

# SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

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**TO:** Electoral Area Services Committee – November 21, 2024

**AUTHOR:** Kyle Doyle, Manager, Asset Management

**SUBJECT:** **HALFMOON BAY COMMUNITY HALL UPDATE**

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## RECOMMENDATION(S)

**(1) THAT the report titled Halfmoon Bay Community Hall Update be received for information.**

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## BACKGROUND

A staff report was previously brought to the October 19, 2023 Committee of the Whole presenting a Project Definition for the Halfmoon Bay Community Hall. This report was the product of a comprehensive review of project risks, site investigations, and community engagement efforts to help inform the siting and design of a new community hall. The staff report indicated that the next steps in the project involved procuring Design and Construction Management services and to develop a conceptual design for the new hall based on the recommendations in the Project Definition Report.

On May 23, 2024, the SCRD Board passed Resolution 156/24 to award a contract to Principle Architecture Ltd. for Design and Professional Services and 157/24 to award a contract to Summerhill Fine Homes Ltd. For Construction Management Services.

The purpose of this report is to provide an update on the Halfmoon Bay Community Hall project.

## DISCUSSION

The Halfmoon Bay Community Hall project is proceeding on schedule. Staff have been working closely with Principle Architecture and Summerhill Fine Homes Ltd. to progress the design and specifications for the hall and site. The project team reviewed conceptual designs and provided feedback that was integrated to produce a final conceptual design (see Attachment A).

The final conceptual design aligns with the Project Definition Report values and feedback received during the community engagement process:

- i) Enhances existing park usage – the design provides outdoor covered space for park users and seeks to create an outdoor area suitable for gatherings, pop-up markets, and other community programming.

- ii) Minimize impact on park – hall siting impacts no environmentally sensitive trees. Design maintains existing amenities with minimal disruptions. Trail access is maintained in a manner that minimizes potential conflict between different user groups.
- iii) Modest and functional design focuses on providing a gathering space for the community with flexible programming options that include both indoor and outdoor spaces.

A review of existing services including water, power, and septic has been completed. The detailed design process and service upgrade planning are underway.

Preliminary approval for non-farm use of the site from the Agricultural Land Commission (ALC) has been received. Preliminary design information has been submitted for ALC Panel consideration to inform the comprehensive impacts of the project in pursuit of final approval. The ALC Panel will review this submission when they convene later in November.

No concerns about the proposed project were identified after a cultural and environmental review of the project by the shíshálh nation. The shíshálh Chief and Council have indicated a desire to collaborate on interpretive signage to highlight historical and cultural elements within ch’emalak/Connor Park.

A revised ICIP Agreement approving the project name change to Halfmoon Bay Community Hall and extended completion date for the project of March 31, 2027 was signed in July 2024. Site signage to meet the requirements of the ICIP grant is in development.

*Financial Implications*

This project remains on budget with no changes to the financial implications.

*Timeline for next steps or estimated completion date*

Project schedule has been expanded to show upcoming milestones. The project remains on schedule.

<b>Milestone</b>	<b>Anticipated Completion</b>	<b>Status</b>
Project Definition Report	October 2023	✓
Conceptual Design Selection	<del>November 2023</del> (Actual Oct 2024)	✓
Tender Documents Issued	Q2 2024	✓
Contract Awards	Q3 2024	✓
Utility Service Upgrades Begin	Q4 2024	
Schematic Design Completed	Q1 2025	
Hall Construction Begins	Q2 2025	
Construction Ends	Q2 2026	

As more specific timing is developed for construction activities, updates will be provided on the Let's Talk Page. Signage recognizing the grant funding will be placed in the park soon in anticipation of on-site activity soon. A Staff will be working with ICIP representatives to coordinate a ground-breaking ceremony prior to construction start in Q2 2025.

*Communications Strategy*

Project updates will continue to be posted to the Let's Talk Page and through other channels of communication like social media, news releases, etc. Any development of significance may result in a subsequent staff report.

**STRATEGIC PLAN AND RELATED POLICIES**

N/A

**CONCLUSION**

The Halfmoon Bay Community Hall project is proceeding on schedule and projects to remain within budget. Detailed design is underway and service upgrades are anticipated to begin soon after final approval from the ALC is received.

**ATTACHMENTS**

Attachment A – Halfmoon Bay Community Hall Conceptual Design Package

Reviewed by:			
Manager	X - J. Huntington	Finance	
GM	X - S. Gagnon	Legislative	
CAO / CFO	X - T. Perreault	Other	X - A. Buckley