

Minutes of Meeting
Planning and Environment Committee, Vancouver Park Board
2099 Beach Avenue, Vancouver

DATE OF MEETING: November 2, 2004

ATTENDEES: Park Board Commissioners
Commissioner Eva Riccius
Commissioner Loretta Woodcock

Park Board Staff

Piet Rutgers	Director of Planning and Operations
Jim Lowden	Director Stanley District
Barbara Joughin	Recorder of Minutes

Delegations

Gerry Sieben	Director, Coal Harbour Residents Association
Allan Waisman	Coal Harbour Residents Association
Glen Patterson	Coal Harbour Residents Association
Betty Rumpel	Coal Harbour Residents Association
Jim Lehto	Urban Design and Development Consulting Ltd
Bruce Kerr	
Russell Bennett	Director, Carol Ships Society
James MacMillan	President, Carol Ships Society
Stephen Regan	Tourism Vancouver

The meeting was called to order at 7:00 pm, with the following Agenda:

1. Approval of Minutes of October 5, 2004 meeting
2. Carol Ships at Harbour Green Dock

1. Approval of October 5, 2004 minutes:

The minutes of the October 5, 2004 meeting were adopted as presented.

2. Carol Ships at Harbour Green Dock:

Piet Rutgers told the Committee that the Carol Ship Society of Vancouver has asked the Park Board to consider their request for permission to use the Harbour Green dock on a short term basis for pick up and drop off of carol ship customers during the 2004 Christmas season. He advised the Committee that staff have reviewed the proposal and are not supportive of the request due to potential impacts on the residential neighbourhood and because it would be an inappropriate use of the dock. Jim Lowden told the Committee that the specified maximum limit of 50 foot boat length for the Harbour Green dock is included in the builder's two year warranty which still has one year remaining but would become void if any conditions of the agreement were breached.

Delegations:

- Speaking on behalf of the Carol Ship Society, Jim Lehto described how construction of the convention centre and the subsequent loss of the Barbary Coast Marina has impacted the Carol Ship program for 2004, and gave details about their request for use of the Harbour Green dock. He explained that in response to the limited availability of commercial

moorage, this season's program has been reduced from 23 to six boats, ranging in length from 40-140 feet, for the hours of 7:00 - 9:30 pm week nights, and 7:00 – 11:00 pm on weekends, during the period from November 26 – December 31, 2004. He identified the potential issues associated with the use of the Harbour Green dock: conditions of darkness and weather; adjacent parking; insurance; and the wharf itself.

- James MacMillan told the Committee that all the charter operators are Transport Canada approved, are highly experienced with docking at floating wooden floats and at night, and have vessels equipped with spot and flood lights. He said that the Society's parade insurance would meet City liability requirements, and that loading would be managed, ships would not remain at the dock and parking would be directed to the Burrard Street access to minimize impact on the neighbourhood.
- Bruce Kerr described more of the history of the Carol Ship Parade in Vancouver, and said that the program is a proud tradition for the city that has been adopted by many other cities in the world. Most of his carol ship customers are family and corporate groups, as well as church groups and high school bands. He said that the concrete dock at Harbour Green offers the kind of safe moorage the Society is searching for, and is sufficiently engineered for docking his 150 foot boat.
- Russell Bennett told the Committee that an engineer assessed the implications of docking his company's large boats at the Harbour Green dock and determined that it would be safe for temporary use.
- Gerry Sieben spoke as a member of the Coal Harbour Residents Association (CHRA) against the request. The CHRA is concerned about pressure to reindustrialize the area, the configuration, movement and stress capacity of the dock, and impacts on residents from light pollution, and noise from late night party ships.
- Betty Rumpel expressed concerns about recommercialization and reindustrialization of the Coal Harbour neighbourhood, and said that it is not fair that residents are continually asked to accommodate those who are displaced by other industries. She told the Committee that the area was created for people to live in, and that there are 235 children living in her building. An influx of people for six weeks will create a drinking and driving problem that cannot be properly controlled.
- Steve Regan provided a tourism perspective in support of the Carol Ship Society's request, and said Tourism Vancouver wants to be part of a solution based approach to the lack of commercial moorage in the downtown area. He described how the Carol Ships contribute to the City's tourism offerings and the vitality of the downtown experience, and noted that the program helps position Vancouver as a four season destination by providing a valuable off-season experience while delivering consistent, high quality tourism experiences.
- Glen Patterson read the section of the Official Community Plan that says Coal Harbour should be developed primarily as a residential area, and commented that approval of this request would set a precedent to approve other requests. He said there was a danger of liability from partying people falling into the water and asked the Committee to support staff's position.
- Russell Bennett told the group that his Carol Ship cruises feature sing along caroling with a piano, and are not marketed as a party package.

The group discussed efforts to relocate the Barbary Coast Marina, and the difficulty of finding solutions to the lack of short and long term commercial moorage in the downtown area.

Summary:

Commissioner Woodcock said the Carol Ship Parade was a reputable business, but while

sympathetic about the challenges of the situation, had significant concerns about Park Board liability based on the limitations of darkness. Commissioner Riccius also had concerns about liability and felt that the Harbour Green dock did not provide a workable interim solution due to the limits defined in the dock warranty. She offered to sign a letter to the Vancouver Port Authority in support of the Carol Ship Society's urgent need for a moorage solution.

3. Next Meeting:

The meeting adjourned at 8:30 pm. The next Planning and Recreation Committee meeting is scheduled for December 7, 2004, at 7:00 pm.

Possible agenda items include:

1. Prospect Point - Development Proposal
2. Save Mt. Pleasant Pool Committee
3. Jericho Sailing Centre Proposal