



News Release

An Update on the Coopers Green Hall Replacement Project

Sechelt, BC – July 14, 2022 — At today's Committee of the Whole meeting, the Sunshine Coast Regional District (SCRD) provided an update on the Coopers Green Hall Replacement Project. This update, along with some background on the project is outlined below.

Background

- In 2014, the SCRD began work on the Coopers Green Park Management Plan. This plan was released in 2016 and included, as one of the major recommendations, the replacement of Coopers Green Hall. Read [the plan here](#).
- In late 2017 and early 2018, the SCRD began initial work through a dedicated community task force on the replacement of Coopers Green Hall. The hall is situated in Coopers Green Park in Halfmoon Bay. This work included engagement in the community where there was a strong desire for the hall to be replaced and for it to be located in Coopers Green Park. Initial work included a report from a geotechnical engineer which was supportive of the hall being located in the proposed location.
- Since 2018, the Halfmoon Bay Community Association (HBCA) has led fundraising efforts for the hall in the community. As of June 30, 2022, this fundraising has reached over \$400,000.
- A construction budget of just under \$3 million for a new hall was presented to the SCRD Board in 2018. This led to a grant application through the Investing in Canada Infrastructure Programme for federal assistance to pay for the hall construction. At this point, the construction budget had not been approved by the Board and it was not part of the SCRD's financial plan.
- In July 2020, the SCRD received confirmation that a grant of \$2,013,641 had been approved for the project. This, in addition to fundraising by the HBCA brought the total available budget to \$2.4 million. At this point, an updated construction budget for the project was estimated at just over \$3 million.
- In early 2021, the SCRD re-engaged with the local community prior to bringing forward a budget request that would make up the projected budget shortfall of \$528,378. This engagement reaffirmed the community's desire for a hall at Coopers Green Park. This engagement summary can be [found here on a committee agenda](#) from February 2021.
- In March 2021, the budget for construction was approved and funding for the project was included in the SCRD's financial plan, which allowed the SCRD to begin more of the technical work involved in the design of the building.
- In September 2021, with additional Board direction for the building to be net zero ready, the detailed design of the hall began. Part of this work included re-engaging a geotechnical engineer and other experts including land surveyors and archaeological experts.

- At this point, with world events significantly impacting material costs the project was re-estimated at a cost of \$4.5 million to complete. In May, 2022, the SCRD Board approved an additional budget up to \$1.5 million to ensure the project could move ahead and further work could be done on design and technical assessments.

Update

Once the construction budget was approved in 2021, the SCRD could move forward with detailed design and technical work related to this project with a view to constructing the brand-new hall in Coopers Green Park. This technical work has included completing a detailed survey of the site and surrounding area, conducting design work to ensure the new hall can meet energy efficiency standards and geotechnical work to confirm design guidance provided during the preliminary site investigation was still valid. This work was initiated to facilitate the completion of the detailed design phase of the project in preparation for construction tendering.

In the time since the initial report was prepared in 2017 there have been many updates in the understanding of the impacts of climate change, the practice of flood hazard assessments, and the perception of hazard by Registered Professionals. A significant update specifically regarding the Oceanic Flood Hazard assessment process was posted to the 'BC Flood Hazard Area – Land Use Management Guidelines' in 2018.

Preliminary information from the Geotechnical Engineering consultant is now indicating that in order to mitigate the risk of oceanic flooding, the building design would need to be significantly altered. This would include raising the hall above the current design elevation by approximately 1.5 meters. Although this change would mitigate the hazard posed by future oceanic flood events, the current design of the building would need to be significantly altered and would likely add a considerable cost to the \$4.5 million budget for this project.

The SCRD must consider the guidance received through these most recent technical reports. Further informing discussions is the recent climate risk information coming from the work currently being undertaken by the SCRD in our [Community Climate Action Plan](#). Recent presentations on this plan have clearly shown that Coopers Green Park, particularly the proposed site of the hall is in danger of flooding through extreme weather events and sea level rise.

While it is possible to deviate from the recommendations of the Geotechnical Engineer, this would require additional construction elements such as a more robust seawall and commit the SCRD to stringent operational activities necessary to ensure the maintenance of flood and erosion mitigation structures. It would also potentially expose the SCRD to significant future liability and insurance complications. After further discussion with the architect and other professionals, it has become clear that the current site is not optimal for this important community space.

In the coming months, the SCRD will set out a plan to re-engage with the community on the future of a community space in Halfmoon Bay, with a focus on where the best location for this space may be.

Further information will be provided at a future Committee of the Whole meeting. The agenda for meetings is available at www.scrd.ca/agendas prior to the meeting taking place.

A resource which answers some of the most common questions about this project [can be found here](#). This resource will be updated as more information becomes available.

Media Enquiries:

Aidan Buckley

Manager, Communications and Engagement

Sunshine Coast Regional District

Phone: 604-885-6800

Email: aidan.buckley@scrd.ca