

Coopers Green Hall Replacement Design Open House

Public Feedback Summary

The Open House was held on March 15, 2018 from 3:00 p.m. to 7:00 p.m. at Coopers Green Hall, 5500 Fisherman Road, Halfmoon Bay, B.C. There were 42 members of the public in attendance over the duration of the Open House. The SCR D received 16 feedback forms and email submissions by the comment deadline of March 31, 2018.

The following is a summary of written feedback received, which represents a portion of feedback provided through dialogue over the 4-hour event.

Comments are largely verbatim, with some edited for length.

Does the design concept reflect the community's design priorities as expressed through 2017 workshops?

- No need for seating for a 120 people at tables, not sure a bigger venue is better.
- A smaller venue equals less parking, not enough space to increase proposed parking.
- Disappointed with the proposed plan, leaves the hall in the existing location. The park is large and can accommodate a larger area for the building.
- The proposed plan looks to provide single purpose only.
- Concern for the overall design and selected site. Concern that the site is not accessible from the road for car/bus transport or emergency access. Visibility of the building for events. Preserve the hall on the water site.
- Proposed building is not user friendly – walking from the kitchen through an event to the bathrooms doesn't make sense. Separate bathroom access from Redrooffs direction.
- Do not prefer the red roof – would like a more west coast feeling.
- Concern for cost of heating a hall of this size for a smaller group. Prefer a smaller room (100 with table sitting) and another room for smaller groups and program storage (10-15 people).
- No – Does not include a small meeting/chatting room.
- Design that reflects West Coast architectural styles inspired by heritage of First Nations longhouses
- Incorporate more natural elements, so the structure blends into the surroundings.
- Reconsider the site location to parking lot on Redrooffs. Would provide better access.
- Yes, design concept reflects community's design priorities. Agree with siting, increased size of hall, kitchen and service spaces.

As details are added to the design concept, what specific features do you feel would add value to the hall?

- A notice board for upcoming event information.
- Blackout blinds/shades on waterside of building.
- First Nation designs
- Exterior snack bar window to support larger events.
- One parking stall for unloading/loading supplies for the hall, located beside the three handicapped parking stalls.
- A ramp for wheelchair access, and bringing heavy equipment into the hall.
- A dry fitness floor to support local Pickleball or Badminton groups.
- Size of the new septic system needs to be discussed.
- Front entrance to avoid cement retaining wall

- Green building features
- Replace the two walls of windows with sliders.
- Main hall to be dividable with sliding partitions to accommodate one to three group activities at a time.
- Adequate storage space
- The building should be a large box design and steer away from the modular design.
- The red metal roof limits resources for sourcing roof construction materials, should look at something else that accommodates Halfmoon Bay as a community.
- Design looks great and will serve the community well.
- The proposed red roof should be reconsidered and go with something more environmentally pleasing.
- The open floor plan presented looks good.
- An entrance foyer
- A fully equipped commercial kitchen. (example provided from City of Vancouver)
- Compact design rather than modular model
- Does not like the red roof design
- A smaller meeting room, to allow more than one user group in the hall at the same time.
- Raised stage
- Storage space for community activities or emergency response
- Entry cloakroom
- Smaller community room that could be rented separately/simultaneously from the main hall and kitchen. Configure the main hall, kitchen and community rooms with separate access points.

As the look and feel of the hall continues to develop, what would you like to see included?

- A cloak room to support 120 coats
- Lockable storage space for frequent renters
- Electrical usage to support live music with numerous electrical outlets
- Exit from the kitchen to the outdoors, perhaps a Dutch door. Easy access to bring in and out supplies
- Location of kitchen away from the waterside
- Kitchen and washroom(s) should be next to each other
- A smaller meeting area in the hall, to accommodate smaller group functions
- Kitchen to have view of the ocean
- A small stage for concerts with storage underneath for tables and chair.
- Decorative walls for privacy on the outdoor deck space
- Three smaller buildings joined for building design, or a big rectangle
- BBQ area outside of the kitchen
- First Nation artwork
- Adequate access to the exterior decks
- New septic system not to kill remaining trees
- A West Coast design to include: more airy, posts for gable extension, more glass, concerned the decks will be too dark
- A bar area with refrigeration to accommodate events i.e. weddings
- The parking areas should be paved and marked. Porous pavement systems could be used to reduce storm water runoff
- The kitchen be located at the south end of the building with the event space having windows on the west, north and east. Several exterior doors on these three sides will allow for easy access onto the decks
- The main access door to be located on the east side of the building, near the south

- The building footprint should be a rectangle shape for construction and cost efficiency
- Exterior finish should be of natural wood or hardy board and not prime colors, or metal siding.
- The interior roof supports could be wood beam open trusses, this will allow for various event decorations and lighting to be installed over the floor area
- A mezzanine could be located over the mechanical, kitchen areas and be used for a small meeting room or additional storage. Might not be accessible for some without an elevator or a chairlift
- The building exterior could include some First Nation welcome figures or other features representative of the First Nations history or culture
- For the construction of the exterior and interior of the building, would love a west coast feel something similar to the Gleneagles Community Centre in West Vancouver
- Small meeting room. Although it will increase square footage and cost, in the end will be a much more useful hall
- Use of local logs, timber and craftsmanship. Trees that are required to be removed can become material for the hall
- More community engagement as the plans develop
- Consideration of alternative roof form/slope for the kitchen, service wing and covered patio in order to facilitate more natural light into the main hall and open up the building to the outdoor space. An alternative roof form could provide placement for south facing solar panels. Energy cost savings could be used towards adding a small community room or other building features.
- Reference to architectural language of First Nations and West Coast architecture
- Is there a specific reason for the outdoor space on the South-West side of the bathroom/storage room wing (the space between the main hall and retaining wall)? Suggest considering an East/West orientation of the service wing parallel to the retaining wall with hallway and outdoor access to the the park and waterfront. Would pull the building back into the less valuable space adjacent to the retaining wall and open up more space on the waterfront side of the building.
- Modifying the location of the kitchen to the North-East corner of the building would further support the outdoor hub where the firepit/fir/arbutus tree is located. Moving the kitchen away from the waterfront would also give more prominence to the main entrance, open up site lines from the main hall and laterally across the park and provide an opportunity for waterfront patio space that spills out to the fire pit. (concept illustrations enclosed with feedback form)
- Picnic and BBQ pit.

After speaking with the Task Force, architects and SCRD staff, do you have any further questions, concerns or ideas related to the project?

- The project is long overdue, when will construction commence?
- Any grants available for funding?
- An increase in taxation is not acceptable, perhaps a smaller design to fit within available funding.
- Great team work, let the construction begin.
- Consideration of the two other proposed sites so that the current hall can be used during construction.
- Concern for lack of community discussion and opportunity for input

The public scored the open house an average of 6 out of 7 for a greater understanding of the project by attending, and made the following comments:

- Well designed, great presentation.
- Great progress shown since the last open house.
- Great addition having the design renderings and the 3D model for a visual display.