



MULTI-SPORT RECREATION FACILITY & SOCCER FIELD LOAN AUTHORIZATION BYLAW NO. 757, 2014 REFERENDUM 2014

WHAT AM I VOTING FOR?

The referendum question specifically asks the electorate whether they are in favour of:

Village of Pemberton Multi-Sport Recreation Centre and Soccer Field Loan Authorization Bylaw No. 757, 2014 which will permit the Village of Pemberton to borrow \$4,800,000 repayable by taxation within the Village of Pemberton over a period of thirty (30) years for the purpose of assisting in the financing of a new multi-sport recreation facility and soccer field?

WHY IS A REFERENDUM NECESSARY?

Local Government cannot borrow for longer than a five (5) year term without the support of the electorate. A referendum is necessary in order for the Village to receive the assent (or approval) of the electorate. The bylaw authorizes the borrowing only for the construction of the Multi-Sport Recreation Facility and Soccer Field. The loan money cannot be used for any other purpose.

HAS COUNCIL PASSED THE LOAN AUTHORIZATION BYLAW?

No, the Bylaw has been given three (3) readings only. The Inspector of Municipalities has authorized that the Village has the capacity to borrow \$4,800,000. Adoption of the borrowing bylaw is pending the results of the referendum.

WHAT IS BEING PROPOSED AS THE NEW MULTI-SPORT RECREATION FACILITY AND SOCCER FIELD?

The proposed public Multi-Sport Recreation Facility and Soccer Field is the first phase of a long term development plan. The facility will be approximately 26,500 square feet (2462 m²) that includes 2 full size courts that will have the ability to accommodate basketball, futsal (soccer), badminton, gymnastics, volleyball and other activities as well as accessory functions such as change rooms, washrooms, showers and a concession. The facility will have a gravel parking lot. The field will be a regulation Soccer Field, sodded and irrigated.

HOW MUCH WILL THE PROPOSED FACILITY AND FIELD COST?

The preliminary cost (Class C) estimates for the proposed Multi-Sports Recreation Facility and Soccer Field including on and off site servicing is \$4,704,000 (4.7 million). This amount can be broken down as follows:

- \$3.74 million for the building, furniture, fixtures and equipment;
- \$364,000 for on-site servicing;
- \$200,000 for the Village's proportioned share of offsite servicing; and
- \$400,000 for soccer field (sodded and irrigated).

Please Note: The initial multisport complex concept proposed three (3) full size courts (39,000 square feet) and although this remains a possible option, the entire facility is estimated to cost more than the budgeted \$4.8 million. The Village is unable to consider the 3 court proposal as a workable option without an additional financial partner.

WHAT IS A 'CLASS C' ESTIMATE?

An estimate used only in preliminary discussion of feasibility. This definition is sufficient for selecting correct investment decisions, but not making commitments and includes:

- Completion of all work necessary
- Knowledge of site conditions adequate to enable identification of site related risks
- Development of corresponding contingency costs
- Expected precision variance -15% TO -25% OR more

WHERE WILL THIS FACILITY BE LOCATED?

An eight (8) hectare (20 acre) site has been designated on Pemberton Farm Road East, for recreation facilities that will serve the greater Pemberton area over the next 20-30 years. The land is currently under lease and the Village is completing the purchase agreement with the land owner for a nominal amount (\$10).

WHAT WILL BE THE IMPLICATIONS TO THE VILLAGE TAXPAYER IF THE BORROWING BYLAW IS SUCCESSFUL?

The total capital cost of the project is budgeted at \$4,800,000. Authorizing this loan will result in an annual parcel tax, applied to each parcel within the Village of Pemberton, to a maximum amount of \$230.00 applied for a 30 year period.

Any operating deficit will be covered through general taxation. At this time, based on a proforma using 25% of actual user group estimates, the Village anticipates an operating deficit of \$51,380 in Year 1, a \$45,877 surplus in Year 3 and a \$42,348 surplus in Year 5, as show in the table below. The additional tax impact for year 1 is calculated at \$10.50, per \$100,000 of residential assessment with no anticipated increases for year 3 and 5 based on the business proforma.

Please note the following assumptions:

- Projected user group revenues are calculated at 25% of actual user group estimates
- Outdoor soccer field rental is based on \$45/hour
- Non-resident revenue assumes no growth as the growth will be focused on organized user groups
- Festival revenues remain constant
- Tournaments, drop in use and camp rentals assume a 10% increase per year
- Operational costs are assumed to increase by 2% per year

To find out the tax impact to your property, please use the tax calculator at pemberton.ca

TABLE: Projected Operational Revenues & Costs			
	YEAR 1	YEAR 3	YEAR 5
REVENUES	\$298,620	\$409,877	\$420,908
OPERATING COSTS	\$350,000	\$364,000	\$378,560
SURPLUS/(DEFICIT)	(\$51,380)	\$45,877	\$42,348

WHAT WAS THE PROCESS UNDERTAKEN BY THE VILLAGE IN IDENTIFYING THE NEED FOR A MULTI-SPORT RECREATION FACILITY AND SOCCER FIELD?

In the spring of 2012, the Village began a process to determine the recreation facility needs of the community, which included extensive public outreach opportunities as well as detailed investigative reports. A complete list of the reports and outreach sessions are posted on the Village’s webpage “Proposed Multi-Sport Facility”. The rationale behind Council’s decision to pursue a Multi-Sport Recreation Facility has been based on feasibility studies, community input and the current opportunity to work with The Hill Academy Pacific and the Sunstone Group.

The April 2013 “Recreate Recreation” community outreach indicated:

- a need for more recreation activities in the community (60%);
- an ability to manage a \$150 to \$300 increase in taxes (64%)
- a top priority for new recreation facilities (when understanding potential capital and operating costs)

including a multi-sport facility and an outdoor playing field

- a desire for the Village to pursue partnerships with Lil’wat Nation, Area C (SLRD) and/or private interests (The Hill Academy Pacific)
- the recreation site should have direct trail access, close to neighbourhoods, not in ALR and accommodate recreation needs for the next 20-30 years

The background reports also included projected community and user group (sports association) demand for the facilities; operating costs and capital costs for the proposed recreation facilities and a designed multi-sports facility (Class C estimate).

WHICH USER GROUPS HAVE EXPRESSED INTEREST FOR USAGE OF THE MULTI-SPORT FACILITY?

The key user groups that have been identified in the business case and expressed a need for the proposed facility include:

- The Hill Academy Pacific
- Pemberton Basketball Association
- Pemberton Youth Soccer Association
- Whistler Youth Soccer Association
- Pemberton Badminton Club
- Pemberton/Whistler Gymnastics Club
- Pemberton Seniors Society
- Pemberton Grizzlies Football/Baseball
- Pemberton Canoe Club

ARE THERE OTHER FINANCIAL CONTRIBUTORS TO THE CAPITAL COST OF THE FACILITY?

Sunstone/The Hill Academy Pacific: Sunstone will be making contributions to recreation through various revenue streams:

- Payment of Community Amenity Charges (CACs) upon subdivision of the residential development site (likely not contributing to this first phase);
- Contributions to offsite infrastructure costs and developments;
- Work collaboratively with the Village during the development of the school and development site to find ways of jointly reducing costs through common project coordination initiatives;
- Rental of the facility on an annual basis for the Pemberton Music Festival (representing \$30,000.00 per annum);
- Commitment to daytime booking with The Hill Academy Pacific which represents a \$61,200 of revenue in Year 1 growing to \$163,200 by Year 3 and moving forward.

Lil’wat Nation: Discussions have taken place with Lil’wat Nation however the Multisport Complex and Soccer Field are very similar to the Ull’us Community Facility, which currently meets their community needs. Although there is interest in the long term development program for the recreation site location, Lil’wat is not taking part in this first phase.

SLRD: The Village has been unable to secure either the support or participation of SLRD Electoral Area C. Although the Village continues to advocate for the participation of SLRD Electoral Area C (dating back to

2011) they have opted not to take part in this process or project.

WHERE CAN I LEARN ABOUT THE PROPOSED MULTI-SPORT RECREATION FACILITY?

- Attend the Public Information Meeting and open house on **June 2nd commencing at 5pm at the Pemberton Community Centre (formal presentation at 6pm).**
- Please visit www.pemberton.ca for background information and detailed reports.
- Attend a ‘Coffee with Council’ date (please refer to www.pemberton.ca for dates)
- Contact staff directly at Village Offices, 604-894-6135 or admin@pemberton.ca.

WHY IS THE REFERENDUM IN JUNE RATHER AT THE TIME OF THE NOVEMBER MUNICIPAL ELECTION?

Following the outreach done in 2012, the community identified the need to build facilities under partnership scenarios. In October of 2013, the Village, The Hill Academy Pacific and Sunstone Ridge Developments signed a Memorandum of Understanding (MOU) to explore the viability of an independant school and Multi-Sport Recreation Facility. The Hill Academy Pacific has indicated they will open in September 2015 and has expressed a need to commit to significant use of the Multi-Sport Recreation Facility (during daytime, non-peak hours).

In order to meet the associated timelines, authorization to borrow the funds must be in place to facilitate the construction of the Multi-Sport Recreation Facility, which would be expected to begin in summer/fall 2014. As a result, to meet the timeline requirements and facilitate holding a referendum, **voting day has been set for Saturday, June 14th, 2014.**

WHAT HAPPENS IF THE VOTE IS NO?

The borrowing and therefore the loan authorization bylaw necessary for the construction of a Multi-Sport Recreation Facility and Soccer Field will not be pursued. It would be up to the Village of Pemberton, in consultation with stakeholders, to explore a new course of action or to abandon the initiative.

The Hill Academy Pacific has indicated that they would have to build a facility to meet their school needs. This facility may not necessarily be large enough to meet greater community needs and, as a result, the Village may lose the opportunity to secure a long term day time tenant. This possibility has not been fully discussed at this time.

IF THE REFERENDUM VOTE IS YES, CAN THE MONEY BE USED FOR DIFFERENT FACILITIES?

No, the Loan Authorization Bylaw specifically refers to a Multi-Sport Recreation Facility and Soccer Field as developed through consultation with the community. To alter the intent of the borrowing would require approval of the Ministry of Community, Sport and Cultural Development, as well as, holding another referendum to approve any proposed change.

The Loan Authorization Bylaw is valid for up to five (5) years; therefore Council does not need to move ahead on the project immediately.

WILL AREA C RESIDENTS BE PARTICIPATING IN THIS REFERENDUM?

No. At this time, the Village is pursuing this initiative without the support/involvement of SLRD Electoral Area C. As such, those property owners within the Electoral Area C are unable to vote in this referendum.

WILL NON-RESIDENTS PAY THE SAME TO USE THE NEW FACILITY AS VILLAGE RESIDENTS?

No. The Village will implement a two-tiered user pay structure for non-residents.

FEES & OPERATIONS

WHO WILL HAVE RESPONSIBILITY FOR RUNNING THE MULTI-SPORT RECREATION FACILITY AND SOCCER FIELD?

This is a decision that will be made within the next twelve (12) months. The Village will own the facility and it is expected that operations of the facility will be determined to ensure quality service and cost effectiveness. Possible operators could include local sports organizations, The Hill Academy, contracted service with the SLRD or another third party organization.

WILL NON-VILLAGE OF PEMBERTON RESIDENTS PAY THE SAME TO USE THE NEW FACILITY AS VILLAGE RESIDENTS?

No, the Village will implement a two-tiered user pay structure for non-residents. At this time the model being considered is to require that non-Village of Pemberton residents pay a 30% premium for access. This is similar to what is being implemented in Whistler and Squamish however would likely take place through an annual multi-sport facility household pass. The non-Village of Pemberton resident’s multi-sport facility household passes would likely be sold for \$300.00 per annum (calculated as \$230 + 30%). Again this is a possible approach that will need to be finalized when and if Village of Pemberton residents opt to move forward with the project

WHAT WILL BE THE USER DROP-IN FEES AND HOURLY RENTAL RATES OF THE FACILITY?

The drop-in fees have not been finalized but it is anticipated that they will be comparable to rates in the Sea to Sky Corridor for similar amenities (i.e. \$3-\$8 depending on the age of the individual).

WILL THE HILL ACADEMY PACIFIC BE USING THE FACILITY?

Yes. The Hill Academy Pacific has committed to renting the courts during weekday, off-peak hours subject to their student enrollment. The facility will still be open to the public during these hours.

WILL THE HILL ACADEMY PACIFIC BE CONTRIBUTING TO THE CAPITAL COSTS TO BUILD THE FACILITY?

No. The Hill Academy Pacific with Sunstone is looking to enter into a long term use agreement that would see the bulk booking of day time hours which represents a significant and guaranteed revenue opportunity for the facility.

REFERENDUM INFORMATION

On June 14, 2014 electors of the Village of Pemberton will be asked to vote on the following question:

“Are you in favour of adoption of Village of Pemberton Multi-Sport Recreation Centre and Soccer Field Loan Authorization Bylaw No. 757, 2014 which will permit the Village of Pemberton to borrow \$4,800,000 repayable by taxation within the Village of Pemberton over a period of thirty years for the purpose of assisting in the financing of a new multi-sport recreation facility and soccer field?”

Yes or No.

WHO CAN VOTE ON THE REFERENDUM?

As per the Local Government Act, you are eligible to vote if you are:

- A property owner or resident of the Village of Pemberton;
- 18 years or older;
- A Canadian Citizen;
- Have lived in BC since at least December 14, 2013;
- Have been a resident in the Village of Pemberton since before May 14, 2014;
- Or have owned property in the Village of Pemberton since before May 14, 2014; and
- Are not disqualified by law from voting.

To register to vote, attend the polling booths on the Advance Poll date of June 4, 2014 or on voting day June 14, 2014 and present two (2) pieces of ID.

For a list of acceptable identification, please visit www.pemberton.ca.

For more information regarding voting eligibility please go to the Village of Pemberton website at www.pemberton.ca/Elections.