

## SUNSHINE COAST REGIONAL DISTRICT

Coopers Green Hall Replacement Design Task Force  
Friday December 15, 2017  
SCRD Office – Cedar Room, 1975 Field Road, Sechelt BC

### MEETING NOTES

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<b>PRESENT</b>	SCRD Parks Planning Coordinator SCRD Manager, Planning and Development SCRD Administrative Assistant Task Force Member Task Force Member Task Force Member Task Force Member	Trevor Fawcett (Chair) Andrew Allen Autumn Ruinat Marie Knight Terry Karleen Brian Smith Don Cunliffe (phone)
<b>ALSO PRESENT</b>	Electoral Area B Director	Garry Nohr (part)
<b>REGRETS</b>	Task Force Member Task Force Member / shíshálh Nation Councillor SCRD GM, Planning and Community Development	Mike Carson Keith Julius Ian Hall

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**CALL TO ORDER** 10:00 a.m.

### ACKNOWLEDGMENT AND WELCOME

It was acknowledged that the Coopers Green Hall Replacement Design Task Force meeting was held within the territory of the shíshálh Nation.

### MEETING NOTES

The meeting notes of November 22, 2017 were accepted as presented.

### UPDATE FROM SCR D

Geotechnical Assessment Report, Western Geotechnical Consultants Ltd., October 23, 2017

Discussion included the following points:

- Discussion of the FCL calculation
- Discussion around sea level rise, storm surge and examples of flooding locally
- Coopers Green location may be less impacted due to geography, protected bay
- Could the FCL calculations be reduced for a 50 year building life span rather than 100 year
- Does the Geotechnical Assessment consider the unique waterfront of the Coopers Green park location?
- Interest in seeing a cost analysis of option to raising the building in the future.

- SCRD Board approval would be required. Raising building in future could be part of the design consideration. Geotechnical approval would also be required.

**Recommendation No. 1**     *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended that the SCRD consider the following options with respect the Hall Replacement Project:

1. Staff investigate the geotechnical assessment for site specific detail incorporated in determining the FCL for the Coopers Green location;
2. Staff investigate if a shorter 50 year lifespan for the building could be considered rather than 100 years;
3. And that contingent upon approval of a 50 year lifespan for the building, the concept of a moveable/raised building design be considered.

**Site Options**

Discussion included the following points:

- The Task Force had differing opinions regarding the site hall locations.
- Site Options 1, 3, 5 were overall most preferred.
- Staff presented examples of building design ideas demonstrating elevated floor level.
- Discussion regarding potential for a 50 year building life span and raising the building in the future.
- Staff mentioned grant opportunities that seem favorable to building community assets that factor in climate change.
- Staff noted that the building could be designed to be modular. It could be advantageous.

**Recommendation No. 2**     *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended that the original Site Option 1 and building design as presented is still preferred with further investigation on building life span and potential to raise the building in the future.

Staff noted that the building design is still at the conceptual stage, it was designed modular in order to fit the site, if the building was raised, the roof would be at the level of the adjacent rock wall, and a variance process would be required including neighbor considerations.

**Parking**

The Task Force does not consider parking an issue as Site Option 3 is no longer preferred.

**NEXT STEPS**

Staff will clarify the geotechnical assessment items, policy for a 50 year building life span, and advise Principle Architecture of the Task Force's preference for Site Option 1.

## **ROUND TABLE**

Round Table comments included:

- Has a 50 year building lifespan ever been considered?
- This would be a new consideration.
- Geotechnical assessments are thoroughly considered by Planning Division.
- Is it realistic to try and build for 100 years, historically there have been 3 buildings on the site over 100 years.
- Agreement to continue with Site Option 1 and investigate site specific FCL with geotechnical engineers.

## **NEXT MEETING**

The next meeting will be held on January 24, 2018 at 10:00 a.m. at the SCR D Office. An availability poll will be circulated to Task Force members to confirm the meeting date.

## **ADJOURNMENT**

11:00 a.m.