

REGIONAL DISTRICT OF NANAIMO
SPECIAL BOARD MEETING
TUESDAY, APRIL 14, 2009
(immediately following the Committee of the Whole)

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

UNFINISHED BUSINESS

BYLAWS

For Adoption.

Bylaw No. 1385.04 – Bow Horn Bay Fire Protection Service Boundary Reduction.
(All Directors – One Vote)

That "Bow Horn Bay Fire Protection Local Service Area Amendment Bylaw No. 1385.04, 2009" be adopted.

This bylaw amends the boundaries of the Bow Horn Bay Fire Protection Service by excluding a property that is located in an Improvement District providing fire protection services.

SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

Transit Select Committee.

3-6 Minutes of the Transit Select Committee meeting held March 19, 2009. (for information)

(All Directors – One Vote)

1. That the RDN send a letter to BC Transit indicating how important the 2009 service expansion package is to the entire region.

(All Directors except EA's 'B', 'F', 'H' – Weighted Vote)

2. That staff be directed to provide three buses and drivers to take students from Winchelsea Elementary School to the Port Theatre and back on April 23, 2009.

ADMINISTRATOR'S REPORTS

- 7-14 Building Canada Grant Application - Ravensong Aquatic Centre Project. (All Directors – One Vote; All Directors - Weighted Vote)
- 15-21 Building Canada Grant Application - Lighthouse Regional Trail Project. (All Directors – One Vote)
- 22-25 Amendment Bylaws No. 804.05 & No. 1553.01 – Increase Requisition Limits for Electoral Area 'F' Community Parks Service & Regional Growth Management Service. (All Directors – One Vote)

ADDENDUM

NEW BUSINESS

ADJOURNMENT

IN CAMERA

That pursuant to Sections 90(1) (e) and 90(1) (g) of the Community Charter the Board proceed to an In Camera Committee of the Whole meeting to consider items related to land and legal issues.

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE TRANSIT SELECT COMMITTEE MEETING HELD ON THURSDAY, MARCH 19, 2009 AT 12:00 NOON IN THE COMMITTEE ROOM

Present:

Director L. McNabb	Chairperson
Director J. Burnett	Electoral Area 'A'
Director M. Young	Electoral Area 'C'
Director G. Holme	Electoral Area 'E'
Director J. Stanhope	Electoral Area 'G'
Director D. Johnstone	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director T. Westbrook	Town of Qualicum Beach

Also in Attendance:

Wayne Brown	Guest, Qualicum Beach
C. Mason	CAO, RDN
D. Trudeau	Gen. Manager, Transportation & Solid Waste Services
L. Kiteley	Manager, Transit Projects and Planning
M. Moore	BC Transit
F. McFarlane	Recording Secretary

CALL TO ORDER

The meeting was called to order at 12:00 pm by the Chair.

DELEGATIONS

MOVED Director Westbrook, SECONDED Director Holme, that the following delegation be permitted to address the Board. CARRIED

Wayne Brown, re Express Bus Service to BC Ferries Terminal at Departure Bay.

Mr. Brown raised his concerns with respect to the deferred implementation of express bus service to BC Ferries Terminal.

COMMUNICATIONS/CORRESPONDENCE

Nicole Langlois, L'Association des francophones de Nanaimo, re Maple Sugar Festival du Sucre d'Érable.

L'Association des francophones de Nanaimo is requesting permission for a delegation to address the Transit Select Committee in either May or July to talk about their plans for the 10th Anniversary of the Maple Sugar Festival du Sucre d'Érable and subsequent sponsorship required from the RDN. D. Trudeau noted that staff will coordinate the date with Nicole Langlois, Executive and Artistic Director.

Alison McDonald, BC Transit, re Nanaimo Regional Transit System Two-Week Passenger Count.

D. Trudeau noted that L. Kiteley will be providing a verbal report later in the meeting.

Suspension of handyDART Service

L. Kiteley updated the Committee on correspondence regarding an incident involving a handyDART customer who suffers Grand Mal seizures. Suspension of service was initiated pending a thorough investigation that involved a review of policies from TransLink and BC Transit. Service was reinstated for the client provided an attendant accompanies the customer and looks after his needs.

Dave Burns, BC Transit, re Deferral of Planned March 2009 Service.

D. Trudeau noted that BC Transit will provide an update to the TSC on this issue.

MOVED Director Stanhope, SECONDED Director Holdom, that the above correspondence be received.

CARRIED

BC TRANSIT UPDATE

Myrna Moore, Regional Transit Manager, Vancouver Island Coastal Municipal Systems, advised the Committee that the BC Transit funding review is well underway and that criteria for service expansion priorities are being developed in the future. Budgets can be adjusted for a later start subject to review. The review is expected to be concluded in May and a further update will be provided at that time.

Director Westbrook suggested it would be helpful to those doing the analyses to be made aware of the impact of this delay throughout the region.

MOVED Director Westbrook, SECONDED Director Stanhope, that the RDN send a letter to BC Transit indicating how important the 2009 service expansion package is to the entire region.

CARRIED

REPORTS

Use of Bus for Special Event – Winchelsea Elementary.

MOVED Director Holdom, SECONDED Director Westbrook, that staff be directed to provide three buses and drivers to take students from Winchelsea Elementary School to the Port Theatre and back on April 23, 2009.

CARRIED

Fall Ridership Numbers.

L. Kiteley reported that a two-week passenger count has shown a 16.1% increase in weekday ridership in Nanaimo. Nanaimo Regional Transit System carries over 11,500 people per day, approximately 6,900 people every Saturday and 3,489 people each Sunday.

Building Expansion Update.

D. Trudeau noted that construction on the new transit building addition is scheduled to begin at the end of May and finish by the end of December. C. Mason said the first priority is constructing the parking lot in order to accommodate both staff and visitors.

NEXT MEETING

The next meeting of the Transit Select Committee is scheduled for Thursday, May 21, 2009 in the RDN Committee Room.



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Transit Select - 1 '09	

MEMORANDUM

TO: Dennis Trudeau
General Manager, Transportation & Solid Waste Services

FROM: Laura Kiteley
Manager, Transit Projects and Planning

SUBJECT: Use of Buses for Special Event – Winchelsea Elementary

DATE: March 3, 2009

FILE: 0550-20-TSC

PURPOSE

To provide information on an application to use Regional District of Nanaimo (RDN) Transit buses for a special event on April 23, 2009 in conjunction with the Brandt Festival.

BACKGROUND

Staff has received a request from Winchelsea Elementary School to provide free Transit buses and drivers on April 23, 2009 to bring 294 students to the final rehearsal of "Voices of Nature", in conjunction with the annual Brandt Festival.

Last year the Board approved the use of buses to transport children from Nanoose to the Brandt Festival, limiting it to three buses and drivers. The request that has been received this year is to provide transportation for 294 students, which would take eight buses and drivers. Transit does not have the ability to provide eight buses and drivers as there are not that many spare units available at any time of the day. The very most staff could guarantee is three at one time.

This application meets the criteria set out in the Regional District of Nanaimo policy on the use of buses for special events (C3.1 adopted by the Board in 1998), as it is a community-oriented event, open to all members of the public and the event is within Transit's service area.

ALTERNATIVES

1. Approve the application, with a limit of three buses and drivers.
2. Not approve the application.

FINANCIAL IMPLICATIONS

Alternative 1:

The cost to providing free transportation for three buses and drivers would be approximately \$1,120.00. By providing only three buses and drivers, the school would need to find alternative transportation for up to 180 students as each bus sits 36 - 38 people, depending upon the bus.

Alternative 2:

There is no cost associated with alternative 2.

SUSTAINABILITY

Given the essential role of public transit in a sustainable region, all efforts of the Transportation Services Department are founded on generating positive implications for the sustainability of the region. In particular, providing residents of the region a meaningful alternative to the private automobile, which in turn reduces greenhouse gas emissions and mitigates the effects of climate change, is one of the Transit Department's primary goals. Additionally, providing cleaner running buses that maximize the use of biofuel further demonstrates the commitment by RDN Transit to reducing its carbon footprint, which is in keeping with the RDN's Corporate Climate Change Plan as well as the Board's policy on environmental stewardship.

SUMMARY/CONCLUSIONS

Staff has received a request from Winchelsea Elementary School to provide free Transit buses and drivers on April 23, 2009 to bring 294 students to the final rehearsal of "Voices of Nature", in conjunction with the annual Brandt Festival.

Last year the Board approved the use of buses to transport children from Nanoose Bay to the Brandt Festival, limiting it to three buses and drivers. This request from Winchelsea Elementary is well in excess of what was provided to Nanoose Bay last year and the Department does not have the resources available; there are not enough buses or staff available at any time of the day and staff can only guarantee a maximum of three buses and drivers for this event.

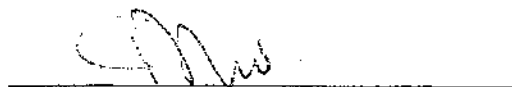
The application does meet the minimum criteria as outlined in RDN Policy C3.1, adopted by the Board in 1998, as it is a community-oriented event, open to all members of the public and the event is within Transit's service area

RECOMMENDATION

1. That staff be directed to provide three buses and drivers to take students from Winchelsea Elementary School to the Port Theatre and back on April 23, 2009.


Report Writer


General Manager Concurrence


C.A.O. Concurrence



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728728 BOARD	✓ Apr 14 '09

MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

DATE: April 6, 2009

FROM: Tom Osborne
General Manager of Recreation and Parks

FILE:

SUBJECT: Ravensong Aquatic Centre – Repair and Expansion

PURPOSE

To provide information on the physical state of the Ravensong Aquatic Centre, provide preliminary information on required repairs and upgrades to the building structure and to discuss the implications of an expansion to the facility.

BACKGROUND

1) Facility Repairs and Upgrades

In 2007, following a departmental restructuring that provided more focus on facility maintenance and infrastructure, an in depth facility inspection of the Ravensong Aquatic Centre was undertaken. The inspection revealed considerable deferred maintenance that needed immediate attention. A remedial program was implemented immediately with improvements made to preventative maintenance. Larger repair/upgrade items were prioritized and have been addressed as time and financial resources allowed.

Two of the more substantial repair items identified are replacement of the barrel vault skylight and addressing observed deterioration of the building envelope. The department retained Venture Pacific Construction Management who has experience in construction, upgrades and retrofits to recreation facilities to coordinate a further review on these items for project scope and costing.

The review of the barrel vault skylight identified deficiencies with the design and construction of the structure. The vault is showing signs that it has been leaking since construction in 1995 which has resulted in deterioration of the vault supports and water staining and blistering of the interior walls. The curved polycarbonate panel design has had repeated panel failures both in terms of seal failures and panel cracks. In 2008, \$13,000 was spent on replacing faulty panels and continued replacements will be required as new cracks have begun to show on other panels. Venture Pacific's review recommended that a complete replacement and design change would likely be needed to address both the existing damage and long term viability of the skylight feature.

Also as recommended by Venture Pacific, the Regional District engaged Levelton Consultants Ltd. to conduct a building envelope assessment in August 2008. The resulting report received in November 2008 identified significant structural deterioration. The primary causes of the damage have been identified as insufficient air handling resulting in high humidity combined with a corrosive atmosphere. Although the face sealed stucco cladding technique for the exterior walls was a common method of construction at the time it is rated by Levelton as a medium susceptible exposure to damage. The success of this construction method relied for the most part on the effectiveness of the HVAC system. The Levelton report identified deterioration of structural steel in the exterior walls, deterioration of exposed interior structural steel, damage to exterior and interior wall components, leaching and staining of interior and exterior walls and

glass frames, and a failed roof membrane. A contributing factor to the corrosive atmosphere was the addition of salt to the pools as part of the purification system installed in 2004. The estimate for the barrel vault replacement and envelope remediation are \$380,250 and \$1,590,000 respectively.

Staff have also compiled an inventory of items and cost estimates ancillary to the structural repairs that would need to be undertaken at the same time given the coordination of work in these areas. These items are identified and related costs which include taxes are as follows:

Interior Structural Steel - \$85,000 - The interior exposed steel structure requires sand blasting and re-coating with an epoxy paint to inhibit further deterioration.

Natatorium Light Fixture Replacement - \$110,000 - Light fixtures are failing as a result of oxidization. Units should be replaced with sealed units that meet RDN carbon footprint parameters. BC Hydro Power Smart Audit has been undertaken and report is to be received shortly.

Pipe Drain Works - \$200,000 - The cast metal pipe located in the tunnel surrounding the pool is connected to all deck drains. The pipe is severely cracked and the couplings are deteriorating. This requires complete removal and re-fit using PVC pipe.

Electrical / Communications Service - \$150,000 - Currently electrical, ethernet and other communications supply is entering the building through a sub surface conduit that is constantly full of water. There are signs of deterioration to cables and the inevitable failure would require the closure of the facility to repair.

Salt Water / Electronator Water Treatment System – \$300,000 – The building envelope assessment revealed that introduction of salt as an alternative water treatment system in 2004 has led to further deterioration of the building envelope, air handling systems and operating equipment which were not originally constructed for this type of water treatment. As the building envelope review proceeded, staff also learned that other aquatic facilities which purchased the salt water / electronator water treatment system have moved, or are planning to move to alternative treatment systems based on the operating costs associated with maintaining the salt cells and the expedited deterioration of mechanical systems associated with introducing salt into their facilities. Staff recommend that alternative water treatment systems be explored as a priority item, such as UV / chlorine pellet delivery system, and be implemented as soon as possible to mitigate further and continuing adverse effects on the building and operating systems associated with the salt treatment system.

Air Handling Units - \$1,200,000 - 9 of the 11 units are 14 years of age and all are approaching the end of their useful lives. A primary focal point of the Levelton report is the need to reduce humidity levels within the facility. When AHU #1 and #2 were replaced in August 2008 staff observed deterioration of the ducting and suggest that it would be most practical to include these imminent upgrades as part of the overall remedial work. At present, the facility is heated primarily by gas fired hot water. Switching from AHU's and gas heating to geothermal and/or solar heating should be considered both for long term operational cost reductions and the resulting carbon foot print reduction. The addition of a desiccant dehumidifier and improvements/extensions to ducting to maximize air circulation should also be considered.

Pool Tank Integrity - \$25,000 - There is now considerable evidence (parking garages and bridge decks) that salt is actively deteriorating unprotected rebar and conduit within concrete constructions. It is recommended that core samples of the main tanks at Ravensong be inspected for any signs of failure to the supporting rebar. (Note – this does not include cost to repair if necessary.)

2) Ravensong Aquatic Centre Expansion

The topic of additional pool space and publicly funded fitness/wellness facilities received considerable public support in the Recreation Master Plan completed in 2006. The Master Plan recommended that the most cost effective alternative to providing those facilities was to expand the existing aquatic center.

As the Master Plan was being completed in 2006, the Province announced a grant program known as 2010 Legacies Now Live Site. Under that program a grant of up to \$330,000 was available for projects under one million dollars. The Board authorized staff to make an application and to spend up to \$10,000 to obtain conceptual drawings. Upon completion of the drawings and costing it became evident the project would exceed the one million dollars project limit set in the grant criteria. Soon after the completion of the study, in 2007 the Canada/BC Municipal Rural Infrastructure Program was announced in which the Regional District applied to but was not successful in obtaining funding.

Recreation Services Master Plan

In 2006 the Regional Board adopted the Recreation Services Master Plan as a guiding document for recreation services in District 69. At the time the plan was prepared there were already many hours during the day when the aquatic facility was used to its limit, and concerns were frequent regarding overcrowding, a lack of lanes for fitness swimming and the desire for additional leisure components. New leisure components were added in 2004 (steam/sauna rooms) and 2005 (whale's tail water feature). Continuing customer concerns include the need for more surface water, additional dressing room space and family change rooms, small meeting/socializing spaces and the addition of health and wellness space. Staff facilities are also very limited and do not accommodate meetings or segregated spaces for programming work.

The Master Plan recommended the following improvements to Ravensong:

1. The addition of a health and wellness facility (at least 2,500 sq. ft. in size) to include aerobic exercise equipment, free weights, and space for a physiotherapist. It should be noted that many modern aquatic centres enjoy between 5,000 and 10,000 sq. ft. of fitness space. If a larger area can be accommodated, there is no question that the area would be well used.
2. Renovations to the existing public dressing rooms, and improved administrative space for aquatic staff. This component should include additional family dressing rooms.
3. The expansion of the pool lobby to provide a comfortable area for patrons to gather and socialize while waiting for family members or friends to complete their swim.
4. The addition of a small meeting room to accommodate dry land training, meetings of aquatic organizations and/or staff.
5. The addition of a new pool tank, that would include up to four or six lanes of water for lap/fitness swimming and a leisure pool (approximately 200–250 sq. meters) that includes a water channel or lazy river in addition to other features. Lazy rivers have proven to be among the most popular features in new pools, because they require far less staff time than water slides, are extremely popular in terms of recreational swimming, and equally popular among those recovering from an illness or injury.

The Master Plan estimated that constructing a new standalone, six lane, 25 metre pool would cost over *\$12 million (*2006 dollars) and the operating subsidy for the two pools together would be at least

\$800,000 per year (no debt repayment included – debt repayment on \$12 million dollars is approximately \$1.2 million annually). It should be noted that during the data collection phase of the study, there was mention of the need for an additional twenty-five or fifty meter tank, with six or eight lanes. There is no question that a larger pool would add a significant amount of water to the amount that is already available in central Vancouver Island. A fifty meter pool would cost in the area of *\$20 million (*2006 estimate) to build and in excess of \$1 million to operate not including annual debt repayments. While an additional pool is needed to accommodate future demand, it was the Master Plan consultants' opinion that a twenty-five meter leisure facility would satisfy local needs for a significant period of time.

Additions to Ravensong would cost less and increase operating costs considerably less in comparison to building another facility. The Master Plan recommended that the Aquatic Centre be expanded by 2010.

Expansion Project Costs

Wellness Centre: Based on the preliminary concept drawing attached to this report, it was estimated that it would cost approximately \$1.9 million dollars for construction and \$250,000 for equipment. Assuming construction inflation over the course of 2008 and 2009, the project is now estimated to cost in the range of \$3 million dollars.

Additional Pool Space: CJP Architects provided at a concept level, 2007 construction costs of \$3.7 million dollars to add new pool space. Permits, tendering, project management and inflation are estimated to bring that cost today into a range of \$5.9 million dollars.

The approximate costs to construct the wellness centre and additional pool space would be in the order of \$8.9 million dollars.

3) 2009 Canada – BC Building Canada Fund

On March 10, 2009 staff were notified regarding the Canada BC - Building Canada Fund. There are two application intake deadlines at this time, March 16 and April 24. The Building Canada Fund offers 2/3 funding for upgrades and expansion projects for recreation facilities, including swimming pools. If a grant was approved the Regional District would be required to obtain its borrowing approval within six months of the approval date. If the Board supports an application specific resolutions are required committing the Regional District to covering its share of eligible and ineligible costs, as well as ongoing operations and maintenance. These will be addressed at the end of this report.

4) Consultant Selection

The RDN has engaged the firm Venture Pacific Construction Management for assistance in establishing the full scope and cost of repairs as well as considering the cost implications, should an expansion be undertaken at the same time. A request for proposals was released seeking the services of a consultant/design team which will independently review the repair estimates and the existing concept plans for expansion and offer recommendations on proceeding. The intent of this proposal call is that the consultant/design team and Venture Pacific will provide services in two phases. In Phase I, project costs will be confirmed and options for packaging the work will be prepared. Assuming Board support to proceed with some form of the work, that team will provide assistance in presenting the options to the public for referendum purposes. Phase 2 work would see Venture Pacific Construction Management and the selected consultant/design team proceeding to final design, costing and construction.

On March 24 the proposal call closed and seven submissions were received. The proposals were as follows for Phase I:

Johnston Davidson Architects and Planning Inc.	\$31,000
Hughes Condon Marler: Architects	\$36,700
Bruce Carscadden Architect Inc.	\$37,000
Dysarchitecture	\$60,900
Vic Davies Architect (2003) Ltd.	\$90,000
CEI Architecture Planning Interiors	\$93,000
Stantec Architecture Ltd.	\$96,000

Venture Pacific Construction has reviewed all the proposals and based on criteria set out in the Request for Proposals is recommending that the Regional District retain the design team of Hughes Condon Marler.

ALTERNATIVES:

1. Apply to the Canada BC - Building Canada Fund for both repairs and expansion of the Ravensong Aquatic Centre and award the firm of Hughes Condon Marler Architects as the consultant/design team to work with Venture Pacific Construction Management for the costing, design and construction of the works.
2. Apply to the Canada BC - Building Canada Fund for repairs only for the Ravensong Aquatic Centre and award the firm of Hughes Condon Marler Architects as the consultant/design team to work with Venture Pacific Construction Management for the costing, design and construction of the works.
3. Defer an application at this date pending further grant announcements.

FINANCIAL IMPLICATIONS:

Alternative 1

Under this alternative the application for a grant would cover both the cost of repairs and an expansion of the Ravensong Aquatic Center. The repairs itemized above total \$4,040,250. The expansion is estimated at \$8,985,850 for a total estimated cost of \$13,025,650. The Regional District could receive a grant valued at \$8.7 million dollars, leaving a remaining cost of approximately \$4.3 million dollars to be financed. The cost to service debt of \$4.3 million dollars is estimated at \$5.20 per \$100,000 annually. At present financing of the original construction is approximately \$4.30 per \$100,000 annually (the 2009 property tax cost for Ravensong is \$16.70 per \$100,000). The original debt will be retired by 2016.

The risk under this alternative is the requirement for obtaining electoral approval to borrow the local share of the project costs within the deadline of the grant program. A successful applicant must obtain its approval within six months of a grant award. Under either alternative the costs of a referendum are not eligible for grant purposes. It is estimated the referendum process will cost \$40,000 depending on advertising and public consultation initiatives.

The RFP stage has been completed and Venture Pacific has recommended the consulting design team of Hughes Condon Marler Architects. Their fees to complete the Phase I consulting work is \$36,700. The fee for Venture Pacific Construction Management for coordinating, reviewing and commissioning a quantity survey for the Phase I work is \$14,526. The 2009 Ravensong Aquatic Centre operating budget has an amount of \$20,000 available for consulting fees and \$98,955 in its capital reserve fund. The

reserve funds are currently planned to be expended on sound baffling and replacement of some of the pool light fixtures. Under this alternative, these projects would be deferred because they could be addressed as part of the repairs and/or expansion phases.

All consulting and design fees for Phase II (assuming repair or repair / expansion) are based on the expected scope and cost of work are anticipated to be at 12% of construction costs. Once a final design has been agreed on, there may be an adjustment in the fees to reflect the full impact of the work through to construction.

It may be necessary to temporarily draw on other capital reserve funds to carry the Regional District's share of the costs until borrowing is secured. That detail would be refined once the results of the grant application are known.

Alternative 2

Under this alternative the application for a grant would cover the cost of repairs only. The repairs itemized above total \$4,040,250. The Regional District could receive a grant valued at \$2.7 million dollars, leaving a remaining cost of approximately \$1.3 million dollars to be financed. The cost to service debt of \$1.3 million dollars is estimated at \$1.60 per \$100,000 annually. At present financing of the original construction is approximately \$4.30 per \$100,000 annually (the 2009 property tax cost for Ravensong is \$16.70 per \$100,000). The original debt will be retired by 2016.

The application for a grant requires an applicant to identify items that can be done in separate phases, to allow grants to be offered for at least a portion of a project. This has been included in the application information but staff recommend the full expansion option so as not to lose any opportunity to obtain 2/3 funding for such a significant project.

Under this alternative the same risk with respect to obtaining authority to borrow is present, however, given the smaller financial impact and the immediate needs it is likely that the six month deadline can be achieved.

Under this alternative the consulting/design team recommendations are relatively unchanged. Staff would clarify the fees if the project were to be approved for the smaller scope.

Alternative 3

It is anticipated that further infrastructure funding programs will become available in the near future, however dates and criteria are unknown. Staff believe we have good information to make an application now. The Ravensong Aquatic Centre is in serious physical condition and must be repaired in order to continue to operate. The work to be done by the consultant/design team needs to be completed in any case and further refined construction costs and design drawings will benefit any future applications.

SUSTAINABILITY IMPLICATIONS:

The Ravensong Aquatic Centre offers District 69 residents the opportunity to engage in healthy activities without needing to commute long distances. The demographic future of District 69 suggests an aging population which will need even more facilities of this nature to ensure optimal health. Finally, despite the cost of maintaining and replacing these types of facilities, they attract new and retain current residents in the area which is essential to creating complete communities.

CONCLUSIONS:

This report outlines at some length the recent diagnosis of a building envelope failure at the Ravensong Aquatic Centre. In addition to the envelope conditions, staff have compiled a list of other major maintenance items which would be logical to combine with any envelope repairs. Just prior to introducing this report a new Canada BC - Building Canada infrastructure grant program was announced. For the first time in fifteen year, major repairs and/or expansions to large recreation facilities may now qualify for up to 2/3 grant funding.

Two alternatives have been presented with respect to an application. One alternative is to make an application for the combined repairs and expansion in an estimated amount of \$13 million dollars. If a grant was received, borrowing of approximately \$4 million would be necessary at a new cost of about \$5.20 per \$100,000 annually. In 2009 the cost to finance the original construction is approximately \$4 per \$100,000 annually out of a total 2009 property tax cost for Ravensong of \$16.70. The current debt will be retired in 2016.

A second alternative is to apply for the immediate repairs only at an estimated cost of \$4 million dollars. If a grant was received, borrowing of approximately \$1.3 million would be necessary at a new cost of about \$1.60 per \$100,000 annually.

Given the opportunity made available under the new grant criteria to stimulate economic activity and the critical requirement to address the mechanical and structural issues at the Aquatic Centre combined with the need expand the facility to meet the current and future needs of the community, staff are recommending that the Regional District proceed to make a grant application for a combined repair/expansion project at Ravensong Aquatic Centre.

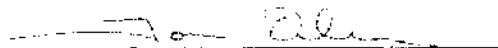
Regardless of the outcome of the application, work needs to proceed on finalizing the cost and design of the repair items. Based on the results of the request for Proposal process, staff are further recommending awarding a contract to Hughes Condon Marler Architects to work in conjunction with Venture Pacific Construction Management to establish the full scope, cost and options for packaging the work as repairs only or as repairs/expansion (Phase I). Should the work proceed to final design stage Hughes Condon Marler Architects and Venture Pacific would continue to act as the project team through to and including construction (Phase II).


Resolutions supporting the project are an application requirement and are presented below for Board consideration.

RECOMMENDATIONS:

1. That the report Ravensong Aquatic Centre – Repair and Expansion report be received as information.
2. That the Board of the Regional District of Nanaimo supports an application for the repair/expansion of the Ravensong Aquatic Centre under the Canada-BC Building Canada Fund - Communities Component and for the purposes of the grant, commits to cover its share of eligible project costs and all ineligible project costs.
3. That should a grant under the Canada - BC Building Canada Fund be approved for either the repairs only or the combined repairs/expansion of the Ravensong Aquatic Centre, the Regional District of Nanaimo will hold a referendum within six months of the approval seeking authority to borrow for its share of eligible and ineligible capital costs.

4. That the Regional District of Nanaimo commits to operating and maintaining the repaired and / or expanded Ravensong Aquatic Centre.
5. That Venture Pacific Construction Management be retained to provide coordination of work described as Phase I of the Ravensong Aquatic Centre at a cost of \$14,026 and be retained as the Construction Manager at a mutually agreed fee, estimated to be 4% of construction costs, for Phase II of the project.
6. That construction and design team from Hughes Condon Marler Architects be retained to undertake work described as Phase I and II in the Ravensong Aquatic Centre Upgrades, Remedial Work and Expansion Project Request for Proposal as detailed in the March 24, 2009 submission.


Report Writer


CAO Concurrence



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Special BOARD	✓ Apr 14 '09

MEMORANDUM

TO: Wendy Marshall
Manager of Parks Services

DATE: April 3, 2009

FROM: Joan Michel
Parks and Trails Coordinator

FILE:

SUBJECT: Application for Building Canada Fund – Communities Component
Lighthouse Country Regional Trail Bridge and Trail Development

PURPOSE

To seek Board approval to apply to the Canada-BC Building Canada Fund – Communities Component for financial assistance with bridge and trail development on the south loop of the Lighthouse Country Regional Trail situated in Electoral Area II.

BACKGROUND

In July 2008, the federal and provincial government announced the Canada-BC Building Canada Fund – Communities Component to assist communities with populations of less than 100,000 with projects that lead to economic growth, a cleaner environment, and strong and prosperous communities. The Building Canada Fund – Communities Component (BCF-CC) will cover up to two-thirds of project costs with the balance to be funded by local government. In March 2009, eligible BCF-CC project categories were expanded to include recreation, that is, facilities, community centres and trails. The next deadline for application to the BCF-CC is April 24, 2009.

It is proposed that an application for BCF-CC funding be submitted for completion of bridges and trail along the south loop of the Lighthouse Country Regional Trail (LCRT) (see Appendix D). The LCRT forms part of the Regional Trail system and is close to connecting with the Big Qualicum River Regional Trail a short distance to the south. Assembly of regional trail route northwest of the LCRT is in progress, and will eventually take users to Rosewail Creek Provincial Park where the RDN joins the Comox Valley Regional District and their trail network.

The LCRT is partially developed at this time and in the form of two loops. The two loops will join once Nile Creek is properly bridged. The north loop of the LCRT is about 2 km in length with trailhead at Wildwood Community Park in Bowser. This loop, situated on undeveloped Ministry of Transportation road allowance, is modestly developed but readily accessible by most users. The LCRT south loop is about 5 km in length with trailhead at the end of Linx Rd and an unauthorized trailhead running across the E&N behind the Lighthouse Community Centre in Qualicum Bay. The south loop makes use of about 3 km of Wilson Family Woodlot road in addition to approximately 2 km of trail along undeveloped

Ministry road allowance. This 2 km stretch of trail is crossed by fish creeks Nash and Ridgewil. RDN Parks was able to develop about 500 m of the trail in 2006 in partnership with Fisheries and Oceans Canada and the Community Fisheries Development Centre and with the assistance of a large labour grant from Services Canada. It is the balance of the 2 km stretch of rough south loop trail with its unprotected fish creeks that is the target here for development funding under the BCF-CC.

Existing and proposed development along the LCRT south loop (see Appendix I) includes the following components:

- machine clearing of about 700 m of corridor to provide temporary vehicle access to Nash and Ridgewil Creeks for bridge installation, with the corridor finished into 2 m wide surfaced accessible trail once the bridges are installed;
- installation of a 25 m and a 35 m clear span accessible metal bridge over Nash and Ridgewil Creeks respectively; and
- development of 2 m wide accessible board walk and trail between Ridgewil Creek and the 2006 developed trail.

Machine clearing of trail corridor will be carried out by Mr. Wilson as part of Woodlot operations. Upon bridge completion, he will prepare a crowned trail bed which can then be completed with trail surface material. An environmental assessment of the creek crossings is underway. Development of an authorized E&N rail crossing access to the improved south loop trail at Lioness Blvd on the north side of the Lighthouse Community Centre can be pursued through available tourism grant funds pursuant to the execution of an RDN-Island Corridor Foundation licence agreement in 2009.

Staff recommend that now is an opportune and necessary time to complete the development of the LCRT south loop. The trail was originally blazed over the 1998-2001 period with strong volunteer support from the immediate community. The need for LCRT bridges was appreciated and supported in the 2005-2015 Regional Parks and Trails Plan. Use of the LCRT is increasing steadily and the RDN is actively promoting it in publications like the new *Regional Parks and Trails Guide*. Every season, more walkers, runners, cyclists and equestrians are trying to negotiate the rough trail and moving through its unprotected fish creeks. No work on the large Nile Creek crossing can begin before the smaller creeks and trail are suitably addressed.

Canada-BC Building Canada Fund – Communities Component

The BCF-CC supports the development of public infrastructure that contributes to economic growth, accessibility, a cleaner environment, and strong and prosperous communities. The BC component of the program specifically recognizes the role long trails can play in meeting these objectives.

Economic Growth - The LCRT is a valuable though yet undeveloped attraction for the important tourism sector in Lighthouse Country and the RDN. Cut off from the main Island traffic route when Hwy 19 was built, Lighthouse Country business needs attractions to draw people off the main road and keep them in the area for a few hours or more. A developed LCRT is an attraction that will anchor economic growth and benefit the B&Bs, resorts, campgrounds, restaurants, stores, gas station and other goods and service providers in the area.

Accessibility - The BCF-CC program requires that funded infrastructure be fully accessible. Because of its location within the communities of Qualicum Bay and Bowser, and its consistently level grade, the

LCRT offers one of the few opportunities in the Regional District for the development of an accessible long trail that will easily serve the disabled community along with the area and Region's large senior population. With its fully accessible Inland Trail System, Powell River has succeeded in developing a niche market for accessible outdoor recreation. The completion of an accessible LCRT will allow Lighthouse Country tourism businesses to do the same on this side of the Georgia Strait.

Environment and Community Health - Trails are successful in getting people of all ages out and active in an environmentally sustainable way because trails are generally accessible and accommodate a wide range of non-emitting physical activities. As studies have repeatedly shown over the last decade, trails are good for recreation, transportation, the environment and health. The more recent public push for greenhouse gas emission reduction, active transportation infrastructure along with obesity reduction and other community health outcome improvements are intrinsically tied to the availability of trails within and between communities. The LCRT is well placed to serve the long-term active transportation and active living needs of Bowser and Qualicum Bay in particular as well as the Regional District of Nanaimo in general.

Funding - The application to BCF-CC for LCRT development funding will set out the following estimated project costs for 2010 development based upon input received from engineers, bridge contractors and trail developers:

Nash and Ridgewil Creek metal bridges (design to construction)	\$375,000
Accessible boardwalk and trail (design to construction)	<u>200,000</u>
Total project cost	\$575,000
Requested Canada-BC funds (2/3)	\$383,333
RDN capital commitment required (1/3)	\$191,667

Opportunities will exist to examine use of pre-fabricated metal bridges and to engage in partnerships to assist with the completion of LCRT south loop trail.

ALTERNATIVES

1. To apply to the Canada-BC Building Canada Fund – Communities Component for a grant to help develop bridges and trail on the south loop of the Lighthouse Country Regional Trail.
2. To direct staff to pursue Lighthouse Country Regional Trail development through alternate means.

FINANCIAL IMPLICATIONS

The 2009-2014 financial plan for Regional Parks includes \$400,000 for the construction of the Nash and Ridgewil bridges but does not contain funds to improve the trail. This \$400,000 would well cover the RDN's required one-third capital contribution of \$191,667 in the event the BCF-CC grant is received and both bridges would be constructed and the trail improved. Given the grant, the balance of the \$400,000 capital budget allocation or \$208,333 could be put towards another Regional Trail system bridge in 2011.

A pedestrian rail crossing over the E&N rail line is required to link the Regional Trail with the Lighthouse Community Centre and Park which will be funded through the UBCM Tourism Grant funds, at an approximate cost of \$25,000.

SUSTAINABILITY IMPLICATIONS

Development of regional trail helps the Region meet its stated sustainability goals. Use of undeveloped road allowance for trail means woodland, streams and wildlife habitat can be sustained as opposed to cleared and paved. The LCRT will provide a valuable and integrating link between the urban nodes of Bowser and Qualicum Bay. It will directly serve the seniors' social housing project in Qualicum Bay and provide fully accessible infrastructure to ensure the area's aging population can continue to get out and remain active. In the short-term, the LCRT will provide a pivotal non-vehicular transportation route between Bowser and Qualicum Bay, with connections to the Big Qualicum Regional Trail in Dunsmuir not far off. In the long-term, the LCRT and other trails making up the Regional Trail system will all be connected and provide the green highway on which to navigate the Region sustainably. The proposed development will contribute to economic growth in Electoral H by making a solid addition to the area's recreational infrastructure, all within easy reach of developed Qualicum Bay and its tourism economy.

SUMMARY

The Canada-BC Building Canada Fund – Communities Component (BCF-CC) provides two-thirds funding for recreation infrastructure projects in areas of less than 100,000 people. The application deadline is April 24, 2009. It is recommended that the Regional District apply for \$383,333 in grant funding to assist with the 2010 development of two pedestrian-cyclist clear span accessible metal bridges over Nash and Ridgewil Creeks, along with accessible boardwalk and trail, for the south loop of Lighthouse Country Regional Trail in Electoral Area H (see Appendix I). Total cost of the project is estimated at \$575,000, which would require the Region to contribute \$191,667. The proposed development is to be situated on Ministry of Transportation road allowance currently under permit to the RDN; construction would take place during the summer 2010 fish window.

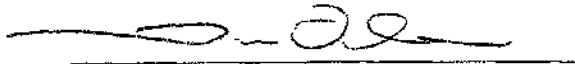
The *2005-2015 Regional Parks and Trails Plan* recognizes the need for the Lighthouse Country Regional Trail bridges and trail improvements. The bridges and associated boardwalk and trail will essentially complete the south loop of this Regional Trail initiated in 1998 with considerable assistance by area volunteers. Installation of an E&N crossing to connect the south loop with the Lighthouse Community Centre will finally complete the south loop and should be possible through available Tourism Grant funds once the RDN-Island Corridor Foundation licence agreement is concluded later in 2009. The Lighthouse Country Regional Trail is a popular but rough trail the use of which is being held back by lack of appropriate infrastructure like fish creek crossings. BCF-CC funding will permit the construction of fully accessible environmentally sound bridges over Nash and Ridgewil Creeks and result in over 5 km of accessible trail thus serving to promote active living in Lighthouse Country, particularly among the area's large senior population. Completion of the proposed work also means substantial headway will have been made in the planned connection of the Lighthouse Country Regional Trail with the Big Qualicum Regional Trail (see Appendix II).

The Region's proposed one-third or \$191,667 contribution to a BCF-CC grant for the Lighthouse Country Regional Trail project is supported by a \$400,000 capital allocation under Regional Parks in the 2009-2014 financial plan. In the event the grant is received, the balance of the \$400,000 capital commitment can be put towards more bridge development in 2011.

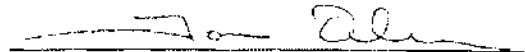
Resolutions supporting the project are an application requirement and are presented for Board consideration.

RECOMMENDATIONS

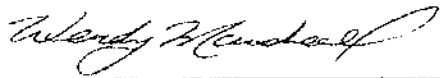
1. That the Regional Board support an application to the Canada-BC Building Canada Fund – Communities Component for a grant to develop bridges, boardwalk and trail along the south loop of the Lighthouse Country Regional Trail in Electoral Area H.
2. That the Board of the Regional District of Nanaimo is prepared to cover its share of eligible project costs and all ineligible project costs with respect to the development of bridges, boardwalk and trail along the south loop of the Lighthouse Country Regional Trail in Electoral Area H.
3. That the Regional District of Nanaimo commits to operating and maintaining the improved Lighthouse Country Regional Trail.



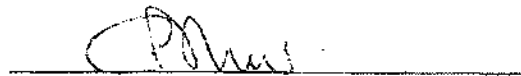
Report Writer



General Manager Concurrence

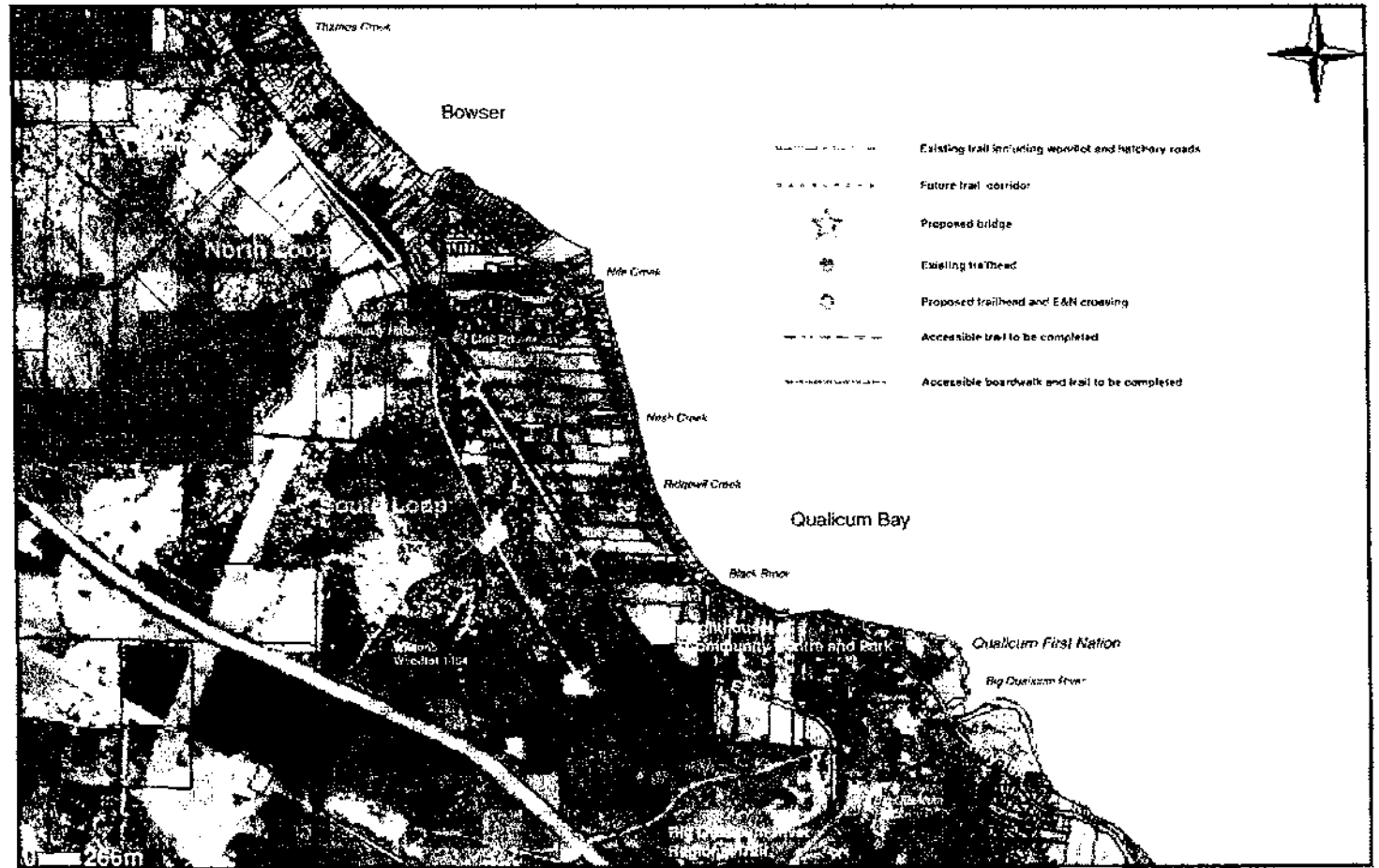


Manager Concurrence

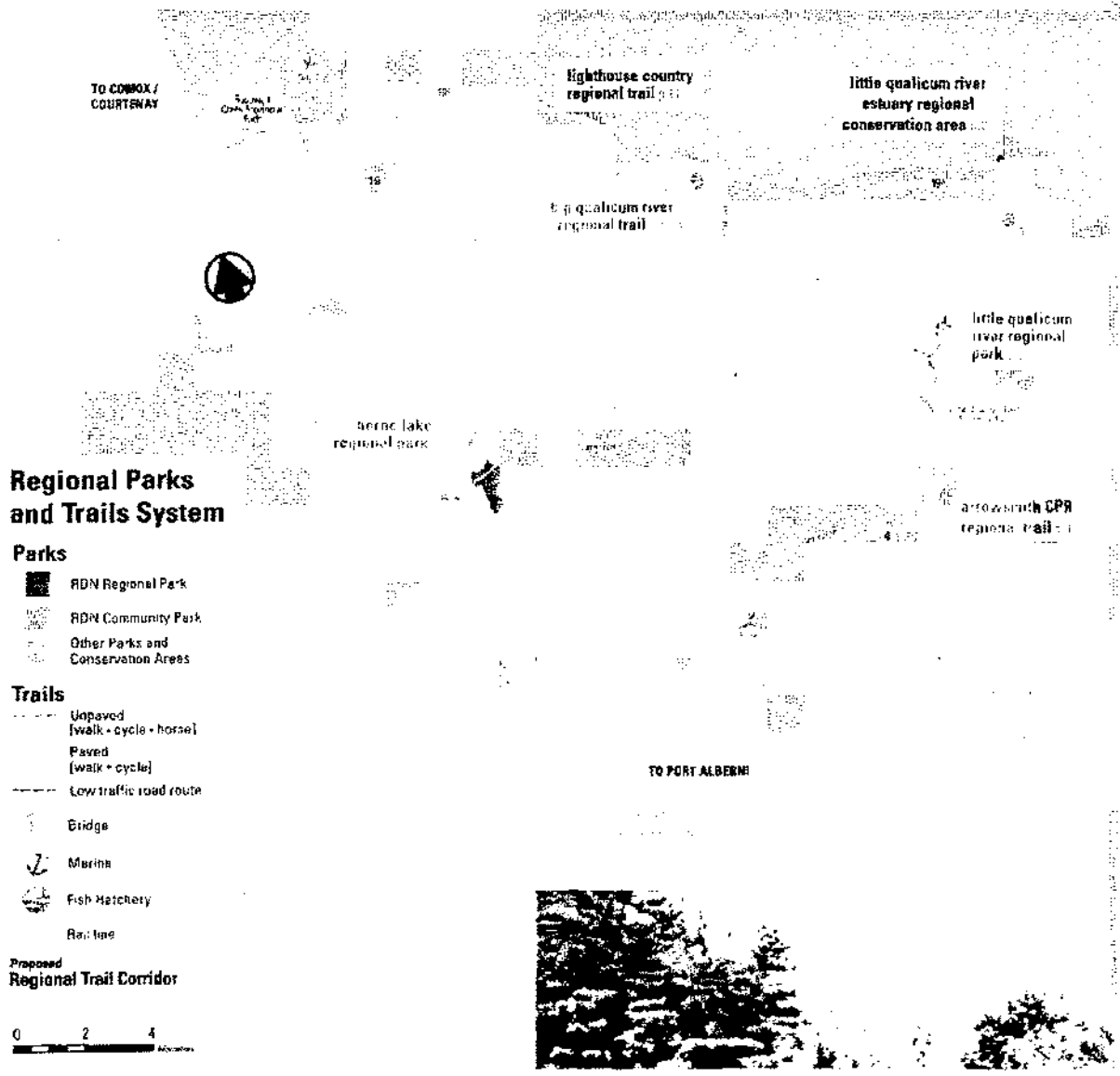


CAO Concurrence

Appendix 1 – Lighthouse Country Regional Trail: Existing and Proposed Development



Appendix II – Northern Regional Parks and Trails





EAP	
CCW	✓ Apr 14 '09
APR 14 2009	
RFD	
BOARD	

MEMORANDUM

TO: N. Avery
General Manager, Finance & Information Services

DATE: March 31, 2009

FROM: W. Thexton
Manager, Budgets & Capital Planning

FILE:

SUBJECT: Bylaws to Amend the Requisition Limits for the Electoral Area 'F' Community Parks and Regional Growth Management Services

PURPOSE:

To introduce for three readings bylaws to amend the requisition limits to correspond to the 2009 approved budget.

BACKGROUND:

Following adoption of the 2009 to 2013 financial plan on March 24, 2009, staff have prepared the statutory requisition reports for the Surveyor of Taxes. Two services have requisitions which slightly exceed the maximum limits in their bylaws. Housekeeping amendment bylaws are required to ensure that the Surveyor of Taxes has the correct authority to levy those taxes.

The maximum amount available to be raised under the Electoral Area 'F' Community Park service is \$84,310. The 2009 budget has a requisition of \$90,430. The maximum amount available to be raised for the Regional Growth Management Service is \$364,400 – the 2009 requisition is \$370,140. Bylaws 804.05 (Electoral Area F Community Park) and 1553.01 (Regional Growth) will amend the limits to be consistent with the approved 2009 budget.

ALTERNATIVES:

1. Approve the bylaws as presented.
2. Amend the limits to match to fifth year of the financial plan.

FINANCIAL IMPLICATIONS:

Alternative 1

Under this alternative the bylaw limits would be adjusted to match the approved 2009 budget as follows:

	Bylaw Number	Maximum dollar limit	Revised Dollar Limit	Current Tax Rate	Revised Tax Rate
Electoral Area F Community Park	804.05	\$84,310	\$90,430	\$.09	\$.097
Regional Growth Management	1553.01	\$364,400	\$370,140	\$.015	\$.0155

Electoral Area F Community Park amendment Bylaw No. 804.05 requires Inspector approval because the 2009 requisition value exceeds the most recent bylaw amendment by more than 25% ($\$56,000 \times 1.25 = \$70,000$ vs a 2009 budget value of $\$90,430$).

The Regional Growth Management amendment Bylaw No. 1553.01 can be adopted by the Board without further approvals because it does not exceed a 25% change since the service was first established. The bylaw has a current dollar value limit $\$355,000$. The maximum change without Inspector approval is $\$355,000 \times 1.25 = \$443,750$ – the 2009 budget value is $\$370,140$ and therefore less than a 25% change.

Alternative 2

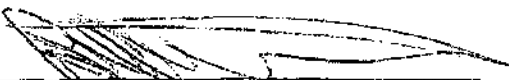
Under this alternative the bylaws would be amended to match the fifth year of the financial plan which is a considerably more significant adjustment. The time available for reviewing more significant amendments and still meet the Surveyor of Taxes deadlines is limited. The Ministry has advised that they are comfortable with amendments that match the 2009 budget and are able to expedite the review of Bylaw 804.05. When budgets are under way in the fall, these as well as any other bylaws will be reviewed for amendments at an earlier point in our process.

SUMMARY/CONCLUSIONS:

It has come to staff's attention that the amounts to be requisitioned in 2009 for the Electoral Area 'F' Community Parks Service and the Regional Growth Management service slightly exceed the current bylaw tax rate limits. Housekeeping amendments are necessary and after consulting the Ministry, staff are recommending amendments which match the 2009 approved budget. Bylaw 804.05 (Community Park) requires Inspector approval and will be expedited. Bylaw 1553.01 (Regional Growth) can be adopted by the Board directly because the change is less than 25% in a five year period.

RECOMMENDATIONS:

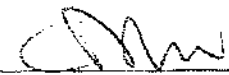
1. That "Electoral Area 'F' Community Parks Local Service Amendment Bylaw No. 804.05, 2009" be introduced for first three readings and be forwarded to the Ministry of Community Development for approval.
2. That "Regional Growth Management Service Amendment Bylaw No. 1553.01, 2009" be introduced and read three times.
3. That "Regional Growth Management Service Amendment Bylaw No. 1553.01, 2009" be adopted.



Report Writer



General Manager Concurrence



C.A.O. Concurrence

COMMENTS:

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 804.05

**A BYLAW TO AMEND THE REQUISITION LIMIT IN
ELECTORAL AREA 'F' COMMUNITY PARKS LOCAL
SERVICE ESTABLISHMENT BYLAW NO. 804, 1990**

WHEREAS the Board has adopted a financial plan for the years 2009 to 2013;

AND WHEREAS the 2009 budget includes a requisition value for Regional Growth Management of approximately \$90,430 which is greater than the maximum which can be raised at the current bylaw rates;

AND WHEREAS the Board considers the requisition value to be in the best interest of the Community Parks service in Electoral Area 'F' and wishes to amend the requisition value in accordance with the financial plan;

NOW THEREFORE the Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. Section 4 of Bylaw 804 is hereby repealed and the following substituted therefore:
 - "4. The maximum amount that may be requisitioned for this service shall be the greater of:
 - (i) Ninety Thousand Four Hundred and Thirty (\$90,430) Dollars; or
 - (ii) the amount obtained by multiplying a property value tax rate of \$0.097 per \$1,000 of net taxable values of land and improvements in the service area."
2. This bylaw may be cited as "Electoral Area 'F' Community Parks Local Service Amendment Bylaw No. 804.05, 2009".

Introduced and read three times this 14th day of April, 2009.

Received the approval of the Inspector of Municipalities this ____ day of _____, 2009.

Adopted this ____ day of _____, 2009.

CHAIRPERSON

SR. MGR. CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1553.01

**A BYLAW TO AMEND THE REQUISITION LIMIT
IN REGIONAL GROWTH MANAGEMENT
SERVICE ESTABLISHMENT BYLAW NO. 1553, 2008**

WHEREAS the Board has adopted a financial plan for the years 2009 to 2013;

AND WHEREAS the 2009 budget includes a requisition value for Regional Growth Management of approximately \$370,140 which is greater than the maximum which can be raised at the current bylaw rates;

AND WHEREAS the Board considers the requisition value to be in the best interest of the Regional Growth Management Service and wishes to amend the requisition value in accordance with the financial plan;

NOW THEREFORE the Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

1. Section 6 of Bylaw 1553 is hereby repealed and the following substituted therefore:
 - "6. The maximum amount that may be requisitioned for the cost of this service shall be the greater of:
 - (i) Three Hundred and Seventy Thousand, One Hundred and Forty (\$370,140) Dollars; or
 - (ii) the amount obtained by multiplying a property value tax rate of \$0.0152 per \$1,000 of net taxable values of land and improvements in the service area."
2. This bylaw may be cited as "Regional Growth Management Service Amendment Bylaw No. 1553.01, 2009".

Introduced and read three times this 14th day of April, 2009.

Adopted this ____ day of _____, 2009.

CHAIRPERSON

SR. MGR. CORPORATE ADMINISTRATION