



## HOW TO PARTICIPATE IN THE AAP

The Northside Recreation Loan Authorization Bylaw, which is required in order to borrow funds for the project from the Municipal Finance Authority, details the loan amounts, payments and term of the loan. The bylaw is currently at third reading and has received provincial statutory approval.

For the purpose of the Alternate Approval Process for “Lund Community Centre Loan Authorization Bylaw No. 564, 2020”, the number of eligible electors has been fairly determined to be 1063.

For the Alternate Approval Process to begin as per Community Charter Section 86 (3)(a), the Board must establish the deadline for receiving elector response forms which must be at least 30 days after the second publication of notice. Public notice is scheduled for the following dates January 27, February 1, and 3, 2023. For the purposes of calculation, the February 3, 2023 date is considered the second publication of notice. The timeframe must have 30 clear days, this does not count February 3, or the last day to submit the elector response forms. The deadline of Monday, March 6, 2023 at 4:00 pm will allow for 30 clear days.

If you are in support of borrowing, no action is required. If you are in opposition to the borrowing, you must complete an Elector Response Form. All Elector Response Forms must be received by the qathet Regional District on Monday, March 6, 2023 at 4 PM.

Community Charter section 86 (3)(c) dictates the Board must make a fair determination of the total number of electors for the area to which the approval process applies and Community Charter Section 86 (4) must make available to the public, on request, a report respecting the basis on which the determination under subsection (3) (c) was made.

If at least 10 percent (106) of eligible electors sign and submit a completed Elector Response Form by the deadline, the Regional District Board may not proceed with adopting “Lund Community Centre Loan Authorization Bylaw No. 564, 2020” unless elector approval is obtained by assent voting (referendum).

Elector Response Forms are available at the qathet Regional District office and on the project website. Only Northside Community Recreation Service Area electors are allowed to sign the Elector Response Form.

- Postmarks WILL NOT be accepted as the date of submission.
- ORIGINAL SIGNATURES ARE REQUIRED.
- Elector Response Form may not be returned by email or by fax.



### CONTACT INFORMATION

Questions or concerns regarding this project can be directed to Michelle Jones, Manager of Administrative Services, via email at [vote@qathet.ca](mailto:vote@qathet.ca) or by calling 604-485-2260.

### SCAN THE QR CODE TO VISIT THE PROJECT PAGE



**Learn more about the Lund Community Centre project:**

[qathet.ca/northside-recreation-community-centre-addition/](https://qathet.ca/northside-recreation-community-centre-addition/)

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CURRENT CONDITION ASSESMENT AND MAINTENANCE COST PROJECTIONS



| TABLE 1.2 DESCRIPTION OF BUILDING |                                |
|-----------------------------------|--------------------------------|
| Name                              | Lund Community Centre          |
| Address                           | 9656 Larson Bay Road, Lund, BC |
| Date of construction              | 1948 - 1949                    |
| Floor area                        | Approximately 4,000 sq. ft.    |
| Number of storeys                 | One                            |
| Type of construction              | Combustible                    |
| Sprinklered                       | No                             |
| Structural system                 | Wood frame                     |

The Lund Community Centre was initially built in 1949, and spent many years operating as a school. It is currently used as a local community centre for the residents of Lund and surrounding areas and is owned by the qathet Regional District (qRD). The building is currently leased to the Lund Community Society.

In 2020, the qRD conducted a Building Condition Assessment. The final report detailed the condition of the Lund Community Centre and its assets. According to engineering standards, the building’s assets are operating satisfactorily. However, due to the building’s age, the majority of its assets have either never been updated or replaced, or they have not been in many years.

Future significant maintenance costs should be anticipated, even if the existing appearance and functionality are to be maintained. These expenses are estimated to total \$74,000 over the next year, and up to \$910,000 by 2050. These projections do not account for consulting fees, contingencies or inflation, which can impact labour and material costs.

The full Building Condition Assessment Report is available on the project webpage. Paper copies are available at the qathet Regional District office by request.



Galvanized steel downspouts to clay tile perimeter drain: Clay tile drain is not a durable system, and likely will have damage and poor sloping.



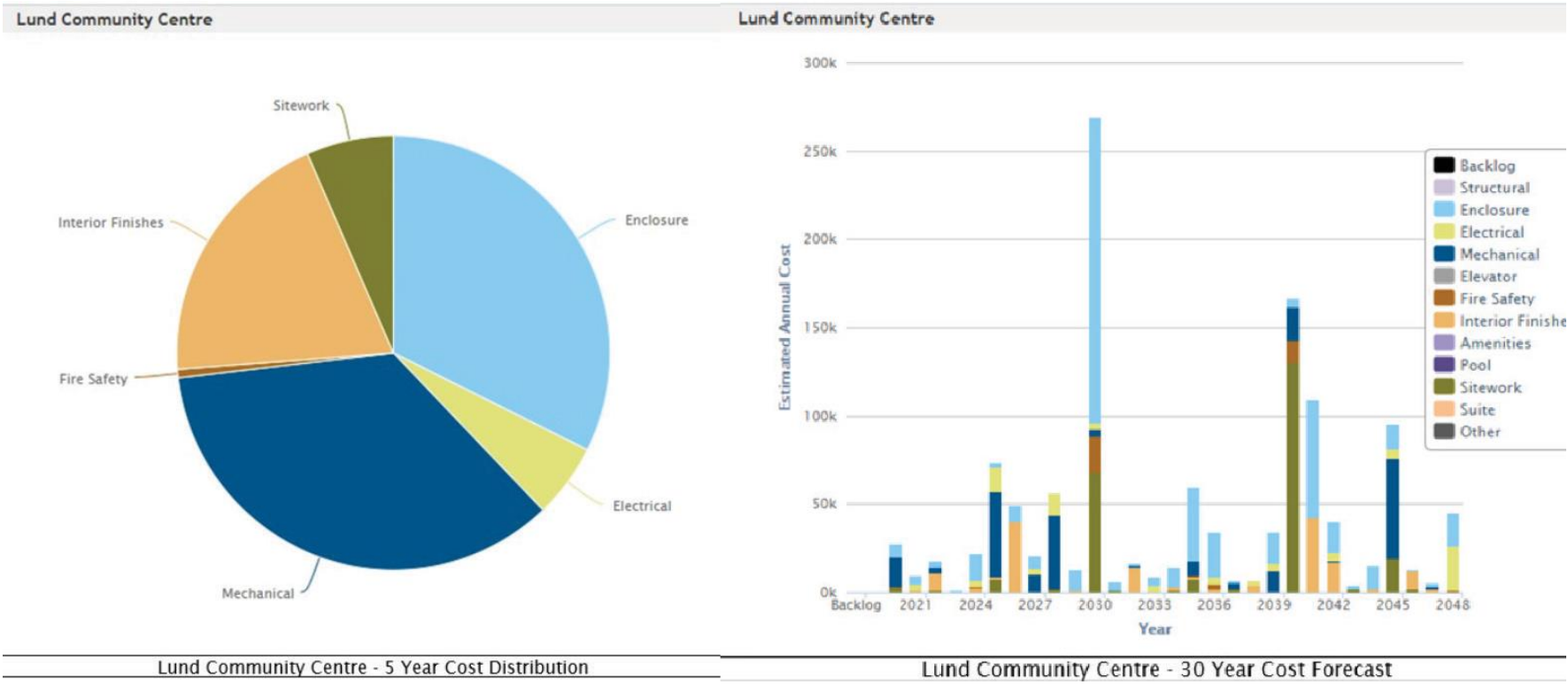
Cast iron and galvanized steel drain system with bell and spigot or threaded connections: Acceptable for continued use, but internal conditions likely deteriorating. Occasional jetflush cleaning and localized repairs may be required.



Hydronic convection heaters: Asset condition acceptable but will require significant renewal in the next five years for heating system reliability. Piping condition suspect in the absence of chemical treatment and corrosion inhibitors.



Copper piping with brass fittings and valves: Acceptable for continued use with monitoring for leaks. Presence of lead in solder and some fittings likely.



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# AREA TO WHICH THE ALTERNATE APPROVAL PROCESS APPLIES

The Northside Community Recreation Service Area includes a portion of Electoral Area ‘A’ as outlined below:



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The qathet Regional District (qRD) has secured grant funding up to \$4,199,082 through the Investing in Canada Infrastructure Program – Community, Culture and Recreation Infrastructure Stream to construct an attached addition to the Northside Community Recreation Centre, located at 9656 Larson Road.

Built in 1949, the Lund Community Centre does not meet the community’s perceived needs. Based on a feasibility study, the new addition is estimated to cost between \$4 million and \$5.7 million. The estimated \$600,000 balance of the project will be funded through a combination of short term borrowing (up to five years) and reserves that have been set aside for the Northside Recreation Service. The Investing in Canada Infrastructure Program – Community, Culture and Recreation Infrastructure Stream runs on a cost share basis with the Feederal and Provincial government combining to contribute 73.33 per cent of the eligible project cost and the qRD required to contribute the remaining 26.67 per cent, plus any overruns.

To proceed with collecting the project funding, the qRD will need to borrow up to \$1.1 million from the Municipal Finance Authority. The bylaw is currently at third reading, has received provincial statutory approval. The bylaw is available for inspection on the project website or at the Regional District office.

Financing debt payments are proposed over a 30 year period to minimize the annual impact on residential tax rates.

Pending final costing, which includes building construction and the

amount of debt financing required, annual debt payments are projected to be \$96,000 The annual debt payments will result in an increase in the residential tax rate per \$100,000 of property value for all property owners within the Northside Recreation service area.

The next step for the project and in accepting the funds will be for the qRD to seek approval from the community to commit to borrowing up to \$1.1 million.



TAX IMPLICATIONS

Debt payments are proposed over 30 years. The Municipal Finance Authority currently projects the 30 year borrowing rate at 4.67 percent.

A risk adjusted rate of 6 percent was used to project the annual payments. The long term debt payments are projected at \$96,000 per year. The total annual debt payments will mean a residential tax rate per \$100,000 to property owners within the Northside Recreation Service area as follows:

Form of Debt: Long Term (30 Years)  
Debt Amount: \$1,100,000  
Annual Payment: \$96,000  
Residential Tax Rate per \$100K: \$8.00

\* Residential tax rates are based on BC Assessments 2023 completed roll values.

WHO CAN VOTE

Resident Electors must be:

- age eighteen or older;
- a Canadian citizen;
- a resident of British Columbia for at least six months;
- a resident of the Northside Recreation Local Service Area; and
- not disqualified from voting by the Local Government Act or any other act.

Non-resident property electors must be:

- not entitled to register as a resident elector for the Northside Recreation Local Service Area;
- age eighteen or older;
- a Canadian citizen;
- a resident of British Columbia for at least six months;
- a registered owner of real property within the Northside Recreation Local Service Area for at least thirty days; and
- not disqualified from voting by the Local Government Act or any other act.

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