

REQUEST FOR DECISION

TO: Committee of the Whole **MEETING DATE:** June 12, 2024
FROM: David Douglas, Director of Financial Services
SUBJECT: Sechelt Legion 140 Financial Assistance Options for Frontage Contribution Costs
FILE NO: 1700-20-2024

RECOMMENDATION

That Sechelt Legion Branch 140 be authorized to reimburse the District of Sechelt in the total amount of \$128,440 over a 10-year interest-free period to pay for frontage contribution costs incurred during reconstruction to Inlet Avenue.

PURPOSE

To provide financial assistance options to assist Sechelt Legion Branch 140 pay for frontage contribution costs incurred during relocation to Inlet Avenue.

OPTIONS

1. Council approve a grant in the amount of \$50,000 to the Sechelt Legion Branch 140 to be used towards frontage contribution costs incurred; and
That the grant of \$50,000 be funded from interest the District of Sechelt earned in 2024.
2. Council deny financial assistance to Sechelt Legion Branch 140 for frontage contribution costs incurred.
3. Council provide further direction to staff.

DISCUSSION

Summary

At the April 17, 2024 Regular Council Meeting, Council was informed that the Sechelt Legion Branch 140 owed \$128,440 in frontage contribution costs associated with Inlet Avenue project. Council asked staff to prepare a report listing options that could reduce Sechelt Legion 140's financial obligation.

Background

Legions across Canada are a not-for-profit organization. Sechelt Legion 140 provides benefits to Sechelt, Wilson Creek and Halfmoon Bay communities by providing funding throughout the year to community groups, the food bank, sports teams, first responders as well as others in need.

They have provided a venue for community groups and individuals for many functions that happen during the year. Sechelt Legion 140 now has a Liquor Primary Licence, which means anyone over the age of 19 years old may enter without a Legion membership.

Sechelt Legion 140 has recently relocated from Wharf Avenue to Inlet Avenue. Due to provisions outlined in Subdivision and Development Control Bylaw 430 and construction values associated with the addition to the building, the Legion is obligated to contribute to frontage charges along the property.

The District of Sechelt was in the process of completing its Inlet Avenue Improvement Project in 2023, at the same time the Legion's development application was in process. The frontage improvements for the Legion's development were required regardless of the District's Inlet Ave Improvement Project, however because these projects happened in similar time frames, the District was able to build the infrastructure required on the Legion's frontage as part of the overall Inlet Avenue project and charge back for the works completed on their behalf. Completing these works in tandem reduced the administrative workload for the Legion, expedited their archaeological permit and likely resulted in some cost savings for the Legion.

POLICY AND BYLAW IMPLICATIONS

Subdivision and Development Control Bylaw 430 applies to servicing requirements when construction value is over \$50,000. The bylaw has been applied to this point **without exception**, which has included other non-profits such as churches.

SUSTAINABILITY PLAN IMPLICATIONS

6. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

6. Fostering a Vibrant Downtown Core

FINANCIAL IMPLICATIONS

If Option 1 is adopted and the District funds a \$50,000 grant from interest earned during 2024, it would be from interest earned outside of what is budgeted in the 2024 – 2028 Five Year Financial Plan.

COMMUNICATIONS

Staff will inform Sechelt Legion Branch 140 of the decision.

Respectfully submitted,

David Douglas

Director of Financial Services