REGIONAL DISTRICT OF NANAIMO

REGIONAL DISTRICT OF NANAIMO
COMMITTEE OF THE WHOLE
ADDENDUM

Tuesday, January 8, 2019

3:00 P.M.

Board Chambers

This meeting will be recorded

Pages

5. DELEGATIONS

*5.4	Linda Addison, Chairperson and Joyce Mitchell, Director, Jonanco Hobby Workshop Association, re All about us.... "Nanaimo's Best Kept Secret"	*2*
*5.5	Bryan Holyk, Executive Director, Area H Rate Payers and Residents Association, re Land Based Effluent Disposal – Bowser Village Centre Wastewater Project	*10*
*5.6	Thomas Gates, Director, Area H Rate Payers and Residents Association, re Land Based Effluent Disposal - Bowser Village Centre Wastewater Project	*11*

Delegation: Linda Addison, Chairperson and Joyce Mitchell, Director, Jonanco Hobby Workshop Association, re All about us.... "Nanaimo's Best Kept Secret"

Summary:

1. Supporting package for our application
    a) covering letter
    b) asset management report
    c) estimates - August 2018

2. About us
    a) who we are
    b) what we do
    c) contributions to the community

Action Requested: We have requested funding to pave a portion of our parking lot. We would like to tell the Committee of the Whole about what we do and explain our need for the paving request.

3/9

Jonanco Hobby Workshop Association
2745 White Rapids Rd.
Nanaimo, BC V9X 1E7
jonanco@gmail.com

Maureen Young, Area C Regional Director
Nanaimo Regional District
Nanaimo, BC
August 31, 2018

Dear Director Young:

Re: Funding Request for Jonanco paving project

I am writing on behalf of Jonanco Hobby Workshop Association Directors and members. We are applying for support from the Community Works Fund for funding to pave approximately 6,000 square feet of our main parking lot. We would like to request **$31,287.90** to pave a portion of our parking lot.
Our main parking lot is gravel and unfortunately we have problems created by "joy riders" and irresponsible drivers of cars, trucks, motorbikes and quads who see an open space as an invitation to do wheelies, spin-outs and other "unregulated" use which keeps the parking lot churned up with loose rocks and ridges. Recently one of our quilters stepped on a loose rock, fell in the parking lot and seriously injured herself by dislocating her foot and shattering her ankle. As a result she required major surgery. While this was our most serious incident, many of our members and participants are seniors and have mobility issues which makes it more difficult for them to navigate on uneven surfaces. Walkers and wheelchairs are difficult to manoeuver on a gravel surface. In addition, most of our member quilters travel with their own sewing machines, containers of sewing supplies and projects, not to mention pot luck contributions. Dollies, wheeled carts and/or carrying armloads of supplies are not a good combination with uneven gravelled surfaces. Consequently, we require a level surface, without loose debris and pot holes, to ensure the safety for our members and a reasonable access for moving equipment in and out of the building.

Jonanco has been a registered non-profit society since 1974. We own the building and the land at 2745 White Rapids Road at the Nanaimo River Road corner. The land was donated by John and Fern Colwell and a workshop was built for rockhounders. The building was built with donations, volunteer labour and materials to house equipment for the lapidary hobbyists. It was named JONANCO from the words John and Company. It has since expanded to include a woodworking shop and an 1800 square foot upstairs that currently caters to fibre arts, quilting, sewing, jewellery making, meetings, workshops and fund raising activities in the community. Regular building maintenance is handled by member volunteers. Membership, drop-in fees, and fund raising support ongoing operating expenses and we maintain a restricted account for emergency repairs to the building.

Our members are artists and craft people who enjoy pursuing creative endeavours in a community of other artisans and sharing their knowledge with others who want to learn. Currently, the majority of the members are seniors, who, if they have downsized, may no longer, if ever, have the space to participate in activities supported by our club. Jonanco has allowed them to maintain arts and craft skills or learn new ones without requiring the space or expense of maintaining workshops or studios full of equipment. Indeed we provide this opportunity for anyone in the community because we provide access without membership, charging drop in fees for short term use or as a trial before purchasing a membership. We adjust the fees as necessary to cover our ongoing operating expenses, while attempting to ensure that it doesn't exclude access. We believe that the creative outlet, the stimulation of working with others, the sense of community and sharing are all important to the health and well-being of our members.

Jonanco has willingly share our facilities and talents with the community. We have rented our facility for

4/9

workshops and also offered to serve as an emergency centre for the Volunteer Fire Department. We are available to open our doors for any emergency in the area. Our building has been used by organizations like RDN for public information sessions like maintaining septic systems, wells, etc. In the past eight years we have given back to the community through our donation program. We donated over 320 quilts to a wide range of community organizations, for a full age range from premature babies, youths, and adults of all ages. Organizations such as Nanaimo Family Life, NRH (NICU to Transition Level of Care), Safe Harbour House, Salish Lelum Housing Society, and RCMP Victim Services have benefited from these donations. In addition, other clubs like Nanaimo Fish and Game regularly receive donated quilts needed for fund raising purposes.

We offer mentoring and groups in all levels of quilting, lapidary, wirewrapping, silver smithing, casting, woodworking, wood turning, knitting, crocheting, wood carving, felting, watercolour painting and we are always looking for people who will come and show us new ideas, crafts and projects or who wish to join us in learning about them. Although we maintain a website, Facebook page, host open houses and demo days, advertise at VIEX, and been featured on a Shaw program, we have been called "Nanaimo's best kept secret!"

Our organization is based entirely on volunteerism: from the Board through to the individual members who are expected to contribute time and energy to maintaining the facilities, teaching what they know to others and participating in keeping this social/arts centre active for the forseeable future, perhaps another 45 years. We also support active community building activities, encouraging members to participate in pot luck meals associated with our information meetings and maintaining some of the historical practice of "bees" when many projects were social hubs for neighbours getting together to work on projects.

Recently we have applied for and received funding from the New Horizons for Seniors federal grant program, which has enabled us to do some badly needed updates to the our building and equipment. Through a combination of grant monies and volunteer time we have been able to ensure the long term functioning of the centre. We have upgraded our roofing, exterior siding, windows, electrical systems, heating, and water systems. We have also upgraded equipment and established a plan for renewal of items like flooring and furniture. (See attached Asset Management Report) We have also included copies of our financial statements for the previous membership year.

We are funded by membership fees and we have various activities throughout the year to fund repairs, renovations and to maintain our equipment. Some of our fundraising activities include a Demo Day, an Open House, Christmas Craft Fair, Community Garage Sales, workshops, etc. Approximately 50% of our operating budget comes from membership fees and 50% comes from our fund raising.

We are requesting funding to pave a portion of our parking lot to make it safer for our members and guests in the amount of $31,287.90. We will be purchasing concrete barriers in front of the building at the edge of the parking lot from our own funds to complete the project. In an attempt to provide due diligence we have worked with paving companies to secure three estimates for costs to complete the paving project and included copies of these for your information.

We would willingly attend a meeting or work with you to provide any additional information required for the Regional District Board to consider our request. Thank you for your attention to this matter.

Respectfully submitted,

Linda Addison

Linda Addison, Chairperson
Jonanco Hobby Centre

5/9

Jonanco Supporting Documents for Grant Application

About Jonanco

For the past 35 years, Jonanco Hobby Workshop has been non-profit, self-funded and self maintained association. The property was originally donated by Fern & John Colwell. The building was built by volunteers and donations. It operates with a Board of Directors and monthly general meetings. Members pay annual dues to use the facility and can part in any of the groups, however anyone can use the facility or take part in the groups by paying a daily drop-in fee. Members teach their crafts free of charge.

Jonanco's members come from a variety of backgrounds. We have many Seniors as well as younger working members. The members live in all areas of Central Vancouver Island.

Originally began as a lapidary group the Club has evolved to include many different hobbies such as pottery, stained glass, quilting, carving, basket weaving, painting, silversmithing, woodworking, woodturning, wool art, glass fusing, wire wrapping and painting. Members work on projects under the guidance of skilled craftspeople.

The club also contributes to the community by donating some of their works and skills to various community projects.

Recently due to the increasing cost of maintaining and repairing the facility, the membership and drop-in fees were increased. Some of the equipment is in need of replacement or repair as well as some updating of the building.

6/9

Jonanco Hobby Workshop Association

Asset Management Report

1. How old is the building? The current building is now 44 years old.

2. What are the past renovations in the last 10 – 20 years?

In the last 10 years, the following renovations have been completed:

- 2018 roof repairs
- Renovated both bathrooms, new flooring, sinks vanities, paint
- 2017 new blinds in main hall area
- 2016 complete kitchen renovation – floor, paint, cabinets, countertops
- 2016 Installed 2000 gallon cistern for water to replace well which was no longer potable
- 2016 Septic tank cleaned out
- Perimeter drains replaced at front of building
- 2016 replaced aging hot water tank

With Grants from the New Horizons Seniors Grants, we have been able to do some badly needed updates to our building

- 2014 – upgraded the electrical from 100 amp to 200 amp service

7/9

- replaced some older equipment in the woodshop

-2015 replaced the 40 year old oil furnace with a high efficiency propane furnace & propane heater in woodshop

- upgraded all the lighting in the building in all work areas

- 2016 – Replaced all windows (single pane) with energy efficient windows

- 2016 Replaced original cedar siding with hardi plank and repaired building envelope damaged by water

- reinforced beams downstairs holding up the second floor

- 2017 completely rewired the building to code.

- 2015 – 2018 The property was originally a small gravel pit and about half of it was below the grade of the parking lot. Ellis Contracting, at no cost to us, has been filling up the large hole with fill and providing machinery to level the area, which has greatly increased the usability of our site.

-2018 – our current grant is to renovate the lapidary area with new counters & lapidary equipment

Previously between 1998 – 2008

- shake roof replaced with a metal roof
- handicap ramp built to the front entrance
- gutters replaced

8/9

3. What are the future renovations planned for the next 5, 10, 20 years?

- paint the upstairs meeting room
- replace the flooring in the main upstairs area (applied for a New Horizons Grant) and replace aging storage cupboards upstairs
- install a dust collection system in the woodshop
- increase the paved area in our parking lot
- landscape the recently filled area
- in the next 20 years – a possible addition to the building as required to meet the changing needs of our Jonanco and surrounding Community

Structural Defects: none

9/9

Jonanco Paving Project Scope & Estimates

Objective: To pave a portion of our parking lot to enable safer access to the upstairs part of our workshop building for our members and drop-ins and those who use walkers or wheelchairs.

Estimates: Paving

1.Royal Paving : $29,798. + GST = $31,287.90
2.Mid Island Paving: $30,000. + GST =$31,500.00
3.D & R Construction / CJ Paving $29,600. + GST = $31,080.00

Additional Costs for Concrete Barriers in front of building:

Jonanco Costs from fundraising for concrete barriers $1500.
$1500
Jonanco In-Kind Labour Costs: 10 hours @.$20. = $ 200.
Bobcat work to clear loose gravel from parking area:
C. Addison in-kind = $ 350.

Recommendations:

All quotes were in the same price range and after careful consideration, the Committee has unanimously recommended that we give Royal Paving the contract if the money is available through the RDN.

Delegation: Bryan Holyk, Executive Director, Area H Rate Payers and Residents Association, re Land Based Effluent Disposal – Bowser Village Centre Wastewater Project

Summary: This presentation describes the socio-economic reasons for deployment of land based effluent disposal for the Bowser Village Centre Wastewater Project.

Action Requested: RDN proceed with the design and construction of land based disposal for the Bowser Village Centre Wastewater Project.

Delegation: Thomas Gates, Director, Area H Rate Payers and Residents Association, re Land Based Effluent Disposal - Bowser Village Centre Wastewater Project

Summary: This presentation describes the health and environmental reasons for deployment of land based effluent disposal for the Bowser Village Centre Wastewater Project.

Action Requested: RDN proceed with the design and construction of land based disposal for the Bowser Village Centre Wastewater Project.