

**Minutes of Meeting
Planning Committee, Vancouver Park Board**

DATE OF MEETING: February 20, 2007

ATTENDEES: Park Board Commissioners

Commissioner Heather Holden, Chair
Commissioner Spencer Herbert
Commissioner Korina Houghton
Commissioner Loretta Woodcock

Park Board Staff

Piet Rutgers	Director of Planning and Operation
Rudy Roelofsen	Manager of Facility Development
Alan Duncan	Environmental Planner
Per Palm	Project Manager
Ernest Fanthorpe	Project Manager
Barbara Joughin	Committee Secretary

Delegations

Michael White	City Planner
Nick Milkovich	Nick Milkovich Architects Inc. – Arthur Erickson
Walter Francl	Walter Francl Architecture Inc.
Simon Litherland	Rowing BC
Jordan Dobrikin	
Kate Perkins	Grandview Community Centre Association

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

1. Approval of minutes of February 6, 2007 meeting
2. EcoDensity Initiative
3. South East False Creek Community Centre Design
4. Trout Lake Ice Rink Design

1. Approval of Minutes of February 6, 2007 meeting

The minutes of the February 6, 2007 meeting were approved as presented.

2. EcoDensity Initiative

Piet Rutgers introduced EcoDensity, a new Council initiative to look at how to manage growth in Vancouver while reducing the city's ecological footprint. He noted that when densification increases, the importance of community amenities such as parks, open spaces and recreation services increases. Michael White explained that the program will be designed to create greater density in the city in a way that lowers our impact on the environment, maintains our livability, and promotes more affordable housing. He acknowledged Vancouver's status as one of the world's most livable cities but noted that we live in a way that has a significant impact on the environment and that our current use of resources and our ecological footprint are not sustainable. Of Vancouver's current ecological footprint, 40% is related to factors that are within the city's control.

EcoDensity links high quality density to a smaller ecological footprint by redefining success to put sustainability first and providing an ecostructure that includes transportation, green systems, and community amenities. In the short term, the EcoDensity team will hold a public consultation process to gather feedback and ideas on how to implement the goals of the program. Discussions will include how to move existing policy forward, work with neighbourhood CityPlans, generate new information and ideas, reduce barriers, and create incentives. At the end of the consultations, the City will create three resources.

EcoDensity Charter:	Principles to guide future decisions
EcoDensity Tool Kit:	Resources to help inform understanding of the implications of development choices
Action Plan:	Short and long term actions to implement EcoDensity in Vancouver

Discussion

- The Committee discussed the links between EcoDensity and existing CityPlans that were adopted by Council from extensive community visioning processes in different neighbourhoods. The CityPlan process focuses on livability and affordability, while EcoDensity puts sustainability first. Staff have met with every CityPlan committee to identify how the programs can work together and there is interest in how EcoDensity funding could help implement community vision plans.
- A member of the Committee asked if green spaces will be included as part of the proposed EcoDensity Charter and staff agreed that the principles will have to reflect this value.
- The Committee acknowledged the importance of the Park Board's participation in discussions about public amenities and services.
- A member of the Committee asked if the EcoDensity vision favours smaller recreational facilities. Staff told the Committee that EcoDensity provides an opportunity to improve people's park and recreation experience, especially by providing people with services within walking distance of where they live.

Next Steps

The Park Board and Planning Committee are invited to the official launch of the EcoDensity initiative on Thursday, February 22, 2007. An EcoFair will be held at Riley Community Centre on March 3 and 4. A series of speaking events and other workshops will take place in February and March 2007, and an EcoDensity Forum will be held in June to present ideas and actions to City Council.

3. South East False Creek Community Centre Design

Rudy Roelofsen introduced the architects for the new South East False Creek Community and Boating Centre, Nick Milkovich, Walter Francl, and Peter Kreuk, and acknowledged Park Board staff members, Ernest Fanthorpe and Tilo Driessen.

Nick Milkovich spoke about the approach to designing the building that was followed to achieve its desired character, and the four components of the building (water sports, daycare, restaurant, community centre). He noted there are design challenges related to the size and dimensions of the site and the building's changing usage (first as an Olympic facility and then as a community centre). In the proposed design, the opening in the building announces and brings light into the building, and the massing plan is intended to minimize impacts on views from behind.

Walter Francel presented different views of how the building (which is a city block long) is placed in relationship to other site components. He pointed out that the building is on a spectacular waterfront site and the plaza will be a portal that brings the community to the waterfront. He described the different features of the building (including the atrium, two story restaurant, boating centre, daycare, gymnasium and meeting rooms, fitness centre, and administrative area), and noted the aqueous nature of the curved façade on the north side of the building and the outward views for all the major spaces in the building. He also noted that the goal for the building is LEED Platinum, and the design includes a solar energy system and a displacement ventilation system.

Peter Kreuk described the design of the landscaping of the building in terms of its different components (including the plaza, daycare, and green roof). He told the Committee that the landscape patterning will follow a boating theme.

Delegations

1. Simon Litherland thanked the Park Board and staff for an excellent job engaging those who wished to be involved and said he is looking forward to working with other stakeholders to develop the boating centre. It is important that it is a non-motorized boating centre and not a commercial enterprise because it is for the people of Vancouver. He is satisfied that the needs of disabled users are being considered in the design of the boating centre and that a solution will be found to ensure their access to the water.
2. Jordan Dobrikin told the Committee that although planning for the boating centre needs to start now, the architects have not been given enough direction about the kind of boating, what should be included, and the interface between boaters and the water. For example, wheelchair access should be designed around the 16 foot tidal range in False Creek. He said that boat storage should be limited because the space is too valuable for long term storage.

Discussion

- A member of the Committee noted that the architects were asked to design the boating centre for non-motorized, human-powered boating activities.
- A Commissioner inquired about the conservation value of electronic washrooms. Staff explained that operational requirements as well as sustainability priorities must be observed, and told the Committee that the design team, operations staff and staff knowledgeable in water conservation and use are working together to determine reasonable operations. The architect noted that there is a water conservation strategy and all roofs will reclaim and store water.
- A Commissioner asked the architects if there is a special identifying feature to the building. One noteworthy feature is the legibility of the long line of the building on the waterfront, and the simple strength of its form. Another special feature is the difference in the character expressed by the building in the daytime and at night.

Next Steps

On March 13, 2007, the development permit application will be submitted and will go to the urban design panel on April 11, 2007. An update on South East False Creek, including the community centre design, will be provided at two public open houses, at the Vancouver Public Library on April 12, 2007, and at the False Creek Community Centre on April 14. After the open houses, the design will come back to the Board for review.

4. Trout Lake Ice Rink Design

Rudy Roelofsen introduced Walter Franci, the architect for the replacement Trout Lake Ice Rink and Community Centre, Per Palm, Park Board Project Manager, and Kate Perkins, Vice President of the Grandview (Trout Lake) Community Centre Association, and acknowledged the hard work of the project's design committee. He told the Committee that the goal for the complex is LEED Gold, and because the rink will be used for speed skating practice for the 2010 Olympics, it will be constructed to the international standard size of 100 x 200 feet. After the Olympics, the ice will be reconfigured to the standard NHL size. Although some design changes have reduced the \$12 million budget by \$1.4 million, there is still a shortfall due to greater than anticipated site development costs and construction cost escalations.

Walter Franci presented the schematic design plans for the new ice rink. He showed views and elevations of the proposed arena and reviewed the site plan to show the building in relation to the existing community centre and other features. He described a roof design feature that spans the building in the long direction with a steel arch. This reduces the span in the other direction, allows the use of a sustainable, available material, and keeps the mass of the building low. From the street, the roof line is long, low, curved, and hidden into hill, but a strong roof form is exposed from the park. He also showed the Committee a video showing the proposed ice rink in place in Phase 1, with the old community centre in place, and in Phase 2, with the new community centre.

Delegations

Kate Perkins told the Committee that the Grandview (Trout Lake) Community Centre Association is satisfied with the design which has exceeded their expectations in many ways. There is disappointment with some of the impacts resulting from the budget challenges, but there is an understanding between Park Board staff and the Association that the integrity of the design will not be affected. She told the Committee that they would like the full skater lounge returned to the design as it includes necessary administrative space, and they are looking for ways they can contribute to offset some of the budget challenges.

Discussion

- The Committee discussed the budget shortfall of \$900,000. Staff have identified another source of funding for \$600,000 of this amount, and they remain confident the remaining \$300,000 can be addressed. The Board's request for a December 2007 construction start date has added an additional financial element and staff will bring recommendations to the Board in March.
- A member of the Committee noted that the community consultation process in this project could be a model for future processes and requested staff to evaluate what worked well so its success can be replicated in the future.

Next Steps

The proposed design will be brought to the Board for review on March 12, 2007. The development permit application for the Trout Lake Ice Rink will be submitted and will be reviewed by the urban design panel in April. Construction will start in December 2007.

5. Next Meeting

The meeting adjourned at 9:00 pm. The next meeting is scheduled for March 6, 2007.