



**PARK BOARD COMMITTEE MEETING
MEETING MINUTES**

NOVEMBER 16, 2015

A Regular Park Board Committee meeting was held on Monday, November 16, 2015, at 7:02 pm, at the Park Board Office.

PRESENT: Commissioner John Coupar
Commissioner Casey Crawford, Chair
Commissioner Catherine Evans
Commissioner Sarah Kirby-Yung
Commissioner Stuart Mackinnon
Commissioner Erin Shum, Vice-Chair
Commissioner Michael Wiebe

GENERAL MANAGER'S OFFICE: Malcolm Bromley, General Manager
Jonathan Snoek, Acting Deputy General Manager
Cheryl Chan, Business Support Lead/Manager Admin Services
Carol Lee, Raincoast Ventures, Ltd., Meeting Clerk
Jessica Kulchyski, Recorder

Commissioner Crawford called upon the Park Board Committee to take a moment to reflect on the citizens of Paris, France and others around the world, following the terrorist attacks of November 13, 2015.

ADOPTION OF MINUTES

1. Park Board Committee Meeting - November 2, 2015

MOVED by Commissioner Coupar
SECONDED by Commissioner Evans

THAT the Park Board Committee minutes of the November 2, 2015, meeting be adopted with the amendment to the final paragraph of Page 3 to "Commissioners Mackinnon and Evans commented on the need....".

CARRIED UNANIMOUSLY

CHAIR'S REPORT

Commissioner Coupar highlighted the following events and the participation by Park Board Commissioners:

- Brock House open house on October 22, 2015
- Community dialogue at the Marpole-Oakridge Community Centre on October 28, 2015
- New Brighton Park open house on November 3, 2015
- Remembrance Day ceremonies across the City to recognize the contributions of veterans

AGENDA ITEMS

1. ADMINISTRATIVE REPORT: Harbour Green Park Restaurant Contract Award

Gordon Barber, Manager of Revenue Services, Park Board, reviewed the report on the proposed contract award for the Harbour Green Park restaurant to Sequoia Company of Restaurants Inc. and McDougall Holdings Ltd (SCRMH). Mr. Barber responded to questions from the Committee.

The Committee requested that staff investigate the inclusion of bicycle parking in the design of the building.

MOVED by Commissioner Coupar
SECONDED by Commissioner Shum

THAT the Committee recommend to the Board:

THAT the Vancouver Park Board approve a 10-year lease with two (2) additional 10-year extension terms for the Sequoia Company of Restaurants Inc and McDougall Holdings Ltd (SCRMH) to construct and operate a restaurant in the designated space of Harbour Green Park, with the following conditions:

- A. THAT the rent structure will be a Basic Minimum annual rent of \$200,000 and a Variable Rent at a tiered percentage of revenue rate as outlined in this report;
- B. THAT all legal documentation is to be in a form which is satisfactory to the Director of Legal Services for the City of Vancouver and the General Manager of the Park Board;
- C. THAT the General Manager be authorized to execute and deliver such documentation on behalf of the Board; and
- D. THAT no legal rights shall arise and no consents, permissions or licenses are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties.

Amendment

MOVED by Commissioner Kirby-Yung
SECONDED by Commissioner Shum

THAT Item E be added:

- E. THAT the structure be no higher than the two storeys indicated in the proposed design identified as Appendix C.

CARRIED UNANIMOUSLY

Question was called on the Main Motion, as amended.

THAT the Committee recommend to the Board:

THAT the Vancouver Park Board approve a 10-year lease with two (2) additional 10-year extension terms for the Sequoia Company of Restaurants Inc. and McDougall Holdings Ltd (SCRMH) to construct and operate a restaurant in the designated space of Harbour Green Park, with the following conditions:

- A. THAT the rent structure will be a Basic Minimum annual rent of \$200,000 and a Variable Rent at a tiered percentage of revenue rate as outlined in this report;
- B. THAT all legal documentation is to be in a form which is satisfactory to the Director of Legal Services for the City of Vancouver and the General Manager of the Park Board;
- C. THAT the General Manager be authorized to execute and deliver such documentation on behalf of the Board;
- D. THAT no legal rights shall arise and no consents, permissions or licenses are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties; and
- E. THAT the structure be no higher than the two storeys indicated in the proposed design identified as Appendix C.

CARRIED UNANIMOUSLY

2. REPORT BACK: Queen Elizabeth Park Zipline Pilot Outcomes

Gordon Barber, Manager of Revenue Service, Park Board, led the review of a presentation on the outcomes of the Queen Elizabeth Park Zipline pilot project and highlighted:

- background of the pilot project
- financial arrangement
- summary of the 2015 pilot project
- close to \$45,000 was returned to the Park Board
- increases in the number of Bloedel Conservatory visitors and pay parking revenues
- avenues for public feedback
- survey results

Mr. Barber introduced Geoff Bell, a director of Greenheart International, the operator of the Zipline. Mr. Barber, along with Mr. Bell, responded to questions from the Committee.

3. REPORT: Sunset Park Revised Concept Plan

Tiina Mack, Manager of Park Development, Park Board, introduced David Yurkovich, Landscape Architect, Park Board. Ms. Mack reviewed the report regarding the revised concept plan for Sunset Park. Ms. Mack and Mr. Yurkovich, along with Malcolm Bromley, General Manager, Park Board, responded to questions from the Committee.

The Committee discussed the refined concept design, and offered comments and questions regarding:

- whether there is an opportunity to increase the street presence of the front of the heritage house on 51st Avenue
- a suggestion that Sunset Park be included in the upcoming Aquatics Strategy
- concerns with the noise impacts of a skateboard facility
- whether the size of the nursery and service yard could be reduced in order to accommodate a pool

The Committee heard from five speakers. One speaker was opposed to the concept design and expressed concern with the level of community consultation undertaken. Three speakers were in support of the revised concept plan. Another speaker requested the inclusion of a water park and an all-weather sports field and expressed concerns with the partial closure of Prince Edward Street, the level of public engagement, and the inclusion of a skateboard park. The speakers responded to questions from the Committee.

MOVED by Commissioner Kirby-Yung
SECONDED by Commissioner Evans

THAT the Committee recommend to the Board:

THAT the Vancouver Park Board approve the revised concept plan for Sunset Park as described in this report.

Amendment

MOVED by Commissioner Coupar
SECONDED by Commissioner Kirby-Yung

THAT the Vancouver Park Board take specific steps to ascertain the heritage value of both the buildings and the Sunset Nursery site, and any historical designations possible.

DEFEATED
(Commissioners Coupar, Crawford, and Wiebe voted in support)

Amendment

MOVED by Commissioner Coupar
SECONDED by Commissioner Evans

THAT the Sunset Park site be included as a possible location in the upcoming Aquatic Study, should further consultation indicate community support for such a pool.

CARRIED UNANIMOUSLY

MOVED by Commissioner Mackinnon
SECONDED by Commissioner Coupar

THAT the Vancouver Board of Parks and Recreation suspend the Park Board rules to allow the meeting to continue beyond 10:00 pm.

CARRIED UNANIMOUSLY

Recess

The meeting recessed at 9:38 pm and reconvened at 9:48 pm.

Amendment

MOVED by Commissioner Kirby-Yung
SECONDED by Commissioner Mackinnon

THAT the Vancouver Park Board look at opportunities to relocate some or all of the Works Yard to enable additional park, green space or amenities.

CARRIED

(Commissioners Coupar and Crawford opposed)

Question was called on the Main Motion, as amended.

THAT the Committee recommend to the Board:

- A. THAT the Vancouver Park Board approve the revised concept plan for Sunset Park as described in this report;
- B. THAT the Sunset Park site be included as a possible location in the upcoming Aquatic Study, should further consultation indicate community support for such a pool; and
- C. THAT the Vancouver Park Board look at opportunities to relocate some or all of the Works Yard to enable additional park, green space or amenities.

Commissioner Coupar requested the motion be separated into distinct propositions.

Question on item A

THAT the Committee recommend to the Board:

THAT the Vancouver Park Board approve the revised concept plan for Sunset Park as described in this report.

CARRIED

(Commissioner Shum opposed)

Question on Item B

THAT the Committee recommend to the Board:

THAT the Sunset Park site be included as a possible location in the upcoming Aquatic Study, should further consultation indicate community support for such a pool.

CARRIED UNANIMOUSLY

Question on Item C

THAT the Committee recommend to the Board:

THAT the Vancouver Park Board look at opportunities to relocate some or all of the Works Yard to enable additional park, green space or amenities.

CARRIED

(Commissioners Coupar and Crawford opposed)

The Committee adjourned at 10:13 pm.

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Malcolm Bromley
General Manager

Commissioner Casey Crawford
Chair