



Regional District of Central Kootenay  
CASTLEGAR AND DISTRICT RECREATION COMMISSION  
Open Meeting Addenda

**Date:** Tuesday, May 5, 2026

**Time:** 4:00 pm

Directors will have the opportunity to participate in the meeting electronically. Proceedings are open to the public.

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Pages

**1. ZOOM REMOTE MEETING INFO**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

**Meeting Time:**

4:00 p.m. PDT

**Join by Video:**

<https://rdck-bc-ca.zoom.us/j/95743816940?pwd=LHoBT3OXNb055aFYazewDPN8ywsKPD.1>

**Join by Phone:**

1 833 958 1164

\*6 to unmute or mute

\*9 to raise or lower your hand

**Meeting ID:** 957 4381 6940

**Meeting Passcode:** 480871

**In-Person Location:** 2101 6th Avenue, Castlegar, BC - Columbia Room

**2. CALL TO ORDER**

Chair Bogle called the meeting to order at [Time] p.m.

**3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We acknowledge and respect the Indigenous peoples within whose traditional

lands we are meeting today.

**4. ADOPTION OF AGENDA**

**RECOMMENDATION:**

The agenda for the May 5, 2026 Castlegar and District Recreation Commission meeting be adopted as circulated.

**5. RECEIPT OF MINUTES**

4 - 9

The March 3, 2026 Castlegar and District Recreation Commission minutes, have been received.

**6. DELEGATES**

**6.1 Kootenay Rockies Disc Golf Society**

10 - 29

Patrick Audet, from Kootenay Rockies Disc Golf Society will present a slide deck with three (3) different options for Disc Golf at Pass Creek Park Regional Park to the Commission.

**6.2 Shannon MacKinnon - Area I Tarry's**

30 - 39

Shannon MacKinnon, from Area I - Tarry's will present a presentation pertaining to the lack of Play Structures in the RDCK to the Commission.

**7. STAFF REPORTS**

**7.1 Castlegar & District Programming Quarterly Update**

40 - 43

The Commission Report dated May 5, 2026 from Tia Wayling, Regional Programming Manager, re: Castlegar & District Community Complex Programming Quarterly Update, has been received.

**7.2 Pass Creek Fall Fair Event**

44 - 46

The Commission Report dated May 5, 2026 from Trisha Davison, General Manager of Community Services, re:Pass Creek Fall Fair Event, has been received.

**RECOMMENDATION:**

That the Board approve the Pass Creek Fall Fair to proceed in 2026 at Pass Creek Regional Park.

AND FURTHER,

That the Board approve the RDCK entering into an Event Site License Agreement with the Pass Creek Exhibition Society for the Pass Creek Fall Fair for the period of the (10) days, September 25, 2026 - September 27, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

**7.3 Castlegar & District Arena & Walking Track Project Timeline Update**

47 - 51

The Commission Report, dated May 5, 2026 from Trisha Davison, General

Manager of Community Services, re: Castlegar & District Arena & Walking Track Project Timeline Update, has been received.

**8. NEW BUSINESS**

**8.1 *Brilliant Suspension Bridge Pedestrian Number Limits***

Commissioner Davidoff to discuss Brilliant Suspension Bridge Pedestrian Number Limits with the Commission

**9. CORRESPONDENCE**

**9.1 Castlegar Arena - Broadcast Booth**

52 - 54

Craig Stanley, Regional Manager of Operations & Asset Management to provide a verbal discussion re: Castlegar Arena - Broadcast Booth.

**10. PUBLIC TIME**

The Chair will call for questions from the public and members of the media at \_\_\_\_\_ a.m./p.m.

**11. NEXT MEETING**

The next Castlegar and District Recreation Commission meeting is scheduled for June 2, 2026 at 4:00 p.m.

**12. ADJOURNMENT**

**RECOMMENDATION:**

The Castlegar and District Recreation Commission meeting be adjourned at [Time].



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# CASTLEGAR & DISTRICT RECREATION COMMISSION OPEN MEETING MINUTES

2:00 p.m.  
March 3, 2026

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

### COMMISSION MEMBERS

Commissioner Member A. Davidoff	Director Area I
Commissioner Member M. McFaddin	City of Castlegar
Commissioner Member B. Bogle	City of Castlegar
Commissioner Member H. Hanegraaf	Director Area J

### MEMBERS ABSENT

Commissioner Member S. Heaton-Sherstobitoff	City of Castlegar
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### STAFF

Trisha Davison	General Manager of Community Services
Craig Stanley	Regional Manager of Operations and Asset Management
Cary Gaynor	Regional Parks and Trails Manager
Uli Wolf	General Manager of Environmental Services
Yev Malloff	General Manager of Finance
Alana Jenkins	Meeting Coordinator

**4 out of 5 voting Commission members were present – quorum was met.**

### 1. CALL TO ORDER

Chair Bogle called the meeting to order at 2:10 p.m.

### 2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

### 3. ADOPTION OF AGENDA

**MOVED** and seconded,  
AND Resolved:

The Agenda for the March 3, 2026 Castlegar & District Recreation Commission meeting, be adopted as circulated.

**Carried**

**4. RECEIPT OF MINUTES**

The February 3, 2026, Castlegar & District Recreation Commission meeting minutes, have been received.

**5. DELEGATE**

There are no Delegates scheduled for this Commission meeting.

**6. STAFF REPORTS**

**6.1 Castlegar & District Community Complex Expansion – Timeline Update**

The Commission Report dated March 3, 2026 from AJ Stevenson, Senior Project Manager re: Castlegar & District Community Complex Expansion – Timeline Update has been received.

Trisha Davison, Manager of Community Services, spoke to the report regarding the tight timelines and potential challenges to hit the target dates.

**Freedom of the Floor** Chris Barlow, City of Castlegar Chief Administrative Officer have freedom of the floor.

The Commission discussed the timeline and agreed to stick to the target dates. AJ Stevenson, Senior Project Manager, advised monthly updates that track the timeline progression will be provided to ensure the Commission is fully informed as the project moves forward.

**6.2 Castlegar & District Expansion Project - Value Capture Guidelines & Naming Rights**

The Commission Report dated March 3, 2026 from Trisha Davison, General Manager of Community Services and Yev Maloff, General Manager of Finance, IT and Procurement/CFO, re: Castlegar & District Expansion Project - Value Capture Guidelines & Naming Rights, has been received.

Trisha Davison, Manager of Community Services, clarified that the recommendations apply only to this project and are intended to provide clarity for the procurement process moving forward. Trisha Davison spoke to the report and the rationale for excluding standard value capture methods, and Yev Maloff, General Manager of Finance, IT and Procurement/CFO, noted the intent is to ensure the RFQ and procurement process proceeds smoothly to maintain the project timeline.

**MOVED** and seconded,

AND Resolved that it be recommended to the Board that:

THAT the Board approve Value Capture Guidelines for the Castlegar & District Arena Project providing that all value capture methods other than naming rights — including facility revenue sharing, real estate and land development, advertising and digital rights, operational and facility management contracts, intellectual property and design replication, and financial engineering — are excluded from the procurement process and that the completed facility shall be delivered as an unencumbered public asset with full operational control and all operating revenue streams flowing to the RDCK;

AND FURTHER,

THAT the Board approve the inclusion of naming rights as a standard contract feature in the design-build procurement, structured so that the successful proponent receives ownership of facility naming rights for a defined term (20–25 years from substantial completion), subject to Board-adopted Naming Rights Guidelines, with proponents submitting dual prices (Price A without naming rights, Price B with naming rights) and evaluation based on Price B, with Price B not to exceed the \$15 million maximum total project cost envelope;

AND FURTHER,

THAT the Board adopt the Naming Rights Guidelines for the Castlegar & District Arena Project, substantially in the form attached as Appendix B, establishing the governance framework for naming rights including acceptable name criteria, the Board approval process, self-naming provisions, community consultation requirements, the naming rights term, transferability, and reversion triggers;

AND FURTHER,

THAT the Commission acknowledge the advantages and disadvantages of including naming rights in the procurement process as set out in this report, and confirm the Commission’s direction that the budget imperative, maximizing the likelihood that the project can be delivered within the \$15 million total cost envelope, is the overriding consideration supporting inclusion.

**Carried**

### **6.3 Castlegar & District Complex Expansion – Wood Integration Guidelines**

The Commission Report dated March 3, 2025 from Trisha Davison, General Manager of Community Services re: Castlegar & District Complex Expansion – Wood Integration Guidelines has been received.

Trisha Davison, Manager of Community Services, noted the intent of the report is to provide clarity for the procurement process, referencing community feedback on aesthetics and previous Commission discussions regarding the value of integrating wood into the design. Trisha Davison also spoke to the challenges of moving forward without clear guidelines, the benefits of establishing them, and the expected timeline.

**MOVED** and seconded,

AND Resolved that it be recommended to the Board that:

THAT the Board adopt the Wood Integration Guidelines for the Castlegar & District Complex Expansion Project, substantially in the form attached as Appendix A, establishing a design quality framework based on a continuum approach that evaluates wood integration across three dimensions (structural wood use, interior wood expression, and embodied carbon performance) without mandating a specific structural system;

AND FURTHER,

THAT staff be directed to incorporate the Wood Integration Guidelines into the procurement documents using the continuum-based approach, specifically: into the Owner’s Statement of Requirements (OSR) as design objectives rather than prescriptive requirements; into the Request

for Qualifications (RFQ) as a signal of the RDCK’s design values and as a factor within the proponent capability assessment; and into the Request for Proposals (RFP) evaluation framework as a sub-criterion within the Design Quality & OSR Compliance criterion;

AND FURTHER,

THAT the wood integration sub-criterion be weighted at 10% of the total evaluation score in the RFP evaluation matrix, representing a position within the defensible range that is significant enough to meaningfully reward proponents who invest in wood integration while leaving 90% of the evaluation focused on other criteria including price, functional design, schedule, other quality elements and team which allows a proponent who chooses to specify less wood to remain competitive on cost.

**Carried**

#### **6.4 Pass Creek Regional Park Campground Host**

Craig Stanley, General Manager of Operations and Asset Management, to provide a verbal update on the Pass Creek Regional Park Campground Host.

Craig Stanely, General Manager of Operations and Asset Manager advised that proposals are currently under review and outlined the next steps in the approval process.

### **7. PUBLIC TIME**

The Chair called for questions from the public and members of the media at 2:55 p.m.

- A member of the public asked about budget planning for the Castlegar & District Complex Expansion project.
  - o Commission advised the \$15 million budget was established through the Reimagining Recreation report and guides the intent of the RFQ process.
  - o Clarified the budget applies only to Castlegar and Area J and is not impacted by the removal of Area I.

**MEMBER PRESENT:** Commissioner Hanegraaf joined the meeting at 3:04 p.m.

- The member of the public asked about taxation increases since 2022 and how funds have been used.
  - o Commission noted funds have supported asset management, and capital improvements to existing facilities, along with the creation of reserves.
- The member of the public asked about environmental guidelines for the new facility.
  - o Staff advised the project will follow the Better Buildings Policy and building code, balanced with practical capital investment, with efficiency and energy planning included in the statement of requirements.

### **8. CLOSED**

#### **a. Meeting Closed to the Public**

#### **RECOMMENDATION:**

In the opinion of the Commission - and, in accordance with Section 90 of the Community Charter – the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the Community Charter, the meeting is to be closed on the basis(es) identified in the following Subsections:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

## 8.2 Recess of Open Meeting

### **RECOMMENDATION:**

The Open Meeting be recessed at 3:10 p.m. in order to conduct the Closed Meeting.

## 8. NEXT MEETING

The next Castlegar & District Recreation Commission meeting is scheduled for April 7, 2026, at 4:00p.m.

**Direction to Staff:** There is a conflict with the Castlegar City Council meeting on April 7<sup>th</sup>, the Commission requests staff to send out a poll for an alternate date.

## 9. ADJOURNMENT

**MOVED** and seconded,  
AND Resolved:

The Castlegar & District Recreation Commission meeting be adjourned at 3:17 p.m.

**Carried**

Digitally Approved

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B. Bogle, Chair

**\*If there are recommendations that need to go to the Board of Directors please add them to the list below and forward to Angela Lund, [alund@rdck.bc.ca](mailto:alund@rdck.bc.ca) to be put on the Board agenda.**

### **RECOMMENDATION(S) TO THE BOARD OF DIRECTORS**

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- 1. That the Board direct staff to proceed with Recommendations 1, 2, 3 & 4 regarding the Castlegar & District Expansion Project - Value Capture Guidelines & Naming Rights.*
- 2. That the Board direct staff to proceed with Recommendations 1, 2, & 3 regarding the Wood Integration Guidelines for the Castlegar & District Complex Expansion Project.*

**THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.**

***Future Castlegar & District Recreation Commission Meetings***

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- 1. The Commission direct staff to send out a poll to find and alternate date for the April 7, 2026 meeting that conflicts with the City of Castlegar Council meeting.*

9 hole proposal for the east side  
of the Park

2026

# Disc Golf at Pass Creek Park





Kootenay  
Rockies  
Disc  
Golf  
Society

## Castlegar Sub-Committee



Patrick Audet: KRDGS director

Mike Misuraca: design team

Dylan Smith: design team and construction support

Miguel Godau: design team

Luke Buxton: graphic design and support

Myles Verigin: design team and mapping

Mike Landrecht: design team

**This group has been working together since the fall of 2024 trying to develop disc golf in the Castlegar area.**



## Benefits of Disc Golf

- Most courses are free to play.
- Limited cost to start playing (three discs to start- a driver, a mid-range, and a putter) Discs range in price from \$20-\$35 each.
- Young and old can play this sport and is family orientated.
- Not difficult to learn.
- Growing sport in popularity due to accessibility, cost, outdoor activity, natural environment, and the fun factor.
- Can lead into competitions and higher skill development.
- Disc Golf Courses become a community recreational asset

# Disc Golf is for all ages and abilities..



# Disc Golf in our area

- Ymir-9 holes with alternate tee boxes creating an 18 hole experience;
- Nelson- 9 holes at Art Gibbons Park and 18 holes at Highwater in Blewett;
- Trail-9 holes at Oasis, 9 holes in Warfield and 18 holes at Marsh Creek in Fruitvale;
- Rossland-18 holes at Thin Air (Blackjack Cross Country Ski Trails);South Belt, tonal course with 9 baskets and alternate tee boxes for 18 holes;
- Grand Forks-18 holes; Christina Lake- Private 9 hole course at Cascade Par 3, a play for a fee course.
- Salmo- in planning stages; Balfour- 9 holes completed in 2025; Creston-9 holes in planning stages;
- Kaslo, a new 9 hole course.
- Cranbrook- 2, 18 hole courses.
- Winlaw- a new 9 hole course at Valley View Golf Course
- New Denver- a 9 hole course in a rustic setting

# Quick Facts...according to UDISC, an app for disc golf users...

There are 17,000 disc golf courses world-wide as of 2025

89% of disc golf course are free to play

21.2 million rounds of disc golf were played in 2025

The average game involves 3,500 steps, 400 calories burned, 93 minutes outside and a boost to mental health

Disc golf is a destination worthy investment that brings people to your town (community)

Continues to grow in popularity

# Objective: to construct a 9 hole disc golf course in Pass Creek Park.

- The KRDG Society received permission to proceed with plans for development of disc golf in the park in consultation with RDCK staff at the February 2026 meeting of the Recreation Commission.
- Our team members met with Trisha Davison and Carey Gaynor at the park on February 11<sup>th</sup>, 2026 for an on-site visit.
- Our team members have visited the site numerous times examining possible disc golf holes and configurations.
- Currently, we are seeking funding for a \$28,000 budget specifically, \$19,000 from the ReDi Grant Programme.

# Budget

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Design and mapping: \$400

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Hand brushing and trimming: \$2300

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Contractor for pads and basket install: \$4500

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Materials for install excluding concrete: \$2500

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Concrete and or pavers for tee pads: \$3000

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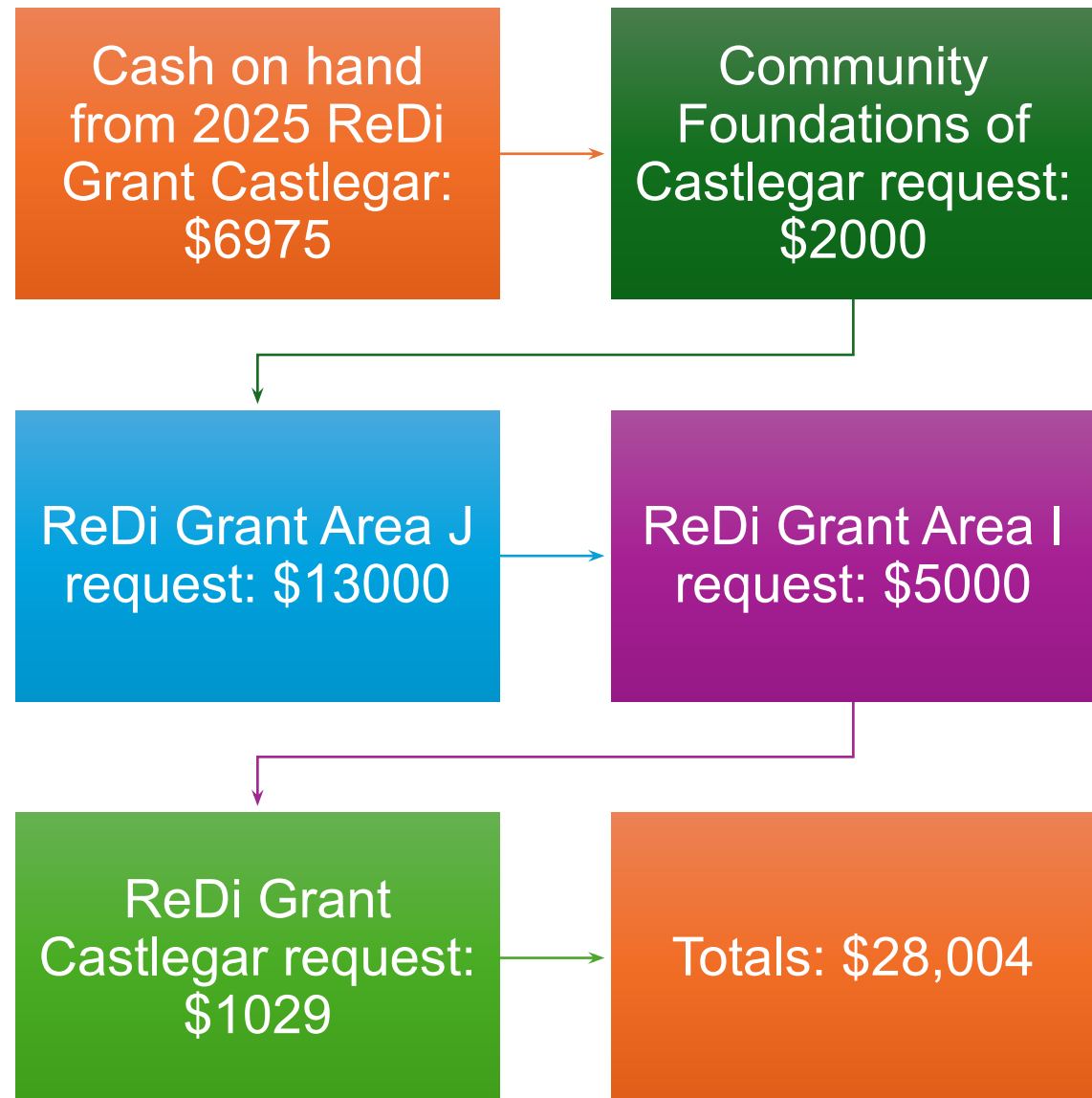
Baskets: \$8500

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Signage and install: \$6800

Total=\$28,000

# Proposed income sources/gran ts



# Signage is important...

Regional District of Kootenay Boundary Area B

## OASIS PAR 3 DISC GOLF COURSE

Columbia Basin trust



**OBJECTIVE**  
Have fun and complete the course in the fewest throws.

**TEE OFF**  
Each of the 9 holes has a tee area and each tee shot must be thrown from within this tee area.

**LIE**  
The spot where the disc comes to rest.

**THROWING ORDER**  
Lowest score on the previous hole throws first from the tee. After that it is determined by distance from the basket with the furthest first.

**FAIRWAY THROWS**  
Can be completed with a run-up but must be released before crossing the lie. One supporting point on release should be directly behind the lie.

**PUTTS**  
Any throw within 10 meters (approximately 33 ft.) is considered a putt. Falling or stepping past the lie before the disc comes to rest is not permitted. The player must demonstrate full control of balance before advancing toward the target.

**COMPLETION OF HOLE**  
A hole is complete when the disc is in the basket or supported by the chains. Discs on top of the basket do not count.

**OUT OF BOUNDS**  
A throw that lands out of bounds must be played no more than 1 metre in bounds, no closer to the basket, from where it last was in bounds.

**COURTESY**  
Do not throw if other players or walkers are in range.

**RESPECT THE COURSE**  
Please do not litter. Carry out any trash that you carry onto the course. It is even better if you can bring back more than you brought in. Do not alter trees or obstacles. Friends Don't Let Friends Litter.

HOLE NUMBER	1	2	3	4	5	6	7	8	9
DISTANCE FT/M	187/57	229/70	200/61	157/48	193/59	196/60	262/80	216/66	190/58
PAR	3	3	3	3	3	3	3	3	3





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## Tee Pad at Oasis Disc Golf Course...



# Tee Basket Example in a Forest Setting

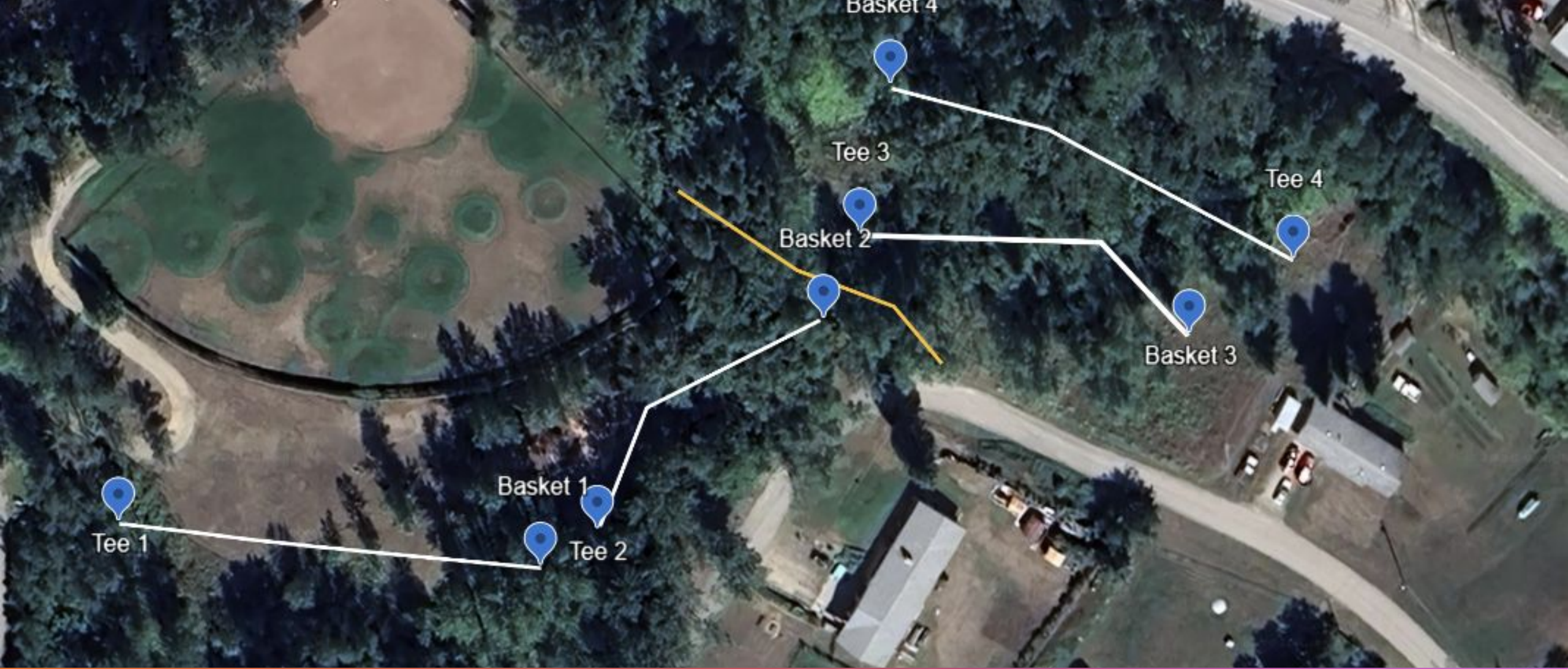
Pass Creek Park Upper Bench



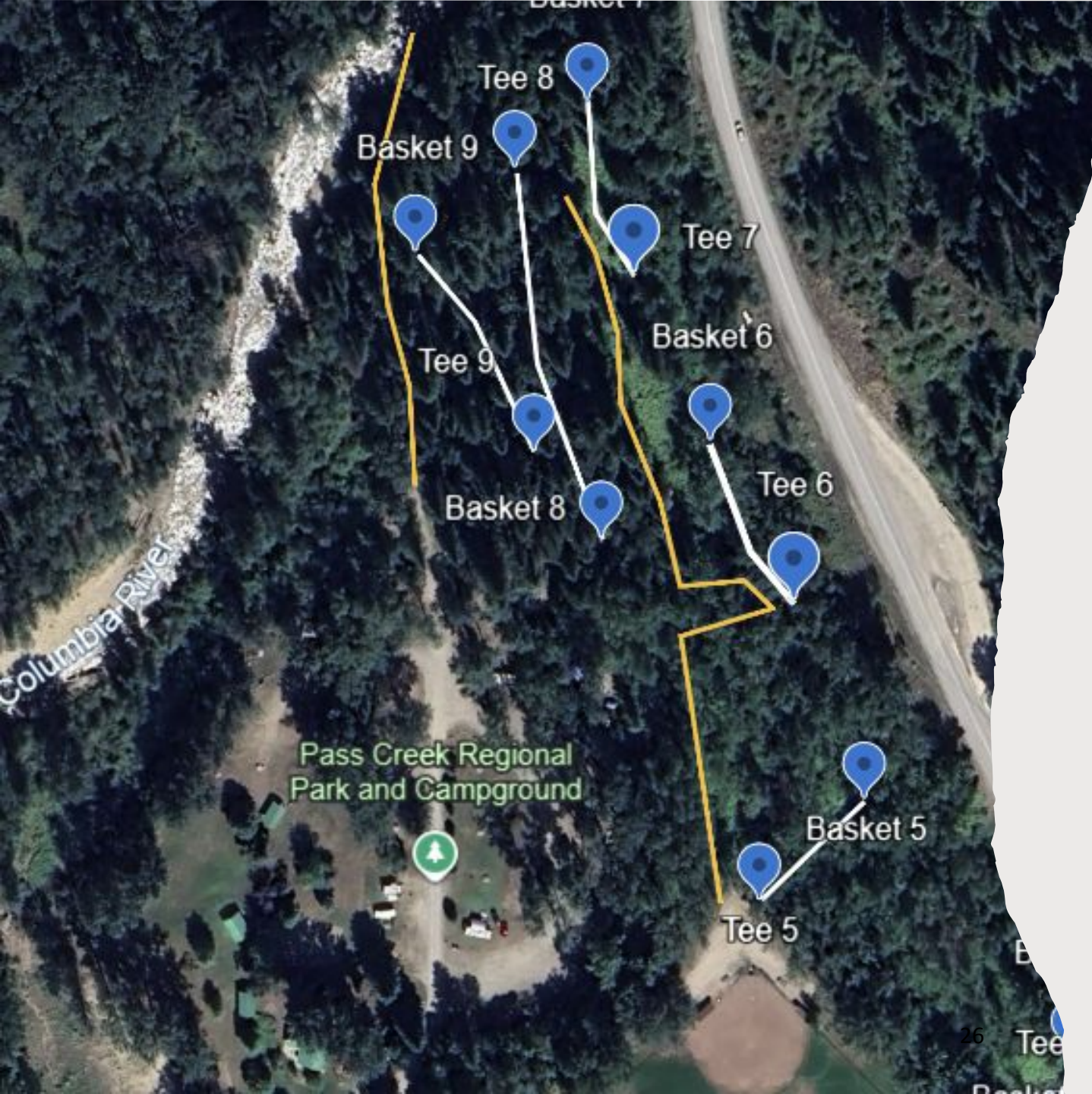


# Option 1

- 7 holes on the upper bench and two holes on the lower bench



Option 1 enlarged



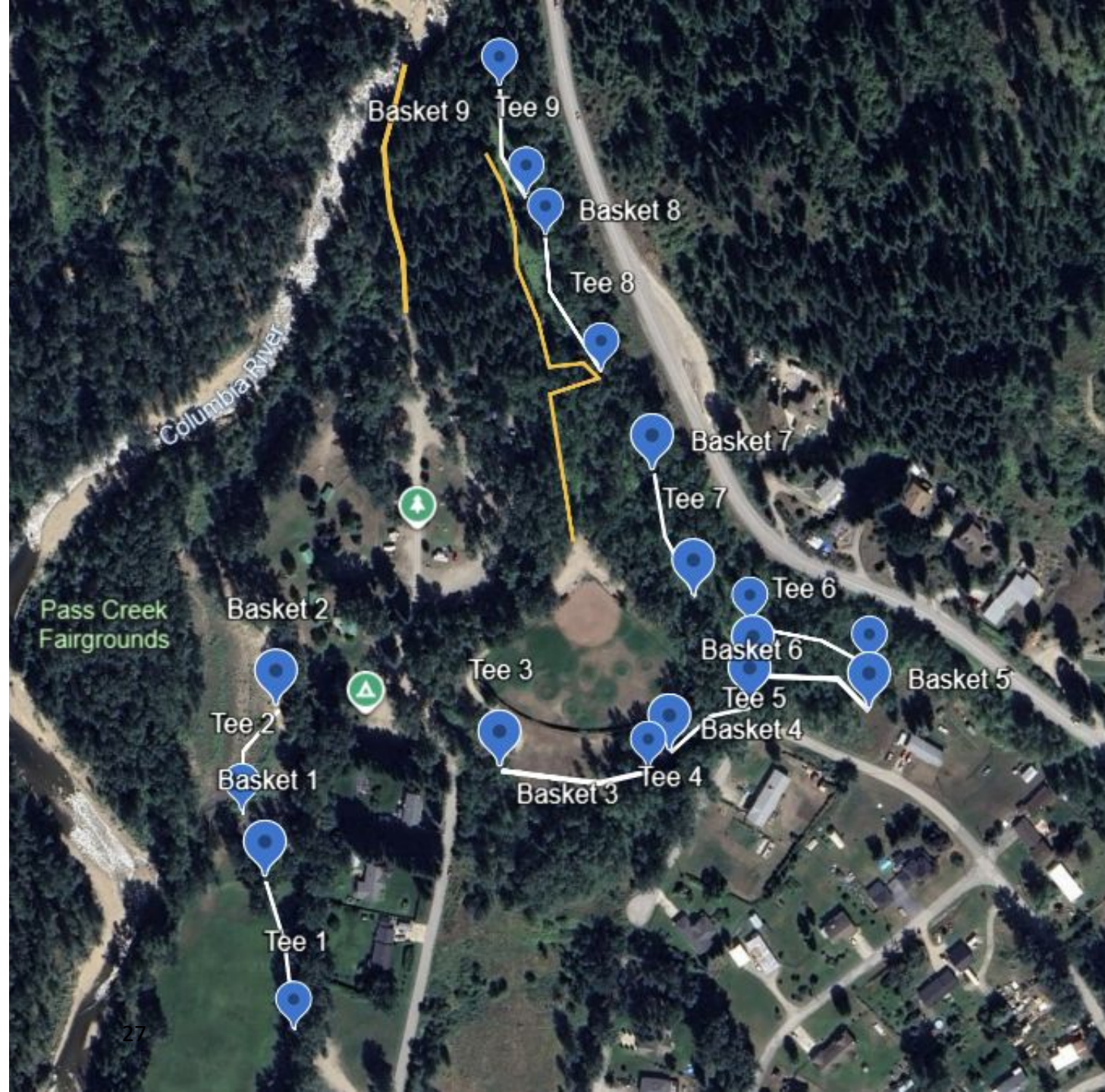
# Option 1

- Enlarged detail of the final 5 holes

# Option 2

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- Starts near the soccer field
- Two holes near parking area
- Remaining 7 holes all on the upper bench of land



# Option 3

Starts on lower bench with 4 holes, then 5 holes on top bench



Together, let's  
build the Pass  
Creek Disc Golf  
Course.  
Thank you.

- KRDG Society



# Lack of Play Structures

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SHANNON MACKINNON – AREA I, TARRYS

# What is Outdoor Play?

Outdoor play is a basic childhood need and taking risks is a necessary part of play. Whether jumping in a pile of leaves, climbing a tree, or playing street hockey, children are often happiest when playing. These kinds of experiences - of playing outside freely, including in risky play - are a lot less common for children today. Our worries and desire to protect our children can result in setting too many limits on them, which can interfere with healthy development. Risky play can have many different shapes, but always involves the thrill and excitement of testing yourself and finding out what happens. These are some of the ways that children engage in risky play.



Play with  
Heights



Play at high  
speed



Play with  
tools



Play near  
elements



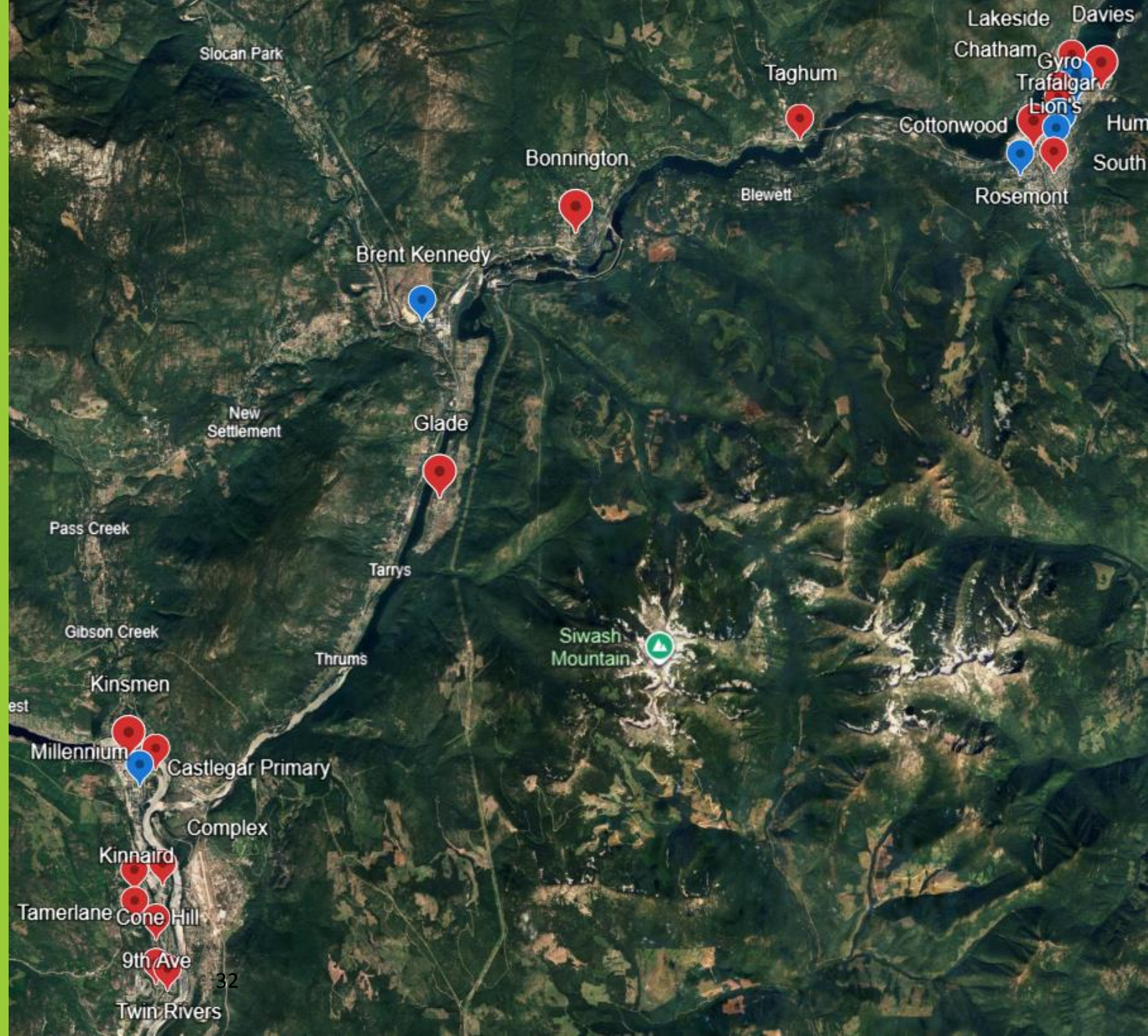
Play with a  
chance of  
getting lost

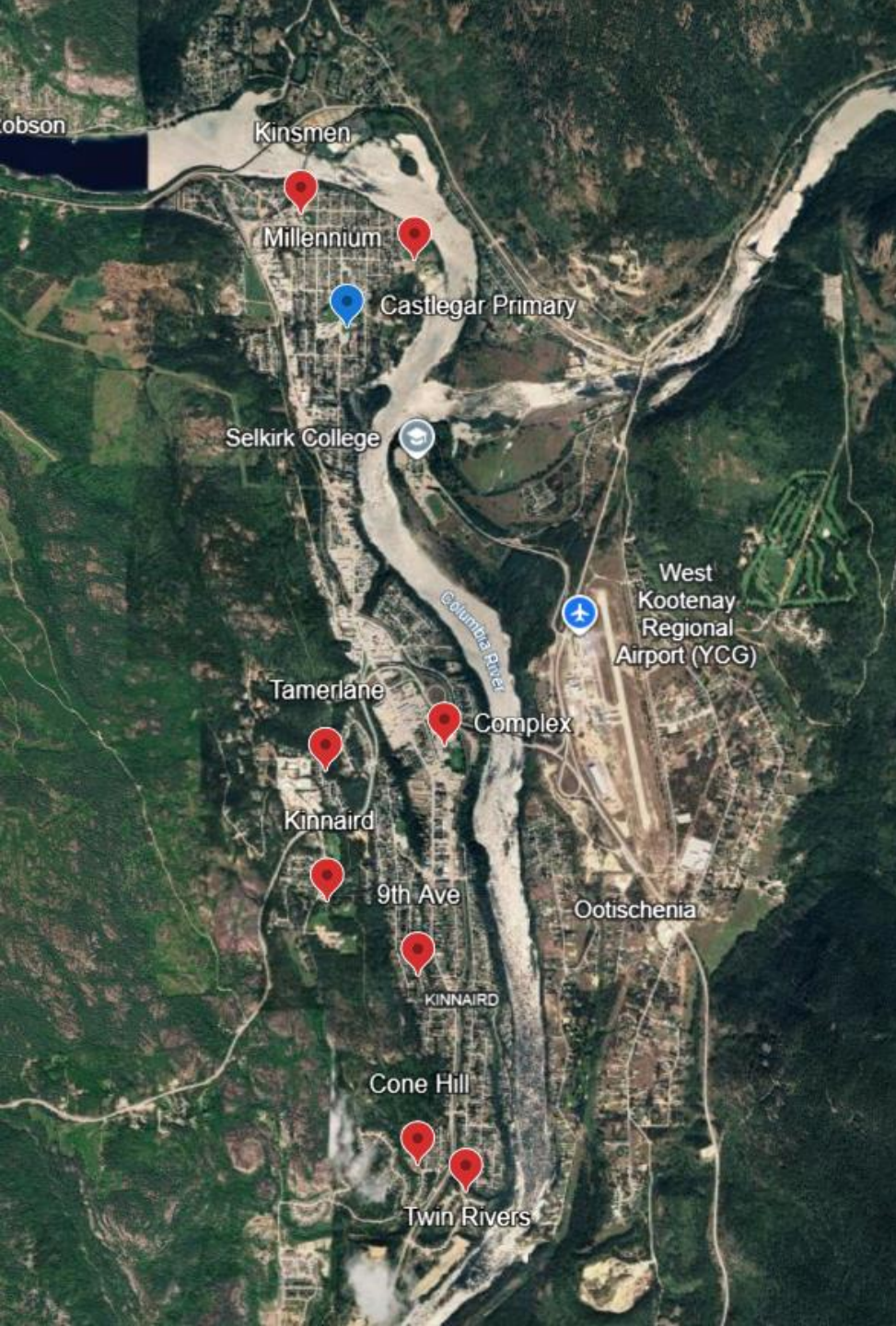


Rough and  
tumble play

# Intro

- Castlegar Parks
- Nelson Parks
- All Parks In-between
- Regional Park Land





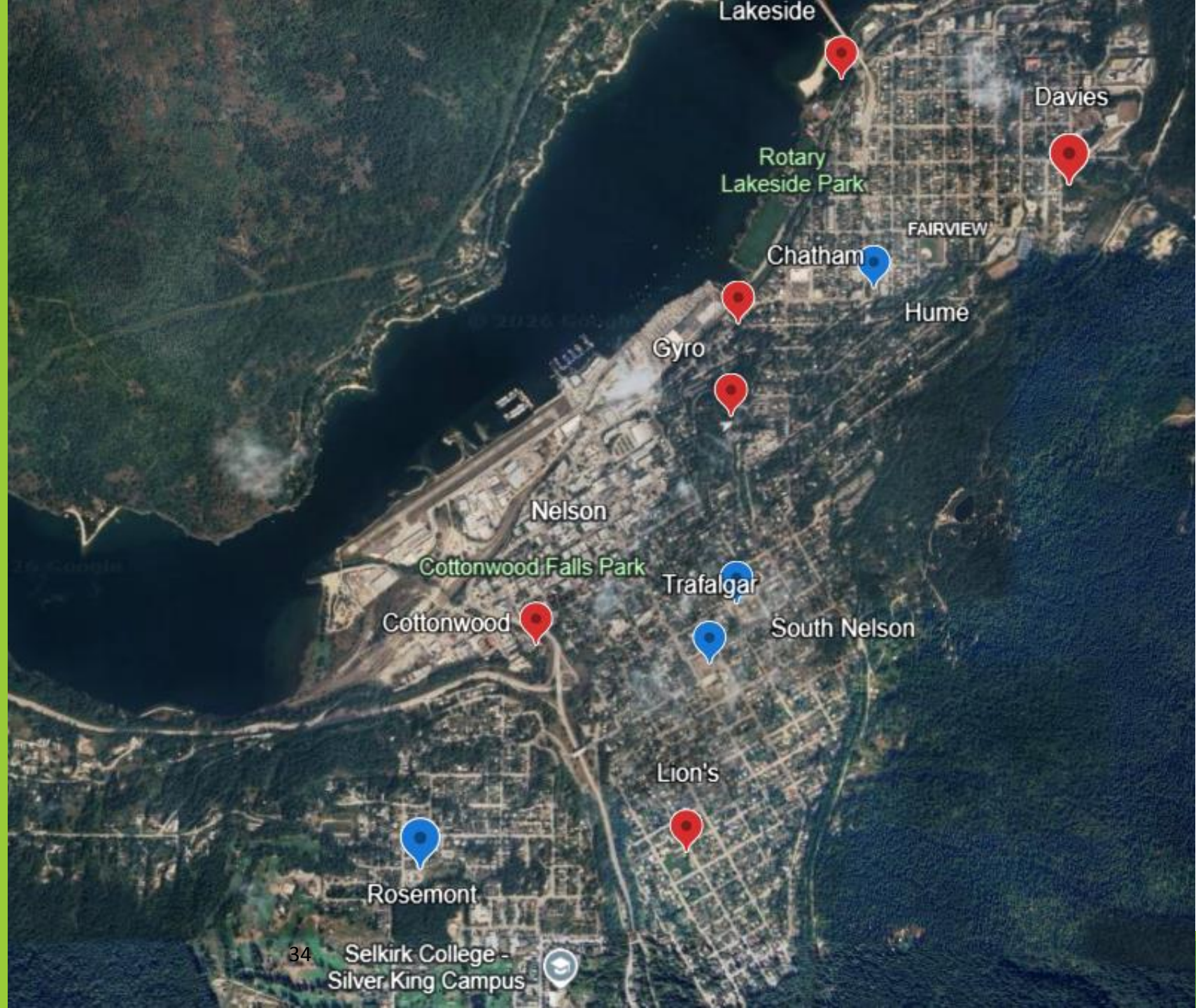
# Castlegar

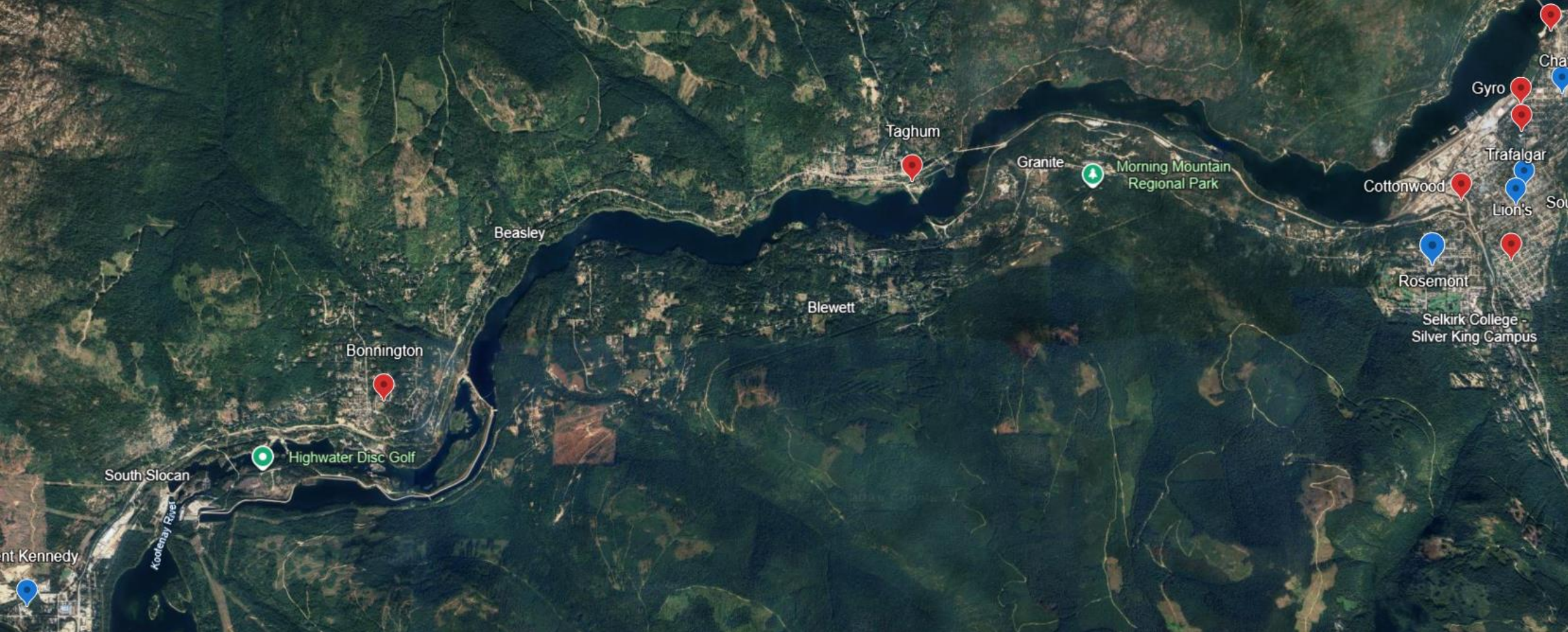
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- Blue = School, Red = City
- 9 Play Structures
- Furthest Gap:
  - 7min drive or 3.5km
  - CDCC to Castlegar Primary

# Nelson

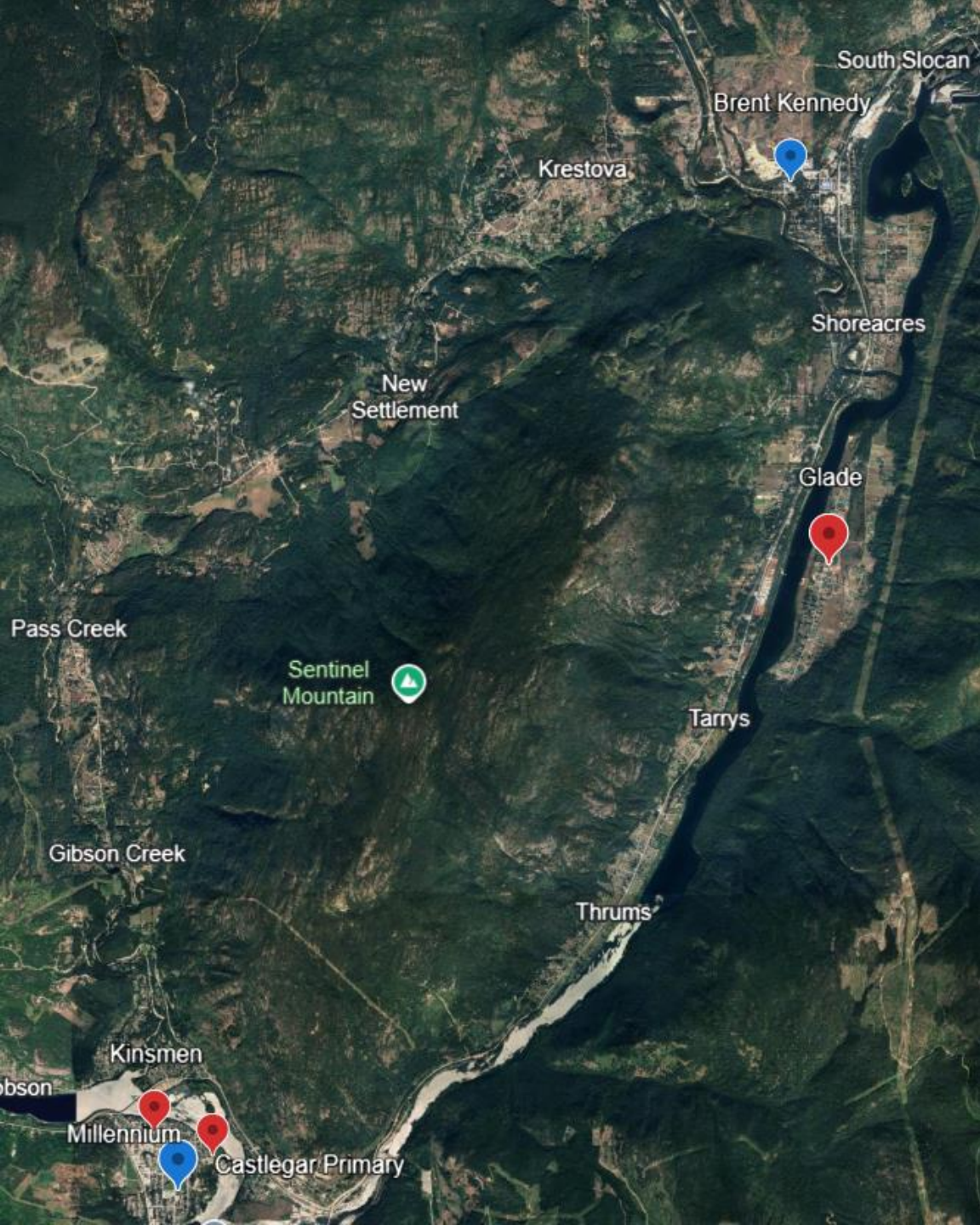
- Blue = School, Red = City
- 10 Play Structures
- Furthest Gap (perhaps):
  - 4min drive or 2km
  - Lion's Park to Rosemont





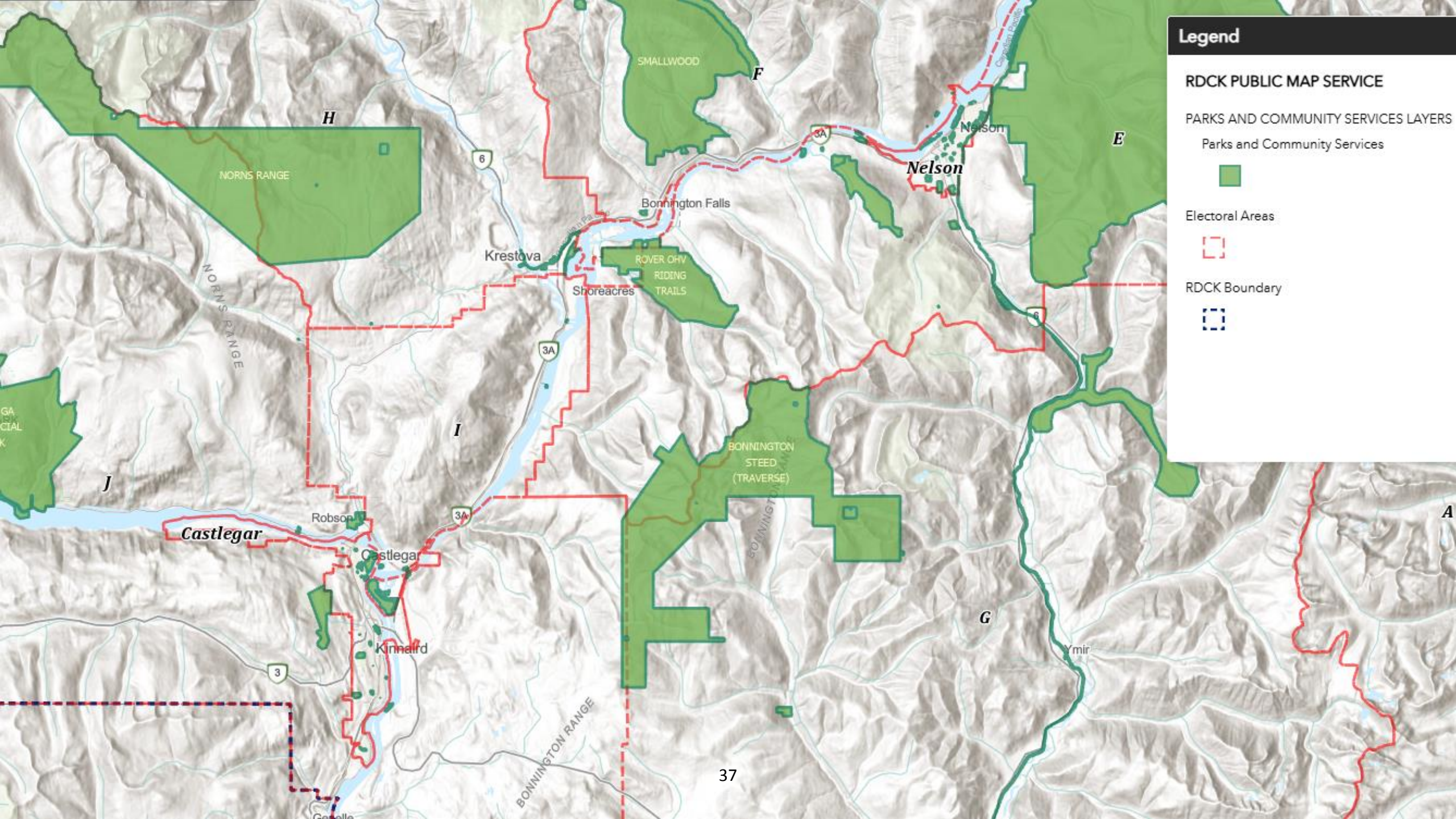
# Playmor Junction to Nelson

- 2 play structure in between
- 9min (or 9.2km) Taghum to Nelson



# Junction to Castlegar

- Blue = School, Red = City
- 1 Play Structure across a Ferry
- Junction to Glade:
  - 29min drive or 7.5km
- Junction to Castlegar:
  - 18min drive or 22.1km
- Average fuel cost = \$5 for round trip
  - Pool drop in ~\$7.50/day with 10 passes



### Legend

#### RDCK PUBLIC MAP SERVICE

#### PARKS AND COMMUNITY SERVICES LAYERS

Parks and Community Services



Electoral Areas

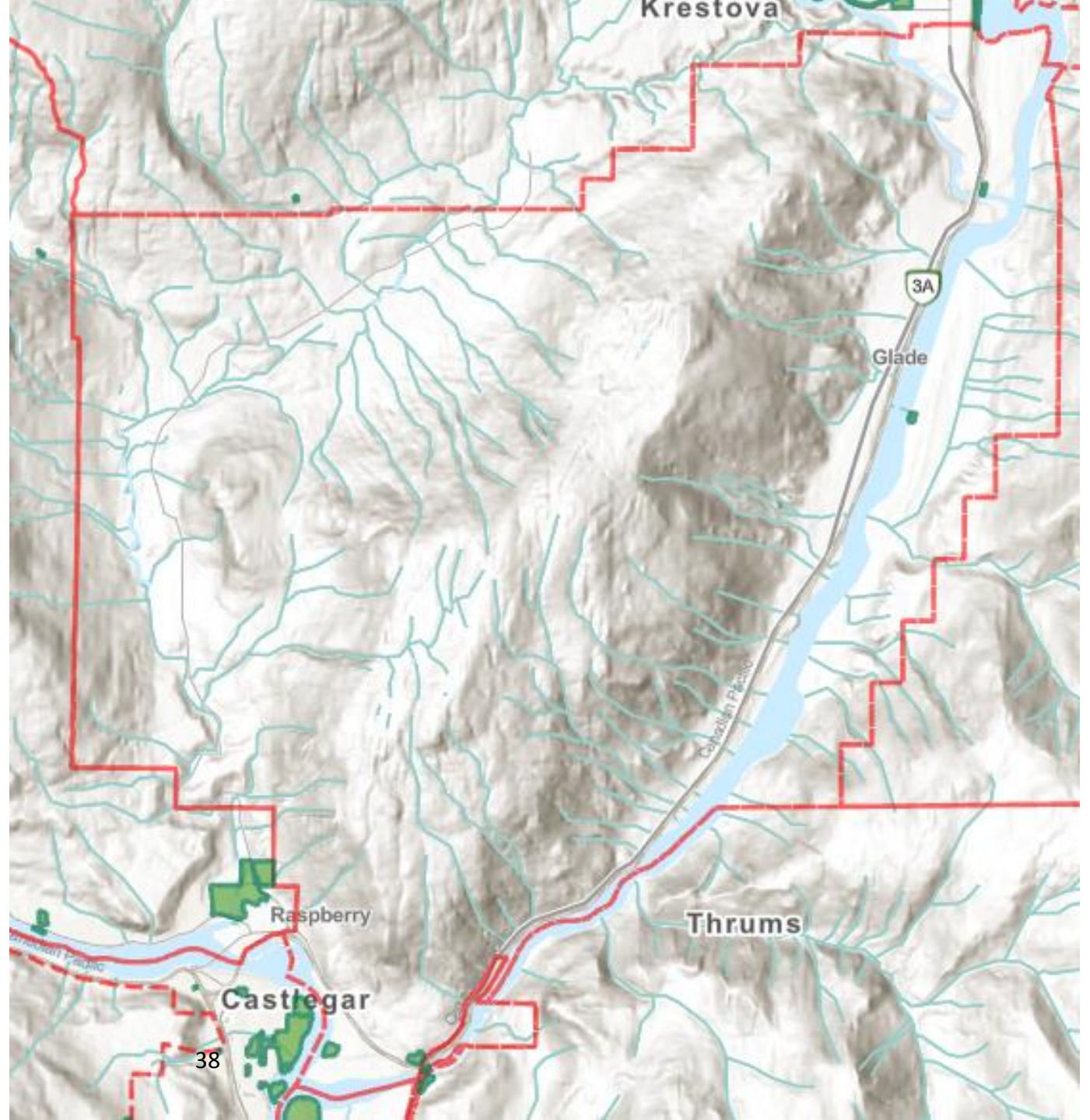


RDCK Boundary



# Area I Parks

- Missing Krestova



# Thank you

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SHANNON MACKINNON – AREA I, TARRYS



# Commission Report – For Information

May 5, 2026

## Castlegar & District Programming Quarterly Update

<b>Author:</b>	Tia Wayling, Regional Programming Manager
<b>File Reference:</b>	0520-50-CDR Castlegar and District Rec Commission
<b>Electoral Area/Municipality:</b>	City of Castlegar, Area I and Area J
<b>Services Impacted</b>	S222 and S227

### 1.0 PURPOSE OF REPORT

The purpose is to provide an overview of Winter (January to March) 2026 Programming with year-to-date statistics for Castlegar & District (S222 & S227).

### 2.0 BACKGROUND AND UPDATE

#### Programming Overview & Financials

Overall, programming budgets are tracking as planned and remain consistent with 2025. The charts below illustrate the total budgeted amounts for each program area (shown in dark shading), alongside the portion of the budget expended to date (shown in lighter shading). A significant portion of the recreation budget is typically spent in the summer months to support camp programming.

#### Recreation

Winter registrations ran with zero cancellations and increased overall participation, with Youth Recreation classes reaching 77% capacity, supported by shorter, single-session offerings rather than multi-session classes. Spring Break Camps remain highly attended, averaging 98% capacity. Pro-D Day Camps continue to run but draw fewer participants, filling to 45% capacity. Despite half-capacity numbers, this remains a valuable out-of-school childcare option for working families.

#### Arena

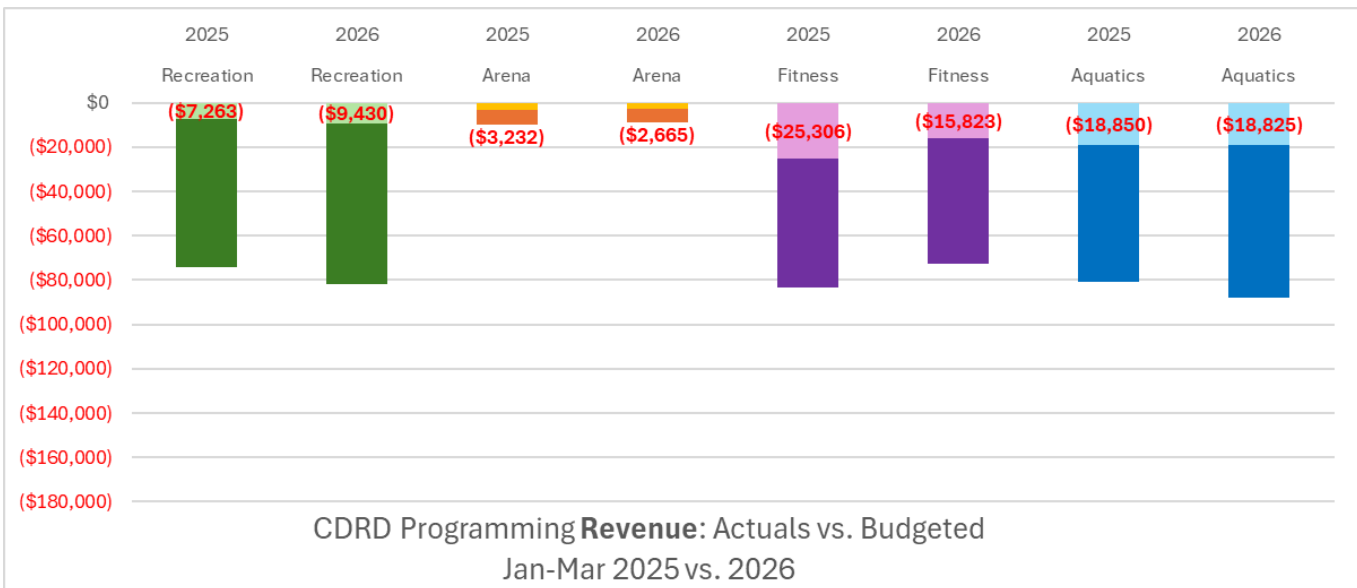
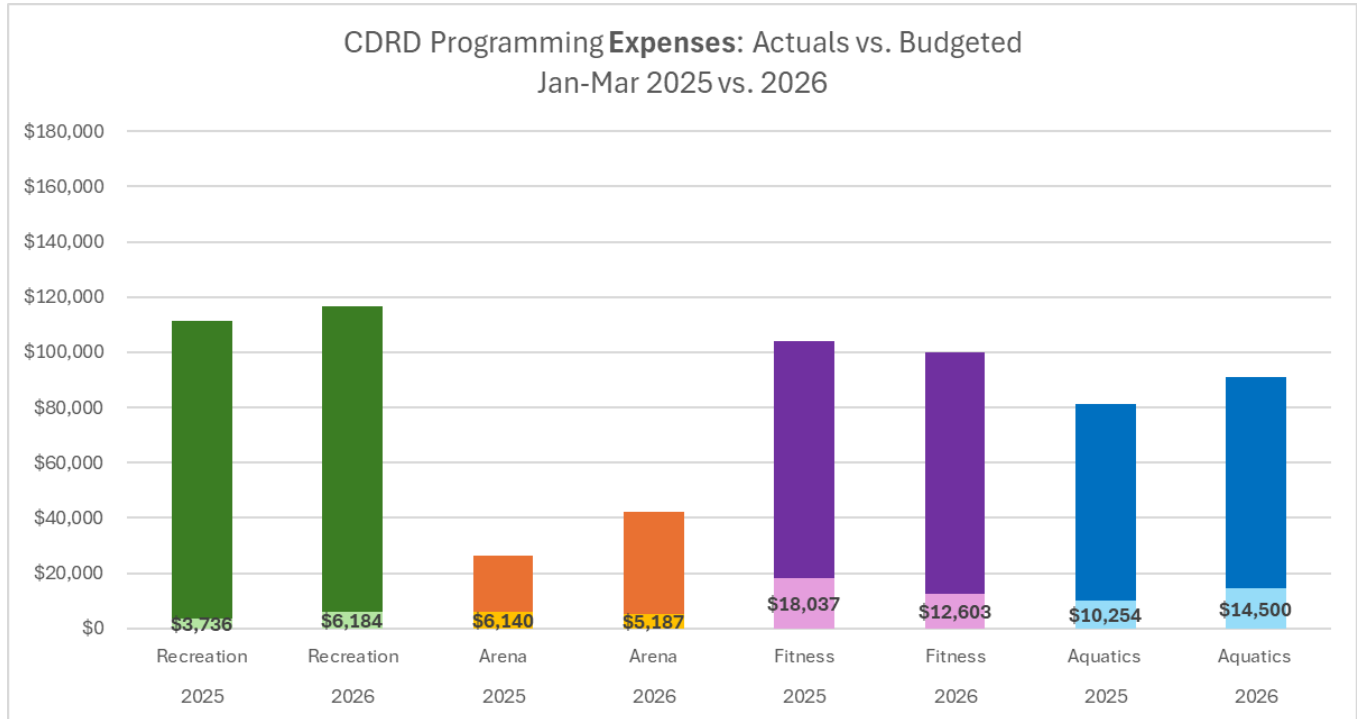
Arena hockey programs continue to see full or nearly full participation for included with admission programs on the ice. Public Skate attendance also remains popular, including themed Glow Skates, reaching near maximum capacities.

#### Fitness

This winter, there were seven fewer pre-registered program offerings than last year; however, delivery remains on track for the year and aligned with current staffing levels. Average attendance is down 14% in pre-registered programs, stable in included-with-admission programs, and up 26% in aquafit.

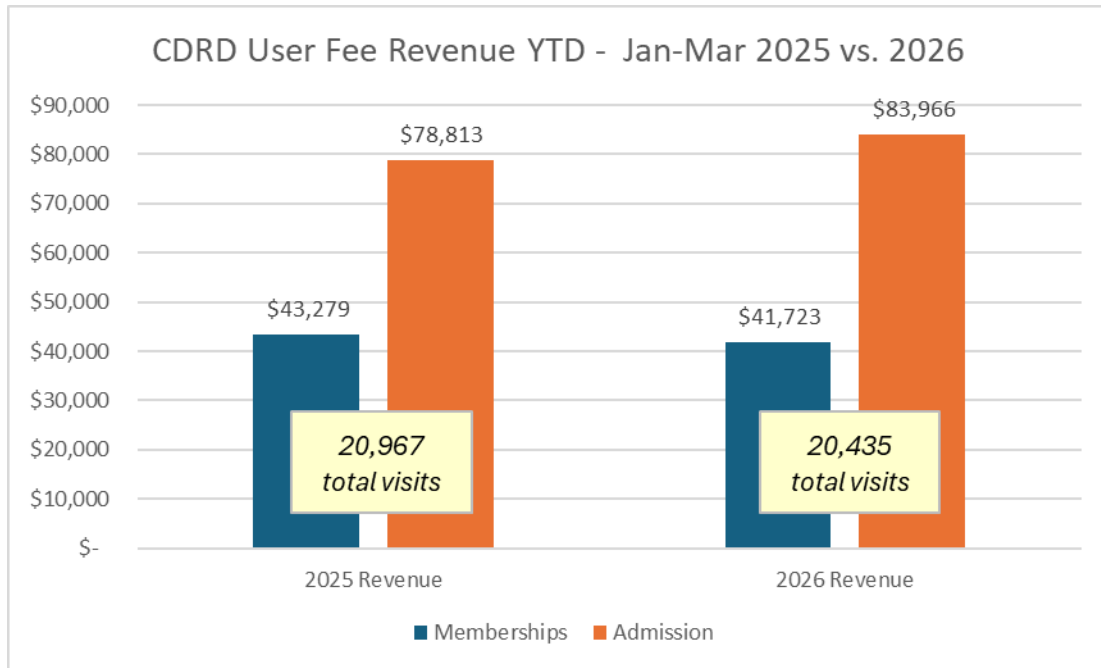
## Aquatics

This winter, the CDRD delivered swim lessons to 217 children, 2.6% fewer than in 2025, while still reflecting an overall upward trend over the past four years. Of those participants, 35 were new to lessons or had not taken swim lessons since 2023, compared to 64 last year. Average capacity was slightly lower, but minimum enrolment targets were still exceeded.



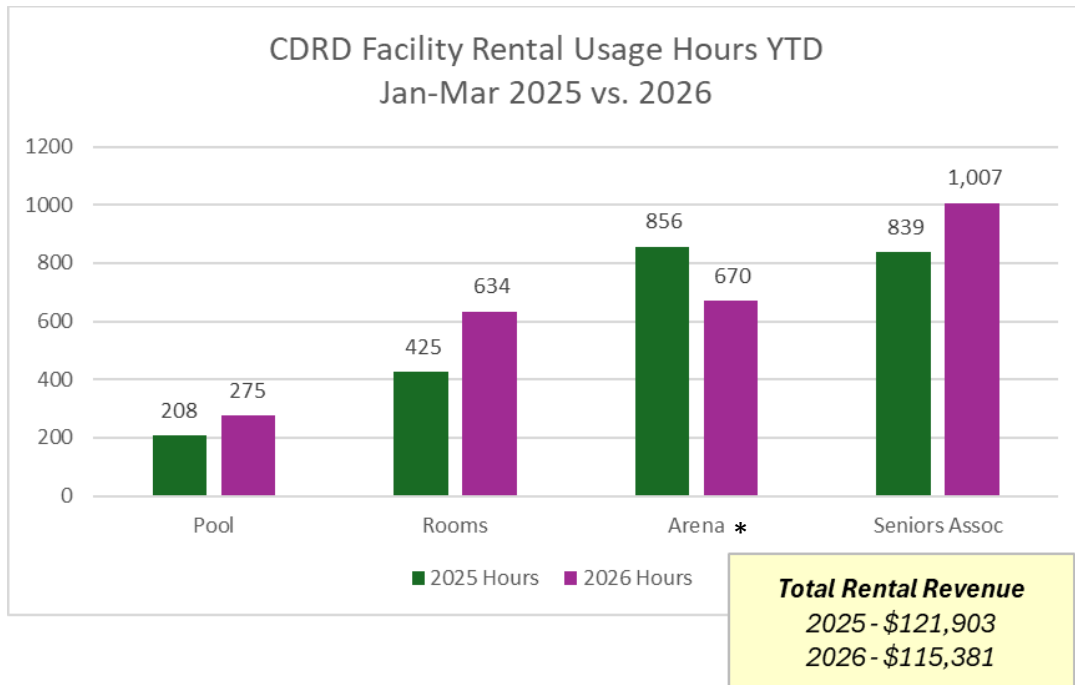
### User Fees

Overall visits to the facility have declined by 2.5% in comparison to 2025. This decrease is primarily attributable to a reduction in membership scans, while admissions levels have remained relatively stable. The data suggests that the decline in usage is driven more by changes in member attendance patterns rather than a drop in casual or paid admissions.



### Facility Rentals

Overall facility rental revenue decreased by 5.3% compared to Winter 2025. While room rental activity increased this season, reversing a consistent decline observed throughout 2025, this growth was not sufficient to offset lower revenues in other rental areas. Arena rental hours declined, largely due to the Pioneer Arena remaining open for part of the Winter 2025 season. This has resulted in approximately 200 fewer youth community group hours in Winter 2026. Pool rental hours increased year over year; however, there were fewer full aquatic centre bookings compared to 2025, leading to an overall revenue decrease when comparing total aquatic rental revenue.



\* 2025 Arena includes partial year of operations of both Pioneer and CDRD arenas.

### 3.0 NEXT STEPS AND TIMELINE

Moving through 2026, staff will continue with the following work:

- Continue to prioritize high demand programming in youth programs and arena
- Explore scheduling options in fitness to match use patterns
- Continue tracking membership usage patterns to better understand changing attendance behaviours
- Closely monitor facility rentals trends

Respectfully submitted,

Tia Wayling – Regional Programming Manager

### CONCURRENCE

General Manager of Community Services – Trisha Davison



# Committee Report

May 5, 2026

## Pass Creek Fall Fair

**Author:** Trisha Davison, General Manager of Community Services  
**File Reference:** 01-0520-50  
**Electoral Area/Municipality:** City of Castlegar, Area I & Area J  
**Services Impacted** S222

### 1.0 STAFF RECOMMENDATION

That the Board approve the Pass Creek Fall Fair to proceed in 2026 at Pass Creek Regional Park.

And Further That the Board approve the RDCK entering into an Event Site License Agreement with the Pass Creek Exhibition Society for the Pass Creek Fall Fair for the period of the (10) days, September 18, 2026 - September 27, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

### 2.0 BACKGROUND/HISTORY

The Pass Creek Fall Fair has successfully operated for 33 years through the Pass Creek Regional Exhibition Society (PCRES). Until 2024, the PCRES managed the exhibition side of the park under a lease agreement with the RDCK. The Lease allowed for the management of a number of events as well as maintenance of the grounds. In 2024 the PCRES made the decision to no longer hold a long term lease, however in consultation and agreement with RDCK staff they would still continue to run the successful long standing Fall Fair. This community event links communities and people from all over the Kootenays and is run by community volunteers.

In 2024 a Facility Use Agreement was used for the event. In 2025 a new agreement called the “Event Site License Agreement” (ESLA) is required. This was a significant shift for the volunteer group. To support the transition, RDCK staff worked closely with the volunteers to ensure the agreement was understood and fulfilled.

For 2026, the planned event dates are September 25 to 27. Setup for the event would need to begin on September 18.

### 3.0 PROBLEM OR OPPORTUNITY DESCRIPTION

The PCRES has indicated a desire to put on the Pass Creek Fall Fair once again in 2026. If approved, the Event Site License Agreement will be used again in the same way in which it was in 2025. This type of agreement requires signatures by the Board and Corporate Officer.

Staff are of the understanding that the same type of activities and attractions are being planned as part of this year’s event. Recognizing this event draws a large number of people and contains attractions that are deemed high risk from an insurance perspective, it was felt to be important to ensure the Board approved staff to enter into an agreement for the Pass Creek Fall Fair before work began.

### **3.1 Alignment to Board Strategic Plan**

This event supports the development of community partnerships and supports volunteerism.

### **3.2 Legislative Considerations**

The Event site License Agreement identifies the regulatory requirements that are to be met based on the different types of activities the PCRES is planning for the event. Execution of the agreement will ensure all requirements are adhered to.

### **3.3 What Are the Risks**

Large events that attract and gather crowds by their very nature have various risks. This event has historically included food vendors, amusement rides, live music, exhibitions, games, and various other family friendly games and activities. Each type of activity comes with various levels of risk that are mitigated/managed through the expectations of the event license agreement.

## **4.0 PROPOSED SOLUTION**

To work with the Pass Creek Regional Exhibition Society to fulfill the requirements of the Event Site License Agreement in order to host the 2026 Pass Creek Fall Fair.

### **4.1 Financial Considerations of the Proposed Solution**

There are no specific financial considerations to support the proposed solution.

### **4.2 Risks with the Proposed Solution**

Staff time is required to support the PCRES in meeting all of the requirements of the Event Site License. As experience was gathered walking through this process in 2025, there may be some efficiencies that will be realized in 2026.

### **4.3 Resource Allocation and Workplan Impact**

Staff would anticipate this event occurring each year so there is no impact to workplans.

### **4.4 Public Benefit and Stakeholder Engagement of Proposed Solution**

The Pass Creek Fall Fair is a very successful event that the community looks forward to seeing return each year. It is noted as “a place where families slow down, kids roam with sticky fingers and big smiles, and neighbours reconnect. It’s a day to be together, share simple joys, and create the kind of memories that stay long after the fairgrounds quiet down.” ([Pass Creek Fall Fair | Castlegar’s Family-Friendly Fall Event](#))

### **4.5 Leveraging Technology**

Not applicable.

### **4.5 Measuring Success**

Success will be measured by:

- Noticeable improvements to administrative processes
- Ease in working through the necessary documents to support the event with the PCRES
- Smooth event delivery

## **5.0 ALTERNATIVE SOLUTION(S)**

To not support allowing the PCRES to hold the Pass Creek Fall Fair at Pass Creek Regional Park in 2026.

### 5.1 Financial Considerations of the Alternative Solution(s)

Not applicable.

### 5.2 Risks with the Alternative Solution(s)

Not applicable.

### 5.3 Resource Allocation and Workplan Impact

Not applicable.

### 5.4 Public Benefit and Stakeholder Engagement of Proposed Solution

Community expectations of this event occurring would not be met.

### 5.5 Measuring Success

Not applicable.

## 6.0 OPTIONS CONSIDERED BUT NOT PRESENTED

Not applicable.

## 7.0 OPTIONS SUMMARY

**Option 1: Support the Pass Creek Fall Fair coming to Pass Creek Regional Park in 2026.**

**Recommendation:**

That the Board approve the Pass Creek Fall Fair to proceed in 2026 at Pass Creek Regional Park.

And Further That the Board approve the RDCK entering into an Event Site License Agreement with the Pass Creek Exhibition Society for the Pass Creek Fall Fair for the period of the (10) days, September 25, 2026 - September 27, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.

**Option 2: Not support the Pass Creek Fall Fair coming to Pass Creek Regional Park in 2026.**

**Recommendation:** This option is not recommended.

## 8.0 RECOMMENDATION

That the Board approve the Pass Creek Fall Fair to proceed in 2026 at Pass Creek Regional Park.

And Further That the Board approve the RDCK entering into an Event Site License Agreement with the Pass Creek Exhibition Society for the Pass Creek Fall Fair for the period of the (10) days, September 25, 2026 - September 27, 2026, and that the Chair and Corporate Officer be authorized to sign the necessary documents.


Respectfully submitted,




Trisha Davison, General Manager of Community Services

## CONCURRENCE

Regional Manager of Operations & Asset Management – Craig Stanley 

Regional Manager of Recreation & Client Services – Kristi Calder 

Parks Operations Manager – Cary Gaynor 



# Committee Report – For Information

May 5, 2026

## Castlegar & District Arena & Walking Track Project Timeline Update

**Author:** Trisha Davison, General Manager of Community Services  
**File Reference:** 01-0520-50  
**Electoral Area/Municipality:** City of Castlegar, Area I & Area J  
**Services Impacted** S222

### 1.0 PURPOSE OF REPORT

To update the Castlegar & District Recreation Commission on the status and process associated with the referendum timeline for the Castlegar & District Arena and Walking Track Expansion project.

### 2.0 BACKGROUND AND UPDATE

At the March 4, 2026 meeting of the Castlegar & District Recreation Commission, staff presented a report outlining the potential risks and challenges associated with meeting the timeline for the borrowing bylaw required to advance the project to referendum in October, concurrent with the local government elections.

In the timeline presented in March, there were several key milestones that needed to be met in order to try and meet an October referendum date. Timeline was noted to be very tight and that any deviation in the schedule would put the October referendum timeline in jeopardy. The key milestones within the last 2 months were as follows:

Item	Original Deadline	Status
Owners Statement of Requirements (OSR) completion	March 14	Delayed – currently in final review with HCMA, anticipated to be completed by April 30.
RFPQ Issuance to prequalify proponents	April 20	Delayed – Request for Proponent Qualifications (RFPQ) is being sent for legal review (2-4 weeks). Feedback may impact the length of time it needs to be posted to BC Bid. Development of this document had some dependency on the OSR document being finalized. Plan to have this issued through BC Bid by May 30.
RFP Issuance to move forward with up to 2 qualified proponent(s)	May 25	Delayed – Request for Proposal (RFP) scope has been developed. Document will require legal review. Needs to be completed by the time the RFPQ process closes. RFP process is expected to close June 30. Goal is to have a report recommending award ready for the July meeting.

Assent resolution	June Board meeting	Postponed as the above noted processes need to occur first.
Engagement	May/June - RFP development for consulting services	Postponed. With the timeline impacts noted above, this would be delayed and dependent on the revised referendum target.

**Draft Financial Plan**

As part of the process for developing a new service and preparing the assent resolution for Board consideration, it is necessary to determine the maximum allowable requisition that the service can support. To inform this analysis, a 10-Year Financial Plan has been drafted and is attached to this report for information purposes. It is important that the Commission review and understand the various elements of this plan, as they will help guide future decision-making related to service development.

The Draft Financial Plan has been developed based on the following guiding principles:

- The anticipated lifecycle of the new building will be 75 years.
- Approved borrowing would be phased over three years and not be incurred entirely within a single year.
- Asset management reserve contributions are informed by data from existing RDCK facilities. A draft list of assets considered in this planning exercise is included in the appendix. The reserve contribution amounts will be revised based on the asset replacement values of the actual constructed building.
- The projected reserve contributions in the 10-Year plan are based on estimated asset replacement costs in the first 20 years of the life of the facility.
- Site preparation costs and engagement costs are not included in this plan and would need to be budgeted for separately.

**Other Considerations**

Staff have identified several additional considerations relevant to this process. While these matters do not require direction or decisions at this time, they are anticipated to arise as the project advances and should be acknowledged for future consideration. These include the following:

- In the event that a referendum is successful, it may take approximately 6 to 12 months before construction can commence, depending on seasonal constraints, timeframe to complete the design and the selected proponent’s capacity to mobilize. Depending on the timing of the referendum, this may result in construction not beginning in 2027.
- If construction were to commence in late 2027 or 2028, a proponent selected in late August or early September would likely be required to hold pricing for approximately 12 to 16 months, introducing a degree of financial risk.
- The \$15 million budget identified through the 2024 Reimagining Recreation community engagement process did not account for the escalation of construction and project costs in future years. This may be an important concept when reviewing the draft Financial Plan.

**Revised Referendum Timing**

Based on the considerations outlined above, holding a referendum for this project in October is not considered feasible. Several factors influence the potential need to revise the proposed timing of the referendum, including the following:

- Scheduling a referendum in November or December would place it too close to the election period, which is not considered optimal.
- A December referendum would also be challenging due to the holiday season and associated planning constraints.
- January does not provide sufficient time to undertake the necessary public engagement activities.
- A February referendum may be feasible, provided that engagement activities are prepared and able to commence during the first week of January.

Overall, a referendum window from mid-February to early March is considered a more realistic and achievable option. This would allow for public engagement planning to commence in the Fall of 2026 with full engagement activities commencing in January 2027.

### 3.0 NEXT STEPS AND TIMELINE

In the next four to six weeks, the following next steps are anticipated:

Item	Timeline
Final edits on the Owners Statement of Requirements	1 week
Legal Review of the RFPQ (2-4 weeks) & put out to BC Bid (1 week)	3-5 weeks
Fine tune the Financial Plan details	4-6 weeks
Review and refine the RFP document in preparation to issue it following the RFPQ closing	Late May
Develop an Honorarium Agreement & have it legally reviewed along with the RFP document	May/June
Develop a Letter of Intent document	May/June
Update Commission on the outcome of the RFPQ process & make a recommendation for Board consideration	July
Approval of advancing proponent(s) to the RFP process considered by the Board	July

Respectfully submitted,

Trisha Davison, General Manager of Community Services

### CONCURRENCE

Chief Administrative Officer – Stuart Horn  
 General Manager of IT, Finance & Procurement – Yev Maloff  
 Regional Manager of Operations & Asset Management – Craig Stanley  
 Senior Project Manager – AJ Evenson  
 Communications & Public Engagement Lead – Sarah Fuhr

### ATTACHMENTS:

Attachment A – Draft 10 Year Financial Plan & Asset Management Schedule

<b>Castlegar &amp; District Arena and Walking Track Draft Financial Plan - April 30, 2026</b>												
	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	
<b>Income</b>												
Requisitions		583,625	755,876	1,208,177	1,305,497	1,307,893	1,310,350	1,312,868	1,317,949	1,320,594	1,323,305	
Grants												
Proceeds From Borrowing		3,000,000	6,000,000	6,000,000	-	-	-	-	-	-	-	
Investment Income & Interest					2,288	4,633	7,036	9,500	9,525	12,113	14,766	
Transfer from Reserves		-	-	-	-	-	-	-	100,000	-	-	
Transfer from Community Works												
Prior Year Surplus/(Deficit)		(280,000)										
	<b>-</b>	<b>3,303,625</b>	<b>6,755,876</b>	<b>7,208,177</b>	<b>1,307,784</b>	<b>1,312,526</b>	<b>1,317,386</b>	<b>1,322,367</b>	<b>1,427,473</b>	<b>1,332,707</b>	<b>1,338,071</b>	
<b>Expenses</b>												
Contracted Services		10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	
Debenture Interest		146,349	439,047	731,745	731,745	731,745	731,745	731,745	731,745	731,745	731,745	
Debenture Principal		77,276	231,829	386,382	386,382	386,382	386,382	386,382	386,382	386,382	386,382	
Contribution to Reserve					91,506	93,794	96,139	98,542	101,006	103,531	106,119	
Transfer to Other Service	280,000											
Transfer to General Admin Fee		20,000	20,500	21,013	21,538	22,076	22,628	23,194	23,774	24,368	24,977	
Transfer to Community Services		60,000	61,500	63,038	64,613	66,229	67,884	69,582	71,321	73,104	74,932	
Transfer to Asset Management			3,000	6,000	12,000	12,300	12,608	12,923	13,246	13,577	13,916	
Capital Expenditures		3,000,000	6,000,000	6,000,000	-	-	-	-	100,000	-	-	
	<b>280,000</b>	<b>3,303,625</b>	<b>6,755,876</b>	<b>7,208,177</b>	<b>1,307,784</b>	<b>1,312,526</b>	<b>1,317,386</b>	<b>1,322,367</b>	<b>1,427,473</b>	<b>1,332,707</b>	<b>1,338,071</b>	
<b>Surplus/(Deficit)</b>	<b>(280,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Assessment - Area J		114,268	117,125	120,053	123,054	126,130	129,284	132,516	135,829	139,224	142,705	
Assessment - Castlegar		317,695	325,638	333,779	342,123	350,676	359,443	368,429	377,640	387,081	396,758	
Assessment - Total		431,963	442,762	453,832	465,177	476,807	488,727	500,945	513,469	526,305	539,463	
Taxation \$/000		0.135	0.171	0.266	0.281	0.274	0.268	0.262	0.257	0.251	0.245	
Average Residential Property Value - \$		520,200	533,205	546,535	560,199	574,203	588,559	603,273	618,354	633,813	649,659	
Annual Taxation on Average Residential Property		70	91	145	157	158	158	158	159	159	159	
<b>Questions</b>												
Site Prep Costs?												
Begin Reserve Contributions in 2027?												

### Castlegar & District Areana & Walking Track - Asset Replacement Schedule

Component	Life	Replacement \$
Shell/Structure	75	8,000,000
Roof	25	1,500,000
Pavement	15	250,000
HVAC	30	500,000
Ice Rink Cooler/Pumps/Controls/Tanks	20	1,500,000
Ice Rink Dehumidifiers	15	150,000
Arena Floor	50	1,500,000
Arena Boards	35	500,000
Foundation	75	1,000,000
Elevator	30	350,000
Washroom/Plumbing Fixtures	20	100,000
Hot water Supply	10	100,000
Interior Lighting	30	250,000
Fire Alarm Systems	20	200,000
PA System	15	100,000
Seating	25	150,000
General Plumbing/Pumps/Sewer Grp1	15	75,000
General Plumbing/Pumps/Sewer Grp2	30	150,000
General Electric Grp 1	15	75,000
General Electric Grp 2	30	150,000
Interior Walls/Rooms/Finishings/Paint Grp 1	15	75,000
Interior Walls/Rooms/Finishings/Paint Grp 2	30	125,000
Interior Doors	20	100,000
Exterior & Overhead Doors	20	150,000
Interior Flooring	20	100,000
Misc/Contingency Grp 1	5	100,000
Security System	20	75,000
Ice Rink Score Clocks	25	75,000
Walking Track Surface	25	200,000
<b>Totals</b>		<b>17,600,000</b>

# COMMUNITY COMPLEX CASTLEGAR ARENA - BROADCAST BOOTH

## 2106 - 6TH AVE, CASTLEGAR, BC

### GENERAL NOTES:

- ALL NOTES TO BE TAKEN AS "UNLESS NOTED OTHERWISE (UNO) ON DRAWINGS"
- ALL WORK TO CONFORM TO THE BRITISH COLUMBIA BUILDING CODE LATEST EDITION, LOCAL CODES AND BY-LAWS OF AUTHORITIES HAVING JURISDICTION.
- ALL WORK TO BE PERFORMED WITH RESPECT TO GOOD BUILDING PRACTICES.
- CONTRACTOR TO CAREFULLY INSPECT THE SITE OF WORK AND BE FULLY INFORMED OF EXISTING CONDITIONS AND LIMITATIONS
- NO WORK TO COMMENCE WITHOUT PROPER PERMITS AND LICENSES.
- MEASUREMENTS, GRADES AND LEVELS ARE TO BE VERIFIED AT THE SITE BEFORE CONSTRUCTION.
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ALL ERRORS OR DISCREPANCIES TO THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR TO VERIFY LOCATIONS AND DETAILS OF ALL CONCEALED SERVICES, PROTECT AND RELOCATE WHERE INDICATED ALL SERVICES FROM DAMAGE DURING CONSTRUCTION PERIOD.
- CONTRACTOR TO MAKE GOOD AND REPAIR ALL EXISTING PARTS AND SURFACES DAMAGED BY DEMOLITION OR NEW CONSTRUCTION, REFINISH TO MATCH SURROUNDING AREA BETWEEN CORNERS OR ABUTMENTS COMPLETE.
- DEMOLISH WHERE NOTED, AND REMOVE DEBRIS FROM SITE, MINIMIZE DISRUPTION TO NEIGHBORS. ALL SALVAGE MATERIAL (TO BE CONFIRMED BY OWNER) REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE NOTED.
- VERIFY LOCATION OF ALL UNDERGROUND LINES WITHIN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING EXCAVATION. NOTIFY OWNER AT TIME OF EXCAVATION.
- DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTRE, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.
- DO NOT DRILL OR CUT FLOOR JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. DRILL SLABS WHERE APPROVED. CORE DRILL CIRCULAR OPENINGS THROUGH SLABS. LINE DRILL OR SAW CUT RECTANGULAR OPENINGS.
- INSTALL CARBON MONOXIDE DETECTORS TO SATISFY BCBC 2024 (9.32.4.2 'CARBON MONOXIDE ALARMS')
- VAPOUR BARRIER TO MIN. 6 MIL. SEAL ALL JOINTS AND HOLES TO PREVENT LEAKAGE. PROVIDE ALSO 12" WIDE LAPS BELOW SLAB ON GRADE.
- PROVIDE GASKET TO U/S OF SILL PLATES. (POLYETHYLENE FILM OR TYPE S ROLL ROOFING)
- ALL PRINTS OF THIS DOCUMENT MUST BE PRINTED IN COLOUR FOR WHICH THE FOLLOWING TEXT MUST APPEAR RED "THIS TEXT APPEARS RED"

### FIELD REVIEWS:

- WSA ENGINEERING (2012) LTD. (WSA) PROVIDES FIELD REVIEW FOR THE WORK SHOWN ON THE STRUCTURAL DRAWINGS PREPARED BY WSA. THIS REVIEW IS A PERIODIC REVIEW AT THE PROFESSIONAL JUDGEMENT OF WSA. THE PURPOSE IS TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY WSA AND TO FULFILL THE REQUIREMENTS FOR THE COMPLETION OF LETTERS OF ASSURANCE REQUIRED BY THE APPLICABLE BUILDING CODE.
- THE CONTRACTOR IS RESPONSIBLE TO UNDERTAKE THE WORK IN ACCORDANCE WITH THE DESIGN DRAWINGS, THE BCBC AND GOOD CONSTRUCTION PRACTICES. INSPECTIONS BY WSA WHETHER UNDERTAKEN OR NOT FOR ANY ITEM DO NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLETE THE WORK AS DIRECTED BY THE CONTRACT DOCUMENTS OR DRAWINGS, BEST PRACTICES AND THE BCBC. THE CONTRACTOR WILL SAVE HARMLESS AND INDEMNIFY WSA, ITS OWNERS OR EMPLOYEES FROM ANY DAMAGES RESULTING FROM POOR WORKMANSHIP, ERRORS OR OMISSIONS BY THE CONTRACTOR.
- ALL NON-CONFORMING WORKS THAT REQUIRE REMEDIAL ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY EXTRA TIME OR COST INCURRED TO WSA, TO ASSIST OR ADVISE THE CONTRACTOR IN RECTIFYING THE WORK SHALL BE BORNE BY THE CONTRACTOR.
- ENSURE THAT WORK TO BE INSPECTED IS COMPLETE AT THE TIME OF INSPECTION AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ADDITIONAL INSPECTIONS REQUIRED DUE TO INCOMPLETE WORK OR POORLY EXECUTED WORK, AS JUDGED BY WSA AS WELL AS ADDITIONAL DESIGN OR REMEDIAL WORK CAUSED BY DEVIATIONS FROM THESE DRAWINGS, MAY BE CHARGED TO THE GENERAL CONTRACTOR AT THE DISCRETION OF WSA.
- A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN BY THE CONTRACTOR FOR ANY INSPECTION TO BE CARRIED OUT BY WSA. INSPECTIONS ARE REQUIRED PRIOR TO CONCEALING ANY STRUCTURAL WORK SHOWN ON THESE DRAWINGS.
- MINIMUM REQUIRED FIELD REVIEWS FOR THIS PROJECT:**

**A. FRAMING:**  
ENGINEER TO INSPECT ALL STRUCTURAL ELEMENTS DETAILED IN THESE DRAWINGS PRIOR TO BEING COVER WITH INSULATION, SIDING, BUILDING WRAP, ROOFING, OR ANY OTHER ELEMENTS

### WOOD CONSTRUCTION:

- CARPENTRY SHALL BE CONSTRUCTED IN ACCORDANCE TO THE HIGHEST INDUSTRY STANDARDS AND TO THE REQUIREMENTS OF PART 9 OR PART 4 OF BCBC 2024.
- SILL PLATES TO BE PRESSURE TREATED, LEVELED AND FASTENED TO FOUNDATION WALL WITH 1/2"Ø ANCHOR BOLTS (UNLESS NOTED OTHERWISE (UNO)) EMBEDDED MIN. 4" @ 6'-0" o/c. MAX. (OR IF SHEAR WALL AS PER DETAIL) WITH MIN. OF 2 BOLTS IN EACH SILL.
- ALL TRUSSES ENGINEERED AND INSTALLED TO MANUFACTURERS SPECS. PROVIDE ALL GIRDERS, HANGERS, SUPPORTS, HARDWARE, BRACING, ETC. AS REQUIRED. MANUFACTURER TO BRING TO THE ATTENTION OF OWNER/CONTRACTOR ANY FURTHER BEARING REQUIRED FOR TRUSSES PROVIDED.
- TRUSS AND JOIST MANUFACTURER TO PROVIDE ALL PERTINENT DRAWINGS AND DESIGN INFORMATION INCLUDING MEMBER REACTIONS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL BEARING COLUMNS OF GIRDER TRUSSES AND SUPPORT BEAMS ARE TO BE POSTED TO FOUNDATION.
- ALL LINTELS TO EXTERIOR OR BEARING WALLS TO BE (2) - PLY 2x10 (UNO).
- BUILT-UP SAWN LUMBER BEAMS AND POSTS SHALL BE CONNECTED WITH 3.5" COMMON NAILS IN TWO ROWS AT 10" O/C IN EACH FACE.
- HEADER JOISTS EMBEDDED IN CONCRETE TO BE TREATED.
- FRAMING HANGERS, ANCHORS, AND CLIPS SHALL BE PRE-ENGINEERED GALVANIZED METAL FABRICATION TO SUIT THE LOADING AND SPAN OF THE FRAMING MEMBERS SUPPORTED. ALL SPECIFIED HARDWARE IS AS MANUFACTURED BY SIMPSON STRONGTIE. ALTERNATIVE MUST BE APPROVED BY ENGINEER.
- PROVIDE JOIST HANGERS AT FLUSH FRAMED WOOD MEMBERS.
- DOUBLE STUD UNDER LINTELS AND BEAMS (UNO).
- WHEN BLOCKING OR BRIDGING IS REQUIRED BY BCBC 9.23.9.4 SPACING SHALL BE NO GREATER THAN 6'10" O/C (SEE 9.23.9.4 BCBC 2024).
- PROVIDE SOLID BLOCKING BETWEEN JOISTS OVER BEARING WALLS AND BEAMS. TOE NAIL THE BLOCKING TO THE WALL PLATE WITH 3" COMMON NAILS AT 8" O/C STAGGER SIDE TO SIDE AS MIN OR AS NOTED FOR WALL PLATE NAILING IN THE WALL SCHEDULE. NAIL THE FLOOR OR ROOF SHEATHING TO THE BLOCKING. NAIL WALL PLATES ABOVE TO THE BLOCKING.
- SOLID BLOCKING TO BE INSTALLED FOR ADEQUATE SUPPORT OF TOWEL BARS, CURTAIN AND CLOSET RODS, SHELVES, GRAB BARS AND SIMILAR FIXTURES WHERE REQUIRED.
- MULTI-PLY LVL'S SHALL BE CONNECTED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- GLULAM BEAMS TO BE PRE-DRILLED TO ACCEPT BOLTS, SHEAR PLATES, ETC.
- ALL BOLTS, NUTS, AND WASHERS IN CONTACT WITH GLULAM TO BE HOT DIPPED GALVANIZED. ALL EXPOSED BOLT HEADS TO BE RECESSED INTO GLULAM MEMBERS.
- ORIENTATE FLOOR AND ROOF SHEATHING WITH FACE GRAIN PERPENDICULAR TO JOISTS. STAGGER PANEL JOINTS.
- ROOF AND FLOOR SHEATHING TO BE FASTENED WITH 2.5" COMMON NAILS AT 6" O/C PANEL EDGES AND BLOCKING. 12" O/C SPACING AT INTERMEDIATE SUPPORTS OR UNO.
- FLOOR SHEATHING TO BE GLUED DOWN TO SUPPORT PRIOR TO FASTENING.
- WALL SHEATHING TO BE FASTENED AS PER WALL SCHEDULE. NAILING SPACING TO BE REDUCED BY 1/3 WHERE AUTOMATIC NAILS ARE USED. DO NOT OVERDRIVE NAILS. PROVIDE DOUBLE STUDS AT PANELS JOINTS IN WALLS WHERE NAIL SPACING IS 2" OR LESS.
- STAIR FRAMING IN ACCORDANCE WITH PART 9 BCBC 2024.
- GRADE AND SPECIES OF FRAMING AS FOLLOWS: (UNO ON DRAWING)
  - SOLID SAWN BEAMS, POSTS, COLUMNS, HEADERS, LEDGERS, & JOISTS, TO BE No. 1 OR BETTER, DOUGLAS FIR/LARCH
  - STUDS, BUILT-UP BEAMS, BUILT-UP POSTS, JOISTS, BUILT-UP HEADERS, & LEDGERS, TO BE No. 1/2 OR BETTER SPF
  - GLULAM BEAMS TO BE DF 24F-EX
  - PARALLAM PSL BEAMS TO BE 2.2E GRADE AND COLUMNS TO BE 1.55E GRADE
  - MICROLLAM LVL BEAMS AND POSTS TO BE 2.0E GRADE
  - TIMBERSTRAND LSL BEAMS AND STUDS TO BE 1.55E GRADE
  - EXTERIOR WALL SHEATHING TO BE 1/2" O.S.B. OR 1/2" PLYWOOD
  - ROOF SHEATHING TO BE MIN. 1/2" DF PLYWOOD
  - ALL SUBFLOORING TO BE MIN. 3/4" T&G PLYWOOD

### DESIGN LOADS (CASTLEGAR):

AS PER BCBC 2024

SPECIFIED DEAD LOADS:	
ROOF	15 PSF (0.72 kPa)
FLOOR	15 PSF (0.72 kPa)
SPECIFIED LIVE LOADS:	
FLOOR UP TO	100.25 PSF (4.8 kPa)
CLIMATIC DATA:	
GROUND SNOW (Sg)	NA
RAIN (Sr)	NA
ROOF SNOW (S)	NA
WIND LOADS:	
(1/10)	NA
(1/50)	NA
SEISMIC LOADS:	
SITE DESIGNATION (ASSUMED) Xc	
Sa(0.2Xc) =	0.174
Sa(0.5Xc) =	0.124
Sa(1.0Xc) =	0.0814
Sa(2.0Xc) =	0.0576
Sa(5.0Xc) =	0.0267
Sa(10.0Xc) =	0.0156
PGA =	0.0761
PGV =	0.105
IMPORTANCE FACTOR: NORMAL	
SEISMIC CATEGORY (SC2)	

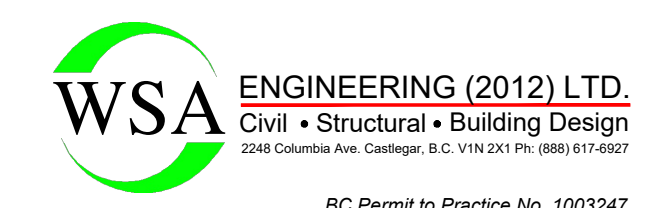
### DESIGN STANDARDS:

- DESIGN METHODOLOGY: LIMIT STATES DESIGN
- ALL COMPONENTS HAVE BEEN DESIGNED AND ARE TO BE FABRICATED AND CONSTRUCTED IN ACCORDANCE WITH PART 4 OF THE BRITISH COLUMBIA BUILDING CODE, CSA S16, CSA A23.3, CSA 086, AND LOCAL BYLAWS

### STRUCTURAL DRAWING INDEX

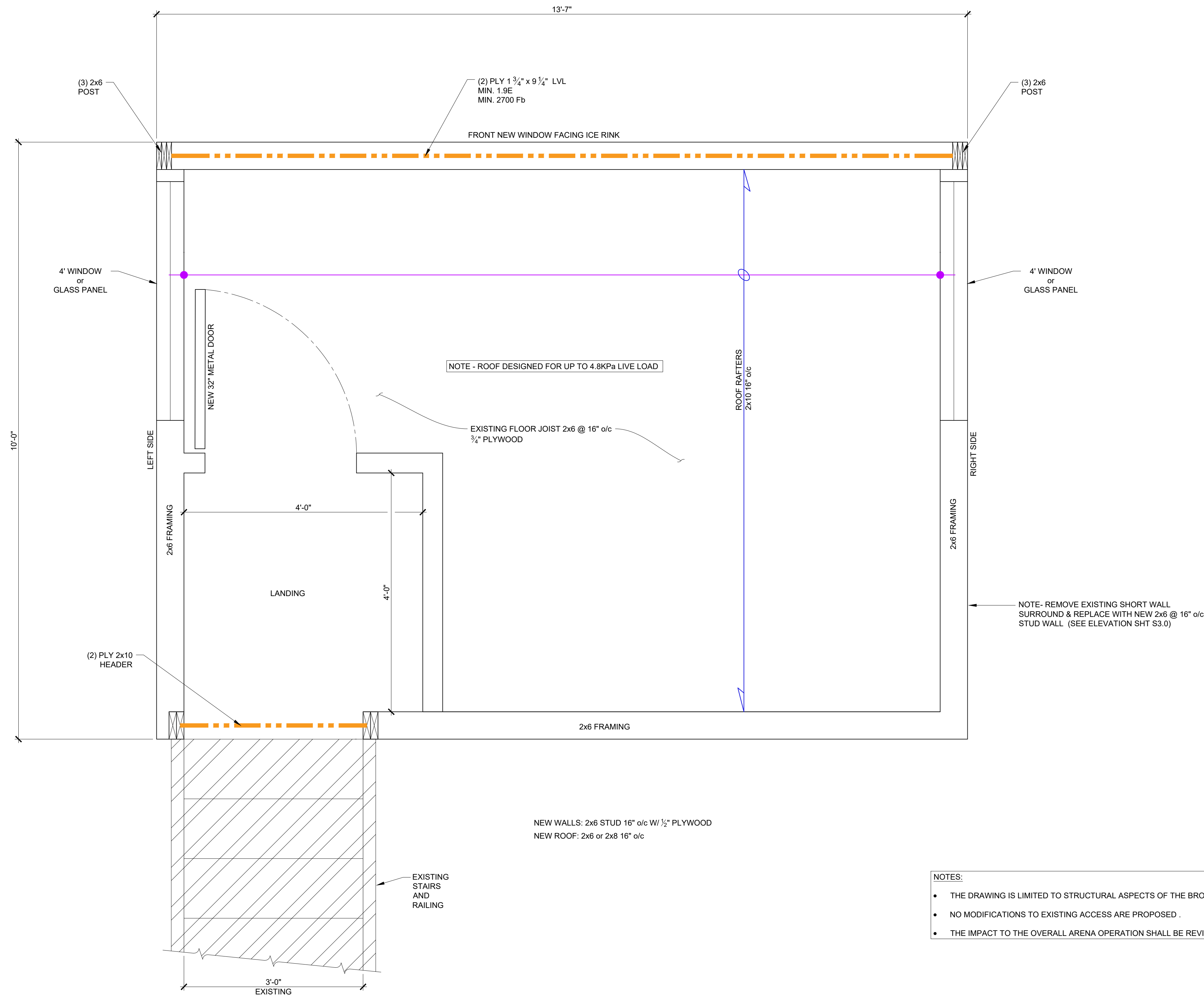
- SHEET 1: S1.0 - STRUCTURAL COVER PAGE  
SHEET 2: S2.0 - BROADCAST BOOTH FLOOR & FRAMING OVER PLAN  
SHEET 3: S3.0 - ELEVATION

FOR CONSTRUCTION



C26001-013  
COMMUNITY COMPLEX  
CASTLEGAR ARENA  
CASTLEGAR, BC

ISSUE	ISSUE DATE D/M/YY	ISSUED FOR	SHEET 1 OF 3	START DATE D/M/YY
C	25/03/26	ISSUED FOR CONSTRUCTION	S1.0	02/02/26



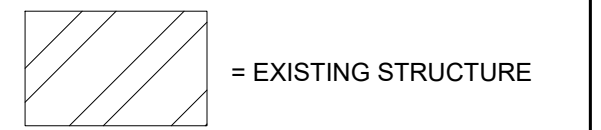
**BROADCAST BOOTH FLOOR & FRAMING OVER PLAN**  
SCALE: 1"=1'-0"

- NOTES:**
- THE DRAWING IS LIMITED TO STRUCTURAL ASPECTS OF THE BROADCAST BOOTH MODIFICATIONS.
  - NO MODIFICATIONS TO EXISTING ACCESS ARE PROPOSED.
  - THE IMPACT TO THE OVERALL ARENA OPERATION SHALL BE REVIEWED BY OTHERS

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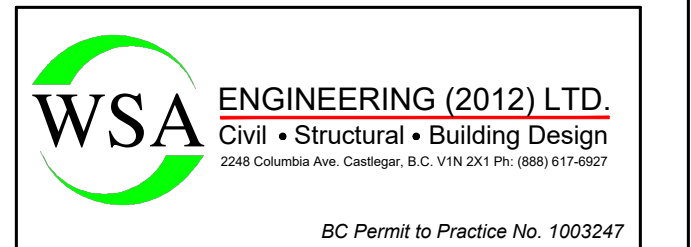
DO NOT SCALE DRAWINGS  
Written dimensions shall govern.

All dimensions to be verified on site by the contractor/builder. Report all errors or additions to the owner or designer prior to proceeding with the work.



C	MAR 26/26	ISSUED FOR CONSTRUCTION
A	FEB 02/26	ISSUED FOR REVIEW
No.	Date	Issue/Revision

Professional Engineer Stamp:

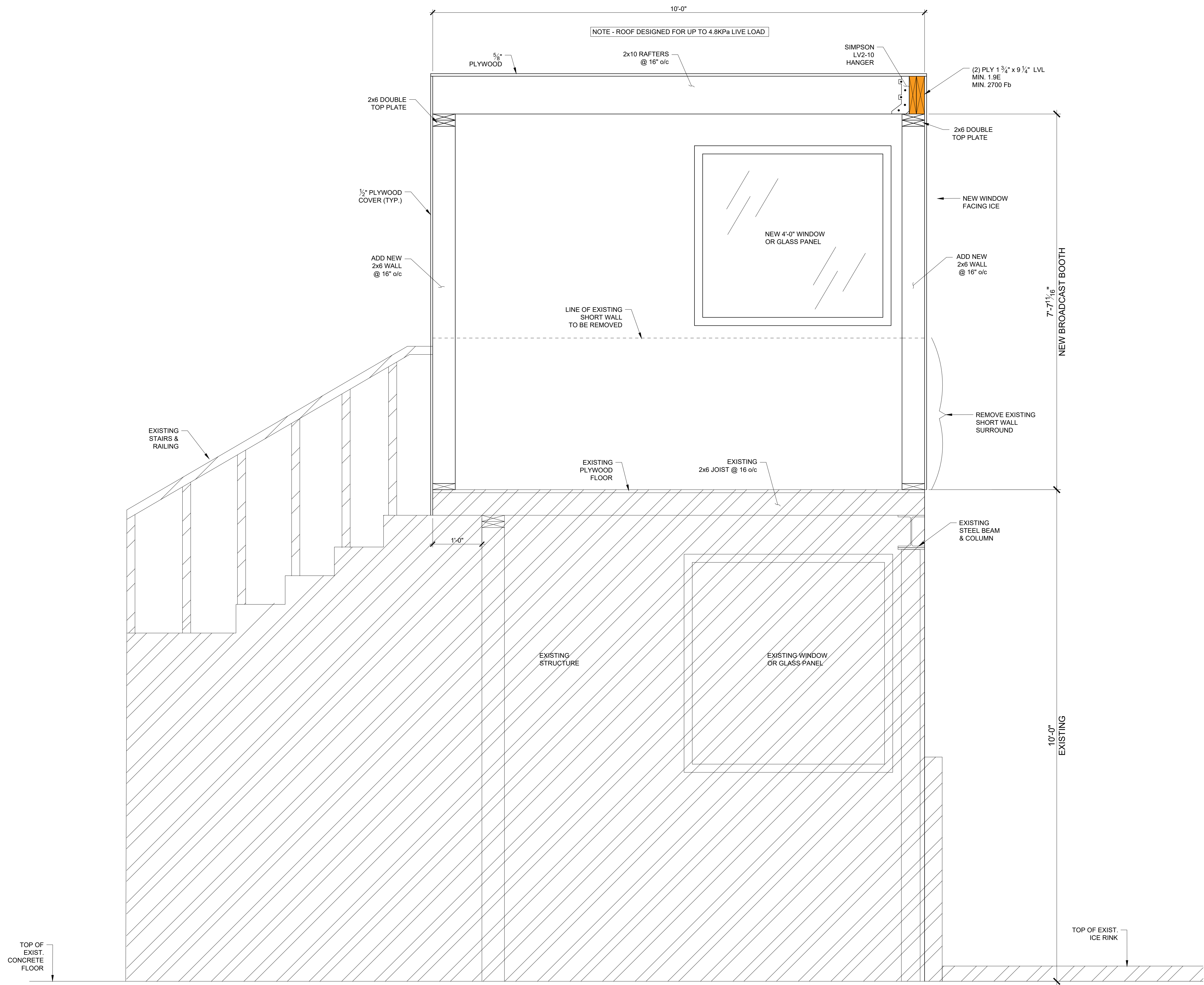


Project  
**COMMUNITY COMPLEX  
BROADCAST BOOTH  
CASTLEGAR ARENA  
2106 - 6TH AVE**

Drawing  
**BROADCAST BOOTH FLOOR  
& FRAMING OVER  
STRUCTURAL PLAN**

Start Date d/m/y 02/04/26	Project No. C26001-013
Designed DS	Drawing File C26001-013-S2
Drawn AE	Scale AS NOTED
Checked DS	Sheet No. S2.0
Approved DS	Issue/Rev. C

**FOR CONSTRUCTION**



**BROADCAST BOOTH - ELEVATION**  
SCALE: 1"=1'-0"

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= EXISTING STRUCTURE

C	MAR 26/26	ISSUED FOR CONSTRUCTION
A	FEB 02/26	ISSUED FOR REVIEW
No.	Date	Issue/Revision

Professional Engineer Stamp:



Project  
**COMMUNITY COMPLEX  
BROADCAST BOOTH  
CASTLEGAR ARENA  
2106 - 6TH AVE**

Drawing  
**BROADCAST BOOTH  
STRUCTURAL ELEVATION**

Start Date d/m/y	02/04/26	Project No.	C26001-013
Designed	DS	Drawing File	C26001-013-S3
Drawn	AE	Scale	AS NOTED
Checked	DS	Sheet No.	S3.0
Approved	DS	Issue/Rev.	C

**FOR CONSTRUCTION**