

Hopkins Landing Renovation Project Engagement Summary



Introduction

Hopkins Landing, established in 1908 to accommodate Union Steamship vessels, underwent significant development over the years. In the early stages, Imperial Esso installed four steel supply pipes adjacent to the approach, serving a tank farm above Marine Drive. By 1972, the facility underwent a rebuild, resulting in the structure that stands today, featuring a narrower approach while retaining the substantial wharf head capable of receiving vessels like the Imperial Skeena oil tanker. Although fuel delivery ceased approximately two decades ago, the facility remained vital for the Hopkins Landing community, as well as residents of Gambier Island, Keats Island, and boaters in West Howe Sound.

In December of 2022, a structural condition assessment deemed the facility unsafe for public use. Consequently, in June 2023, the Sunshine Coast Regional District (SCRD) temporarily closed the dock until essential repairs could be made to make it safe once again for public use.

In early 2024, the SCRD enlisted the expertise of an engineering consultant, Boundary Consulting Services Ltd to develop design options for the dock renovation and began community engagement in April 2024.

Engagement Objectives

The three main objectives of engaging with the community include:

- Develop an understanding of how the public use the dock.
- Receive feedback on three proposed concepts for the dock's renovation.
- Hear directly from dock users about what they would like to see as part of the renovation project.

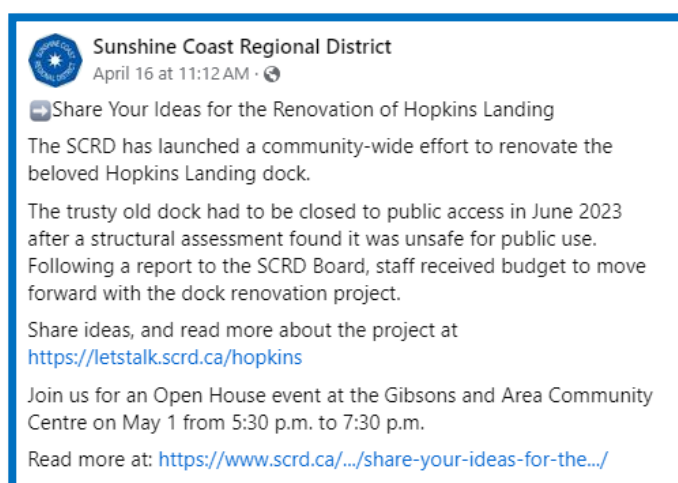
Raising Awareness

Let's Talk SCRD

In mid-April, a community information space for the Hopkins Landing Renovation Project was set up on the SCRD's Engagement Web Platform, Let's Talk SCRD. This space featured a project overview, a brief questionnaire, details about an upcoming open house, historical project documents, and a link to a video presentation.

Opportunities for involvement in the project were shared with the community via the following channels.

- Posts on the SCRD's Facebook Page.
- Three news releases posted to the SCRD website and shared extensively.
- Advertisements in the Coast Reporter newspaper.
- Direct emails to community groups and key user groups for the dock.
- Posters shared with community groups.



Engagement Activities and Response Rate

Let's Talk Page Analytics

As of June 30, 2024, the Let's Talk Page for the project had received 625 visits, with a peak of 207 views on the launch day.

A key element of the page is a menu item which provides information on what is in scope and out of scope of the project. That information was viewed 106 times.

Let's Talk Page – Questionnaire

The Let's Talk Page also hosted a questionnaire where visitors to the page could provide feedback on the project. From April 16 to May 3, 173 responses were received to this questionnaire.

Open House

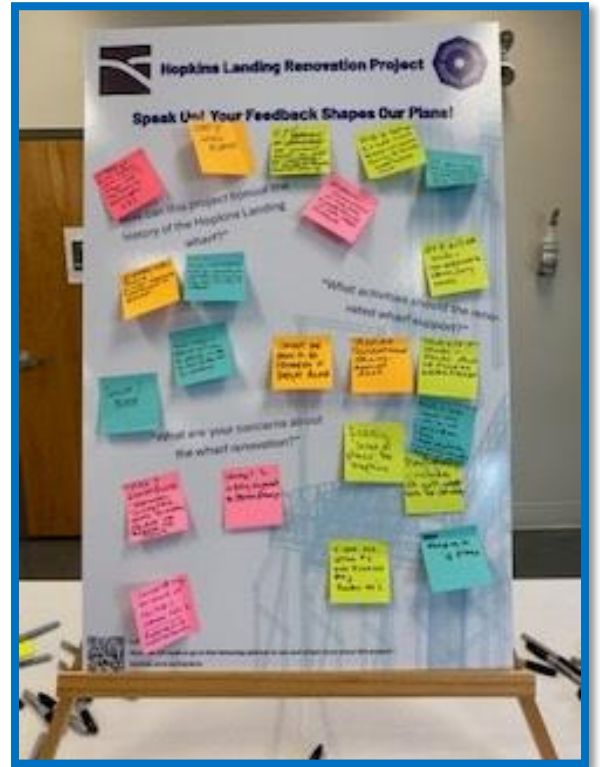
On May 3, SCRD staff and staff from Boundary Consulting Services hosted an open house at the Gibsons and Area Community Centre, attended by 52 individuals, with an additional two participants joining online.

The open house included a short presentation on the project, display boards showing three concepts, and opportunities for the public to provide input on designs for the dock directly to staff.

The presentation was streamed on YouTube so that those who may not have been able to attend, such as island residents, had access to the information. As of June 30, 2024, the video of the presentation has been viewed 113 times.



Below: Photos from the May 3 open house.



What We Heard



Let's Talk Questionnaire

Three questions were posted on the Let's Talk Page to gather insights from users about their experiences and preferences regarding the dock renovation process.

The first question showed an area of the dock highlighted (pictured below) that required remediation / removal. Users were asked what they would like to see done as part of the renovation process to improve their experience on the dock.

Two additional questions gathered insights from respondents on how they use the dock and how frequently they visit. These questions have helped staff better define criteria for the dock design as it relates to level of service.



The following is a summary of the feedback provided via the questionnaire on the Let's Talk Hopkins Landing webpage.

General Sentiment

- Many respondents expressed a desire to preserve the dock's current footprint and configuration due to its historical significance and community meaning.
- The dock has served as a landmark for over 100 years. Many respondents associate it with their community identity and have fond memories tied to it.
- Suggestions primarily revolve around enhancing safety measures, preserving the original look of the dock and improving recreational amenities.

Suggestions for Renovation and Improvement

- Several suggestions focus on enhancing safety with non-slip surfaces, railings, safety signage, and more accessible ladders and stairs for swimmers.
- The dock is a popular spot for all ages. Recommendations include creating a wider walkway, adding benches, and ensuring accessibility for older adults and people with disabilities.
- Some respondents propose working with local artists or the Skwxwú7mesh Úxwumixw (Squamish Nation) to create unique railings or art installations, as well as adding educational signage about the area's history and wildlife.
- Expansion of boat float capacity, addition of freshwater taps, and provision of spaces for social gatherings are also suggested.

Concerns

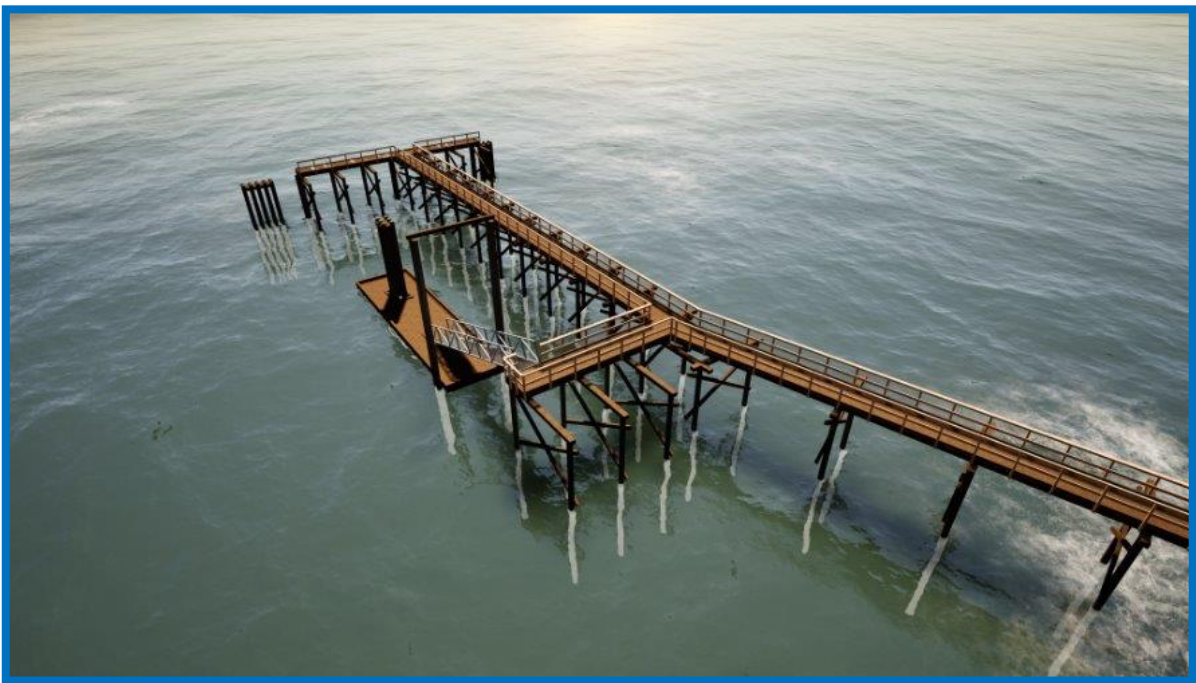
- Some respondents express concern about reducing the dock's length, noting that in their opinion it would impact recreational activities and emergency evacuation plans.
- Concerns were raised that shortening the dock could result in a reduction of storm surge protection for the float and the surrounding coastline.
- Respondents are also wary of potential cost increase and wish to see the dock renovation project move forward with as little impact as possible to taxpayers.
- Respondents also caution against excessive costs or drastic changes that could alter the dock's character or reduce its utility.

Frequency of Use

- The dock is used frequently by many respondents, with some visiting daily for walking, swimming, and boating. It is also a popular gathering spot for families and the wider community, with high usage during the summer months.

Open House

Three design concepts were provided to the community at the open house. These concepts, numbered 1 through 3, can be seen below.



Concept 1 – Repair the wharf with current configuration.



Concept 2 – Remove the wharf head and repair the remaining structure.



Concept 3 - Remove the wharf head, repair the remaining structure, and build a new wharf head on the existing piles.

Feedback on the three design concepts proposed during the open house include:

- **Storm Protection** – Attendees emphasize the need for storm protection for the float, indicating that concepts 2 and 3 lack sufficient measures in this regard.
- **Safety Concerns for Swimmers** – Concerns are raised about the depth of the water, particularly during low tides, as shallow depths could pose risks to swimmers. Concepts 2 and 3 are perceived as inadequate regarding this issue.
- **Accessibility and Safety** – Attendees note that the current dock configuration renders the float inaccessible to boats from the inside, highlighting the importance of ensuring accessibility and safety for all users. Concepts 2 and 3 are seen as a step towards addressing this concern.
- **Emergency Accessibility** – The necessity for the dock to remain open and accessible during emergency situations is stressed by attendees.
- **Community Gathering Area** – There's a mixed response regarding the inclusion of a large gathering area at the end of the dock, with some expressing concerns about potential disturbances from parties and others highlighting the importance of having such a space for community events and celebrations.
- **Dock Width** – Suggestions are made to widen the far leg of the dock to accommodate more users comfortably.
- **Water Service Provision** – Attendees advocate for the provision of water service on the dock.
- **Preservation of Historical Significance** – Concept 1 is praised for allowing the community to retain the dock's historical significance and iconic status.
- **Accommodation of Large Boats** – Attendees emphasize the importance of ensuring that the dock can accommodate large boats during emergency situations.
- **Concept 3 Modification** – There's a suggestion to modify Concept 3 to incorporate a larger 'L' shape to better suit the needs of the community.

Next Steps

Based on community feedback, the following criteria has been established to guide the next stages of the renovation project. Each of the concepts provided to the community will be assessed based on the following

- Dock Durability and Climate Resiliency
- Environmental Impact
- Maintaining Service Levels
- Safety
- Community Meaning
- Construction Financial Impact
- Ongoing Financial Impact

Following this assessment, the SCRD will issue a Request for Proposal for construction of the concept which is most aligned with the criteria outlined above.