

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

**DATE OF MEETING:** September 5, 2006

**ATTENDEES: Park Board Commissioners**

Commissioner Korina Houghton, Chair  
Commissioner Allan De Genova  
Commissioner Spencer Herbert  
Commissioner Heather Holden  
Commissioner Ian Robertson  
Commissioner Loretta Woodcock  
Commissioner Marty Zlotnik

**Park Board Staff**

|                 |                                     |
|-----------------|-------------------------------------|
| Susan Mundick   | General Manager                     |
| Piet Rutgers    | Director of Planning and Operations |
| Jim Lowden      | Director of Stanley District        |
| Alan Duncan     | Environmental Planner               |
| Barbara Joughin | Committee Secretary                 |

**Delegations**

|                     |                                |
|---------------------|--------------------------------|
| Margo Long          | PWL Partnership                |
| Adriene Brown       | PWL Partnership                |
| Fern Jeffries       | Keefer Community Association   |
| Sidney Dennison     | Keefer Community Association   |
| Sandra Routledge    | Citygate Intertower            |
| Simon Litherland    | Rowing BC                      |
| Patsy McMillan      | Citygate Intertower            |
| John Murray         | Citygate Intertower            |
| Maria Potin         | Citygate Intertower            |
| Margaretha Van Oers | Citygate Intertower            |
| Norm Shearing       | Vice President, ParkLane Homes |

The meeting was called to order at 7:05 pm, with the following Agenda:

1. Approval of Minutes of July 4, 2006 Meeting
2. Creekside Park Design Review and Open House
3. Delegation – Hastings Park Community Centre
4. Ceperly Playground Update
5. Fraserlands Update

**1. Approval of Minutes of July 4, 2006 meeting**

The minutes of the July 4, 2006 meeting were approved as presented.

**2. Creekside Park Design Review and Open House**

Jim Lowden provided the Committee with a brief history of the design process for the Creekside Park extension. He explained that the agreement with the developer states that finished parks in this area are to be delivered as residential buildings are completed and occupied. The delivery of the Creekside Park extension is projected for after 2010.

The current design concept is the result of a series of community design workshops; staff noted ongoing review and adjustment will be required as the neighbourhood continues to develop over the next few years and the needs of residents and boaters change. In addition, there are future planning decisions associated with Science World, the Carral Street Greenway, and the undesignated area below the viaduct that will have an impact on park design; therefore the Board will be not be asked to approve a plan at this time.

Margo Long and Adriene Brown from PWL Partnerships presented the current design concept for Creekside Park and summarized the results of the community consultation process. People want a safe and secure park, boat storage and launch, access to the water, a beach, areas for speeches and presentations, waterplay, a varied shoreline, green retreat spaces, sporting event opportunities, a network of cycling and pedestrian paths, a café near the water, public art, playground space, and some festivals. Part of the site is currently used for soil remediation and 40,000 cubic meters of soil that will remain must be integrated to the park design and environment. Alternate profiles for use of the fill were presented.

The Committee Chair invited members of the Creekside Park Review Committee and the public to share their comments.

- John Murray expressed concern about the movement of boats, pedestrians and cyclists as well as noise from the café and the boat storage lockers, which he would prefer be located closer to Carral Street. He appreciated that the focus is on the neighbourhood, and liked the beach and the green spaces.
- Simon Litherland thanked Park Board staff for their efforts and said it is good to see activities in parks as well as green spaces. He said the plan will help adaptive athletics and commented that the activities that will occur here will not be high performance but fitness for life and will work well in this environment.
- Patsy McMillan noted that the neighbourhood has already experienced four major festivals this summer including set up and tear down, and asked what degree of maintenance the community could expect from the Park Board to offset the impact of heavy usage from festivals. She is concerned about the proposed location of the boat storage lockers and identified user conflicts that will occur when boaters are crossing from storage to ramps. She is also concerned about the noise generated by constant dragon boat activity and from locker doors going up and down from 6 am to 10 pm.
- Fern Jeffries, Keefer Community Association, told the Committee that although they are a growing community of about 1000 current residents with a long term commitment to the area, they have not yet been consulted or invited to participate in the park design process. They feel strongly that Creekside Park is an important opportunity to create park green space and recreational activities for their residents, and they are concerned that the trigger for park development is the occupancy of a development that will occur in the future. She requested that boating activities be relocated to southeast False Creek and that the focus of this park be on pedestrian events that don't overburden the area's overtaxed transportation systems.
- Sandra Routledge told the Committee that about 500 people currently face the area proposed for boating activities and storage. Her main concern is the noise, traffic and aesthetics of boating activities at her doorstep.
- Jo-Ann Brown spoke about the effect on residents of the constant noise from boaters and skateboarders and encouraged the placement of boat storage on the Carral Street side of the park.

Commissioner Zlotnik joined the meeting at this time.

### Discussion

- Jim Lowden outlined the public consultation process for Creekside Park. In February 2006, notices in newspapers advertised the public meetings for March 2006, and a mailing list was established from participants at the first meetings. A series of community workshops helped create the current draft. He noted that further consultation will be required as the needs of the neighbourhood and the boating community change in the future.
- A member of the Committee expressed concern about potential conflict between cyclists and pedestrians through the park, especially in the central area. Margo Long explained that the paths are mostly separated but are combined at the terminus points. Staff noted that it will be designed similar to other crossings along the seawall, and will include large signs. The pathway along the north edge of the park will become the route for all traffic during festivals.
- A Commissioner inquired about café space in the proposed park and staff explained that it would be similar to Harbour Green and the Mill Bistro.
- A Commissioner requested information about the placement of the boat storage facilities. Staff explained that non-motorized boat docks and storage have been proposed for the eastern portion of the park to be adjacent to a disabled lift, which can be built here because the Park Board has an existing right to build over the water. In addition, parking is available close by, and the carrying distance for boats is short. Dragon boats are too heavy to be stored but may dock at this site. Staff noted that potential noise from the boat storage facility can be reduced with simple design features including turning it around and using non-rolling doors.

### Summary

The Planning Committee received this item for information.

### **3. Delegation – Hastings Park Community Centre**

On behalf of the Board of Directors of the Hastings Community Association, Rolf Tevely presented a request that a new community centre for Hastings Park be included on the Park Board's next capital plan. He explained that the age of different elements of the current facility ranges between 50 and 75 years old, and renewal has been identified as a priority. The Hastings Community Association has evaluated three sites for consideration, listed below in their order of preference.

1. the Forum site on Hastings Park
2. the Windermere Hill site on Hastings Park
3. the present site at 3096 East Hastings Street

He told the Committee that the Hastings Community Association will contribute funds toward the building of a new centre, and would consider other sites that may be put forward by the Park Board.

### Discussion

- Staff presented the Committee with copies of 2004 Park Board and Council resolutions about the renewal of Hastings Park for information, and noted that priority setting for the next capital plan is another issue for consideration.
- A member of the Committee inquired about the timeline of the PNE visioning process. Staff explained that the visioning process will be led by a project manager and City Council would

like this process to begin in the fall, but the hiring process has not yet been completed.

#### Next Steps

Staff indicated that a report will be prepared in time to be considered for the 2009-2011 capital plan preparation.

#### **4. Ceperley Playground Update**

Susan Mundick presented an update on the development of the Air India memorial donation at Ceperley Playground. She described the current status of the project, clarified the process that has been followed to date, and noted that there is a very tight project timeline because the proponents wish for a June 2007 completion date so that a public commemorative ceremony may be held on location at that time.

On June 6, 2006, the Planning Committee recommended that the Board accept the donation of \$800,000 from the Government of Canada to create a commemorative site of the Air India explosion in Stanley Park. On June 26, 2006, the Board approved that this donation be accepted for the creation of a children's playground and other improvements in Stanley Park dedicated to the memory of the victims of the bombing of Air India Flight 182.

The project can proceed fully once a Memorandum of Understanding that defines the roles and arrangements has been signed. In addition, there have been requests from some family members for the names of the Air India victims to be listed as part of the memorial. Susan Mundick noted that there are different public consultation processes required for donations and for public memorials, and that changing the design of the memorial and the public consultation process may affect the project's overall timing and its completion date. She highlighted the importance of maintaining respectful sensitivity for the families in all aspects of the project and its development.

#### Discussion

- The Commissioners expressed concern that the proposed project reflect the wishes of the families and be designed and implemented sensitively and respectfully, and that appropriate processes be followed.
- The group discussed the implications of building a memorial site that includes a plaque with and without a list of the victim's names. If names are included, policy requires a public consultation on public memorials, and it was acknowledged that it may become controversial and that the proposal may not succeed. Staff noted that the proponents have indicated a desire to avoid controversy.
- A member of the Committee observed that there was not a clear indication of consensus from the families and the project proponent on the issue of naming, and the group discussed how to determine the best way to proceed with the development of the commemorative site. Staff clarified that they have been negotiating with the federal government's Air India Secretariat representative for the families rather than directly with the families.

#### Results

The Planning Committee directed staff to send a letter to Taleeb Noormohamed requesting that the degree of support of the families for a preferred option be demonstrated. The letter is to include the Board's request that the Air India victim's families be advised on the different options for developing a memorial site at Ceperley Playground with the implications of these different options, and that the different project timelines be clearly identified. The Committee

requested that the Air India Ceperley Playground donation project remain on hold until staff report back on the families preferred option.

## **5. Fraserlands Update**

Commissioner De Genova declared conflict on this item and left the meeting at this time.

Alan Duncan presented an update on the status of the East Fraserlands Official Development Permit (ODP) application, and introduced Norm Shearing, ParkLane Homes. A Policy Statement for East Fraserlands was approved in December 2004 with broad principles and objectives that guide the creation of a sustainable mixed-use neighbourhood for a target population of 10,000. Since then, the East Fraserlands Committee and the staff technical committee have been working with the applicant towards an Official Development Plan by-law. The ODP by-law will be referred to Public Hearing on November 14, 2006.

The East Fraserlands development is proposed to be a complete community that includes mixed residential housing, schools, shopping, parks and community facilities. Staff noted that a number of issues have been addressed in the most recent plans. The current plan features approximately 10 hectares of park area for 12,800 people, a community centre proposed to be approximately 2790 square metres and moved to better proximity to the elementary school, a synthetic field with lights on the Avalon corridor, and adjustments to the seismic dyke.

### Discussion

- A Commissioner asked staff if local community centres are effective. Staff reported that current community facilities are already oversubscribed and that results from a needs assessment for the area show that a large indoor community recreational space is required to meet city standards and will be well used. A Commissioner commented that Vancouver is unique and livable because of its neighbourhood community centres.
- A member of the Committee asked if community gardens are part of the design. There will be a community garden in a temporary location on site.
- A Commissioner asked staff to identify any issues that arose during the consultation process. Staff reported that view loss and tower placement were a concern for people who live uphill, playing fields and lighting were an issue for the Park Board and the community, and enhancing the natural ecology of the Fraser River was identified as an important value. The plan has compensated for the loss of the beaver pond by including perched wetlands.
- Staff asked the applicant to describe the status of the temporary walkway and Norm Shearing explained that it is built but not yet open to the public because the industrial site reclamation has not been completed.

### Next Steps

City Council will receive the Official Development Permit referral report in October and there will be an opportunity for the Park Board to make comments. If there are outstanding issues that require the Board's direction, it will be brought to the Board prior to Council's public hearing.

## **6. Next Meeting**

The meeting adjourned at 9:45 pm. The next meeting will be held on Tuesday, September 19, 2006.