

HIGHLANDS COMMUNITY LEAGUE: FEBRUARY 20, 2018, OPEN HOUSE FEEDBACK

(all personal identifiers removed from data)

WRITTEN RESPONSES:

1. THE BUILDING LOOKS GREAT! WOOD SIDING HOWEVER MAY BE HARD TO MAINTAIN OVER TIME. I FEEL THAT THE GARDEN PLOTS SHOULD BE PLACED IN THE NORTH EAST CORNER OF THE SITE TO THE NORTH OF THE PARKING LOT, ALONG 61 STREET. THIS WAY RAIN WATER COULD BE COLLECTED FROM THE PARKING LOT. A CONCERN OF MINE WITH THE GARDEN IN SUCH A KEY LOCATION IS IF INTEREST DROPS IT WOULD BE HARD TO MAINTAIN.
2. I REPRESENT ONE OF THE SMALL BRIDGE GROUPS. WE AT PRESENT HAVE A MEMBERSHIP OF ABOUT 24. HOWEVER, ONCE WE ARE ON GROUND LEVEL, ACCESSIBILITY WILL NO LONGER BE AN ISSUE SO WE EXPECT TO INCREASE. WE ARE NOT REALLY ABLE TO SHARE WITH THE LAWN BOWLING GROUPS AS WE ARE USUALLY ACTIVE AT THE SAME TIME. THEREFORE WE NEED A RELATIVELY SMALL AND QUIET AREA. HOPEFULLY THAT CAN BE ACCOMODATED BY DIVIDING THE LARGE ROOM. AS WELL, STORAGE IS REQUIRED FOR CARDS ETC. THE KITCHEN IN THE LARGE MULTI USE AREA NEED STO BE ACCESSABLE TO BOTH HALVES IF DIVIDERS ARE USED
3. WOULD LIKE TO SEE A RINK DEVELOPED. NICE DESIGN AND LAYOUT. RUBBERIZED PATHWAYS TO SKATING AREAS.
4. LOVELY GROUP OF PLANS. I LOVE THE SPACE USAGE. I LOVE THE IDEA OF A MULTI PURPOSE SKATING AREA THAT CAN BE DESIGNED TO SUPPORT OTHER REC ACTIVITIES IN THE SUMMER. I AM IMPRESSED BY THE AMOUNT OF STORAGE SPACE – GOOD!
CAN THE KITCHEN DESIGN REFLECT THE OPPORTUNITY TO HOLD TEACHING OF COOKING CLASSES OR COMMUNITY COOKING WITH NEIGHBOURS? I LIKE THE KITCHEN AT MOSAIC CENTRE WITH THIS FUNCTION.
THE VESTIBULE SPACE FEELS TOO LONG WITH NO ROOM FOR SEATING – POSSIBLE COUCHES FOR PRE/POST CLASSES FOR COMMUNITY TO CHAT. LARGER GARDEN SHED!
5. WOULD LIKE TO SEE SOME CHARACTER IN THE DESIGN OF THE BUILDING AND SOMETHING TO COMPLIMENT THE AMOUNT OF WOOD CURRENTLY IN THE DESIGN – LESS WOOD, SOME OTHER FINISH TO TAKE ITS PLACE.
WOULD LIKE TO SEE AN AREA FOR THE OUTDOOR HOCKEY RINK, TENNIS COURTS, AND BASKETBALL HOOP.
THIS AREA IS FOR THE FUTURE AND WE SHOULD A MAKE PLANS TO ACCOMMODATE AND PLAN FOR MORE YOUNG FAMILIES IN THIS AREA
6. DIRECT ACCESS FROM REAR PARKING TO SMALL ROOM. SEPARATE OUTSIDE STORAGE FOR COMMUNITY.
7. GARDEN RELATED: WASHROOMS ACCESSIBLE FOR GARDENERS – CURRENTLY NO ACCESS. WILL BUILDING THE NEW GARDEN BE PHASED? WILL WE NOT HAVE A GARDEN FOR A YEAR?

CURRENTLY THE POPULAR TREES CAUSE A PROBLEM WITH THE GARDEN – SO IT WILL BE IMPORTANT TO PICK TREES AND SHRUBS THAT WORK WITH THE GARDEN (ROOT SYSTEMS) ACCESS TO THE GARDEN FOR DELIVERY OF MULCH AND MANURE WATER CATCHMENT SYSTEMS – CISTERNS AND UNDERGROUND ACCESS TO TAPS, POSSIBLY SINK ISSUE WITH COMPACTMENT OF SOIL UNDER CURRENT PAVEMENT

8. - CONCERNED ABOUT LOCATION OF THE PARKING LOT AND ENTRY ON 61 STREET. MORE ACCESS TO 112 AVENUE AND 118 AVENUE FROM 62 STREET. CONCERN ABOUT TRAFFIC INCREASE FROM THE SCHOOL
 - SIZE OF THE BUILDING (NEW) NOT SIGNIFICANTLY LARGER THAN EXISTING BUILDING THAT HAS BEEN IDENTIFIED AS TOO SMALL
 - 160 PEOPLE MULTI-PURPOSE ROOM NOT LARGE ENOUGH FOR SMALL WEDDINGS AND KITCHEN NOT LARGE ENOUGH FOR ANY COOKING TO BE DONE ON SITE – CURRENT PROBLEM WITH EXISTING BUILDING
9. NOT LARGE ENOUGH FACILITY AND ONLY HALF PARKING SPACES NEEDED. ACCESS ROAD NEEDED FROM WEST TO BUILDING AND AROUND.
10. LAWN BOWLING GREENS NEEDS TO BE FENCED IN AND NOT ACCESSIBLE TO PUBLIC. WASHROOMS CLOSE TO GREENS. VERANDAH COVER OVER PATIO FACING LAWN BOWLING.
11. I LIKE THE WOOD. SIZE LOOKS OK. IM GLAD THAT THERE ARE THREE SPACES WHICH COULD BE USED SIMULTANEOUSLY AS LAWN BOWLING AND BRIDGE GET TOGETHER SEVERAL TIMES PER WEEK AND OFTEN ON THE SAME EVENING. I WOULD REALLY LIKE TO SEE A MORE HISTORICAL LOOKING STRUCTURE. MAYBE INCORPORATE SOME CRAFTSMAN DETAILS OR FEATURES. ON SECOND THOUGHT PERHAPS MORE MULTI-PURPOSE SPACE. FOR EXAMPLE, I BELIEVE WE COULD HAVE YOGA CLASSES EVERY EVENING.
12. WOULD LIKE TO HAVE GREENS FENCED IN SUCH A WAY THAT OTHER GROUPS USING THE SMALLER MULTI-PURPOSE ROOM CAN HAVE ACCESS TO THE PATIO BUT NOT TO THE GREEN. CONSIDER MAKING MECHANICAL ROOM INTO A UNIVERSAL WASHROOM SO LAWN BOWLERS CAN HAVE A CLOSE WASHROOM (DURING COMPETITION LIMITED TIME ALLOWED TO LEAVE GREENS TO USE FACILITIES). NEED TO MAKE SURE ACCESS TO LAWN BOWLING STORAGE SHEDS OPEN FOR MOVING LARGE EQUIPMENT. LIKE THE LOOK OF THE BUILDING AND THE SPAEC ALLOCATED FOR OUR USE. THANK YOU FOR LISTENING TO OUR CONCERNS AND WISHES. WATER PUMP STATION FOR GREENS WATERING?
13. I WOULD PARTICULARLY LIKE THOUGHT TO BE GIVEN TO THE USE OF IN-FLOOR HEAT (TO LOWER OPERATING COSTS AS WELL AS CONCERN FOR THE ENVIRONMENT) – A LEED BUILDING WOULD BE OPTIMAL. INSTEAD OF A SKATING POND PERHAPS FLOODED PATHS TO GO THOROUGHOUT THE PARK AREAS.

14. KITCHEN TOO SMALL. WASHROOMS POORLY SITED FOR USE BY HANDICAPPED YET AMBULTATORY. WHY DO RESIDENTS OF 61 STREET HAVE TO BEAR BRUNT OF TRAFFIC? NOT ENOUGH STORAGE SPACE. NEVER ENOUGH STORAGE SPACE.
15. FOR TE LAWN BOWLING UTILITY ACCESS WILL BE NEEDED. BEHIND THE EXISTING SHED IS A SPACE FOR SAND WHICH IS DELIVERED THORUGH A GATE ON THE EAST SIDE FENCING. THE MOVED GARAGE WILL NEED ACCESS AT THE BACK OF IT. AT THE PRESENT THERE ARE DOORS ON TO ENDS SO THE MACHINER CAN GO ONTO THE GREENS BUT ALSO FOR SERVICING THE PARKING AREA.
16. WE WOULD LIKE TO TAKE PART IN THE ONLINE SURVEY, COULD YOU PLEASE SEND US THE LINK. WE MISSED IT LAST TIME. MANY OUR NEIGHBOURS WERE NOT ABLE TO ATTEND TONIGHTS MEETING AND WE WOULD LIKE TO SHARE IT. THANK YOU
17. NEW DESIGNS AND PROPOSED CHANGES VERY GOOD.
ONE FLOOR BUILDING EXCELLEND FOR SENIORS.
OUTDOOR SPACE FOR SENIORS TO SIT AND RELAX AND ENJOY FRESH AIR AND SUNSHINE – HOPE FOR BENCHES TO SIT ON.
GARDEN PLOTS – INDIVIDUAL (BOXED) ARE GREAT.
18. PRESENT PLAN LOOKS GREAT.
GREAT SENIORS ACCESSIBILITY.
SENIORS NEEDS AREAS WITH SEATING.
NEEDS FOR A PROGRAM OF MONTHLY ACTIVITES.
GET BUILDING
19. I LIKE EVERYTHING I SEE. I HOPE IT GETS DONE AS SOON AS POSSILE.
20. PLEASE HAVE WRITEN INFO THAT CANBE POSTED ON A REGULAR BASIS FOR THE SENIORS AT HIGHLANDS PLACE.
BENCHES AND A GAZEBO.
KEEP OPEN COMMUNICATION WITH OUR BUILDING.
PROGRAMMING IDEA: SENIORS INTEROIR ACTIVITES – BOWLING, SHUFFLEBOARD ETC
HIGHLANDS COMMUNITY LEAGUE TO REACH OUT TO SAGE FOR RESOURCES/CATELOGUE.

FEEDBACK POSTED TO FEEDBACK BOARD:

- LIKE THE DESIGN.
- GOOD TO SEE THE DROP OFF ZONE INCORPORATED
- VERY HAPPY TO SEE COORDINATION WITH SCHOOL – OUR FUTURE COMMUNITY PARTICIPANTS
- GARBAGE PICK UP
- LIKE THE ANGULAR DESIGN AND SUGGESTED PLACEMENT
- PARKING LOT ACCESS AND SITE LOOKS EXCELLENT
- SPORTS AREAS

- LIGHTING
- IT'S A LONG TREK FROM SKATE CHANGE AREA TO SKATING POND
- TOO MUCH SPACE FOR STORAGE AND OFFICES
- GREAT DESIGNS / HEADING IN THE RIGHT DIRECTION FOR ENGAGEMENT, DESIGN, AND SUSTAINABILITY
- PS TENNIS COURTS BEAT PICKLE BALL
- WOULD DEFINITELY LIKE TO SEE THE HOCKEY RINK INCORPORATED WITH LIGHTING IF POSSIBLE
- ANY PLANS TO INCORPORATE PUBLIC ART?
- KITCHEN ACCESS TO WEST SIDE OF MULTI PURPOSE ROOM NOT GREAT
- PERHAPS A SMALL WATER FEATURE ON PATIO?
- SKATING / HOCKEY RINK
- TAKE A LOOK AT GROUP SERVICE HEAT PUMPS COMBO WITH PV
- LOVE THAT THERE IS PLANING FOR SUSTAINABILITY AND EFFICIENCY
- SEAL EXTERIOR WOOD
- CREATE A FENCED AREA FOR OFF LEASH DOGS TO PLAY
- NEEDS TO ENSURE THERE IS AN INDEPENDENT WATERING PUMP / SYSTEM FOR LAWN BOWLING SPRINKLERS
- LARGER OVERHAND OVER LAWN BOWLING PATIO
- KITCHEN SIZE
- I LOVE SLAB HEATING – COMFORTABLE, STEADY TEMP
- CLOSET SPACE
- LAWN BOWLING FENCE OUTSIDE OF PATIO

ONLINE SURVEY FEEDBACK FEBRUARY 20-27, 2018

1. PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE REGARDING THE MASTER SITE PLAN FOR THE HIGHLANDS COMMUNITY CENTRE SITE

I like this version much better than previous ones and feel it better balances the needs of community gardeners with other uses for the space. I really like the idea of a future skating rink and think that could be a draw for the new highlands K-9 school and community members with children, or for adult hockey games. I think that will encourage a broader range of ages to use the space.

I really like this plan! I like the potential to include tennis courts and a larger rink area. It looks great!

I like the layout of the site.

Centrally situated is fair. You never going to please all as needs are different

Looks nice and very balanced.

Overall I like the site plan but am concerned that the parking lot will be difficult to access and egress. The folks who live across the street certainly expressed concern about having the entrance at that location but from any of the streets it would create concern from the residents. The location of the building next to the bowling green is perfect for those folks and I hope they contribute to the building with volunteer man hours and money. I like the skating pond idea and the garden area.

Maybe a covered sidewalk from parking lot to hall for seniors in in climate weather

I like it. The angles are appealing. Parking seems sufficient and well placed.

So, it looks as if 61st street will become HCL's back alley. It has the outbuildings for lawn bowling, the smoking area, the enormous parking lot. It's not a "ribbon of green" as it is supposed to be on the west

side. More like the industrial area and parking lot. 61 st will become a gong show once the new school is built. Already there are many cars coming and going, and once the new school gets built, with a larger student population, the traffic will be insane, especially as the school will be K-9. Then this proposal wants to add a very large parking lot, which will not necessarily be used by people using HCL property. Relocate the parking lot to the garden lot and where part of the existing building is, so the parking lot is between the lawn bowling and maybe future community garden and move the placement of the building further north on the property. This means that at night, car lights leaving the parking lot would not shine in anyone's windows. The parking lot would be closer to the park.

The layout is very nice; I would like to see the hockey rink incorporated on the north side of the property as indicated, and a water feature (similar to the one at Borden Park?) might be nice as well, either near the community garden or the proposed fire pit area.

You've planned a lot of outdoor activities for a climate that is mainly winter, and seniors activities at that. The proposed building itself looks super tiny. I notice that street lamps are not included on these site plans, on site, for safety.

This looks great, with lots of potential for additions down the road.

too small to really say, but looks ok

Let's look at the entrance to the parking area and delivery/drop off. I live on 61 Street, and the plan is for a drive in the middle of the property running about 10 metres in to a parking lot with 45 spaces. Somewhere on that lot, there should be space for the Dumpster and the garbage truck to drive in, empty the bin, turn and leave. There should be room for the sandbox as well. The architect seems to think that everyone walks to events at the hall and that parking is something pro forma to meet City regulations. He should see the parking lot on soccer registration day. Members of the planning committee seem to think that the only time there's heavy parking in the immediate neighbourhood is on Community League Day. I wish they would come by during soccer season, when every parking space on the street within two blocks is taken – even, far too often, the entrance to my driveway (which is not a parking spot!!!). We've been blocked out or blocked in more times than I can count. Let's combine soccer and an event at the hall or at the school and see how many parking spaces we have left over.

Is there not going to be a skating rink? The amenities/priorities surrounding the building do not take young families into consideration. To revitalize the neighbourhood the skating rink and tennis court or other child/family friendly amenities should be important as well especially considering the development of the school right beside the property. This plan appears to be geared towards one demographic. The community garden and lawn bowling are wonderful but it should not diminish the importance of catering to others in the neighbourhood. I love all the trees that are incorporated into the space.

Great plans! Not sure we need a designated smoking area. I don't think it's necessary

I think the layout is great with opportunities to reinvent some off the space in the future.

Looks good. Winter amenities need to be a focus i.e. Hockey rink, Warming shack.

The architects speak of a "ribbon of green" along 62 street, but fail to deliver. There are no logical, smooth connections to pathways originating from Highlands Park to the new site plan, other than the existing public sidewalk. The substantial, distant setback of the new hall from the corner of 62 St. and 113 Ave. makes pedestrian approach awkward and long (unless you arrive by car and are dropped off at the back, hidden part of the building). The proposed "ribbon" does not tie the building smoothly, nor in an inviting way, to the street. The community garden will effectively block a natural, direct pathway to the building main entrance from the south-west corner of the site. Every pathway forces you to go around the community garden. The "green-speak" concept is largely symbolic... By contrast, a "ribbon of shame", including asphalt parking, with bright lighting, garbage bins, smoking area, lawn bowling maintenance buildings, sand/dirt pile, and drop-off is what is dished out on 61 St. Not so green on that side of the site is it? Garbage truck ingress/access is not currently indicated on the site plan and should not be underestimated. Walkway connections shown, linking to the school site are imaginary at this stage at

best, and probably unlikely, given school yards are usually heavily fenced. On a side note, street people used to occasionally live (set up camp) in the hockey penalty boxes when the rink was still being used. Possibly an indicator of the real, future challenges faced by our new community league building, in this location (with proximity to 118 Av.). Site lines, visibility, visitor security, and safety concerns should be better investigated and addressed. Splitting the site in two and providing two, separate building entrances does not help with building safety concerns. Locating the parking lot behind the building, out of sight, does not help the situation. With 800 future students using the school, directly next door, one might expect some impact on the community league site, by kids with time on their hands. Concentrating site parking and entrance/exit off 61 Street is a major negative of the current design. Currently, 61 Street functions as an almost dead-end, with the school located at the north end and an awkward, hard 90 degree turn onto 114 Av. Buses and other traffic already have a hard time making the tight turn. We foresee even more congestion on this already narrow street, because of increased school and daycare drop-offs occurring after the future school expansion. Already, parents race down 61st. to drop off children at the school. Even though the school promises to locate future bus loading and parking on the north side of their site, we know that parent drop-off, daycare and other short-cutting will occur on 61 Street. Regardless of the statements made by the architects, many people will arrive by car to the hall and we anticipate the parking lot will be heavily used (like it is now). In the proposed design, 61 Street will be treated as the "ugly back alley" and garbage pick up for the community hall. The parking lot should be located and accessed at the west side of the site, from 62 street. This street is the logical straight through connector to access 112 Av. and 118 Av., and is properly and safely controlled by traffic lights at each end. A visible parking lot, easily accessed off 62 St. would also give Highlands Park users a reason to visit the hall and safely park and access the park. With the parking lot hidden behind the building, and accessed from 61 St., there is no such opportunity. Locating an enlarged community garden at the south-west corner gives it a design prominence that it does not deserve or require. For eight months of the year, the community garden will be a wind-swept open space with bare wooden boxes and blowing dirt. Garden plots are rented out to private individuals, who pay for exclusive use of public park space. The term "community garden" actually means "private rental garden plots". Visitors to the site are not really welcome to browse through private garden plots as is; would this change by putting the plots up front, where foot traffic, sampling is encouraged? A shed to house garden tools, water barrels, and equipment, located at such a prime site position, is actually not that attractive. The community garden and shed should be located to the north end of the site where the prime, fertile soil is already extant. A parking lot near the garden makes more sense, because we notice most garden users arrive by car. Locating the community garden where the paved tennis courts are means that tons of new garden soil will have to be moved into the new location. How green is that? Wow, the lawn bowling group sure wins big. They get a prime building space facing their space and a fenced outdoor plaza, for their exclusive use. Normal building users will not be allowed into the sacred, secure, fenced outdoor lawn bowling space. The fence for lawn bowling should just enclose their defined bowling space, and not compromise public use of the site. Public access around the building is blocked with the current design. A future skating/hockey rink would not really work in the location shown, because it's much too far from the heated change space in the building. Why bother showing it on the site plan, if it is not functional/workable in the future?

I am not a fan of the building/garden at an angle, as it wastes space and is not in keeping with the design methods congruent with the historical period as originally developed in the neighbourhood. (ie: symmetrical grid)

It would be nice to have the rink go in for sure, not left as a potential.

I really wish there was an option for a mini-dog park (fenced). Like the size of a large backyard. The old tennis courts, prior to being used as a hockey rink, was regularly used by the community as a dog park, and it was wonderful for meeting people!

It looks really great and is very exciting. I question if there is enough outdoor seating planned. I know there is quite a bit across by the spray park but it would be nice to also have options near the community garden, skating rink, etc.

I like the design - Community friendly and it takes into consideration the seasons of the year. The design also has taken into consideration the environmental factors that make Highlands a great place to live! I am also pleased that we kept the Lawn Bowling!!!

I like it! Looks beautiful. I love all the greenery and outdoor multi-use areas.

test

It looks like a park is being planned first with a hall as afterthought. We already have a park directly south. We need a hall that can be rented out and generate revenue. Like the pickle ball/tennis courts but only if it's maintained. The old tennis courts were never kept up and are an eyesore. More parking is needed to accommodate both lawn bowling and building use in the summer. Neighbours on 62 and 61 streets don't want people parking in front of their houses all the time.

Is there a fence between school and site? It was suggested there would be no fence.

I like the idea of tennis courts more than a hockey rink. Especially if a seasonal skating pond is being created.

Good

Community garden seems too large, in an area where people have yards and gardens. Better uses for everyone, OR use that only for volunteers to raise food for the food bank.

Take out the lawn bowling. How did they get to "own" so much of the community league space? Don't need it, other better uses for the land.

Generally good, but the lawn bowling should no longer be there, nor should they be allowed to use the building. It's like they've taken over Highlands.

Frankly, I think the idea of operating a daycare or after school care in the space is utterly wrong. There is not demonstrable need, and there are such programs already operating in the neighbourhood. It is flatly wrong for the community league to undercut them. Moreover, that ties up space that could be used for the community's functions during the day. The place can't just be a childcare and eldercare (lawn bowling) facility. The word is COMMUNITY.

I like it. But can't tell what will happen to the community garden.

There isn't much outdoor recreation space. The existing tennis courts can be used in the summer for ball hockey etc. Is the patio by the lawn bowling for everyone's use? If so, there is no outdoor space for hall rentals. Is there an opportunity to have outdoor functions.

I generally like this plan.

Generally in favour of it. Would like to see the plaza area a little larger for potential events and festivals, or markets.

make the skating pond and rink larger and connected.. that whole area could be flooded in winter.

This needs to be coordinated with plans for Highlands school redevelopment, including architecture and landscaping. Let's make these a beautiful, cohesive centerpiece (i.e. together) of our community!

The skating rink is an important part of this plan. It concerns me that it hasn't been given the priority that the lawn bowling club has been given. We need to focus and promote activities for families, young children.

There is too much focus on seniors. Lawn bowling -- fine. Community Garden -- fine, that's for everyone. Pickleball? Forget it. Tennis? Better... great! Seasonal skating pond? There should be a proper rink with boards. I was out there with my kids last Saturday and there were lots of people playing hockey. I moved into Highlands five years ago and my son is taking up hockey. I will be very disappointed if there is no hockey rink and so will other young families in the area.

I am very concerned about the big push from the lawn bowling club - who lease the facility from Highlands and has a prominently large number of members who do not even live in the Highlands. And

from the length of the relationship they seem to feel like they own it. Unnesesary 45 parking spots, city approves many sites, with less generous numbers even in situations when less Street parking available. (Ritchie market etc) Knowing the maximum number of quests in the facility 35 is viable, 40 will be plenty. It adds to unbalanced look. 2) the proposed plan of the building design, in my opinion, represents well the community's needs and fits well into the site. I may have some additional ideas to discuss, in the next stage (after project will be approved) would be beneficial to have more voices re: rain collection, grey water systems, green grid roofs, solar panels, powerwall... 3) the size of the courts, involving another push towards an outdated idea. It is important that the architect, who has the ability and the interest in designing a facility which is adaptive and flexible to follow changing generations, is encouraged to do just that. People can play pickle-ball on the tennis court, if additional lines are drawn, which will allow badminton to be played as well The net and polls can be adjustable in height etc.; however you cannot play tennis on on pickle-ball court. When you look at the all the activities allowed by the requirements suggested by the steering committee, this is not addressed at all. A lot of the proposed activities and ideas don't involve the interest of coming generations, and we need to have spaces which are flexible enough to adapt. It is our responsibility to design and build space which will form with and conform to the interests of the community. 4) I do not believe that the generation of income (required by the city for sustainability) anticipated or proposed is viable. Creating additional daycare/after school care where we have many of those programs existing in the Highlands Community. We need to seek more innovative concepts...

2. PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE REGARDING THE BUILDING PLAN FOR THE HIGHLANDS COMMUNITY CENTRE

It is really tricky to see the details on the map. I tried zooming in but they were still fuzzy. It looks like this building is larger than the last proposal and has some nice rentable spaces. I assume there is also a kitchen space for events. Overall I like it much better.

I like the layout and the inclusiveness of the space!

I was hoping to see a building that fitted in better with the historical aspect of the neighborhood. More and 'Arts and Crafts' style building. Stone pillars, wrap around porch etc. Too many bathroom stalls (4) it looks like. Can we reduce that. (I wasn't able to attend the event and the labels on the rooms are hard to read on here)

No verandah coverage of hall facing lawn bowling. Needed as presently have awning off shed. NO shade areas provided on patio. With all entrances shown is security going to be an issue. Presently with building we have and only one door people do not lock

The drawing is too small to read

I like the capacity sizes of the spaces for a variety of events. I hope coat check, storage for tables and chairs, catering facilities are all looked at in the final plans. I heard in the first session that there might be an after care centre included in the building for Highlands School kids that needed this program. IF they are in the building morning and afternoon without a special space it would be difficult with all their materials storage requirements to keep the place available for evening and weekend rental groups who would use these common area spaces. Maybe this isn't a requirement anymore. I am concerned that the outside wood siding is not practical for this climate and would be difficult and expensive to refinish when needed. Might be fine for the west coast but not our dry, freeze thaw snow rain weather. How easy would it be to clean off any tagging with paints of this surface. I agree that the houses in the area have been built in a variety of styles for the time periods they were introduced in the area. We do have a large historic designation on a number of our homes and I would have liked to see the design of the building lean towards the historic elements and not the modern. Overall the presented design would be just fine

with the overhang of the roof and front design along with the room and patio off the bowling green.
Great job!

It might be nice to have the 2 multipurpose rooms adjacent to allow for larger gatherings and provide a covered outdoor area for in climate weather

The space feels broken up, with a lot of wasted space in the vestibule. Not sure if all the storage/office space is needed. The kitchen has poor access for the second side of the large hall.

Really nice that the lawn bowling has direct access to HCL building. (that was sarcasm). Are the gates to the lawn bowling kept locked? If both, or even one hall were being used, especially close to capacity, are these sufficient washrooms to handle this? Change tables in the washrooms?

The building is well-thought out and adequate for our current community. I do wonder if a slightly larger building might grow with us - larger washrooms, perhaps an even larger capacity in the main multi-purpose room, with permanent or temporary staging incorporated for performances.

Two bathroom stalls for ladies? Are you kidding? This building looks way too small.

If a movable partition is installed, and was in use, would people in the south part of the multi-purpose room have to exit the building and walk around to use the washroom? It doesn't look like there is access from within, and that could be a concern.

the image is too small to review

The kitchen is too small at 20 sq. m. (that's about 4m x 5m) with a door of standard width opening inwards and a pass-through to the adjacent room. The architect said they were told that "you didn't want a commercial kitchen", but how do you put on a dinner—even a potluck dinner—for a hundred with one fridge, one stove and no separate bar? WHERE IS THE BAR? Imagine four or five people putting the finishing touches on plate service or a buffet and using the pass-through while someone is using that space as a bar. That is a recipe for chaos and confusion as well as injury. If you have a portable bar, where do you store it? Which leads us to... There is not enough storage space. When I was on the committee more than a decade ago, I went around to some recently built community league buildings and each community said the same thing: take the amount of storage space you think you need and double it. You need to store tables, chairs (which take more space than you think, since each stack of chairs occupies about 2 ft. by 2 1/2 ft. depending on the style of chair and number stacked), cleaning supplies and equipment, paper products, and equipment for (future) fitness or craft programs, toys for kids, etc. Secure storage for things like a small stage or dais, a podium, and audio-visual equipment would also be nice. Where is the coat room? The architect says that coat rods or racks can be tucked into areas around the vestibule, but what about winter, with boots, hats, mitts, etc.? If you have a room with a capacity for 150, you need to provide 75 linear feet—about 23 metres-- of hanging space. Somewhere to sit down if you can't balance on one leg when putting on your boots would be nice. Scattering wet, muddy boots around the periphery of a room means extra cleaning as well. And how about security, if someone can walk in and raid the coats and their pocket contents? Not enough washroom stalls. Two stalls for women, one stall and a urinal for men, plus two handicapped-accessible unisex rooms—and those last two are at the furthest possible distance from the two rooms at opposite ends of the building. Not everyone who uses a handicapped washroom is on wheels. Many walk, using canes and walkers, and it's amazing how frequently the handicapped washroom is the furthest away. It can also be painful. Is there room in the unisex washrooms for folding changing tables to come up from the wall? Because there's not a lot of space for an infant and stroller in the gender-specific facilities.

The location of the change area is not beside the "potential" rink. I love that the rooms are on opposite sides of the building as well as there is access to a bathroom from outside the building. There does not appear to be lockers or storage in the skate change area.

Great job

I like the layout utilizes the space well.

Skate change is on wrong side from pond or rink I think. Large gatherings are accommodated at the Highlands Golf Course so eliminate large room. 60 person room seems right but could use the larger kitchen from the 150 room.

Entrance to the large m/p room is poorly located, not inviting, not visible from the main vestibule (pushed around the corner). In our climate, a separate entrance door vestibule might be desirable (cold gusts of wind). If the large m/p room is subdivided, as suggested, then equal, separate access to each space from the vestibule is not possible. Given the potential high building occupant load (210 persons), the washroom fixture capacity appears undersized. Public views from vestibule into men's washroom (urinal) is unacceptable. Two doors into exterior/interior washroom, control/access issues? Low west sun angles could overheat, cause glare in the m/p rooms, and vestibule, due to large glass areas. Large glass areas may be a future vandalism issue. The distance from the proposed site skating pond to the skate change area is excessive. Mechanical room appears undersized, given the large air-handling needs of public gathering spaces, unless roof-mounted equipment is planned? (hope not)

The shape of the building again is not in keeping with the history of the Highlands. As well, why would there be a skate change area on the side of the building furthest from the proposed skating pond?

The parking lot is enormous compared to the hall. Inside it would be nice to have amenities so it could be used as a rehearsal space for the large theatre community in Highlands. Amenities like a sound system, sprung floors, some stage lights.

I like it!

No comment other than it looks reasonable

The design is very user friendly for the Community. I just have one question regarding the two storage rooms beside each other on the 150 person room - why two separate rooms vs one big storage area that can be separated by shelving units or what ever we deem necessary to get the full extent of the space.

Love that there are two options for room sizes. Looks functional and will fit the needs of the community. test

It seems a bit small for rental use.

Very small cannot read even with glasses on -- is there enough washrooms?

Seems like a lot of square footage for the vestibule and skate change areas, which wouldn't serve much purpose most of the time. Perhaps it could double as community gallery space? Skate change area is a long walk (which someone would need to make on their skates) to the proposed skate pond location.

Move skate pond closer?

Good

Looks workable. I like the situation, angled as it is.

I like it, but if the lawn bowling club is allowed to continue as it does, the building doesn't provide enough for the community. Will revert to the same problems as the community has always had. Not sure why we should subsidise this sport. Other sporting clubs find their own venues.

See above re lawn bowling club. With that excluded, the building looks very useful.

Looks fine

looks nice

The small multi use area looks like it is earmarked for lawn bowling functions. There is a lot of storage space. Could one of these spaces be used for a small classroom? Will the kitchens be appropriately suited for the size of functions expected. It would be nice to have the capacity to facilitate an outdoor engagement that could be moved inside if necessary.

I worry about the size of the rooms (being too big) and the feeling of the space, as well as the patio that will be undoubtedly be dominated by the lawn bowling folks. We need a fireplace (indoor/outdoor maybe) and small areas to connect. A patio space where we can meet and grill up hot dogs while the kids run through the splash pad next door at the park (I believe Riverdale has something like this).

Generally like the concept. Not sure if we need the foyer so large, as it seems like a lot of wasted space. We may need the second office space to be a bit larger.

the skate change area is too far from the rinks. The plaza would have to be a rubberlike material. Can a better adjacency be found? Do we need 45 stalls? can people also park on the surrounding street? Lawn bowling is a huge part of the plan. Are they helping to finance the building? Is it busy enough to justify? Just wondering. WCS are the first thing you encounter from the front door. Is it possible to flip the storage and office areas to put the WCs along the east entry from parking? Have a blank wall at the front entry which could be an art element or community information wall. anyway, fewer doorways onto the vestibule/skate change area.

Nice space plan. Odd building shape.

Great - flexible space important. I'd like to see a daycare in this facility, would also like facility to be used daily.

Local day care services are recommended and could be accommodated in the multipurpose space. There should be gender-neutral washrooms and a warming space for skaters in the winter.

The proposed plan of the building design, in my opinion, represents well the community's needs and fits well into the site. It would be beneficial to have more proposed ideas from the architect - in the next stage re: rain collection, grey water systems, green grid roofs, solar panels, powewall and other foresight for the long term plan and to make our community hall sustainable standing for much longer then existing one

3. PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE REGARDING THIS BUILDING VISUALIZATION

I like it. I think having a nice, well lit space will be important.

It looks awesome!

I was hoping to see a building that fitted in better with the historical aspect of the neighborhood. More and 'Arts and Crafts' style building. Stone pillars, wrap around porch etc.

Looks solid and like the wooden structure . Requires signage

Perrenials and community garden would be nice.

I think from this angle the building looks great and the patio space ties in with the grounds and park entrances off 113th ave and 62nd street.

Fire pit would be nice

Attractive

Yeah, I know, community gardens are the now thing, but the community garden is actually a first come, first served, rentable series of plots, for whomever gets there first and can afford the fees. Not feeling the community part. Are they attractive all year round? I think not.

I love the profile of the centre, no suggestions for improvement.

It looks very dated, even though it is brand new.

This looks really nice!

some cosier places to sit would be nice, around the garden and next to the entry. and in the shade, if there is any. the concrete benches look unfriendly.

It's interesting how the perspective used in the drawings makes the site look huge. This elevation looks like the new library and most of the recently built rec centres pointy bits and raked roofs. Are there plans to run a water line to the community garden, along with the rainwater diversion?

I love the windows and lines. I am not a fan of the colours of the building. I would prefer a deeper vibrant colour than the yellow and the light wood paneling does not match the modern concept. It makes the new building appear dated.

Cheerful - love it

It looks to be very welcoming I just don't like the yellow tone. If you are using wood exterior may I suggest trying to incorporate some locally sourced wood.

Wood siding at ground level may send a great green virtue signal, but over time, community buildings can and do take a beating through wear and tear, as well as vandalism. Wood is not a good choice for the lower parts of the building facade. The 'attractive' community garden shed is not visible in the rendering...? Nor the dense tree planting shown on the site plan? No historic visual building referencing to celebrate "Historic Highlands"? Some may be hugely disappointed, but I like the exterior design... well done!

I cannot overstate how ugly this building is. The shape is straight out of the 70's and is just a small duplicate of "popular" architecture in the City. (Take Commonwealth Stadium as an example). This look has already been 'dated' and will soon become so again. Why don't we try to aim for a simple classical style that is in keeping with the historical period of the neighbourhood? Obviously a replica of the old building is not possible due to cost, but this design is outrageous.

Looks great! Just need to make sure trees that will thrive there will be planted. No Swedish columnar aspen or green ash.

I wish it was a bit more natural looking - I don't mind modern (in fact, I pretty much love it), but I am not sure this visualization fits in with the Highlands neighborhood. We are pretty eclectic, but generally calm and natural.

Looks beautiful - love all the windows!

I LOVE It! When looking at the layout above and then seeing a visual of the design - I can hardly wait for it to open!

Love it.

test

Like the mid-century look. Don't like that the community garden is in front. The current garden is always unkempt and shouldn't be so front and centre. I'd move the garden over to the south side of the property.

What is the building made out of? Is it like the neighbourhood?

Looks great.

Good

No comments. Not unappealing though.

I like it. Not sure about the yellow wall around the entrance. Like the wood.

Beautiful. Like the way the roof rises.

I like it.

It looks wonderful.

looks good

I think the yellow immediately makes it look dated. I've heard that there may be childcare in the new space -- which is awesome! -- but is it a concern privacy-wise with the huge windows? (Don't get me wrong, I love big windows and natural light.) Can we get bike racks?

Overall, the modern architecture is interesting but doesn't really fit in our neighbourhood. I preferred the mock ups on the redesign of the current hall building that were done several years ago by Brad Burns. It was more of an arts and crafts style, had more organic elements, a patio, fireplace and was more welcoming. This feels a bit cold and doesn't really fit our mature neighbourhood. I like all the glass for light and openness, but not crazy about the rest of it.

Does not suit the character of our historic neighbourhood in the least. Disappointing! Better landscaping please

Beautiful! Glass, open concept is welcoming and bright.

Looks nice.

The building visualization - view from the garden side - the shape of the structure, proportions and general appeal fit perfectly to the site. Re: community garden concept. Many members of the Highlands community have gardens, or the capacity to have them, on their own properties. The community garden notion sounds very trendy; however it makes more sense in a community with multi-family units, seniors housing and the like.. I don't think it's a good use of the space unless we plan to organise volunteers to run it, and harvest it and use it to support the food bank or some such other group. In my opinion it should be a perennial garden for pleasure of the eyes Or perhaps that "garden" space could undertake some other progressive idea, let's say instead of static public art (city requires public art – one good use, undeniably) perhaps it can be a "green growing collaboration "with Edmonton artists involving the community...

4. PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE REGARDING THIS BUILDING VISUALIZATION

I like how the space seems quite accessible from a variety of angles. I also appreciate that the lawn bowling was maintained, as it seems well used by community members.

Great!

I was hoping to see a building that fitted in better with the historical aspect of the neighborhood. More and 'Arts and Crafts' style building. Stone pillars, wrap around porch etc.

Looks solid and like the wooden structure . Requires signage

Looks very inviting

...will look good but am concerned that the fences around the bowling greens will take away from the attractive look from this view. Maybe some artistic fencing could go around the bowling greens to protect and still look good.

Love!

VERY DISAPPOINTED. Absolutely no historic references. Highlands is known as being historical, architecturally speaking. True, there are houses from each boom era in Edmonton, but many of the mid century houses are being bought up, torn down and rebuilt as something else. The historical character of Highlands is already under attack with new, cleanly lined houses. Adjacent to the HCL property are pre 1920s homes. Actually, the proposed building looks like a cross between a ski chalet and a strip commercial from the 1960s.

I love the profile of the centre, no suggestions for improvement.

Again, very dated. Lack of originality.

Nice! would like to see how some nite lighting would animate the site.

I know the architect went to a Vancouver firm to develop a "sustainable wood" method of construction, but what about using a cementaceous clapboard product that would be almost maintenance-free and fire resistant?

Hate, hate the chain link fence. Again the paneling looks like something from the 70s. A different shade of wood that takes out the yellow tones. The wide pathway is great.

As above

Is it possible to close or modify 113 ave for pedestrian traffic and in doing this also create a green belt from 118th to 112th?

The wide walkway shown does not connect with any existing, established pathways originating from Highlands Park. The fence around the lawn bowling is actually a lot higher than what is shown.

I don't think there is a need for paved paths that are wide enough for a logging truck to go through. The beauty of the area is the vegetation including mature trees and shrubs, not excessive pavement for 6 people to walk abreast.

Awesome. More shrub/perennial beds near the walkway would be nice.

I like this angle more.

Awesome! Very inviting!

Beautiful. I'll go out and purchase my all white attire immediately. ;)

test

It looks like fruit trees to the right? Is it necessary for a fence?

The chain link fence looks trashy next to this gorgeous structure. The benches are boring.

Good

A little more attractive to me from this angle, save that it reminds me of the lawn bowlers. How does this small private club get the use of so much community space, one wonders?

Lovely. I like how the evening light works on the angle of the building.

Yes.

Again, I like it. By the way, I hope the use of public art is contemplated here.

any opportunity for solar panels / solar water heating / solar walls on the south facing structures.

Does this really fit with what else is going on in the neighbourhood? It's really modern and doesn't really fit with our community of character.

Again, as per my previous comment, this architectural style doesn't really fit our neighbourhood.

Lovely. Again, though the heavy focus on the lawn bowling is not reflective of what I believe our community is visualizing and requiring in our community league.

Looks nice, please no chain link, find an alternative fencing structure.

5. PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE REGARDING THIS BUILDING VISUALIZATION

I don't have any concerns.

Again, so nice!

I am really not fond of the look of the outside of the building. Too modern. I was hoping to see a building that fitted in better with the historical aspect of the neighborhood. More and 'Arts and Crafts' style building. Stone pillars, wrap around porch etc.

Looks solid and like the wooden structure . Requires signage

Looks like easy access

Some concerns about access and egress from the parking lot of vehicles and larger delivery vehicles such as garbage pick up. Drop off is needed as long as door entrance doors aren't too far away.

Beautiful

The hindquarters are rather bland. A parking lot, maybe a tree or two. I pity the poor people who live on 61st st and get to look at this out their front window.

Great parking design, perfect for our community and a vast improvement on the current model.

Dated and un-original.

a bit bleak, back-of-house looking.

Not particularly inspiring. Previous surveys talked about a community desire for a barbeque area for community events, especially events like pub night. There was no indication of a patio area that could be used for the purpose in the drawing. Is there one?

Looks like there is ample parking. Again the yellow tone of the wood makes the building unappealing. The trees are terrific.

Looks like any back end of a building.

Looks good.

The perfect spot for a future hockey/skating rink, or expanded community gardens, but not for parking....

Why not have the building closer to the city sidewalk where there is already street parking and then can allow for a smaller drop and go zone? A minimum number of stalls, if any need be produced.

Parking lot is too big

Beautiful :-) Glass and wood - great choices!

Again, love it! I am hoping that the spacing between cars will be like Costco - this way every one can park without worrying about getting your vehicle dinged.

test

Blank walls to building -- maybe community artists can decorate?

That corner room doesn't appear to have much in the way of windows (just the one in the upper corner). Will that interior room be a bit claustrophobic if closed off from the larger space?

Good

Still looks good, especially the effect of the woodwork.

Works for me.

I like it. Can't see well though. Is the entry sheltered? Needs to be.

Beats drop off on the street by a long shot.

looks good

Bleak and cold, just like winter. ;) It's fine.

Not really welcoming again, as per other comments. This side even less so, as there aren't as many windows.

This looks bleak. The walls could be more punctuated with windows or relief. Additional landscaping, lighting etc.

Sufficient parking.

Looks nice... but where are the skaters in this winter shot?

We assume that this is the same side close to courts planned placement. The building design is complementing well this natural wood exterior, especially in the afternoon, when the sun will be setting down. Recommended to use minimalistic landscape to separate the parking with the structure of the building. Re: the proposed size of the courts, involving another push towards an outdated idea. It is important that the architect, who has the ability and the interest in designing a facility which is adaptive and flexible to follow changing generations, is encouraged to foresee what viable for the next generation. People can play pickle-ball on the tennis court, if additional lines are drawn, which will allow badminton to be played as well The net and polls can be adjustable in height etc.; however you cannot play tennis on on pickle-ball court. When you look at the all the activities allowed by the requirements suggested by the steering committee, this is not addressed at all. A lot of the proposed activities and ideas don't involve the interest of coming generations, and we need to have spaces which are flexible enough to adapt. It is our responsibility to design and build space which will form with and conform to the interests of the community.

6. PLEASE PROVIDE ANY COMMENTS YOU MAY HAVE REGARDING THESE SCHEMATIC INTERIOR VISUALIZATIONS

Again, I think an attractive space, with lots of natural lighting is important. I can see a range of users (weddings, birthdays, activity classes, etc.) all finding uses for this space.

Awesome, very excited for this project!

Good looking space. Again, I was hoping for something less modern. More post and beam style.

Spacious and should facilitate the needs

Drawing is too small to read.

The wood surface should keep the noise bounce down with other hard surfaces within the building. Some concern about cleaning the roof surfaces and upper wall surfaces. Pretty plain walls in the lower image but I am sure some art work (sculpture) could add some interest to the wall. Lets show our amazing history of this community in the building and grounds.

Beautiful

Appears cold and institutional. Ensure floor coverings are skid proof.

I get the idea of having glass to see outside, but it would not necessarily be wonderful to have the whole community looking in at say, a wedding. Oh, drapes or blinds might work. Are these in the budget?

Great interior, simple, functional, and bright.

Basic.

I don't feel like the inside has the same feel as the outside, they look like two different buildings. It's usually the opposite with new construction, that the outside structure can feel cold or lack character. In this case the exterior looks great- warm, colorful, light, blending well with the neighbourhood, while the interior is stark and uninviting. I realize this rendering doesn't take into account the final materials used, furnishings, etc, so I would hope that the materials are given serious thought to enhance the welcoming nature this building needs to have.

too small to really say.

Not very appealing. This architect seems to envision this room as a gymnasium. The previous architect stuck a grand piano on a stage like a concert hall. The actual usage will be somewhere between the two. Are there windows on any other walls besides the one shown? Yes, this is still the 'conceptualization' stage -- but if the design can't get the elements right that make the building work well from the beginning, there are going to be many more flaws in the design, planning and execution.

Love the ceilings, open concept and the windows. The change area has no where to put anything.

Not detailed enough to give an opinion except perhaps the great natural light.

Windows are great. Again not sure if we need the larger space re Gyms at schools and Golf course dining room?

Bland renderings, don't convey the warm feeling of a wood interior.

The views from the windows are nice. Again, a more classical design is needed here.

Small light and sound board for either room would be amazing.

No feelings either way, except that I really like the windows!

Love it!!! Again can't wait for it to open! Question regarding Fireplace in 60 person room - is this electric fireplace or gas? Congratulations to the Building Committee for capturing the heart of Highlands and conveying the interests of the Community to the Dub Architects! Simply put - you Nailed It!!! ☐

I really like all the windows and light. Looks amazing!

test

Lots of windows -- hope it will be good quality glass

Great building, great lines in the ceiling.

My first impressions of the plans are favourable.

No comment here

Looks functional enough.

Interesting. Like the windows.

Nice and functional, nice natural light.

Hopefully there will be blinds for the large west facing windows

It seems so cold and bleak -- not exactly words that bring "community" to mind. I wouldn't want to hang out here.

I like the openness, and the exposed beams. It needs more elements to feel like someone's living space. This feels too open and not enough comfortable seating space like a lounge. A lot of what we host is in the lounge and needs to have those elements rather than just an open room. Again, would like to see some historic elements as part of the design.

Wonderful, warm, spacious yet cozy.

I think this could work very well for many purposes.

It is too early to see the details the interior visualization. I would much rather see one large area with ability to aelerate in smaller 2 rooms by movable walls. However we have to know more about the plans.