

SUNSHINE COAST REGIONAL DISTRICT

Coopers Green Hall Replacement Design Task Force Wednesday April 18, 2018 Coopers Green Hall, 5500 Fisherman Road, Halfmoon Bay, BC

MEETING NOTES

PRESENT	SCRD Parks Planning Coordinator SCRD GM, Planning and Community Development SCRD Planning Assistant / Note Taker Principle Architecture Task Force Member Task Force Member Task Force Member Task Force Member Task Force Member	Trevor Fawcett (Chair) Ian Hall Genevieve Dixon Craig Burns Marie Knight Terry Karleen Brian Smith (part) Don Cunliffe Mike Carson
ALSO PRESENT	Electoral Area B Director Public	Garry Nohr 1 (part)
REGRETS	Task Force Member / shíshálh Nation Councillor	Keith Julius

CALL TO ORDER 10:01 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. The chair thanked everyone for attending.

MEETING NOTES

The meeting notes of January 24, 2018 were accepted as presented.

PROCESS CHECK-IN

The Task Force noted the open house went well, around 50 people attended, good feedback from the public.

DEBRIEF OF MARCH 15, 2018 OPEN HOUSE

Discussion included the following points:

- Positive feedback, greatly attended.
- Summary is not weighted.
- Public feedback was noted without duplication.

- The presentation was great visually and verbally.
- Roof color was as issue for some.
- Cloak room was noted as needed, size of the building could change.
- Kitchen to be faced toward the water.
- A permanent stage may not be required perhaps a portable stage at a cost of \$5000 would suffice.
- Support for First Nations acknowledgment.
- Pickleball would require around 1650sqft to be possible to go forward with the sport, the building would have to be a more rectangle shape. Ceiling height would have to be 18-20' to accommodate.
- Grant funding applications need to move forward with the recommended building design. Forthcoming Invest in Canada fund may be a fit.
- No major design issues, could move forward with the design we have.
- A discussion needs to happen towards the feedback, regarding the design of the building.
- Follow up on IPP opportunity required by SCR.D.
- Old timer Canucks golf tourney may be a way to fundraise.

SUMMARY OF PUBLIC FEEDBACK

Discussion included the following points:

- Preliminary design is close to concluding.
 - Keep the building location as recommended, siting is fine.
- Small Room:*
- Change of scope to add a smaller meeting room would be required, change of the design required and costs would increase. Perhaps a partition wall?
 - Can the large room be made into a lower volume area to support the feel for a smaller area for meetings?
 - Past uses of the hall, a smaller meeting space is appropriate for the hall design. As the past history was used for meetings.
 - How would the energy use be used is we have two rooms? Heat as needed per room use.
 - Can the storage room be utilized as the extra meeting room at 150sqft? Tables and chairs could remain in the main hall.
 - 2880sqft of the preliminary design would have to remain the same to support a smaller room 20' x 20' within the main hall.
 - The smaller room would not be permanent it could be a partition/temporary wall structure. The current floor area should remain the same, the partition would be an added cost and HVAC/heating separately.
 - The smaller room could have a mezzanine roof height, might not be appealing to the eye. The mezzanine style roof would eliminate the use.
 - The ceiling height in the design might not be best suited for sports i.e. Pickleball.
 - Is a smaller room really needed?
 - Can external space be used for a meeting room? An added cost would incur.

Entry/Vestibule

- Entrance foyer and coat storage is very valid and can be made into the building design.
- Vestibule at main entry is mandatory.

Kitchen

- Bathroom not to be located next to the kitchen but in the vicinity for access for kitchen users. Bathroom close to the hall services. One exterior bathroom.
- The kitchen should be located in the back side of the building. To leave the view open for the main hall and deck users. To revisit the building configuration to support maximizing views.
- A concrete pad would be sufficient for bbqing outdoor cooking areas.
- A rolling concession door for internal/external use.
- Commercial kitchen is an expensive item is it really needed for this space? Noted the botanical gardens have a regular kitchen set up with a commercial dishwasher and they have an exhaust hood fan.
- What are the Food Safe regulations for kitchens?

Fundraising

- How close are we to get grant applications moving along? There has been a preliminary cost estimate, there is not development to support any further costing, the next phase would be near the end of design development, structural, electrical, plumbing, septic etc. SCRD board will direct staff when the best time to proceed with grant application submissions.
- A couple of months to move forward once the schematic design have seen the changes.

Additional Design Comments

- First Nations design, acknowledgment is important and highly thought of. Seek further input.
- Metal roof for protection. Perhaps a change from the sloped roof and maybe have a sloped roof that edges towards a flat roof sides for better lighting.
- The use of natural building materials, cannot use the trees taken from the park. If a cedar tree is taken down the shíshálh Nation might be interested in its use.
- Principle noted is there any desire for a fireplace gas or wood? Task force noted this would not be needed.
- Demolition for existing building, perhaps a practice for the local volunteer fire department.
- Stage to provide risers?
- Bar/snack bar window and notice board is not an issue for design.

Recommendation No. 1 *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended the building design remain the same and not add a smaller meeting room.

Further design communication going forward.

Recommendation No. 2 *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended that SCRD staff contact the Botanical Garden regarding the cost structure of their kitchen and list of equipment.

The Task Force will supply contact information to SCRD staff.

Recommendation No. 3 *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended that SCR D staff follow up with the *shíshá/h* Nation regarding a process for First Nation design.

Recommendation No. 4 *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended that the community hall red roof design remain the same.

UPDATE FROM SCR D

Discussion included the following points:

- Archeological reports has been received, this is a registered arch site. The archeologist will need to be onsite for any ground work during building stage.
- Is there any information from our septic design? Won't know anything further until a building design is approved to go forward with the septic design.
- Neighbors building next door is there any building plans yet? It may affect our building setbacks, SCR D to follow up.
- Two foot level from geotechnical report received, report will be used for the building permit application.

NEXT MEETING

The next meeting will be held on May 30, 2018 at 10:00 a.m. at Coopers Green Hall.

ADJOURNMENT 12:06 p.m.