

Minutes of Meeting
Planning and Environment Committee, Vancouver Park Board
2099 Beach Avenue, Vancouver

DATE OF MEETING: December 7, 2004

ATTENDEES: Park Board Commissioners
Commissioner Eva Riccius
Commissioner Suzanne Anton
Commissioner Anita Romaniuk
Commissioner Allan De Genova

Park Board Staff

Susan Mundick	General Manager
Piet Rutgers	Director of Planning and Operations
Jim Lowden	Director of Stanley District
Liane McKenna	Director of Queen Elizabeth District
Booth Palmer	Child and Youth Services Coordinator
Phillip Josephs	Manager of Revenue Services
Barbara Joughin	Recorder of Minutes

Delegations

Margery Duda	Save Mount Pleasant Pool Committee
Daniel Frankel	Prospect Point Café
Mike Cotter	General Manager, Jericho Sailing Centre Association
Dan Wallace	Planning Chair, Jericho Sailing Centre Association
Randy Knill	Randy Knill Architect Ltd.

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

1. Save Mount Pleasant Pool Committee
2. Prospect Point – Development Proposal
3. Jericho Sailing Centre – Development Proposal
4. Approval of Minutes of November 2, 2004 meeting

1. Save Mount Pleasant Pool Committee:

Delegations:

Margery Duda gave the Planning and Environment Committee a brief update about the community campaign to save the Mount Pleasant outdoor pool. Since presenting the Board with the original petition, during the past year the Save Mount Pleasant Pool Committee has discussed the issue with the community, the Park Board, the City, and the media. In April 2004, a Steering Committee was formed to look at the future of Mount Pleasant Park after the #1 Kingsway Centre opens. A public meeting held on June 17, 2004 attracted more than 200 people in favour of saving the outdoor pool. An event held in August, “Celebrate Mount Pleasant Pool”, encouraged several local community organizations to endorse preservation of the pool.

The Mount Pleasant Park Redevelopment Committee was formed to plan the future of Mount Pleasant Park. It has prepared several options that are now being reviewed by Park Board staff.

A second public meeting is planned for February 2005 to present these options to the community. The Save Mount Pleasant Pool Committee asked that the Park Board help promote the February public meeting about the future of Mount Pleasant Park.

Ms. Duda presented an additional 2309 petition signatures to the Committee Chair. The petition has been signed by 3935 people who wish to have an outdoor pool in Mount Pleasant Park.

Discussion:

Staff told the Committee that there are three options under review for Mount Pleasant Park:

1. achieve maximum green space by removing the pool and building
2. retain the existing pool and part of the existing building
3. build a new pool in Mount Pleasant Park and remove existing building

Next steps:

The Mount Pleasant Park Redevelopment Committee will meet in early January and there will be a public meeting about the future of Mount Pleasant Park in February.

2. Prospect Point – Development Proposal:

On November 1, 2004, the Board approved the postponement of a review of rent and amount in lieu of property tax for the Prospect Point Café for one year while the tenant develops a significant capital improvement plan. Jim Lowden introduced Daniel Frankel to give the Committee information about his plans to re-establish a historic building at Prospect Point.

Delegations:

The Committee viewed a video about the history of Prospect Point Lookout that showed what used to exist on the highest point of land in Stanley Park. Daniel Frankel would like to create an interesting and entertaining learning experience for visitors by reconstructing the historical signal station as an interpretive centre. He also wants to expand food services and repave the area. He invited Board members to give feedback and an indication of the degree of support for the concept, and said that if he received a favourable response, he would develop and submit a formal application to the Park Board.

The rebuilt signal station would look and be functional as it was in the early 1900's before it was replaced by radio technology. In addition, the new building would house another food service outlet, offering a range of affordable "comfort" food. Because it would be geographically separate from the existing structure, the new facility could help alleviate current problems such as customer and parking crowding, and provide faster, better customer service.

Discussion:

- Members of the Committee asked several questions about the proposed new facility. Because no blueprints from the old signal station have been recovered, the draft design recreates the scale of the original signal station from photographs. The building would be about 18 x 40', on two floors.
- A member of the Committee asked if the development would meet the terms of the Stanley Park Commemorative Integrity Statement. Staff responded that as an on-site restoration of a historic building, there would likely be strong support from Parks Canada.
- The group discussed the lack of interpretive services in parks in general and of Vancouver's marine history in particular. Mr. Frankel told the Committee that he would provide

dedicated interpretive staff for the new facility. He also highlighted the importance of ensuring that all on-site staff are able to answer questions about the location's history.

- A public consultation process should include residents of Vancouver as well as Stanley Park users and stakeholders.

Summary:

The Chair asked for comment from the members of the Committee. The Commissioners that were present indicated their support of the concept, and encouraged Mr. Frankel to proceed with the development of a formal application.

Next Steps:

Daniel Frankel will submit a proposal for Park Board staff and the Planning and Environment Committee to review.

3. Jericho Sailing Club – Development Proposal:

Liane McKenna introduced members of the Jericho Sailing Centre Association (the Sailing Centre) who attended to provide the Committee with an overview of the operations of the Sailing Centre and the next phase of its building improvements. She told the Committee that the Sailing Centre wants the Board to consider extending their existing operating agreement for an additional seven years to cover the term of the bank loan for the building improvements.

Delegations:

- Mike Cotter presented a slide show to the Committee and described the services and benefits that their ocean-access community centre provides to the community. The 30 year old organization introduces people to the marine environment with small, naturally powered watercraft (such as dinghy sailboats, ocean kayaks, and wind surfing). It also provides Vancouver's ocean community with free safety programs and a 40-member volunteer rescue program.
- Dan Wallace told the Committee that the \$575,000 budget for the renovation will be paid by the Sailing Centre. They have saved \$75,000, have a pre-approved bank loan for \$400,000, and are seeking a \$100,000 Capital Project Improvement Grant. The Sailing Centre is asking the Park Board for an extension of their current operating agreement by seven years from 2008 to to 2015.
- Randy Knill said that because the aesthetic impact of the project is not significant, a combined building/development permit application process may be an option. He told the Committee that detailed plans are ready for the development permit application, and that they have received good advice from Park Board staff on how to maintain the historic integrity of the building in the plans.

The Sailing Centre's Phase 5 Building Renovation project includes:

- Elevator replacement (freight to passenger) to complete seismic upgrade of building
- Renovation of women's washroom, showers, and change room
- Renovation of men's washroom
- Addition of rooftop safety/observation deck for up to 60 people
- Addition of main floor disabled washroom

Discussion:

- The Committee learned that the project budget reflects current costs and that it includes

\$95,000 for contingencies.

- Staff advised the Committee that the project requires Board approval because the Sailing Centre will need a development permit. The group discussed the feasibility of the goal to complete the Phase 5 improvements by June 1, 2005.
- A member of the Committee asked what kind of public process would be required, and staff said that a sign on-site and the development permit process would be sufficient.

Summary:

The Chair asked for comment from the Committee, and the attending Commissioners expressed general support of the improvements.

Next Steps:

Staff will prepare a report for the Board in January asking for approval of the project and an extension of the operating agreement with the Jericho Sailing Centre Association.

4. Approval of Minutes:

The minutes of the November 2, 2004 meeting were approved as presented.

5. Next Meeting:

The meeting adjourned at 8:45 pm. The next Planning and Recreation Committee meeting is scheduled for January 11, 2005, at 7:00 pm.