

**Minutes of Meeting of the Board of Parks and Recreation  
Planning & Environment Committee Meeting  
Held at the Vancouver Park Board Office on  
Thursday, July 9, 2009**

**ATTENDEES: Park Board Commissioners**

Aaron Jasper, Chair  
Sarah Blyth, Vice Chair  
Stuart Mackinnon  
Loretta Woodcock

**Park Board Staff**

Piet Rutgers	Director, Planning & Operations
Danica Djurkovic	Manager, Facility Development
Tilo Driessen	Park Planner, Planning and Research
Hart Nijjar	Recorder

**Delegations:**

Erica Levy, President, Dunbar Community Association  
Pennie George, Director, Dunbar Community Association  
Simon Roberts, Director, Dunbar Community Association  
Rudy Roelofsen, Director, Dunbar Community Association

The meeting was chaired by Commissioner Blyth.

The meeting was called to order at 6:00pm, with the following agenda:

1. Approval of Minutes of June 11, 2009, Meeting
2. Dunbar Community Association – Needs Assessment
3. Update on Parks and Facility in Olympic Village

**1. Approval of Minutes**

The minutes of the meeting of the Planning & Environment Committee held on Thursday, June 11, 2009 were adopted as circulated.

**2. Dunbar Community Association – Needs Assessment**

Staff presented the following delegation from the Dunbar Community Association to the Committee to share findings of a needs assessment for the Dunbar Community Centre: Erica Levy (President), Pennie George (Director), and Simon Roberts (Director).

The Community Association introduced Russ Tyson, part of Typlan Planning and Management, who conducted the needs assessment on behalf of the association. Mr. Tyson presented his findings to the Committee.

The needs assessment consisted of eight steps.

The first step established a new vision for the Dunbar Community Centre. The Dunbar Community Association supports health, wellness, and active living and these were key themes in the consultation process regarding programming and facility renewal.

Steps two to five involved applying Vancouver Park Board factors for renewal to the Dunbar Community Centre. A building should be considered for renewal if it has aging infrastructure, sustainable service delivery, and population growth demands.

In regards to the first factor, the needs assessment indicated that the community centre should be classified as a high priority for renewal, based on its score on the National Research Council's seismic priority index. The centre fails to meet current building by-laws, contains structural hazards, and has access issues. The assessment also indicated that the facility can not be modified to meet programming demands. Furthermore, it is costly to operate, as its operating costs are 35% greater than the mean community centre. Lastly, the facility is over 50 years old and past its useful life cycle.

In regards to the second factor, sustainable service delivery, consultation with staff and users of the centre indicated strong support for a new facility. Staff and patrons feel that the current facility is unable to support future demand, and many of the rooms are not functional. Consultation also found that the community has a strong commitment to improving the community centre.

Lastly, in regards to population growth demands, the Dunbar Community Centre is located in an area that will experience significant population growth over the next 20-25 years.

Step six involved conducting a building assessment. A walk through of building brought up serious concerns. The current facility does not meet acceptable code requirements for seismic design, energy use, ventilation, and fire safety. The facility also requires ongoing maintenance and presents serious accessibility issues. The limited number of functional rooms creates further challenges by constraining the ability of the centre to provide programs for patrons.

Step seven involved consultation with focus groups to create a list of space needs. Mr. Tyson presented a conceptual diagram reflecting how the focus groups would like to see the space of the centre used.

The last step consisted of a request from the Dunbar Community Association to form a partnership with Park Board to fund and conduct a feasibility study. The feasibility study would be part of preparation for a bid for capital funding in the 2012-2014 Capital Plan.

Mr. Roberts presented the vision that the Dunbar Community Association has for the community centre. He emphasized that the association has a strong vision based on preventative and rehabilitative health and wellness, and a facility is required to support this vision. Strategic partnerships were brought up as one possibility to promote the vision. Mr Roberts concluded by noting that the association is willing to financially contribute to the renewal of the Dunbar Community Centre, so that the association's vision can be realized.

Ms. George outlined some of the concerns that the association has with the current facility. Specifically, the age of the building, the high seismic priority, poor ventilation, poor noise transmission, and lack of functional rooms were all listed as issues.

Ms. Levy also presented concerns relating to the age of the building, and seismic and safety issues. These constraints limit the potential of the community centre and Ms. Levy proposed that the Park Board conduct a feasibility study on the renewal of the community centre. The Dunbar Community Association is willing to contribute \$50,000 to a feasibility study, and would like to see such a study take place immediately. Ms. Levy concluded by underlining the dedication of the community association to improving the Dunbar Community Centre.

The Committee thanked the delegation for their presentation and comments.

#### Discussion:

The Committee asked staff for clarification regarding the use of \$200,000 allocated for feasibility studies in the Capital Plan. Staff replied that the money has already been dedicated to other projects. The Committee inquired as to how much a feasibility study would cost, with staff replying that the costs of this type of study ranges.

The Committee asked the delegation whether they have accessed any other avenues for capital dollars. The delegation responded that they plan on launching a fundraising effort and opening dialogue with senior levels of government in regards to contributions. Further, private donations are also being explored as a possibility and the community association has some of its own funds to contribute.

The Committee asked the delegation whether they have approached the public library regarding co-location. The delegation responded that they have talked to multiple sources about possible co-location but dialogue is only in the beginning stages.

The Committee asked staff to come back in the fall with a ranked list of community centres, rinks, and pools requiring needs assessments and/or feasibility studies according to priority. Staff noted that a list would be useful, as other community centres have also

requested capital dollars and a narrowed list will aid in the decision making process. Staff confirmed that a prioritized list can be ready by the fall.

### **3. Update on Parks and Facility in Olympic Village**

Staff provided an update on projects in the Olympic Village. They discussed the progress of construction in the Olympic village, noting that much development and progress has occurred over the past two years. When completely constructed, the southeast False Creek development will house up to 16,000 people.

The Olympic Village will have 1,100 units and will house approximately 2,800 athletes and functionaries.

Staff then went over a council report that outlined which projects will be delivered and which have been deferred. Major projects to be delivered in coordination with the Park Board in the southeast False Creek area include Hinge Park (a park near Columbia Street and First Avenue), a plaza, and development of the waterfront.

Hinge Park will be 2.36 acres and will be a combination of a rainwater wetland and a play park for children. Due to unforeseen circumstances, some features of the park, as envisioned by planners, have been cut and others have been deferred. A significant portion of the park should be completed by September, 2009 and open to the public after the Olympics.

The plaza is part of one of three neighbourhoods envisioned by city planners and has a shipyard theme. The theme resonates throughout the plaza and can be observed in many of the structural features. The plaza will be a multi-purpose area and should be completed before October, 2009.

The waterfront is currently in the second phase of construction, which involves the construction of a bike path. It is estimated that the project will be completed by the end of September, 2009.

During the Olympics, the Olympic Village will be divided into two separate security zones. The first security cordon will be a high security area, accessible to athletes only. The second security cordon will encompass the international village and will be accessible to athletes, family, dignitaries, and media.

Staff then presented information on the Southeast False Creek Community Centre. Staff noted that construction of the community centre is going well and they are pleased with the progress. The building will be 45,500 square feet in size, with the area being divided as follows: 30,000 square feet for a community centre, 1,500 square feet for a boating centre, 8,000 square feet for a children's day care and play area, and 6,000 square feet for a restaurant.

When completed, the building will have the highest certified sustainability level: LEED Platinum.

Staff then went over the layout of the building. One level will be dedicated to a parkade. The main floor will have numerous multi-purpose rooms, an art room, a youth centre, a gym, and a boating centre. A restaurant will be located on the west side of the building and will take up parts of the first and second level. The second level of the building will have a dance and aerobic centre, a fitness centre, as well as numerous multipurpose rooms. The third level will have a day care, which will cater to four different age groups.

External features of the building include an elevated south portion, zinc plating, and coloured glass panels. Internal features include radiant heating and solar panels for hot water generation.

The building will be completed by the end of July 2009, with final touches to be added in the coming months.

The Committee thanked staff for the report

The meeting adjourned at 7:40 pm

---

Piet Rutgers, Director,  
Planning & Operations

---

Commissioner Sarah Blyth,  
Vice Chair