

NORTH CARIBOO multi-centre

Fact Sheet

Project Scope:

- The Multi-Centre would include a 2,000-seat arena, 450-seat performing arts theatre and multi-use assembly space.

Arena

- NHL-sized ice surface.
- Thanks to its climate-controlled, state-of-the-art facilities, it would become a destination point for major sporting, theatrical and convention-style events.
- It would allow people to watch hockey games, concerts, and major events such as graduation ceremonies in comfort.
- A walking track around the perimeter.

Performing arts theatre

- 450 seats is the maximum seating size before a need to expand to balconies; this helps keep costs in line.
- A professional theatre that has proper facilities for performing arts and pays special attention to acoustics, lighting and sight lines.

Multi-use assembly space

- Can be used for banquets, conferences, trade shows and smaller performing arts events.
- Ties individual facilities together into a larger centre

When these components come together in one facility, there are synergies to be found. It becomes a destination point for conventions and trade shows, offering maximum flexibility. The cost of heating the theatre and event space can be partially recovered through heat extraction from the arena.

Project cost/taxation implications:

- The proposed cost for the new facility is \$30 million.
- Regardless of the total cost of the project, local taxpayers will be asked for **up to** \$15 million, which equals roughly \$60 per \$100,000 of assessed residential value.
- The remaining \$15 million will need to come from senior levels of government, local fundraising, and corporate sponsorship before the project can proceed.
- If there is an opportunity to reduce local government's share of the funding, such as through a 1/3 local government, 1/3 provincial government, and 1/3 federal government funding mechanism, then the cost to the local taxpayer could be \$10 million or less.

Location

- The proposed location is in the vicinity of the existing Twin Arenas.
- The preferred site would see the arena built on the former library site and parking lot, with the theatre encroaching into LeBourdais Park.
- The arenas and theatre are in close proximity for several reasons, including:
 - Ease of use for user groups (tournaments, banquets etc)
 - Creation of convention and trade show hosting possibilities.
 - Operational efficiencies, such as using energy from one facility to heat another.
 - Staffing efficiencies.



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Design-build process

- A final design will not be completed before the referendum.
- The City and CRD will prepare a Request for Proposals (RFP) for the design and construction of the facility.
- Part of this project will require determining a strict list of criteria and specifications.
- A number of groups will be included in determining that list, including:
 - Stakeholder groups, including elected officials, City and CRD staff, ice users, theatre/performing arts groups, local businesses, and the community at large.
- Once the RFP is completed and all funding is in place, the City and CRD will issue the RFP.
 - The best design will be selected and **constructed for a fixed fee.**
 - This process provides greater cost certainty than the traditional “design-bid-build” model.

Taxation

- You must live or own property within the North Cariboo Recreation and Parks boundary before you pay taxes to support recreation, including the costs for construction and maintenance of the proposed Multi-Centre.
- Check your tax notice for a line item titled SUBREG REC TAXES (City) or N CARIBOO REC (CRD).
- There is a map showing the North Cariboo Recreation and Parks boundary available for online viewing at:

<http://www.city.quesnel.bc.ca/>

[DocumentBank/Multi-Centre/NORTH_CARIBOO_RECREATION.PDF](#)

Parking/Traffic concerns

- According to the Urban Systems parking study, there are about 2,300 public and private, on- and off-street parking stalls available within 400 metres.
- It is far more cost effective, both at the outset and in the long term, to use existing parking infrastructure such as existing lots and on-street parking instead of building new spaces.
- Arena 1 will be demolished and available as additional parking space (as many as 80 to 100 spots).
- The Task Force adapted the preferred project options to keep Vaughan Street open.
- The current lot next to the Cariboo Forest Consultants building could be maintained as parking.
- One goal is to work with private parking lot owners and negotiate public use in off hours.
- There will be a need to revise parking signage and conduct education programs regarding available parking in the downtown core.
- Parking creation at alternate sites (such as Alex Fraser Park) was cost prohibitive.
 - \$4 million to create a new parking lot
 - It would take up a large portion of the park's footprint.
 - It would add considerable costs to budget for snow clearing and maintenance.

For more information:

Website: www.city.quesnel.bc.ca/multi-centre

E-mail: multicentre@city.quesnel.bc.ca

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City of Quesnel at 250.992.2111