



# BEACON HOUSE RENOVATION PROJECT

## 2014 SURVEY REPORT

A City of Nanaimo and  
Protection Island  
Lions Club Project

# BEACON HOUSE RENOVATION PROJECT SURVEY RESULTS REPORT

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October 10, 2014

Beacon House is the island Community Hall and the lower floor of the building houses the Protection Island Library. The majority of public events and many private functions are held in this space. The population of Protection Island has increased over the years. The building no longer accommodates the needs of the community and the current facilities are in need of maintenance and repairs.

The Beacon House Renovation Project is a shared project between the Protection Island Lions group and the City of Nanaimo. The PI Lions Communications Committee, a committee of the Beacon House Renovation Project, was asked to create a survey to poll residents about the project and their support of the renovation of Beacon House. The survey also gave residents a way to provide comments.

The survey was created in 2013; however it was not distributed due to a number of project issues and changes. During September 2014 the Communications Committee refined the survey. We also took this opportunity to survey residents about community program interests. It was decided to not provide the survey online in order to control the numbers to have qualitative and quantifiable data. In conversation with the city it was also decided the Lions Club not incur additional mail out costs of the survey to off-island residents.

A number of volunteers delivered the survey to Protection Island homes the third weekend in September. The designated return date was October 3, 2014. Two hundred fifty-five (255) surveys were distributed, seventy-three (73) returned. This is a 28.63% return.

The following report provides the results of the survey questions along with the compiled comments.

In summary, the residents of Protection Island appear to be very positive regarding the renovation of their community building, Beacon House.

Sincerely

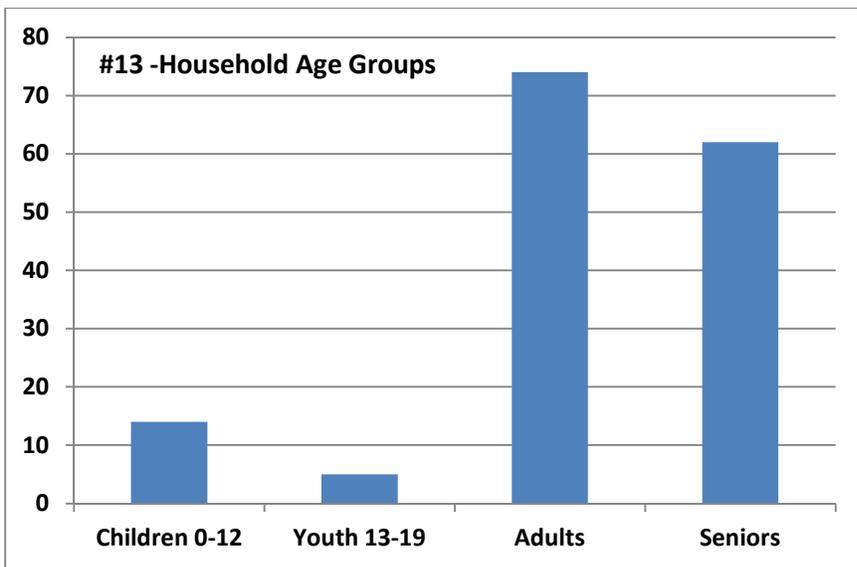
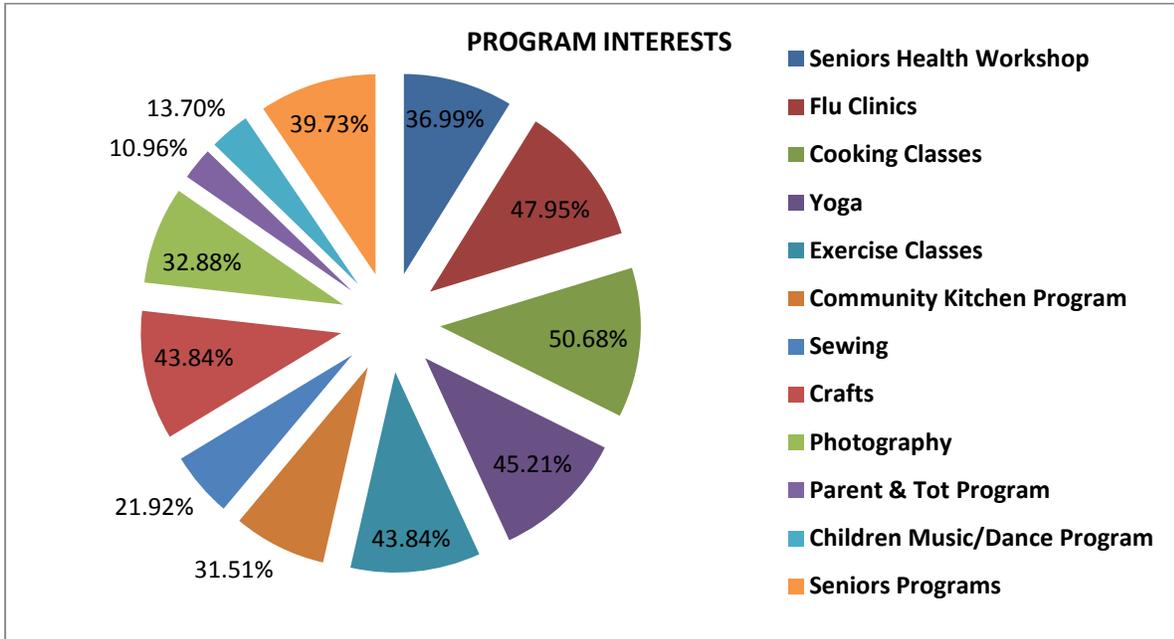
The Beacon House Renovation Project  
Communications Committee  
Jim Harris  
Dave Carter  
Lin Neufeld

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SURVEY RESULTS REPORT**

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| <b>QUESTIONS</b>   | <b>YES</b> | <b>NO</b> | <b>NO<br/>ANSWER</b> |
|--|------------|-----------|----------------------|
| Do you feel the concept drawings of the renovations meet the goal of improving Beacon House for better public and community use?                                 | 84.93%     | 4.11%     | 10.96%               |
| Do you understand there are parameters that the renovations are constrained by? (e.g. building code, easements, land use restrictions, budget constraints, etc.) | 98.63%     | 0.00%     | 1.37%                |
| Are you in favour of renovating Beacon House in two phases? (If NO please give reason in comments section.)  | 93.15%     | 0.00%     | 6.85%                |
| Have you attended a BHRP Open House information session?   | 35.62%     | 61.64%    | 2.74%                |
| Do you have additional ideas or comments regarding the renovation plan?<br>If you indicated 'Yes' please use the 'Comment' section to provide your feedback.     | 32.88%     | 49.32%    | 17.81%               |
| Do you feel the monies required to be raised by the Lions Club is obtainable/reasonable?   | 87.67%     | 5.48%     | 6.85%                |
| Would you consider giving a donation and receiving a tax receipt?  | 79.45%     | 13.70%    | 6.85%                |
| Would you attend the renovation project fundraising events?  | 93.15%     | 5.48%     | 1.37%                |
| Are you aware that the PI Lions Club has an on island medical aid program that lends walkers, wheelchairs, crutches etc.   | 84.93%     | 15.07%    |                      |
| Have you used this service?  | 19.18%     | 80.82%    |                      |

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|----------|----|
| Children | 14 |
| Youth    | 5  |
| Adults   | 74 |
| Seniors  | 62 |

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### SURVEY COMMENTS

#### Besides private and community events, how would you like to see Beacon House utilized?

- Club events, i.e. Book Clubs, knit clubs, card nights, etc.
- For community events, parties, weddings, as a hall.
- Education – courses – arts and intellectual courses. Music concerts, weddings as a income source.
- Maybe ongoing (weekly) drop-in or registered programs with low admission costs such as fitness classes or kids activities. Even painting, music, or language courses. Like a Parks and Rec. idea.
- Utilize as a small conference/retreat centre to raise more money.
- Dances! Parties and fundraising. Music
- Community events – private events, meetings, fundraising events, Christmas parties and others during the year. An important part of the community.
- What else is there?
- Summertime corporate day use – small groups – cater lunch/dinners – provide transport a unique setting (chairs a drawback – uncomfy!)
- Community school/school programs.
- Would like clarification on the rules and regulations on rental use of the facility.
- I wish it had 2 or 3 exercise machines so I would not have to go across to a gym during evening hours in the winter months.
- Education, Yoga, Tai Chi
- Comment re: Medical Aid Service – It's wonderful. Thank you
- Support the library
- Music events
- In the event of power outages that a community kitchen and shelter for those without heat be set-up for possibly overnight. If emergency is longer perhaps volunteers could open their homes.
- This seems a good way to use it! By private citizens and community.
- Not sure what is not included under private and community events, but would like to see Beacon House used for all kinds of things for community members. e.g. Parks and Rec. programs, drop-in centre, workshops/courses offered by islanders.
- That about covers it.
- What else is there? I think the workshops and classes are a wonderful concept.
- Guest speakers, art shows, entertainment from outside our community.
- Open drop-in centre in mornings for coffee and community fellowship.
- Meetings for groups. i.e Girl Guides
- Different types of classes like, painting, music, etc. Weddings, community kitchen.
- A yearly emergency preparation workshop to demonstrate what islanders need to do in the event of an earthquake/tsunami. What we can do when the power and water

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mains fail. Also workshops on native plants/trees of the island and events organized for volunteers to remove invasive plant species from our road allowances and in the parks.

- Private and community events seems to cover it all! Maybe ballroom/jive and swing dance classes? Music/jam nights?
- I'd like to see concerts there, a wee stage maybe. Also a bit of a playground area, or at least a little slide going to the low area?
- Perhaps seminars (professional) use. Teachers, consultants etc. outside of the Protection Island community.
- Movie nights once a week specially in winter. Tai Chi lessons. Gathering over a cup of tea or glass of wine for seniors who are lonely.
- Existing arrangement seems fine.
- Pro-Isle Duplicate Bridge Club. Watercolour painting classes (especially summer season)
- Adult choir?
- It would be important to keep our beloved library intact.

### GENERAL COMMENTS:

- Re: Concept drawing#1- Deck Stairs extended – S/B Seating – Deck stairs should be tiered to provide extra seating for outside concerts instead of using chairs.
- I am fairly new to the island, and as such, have been taking my time taking things in and honestly don't have a strong opinion on what, if any, changes should be made to the Beacon House. I love this island and community that I see here and definitely want to contribute to it and would absolutely support any required repairs but beyond that, my opinion is too unformed at this stage.
- I think the high ceiling in the plans would be a heat (energy) waster – better to have lower ceiling and insulation.
- I think there needs to be an extended deck area when phase 2 is completed, either a flat deck extending the south side or wide steps that could accommodate outdoor seating.
- New kitchen. More assembly space.
- It is disappointing, considering the effort expended to date and the work required to complete this project that in the end the facility, while improved is still too small to accommodate even a portion of the population. As a postal code that provides the city with the most tax \$ per property the level of service we get is appalling. Pressures should be brought to ensure that we are at least on par with like \$ communities on the "big" island.

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- We are concerned that a 'loop-hole' is being used to avoid public safety requirements with safety equivalencies will replace the need for sprinklers? The south deck should be widened to take advantage of sunlight and views.
- Room for dancing! (For Fred Schloessinger)
- Expansion is essential as it is too small for larger gatherings – this is such an active community. I hope also the sound system is of high quality. I believe it has recently been upgraded. Thank you for your diligence and effort!!!
- The community hall has been in use for the people of P.I for the 27 years I have been here. Our population has grown during this time and now more room is needed for lots of our events. In summer both inside and outside grounds has been full of people. Winter can be very crowded.
- I would really like to see the kitchen updated/changed to function better. I know working in there, the space seems small and awkward. Maybe even an island for prep work.
- Storage, portable bar with low countertops / shows, exhibitions wall for Art classes, wired for sound! Musicians, portable stage, sliding glass doors opening to deck to maximize space in summer. Energy efficiency, update kitchen, mini amphitheatre for grounds, maintain current look outside, think about area and organization for plaques and benches. Wrap deck around on west side to the potential new entrance.
- If the capacity is being expanded, should the kitchen be expanded or improved as well? We lack funds for large donations, but would be very happy to contribute our time to work parties. If parts of the project can be completed by volunteer labour this would be preferable to fundraising to pay a contractor.
- I am happy that Beacon House will be expanded for use by the community.
- Congratulations on initiating this project. We are fully supportive. I would like to volunteer on fundraising events. – Thora
- Re: Renovation Plan – The concept plans as it stands (done by a newly qualified architecture student) should not be used – except as a starting point. It is too 'barn like', I'm sure more attractive, and more useful space can be planned within the financial parameters. Re: Programs – Yes, we should use facilities as an on-going (daily?) basis for community activities (example: Margaret's Coffee House" idea was good. Card nights, movies (especially Netflix?) Historically, the renovated building should reflect the use of Gallows Point and PI in general rather than 'modernized'. It was a lightstation and is called 'Beacon House'. Don't forget it.
- I support the initiative 100% but my concern is a lot of money and could come at the expense of other charities here on the island.

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- I think a posted specific goal for island contributions alone should be established as its unclear how much is expected from islanders alone vs. donations outside of the community. We would like to see the Lions Club request for donations (with a tax receipt) rather than many smaller fund raisers that 'tire' the community.
- Kitchen – suggest it be expanded and upgraded (not sure if that is already part of the plan.) It is a great venue for private parties – please continue your excellent rental services. (tables, chairs, etc. – it is much appreciated!
- The design is reminiscent of Frank Lloyd Wright back in time!!! Would like to talk in person to you. 1. One of the key issues in design is a Sense of Place. The artist concept is an anywhere, generic 70's design. The lighthouse history should be kept and enhanced perhaps even with a viewing tower to attract events. Keeping to the era, kitchens and bathrooms were often add-ons that would leave the main floor completely open. A very exciting and successful restoration of East Point Lighthouse on Saturna Island should be looked at. Big money though and government grant saw seniors on the island paid to do the restoration. They even have their own flag. 2. Where meetings posted on bulletin boards. Worried about asbestos, proper insulation, storm doors, etc.
- Power outlets and thoughtful lighting (specific to 'highlight' stage area.
- Looks like a lot of thought has gone into this. It is hard for us to really know how to answer questions as some info is not available to us. For example, how much time will each phase take? How much time will it be unavailable to the community while renos are going on? What are the available grants for this type of project? Is it typical that the city only pays ½ of costs to renovate and repair city-owned community centre? But we'll go with your collective wisdom since it looks like you've been thinking and working hard. Our one main concern is whether the additional space gained is enough for our community. Second, we are not sure that raising that much is possible as we know so many families who will not be able to afford large contributions. But it depends on the time frame too so hard for us to say. Hope it works out. Thanks for all the work!
- Kitchen needs reno work so it can be used to its optimum. Definitely needs work to meet needs of future activities.
- I cannot tell from the drawing. I would like to see the stairs and deck designed to accommodate an outdoor stage and /or seating for outdoor events. Thank you.
- I would like to know if Phase one will result in the building being able to house more than 65 people for an event/meeting and comply with fire regulations and I have the same question for Phase two. I think raising the required funds will be a huge challenge for the community. Already there are too many fundraisers for my budget

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to accommodate and there are other groups who require funds as well. e.g., DIGGS and the PI Museum. It is difficult to visualize the proposed changes from the small drawings provided. I hope there are plans to redesign the kitchen to make it more functional.

- My comment/request is for another big kid/adult swing in Pirates Park, incurring only minor costs, before the BHRP commences. Thank you. Also, a pre-school at Beacon House would be incredible!
- The presentation we viewed on the Lions web page because we were away does not indicate how much the capacity will increase. It shows the current figure of 65. What will it be when complete?
- Excellent, realistic plan.
- 1. Expand deck width on south side, if possible. If windows on south side are to be replaced by doors, need more 'walkabout' space than presently shown in drawing. 2. Either - use floor space for physical recreation – suggestions to paint badminton court lines. Or – use part of the floor space as, 'comfier, more welcoming' space with throw rug, sofa(s), coffee table(s).
- I could not access the website to view plans.
- I'm sure you will be environmentally aware – non-toxic materials, etc.! Also, I think preference should be given to local suppliers and builders. I know you will remember the wheel chair ramp.
- I had hoped the original exterior could have been preserved and truly 'restored' as the building is an important legacy of the island history. Even if new windows were required, the new windows should have matched the original size, shape and sash forms. I realize an addition to the building would alter the exterior and additional space is necessary.
- Why only one concept drawing? Perhaps other concept drawings would give citizens input into our community hall.
- Dreaming big, working hard – That's all it takes and Protection Islanders are that special!
- Perhaps the artists of the island would be willing to donate works of art to embellish the walls/wall; a permanent collection of work perhaps?
- More room needed for dancing.
- Great idea. We always appreciate Beacon House as an island facility.
- Re: Question 5 – Still not clear why the city, which owns the building, does not pay the whole shot. It really should – as it does any other community facility in the city.

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Also, of course, thanks to all Lions for their dedication – and trouble – organizing a re-fit of the grand old Beacon House!

- 1. Any chance during renovation works that access could be made to the lower property – beach area? I've got great ideas for that – how about outside exercise stations! It's the one remaining thing the island needs after the reno project is underway. So people don't have to travel off island for a gym. 2. Really excited about the renovations, especially the chance to install better insulation for energy savings. The building gets used a lot, and I am certain it would get used more if bigger. The club here is very active and actively seeks new members – I'll be a new one this Fall. So far I have been to about 6 events where attendance was at capacity – Can't come soon enough! Note: I've seen several surveys remaining on doors of absentee property owners – Any chance it could be put online to at least reach absent people who may receive Pro-Isle Yahoo group page? Sad to miss the input of people who are currently away – or seasonal as they too may use Beacon House.