirm amount available for Class B estimate

Order of magnitude estimates from consultant:

- Alternative#1 - \$11M Renovate
- Alternative#2 - \$29M New Hall (same location)
- Alternative#3 – \$2M to \$10M OH&S Requirements

Potential Funding Sources

RDN Fire Service Agreement ~30%	Long Term Debt (MFA)
Canada Community Bldg Fund	Unrestricted surplus appropriation
Growing Communities Fund	Internal borrowing
General Fund Capital Reserve	DCC's (after new DCC bylaw)

RECOMMENDATION: Alternative#1 – Renovate

FUNDING	
Approved in prior year's Fin Plan:	
Canada Comm Bldg Fund (Gas Tax)	\$ 2,250,000
Growing Communities Fund	750,000
	3,000,000
Other sources recommended:	
Add'l Growing Communities Fund AND/OR Community Works Fund	1,500,000
Unrestricted Surplus - Developer Contributions to Fire Dept 2011-2024	650,000
Unrestricted Surplus - Dept surplus 2012-2023	1,350,000
0.5% PT contributions to General Fund Capital Reserve 2021-2025	1,200,000
Total City funding	\$ 7,700,000
RDN share - repaid through RDN service agreement annual pmts (20 yrs)	3,300,000
Total estimated project cost	\$ 11,000,000

Fire Hall Project

- The most significant major project in the Financial Plan
- Some degree of investment is necessary – wide range of cost options, need Council direction
- Decision influences options for reserve funds, grants allocated to various options
- Implications for service levels currently reflected in Fire Department;
 - Future staffing levels; 2 new FRST positions in 2027
 - Operational service shift to 24 hours