

Extract ~ New Building Discussion

The **LCS Board, formerly the Lund Club** meets monthly on the **3rd Tuesday 7pm** at the NCRC ~ except July, August & December

These highlight from the 2022 AGM on June 3, 2022

This document provides a summary of the new building discussion at the AGM

The full AGM minutes are available at LundCommunity.com on The New Building page including the following reports.

Treasurer Report Committee Reports :

Building Committee	NCRC Facility & Maintenance
Puddle Jumpers Preschool and	Lund Daycare
Christmas Craft Fair	Digital ~ Website & Facebook
Lund Gazebo	Barnacle
Bike Lund	Goodwill
Lund Dayz	Membership

Summary of 2021 Bookings at the NCRC

- **Puddle Jumpers Preschool**
- **Lund Community Daycare**
- **Tai Chi** on Saturdays with Bill McKee now offering two classes
- **Play Group** on Mondays
- **Lund Harbour Authority**
- **Sandy Middleton** was using the Hall for **dog training**
- **Lund Water District** has been in for some meetings.
- **Terracentric Coastal Adventures** a weekend in April for the Sea Kayak Guide Exchange
- **Savary Island Sweets** rented the kitchen to make their fabulous sweet confections.
- There was a **birthday celebration** for a beautiful child in February.
- The **Vancouver Island Shellfish Association** had a roadshow in January at the Hall.
- **Tech Tips** from the **Lift Program** is once a month, but not always due to COVID protocols.
- The **ORCA Bus** programs for the elementary school kids as well as the early learners.
- The **Clothing Exchange** bins still being used! This is great. Gear exchange
- The **ball bin** is being used! It's so awesome to see kids young and old organizing basketball, baseball, and road hockey! We also have that new Ping-Pong table.

Extract ~ New Building Discussion

New Building Discussion and Report for and at AGM, current situation June 3, 2022

Community, Culture and Recreation Centre ~ attached addition 9656 Larson Rd

The Heart & Health of Our Community

LundCommunity.com webpage offers the current feasibility proposal ~ view plans budget, square footage, we'll add links and updates as we progress

qRD Projects site ~ <https://www.qathet.ca/projects/current-projects-initiatives/>

qRD contact is Patrick Devereaux ~ (604) 485-2260 PDevereaux@qathet.ca (604) 487-1380

Summary of the Current Situation

- \$4,199,082 confirmed federal grant from Investing in Canada Infrastructure Program, Community, Culture and Recreation Infrastructure Stream. This program is funded by the Government of Canada and the Province of British Columbia ~ approximately \$4,400 of taxes returned to the community per voter
- This grant covers up to 73.3% of the project capital cost, we must raise the other 26.6%
- qRD to borrow up to \$1.1 million in addition to the existing \$569,184 NCRC reserve fund
- Possible cost to local tax payer up to \$6 per \$100,000 of property value for all property owners within the Northside Recreation service area in Area A (possibly less if other funds secured) ~ revised to \$9 per \$100,000 in December 2022 to allow for higher interest rates and more complete budget.
- The Feasibly study is the framework of what's allowed and approved (copy on LCS website)
- 6,920 square footage of shared program space, which includes a half court gymnasium, stage, accessible washrooms, and reception area as well as an updated commercial kitchen within the existing building. Accessible to pedestrians, wheelchairs and strollers
- A hub for Lund all Area A Northside Recreation area residents and the surrounding community members to host concerts, plays and sporting activities closer to home, year-round in the community hall and theatre
- In addition the building will provide emergency refuge shelter for the area
- No improvements to the current building, except for the commercial kitchen upgrade
- How do we best accommodate all the needs of the community in this new facility and replace the much loved Lund Hall as a gathering space for all ages
- Parking option on neighbouring property, Rosie O'Neill's son.

Extract ~ New Building Discussion

- Alisha pointed to the list of possible uses, maybe a survey of community needs and vision for the space is a good idea ~ gym, youth programming, yoga, fitness, meetings, markets, classes, weddings, funerals, events, commercial kitchen (more local food sharing), music, theatre, emergency shelter, small gatherings, education, health, other services. Good sound acoustics and sound proofing music and dance events. We all have a say ~ what do you see ?

Discussion from the AGM

- Ken, why \$5 million, seems excessive when we have the gazebo already, parking !
- Andrew J, costs, water, sewer (already in overload) 200+ people ??
- Larry & Shirley, water, building foundation impact on local steam and well, 3 houses across the street (400 ft deep well for community use possibly)
- Sherry W, Shelter for emergencies, fire, earthquake, safe place to gather
- Francis, costs, Dec 2019 to now, construction costs & inflation, should we do a budget review (part of the process)
- Comments made to explore the gazebo site, but this is the chosen opportunity, changing site would mean a return to point zero and not straightforward, ownership/ water-shed
- Fran, what happens if it goes over \$s, what other grants and resources are available/ possible?
- Dillon, its a \$4.2 million gift from the feds & taxpayers, our community needs this, for youth and elders, families and us all
- Ben, we all have a say, possibly seniors medical visits once a week, save the drive to town
- Ronni, intended full review as we proceed

Comments by qRD staff at AGM

- Thank you Patrick Brabazon, Patrick Devereaux, Melisa Howey from the qRD for attending and answering questions
- Project needs site assessment for exact location, parking and budget
- Approval up to the value of the grant and square footage outlined
- Some adjustments possible, (clarity needed on exact latitude site location & building details)
- Either referendum or alternative approval process ~ both include community engagement and household mail-outs
- Process ~ project team, site design, building design, cost control, schedule and build
- Grant provide April 26 2022, so must begin process by April 2023 (a requirement)
- We borrow from the municipal finance committee up to \$1.1million

Extract ~ New Building Discussion

- Community must approve of this borrowing ~ one of 2 ways
 - (A) Referendum on the ballot Oct 2022, yes/no, or (B) Alternate process
- If 10% of Area A object during (B), then option (A) is a possibility, requiring a 50% majority, which if a “no” the process stops, the qRD board decides to scrap plans or amend
- Census says 1,250 people live in Area A (except Savary & Hernando, PD confirmed 6/21), so likely 900 voters in the area , so 90 people saying no in option (B) would lead to a referendum
- A new area A director will be elected in October qRD elections replacing Patrick Brabazon (now Jason Lennox)
- \$1.1 million loan must be approved to secure the \$4.2 million grant before detailed planning and site assessment can begin
- The likely time line is two years from securing the loan
- This project is in addition to the Lund Water and other regional projects, this \$4.2 million is specifically for this project and is not transferable to other local needs, it's a gift to be used
- This is also a disaster relief point for our community in addition to much needed community celebration and gathering place, youth dances & programming, seniors/ elders needs, family days etc, saving the drive to town, what do you see as possible ?
- it must be stressed that no design will meet everyone's expectations. The building must also meet all current BC Building Codes.

Community Decision ~ to go the referendum route or the alternative approval route ?

- This is our taxes being returned to the community, \$4,400 per voter, from the Federal/ BC gov
- To secure the grant and project we must approve securing the \$1.1mil qRD loan by April 2023 or return these funds and return to zero, starting again on an additional multi-year process
- We ask the community to be engaged and respond with their preferred uses of such a facility to include us all ~ this is no longer a plan on paper, it's real live project and achievable
- Community engagement will involve local input, working within the parameters of the feasibility plan used to apply for this \$4.2 million grant
- The LCS Building Committee recommends local input, local builders and local professionals, build to local needs and flavour, with latitude to create what Lund needs, including local green standards, in addition to gov regulated green efficiencies. Using local materials where possible
- June 22, the Building Committee presents to the qRD Finance committee to request the Alternative Approval route, as it then diverts to the Referendum process if more

Extract ~ New Building Discussion

than 10% of the community object. qRD Finance committee approved, now passes to qRD Board

- It is possible the process does not begin until January 2023 after the qRD election in the fall (some requirement around election proximity), there is time before the deadline of April 2023
- Suggested architect Sue Webster has not been engaged and would have to tender, yet the sense is a local thoughtful leader like Sue would enhance both the feel and function of the building and site to ensure local labour and possibly lower costs while meeting the diverse needs within the confines of what is already approved (7,000sq ft & \$5.7mil max budget)
- June 20 Building Committee & June 21 LCS Board unanimously approved Alternative route

Summary John Hewson, co-chair, June 3, 2022

Since the AGM

- qRD election Jason Lennox now Area A director
- qRD have updated the budget from 2019, with current costs and full budget along with current/trending interest rates.
- LCS has begun community outreach so all Area A residents able to make an informed decision and **Have Your Say** : posters, mailbox flyer (where allowed), website & survey
- qRD community information process begins January 2023

Full AGM Minutes link at : [LundCommunity.com](https://lundcommunity.com) New Building Page Scan QR Code

The LCS website is the best way to stay informed.

You can also use the survey link while it is live from the website homepage

HAVE YOUR SAY ~ it's import we hear from you, both ideas for the new space and any concerns. It is important to voice support as well and objections to ensure we have a balanced perspective and feedback from all the community.

Thank you

Extract ~ New Building Discussion

Outreach to the Community

The AGM communicated via :

E-mail to the LCS email list,
Postering mailboxes and local businesses

Facebook page and group
Word of mouth
Sign on the corner of 101 and Larson Rd.

To join the LCS email list go to LundCommunity.com



AGM Pot Luck Music & Dancing

Join Us ~ Friday June 3rd 2022

5pm Pot Luck (bring your favourite dish to share)

6.30pm AGM includes Committee Reports and New Building Update

Presentation ~ two possible processes: one a Referendum that if votes no may not be good, or the Alternative Process that will take qRD staff longer as it requires more time with more community engagement, and staff are busy, meaning maybe no action until after the election or early 2023.

7.30pm-ish Music and Dancing

The new building is a replacement for the Old Lund Hall, with all the rich history, memories and stories ~ so vital to have a good turnout at the AGM.

Our Lund Village Community Centre



“how does this new building serve everybody ?”
have your voice heard
more info at
www.lundcommunity.com