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**REPORT TO ELECTORAL AREA SERVICES COMMITTEE
MEETING OF WEDNESDAY, 01 SEPTEMBER, 2010**

**SUBJECT GALIANO COMMUNITY USE BUILDING FEASIBILITY ANALYSIS FOR LAND
ACQUISITION AND BUILDING CONSTRUCTION, EQUIPPING AND MAINTENANCE**

ISSUE

The purpose of this report is to recommend that the Electoral Area Services Committee approve allocation of \$5,000 from the Electoral Area Feasibility Reserve Fund to prepare a feasibility analysis concerning land acquisition and building construction, equipping and maintenance of the Galiano Community Use building.

BACKGROUND

The Galiano Community Library is one of five (5) community libraries comprised in the Southern Gulf Island Library Service. The Galiano Library Society operates the library with funding received from the Pender Island Public Library Association and the CRD¹.

The Galiano Community Library has 450 active members and is the largest society on the island, a community renowned for its population of writers and readers. The community library is a crowded and outdated facility, housed in 400 square feet of rented storefront with hundreds of books in storage; it is not wheelchair-accessible, has no room for children's or community programs, and has limited work space for volunteers.

Preliminary plans for a new 2400 square foot building that will extend the role of the Galiano Community School (Grades K-12) as a community hub have been developed. More than a library, the new building will include an internet centre, art gallery, children's area and self-contained community meeting room, as well as space to triple the collection of books and multi-media items.

In pursuit of the goal to develop a new building to house the Galiano Community Library, the following has been accomplished and demonstrates community commitment:

- The Galiano Island community has raised approximately \$150,000 to fund construction of a building.
- Gulf Island School District (SD 64) has committed to leasing, on a long-term basis for the nominal amount of \$50 (\$1 per year for 50 years), property adjacent to the Galiano Community School for construction of a building.
- The CRD, SD 64 and the Galiano Library Society jointly secured a \$30,000 School Community Connections (SCC) grant² to develop plans for construction of a building on SD 64 property.

If the CRD is to be involved in this initiative, it needs to conduct a feasibility analysis – at an estimated cost of \$5,000 – regarding the viability of establishing a CRD service for land acquisition, and building construction, equipping and maintenance of a community use building that would house the Galiano Community Library.

¹ Funding is provided through the CRD Southern Gulf Islands Library Service; the Southern Gulf Islands Library Commission advises the Board on recommended funding levels for each of the five (5) community libraries in the service area.

² The SCC grant is funded by the BC Ministry of Education and jointly managed by the Union of BC Municipalities and the BC School Trustees Association. The goal of the program is to make greater use of school facilities by encouraging co-location of services and collaborative planning that takes into account the needs of the whole community.

ALTERNATIVES

1. That the Electoral Area Services Committee approve an allocation of \$5,000 from the Electoral Area Feasibility Reserve Fund to prepare the feasibility analysis for land acquisition, and building construction, equipping and maintenance for a community use building.
2. That the Electoral Area Services Committee decline the request for \$5,000 to prepare the feasibility analysis for land acquisition, and building construction, equipping and maintenance for a community use building.

IMPLICATIONS

SOCIAL IMPLICATIONS

- The Galiano Island community has demonstrated support for the project as evidenced by the fundraising accomplished to date (approximately \$150,000).

FINANCIAL IMPLICATIONS

- The current balance in the Electoral Area Feasibility Reserve Fund is \$66,480.
- The feasibility fund will be repaid if the service is established.

INTERGOVERNMENTAL IMPLICATIONS

- The project has the support of SD 64 as evidenced by their willingness to lease the property for construction of the library and to establish a an agreement for joint use of the building.
- The project has the support of the Ministry of Education as evidenced by the correspondence with SD 64 confirming the willingness to authorize « disposal » of the property that is required for the library.
- The project aligns with the provincial government's goal of creating neighborhoods of learning and making better use of school and community facilities, as evidenced by the CRD's success in securing the SCC grant³.

CONCLUSION

The current Galiano Library facility is inadequate to meet the community's needs. Consequently, the community has done much groundwork toward construction of a new library. SD 64 and the Ministry of Education have articulated their support for the project. Given all the work accomplished to date, the next step is to determine if the electorate is willing to proceed with the CRD's involvement; thus a referendum is required. As part of that process, a feasibility analysis is required to inform both the electorate and the Board's decisions concerning establishment of a community use building as a CRD service.

RECOMMENDATION

That the Electoral Area Services Committee approve an allocation of \$5,000 from the Electoral Area Feasibility Reserve Fund to prepare the feasibility analysis for land acquisition, and building construction, equipping and maintenance for a community use building.

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³ See footnote 2