

Lodge Design Comments, March 2025

	Comment	Response
1	Indoor amenities: there should be changing rooms.	We will look into this. One option is to have a larger washroom on both levels that could double as a changing room.
2	The larger bathrooms on each floor should be signed as family thus allowing either gender, parents with kids/ infants and those with accessibility issues (changing tables are also needed).	We will discuss this with the architect. There is already one HC washroom on each level but we can look at a second larger washroom as a family/changing area. One larger bathroom on each floor may be able to accommodate a variety of needs, including wheelchair access, gender and family/changing station needs. There will be at least one bathroom with a changing table on each floor.
3	There are too many offices or staff spaces and staff can use the main seating area in the lodge to eat their lunch.	Staff are strongly in favour of a quiet space for lunch, breaks, etc., esp. on busy days. Room would be small, with lockers.
4	Staff should not have a dedicated lunch room but a locker room (for staff) would be more appropriate. Staff may be less engaged with members if they are more isolated from members.	See above. Staff will be encouraged to engage with members and visitor as much as possible.
5	The area defined in the lower level looks too small for an adequate number of cubbies.	Cubbies are not shown but we will ensure there are lots available, and they will be indicated in future plans. There will also be cubbies on the upper level. There are currently 96 cubbies; we will aim for at least 50% more in the upgraded lodge.
6	The main floor entry (vestibule) shows entry into the floor turning right and then access to basement stairs via another set of doors. A significant number of people enter the lodge and immediately head to the basement. The route on the existing plan is cumbersome and directs all traffic into the main lodge area. This point needs consideration.	We will take this back to the architect to see if they can make entry and access to the stairwell more efficient.

7	Elevator is expensive.	Yes, an elevator is expensive but is a requirement from BC Parks and likely for many grant applications. Accessibility is an important issue.
8	Concern with ticketing on one floor and the rental shop on the other - will this have an adverse effect on staffing costs in slow periods? Staffing costs are currently a major part of the financial problem.	We have reviewed this with staff and they are comfortable that the proposed lay-out will work well, but we will continue to review this as plans develop.
9	Space adjacency requirements. Staffing is a factor when considering how to layout the facility so you don't have to have extra staff because certain areas aren't adjacent to each other; important on slower days.	See above.
10	Operation & Maintenance costs: Operational costs for a new lodge are an issue and inherent in the design, and need to be addressed. Wages, cleaning costs, etc.	Operating and maintenance costs will be reviewed in detail in the coming months.
11	Don't use electrical heating. Consider heat pumps plus wood.	The Environmental Sustainability Committee is investigation all heating options, including those mentioned. Efficiency, cost (up-front and on-going) and carbon footprint will all be considered. We will also engage outside expertise to help us develop the most appropriate energy plan.
12	Concern is the cost of the lodge on an on-going basis compared to present. There is no room for additional costs. For example, heating; the wood stoves have been relocated. Will there be ductwork to capture heat and distribute it around the building? Also, could be hooked into a heat pump. Electric heating is not practical or affordable!	See responses above. The current placing of wood stoves was just to indicate that we wanted to include these in the lodge, but no final decision has been taken yet on inclusion or placement of wood stoves.
13	Suggestion of a combination of propane and wood for heating the expanded lodge.	We will wait for recommendations from the Environmental Sustainability Committee and external expertise (mechanical engineers) before deciding on the optimal heating system.

14	Construction techniques: a preference for prefabricated components (i.e. container style).	No final decision made; will be up to BC Parks and the contracted construction company. Advice from two construction specialists has been to use stick-build rather than prefabricated, given our location and the unique requirements of our building.
15	Would like to have a building that looked more like a chalet than a commercial building.	We certainly don't want something that looks like a commercial building. The lodge will have to be fire smart, which likely means no exposed wood on the exterior; hence no "log cabin" look, unfortunately. As we get closer to the final design we will discuss alternative exterior finishes and "look" with the architects.
16	The new lodge design does not look like a ski lodge!!	See above. So far, we have been focused more on the interior facilities and layout. The architect provided a couple of versions of exterior finishes but these are only provisional.
17	Curious, why a flat roof in heavy snow country?	We have consulted with an architect and builder on this and they have recommended a flat roof. Amongst other things, there are significant liability issues with a pitched roof. However, the final decision may be up to BC Parks.
18	Include a good kitchen facility (as at Larch Hills) so members can prepare food for events (and generate revenue at the same time).	Good suggestion that we will take into account when revising the plans. This needs Board support to ensure it is used appropriately and doesn't add to on-going operating costs (cleaning, etc.).
19	Will you consider food services as part of the expanded lodge?	The proposed design includes a larger kitchen area that could be used for food prep on a larger scale. However, provision of food services has both operating cost and revenue implications and would require careful analysis and planning by the Board.