

**MINUTES OF MEETING  
OF THE BOARD OF PARKS AND RECREATION  
HELD AT THE VANCOUVER PARK BOARD OFFICE  
ON MONDAY, JULY 21, 2008**

<b>PRESENT:</b>	<b>Chair</b>	<b>- Korina Houghton</b>
	<b>Commissioners</b>	<b>- Allan De Genova</b>
		<b>- Heather Holden</b>
		<b>- Ian Robertson</b>
		<b>- Loretta Woodcock</b>
		<b>- Martin Zlotnik</b>
		<b>- Susan Mundick</b>
	<b>General Manager</b>	<b>- Piet Rutgers</b>
	<b>Director of Planning and Operations</b>	<b>- Peter Kuran</b>
	<b>Director of Stanley District</b>	<b>- Diane Murphy</b>
	<b>District Recreation Manager, QE District</b>	<b>- Philip Josephs</b>
	<b>Manager of Revenue Services</b>	<b>- Danica Djurkovic</b>
	<b>Manager of Facility Development</b>	<b>- Ron Caswell</b>
	<b>Manager of Operations, Vancouver East District</b>	
	<b>Manager of Park Development</b>	<b>- Kate Davis-Johnson</b>
	<b>Manager of Communications</b>	<b>- Joyce Courtney</b>
	<b>Recorder</b>	<b>- Linda Brindley</b>

**Commissioner Herbert was absent from the meeting.**

**APPROVAL OF MINUTES**

The minutes of the meeting of the Board held on Monday, July 7, 2008 were adopted as circulated.

**CHAIR'S REPORT**

The Chair reported on the celebration of David Oppenheimer Day designated by Mayor Sullivan and held in Stanley Park. The Chair had also participated in judging the sandcastles at the West Point Grey annual event.

**CITY COUNCIL REPORT**

The General Manager advised that Council is receiving a report concerning the Simon Fraser/Mount Pleasant Child Development Centre Project and regarding approval of design fees and appointment of a consultant for the new child care to be developed in conjunction with the adjacent Simon Fraser School. The second item is also before the

Board this evening and that concerns the Emery Barnes Park Phase 2 funding. The third item is a report concerning the rezoning of East Fraser Lands which is a significant rezoning and delivers significant park and recreation amenities. The development will include a 49-space child care facility, additional waterfront park and the inclusion of a lit artificial sports field and field house. The last report concerns a City Services and Budgets item and that is the summary of the Annual Capital Program/Project Status Review Report given to Council for information.

The General Manager stated she would also like to table the Park Board 2007 Annual Report which features the main accomplishments of last year and reports back on progress made on strategic directions. The report outlines the many achievements of the Park Board and in spite of difficulties like the civic labour disruption and the challenges of restoring Stanley Park, construction was started on all three of the 2010 Winter Games Legacy facilities. The opening of the Sunset Community Centre was definitely a highlight, as well as the development of new parks and park programs that provide more opportunities for active living. A personal thank you has also been incorporated to the government and private donors. The report is available on the website and printed on recycled paper. The report is widely distributed to over 70,000 stakeholders and is inexpensive to produce because a great deal of the work is done in-house. The cost is \$.67 per copy and again this year will be translated into a Chinese language version.

## **COMMITTEE REPORT**

Commissioner Zlotnik stated that the Committee met on July 14 and there were a number of items on the agenda. The first was a presentation by Peter Jackson on behalf of Tennis BC. The next item was the Oppenheimer Park Design Concept report and 11 delegations were heard. Next was a Recreation Core Services Review followed by a report on a new maintenance position at the Vancouver Olympic Centre/ Vancouver Paralympic Centre.

## **STAFF REPORTS**

### **Oppenheimer Park Design Concept**

Board members received copies of a staff report dated July 17, 2008 recommending that the Board approve the revised concept plan.

Staff stated that on March 10, 2008 the Board approved a concept plan for the redevelopment of Oppenheimer Park which includes a new field house, children's playground and basketball court and involves realigned pathways, planting trees and other landscaping. The plan also involved the removal and replacement of 10 Japanese Cherry trees, known as Sakura. In response to the concern that several Sakura were to be removed, the Coalition to Save the Legacy Sakura of Oppenheimer Park was formed. Three additional options were developed that preserved all or most of the Sakura and on

July 14, 2008, the Park Board Committee heard from staff and a number of delegations regarding the options. The Board then directed staff to meet again with the Coalition and the Park Redevelopment Committee to review the plans and attempt to reach consensus. The Coalition was unable to support the removal of any of the Sakura.

Staff are recommending the Board approve a revised concept plan – Option 2 as they believe this option will result in a park redevelopment that best serves the local community, while respecting the input and contributions that have been made throughout the consultation process.

In response to questions from the Board, staff replied that the restoration of the missing commemorative plaque will be included and staff will work with the Coalition for a further commemoration. Staff replied there will be a net gain of 8 trees which will bring the total to 23 trees. The General Manager stated that all decisions made by the Board are recorded and kept as part of the public record in the archives. When work is being considered at a park, the files are checked for records of any historical importance. The archives are held in a City building in Vanier Park.

The following delegations spoke to the Board in support of the proposal:

- Matthew Matthew, President, Carnegie Community Association
- Joe LeBlanc, Board Member, Carnegie Community Association
- Kathy Walker
- Leah Dunkley

The following is a summary of comments provided by the foregoing delegations:

- Revised plan allows considerable number of trees to be saved
- Consider the plan quite a concession for all stakeholders
- Large number of groups have approved this option and most live in the area
- Like to thank organizers of consultation for respecting all groups
- Safest option because it provides vision into the park on all sides
- Very unique park
- Improving the park will make things better for the people using the park

The following delegations spoke to the Board in opposition to the proposal:

- Dr. Yuko Shibata
- Dr. C. Justice
- Dave Ohori, Coalition to Save the Sakura at Oppenheimer
- K. C. Sato, Coalition to Save the Sakura at Oppenheimer
- Sister Elizabeth, Franciscan Sisters Society
- Deborah Baker, Council, Squamish Nation

The following is a summary of comments provided by the foregoing delegations:

- Grateful to Park Board and would like to thank the Board for hearing their views

- Concerned that any reduction in trees will mean a loss of heritage
- There is symbolism attached to the trees
- Feels it is still possible to reach a consensus to make everyone happy
- Trees were planted to represent spiritual healing
- Pleased that a memorial will be placed in the park
- Wants all trees saved
- Supports the Coalition

Board members discussed the report and support the revised Concept Plan - Option 2 as it represents a compromise between all the parties.

Commissioner Holden stated that she would like to put forward an amendment to the motion as follows:

Moved by Commissioner Holden,

**‘and that staff work with Committee members to include the appropriate historical commemoration’.**

**- Carried Unanimously.**

Board members stated it is important that a commemoration be placed in the park and would like to recognize the community for coming together on this project. They thanked all the speakers.

Moved by Commissioner Zlotnik,

**THAT the Board approve the revised concept plan – Option 2 as described in the report and illustrated in Appendix 3 and that staff work with Committee members to include the appropriate historical commemoration.**

**- Carried Unanimously.**

### **Emery Barnes Park Phase 2 Funding**

Board members received copies of a staff report dated June 25, 2008 recommending that the Board endorse Recommendation A of the Council Report dated July 4, 2008 and approve the Concept Plan for Emery Barnes Park, Phase 2, as described in the report.

Staff explained that there are two recommendations before the Board and they concern the funding and the concept plan for the park. The City/Park Board has assembled land for the purpose of developing Phase 2 of Emery Barnes Park in Downtown South. In 2001, the concept plan for Phases 1 and 2 was approved by both the Park Board and City Council. On June 19, 2008 an open house was held to elicit input from neighbours surrounding the park. Their comments have been used in the design

refinement of the original conceptual plan of 2001. Approximately 30 to 40 people attended the event and there was some interest in having a greater consolidation in the children's play area and also interest in accommodating the dogs and their owners in a more appropriate fashion. The funding is \$5.50 Million with \$3.50 Million from the Downtown South Development Cost Levy Reserve and \$2.0 Million from a Community Amenity Contribution.

The following delegations spoke to the Board:

- Aaron Jasper
- Sarah Blythe, on behalf of Constance Barnes
- Michael Robinson

The following is a summary of comments provided by the foregoing delegations:

- Thrilled with expansion
- Thanked Park Board for their efforts
- Like to suggest that history of park be preserved in a plaque
- Would like more consultation and workshops held
- Supports plan ingenuity, but is concerned with the playground proximity to busy streets
- Requests that a short wrought iron fence be erected around the playground to help keep children from busy surrounding streets

Board members discussed the report and are pleased with the concept and fully support it.

In response to questions from the Board, staff responded that they will be able to incorporate something into the concept that will keep children from the street and although a number of assumptions were made regarding the cost of environmental cleanup, there are sufficient funds to make an appropriate change for the safety of children.

Moved by Commissioner Woodcock,

- A. THAT the Board endorse Recommendation A of the Council Report dated July 4, 2008 (attached).**
- B. THAT the Board approve the concept plan for Emery Barnes Park, Phase 2, as described in this report and illustrated in the attached plan.**

**- Carried Unanimously**

## **Brockton Totem Poles Interpretative Centre – Expansion to Gift Shop and Public Washroom**

Board members received copies of a staff report dated July 21, 2008 recommending that the Board approve Recommendations A to F.

Staff advised that the Brockton Totem Poles Visitor Centre was constructed in 2001 and it is one of the busiest tourist locations in BC. In April, 2008 an expansion of the gift shop and public washrooms was brought to a Board Committee meeting and the Committee was in general agreement to proceed with retention of an architect and to report back to the Board once a plan was developed. Staff retained the architect of the original building, Lubor Trubka Associates Architects to design the addition. The intent is to provide more washrooms and to expand the gift shop.

Mr. Trubka stated that the existing building will be seamlessly extended and the building materials, detailing and articulation will be identical to the existing. They have prepared 3D models of the addition which illustrate the setbacks on the side.

Staff stated that the current rent per annum from the gift shop is just over \$200,000. Negotiations with the tenant resulted in his company agreeing to pay 2/3 of the Capital costs which are \$867,000 and the tenant has also indicated that completing his allocated retail and storage space will cost an additional \$200,000. To allow the tenant to finance his investment, it is recommended to increase his term by an additional 10 years. It is also recommended that the first 5 years of the gift shop expansion have a set rent at a fixed rate of 10% of gross sales with the balance of the agreement having a fixed rate of 14%. The tenant has agreed to these recommendations. The Board would finance their portion by borrowing from the Corporate Sponsorship Fund.

In response to questions from the Board, staff replied that compatibility of the addition to the existing structure is a sound principle and that the addition will improve the service and functionality of the building. A development permit still has to be sought and the plan will have to go before the Urban Design Panel. An analysis has not been done on the cost of an addition that does not match the existing building, but the cost of construction is driven by the amount of square footage that is being built.

The Board questioned why the size of the expansion has increased since April and about the process of notifying the other park stakeholders. Staff responded that it became apparent that the original size was too small to accommodate the requirements of both the tenant and the Park Board. Through the Development Permit process there will be notification. One other affected stakeholder was notified about the requirements of the expansion. Staff met with Mr. Frankel to review the project and to discuss his concerns with this expansion.

Stuart Colquhoun, Operator, Legends of the Moon and Daniel Frankel, Operator, Prospect Point Café and Gift Shop, requested to speak to the Board.

Mr. Colquhoun stated that he has operated the gift store at the Interpretative Centre for 7 years. The constraints at the location are the size of store and amount of shopping time remaining after lining up for washrooms. The expansion is important to their business and will assist visitor experience over the next 50 years.

Mr. Frankel stated that his biggest concern with the proposed development is that he was not informed until just a few days ago. He stated that in 1997 there was a Board report stating that the small concession at the Totem Poles will not compete with the established food services and gift shop at Prospect Point. His concern is one of fairness because washrooms are needed at Prospect Point as well. He is concerned about the survival of his business and is asking that a decision be deferred until due diligence can be done.

In response to questions asked by the Board, staff responded that signage has been improved in the Prospect Point area and tourist bus companies have been informed that business is open.

The Board is conceptually supportive of expansion at this location, but there are some concerns. Commissioner Robertson stated he would like to have the report deferred to the next meeting in September to allow some additional discussions during that time with Mr. Frankel.

Moved by Commissioner Robertson,

**THAT the matter be deferred to the September 15, 2008 Board meeting to allow further consultation with all of the stakeholders and to allow alternate utilitarian designs to be put forward.**

**- Carried unanimously.**

### **Employee Engagement Survey**

Board members received copies of a staff report dated July 8, 2008 recommending that the Board approve the Employee Engagement Survey Action Plan outlined in the report.

Staff explained that in response to a Motion approved at the Board meeting of January 28, 2008, staff are reporting back to the Board with a proposal for an Employee Engagement Survey. The survey is a tool to measure the current level of employee engagement and is positively correlated to recruiting, loyalty, productivity, customer service and the organization's financial position. The Vancouver Public Library (VPL) conducted a survey in May 2007 and key findings from that survey indicate that there needs to be clearly identified goals and objectives, a working group must be formed with representation from staff, unions and City Human Resources, an outside consultant should be retained, there should be a commitment to the process and the survey should be

repeated on a 2 or 3 year basis. Staff are recommending approval of the implementation plan and to refer the funding requirement to the 2009 Operating Budget process.

In response to questions from the Board, staff replied that a number of findings came out of the VPL survey but one is that a high percentage of staff requested strategic plan information. CUPE 15 sent a letter to the Board asking the Board to defer the item to allow discussion of the issue. The General Manager stated that the intent is to have the Board decide whether or not they will move forward with this project. There is no funding available at the present time and it would need to be considered during the preparation of the 2009 budget.

Aaron Jasper spoke to the Board regarding the proposal and stated that he has some concerns about the report. He feels a better process would be to form a task force with staff before spending any money on a consultant.

Commissioner Holden thanked staff for such a good report, but would like to put forward the following Motion:

Moved by Commissioner Holden,

**THAT the matter be postponed until the fall in order that staff can build the Task Force and prepare the Terms of Reference including the scope of the survey.**

**- Carried unanimously.**

#### **Andy Livingstone Park Artificial Turf Replacement, Delegated Authority**

Board members received copies of a staff report dated July 10, 2008 recommending that the Board authorize the General Manager to award and execute the contract for the replacement of artificial turf at Andy Livingstone Park, as described in the report.

Staff explained the report is fairly straight forward with the project proceeding and this report recommends the delegation of contract award authority to the General Manager.

In response to questions from the Board, staff replied that the construction budget is \$1.5 Million, but they will have to wait until the tender comes in for a definite figure.

Board members stated they support the Motion and it is exciting to see it finally moving ahead.

Moved by Commissioner Robertson,

**THAT the General Manager be authorized to award and execute the contract for the replacement of artificial turf at Andy Livingstone Park as described in this report.**

**- Carried Unanimously.**

### **Administrative Report – Position Change**

Board members received copies of a staff report dated July 10, 2008 recommending that the Board approve the creation of one regular full-time CUPE 15 position for the new Vancouver Olympic Centre / Vancouver Paralympic Centre and Aquatic facility, as indicated in the report.

Staff stated the report was previously before Board Committee and essentially the curling venue is reaching completion and it has a very sophisticated mechanical plant and will require staff that is fully trained and familiar with the plant before commissioning. The funding for 2008 will be provided from the Facility Development portion of the 2006-2008 Capital Plan with future funding from the regular Operating Budget.

Board members stated the prudent thing to do is to ensure the buildings are operated in the proper manner.

Moved by Commissioner Zlotnik,

**THAT the Board approve the creation of one regular full-time CUPE 15 position for the new Vancouver Olympic Centre / Vancouver Paralympic Centre and Aquatic facility subject to classification by the General Manager of Human Resources, with the source of funds as indicated in the body of this report.**

**- Carried Unanimously.**

### **In Camera Meeting**

Moved by Commissioner Robinson,

**THAT the Board later this evening go into a meeting which is closed to the public, pursuant to Section 165.2 (1) of the *Vancouver Charter*, to discuss matters related to paragraph:**

- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could**

**reasonably be expected to harm the interests of the city if they were held in public;**

- (g) litigation or potential litigation affecting the City;**
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.**

**- Carried Unanimously.**

### **Enquiries, Other Matters and New Business**

The Chair raised a personnel issue and requested feedback from Board members on hiring a consultant to assist the Board with the process.

The meeting adjourned at 11:00 p.m.

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Susan Mundick  
General Manager

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Commissioner Korina Houghton  
Chair