



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

# Alberni Valley Aquatics Centre

Discussion regarding potential service establishing bylaw  
July 24, 2024



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## Goal

To conduct a referendum in the Alberni Valley to determine if the public supports the construction of a new Aquatic Centre.



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## Today's Discussion



- Continues from the June 19, 2024, Alberni Valley & Bamfield Services Committee discussion
- Please try to keep discussion to slide topic only and will have time at end for anything not addressed
- Determine where further discussion required
- Do not expect all to be decided today, lots of challenging discussions ahead



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## June 19, 2024, Resolutions

THAT the Alberni Valley & Bamfield Services Committee directs staff to develop a draft Alberni Valley Aquatics Establishing Bylaw including the following service participants:

- City of Port Alberni
- Electoral Area B – Beaufort
- Electoral Area D – Sproat Lake
- Electoral Area E – Beaver Creek
- Electoral Area F – Cherry Creek

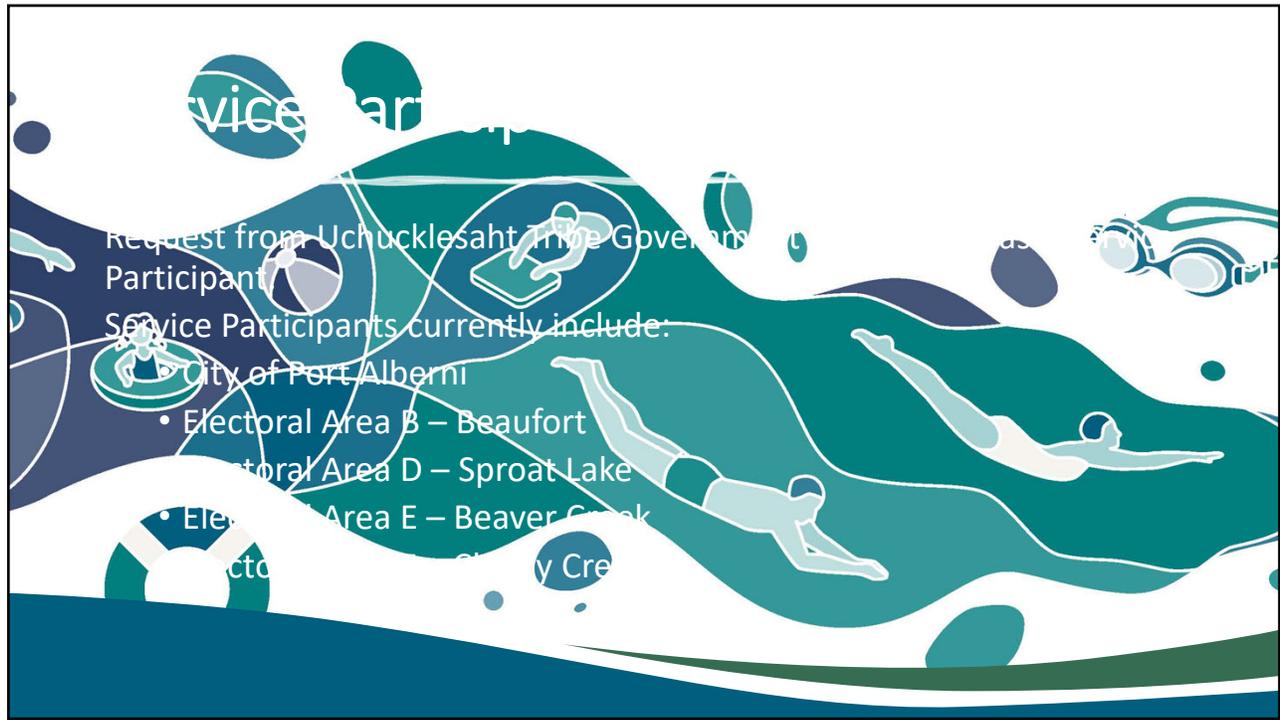
THAT the Alberni Valley & Bamfield Services Committee directs staff to develop a draft Alberni Valley Aquatics Establishing Bylaw that requires participating area approval to be completed by referendum with approval being required to be obtained separately in each participating area.

THAT the Alberni Valley & Bamfield Services Committee directs staff to develop a draft Alberni Valley Aquatics Establishing Bylaw defining the service as the development and operation of an Aquatics Centre only.

THAT the Alberni Valley & Bamfield Services Committee directs staff to develop a draft Alberni Valley Aquatics Establishing Bylaw using an alternative voting model of one vote per participating area Director.



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## Cost Recovery – User Rates & Other Revenue

- User fees and charges consisting of admissions and registrations.
- Capital and/or operational grants from senior levels of government or other sources.
- Contributions from non-participants in form of service agreements.
- Lease, concession, and sponsorship revenues.
- To be discussed after successful referendum.

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## Cost Recovery – Taxation & Apportionment

- The converted assessments of land and improvements is the default model of the Local Government Act when establishing services and is a widely used local government mechanism.
- Discussions to date indicate that the Directors would like to explore alternative apportionment methods.
- The coming slides outline multiple apportionment options using \$1 million dollars as an annual cost. This \$1 million is purely for illustrative purposes to show the impact of apportionment options and is not reflective of any cost estimates.

Jurisdiction	Average Total Residential Assessed Value 2024
Port Alberni	\$518,890
Uchucklesaht	\$125,200
Area B - Beaufort	\$645,621
Area D - Sproat Lake	\$902,025
Area E - Beaver Creek	\$645,836
Area F - Cherry Creek	\$576,261



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## Cost Recovery – Taxation & Apportionment

Option 1: Apportionment Method: Converted Land and Improvements  
 Tax Base: Net taxable value of land and improvements in the participating area

Jurisdiction	Converted Land & Improvements	Converted Land & Improvements as %	Converted Land & Improvements Requisition by Area	Residential Tax Rate	Estimated Household Cost based on Average Assessed Value
Port Alberni	\$524,384,082	58%	\$575,215	\$0.110	\$57
Uchucklesaht	\$41,234	0%	\$45	N/A*	N/A*
Area B - Beaufort	\$23,773,765	3%	\$26,078	\$0.110	\$71
Area D - Sproat Lake	\$194,991,474	21%	\$213,893	\$0.110	\$99
Area E - Beaver Creek	\$88,260,289	10%	\$96,816	\$0.110	\$71
Area F - Cherry Creek	\$80,221,148	9%	\$87,997	\$0.110	\$63
Totals	\$911,630,758	100%	\$1,000,000		

\* Does not represent new aquatic centre cost estimate but used for impacts of apportionment options only



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## Cost Recovery – Taxation & Apportionment

Option 2: Apportionment Method: Population

Tax Base: Net taxable value of land and improvements in the participating area

Jurisdiction	Population (2021 Census)	Population as %	Population Apportionment Requisition by Area	Residential Tax Rate	Estimated Household Cost based on Average Assessed Value
Port Alberni	18,259	71%	\$714,470	\$0.136	\$71
Uchucklesaht	\$10	0%	\$391	N/A*	N/A*
Area B - Beaufort	531	2%	\$20,778	\$0.087	\$56
Area D - Sproat Lake*	1,843	7%	\$72,116	\$0.037	\$33
Area E - Beaver Creek*	2,946	12%	\$115,276	\$0.131	\$84
Area F - Cherry Creek	1,977	8%	\$77,360	\$0.096	\$56
<b>Totals</b>	<b>25,556</b>	<b>100%</b>	<b>\$1,000,000</b>		



\*Excludes those residents living on Tseshaht & Hupacasath Reserve Lands

Does not represent new aquatic facility cost estimate but used for impacts of apportionment options only

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## Cost Recovery – Taxation & Apportionment

Option 3: Apportionment Method: Hybrid of 50% Population and 50% Land & Improvements

Tax Base: Net taxable value of land and improvements in the participating area

Jurisdiction	Population Apportionment Requisition by Area	Converted Land & Improvements Requisition by Area	Hybrid of 50% Population and 50% Land and Improvements	Residential Tax Rate	Estimated Household Cost based on Average Assessed Value
Port Alberni	\$714,470	\$575,215	\$644,843	\$0.123	\$64
Uchucklesaht	\$391	\$45	\$218	N/A*	N/A*
Area B - Beaufort	\$20,778	\$26,078	\$23,428	\$0.099	\$64
Area D - Sproat Lake	\$72,116	\$213,893	\$143,005	\$0.073	\$66
Area E - Beaver Creek	\$115,276	\$96,816	\$106,046	\$0.120	\$78
Area F - Cherry Creek	\$77,360	\$87,997	\$82,678	\$0.103	\$59
<b>Totals</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>		



\* Does not represent new aquatic centre cost estimate but used for impacts of apportionment options only

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## Cost Recovery – Taxation & Apportionment

Option 4: Apportionment Method: Improvements Only

Tax Base: Net taxable value of land and improvements in the participating area

Jurisdiction	Converted Improvements Only	Converted Land & Improvements as %	Converted Improvements Only Requisition by Area	Residential Tax Rate	Estimated Household Cost based on Average Assessed Value
Port Alberni	\$330,936,208	67%	\$672,867	\$0.128	\$67
Uchucklesaht	\$23,225	0%	\$47	N/A*	N/A*
Area B - Beaufort	\$10,988,217	2%	\$22,341	\$0.094	\$61
Area D - Sproat Lake	\$60,244,631	12%	\$122,491	\$0.063	\$57
Area E - Beaver Creek	\$48,520,314	10%	\$98,653	\$0.112	\$72
Area F - Cherry Creek	\$41,140,854	8%	\$83,648	\$0.104	\$60
<b>Totals</b>	<b>\$491,830,224</b>	<b>100%</b>	<b>\$1,000,000</b>		

\* Does not represent new aquatic centre cost estimate but used for impacts of apportionment options only



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## Cost Recovery – Taxation & Apportionment

Option 5: Apportionment Method: Taxable Parcels (Folios)

Tax Base: Parcel Tax

Jurisdiction	Parcel by Area	Parcel as %	Parcel Tax Apportionment by Area	Annual Parcel Tax Amount
Port Alberni	8,034	63%	\$626,189	\$78
Uchucklesaht	\$2	0%	\$156	N/A*
Area B - Beaufort	385	3%	\$30,008	\$78
Area D - Sproat Lake	1,990	16%	\$155,105	\$78
Area E - Beaver Creek	1,353	11%	\$105,456	\$78
Area F - Cherry Creek	1,068	8%	\$83,242	\$78
<b>Totals</b>	<b>12,830</b>	<b>100%</b>	<b>\$1,000,000</b>	

\* Does not represent new aquatic centre cost estimate but used for impacts of apportionment options only



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## Facility Construction Costs

- 2024 estimated construction cost = \$68 million
- Preliminary Class D level estimate +/- 25%
- Excludes purchase of land (if necessary)
- Consultants recommend adding \$10 million if construction estimated to start in 2026 due to estimated inflation

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## Reliance on Grant Funding

- Municipal Finance Authority Loan Authorization Bylaw requires a maximum borrowing amount be included in the referendum.
- Borrowing bylaw expires five years from date of adoption if construction has not commenced.
- Do the Directors want to rely on receiving a certain percentage of grant funding? If so, how much?
- Grant funding will lower the cost per household and maximum outlined in the establishing bylaw.
- If reliance on grant funding for construction and grant funding not achieved, then new referendum required.



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# Facility Location and Operations

- No location has been chosen
  - Does not need to be decided for Establishing Bylaw however important factor in costing
- Future operations of the Aquatic Centre needs further discussion as ACRD will have ownership over new facility
- Recommend further ACRD and City of Port Alberni staff discussions prior to Director discussion on this topic



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A large, stylized graphic of a whale or large fish, rendered in various shades of blue and green. The graphic is positioned horizontally across the top half of the slide. Below it, the text 'Any Topics Missed?' is displayed in a large, bold font. To the right of this text is a question: 'Are there any topics related to the establishment of the Aquatics Service that have been missed that the Directors would like to discuss today?'. A vertical orange line is positioned to the left of this question. At the bottom left of the slide is the same circular logo seen on slide 15.

## Any Topics Missed?

Are there any topics related to the establishment of the Aquatics Service that have been missed that the Directors would like to discuss today?

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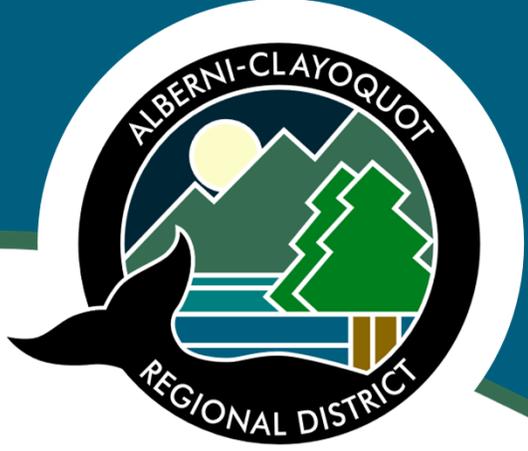
## Next Steps

- Staff to bring back report on location and service operations
- Any other topics that remain undecided today

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# Thank you

Questions?



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