



Coopers Green Hall Replacement
Project Update
June 20, 2018

Project Background

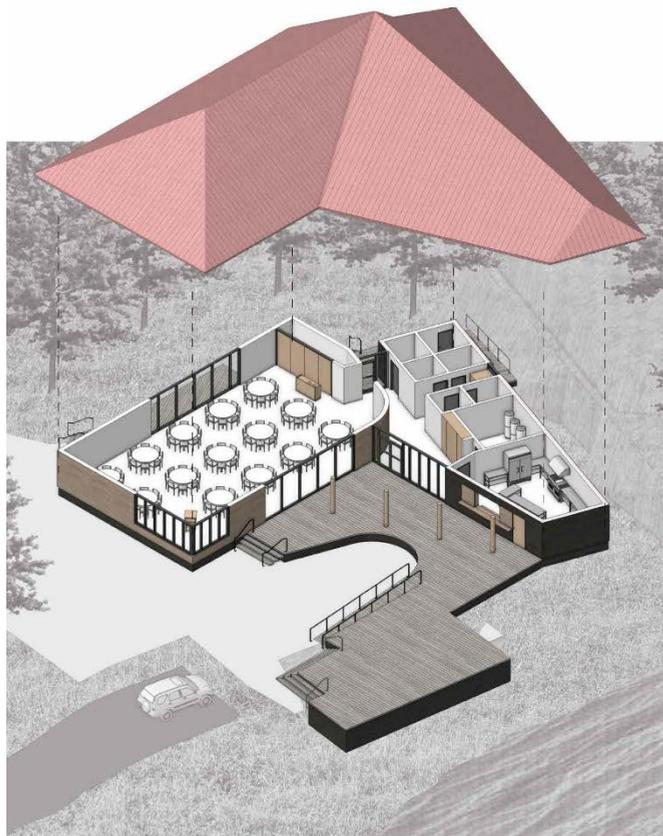
The Sunshine Coast Regional District (SCRD) is working with the community to design a replacement of Coopers Green Community Hall that is sustainable, meets community needs and addresses site constraints.

Coopers Green Community Hall renewal is a top priority in the Coopers Green Park Management Plan. The community hall is a key element in the park vision:

“Coopers Green Park, a waterfront destination in Halfmoon Bay, connects people with nature, community, and healthy lifestyles. Visitors of all ages and interests are invited here to relax, build community connections, access nature-based recreation and celebrate ecological features for many years to come”.

In 2017, a community Task Force was recruited through an open call and Principle Architecture was hired as SCR D’s design partner.

Over the winter of 2017/2018, the Task Force worked with Principle Architecture and SCR D staff to develop a preliminary (schematic) design for the hall using community input for design priorities. The schematic design shows basic building program and form, without construction or material selection details.



June Update: Schematic Design Nearly Complete

The Task Force hosted an open house in March to gather feedback from the community on the schematic design work done to date. More than 40 people attended the open house with a number of follow-up written comments received. This input was very helpful to the Task Force in terms of testing elements of the design. See the Public Feedback Summary on the project website – www.scrd.ca/Coopers-Green.

Some of the key items raised at the open house and addressed by the Task Force through recommendations to the project architect include:

- Adding an entry space with room for greeting or sign-in
- Additional entry and storage space for coats
- Rearrangement of spaces within the building to optimize views and promote engagement with the park, drop off area and the water
- Addition of preliminary design details to suggest natural material opportunities, a west coast aesthetic, and maximize natural light
- Careful consideration of the idea of adding an additional smaller meeting space, but ultimately recommending a single hall venue that can be configured for a range of group sizes
- Inclusion of spaces that could be used to showcase and celebrate shíshááh culture through interpretation or art

What Happens Next?

This summer, Principle Architecture will be proceeding with design development. This process will include an updated project cost estimate, design of building systems including a new septic system and examining opportunities to manage construction and maintenance costs through smart design choices. An evolved design will be presented to the Task Force and the community in fall 2018.

Frequently Asked Questions

How large is the Community Hall?

The schematic design proposes a floor space of 3120 square feet (290 square metres) that can seat 120 people at round tables, or 176 people in a theatre style. The size is based on input received from the community and analysis of other community halls.

What's in the building?

The hall will include a large meeting/event space, washrooms, a kitchen and a mechanical room. Washrooms are designed to provide universal accessibility, to meet the needs of families, and to be gender neutral. A public washroom will be accessible from the exterior without having to enter the hall. The kitchen will be larger than in the current hall.

An entry space will provide a greeting/sign-in area, circulation space and temporary storage for coats. Two storage spaces will ensure that furniture doesn't take up valuable space and provides additional event storage.

Where will it be located?

The new hall is proposed to be sited in the same location as the current hall, in the southwest corner of Coopers Green Park. In order for the current site to be used, a zoning variance is required to reduce the setbacks on the west and south side of the new building.

Will the building have a commercial kitchen?

The kitchen design will include a mix of commercial cooking equipment and residential cooking equipment in order to provide flexibility to serve a variety of group sizes from small community group meetings to large catered wedding events. Hall/event setup options will consider placement of a bar within the space.

Will the building have a performing arts space?

The design provides suitable floor area and open space for performing arts to take place in the hall space, including use of stage risers. Acoustic design and planning for future audio-visual equipment will take place during the detailed design part of the project.

Will there be parking?

The SCR D has received a variance and approval from MOTI to provide off-site parking. 28 spaces will be provided off-street and 55 spaces on-street for a total of 83 spaces, a 50% increase over existing parking space. Loading space and accessible parking will be provided next to the building.

Will First Nations culture be incorporated into the design?

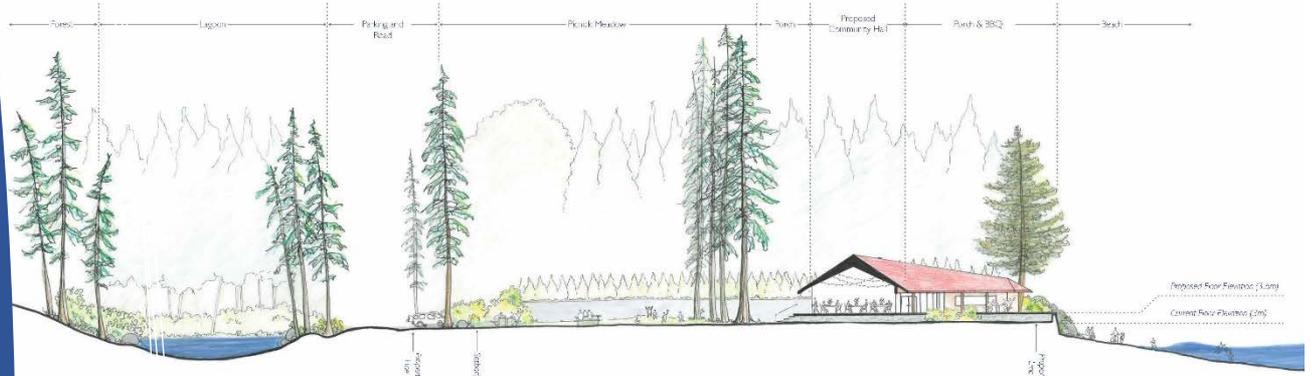
The shíshálh Nation is a partner in the creation of a replacement design, with SCR D Director and shíshálh Nation Councilor Keith Julius appointed to the Task Force. Opportunities to honour and represent shíshálh culture are contemplated as part of the design.

Will the new hall be a green building? Is it sustainable?

Green building certification isn't planned, but a variety of sustainable design strategies will be explored. Principle Architecture has experience with high-performing sustainable community buildings and will provide recommendations for cost-effective design ideas. New performance targets established by the Step Code program will be evaluated with the SCR D and Task Force at the next stage of design.

Can my organization rent space for events?

Yes! As a community space, the hall will continue to be available for rentals. SCR D currently offers rentals at commercial, non-profit and community rates.



Frequently Asked Questions (Continued)

Will the large main hall be suitable for smaller events or gatherings?

Design strategies will be applied in the next phase of the project to ensure that the hall can perform as flexible space to accommodate a range of types and sizes of events.

What programs will be available in the new space?

The new hall will provide a comfortable and inviting space for family celebrations, community festivals, special dinner and music events, meetings, exercise and crafting classes.

When will the new hall be built?

This project is not yet at the construction planning stage. In addition to a final hall design, further fundraising is required. It is anticipated that the full design process will be completed in 2018, which could enable construction to begin in 2019, providing there is capital budget.

What will happen to event bookings during the construction period?

SCRD's goal will be to minimize community impact during construction. As construction planning moves forward, SCRDR will work with hall users to develop options for relocating bookings or refunds in accordance with SCRDR's space allocation policy.

How much will the hall cost to build?

A recently completed estimate (Class C) of \$1,895,000 was prepared by a cost consultant based on the most recent schematic design. Estimates will be refined throughout the design process. This estimate includes hall construction, new septic system, demolition of existing building, site servicing and construction permits. Net building cost is estimated at \$433 per square foot.

How will construction be funded?

As fundraising is in progress, the final mix of funding sources is yet to be determined. To date, a mix of community-supported funding, independent power projects community amenity contributions and gas tax funds have been identified to support the project. SCRDR, the Task Force and the Community Association are actively monitoring opportunities. A completed design is required for application to most grant programs.

Currently, construction funding for this project is:

- Community contribution from Halfmoon Bay Community Association: \$203,256 as of March 2018 (target \$300,000)
- Community Works Fund (gas tax): \$300,000 over 3 years proposed
- Independent Power Project Community Amenity Contribution (Bear Creek): \$111,046

How can I find out more information on the project?

For more information, visit www.scrd.ca/Coopers-Green or contact Ian Hall, General Manager, Planning and Community Development, 604-885-6812 or ian.hall@scrd.ca.