

Survey of Residents on Use of Basement Rooms, April, 2019

All respondents' comments, sorted into themes

See for context and interpretation: [Report to Members](#)

Bicycle Room (B1)

All respondents' comments are shown below, sorted into themes.

Respondents' comments on Bike Room

1. Our co-op's goals
2. Storage
3. Security
4. Other activities in the Bike Room
5. Other comments

1. Our co-op's goals

- The purpose of promoting bicycle use is consistent with our goals.

2. Storage

- I and others I know have difficulty in getting bikes up to even the lower wall racks. I hope that some bike storage on the floor will be available and allocated fairly to those who have need (rather than just those who have a lot of bikes).
- I find it impossible to lift my bike up onto the wall bracket and therefore prefer ground level parking even though it takes more space.
- I find the wall rack very difficult to use on my own and am hoping the installation of floor mounted stands will be given some priority.
- Have a rubber door [stop] to hold the door open while moving a bike in and out.
- I do not want to see other storage in the bike room. It is hard to see how that would be managed.
- I don't know if there would be extra room ... after storage of all those forms of movement mentioned?
- I think seasonal yard work items could be stored in here (in addition to those in the basement vestibule). For example, brooms, so members can readily find them if needed.
- I'd like to see the bike room used for bikes, chariots, possibly motorized scooters, etc only. With Maintenance capability and on-floor storage, the room will be orderly and functional - and hopefully adequate to hold all our bikes. Using the space for storage of unrelated items will inevitably deny others space for their bikes and lead to conflict among residents.

- I'd prefer that the bike room use be restricted to storing and repairing bikes / chariots/ etc and that there not be other storage uses there. We may need to think about additional security measures to make the bike room more secure
- If there is room for additional storage, sure, use it. However is needed.
- If we go ahead with floor-mounted bike racks, space for bike repair/maintenance will be limited. May be better done in room B5
- The last point, storage of personal items, could suck up a lot of space. That could be discouraged by charging a fee as for extra lockers, but that would be discriminatory to residents of limited means. So I would avoid that use.
- Yes, more bike storage would be great.
- Perhaps the surplus cabinets can be store in B4.
- Will the cupboards in the middle of the room eventually leave? If so, then there would be space for bike storage on the floor for those of us who struggle with hanging bikes on the hooks.

3. Security

- An alarm, perhaps-I'm sure that's been explored.
- Could add a time delayed alarm like a fire strobe light and siren that would need to be deactivated by a code within say 30 seconds of entering. Even if just local it would likely cause most intruders to leave. But quite possibly would be overkill, and result in some unwanted false alarms.
- Have a visual indicator for the deadbolt which shows whether it is locked or not.
- Have some lighting left on or come on immediately.
- I still don't feel comfortable leaving my bike there. As irrational as that may be. At this time, probably will continue to keep it in my apt. Storage room. But, I really don't know what to do about increasing its security.
- Put an alarm on the building exterior entry doors to be active between select hours to stop thieves from getting to interior doors at night.
- Security: under investigation. An audible alarm set off by an attempted break-in might stop a break-in underway.
- We might consider a more sophisticated locking system on the bike room, perhaps something electronically based that requires entry codes.

4. Other activities

- Bike maintenance sounds like a logical activity for the bike room but we should work our way into that activity gently as we are not certain who or how many folks would take advantage of this service.

- Find out if the bike users would organize periodic clean up of rubber marks on walls, etc in the hallways.
- Setting up IKEA type furniture -one-offs-removing it as soon as it is assembled

5. Other comments

- I don't plan to use the bike room.
- No preference
- These are my personal opinions about something I am involved in....but I would like to hear what other fellow co-op members have to say, want, imagine, suggest. That would seem a more cooperative way. The more we don't talk to each other, the more we won't talk to each other.... I am not fond of this survey way of doing things.
- Aiding and abetting our desires to keep a lot of stuff is not consistent with our goals.

General Purpose Rooms B4 and B5

This section addresses (1) Other uses of Rooms B4 and B5, and (2) Concerns about all uses.

All respondents' comments on both questions are shown, sorted into themes.

Subsequent to the survey, the Maintenance Committee concluded that the storage lockers for the townhouse residents (currently in room B4) could be moved to the storage locker room. This will increase the range of possible uses for room B4.

Respondents' comments about other uses and concerns in relation to Rooms B4 and B5

(A) Comments on other suggested uses

1. Bike repair
2. Carpentry and repair
3. Fabric and other arts and crafts
4. Gardening and composting
5. Storage
6. Wine making
7. Other suggestions

(B) Concerns about uses of the rooms

1. Gardening and composting
2. Pottery
3. Security
4. Winemaking
5. Messiness, dust, and noise
6. Organization of activities
7. General and other comments

Other uses (*note: some additional suggested uses are listed under responses to the question about Concerns below*)

1. Bike repair

- Depending what happens in the bike room - might need these spaces for bike repair?
- Bicycle maintenance, for which I have donated a Blackburn repair stand
- Bike repair

2. Carpentry and repair

- Carpentry
- Repair of small appliances: would require a few tools additional to the usual carpentry kit.
- Workshop, just sort of an extension of the Furniture repair and/or assembly.

3. Fabric and other arts and crafts

- Day & evening, open access to a utility sink to do clean-up, when I am finished working (painting)
- Fabric dyeing, jewellery making, bookbinding, paper crafting, children's art activities
- Sculpture and found object art
- Indigo Dyeing fabrics
- B4 and B5 are not really suitable for sewing and quilting activity, which would be better done upstairs in main floor common room, which is more user-friendly for that type of work with better natural lighting.

4. Gardening and composting

- More food sustainable ideas going forward. Larger microgreens grow areas as well as seed starting.
- B5 would also be suitable for seeding and plant propagation, repotting, etc., although supplementary plant-gro lighting would be required - and also assuming that need for this activity would be primarily seasonal (late winter/early spring).
- Vermi-composting can be a messy business. Our daughter tried it several years ago, indoors, and was continually plagued by clouds of small flies - she finally got rid of the thing.

5. Storage

- I don't see storage of cabinets, doors etc, although that may be included in 'co-op maintenance requirements'
- Extra storage space for co-op

6. Wine making

- We have already moved Wine Making activity to the B4 (the noisy room).

7. Other suggestions

- A hot tub
- Table Tennis that be stored in a small space and there is room to set up.
- Common freezer.
- Sauna
- Hot tub
- TV with common use of cable in a place other than main common room.
- Revenue generation. VLTs?

(B) Concerns about uses of the rooms (*note: some additional suggested concerns are listed under responses to 'Other Uses' above*)

Gardening and composting

- I'm apprehensive about vermi-composting in shared use rooms
- I am inclined to wish that I could check vermi-composting but am concerned about the level of care required
- No objection to vermiculture
- I'm in favour of vermi-composting, except that someone who is knowledgeable about it said we would need an enormous space if we were to try doing it for everyone in the co-op.
- Vermi-composting is potentially dirty and not sustainable without a lot of attention.

Pottery

- Pottery might be okay in that environment.

- Pottery seems to me quite likely to be used by only a few but I have nothing against it....just space prioritizing
- Pottery-making would take up a very large space and potters would still need to go somewhere else to fire their pots.
- My impression is that a pottery wheel and clay works require a lot of room which may not be compatible with other uses of the space.
- Pottery: requires, in addition to the potting tools and supplies, a clay trap for the sink drain; this is vital to keep branch and main drains from clogging. I don't think we should house and finance a kiln, so arrangements for firing would have to be made separately.

Security

- I would hesitate to leave my sewing machines in the basement workroom, because we've had so many break-ins.
- Improved security for entry door - modifications similar to the Bicycle storage room door.
- Secure storage for hand power tools

Winemaking

- I'd rather not see winemaking in the common areas
- I don't want to see winemaking in our public spaces.
- Wine making often attracts fruit flies but that would be ok in B4 -good place to store wine
- I do not think wine making is appropriate in a common space because it is an alcoholic beverage. For many reasons.
- I have no objection to batches of wine or beer being made, but where will the resulting product be kept? There's no spare common space for this.
- Wine making is not something I'd like to see for a few reasons. I suspect but am not sure that wine making would require a quieter space as to not disturb the ferment process. There is a faint smell in wine making that may be off putting to some and limit what else would be possible in the space. It may not be of interest beyond a few members whereas seeds, plants, compost benefits more of us.
- Wine making require special temperature conditions that may not be compatible with other room uses.
- Winemaking: How to secure the materials in case other residents (particularly youth and alcohol-dependent) try to sample the goods.
- I am not supportive of wine making projects in common areas.
- I noticed wine-making items (?) Blocking access to one of the sinks when I tried to use it.
- One of the rooms to be an alcohol-free space
- No wine making or storing wine.

Messiness, dust, and noise

- It may not be workable to house cleaner activities (fibre arts, etc) with messier activities like plant care, pottery, repair projects, etc in the same space
- I think these rooms will never be clean, so I can't imagine working with fabrics or artwork (painting etc), anything that requires the air and space to be clean.
- If B4 is used for workshop tasks, such as those that create sawdust, we will have to rethink the location of the townhouse lockers.
- B4 would not be conducive to anything that creates sawdust because of the HVAC and presumably alarm sensors.
- Pottery dust and some of the finer craft work are not compatible,. Users would have to be extremely clean.
- Off-gassing with soldering, and use of other chemicals-there isn't good ventilation
- I think it will be difficult to keep the areas sufficiently dust-free to permit fibre activities. There are more congenial spaces in the co-op that could be used.
- Messy activities (e.g. Working with plants, clay, vermicomposting) and clean activities (e.g. Sewing) should not be in the same area.
- B5 for all craft, and project based activities excepting power tool related activity which should be in B4. This is based on the assumption that the ventilation system does not have air intake in that room where dust creation would compromise the system.
- Perhaps adding a couple of sets of noise cancelling headphones in B4 would facilitate use as non fibre hobby and repair space.
- Some concern about noise from power tools. I suspect most small power tools would be OK. We may have to restrict larger items like planers and large saws.
- Noise level, ventilation, lighting, storage,
- I suggest the quieter room for hobby and repair activities and the noisier room for the lending libraries.

Organization of activities

- Various activities will need to co-exist if we want to accommodate different interests. So I believe we should think seriously about the amount of space required for each activity as well as whether there are disagreeable fumes involved in an activity.
- Tool lending: burden of tracking, getting tools returned, and maintenance such as sharpening and lubricating tools.
- Organization-users of hobby and small tool equipment as well as maintenance workers would have to put their things away every time to allow for multi-usage. There needs to be shelving for that purpose.
- Scheduling would have to happen for activities that are not compatible
- Compatible use of the spaces will be a consideration when deciding upon what activities are to be accommodated.

- Activities should be approved only where there is a group of volunteers with one or two main contact people to co-ordinate, arrange for cost coverage, insurance, etc.
- All arrangements could be understood to be time-limited, e.g., seasonal for some activities, reviewed after two years.
- I don't know enough about one or the other of some suggestions. I was waiting for proposals for some - along with how popular some ideas were. Then I participate on the maintenance committee and learned a bit more about their needs. That trumps some hobbies - which as I understand, cannot be left out - due to space restrictions or multi use areas.
- I would like more info about the balance or strength of support for any given Project ...eg and that has to be recognized as fluid - ever changing
- Can't please all the people all the time, comes to mind.
- I think they are excellent spaces for repairs, maintenance, tool storage, painting (not artwork but things - eg painting our podium) and workshop-type tasks and hobbies.
- Maintenance related activities should be separated from other activities.. B4 for work all maintenance related activities
- The extent to which we need space for maintenance activities will depend upon the role taken on by Brydges our management company.
- Fibre activities and art projects require quieter space and providing a space for art/hobbies, sewing upcycling and repairing clothing and household fibre items fits a sustainable lifestyle.

General and other comments

- At one time, we talked about a children's craft area, but I think we have that covered in our common spaces - healthier, cleaner and safer places for kids.
- Supplementary task lighting for activity areas, once they are defined in the room
- B5 is large enough for a few zones or areas dedicated to different activities. Perhaps some non fibre arts as well.
- The main draw for me would be a smallish workbench for furniture repair and a sewing area with a sewing machine or two. (Wasn't there someone ready to donate their machine?) I'd also appreciate having access to one of the large sinks occasionally.
- I have no interest in any of the uses named. Ok unless common monies are used to ready the rooms. In that case, anything, even a pizza oven, would take priority.
- Concerned that some activities might close off access to the utility sink(s)...(I would like to be able to be able to have open access to at least one sink during daylight and evening hours).
- Some form of resilient flooring to make it easier on the feet when working while standing.
- Thank you for asking the membership again.