

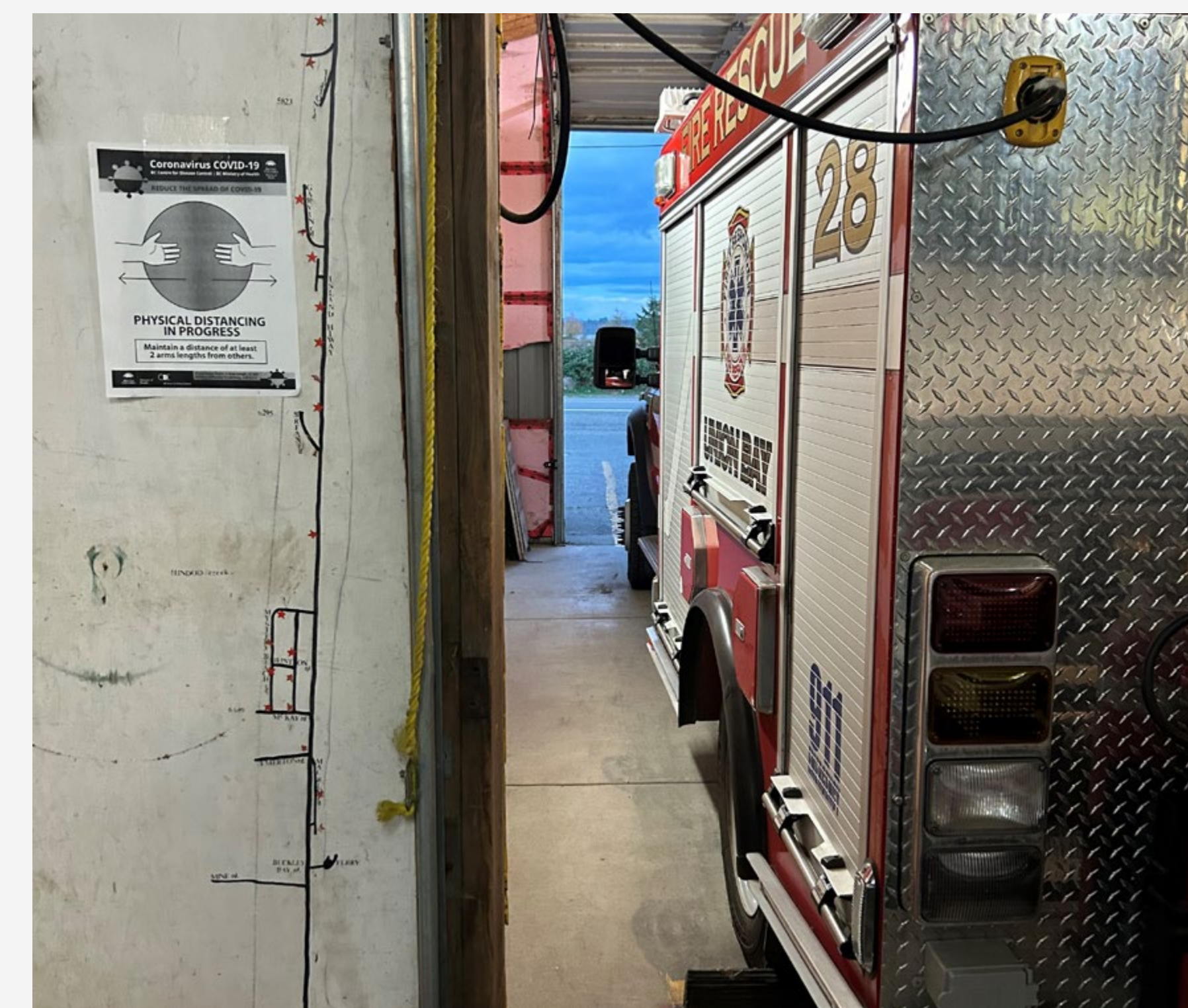
Current Situation

The current Union Bay Firehall was built in 1956. Due to its age and size, the building has unfortunately reached the end of its use.



Existing Firehall Constraints

- ▶ Small building design – limited space and storage options
- ▶ No training areas available
- ▶ Declining building infrastructure
- ▶ No laundry or showers for firefighters
- ▶ Only one washroom and sink
- ▶ Difficult to upgrade fire trucks – cannot fit properly with sufficient space on the sides
- ▶ Limited parking – firefighters need to park across the highway to respond, posing an added safety risk



New Union Bay Firehall

The Union Bay Firehall project will move to an Alternative Approval Process, or AAP, in early 2025 to support the firehall replacement. The current firehall, built in 1956, is near the end of its serviceable life and is too small for current operations.



Designs for the new firehall were created by Simcic Architecture Studio, in collaboration with staff

Alternative Approval Process Timeline

**Early January
2025**

Information distributed to property owners.

**January/February
2025**

Open for property owner input.

**February
2025**

Subject to the AAP results, the board considers adopting the bylaw.



What is the process for elector approval?

Borrowing funds to finance the project requires elector approval. This means the residents and property owners of the service area must give permission for the CVRD to obtain a loan for constructing the new fire hall.

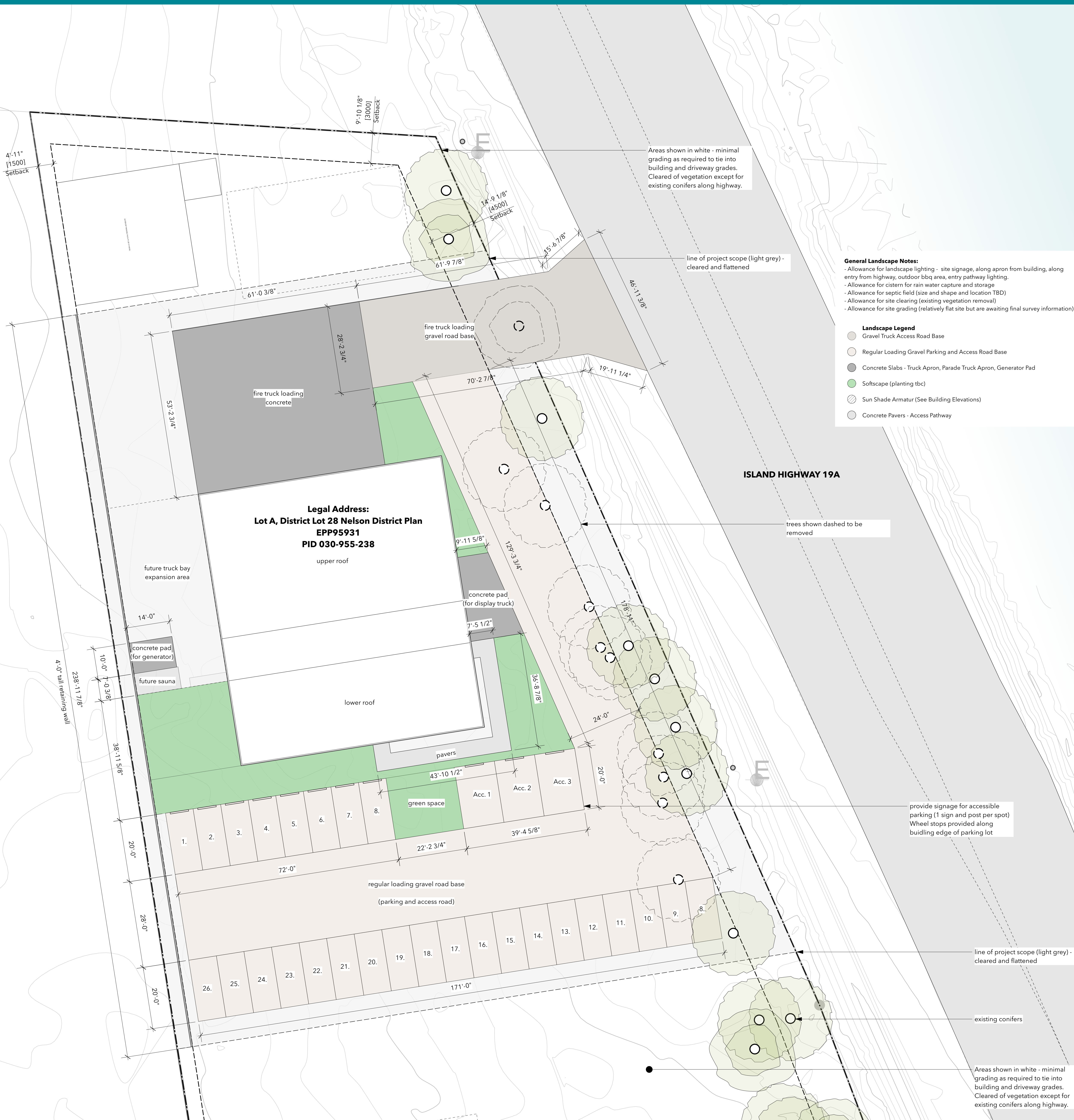
An Alternative Approval Process is a reverse form of public assent where the CVRD Board will adopt a bylaw unless at least 10 per cent of the eligible electors in the service area submit a signed form saying they are against the adoption of the bylaw.

Why Do We Need a New Hall?

A new hall has many benefits, including:

- ▶ Continued service level for Union Bay Fire Service
- ▶ Necessary tools and equipment storage for emergency response
- ▶ Improved maneuverability for firefighters, alleviating safety concerns
- ▶ Allows for the purchase of newer fire engines (trucks)
- ▶ Larger hall accounts for community growth to ensure adequate response
- ▶ Safer parking options for residents and visitors of the firehall
- ▶ Small fitness room for the community to enjoy
- ▶ Display area for the history of the Union Bay Fire Service, including the first fire truck and fire bell

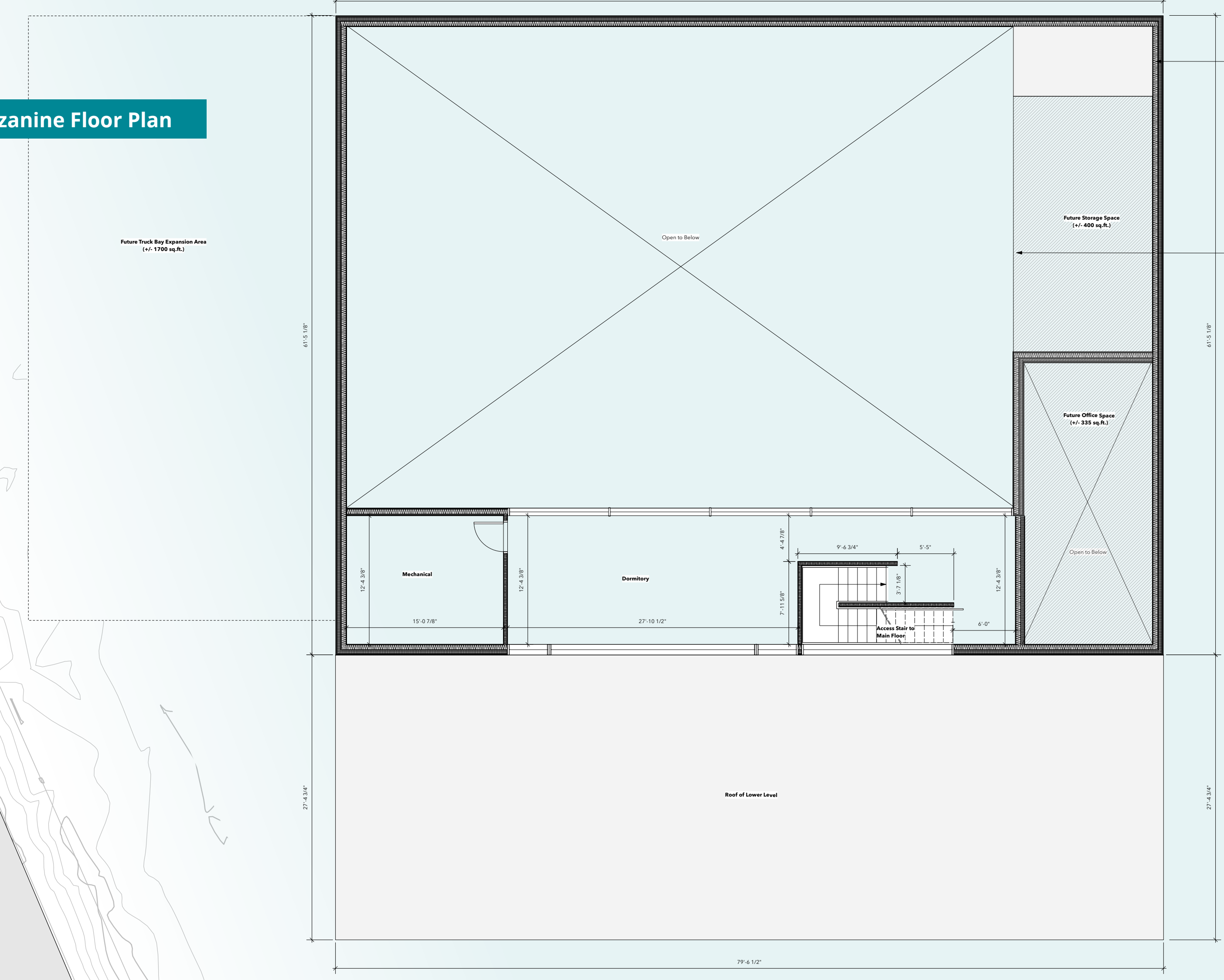
New Hall Floor Plan



Main Floor Plan



Mezzanine Floor Plan



Project Financials



What will it cost?

The overall budget for the firehall is \$6.3 million. Fortunately, the project has received the following in grant funding:

\$2.3 million

Community Works funding (BC)

In November 2024, Electoral Area B Director Richard Hardy and Electoral Area C Director Edwin Grieve understood the additional burden being placed on Union Bay residents and decided to support the project from their Community Works funding, with \$200,000 from Area B and \$400,000 from Area C. This represents an important and collaborative approach to ensure the tax burden is reduced as much as possible for residents.

\$1.7M Area A – Baynes Sound

\$200K Area B

\$400K Area C

\$1.195 million

Growing Communities funding (BC)

\$50,000 reserves

The remaining \$2.755 million will be provided through long-term borrowing over 25 years.



How will it affect my taxes?

The cost of the firehall long term debt of \$2.755 million has annual debt servicing of \$183,432 over the life of the 25 year term. This equates to a tax rate \$0.2346 per \$1,000 of property assessed value, or approximately \$203 annually for a residence assessed at \$865,000.



How will the Alternative Approval Process (AAP) work?

In early 2025, an Alternative Approval Process (AAP) will take place, with the Union Bay Firehall Project being one of the initiatives. \$2.755 million must be borrowed for this project to move forward, but that process requires elector approval from eligible voters.

Under the AAP, the CVRD advertises its proposed action in the local newspaper and provides 30 days for voters to complete and submit an elector response form if they **oppose** the proposal. If less than 10 per cent of eligible electors register their opposition, the board may choose to proceed with the proposal. If 10 per cent or more of the eligible electors oppose the proposal in the time period provided, the Regional District must obtain the assent of the electors by referendum before it can proceed.

More information about the AAP will be available in the coming weeks. To follow along and for updates, visit: www.comoxvalleyrd.ca/AAP

