

REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA SERVICES COMMITTEE
AGENDA

Tuesday, July 10, 2018

1:30 P.M.

RDN Board Chambers

This meeting will be recorded

Pages

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. ADOPTION OF MINUTES
 - 3.1 Electoral Area Services Committee Meeting - June 12, 2018 6
That the minutes of the Electoral Area Services Committee meeting held June 12, 2018, be adopted.
4. DELEGATIONS
 - 4.1 Kristan Vanden Hoek and Kyle Duvall, re Agenda Item# 7.2.1 - Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area 'A' 11
 - 4.2 Toby Seward, Agent, North Cedar Improvement District, re Agenda Item# 7.2.1 - Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area 'A' 12
5. COMMITTEE MINUTES
That the following minutes be received for information:
 - 5.1 Electoral Area 'A' Parks, Recreation and Culture Commission - June 20, 2018 13
 - 5.2 Electoral Area 'B' Parks and Open Space Advisory Committee - June 18, 2018 15
 - 5.3 Nanoose Bay Parks and Open Space Advisory Committee - June 13, 2018 17
 - 5.4 Electoral Area 'G' Parks and Open Space Advisory Committee - June 13, 2018 20
 - 5.5 Electoral Area 'H' Parks and Open Space Advisory Committee - June 11, 2018 22

6. COMMITTEE RECOMMENDATIONS

6.1 Electoral Area 'A' Parks, Recreation and Culture Commission

- 6.1.1 Lease and Site License Agreement with Cedar School and Community Enhancement Society for the Management of Cedar Heritage Centre (2019-2020)** 24

That the Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) commencing the 1st of January 2019 ending the 31st of March 2020 be approved.

6.2 Electoral Area 'B' Parks and Open Space Advisory Committee

- 6.2.1 Signage Strategy - Electoral Area 'B'** 40

That the trails and parks associated with the Whalebone Area of Gabriola be designated as the pilot project for the new signage strategy.

6.3 Nanoose Bay Parks and Open Space Advisory Committee

- 6.3.1 Signage Strategy - Electoral Area 'E'** 43

That Electoral Area 'E' Parks and Open Space Advisory Committee endorse the signage project, and Es-hw Sme~nts Community Park be the pilot location.

6.4 Electoral Area 'G' Parks and Open Space Advisory Committee

- 6.4.1 Little Qualicum Hall – Building Considerations and Public Consultation Report** 46

That \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.

7. PLANNING

7.1 Development Variance Permit

- 7.1.1 Development Variance Permit Application No. PL2018-008 - 2798 Sunset Terrace, Electoral Area 'H' 198**

Delegations Wishing to Speak to Development Variance Permit Application No. PL2018-008 - 2798 Sunset Terrace, Electoral Area 'H'

1. That the Board approve Development Variance Permit No. PL2018-008 to increase the maximum permitted floor area for a recreational residence subject to the terms and conditions outlined in Attachments 2 to 4.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-008.

- 7.1.2 Development Variance Permit Application No. PL2018-060 - 3471 Blueback Drive, Electoral Area 'E' 206**

Delegations Wishing to Speak to Development Variance Permit Application No. PL2018-060 - 3471 Blueback Drive, Electoral Area 'E'

1. That the Board approve Development Variance Permit No. PL2018-060 to reduce the setback from the top of slope 30 percent or greater from 8.0 metres to 3.0 metres, be approved subject to the terms and conditions outlined in Attachments 2 to 4.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-060.

7.2 Zoning Amendment

7.2.1 Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area 'A' - OCP Amendment Bylaw No. 1620.04, 2018 – Introduction; Amendment Bylaw No. 500.419, 2018 – Introduction 214

1. That the Board approve the proposed Public Consultation Plan as outlined in Attachment 10.
2. That the Board introduce and give first reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”.
3. That the Board give second reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”, having considered the impact on the current Financial Plan and Solid Waste Management Plan.
4. That the Board receive the Summary of the Public Information Meeting held on June 7, 2018.
5. That the Board introduce and give two readings to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”.
6. That the Board direct the Public Hearing on “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”, be delegated to Director McPherson.
7. That the Board direct that the conditions set out in Attachment 2 of the staff report be completed prior to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption.

7.2.2 Zoning Amendment Application No. PL2018-062 - 860, 870, 890 Spider Lake Road, Electoral Area 'H' - Amendment Bylaw 500.421, 2018 – Introduction 245

1. That the Board receive the Summary of the Public Information Meeting held on June 11, 2018.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.421, 2018, being considered for adoption.
3. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018”, be introduced and read two times.
4. That the public hearing for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” be waived and notice of the Board’s intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

8. BUSINESS ARISING FROM DELEGATIONS

9. NEW BUSINESS

9.1 Village Way Path Project

That, pending final approval by the Regional District of Nanaimo and the Union of BC Municipalities, up to \$25,000 of Electoral Area ‘B’ Community Works Funds be allocated to update the engineering drawings and specifications for the Village Way Path Project to meet Ministry of Transportation and Infrastructure requirements.

9.2 Directors' Forum

9.2.1 Planning

9.2.2 Community Parks

9.2.3 Emergency Preparedness

9.2.4 Fire Protection

9.2.5 Bylaw Enforcement

9.2.6 Building Inspection

9.2.7 Other Electoral Area Matters

10. ADJOURNMENT

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA SERVICES COMMITTEE MEETING**

**Tuesday, June 12, 2018
1:30 P.M.
RDN Board Chambers**

In Attendance:	Director J. Stanhope	Chair
	Director A. McPherson	Electoral Area A
	Director M. Young	Electoral Area C
	Director B. Rogers	Electoral Area E
	Director J. Fell	Electoral Area F
	Director W. Veenhof	Electoral Area H
Regrets:	Director H. Houle	Electoral Area B
Also in Attendance:	P. Carlyle	Chief Administrative Officer
	R. Alexander	Gen. Mgr. Regional & Community Utilities
	D. Banman	A/Gen. Mgr. Recreation and Parks
	G. Garbutt	Gen. Mgr. Strategic & Community Development
	D. Wells	Gen. Mgr. Corporate Services
	D. Pearce	Director of Transportation & Emergency Services
	T. Mayea	Legislative Coordinator
	S. Commentucci	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area Services Committee Meeting - May 8, 2018

It was moved and seconded that the minutes of the Electoral Area Services Committee meeting held May 8, 2018, be adopted.

CARRIED UNANIMOUSLY

COMMITTEE MINUTES

That the following minutes be received for information:

Electoral Area 'A' Parks, Recreation and Culture Commission - April 25, 2018

CARRIED UNANIMOUSLY

COMMITTEE RECOMMENDATIONS

Electoral Area 'A' Parks, Recreation and Culture Commission

Cedar Community Association

It was moved and seconded that the grant application from Cedar Community Association for \$3,160.51 be approved.

CARRIED UNANIMOUSLY

Signage Strategy - Pilot Park

It was moved and seconded that Thelma Griffiths Community Park be considered as a pilot park for entrance and interpretive signage.

CARRIED UNANIMOUSLY

Tipple Community Board Quote

It was moved and seconded that the Regional District of Nanaimo Board consider the installation of a Regional District of Nanaimo communication board at the Cedar Plaza Tipple.

CARRIED UNANIMOUSLY

PLANNING

Development Permit

Development Permit and Temporary Use Permit Areas Standardization Project

It was moved and seconded that the draft development permit areas and temporary use permit areas be endorsed and First Nation, public and stakeholder consultation be initiated in accordance with the approved public consultation program for the Development permit and Temporary use permit Areas Standardization Project.

CARRIED UNANIMOUSLY

It was moved and seconded that the draft Temporary Use Permit Areas text be amended so that for the East Wellington - Pleasant Valley Official Community Plan Area, section 2 only applies to the Resource designation.

CARRIED UNANIMOUSLY

It was moved and seconded that consultation on the draft development permit areas seeks input on an additional exemption from the Farmland Protection Development Permit Area for existing small lots.

CARRIED UNANIMOUSLY

Development Variance Permit

Development Variance Permit Application No. PL2018-055 - 609 Hawthorne Rise, Electoral Area 'G'

It was moved and seconded that the Board approve Development Variance Permit No. PL2018-055 to reduce the Other Lot Line setback subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-055.

CARRIED UNANIMOUSLY

Development Variance Permit Application No. PL2018-058 - 796 Mariner Way, Electoral Area 'G'

It was moved and seconded that the Board approve Development Variance Permit No. PL2018-058 to reduce the Interior Side Lot Line subject to the terms and conditions outlined in Attachments 2 to 4.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-058.

CARRIED UNANIMOUSLY

Zoning Amendment

Zoning Amendment Application No. PL2017-202 - Pitt Road, Electoral Area 'H' - Amendment Bylaw 500.418, 2018 - First and Second Reading

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on April 9, 2018.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board require the applicant to complete the conditions as set out in Attachment 2 as a condition of Amendment Bylaw No. 500.418 being adopted.

CARRIED UNANIMOUSLY

It was moved and seconded that the Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018", be introduced and read two times.

CARRIED UNANIMOUSLY

It was moved and seconded that the public hearing for "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.418, 2018" be waived and notice of the Board's intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

CARRIED UNANIMOUSLY

Zoning Amendment Application No. PL2018-013 - Pitt Road, Electoral Area 'H' - Amendment Bylaw 500.420, 2018 - First and Second Reading

It was moved and seconded that the Board receive the Summary of the Public Information Meeting held on May 16, 2018.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board require the applicant to complete the conditions as set out in Attachment 2 as a condition of Amendment Bylaw No. 500.420 being adopted.

CARRIED UNANIMOUSLY

It was moved and seconded that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018", be introduced and read two times.

CARRIED UNANIMOUSLY

It was moved and seconded that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.420, 2018", be chaired by Director Veenhof or his alternate.

CARRIED UNANIMOUSLY

Other

Liquor Licence Amendment Application No. PL2018-074 - 1548 Grafton Ave, Electoral Area 'F'

It was moved and seconded that the Board consider submissions or comments from the public regarding Liquor Licence Amendment Application No. PL2018-074.

CARRIED UNANIMOUSLY

It was moved and seconded that the Board adopt the resolution pertaining to Liquor Licence Amendment Application No. PL2018-074 attached to this report as Attachment 2.

CARRIED UNANIMOUSLY

EMERGENCY PREPAREDNESS

Emergency Services Website Updates

It was moved and seconded that the Emergency Services Website Updates report be received for information.

CARRIED UNANIMOUSLY

FIRE PROTECTION

Standardization of Fire Halls

It was moved and seconded that the Standardization of Fire Halls Project be endorsed.

CARRIED UNANIMOUSLY

NEW BUSINESS

Directors' Forum

The Directors' Forum included discussions related to Electoral Area matters.

Development Cost Charges

It was moved and seconded that staff be directed to prepare a report on the use and collection of Development Cost Charges.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 2:02 PM

CARRIED UNANIMOUSLY

CHAIR

Delegation: Kristan Vanden Hoek and Kyle Duvall, re Agenda Item# 7.2.1 - Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area 'A' - OCP Amendment Bylaw No. 1620.04, 2018 – Introduction; Amendment Bylaw No. 500.419, 2018 – Introduction

Summary: We are the direct adjacent neighbors to the proposed water treatment plant in Cedar BC.

We have attended the available North Cedar Improvement District meetings however our concerns regarding this development are not being addressed.

This development will affect our families financially, mentally, and in health.

Action Requested: We are requesting to meet with the Regional District of Nanaimo Board, to voice our concerns so they can hear our position, prior to any rezoning of land.

Delegation: Toby Seward, Agent, North Cedar Improvement District, re Agenda Item# 7.2.1 - Official Community Plan and Zoning Amendment Application No. PL2018-043 - 1723 Cedar Road, Electoral Area 'A' - OCP Amendment Bylaw No. 1620.04, 2018 – Introduction; Amendment Bylaw No. 500.419, 2018 – Introduction

Summary: The North Cedar Improvement District (NCID) is mandated by Island Health to install a new water treatment facility and have the facility operational in 2018, with a possible time extension, provided work on the facility is underway. NCID evaluated a number of potential sites for the facility and decided the best location was at 1723 Cedar Road, in part as the existing water supply is located on the adjacent property to the north. NCID has worked with RDN staff over the past eight months to pursue rezoning the property from Residential (RS2) to Public (PU1) and amend the applicable sections of the OCP. The NCID is requesting support from the Electoral Area Services Committee for the proposed rezoning and amendments.

Action Requested: Seeking Committee support for North Cedar Improvement District Rezoning/OCP application to permit construction of water treatment facility.

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF ELECTORAL AREA 'A' PARKS, RECREATION AND CULTURE COMMISSION
MEETING**

Wednesday, June 20, 2018

6:30 P.M.

Cedar Heritage Centre

In Attendance:	Director A. McPherson	Chair
	Commissioner A. Thornton	Member at Large
	Commissioner J. Fiddick	Member at Large
	Commissioner B. White	Member at Large
	Commissioner L. Mann	Member at Large
	Commissioner M. Cawthorne	Member at Large
Regrets:	Commissioner L. Bury	Member at Large
	Commissioner G. Gidden	Member at Large
	Commissioner K. Wilson	Member at Large
Also in Attendance:	H. King	Supt. of Recreation Program Services
	K. Cramer	RDN Park Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nation on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as amended with the addition of Parks Tour to Unfinished Business.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area 'A' Parks, Recreation and Culture Commission Meeting - April 25, 2018

It was moved and seconded that the minutes of the Electoral Area 'A' Parks, Recreation and Culture Commission meeting held April 25, 2018 be adopted.

CARRIED UNANIMOUSLY

CORRESPONDENCE

It was moved and seconded that the following correspondence be received for information:

M. Hutton, Cedar School and Community Enhancement Society re: Thank you

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Parks Tour

J. Fiddick mentioned the discussion last meeting to have a EA 'A' park tour with the Commissioners as there are a few new members that could benefit from seeing the parks and locations talked about at the meetings. Early September was decided as the best time. Staff will send out some dates to consider when the 15-passenger van is available.

REPORTS

Lease and Site License Agreement with Cedar School and Community Enhancement Society for the Management of Cedar Heritage Centre (2019-2020)

It was moved and seconded that the Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) commencing the 1st of January 2019 ending the 31st of March 2020 be approved.

CARRIED UNANIMOUSLY

Parks Update Report – Winter 2018

K. Cramer gave an overview of the Electoral Area 'A' Community Parks projects.

It was moved and seconded that the Parks Update Report - Winter 2018 be received for information.

CARRIED UNANIMOUSLY

NEW BUSINESS

5-year Project Plan – Electoral Area 'A'

The Commissioners decided to discuss the work plan priorities at the next meeting in September, after they have done the parks tour.

COMMISSIONER ROUNDTABLE

Commissioners provided community updates to the Committee.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 7:50 PM

CHAIR

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA 'B' PARKS AND OPEN SPACE ADVISORY
COMMITTEE MEETING**

**Monday, June 18, 2018
7:00 P.M.
Gabriola Arts Centre**

In Attendance:	Director H. Houle D. Kilbourn K. Clifford R. Brockley G. Borsuk T. Gambrill	Chair Member, Gabriola Recreation Society Member at Large Member at Large Member at Large Member at Large
Regrets:	C. McMahon	Member at Large
Also in Attendance:	E. McCulloch	RDN Parks Planner

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting takes place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as amended to add Park Acquisition to New Business.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area 'B' Parks and Open Space Advisory Committee Meeting - April 9, 2018

It was moved and seconded that the minutes of the Electoral Area 'B' Parks and Open Space Advisory Committee meeting held April 9, 2018, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS

T. Cameron, re: Accessible Beach Access Development, Descanso Bay Regional Park

T. Cameron presented on the issue of making parks on Gabriola more accessible for those who are mobility challenged. Cameron suggested that while Twin Beaches (Gabriola Sands Provincial Park) may also be a prime candidate for accessibility projects, it is a BC Parks issue. He suggested Descanso Bay Regional Park would be a good place to start, starting with clearing the logs out of the way and creating a mobility path from the day use parking lot to the foreshore.

It was moved and seconded that the delegation's information be referred to the Regional Parks and Trails Select Committee for consideration.

CARRIED UNANIMOUSLY

REPORTS

Parks Update Report – Winter 2018

It was moved and seconded that the Parks Update Report - Winter 2018 be received for information.

CARRIED UNANIMOUSLY

NEW BUSINESS

5-year Project Plan – Electoral Area ‘B’

It was discussed that the 2019 project priorities should include the installation of infant change tables in the Rollo McClay CP washrooms and that an accessibility assessment of the washrooms also be conducted.

It was moved and seconded that the Electoral Area 'B' 5-year Project Plan be received and approved.

CARRIED UNANIMOUSLY

Signage Strategy – Electoral Area 'B'

It was moved and seconded that the trails and parks associated with the Whalebone Area of Gabriola be designated as the pilot project for the new signage strategy.

CARRIED UNANIMOUSLY

Park Acquisition

G. Borsuk proposed that there may be landowners on Gabriola who are willing to potentially donate or set aside their land as parks. Discussion found that POSAC members were supportive of the idea, further promotion and encouragement of donation of land to the RDN for parks should be supported by the POSAC. However, POSAC members were not willing to actively seek out donors, rather allow those donors to approach the RDN, as there is a myriad of ways land can be protected and set aside, through programs ranging from municipal to federal.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 8:23 PM

CHAIR

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE NANOOSE BAY PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Wednesday, June 13, 2018

6:30 P.M.

Nanoose Place

In Attendance:	Director B. Rogers	Chair
	L. Krofta	Member at Large
	M. Caskey	Member at Large
	D. Mitchell	Member at Large
Regrets:	V. Swan	Member at Large
	R. Turkington	Member at Large
	D. Young	Member at Large
Also in Attendance:	K. Cramer	RDN Parks Planner

CALL TO ORDER

The Chairperson called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as amended to add District 69 Recreation Report to Reports.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES**Nanoose Bay Parks and Open Space Advisory Committee Meeting - February 7, 2018**

It was moved and seconded that the minutes of the Nanoose Bay Parks and Open Space Advisory Committee meeting held February 7, 2018, be adopted.

CARRIED UNANIMOUSLY

DELEGATIONS**P. Myers, Nanoose Resident, re: Proposed playground at Stone Lake Drive Community Park**

The delegate spoke against the proposed natural playground at this location, and suggested that Claudet Park would be a more suitable location. She provided the Committee with a petition signed by 23 residents of the area.

CORRESPONDENCE

It was moved and seconded that the following correspondence be received for information:

J. Hegyes and K. Sheaff, Nanoose Bay Elementary Mountain Bike Club, re: Nanoose Road Park
G. St. Pierre, Regional District of Nanaimo, re: Nanoose Volunteer Fire Department Hydrant

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Beach Access Signage Information

It was moved and seconded that the Beach Access Signage Information provided for Electoral Area 'H' be received as information.

CARRIED UNANIMOUSLY

REPORTS

Parks Update Report – Winter 2018

K. Cramer gave an update of the EA 'E' community parks projects.

A biologist's report has been received for the Stone Lake Drive Community Park, proposed natural play space area. Next steps: observe the site this fall in relation to the water table/any standing water at the proposed natural playground location, and have the Committee review the site as a group prior to the next POSAC meeting. Then, perhaps, move on to the focus group and a public open house afterwards.

Some of the audience expressed concerns over the location of the proposed natural playground, as well concerns over the lack of consultation to date. Director Rogers explained that consultation will ensue after further assessment has been carried out.

It was moved and seconded that the Parks Update Report – Winter 2018 be received for information.

CARRIED UNANIMOUSLY

Directors Report

Report not given due to lack of time.

District 69 Recreation Commission Report

L. Krofta, EA 'E' District 69 Recreation Commission Representative, gave an update of the Recreation Commission's projects to the Committee and shared some of the key concepts about the BCRPA Symposium she attended in Vancouver.

It was moved and seconded that the District 69 Recreation Commission Report be received for information.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM DELEGATIONS

Proposed Natural Playground at Stone Lake Drive Community Park

It was moved and seconded that the Electoral Area 'E' Parks and Open Space Advisory Committee meet onsite at Stone Lake Drive Community Park either before mid-July or during September to review the site and reports to date.

CARRIED UNANIMOUSLY

NEW BUSINESS

5-year Project Plan – Electoral Area 'E'

The draft plan was reviewed and some changes in priorities were recommended.

Signage Strategy – Electoral Area 'E'

It was moved and seconded that Electoral Area 'E' Parks and Open Space Advisory Committee endorse the signage project, and Es-hw Sme~nts Community Park be the pilot location.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 9:15 PM

CHAIR

REGIONAL DISTRICT OF NANAIMO**MINUTES OF THE ELECTORAL AREA 'G' PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING****Wednesday, June 13, 2018****2:30 P.M.****Oceanside Place**

In Attendance:	Director J. Stanhope	Chair
	T. Malyk	Member at Large
	M. Foster	Member at Large
	B. Coath	Member at Large
	D. Round	Member at Large
	J. Dean	Member at Large
	R. Alexander	Member at Large
Also in Attendance:	W. Marshall	Manager of Park Services
	M. Dobbs	Superintendent of Park Operations and Capital Projects
	R. Lussier	Parks Planner
	A. Harvey	Recording Secretary

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nation on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES**Electoral Area 'G' Parks and Open Space Advisory Committee Meeting - March 14, 2018**

It was moved and seconded that the minutes of the Electoral Area 'G' Parks and Open Space Advisory Committee meeting held March 14, 2018, be adopted.

CARRIED UNANIMOUSLY

CORRESPONDENCE

It was moved and seconded that the following correspondence be received for information:

C. Walli, BC Hydro, re: BC Hydro Community ReGreening Grant

CARRIED UNANIMOUSLY

REPORTS

Parks Update Report – Winter 2018

It was moved and seconded that the Parks Update Report - Winter 2018 be received for information.

CARRIED

Little Qualicum Hall – Building Considerations and Public Consultation Report

It was moved and seconded that \$80,000 in Community Works Funds and \$90,000 in Area 'G' Community Parks Reserve funds be provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.

DEFEATED UNANIMOUSLY

It was moved and seconded that \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.

Opposed (1): T. Malyk

CARRIED

NEW BUSINESS

5-year Project Plan – Electoral Area 'G'

The Committee members discussed their project priorities from the list provided. J. Dean request that Rivers Edge Community Park be moved to a higher priority. R. Lussier answered some questions from the members and explained that she will take all the feedback from the committee and report back with a revised plan.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 3:20 PM

CHAIR

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE ELECTORAL AREA 'H' PARKS AND OPEN SPACE ADVISORY
COMMITTEE MEETING

Monday, June 11, 2018
7:00 P.M.

Lighthouse Community Centre

In Attendance:	Director B. Veenhof	Chair
	J. Chesley	Member at Large
	V. Howard	Member at Large
	N. Robertson	Member at Large
Regrets:	V. Weismiller	Member at Large
Also in Attendance:	E. McCulloch	RDN Park Planner

CALL TO ORDER

The Chair called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Electoral Area 'H' Parks and Open Space Advisory Committee Meeting - February 28, 2018

It was moved and seconded that the minutes of the Electoral Area 'H' Parks and Open Space Advisory Committee meeting held February 28, 2018, be adopted.

CARRIED UNANIMOUSLY

REPORTS

Parks Update Report – Winter 2018

Dunsmuir Phase One

There was discussion arising from the report regarding support for a ground breaking event when the Dunsmuir Park phase one begins.

It was moved and seconded that the Parks Update Report - Winter 2018 be received for information.

CARRIED UNANIMOUSLY

NEW BUSINESS

5-year Project Plan – Electoral Area ‘H’

Discussion arising from the report included:

Director Veenhof would discuss with RDN staff possible opportunities regarding memorial benches within the area.

Beach Access Improvements were discussed with the following priorities identified for 2018:

 Raft Road - widen access trail and create a more defined walkway/trail to the ocean access.

 Lawrence Road - install identification signage

 Henson Road - install bench and garbage can (medium priority)

 Bowser Road - install garbage can (high priority)

 Deep Bay Dr. (Southend) - install garbage can (high priority)

 Deep Bay Dr. Spit - install identification signage (high priority)

It was moved and seconded that the EA 'H' 5-year Project Plan be received.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 8:48 PM

CHAIR

TO: Electoral Area 'A' Parks, Recreation and Culture Commission **MEETING:** June 20, 2018

FROM: Hannah King
Superintendent, Recreation Program Services

SUBJECT: Lease and Site License Agreement with Cedar School and Community Enhancement Society for the Management of Cedar Heritage Centre (2019-2020)

RECOMMENDATION

That the Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) commencing the 1st of January 2019 ending the 31st of March 2020 be approved.

SUMMARY

The Cedar School and Community Enhancement Society (CSCES) has provided a valued service managing the daily operations of the Cedar Heritage Centre (CHC) for the past sixteen years. The RDN's five year financial plan includes the annual payments to CSCES associated with the recommended Lease and Site License Agreement (Attachment 1). The term of this renewed contract with CSCES will allow time for negotiations between the Regional District and School District 68 - Nanaimo-Ladysmith regarding the current lease of the land the building (Cedar Heritage Centre) is situated on. The land lease between the Regional District and School District 68 expires June 30, 2020.

BACKGROUND

In 2000 School District 68 - Nanaimo-Ladysmith and the Regional District of Nanaimo entered into a twenty year agreement in which the Regional District of Nanaimo would lease the lands for the building known as the Cedar Heritage Centre located at 1644 MacMillan Road, Nanaimo. This Agreement is set to expire June 30, 2020.

In October of 2000 the Regional District of Nanaimo and CSCES entered into a five year Lease and Site License Agreement for the management of the Cedar Heritage Centre. CSCES is a nonprofit society which has been involved in Cedar and area recreation and community initiatives since 1997. The intent of the original Agreement was that the Society was to manage the Cedar Heritage Centre as a community centre. This intention continues today and is reflected in the attached agreement as well as past CHC agreements between CSCES and the RDN. Over the years changes have been made to renewal agreements and include; no cost office space for RDN staff, free meeting space for RDN meetings and the inclusion of an annual management fee to CSCES.

At the end of 2015 a one year extension to the Agreement was granted which ended December 31, 2016. The one year term was in response to the Commission's goal of exploring facility options that had

come available within the Electoral Area following school closures in 2014. A further two year extension Agreement was secured in 2016, the term of which is set to expire December 31, 2018.

ALTERNATIVES

- 1) That a Lease and Site License Agreement with Cedar School and Community Enhancement Society (CSCES) for a term of the 1st day of January 2019 and ending the 31st day of March, 2020 be approved.
- 2) That a new Lease and Site License Agreement with CSCES not be completed and staff look at alternatives for the daily maintenance and operation of the Cedar Heritage Centre.
- 3) That a new Lease and Site License Agreement with CSCES not be completed and an alternative direction be provided.

FINANCIAL IMPLICATIONS

For the 2019/2020 term of the Agreement CSCES has requested an increase of \$2000 in the annual management fee to cover the cost of an annual heat pump maintenance package and spring landscaping cleanup. There has not been an increase in the current \$6,000 management fee since 2013. The Electoral Area 'A' Recreation and Culture service function provides the funding for both capital and operational costs of the Cedar Heritage Centre. The annual management fee is contained within this RDN service function and the \$2000 increase if approved would be budgeted for starting in 2019. It should be noted that the EA 'A' Parks Service is a separate function within RDN Financial Plan.

If the Commission moves to recommend the second alternative the management fee currently budgeted for would be maintained at the current level of \$6000 to provide funding for a new facility operation provider. There would also be some incidental costs associated with reviewing alternative service options for CHC which can be absorbed within the exiting five year financial plan.

If the Commission moves to support the third alternative the funds budgeted for the management fee would be used to cover the cost of any management fees incurred in the use of a property management firm and/or those of a facility booking contractor hired during the interim until the new direction is implemented.

STRATEGIC PLAN IMPLICATIONS

Agreements such as the one referred to within speak to the Board's strategic goal to continue to develop and encourage meaningful relationships with community partners.

The effective and efficient operations of the building as a community gathering space supports the Board's strategic goal of recognizing recreational amenities as core services.



Hannah King
hking@rdn.bc.ca
June 1, 2018

Reviewed by:

- D. Banman, Acting General Manager, Recreation and Parks Services
- P. Carlyle, Chief Administrative Officer

Attachment

1. Cedar Community School and Enhancement Society Lease and Site License Agreement Cedar Heritage Centre 2019 - 2020

LEASE AND SITE LICENCE

THIS AGREEMENT DATED FOR REFERENCE THIS _____ DAY of December 2018.

BETWEEN:

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, B.C.
VOR 2H0

(the "**Regional District**")

OF THE FIRST PART

AND:

CEDAR SCHOOL AND COMMUNITY ENHANCEMENT SOCIETY

(Inc. No. S-37396)

1644 MacMillan Rd.
Nanaimo, B.C.
V9X 1L9

(the "**Tenant**")

OF THE SECOND PART

WHEREAS:

- A. By Agreement dated the 3rd day of October 2000, made between The Board of School Trustees of School District 68 (Nanaimo-Ladysmith), referred to as the Board and the Regional District of Nanaimo referred to as the Regional District, the Board owns the Lands and Premises described as that part of Lot A, Section 16, Range 8, Cranberry District and of Section 16, Range 1, Cedar District, Plan 48768, shown as "Lease Area" on Plan VIP 71705 (the "**Land**"), and the Regional District owns the Building and Improvements on the Land, formerly known as the North Cedar Elementary School (the "**Building**"), the Land and the Building both being situated at 1644 MacMillan Road, Nanaimo, British Columbia;
- B. The Regional District is the owner of a building on the Land known as the Cedar Heritage Centre (the "**Building**") that was transferred to the Regional District from the Board and that is maintained at the cost of the taxpayers within a service area of the Regional District established for such purpose under Electoral Area 'A' Bylaw No 1467, 2005;
- C. The Tenant wishes to be granted and the Regional District has agreed to grant a Lease and Site License to use the Building and the Land, (the "**Premises**");

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents and agreements to be paid and performed by the Tenant, the parties hereto covenant and agree with each other as follows:

1.0 PREMISES

- 1.1. The Regional District leases to the Tenant the Building on the terms and conditions as set out in this Lease; and
- 1.2. The Regional District grants to the Tenant the right and Licence to Occupy the Land, including the parking spaces and playground on the Land during the term of this Lease;

2.0 TERM

- 2.1. The Term of this Lease and the Term of the Licence to Occupy granted under section 1 shall commence on the 1st day of January 2019, and ending on the 31st day of March, 2020.

3.0 USE

- 3.1. The Tenant shall use the Premises solely for a community centre, which for the purposes of the Lease and Licence includes community uses such as but not limited to, special events, programs/activities, meetings, rentals, community gatherings for all ages, community internet and preschool/daycare uses.

4.0 RENT

- 4.1. The Tenant shall pay to the Regional District an annual rental of ten (\$10.00) Dollars due and payable in advance at the commencement of the Term for the Lease and Licence to Occupy granted under this Agreement.

5.0 COVENANTS OF THE TENANT

The Tenant covenants with the Regional District:

5.1. Rent

- (a) to pay rent;

5.2. Rates and Utilities

- (a) to pay as they become due all water, sewer, garbage and other rates in respect of the Premises and charges for all gas, oil, telephone and electric power used on the Premises;

5.3. Taxes

- (a) to pay all taxes, rates, duties and assessments whatsoever, whether municipal, provincial, federal, or otherwise, charged upon the Tenant or the Regional District as a result of the Tenant's occupation of or use of the Premises unless exempted by municipal bylaw;

5.4. Construction

- (a) that it will not construct nor alter any buildings or structures on the Premises unless, prior to any construction, it has obtained:
 - (i) the Regional District's approval in writing to the site plan, working drawings, plans, specifications, and elevations, and
 - (ii) a building permit if required from the Regional District authorizing the construction of the buildings and structures set out in the permit and the plans and specifications attached to it, and
 - (iii) all required inspections,and all work shall be carried out at the cost of the Tenant;
- (b) that it will not make any alterations in the structure, plan or partitioning of the Premises nor install any plumbing, piping, wiring or heating apparatus without the prior written consent of the Regional District;

5.5. Builders' Liens

- (a) that it will indemnify the Regional District from and against all claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any excavation, construction, repairs, alterations, installations and additions which the Tenant may make or cause to be made on, in or to the Premises; and will allow the Regional District to post and will keep posted on the premises any notice that the Regional District may desire to post under the provisions of the Builders' Lien Act;

5.6. Repair

- (a) that it will repair, reasonable wear and tear excepted, at the cost and expense of the Tenant, all portions of the Premises which may at any time be damaged by the Tenant;
- (b) that it will keep and leave whole and in good repair all water, gas, and electrical fixtures, glass, pipes, faucets, locks, fastenings, hinges, heating and cooling apparatus, in, on, or attached to the Premises;
- (c) that the Tenant shall leave the Premises in good repair, reasonable wear and tear excepted;
- (d) that the Regional District may enter and view the state of repair and the Tenant shall repair according to any notice given by the Regional District and if the Tenant fails to so repair, the Regional District may, at its option, repair such damage or injury in which case the Tenant shall reimburse the Regional District for all costs and expenses of repair and an additional amount for administration and overhead forthwith upon receipt by the Tenant of invoices therefore;

5.7 Maintenance

- (a) to maintain the Premises, at all times to an excellent standard of maintenance;

5.8 Regional District's Right of Entry

- (a) that the Regional District, its employees, servants, or agents shall at all times and for all purposes have full and free access to any and every part of the Premises and of any building erected thereon in the presence of the Tenant;
- (b) that the Regional District, its employees, agents, other licensees, contractors, sub-contractors and any other bodies or organizations the Regional District may allow for purposes associated with:
 - (i) Electoral Area 'A' Parks, Recreation and Culture Commission (Area A PRC) regular or special meetings, and Area A PRC community meetings or workshops for the purposes of carrying out the work of the Commission, at no charge.
 - (ii) Electoral Area 'A' meetings or workshops for RDN purposes of three per year at no charge. Any additional Electoral Area 'A' meetings for the Regional District will be charged a rental rate of \$10 per hour up to \$50 per day.
 - (iii) The RDN shall pay the Tenant regular rental charges for any meeting or workshop not contemplated in 5.8.(b)(i) or (ii).
 - (iv) All RDN and Commission bookings will be booked according to CHC procedures and based on availability.

5.9 Assign or Sublet

- (a) that it will not assign nor sublet without leave of the Regional District and School Board;
- (b) that the Regional District's consent to assignment or subletting shall not release or relieve the Tenant from its obligations to perform all the terms, covenants and conditions that this Agreement requires the Tenant to perform, and the Tenant shall pay the Regional District's reasonable costs incurred in connection with the Tenant's request for consent;

5.10 Regulations

- (a) that it will comply promptly at its own expense with the legal requirements of all authorities and all notices issued under them that are served upon the Regional District or the Tenant, and

5.11 Insurance

- (a) That the Tenant will take out and maintain during the term of policy of general public liability insurance in the amount of not less than Three Million (\$3,000,000) per single occurrence covering the Tenant's indemnity in clause (5.12(a)) and naming the Regional District as an insured party to it and in a form satisfactory to the Regional District, and the Tenant shall provide the Regional District with a certified copy of the policy;
- (b) If alcohol is to be consumed at the facility, the Tenant is responsible to ensure the appropriate licences are acquired, and that the Regional District is named as an additional insured.
- (c) that all policies of insurance taken out by the Tenant shall contain a waiver of subrogation clause in favour of the Regional District and shall also contain a clause requiring the insurer not to cancel or change the insurance without giving the Regional District thirty (30) days prior written notice;
- (d) that if the Tenant does not provide, maintain or enforce the insurance required by this Agreement, the Regional District may take out the necessary insurance and pay the premium for periods of one year at a time and the Tenant shall pay to the Regional District as additional rent, the amount of the premium immediately on demand;
- (e) The Tenant shall take out and keep in full force and effect insurance upon property of every description and kind owned by the Tenant or for which the Tenant is legally liable and which is located on the Premises in an amount of not less than ninety percent (90%) of the full replacement value thereof and with coverage against at least the perils of fire, flood, lightning, earthquake and standard extended coverage.
- (f) If both the Regional District and the Tenant have claims to be indemnified under any insurance required by this Agreement, the indemnity must be applied first to the settlement of the claim of the Regional District and the balance, if any, to the settlement of the claim of the Tenant.
- (g) The deductible on the policy of insurance must be not more than five thousand dollars (\$5,000).

5.12 Indemnification

- (a) that it will indemnify the Regional District from and against all law suits, damages, losses, costs or expenses which the Regional District may incur by reason of the use of the Premises by the Tenant or the carrying on upon the Premises of any activity in relation to the Tenant's use of the Premises and in respect of any loss, damage or injury sustained by any person while on the Premises for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, and this indemnity shall survive the expiry or sooner determination of this Lease and License.

5.13 Possession

- (a) that at the expiration or sooner determination of this Lease peaceably surrender and give up possession of the Premises without notice from the Regional District, any right to notice to quit or vacate being hereby expressly waived by the Tenant despite any law or custom to the contrary;

6.0 REGIONAL DISTRICT'S COVENANTS

- (a) The Regional District covenants with the Tenant for quiet enjoyment provided however that nothing in this clause will limit the rights of access reserved by the Regional District under sections 5.6. (d) and 5.8.(a) of this Agreement, the right of inspection and repair under section 5.7.(a) of this agreement.
- (b) The Regional District will take out and maintain during the term of this Lease and Licence to Occupy a policy of insurance insuring the Building against the risk of loss or damage caused by or resulting from fire or any additional peril against which the Regional District normally insures regional property;
- (c) If the Building is destroyed by fire or any other means, the Regional District has the sole discretion to decide whether to rebuild it, and before making that decision, will consult with the Tenant, and will take into consideration whether
 - (i) the Board, as owner of the Land and the Regional District's Landlord under the Agreement referred to in recital A of this Lease and Site Licence, will permit the Building to be rebuilt of the Lands;
 - (ii) there are sufficient proceeds from the insurance policy referred to in paragraph (b) of this section 6, together with any funds held or raised by the Tenant, to pay all costs of rebuilding;
 - (iii) there is sufficient time remaining in the Terms of both the Agreement referred to in clause (ii) and this Lease and Site Licence to justify rebuilding on the Lands; and
 - (iv) there is another site available to the Regional District of the Tenant where a replacement for the Building may be constructed; and
- (d) if the considerations in (c)(i) or (iii) and (iv) are not favourable or if they are favourable but there are insufficient funds acquired or raised under (c)(ii) within 180 days of the destruction of the Building, then the Regional District may elect not to rebuild and in that case, this Lease and Site Licence will terminate.

6.1 Management Fee

- (a) The Regional District shall pay a management fee to the Tenant to assist the Tenant with maintaining and repairing the premises, and therefore to assist the Tenant in providing community centre services to members of the public. The management fee will be paid in two installments of \$4,000 on or before January 31 and July 31 of each calendar year, for a total of \$8,000 annually.

6.2 Improvements and Capital Projects

- (a) Notwithstanding the Tenant's covenants to repair the Premises stated in sections 5.6. (a), (b), and (c) of this Agreement, the Regional District agrees to provide capital facility improvements associated with the Premises when the cost is above \$2,000 per capital project. When possible, the Regional District will schedule capital work to minimize its effect on scheduled facility use.
- (b) Decisions regarding whether an improvement is a capital facility improvement shall be made by the Regional District in its sole discretion and will be made in accordance with the Regional District Policy A2.5 *Capital/Operating Expenditures Policy*.
- (c) The Regional District agrees to work with the Tenant and meet annually prior to the annual budget preparation to consider discuss capital improvements requested.
- (d) The Tenant will not make any alterations or improvements, nor construct any structures on the Premises, unless it has obtained Regional District approval in writing to make such alterations, improvements or construction.

7.0 MANAGEMENT COVENANTS

7.1. The Tenant covenants and agrees with the Regional District:

- (a) That the Tenant will not carry on or do or allow to be carried on or done on the Premises anything that:
 - (i) May be or become a nuisance to the Landlord or the public,
 - (ii) Increases the hazard of fire or liability of any kind,
 - (iii) Increases the premium rate of insurance against loss by fire or liability upon the Premises or
 - (iv) Invalidates any policy of insurance for the Premises; or
 - (v) Directly or indirectly causes damage to the Premises.
- (b) to spend any grant money that may be received from the Regional District on the Building and Land only and not on other Tenant's projects or purposes;
- (c) to use revenue from the Tenant's rental of all or part of the Building to pay for the maintenance and operation of the Building;
- (d) to provide an annual report to the Regional District of the Tenant's fund raising activities for the building and the operation by the Tenant of the Premises;

8.0 MISCELLANEOUS COVENANTS

It is hereby mutually agreed:

8.1. Re-entry

- (a) that the Regional District may re-enter the Premises on non-payment of rent or additional rent, or non-performance of covenants;

8.2. Effect of Waiver

- (a) that the Regional District by waiving or neglecting to enforce the right to forfeiture of this Lease or the right of re-entry upon breach of any covenants, condition or agreement in it does not waive its rights upon any subsequent breach of same or any other covenant or condition of this Agreement;

8.3. Distress

- (a) that if the Regional District is entitled to levy distress against the goods and chattels of the Tenant, the Regional District may use enough force necessary for the purpose and for gaining admittance to the Premises and the Tenant releases the Regional District from liability for any loss or damage sustained by the Tenant as a result;

8.4. Termination

- (a) the Regional District may at any time terminate this Lease by giving to the Tenant forty five (45) days' notice in writing and the Tenant thereupon and also in the event of the termination of the Lease in any other manner if required by the Regional District shall forthwith remove from the Premises all structures, machinery, supplies, articles, materials, effects and things at any time brought or placed thereon or therein by the Tenant and shall also, to the satisfaction of the Regional District, repair any damage and injury occasioned to the Premises by reason of such removal and the Tenant shall not be entitled for any compensation for such removal. It is further agreed that unless required by the Regional District, the Tenant shall not remove any goods, chattels, materials, effects or things from the Premises until all rent or additional rent due or to become due under the Lease is fully paid; and
- (b) the Tenant may at any time terminate this Lease by giving to the Regional District ninety (90) days' notice in writing to the Regional District;

8.5. Insolvency

- (a) that if
 - (i) the Term or any of the goods or chattels on the Premises are at any time seized or taken in execution or attachment by any creditor of the Tenant, or
 - (ii) if a writ of execution issues against the goods or chattels of the Tenant, or

- (iii) if the Tenant makes any assignment for the benefit of creditors, or
- (iv) if the Tenant becomes insolvent or bankrupt, or
- (v) if the premises or any part of them becomes vacant and unoccupied for a period of thirty (30) days or is used by any other person or persons for any purpose other than permitted in this Lease without the written consent of the Regional District (Ryan used 'Landlord'), or
- (vi) being an incorporated company or society if proceedings are begun to wind up the company or society, the Term shall, at the option of the Regional District, immediately become forfeited and the then current month's rent for the three months next following shall immediately become due and payable as liquidated damages to the Regional District, and the Regional District may re-enter and repossess the Premises despite any other provision of this Lease.

8.6. Amendments

- (a) The parties hereto may consent from time to time to amend the terms of the Agreement. Notice of a proposed change shall be made in writing to the other party (thirty) 30 days before the date upon which such amendment is to take effect, unless the notice period is waived by consent of both parties. The parties agree that no amendment shall take effect until approved in writing by the Board.

8.7. Removal of Goods

- (a) if the Tenant removes its goods and chattels from the Premises, the Regional District may follow them for thirty (30) days;

8.8. Notices

- (a) that any notice required to be given under this Lease shall be deemed to be sufficiently given:
 - (i) if delivered, at the time of delivery, and
 - (ii) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail and addressed as follows:

if to the Regional District:

6300 Hammond Bay Road
Nanaimo, BC
V9T 6N2

if to the Tenant:

1644 MacMillan Road
Nanaimo, BC
V9X 1L9

or at the address a party may from time to time designate, then the notice shall be deemed to have been received 48 hours after the time and date of mailing. If, at the time of mailing of the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow down, lock-out or other labour dispute, then the notice may only be given by actual delivery of it;

8.9. Fitness of Premises

- (a) that the Regional District has made no representations or warranties as to the condition, fitness or nature of the Premises and by executing this Agreement, the Tenant releases the Regional District from any and all claims which the Tenant now has or may in future have in that respect;
- (b) that the Tenant admits that it has inspected the Premises in their present state and that they are suitable for the Tenant's purposes;

8.10. Fixtures

- (a) that, unless the Tenant, upon notice from the Regional District, removes them, all buildings, structures or improvements constructed on the Premises by the Tenant, save and except for moveable business fixtures of the Tenant, shall, at the determination of the Lease, become the sole property of the Regional District at no cost to the Regional District.

8.11. Payments by the Regional District

- (a) that if the Regional District incurs any damage, loss or expense or makes any payment for which the Tenant is liable under this Agreement, then the Regional District may add the cost or amount of the damage, loss, expense or payment to the rent and may recover it as if it were rent or additional rent in arrears;

8.12. Holding Over

- (a) that if the Tenant holds over following the term and the Regional District accepts rent, this Agreement becomes a tenancy-at-will subject to those conditions in this Agreement applicable to a tenancy-at-will, and in the event the termination of the tenancy-at-will, any rent prepaid shall be adjusted for the period of actual occupation, it being expressly agreed that the acceptance of rent, or any implied condition or any implication of law shall in no way renew this lease or create any tenancy other than a tenancy-at-will;

8.13. Lease

- (a) the parties hereto acknowledge that the Licence to Occupy granted by this Agreement requires, as a condition precedent, that the consent of the head Landlord under the Regional District's lease of the Land, must be obtained and upon such consent the Tenant covenants and agrees with the Regional District to perform all covenants, conditions and provisos to be performed by the Regional District under the lease between the Regional District and its Landlord as amended to the intent and for the purpose that no default shall arise from the tenancy created by this Agreement.

8.14. Net Lease

- (a) that this Lease shall be a complete carefree net lease to the Regional District as applicable to the Premises and the Regional District shall not be responsible during the Term for any cost, charges, expenses or outlays of any nature whatsoever in respect of the Premises or its contents except those mentioned in this Lease.

8.15. Annual Meeting

- (a) that either the Regional District or the Tenant may request a meeting, once each year of the Term of the Agreement, to be attended by the Manager of Recreation Services, of the Regional District and the Tenant's Chairperson for the purpose of discussing any matter or issues relating to the Buildings or Land;

8.16. Interpretation

- (a) that when the singular or neuter are used in this Agreement they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require;
- (b) that the headings to the clauses in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it;

8.17. Binding Effect

- (a) this Agreement shall endure to the benefit of and be binding upon the parties hereto and their respective successors, administrators and permitted assignees;

8.18. Law Applicable

- (a) that this Agreement shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

9.0 TREE CUTTINGS, EXCAVATIONS AND HAZARDOUS SUBSTANCE

- 9.1. (a) The Licensee must not carry on or do or allow to be carried on or done on the land any cutting, clearing or removal of trees, bushes or other vegetation or growth or any excavation or disturbance of the surface of the Land and must not bring on or deposit any soil or fill on the Land except with the written consent of the Regional District.
- (b) The Licensee must not bring on, deposit, store, spray or apply nor cause or permit to be brought on, deposited, stored, sprayed or applied on or to the Land or any trees, bush or vegetation on the Land any chemical fertilizer, herbicide, pesticide, chemical product, petroleum product or any other substance which is capable of contaminating the Land or any water on the Land.

10.0 ENVIRONMENTAL MATTERS

- 10.1. For the purposes of paragraph 10.2 below:

- (a) **“Contaminants”** means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, asbestos materials, hazardous, corrosive, or toxic substances, special waste or waste of any kind, or any other substance which is now or hereafter prohibited, controlled, or regulated under Environmental Laws; and
- (b) **“Environmental Laws”** means any statutes, laws, regulations, orders, bylaws, standards, guidelines, permits, and other lawful requirements of any governmental authority having jurisdiction over the Premises now or hereafter in force relating in any way to the environment, environmental assessment, health, occupational health and safety, or transportation of dangerous goods, including the principles of common law and equity.

10.2. The Licensee covenants and agrees as follows:

- (a) not to use or permit to be used all or any part of the Premises for the sale, storage, manufacture, handling, disposal, use, or any other dealing with any Contaminants, without the prior written consent of the Regional District, which consent may be unreasonably withheld;
- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Premises;
- (c) to promptly provide to the Regional District a copy of any environmental site assessment, audit, report, or test results relating to the Premises conducted by or for the Licensee at any time;
- (d) to maintain all environmental site assessments, audits, reports, and test results relating to the Premises in strict confidence and not to disclose their terms or existence to any third party (including without limitation any governmental authority) except as required by law, to the Licensee’s professional advisers and lenders on a need-to-know basis, or with the prior written consent of the Regional District, which consent may be unreasonably withheld;
- (e) to promptly notify the Regional District in writing of any release of a Contaminant or any other occurrence or condition at the Premises or any adjacent property which could contaminate the License Area or subject the Regional District or the Licensee to any fines, penalties, orders, investigations, or proceedings under Environmental Laws;
- (f) on the expiry or earlier termination of this License, or at any time if requested by the Regional District or required by any governmental authority under Environmental Laws, to remove from the Premises all Contaminants, and to remediate by removal any contamination of the Premises or any adjacent property resulting from Contaminants, in either case brought onto, used at, or released from the Premises by the Licensee or any person for whom it is in law responsible. The Licensee shall perform these obligations promptly at its own cost and in accordance with Environmental Laws. All such Contaminants shall remain the property of the Licensee, notwithstanding any rule of law or other provision of this License to the contrary and notwithstanding the degree of their affixation to the Premises; and
- (g) to indemnify the Regional District and its directors, appointed officers, employees, agents, successors, and assigns from any and all liabilities, actions, damages, claims,

remediation cost recovery claims, losses, costs, orders, fines, penalties, and expenses whatsoever (including all legal and consultants' fees and expenses and the cost of remediation of the Premises and any adjacent property) arising from or in connection with:

- (i) any breach of or non-compliance with the provisions of this paragraph 10.2 by the Licensee; or
- (ii) any release or alleged release of any Contaminants at or from the Premises related to or as a result of the use and occupation of the Premises or any act or omission of the Licensee or any person for whom it is in law responsible.

10.3. The obligations of the Licensee under paragraph 10.2 above shall survive the expiry or earlier termination of this License.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

For the REGIONAL DISTRICT OF NANAIMO

For the CEDAR SCHOOL AND COMMUNITY ENHANCEMENT SOCIETY

Authorized Signatory

Authorized Signatory

The Signage Strategy was presented to the EASC on February 13, 2018.

Through the development of the Community Parks and Trails Strategy, signage was identified as the most requested park improvement feature by the public for existing community parks.

We received direction from the Board to replace current Community Park signs with new welcoming signs. Research into signage for parks and trails in other jurisdictions was completed to better understand the graphic direction the Signage Strategy could take. The variety in design options currently provided for many communities is vast – there were many precedent ideas that could work for RDN Parks. Staff focused efforts on the cost effective qualities of signage while maintaining clear wayfinding options and branding opportunities. Staff met with RDN team members in Building & Bylaw Services, Corporate Services, and within Parks Services to better understand their signage needs. All were presented with an overview of the Signage Strategy and their feedback was considered and integrated into the sign design.

Staff examined the current Sign Manual for Community and Regional Parks & Trails, 2001 as reference for the proposed Signage Strategy for Community Parks and Trails. The new signs will reflect an updated graphic style and the RDN Graphic Design Standards. The corporate branding for the RDN uses a specific font type and colour palette; the new sign design integrates these branding components. An updated RDN logo will be provided on the new signs as well.

The signage classifications are as follows:

Identification Signage

Identification Signage is intended to mark the location of the park or trail at the earliest approach point to the park or trail itself. It is intended primarily to be visible from a distance by visitors traveling by vehicle at higher speeds but also useful to visitors arriving by bicycle or on foot. A wood sign would be placed adjacent the main road into the park or adjacent the parking area, where possible. It would be used at parks with larger entrances.

Kiosk Signage

A kiosk would be placed where it could be accessed safely by a pedestrian or cyclist. It would provide information such as mapping, background information, safety information, as well as park etiquette. Larger kiosk could provide broader information about RDN Parks.

Entrance Signage

Entrance Signage is intended to mark the main entrance to a park or trail. It should be to pedestrian scale, visible from a distance, and legible upon approach. A combination of Entrance and Welcome Signage would highlight the main entrance.

Welcome Signage

The welcome sign would provide historic and current information about the park or trail, provide a park map or trail system (or both), identify park or trail amenities, identify park or trail regulations, and provide contact information for RDN Parks.

Trail Head Signage

Trail Head Signage is intended to mark the beginning of a trail. It would provide the trail name, the trail condition (easy, moderate, difficult), the length of the trail, identify trail use (hiking vs walking), and provide a trail system map with “You are here” identified.

Directional Signage

Directional Signage is intended to be placed where required in a park or along a trail. The purpose is to direct park and trail users to areas of interest. Directional Signage would be a wayfinding tool for park and trail users not referencing maps. Where necessary, park or trail system diagrams with a location identified will be provided to enhance the wayfinding experience.

Regulatory Signage

Regulatory Signage is intended to reinforce Bylaw 1399 and to clearly identify uses permitted/not permitted in RDN Parks and along RDN Trails. It would provide universally understood icons to highlight uses permitted/not permitted and provide contact information for RDN Parks. Regulatory Signage would be customizable to reflect the individual park or trail in which the sign would be placed.

Interpretive Signage

Interpretive Signage is intended to provide historical, environmental, and/or educational information for park and trail users. Interpretive Signage would be used in parks in areas of significance or along trails to highlight points of interest.

Safety Signage

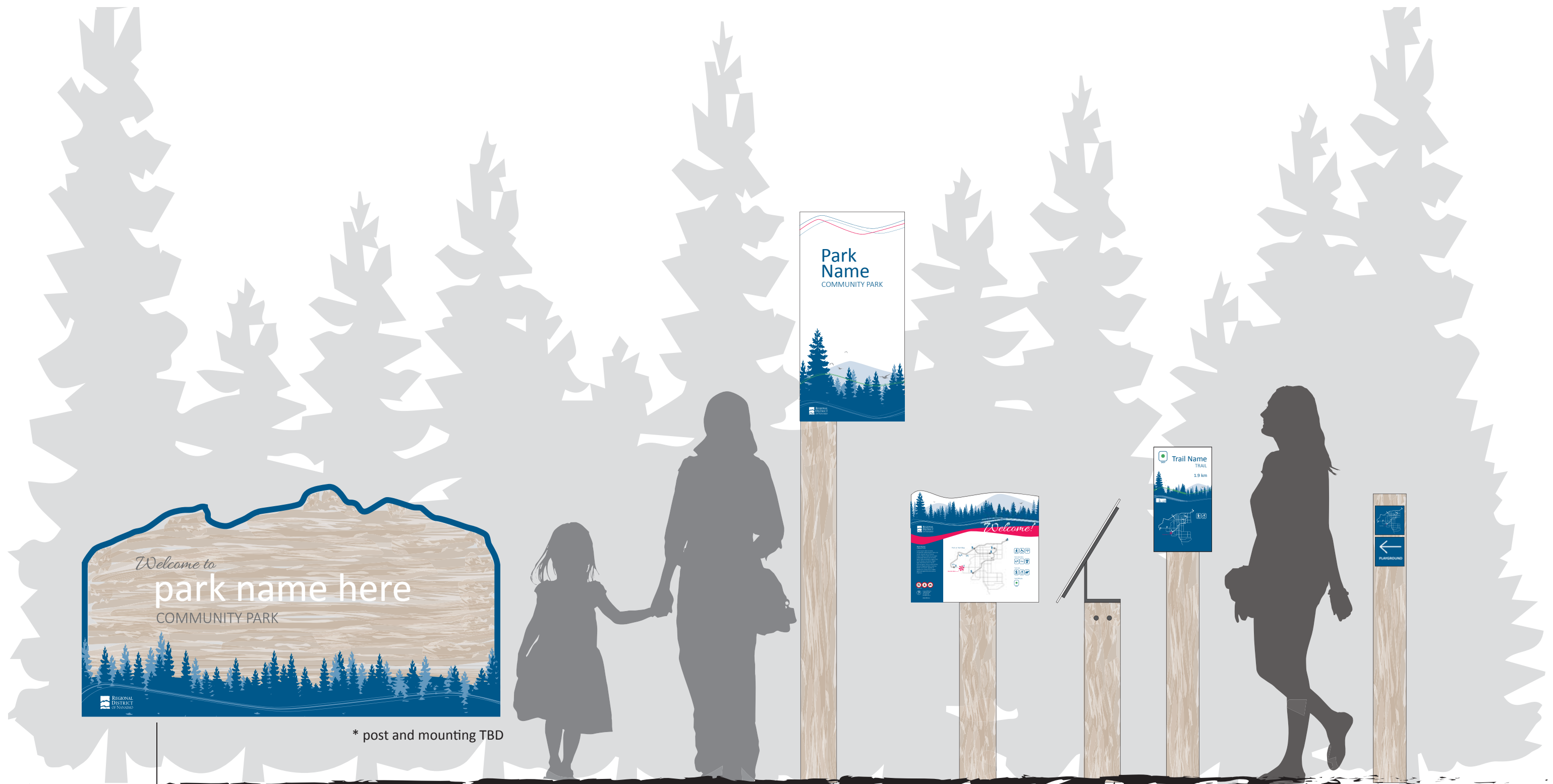
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Goal and Next Steps

For the POSAC meeting the goal is for the members to receive the information regarding the Signage Strategy for Community Parks and Trails, provide comment and feedback if they so desire, and to discuss which park and/or trail would be best suited to be the pilot site for new signage. Staff will ultimately assess the success of the signage for the park or trail, compare how it functions to the other pilot sites in the EAs, and determine potential changes required to improve on the signage prior setting it as the standard for RDN Parks.

Please set a date a time for the pilot site to be selected, giving the POSAC members adequate time to reflect on their recommendation.

Thank you!



* post and mounting TBD

IDENTIFICATION sign
cedar wood product and dimensions
to remain

ENTRANCE sign
size: 18x36"
height to
top of sign: 8'

WELCOME sign
size: 18x22"
height to top of sign: 4'
*panel tilt 30° back

INTERPRETIVE sign
size: 18x22"
height to top of sign: 4'
*panel tilt 30° back

TRAIL HEAD sign
size: 10x18"
height of top of sign: 4'-8"

DIRECTIONAL sign
size: 5x5"
height to top of sign: 4'

SIGNAGE CLASSIFICATION FOR THE SIGNAGE STRATEGY FOR COMMUNITY PARKS AND TRAILS
EASC Meeting February 13th, 2018

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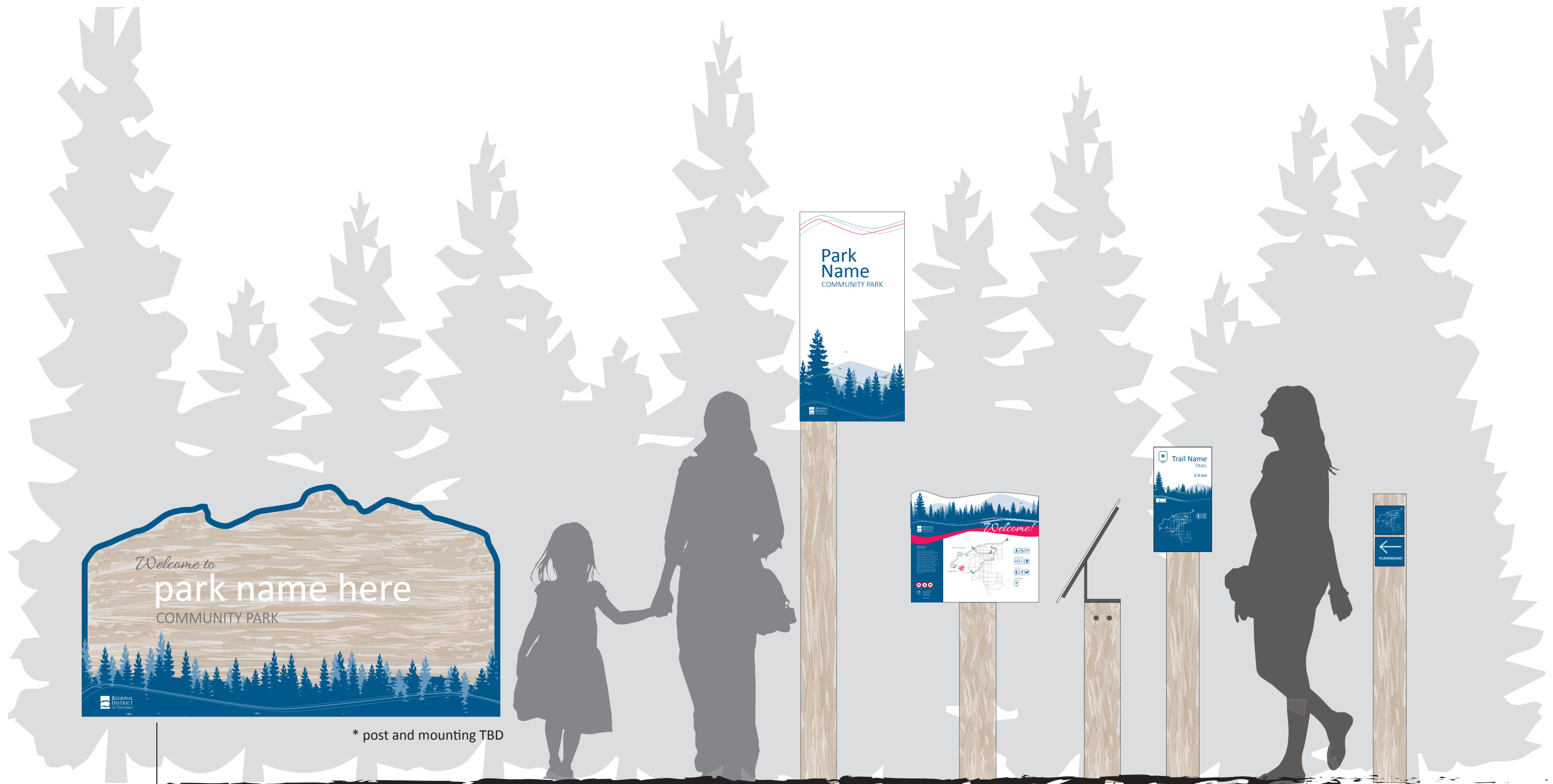
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SIGNAGE CLASSIFICATION FOR THE SIGNAGE STRATEGY FOR COMMUNITY PARKS AND TRAILS
EASC Meeting February 13th, 2018

TO: Electoral Area G' Parks and Open Space Committee **MEETING:** June 13, 2018

FROM: Renée Lussier **FILE:**
Parks Planner

SUBJECT: Little Qualicum Hall – Building Considerations and Public Consultation Report

RECOMMENDATIONS

In the event that the Board wishes to retain the Little Qualicum Hall, that \$170,000 of Community Works Funds be provided to undertake safety and accessibility upgrades and that \$50,000 is budgeted over 2 years to complete the repairs.

SUMMARY

The Little Qualicum Hall requires substantial repair to correct structural and safety deficiencies and to meet minimum safety code requirements. Several structural issues were identified by an Engineering Assessment and by staff. After a staff report was presented to the Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) and the Regional Board in March 2017, subsequent Board Motions requested that staff seek more information on the structure of the Hall and carry out community consultation.

During 2017, a Building Conditions Assessment Report (Attachment 1) was carried out by Herold Engineering and identified 3 options and costing considerations for the Hall. The costs were generalized and graded on a most expensive to least expensive range. The options ranged from two higher cost options of a new build or complete renovation to a lower cost option upgrading the immediate life safety and accessibility issues.

Dashwood community members consider the Hall as an important amenity in their community. The public consultation process included two meetings with the Little Qualicum Hall Community Group and an online survey, targeted to the Dashwood community but available to all of Electoral Area 'G'. At the meetings the Hall's history, current conditions, and upgrade options were discussed. The community group was in support of Option 2: Life Safety and Accessibility upgrades to the Hall as outlined in the Building Condition Assessment Report. This support was reflected in the online survey results (Attachment 2) from the Dashwood community.

Based on the Herold Engineering Report, staff identified urgent repairs and then estimated costs using a unit cost estimating process. The costs to repair the Hall addressing the most urgent safety concerns including rebuilding the washrooms and kitchen, providing a second entry, removing asbestos flooring, replacing the roof and providing accessibility is estimated between \$140,000 - \$170,000. While repairs will address urgent safety issues and allow the Hall to be opened for use, there is more work needed in future years estimated at \$50,000. The estimated cost for removal of the hazardous material and demolition of the building is \$30,000 to \$40,000.

Community Works Funds can be used to cover the work to the Hall. Electoral Area 'G' has \$1,970,443 in available Community Works Funds and \$139,015 in Reserve Funds.

BACKGROUND

The 1,350 square foot hall was built in the 1940s and operated as the Little Qualicum Women's Institute until acquired by the RDN in 1995 along with the community park it is situated on. Over the 5 years, deterioration of the structure has become apparent and studies have been undertaken to review the building's condition.

In December 2013, a staff report was presented to the Electoral Area 'G' Parks and Open Spaces Advisory Committee (POSAC) and the Regional Board with the following recommendation.

That the repairs to the Little Qualicum Hall be undertaken over a three year period starting in 2014.

The recommendation was not supported and no direction to staff was given. Over the next two years, the future of the Hall was discussed at various POSAC meetings and delegations from the local community were received. In the meantime, the building continued to deteriorate.

In March 2017, a staff report was presented to the POSAC and the following motion forwarded to the Board and approved at the March 28, 2017 regular Board Meeting.

That the Little Qualicum Hall be closed and the building site be incorporated into Dashwood Community Park.

At the June 7, 2017 POSAC a delegation presented information and asked the Committee to reconsider closing the Hall. The following motion was forwarded to the Board and approved at the July 25, 2017 regular board meeting.

That the demolition of the Dashwood Community Park Hall be postponed until a review and consultation with the community can be done.

During the fall of 2017, staff began community consultations and hired Herold Engineering to undertake an assessment of the Hall. At the November 1, 2017 POSAC meeting, the Hall was discussed and as a result the following Board motion was passed at the regular Board meeting held December 12, 2017.

That repairs to Little Qualicum Hall be considered following the completion and review of the engineering study on the facility that is being conducted by Herold Engineering, the integrity of the structure is confirmed and consultation with the local community has been conducted.

Building Considerations

An engineering report in 2013 (Bayview Engineering) and inspections by Parks staff, identified several issues relating to structural, health, and occupant safety.

A summary of the key issues is as follows:

- The floor structure in the kitchen and washrooms has reached the point of structural failure.
- Emergency exiting does not comply with Building Code requirements. The Hall requires a second compliant exit that includes an exterior landing and ramp to grade.

- New plumbing and septic systems are required.
- The building is not accessible to persons with disabilities. Minimum corrective measures would require the construction of an access ramp, and accessible washrooms.
- The flooring contains asbestos.
- The roof needs to be replaced.

Due to the condition of the Hall, and on recommendation from the Municipal Insurance Agency, the building was closed in January 2018.

A Building Condition Assessment Report carried out by Herold Engineering in 2017 provides 3 options addressing the current state of the building. The costs were generalized and costed as higher or least expensive.

1. Option 1 (New Build) includes demolition and replacement of the building. The cost is estimated to be between \$225-275/sq.ft and the report identifies this as the most expensive option. It is recommended that design drawings are completed and priced to acquire accurate costing.
2. Option 2 (Life Safety and Accessibility) addresses the safety items only of the building including the deteriorated flooring, the septic field and incorporating a code compliant second exit. The report identified this as the least expensive option. The renovation costs are variable depending on size and location of features. It is recommended that plans are completed and priced to acquire accurate costing.
3. Option 3 (Complete Renovation) includes complete renovation addressing the recommendations in Option 2 and bringing the building up to current BC Building Code standards. For economic feasibility reasons, this option is not recommended by the Consultant. Costs for a complete renovation are estimated to be \$250,000 – \$300,000. The renovation costs may have significant variances depending on size and location of features. It is recommended to have design drawings completed and priced to acquire accurate costing.

Public Consultation

The Hall provides rental space for community-oriented events, meetings, and private functions. It is regarded as an important community facility by Dashwood residents, who have expressed their opinions to the POSAC. RDN Emergency Planning confirms the building has no emergency designation; it is not intended to function as an Emergency Operations Centre or Reception Centre in the event of an emergency.

Meetings were held with the Little Qualicum Hall Community Group in January and February 2018 and provided the Dashwood neighbourhood the opportunity to share and discuss the history of Little Qualicum Hall, the current building conditions as outlined in the Building Condition Assessment Report, and the public consultation process.

An online survey was included in the public consultation process. A total of 1,470 invitations to participate in an online survey were mailed to all property types within the boundary established through consultation with the community group. The online survey was also available to all of Electoral Area 'G' during the period of April 23 to May 13, 2018. One hundred and seventeen (117) responses were received (Attachment 2).

The survey confirmed that the Dashwood community supports Option 2: Life Safety and Accessibility upgrades to the Hall. The majority of survey respondents are from the Dashwood community and use the Hall five or more times per year. The majority of respondents indicated that their use of the Hall would increase if the building was upgraded.

ALTERNATIVES

1. That the Little Qualicum Hall be removed and the building site incorporated into the Dashwood Community Park.
2. That \$170,000 in Community Works Funds is provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.
3. That \$80,000 in Community Works Funds and \$90,000 in Area 'G' Community Parks Reserve funds be provided to undertake safety and accessibility upgrades to the Little Qualicum Hall and that \$50,000 is budgeted over 2 years to complete the repairs.
4. That an alternative direction be provided.

FINANCIAL IMPLICATIONS

The estimated cost for removal of the hazardous material and demolition of the building is \$30,000 to \$40,000.

Based on the 2017 Herold Engineering Report, staff did a costing estimate and plan to repair the Hall addressing the most urgent safety concerns including rebuilding the washrooms and kitchen area; providing a second entry; removing asbestos flooring; replacing the roof; and providing accessibility. The cost is estimated at \$140,000 - \$170,000 including contingency. The numbers are generated on current costs for similar works estimated at a Class D level. While the Hall will have urgent safety issues addressed and can be opened for use, there is more work that will be needed in future years. These repairs are estimated at \$50,000 and the funding can be considered yearly through the 5-year planning and budgeting process.

Community Works Funds can be used to cover any work to the Hall. Electoral Area 'G' has \$1,970,443 in available Community Works Funds and \$139,015 in Reserve Funds. A combination of \$80,000 in Community Works Funds and \$90,000 from reserves is also possible if the Hall is repaired. Currently, the reserve funds are slated for River's Edge Community Park development in 2021 and this project may be delayed if the reserve funds are used for the Hall.

The Electoral Area 'G' Community Parks Budget includes \$2,000 for electricity, water and maintenance. There could be an increase of 15% once the building is renovated. The Little Qualicum Hall Community Group has provided volunteer time to clean the Hall and to carry out small repairs. Revenues have averaged \$1,500 per year.

STRATEGIC PLAN IMPLICATIONS

The strategic priority is Service and Organizational Excellence and this report has focused on the following values:

- Considered the asset management perspective of the existing building.

- Looked at both cost and benefit of the expenditure.
- Recognized the need to plan for the impact of our aging population.



Renée Lussier
rlussier@rdn.bc.ca
29 May 2018

Reviewed by:

- W. Marshall, Manager, Parks Services
- D. Banman, Acting General Manager, Recreation and Parks Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Building Condition Assessment Report
2. Get Involved RDN - Survey Report

BUILDING CONDITION ASSESSMENT REPORT

Little Qualicum Hall Building,
1210 Centre Road, Qualicum Beach BC



PREPARED FOR:
REGIONAL DISTRICT OF NANAIMO
Parks Services
6300 Hammond Bay Road
Nanaimo BC V9T 6N2

Prepared by:
Herold Engineering Limited
3701 Shenton Road
Nanaimo, BC
V9T 2H1

Submittal Date:
Nov. 27, 2017

HEL Project No. 0837-050



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1.0 INTRODUCTION

Herold Engineering Limited (HEL) was retained by the Regional District of Nanaimo to perform a visual assessment of the accessible architectural, structural, mechanical, electrical and building envelope components of the Little Qualicum Hall Building located at 1210 Centre Road, Qualicum Beach, BC. The scope of our review was visual in nature and no destructive testing was performed. HEL has not been asked to provide detailed drawings, site direction, or remediation at this time. The following report outlines the results of our field review, performed on Sept. 29th, 2017. The Owner's representative, Mark Dobbs, was on site during the assessment to assist with building access and provide an overview of the building layout.

2.0 BUILDING DESCRIPTION

The subject building is a one (1) storey wood frame structure that is used as a Community Hall Assembly building. It is approximately 1,300 sq.ft. and was built circa 1940.

The roof consists of asphalt shingles over the main hall and low slope asphalt roll roofing over the kitchen and washrooms, located at the rear of the building. The cladding is face sealed stucco, with wood trim and fascia's.



3.0 KEY PLANS

AERIAL PHOTOGRAPH



4.0 SCOPE OF BUILDING ASSESSMENT

During the review we attempted to examine the site drainage, exterior elevations, roofing, numerous interior rooms and finishes, architectural components and assemblies. The location and general condition of mechanical and electrical systems was noted during this review; however, detailed mechanical, and electrical reviews are outside of the scope of this assessment.

5.0 TERMS OF REFERENCE AND LIMITATIONS

This report has been prepared by HEL exclusively for the Client. HEL accepts no responsibility for the improper or unauthorized use of this report by any third party. HEL, its employees, sub-consultants, and agents accept no responsibility to any other party, including contractors, suppliers, consultants and stakeholders, or their employees or agents, for loss or liability incurred as a result of their use of this report.

Information, data, recommendations, and conclusions contained in this report may not be complete or accurate as a result of information provided to HEL which has not been independently verified or that has not been updated. The information, data, recommendations and conclusions contained in this report are based on conditions revealed through limited visual inspections only and subject to budgetary, time and other constraints and limitations contained in the agreement between HEL and the Client.

HEL accepts no responsibility for any deficiency, misstatement, inaccuracy or omissions contained in this report as a result of deficiencies, misstatements, inaccuracies or omissions of persons providing information to HEL for use in this report.

This report is based on visual observations and data acquired from the Client, and is limited to major items and major maintenance activities. Private property was not inspected. Unless otherwise agreed in writing by HEL, this report shall not be used to express or imply warranty to the property for any particular purpose.

The work reflects the Consultant's best judgment in light of the information reviewed by them at the time of preparation. HEL is not providing advice about mold, mildew, pollutants, contaminants or other hazardous materials. We recommend an Environmental Consultant be retained for these services.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Herold Engineering Limited and our consultants accept no responsibility for damage, if any, suffered by any third party because of decisions made or actions undertaken based on this report.

6.0 ESTIMATED USEFUL SERVICE LIFE

Expected service life time frames referenced for the building components are based on available manufacturer's literature, warranties, theoretical industry standards, BOMA Preventative Maintenance Guidebook, and the CMHC Life Expectancy Guidelines.

All asset systems and components are subject to a wide variety of factors that affect their life expectancy including; quality of installation, quality of materials, weather conditions and quality of maintenance programs. As a result of this variation, some components may out-live their expected service life, while others may not.

None of the mechanical or electrical systems or equipment was tested during our investigation and this report reflects our best judgment in the light of the information available at the time of the study.

7.0 FIELD REVIEW SUMMARY

The roofing is due for replacement, and the exterior walls and exterior building envelope components generally appear to be in fair to poor condition. The building has small overhangs on the front and sides of the building which have provided the walls with some protection from wind driven rain.

The exterior walls are clad predominantly with face sealed stucco, with wood trim and fascias, and are in fair to poor condition. It appears that the cladding materials have been maintained and painted, however the materials are aged and showing signs of deterioration.

The interior assemblies and components including mechanical units, fixtures and fittings, flooring, walls and ceilings are in poor condition and are dated. It is our understanding that the lighting fixtures in the main hall and the emergency lighting and exit lighting were updated around 2011.

The windows do not appear to be original to the building and consist of double paned insulated glazing units (IGUs) in non-thermally broken aluminum frames and are beyond their expected service life. Due to the roof overhangs and additional plexi glass coverings, the windows appear to be in fair condition given their age. The doors were observed to be in poor condition and the stairs and handrails do not meet current code for required exiting safety or handicap accessibility.

The heating of the building is provided by electric baseboard units that appear to be aged but in serviceable condition.

Life safety items in the building include electrical safety devices, emergency lighting, and fire protection including an accessible fire extinguisher. The building does not have Handicap accessibility nor proper emergency exits as required by current building codes.

The structural components of the roof system consist of hand framed rafters with collar ties acting as the ceiling support over the hall and pre-engineered trusses over the storage and entry area. The floor system consists of a mix of 2x6 and 2x8 floor joists spanning from exterior concrete walls to interior log beams which span onto heavy timber posts. The interior posts are supported by on grade concrete pads. Framing is deteriorated and there are obvious signs of deterioration and settlement in the bathroom and kitchen areas.

8.0 FIELD REVIEW

8.1 Landscape Areas - General

8.1.1 LANDSCAPING, SIDEWALKS AND DRIVEWAY

Estimated Useful Service Life:

- N/A years

Asset Age:

- N/A years

Estimated Useful Service Life Remaining:

- N/A years

Asset Condition:

- Good/ Fair



View from front of Hall

Asset Description

The Little Qualicum Hall is located in the Dashwood Community Park, which has well established site landscaping.

Observations/Comments

The landscaping has a variety of established native plants and lawn.

8.2 Drainage

8.2.1 SITE DRAINAGE

Estimated Useful Service Life:

- N/A years

Asset Age:

- N/A years

Estimated Useful Service Life Remaining:

- N/A years

Asset Condition:

- Serviceable



View from front of Hall

Asset Description

Surface water run-off is drained into the landscaping, and the roof rain water leaders drain into the landscaping as well. Building perimeter drainage clean outs were not identified around the building perimeter, and are likely not present with the age of the building.

Observations / Comments

The site drainage systems appear to be in serviceable condition, however, rainwater leaders are not directing water away from the foundations and the bathroom/kitchen area is framed within close proximity to the natural grade.

8.3 Structure

8.3.1 PRIMARY STRUCTURE

Estimated Useful Service Life:

- 75 years

Asset Age:

- 75 years

Estimated Useful Service Life Remaining:

- 0 years

Asset Condition:

- Poor



View in crawl space



View in crawl space



View of foundation

Asset Description

The exterior walls appear to be 2x4 wood stud construction and the roof assembly is timber trusses with OSB sheathing on the front portion of the building, with 2x6 roof rafters and collar ties for the main hall roof structure. The floor consists of 2x6 and 2x8 floor joist on wood beams and columns, which have a newer, circa 1995 perimeter foundation.

Observations / Comments

Where exposed, the primary structure was observed to be in fair to poor condition. There were some areas on the road side or front of the building where the structure was observed to be in fair condition for its age. However, at the rear of the building where the wood structure is located closer to grade the structure is observed to be in very poor condition.

The floor in the bathrooms has structurally failed. The area was not accessible due to the low clearance and debris in the crawlspace. It is our opinion that the washroom floor in the rear corner of the building should not be used by occupants in its current state. Any repairs should be directed by a Professional Engineer to determine the extent of deterioration and appropriate

repairs as the floor system does not appear to be adequately sized for the intended loads.

It was observed onsite, that it may be possible to repair or renovate the main hall structure however, the rear portion where the kitchen and washrooms are located are likely required to be rebuilt due to significant settlement and signs of deterioration.

The option of removing the rear addition and incorporating accessible washrooms in the storage area near the front of the building while providing a second exit would require further review of the space in order to determine overall costs and feasibility.

The existing roof structure consisting of rafter framing with spliced collar ties which act as support for the ceiling have passed the test of time, however they do not meet current prescribed BC Building Code requirements for snow loading or current best practices for framing. Herold Engineering does not recommend adding any additional dead or live load to the existing ceiling or roof structure unless the framing is upgraded. It should be noted that changing the insulation in the attic space and/or the current air/vapour barrier system could have unintended consequences.

Furthermore, the entire floor structure is not adequately sized to carry the prescribed BC Building Code live load of 100psf for Assembly occupancy and should be upgraded.

Concrete foundations were found to be in good to fair condition. However, the crawl space is not heated and the foundations do not have adequate frost protection.

8.4 Building Envelope Assemblies

The building envelope is typically defined as an environmental separator and includes the foundation, exterior wall assemblies, windows, exterior doors, and the roof assembly. It refers to those parts of the building which separate the indoor conditioned spaces from exterior or unconditioned spaces.

The performance of the building envelope assembly and the expected useful service life of each assembly are directly affected by the following factors:

- Exposure to climatic conditions in the area
- Structural design and installation of the supporting assemblies
- Type, quality, and construction details of supporting assemblies
- Occupant use and interior environmental conditions
- Quality and quantity of inspections
- Quality of maintenance programs

The structural integrity, moisture protection, and overall general condition of the foundation system was reviewed. It is our understanding that a cast in place foundation wall and footing was built around the existing structure and is now supporting the exterior walls and floor system of the building. There were signs of deterioration on the original wood foundations and this is likely the cause of some of the settlement issues that are obvious in the kitchen/bathroom areas of the structure.

The cast in place concrete foundations do not have any visible signs of distress and the accessible portion of the crawl space was relatively dry and free of organic growth. It should be noted that our assessment was completed during a relatively dry period and that conditions during the rainy season may differ.

8.4.1 EXTERIOR WALLS

Estimated Useful Service Life:

- 50 years

Asset Age:

- unknown

Estimated Service Life Remaining:

- Variable

Asset Condition:

- Poor



View from front of Hall



View of handrail at entry stair



View of side of Hall

Asset Description

Exterior walls are predominantly clad with face sealed stucco, with wood trim and fascias.

Observations / Comments

Generally, the stucco is in fair to poor condition, and nearing the end of its service life. The wood trim and fascias were observed to be in poor condition and appear due for replacement. Stucco Cladding can be an extremely durable exterior wall assembly provided that its performance characteristics are understood. The overall continued performance of the stucco clad walls will depend on periodic review and, if necessary, repair of the cracks and joints.

8.4.2 ROOFING AND SOFFITS

Estimated Useful Service Life:

- 25 years low slope/asphalt shingles

Asset Age:

- 30 years

Estimated Service Life Remaining:

- Expired

Asset Condition:

- Poor



View of roof over entry



View from front of Hall



View of roof over rear of Hall

Asset Description

The roofing consists of asphalt shingles over the main hall and asphalt roll roofing over the rear kitchen and washrooms. The soffits are painted, exposed wood rafters and plywood. The gutter over the front entrance is damaged and does not direct water to the rainwater leader. The rainwater leaders do not direct water away from the building foundation.

Observations / Comment

The roofing is expired and in need of replacement, the soffits are in need of repairs and repainting. The gutters and rainwater leaders need repair/replacement. Furthermore, we recommend removing or replacing the chimney with a metal one as the current one could be a significant hazard during a seismic event.

8.4.3 WINDOWS

Estimated Useful Service Life:

- 25 years

Asset Age:

- 23 years

Estimated Service Life Remaining:

- 2 years

Asset Condition:

- Fair



View of side windows

Asset Description

The windows are double pane with non-thermally broken aluminum frames which were installed in circa 1995.

Observations / Comments

Most of the windows have an exterior plexi glass frame/covering, providing protection which has prevented severe weathering of the windows. While the frames and glazing continue to function as intended they are considered to have a very poor thermal performance with a high level of heat loss during the heating season.

Given the age of these assemblies, it is recommended that consideration be given to the replacement of the existing windows with assemblies that are compliant with current North American Fenestration Standard (NAFS) requirements with respect to thermal performance and air and water penetration requirements. It is advised that the replacement windows be installed in accordance with Best Practices for Window and Door Replacement in Wood-Frame Buildings, publication.



8.4.4 ACCESS AND SERVICE DOORS

Estimated Useful Service Life:

- 35 years

Asset Age:

- 70 years

Estimated Service Life Remaining:

- Unknown

Asset Condition:

- Poor



View of rear kitchen door



View of main entry door and stair



View of kitchen door

Asset Description

Exterior doors consist of wood frames and wood swing doors and appear original to the building.





Observations / Comments

All doors, frames and hardware are in poor condition and are in need of replacement.

The hand rails and exit paths/doors do not meet current BC Building code requirements. Specifically, the exterior door in the kitchen, configuration of the kitchen equipment, and the mechanism to keep the door closed are not conducive to exiting the building in an emergency.

Furthermore, the Building Code requires a minimum of two compliant exits for the intended use of this building.

8.5 Finishes & Components – Interior

8.5.1 INTERIOR COMPONENTS & FINISHES				
Interior components and finishes consist of:				
Item	Estimated Useful Service Life	Asset Age	Estimated Remaining Service Life	Asset Condition
Sheet vinyl flooring	15 years	Unknown	0 years	Expired
Interior Wood panels	50 years	70 years	unknown	Fair
				
Hall-Flooring	Kitchen Flooring	Bathroom Flooring	Kitchen	
<u>Asset Description</u>				
Interior finishes consist of vinyl tile flooring throughout the Hall. The walls and ceilings are all generally painted wood paneling.				
<u>Observations / Comments</u>				
Interior finishes are in poor condition and in need of replacement. The vinyl tile flooring in the main hall contains asbestos, and the paint is lead based according to the Hazardous Materials Report completed by Lewkowich Engineering and Associates dated March 29, 2017.				

8.6 Mechanical Systems

8.6.1 DOMESTIC PLUMBING

The common Plumbing Systems consists of:

Item	Estimated Useful Service Life	Asset Age	Estimated Remaining Service Life	Asset Condition
Storm Drainage	50 years	N/A	N/A	N/A
Domestic Water Distribution	45 years	70 years	Expired	Serviceable
Hot Water Tank	12 years	N/A	N/A	N/A
Sanitary Waste System a/g	50 years	70 years	unknown	Unknown

Asset Description

The sanitary system drains into a septic field. There does not appear to be any storm water system.

Observations / Comments

The condition of the sanitary piping, the storm piping and the connection to municipal services were not assessed as this would require scoping the inside of the system with a pipe camera. Generally, the plumbing is beyond its expected service life.

- The life cycle of a sanitary/storm drainage application, on BOMA estimates, is 50 years.
- The life cycle of piping in a domestic water application, based on BOMA estimates, is 45 years.

The main ventilation fan for the Hall vents directly into the attic space. The fan is not connected to any duct work and has the potential to introduce hot moist air into the attic. The fan should be ducted to the exterior and the duct should be insulated in order to avoid condensation. Furthermore, the remaining mechanical system and means of ventilation are outdated and not in compliance with the Current BC Building Code. Any modifications would be subject to approval by the Authority Having Jurisdiction.

The storm water from the roof should be directed away from the building and into a proper disposal or infiltration system.

It is our understanding that a Registered Onsite Wastewater Practitioner (ROWP) has stated that the septic system requires complete replacement.

8.6.2 ELECTRICAL INFRASTRUCTURE SYSTEMS

Item	Estimated Useful Service Life	Asset Age	Estimated Remaining Service Life	Asset Condition
Power Panels & Circuit Breakers	30 years	Unknown	Unknown	Serviceable
Wiring – Under 600V	40 years	Unknown	Unknown	Serviceable

Asset Description

BC Hydro enters the building with an overhead service at the front of the building. The wiring does not appear original to the building, but the age is unknown.

Comments / Observations

Overall, the electrical system appears to be in fair condition and suitable for the present use of the building. The life cycle of the distribution system components, based on BOMA estimates, are as follows:

- Power Panels – 30 to 40 years
- Circuit Breakers – 30 years
- Wire under 600 volt – 40 years

9.0 RECOMMENDATIONS

Based on our visual review, the current age of the building, and the published data of the life cycle of materials, it appears that the major common building systems and components are generally in poor condition.

The economic life of the building has likely expired, without major renovations.

The following recommendations are based on our observations and visual assessment conducted during our field review, as well as on CMHC Standards for Living Environments. The recommendations below are generally in order of importance:

- The wood structure is in need of repairs to the front main hall portion and complete replacement in the rear kitchen and washroom portion. It will be required to redesign, repair and replace the wood structure, dispose of waste and add a new secondary exit at the rear. The bathroom area floor is deteriorated and may require structural joists to be replaced. Demolition of the floor area and a review of the floor framing required prior to reinstatement of any sheathing.
- Remove existing masonry chimney as this is a hazard during a seismic event.
- Double up all joists in the floor system and provide frost cover to the foundations, provide a ground seal to help control moisture.
- The building currently has no handicap accessibility. A handicap ramp will need to be added to the new exit at the rear of the building and the front entry stairs and handrails will need to be replaced. The building is in need of a new handicap accessible washroom.
- Anchorage of existing walls to foundations, improve connections of floor beams to posts, improve connection of walls to roof diaphragm for seismic stability.
- The roofing and gutters are in need of replacement. Our observations indicate there is OSB sheathing on the roof that is in serviceable condition.
- The stucco and wood trims are in need of replacement and would be required to be replaced with a rainscreen cladding assembly.
- Replacement of the insulation in the floor, roof and exterior walls, and the new rebuilt rear walls.
- The electrical and mechanical systems were not reviewed in detail as part of this report but appear due for replacement.
- The plumbing will need to be replaced to service the new washrooms and kitchen.
- The stucco and wood trims are in need of replacement and should be replaced with a rainscreen cladding assembly.
- The aluminum, non-thermally broken windows and exterior and interior doors have reached the end of their economic service life and will require replacement. We recommend that the Owners consider a replacement program.
- The flooring is in need of replacement and abatement is required of the existing floor coverings.

- The interior wood wall paneling will need to be replaced, the 2x4 walls furred out and insulation added to the wall cavity and finished with new vapour retarder, drywall and paint.

In our opinion there are (3) feasible options to addressing the current state of the building as follows:

Option 1 (New Build) \$\$\$

Demolish and Replace

Complete demolition and construct a new community hall that fits the requirements of all stakeholders.

It is estimated that new construction of a similar building would cost between \$225/sq.ft and \$275/sq.ft. This is a hard construction cost and does not include professional design, permitting, contingency or other related soft costs.

Option 2 (Life Safety and Accessibility) \$\$

Address the life safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

It is estimated that a new septic field, exit and ramp would cost in the order of \$40,000.00. The tenant Improvement for the washroom/kitchen facilities is estimated in the order of \$150/sq.ft for bathrooms. The renovation costs are variable depending on the size and location of the washrooms as well as new plumbing and abatement costs. It is recommended to have design drawings completed and priced by a quantity surveyor or general contractor in order to acquire accurate costing for this option.

Option 3 (Complete Renovation) \$\$\$\$

Complete renovation addressing the recommendations listed above and bringing the building up to current BC Building Code standards.

It is estimated that the renovation could cost in the order of \$250k to \$300k. This estimate could have significant variances and a quantity survey or quote from a general contractor should be used to verify this information. The extent of deterioration is not completely quantified at this time. Furthermore, the choice of interior finishes, cladding, windows, roofing material, and timing of the renovation and market conditions at the time of the renovation will all affect the budget.

As such, it is our opinion that repairing and renovating the building to bring it up to current BC Building Code Standards may not be economical. Consideration should be given to building a new structure, providing life safety upgrades or demolishing the existing building.

We trust the information contained within this report satisfies your current requirements. Should you have any comments, questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

HEROLD ENGINEERING LIMITED

Prepared By:

Reviewed By:



Derek Matthews ASCT.



Jarrod Koster, P.Eng., Associate

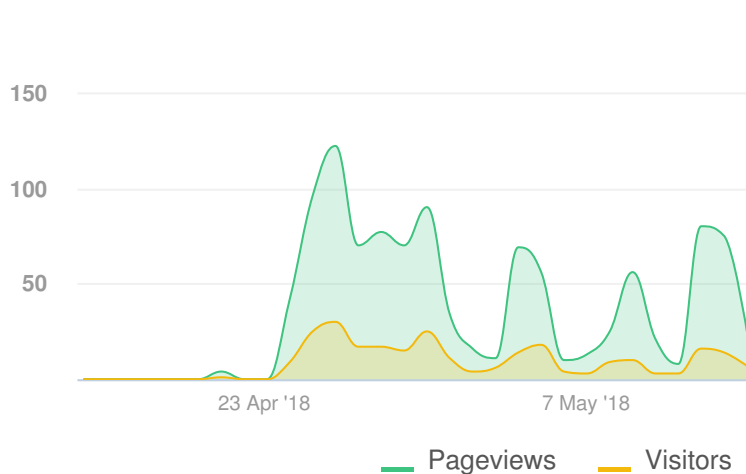
Project Report

14 April 2018 - 13 May 2018

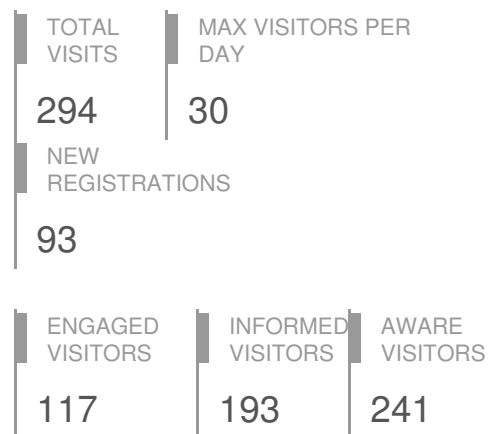
Get Involved RDN Little Qualicum Hall



Visitors Summary

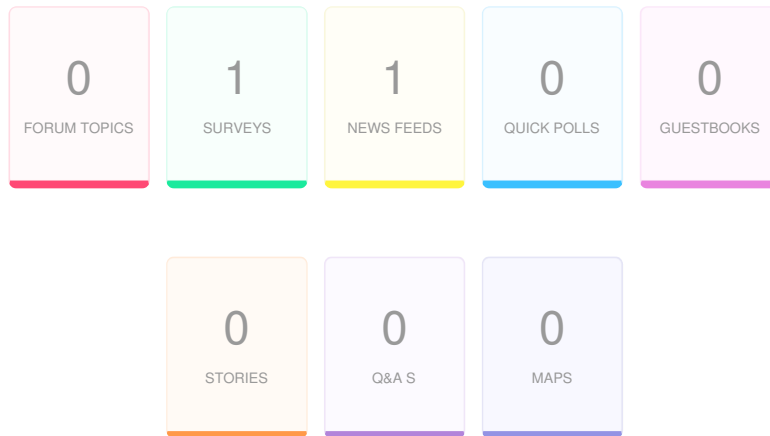


Highlights



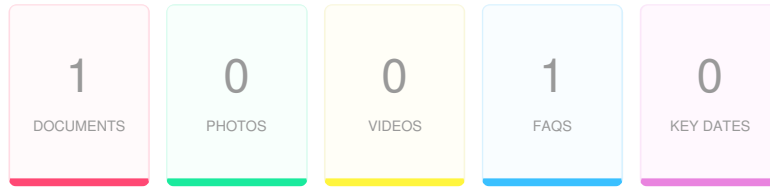
Aware Participants	241	Engaged Participants	117		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	241				
Informed Participants	193	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	117	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	15	Posted on Guestbooks	0	0	0
Visited the Key Dates page	49	Contributed to Stories	0	0	0
Visited an FAQ list Page	13	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Maps	0	0	0
Visited Multiple Project Pages	83	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	117				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Mail outs for Online Survey reminders have been sent to t...	Published	1	0	0	0
Survey Tool	Little Qualicum Hall Online Survey	Archived	188	117	0	0

INFORMATION WIDGET SUMMARY



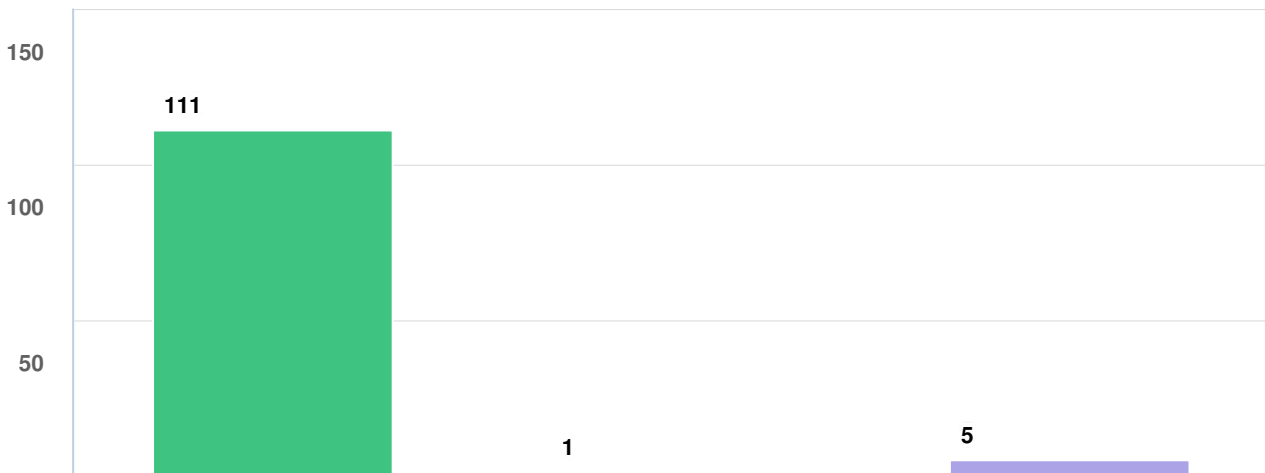
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	deleted key_dates from	49	50
Document	Building Condition Assessment Report	15	21
Faqs	faqs	13	13

ENGAGEMENT TOOL: SURVEY TOOL

Little Qualicum Hall Online Survey

VISITORS	188	CONTRIBUTORS	117	CONTRIBUTIONS	117
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Which Electoral Area 'G' neighbourhood do you live in?

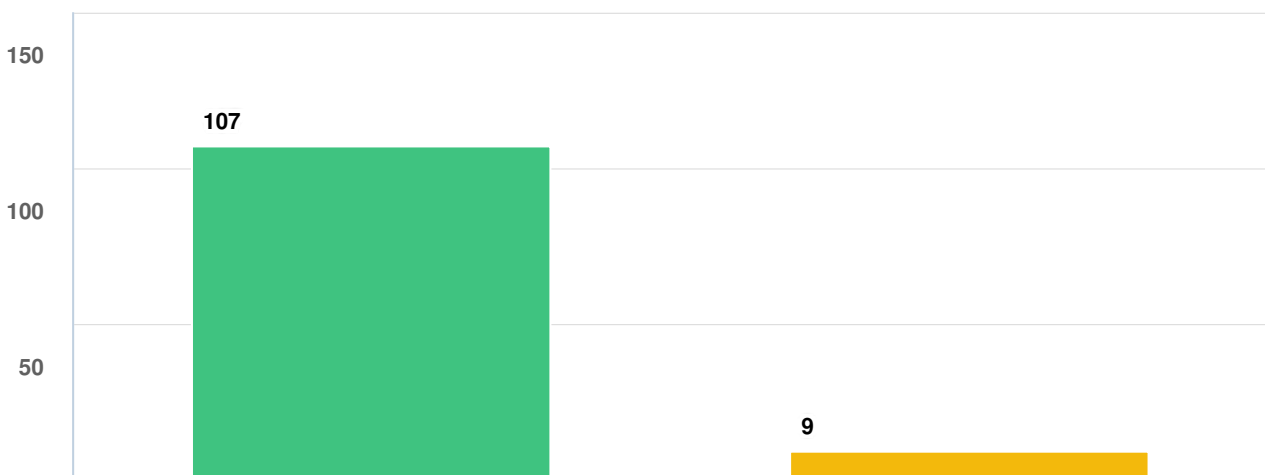


Question options

- Dashwood
- French Creek
- Other

(117 responses, 0 skipped)

Have you used/visited Little Qualicum Hall?

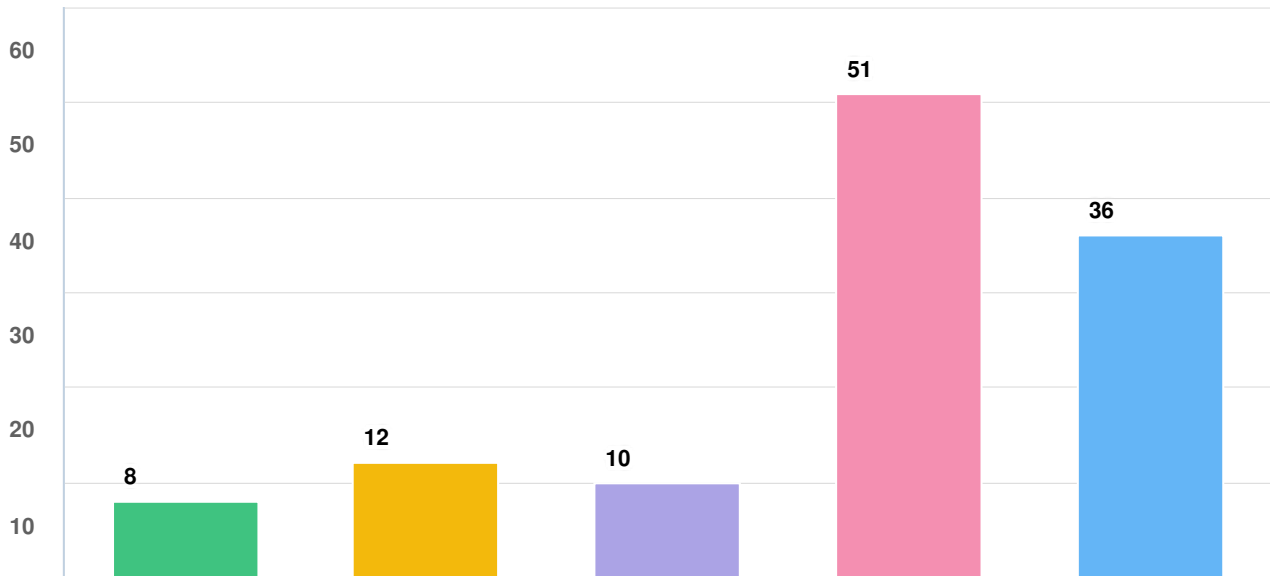


Question options

- Yes
- No

(117 responses, 0 skipped)

How often have you used/visited Little Qualicum Hall?

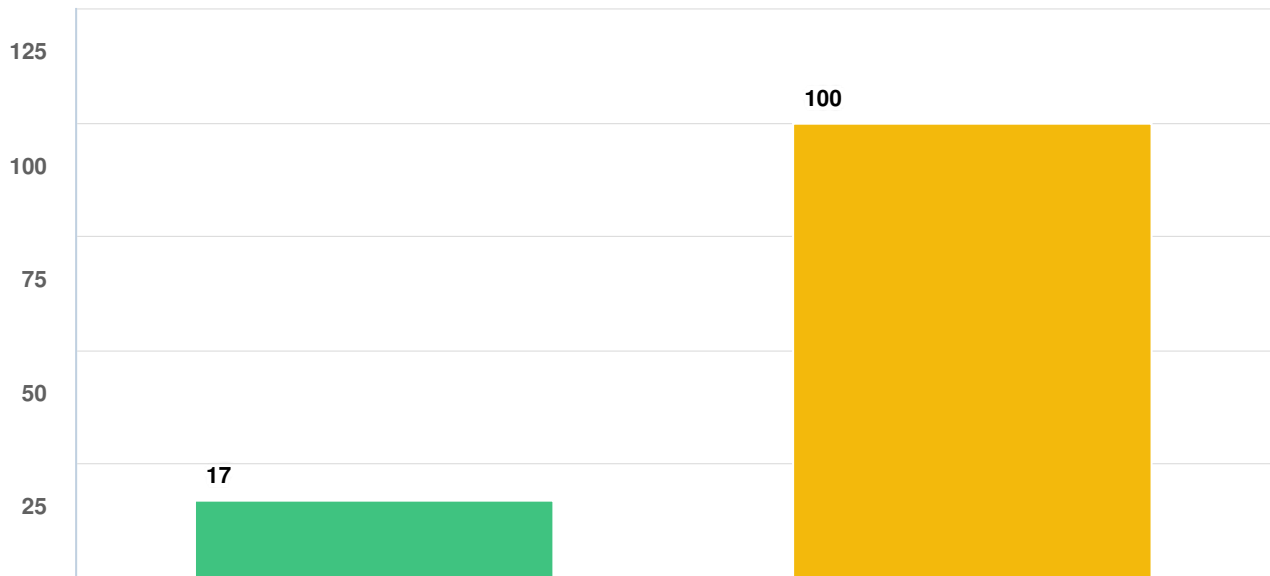


Question options

- Never
- Less than once a year
- Once a year
- 1 to 5 times a year
- More than 5 times a year

(117 responses, 0 skipped)

What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and co...

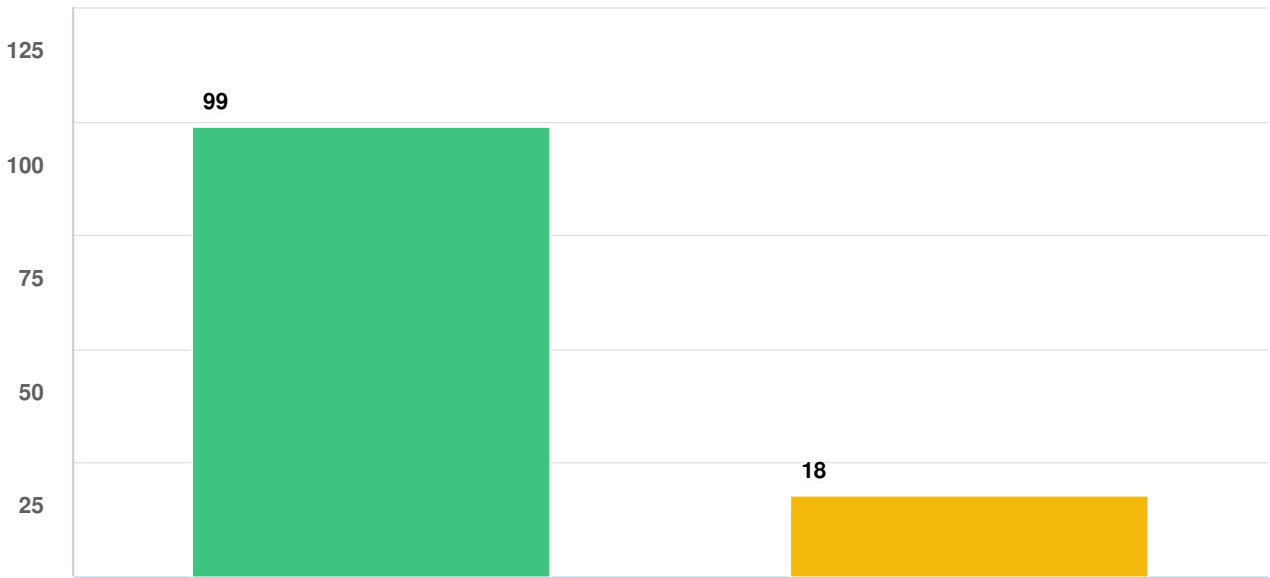


Question options

- Option 1: New Build, very expensive option \$\$\$
- Option 2: Life Safety and Accessibility, expensive option \$\$

(117 responses, 0 skipped)

If Little Qualicum Hall is upgraded, would your use of it increase?



Question options

- Yes
- No

(117 responses, 0 skipped)

Survey Responses

14 April 2018 - 13 May 2018

Little Qualicum Hall Online Survey

Get Involved RDN

Project: Little Qualicum Hall



VISITORS

188

CONTRIBUTORS

117

RESPONSES

117

117
Registered

0
Unverified

0
Anonymous

117
Registered

0
Unverified

0
Anonymous



Respondent No: 1
Login: Lisa
Email: LMoilanen@rdn.bc.ca

Responded At: Apr 23, 2018 13:44:00 pm
Last Seen: May 11, 2018 18:47:03 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Do not want it to cost too much money.



Respondent No: 2
Login: RABernier
Email: rabernier@shaw.ca

Responded At: Apr 23, 2018 15:15:45 pm
Last Seen: Apr 23, 2018 22:06:40 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

meeting and events, playground

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

one in it's current condition it has become run down, I would like to see a new abuilding and be willing to pay for it out of my area G taxes. But if second option would be less it would depend on the cost difference.



Respondent No: 3
Login: Dick Mallett
Email: bikewhse@shaw.ca

Responded At: Apr 24, 2018 10:29:38 am
Last Seen: Apr 24, 2018 17:26:44 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

water tower meetings, and water works meetings

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 4
Login: MFoster
Email: mfoster@dli-inc.com

Responded At: Apr 24, 2018 12:37:53 pm
Last Seen: Apr 24, 2018 19:32:21 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas Functions, Birthdays, Meetings, Social gatherings..... and more

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It would be missed, many of the community get-to-gether's - Christmas, BBQ's.....would cease



Respondent No: 5
Login: Jillian
Email: jillianporter@me.com

Responded At: Apr 24, 2018 13:40:14 pm
Last Seen: Apr 24, 2018 20:35:41 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Booked for child birthday party, community Winter get together as well as fall community get togethers.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall is a great community- building tool in our neighbourhood! You really get to know your neighbors when you can have functions together at a neighbourhood Hall. When you know your neighbors, you look out for one another and communicate more- lessening crime in the area. In better shape- it can also be used to rent out for parties etc and generate money for the RDN.



Respondent No: 6
Login: Harvey Twidale
Email: pognor@hotmail.com

Responded At: Apr 24, 2018 13:47:17 pm
Last Seen: Apr 24, 2018 20:45:19 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings and memorial service

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 7
Login: Scannerbill
Email: scannerbill@hotmail.com

Responded At: Apr 24, 2018 17:35:55 pm
Last Seen: Apr 25, 2018 00:30:39 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

For emergency training and potluck dinners and barbecues and luncheons and meetings and garage sales

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I would like to see it designated as an emergency Reception Center for our local area



Respondent No: 8
Login: Barbp
Email: bpetten38@gmail.com

Responded At: Apr 24, 2018 18:31:08 pm
Last Seen: Apr 25, 2018 01:29:15 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Potlucks, barbecues garage sale meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We consider the hall essential as a muster area in times of emergency.



Respondent No: 9
Login: pamelavans
Email: pamelavans@shaw.ca

Responded At: Apr 24, 2018 22:09:56 pm
Last Seen: Apr 25, 2018 04:52:53 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community events, meetings, plant sales, and community sales. Also, it is our Emergency Meeting place in the event of a neighbourhood emergency.

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 1: New Build, very expensive option \$\$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The current building is way too small to really hold events in, and disabled access is horrible. Because of it's location, it has huge potential but because of the neglect since the RDN has taken over, it is now not worth spending money on. This - could- be a vital, and money-generating entity for the community AND the RDN, but it will require a leader with lots of common sense and vision to consider ideas "outside the box". Nowadays, everyone wants all the amenities, but don't want the taxes associated. I think most people are fed up with any new project costing millions of dollars when it simply doesn't need to. There are lots of creative ideas for constructing buildings that meet all necessary codes and provide all the features wanted, without using "puffed" contractors. This project has the potential to be a beacon of common sense, practicality, "green" and a valuable addition to the RDN and this neighbourhood. Finally, I'd like to point out that this website does not allow anyone to spell "neighbourhood" the CORRECT, Canadian way. Shame!



Respondent No: 10
Login: jeanettedomes
Email: domesdj@gmail.com

Responded At: Apr 25, 2018 00:53:20 am
Last Seen: Apr 25, 2018 07:23:08 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community events, held for Emergency Preparedness and Community wellbeing/ fellowship. Community committee meetings; BBQs; seasonal potlucks/ parties; funerals; Local events

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

I have been an active participant in Dashwood activities and in committees. I am aware of the recommended renovation (per discussions with RDN and our residents committee). The reno. which was discussed offered BOTH kitchen and bathroom Improvements and improved entrance with mobility accessibility. That should have been noted in the survey. Having the frequent community gatherings there, has developed so many positive and supportive neighbour connections. This facility was intended (and acknowledged formally) as an Emergency Centre so it is a necessary resource and this must be noted also in the survey.



Respondent No: 11
Login: Audrey
Email: audrey0915@gmail.com

Responded At: Apr 25, 2018 10:41:19 am
Last Seen: Apr 25, 2018 17:39:52 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

A water meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 12
Login: Lucas
Email: lucashepting@hotmail.com

Responded At: Apr 25, 2018 14:23:05 pm
Last Seen: Apr 25, 2018 21:19:56 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Recreation, fire dept. gatherings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It has been a part of the community for a very long time, it would be nice if there were some upgrades/ maintenance to the field as well



Respondent No: 13
Login: ginapedersen
Email: ginapedersen39@gmail.com
m

Responded At: Apr 25, 2018 15:55:11 pm
Last Seen: Apr 25, 2018 22:52:27 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Spring barbeque, Christmas gathering, garage sale.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We are new to the area. We have lived here for just over a year. We like to see the children playing there and community gatherings.



Respondent No: 14
Login: Lorna Hillsden
Email: emeraldmay3@hotmail.com

Responded At: Apr 25, 2018 16:55:49 pm
Last Seen: Apr 25, 2018 23:53:36 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Family functions, meetings

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 15
Login: Anne Nikon
Email: cameraanne@gmail.com

Responded At: Apr 25, 2018 18:26:58 pm
Last Seen: Apr 26, 2018 01:21:08 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Attended gatherings/parties for Halloween and Thanksgiving. Also attended a forum and information session for extension of a trail on a piece of farmland in the area.

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Use of it as an emergency preparedness site and assembly area. Increased use of it for community gatherings to ensure people know each other, can help each other and children, teens, adults can benefit from the social setting. Can be a place for all to celebrate together and host annual events for charities and clubs.



Respondent No: 16
Login: Bruce Yurkiw
Email: bycy@shaw.ca

Responded At: Apr 25, 2018 18:29:24 pm
Last Seen: Apr 26, 2018 01:23:25 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is used very little, the big open land even less except for people letting their dogs bathroom there. You see the odd young mother with kids or kids around the play ground area/basket ball area. Seems to be a waste of a large piece of property. Dont care what you do just dont raise taxes!



Respondent No: 17
Login: Tina Wilson
Email: chrisdon1944@gmail.com

Responded At: Apr 25, 2018 18:34:10 pm
Last Seen: May 03, 2018 21:03:38 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Husbands 85 birthday, grandson's 23 birthday, granddaughter's 24th birthday, son's 25 Anniversary, Son's Celebration of Life, Little Qualicum Waterworks meetings, Xmas socials, Summer BBQ in July

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

This is an Emergency Preparedness Centre and is utilized by many in our community, from the days of the Little Qualicum Women's Institute, to hall rentals, weddings, anniversaries, celebrations of life, Weight watchers, boys and girls club. My husband helped build it when he was about 14 years old. Our only recreation/meeting hall in the area. Please repair it for us to continue to use.



Respondent No: 18
Login: sadsak
Email: sadsak@shaw.ca

Responded At: Apr 25, 2018 19:06:22 pm
Last Seen: Apr 26, 2018 02:03:28 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I am an active member of the dog training community. would be nice to have an affordable place to rent for practises.



Respondent No: 19
Login: Qualicum
Email: finkers1@live.com

Responded At: Apr 25, 2018 19:14:55 pm
Last Seen: Apr 26, 2018 02:09:07 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

My wedding reception, every Halloween, every Christmas and every summer for community dinners...we are 3 generations using and loving this hall.

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

It holds so many memories and stories. I live across from this hall, this is how we know and connect as a community..my kids love the annual functions ..we all keep clean and work on the surrounding trails..we are aged from 9yrs old to 75 and would love to see many more functions all year round..we support and love this little hall. I had my wedding reception there 15yrs ago and my kids talk about having their wedding in our garden and then go to "our" hall. Please keep it going for future families too!!



Respondent No: 20
Login: Lone Karsholt
Email: scrappinsass@gmail.com

Responded At: Apr 25, 2018 19:17:37 pm
Last Seen: Apr 26, 2018 02:14:11 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community functions ie Summer BBQs and Community Christmas Party, Emergency Preparedness workshop

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Essential central community meeting place especially in the event of a major crisis. This is our Emergency Preparedness meeting place.



Respondent No: 21
Login: Trevor
Email: trevfyfe@telus.net

Responded At: Apr 25, 2018 19:17:42 pm
Last Seen: Apr 26, 2018 02:10:04 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Birthday party, halloween

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The huge field next to it is not being utilized whatsoever. I would suggest a kids bicycle pump track, and jump circuit. At the very least a soccer or baseball field would be great too. Thanks



Respondent No: 22

Login: Megsarah

Email: chalkgarden7@gmail.com

Responded At: Apr 25, 2018 19:53:29 pm

Last Seen: Apr 26, 2018 02:48:03 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

celebration of life tops meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I do not think it is valuable to try to improve it. It was only used for a few gatherings. Our tops has now moved to the arena and we love it there. I do not believe folks would want to commit money to the project. I certainly would not.



Respondent No: 23
Login: rdnsurvey
Email: dc.thompson@hotmail.com

Responded At: Apr 25, 2018 21:29:42 pm
Last Seen: Apr 26, 2018 04:08:34 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Various community events socials and meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Hall and Park are a community gathering place which could be an invaluable asset in the event of a major catastrophe as it could be used as a Helicopter landing area, tri-age, radio communications centre. Especially for evacuations should the road bridge into Qualicum be destroyed or damaged by flood or earthquake etc. It was supposed to have already been recognized as our Emergency Preparedness Centre as advanced by Susan Mohan (now deceased) who was one of the first to be involved in the Community Emergency Preparedness process. The RDN has been negligent in not keeping the property up to code over the years it has had ownership putting no money into our community park whilst Nanoose Bay Dunsuir etc are being showered with money for their parks it seems.



Respondent No: 24
Login: DashwoodHall
Email: carlamacqu@yahoo.ca

Responded At: Apr 25, 2018 22:05:53 pm
Last Seen: Apr 26, 2018 04:56:27 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Tops... (a weight loss group); Anonymous meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It could be rented out more, if the rent was more reasonable than those in town. It could be used as an Emergency Preparedness Site for this community, which is greatly needed. It unites the community with various groups, dinners, etc. Could be advertised for weddings, etc.



Respondent No: 25
Login: stonyhill1
Email: stonyhill1@gmail.com

Responded At: Apr 26, 2018 08:35:16 am
Last Seen: Apr 26, 2018 15:22:59 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighbourhood BBQs, Fall Festival, Christmas Pot Luck, Celebration of Life...

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is the place where we meet with our neighbours. it helps to create a community. At events like the Fall Festival and Christmas Pot Luck, we meet the families in the neighbourhood and have a chance to get to know them. I think it is the most logical site for an emergency muster point, as it is on higher ground, and accessible by foot to more than 200 homes, in the event of an emergency. This hall has been part of our neighbourhood for more than 6 decades, and it is important to retain it as a central place to connect neighbours in our community. it is a valuable asset in this neighbourhood. Thank you for the opportunity to participate.



Respondent No: 26
Login: Richard Riopel
Email: crichard.riopel@gmail.com

Responded At: Apr 26, 2018 11:40:40 am
Last Seen: Apr 26, 2018 18:15:51 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

LQWWD mtgs: Brd ; AGM, SGM ; Loss of this venue can be expected to continue to reduce drastically attendance of non-brd members @ brd mtgs. other mtgs and occasions of various community organizations.

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** No

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

not answered



Respondent No: 27
Login: Paul1112
Email: carmanagroup@gmail.com

Responded At: Apr 26, 2018 14:24:54 pm
Last Seen: Apr 26, 2018 21:19:54 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Birthday Christmas Gathering

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I think it's great for the area and could be a great place year round It also be nice to see some form of regular Maintenance to the grass areas so the could be used for sports



Respondent No: 28
Login: Heather Shillabeer
Email: robibeer@shaw.ca

Responded At: Apr 26, 2018 15:29:57 pm
Last Seen: Apr 26, 2018 22:26:40 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Craft sale . neighbourhood events

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is the heart of this area. We can not do without it.



Respondent No: 29
Login: cwolvert
Email: cwolvert@gmail.com

Responded At: Apr 26, 2018 15:33:24 pm
Last Seen: Apr 26, 2018 22:32:17 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 30
Login: don bohn
Email: donandgail@telus.net

Responded At: Apr 26, 2018 15:52:09 pm
Last Seen: Apr 26, 2018 22:48:07 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

neighbourhood functions

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 31
Login: Lester
Email: alona-lesj@shaw.ca

Responded At: Apr 26, 2018 16:39:40 pm
Last Seen: Apr 26, 2018 23:35:15 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

TOPS

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

If we loose the hall it will cause the community to become more remote and disconnected.



Respondent No: 32
Login: Rembrandt
Email: lisaberlin@shaw.ca

Responded At: Apr 26, 2018 19:45:41 pm
Last Seen: Apr 27, 2018 02:36:30 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meeting

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is an important building that could potentially be used as an emergency preparedness center....and would be a vital location to be used in the case of an area wide emergency. This building is important as a meeting and gathering place for those in our community. It is truly a shame that this building has not been maintained by the RDN and it is time that either the RDN brings this building up to code...and or makes funding available to build a new structure. Generally...most other small communities have such a meeting place... this is an important building for Dashwood and the all the neighbours in our community.



Respondent No: 33
Login: Hazel
Email: hazel.foster@lycos.com

Responded At: Apr 26, 2018 20:03:39 pm
Last Seen: Apr 27, 2018 02:45:55 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas neighbourhood parties, Summer BBQs, First Aid courses, Group neighbourhood meetings and social gatherings.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I would like to see the hall used as a gathering place in case of a neighbourhood emergency.



Respondent No: 34
Login: mmartinson
Email: michellemartinson@shaw.ca

Responded At: Apr 26, 2018 21:30:31 pm
Last Seen: Apr 27, 2018 04:29:18 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 35
Login: jimkullman
Email: jimkull@yahoo.com

Responded At: Apr 27, 2018 09:58:26 am
Last Seen: Apr 27, 2018 16:39:06 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Personal parties Dashwood community parties meetings

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

we need to continue to use the hall as our emergency preparedness centre. we enjoy community gatherings, which this hall location provides. The hall is a more appropriate meeting place as opposed to say the firehall which is more a specific use building.



Respondent No: 36
Login: Carol Hansen
Email: cjhansen7@shaw.ca

Responded At: Apr 27, 2018 09:59:35 am
Last Seen: Apr 27, 2018 16:34:54 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Weekly for TOPS for several years. Fundraising Spaghetti Suppers for hall. Memorials, birthdays, meetings, spouse's memorial, rummage sales,

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

It is the ONLY building in the area for an Emergency Preparedness Centre, Waterboard Meetings, TOPS, music events, memorials, birthdays, group fundraising, etc., and neighbourhood gatherings so that we can meet others in the area. We need something close by that can be used by all.



Respondent No: 37
Login: Marija Zarkovic
Email: marija63@shaw.ca

Responded At: Apr 27, 2018 11:41:46 am
Last Seen: Apr 27, 2018 18:10:18 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

For Christmas party, barbecue, and many other things. 😊

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Our little Hall is part of this community for many years, we love this Little Hall, and after work is done it will be used for great many things, in case of emergency which I think is very important. I'm very glad and happy that we will get our Little Qualicum Hall back Thank you!!!!



Respondent No: 38
Login: dhpphd
Email: dhp-phd@telus.net

Responded At: Apr 27, 2018 14:51:10 pm
Last Seen: Apr 27, 2018 21:49:17 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

A new hall near the Dashwood Fire Hall #2 would be a preferred option.



Respondent No: 39
Login: Karen Bartlett
Email: kpz@shaw.ca

Responded At: Apr 27, 2018 15:40:21 pm
Last Seen: Apr 27, 2018 22:27:02 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

many different occasions in the 36 years that I have lived here. I have lived right beside the hall for 16 years and have seen many different events happening

Q4. **How often have you used/visited Little Qualicum Hall?** Once a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

I love having the hall next door to us and would be extremely sad to see it go!



Respondent No: 40
Login: Barb Brett
Email: b462brett@telus.net

Responded At: Apr 27, 2018 16:47:47 pm
Last Seen: Apr 27, 2018 23:36:02 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Neighbourhood gatherings, usually three or four times a year; CPR courses; Emergency Preparedness meetings many times; waterboard meetings; teas and bazaars in the past; have also worked with groups to prepare/clean up after an event; also attended a 40th birthday party a couple of years back

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

It is a familiar and safe gathering place for our community, as is the park and playground. With the bathroom area repaired, and wheelchair access to the building developed, I can see it being rented for more events and more courses, etc. Thank you.



Respondent No: 41
Login: Al Brett 1095 Ganske Rd
Email: albrett1095@gmail.com

Responded At: Apr 27, 2018 16:53:58 pm
Last Seen: Apr 27, 2018 23:31:00 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

festive activities, water board meetings, voting center,

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The value of living in a community where people get together for festive and other activities builds community spirit and community security. When we first moved to this area, we found it helped us get to know our neighbours, not just next door but in the whole area. Also, the fact that we have a central spot in case of emergency is to us seniors a very valuable asset as I am sure it is to any family or individual. I do not understand why this option 2 is called expensive in that in the 20 years we have lived here I have not seen any maintenance being done to the hall, I could be wrong but it the repairs last another 10 or 15 years, the yearly cost is minimal. We are expected to pay for the entire cost of our water system so it would seem that some of our taxes could at least look after the hall. Further more a study was done to find access to the waterfront as there is none between the bridge and Shaw Hill but nothing ever came of it. Please use some of our tax money to look after the hall. Thank you.



Respondent No: 42
Login: Sharon Kevis
Email: s_kevis@telus.net

Responded At: Apr 27, 2018 22:57:29 pm
Last Seen: Apr 28, 2018 05:32:36 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

TOPS - weddings, anniversaries Spaghetti dinners memorials, community fund raisers community get togethers - summer, winter community dinners emergency preparedness meetings

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

It is the only neighbourhood facility for emergency preparedness centre, TOPS meetings, spaghetti dinners, neighbourhood gatherings for dinners, eg summer & winter community dinners for fun times for community, swap meets, waterboard meetings-(agm), music jam sessions, hall rentals for weddings, etc., games night for community



Respondent No: 43
Login: https://www.getinvolved.rdn.ca
Email: janiceostir@telus.net

Responded At: Apr 28, 2018 09:48:42 am
Last Seen: Apr 28, 2018 16:27:21 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Christmas Potlucks, Summer BarBQs, Fall Festivals, Trivia nights, Memorial Services, Emergency Preparedness meetings and presentations, Family reunion, Neighbourhood garage sales, annual Little Qualicum Waterworks meetings

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Our hall has helped to bring the people of our neighbourhood together. Knowing your neighbours is important in both good times and in times of emergency. Children are able to grow up in a supportive community environment with organized activities close at hand.



Respondent No: 44
Login: Geurtsen
Email: amgeurts@telus.net

Responded At: Apr 28, 2018 10:35:45 am
Last Seen: Apr 28, 2018 17:27:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

community events--summer barbeques, pot luck fall get-together, Christmas events as well as informative meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is a very important meeting place for social gatherings, but most importantly for Emergency Preparedness information as well as a place of refuge should there be an emergency.



Respondent No: 45
Login: Beverley Child
Email: pbbrownrigg@shaw.ca

Responded At: Apr 28, 2018 10:39:38 am
Last Seen: Apr 28, 2018 17:34:13 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Reception

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It's an essential part of any community, this hall has charm that should be maintained. Perfect small meeting space and serves as a hub to the community.



Respondent No: 46
Login: castenmiller
Email: mjmcastenmiller@gmail.co
m

Responded At: Apr 28, 2018 14:07:39 pm
Last Seen: Apr 28, 2018 21:02:11 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

RDN well info session

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

my question is if we can not use the community hall that will be on Meadowood one day?



Respondent No: 47
Login: Linda Budzak
Email: budper@shaw.ca

Responded At: Apr 28, 2018 16:47:53 pm
Last Seen: Apr 28, 2018 23:38:35 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

RDN meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall could be very valuable as an Emergency Preparedness Centre, if the need should arise. The Dashwood community around the hall is a friendly neighbourhood which likes to get together for potlucks, games and other family fun, which is very important for everyone's well being. Being connected with your neighbours is important. This hall could also be used for other meetings and gatherings that don't required a huge space.



Respondent No: 48
Login: Terry Budzak
Email: tbudzak@shaw.ca

Responded At: Apr 28, 2018 17:01:48 pm
Last Seen: Apr 28, 2018 23:58:33 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

RDN meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I would like to have the option of joining in neighbourhood activities and other possible meetings at the hall. It would be a good spot for gathering in an emergency for information and support.



Respondent No: 49
Login: sharkalor
Email: sharkalor@gmail.com

Responded At: Apr 28, 2018 17:39:44 pm
Last Seen: Apr 29, 2018 00:38:32 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 50
Login: ANDYPICKARD
Email: andy.pickard@nucleus.com

Responded At: Apr 28, 2018 18:46:50 pm
Last Seen: Apr 29, 2018 01:18:05 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

community events throughout the year local water works district meetings local emergency response planning meetings recreation

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The Little Qualicum Hall is a key focal point for emergency response for people living in Dashwood in the event of a catastrophe. Destruction of the bridge over the Little Qualicum River, or washout of Highway 19A by this river, would cut us off from Qualicum Beach. Similarly, sections of Highway 19A north of Dashwood are vulnerable to washout (which happened recently), which could isolate our community. Unlike other communities in which the RDN has to make arrangements with building owners and pay for emergency use, the Little Qualicum Hall is owned by the RDN, so no payment for emergency use is required. The RDN owes Dashwood residents for the local park and community hall, which was given to the RDN for \$1, and the RDN has failed to uphold its agreement thus far to maintain the building in usable shape. In addition to the safety, hygiene and accessibility issues mentioned above, a new food-safe kitchen is required to make the hall far more desirable to local groups to use it. All of these 'improvements' could be built into a separate structure attached to the existing building. It does not have to be a gold-plated edifice at huge cost - a small engineered steel building (to withstand earthquake damage) would be a practical and economical structure and allow extensive use of the Little Qualicum Hall by Dashwood residents.



Respondent No: 51
Login: clokedagger@gmail.com
Email: clokedagger@gmail.com

Responded At: Apr 28, 2018 19:02:24 pm
Last Seen: Apr 29, 2018 01:56:28 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Summer How's and Christmas Parties

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Emergency Preparedness More activities at the hall Foodsafe kitchen



Respondent No: 52
Login: dreadfulgriff@gmail.com
Email: dreadfulgriff@gmail.com

Responded At: Apr 28, 2018 19:14:04 pm
Last Seen: Apr 29, 2018 02:10:17 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Summertime bbqs TOPS Christmas Parties

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Emergency Preparedness Musical events Foodsafe kitchen facilities



Respondent No: 53
Login: Dave Domes
Email: djdomes@shaw.ca

Responded At: Apr 28, 2018 19:58:35 pm
Last Seen: Apr 29, 2018 02:37:53 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

community functions including annual Christmas party for the Dash wood area, summer barbecue, the Fall festival and park cleanup.

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Although the Little Qualicum Hall is not mentioned in the timeline as an Emergency Preparedness Centre for area G, it is an important asset for the local community of Dash Wood. It would serve as an emergency gathering centre in case of a catastrophe where bridges and or roads may become impassable, particularly in view of the fact that the Hall is located between the Little and Big Qualicum Rivers. Note: With regard to option2, it should be noted that the upgrade to the Hall should include the remodelling and upgrades required in the kitchen.



Respondent No: 54
Login: dan buss
Email: aanddbuss@yahoo.com

Responded At: Apr 29, 2018 06:44:05 am
Last Seen: Apr 29, 2018 13:40:24 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

birthday /voting

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

it's a good thing to have like voting /bingo/comunity use birthdays. rebuild it



Respondent No: 55
Login: bagzpasquill
Email: greercp@shaw.ca

Responded At: Apr 29, 2018 09:21:18 am
Last Seen: Apr 29, 2018 16:16:10 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community Events - suppers, pumpkin carving, meetings as wr'l As having rented on several occasions to host personal birthday parties

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 1: New Build, very expensive option \$\$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

It is a treasure in a growing community, could be complemented by field upgrades, court refinishing, potential addition of additional outdoor picnic tables expansion will provide much greater social and economic benefits



Respondent No: 56

Login: duane

Email: duaneround@gmail.com

Responded At: Apr 29, 2018 10:30:24 am

Last Seen: Apr 29, 2018 17:20:56 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

check condition of hall and speak with neighbours

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

"It's in good shape and it would be a shame to see the building demolished," It's a popular public gathering place and is the only venue close to the residents where they can hold festivals, parties, dinners, picnics, board and community meetings. It is also critical for the Emergency Preparedness programs, designated as a command centre and as an assembly point in the event of an emergency.



Respondent No: 57
Login: Susan Smith
Email: soosmith59@hotmail.com

Responded At: Apr 29, 2018 10:33:17 am
Last Seen: Apr 29, 2018 17:20:30 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighbourhood gathers, emergency preparedness meetings, Birthday celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is our emergency preparedness meeting place and used to bring the community together socially 2-3 times a year; to meet new neighbours and celebrate the lives of others. It makes our Dashwood community stronger.



Respondent No: 58
Login: AI
Email: electrical60@outlook.com

Responded At: Apr 29, 2018 10:59:55 am
Last Seen: Apr 29, 2018 17:54:40 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Other

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Sons of Norway get together - a birthday party for one of the members

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is really great to have modest buildings available for public or private use/gatherings in the smaller communities



Respondent No: 59
Login: Blair and Debra Collins
Email: debsplaceqb@gmail.com

Responded At: Apr 29, 2018 13:59:04 pm
Last Seen: Apr 29, 2018 20:52:47 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events and the play ground

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We feel it is important to have a community hall....especially one that has so much community history.



Respondent No: 60
Login: Michael Jessen
Email: mjessen@telus.net

Responded At: Apr 29, 2018 16:14:46 pm
Last Seen: Apr 29, 2018 19:01:42 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** French Creek

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

I have participated a couple of times in round table presentations on community and environmental issues. The facility was quite appropriate for both events. I have noticed that the hall is used for presentations by the RDN regarding various management plans. I have considered attending those presentations but due to scheduling had to go to a Parksville or Qualicum Beach presentation.

Q4. **How often have you used/visited Little Qualicum Hall?** Less than once a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Much more advertising of its availability must be undertaken. It probably would need a local "manager" and team to provide the necessary services to facilitate more usage. I am only familiar with community halls where there is a nearby association that looks after booking, set up and clean up of the hall. I am not sure such a "management and service" arrangement is consistent with the way the RDN might wish to handle the property. I am unaware of how much the nearby community uses the hall but I would imagine that it must be promoted much more. It is too bad bingo isn't as big or legal as it use to be. That activity at a time drew huge crowds - and made money. Perhaps people in Area H should be surveyed as well because Dashwood is kind of orphaned in Area G by Qualicum Beach. By the way It has taken me more than 5 minutes to assemble these thoughts.



Respondent No: 61
Login: Linda Finn
Email: linda.finn@shaw.ca

Responded At: Apr 29, 2018 18:40:05 pm
Last Seen: Apr 30, 2018 01:31:44 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

water board meetings, garage sales, teas, bbq parties, demonstrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

our neighbourhood is growing, more families are moving in. Would be nice to see them use it for things such as Brownies, boy scouts etc. field could be used for ball games and other family functions. We have neighborhood get togethers twice a year. Could also be used for bingo or card games for us older folks, maybe even a movie night. perfect central location



Respondent No: 62

Login: VRobinson

Email: ftv@telus.net

Responded At: Apr 29, 2018 20:54:41 pm

Last Seen: Apr 30, 2018 03:47:26 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community gatherings, meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Little Qualicum is a very community minded meeting place. One has a chance to actually meet their neighbours at the hall functions.



Respondent No: 63
Login: Tryon557
Email: ptryon2@gmail.com

Responded At: Apr 29, 2018 21:10:59 pm
Last Seen: Apr 30, 2018 04:04:05 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Many events that we hold.christmas halloween and dashwood get togethers

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It should be recognised as a haritage site as it pre dates the second war and was a very important building. It also is a piece of Dashwood history. It is an important community family children , coming together centre which makes or community a family.



Respondent No: 64
Login: helen
Email: hgaughn@gmail.com

Responded At: Apr 30, 2018 10:03:36 am
Last Seen: Apr 30, 2018 16:48:16 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Seasonal Celebrations - christmas thanksgiving etc Community luncheons Trivia night fundraisers for park equipment
Community meetings Games nights Private parties/ dances

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

First, it is needed as an emergency marshalling point. We live between two rivers and if the bridges fail we are isolated. Second, it is well to remember that this hall was built and maintained by the community and the park developed and used for 50 years before it was given to the RDN in 1993. As present steward of the property the RDN has allowed the building to deteriorate contrary to their agreement to maintain it. The hall should be renovated without additional tax burden for community residents.



Respondent No: 65
Login: louise
Email: annodlouise@shaw.ca

Responded At: Apr 30, 2018 10:16:23 am
Last Seen: Apr 30, 2018 17:08:11 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community events dinners, Christmas party Halloween party community meetings birthday parties fundraisers for the hall and playground games nights

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

This hall continues to be very important to the community. It is a gathering place for friends and neighbours to get together and socialize. When you know your neighbours it really gives you a sense of community and contributes to a safe, healthy, and supportive neighbourhood. People lack that in bigger cities. We need the hall as a rallying point in case of emergencies. This is the obvious place for the residents to rally.



Respondent No: 66
Login: ralph
Email: rdmartin@shaw.ca

Responded At: Apr 30, 2018 10:25:21 am
Last Seen: Apr 30, 2018 17:19:39 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community meetings and celebrations, fundraising for hall and playground, games nights birthday parties .

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The RDN board agreed to maintain the hall in 1993 when they were given the hall and parkland by the community. They have let the building deteriorate to a point where it was decided to demolish it. It almost sounds like an evil plan to rid themselves of a responsibility to the people for whom they are elected to support.



Respondent No: 67
Login: shadoetana
Email: doedy@shaw.ca

Responded At: May 01, 2018 14:37:07 pm
Last Seen: May 01, 2018 21:30:18 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I am unsure how useful the small hall is. If anything it would need to be larger to have an impact. A new build is costly. I think community halls can have a positive impact in rural areas if managed and structured right.



Respondent No: 68
Login: Stuart Elliot
Email: stuart9k2@gmail.com

Responded At: May 03, 2018 11:04:23 am
Last Seen: May 03, 2018 17:58:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighborhood potluck dinners, barbeques and social events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This facility and its surrounding land should be part of emergency preparations. It could function as a muster point, land for temporary shelter or distribution of emergency supplies. Access to the property is good and would not interfere with access to the Dashwood Fire Hall, for example. Our current muster point is near Bowser, across the Big Qualicum bridge, which may not be safe after an earthquake.



Respondent No: 69
Login: caroline olson
Email: carolineolson5@gmail.com

Responded At: May 03, 2018 15:56:23 pm
Last Seen: May 03, 2018 22:49:52 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Water board meeting

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Building used by only a select few - generally those in very close proximity. There should be a third option above. I don't like either options because both are going to be costly and we have to do something with cleaning our water. Building should be torn down and, if necessary, replaced with "johnny on the spot"s



Respondent No: 70
Login: Deborah Wright
Email: Deborahwhitaker47@gmail.
com

Responded At: May 03, 2018 16:09:34 pm
Last Seen: May 03, 2018 22:53:21 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Used for Neighbourhood Xmas gatherings, summer Bbq, and fall celebrations. Water Board meetings, TOPS

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is a good facility for community gatherings. In this day and age it is a good place for members of our community to come together and get to know one another. This in turn leads to community support for those in need. It allows us to network with both old and young community members. Having this facility allows us to meet without having to use vehicles. It is an Emergency meeting point.



Respondent No: 71
Login: Ann Batham
Email: pandainbc@shaw.ca

Responded At: May 03, 2018 17:58:11 pm
Last Seen: May 04, 2018 00:07:59 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Weekly TOPS meeting, Community social events - Christmas party, Fall Festival, Spring Pot Luck , Summer BBQ. Planning meetings for those events, Memorial Celebrations of Life, Water Board meetings, Emergency Preparedness information meetings, Get to know your neighbours chilli events, Trivia events, Hall committee meetings

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Very important as a focal event area where new neighbours can meet other parents, families, people with like interests, etc. We are between two bridges (Little Qualicum and Big Qualicum) so in a major event we are unable to reach the town (QB) & according to Search & Rescue Speaker at last weeks EP workshop at QB Civic Centre priority would be to rescue people in QB (larger population than here). The Hall is a focal point of the Community, for the Community - the RDN should be proud of owning it (three acres and a Hall for \$1). The unique smaller size of the Hall is an advantage for hosting family parties - Birthday, baby and bridal showers, etc. With the toilets, and kitchen improved rental would be increased. - Joe Stanhope said that a grant of \$70,00 to \$90,000 was available . RDN have spent nothing on maintenance in the 23 years that they have owned the hall - it is worth keeping.



Respondent No: 72
Login: Snowbirds
Email: akfrew@shaw.ca

Responded At: May 03, 2018 20:07:48 pm
Last Seen: May 04, 2018 03:04:23 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?
Childrens team event

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is a very important place for emergency preparedness in our community. Our area is ready/ prepared but we must have this muster station



Respondent No: 73
Login: JCDashwood
Email: judyh@shaw.ca

Responded At: May 04, 2018 08:03:39 am
Last Seen: May 04, 2018 14:59:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community gatherings, neighbourhood information meetings.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This hall is integral to our community. It allows us a space to gather to get to know our neighbours and to share information vital to our neighbourhood. Make the necessary upgrades quickly.



Respondent No: 74
Login: David OSBORN
Email: daosborn@shaw.ca

Responded At: May 04, 2018 11:24:20 am
Last Seen: May 04, 2018 18:15:25 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community and seasonal events

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

An important part of the Dashwood community and having safe buildings that also have "historical " aspects to them... (1941) rather than everything needing to be over built and somewhat displaying an "institutional" stereotype. The hall rebuilt would be an enriching aspect for the Dashwood community. The price difference is also an obvious factor.



Respondent No: 75
Login: Peter Batham
Email: brackenstead@shaw.ca

Responded At: May 04, 2018 12:18:53 pm
Last Seen: May 04, 2018 18:52:50 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community events : Christmas, Fall festival, Summer Barbeque, Water Board Meetings, Celebration of Life, Emergency Preparedness Meetings, Family Gatherings or Reunions

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Other Than occasional grass cutting of the field there seems to have be little or no maintenance by the RDN of the hall for years!



Respondent No: 76
Login: Judith kemp
Email: jjkempf@gmail.com

Responded At: May 04, 2018 14:20:31 pm
Last Seen: May 04, 2018 21:17:13 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Drumming Circle Dashwood Resident Birthday Celebration Group Rental

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is a community without a community place that encourages a community spirit. Building a new Hall would do much to create a sense of community here. I would get involved and volunteer to support local youth and creative ways for residents to get together.



Respondent No: 77
Login: Kim Morton
Email: wetcoastlogger@gmail.com

Responded At: May 04, 2018 14:22:05 pm
Last Seen: May 04, 2018 21:18:03 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community engagement

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is the only public facility in the area besides the fire hall training room which is not suitable for public meeting



Respondent No: 78
Login: terriff
Email: terriff@shaw.ca

Responded At: May 04, 2018 15:19:29 pm
Last Seen: May 04, 2018 22:10:32 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Emergency Preparedness Meetings; Christmas Get Together; Summer BBQ; Fall Festival

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Use of hall as our Emergency Preparedness Site Community Gatherings to Make Neighbourhood Connections



Respondent No: 79
Login: melvyn scott
Email: melmar59@hotmail.com

Responded At: May 04, 2018 21:32:34 pm
Last Seen: May 05, 2018 04:28:07 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

dinners , meeting , rented for family reunion

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Look to future needs , need larger hall



Respondent No: 80
Login: Dashwood
Email: lgeche@telus.net

Responded At: May 05, 2018 07:27:05 am
Last Seen: May 05, 2018 14:09:24 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Summer neighbourhood bar-b-qs, Christmas functions, Halloween function for the neighbourhood kids,

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The events that my husband and I go to at the hall are always very well attended. The same sense of community cannot be achieved without a larger gathering place such as the hall especially in our rural location. It is a valued asset that should be fixed.



Respondent No: 81
Login: Holly
Email: hsigurdson@shaw.ca

Responded At: May 06, 2018 07:25:43 am
Last Seen: May 06, 2018 14:19:36 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

3 Birthday's, 2 Celebration of Llife, Christmas party and many community events/dinners.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Since I have moved here I have seen increased use of this hall over the last 8 years and it is a wonderful hall and area to host many different levels of events, this area is expanding in population with many families, nice for us all to have a great hall to use.



Respondent No: 82
Login: RLussier
Email: rlussier@rdn.bc.ca

Responded At: May 07, 2018 12:44:40 pm
Last Seen: May 14, 2018 15:32:32 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

**

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.

Option 2: Life Safety and Accessibility, expensive option \$\$

This entry was completed over the phone with a Dashwood resident requiring assistance in taking the online survey. The data was keyed in by staff.

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Since the hall has been closed the Water Board and another group has paid \$60 to rent at the Civic Centre because the hall is closed.



Respondent No: 83
Login: Richard Santa
Email: richard.r.santa@gmail.com

Responded At: May 07, 2018 13:38:29 pm
Last Seen: May 07, 2018 20:36:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? No

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? Never

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 84
Login: Ann Kullman
Email: akullman@shaw.ca

Responded At: May 07, 2018 15:01:25 pm
Last Seen: May 07, 2018 21:33:09 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

New Year's parties, birthday parties, retiral parties, meetings, community gatherings.

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

I have lived in the area for 40 years and the Little Qualicum Hall has always been the focal centre of the Dashwood community. Thanks to the hall, people in the neighbourhood are able to get together socially who might otherwise never meet. Four annual seasonal community activities/meals are celebrated and very well attended (on average 70 people from babies to 90 year olds) I have been on organizing committees for many of these celebrations and have met many wonderful and dedicated neighbours who have become close friends. These socials are integral to encouraging the community spirit which is sometimes lacking in these days of heads down and eyes on hand held devices. The hall is the community meeting place in case of emergencies, natural disasters etc. The adjacent playpark is shared by many children and adults all year round and is considered an extension of the hall. Repairing the Little Qualicum hall is essential to maintaining our wonderful nighbourhood social community. I have many friends who wish they had such community spirit in their neighbourhood.



Respondent No: 85
Login: Shaneal
Email: shanealreed@shaw.ca

Responded At: May 08, 2018 07:55:39 am
Last Seen: May 08, 2018 14:44:47 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings, neighbourhood events, RDN meetings bingo, church service, emergency preparedness, lunches and suppers.

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I have heard people new to this area say it is so nice to have a hall as it brings neighbours together. It is a blessing, one couple stated after moving from Vancouver and worries how they were going to meet people. We have adults in this area who grew up here and remember when the hall was built. The hall has survived all these years by volunteers but now times have change I guess and volunteers are pushed aside. Sad. This is a strong community. We love our hall.



Respondent No: 86
Login: Maria Johnson
Email: vinajohnson@shaw.ca

Responded At: May 08, 2018 08:41:27 am
Last Seen: May 08, 2018 15:33:01 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Neighborhood get together on various occasions

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The Little Qualicum Hall is a big part of this community, where we all have enjoyed the use of it . For many years very little maintenance or none has been put into it, I believe it would be a great benefit to continue having the Hall as part of this neighborhood.



Respondent No: 87
Login: ve7dsn
Email: ve7dsn@gmail.com

Responded At: May 08, 2018 08:57:33 am
Last Seen: May 08, 2018 15:51:59 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community events

Q4. How often have you used/visited Little Qualicum Hall? More than 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is important to include a 'Food Safe' kitchen as it makes the building much more appealing to small groups. Consider administering the hall as 'additional space', added to an existing larger community hall.



Respondent No: 88
Login: Rob Findlay
Email: robertfind@gmail.com

Responded At: May 08, 2018 13:39:33 pm
Last Seen: May 08, 2018 20:19:22 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Many Community information meetings ie Water treatment requirements ,emergency preparation, Little Qualicum water system meetings Community Christmas parties and neighborhood gatherings Election information meetings Children picknics

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The hall is a central gathering place for the community It is necessary for a gathering place in case of an emergency It is an important place for Weddings, celebrations, birthday parties The community is getting more younger families and needs a place for the children Over the last 10 years we have lived here we have not seen any money put towards this community. We pay high taxes and it would be nice to see some money spent on this community.



Respondent No: 89
Login: debgrey
Email: deb@debgrey.com

Responded At: May 08, 2018 16:05:14 pm
Last Seen: May 08, 2018 22:54:55 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Emergency preparedness, community gatherings, Christmas celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This building has been the centre of activity of our neighbourhood for many years. It would also be EXTREMELY IMPORTANT as a rendezvous site in case of an emergency. It used to belong to the Women's Institute, so it cost the RDN nothing. Other RDN parks have more expensive play areas, equipment, etc. (Eg. Moorecroft). For the cost of basic upgrading our hall, it will be TRUE 'value for money', as it did not cost the RDN to build it originally.



Respondent No: 90
Login: Heather Thomas
Email: hmthomas@mac.com

Responded At: May 08, 2018 21:58:13 pm
Last Seen: May 09, 2018 04:40:29 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Neighbourhood potlucks Neighbourhood Emergency Preparedness Neighbourhood Christmas Potluck Neighbourhood Summer Barbecue 50th Anniversary celebration Neighbourhood Fundraiser Luncheons ToPS Music Rehearsal Outdoors Annual Hall Cleanup Information Meeting for future of our cherished Hall

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The Hall is where we meet our neighbours, greet new ones, volunteer within Dashwood, create new opportunities in our Hood, share emails for our volunteer elist for cougar/ bear sightings and inform each other of breakins. We take care of the more vulnerable...ride share, pop in on the sick and elderly for assistance, help each other with pet care. This is a warm and connected neighbourhood which will continue to thrive with our Hall as the heart of the hood.



Respondent No: 91
Login: Holly2007
Email: terryarosh@yahoo.ca

Responded At: May 09, 2018 15:45:39 pm
Last Seen: May 09, 2018 22:38:57 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

meetings and community gatherings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

it is an essential facet of our community. One very important function is that of an emergency response center in case of an earthquake or fire or other natural disaster. It provides a meeting point for all of our community.



Respondent No: 92
Login: Michael Goldman
Email: volanta@outlook.com

Responded At: May 09, 2018 16:58:42 pm
Last Seen: May 09, 2018 23:37:35 pm
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Community water system meetings, garage sales, Community events - Summer BBQ - Christmas Party etc., emergency planning meetings.

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

Without a place for communities to gather, share and celebrate, there is no community. Little Qualicum Hall is the cement that makes the 300+ homes in the area a community, not to mention that the RDN sponsored emergency planning meetings resulted in the Hall being nominated as our community gathering point. If the latter point is no longer the case then somebody needs to let us know!! The RDN acquired it for \$1 and has spent nothing to maintain it, repair it or upgrade it, which is why it is in the sad condition today. Shame on you RDN and shame on Area G Director Joe Stanhope for failing to advocate for a community asset.



Respondent No: 93
Login: Shirley Culpin
Email: redmeath@gmail.com

Responded At: May 09, 2018 19:33:33 pm
Last Seen: May 10, 2018 02:23:24 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Emergency Preparedness meetings, septic system care meetings, Weight Watchers, Christmas events, Fall Festival, Summer BBQ, Water Board meetings, memorial service, garage sales

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

This hall is designated as an Emergency Response gathering centre. If there is an earthquake and the bridges are destroyed we will be unable to access emergency services. Additionally, it is used on a regular basis for neighbourhood events that help to foster a sense of community. We know our neighbours, we know our kids, and we work together to provide special events suitable for all ages. Finally, this survey is VERY badly designed - there is no indication as to what 'very expensive and 'expensive' means - no dollar amounts. Did a five-year-old come up with this ridiculous idea???



Respondent No: 94
Login: Allsop5
Email: school3g@shaw.ca

Responded At: May 10, 2018 17:41:56 pm
Last Seen: May 11, 2018 00:01:27 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Garage sale Annual neighbourhood harvest festival Annual neighbourhood summer BBQ Annual neighbourhood Christmas banquet Memorial (celebration of life) service Aside from the memorial, we have attended each of the above events at the hall, multiple times.

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

When our family moved to this community (Dashwood) five years ago, our very first introduction to our neighbours was through a garage sale that we stumbled upon at the LQ Hall. We met a great many of our close neighbours that day and were pleasantly surprised by the welcoming attitude of the senior-oriented community that we had moved into. Each successive neighbourhood event that we have attended at this hall has truly helped to cement our good relations with our neighbours. Our children are not simply attendees but have been welcomed wholeheartedly as event participators and coordinators as well - this is teaching them that though they are young, they have value and the capacity to give of their time, their energy, and their efforts. They have learned (and are continuing to learn) some incredible skills - not only organizational skills, but also life skills - like being neighbourly, watching out for one another, being kind and helpful, and being mindful of helping to keep our neighbourhood clean and safe. In addition to all this, being able to attend neighbourhood events at the Little Qualicum Hall help with the building crucial skills of positive intergenerational relationships (which, in an area known for its aged population, is both necessary and beneficial to the well being of all). It is my sincere hope that this amenity, which has helped our family and our neighbours come together to build a community, will be preserved. I also believe the hall is an important and valued amenity, for its use as an Emergency Response centre. I also believe that affordable space rental for community and private events is difficult to secure. There is a definite need for more spaces such as this in our growing community.



Respondent No: 95
Login: Ted Vitanov
Email: vitanov@telus.net

Responded At: May 11, 2018 06:11:40 am
Last Seen: May 11, 2018 13:05:18 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Xmas, Summer events, community meetings, meetings of the HAM radio club

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 96
Login: cmeapq
Email: comdata@telus.net

Responded At: May 11, 2018 08:49:18 am
Last Seen: May 11, 2018 15:45:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

many meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Upgrade kitchen and bathroom, as well as upgrade accessability.



Respondent No: 97
Login: Evelyne
Email: evelyne80@hotmail.com

Responded At: May 11, 2018 09:25:38 am
Last Seen: May 11, 2018 16:23:13 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

birthday party

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Put the money into upgrading ravensong or put an outdoor pool there or new playground. We need more playgrounds/facilities for kids around here



Respondent No: 98
Login: Lynn Roberts
Email: lyneskater@shaw.ca

Responded At: May 11, 2018 09:42:53 am
Last Seen: May 11, 2018 16:36:05 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

To see what it was about since we are new to the neighbourhood

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

It is badly in need of upgrades. Suggested upgrades would include do a complete renovation of the kitchen and bathroom portion, including a new accessible entry. Also upgrade the old septic system.



Respondent No: 99
Login: Christina Ferguson
Email: dillysdoll@gmail.com

Responded At: May 11, 2018 12:22:21 pm
Last Seen: May 11, 2018 19:17:59 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Christmas Community Dinner. Walks on the grounds.

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I am new to the area and attending the annual Christmas dinner at the hall was instrumental in meeting my neighbours.



Respondent No: 100

Login: <https://www.getinvolved.rdn.ca/>

Email: thekee@telus.net

Responded At: May 11, 2018 15:07:03 pm

Last Seen: May 11, 2018 21:54:16 pm

IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Emergency Preparedness meetings, Christmas Potlucks, Summer BarBQs, Fall Festivals, Trivia nights, Memorial for neighbours who have passed, Meetings re Little Qualicum Waterworks, Indoor community garage sales

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

The Little Qualicum hall helps to connect the neighbourhood in both good times and in times of emergency. The activities at the hall also help to foster a sense of belonging and ownership for the many children who are now part of this neighbourhood.



Respondent No: 101

Login: Alisonkainz

Email: ali_haycock@hotmail.com

Responded At: May 11, 2018 17:38:04 pm

Last Seen: May 12, 2018 00:35:26 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Parties and community events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The community hall is a great asset. It helps the community stay connected and is a meeting place. It is also great for emergency services.



Respondent No: 102
Login: mem
Email: erinmilton84@gmail.com

Responded At: May 11, 2018 18:45:57 pm
Last Seen: May 12, 2018 01:41:23 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

community dinners/events halloween/christmas/spring

Q4. **How often have you used/visited Little Qualicum Hall?** 1 to 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 1: New Build, very expensive option \$\$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

As it stands now I don't think the hall is very useful. It doesn't get used much- but if it was new/repared possibly would be able to attract more events/meeting to be booked at all. Even if it was a newer building I could see a preschool/childcare program leasing part of the space as there are a lot of younger families now in the area. However as it stands I don't see the point in keeping it open/trying to keep updating/having our community members keep pulling out parts/fixing parts of it. It doesn't fit a lot of people and in my opinion as someone who has been evacuated during an emergency this building size WOULD not work well for emergency gathering site as I have been told to indicate I want it to be used for in several emails that I have gotten from the current "emergency preparedness coordinator" Bill. (not even sure if that is an official position or one he gave himself)



Respondent No: 103
Login: eringuth
Email: qb.bags@outlook.com

Responded At: May 11, 2018 18:54:48 pm
Last Seen: May 12, 2018 01:50:30 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall?

Q3. If yes, for what?

not answered

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I'd rather see the money invested in the playground/park/field that all the young families in the area use. Maybe a BBQ shelter instead? A garbage can at the playground. More play ground equipment now that there are many young families in the area. The hall never gets used anyways but you can always find kids running around the field and park. Talk to any of those kids and they will say that they wish for a climbing structure at the park. Is small and can't hold many people. Would never work as an emergency gathering point as indicated in all the emails I got instructing me on how I must fill out the survey (but instead you get my opinion).



Respondent No: 104
Login: Donna Sims
Email: donnerms@shaw.ca

Responded At: May 11, 2018 19:33:54 pm
Last Seen: May 12, 2018 02:24:23 am
IP Address: 127.0.0.1

Q1. **Which Electoral Area 'G' neighbourhood do you live in?** Dashwood

Q2. **Have you used/visited Little Qualicum Hall?** Yes

Q3. **If yes, for what?**

Funerals, community gatherings, first aid courses, little QUALICUM water board meetings, community consultation meetings, games nights.

Q4. **How often have you used/visited Little Qualicum Hall?** More than 5 times a year

Q5. **What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations.** Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. **If Little Qualicum Hall is upgraded, would your use of it increase?** Yes

Q7. **What else would you like to share about Little Qualicum Hall as a community amenity?**

It is a hub for our neighbourhood. It is what makes this area a real community where neighbours know the neighbours three streets over and two streets down. Children here know the elderly people. It is also an emergency gathering place. We need community in this time of growing isolation.



Respondent No: 105
Login: yurtguy
Email: yurtguy51@gmail.com

Responded At: May 11, 2018 19:56:54 pm
Last Seen: May 12, 2018 02:55:00 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?
Christmas get together

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?
not answered



Respondent No: 106
Login: antonia olak
Email: antoniaolak@gmail.com

Responded At: May 11, 2018 21:29:37 pm
Last Seen: May 12, 2018 04:26:21 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Craft Fair Community Garage Sale Meeting

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

not answered



Respondent No: 107

Login: Joepanic

Email: joepanic1050@gmail.com

Responded At: May 12, 2018 05:29:08 am

Last Seen: May 12, 2018 12:23:30 pm

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Water meetings community safety meetings celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This is Avery important Centre for neighbourhood community safety and quality of life.



Respondent No: 108
Login: Alberg
Email: aldermtn@shaw.ca

Responded At: May 12, 2018 08:01:51 am
Last Seen: May 12, 2018 14:53:43 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Weddings, birthday, and other events , water board meeting, regional meeting

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

In case of an emergency or disaster this could be a community gathering information site. The building has a lot of historical value.



Respondent No: 109
Login: Ray Jezersek
Email: rayjez@telus.net

Responded At: May 12, 2018 08:45:41 am
Last Seen: May 12, 2018 15:27:54 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

A Dashwood/neighbourhood gathering - potluck meal.

Q4. How often have you used/visited Little Qualicum Hall? Once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Over the last three decades that I have lived in Dashwood, I have noticed a definite heightened increase in interest in various neighbourhood issues and concerns. This hall is invaluable physical/symbolic facility to focus a growing sense of community in Dashwood.



Respondent No: 110
Login: Ruth Findlay
Email: ruthfind@gmail.com

Responded At: May 12, 2018 08:51:33 am
Last Seen: May 12, 2018 15:33:50 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings and community events

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 1: New Build, very expensive option \$\$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

We don't use it as much as we should because it's too small and crowded for gatherings. If it was larger and more modern it would be in constant use. It smells bad. There are many more young families moving into this area and they would be primary users for all kinds of classes, etc. My main concern is the loss of an emergency gathering spot. This hall is our only anchor in this area. It's all we have. It would be wonderful to have yoga, playtime for tots, meeting space, community gatherings, classes of all kinds. This is how you keep communities active and trouble free. Much better when we all have a stake in the building. Cannot wait to see the new plans. So exciting.



Respondent No: 111
Login: Graham Lenton
Email: glenton@telus.net

Responded At: May 12, 2018 10:57:06 am
Last Seen: May 12, 2018 17:49:58 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Fall Fair, Christmas Halloween

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

I feel in this day and age we need a community hall, so local residents can get together. Also we need a location for Emergency preparedness



Respondent No: 112
Login: Uwe and Heather
Eisenhuth
Email: 1aslanuh@gmail.com

Responded At: May 12, 2018 15:58:52 pm
Last Seen: May 12, 2018 22:49:16 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?
Holiday celebrations

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The building has good bones and should be left standing. We love the building as a meeting place. Modernization is not always a good thing. Safety yes - unnecessary, costly, high - tech solutions, NO ! Save the hall !



Respondent No: 113
Login: nicky waring
Email: nickywaring1@gmail.com

Responded At: May 12, 2018 17:27:01 pm
Last Seen: May 13, 2018 00:23:06 am
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings Parties Barbecue

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Over the years the residents Have used the hall for various functions neighbourhood get together's water board meetings even Christmas parties



Respondent No: 114

Login: R. Stewart

Email: rodandmichelle@shaw.ca

Responded At: May 12, 2018 20:26:44 pm

Last Seen: May 13, 2018 03:11:59 am

IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

A 50th birthday party and a vote on our water system

Q4. How often have you used/visited Little Qualicum Hall? Less than once a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? No

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

The hall is used for community gatherings from time to time, water system meetings, emergency preparedness etc. We may or may not use it more than we have but maybe isn't an option in your survey. It's still an asset to the community and would serve as an emergency gathering place among other uses. Perhaps classes could be held there to generate more community involvement.... ie art classes or music or?



Respondent No: 115
Login: smrl
Email: slamperson@shaw.ca

Responded At: May 13, 2018 10:28:47 am
Last Seen: May 13, 2018 17:20:35 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Community dinners, voting, get togethers, meetings

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

Emergency meeting place, Cost to redo bathrooms could be done by locals as volunteers to reduce costs Important to have a central local place for community to connect In this busy world it helps neighbors to connect and get to know each other I would happily give more in property tax/volunteer to keep the community centre open It could be utilized more for yoga, Zumba, et al



Respondent No: 116
Login: Mack2300
Email: ewaaberndt@gmail.com

Responded At: May 13, 2018 12:42:48 pm
Last Seen: May 13, 2018 19:37:23 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Garage sales Meeting on proposed land subdivisions

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

There are plenty of skilled tradespeople able and willing to donate time and resources to make this hall safe & leave it at that. John & Ewaa Hutton



Respondent No: 117
Login: plumtree
Email: mvalley@uniserve.com

Responded At: May 13, 2018 13:48:05 pm
Last Seen: May 13, 2018 20:42:24 pm
IP Address: 127.0.0.1

Q1. Which Electoral Area 'G' neighbourhood do you live in? Dashwood

Q2. Have you used/visited Little Qualicum Hall? Yes

Q3. If yes, for what?

Meetings, Emergency Preparedness Events, Neighborhood Community Events,

Q4. How often have you used/visited Little Qualicum Hall? 1 to 5 times a year

Q5. What option would you prefer for Little Qualicum Hall? Please select one. Option 1 involves the complete demolition and construct a new community hall that fits the requirements of all stakeholders. Option 2 involves addressing the safety items only. This would consist of addressing the deteriorated flooring in the bathroom, new septic field and incorporating a code compliant second exit. Furthermore, it would likely be prudent to ensure the building is accessible while completing these renovations. Option 2: Life Safety and Accessibility, expensive option \$\$

Q6. If Little Qualicum Hall is upgraded, would your use of it increase? Yes

Q7. What else would you like to share about Little Qualicum Hall as a community amenity?

This Building is essential to the surrounding community, and considering it was donated to the RDN putting upgrade dollars into the structure should be a non-issue, in the event of an emergency this would be a vital gathering space. It builds community and connects people for a healthy living!

TO: Electoral Area Services Committee **MEETING:** July 10, 2018
FROM: Angela Buick
Planner **FILE:** PL2018-008
SUBJECT: **Development Variance Permit Application No. PL2018-008**
2798 Sunset Terrace – Electoral Area ‘H’
Strata Lot 244, District Lot 251, Alberni District, Strata Plan VIS5160
Together with an Interest in the Common Property in Proportion to the Unit Entitlement

RECOMMENDATIONS

1. That the Board approve Development Variance Permit No. PL2018-008 to increase the maximum permitted floor area for a recreational residence subject to the terms and conditions outlined in Attachments 2 to 4.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-008.

SUMMARY

This is an application to allow the construction of a recreational residence on the subject property with a variance to increase the maximum permitted main floor area from 70 m² to 104 m². The applicant also proposes to decrease the maximum permitted floor area of an upper or lower loft from 35 m² to 0 m² and to decrease the maximum permitted deck and porch area from 40 m² to 5 m². Given that there are no negative impacts anticipated as a result of the proposed variances, it is recommended that the Board approve the development variance permit pending the outcome of public notification and subject to the terms and conditions outlined in Attachments 2 to 4.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from owners David and Mary Paquin to permit the construction of a recreational residence on the subject property. The subject property is approximately 0.150 hectares in area and is zoned Horne Lake Comprehensive Development Zone 9 (CD9) pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. The property is located on the east side of Horne Lake and is surrounded by developed recreational properties to the north and south, Sunset Terrace to the east and Horne Lake to the west (see Attachment 1 – Subject Property Map).

The property slopes steeply down from Sunset Road toward Horne Lake and currently contains a recreational residence, which is proposed to be demolished.

Proposed Development and Variance

The proposed development includes the construction of a new recreational residence. The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.4.107.2 - Maximum Number and Size of Buildings Structures and Uses - Floor Area c) i)** to increase the maximum permitted floor area for a single-story cabin from 70 m² to 104 m².
- **Section 3.4.107.6 – Other Regulations xi)** to decrease the maximum permitted floor area of an upper or lower loft from 35 m² to 0 m².
- **Section 3.4.107.6 – Other Regulations xiii)** to decrease the floor area for porches and decks from 40 m² to 5 m².

The Horne Lake strata owners have indicated to the Horne Lake Strata Council their general support for increases to the main floor area of recreational residences by combining the permitted loft floor area and main floor area, which is consistent with this application.

Land Use Implications

The CD9 zone permits a recreational residence with a maximum 70 m² of main floor area and an additional 35 m² of upper or lower loft floor area. The total permitted floor area of a recreational residence in the CD9 zone is 105 m². The CD9 zone also limits the combined footprint of a recreational residence and deck to a maximum area of 110 m², which can consist of up to 70 m² for the recreational residence main floor and up to 40 m² for an attached porch or deck. The limitations on floor area and footprint in the CD9 zone were originally intended to limit the scale of recreational residences, reinforce the recreational use of the properties, and protect the environment and water quality of Horne Lake.

The applicant proposes a single-story recreational residence with an increase in the permitted main floor area from 70 m² to 104 m². The proposal includes a reduction to the permitted upper or lower loft floor area from 35 m² to 0 m² in order to limit the total floor area and ensure consistency with the original intent of the CD9 zone. The applicant is also proposing to reduce the maximum area of attached porches and decks from 40 m² to 5 m² to limit the maximum combined footprint for the recreational residence and porch/deck to 109 m². Provided the terms and conditions of the permit are met, the proposal is in keeping with the spirit and intent of the CD9 zone (see Attachment 2 – Terms and Conditions of Permit).

With respect to the height of the recreational residence, the CD9 zone permits a maximum height of 6.1 metres however, a structure may be up to 8.0 metres in height where the difference in height between 8.0 metres and 6.1 metres arises from the construction of raised foundations or other construction which does not enclose habitable or occupiable storage space. Provided the raised foundation meets this requirement, the proposed recreational residence is permitted to be up to 8.0 meters in height under the provisions of the CD9 zone.

“Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” (Policy B1.5) for evaluation of development variance permit applications requires that there is an adequate demonstration of an acceptable

land use justification prior to the Board's consideration. In support of the application and to address this policy the applicant has provided a letter of rationale for the requested variances. The applicant has also provided a survey site plan and building elevations (see Attachment 3 – Proposed Site Plan and Variances, and Attachment 4 – Building Elevations).

With respect to the applicant's proposal to combine the floor area permitted for a two-story cabin to allow a single-story cabin with a maximum total floor area of 109 m², the applicants have indicated that a single-story building provides greater access to all areas of the cabin for a family member with mobility impairment and supports planning for future age-related mobility issues. The proposed single-story cabin façade has been designed to be in keeping with the natural elements of the area that includes post and beam log construction materials and does not impose on neighbouring properties or impede views to Horne Lake.

Given that the applicant has provided sufficient rationale, and the variances are not anticipated to result in negative view implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Environmental Implications

The applicant has retained a Qualified Environmental Professional (QEP) to complete a Watercourse Assessment for Horne Lake Strata Lot 244 to determine if the drainage course on the property constitutes a "watercourse" as defined by Bylaw 500, and also if the watercourse is subject to the Fish Habitat Development Permit Area and the Riparian Areas Regulation (RAR). The assessment determined that the ditch does not meet the Bylaw 500 definition of a watercourse as it has poorly defined banks that are less than 0.6 metres in height and is expected to contain water less than 6 months of the year. The assessment also determined that the drainage and building construction works proposed on the subject property would not trigger the requirement for the Riparian Areas Regulation review (RAR) given that the proposed instream works are subject to approval under the *Water Sustainability Act*, and there is no development proposed within the previously determined 1.5 metre Stream Side Protection and Enhancement Area (SPEA) for the drainage course, or within the 15 metre SPEA of Horne Lake, which were established through previously issued development permits.

It is recommended that the applicant be required to follow the recommendations of the Watercourse Assessment as a condition of this development variance permit (see Attachment 2 – Conditions of Permit).

Public Consultation Implications

Pending the Electoral Area Services Committee's recommendation and pursuant to the *Local Government Act* and the "Regional District of Nanaimo Development Approvals and Notification Procedures Bylaw No. 1432, 2005", property owners and tenants of parcels located within a 50.0 metre radius of the subject property will receive a direct notice and will have an opportunity to comment on the application prior to the Board's consideration of approval.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2018-008 subject to the conditions outlined in Attachments 2 to 4.

2. To deny Development Variance Permit No. PL2018-008.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

Staff have reviewed the proposed development and note that the proposal has no implications for the 2016 – 2020 Board Strategic Plan.



Angela Buick
abuick@rdn.bc.ca
June 21, 2018

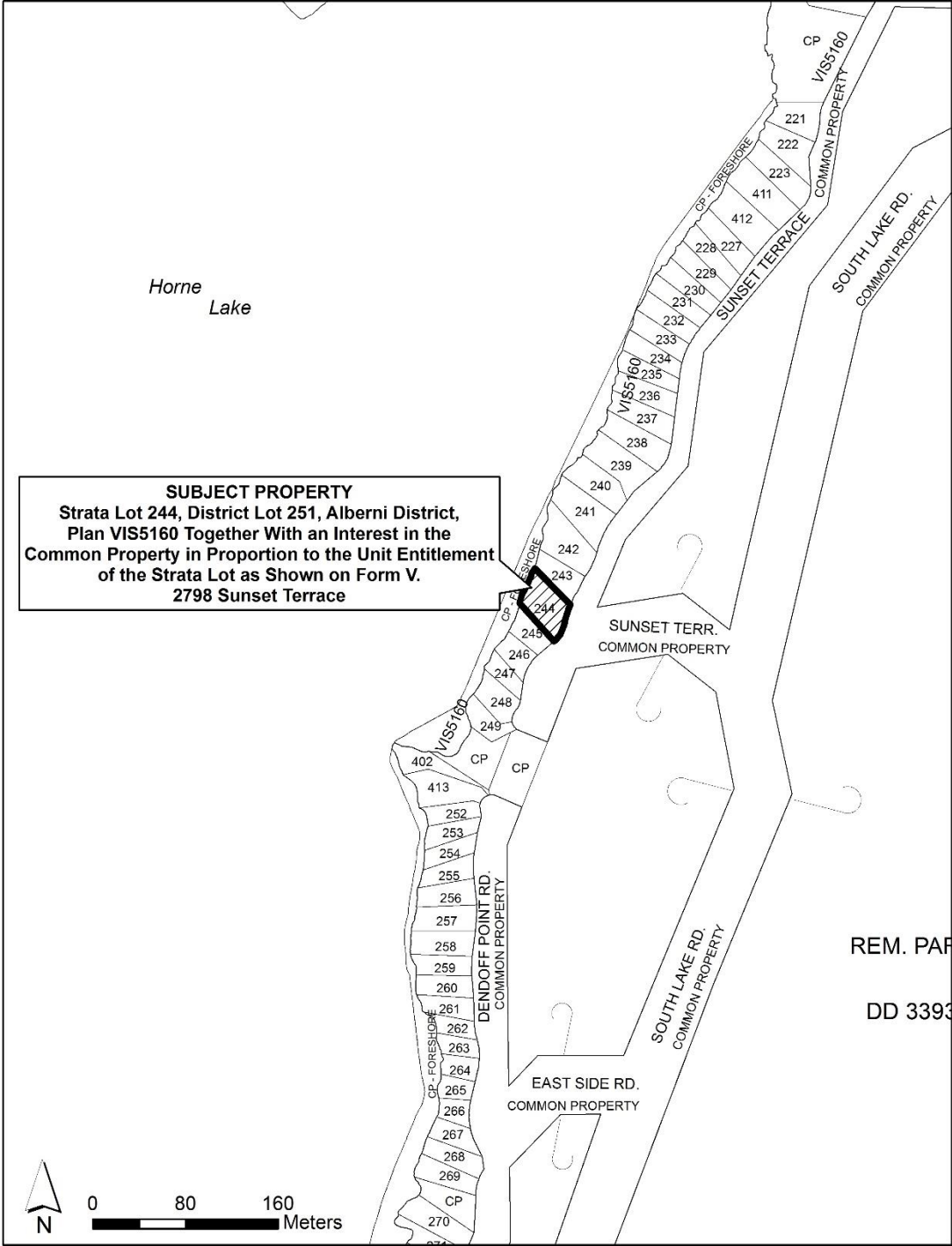
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Subject Property Map
2. Terms and Conditions of Permit
3. Proposed Site Plan and Variances
4. Building Elevations

Attachment 1
Subject Property Map



REM. PAR
DD 3393

Attachment 2 Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2018-008:

Bylaw No. 500, 1987 Variances

With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

1. **Section 3.4.107.2 – Maximum Number and Size of Buildings Structures and Uses c) i)** to increase the maximum cabin floor area from 70 m² to 104 m².
2. **Section 3.4.107.6 – Other Regulations xi)** to decrease the maximum permitted floor area for an upper or lower loft from 35 m² to 0 m².
3. **Section 3.4.107.6 – Other Regulations xiii)** to decrease the floor are used for porches and decks from 40 m² to 5 m².

Conditions of Approval

1. The site is developed in accordance with the site plan prepared by Bruce Lewis of Bruce Lewis Surveying Inc. and dated June 12, 2018 and attached as Attachment 3.
2. The proposed recreational residence is to be in general compliance with the plans and elevations as prepared by Streamline Design Ltd. and dated October 25, 2017 and attached as Attachment 4. The foundation design is to be consistent with the CD9 zoning requirements.
3. The site is developed in accordance with the Watercourse Assessment for Horne Lake Strata Lot 244 written by EDI Environmental Dynamics Inc. and Dated June 12, 2018.
4. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

**Attachment 3
 Proposed Site Plan and Variances**

SKETCH PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION
 FOR: STRATA LOT 244, DISTRICT LOT 251, ALBERNI DISTRICT,
 STRATA PLAN VIS5160.

JUNE 12, 2018.



LEGEND

PID 025-247-948

Grid bearings are derived from G.P.S. observations, to derive local astronomic bearings subtract 1'17"34", and are referred to the meridian through the Rock Post No 07.

- - denotes - Standard Iron Post
- CP - denotes - Common Property
- D.P. - denotes - Development Permit
- OD - denotes - Overall Distance
- PNB - denotes - Present Natural Boundary
- denotes - Top of Bank

SCALE = 1 : 250



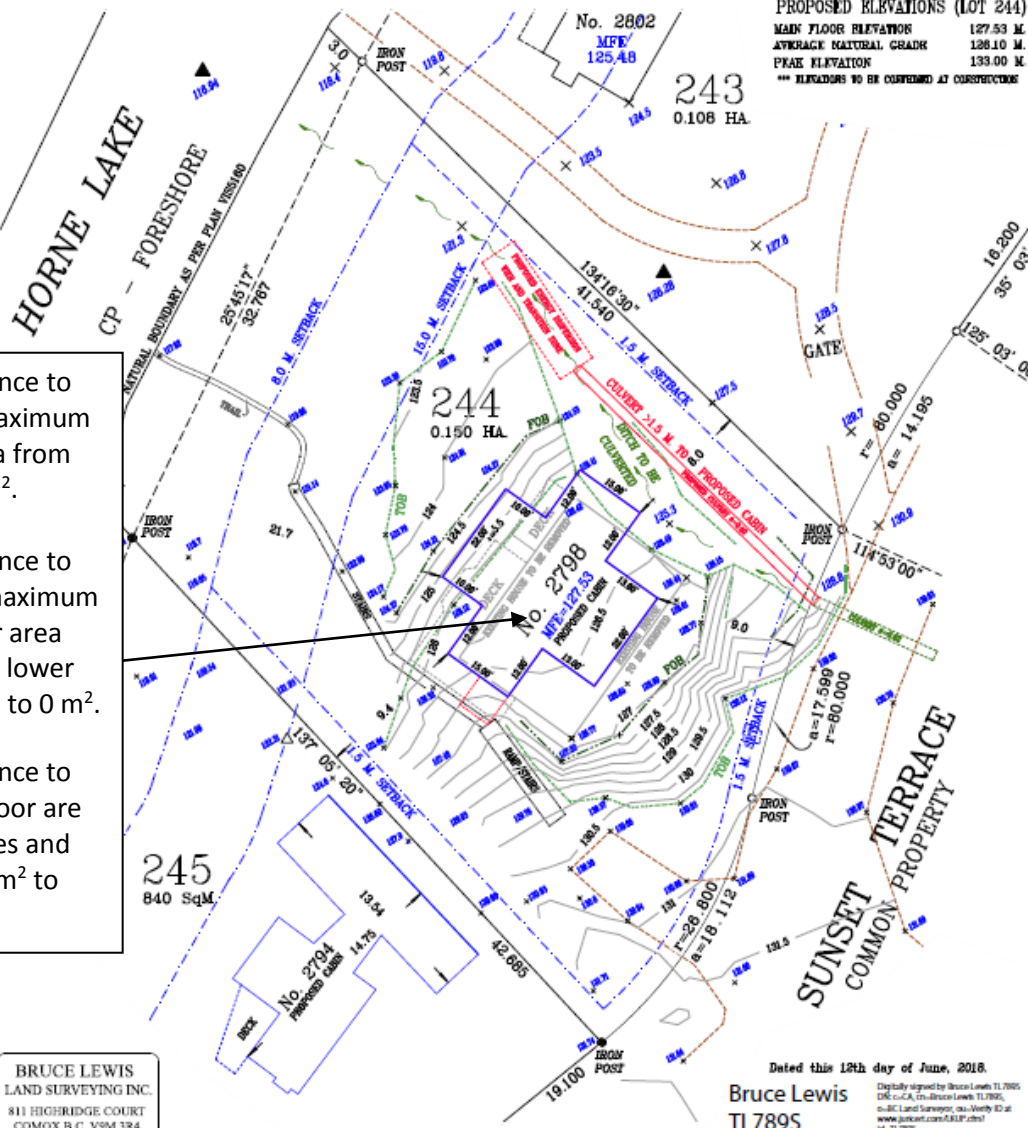
All distances are in metres and decimals thereof unless otherwise stated.

NOTE: GRIDDED ELEVATIONS ARE REFERENCED TO GRIDDED SURVEYS OF CANADA. CURVED ELEVATIONS OBTAINED WITH AN ELEVATION OF 100.443 METRES. ELEVATIONS ARE ESTABLISHED BY A COMBINATION OF TOPOMETRIC LEVELING AND WATER LEVEL TRANSFERS.

GENERAL NOTES

- 1) ALL PROPOSED IMPROVEMENTS MUST BE CLEAR OF ZONING AND APPROVED D.P. SETBACKS - INCLUSIVE OF RAVES, CHIMNEYS, DECKS, STEPS, ETC.
- 2) SEPTIC HOLDING TANK MUST BE GREATER THAN 15 METRES FROM THE NATURAL BOUNDARY AND WITHIN ZONING SETBACKS
- 3) MAIN FLOOR ELEVATION MUST BE CONFIRMED PRIOR TO CONSTRUCTION.
- 4) ALL PROPOSED IMPROVEMENTS WITHIN THE DP ZONE MUST BE INDICATED (INCLUSIVE OF PARKING, ACCESS, PATHS, DECKS & PATIOS).
- 5) PROPOSED BUILDING SETBACK INFORMATION MAY VARY UPON LEGAL SURVEY.
- 6) ELEVATIONS ARE GRIDMETRIC AND HAVE BEEN ESTABLISHED BY INCOMMERCIAL OBSERVATIONS, DIFFERENTIAL LEVELING AND WATER LEVEL TRANSFERS.
- 7) ELEVATIONS ARE REFERENCED TO GRIDMETRIC SURVEYS OF CANADA, CONTROL MONUMENT 84C022 (150.443) AND ARE IN METRES AND DECIMALS THEREOF
- 8) SITE INFORMATION PROVIDED FROM P.B. 22, 2000 SURVEY.

OWNERS: David & Mary Paquet
PROPOSED ELEVATIONS (LOT 244)
 MAIN FLOOR ELEVATION 127.53 M
 AVERAGE NATURAL GRADE 128.10 M
 PEAK ELEVATION 133.00 M
 *** ELEVATIONS TO BE CONFIRMED AT CONSTRUCTION



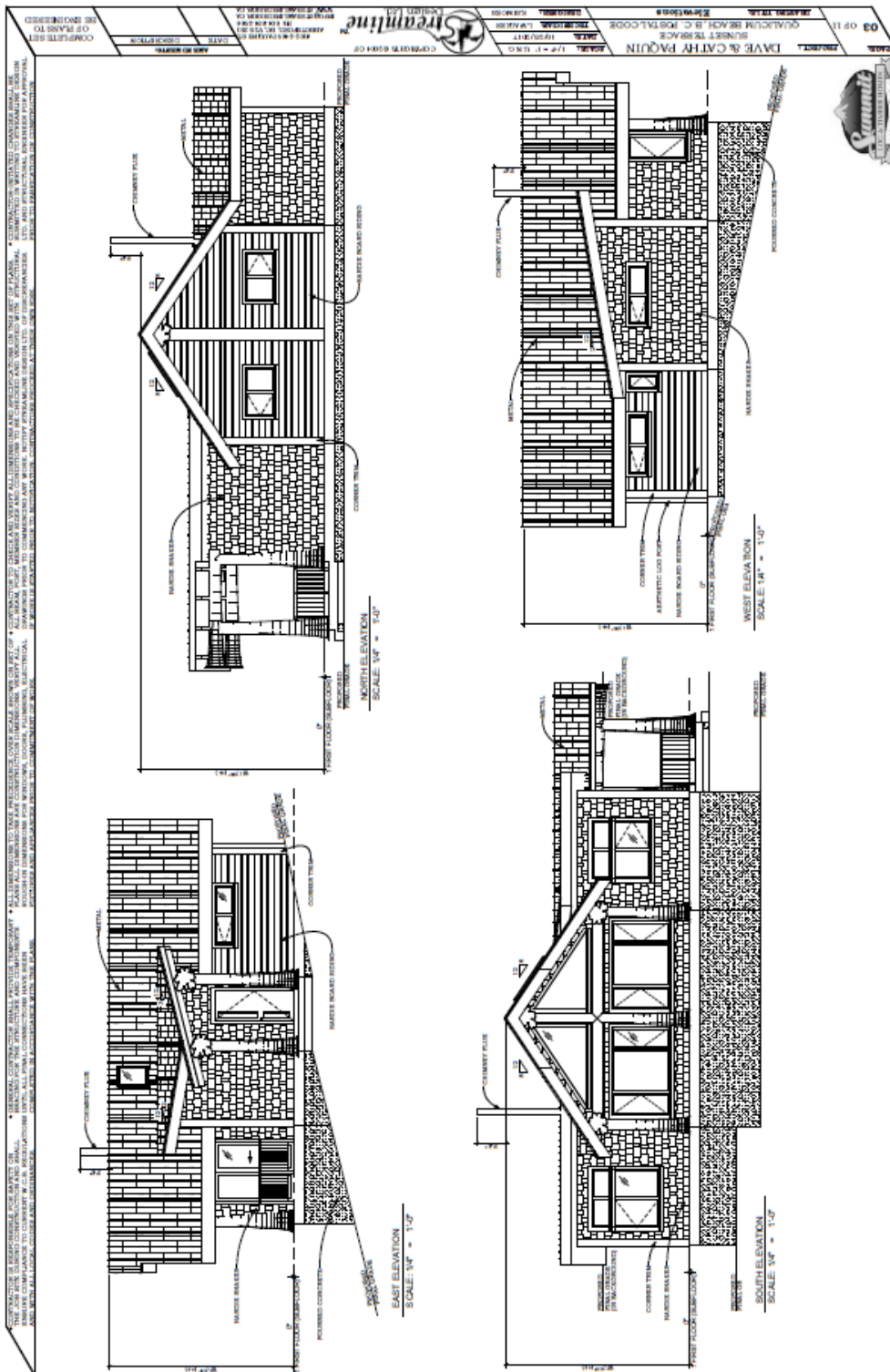
1. Proposed variance to increase the maximum cabin floor area from 70 m² to 104 m².
2. Proposed variance to decrease the maximum permitted floor area for an upper or lower loft from 35 m² to 0 m².
3. Proposed variance to decrease the floor area used for porches and decks from 40 m² to 5 m².

BRUCE LEWIS
 LAND SURVEYING INC.
 811 HIGHBRIDGE COURT
 COMOX B.C. V9B 3R4
 FILE: 1871-A01

This application lies within the
 Nanaimo Regional District.

Dated this 12th day of June, 2018.
 Bruce Lewis
 TL7895
 Digitally signed by Bruce Lewis TL7895
 DN: c=CA, ou=Bruce Lewis TL7895,
 o=BC Land Surveyors, ou=Verity 82 at
 www.purcort.com/SLIP/chn/
 id=TL7895
 Bruce V Lewis, BCLS ©

**Attachment 4
 Building Elevations**



TO: Electoral Area Services Committee **MEETING:** July 10, 2018
FROM: Stephen Boogaards
Planner **FILE:** PL2018-060
SUBJECT: Development Variance Permit Application No. PL2018-060
3471 Blueback Drive – Electoral Area ‘E’
Lot 71, District Lot 78, Nanoose District, Plan 15983

RECOMMENDATIONS

1. That the Board approve Development Variance Permit No. PL2018-060 to reduce the setback from the top of slope 30 percent or greater from 8.0 metres to 3.0 metres, be approved subject to the terms and conditions outlined in Attachments 2 to 4.
2. That the Board direct staff to complete the required notification for Development Variance Permit No. PL2018-060.

SUMMARY

The applicant requests to vary the setback from the sea from 8.0 metres to 3.0 metres to allow the construction of a dwelling unit on the subject property. Due to the slope on the property, the applicant has demonstrated that the buildable areas of the lot are limited and has identified safe geotechnical setbacks from the top of slope. The applicant has also demonstrated that the proposed building location is consistent with the neighbouring property and will not impact the view of the sea for neighbouring properties. Given the topographical constraints on the property and that the variance is unlikely to result in negative view implications, it is recommended that the Board approve the variance, pending the outcome of public notification and subject to the terms and conditions outlined in Attachments 2 to 4.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from J.E. Anderson and Associates on behalf of Gerhard and Colleen Gerke to permit the construction of a dwelling unit within the required setback to the sea. The subject property is approximately 0.17 hectares in area and is zoned Residential 1 Zone (RS1), pursuant to “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. The property is located to the northwest of the Strait of Georgia and is adjacent to other residential properties (see Attachment 1 – Subject Property Map).

The property contains an existing dwelling unit and is serviced by RDN community water and on-site septic disposal. The existing dwelling is proposed to be demolished to accommodate the new dwelling. Proposed Development and Variance

The applicant requests a variance for a dwelling unit within the setback from the sea from the top of a slope 30 percent or greater. The attached covered patio and a portion of the dwelling unit will be within the 8.0 metre setback. The applicant proposes to vary the following regulations from the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”:

- **Section 3.3.9 – Setbacks – Sea** to reduce the minimum setback from the top of slope of 30 percent or greater from 8.0 metres to 3.0 metres for the covered patio and a portion of the proposed dwelling.

Land Use Implications

The applicants are proposing to construct a dwelling unit on the property and request a variance to the top of slope setback to accommodate a covered patio and a portion of the dwelling unit (see Attachment 3 – Proposed Site Plan and Variance). According to “Board Policy B1.5 Development Variance Permit, Development Permit with Variance and Floodplain Exemption Application Evaluation” evaluation of development variance permit applications requires that there is an adequate demonstration of an acceptable land use justification prior to the Board’s consideration. The applicant’s proposal identifies that the steep slopes limit the buildable sites on the property. The proposed building site is also 23.0 metres from the Strait of Georgia at the closest point.

With respect to the justification, the applicant has provided a Geotechnical Hazard Assessment by Lewkowich Engineering Associates Ltd., dated August 8, 2017 to confirm the topographical constraints on the property. The report recommends a 3.0 metres setback from the crest of slope and is reflected in the requested variance and survey plan. The report also addresses potential environmental and safety impacts by confirming that the site is safe and suitable for the intended use of a dwelling unit and that the development will not result in a detrimental impact on the environment provided the recommendations are followed. As a condition of the development variance permit, the report will be registered on the property title as a covenant, saving the RDN harmless from all losses or damages to life or property as a result of the hazardous condition (see Attachment 2 – Terms and Conditions of Permit).

With respect to potential impacts, the applicant has evaluated the proposed building location relative to the neighbouring properties. The applicant has demonstrated that the proposed building location will not appear closer to the sea than the neighbouring dwelling and the building location will not affect the view of the sea for other dwellings. The applicant has also designed and located the dwelling to eliminate the need for a height variance. Given that the applicant has provided sufficient rationale and that the variance is not anticipated result in negative view implications for adjacent properties, the applicants have made reasonable efforts to address Policy B1.5 guidelines.

Public Consultation Implications

Pending the Electoral Area Services Committee’s recommendation and pursuant to the *Local Government Act* and the “Regional District of Nanaimo Development Approvals and Notification Procedures Bylaw No. 1432, 2005”, property owners and tenants of parcels located within a

50.0 metre radius of the subject property will receive a direct notice of the proposal and will have an opportunity to comment on the proposed variance prior to the Board's consideration of approval.

ALTERNATIVES

1. To approve Development Variance Permit No. PL2018-060 subject to the conditions outlined in Attachments 2 to 4.
2. To deny Development Variance Permit No. PL2018-060.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2018 – 2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and has no implications for the 2016 – 2020 Board Strategic Plan.



Stephen Boogaards
sboogaards@rdn.bc.ca
June 21, 2018

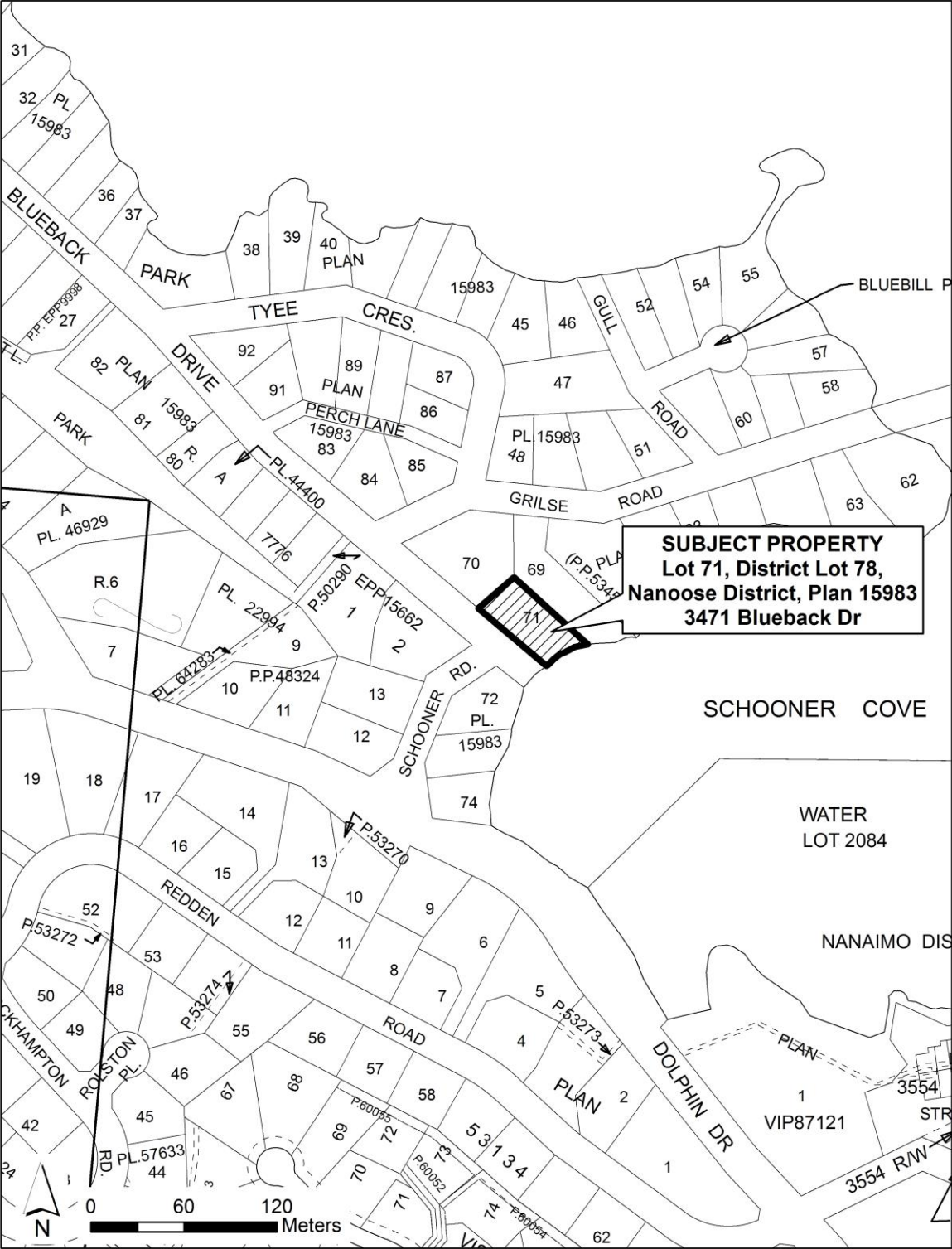
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Terms and Conditions of Permit
3. Proposed Site Plan and Variance
4. Building Elevations and Plans

Attachment 1
Subject Property Map



Attachment 2

Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2018-060:

Bylaw No. 500, 1987 Variance

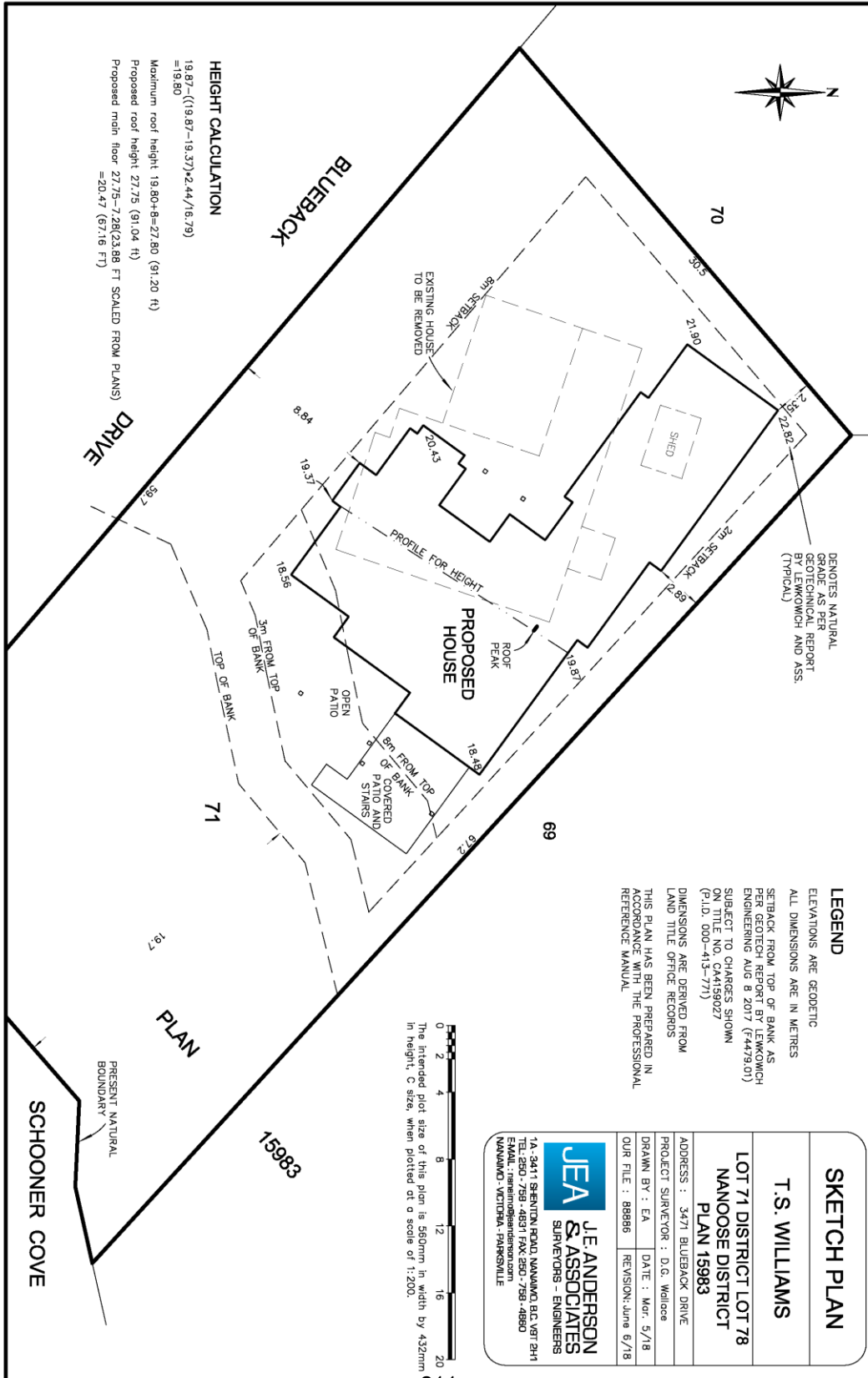
With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

Section 3.3.9 – Setbacks – Sea to reduce the minimum setback from the top of slope of 30 percent or greater from 8.0 metres to 3.0 metres for the covered patio and a portion of the proposed dwelling unit.

Conditions of Approval

1. The site is developed in accordance with the Survey Plan prepared by J.E. Anderson & Associates dated June 6, 2018 and attached as Attachment 3.
2. The proposed development is in general compliance with the plans and elevations prepared by Foresheew Design Associates, dated February 23, 2018 and attached as Attachment 4.
3. The subject property shall be developed in accordance with the recommendations contained in the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd. dated August 8, 2017.
4. The issuance of this Permit shall be withheld until the applicant, at the applicant’s expense, registers a Section 219 Covenant on the property title containing the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd. dated August 8, 2018, and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of the potential hazard.
5. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.


Attachment 3
Proposed Site Plan and Variance (Page 1 of 2)



HEIGHT CALCULATION
 $19.87 - ((19.87 - 19.37) \times 2.44 / 16.79)$
 $= 19.80$
 Maximum roof height $19.80 + 8 = 27.80$ (91.20 ft)
 Proposed roof height $27.75 - 7.28(23.88 \text{ FT SCALED FROM PLANS})$
 $= 20.47$ (67.16 ft)

Denotes natural grade as per geotechnical report by Lemkowich and Ass. (typical)

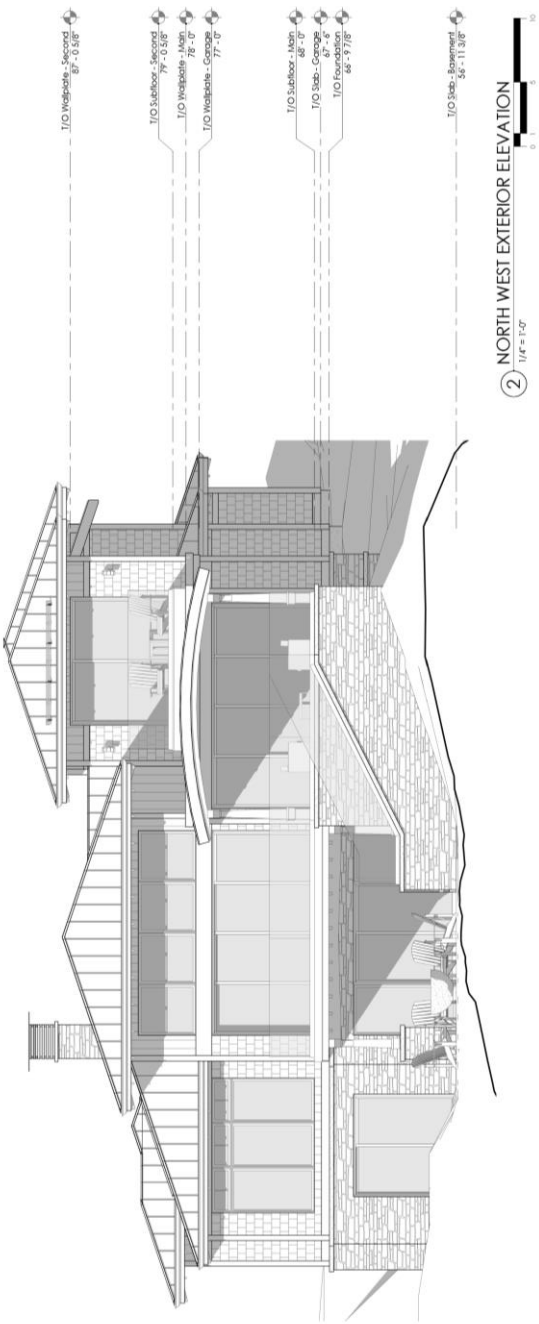
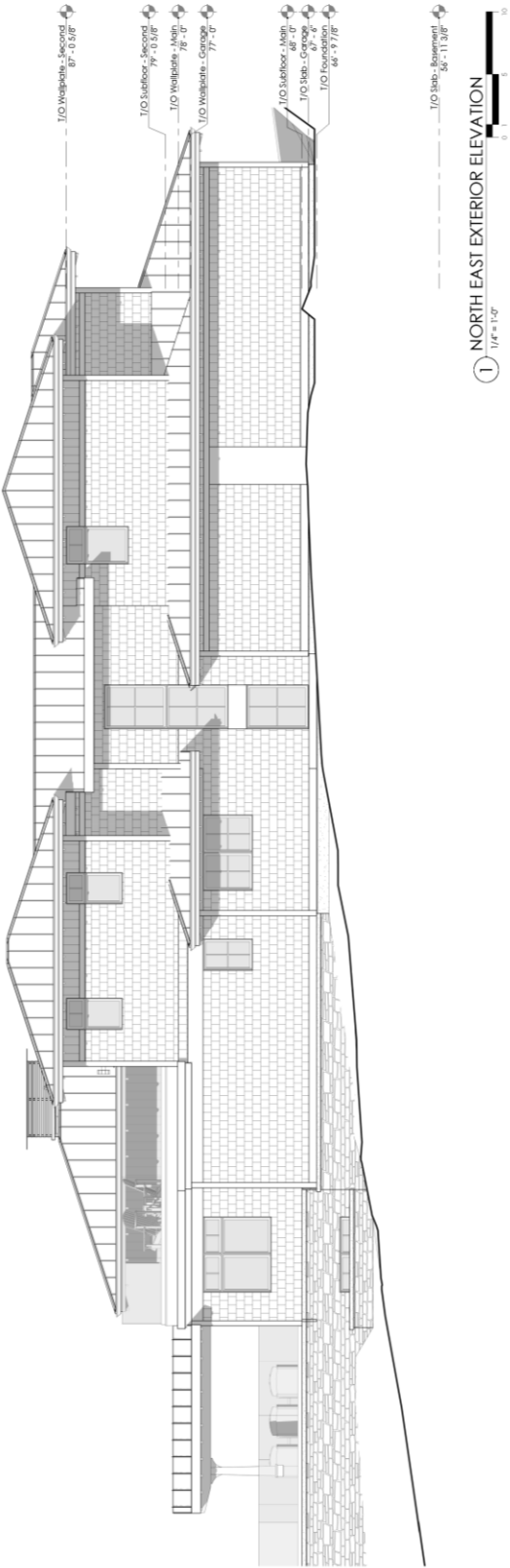
LEGEND
 ELEVATIONS ARE GEODETIC
 ALL DIMENSIONS ARE IN METRES
 SETBACK FROM TOP OF BANK AS SHOWN FROM THE 2017 (E4479.07) SUBJECT TO CHARGES SHOWN ON TITLE NO. C244159027 (P.L.D. 000-413-771)
 DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL

SKETCH PLAN	
T.S. WILLIAMS	
LOT 71 DISTRICT LOT 78 NANOOSE DISTRICT PLAN 15983	
ADDRESS : 3471 BLUEBACK DRIVE	
PROJECT SURVEYOR : D.G. Wallace	
DRAWN BY : EA	DATE : Mar. 5/18
OUR FILE : 88886	REVISION: June 6/18
 J.E. ANDERSON & ASSOCIATES SURVEYORS – ENGINEERS 1A-3411 SHERIDAN ROAD NANAIMO B.C. V9T 2H1 TEL: 250-759-4831 FAX: 250-799-4880 E-MAIL: info@jeanderson.com NANAIMO - VICTORIA - PARKSVILLE	

The intended plot size of this plan is 560mm in width by 432mm in height, C size, when plotted at a scale of 1:200.



Attachment 4 Building Elevations



TO: Electoral Area Services Committee **MEETING:** July 10, 2018

FROM: Greg Keller
Senior Planner **FILE:** PL2018-043

SUBJECT: Official Community Plan and Zoning Amendment Application No. PL2018-043
1723 Cedar Road – Electoral Area ‘A’
OCP Amendment Bylaw No. 1620.04, 2018 – Introduction
Amendment Bylaw 500.419, 2018 – Introduction
Block 9, Sections 15 and 16, Range 8, Cranbe

RECOMMENDATIONS

1. That the Board approve the proposed Public Consultation Plan as outlined in Attachment 10.
2. That the Board introduce and give first reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”.
3. That the Board give second reading to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”, having considered the impact on the current Financial Plan and Solid Waste Management Plan.
4. That the Board receive the Summary of the Public Information Meeting held on June 7, 2018.
5. That the Board introduce and give two readings to “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”.
6. That the Board direct the Public Hearing on “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”, be delegated to Director McPherson.
7. That the Board direct that the conditions set out in Attachment 2 of the staff report be completed prior to “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption.

SUMMARY

To consider an Official Community Plan (OCP) and zoning amendment to permit the construction of a community water treatment facility and potential future location for an administration office within the subject property. A public information meeting was held on

June 7, 2018. The requirements set out in the Conditions of Approval are to be completed by the applicant prior to the Board's consideration of the bylaws for adoption (see Attachment 2 – Conditions of Approval). It is recommended that the Board approve the proposed Public Consultation plan as outlined in Attachment 10 and that Amendment Bylaws No. 500.419, 2018 and 1620.04, 2018 be granted first and second reading.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Seward Developments Ltd. on behalf of the North Cedar Improvement District (NCID) to amend the OCP and rezone the subject property in order to allow the property to be used for a water treatment facility and a potential future location for its administration office. The water treatment facility is proposed as part of a larger approximately \$11.2 million community water system improvement project. The water system improvement project is also understood to include three new wells on the subject property, two new off-site water reservoirs, and other water infrastructure upgrades located elsewhere within the NCID's service area. Collectively the water system upgrades are intended to improve both the quality and quantity of the community water supply. The RDN Board previously supported NCID's overall water system improvement project at its March 27, 2018 meeting by committing up to \$1.13 million of the Electoral Area 'A' Community Works Fund allocation towards the cost of building a reservoir and for water main construction.

The subject property is approximately 4.0 hectares in area and is zoned Residential 2 Zone (RS2), Subdivision District 'M' pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located between Cedar Road and the Nanaimo River (see Attachment 1 – Subject Property Map and Attachment 4 – Current Zoning Map). The property is serviced by NCID water and RDN community sewer and is located within the Residential Land Use Designation per the Electoral Area 'A' OCP (see Attachment 5 – Current OCP Land Use Designation Map).

The NCID currently provides community water to approximately 1,300 properties in Cedar and the surrounding area using longstanding water wells located on the adjacent property to the north, legally described as Lot A, Sections 15 and 16, Range 8, Cranberry District, Plan EPP19302 (Lot A). The water treatment facility is proposed in response to the Island Health requiring NCID to provide a higher level of water treatment (see Attachment 3 – Proposed Site Plan).

The NCID has indicated that it intends to drill a series of new larger capacity community water wells on the subject property and in doing so it plans to decommission the existing wells on Lot A as new capacity comes on line. The NCID has not confirmed a timeframe for well decommissioning at this time.

Topography of the subject property is flat near the Nanaimo River before sloping up steeply approximately 10.0 metres towards Cedar Road and the proposed building location. Approximately two-thirds of the subject property is located within the Nanaimo River floodplain. The upper portion of the subject property contains an existing dwelling unit and a number of accessory buildings and the lower floodplain portion was previously cleared for agriculture. The subject property is adjacent to existing developed RS2 zoned parcels to the north and south and a Commercial 2 zoned parcel to the east.

Proposed Development

The applicant proposes for OCP designation of the property to be amendment from Residential to a new land use designation called Community Services (see Attachment 5 – Proposed OCP Land Use Designation Map). The applicant also proposes to amend the Cedar Main Street Development Permit Area to provide additional exemptions for attended and unattended public utilities pursuant to the Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011 (see Attachment 12 - Proposed OCP Amendment Bylaw 1620.04, 2018).

The applicant also requested to rezone the subject property from RS2 to Public 1 (PU1) to construct a water treatment facility (see Attachment 11 – Proposed Zoning Amendment Bylaw 500.419, 2018). Although there are no plans to construct an administration office at this time, the applicant is proposing to accommodate this use in the proposed zone so that the subject property would be zoned to allow it in the future (see Attachment 6 – Proposed Zoning Map). The PU1 zone includes 'public utility use' which would allow the proposed water treatment facility and would also accommodate a government office at a future date.

As the property is subject to the Cedar Main Street Development Permit Area per the "Regional District of Nanaimo Electoral Area 'A' Official Community Plan (OCP) Bylaw No. 1620, 2011", a development permit application will be required prior to construction of the water treatment facility.

Land Use Implications

Regional Growth Strategy

Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011 (RGS) designates the subject property within a Rural Village Centre. Lands within Rural Village Centres are intended to include a mix of housing, services, and amenities that are serviced with community water and sewer systems or have commitments in place to be serviced. The proposed OCP amendment is consistent with the RGS.

Official Community Plan

The Cedar Main Street (CMS) Plan designates the subject property as Residential and recognizes the subject property as being one of three 'larger lots' within the CMS Plan area. The three larger lots are intended to contribute significantly towards the future residential needs of the CMS Plan area at supported residential densities of 20 - 50 units per hectare. The CMS Plan also designates the subject property within the CMS Development Permit Area (DPA) which is intended to guide development towards achieving the OCP and CMS Plan objectives and policies.

While OCP and CMS Plan policies support increased residential development within the Cedar Village, growth and development to the levels supported by the OCP and CMS Plan are not achievable without community water and sewer services with adequate capacities to service the supported development. The provision of a long-term sustainable supply of community water is critical to growth and development within Rural Village Centres and is key to achieving the RGS and OCP growth management objectives. Therefore, the proposed amendment is generally consistent with the spirit and intent of the OCP and CMS Plan.

The proposed Community Services Land Use designation (see Attachment 12) supports community service uses such as community water or sewer service facilities, government

offices, community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, recreational facilities, public assembly uses, and community health care facilities. The proposed uses are considered compatible with the CMS Plan area and surrounding uses.

The subject property contains a dense buffer of native trees and vegetation adjacent to Cedar Road. Policies and design ideas in the CMS Plan support preservation of the rural character of larger lots through the retention of mature trees and vegetation adjacent to Cedar Road and by limiting the number of accesses onto Cedar Road. The applicant is proposing to maintain the existing buffer through the registration of a Section 219 Covenant (see Attachment 2 – Conditions of Approval).

Section 5.1 of the CMS Plan supports sidewalks on both sides of Cedar Road to be constructed in two phases and negotiated at the time of rezoning. Sidewalks in Phase 1 are located on the north east side of Cedar Road and are a continuation of the existing sidewalk in the CMS Plan area. Sidewalks in Phase 2 are located on the south west side of Cedar Road and are envisioned to be constructed following the completion of sidewalks in Phase 1. In the absence of a Transportation Management Plan, RDN authority for sidewalks in the road right of way, or a design concept for sidewalks, planning analysis and recommendations must be mindful of opportunities as they arise.

Given the development proposed is considered a low impact community institutional use and sidewalk at this location is identified to be constructed in Phase 2 of the CMS Plan, it is recommended that any pedestrian improvements beyond standard Ministry of Transportation and Infrastructure (MOTI) requirements for the construction of the water treatment facility be deferred until further development of the property is undertaken. Therefore, it is recommended that the proposed sidewalk or other roadside pedestrian improvements be designed to the satisfaction of the RDN, and approved by MOTI prior to the issuance of a building permit for any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property. It is also recommended that the proposed sidewalk or other roadside improvements be constructed prior to final RDN building permit approval and/or occupancy of any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property (see Attachment 2 – Conditions of Approval).

Development Permit Area Guideline Implications

As part of this application, the applicant is proposing to amend the CMS DPA by adding additional exemptions for attended and unattended public utilities. The CMS DPA guidelines are organized into 11 categories. The CMS DPA guidelines are intended to apply to residential, commercial, and mixed use developments in support of the uses originally envisioned by the CMS Plan. The applicant's proposal is to exempt unattended public utilities from all the CMS DPA guidelines. The applicant also proposes to exempt attended public utilities, such as the water treatment facility, from the following DPA guideline categories:

1. General Guidelines
2. Building Massing
3. Site Planning and Pedestrian Design
4. Façade Design
5. Architectural Detailing

The requested exemptions would clarify that 'form and character' DPA guidelines are generally not applicable to institutional uses, such as attended and unattended public utilities. It should be noted that Government Office would not be exempt from the CMS DPA guidelines.

Public Access Implications

The OCP includes policies in support of the acquisition of lands adjacent to the Nanaimo River to protect riparian areas and provide recreational opportunities. Map 4 of the OCP designates the segment of the Nanaimo River between the Duke Point Highway and Hemer Road as an area of interest for public beach access/park. Given the limited opportunities for public access to the Nanaimo River within the CMS Plan area and the significant separation distance between existing road accesses, the subject property is identified as being a desirable location for public access and/or park purposes.

Of critical importance to the NCID is ensuring that its existing wells are protected and that no activities occur on the site which would pose a risk to the community water supply. The Well Protection Toolkit published by the Ministry of Environment provides general guidance on the well protection planning process to assist water purveyors in the development of well protection plans. In the context of the public access proposed as part of this project, Section 3 of the Toolkit identifies potential municipal sources of contamination which include fertilizers, pesticides, herbicides, and insecticides resulting from the management of parklands. The RDN's parks management practices are to avoid the use of the above substances.

In order to meet the OCP and CMS Plan policies regarding public access to the Nanaimo River, the applicant is proposing a low impact pedestrian trail to the Nanaimo River (see Attachment 8). The proposed location of the public access was selected by NCID to avoid public access on the south side of the property which is upstream of the community wells. In addition, the topography at the proposed location is suitable for providing public access. Due to the sensitivity of the riparian area, and importance of wellhead protection, the use of the proposed river access would be limited to low impact, non-vehicular seasonal use such as swimming, picnicking, and nature appreciation. As the property is subject to periodic flooding, it is anticipated that the trail would be closed to the public during seasonal high water events.

Discussions with Island Health and Drinking Water Watershed Protection staff have confirmed that the proposed low impact walking trail near the community water well field site would not pose a threat to the community water supply provided that there are protection measures in place, such as chain link fencing to keep trail users away from the wells. The well field is currently partially fenced. Any additional fencing required for wellhead protection would be the responsibility of the NCID. To reduce potential sources of contamination in the area, a number of management tools would be implemented by the RDN, consistent with standard RDN parks management practices including the installation of a garbage receptacle, the use of groundwater protection signage, and ensuring that fertilizers, herbicides, pesticides, and insecticides are not used as part of the RDN maintenance program at this location.

As shown on Attachment 8 – Proposed Public Beach Access, the proposal includes two parts. Part A provides a publically accessible parking area to accommodate a minimum of six parking stalls located near Cedar Road and a trail from Cedar Road to the Nanaimo River both by way of a statutory right-of-way over the subject property and adjacent Lot A. Part B provides for expanded public access to accommodate recreational uses adjacent to the Nanaimo River and comes in to effect following the decommissioning of the existing wells on Lot A.

Expanded public access into Part B of the right-of-way would come into effect upon decommissioning of the wells on Lot A. The NCID has not established a timeframe for the decommissioning of the wells on Lot A at this point.

To address NCID's concerns over well head protection and controlling access to the site while the proposed water treatment facility and related works are under construction, the applicant has requested that public access to Part A of the right-of-way come in to effect two years from the date that the water treatment plant is approved as operational, or January 1, 2023, whichever occurs first.

It is anticipated that the NCID would be responsible for the costs associated with surveying and registering the right-of-way and the RDN would be responsible for the construction of the parking area as well as trail development, subject to future budgetary considerations by the RDN Board as noted in the Financial and Waste Management Plan Implications section of this report.

The proposed statutory right-of-way represents a significant benefit to the community and achieves similar objectives to the acquisition of parkland as identified in the OCP. Therefore, it is recommended that the Board accept the proposed public access to the Nanaimo River and that the conditions related to the acceptance be complete prior to the amendment bylaw being considered for adoption (see Attachment 2 – Conditions of Approval).

Environmental Implications

In support of this application, the applicant has submitted a Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd. dated March 2018. The assessment indicates that the habitat values within the subject property were found to be previously impacted by historical residential and agricultural uses. The assessment indicates that there is an existing riparian buffer of mature native vegetation adjacent to the Nanaimo River which varies in width from 7.6 metres to 20.0 metres and provides critical habitat value for wildlife and fish.

In recognition of the importance of the Nanaimo River as a significant fish-bearing stream, the assessment recommends that a survey be conducted to establish and mark the 30.0 metre riparian area. Further, the assessment recommends that the 30.0 metre riparian area be replanted with native tree species and that other understory species be allowed to naturally infill the area. In addition, the assessment recommends that a 2.0 metre buffer be retained adjacent to the non-fish bearing ditch that runs along Cedar Road.

To ensure that the subject property is developed in accordance with the recommendations contained in the assessment, it is recommended that the applicant be required to survey the riparian area prior to adoption of the corresponding bylaws. It is also recommended that the applicant, at the applicant's expense be required to register the assessment as a Section 219 Covenant which includes a requirement to revegetate and fence the riparian area under the supervision of a Qualified Environmental Professional prior to final RDN building permit approval for the proposed water treatment plant. It is recommended that the proposed covenant also require that the property be developed in accordance with the assessment (see Attachment 2 – Conditions of Approval).

Intergovernmental Implications

In accordance with Section 475 of the *Local Government Act*, during the development of an OCP, or the repeal or amendment of an OCP, the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. This consultation is in addition to the public hearing required under Section 477 of the *Local Government Act*.

It is recommended that the Board approve the proposed Consultation Plan as outlined in Attachment 10, which includes referrals to the adjacent regional district and municipality, First Nations, School District 68, and relevant provincial and federal agencies.

As a result of the preliminary referrals already completed, the Ministry of Transportation and Infrastructure (MOTI) and Cowichan Valley Regional District have indicated that they do not have any concerns with the proposed development.

The NCID Fire Department initially indicated concerns with the public accessing the river and using it for inappropriate activities at this location. The NCID Fire Department also initially expressed concern about the ability of apparatus to access the river in response to an emergency event. Since receiving these comments, the applicant has amended the access proposal to better accommodate emergency vehicle access. The improved emergency services access will be referred back to the NCID Fire Department for comment prior to the public hearing.

Public Consultation Implications

A Public Information Meeting (PIM) was held on June 7, 2018. Approximately 20 members of the public attended and no written submissions were received prior to the PIM (see Attachment 9 – Summary of Public Information Meeting).

ALTERNATIVES

1. To proceed with Official Community Plan and Zoning Amendment Application No. PL2018-043, consider first and second reading of the amendment bylaws and proceed to public hearing.
2. To not proceed with readings of the amendment bylaws.

FINANCIAL and WASTE MANAGEMENT PLAN IMPLICATIONS

In accordance with Section 477 of the *Local Government Act*, following first reading of an OCP bylaw amendment, a local government must consider the amendment in conjunction with its financial plan and any applicable waste management plan. RDN Finance and Solid Waste have confirmed that the proposed OCP amendments have no implications for the current Solid or Liquid Waste Management Plans.

When the timing for the trail and parking improvements are confirmed, it will be added to Park's work plan and prioritized through the annual five year planning process. At that time, how the trail and parking improvements are funded will be determined. Funding for parking and trail development costs may be provided through grants, community works funds or capital reserves and ongoing operational costs will need to be incorporated into the operational budget. Order of magnitude estimates for costs (using 2018 dollars) estimate that the parking and trail

development would cost \$55,000 and annual operating costs increases would be about \$5,300. When the project is formally included in financial plans, quotes will be obtained and budgets will be finalized.

It should be noted that acceptance of the proposed right-of-way does not obligate the RDN to undertake the parking and trail improvements. However constructing a trail within the right-of-way would help formalize and facilitate public access to the Nanaimo River. Also based on the terms of the right-of-way, the RDN would not be able to construct the proposed trail until two years from the date that the water treatment plant is approved as operational or January 1, 2023, whichever occurs first. This extended timeframe provides an opportunity to include the anticipated development and maintenance costs in future budget cycles to be considered by the Board for approval.

STRATEGIC PLAN IMPLICATIONS

The proposal supports the Board 2016 – 2020 Strategic Plan goal of recognizing the importance of water in supporting economic and environmental health.



Greg Keller
gkeller@rdn.bc.ca
June 27, 2018

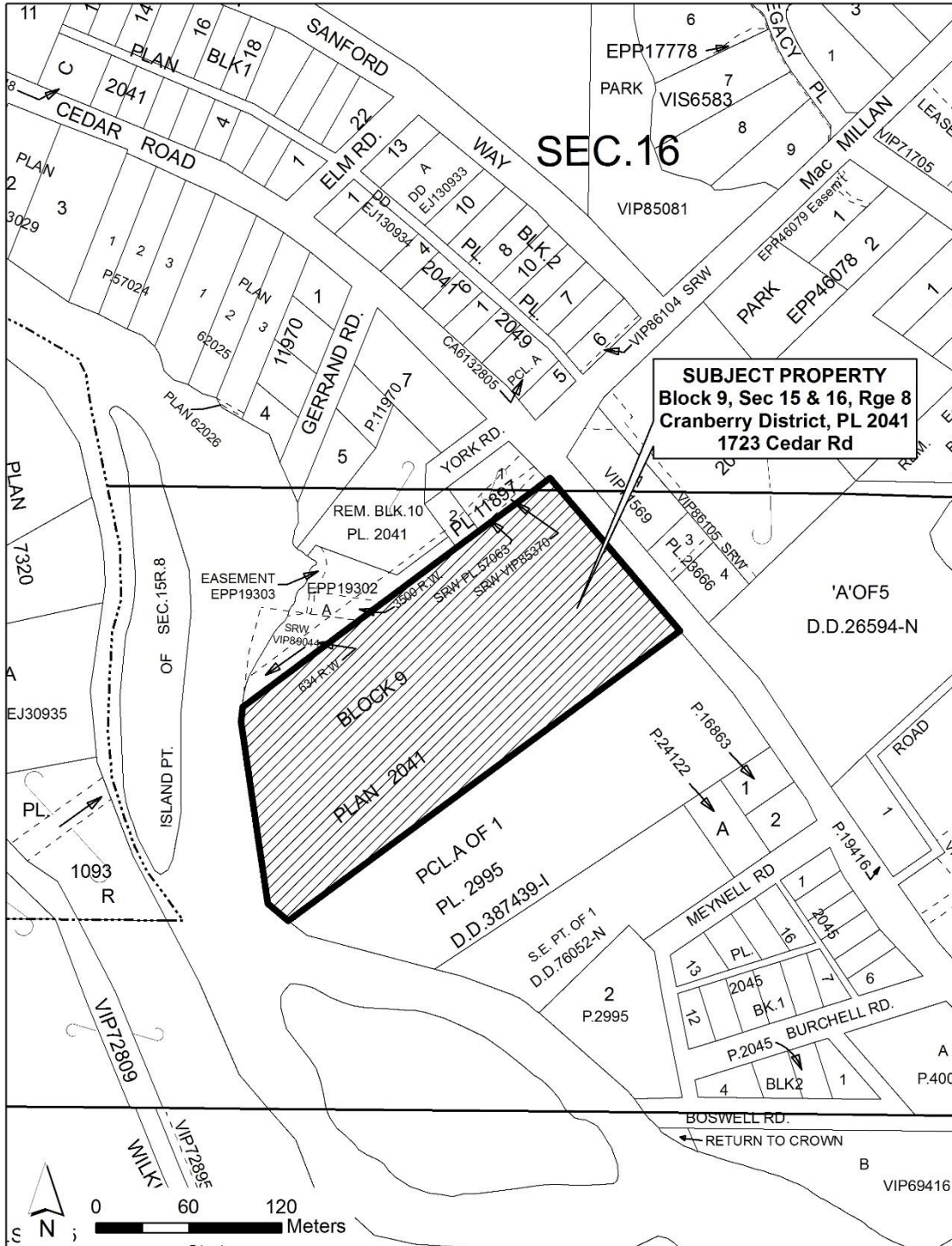
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Proposed Site Plan
4. Current Zoning Map
5. Current OCP Land Use Designation Map
6. Proposed Zoning Map
7. Proposed OCP Land Use Designation Map
8. Proposed Public Beach Access
9. Summary of Public Information Meeting
10. Proposed Public Consultation Plan
11. Proposed Amendment Bylaw No. 500.419, 2018
12. Proposed OCP Amendment Bylaw No.1620.04, 2018

Attachment 1
Subject Property Map

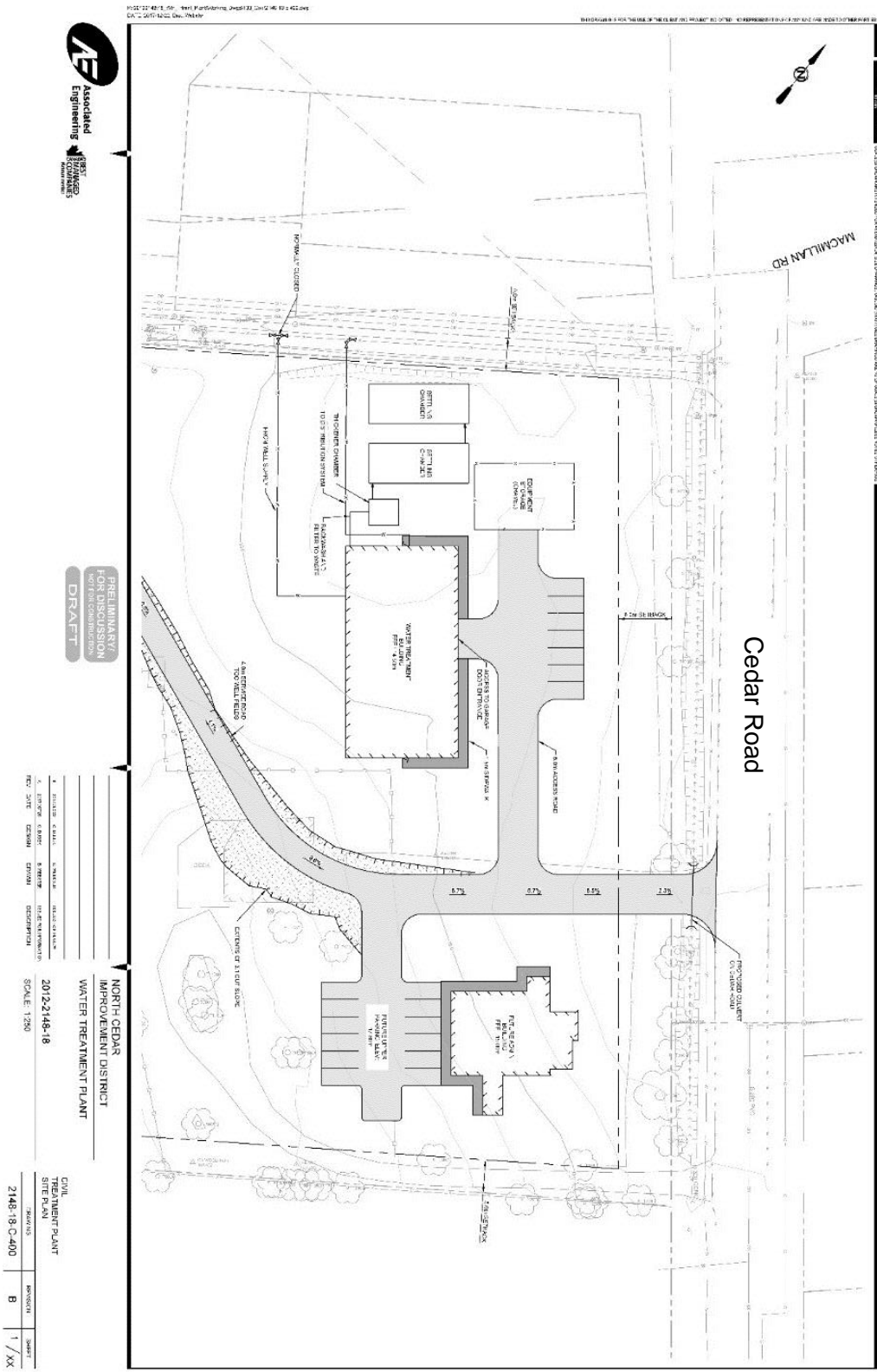


Attachment 2 Conditions of Approval

The following is required prior to the “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018” being considered for adoption:

1. The applicant shall, at the applicant’s expense and to the satisfaction of the Regional District of Nanaimo, submit a survey prepared by a British Columbia Land Surveyor delineating the 30.0 metre riparian area established by the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 2018.
2. The applicant shall, at the applicant’s expense, register a Section 219 Covenant on the property title containing the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated March 2018, requiring that the riparian area be replanted and that permanent fencing be installed prior to final Regional District of Nanaimo Building department approval for the proposed water treatment plant and requiring that the property be developed in accordance with the Biophysical Assessment, prepared by Aquaparian Environmental Consulting Ltd., dated March 2018.
3. The applicant, at the applicant’s expense, shall survey and register a statutory right-of-way to the satisfaction of the Regional District of Nanaimo over Part A and B as shown on Attachment 8 which generally includes the following:
 - a. Public access to Part A, a minimum of 4.0 metres in width to include space for a minimum of six parking stalls designed in accordance with Bylaw 500 standards in the general location shown on Attachment 8. Public access to become effective 24 months from the date that the water treatment plant is approved as operational or January 1, 2023, whichever occurs first.
 - b. Public access to Part B to become effective when the community water wells have been decommissioned.
4. The applicant shall, at the applicant’s expense, register a Section 219 Covenant on the property title that prohibits the removal of vegetation within 5.0 metres of Cedar Road or the width of the existing vegetated buffer which existed as of June 27, 2018, as surveyed by a BC Land Surveyor, whichever is greater.
5. The applicant shall, at the applicant’s expense, register a Section 219 Covenant on the property title that requires the owner to:
 - a. design a sidewalk or other roadside improvements along the entire Cedar Road frontage to the satisfaction of the RDN and to obtain MOTI approval prior to the issuance of a building permit for any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property.
 - b. construct a sidewalk or other roadside improvements along the entire Cedar Road frontage prior to final building permit approval and/or occupancy of any building or structure other than a water treatment facility or any building or structure accessory to a water treatment facility on the subject property.

Attachment 3
Proposed Site Plan (Page 1 of 2)



PRELIMINARY FOR SUBMISSION NOT TO BE CONSIDERED DRAFT

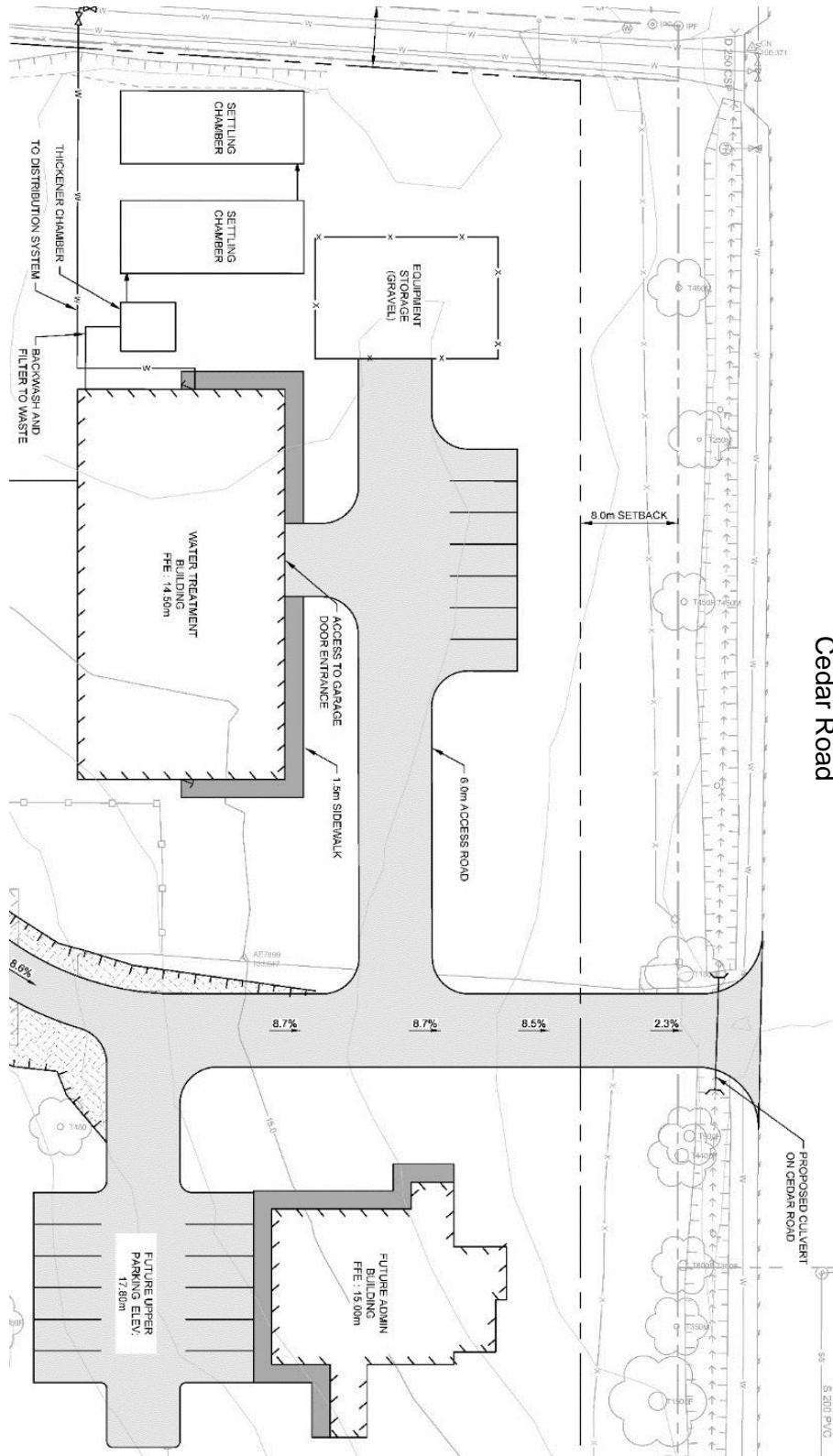
NO.	DATE	BY	DESCRIPTION
1	2012/2/14/8-18	SCALE: 1:250	

NORTH CEDAR IMPROVEMENT DISTRICT
WATER TREATMENT PLANT

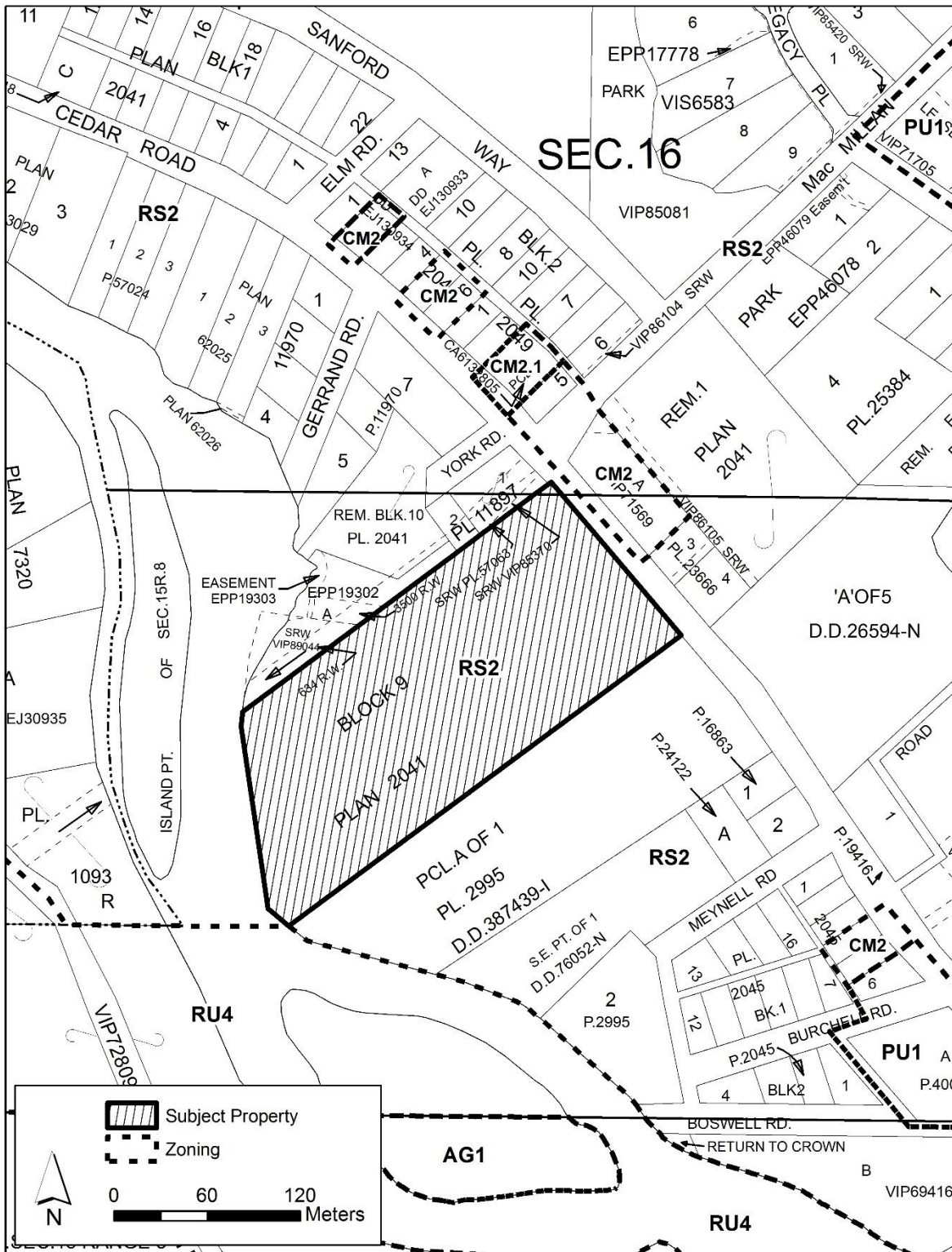
CIVIL TREATMENT PLANT SITE PLAN

2148-18-C-400 B 1/XX

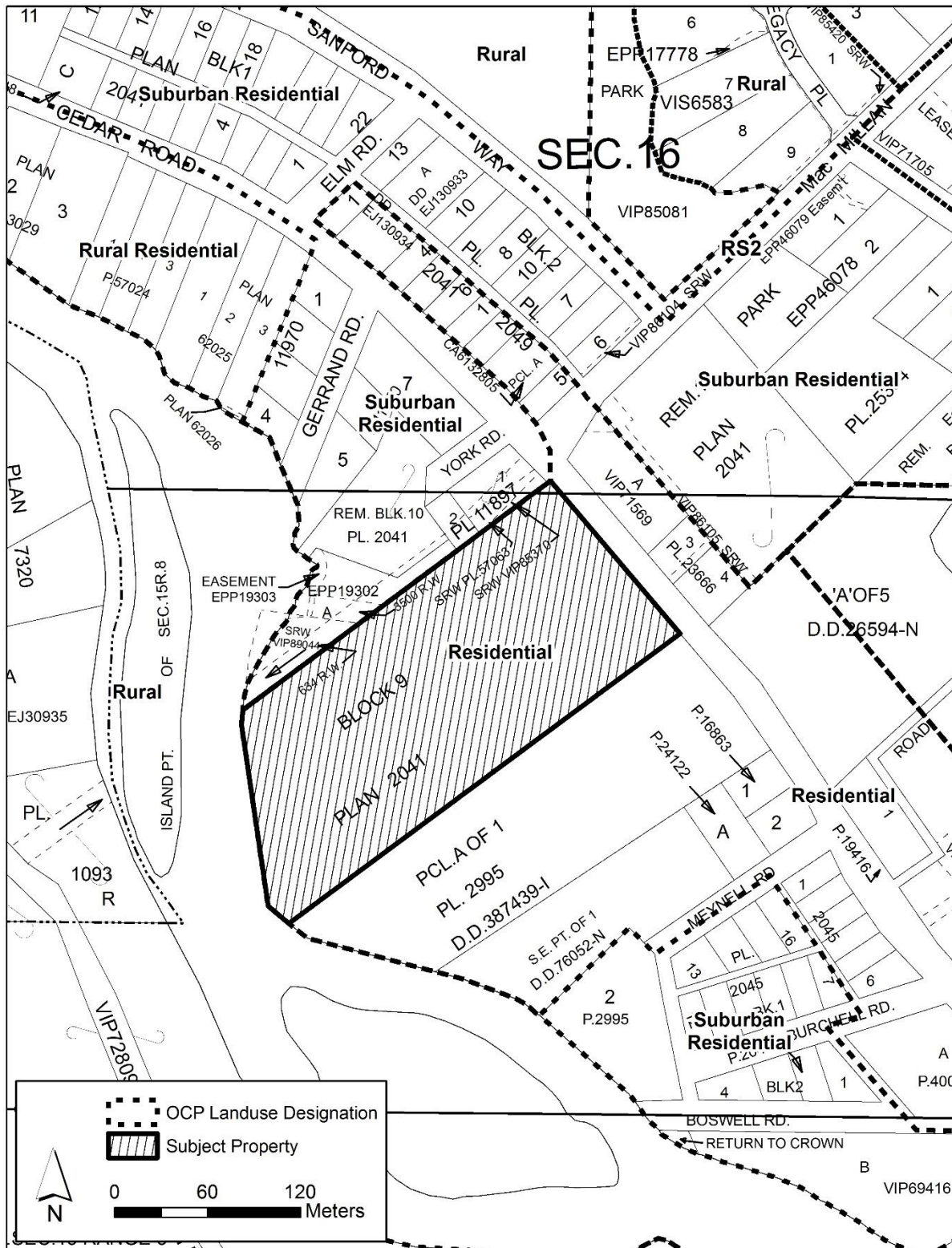
Attachment 3
Proposed Site Plan (Page 2 of 2) – Enlarged for Convenience



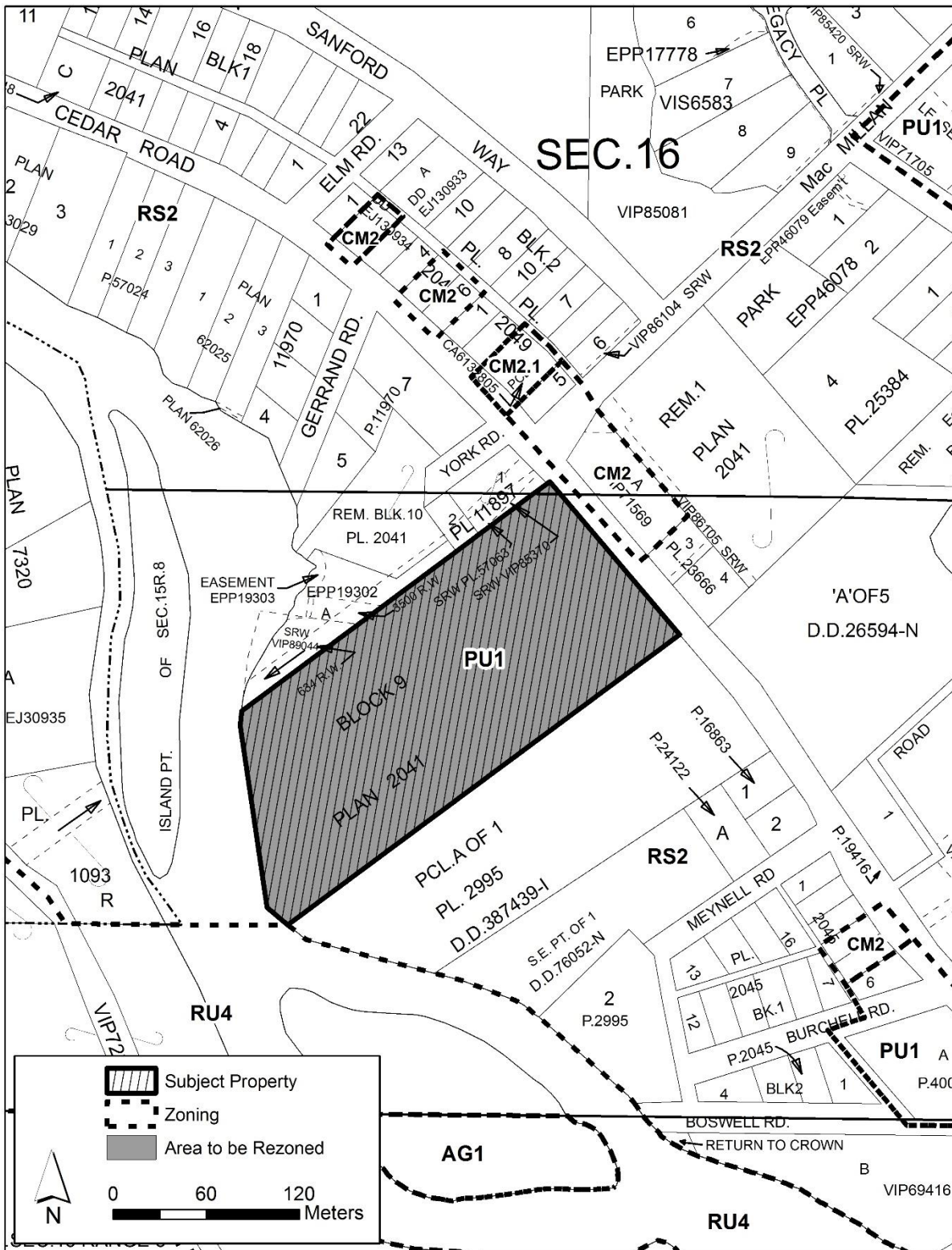
Attachment 4
Current Zoning Map



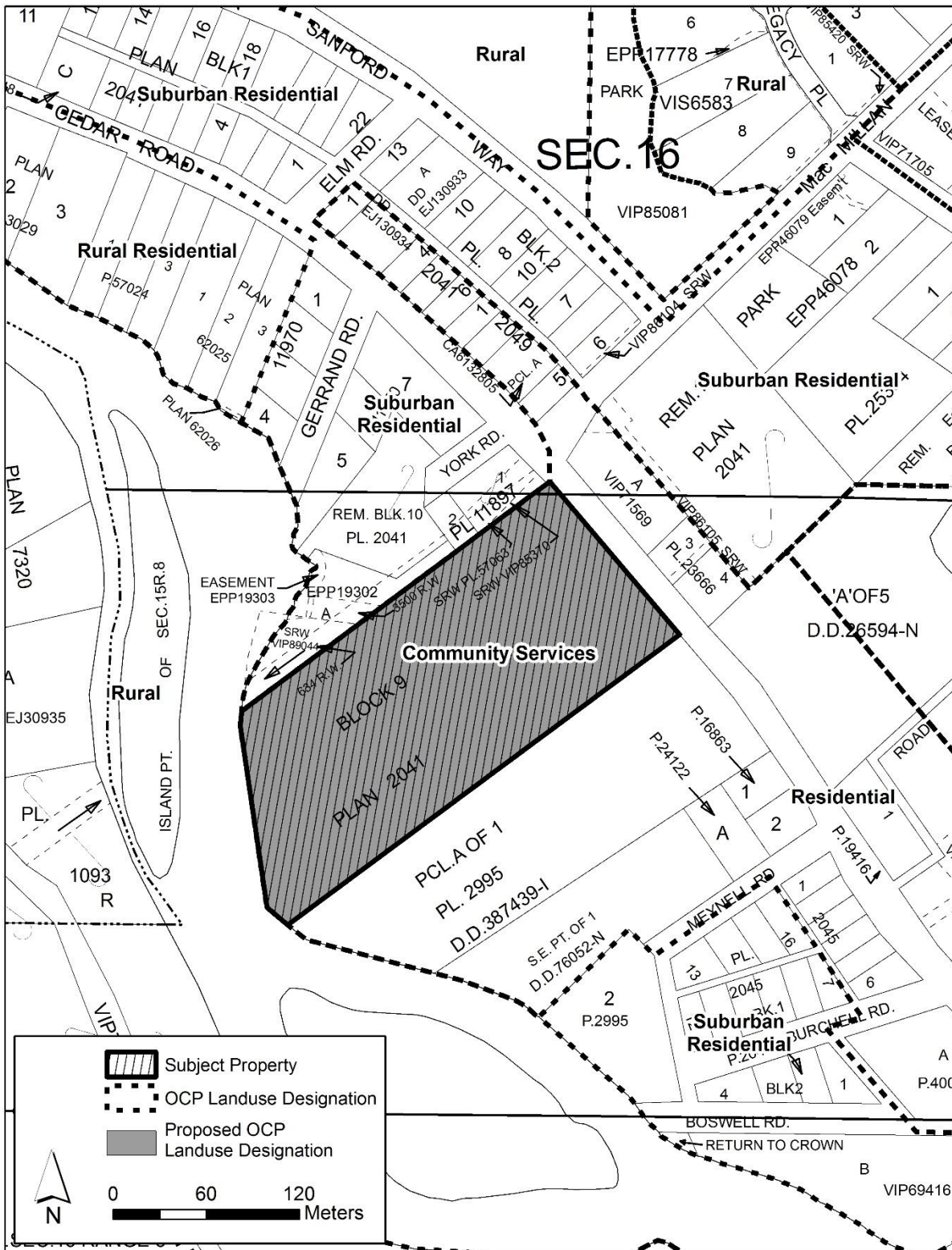
Attachment 5 Current OCP Land Use Designation Map



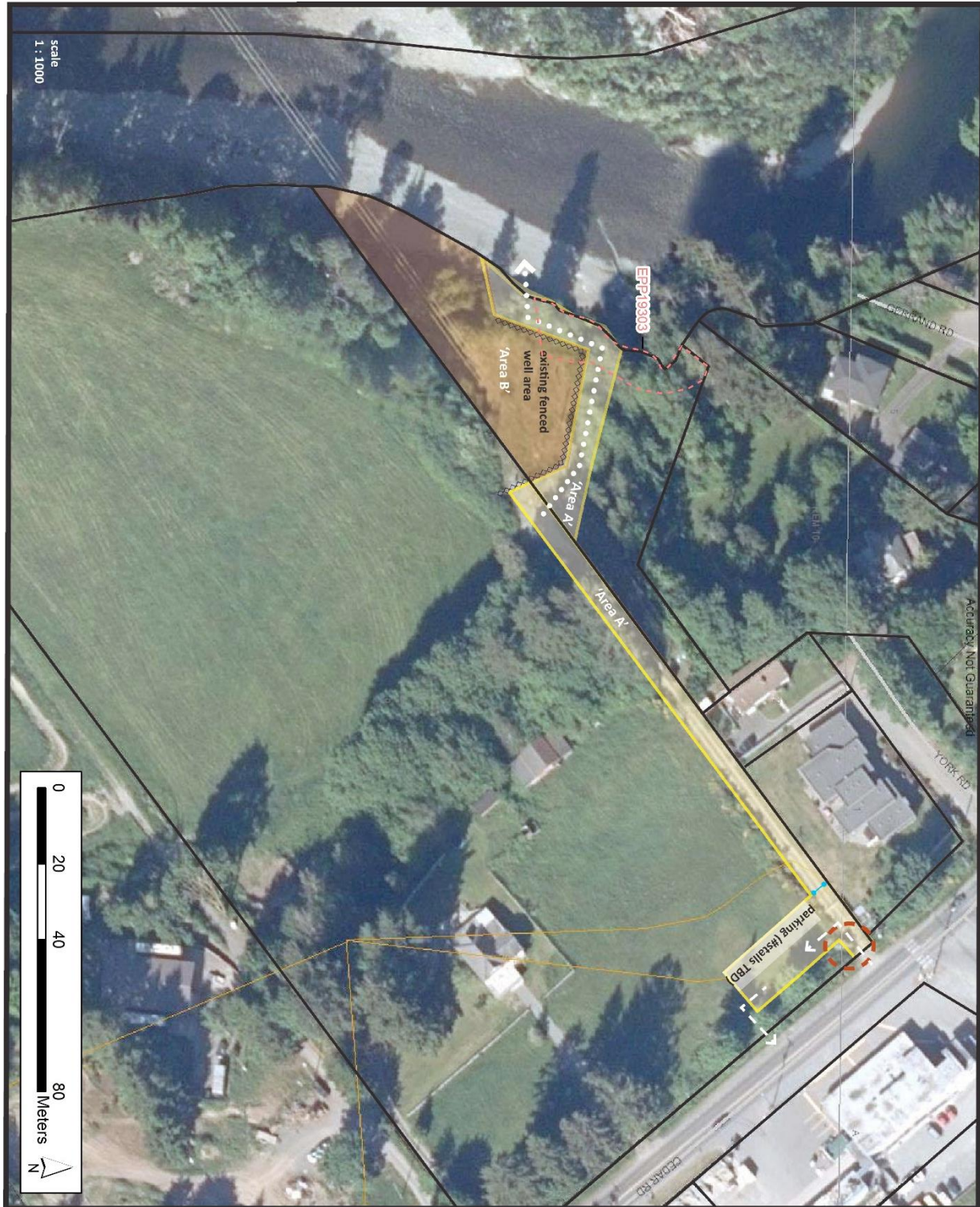
**Attachment 6
 Proposed Zoning Map**



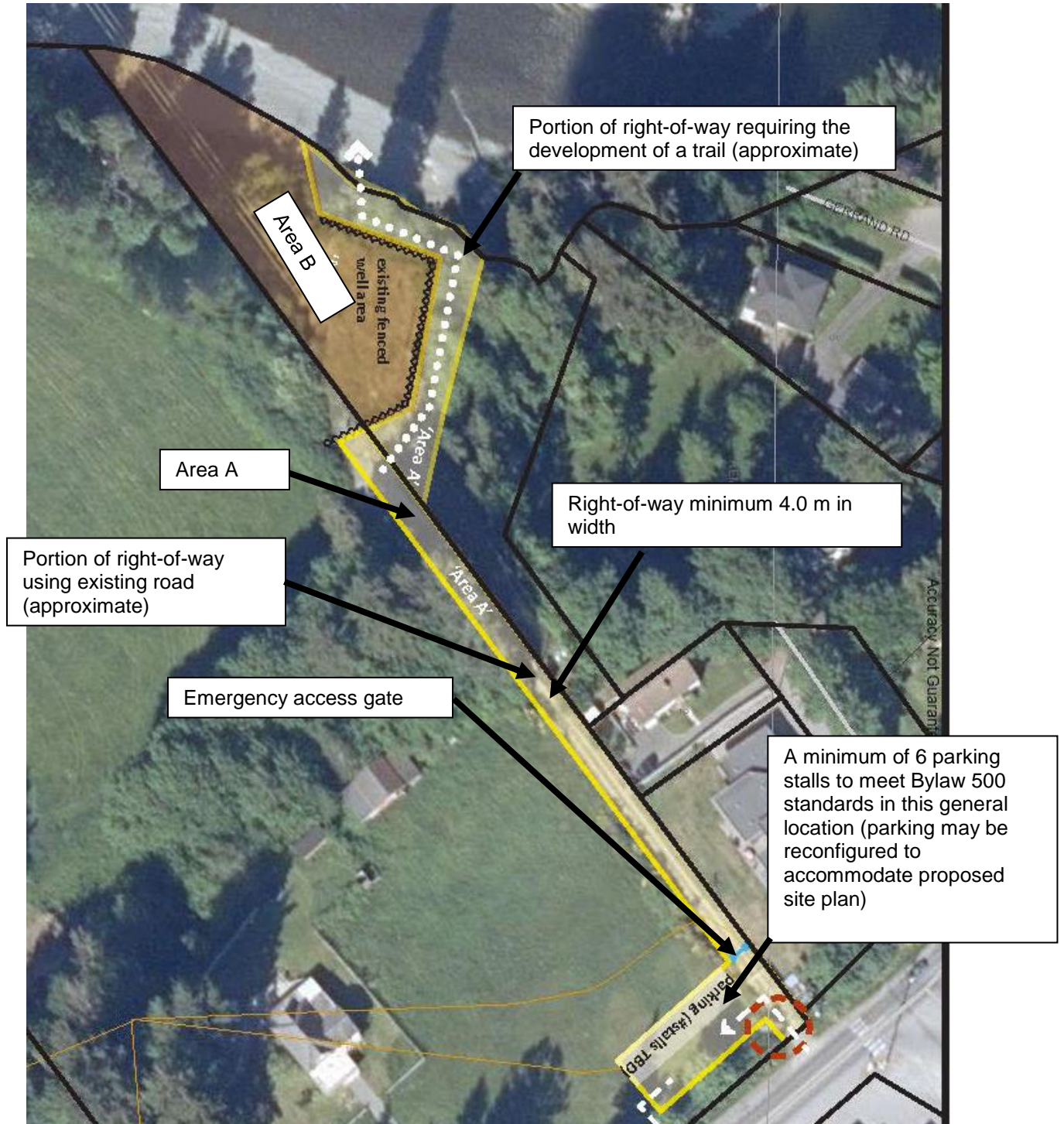
Attachment 7
Proposed OCP Land Use Designation Map



Attachment 8
Proposed Public Beach Access (Page 1 of 2)



Attachment 8
Proposed Public Beach Access (Page 2 of 2) - Enlarged for Convenience



Attachment 9
Summary of Minutes for the Public Information Meeting
Held at Cedar Heritage Centre
1644 MacMillan Road
June 7, 2018 at 6:30 pm
RDN Application PL2018-043

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were 20 members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director A. McPherson, Electoral Area 'A' (the Chair)
Greg Keller, Senior Planner handling the development application
Jeremy Holm, Manager of Current Planning

Present for the Applicant:

Toby Seward, Seward Developments Inc.
Michael Bolch, North Cedar Improvement District, Chief Administrative Officer

The Chair opened the meeting at 6:30 pm, outlined the evening's agenda, and introduced the RDN staff and those representing the applicant in attendance. The Chair then stated the purpose of the Public Information Meeting and asked Regional District of Nanaimo (RDN) staff to provide background information concerning the development application.

Greg Keller provided a brief summary of the proposed Official Community Plan and zoning amendment application, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Toby Seward presented an overview of the proposal.

Following the presentation, the Chair invited questions and comments from the public.

Adina Rekrut, 1688 Cedar Road, asked who is paying for the water treatment facility.

Michael Bolch, NCID CAO indicated that water users are paying for the water treatment facility.

Marco Rekrut, 1688 Cedar Road, asked if the community will have public access to the Nanaimo River.

Toby Seward responded, yes, it is identified in the plan and the applicant is working with the RDN on the details.

Mark Secord, 1911 York Road, asked for the deadline to submit written submissions.

The Chair explained that written submissions should be provided prior to the close of the Public Information Meeting to be included in the written record of the Public Information Meeting.

NCID Trustee and Chairperson Dives thanked the RDN for its contribution to the water treatment facility.

Marco Rekrut, 1688 Cedar Road, asked if the water treatment plant will attract growth.

Chair responded by saying that it would help remove the water moratorium which has been in place for a number of years.

Mark Seacord 1911 York Road, asked where the parking for the trail would go.

Toby Seward, explained that while the details have not been ironed out, the general concept is to provide an area for parking on the north east corner of the subject property.

Adina Rekrut, 1688 Cedar Road, asked if there is any consideration for traffic calming.

Greg Keller explained that the OCP policies support active transportation and traffic calming.

The Chair asked if there were any further questions or comments.

Being none, the Chair thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting was concluded at 6:58 pm.



Greg Keller
Recording Secretary

Attachment 10
Proposed Public Consultation Plan

In accordance with Section 475 of the *Local Government Act*, it is recommended that the Board approve the following Consultation Plan in consideration of the proposed Official Community Plan amendments. This recommended consultation is in addition to the public hearing required under Section 477 of the Local Government Act.

1. Acceptance of the summary of the Public Information Meeting held June 7, 2018 (see Attachment 5).
2. A referral will be provided to the following persons, organizations and authorities:
 - a. Adjacent jurisdictions: Cowichan Valley Regional District and City of Nanaimo;
 - b. Neighbouring First Nations: Snuneymuxw and Stz'uminus First Nations;
 - c. North Cedar Improvement District Fire Department;
 - d. School District No. 68 Board (Nanaimo-Ladysmith); and,
 - e. Provincial agencies: Ministry of Transportation and Infrastructure and Island Health.
3. Preliminary referrals have been sent to a number of the above referral agencies. In relation to consultation on this application, formal referrals shall be sent to the above mentioned persons, organizations and authorities to seek comments prior to the Public Hearing.

Attachment 11
Proposed Zoning Amendment Bylaw No. 500.419, 2018

Attachment 12
Proposed OCP Amendment Bylaw No. 1620.04, 2018

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.419**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO
LAND USE AND SUBDIVISION BYLAW NO. 500, 1987**

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

- A. This Bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018”.
- B. The “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:
 - 1. By rezoning the lands shown on the attached Schedule ‘1’ and legally described as

Block 9, Sections 15 and 16, Range 8, Cranberry District, Plan 2041

from Residential 2 (RS2) to Public 1 (PU1) as shown on Schedule ‘3A’ Zoning Maps

Introduced and read two times this ___ day of _____ 20XX.

Public Hearing held this ___ day of _____ 20XX.

Read a third time this ___ day of _____ 20XX.

Approved by the Minister of Transportation and Infrastructure pursuant to the *Transportation Act* this ___ day of _____ 20XX.

Adopted this ___ day of _____ 20XX.

CHAIR

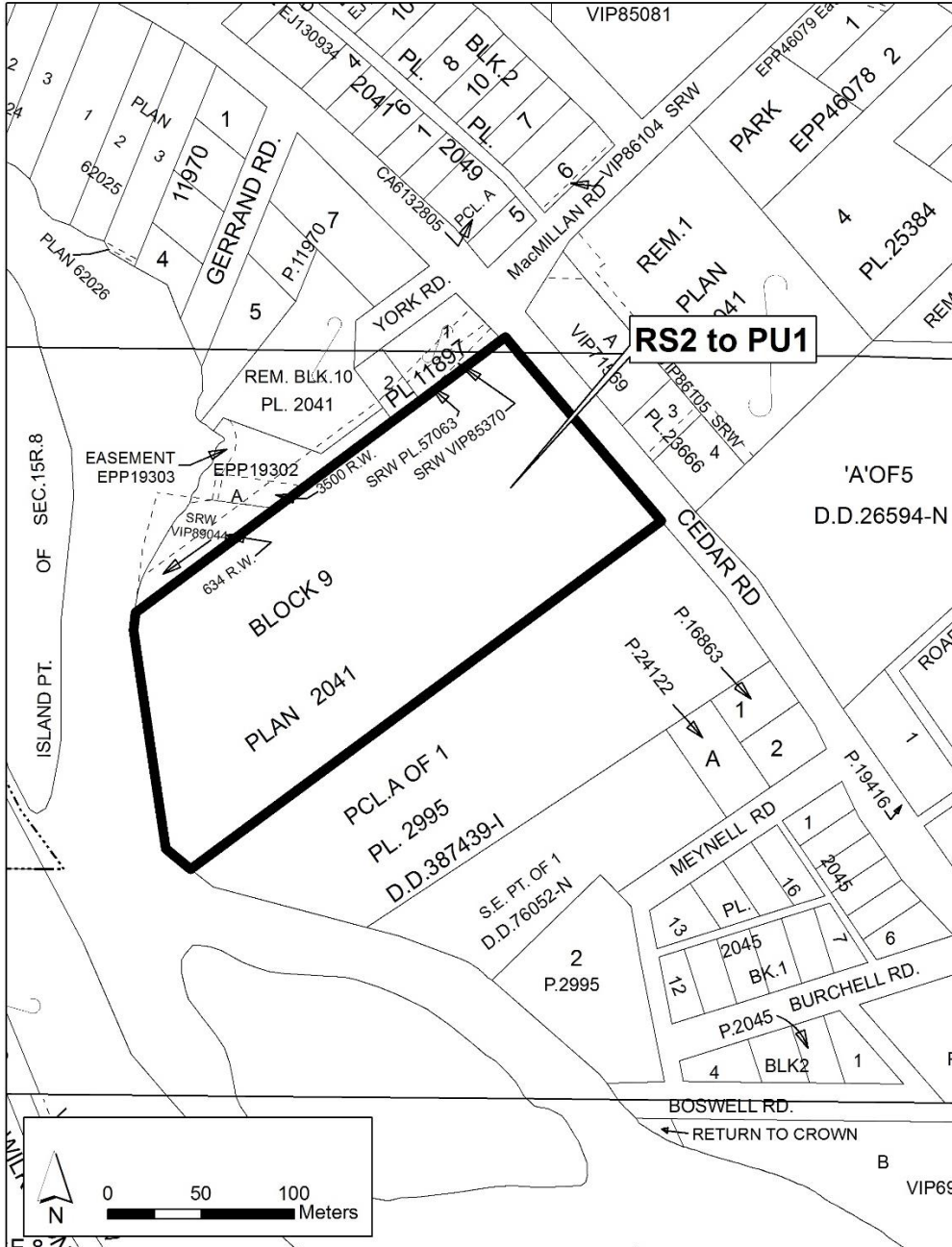
CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.419, 2018".

Chair

Corporate Officer

Schedule '1'



**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 1620.04**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO ELECTORAL AREA 'A'
OFFICIAL COMMUNITY PLAN BYLAW NO. 1620, 2011**

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

- A. This Bylaw may be cited as “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Amendment Bylaw No. 1620.04, 2018”.
- B. The “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” is hereby amended as set out in Schedule ‘A’ of this Bylaw.

Introduced and read two times this ___ day of _____ 20XX.

Considered in conjunction with the Regional District of Nanaimo Financial Plan and any applicable Waste Management Plans this ___ day of _____ 20XX.

Public Hearing held pursuant to Section 464 of the *Local Government Act* this ___ day of _____ 20 XX.

Read a third time this ___ day of _____ 20 XX.

Adopted this ___ day of _____ 20 XX.

CHAIR

CORPORATE OFFICER

REGIONAL DISTRICT OF NANAIMO
Bylaw No. 1620.04

Schedule 'A'

1. Schedule B – Cedar Main Street Village Plan of “Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” is hereby amended as follows:

a) Section 4.1 - General Land Use Policies

By adding Section 4.1.6 – Community Services after Section 4.1.5 - Recreation as provided in Attachment 1.

b) Section 6.5 – Cedar Main Street Development Permit Area (DPA) Exemptions

By adding the following after exemption 7.

8. Construction of unattended public utilities.
9. Construction of an attended public utility and related accessory buildings and structures (excluding government office) such as a water treatment facility, shall be exempt from DPA guidelines in categories 6.8.1, 6.8.2, 6.8.3, 6.8.6, and 6.8.7 as defined in Section 6.8 below.

c) Maps

The following Maps which form part of Bylaw 1620, 2011 are hereby amended as follows:

- i. Map No. 2 – Cedar Main Street Land Use Designations is deleted and replaced with Attachment 2.
- ii. Map No. 3 – Parks, Trails, and Transportation is deleted and replaced with Attachment 3.

**Attachment 1
Bylaw 1620.04
Community Services Land Use Designation**

4.1.6 Community Services

Community water and fire protection services in the CMS Plan Area are provided by the NCID. Community sewer services are provided by the RDN to a select number of properties based on the availability of sewer service connections allocated to the CMS Plan Area.

The provision of community water, sewer, and other related government-provided services are critical to achieving the goals and objectives of the CMS Plan. These services also help protect the environment and the health of CMS Plan Area residents by protecting groundwater resources and providing the community with a secure and sustainable source of drinking water.

Objectives and Policies

Objective 4.1.6.1 To support the provisions of community services within the Plan Area

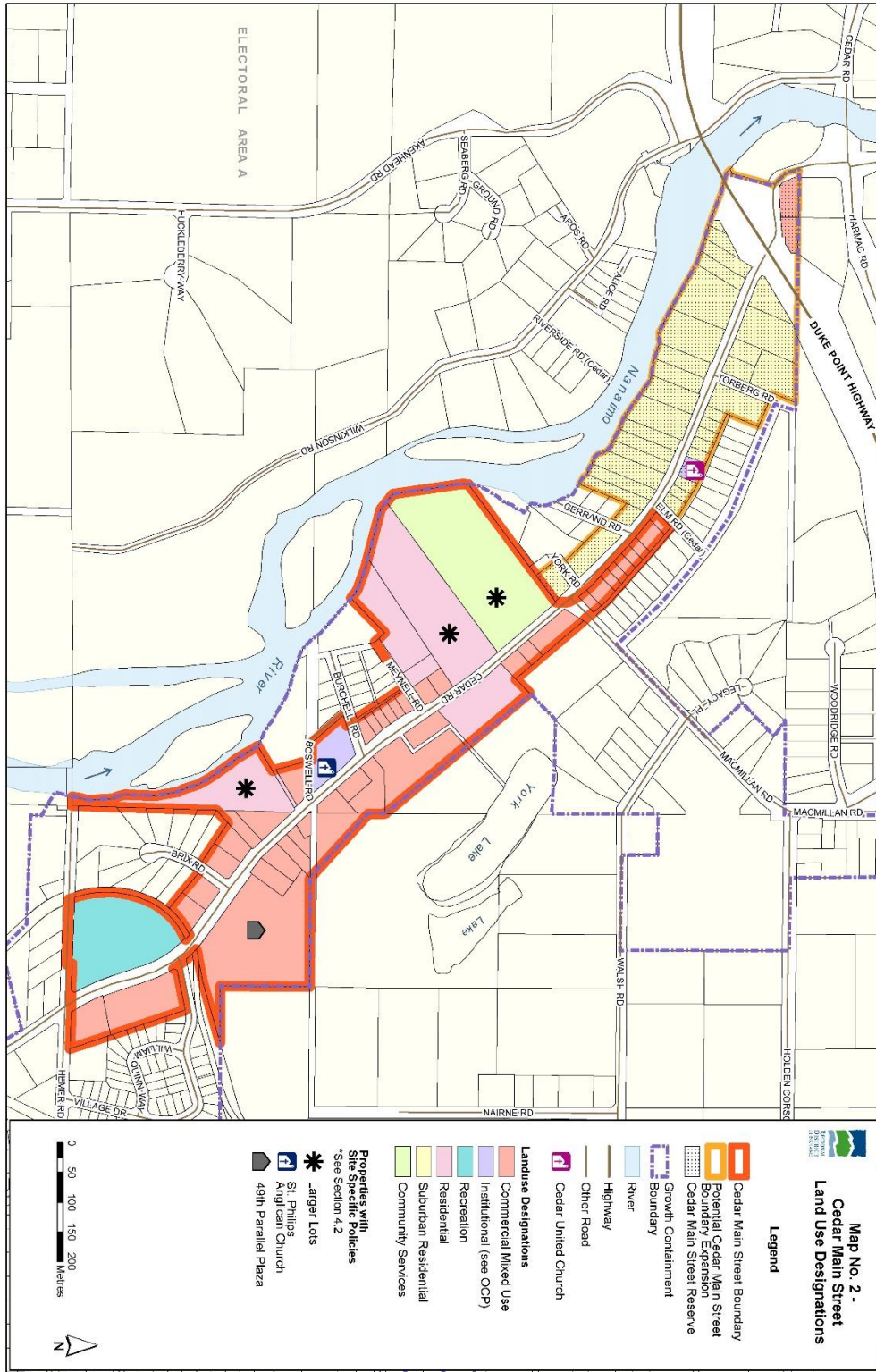
Section 4.1.6	Policies	Related Actions	Who	When
Policy 1	Lands within the Community Services Land Use Designation are shown on Map No. 2.	n/a	n/a	n/a
Policy 2	Permitted uses supported within this designation shall generally include community water or sewer service facilities, government offices, community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, recreational facilities, public assembly uses, and community health care facilities.	n/a	n/a	n/a
Policy 3	Expansions to the designation may be supported within the CMS Plan area to accommodate uses which are consistent with Policy 2 above.	n/a	n/a	n/a

Objective 4.1.6.2 To preserve the Rural Character of Larger Lots

Section 4.1.6	Policies	Related Actions	Who	When
Policy 1	Rezoning proposals should retain and/or enhance mature trees and vegetation along Cedar Road.	At the time of rezoning or DP, require the retention and/or enhancement of vegetation along Cedar Road through the use of a Section	RDN	n/a

Section 4.1.6	Policies	Related Actions	Who	When
		219 covenant or other appropriate mechanisms.		
Policy 2	Access points to Cedar Road should be minimized.	At the time of rezoning or DP, work with the applicant and MOTI to minimize access points on to Cedar Road.	RDN MOTI	n/a

Attachment 2
Bylaw 1620.04
Map No. 2 – Cedar Main Street Land Use Designations



Attachment 3
Bylaw 1620.04
Map No. 3 – Parks, Trails, and Transportation



TO: Electoral Area Services Committee **MEETING:** July 10, 2018
FROM: Angela Buick
Planner **FILE:** PL2018-062
SUBJECT: **Zoning Amendment Application No. PL2018-062**
860, 870, 890 Spider Lake Road – Electoral Area ‘H’
Amendment Bylaw 500.421, 2018 – Introduction
Lot 10, Block 347, Newcastle and Alberni District, Plan 34021

RECOMMENDATIONS

1. That the Board receive the Summary of the Public Information Meeting held on June 11, 2018.
2. That the conditions set out in Attachment 2 of the staff report be completed prior to Amendment Bylaw No. 500.421, 2018, being considered for adoption.
3. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018”, be introduced and read two times.
4. That the public hearing for “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” be waived and notice of the Board’s intent to consider third reading be given in accordance with Section 467 of the *Local Government Act*.

SUMMARY

The applicant proposes to rezone the subject property from Rural 1 (RU1) B to Rural 6 (RU6) D and Rural 1 (RU1) CC in order to facilitate a three-lot subdivision in a manner consistent with the policies of the Electoral Area ‘H’ Official Community Plan. A Public Information Meeting was held on June 11, 2018, and no concerns were raised regarding the proposed zoning amendment. It is recommended that Amendment Bylaw No. 500.421, 2018 be granted first and second reading, the public hearing for the Bylaw be waived, and the conditions of approval outlined on Attachment 2 be completed prior to the Board’s consideration of adoption of the Bylaw.

BACKGROUND

On April 24, 2018, the RDN Board adopted a number of minor amendments to the Regional Growth Strategy (RGS) as a result of the Electoral Area ‘H’ OCP review. One of these amendments was to change the RGS land use designation of the subject property from

Resource Lands and Open Spaces to Rural Residential to reflect the property's removal from the Agricultural Land Reserve in 2008.

The applicant, Barry Bartzen on behalf of Brookwater Homes Inc., has applied to rezone the subject property in order to facilitate a three-lot subdivision. The subject property is approximately 8.4 hectares in area is currently vacant with the exception of an outbuilding that was accessory to a previous residential use on the property. The property is located in an area of large rural lots on Spider Lake Road (see Attachment 1 – Subject Property Map). The proposal is consistent with OCP policy and will result in subdivision that is consistent with the rural character of the area.

Proposed Development

The applicant proposes to rezone the subject property from Rural 1 (RU1) B to Rural 6 (RU6) D and Rural 1 (RU1) CC (see Attachment 3 – Current and Proposed Zoning Map). The development is proposed to be serviced by three existing wells and onsite septic systems.

The property is subject to the Freshwater and Fish Habitat and Aquifer Development Permit Areas per the “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335, 2018”, and a development permit application will be required prior to subdivision approval.

Official Community Plan Implications

The subject property is designated Rural pursuant to the “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan Bylaw No. 1335, 2017”. Rural designation supports a minimum parcel size of 4.0 hectares and also supports a minimum parcel size of 2.0 hectares where a development proposal meets the following criteria:

- a) One dwelling unit per parcel
- b) Bare land strata subdivision shall not be permitted
- c) No frontage relaxation is required
- d) No further road dedication to accommodate parcel frontage for additional parcels
- e) A comprehensive plan for subdivision of the area being rezoned is provided with a report from a recognized professional with a geotechnical and hydrogeological experience indicating an assessment of the environmental suitability of the subdivision.

In order to comply with the above criteria, the portion of the property proposed for future subdivision into minimum 2.0 hectare parcels will be rezoned to RU6, which will limit the number of dwellings units permitted on new lots to one. A Section 219 Covenant is also recommended to be registered on the title prohibiting Bare Land Strata subdivision as per the *Strata Property Act* and to ensure that subdivision of the land occurs in a manner consistent with the proposed plan of subdivision (see Attachment 2 – Conditions of Approval). Consistent with the above criteria, no road dedication or frontage relaxation will be required to allow the subdivision of the portion of the land proposed for a 2.0 hectare minimum parcel size.

OCP policies include direction that zoning amendments should generally be requested to include some public amenity in recognition of the increased value conferred on land through rezoning. In this case, the applicant is proposing a \$5,000 contribution to be allocated to the RDN capital funds for building and construction costs of a Bow Horn Bay Satellite Fire Hall. The applicant's proposal will directly benefit the Spider Lake community by supporting the provision

of emergency service facilities, and is consistent with community amenity contributions supported by the OCP.

Land Use Implications

The existing Rural 1 (RU1) zoning allows agriculture, aquaculture, home-based business, produce stand, silviculture, and residential use with two dwellings currently permitted on the subject parcel. The property is currently within Subdivision District 'B' which allows an 8.0 hectare minimum parcel size.

Abandoned buildings were recently removed from the property under demolition permit. The subject property currently contains one outbuilding, which was accessory to a previous residential use on the property. As there is one outbuilding remaining on the parcel without an established principle residential use, it is recommended that the applicant be required to ensure the outbuilding remains unused until such time as a principle use is established by way of registration of a Section 219 Covenant.

The applicant proposes to retain the RU1 zoning on the western half of the subject property, and to rezone from Subdivision District 'B' to 'CC' in order to reduce the minimum permitted parcel size from 8.0 hectares to 4.0 hectares. This would permit two dwelling units on one 4.0 hectare parcel in a manner consistent with the OCP. The eastern portion of the property is proposed to be rezoned from RU1 to Rural 6 (RU6) with a change in the subdivision district from 'B' to 'D' in order to reduce the minimum permitted parcel size from 8.0 hectares to 2.0 hectares. This would allow future subdivision of parcels as small as 2.0 hectares with one dwelling unit permitted per parcel (see Attachment 3 – Current and Proposed Zoning, Attachment 4 – Proposed Plan of Subdivision and Attachment 6 – Proposed Amendment Bylaw 500.421, 2018). The proposed development is not anticipated to have any negative impacts on the community provided the conditions of approval are met (see Attachment 2 – Conditions of Approval).

Environmental Implications

The proposed zoning amendment is required to demonstrate compliance with "Board Policy B1.21 Groundwater – Application Requirements for Rezoning Un-Serviced Lands" and OCP policy for the environmental suitability of the subdivision. The applicant has provided a Preliminary Hydrogeologic Report prepared by H2O Environmental Ltd. and dated March 30, 2018 which provides a groundwater potential review and hydrological impact assessment of potential negative impacts to local aquifers in relation to subdivision of the property. The report anticipates that a well on each proposed lot could sustain the required water supply of 3.5 m³ per day and that the use of these three wells will not have an adverse impact on the aquifer, surrounding wells or the receiving waters.

Prior to the Board's consideration of adoption of the amendment bylaw, it is recommended that the applicant be required to register a Section 219 Covenant with a clause requiring wells to be constructed and tested at subdivision stage consistent with Board Policy B1.21.

Intergovernmental Implications

The application was referred to the Ministry of Transportation and Infrastructure for review and comment and the Ministry advised that it does not have any concerns with the proposed zoning amendment.

Public Consultation Implications

A Public Information Meeting (PIM) was held on June 11, 2018. Three members of the public attended and zero written submissions were received. (see Attachment 4 – Summary of Public Information Meeting).

In accordance with Section 464 of *The Local Government Act*, the Board may waive the holding of a public hearing if the proposed amendment bylaw is consistent with the OCP. It is assessed that the proposed development is consistent with the OCP and no concern has been expressed by the community with respect to the proposed amendment. Therefore, it is recommended that the Board waive the public hearing and direct staff to proceed with the notification requirements outlined in Section 467 of the *Local Government Act*.

ALTERNATIVES

1. To proceed with Zoning Amendment Application No. PL2018-062, consider first and second reading of the Amendment Bylaw and proceed to public hearing.
2. To not proceed with the Amendment Bylaw readings and public hearing.

FINANCIAL IMPLICATIONS

In recognition of the increased land value as a result of this zoning amendment application, the applicants have offered a one-time \$5,000 community amenity contribution to the Bow Horn Bay Building Reserve Fund to be used specifically for the building design and construction of the Bow Horn Bay Satellite Fire Hall project as identified within the Board 2018-2022 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The proposed development has been reviewed and the Board 2016-2020 Strategic Plan's strategic priorities Focus on the Environment and Focus on Service and Organizational Excellence are supported respectively through commitments to groundwater protection and the applicants proposed community amenity contribution to support of local emergency services.



Angela Buick
abuick@rdn.bc.ca
June 26, 2018

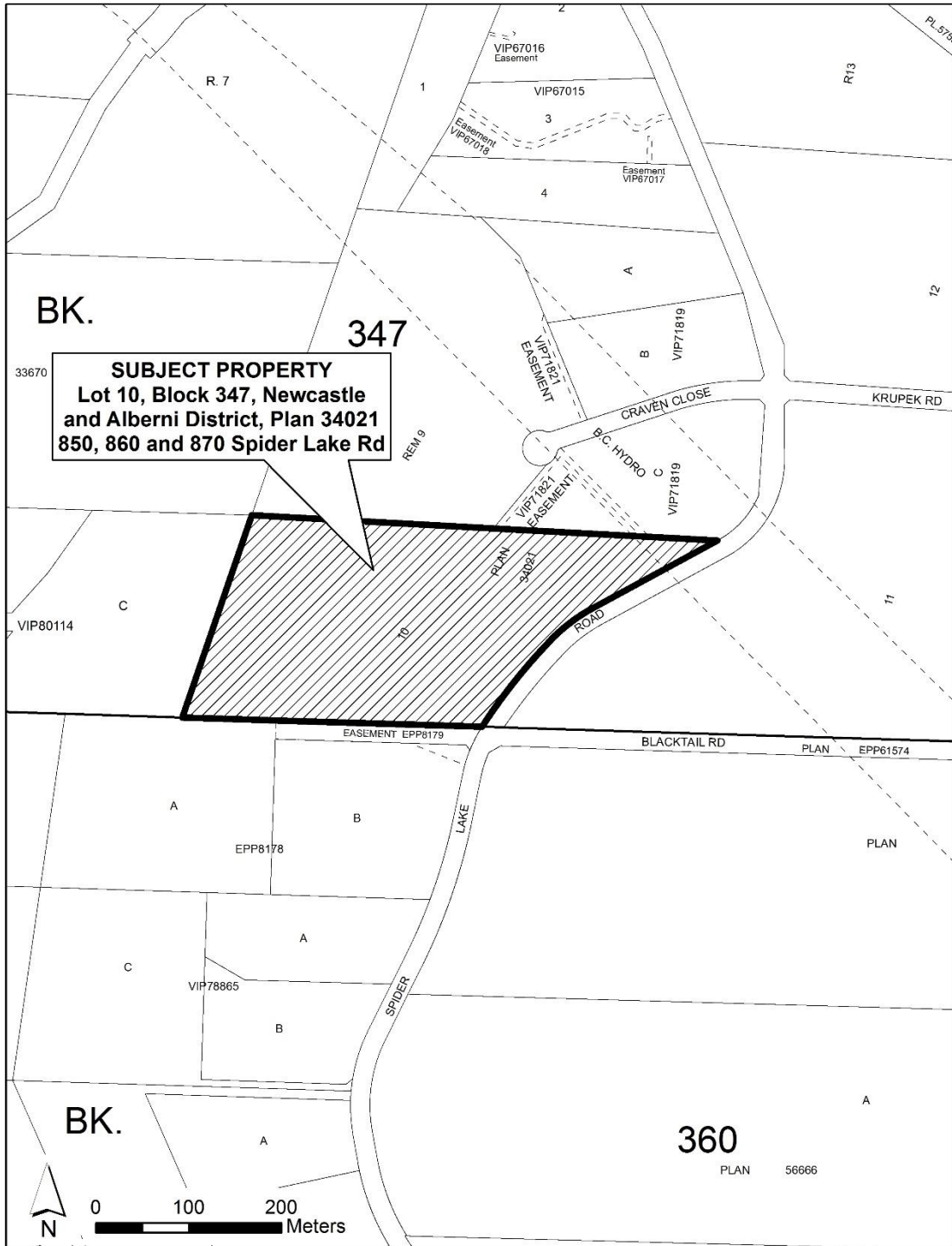
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Conditions of Approval
3. Current and Proposed Zoning Map
4. Proposed Plan of Subdivision
5. Summary of the Public Information Meeting
6. Proposed Amendment Bylaw No. 500.421, 2018

Attachment 1
Subject Property Map

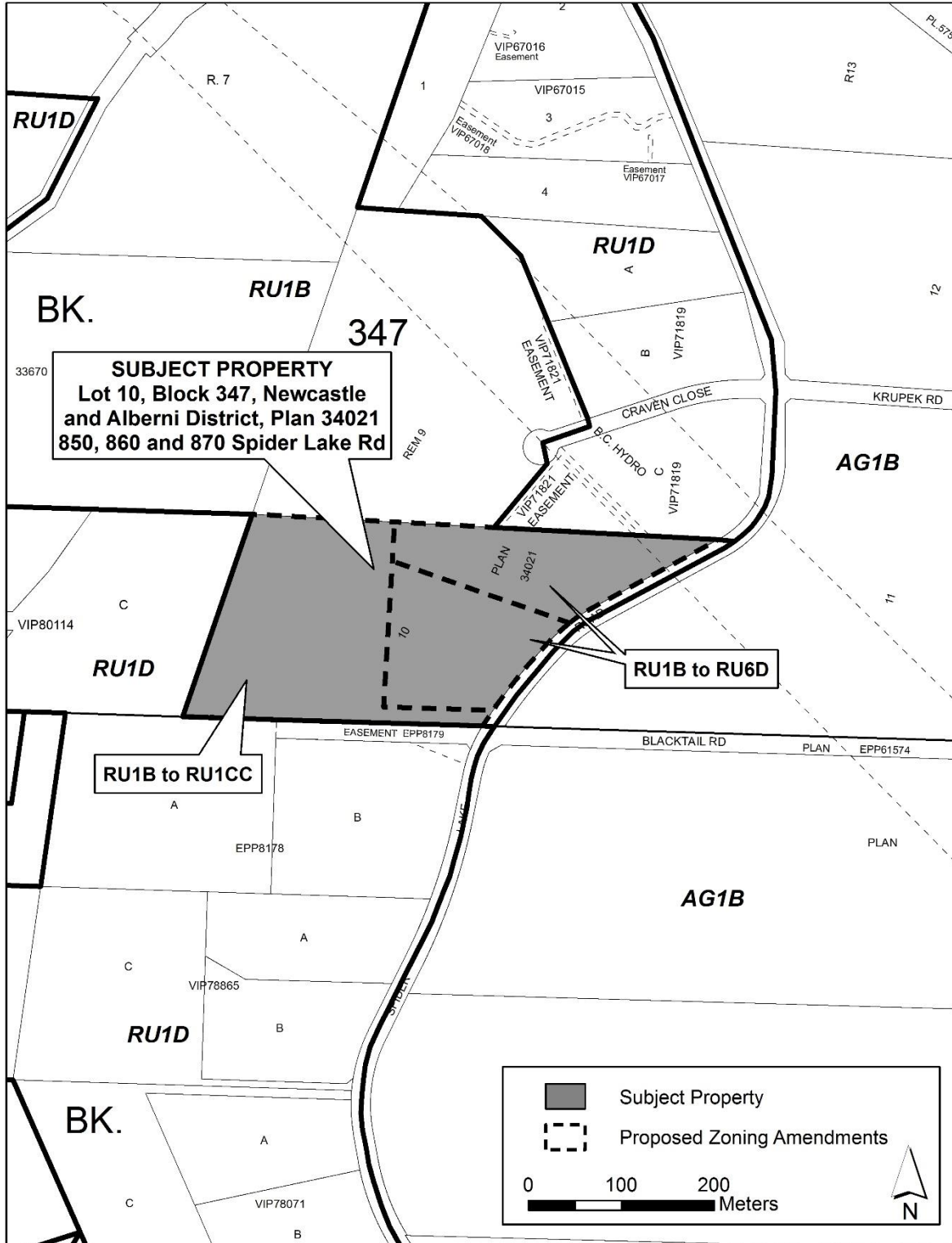


Attachment 2 Conditions of Approval

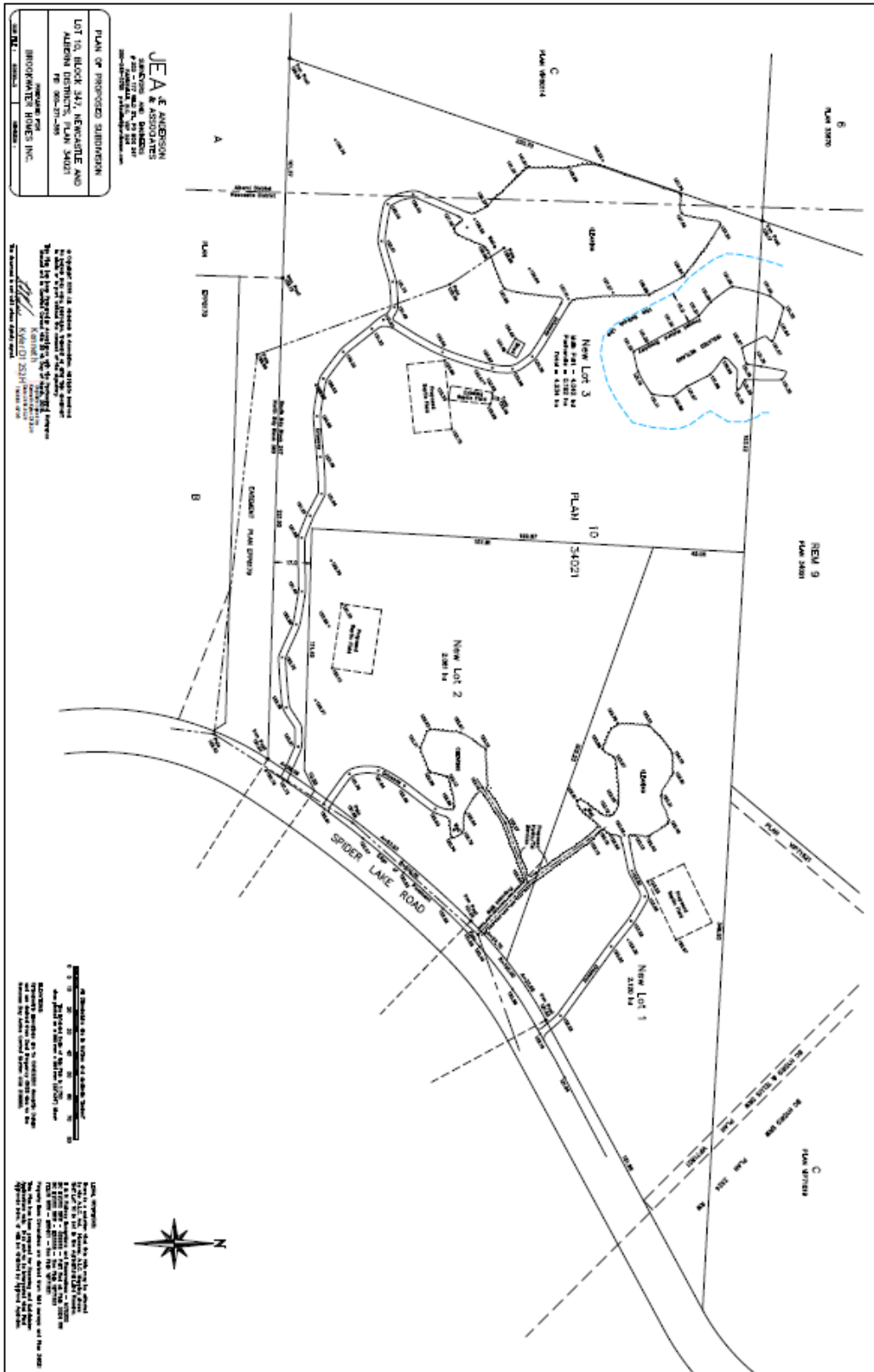
The following is required prior to the “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018” being considered for adoption:

1. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title requiring that the subdivision of the land shall be in general compliance with the proposed Plan of Subdivision and that no bare land strata subdivision as per the *Strata Property Act* shall be permitted.
2. The applicant shall register, at the applicant’s expense, a Section 219 Covenant on the property title stating that the applicant shall provide, prior to subdivision approval, a voluntary one-time community amenity contribution in the amount of \$5000 to the Regional District of Nanaimo Bow Horn Bay Building Reserve Fund to be used specifically for the building design and construction of the Bow Horn Bay Satellite Fire Hall project.
3. The applicant is required to register, at the applicant’s expense, a Section 219 Covenant on the property title stating that wells be constructed and tested in accordance with Board Policy B1.21, and that no subdivision shall occur until such time that a report from a Professional Engineer (registered in BC) has been completed to the satisfaction of the Regional District of Nanaimo confirming that the wells have been pump tested and certified including well head protection, and that the water meets Canadian Drinking Water Standards.
4. The applicant is required to register, at the applicant’s expense, a Section 219 Covenant on the property title stating that the existing accessory building remain unused until such time as a principle use established on the parcel the existing building resides on.

Attachment 3
Current and Proposed Zoning Map



Attachment 4
Proposed Plan of Subdivision



Attachment 5
Summary of the Public Information Meeting
Held at Royal Canadian Legion - Bowser
7035 Island Hwy W, Bowser
June 11, 2018 at 6:00 pm
Regional District of Nanaimo Application PL2018-062

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

There were three members of the public in attendance at this meeting.

Present for the Regional District of Nanaimo:

Director, Bill Veenhof, Electoral Area 'H' (the Chair)
Angela Buick, Planner handling the development application
Jeremy Holm, Manager of Current Planning

Present for the Applicant:

Barry Bartzen (owner and agent of Brookwater Homes Inc.)
Tracy Bartzen

The Chair opened the meeting at 6:00 pm, outlined the evening's agenda, and introduced the RDN staff and the applicant in attendance. The Chair then stated the purpose of the Public Information Meeting and asked RDN staff to provide background information concerning the development application.

Angela Buick provided a brief summary of the proposed Amendment, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Barry Bartzen on behalf of Brookwater Homes Inc. presented an overview of the proposal.

Following the presentation, the Chair invited questions and comments from the audience.

Susan Peyton, 900 Spider Lake Road, confirmed that the proposal was for residential use and the number of dwelling units being two on one lot and one on the other two smaller lots. Director Veenhof clarified that the OCP was clear on maintaining the rural character of this area.

Paul and Susan Peyton, 900 Spider Lake Road, requested clarification on who the Spider Lake Community Association was as they have been identified as a possible recipient of a \$5000 community amenity contribution. Barry Bartzen clarified the how the association contributed to the community.

The Chair asked if there were any further questions or comments.

Being none, the Chair thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting was concluded at 6:19 pm.



Angela Buick
Recording Secretary

Attachment 6
Proposed Amendment Bylaw No. 500.421, 2018

**REGIONAL DISTRICT OF NANAIMO
BYLAW NO. 500.421**

**A BYLAW TO AMEND REGIONAL DISTRICT OF NANAIMO
LAND USE AND SUBDIVISION BYLAW NO. 500, 1987**

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

- A. This Bylaw may be cited as “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018”.
- B. The “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is hereby amended as follows:
 - 1. By rezoning the lands shown on the attached Schedule ‘1’ and legally described as:

Lot 10, Block 347, Newcastle and Alberni District, Plan 34021 from Rural 1 (RU1), Subdivision District ‘B’ to Rural 6 (RU6), Subdivision District ‘D’ and from Rural 1 (RU1), Subdivision District ‘B’ to Rural 1 (RU1), Subdivision District ‘CC’

Introduced and read two times this ___ day of _____ 20XX.

Public Hearing held this ___ day of _____ 20XX.

Read a third time this ___ day of _____ 20XX.

Adopted this ___ day of _____ 20XX.

CHAIR

CORPORATE OFFICER

Schedule '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.421, 2018".

Chair

Corporate Officer

Schedule '1'

