

MINUTES OF MEETING

OF THE BOARD OF PARKS AND RECREATION  
HELD IN THE PARK BOARD OFFICE  
ON MONDAY, JUNE 10, 1996

PRESENT:	Chair	- David Chesman
	Vice-Chair	- Alan Fetherstonhaugh
	Commissioners	- Allan DeGenova
		- Tim Louis
		- Donna Morgan
		- Duncan Wilson
		- Vic Kondrosky
	General Manager	
	Director of Administrative & Revenue Services	- Philip Josephs
	Director of Finance	- Doug Holden
	Director of Operations	- Liane McKenna
	Director of Planning	- Jim Lowden
	Director of Recreation	- Allan Argent
	Manager, Park Development	- Nancy McLean
	Manager, Park Acquisition & Research	
	Manager, Public Affairs	- Pieter Rutgers
	Recording Secretary	- Terri Clark
		- Barbara Stampfl

The Chair informed the Board that Commissioner Ashford was out of town on business.

APPROVAL OF MINUTES

The minutes of the regular meeting of the Board held on Monday, May 27, 1996 were adopted as circulated.

CHAIR'S REPORT

The Chair updated the Board on the 1,990 postcards and 105 letters he received from Vancouver Aquarium members indicating support for the Aquarium and concern regarding the whale population. The Chair commented that the postcards and letters would have been of greater utility had the Aquarium advised their members that the Park Board would only look at the prohibition of further whale importation into the park but never has indicated getting rid of the current whale population in the Aquarium.

PLANNING/ENVIRONMENTAL INITIATIVES/OPERATIONS

Fraserview Golf Course and Clubhouse

Board members received copies of a staff report dated May 30, 1996 recommending that the Board approve the plan for Fraserview Golf Course prepared by Thomas McBroom Associates; and to approve Option 1 for the

clubhouse location and approve the redevelopment of the existing Fraserview Clubhouse.

Moved by Commissioner DeGenova,

- A. THAT the Board approve the plan for Fraserview Golf Course prepared by Thomas McBroom Associates.
- B. THAT the Board approve Option 1 for the clubhouse location and approve the redevelopment of the existing Fraserview Clubhouse.

Ms. Caroline Moore, S.E. Vancouver Arts Council, stated that they did not want to see the old clubhouse demolished because it could be used in the community for cultural development. They would also like to be part of the planning process for this. As well, she asked that the Board support community access into the golf course because of the bio-diversity contained therein. They would also like access to Everett Crowley Park and she asked that the Board support the Arts Council in these requests.

Commissioner Fetherstonhaugh enquired from staff if there is a provision in the plan for public access to the greenways. The Manager of Park Development advised that there will be a cooperative effort for a perimeter path which is included in the City's Greenways Plan.

Mr. Brian Pidcock, Friends of Fraserview, stated that they are in agreement with the plan as presented. It will be a worthwhile asset and will be financed by the green fees. They would like to ensure that there is a perimeter path.

Mr. Vince Verlaan, Everett Crowley Park Committee, presented suggestions that there be a public walkway included for non golfers through the golf course and that any free standing washrooms be located for use of all park users. He urged the Board to adopt the plan for the Fraserview Golf Course.

Mr. Derek Lunden, Mobility Opportunity Society, referred to the Board's visionary decision of March 12th when it passed a motion requesting the architect to look at making the golf course and adjacent facilities accessible to the physically challenged. He expressed support for the staff report and the recommendation to approve Option 1. He was very excited about the opportunity to provide golf to disabled golfers and this would be the first community in Canada to do so. He advised that the Golf Xpress cart is on loan for Accessible Golf '96 and it is the only vehicle that can be driven on putting greens. He asked that the Board pass a motion to develop a pilot project in conjunction with Accessible Golf '96 to provide a specialized vehicle for the use of the Vancouver disabled golfing community to start this summer either at McCleery or Langara Golf Course.

The Chair stated that he endorsed a pilot project in principle providing that funding would be available.

Commissioner Morgan noted that in the report, staff advise approval with a possible perimeter path and she wished to see this as part of the motion which would also include the possibility of a walkway through the golf course.

Moved by Commissioner Morgan,

THAT item (A) be amended with the inclusion of a perimeter path and with the possible addition of public access paths through the golf course.

Commissioner Fetherstonhaugh expressed concern that this might result in losing a negotiating tool with the City if this is passed and could result in costing the Board more.

The Chair suggested that the motion include "to be cost shared with the City's Greenways Plan". This was accepted as a friendly amendment.

The amendment reads as follows:

THAT item (A) be amended with the inclusion of a perimeter path and with the possible addition of public access paths through the golf course, to be cost shared with the City's Greenways Plan.

- CARRIED UNANIMOUSLY.

Commissioners Louis and Morgan were opposed to the development due to the history of economic viability of golf courses. They pointed out that Community Centres are in need of funding and would like to see this money freed up for items that are not funded in the Capital Plan.

Commissioner DeGenova stated that he also had concerns regarding the Community Centres' needs but the money for the golf course is not from the property endowment fund, it is from the capital investment fund and cannot be used for other areas.

The General Manager added that the golfers have accepted an increase in fees to pay for the development of the golf course and the loan and interest will be paid back in this way.

Commissioner Louis questioned if there was anything legal that prohibits the Park Board from borrowing money for the community centres by increasing taxes. He felt that if the money could be used for the community centres it could impact the vote on this project.

Commissioner Wilson explained that the golfers have paid for this, will continue to pay for it and therefore the Board cannot change its mind half way through the process.

The main motion, as amended, was put as follows:

- (A) THAT the Board approve the plan for Frasersview Golf Course prepared by Thomas McBroom Associates, with the inclusion of a perimeter path and with the possible addition of public access paths through the golf course, to be cost shared with the City's Greenways program.
- (B) THAT the Board approve Option 1 for the clubhouse location and approve the redevelopment of the existing Frasersview Clubhouse.

- CARRIED.

Commissioners Louis & Morgan contrary).

Moved by Commissioner Fetherstonhaugh,

THAT staff report back to the next meeting of the Board regarding a creative method of obtaining a Golf Xpress cart for the use of patrons.

- CARRIED UNANIMOUSLY.

#### Oakherst Rezoning

Board members received copies of a staff report dated May 30, 1996 recommending that the report be received for information.

Moved by Commissioner DeGenova,

- A) THAT this report be received for information purposes.
- B) THAT the Board request City Council, when considering the Oakherst rezoning, to set aside a public right-of-way north of 59th Avenue, approximately 200' deep by 100' wide, incorporating the trees to be retained and enhancing public opportunities to view the heritage building.

Mr. Don Larson, who lives near this site, stated that this is the last remaining natural historic area in the city. He referred to the heritage house to be saved and stated that it is not very visible. He felt that the motion on the table was in the right direction but was not enough. Instead there is a need to set aside land in the view corridor for a public park. He also did not support having the walkway as there is no passive parkspace in Marpole for people to just sit and relax. He strongly urged the Park Board to support a designated park here rather than a right-of-way.

Commissioner Louis questioned why the Board should consider a right-of-way rather than a park. The Manager of Park Acquisition and Research replied that if there is a park then the Board has the

liability of operating costs. A public right-of-way provides access and view but no flexibility for the future.

Mr. Larson added that he was very concerned about this becoming a gated community and referred to other similar projects that resulted in no public access.

Mr. Barry Hinder, a resident who grew up in this area, stated that the natural vegetation has been eroded in this area and Oakherst is the last bastion of natural heritage. He felt it was better to be able to get in to see the natural area rather than being outside of a gate and looking in.

Mr. Jim Harvey, stated that parks are a heritage while buildings just fade away. He felt that the Park Board's mandate must override the heritage mandate. He added that trees should not be cut down at this site and the house should be removed as it has no useful purpose to this site. The Coach House could remain as a community gathering place. If this area were cleared it would make an excellent playground for the neighbourhood children and he proposed that the Oakherst developer be responsible for maintaining greenspace.

Ms. Valerie Jerome, teacher at Sir Wilfred Laurier School, takes her students to this site for walkabouts and various school projects and they are not happy about any tree removal. There is a lot of traffic and pollution in the area and Oak Park does not offer what the Oakherst site can provide. She urged the Board to retain this as greenspace and preserve as much land as possible.

Mr. Val Anderson felt that the heritage house, trees and property all go together. Marpole has a lot of history and this is a place for walking tours. He felt that the heritage house is a part of the complex and should be preserved and combined with the park as it cannot be duplicated once it has been removed.

Ms. Isabel Minty, stated that the right-of-way is not acceptable but a park is necessary. Population density will increase in this area and there is a need to look to the future and provide an oasis. She supported the previous speakers who also wanted this as a park.

Mr. Tom Nichols, Save Our Parkland Association, outlined their main concerns dealing with open space public access issues. Their goals are to preserve the heritage trees, provide public access to these trees, and provide visual access to the central area trees from 59th Ave which is impaired by the last 2 units in the complex. They believe that the view corridor does not meet the guidelines in the Council report. As well, they would like preservation of the heritage building. He asked that the Board make recommendations to Council regarding the relocation of the last one or two units referred in the conditions of approval, and that a covenant or public right-of-way, as a minimum, be obtained in order that the view corridor be open in perpetuity.

The Chair stated his concern that preservation of heritage buildings sometimes comes into conflict with parks and the Board's preference is to maintain heritage where possible. He invited Save Our Parkland Association to come up with suggestions for the Park Board to develop a longer range vision which incorporates the Heritage Commission in their deliberations as they should all be working toward the same end.

Mr. Nichols agreed to bring this up at the next meeting of the Association.

Commissioner DeGenova advised the Chair that he wished to amend the second part of his motion which would remove "right-of-way" and replace it with "park".

Commissioner Fetherstonhaugh agreed with the deletion. He is in favour of preserving that park and was concerned that it could become parkland for the development project. He also suggested that 3 more townhouses be deleted to make the area look more like a park and not a private area for the development.

Commissioner Wilson expressed his concerns with this being private redevelopment of a heritage building. This building would be an asset to the city only if it is restored as a heritage building and not just a facade of one. Steps should be taken to preserve it.

Commissioner Morgan felt that more information was required as a lot of issues had been raised by the delegations. She outlined concerns regarding costing and how the figure of \$850,000 for restoration was arrived at when the site is close to the density maximum in the Oakridge Langara plan anyway. She would like the final population density on the site and what that would be required under the Board's parkspace ratio to stay within it. She referred to the change to the development cost levy from the standard \$3.25 per sq. ft. downward and how much parkspace would be available and would it leave us behind or ahead of the park space ratio given the density of the site. Commissioner Morgan noted that she is supportive of the motion on the floor but had additional questions and comments for City Council.

Commissioner Louis preferred the amended motion to change right-of-way to park but felt it had shortcoming. He was not convinced that staff have been creative enough to get the maximum benefit for the community from this development and many issues have not been adequately addressed.

Moved by Commissioner Morgan,

THAT this item be referred to the next meeting of the Board on June 24, 1996.

- CARRIED UNANIMOUSLY

The Chair stated that he would like to see the Board express to City Council its resolve to see a portion of this site given over to

□ public parkland.

Moved by Commissioner Fetherstonhaugh,

THAT the Board advise City Council now of its resolve to see public park on the Oakherst site and will be providing Council with particulars in two weeks time.

- Carried Unanimously.

#### Waterloo Street/Point Grey Road Parksite

Board members received copies of a staff report dated May 30, 1996 recommending that the Board receive the report as information.

Moved by Commissioner DeGenova,

THAT the Board receive the report for information.

Mr. Edward Arndt appeared before the Board along with his lawyer, Mr. Baker. They circulated photographs of other mini parks along Point Grey Road which all fit in with the neighbourhood and are landscaped as small yards. They felt that the proposal for this park should leave a large open space in the centre for sunbathing, playing frisbee, etc. and not have a path leading right towards Mr. Arndt's house. Mr. Arndt presented an alternative design which takes the walkway around the perimeter of the site instead of intersecting the park.

Commissioner Louis questioned why staff were opposed to the alternatives suggested by the delegation since the cost for the development of the park is coming from the Park Board and not from the donation received for this park. The Director of Planning advised that the alternatives proposed by the delegation are no less expensive. As well, paths are generally directed into benches and the plan is to put the path in a logical connection to the steps to the waterfront. Also, if the benches were to be positioned in front of the railing it would obstruct the view for the person sitting there.

Board members discussed this further and suggested that the paving materials could be less expensive or the path could be directed down towards the steps. The Manager of Park Acquisition and Research stated that the Arndt's window is so large that people can see into it from anywhere in the park.

Commissioner DeGenova stated that the planning staff are competent and have spent a lot of time on this subject and he agreed with the staff recommendation.

Commissioner Louis was not convinced that staff have looked at providing the maximum benefit to people using the park and to accommodate the reasonable request of the neighbour adjacent to the park.

Moved by Commissioner Louis,

THAT this item be deferred until staff come back with a better plan to accommodate both the people using the park and the request of the neighbour adjacent to the park.

- DEFEATED.

(Commissioners Chesman, DeGenova, Fetherstonhaugh and Wilson contrary)

The main motion was put as follows:

Moved by Commissioner DeGenova,

THAT the Board receive the report for information.

- CARRIED UNANIMOUSLY.

## RECREATION SERVICES

### Community Garden Expansion at Delamont Park

Board members received copies of a staff report dated May 31, 1996 recommending that the Board approve the expansion of the community garden operated by the Kitsilano Community Gardeners at Delamont Park to include Block 265 - Lot 13, subject to a garden site plan and users agreement being drawn up and approved by the General Manager.

Ms. Christine Roberge had requested to speak to the Board regarding this but was not present. Two members of the audience stated that they were present to answer any questions but had no opposition to the expansion.

Commissioner Wilson stated that a public process has been completed with regard to this and the community garden proposal was endorsed by all those attending. As well, there were no delegations present to oppose this.

Commissioner Morgan questioned if this would require the removal of any trees and was informed that it would not. The Chair questioned any loss of the parksite after the community garden expansion.

Moved by Commissioner Wilson,

THAT the Board approve the expansion of the community garden operated by the Kitsilano Community Gardeners at Delamont Park to include Block 265 - Lot 13, subject to a garden site plan and users agreement being drawn up and approved by the General Manager.

- CARRIED.

(Commissioner Chesman contrary)



## Phoenix Gymnastics Club

Board members received copies of a staff report dated May 30, 1996 recommending that the request of the Phoenix Gymnastics Club for a rent subsidy be denied.

Moved by Commissioner Wilson,

THAT the request of the Phoenix Gymnastics Club for a rent subsidy be denied.

Commissioner Louis noted that rather than a negative motion there should be no motion. Commissioner Wilson withdrew his motion and replaced it with the following:

Moved by Commissioner Wilson,

THAT the report be received for information.

Mr. P. Haydn Pritchard, President, Phoenix Gymnastics Club, outlined the services provided by their club. He stated that they are unable to rent space from the Park Board to enable them to develop gymnastics in Vancouver. They feel that this is a matter of equity and fairness which needs to be addressed as the current funding for sports is biased towards boy dominated sports, whereas gymnastics mainly attracts young girls. He urged the Board to reject the report and provide what the community centres cannot provide.

Mr. Kevin Tishaw also asked the Board to consider their request. This is an opportunity to further young women athletes to have the opportunities that are given to boys in the community. Unlike other communities, the Park Board has chosen to exclude gymnastics from the public partnership. Phoenix Gymnastics will continue but with the higher fees only those who can afford it will be able to join.

The Director of Recreation Services agreed that there is a gender bias towards boys sports. The issue here is that there are a lot of other organizations that could also come forward and ask for a rent subsidy.

Commissioner Wilson stated that the delegations have shown how this gender bias has materialized. He stated that the Board would like to provide a facility but does not have one at the current time and with the restraints of the capital fund this can't be done in the near future. He supported the intent but the Park Board needs to get priorities straight. He felt that the Board's highest priority should be Youth at Risk.

Moved by Commissioner Morgan,

THAT, further to the main motion, the Board direct the Recreation Services Committee to develop the terms of

reference for a gender equity task force.

Commissioner Morgan stated that she would like to see some plan of action, cost benefits, etc.

The Chair requested that this be a separate motion. He supported the idea but did not know the extent of the problem.

The motions were put as follows:

Moved by Commissioner Wilson,

THAT the report be received for information.

- CARRIED UNANIMOUSLY.

Moved by Commissioner Morgan,

THAT the Board direct the Recreation Services Committee to develop terms of reference for a gender equity task force.

- CARRIED UNANIMOUSLY.

#### Balaclava Park Fieldhouse Addition

Board members received copies of a staff report dated May 31, 1996 recommending that the Board approve the construction of a 360 square foot addition to Balaclava Park fieldhouse with all arrangements to the satisfaction of the General Manager.

Moved by Commissioner Wilson,

THAT the Board approve the construction of a 360 square foot addition to Balaclava Park fieldhouse with all arrangements to the satisfaction of the General Manager.

Ms. Gladys Templeman, representing the residents of this area, outlined concern that this fieldhouse may be used for activities other than storage. There have been problems at other facilities and the residents want to be assured that the fieldhouse will be used only for storage of equipment. She added that the sporting events have tripled resulting in increased traffic and parking concerns and the residents also hoped that the 10:00 p.m. curfew would be adhered to.

Commissioner Wilson agreed to withdrawing his original motion and replacing it with the following:

THAT the Board approve the construction of a 360 square foot addition to Balaclava Park fieldhouse, for storage purposes only, with all arrangements to the satisfaction of the General Manager.

- CARRIED UNANIMOUSLY.

INCOME OPERATIONS/MARKETING/PUBLIC AFFAIRS

Corporate Sponsorship - Cold Beverage Award

Board members received copies of a staff report dated May 30, 1996 recommending that the Board award a 10 year contract to Coca Cola Bottling Ltd. for the exclusive supply of soft drink syrup and other specified cold beverages; that Coca Cola Bottling Ltd. pay the Board an annual payment of \$217,000 and a commission of 30% of all gross vending revenues over 9,000 cases of canned drinks per year.

Moved by Commissioner Fetherstonhaugh,

- 1) THAT the Board award a 10 year contract to Coca Cola Bottling Ltd. for the exclusive supply of soft drink syrup and other specified cold beverages.
- 2) THAT Coca Cola Bottling Ltd. pay the Board an annual payment of \$217,000, which includes compensation for existing revenues of approximately \$80,000, resulting in a "real" sponsorship value of \$137,000 per year.
- 3) THAT Coca Cola Bottling Ltd. pay the Board a commission of 30% of all gross vending revenues over 9,000 cases of canned drinks per year.
- 4) THAT no legal rights shall be created by the passage of these resolutions and none shall arise hereafter except by the signing of the contemplated document.

continued....

Mr. Caspar deJong, Director, Reach New Heights Sports Nutritional Systems Inc. (RNH), expressed opposition to the proposal which will result in Coca Cola gaining a monopoly for 10 years for the sale of cold beverages in all Vancouver parks. His company markets a sport beverage currently available in the Park Board's concessions and he enquired why his company and other Vancouver based companies were not asked to submit a proposal for sponsorship. He felt that the sponsorship should be divided for the various types of beverages available and not allow a large multi-national company like Coca Cola to have a monopoly and limit the public's choice of beverages. He felt that the selection process is flawed as they were never contacted by the consultant. He urged the Board to reject the proposal because it does not serve the interest of the public, restricts the public's choice and is not fair to the other local businesses.

Mr. Dean Sarich, Koala Beverages, felt that there were some flaws in the selection process and that there are alternative beverages that would support the Park Board. They are concerned that a precedent is being set here by Coca Cola and that Koala Beverages will be put into a similar situation with requirements to come up with the same dollar amounts as Coca Cola has.

The Director of Administrative & Revenue Services pointed out that there will be one other product with a variety of flavours will be available in the concessions and going by this year's sales the most

popular alternative was Koala Beverages.

Mr. Sarich asked that the Board put this on hold until other companies can provide an offer. Beverages are too complex to group into one category. Coca Cola does not represent the #1 brand in each category and he felt the categories could be divided up. He did not feel this monopoly would serve the public well.

Commissioner Fetherstonhaugh outlined the history and public process regarding the Corporate Sponsorship Program. He stated the advantage to the community centres with this proposal as they will share in the profits.

Commissioner Morgan felt that Corporate Sponsorship Guideline #4 has been violated which states that the consultant must offer sponsorship opportunities to as many potential sponsors as possible. She also felt that over the long term this program is not a strong financial benefit to the Park Board. She also did not agree to putting Coca Cola signs on the concessions as this would be a fixed sign which is not allowed as per Guideline #5.

The Chair pointed out that the Park Board has declining revenues partly due to concessions not meeting the demand. The potential with this proposal will provide programs such as Youth at Risk workers for example. As to the signage, Guideline #5 refers to signage in parks and not signs affixed to concessions. He added that this is an era of corporate sponsorship which gives extra money for these difficult economic times.

The motion was put as follows:

Moved by Commissioner Fetherstonhaugh,

- 1) THAT the Board award a 10 year contract to Coca Cola Bottling Ltd. for the exclusive supply of soft drink syrup and other specified cold beverages.
- 2) THAT Coca Cola Bottling Ltd. pay the Board an annual payment of \$217,000, which includes compensation for existing revenues of approximately \$80,000, resulting in a "real" sponsorship value of \$137,000 per year.
- 3) THAT Coca Cola Bottling Ltd. pay the Board a commission of 30% of all gross vending revenues over 9,000 cases of canned drinks per year.
- 4) THAT no legal rights shall be created by the passage of these resolutions and none shall arise hereafter except by the signing of the contemplated document.

- CARRIED

(Commissioners Louis and Morgan contrary).

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PLANNING/ENVIRONMENTAL INITIATIVES/OPERATIONS

## Musqueam Park - Wetland Restoration Project

Board members received copies of a staff report dated May 30, 1996 recommending that the Board approve in principle the development of a wetland restoration project at the southeast corner of Musqueam Park subject to obtaining other government regulatory approvals and to detailed design being to the satisfaction of the General Manager.

Moved by Commissioner DeGenova,

THAT the Board approve in principle the development of a wetland restoration project at the southeast corner of Musqueam Park subject to obtaining other government regulatory approvals and to detailed design being to the satisfaction of the General Manager.

- CARRIED UNANIMOUSLY.

## RECREATION SERVICES

### Nanaimo Park Scorebox Proposal

Board members received copies of a staff report dated May 31, 1996 recommending that the Board approve the construction of a 140 square foot scorebox next to the SW diamond on Nanaimo Park.

Moved by Commissioner Wilson,

THAT the Board approve the construction of a 140 square foot scorebox next to the SW diamond on Nanaimo Park with all arrangements to the satisfaction of the General Manager.

- CARRIED UNANIMOUSLY.

Commissioner Morgan referred to the notices that are going out to residents advising them of these proposals and stated that these should also be going out in the dominant language of the residents.

## FINANCE/ADMINISTRATION/HUMAN RESOURCES

### Changes to Administrative Authorities and Changes to Administrative Policies

With the absence of Commissioner Ashford, Chair of the Finance Committee, and a number of amendments to put forward, the Board unanimously agreed to refer these two items to the next meeting of the Board.

## NEW BUSINESS

Commissioner DeGenova reported that he had met with Rogers

Cablesystems and the Youth Advisory Committee regarding cablevision in the community centres. This is becoming very popular now that cablevision is available in classrooms. The Youth Advisory Committee are very supportive of this and Rogers Cablesystems will be looking into bringing this into the community centres.

#### ENQUIRIES

Commissioner Morgan referred to noise complaints the Board received regarding the summer concert series at Nat Bailey Stadium. She requested that staff follow up on that and report to the Board.

The Chair stated that the Riley Community Association felt that the concerts have been successful from the neighbourhood's perspective because the majority of calls they received were in favour.

#### INFORMATION ITEMS

1. Approval of Warrants  
Warrant #22 in the amount of \$583,588.45, Warrant #23 in the amount of \$280,025.33.
2. Stanley Park Public Transit  
Staff information report dated May 30, 1996 mailed to Board members.
3. Preliminary Report on 1996 Gross Revenues  
Staff information report dated June 6, 1996 mailed to Board members.

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V. Kondrosky  
General Manager

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Commissioner David Chesman  
Chair

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