



## SOUTH WELLINGTON FORMER SCHOOL SITE LONG-TERM LEASE ALTERNATIVE APPROVAL PROCESS RESULTS

### **RECOMMENDATION**

1. That the Board deem the conditions precedent within the Lease with the Board of Education of School District No. 68 (Nanaimo-Ladysmith) for the use of the former South Wellington School facility and site satisfied.
2. That the Lease with the Board of Education of School District No. 68 (Nanaimo-Ladysmith) for the use of the former South Wellington School facility and site commence as per the terms of the Lease.

### **BACKGROUND**

In June 2021 the Board approved in principle a Lease (Attachment 1) with the Board of Education for School District No. 68 (Nanaimo-Ladysmith) for the South Wellington School facility and site located in Electoral Area A. The Agreement includes several conditions precedent. Including one under Section 6. CONDITIONS PRECEDENT that the Regional District obtain the approval of the electors (6.1 (b)). As per the Agreement, all the conditions precedent must be completed prior to December 31, 2022. On October 26, 2021, in accordance with the *Local Government Act* and *Community Charter* the Board approved an Alternative Approval Process (AAP) to establish elector approval within Electoral Area A regarding the lease.

#21-552:

*"The Board approve the Elector Response Form as provided in Attachment 1\*; establish 4:00 P.M. on February 14, 2022, as the deadline for receiving elector responses for the alternative approval process and determine the total number of electors of the area to which the approval process applies to be 5,187."*

\* Attachment 1 was the Alternative Approval Process Form, not Attachment 1 of this report.

The lease would enable the Regional District of Nanaimo (RDN) to use the South Wellington School site for community uses including a community centre and a community park.

Electors opposed to the long-term lease were required to sign an Elector Response Form and submit it to the Regional District of Nanaimo (RDN) prior to the deadline. Approval of electors by way of AAP is obtained if the number of elector responses received is less than 10% of the eligible electors. The number of eligible electors in Electoral Area A was determined to be 5,187, 10% of which is 518. As of the deadline a total of zero (0) valid Elector Response Forms were received (see Corporate Officer's Certification - Attachment 2). Therefore, approval for the RDN to proceed with the 25-year lease with the Board of Education for School District No. 68 (Nanaimo-Ladysmith) for the former South Wellington School and site has received approval of the electors.

To provide for public information and facilitate engagement, the RDN created a 'Get Involved' page in the fall of 2021 regarding the South Wellington project. The page contains FAQs, a Question-and-Answer section, a document library populated with project related reports, links to partner webpages and a review of the Alternative Approval Process (AAP) including copies of the Electoral Response Forms.

The 'Get Involved' page for the South Wellington Project has been visited 54 times with 53 site visitors classified as 'Aware (41), Informed (11) or Engaged (1) based on their level of interaction with the site. The RDN also posted details about the AAP to Facebook, provided detailed notices in local print media and shared the link to the Get Involved page with community groups including the South Wellington Neighbourhood Association and the Cedar School and Community Enhancement Society.

## **FINANCIAL IMPLICATIONS**

In lieu of lease payments, the RDN will conduct capital improvements at an estimated cost of \$1.2 million. These capital expenditures have been allocated to the Electoral Area A Parks Reserves and Recreation and Culture Reserves and Community Works funding within the 2022 budget.

The Community Centre is projected to open in late 2023 at which time operating costs will be allocated within Electoral Area A Recreation and Culture budget. These costs are included within the 2022-2026 Financial Plan. The Electoral Area A Community Parks will fund operational costs for park elements.

## **STRATEGIC PLAN ALIGNMENT**

People and Partnerships - Seek opportunities to partner with the provincial and federal governments, other government agencies, and community stakeholder groups in order to advance strategic plan goals and objectives.

Social Wellbeing - Make the Region a safe and vibrant place for all, with a focus on children and families in programs and planning.

## **REVIEWED BY:**

D. Banman, Manager, Recreation Services  
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T. Osborne, General Manager, Recreation and Parks  
D. Holmes, Chief Administrative Officer

## **ATTACHMENTS**

1. Lease of South Wellington School Facility and Site
2. Corporate Officer's Certification