

SUNSHINE COAST REGIONAL DISTRICT

Coopers Green Hall Replacement Design Task Force
Wednesday January 24, 2018
SCRD Office – Cedar Room, 1975 Field Road, Sechelt BC

MEETING NOTES

PRESENT	SCRD Parks Planning Coordinator SCRD GM, Planning and Community Development SCRD Administrative Assistant Principle Architecture Task Force Member Task Force Member Task Force Member Task Force Member / shíshálh Nation Councillor Task Force Member	Trevor Fawcett (Chair) Ian Hall Autumn Ruinat Craig Burns Marie Knight Terry Karleen Mike Carson Keith Julius Don Cunliffe (phone)
ALSO PRESENT	Electoral Area B Director Public	Garry Nohr 2
REGRETS	Task Force Member	Brian Smith

CALL TO ORDER 10:04 a.m.

ACKNOWLEDGMENT AND WELCOME

The Coopers Green Hall Replacement Design Task Force meeting was held within the territory of the *shíshálh* Nation.

MEETING NOTES

The meeting notes of December 15, 2017 were amended and accepted as follows:

- Amend the location of the meeting to the SCR D Cedar Room

UPDATE FROM SCR D

The recommendations from the December 15, 2017 meeting were reviewed and discussed as follows:

Recommendation 1. Staff investigate the geotechnical assessment for site specific detail incorporated in determining the FCL for the Coopers Green location

Staff had a discussion with Western Geotechnical Consultants regarding the risks associated with a community hall at the Coopers Green Park location. Western Geotechnical agreed to revise the flood construction level (FCL) geodetic elevation from 5.2m to 3.6m.

The FCL will be stated in the project report and staff will address the level of risk. Western Geotechnical Consultants has reviewed and signed off on the revised FCL.

Recommendation 2. Staff investigate if a shorter 50 year lifespan for the building could be considered rather than 100 years;

Recommendation 3. And that contingent upon approval of a 50 year lifespan for the building, the concept of a moveable/raised building design be considered.

The shorter 50 year lifespan and the costs associated with raising the building will be considered as part of the structural design process

Principle Architecture met with the structural consultant to discuss the best construction for raising the floor elevation to 2m. A perimeter foundation and slab on grade at the higher elevation is the current thinking. A more elaborate description of this design and potential implications to raise the building will be presented at a future meeting.

Staff will advise the consultants that the archeological investigation can resume now that the site has been determined. The archeological report will be provided to the Task Force when complete.

UPDATE FROM PRINCIPLE ARCHITECTURE

Principle Architecture presented a review of the design with the confirmed FCL and site location.

Principle Architecture presented a site plan showing the orientation of the building. The variance process can now begin to resolve the setback implications.

Principle Architecture reviewed the components of the building. More detail will be needed to determine the kitchen design. There is some storage allocation for the necessary elements of the building. There is an outdoor covered space from the park side and an outdoor patio space on the ocean waterfront side. The accessible ramp entrance will be from the side of the current location of parking spaces.

Discussion included the following points:

- Vestibule space at the main entrance.
- Skylights to allow for more natural light.
- Vaulted ceiling with tresses.
- Window hatch opening from the kitchen to the outside.
- The Botanical Garden building kitchen design could work well for Coopers Green Hall.
- Priority to incorporate building efficiency and sustainability elements through design decision.

Action: Determine the Step Code Level that the SCR D requires for energy efficiency and sustainability.

NEXT STEPS

The schematic design is ready to present to the community for feedback prior to the next phase of design development. Design development would include more detailed structure, mechanical, and lighting systems. The Cost D Estimate from October 2017 can be revised in the next phase of design development.

First Nations cultural component will be incorporated into the design. Discussion will be held with the shíshálh Nation as to what would be appropriate. Suggestions include: totem pole, artwork, information signs regarding cultural significance.

A community amenity contribution could be investigated with BluEarth Renewables.

Recommendation No. 1 *Coopers Green Hall Replacement Design*

The Coopers Green Hall Replacement Design Task Force recommended that staff proceed with the next phase of schematic design and schedule a public meeting in early March.

Discussion regarding the Open House public meeting included the following points:

- Target for early March date, in advance of the next fundraising event in April.
- Timeframe – afternoon to early evening.
- Information Boards
- 3D model
- FAQ document
- Feedback form
- Include the Fundraising Committee at the event. Display the fundraising goals.
- Ribbon or paint to demonstrate the siting of the building

The materials developed for the Open House will be shared with the Task Force for feedback prior to the event. Target to share the materials one week in advance. Materials will be posted on the project page website: <http://www.scrd.ca/Coopers-Green>

ROUND TABLE

Round Table comments included:

- Overall consensus that the project is progressing well.
- FAQ document or presentation board should address project funding, fundraising to date.
- The Area B APC should be kept up to date on the project.
- Principle Architecture will provide an update regarding the septic system at the next meeting.
- Gas Tax funds can be used to upgrade the septic system.
- Staff will investigate the potential funding/grant options in order to present to the community.

NEXT MEETING

The next meeting will be held after the Open House. An availability poll will be circulated to Task Force members to confirm the meeting date.

ADJOURNMENT 11:30 a.m.