

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

**DATE OF MEETING:** February 18, 2008

**ATTENDEES: Park Board Commissioners**

Commissioner Marty Zlotnik, Chair  
Commissioner Al De Genova  
Commissioner Spencer Herbert  
Commissioner Heather Holden  
Commissioner Korina Houghton  
Commissioner Loretta Woodcock

**Park Board Staff**

Debra Barnes	Project Manager, Planning and Operations
Ron Caswell	Manager of Operations, Vancouver East District
Daisy Chin	Recreation Services Coordinator, Stanley Dist.
Anita Ho	Director of Corporate Services
Peter Kuran	Director of Stanley District
Jim Lowden	Director of Special Projects
Lori MacKay	Director of Queen Elizabeth District
Mike Mackintosh	Supervisor of Queen Elizabeth District Parks
Liane McKenna	Director of Vancouver East District
Susan Mundick	General Manager
Piet Rutgers	Director of Planning and Operations
Yuna Flewin	Recorder

**Delegations**

Chris Cooper	Spirit of Adventure
Eric Harms	Hastings Community Association
Bryan Quinlan	801 Wing, Air Force Association of Canada
Tim Shaddick	Brockton Pavilion Society
Jerold Vernon	801 Wing, Air Force Association of Canada

**Consultants**

Jeffery Cutler	space2place design inc.
Jean Philippe	

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

1. Approval of Minutes of January 21, 2008 Meeting
2. Paddle Presentation
3. Commemorative Naming
4. Capital Plan
5. Brockton Oval Vision
6. Oppenheimer Park Design

7. World Championship Triathlon Event
8. Burrard Civic Marina – Capital Infrastructure Update

**1. Approval of Minutes of January 21, 2008 Meeting**

The minutes of the January 21, 2008 meeting were approved as presented.

**2. Paddle Presentation**

Chris Cooper from Spirit of Adventure presented to the Board a canoe paddle carved by the Squamish Nation. This paddle was carved from the Western Red Cedar tree that fell in Stanley Park in December 2006. Chris has organized a tour to present these paddles to 300 communities in the British Isles with a 42-foot canoe. The presentation was preceded by a drumming ceremony by the carvers from the Squamish Nation.

**3. Commemorative Naming**

Staff provided background information regarding two commemorative naming applications. The first proposal is to rebuild the Wallace monument in Jericho Hill. Clarence Wallace, the owner of Burrard Shipyards and lieutenant-governor of BC between 1950 and 1955, dedicated a sports field, cairn and plaque in Jericho Hill in the name of his sons who served in World War II in 1944. This parcel of land was then transferred to the City of Vancouver in 1969 and developed into a park land. At the time of the transfer the cairn was demolished and the plaque went missing. In 2000, the plaque was found, and this triggered interests to rebuild the monument. The Air Force members are also interested in reinstalling an educational plaque to inform the history of the area used as an aviation station.

Delegations:

- Brian Quinlan and Jerold Vernon told the Committee the proposed Wallace monument will capture another historically significant event in Jericho Hill. Their research showed the Jericho Hill aviation station held a significant role in the aviation history of the province. The base was built in 1920 and used for patrolling the rugged coastal terrain. The proposed monument will have a low granite face with concrete pedestal on a rectangular concrete base. A bronze Wallace plaque to be installed on the front face and a granite air force plaque to be installed on the pedestal. Additional plaques are proposed for further discussions. The cost estimate is between \$15,000 and 20,000. The potential site is in a grass area near the sailing centre. The delegation requested the Board's full support for the proposal.

Discussion:

- A member of the Committee asked for clarification on the site location. The proposed site is located in the grass area toward the yacht club. A detailed plan was handed out to the members as a hard copy.
- A member of the Committee asked for staff's comment. Staff recommended the Board approve the proposal at a Board meeting.

Staff provided background information on the second application. The application was received in 2006 and 2007 to commemorate Vancouver's tennis player, Lorne Main, and his achievements in the local, national and international levels. The proposal is to have two public tennis courts in Oak Park at West 63<sup>rd</sup> Avenue and Oak Street named after Lorne.

Discussion:

Staff told the Committee if the applications are endorsed staff will take the proposals to public process and report back to the Board. The Committee moved the motion.

**4. Capital Plan**

Staff reported the Board received a submission from the Hasting Community Association for the 2009-2011 Capital Plan to build a new community centre facility and introduced the association president, Eric Harms.

Delegation:

- Eric Harms told the Committee the present building is over 50 years old and needs capital upgrades. Hastings has been identified as part of the priority group of communities that require renewals. The Association has identified three potential sites for the new facility (Windermere Hill, Forum site and the existing site in order of preference) and is prepared to commit up to \$1,000,000.

Discussion:

- A member of the Committee asked for clarification on the Association's financial commitment. The Association is funding up to \$1,000,000 toward building a new centre.
- A member of the Committee asked when the staff will report back on the issue. Staff responded they will report back in the context of the 2009 – 2011 Capital Plan.
- A member of the Committee asked if Hastings has been identified as a top priority for facility renewals. Staff confirmed Hastings is listed in the priority group that requires renovations along with Marpole and Trout Lake.

**5. Brockton Oval Vision**

Staff provided background information regarding a proposal from the Brockton Pavilion Society. On January 14 2008 staff met with the society regarding the lease renewal and was advised of a proposal to expand the capacity of the Brockton field.

### Delegation:

- Tim Shaddick told the Committee due to the growing population in the West End and downtown more children and sports groups need access to sports fields. The Brockton Pavilion Society has been involved in discussions with various sports and school groups (baseball, soccer, rugby leagues and King George High School and Lord Roberts Elementary School) and proposes expansion of the practice field. The cost is currently estimated at \$270,000 to enlarge the practice field to a full-sized playing field. This involves widening the field by 15-20 feet. The society will contribute \$50,000 towards the project. The proposed timeline for the project completion is summer of 2009. The project may include restoration of the roof structure for the bleachers.

### Discussion:

- A member of the Committee asked if the proposal will be made jointly with the School Board. Staff responded the proposed site is located within the park land, and the School Board is not involved in this process.
- A member of the Committee asked for clarification of the design. The current proposal is to keep the baseball diamond and upgrade the practice field to a full-sized playing field.
- A member of the Committee asked how many people on average use the field. On a typical night 50-60 people use the practice field. A baseball league uses it to work out during the off-season, rugby groups play twice a week after work, track and field users use the changing rooms before and after runs around the seawall. On average the field is used 5 nights per week for various activities.
- A member of the Committee asked for clarification on the society's financial contribution of \$50,000. The society will contact benefactors and organize a fund-raising.
- A member of the Committee asked for clarification on the estimated cost of \$270,000. The accuracy of the figure is unclear at this point and needs a detailed study.
- A member of the Committee asked if the cost was the season for preferring the natural turf over an artificial turf. The delegate explained a natural drainage is preferred in Stanley Park.
- A member of the Committee asked when the society will start its fund-raising. The society will start as soon as the Board approves the proposal to make the 2009 deadline.

## 6. Oppenheimer Park Design

Staff provided background information on the development process of the Oppenheimer Park design. Oppenheimer Park is the busiest park with diverse population in the downtown east side. The field house is used by the Carnegie Centre to deliver programs. The park redevelopment proposal was made during the 2005 Capital Plan submission with a budget of \$1,300,000. In March 2007 the Park Board and the Carnegie Centre drafted a terms of reference to retain consultants. In June the consultants were hired, and the Park Board staff were assigned to the project. A series of public open house events were held to engage the community and the Carnegie Centre's front-line staff to create a vision for the new design.

The field house architect, Jeff Cutler from space2place inc., presented an overview of the design process and character of the plan. It was identified that the park is a critical component of the community and needs to be opened up by removing all fencing around the park that act as a social and physical barrier. The field house, basketball court and existing trees to remain or enhanced as they hold strong characters for the park. The visioning process was successful and produced the following guiding principles – build a healthy and safe park and provide flexibility to allow multiple events. The design concept also includes commemoration of various ethnic communities and the neighbourhood's history as a demonstration ground. The construction of the field house will be phased out in two to allow temporary use of the old field house during the construction of a new one. The existing baseball diamond will be taken out to improve the circulation of the park. A commemorative feature for the Asahi baseball team is planned.

The project consultant, Jean Philippe presented a conceptual design for the new field house. The field house is the heart the park and used by the Carnegie staff to deliver various programs. Transparency and security are an important element to designing the new facility, and it should be linked to the surrounding environment. The new field house will have a see-through front and an open space to allow for program delivery in a covered walkway area. Current field house is too dark and too close to Powell Street.

### Discussion:

- A member of the Committee commented that the neighbourhood residents find the fencing along Cordova Street gives them a sense of security and asked if the fencing is planned to be removed. Consultant responded that all physical barriers are to be taken down to open up the park and bring the activities to the centre of the park.
- A member of the Committee asked if the proposed covered area adjacent to the field house will lead to increased drug activities. Staff responded that the covered area is protected by a retractable transparent screen that is open during the day and closed at night.
- A member of the Committee asked about an average park user's response to the new design plan. Consultant responded the public process was extensive, and various interests will be amalgamated to materialize the visions.

- A member of the Committee asked for details regarding the phasing process during the construction. Staff responded that the field house will be built first, and rest of the logistical details will be worked out and presented to the Board on March 10.
- A member of the Committee expressed concerns regarding the cost accumulation created by the phasing process. Staff responded that a portion of the cost has been set aside by the Capital Plan, and the community may contribute to this. If the cost increase is significant another solution must be sought.

## **7. World Championship Triathlon Event**

Staff returned with follow-up information to the January 21 Committee Meeting at which time a recommendation was made to the staff to work out all concerns addressed. The organizers proposed a new park closure schedule that will reduce impact on the local traffic and park users. On June 5 and 6 only the western portion of the park will be closed between 6:30 to 10 am. On June 7 the whole park will be closed off. On June 8 the West End streets will be closed from 6:30 am to 5 pm., but the park will be open. Seawall will experience a partial closure during the event. Staff will hold a community meeting with the City Engineering Department on February 27 regarding the Sunday routes in the West End.

The organizers also met with the park stakeholders, and the meetings went very well. In order to counter the estimated lost revenue due to park closure the organizers agreed to hold key event functions at each restaurant. The total estimate of lost revenue is now calculated at \$5,000. This is without the percentage of revenue from the extra functions scheduled during the event. The contractor working on the Prospect Point road realignment project might be impacted by the event as they could lose some work time during the closure.

### Discussion:

- A member of the Committee asked when staff will have the estimated figure of the lost work time at Prospect Point. Staff will have that information in the next Board Report.
- A member of the Committee asked if there will be a community consultation regarding the event. Staff are scheduled to hold a community meeting on February 27<sup>th</sup> with the City Engineering Department and report back to the Board of the outcome in the next Board Report.
- A member of the Committee expressed concerns over the weekend seawall closure. Staff responded the closure will be limited to a section between English Bay and the entrance way to the Park Board office and will have a minimal impact on the local traffic. Proper signage and notification should be sufficient to minimize impact.
- A member of the Committee asked if the park stakeholders will be involved in the community consultation process. The organizers have met with each stakeholder in the last two weeks and offered a promotional package to hold an extra function at each restaurant.

- A member of the Committee asked the staff's comment on the proposed event. Staff and the organizers need to work out the logistical details, but the overall plan is satisfactory, and the staff recommends the Board to approve the proposal at its next meeting.

### **8. Burrard Civic Marina – Capital Infrastructure Update**

Staff provided background information regarding the capital infrastructure upgrades proposed for the Burrard Civic Marina. This is to meet the current safety standards and environmental stewardship for the 40 year-old facility and retain existing services in consultation with the False Creek Boating Council. The original proposal was presented to the Board in June 2007, and staff recommended approval of the upgrades. The Board deferred the matter for a follow-up discussion when more information would be available. Staff presented rough in-house estimates and recommended retaining a consultant to advise on the various upgrades.

Staff informed the Committee of Imperial Oil's decision to close all operations on the west coast and to stop the sale of branded gas on March 31, 2008. Imperial Oil plans to remove its entire infrastructure and sell floats to a third party. The implications by the potential transfer of lease to a third party involve environmental liability issue as well as uncertain legal status of the water lot lease to a third party. The closure will also impact recreational boating and disrupt the Park Board operation. There are environmental concerns such as an increase in fuel use to travel to and from other gas stations and potential fuel leak caused by alternative fueling options at the marina. There will be implications of traffic increase in Coal Harbour and insufficient response to meet the increased interest in the False Creek basin for better access. Staff had one meeting with Imperial Oil but has not heard back since. Staff are scheduled to meet with key external stakeholders next.

#### Discussion:

- A member of the Committee asked if the marina users had been notified of this meeting. Staff responded the False Creek Boating Association had been given notice. A member of the association in the audience stated that the notice was only given on Sunday afternoon and did not have much time to discuss with the association members.
- A member of the Committee asked the association member to share his comments. The member stated the proposed upgrades are planned primarily to accommodate larger vessels and will not benefit the small boaters. Staff clarified the upgrades will certainly accommodate larger vessels, but these upgrades do not include elimination of floats for smaller boats. There will always be a substantial space for small boats.
- A member of the association asked if a transport trailer is proposed. Staff explained that it will be used to move vessels safely back and forth from water to storage.
- A member of the Committee suggested a visioning process for the marina to be undertaken.

- A member of the Committee responded it is an interesting suggestion; however, the existing user groups have been requesting upgrades for sometime, and a visioning process will put the project on hold for a long time.
- Staff clarified the Capital Plan process to the Committee. If the Committee is interested in a proposal staff should be notified. Then staff will schedule a public consultation process.
- A member of the Committee asked why a consultant fee is included in the estimate at each step of the way. Staff responded the identified elements require input from experts, and it will amount to about 15% of the total cost.
- A member of the Committee supported retaining consultants but expressed concerns about the lack of communication with the boaters.
- A member of the Committee stated the upgrades are long over due and all components need to be looked after. The member suggested at least a dialogue should begin involving users as the cost will only go up as we wait.
- Staff stated the proposal is a basic upgrade of infrastructure and need direction from the Board if there is a larger vision to be addressed.
- A member of the Committee asked for clarification on the revenue from the marina. The revenue is \$1,000,000 and used to off set other Park Board costs.
- Another member of the Committee asked for clarification on the profit from the fueling station. The profit is \$11,000 from the sublease payment.
- A member of the Committee commented it will be hard to keep the boaters should the fueling station be removed. It is important to have discussions about the \$3,000,000 injection to a marina without a fueling station.
- A member of the Committee asked for clarification on the visioning process. Staff responded a master plan process begins with identifying potential future visions with stakeholders and work out a mechanism to achieve these visions. This takes anywhere between six months to one year.
- A member of the Committee advised to focus on the current upgrades and expressed support for a consultation process with the users. The funding should not be wasted if the users do not want big changes.
- A member of the Committee asked when the Board will be notified of the future of the fueling station. Staff responded that it is a question for Imperial Oil, and staff are getting information through the media; however, the removal of the tank will require an approval from the Park Board. Staff have also communicated to Imperial Oil that no operation should be undertaken during the peak operating season.
- A member of the Committee proposed a motion to undertake a six-month visioning process for the marina. Another member recommended holding a separate discussion from the capital upgrades at the March 17th meeting before embarking on the visioning process and seeking general manager's direction.
- Another member of the Committee commented that the visioning process should be put on hold until further notice from Imperial Oil.
- A member of the Committee asked for clarification on the Capital Plan submission deadline of March 10. Staff responded that the funding of \$3,000,000 required for the upgrades will be held as a marker and firm decisions do not need to be made until early fall.



- A member of the Committee noted that more information is needed before a decision can be made.
- A member of the Committee asked the staff to bring forward more information in preparation for the visioning process.
- A member of the Committee commented that the visioning process is important, but boaters are waiting to move with the project.
- A member of the boating association commented he does not want to wait for a visioning process and that the most important issue is the future of fueling station.
- A member of the Committee advised the staff to prepare more information for the Board's discussion on March 17.

**9. Next Meeting**

The meeting adjourned at 9:40 pm. The next meeting will be held on Monday, March 17, 2008.