



# WHAT WE HEARD REPORT

## Savary Island Community Recreation Survey

Savary Island Community Recreation has been included in the financial plan under Electoral Area Feasibility Studies since 2018, when community members were no longer able to use the Savary Island Main Fire hall for recreation purposes due to fire department safety concerns, legislation and evaluations.

At the July 15, 2021 Committee of the Whole Meeting, two property owners from Savary Island appeared as a delegation to ask the Board to consider purchasing a property on Savary Island for the purpose of community recreation. Staff subsequently recommended engaging with the Savary Island community to gauge the level of support for this type of service.

This initial survey was intended to gather general feedback so that staff can provide desired information back to the community. At the bottom of this document you will find a link to a follow-up survey which will be available from April 14 to 29, 2022

229 responses were received.

Below you will find the results of this survey, a summary of key questions with answers and more detailed financial implications.

You may also request to be included on a project email subscription list through the follow-up survey or by emailing [administration@qathet.ca](mailto:administration@qathet.ca) and requesting updates on Savary Island Community Recreation.

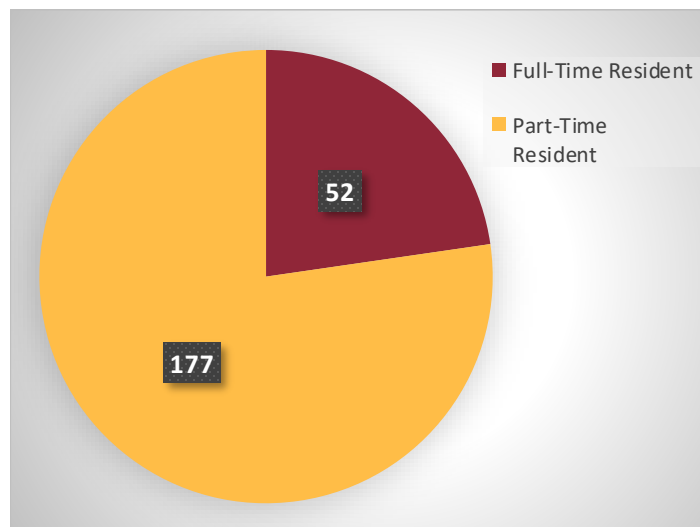
## Survey Results

**Do you own or rent your home on Savary Island?**

100 per cent of responses indicated they owned their property.

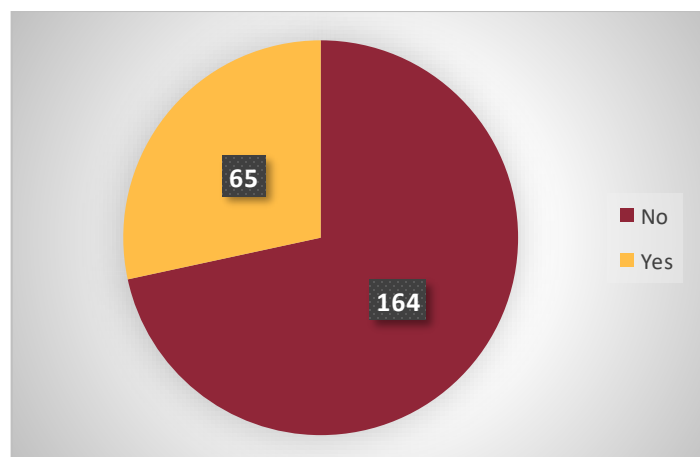
**Are you a full-time (live on island year-round) or part-time resident of Savary Island?**

Full-Time Resident 52  
Part-Time Resident 177



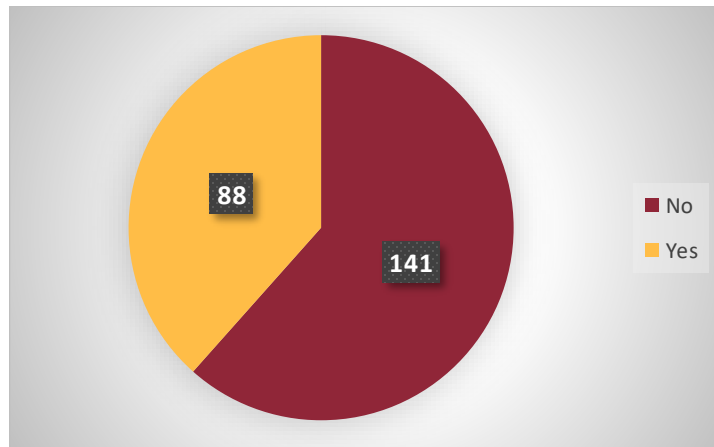
**Is your property on Savary Island your primary residence?**

No 164  
Yes 65



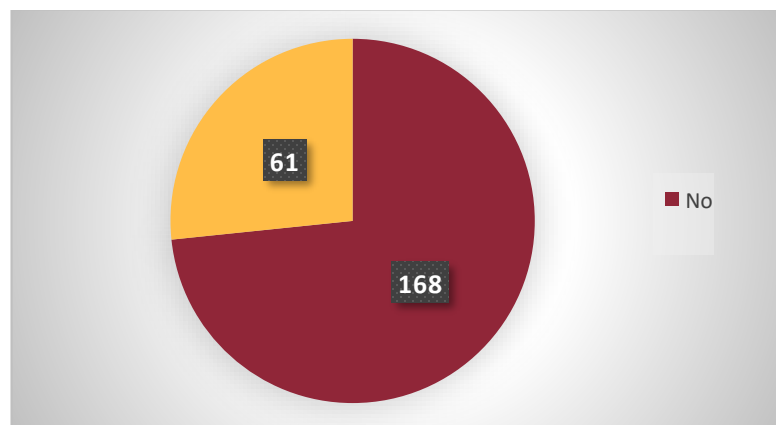
**Would you support a publicly funded Community Recreation Service for Savary Island?**

No 141  
Yes 88



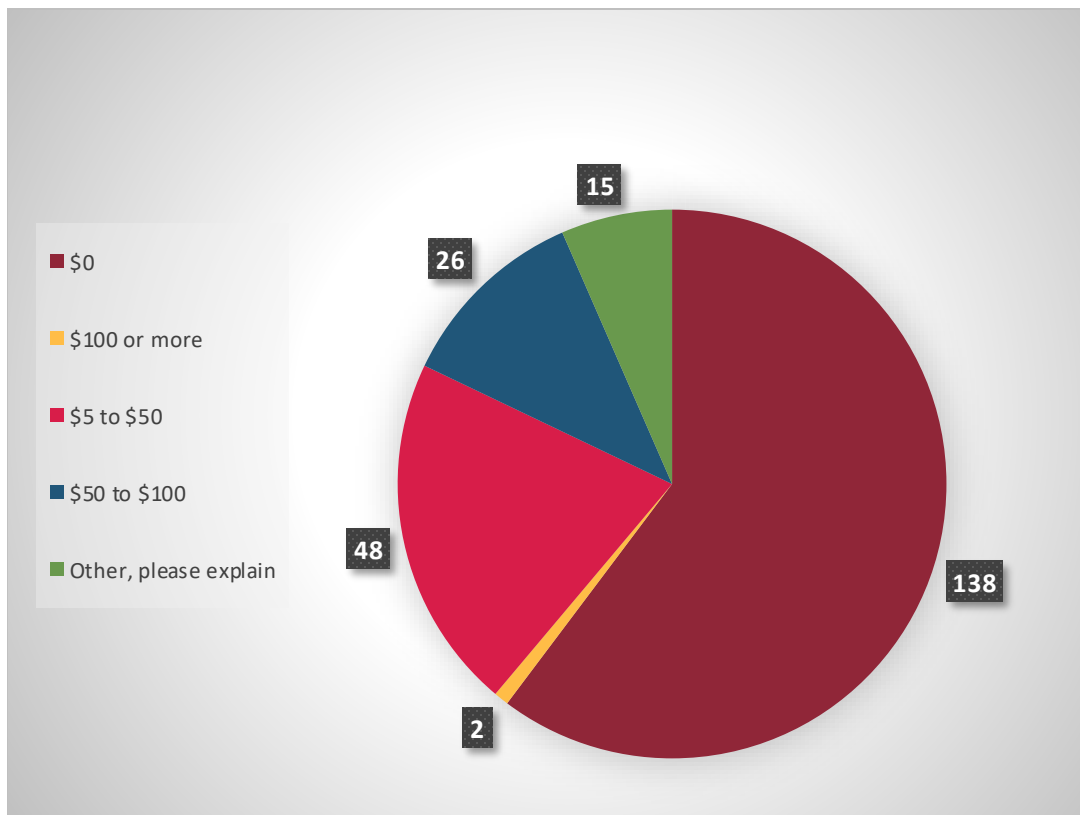
**Would you support borrowing an estimated \$650,000 over a 20 to 30 year term to purchase and improve the property commonly known as Pascal's La Hacienda located at 2778 Brian's Way at Vancouver Boulevard?**

No 168  
Yes 61



### How much in taxes would you be willing to pay for a Community Recreation Service per year?

\$0	138
\$5 to \$50	48
\$50 to \$100	26
\$100 or more	2
Other, please explain	15



**Additional Comments?**



120 additional comments were received and the following is a breakdown and summarization of the nature of these comments.

34 comments advised they do not support the service or additional tax.

40 comments indicated they would prefer to use tax funds to fund other services:

- 10 Public Washrooms
- 9 Waste Management
- 14 Roads

13 comments indicated they would like more detailed financial information. (See Below)

4 Comments indicated they felt few would benefit from the service.

4 Comments indicated that the Regional District should provide more understanding of how tax dollars are used and services funded.

10 Comments would like to use old fire hall.

6 Comments indicated support for the initiative.

4 Comments indicating concerns regarding validity of the survey.

9 Miscellaneous Comments.

**SEE BELOW FOR ADDITIONAL INFORMATION**

## Additional Information

### Detailed Financial Costing for a Potential Savary Island Recreation Service

To borrow \$650,000, assuming a 4 per cent interest rate will mean an annual debt payment of approximately \$43,000 (30 years) to \$53,000 (20 years).

Using figures from the Northside Recreation Service a projected annual cost of at least \$45,000 to operate and maintain the building is expected. A further \$20,000 per year to set funds aside for asset replacement.

As we do not currently have a building condition assessment the Regional District is unable to determine if there is any asbestos or other hazardous material present. If there is, the Regional District will also have to capitalize the cost to retire the asset at the end of its useful life as required under the PSAB's Asset Retirement Obligation standard.

The annual residential tax rate per \$100,000 of assessed value for operations and debt is estimated as follows:

Operations and asset replacement: \$11.00 per \$100,000 per year  
Debt payment of \$43,000 over 30 years: \$7.50 per \$100,000 per year  
Debt payment of \$53,000 over 20 years: \$9.00 per \$100,000 per year

To summarize, the Savary Island community would be looking at an approximate residential tax rate of about \$20 per year per \$100,000 of assessed value for purchase of the building and operation of the service. These figures are subject to change, but are a best guess estimate given current known data.



## Who decides on the services for each area?

With the exception of the few mandated services, member jurisdictions cannot be forced to participate in regional district services.

Individual jurisdictions, in general, are free to choose which services, if any, they wish to enter (or initiate). Jurisdictions make their choices on the basis of self-interest. Put differently, individual jurisdictions choose to participate in regional district services when it is in their best interest to do so.

Examples of voluntary services include parks; water supply; sewers; economic development; cemeteries; fire protection; house numbering; libraries; airports; and television re-broadcasting.

Regional Districts do not do roads or policing. Although you can always ask your local government to advocate for you. The Regional District has quarterly meetings with Ministry of Transportation and Infrastructure and receives an annual presentation from the RCMP in which they invite feedback on prioritization for the whole area.

Some service are not optional, every regional district is required by provincial mandate to deliver general administration, electoral area planning, solid waste management and emergency planning.

## Why can't the fire hall be used for recreation?

In the current facility, allowing for community hall use presents risk and liabilities to the qRD's Savary Island Fire Service. Community members use community halls for a variety of reasons such as, parties, weddings, theatre productions, and exercise activities, and there is little control over who accesses the building during events and this poses a risk to the fire department, the building, equipment and records.

The community hall demand will also likely spike during the summer months, which is the same time of year that the fire department is at its busiest with both training and most of its fire and first responder incidents occurring, leading to use conflicts. More information is available by viewing



a 2018 staff [report](#) and a [2018 correspondence](#) from the Fire Chief regarding public safety concerns and issues.

### **Can the recreation service also fund public washrooms?**

Yes, the recreation service could be used to fund public washrooms.

### **Why does it matter if I am a full-time or part time resident?**

When the electors approve borrowing and the service, regional district staff will follow legislation. The reason the Regional District asks this question is to determine resident property electors and non-resident property electors. For more information on non-property resident elector, see this [FAQ document](#).

### **Is the survey valid?**

The initial survey was intended to be easy to fill out, with very limited barriers so that staff could gather information from community members about information they needed in order to consider whether they desire a Community Recreation Service and Centre or not. While a person could fill it out multiple times, our survey tool tracks respondent data and duplications are tracked by staff. The follow-up survey has additional tools to track responses and limit duplicate entries. Both survey's are non-binding.

A follow-up survey is available for responses until April 29, 2022. Please fill it out and make your opinion known. <https://bit.ly/3jlbDel>