

What We Heard Report

Community Consultation
April 9th, 2022

Highlands Facility Renewal

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Highlands
est. 1921 COMMUNITY LEAGUE

Public Engagement Summary and Results

Project Overview

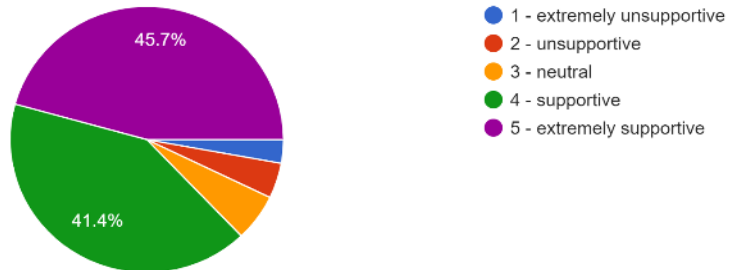
In April of 2022, public feedback was requested in response to the latest Highlands facility renderings. With COVID still creating uncertainties for public gatherings, an online survey was put together featuring renderings and floor plans of the new design. An open house was also held for those who felt comfortable attending, giving the opportunity to ask questions in person and voice concerns. Attendees to this event were then asked to complete the same online survey. To ensure the survey and event were communicated to all residents, multiple emails were sent to the Highlands Community League email list through Mail Chimp. Posters were also put up around the community and at local businesses with a QR code to the survey. In total, 70 individuals attended the open house on April 9th and 70 responses were collected through the survey.



What We Heard

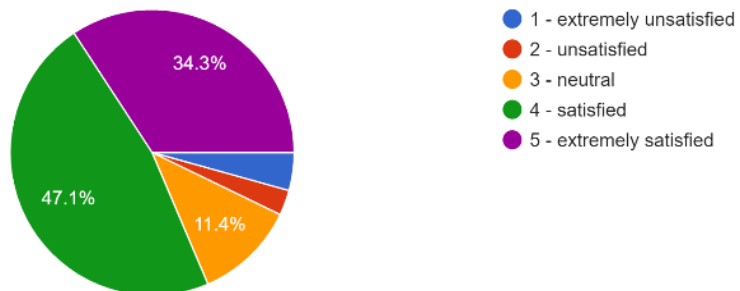
Based on the designs, how supportive are you of the plans for the new Highlands Community League Hall?

70 responses



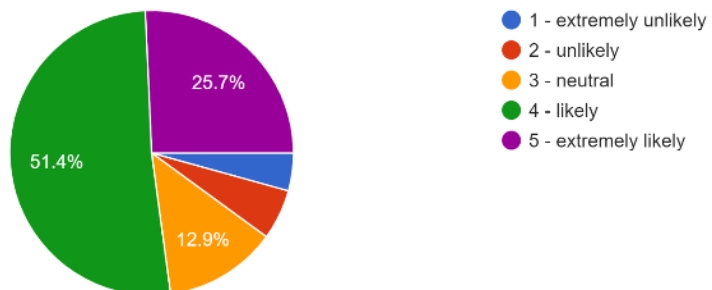
How satisfied are you that the plans for outside spaces meet the needs of the community (rinks, BBQ space, green space, picnic tables)?

70 responses

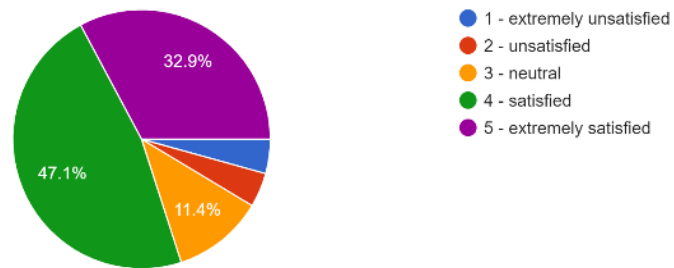


How likely are you to use all or part of the indoor space?

70 responses



How satisfied are you that the inside spaces meet the needs of the community (skate change room, commercial kitchen, two multi-purpose rooms that can be opened into one larger space, etc)?
70 responses



How do you see you and your family using this space?

53 responses

- View this facility as the hub of the community allowing for opportunities for recreational, and social activities.
- attending community events
- Outdoor spaces mainly! But for large family events I would book the hall if possible. Hope to join the lawn bowling club next summer
- Community events, hall rentals
- Skating
- Depends of programming
- Skating, family events
- Skating, perhaps book the hall for an event
- Renting it for larger celebrations. Possibly running some clubs and groups out of the space if allowable (would love some regular group activities for community members)
- Hopefully seeing some activities for retirees like bridge club or scrabble... weekly coffee and chat.
- Attending community events and private functions renting the indoor space for private functions
- Attending community events
- Playing bridge, lawn bowling
- I don't live in Highlands but am close and was closely affiliated in the past. I would still like to attend social events with old friends/neighbors. I don't plan on using any of the outside spaces.
- Family events
- Skating and community functions that take place at the hall
- Often
- likely
- Unlikely, mainly because of my age 87

- It would be great to create child-friendly indoor spaces for various activities (like they have at the public libraries)
- To get to know neighbours better; pub nights; concerts; events; gardens; access to lawn bowling; enjoy simply walking past it and using the flexible outdoor spaces.
- We could use the rooms if classes were offered (example Zumba), joining a pub night, renting a room or both for a family event, skating in the rinks, playing tennis and even sitting on the grass outside of the hall.
- I have a Personal Fitness Trainer diploma from NAIT, and I've thought about offering health-based fitness assessments in that space to promote well-being in our community.
- We'd likely join for outdoor barbecues, the skating, indoor pub nights, and would consider renting the hall for family gatherings; if my partner does end up having kids, then potentially having kids birthdays there. I wouldn't mind hosting community board game nights or a community French club.
- I see myself using the skating rink and outdoor fire pit, renting the hall for private functions, attending pub nights and community league meetings, and maybe participating in some of the clubs or starting my own club.
- Community events/meetings/private functions
- Attending community events, skating in the winter, hopefully helping create more programs or continue existing ones. Just excited to see the possibilities and how we can be part of them.
- extremely
- Will certainly enjoy the bridge games. Nice kitchen for many events.
- I am a senior and plan to play bridge at the hall
- A hang out area as we live in the community. Easy to bike too and spend time outside
- Bridge evenings, family birthday and other celebrations, pub nights and special events.
- I will always walk my dog in and around the area and it will get me to go skating there now that the area will be finished. It would be a great space to stop with a friend at the picnic tables while we walk the dogs.
- pub night, skating, yoga, community programming or events
- Skating, renting hall, enjoying outdoor space for visiting.
- BBQ, skating, programs, socializing, music events.
- Family events and friend games nights
- picnic, maybe skating, community events eg: kdays b'fast, pub nite
- Possibly rent space, pub nights, events, yoga or exercise class
- Yes, we are lawn bowlers and will use the space every day from mid- April to September 30 annually.
- Utilizing the rec spaces and possibly renting the indoor spaces for events.
- Yes
- We will use the outdoor green space during warmer months for sports. We will use the outdoor space in winter for skating/hockey/hanging out by fire pit. We will use indoor space for kid birthday parties etc., and if there were yoga classes scheduled.

- We use the rink often (multiple times per week) and, unless the rink is boarded or there is fencing, it will be unsafe. The ability for kids to play shinny safely at their community rink is non-negotiable in a winter city like Edmonton.
- 1-4 times a year for events or volunteer opportunities
- I don't unless we attend pub night.
- We won't. We would possibly skate but the community league has been designed for old people and my household is not old.
- We would love to rent the hall for large family events (birthdays, anniversaries, etc.), get together with community friends for skating or other sporting activities, and meet or gather for other social occasions (pub nights, concerts, etc.).
- card clubs, personal rental space
- may participate in classes, meetings, other events
- I could see our family using the hall if we had a big family event - BBQ area in particular. We would also use skating facilities and tennis, and occasionally lawn bowling.
- Community garden, events in the hall.
- Taking classes, renting the space for a party/function, sitting in the garden spaces/landscaping around the building enjoying the outdoor space
- Community events
- Unlikely users of outdoor spaces, more likely indoors but still concerned with pandemic effect on gatherings

Any final thoughts or comments?

45 responses

- Keep up the good work and let's get this hall built
- wishing the committee well with the fundraising and THANKS to each of you for being involved.
- Looks amazing! Love all the great outdoor spaces. This will really make the area even more beautiful than it already is!
- I need to be able to enlarge the drawings as they are too small to see the details.
- Make the hall bigger. Put in a covered outside gas firepit with bottom start.
- Winter is the most important time for the hall. I hope that it is well equipped for skating and hockey. Skate shack, warm water for flooding, two rinks one for pucks and the other reserved for just skating and possible space for a Zamboni like several other CL halls.
- The cost seems to be outrageously high. Is there any way to alter the design so the cost is less than 1.5 million which seems like a more reasonable target budget? Otherwise my fear is that it will never be built.
- Hoping change tables are installed in both the main washroom area and rink area... we have a lot of growing active families. Also hoping for a very neutral, not trendy colour scheme in the interior.

- Also has solar been considered? Contact Jim Sandercock re: some options. This could seriously be a money saver/maker
- Great job !
- Nice work on putting this together with the Architect
- I like that it's been made into one level versus two for accessibility. The design appears quite cramped and I'd be curious how much space there's for movement and flow with say 2-3 separate events occurring at the same time. Also, I would have expected there to be a small office for the league in the design where a computer and corporate records would be stored to bring league operations from people's houses (in some, not all) cases and ensure proper records would be kept on site and not lost.
- Is the parking provided?
- I would have liked a more traditional look to fit the historic nature of the highlands. The outer building design is nice but it looks like it could belong in a new subdivision.
- I hope the ice will have full boards and hockey nets so people can actually play hockey and not just skate around.
- The flexible open green space is right now used as a dog park. Maybe fence it in and make it an official neighborhood dog park.
- It's too bad the architect chose not to make the facades reflect the historic homes in the 'hood. Peaks and gables - sort of like a lodge look without the logs would keep the historic context of Historic Highlands.
- I'm all about the garden!!
- Well done committee!
- Please build a new hall! This community needs it.
- How soon can this be built?
- I see the square footage on the multi-purpose rooms, and that should suffice for my aforementioned possible health-based fitness assessments. However, what is the intended ceiling height of the multi-purpose rooms? Ideally, I would be able to perform a standing vertical jump test.
- Will there be the equipment to run powerpoints, have WiFi, and host videoconferencing?
- Finally: overall, I am very happy with the designs. I've seen how hard community members have worked on the hall, and how long and arduous a struggle it has been to bring it to reality. I like this revamped design because it seems feasible in a reasonable time-span, while not sacrificing too much in addressing community needs.
- I wonder if it is possible to keep to the present designs (~2.9 million \$), but leave planned spaces where down the line an easy green retrofit could be implemented, to make it LEEDS certified. I don't think LEEDS/green building certification is necessarily worth it right now, as I'd rather have the existing plan built. But it would be nice to be able to do an "add-on" or a "retro-fit" down the line, when the hall has been completely paid for and in-use for 5-10 years.
- Thanks for all the hard work!

- I like this design and I think it meets the needs of the community, while being more affordable. I would be interested in having the building be environmentally friendly (solar panels, etc.), if possible.
- At the end of the day, I'm looking forward to having a hall sooner rather than later, and I very much appreciate all your efforts towards making this a reality!
- Being a board member of the Highlands Historical Society my wish is to have permanent secure storage area. 😊
- The only thing I wasn't clear on was if one of the ice rinks in the winter would be large enough for hockey. It doesn't matter for me as I don't play, but it seems like many people in the community do. Very minor, love the plans. Thank you everyone for your hard work!
- great job
- I miss the pickleball courts from the original design, and the theater.
- Would there be room for a natural park or play area for kids? Would be nice to use the green space more but if no park makes it a bit harder when nothing to occupy kids
- The plans are beautiful. I'm so happy that this will finally be finished.
- We have lived in this community for 34 years and many plans have come and gone. It would be really nice to see if the hall actually gets built this time. I think the community has waited long enough.
- I'm assuming this is all main floor and of roughly the same space as the existing up /down area. Meets basic needs (perhaps have expansion options for later if needed). Like the outdoor firepit and rinks but prefer a more vintage exterior to building with updates like larger windows and open concept inside. Consider multipurpose space for child's bday party or adult for approx 20-30 people with access to kitchen with a couple of games such as air hockey and foosball and a big screen and possibly gas fireplace and stone feature wall to add a little cozy.
- We hope that there will continue to be two skating areas, one for hockey and the other for general skating.
- Not sure if it is necessary to have 5 washrooms in the hall, would 3 be sufficient and have all three accessible WC's? Also I see reference to skating rinks, so I trust the plural means that there will continue to be two rinks (hockey and other skating) which would be good. Will there be an option for a portable stage for musicians, speakers, etc?
- Is there designated parking?
- Looks great, budget is doable, the size is appropriate for the community
- Consider low threshold skating rinks and common use areas for people with mobility constraints from elderly with walkers to those in wheelchairs.
- Looks great!
- I am extremely unsatisfied with the plan because there is no HOCKEY rink. The proposed skating space will not work for kids who want to play hockey. It will be worse than what we have now, which at least has a fence around it, protecting passersby from stray hockey pucks. That is why I am extremely unsupportive of this plan. I will not be participating in any fundraising, and will urge all my friends and neighbours to reject

this plan. I have been talking about this for years, and it is clear to me -- again -- that the HCL leadership does not want a space for kids to play hockey. How unfortunate.

- Please review rink design.
- should work fine.
- I think it's time to completely rethink the needs of the community and needs for a hall. Our league has been attempting to build a hall for nearly 2 decades (as there was a previous effort before this latest committee). It's clear that we can't raise enough money for a \$3million hall, so why not build some sort of amenity with the funds we have? The greatest value the community league brings me are events (pub night, pancake breakfast, outdoor BBQs, and Highlandia). We only need a small indoor space for one of those activities, which begs the question if a hall will bring that much more value for community members. Long gone are the days that small communities like ours need many physical amenities, so why not ask the community what they want from the league rather than just asking what we want in a hall. I don't want a hall and haven't for years. I want events and community social gatherings outdoors. I really want to see Highlandia back and without the leagues' focus, it won't happen. The league is spending all its volunteer resources on trying to build a hall and has gotten away from its mandate of serving the community and building community (not a building). I really would like to see the league do a serious rethink on this long term hall rebuild that is draining all the resources and burning out volunteers. I say this as someone who has been involved in the league for many years and seen it. Please focus on events and not buildings.
- Add something for a younger crowd that isn't skating (winter only)
- The multipurpose rooms seem more like a gym, and less welcoming for social events. Something more connected to the outdoor space and fire pit might help, or maybe an elevated carpeted area more in line with the community's Pub Night events. The flexible paved pad is not a solution to the lack of a rink, and remains an eyesore during warm months, though the secondary pad, fire pit, and changing room are very nice. I'm also concerned the hall might be too small.
- The flexible green space is where a rink should go (hockey in winter/soccer in summer), while the primary pad could be connected to an expanded wing of the hall, maintaining the fire pit/indoor change area for free skating. An expanded wing could also house a more comfortable, less "gym-like" area for Pub Night events and other small socials, leaving the multipurpose room for concerts, AGMs, and larger events (50+ people).
- Will there be soccer storage included?
- Because there is already infrastructure in place to maintain lawn bowling, I think it would be a great opportunity to build 4 lawn tennis courts to the north of the lawn bowling. Lawn tennis is virtually unheard of in Alberta and could be a massive revenue generator - once registered with Tennis Alberta to host tournaments in particular. It would give the league a competitive edge over other clubs like Capilano and would be innovative and a draw to the community. It would not be a stretch in terms of maintenance, and I'm sure there are grants available from Tennis Canada and/or Tennis

Alberta. The precious tennis courts could be reserved for pickle ball, badminton, and/or volleyball/basketball.

- multi purpose space seems a little small
- If you build it they will come, new super school next door likely means the new community centre will be too small to fit demand for programs



From Conversations

The comments that came from the broad age demographic in attendance were largely in support of the new design including note of the functional space, greater natural light, and sheltered outdoor space created by a generous roof overhang. Neighbours talked excitedly about visits on the verandah, the ability to use space for musical entertainment outdoors or simply to resume full program planning in a modern, clean venue. Discussions included the opportunity to increase the variety of programs offered given the full accessibility, offers to lead new programming such as exercise or health assessment and wellness programs, and considerable interest in hall rentals for family celebrations, business promotion, or catered events.

Questions were directed at the eco-friendly aspect of construction; much of which will be contingent upon successful grant applications for specific functions.

We heard the comments that were directed to the planning of the grounds and these amenities. As this event was planned to specifically seek input to the new facility design the points made have been recorded and will inform a future event to be held to seek community input into this stage of development in the future.

What Happens Next?

With community consultation complete, the project will move from concept phase into design phase. As the complexity of this project continues to increase, the Highlands Community League has retained project management expertise, hiring TR Shaw Project Lifecycle Management. TR Shaw Project Lifecycle Management will work with the board and the facility renewal committee to lead this project through the next phase, assisting in the completion of the detailed architectural drawings and construction of the new facility.