

NANOOSE BAY FIRE HALL RENEWAL PROJECT



On Saturday March 26th, 2011 residents living within the Nanoose Bay Fire Protection Service Area (Electoral Area E, & portions of Electoral Area F (Peterson Road area) & Electoral Area G (Rivers Edge development area) will be asked whether they are in favour of borrowing up to \$3.2 million to demolish the current fire hall and construct a new fire hall for Nanoose Bay.



WHY ARE WE BUILDING A NEW FIRE HALL?

Rural fire halls are critical infrastructure for emergency preparedness and response and essential in the event of a significant disaster. Resilient facilities ensure that the community volunteers who respond to emergencies can do so under the most trying circumstances.

The Nanoose Bay fire hall was built in 1973 with additions added in 1975 and 1991. Following a seismic review of the building in 2008/09, the Regional Board approved a project to rebuild the Nanoose Bay fire hall.

The new fire hall includes:

- Construction to the post-disaster seismic requirements of the BC Building Code
- Wood as a locally-sourced structural element, also recognized for its earthquake resistant qualities.
- Energy efficient heat pumps and a water source heat exchange system to provide heating and cooling

- Improved air quality and separation of smoke contaminated surfaces from volunteers
- Rainwater collection for vehicle filling, washing and landscape maintenance
- In floor heating in vehicle bays, ideal for drying wet vehicles and equipment
- Improved spaces for training, equipment storage and maintenance
- Low maintenance exterior finishes

The building design responds to the new standards for energy efficiency for Regional District facilities, laid out in the RDN's Green Building Policy. The proposed heat pump system will have an estimated carbon footprint of 2 to 3 tonnes of emissions per year. This is a 95% reduction from the current fuel oil heating system and 80% less than a conventional boiler system.

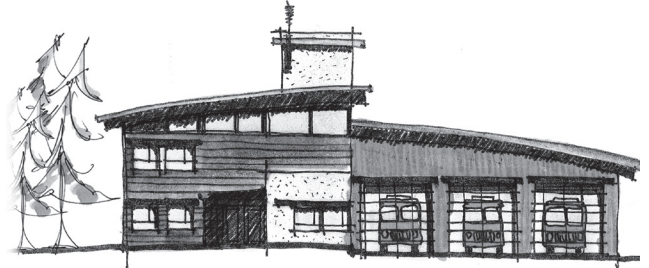
The functionality of the building has been improved with a new public entrance and flexible multi use spaces.

The budget to construct the fire hall is estimated as:

Cost to construct	\$3,214,000
Construction phase fees	\$106,200
	<u>\$3,320,200</u>
Funds on hand	(117,655)
Remainder to borrow	<u>\$3,202,545</u>

Based on recent experience with construction projects in our region, the recommended borrowing is \$3.2 million.

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HOW WILL PROPERTY TAXES BE AFFECTED?

Nanoose Bay Fire Protection property owners currently pay approximately \$24.35 per \$100,000 for the fire department operations.

The estimated annual cost for the debt to construct the new fire hall will be \$13.70 per \$100,000. Approximately \$5.70 per \$100,000 would be assessed in 2011 with the full \$13.70 per \$100,000 assessed in 2012.

The debt will be financed over a 20-year period – the current local government borrowing rate is approximately 5%.

Examples of the additional cost for the new fire hall on property values between \$200,000 and \$500,000 would be :

\$200,000	\$27.40
\$300,000	\$41.10
\$400,000	\$54.80
\$500,000	\$68.50

THE QUESTION THAT WILL BE ON THE BALLOT IS:

Are you in favour of "Nanoose Bay Fire Protection Service Loan Authorization Bylaw No. 1616, 2011", which if approved, would authorize the Regional District of Nanaimo to borrow up to \$3.2 million to demolish the current fire hall and construct a new fire hall at 2471 Nanoose Road, Nanoose Bay, B.C.

NANOOSE BAY FIRE PROTECTION NOTICE OF VOTING OPPORTUNITY

The Regional District of Nanaimo will hold a referendum, on Saturday, March 26, 2011, on the question of demolishing the current fire hall and constructing a new fire hall at 2471 Nanoose Rd., Nanoose Bay, B.C.

You can vote only once.

The following criteria must be met in order to be eligible to vote on this question:

Resident voters:

1. Must be 18 years of age or older on the voting day, and must be a Canadian citizen;
2. Must have lived in the Province of British Columbia at least six months before voting day;
3. Must have lived in the voting jurisdiction at least 30 days prior to voting day;
4. Must not otherwise be disqualified under the Local government Act or any other enactment from voting in an election or otherwise disqualified by law.

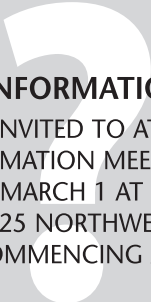
Persons qualifying as “Resident Electors”, who need to register at the time of voting must provide at least 2 documents verifying identity – one of which must contain the applicant’s signature, such as a Drivers License.

Non-resident voters:

1. Must not be entitled to register as a resident voter;
2. Must be 18 years of age or older on the voting day, and must be a Canadian citizen;
3. Must have lived in the Province of British Columbia at least six months before voting day;
4. Must be an individual registered as an owner of real property in the voting jurisdiction for at least 30 days immediately before the voting day (owners holding the property in trust for a corporation or another trust are not eligible to vote);
5. Only one registered owner may vote as a non-resident voter; if there are multiple owners one owner must be designated in writing by the other owners as the non-resident voter for the property;

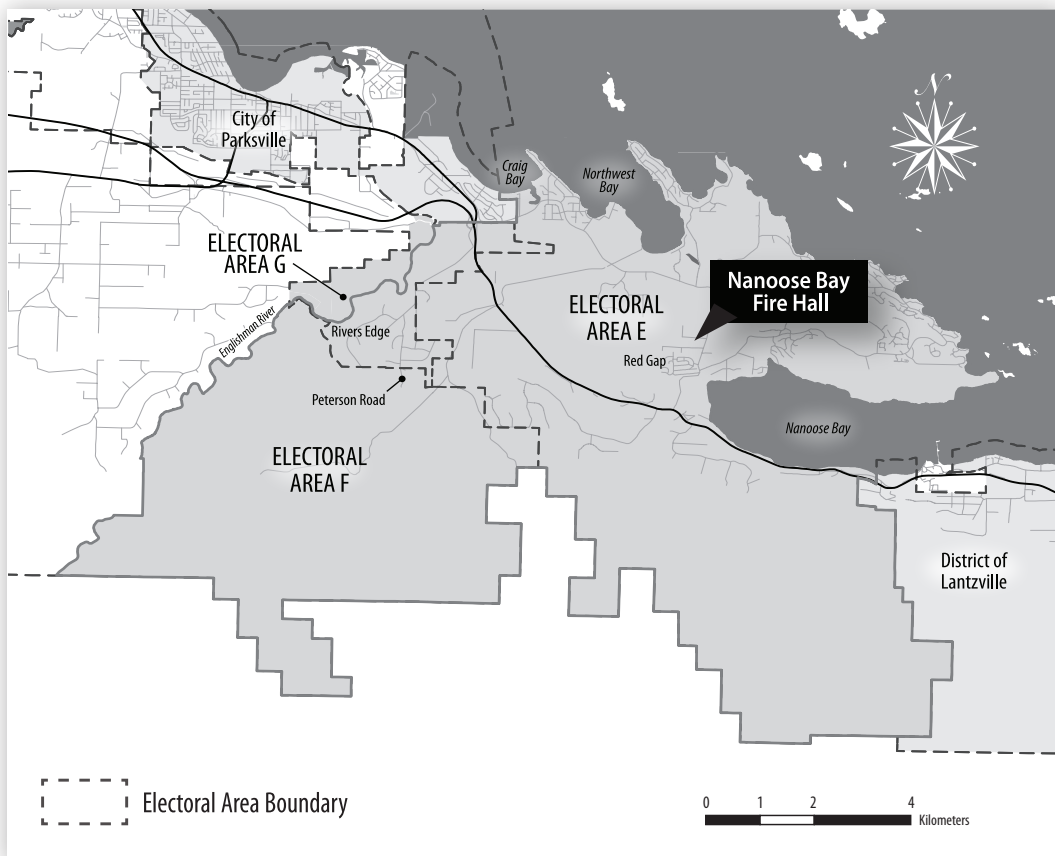
6. A non-resident voter may only vote with respect to one parcel in the service area;
7. Must not be otherwise disqualified under the Local Government Act or any other enactment from voting in an election or otherwise disqualified by law.

Persons qualifying as “Non- Resident Property Electors”, who will be applying to register at the time of voting, must complete an application form, provide two documents showing evidence of the applicant’s identity and must provide a copy of land title registration or tax notice which shows proof of ownership. At least one of the identity documents must contain the applicant’s signature, such as a Drivers License.



MORE INFORMATION?
 YOU ARE INVITED TO ATTEND AN INFORMATION MEETING ON TUESDAY, MARCH 1 AT NANOOSE PLACE, 2925 NORTHWEST BAY ROAD, COMMENCING AT 7 PM.

NANOOSE BAY FIRE PROTECTION SERVICE AREA



WHERE TO VOTE:
 Voting will take place at the following times and locations:

**ADVANCE VOTING
 8 AM TO 8 PM**
 Wednesday, March 16, 2011
 Location – Nanoose Place
 Wednesday, March 23, 2011
 Location – Nanoose Place

**GENERAL VOTING DAY
 8 AM TO 8 PM**
 Saturday, March 26, 2011
 Location – Nanoose Place

