

# Ravensong Aquatic Centre Expansion

## Referendum

**HAVE  
YOUR  
SAY**

**On April 5 eligible electors from the City of Parksville, Town of Qualicum Beach and Regional District of Nanaimo (RDN) Electoral Areas (EA) E, F, G and H will decide if the RDN can borrow up to \$30 million to expand Ravensong Aquatic Centre**

**There are three ways to vote:**



### Advance Voting

**Wednesday, March 26, 2025**

**Wednesday, April 2, 2025**

**8:00 a.m. - 8:00 p.m.**

**Qualicum Beach Community Hall**

644 Memorial Avenue, Qualicum Beach



### Mail Ballot Voting

**Mail ballots will be provided to eligible electors who apply to vote by mail.**

**To apply for a mail ballot please visit**

**[rdn.bc.ca/ravensong-referendum](https://rdn.bc.ca/ravensong-referendum)**



### General Voting Day

**Saturday, April 5, 2025**

**8:00 a.m. – 8:00 p.m.**

AREA	VOTING LOCATION
EA E	Nanoose Place Community Centre 2925 Northwest Bay Road, Nanoose Bay
EA F	Coombs Fairgrounds 1014 Ford Road, Coombs and Meadowood Community Centre 1810 Galvin Place, Qualicum Beach
EA G	St. Columba Presbyterian Church 921 Wembley Road, Parksville
EA H	Lighthouse Community Centre 240 Lions Way, Qualicum Beach
Parksville	Craig Street Commons 330 Craig Street, Parksville
Qualicum Beach	Qualicum Beach Community Hall 644 Memorial Avenue, Qualicum Beach



**REGIONAL  
DISTRICT  
OF NANAIMO**

Learn more about the expansion and referendum at:

[getinvolved.rdn.ca/rac-expansion-referendum](https://getinvolved.rdn.ca/rac-expansion-referendum), scan the QR code,

email [RACreferendum@rdn.bc.ca](mailto:RACreferendum@rdn.bc.ca) or call 250-248-3252





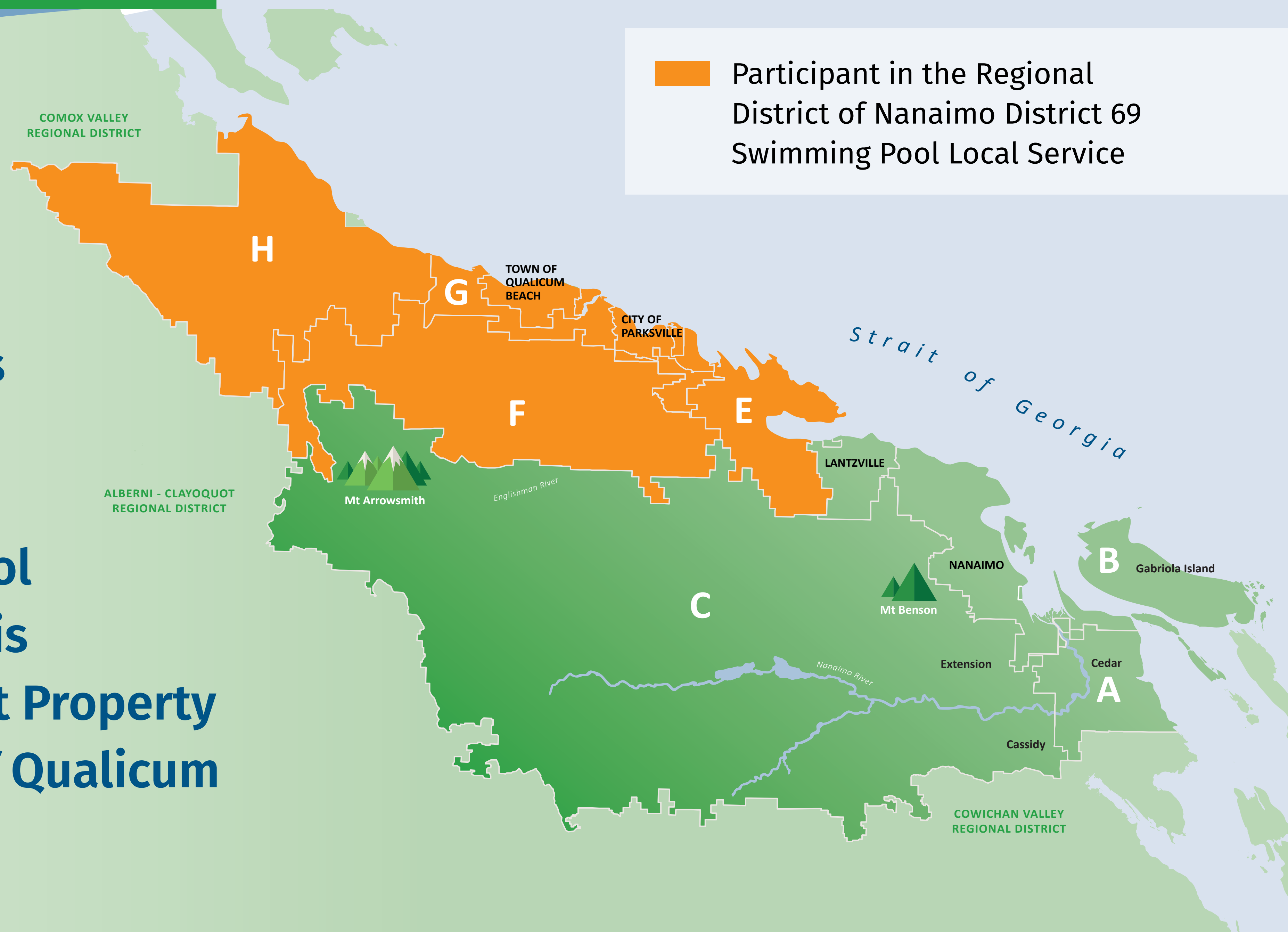
# Ravensong Aquatic Centre Expansion

## Who Can Vote?



**Eligible Resident Electors and Non-Resident Property Electors of the Electoral Areas and Municipalities that contribute to the Regional**

**District of Nanaimo District 69 Swimming Pool Local Service can vote in the referendum. This includes Resident Electors and Non-Resident Property Electors of the City of Parksville, the Town of Qualicum Beach and Electoral Areas E, F, G, and H.**



Participant in the Regional District of Nanaimo District 69 Swimming Pool Local Service

To vote in the referendum voters must be **Eligible Resident Electors** or **Eligible Non-Resident Property Electors**

### **Resident Electors must:**

- ▶ Be 18 years of age or older on General Voting Day; and
- ▶ Be a Canadian Citizen; and
- ▶ Be a resident of British Columbia for at least 6 months immediately before the day of registration; and
- ▶ Be a resident of the municipality or electoral area; and
- ▶ Not be disqualified under the *Local Government Act* or any other enactment from voting in an election or be otherwise disqualified by law.

### **Non-Resident Property Electors must:**

- ▶ Not be entitled to register as a resident elector of the municipality or electoral area; and
- ▶ Be 18 years of age or older on General Voting Day; and
- ▶ Be a Canadian Citizen; and
- ▶ Be a resident of British Columbia for at least 6 months immediately before the day of registration; and
- ▶ Be a registered owner of real property in the municipality or electoral area for at least 30 days immediately before the day of registration; and
- ▶ Not be disqualified under the *Local Government Act* or any other enactment from voting in an election or be otherwise disqualified by law.

In addition, for non-resident property electors:

- ▶ The only persons who are registered owners of the property, either as joint tenants or tenants in common, are individuals who are not holding the property in trust for a corporation or another trust.
- ▶ If more than one person is the registered owner of the property, only one of those individuals may, with the written consent of the majority of the owners, register as a non-resident property elector.

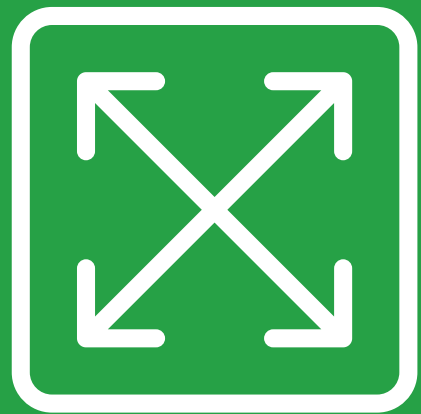
Note: Corporations cannot vote.





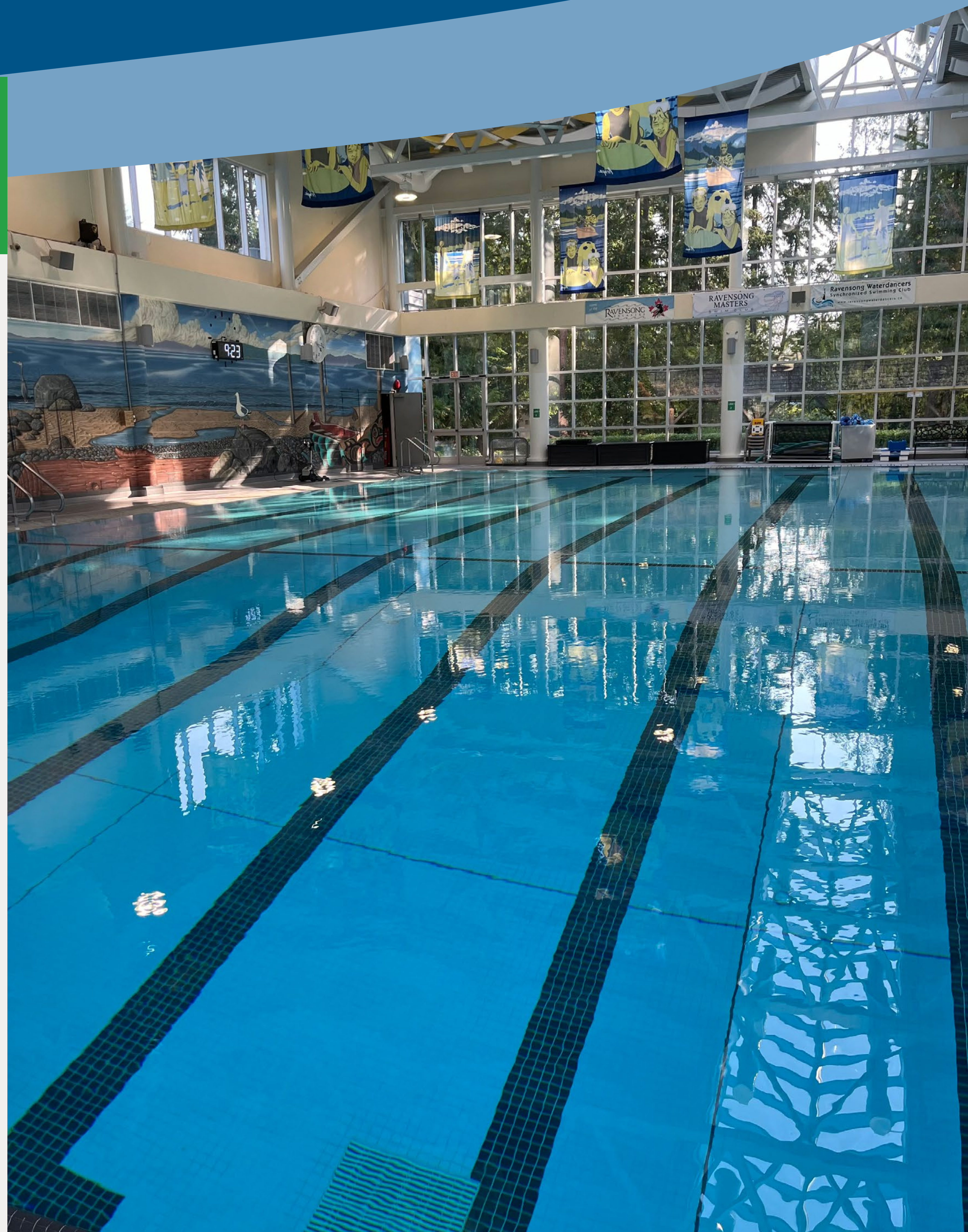
# Ravensong Aquatic Centre

Owned and operated by the Regional District of Nanaimo (RDN), located in Qualicum Beach



## Ravensong Aquatic Centre Expansion Timeline

- 1995** Ravensong Aquatic Centre opened to the public
- 2006** Need for increased aquatic services identified in RDN Recreation Services Master Plan
- 2019** RDN Recreation Services Master Plan identified the Ravensong Aquatic Centre as at capacity for aquatic services
- 2020** RDN held open houses for public feedback on features important to consider in a Ravensong Aquatic Centre expansion
- 2021–2023** RDN Board, with staff support, explored design options and alternatives to address community needs
- 2024** RDN Board made the decision to obtain updated designs and detailed costing and approved proceeding with referendum
- April 5 2025** Referendum - General Voting Day



### This expansion will provide:

- ▶ Increased opportunities for programming including swimming lessons, aquafit, drop-in swim sessions, private swim lessons
- ▶ Increased rental opportunities for clubs, private groups and birthday parties
- ▶ Additional lane space
- ▶ Multi-purpose rooms with flexible use space for programs, rentals and meetings
- ▶ New program opportunities such as leadership training, fitness and programs for all ages
- ▶ Accessible recreation opportunities for all abilities
- ▶ Increased changeroom space and accessibility
- ▶ Additional options for physical therapy and rehabilitation
- ▶ More inclusive and accessible space for community members
- ▶ Gathering space for the community
- ▶ Increased deck space with viewing areas





# Ravensong Aquatic Centre Expansion

## Overview



**Ravensong Aquatic Centre is the most used recreation facility in the Oceanside area.**

In 2020 public feedback was gathered on features to include in an expansion. The new design has incorporated much of the feedback from the community input including:

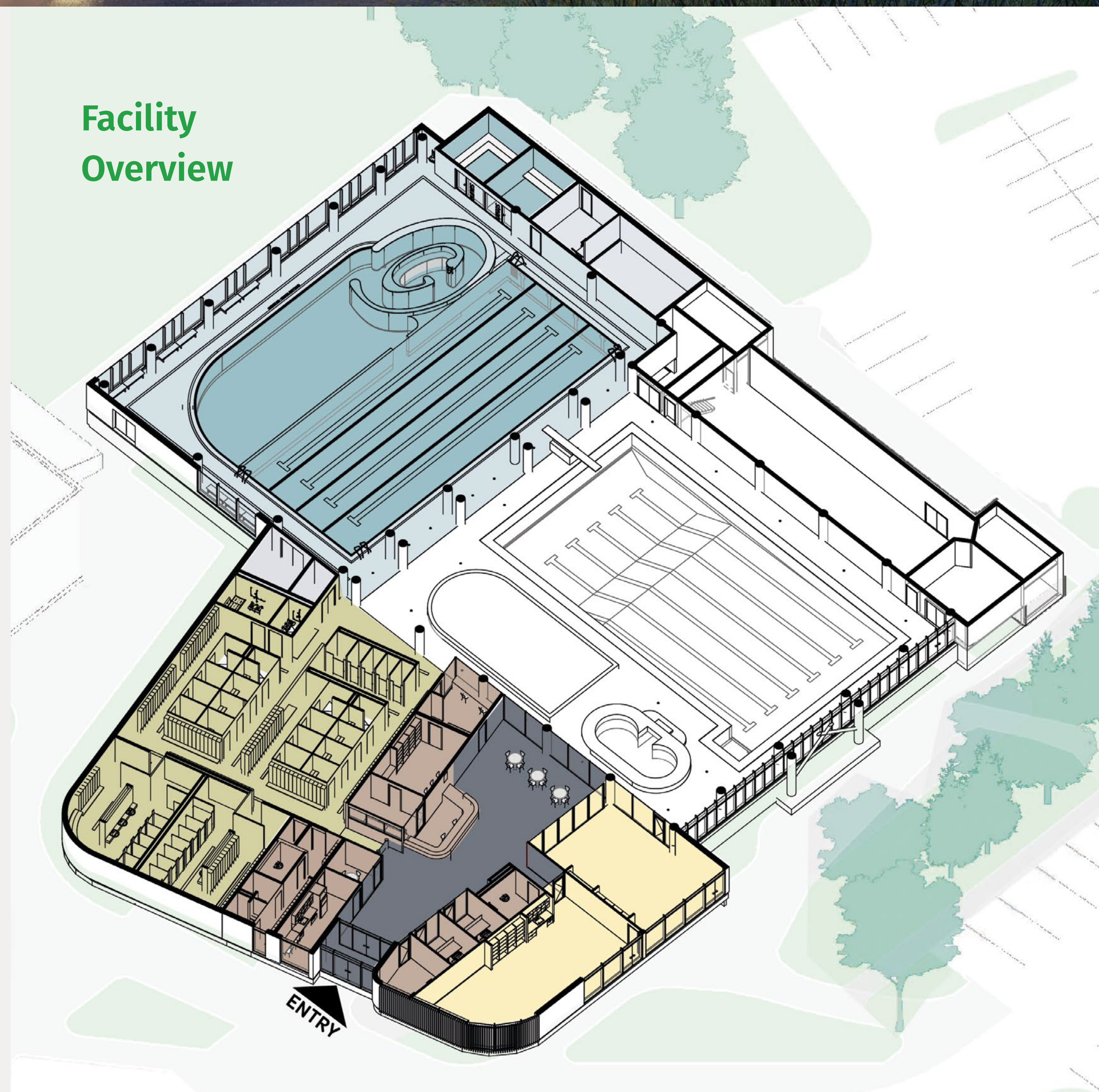
- ▶ A new 25m pool
- ▶ Universal changerooms
- ▶ On-deck viewing area
- ▶ Multipurpose rooms
- ▶ Gathering space
- ▶ Lazy river
- ▶ Reduced environmental impact

OVERALL BUILDING	AREA
Retained	1,019m <sup>2</sup>
New Additions	1,814m <sup>2</sup>
New Design Total	2,833m <sup>2</sup>
Area Difference	x1.70

POOL	AREA	DIFFERENCE
Lap	582.43m <sup>2</sup>	x1.78
Leisure	237.65m <sup>2</sup>	x3.24
Hot Tub	16.7m <sup>2</sup>	x1.00
Total	836.78m <sup>2</sup>	x2.01

CHANGEROOM	AREA	DIFFERENCE
Universal	300.64m <sup>2</sup>	x4.26
Men	55.7m <sup>2</sup>	x0.54
Women	62.5m <sup>2</sup>	x0.55
Total	340.8m <sup>2</sup>	x1.38
Staff	22.8m <sup>2</sup>	x1.85

### Facility Overview



#### PROPOSED AMENITIES

- New Pool Space (Natatorium)
- Changeroom
- Multipurpose Rooms
- Lobby
- Staff
- Service/Circulation
- Current Facility





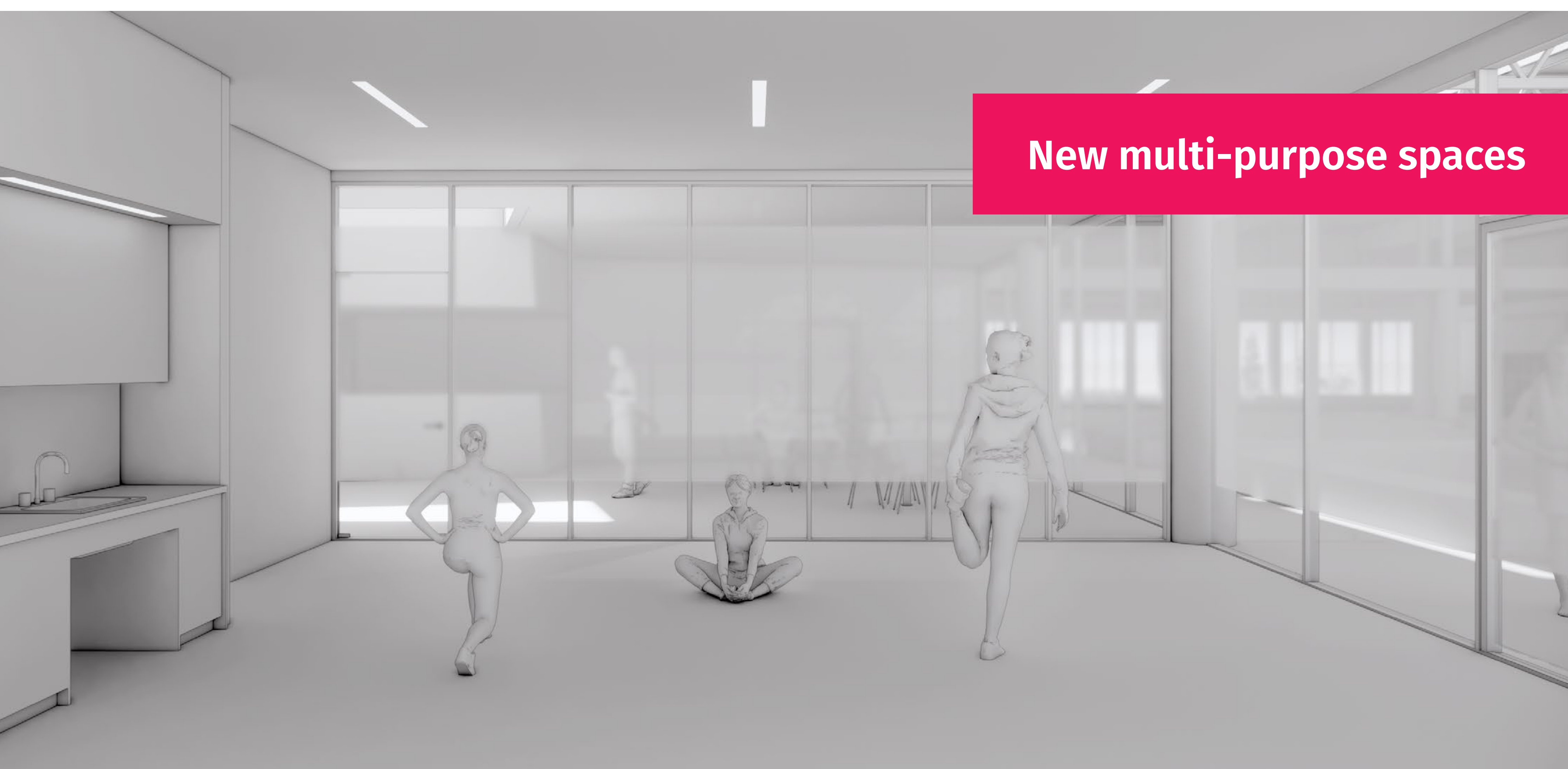
# Ravensong Aquatic Centre Expansion

## New Dry Spaces



### Features:

- ▶ Increased reception area and entry
- ▶ Expanded lobby with gathering area and view of pool deck
- ▶ Accessible space for community members
- ▶ Enhanced customer service areas
- ▶ Accessible transit and bike parking



### Two new multipurpose rooms:

- ▶ **Room 1**
  - ▷ 50 person maximum, 30 person class
- ▶ **Room 2**
  - ▷ 45 person maximum, 28 person class
  - ▷ Access to the pool deck

### Key Opportunities

- ▶ Support space for aquatic programming and training
- ▶ Increased space for non-aquatic programming
- ▶ Space for community events, birthday parties and other gatherings
- ▶ Partner opportunities with Health and Wellness practitioners





# Ravensong Aquatic Centre Expansion

## New Pool Space



View from new sauna and steam room towards changerooms

### Features:

- ▶ Four lane, 25 meter pool
- ▶ Leisure pool with zero depth entry
- ▶ Lazy river
- ▶ Fun and therapeutic water features
- ▶ Viewing areas
- ▶ Deck space for teaching and training
- ▶ Sauna and steam room upgrades
- ▶ Increased accessibility on the pool deck



View from expansion to new sauna, steam room and existing pool

### Opportunities

- ▶ Additional programming space including swimming lessons
- ▶ Increased opportunities for aquatic fitness programs
- ▶ Accessible recreation opportunities
- ▶ Additional and more accessible options for physical therapy and rehabilitation
- ▶ Opportunity to expand leadership training and life saving courses
- ▶ Increased drop-in opportunities
- ▶ More fun spaces and entertainment for all ages
- ▶ Increased multi-generational programming
- ▶ Space for collaborations with community organization and schools
- ▶ Increased rental opportunities





# Ravensong Aquatic Centre Expansion

## Frequently Asked Questions

### Will a fitness center be included in this expansion project?

After receiving feedback on the design options, the RDN Board made the decision to move forward with the original option design which did not include a fitness centre, however, the structural preparation for a future fitness centre has been included as part of the project.

### Who pays for the pool?

The Ravensong Aquatic Centre operates under “Regional District of Nanaimo District 69 Swimming Pool Local Service Area Establishment Bylaw No. 899, 1993” which was most recently amended in 2024. The sharing of the services costs is 100 per cent based on the percentage of usage of the service as determined by a survey of usage carried out by the RDN. The participating areas and their percentage of usage can be found in the table below.

PARTICIPANT	SURVEY AVERAGE % ALLOCATION
City of Parksville	26.4
Town of Qualicum Beach	27.1
EA E	4.5
EA F	16.7
EA G	18.2
EA H	7.1
Total	100.0

### How many votes are needed for the referendum to pass?

If more than 50 per cent of the cast ballots vote the same way on the question stated, the result is binding.

### What happens if the referendum passes?

If the referendum passes the next steps will be to obtain health and building permits, finalize costing, and issuing tenders with the goal of breaking ground in January 2026.

### Will there be a pool closure?

The construction sequencing has been designed to minimize the amount of closures as much as possible. There will be three timed closures throughout the construction period, at the start of construction in 2026, part way through when the first phase is complete and shortly at the end of construction in 2028 for cleanup and inspection. The total closure time is estimated to be up to nine months collectively.

### What happens if the referendum is not approved by the electors?

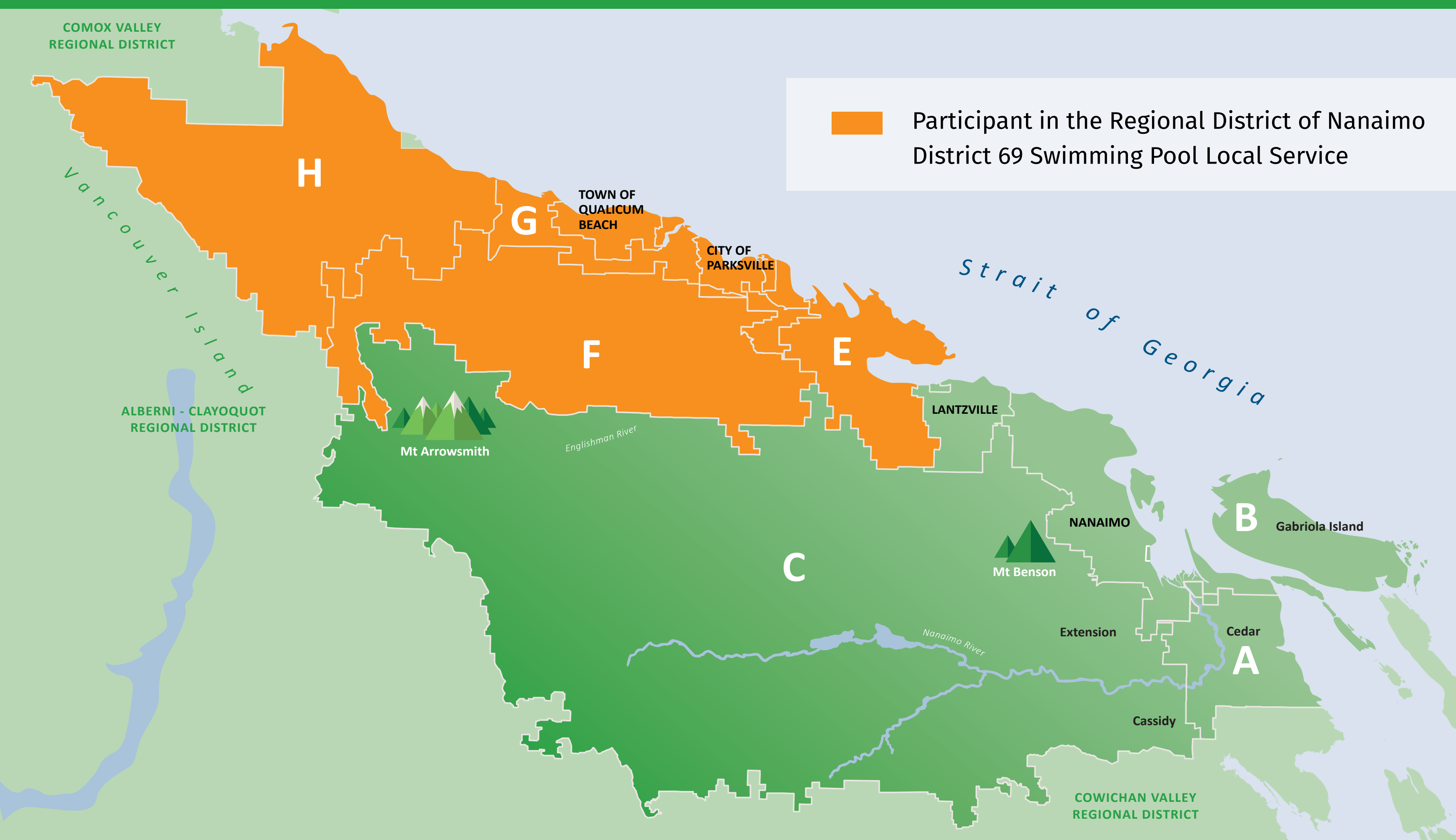
The expansion as proposed will not occur. The RDN Board would review the available reserve funds, the existing Ravensong Aquatic Centre asset management plan and anticipated community growth to inform future planning.





# Ravensong Aquatic Centre Expansion

## Budget and Tax Implications



### Budget

The proposed expansion is estimated to cost \$36 million. The Regional District of Nanaimo has \$6 million saved in reserves but would need to borrow up to \$30 million.

#### EXPENSES

Class B Estimate	29,219,700
Sequenced construction	642,100
Energy and emissions costs (Net Zero Design)	5,489,550
Project Management Staff and other fees	1,050,632
<b>TOTAL</b>	<b>\$36,401,982</b>

#### REVENUE

Long-term borrowing	30,000,000
Operating funds	274,782
Reserve funds	6,127,200
<b>TOTAL</b>	<b>\$36,401,982</b>

### Tax Implications

Borrowing would have a financial impact for taxpayers in the City of Parksville, the Town of Qualicum Beach and RDN Electoral Areas E, F, G and H. These areas contribute to the Regional District of Nanaimo District 69 Swimming Pool Local Service.

#### Service Participant Usage and Average Residential Value

PARTICIPANT	SURVEY AVERAGE % ALLOCATION	2025 AVERAGE RESIDENTIAL VALUE (\$)
City of Parksville	26.4	760,678
Town of Qualicum Beach	27.1	964,544
EA E	4.5	1,274,458
EA F	16.7	749,286
EA G	18.2	1,009,500
EA H	7.1	915,265
<b>TOTAL</b>	<b>100.0</b>	

The allocation of annual taxes is calculated as the percentage of usage of the service by each participating area determined by a usage survey carried out by the RDN every five years as per the service area Bylaw 899.

#### Borrowing Implications Per Service Participant

Given a 20-year borrowing term, the estimated annual impact per average household is calculated as follows:

PARTICIPANT	ANNUAL DEBT REPAYMENT (\$)	ANNUAL IMPACT PER AVG. HOUSEHOLD (\$)
City of Parksville	636,460	69.32
Town of Qualicum Beach	653,335	122.36
EA E	108,487	29.29
EA F	402,609	88.03
EA G	438,771	109.05
EA H	171,169	60.94
<b>TOTAL</b>	<b>\$2,410,832</b>	

This is calculated using the 2025 BC Assessment Average Residential Value. Interest rates and assessments are subject to change at time of borrowing.

The RDN is actively seeking grant funding to help reduce the cost to taxpayers.





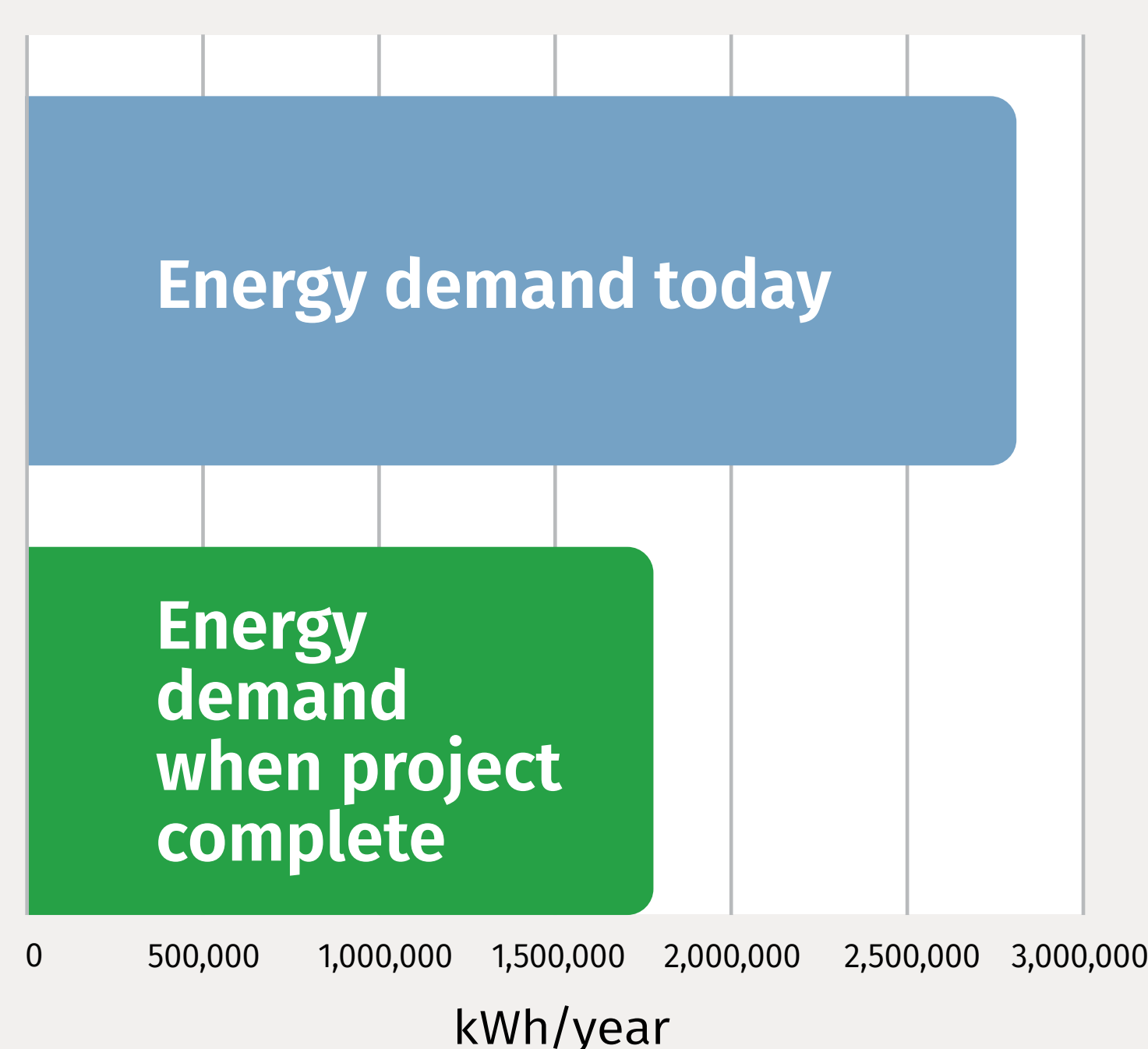
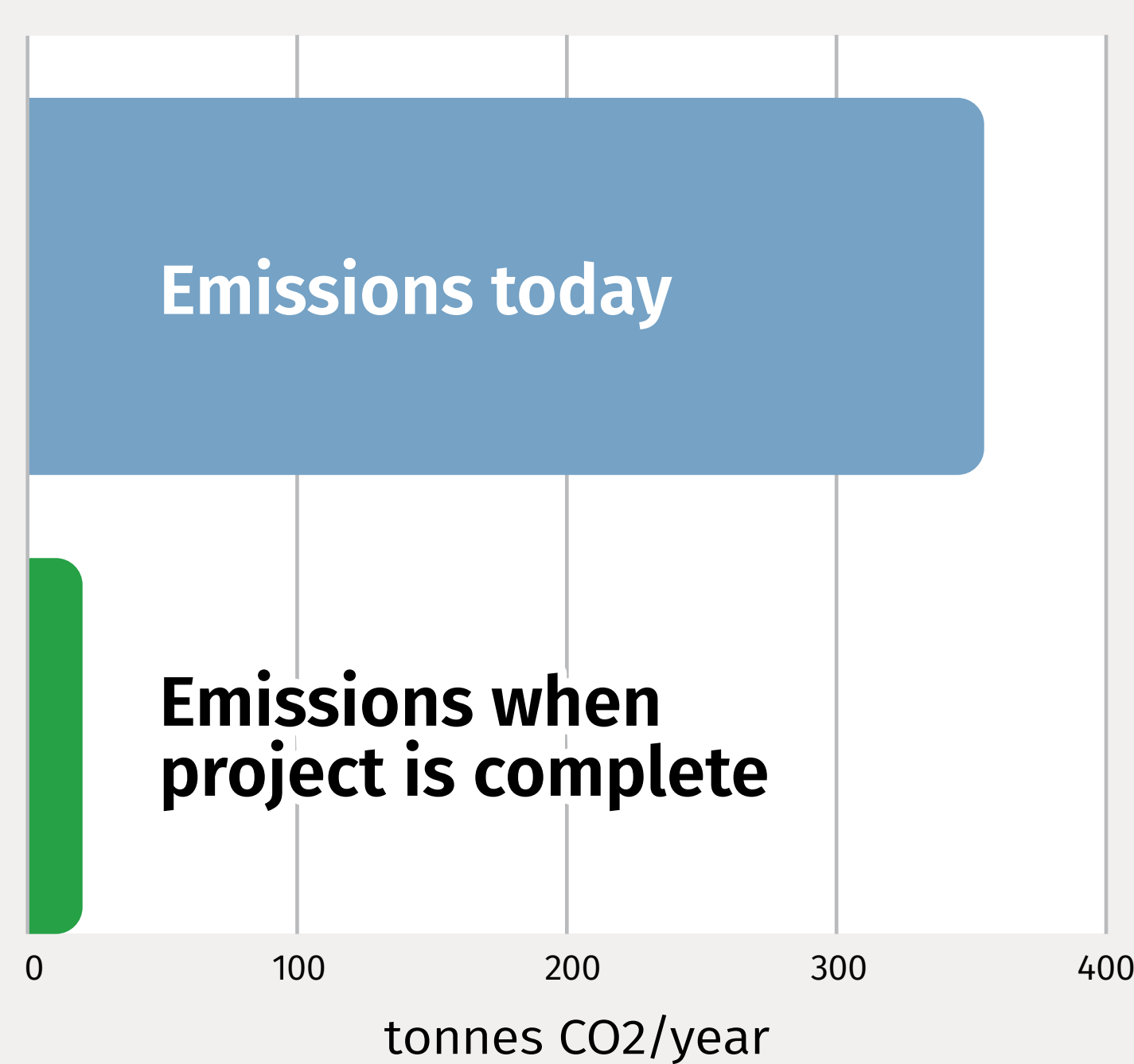
# Ravensong Aquatic Centre Expansion

## Energy Use and Emissions Reduction

Renewable wood features

Designed to stay cool in summer and warm in winter

Innovative low carbon design delivers comfort and efficiency



### Low Emissions

Clean all-electric technology and innovative design reduce emissions by 94 per cent from the existing facility

- ▶ The all-electric aquatic centre meets Canada Green Building Council's Zero Carbon Standard by eliminating carbon-based heating and cooling and reducing carbon emissions during construction.
- ▶ Electric heat pumps and new, efficient electric equipment replace old fossil fuel boilers.
- ▶ Low carbon concrete and renewable wood further reduce environmental impacts.

### Larger facility with lower energy demand

Smart design and efficient equipment reduce annual energy demand by 37 per cent from the existing facility

- ▶ Ultra-efficient electric heat pumps use energy far more efficiently than existing fossil fuel combustion.
- ▶ Through use of quality windows, efficient wall designs, variable-speed water pumps, and solar panels, the design surpasses national energy standards by 20 per cent.
- ▶ The new facility delivers comfortable conditions for users while saving on operating costs.





# Ravensong Aquatic Centre Expansion

## Learn More and Ask Questions

### Ravensong Aquatic Centre Expansion Project Referendum

The Regional District of Nanaimo (RDN) is preparing for an expansion to the Ravensong Aquatic Centre in Qualicum Beach that requires long-term borrowing. Elector approval is legislated for long-term borrowing and therefore the RDN will be holding a referendum on April 5, 2025.

Borrowing would have a financial impact for taxpayers in the City of Parksville, the Town of Qualicum Beach and RDN Electoral Areas E, F, G and H. Residents of these communities can drop in between 5:00 and 7:30 p.m. to any of the information sessions to connect with staff and learn about the proposed Ravensong Aquatic Centre expansion and referendum.

### On April 5, 2025 voters will be asked:

Are you in favour of the Regional District of Nanaimo adopting Ravensong Aquatic Centre Loan Authorization Bylaw No. 1921, 2024, which will authorize the Regional District of Nanaimo to borrow up to thirty million dollars (\$30,000,000) in order to finance the Ravensong Aquatic Centre expansion?



### In-Person Drop-In Information Session

- ☐ **Monday, February 24 | 5:00 – 7:30 p.m.**  
**Coombs Fairgrounds**  
1014 Ford Road, Coombs
- ☐ **Wednesday, February 26 | 5:00 – 7:30 p.m.**  
**Lighthouse Community Centre**  
240 Lions Way, Qualicum Beach
- ☐ **Monday, March 3 | 5:00 – 7:30 p.m.**  
**Nanoose Place Community Centre**  
2925 Northwest Bay Road, Nanoose Bay
- ☐ **Wednesday, March 5 | 5:00 – 7:30 p.m.**  
**Craig Street Commons**  
330 Craig Street, Parksville
- ☐ **Monday, March 10 | 5:00 – 7:30 p.m.**  
**Qualicum Beach Community Hall**  
644 Memorial Avenue, Qualicum Beach
- ☐ **Wednesday, March 12 | 5:00 – 7:30 p.m.**  
**St. Columba Presbyterian Church**  
921 Wembley Rd, Parksville

### Virtual Information Session

- ☐ **Monday, March 17 | 5:00 – 7:30 p.m.**  
Zoom meeting at: [bit.ly/RACinfo](https://bit.ly/RACinfo) or join by telephone by dialing: +1 587 328 1099. When prompted, enter meeting ID: 638 3104 2387 and passcode: 385739

