

**Minutes of Meeting of the Board of Parks and Recreation  
Planning & Environment Committee Meeting  
Held at the Vancouver Park Board Office on  
Thursday, July 8, 2010 -Revised**

**ATTENDEES:**

**Park Board Commissioners**

Sarah Blyth, Chair  
Raj Hundal, Vice Chair  
Ian Robertson  
Stuart Mackinnon  
Constance Barnes  
Loretta Woodcock  
Aaron Jasper

**Park Board Staff**

Piet Rutgers	Director, Planning & Operations
Philip Josephs	Co-Acting Director of Stanley District
Tilo Driessen	Manager of Planning and Research
Danica Djurkovic	Manager of Facility Development
Liane McKenna	Director, Vancouver East District
Diane Murphy	Acting Director, Queen Elizabeth District
Hart Nijjar	Recorder

**Delegations:**

- Li Yang, President, Dr. Sun Yat-Sen Classical Chinese Garden
- Gerry Dragomir, Facility Committee Chair, Dr. Sun Yat-Sen Classical Chinese Garden
- West Point Grey Community Association
- Kerrisdale Community Centre Society
- Marpole-Oakridge Community Association
- Hastings Community Association
- Dunbar Community Association
- Kensington Community Association
- Annette Floyd, False Creek Residents Association
- Karen Tsang
- Gudrun Langolf, Marpole-Oakridge Area Council Society
- Margery Duda, Mount Pleasant Pool Committee
- Anita Romaniuk, Mount Pleasant Pool Committee
- Lorna Gibbs, Killarney Community Centre Society

The meeting was called to order at 6:30pm, with the following agenda:

1. Approval of Minutes of the May 6, 2010 Meeting
2. Dr. Sun Yat-Sen Garden Update
3. Community Centre Renewal Priorities

## **1. Approval of Minutes**

The minutes of the meeting of the Planning & Environment Committee held on Thursday, May 06, 2010 were adopted as circulated.

## **2. Dr. Sun Yat-Sen Garden Update**

The Dr. Sun Yat-Sen Classical Chinese Garden sits adjacent to the public Dr. Sun Yat-Sen Park and is operated by the non-profit Dr. Sun Yat-Sen Garden Society. The public park is maintained by Park Board staff and some maintenance work is also undertaken by staff in the Gardens. Staff introduced Li Yang and Gerry Dragomir from the Dr. Sun Yat-Sen Garden Society who made a presentation regarding maintenance issues at the classical garden.

The Sun Yat-Sen Classical Chinese Garden was built in 1986 and is one of the first of its kind outside of China. The Garden performs many functions relating to uniting cultures and communities and has approximately 90,000 visitors per year. The garden also offers educational programs for school aged children. The building is unique as it was constructed in a classical Chinese design which required specialized construction techniques. Currently there is a maintenance deficit which must be addressed immediately. Infrastructure in the garden has begun to deteriorate and a maintenance program must be created to address disrepair and safety issues.

The Society has a strong desire to see the building flourish and is willing to offer a percentage contribution towards the needed repairs through their maintenance/deficit fund which was created to allow the Society to actively cost share in renovation projects for the Garden. In the past few years, the Society has laid the groundwork to develop and execute a long term maintenance strategy. In 2008, a Conservation Policy was developed for the Garden and serves as the guiding document for use and management of the garden. Also in 2008, the Park Board commissioned Terra Planning to complete a Pond Restoration Study.

The Society would like to develop a facility restoration plan, the cost of which would be shared by the Society and the Board. The terms of reference for this study were issued last month. The Society is also requesting that, once the restoration plan has been finalized and priorities have been assigned, the Board include the project cost on the upcoming Capital Plan.

The Committee thanked the delegation for their presentation.

Discussion:

A member of the Committee asked whether there is an opportunity to leverage funding through avenues such as the Donor Recognition program. The delegation replied that it is an option but has not been considered yet.

A member of the Committee asked for clarification on the operating model for the Garden. The Park Board has a 15 year lease agreement with the Society and is responsible for some work at the garden. The Park Board has a contract employee who spends a portion of his day cleaning the grounds and the majority of his time on restoration of the specialized buildings. The Board's obligation only extends to the building itself, not the garden.

The Committee discussed the delegations presentation and request. The Committee expressed concern about the safety issues brought forward by the Society and determined that it would like to wait until pricing for the repairs is received before determining its own financial contributions. A member of the Committee suggested that, once pricing has been received, Capital Plan items and maintenance issues that do not need to be included in the Capital Plan be separated to aid the Committee in its decision making process. Further, the Committee will examine the maintenance relationship between the Board and Society when the issue is brought back in the fall.

### **3. Community Centre Renewal Priorities**

Staff presented an overview of challenges faced by the Board to renew major recreation facilities and undertake feasibility studies for the 2011-2014 Capital Plan. The presentation outlined existing renewal plans and what has been implemented since the plans were approved, including an update on new developments, a summary of outstanding projects, and proposed next steps.

Approximately 9 years ago, the Board began to organize its capital investment objectives over the long term, creating an orderly queue of a few large-scale upgrades per Capital Plan instead of numerous small renovation projects. This approach also helped gain support at City Hall for Park Board Capital Plan requests. These renewal plans addressed specific facility types, such as the Community Centre Renewal and Aquatic Renewal Plans.

The Community Centre Renewal Plan divided projects according to whether they were a large scale renewal priority or medium scale renewal priority. The projects were further classified into high or medium priority levels. Of the three large-scale high priority projects listed (Riley Park, Sunset, and Trout Lake), all are either complete or have received funding for completion. The large scale medium priority items still need to be addressed and include Hastings, Marpole-Oakridge, and Dunbar. Kensington Hall has also recently been added to this list to infrastructure maintenance issues.

The 2001 Aquatic Services Review's objective was to modernize facilities on different scales and types, and to increase the overall capacity of the system. The plan proposed that this work be done in two phases, with a review period in-between to evaluate impact on demand and user preferences. Phase one included the addition of one city-wide pool, one community pool, and one neighbourhood pool. Percy Norman Pool, Killarney Pool, and Renfrew Pool addressed the priorities accordingly, completing phase one according to plan. Pending review of the first phase, the second phase will focus on the Vancouver Aquatic Centre, Kerrisdale, Lord Byng, and Templeton.

Renewal planning for ice rinks focused on addressing condition deficits, especially those relating to seismic concerns. Two rinks, Trout Lake and Killarney have been completely replaced and a third rink, Riley Park, is expected to open in 2011.

Outside of the scope of the renewal plans, other upgrades and new facilities have been completed or are being addressed, with the majority of them involving partnerships and/or external funding. These include the Southeast False Creek Community Centre, the Millennium Sport Facility, and VanDusen Garden Visitor Centre.

The main facility renewal plans will have been in place for over a decade by the next Capital Plan. Although the Plans remain relevant in terms of much of the outstanding work to be done, they do need to be updated. When setting priorities, the following considerations should be examined: existing code deficiencies, major maintenance deficits, the functionality of the existing configurations for contemporary programming, and demographic trends. There are also siting considerations, and the exploration of external funding opportunities. The Park Board's next Capital Plan will be integrated and evaluated in the context of the City's Capital Planning context.

Staff then presented the following chart:

<b>Priority</b>	<b>Community Centres</b>	<b>Indoor Pools</b>	<b>Ice Rinks</b>	<b>New Projects (not prioritized)</b>
Short term	-Dunbar -Hastings -Kensington Hall -Marpole-Oakridge			-Killarney Seniors Wing -Indoor Tennis -Indoor Skateboard
Medium term	-Strathcona (coordinate with VSB) -Kerrisdale (gym –seismic)	-Vancouver Aquatic Centre		-Mt. Pleasant outdoor pool
Long term	-WPG (relocation – coordinate with VSB) -Douglas Park -West End	-Kerrisdale -Templeton -Byng	-Kerrisdale Arena -Sunset	

In the short term, Dunbar, Hastings, Kensington Hall, and Marpole-Oakridge community centres will all require renewal. In the medium term, Strathcona Community Centre will

need to be renewed (in partnership with the Vancouver School Board (VSB)), Kerrisdale gym will require a seismic upgrade and the Vancouver Aquatic Centre will require renewal. In the long term, West Point Grey will need to be relocated (in partnership with the VSB) and the Douglas Park and West End community centres will require renewal. Indoor pools at Kerrisdale, Templeton, and Lord Byng as well as ice rinks at Kerrisdale and Sunset will also require renewal in the long term. New projects that have not been prioritized yet include the Killarney seniors wing, indoor tennis, indoor skateboard, and Mount Pleasant outdoor pool. City Council recently approved the Capital Budget 2010, including \$200,000 for community centre feasibility and design studies in preparation for the next capital plan. Staff are recommending that this funding be targeted to Dunbar, Hastings, Kensington Hall, and Marpole-Oakridge with the feasibility study for Kensington being on a smaller scale than the other three listed.

The Dunbar feasibility study will need to determine how much of the community centre will require renewal and evaluate the priority of the project versus Hastings and Marpole-Oakridge. The Hastings feasibility study will have to examine the potential relocation of the facility to the southeast corner of Renfrew and Hastings and explore a potential partnership with the city for inclusion of a childcare facility. The Marpole-Oakridge feasibility study should explore optimum location of a new facility and consider the inclusion of a licensed childcare facility funded by partners. The fourth feasibility will be much smaller and should explore options for renewal of Kensington Hall.

The next step will be for staff to report to the Board on feasibility studies of prioritized projects after the summer break.

#### Discussion:

A member of the Committee inquired whether the funding allotted for feasibility studies by the City will be able to cover the costs of all four feasibility studies. Staff replied that partnership funding may be available for the studies and that, in combination with the money from the Capital Plan, will be enough for all four studies. The results of the feasibility studies will aid the Board in determining the order of renewals.

A member of the Committee asked staff whether they believe that the priorities need to be revisited. Staff replied that some updating is required but the building conditions are as projected.

A member of the Committee asked for clarification on the Aquatic Services Review and when the next phase will be implemented. Staff replied that the Review indicated a three year break after completion of Phase 1. Staff are in the process of gathering data for the review phase.

The following delegations requested to speak to the Committee:

- West Point Grey Community Association
- Kerrisdale Community Centre Society
- Marpole-Oakridge Community Association

- Hastings Community Association
- Dunbar Community Association
- Kensington Community Association
- Annette Floyd, False Creek Residents Association
- Karen Tsang
- Gudrun Langolf, Marpole-Oakridge Area Council Society
- Margery Duda, Mount Pleasant Pool Committee
- Anita Romaniuk, Mount Pleasant Pool Committee
- Lorna Gibbs, Killarney Community Centre Society

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

- West Point Grey Community Association would like to expand the community centre by 7,000 square feet rather than relocate
- There are accessibility and structural issues with undersized fitness facility
- For modest cost can have long term facility on city owned land
- Plan to continue fundraising – currently have 10% of the expansion cost
- Want the Park Board to re-categorize it from re-location facility to existing centre upgrade and move it up on priority list
- The Kerrisdale Community Centre is a highly used facility with maintenance issues
- Current capacity of the pool does not meet demand
- The pool is an aged facility and there is community support for improving it
- The rink also has maintenance issues and current capacity does not meet demand
- The Kerrisdale Community Centre Society would like more information on the Board's RFP process so that they can meet the requirements and fund a feasibility study for the pool and rink
- The Marpole area is in a transitional state with development slated for the near future and the community centre has to change to adapt
- The BIA supports the Marpole-Oakridge Community Association Board
- Deficiencies at the current community centre include seismic issues, not enough exit capacity, accessibility issues, ventilation issues, and other constant maintenance issues
- There is considerable development occurring in the area which will result in higher demand for recreation facilities
- The Hastings Community Association would like to see the Hastings Community Centre added to the next capital plan
- The community hall is 75 years old and in poor condition
- There are accessibility issues
- The Community Centre has been added on to twice and renovated once – would like a unified building that will meet community needs
- The Dunbar Community Centre has aging infrastructure that is inefficient with safety and has security issues
- The Dunbar Community Association prepared a needs assessment report in 2009 and is ready to use the contents of that report to help the renewal process move forward

- The Association is willing to match Park Board feasibility study funds up to \$50,000
- The Association is ready for the Park Board to lead feasibility study and will help them do so
- The Kensington community hall is need of renewal is it has many years of deferred maintenance and can not currently meet demand for programming
- The Kensington Community Association thanked staff for their quick response to the recent structural emergency
- The Association has some funds to contribute to the renewal
- The roof of the facility is past its life span
- Fitness centre and pool usage is high
- The centre is stretched in terms space and being able to run promised program
- There are a lack of indoor pools despite the population increase in Vancouver
- The False Creek Residents Association would like to see an indoor pool built in East False Creek in the future
- North East False Creek will be highest population density neighbourhood in Vancouver
- There are many other major developments in East False Creek and a similar density of recreation facilities is needed
- Per the Aquatic Services review, it is time to build new indoor pool
- Outdoor pools are important and we need to focus on increasing our inventory
- There are high density areas that are not being adequately serviced by the Marpole-Oakridge Community Centre because they are in Marpole
- Need community centre upgraded and if it can only be on current site a satellite option should considered
- The community centre needs to be renewed as soon as possible
- The Mount Pleasant outdoor pool should be a top priority because it is no longer there
- The Park Board should ask for a larger budget from City Council
- The Killarney Community Centre Society has done a feasibility study regarding the addition of a seniors centre
- There is need for a seniors centre as there will be a large number of seniors in the area soon
- Would like seniors centre prioritized for next Capital Plan

A member of the Committee asked the delegation from West Point Grey whether a feasibility study will be required for the potential expansion. The delegation replied that although they have not funded a feasibility study, they have done some costing for a concept design. Staff noted that because there is already a concept design, the Board would only have to ensure that the costing is correct before moving ahead with the plan. The Province wishes to reallocate some space in Queen Mary School to other community uses, potentially allocating a set of rooms for the community centre while still operating the West Point Grey Community Centre. A more thorough review of the Queen Mary site needs to be conducted in partnership with the VSB but may not occur in the near future.

A member of the Committee asked the delegation from the Kerrisdale Community Centre Society whether they have raised any money towards helping renovations and whether a private public partnership (P3) has been considered. The delegation has not raised any funds yet as they would like to have a feasibility study conducted first which will help estimate the cost of the project and are open to the possibility of a P3. Staff noted that P3's at Park Board facilities have not been successful in the past although there may be a possibility they succeed in the future. However, maintenance issues at Kerrisdale pool and rink are not considered to be high priority compared to other pools and rinks in the system especially in light of the upcoming Vancouver Aquatic Centre renewal which will be an expensive project. A member of the Committee asked staff whether the Kerrisdale renewal could be done in phases. Staff responded that projects can be phased but the focus should be on large scale renewal rather than small scale projects, and that at this time neither the Kerrisdale rink nor pool are priority projects under consideration for the next capital plan.

A member of the Committee asked the delegation from the Marpole-Oakridge Community Association whether the current location is their preferred choice. The delegation responded that the idea location would be on 70<sup>th</sup> Avenue and Granville Street although it is not supported by businesses in that area. Staff added that the developers in that area are in later stages of their development so it is not necessarily a feasible location although there is a possibility that land could be bought, which would add time and cost to the project. The feasibility study can review possible sights to help in the decision making process.

Staff noted that a second story could be added to the Kensington Community Centre to replace the Kensington Hall space. The building was constructed with the capacity for expansion, and the feasibility study will focus on determining what needs to happen for the expansion to occur and its associated costs.

A member of the Committee inquired whether the Aquatic Services Review accounted for the projected population growth and development for East False Creek. Staff were aware of the projected rates but the rates of growth are higher than were considered and the Review has been updated since it was released. Further, there is existing infrastructure that needs to be replaced before consideration can be given to a pool in East False Creek.

A member of the Committee asked staff for an estimate of the cost of a new seniors centre at the Killarney Community Centre. Staff estimated that a 10,000 square foot facility would cost \$5 million. A member of the Committee expressed support for a seniors centre in southeast Vancouver but also noted that its priority will have to be determined in relation to other projects put forward for consideration.

The Committee expressed support for Staff's recommendation to proceed with the feasibility studies for the Dunbar, Hastings, Kensington, and Marpole-Oakridge community centres to aid in the decision making process in September. A member of the Committee asked that staff also look into costing information provided by West Point Grey as well as consider a review of the aquatic services renewal plan.



Commissioner Robertson left the meeting at this time.

Staff noted that a full review of the Aquatic Services Review will take time and involve community input so it may not be feasible to have results ready in time for the next Capital Plan. A member of the Committee asked Staff whether it was possible to receive some information to aid in determining whether an outdoor pool may be warranted. Staff agreed to provide information that will assist with the determining priorities for the 2011-2014 Capital Plan.

A member of the Committee also asked staff to provide costing information on the items listed in the consolidated renewal summary presented and asked for information regarding the catchment area and population growth for in Marpole-Oakridge to assist in determining where the community centre should be located. Staff will forward the requested information to the Board.

Staff will bring forward a report in September on the consolidated renewal plan along with recommendations for feasibility studies.

The meeting adjourned at 9:41 pm

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Piet Rutgers, Director,  
Planning & Operations

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Commissioner Sarah Blyth,  
Chair