

SITE C

IMPACT

upon the

COMMUNITY CENTRE COMMITTEE'S

proposed facility.

INTRODUCTION: The Community Centre Committee proposes to build, along with the Northern Lights College and School District 60, a community Centre. The C.C.C's part of the facility includes:

- theatre
- library
- art gallery
- working arts and crafts rooms
- potter's studio

This report includes the IMPACT of Site C construction on the facilities outlined above only.

Additional facilities to be included in the Community Centre by the College and the School District are best described by those two bodies.

IMPACT:

1. Projected date of completion of the Community Centre is approximately 1981.
Construction dates would be approx. 1980-1981.
If Site C goes to tender in 1979 construction would likely begin 1979
" " " " " " " " 1982 " " " " 1982.

IMPACT :

- a. Local contractors will be busy with an increased need for housing.
- b. Contractors will be busy with sub-trades and other projects for Site C construction.
- c. Thus there will be less interest in a smaller 'local' project and prices for construction will probably be forced up. Added cost to construction.

2. There will be an increase in population- whether temporary, residential or permanent, non, residential is unimportant. There will be an increase in population. If a desire to increase the size of the projected facilities to cater to the increase in population is expressed, then obviously facilities will have to be larger than originally planned.

IMPACT:

- a. Larger facilities COST MORE to build.
- b. Larger facilities COST MORE to operate ; and, following construction, the need for a larger facility will disappear
- c. The local taxpayer must assume the responsibility for absorb these costs.

3. There will be a loss of farmland, and a loss of some residential land.

IMPACT:

- a. Lower income through local taxes.

4. If the project is begun and land prices soar as projected, the cost of initial land may be higher. It is unfortunate that the purchase of land for the proposed C.C.C. facility will probably occur at the same time as the initial construction for Site C ; but it may happen.

IMPACT: a. The C.C.C. would have to pay more for land because of inflated land prices resulting from speculation and increased demand due entirely to Site C.

INTRODUCTION

5. The Community Centre is planned for the Region in and around Fort St. John and is based on a need projected without reference to Site C. The C.C.C.'s

It is possible that the Community Centre may be completed (1981) before construction starts, and before the influx of people.

IMPACT: a. Increased demand on a facility built for a smaller population.
b. Projected over-crowding.
c. Projected programming difficulties.
d. Projected cost increases due to increased temporary staff.

Additional fact

CONCLUSION:

Site C would definitely have an impact on the proposed Community Centre.

There will be short term impacts and long term impacts.

IMPACT:

1. Projected Most of the impacts will result in increased capital or operating costs.

Increased operating costs over a long term could destroy the facility as the community or Region may not be able to afford, as part of its

IMPACT: Recreation budget, the added burden .

Careful planning must be exercised.

2. There will be or permanent increase in projected facilities expressed, the originally planned facilities will have to be increased. R.J. Bennetts Chairman, Community Centre Committee.

IMPACT: a. Facilities COST MORE to build b. Lower facilities COST MORE to operate construction, the need for a larger c. The local taxpayer must assume the costs.

3. There will be loss of farmland, and a loss of some

IMPACT: a. Lower income-through local taxes.