

Nanaimo Event Centre Project

Voting NO Means You Stop:

- ✓ Unnecessarily Rushed Haphazard Plan
- ✓ 100% Tax Payer Funded Construction
- ✓ \$5.4 Million x 20 Years = \$108,000,000 Debt Servicing
- ✓ Consumption of 3.3% of Pre-Approved Tax Increases
- ✓ \$400K Yearly Forecasted Maintenance
- ✓ Reserves/Funds Redistributed For Debt Servicing
- ✓ 8,300 Capacity With Only 100 New Parking Spaces
- ✓ Unpredictable Ongoing Operational Funding
- ✓ Misused Property, Wasted Waterfront
- ✓ Upcoming Infrastructure Projects Ignored
- ✓ Goodbye Nanaimo Clippers

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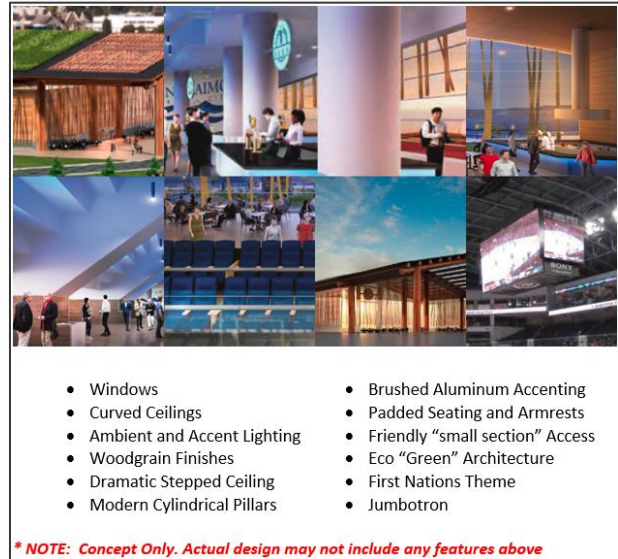
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Project Summary

The visuals are warm and enticing. They speak community. Visuals can be very powerful towards decision making. They reflect what the community was clear in saying - "do it right or not at all". But about these visuals... These visuals presented that you may be basing at least part of your decision on – according to the City, might not be what we're actually getting and the design concepts may change altogether. In other words, the design is unknown.

The costs are in flux. We know that the City currently states the off-site costs at the current location are anticipated to be \$10M plus the construction of the centre itself which in total equals \$80M based on a D-Class estimate.

However, the expert consultants that the City hired estimated the construction costs at \$86.6M plus off-site costs for a total of \$96.6M at the current location. This is because they accounted for potential cost variations, which is a critical factor when costing a project at such a preliminary stage without having enough information available to estimate more accurately.



So will it really be \$80M, or will it be \$96M or more – what will this end up costing us – and what exactly are we actually buying into here; are we getting the Lexus or a Toyota?

It's also one of the last pieces of precious downtown waterfront property available that we own. The parking is severely lacking anytime we have a large event and is going to cause frustration for event goers, area residents, and businesses while events occur. The surrounding neighborhoods and businesses haven't even been consulted about the parking impact!

It's an eerie picture to think about – a struggling downtown where the shops remain relatively empty while the streets are full with cars as events occur. For a project being touted as a major downtown revitalization effort, this sure doesn't draw a pretty picture.

Perhaps it could be summed up as this - an unreasonably rushed and poorly planned project with high expectations that simply don't meet reality.

Total Events and Attendance Numbers

If you focus strictly onto the anticipated number of events and attendance of each that are available in the unrevised Phase 2 study, you can begin to draw a clearer picture visually/conceptually of what the foundation of the business plan is based upon.

When you consider the amount of events and attendance that is forecasted vs what would likely be more realistic for our area though, it's hard not to see how overly enthusiastic the projections are. These projections are the basis of all the numbers that have been derived from in the building of the business plan.

This also means, that if the numbers vary negatively to any great extent - it's easy to see how ongoing operational subsidies are a very real probability.

Event Type	Number of Events	Average Ticket Price	Average Attendance	Total Attendance	Net Ticket Sales
Family Shows					
Ice Shows/Disney On Ice	6	\$ 25.00	2,000	12,000	\$ 300,000
Sesame Street	2	\$ 18.00	1,200	2,400	\$ 43,200
Globetrotters	1	\$ 25.00	4,500	4,500	\$ 112,500
Miscellaneous/Spectacular	9	\$ 50.00	3,000	27,000	\$ 1,350,000
Total	18	\$ 39.34	2,550	45,900	\$ 1,805,700
Team Events					
WHL - Preseason	3	\$ 14.00	3,500	10,500	\$ 147,000
WHL - Reg Season	36	\$ 14.00	4,500	162,000	\$ 2,268,000
Total	39	\$ 14.00	4,423	172,500	\$ 2,415,000
Sporting Events					
Minor Sports	4	\$ 5.00	2,500	10,000	\$ 50,000
Minor Sports Tournaments	4	\$ 5.00	2,500	10,000	\$ 50,000
Total	8	\$ 5.00	2,500	20,000	\$ 100,000
Concerts					
Major	4	\$ 65.00	5,000	20,000	\$ 1,300,000
Minor	4	\$ 45.00	3,000	12,000	\$ 540,000
Total	8	\$ 57.50	4,000	32,000	\$ 1,840,000
Miscellaneous					
Monster Trucks	3	\$ 17.00	3,500	10,500	\$ 178,500
Wrestling	1	\$ 35.00	4,500	4,500	\$ 157,500
Non-Ticketed Events	5	\$ -	1,000	5,000	\$ -
Religious	3	\$ -	2,000	6,000	\$ -
Graduations	3	\$ -	1,500	4,500	\$ -
Community/Local	10	\$ -	2,000	20,000	\$ -
Festivals/Fairs/Rallies	1	\$ 5.00	4,000	4,000	\$ 20,000
Banquets/Meetings	15	\$ -	150	2,250	\$ -
Total	41	\$ 6.27	1,384	56,750	\$ 356,000
Totals/Averages	114	\$ 19.92	2,870	327,150	\$ 6,516,700

Note that with this graphic which shows the event/attendance numbers during the first year of the base scenario – the numbers only go up from there. There's also more numbers to be viewed than this - I have simply stripped out the rest so that the focus is purely on events/attendance – but you can of course review all of the remaining data for yourself in the unrevised Phase 2 study which includes all of the income/expense monetary projections.

It's also worth noting that in the graphic which shows a combination of the event/attendance numbers, that the green numbers represent ones that would be editable; whereas the other slew of numbers which are not shown in this graphic are actually automatic calculations.

I mention this, because it means that if the City has an actual copy of the spreadsheets they could have easily run proper best best case/worst case scenarios – and if they don't have that, they could have easily requested a copy of the results from

various scenario changes at little cost. Why this hasn't been done to draw a more realistic "worst case scenario" is unknown. The fact stands that they could be drawn up easily at little to no cost, and definitely should have been prior to constructing the foundation of the business case around these numbers.

A few questions to consider when viewing the events/attendance numbers:

1. Do you think the WHL team will attract a regular attendance average of 4,500 per game during their expected 40 games in their first regular season, and continue to increase from there? (the numbers increase by 300 per year after this)
2. Do you think we will see 3 monster truck shows per year with an attendance of 3,500?
3. Do you think we will see 6 ice shows/Disney on ice shows per year with an attendance of 2,000 each?
4. Do you think we will see 4 major concerts per year with an attendance of 5,000 each?
5. Do you think we will see 4-6 minor concerts per year with an attendance of 3,000 each? (one of the numbers that starts to increase after year 1)
6. Looking at all the events listed, how many of them (if any) do you think will likely be taking away revenues from our existing venues?

Hockey Events

While it is quite the allure to think about having a higher caliber hockey team in Nanaimo, fact is that it comes at a cost and might not be as great as it seems. The lion's share of income forecasted in the business case comes from hockey events, which is also why they say that without it – the business plan is unviable.

It's been said that the WHL will draw a higher amount of fans, but how high will that be? The City is betting on an average attendance of 4,500 per game during the first year with an increase of 300 per year thereafter. That's quite the contrast from the Clippers attendance average of about 1,250 per game. I'm not suggesting that the numbers won't increase, but is it realistic to plan on an attendance that's more than 3.5x the current amount of fans that go to the games?

Add to that, that it is obviously not in the best interests of either team to compete with each other for hockey fans here as that would likely hurt both teams' bottom line. So understandably, as has already been discussed in the media - if the event centre should go through, there is little to no chance that the Clippers will be staying in Nanaimo.

If you're a big hockey fan you probably already know this little tidbit, but I didn't - did you know that the Clippers have a history here of over 70 years? Wow. It's a shame to think that all that history and community support would be gone just like that.

Community Events

The new event centre is being promoted as a venue to host a variety of community events. What isn't talked about however, is that we are already holding all kinds of community events at existing facilities. If we are to start hosting events at this facility that we already leverage our other venues for, this results in increased event hosting costs due to the immensity of the event centre and its increased overhead costs.

As well, it reduces the revenue generated for the other facilities - which makes the other facilities redundant in this exchange, and makes each of those facilities more costly to operate due to the reduced revenues.

So as you can see, by exchanging community events from existing venues over to the event centre, it results in a situation where our venues are not being utilized to their fullest.

Flip the coin - if we don't host these community events in the event centre, then we are not using the venue to its fullest potential and the lost revenues makes the event centre more costly to operate.

Essentially, it's a no win situation when it comes to hosting events that already occur in existing venues.

Concert Events

Some of us LOVE concerts, and that is what we think about when we talk about the proposed event centre - it would be awesome having large concerts here! Concerts provide an exciting experience to avid music fans

and for many is an event like no other. Let's make sure we're all on the same page with realistic expectations and aren't setting ourselves up for a let-down.

If you already realize what fits into what could be termed as Extra Large/Large categories and the reality that no "Extra Large" acts are coming, and understand why "Large" acts do, move on down near the bottom of this post where we touch on the nitty gritty aspects that need to be considered - because it's really about the hope of getting the projected 4 Major Concerts (5,000+ attendance) a year, and the 4-6 Minor Concerts (3,000+ attendance) a year here - it's about market share and what that means for us in Nanaimo.

Extra Large Events

First let's write off the dream of having "Extra Large" acts here that fill 15,000+ seat arenas night after night – bands like Adele, Coldplay, Dave Matthews, Lady Gaga, Metallica, U2 – just a brief sampling - you know the ones. Aside of very rare special cases, they do not come here – nor anywhere on the island. "Large" acts however are a reality, and I'll talk about them further below.

About those "Extra Large" acts though, in case you're not so sure about that. In Nanaimo (and Victoria), when we want to go see an "Extra Large" indoors event, we go to Vancouver and elsewhere off-island; "Extra Large" acts don't come to the island and for good reason. These type of events come with greatly increased logistics and operational costs as everything is of a much larger scale – larger crews, larger stage set ups, larger lighting and sound requirements, etc.

The resulting base requirement for bands of this nature is to be able to draw from a much larger group of fans. This is why Rogers Arena, Pacific Coliseum, and BC Place are focused on for larger acts as there aren't other event centres in BC that feature such a dense population and surrounding area draw that can successfully attract 15,000+ enthusiastic fans. Major population centers are what "Extra Large" acts need to have available right from the get go. Vancouver Island quite simply doesn't have that same population to draw from which will fill the seats even if we had event centres of that capacity.

This is reinforced by the fact that you also don't see "Extra Large" acts at our popular outdoor festivals where the capacity is much greater and able to accommodate such a draw if it were to exist. So let's put aside the "Extra Large" acts now, and have a look at what Vancouver Island can and does attract.

Large Events

What we're really talking about is "Large" acts. Large acts are AWESOME. They draw a relatively large crowd (3,000+), and provide amazing memorable shared experiences just as much as the "Extra Large" acts.

Bands that fit this "Large" type of "grouping" are ones with a large fan base both new, up-and-coming, and old. Bands such as Blue Rodeo, Def Leppard, Dwight Yoakam, Mother Mother, Sarah McLachlan, Sheepdogs, Young the Giant, and ZZ Top are some examples – but there's plenty of others that fit into this category; I'm sure you could easily point out other examples.

So where do we go when we want to see these kinds of bands? Sometimes Vancouver, Victoria, or even here in Nanaimo. It really depends on the draw that the band is anticipated to attract to the venue and how that potential draw fits into the touring schedule.

Events Market Share

Being on Vancouver Island, Victoria's Save On Foods Memorial Centre (SOFMC) is an obvious choice for large indoor events that will fill a 5000+ seat arena. Victoria not only has a large population base to draw from, it

has a vibrant downtown with many things to do - which is an attraction both locally as well as to those living outside of the area. So much so, that even being relatively close here in Nanaimo - it is common to catch a concert in Victoria and stay overnight – because there is an experience to be had that goes beyond the realm of an event.

To be clear and touch on one other thing here – the majority of things that are an attraction in Victoria, are not event centre oriented nor do they depend on or generate their primary income from event centre activities. Fact is that the majority of direct economic activity due to event centres goes to restaurants, bars, and to a smaller extent hotels. This is not being said to discourage, it is being said just to keep the reality of benefits within reason. Many studies have already proven these to be the primary benefactors, and for population growth and economic activity many studies have also already proven that growth in residential and commercial spaces are the strongest means of area vitalization and economic activity. This is really a topic for another post, but I wanted to touch on it. Let’s move on for now and just recognize it as an aspect worthy of its own conversation.

Let’s dig a little deeper into market share because it’s where a good amount of attention needs to be if the very very tasty vision of being able to go see large concerts here instead of Victoria or Vancouver is a significant factor towards where you place your vote.

On the plus side, we have the benefit of being central – and when our population doubles we will be of serious consideration, however Victoria already has the benefit of being a much larger population draw from within its boundaries and outside of them - and with it containing many other facets of interest that are complimentary, Victoria is easily the natural go-to place when considering the many risks against chances of success that a promoter has to weigh in their decision as to where to best house a large indoor concert event on Vancouver Island.

Also just to remind what we’re talking about here - we’re not talking about events that fill the Port Theatre for a night or two, we’re talking about something of a larger scale that for our market – the Save On Foods Memorial Centre is the only real competition. With that in mind, consider the fact that Victoria is “lucky” to get on average 2-5 major concert events a year that are of a 3,000+ or 5,000+ attendance scale.

Yet in our current plan, it is being projected that we’ll have 2-4 5,000+ and 4+ 3,000 attendance events. Pitched against Victoria – our competition, this means that it has been projected that 4-6 large concerts will happen here – meanwhile there are only 2-5 large concerts that happen per year in Victoria. Are you starting to see something wrong with the numbers yet? Let me continue.

Victoria draws a significant amount of people from Nanaimo in these large concerts that occur there. How much, we don’t know for sure – simply because we haven’t done a market study that addresses all of these factors in relation to our demographics and competition. In fact we haven’t done any kind of market study that truly addresses this plan in a comprehensible way – we just have general numbers and averages based on existing data from other areas with different conditions than ours. That is also well beyond the scope of this post though, so let’s move on and maintain our focus on concerts.

Let’s be clear on one thing – we are not a good candidate to choose from over Victoria from a promoter standpoint – the risk of putting a show on here over Victoria is much greater, even just based on the reasons that have been described above in regards to population base and all the rest that Victoria has to offer that has made it a proven location to house large concerts.

One might say – well we don't need to be in competition with Victoria – events can go there, and they can come here too. Unfortunately, there's a huge flaw in this type of thinking in regards to concerts and to try and sum it up - here's why:

If a band is to come to Victoria and Nanaimo for a large concert, that essentially means that they have the capability to draw attendance numbers that equate to 2 nights of 3-5,000+ attendance on the island.

If that was to be the case, because we are a relatively "captive audience" being on the island, it only makes sense to host 2 nights in Victoria OR Nanaimo rather than add to the operational expenses of moving from one city to another in the span of 2 days.

Add to that, that if we're talking about 2 nights of 5,000+ attendance capabilities on the island – this means we have almost reached another class – the "Extra Large" event, and as we've already went over – "Extra Large" acts are not, and will not, be coming to the island anytime in the near future.

So in the end, what makes Nanaimo more attractive from a promotional standpoint? I would suggest that the primary answer to that is tour schedules - when Victoria is booked up within a certain time period, and we are not. This is because for a tour, the scheduling can be a big part of the decision as to whether a certain location is picked as well as whether they play there for 2 nights instead of a nearby centre where they can wrap it up in 1 night.

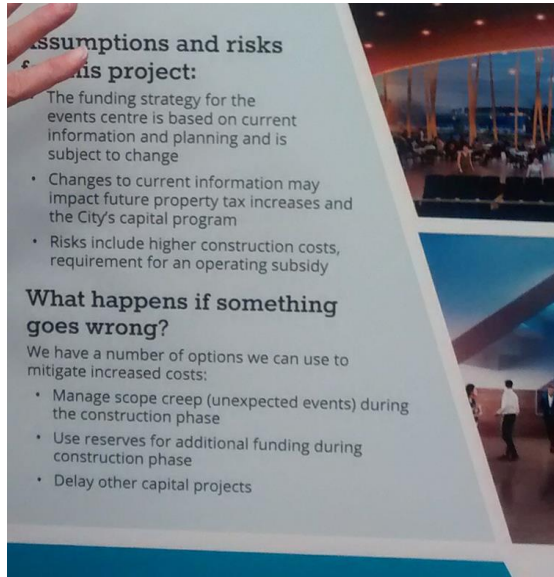
We have obviously just touched on the conversation here; and just like the many other factors to consider about the event centre – this is a complicated area. So to end, let me leave you with a few questions to consider about concerts at our event centre:

1. Do you believe that we will be chosen instead over Victoria by promoters looking to market 3-5,000+ attendance concerts on the Island? Or put differently - do you think that we will attract 3-5,000+ attendance concerts here that will not go to Victoria?
2. Do you believe that we will see the same large events that are scheduled in Victoria? In other words that they will come here the day before or day after to put on the same show and have a similar attendance of 3,000+ or 5,000+ in Nanaimo? Or will they just book an additional night in Victoria if they anticipate doubling a 5,000+ attendance for a show?
3. The foundation of the business plan is counting on 2-4 Major (5,000+ attendance) concerts and 4 Minor (3,000+ attendance) concerts, and if those numbers are correct it will bring a considerable amount of income towards the event centre. If the numbers aren't correct however, this will cause a significant loss towards anticipated income and this alone could cause an immediate need for operational subsidies. Do you think these are the kind of numbers we should be planning on?

Construction Costs – What They Mean

What's in the numbers? Is it \$80M, \$96.6M, or more?

One must wonder why we're only being asked to authorize Council and the City to borrow up to \$80M total for the project instead of \$96.6M. It might be easier to swallow at voting time, but is it enough?



Have a look at the graphic and consider whether you think it's a good idea to handle the risks in this way, or if it would be better to simply ensure that enough funding is accessible from the start if it becomes necessary.

Remember that at the start, we were told by BBB that the event centre that we are currently looking at constructing would cost \$86.6M plus off-site costs. Those off-site costs were later estimated to be \$10M after the current location had been selected, for a grand total of \$96.6M.

For this, BBB retained BTY Group "One of Canada's most successful and experienced Quantity Surveying & Cost Management Consultancies", and they agreed with the numbers as being appropriate for a project of this size and complexity.

Focusing on the on-site costs, the \$86.6M includes the construction costs which were outlined as:

- Base Cost for actual Construction materials & labour
- The Contractor's General Conditions
- On-Site Preparation and Work
- Design & Construction Contingencies

The \$86.6M also contained a 20% allowance for soft costs. The soft costs were outlined as:

- Professional fees and disbursements for architects, engineers, etc.
- Video Boards & Scoreboard
- Graphics, Signage & Art
- Loose furniture fixtures and equipment (FFE) including the Zamboni
- Testing & Inspection
- Pre-Opening Operating Expenses

Moving forward into the current day, as we all know the costs presented have changed dramatically. So there has been a big question of "How can we really get what was estimated at \$86.6M for this new price of \$70M?". We've never gotten that properly answered - it just keeps getting skirted around, yet we are assured that we are truly talking about the centre with all the bells and whistles - that we are not talking about the base model whatsoever.

In the business case that was provided in February where it contains these new numbers, it shows that the construction itself is based on a D-Class estimate which industry indicates it meaning a potential +/- 20-30% cost differential.

This means that the \$70M construction costs plus the \$10M off-site costs could actually turn out to be closer to or past the \$100M mark as per the intended projections of a D-Class estimate. This is what it looks like with potential +20/30% scenarios:

$$\$70M + 20\% (\$14M) + \$10M = \$94M$$

$$\$70M + 30\% (\$21M) + \$10M = \$101M$$

Now if we look back at the original estimate (which the professional cost estimator company BTY agreed with), remember that it's \$86.6M + \$10M off-site costs for a total of **\$96.6M**.

If we use the Class-D "as is", which appears to be what the City has decided to do in presenting costs we get to that number \$80M (\$70M + 10M off-site costs), *as long as we don't include any allowance for contingencies*.

This cannot be over-emphasized; the Class-D estimate is intended to describe that the level of accuracy which can be forecasted is around +/- 20-30%, and is guided by the cost consultant. Our cost consultant agreed with BBB that +20% was good for this project.

So to put it simply - why are we not using what the professional cost consultant has agreed with?

Why is the City setting our expectations at \$80M when it's clear that we may hit a cost overrun condition and should at least allow for a 20% contingency on top of that to better ensure that we can get what is being planned for?

If you want to read more about the subject of "Issues affecting the accuracy of construction cost estimates" here is a document which includes discussion of the various classes of estimates, issues and considerations in cost predictability, recommendations, and more visit: www.cca-acc.com/wp-content/uploads/2016/07/GuideCostPredictability.pdf

No Tax Increases? How can that be?

When we have kept being told "No Increase to Property Taxes" such as in board 3 and 4 of the presentations being released to the public, it's really a misnomer.

*Fact is, that the only reason "taxes won't rise" is because the Strategic Infrastructure Reserve Fund that was designed in December and recently approved in the 2017-2021 budget *already resulted in a tax increase which ensures that the event centre debt servicing will fit within that budget*.*

Along with existing surpluses and redistribution of funds, the SIRF covers the 5.4M/yr in debt servicing which will be applied towards the event centre if it proceeds.

Class D Estimate

A Class D estimate is generally an estimate based on the initial functional program and broad concept approach. Usually by this time, the site and program have been approved. Initially, the owner may guess at the amount of budget available which figure may be low due to a lack of up-to-date cost advice. Then after initial design concepts, consultants prepare an order of magnitude estimate comprised of an elemental summary and based on a rough cost per square metre. This enables verification of the order of magnitude budget, as a reflection of a program and building envelope on a particular site. This often results in a modification of the budget or program, or both. The accuracy of this estimate is generally +/- 20 to 30% accurate depending on the complexity of the project and whether the project is new construction on a greenfield site or a renovation. The cost consultant should provide advice on design and pricing allowances for items not yet known, as well as risk allowances. Inflation due to the length of time for working document production, as well as the duration of construction should also be included in the unit rates. This estimate should contain the following contingencies: design, pricing, bid, construction, escalation, and scope. This estimate usually forms the basis of an agreement between the owner and the consultant.

To be clear, without the surpluses and already increased taxes that take place gradually between 2017-2021, this "no tax increase" statement would not be possible whatsoever.

This also means that while the "no tax increase" is technically correct, in reality (in my opinion) it is incorrect and misleading because it did not come into existence prior to designing the funding plan for the event centre. It makes no difference if the tax increase occurs prior to the event centre when 3.3% in new taxes will be used towards event centre funding.

This 3.3% along with the remainder that will be redistributed to service \$5.4M per year in simple terms means that \$5.4M will not be available to apply towards new and deferred projects that have already been in planning or are anticipated.

Do you think that Council and the City is doing a good job towards disclosing the basic assumptions and risks, and do you think they should continue to tout the "no taxes increased" mantra without mentioning that it is because they have already increased in the 2017-2021 budget to accommodate the financial needs of this project if it should proceed?

Parking

Event Type	Assumed Patron Attendance	Mode Split To Auto	Patrons Arriving By Private Auto	Assumed Auto Occupancy	Projected Parking Demand	Parking Within 10 Minute Zone	Unaddressed Parking Requirements
Maximum Capacity	8,300	0.8	6,640	2.7	2,459	63.0%	909.3 - 959.3
Design Load	6,400	0.8	5,120	2.7	1,896	81.7%	346.3 - 396.3
Major Events	5,000	0.8	4,000	2.5	1,600	96.9%	50.0 - 100.0
Mid-Size Events	3,250	0.85	2,763	2	1,381	112.2%	-168.8 - -118.8
Small Events	1,500	0.9	1,350	1.8	750	206.7%	-800.0 - -750.0

In various forms of the City literature they make a broad statement of "97% of parking demand captured with current parking (within 800m of Centre). As you can see above that is not quite the case.

You can view the not-so-broad realities found within the transportation study at

<http://www.nanaimo.ca/assets/Municipal~Hall/City~Council/Events~Centre/Bunt1portdrtrafficstudy.pdf>

But let me save you some time if you just want to get an overview with some numbers, and to help make some sense of the chart above.

1. "97% of parking demand captured" is based on a Major Event which the study has defined as an attendance of 5,000 at a frequency of 50-70 events per year, within 10 minutes walking distance. This equates to a parking shortfall of 50-100 spaces outside of the parameters.
2. Only 80% of parking demand is "captured" when an event occurs that is at Design Load which the study has defined as an attendance of 6,400 at a frequency of 7-8 times per year, within 10 minutes walking distance. This equates to a parking shortfall of 350-400 spaces outside of the parameters.

3. For "Maximum Capacity Conditions" of 8,300, these numbers have not been calculated in the traffic study. I'm not quite sure why that is, other than it appears to be that the numbers would be quite unfeasible and therefore at that point it is realized that aside from creating new parking, a special "event traffic management plan" is the only way around this - such as "shuttles", etc.

However, for comparison sake (since we want to know all the numbers - don't we?) let's see what that looks like, using the same calculating methods as the Design Load. It turns out that the Maximum Capacity Conditions (8,300) only captures 63% of parking demand within 10 minutes walking distance. This equates to a parking shortfall of 909-959 spaces outside the parameters.

For those of you who have not cared about the parking aspects or dismissed them as insignificant - note that this still does not take into account when either the Port Theatre or Conference Center is at capacity, and as well does not place any consideration towards any future needs caused by area growth and saturation.

It's also worth mentioning that if you're about to say "well lots will catch the bus" - that has already been calculated into this; these estimated numbers have already accounted for public transportation.

I'm curious - do you think the "97% of parking demand captured" is an appropriate representation, and do you think that parking is nothing to be concerned about?

What a "No" Vote Really Means...

Many are not talking about (but are thinking) "I would really like to see an event centre in Nanaimo, I think an event centre will be good for Nanaimo".

When I was on the fence with my decision, the thought of that and voting no wrenched hard on my emotions because of it; on the one hand there's many good reasons for "yes", yet there's many good reasons for "no".

I did my best to try and "get to yes", and I truly kept my mind open. In the end I reached no, but it doesn't mean that the feelings have went away - I mean, they're feelings!

So I want to tackle the feelings because the feelings are part of why you might be on the fence.

But before I do I just want to say this to summarize the logic:

This is clearly the wrong plan because it doesn't address everything sufficiently. The plan is unreasonably rushed, it's not well enough thought out or completed - and that's a leadership problem, nothing more nothing less. So we need to take a step back, and that's ok!

Moving onto the feelings part, some things to consider and remember....

- No means we make it possible to do this the right way. It's going to be awesome!
- No means private investment has an opportunity to help shape and profit from it, which is great.
- No does not mean no event centre ever.



- No does not mean no event centre for 10+ years.
- No means we are passionate and love our community and are willing to say no, until it's the right time.
- No means that while we realize an event centre can be a catalyst, \$80M injected into the downtown area is a catalyst no matter how it is applied.
- No means that for now, we can really start focusing on truly revitalizing downtown in a lasting way that doesn't rely on outside entertainment to generate activity and after which, everyone leaves. It's exciting to think of a revitalized downtown!

Simply put, there are much better and exciting ways to spur economic activity and growth right now, and we can start doing that – without even having to spend \$80M!

That is one good thing that has come out of this – it has brought out passion, and whether you vote yes or no we clearly have passion for our community and care greatly about it.

Council and the City should not forget that – learn from their mistakes, harness the passion and move forward in a positive direction after this is over. We can start small, or think big, but we do have a lot of exciting things we can work on.

Does you remember that place we call Krall Plaza? I would propose that we start there, if this Council has no interest in working with the community on a master plan first that we can all be part of and get behind.

Either way, please don't vote yes because you're scared that an event centre might not ever be here or that it'll take a decade to do so.

We're going to have an event centre here at some point. If we really want it to happen, it definitely won't take 10 years and we'll have a much better plan that we can all support and get behind.

In the meantime don't forget that for now, Victoria is close by – it's easy, inexpensive, and fun to catch shows there, and the reality is that they don't happen often.

Besides, it's fun to get out of town sometimes too – right?

Other Resources

Nanaimo Event Centre “A Comparative Analysis”

<http://eventcentreinfo.com/>

Gary Weikum “In-depth analysis of events centre”

<http://www.nanaimonet.com/433577168>

Niki Kudaka “Yes vs No: The Coles Notes Version”

<https://www.facebook.com/notes/no-event-centre-for-nanaimo/yes-vs-no-the-coles-notes-version/259871867793065>

Times Colonist Opinion “\$80M Nanaimo event centre not worth risk”

<http://www.timescolonist.com/opinion/op-ed/comment-80m-nanaimo-event-centre-not-worth-risk-1.11349996>

Vancouver Sun “Let the dreamers pay”

<http://www.pressreader.com/canada/vancouver-sun/20120303/293969038242832>

Nelson Allen “Put courage into action”

<http://electionsnanaimo.ca/courage-into-action/>

Paul Manly “Positive Ideas”

<http://electionsnanaimo.ca/paul-manly-positive-ideas/>

Opinion on Jordan Bateman’s Presentation “A Tale of Two Arenas”

<http://electionsnanaimo.ca/a-tale-of-two-arenas/>

Don White Series: “Some facts you should know before voting in referendum”, “Complacency is the biggest danger to the NO vote”, “Divided council is a reason for concern about referendum”,

<http://www.nanaimonet.com/432760080>

Thoughts from some of our current Councillors back in 2008 “Ghosts of Opinions Past”

<http://electionsnanaimo.ca/ghosts-of-opinions-past/>

Chek News “Nanaimo Events Centre Planner says alternative would bring money into City”

<https://www.cheknews.ca/nanaimo-events-centre-alternative-bring-money-city-says-planner-278243/>

