

Report

Date May 17, 2023
Subject Maple Bay Rowing Club Grant Funding Support

File:

PURPOSE

To consider providing the Maple Bay Rowing Club (MBRC) a letter of permission for the upgrades to the building located at 6735 Beaumont Avenue so that the MBRC can apply for grant funding.

BACKGROUND

The MBRC has operated as a non-profit society in Maple Bay for many years. The club provides rowing lessons and shell rentals for groups of all ages from the Cowichan Valley. They also provide space for many events, celebrations, meetings, and fitness classes. The building at 6735 Beaumont Avenue is owned by the Municipality of North Cowichan and leased to the MBRC with an agreement that expires in 2031. Under this agreement, the Municipality is responsible for major building replacements such as structural, roofing and HVAC systems. The MBRC is responsible for all other general maintenance and repair.

DISCUSSION

The MBRC is proposing to apply for funding from the Community Gaming Grants Branch to update the building. The building was constructed 60-plus years ago, and some areas are beyond its useful life and requires replacement. The Capital Project Grant program, as part of the Community Gaming Grants Branch, supports not-for-profit organizations in B.C. with inclusive, accessible capital projects that meet community-identified needs and priorities. Funding is available up to a maximum of \$250,000, providing between 20 and 50 percent of the total estimated project cost. The application submission period is between June and August 2023.

The MBRC is planning to update the following items in the building:

- flooring
- roof repair
- siding and insulation
- electrical and plumbing
- bathroom
- windows
- kitchen cabinets
- fencing

The estimated cost for the above work is \$400,000. North Cowichan has budgeted \$20,000 in 2023 for the replacement of the windows as per our responsibility in the lease agreement. This amount can be added to funding by the applicant. MBRC will provide the additional matching financing required for the project through fundraising.

As part of the grant process, the applicant must provide a recent document of permission for the project to proceed from the owner of the land or facility. As the current lease is less than ten years, a letter of commitment signed by the owner and the applicant is required that demonstrates a firm commitment to renew the lease for an additional term.

OPTIONS

1. (Recommended Option)

THAT Council:

- (1) Authorize the Mayor to sign a letter granting permission to the Maple Bay Rowing Club (MBRC) to proceed with the repair and improvements at 6735 Beaumont Avenue, which includes interior and exterior work such as upgrading the kitchen, bathroom, heating, and plumbing and electrical; installing new flooring, windows, fencing, siding, and insulation; repairing the roof; and painting; and,
- (2) Authorize staff to provide the MBRC with a signed letter of commitment demonstrating a firm commitment to renew the lease for an additional term to be submitted by the MBRC with their grant application to the Community Gaming Grants Branch.
 - *Granting permission for the application will add considerable funding on top of the fundraising undertaken by the MBRC.*

2. THAT Council deny the request to provide a letter of permission to the Maple Bay Rowing Club to proceed with the building improvements at 6735 Beaumont Avenue.
 - *The scope of the building upgrade project will need to be reduced due to funding limitations.*

IMPLICATIONS

Some of the items proposed in the upgrade may be the Municipality's responsibility under the lease agreement's terms. If the grant is unsuccessful, funding from North Cowichan may be required to repair some major items in future budget years.

RECOMMENDATION

THAT Council:

- (1) Authorize the Mayor to sign a letter granting permission to the Maple Bay Rowing Club (MBRC) to proceed with the repair and improvements at 6735 Beaumont Avenue, which includes interior and exterior work such as upgrading the kitchen, bathroom, heating, and plumbing and electrical; installing new flooring, windows, fencing, siding, and insulation; repairing the roof; and painting; and,
- (2) Authorize staff to provide the MBRC with a signed letter of commitment demonstrating a firm commitment to renew the lease for an additional term to be submitted by the MBRC with their grant application to the Community Gaming Grants Branch.

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