



CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES

JANUARY 31, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 31, 2006, at 7:53 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development, Subdivision, Sign and Noise Control By-laws.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor Capri

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the Zoning and Development, Subdivision, Sign and Noise Control By-laws.

CARRIED UNANIMOUSLY

**1. TEXT AMENDMENT: Live-Work Use**

This item was withdrawn from this agenda.

## 2. REZONING: Hillcrest Park and Nat Bailey Stadium Park

An application by the Director of Current Planning was considered as follows:

Summary: To rezone from RS-1 to CD-1 to permit development of facilities as determined by the Master Plan process for these parks. Consequential amendments to the Subdivision By-law and the Sign By-law to reference this site would be brought forward at the time of enactment of the CD-1 By-law and to the Noise Control By-law thereafter.

The Director of Current Planning, in consultation with the General Manager of Parks and Recreation, recommended approval.

### Staff Opening Comments

Michael Naylor, Planner, Rezoning Centre, provided an overview of the application. He drew attention to a Memorandum dated January 31, 2006, in which the Director of Current Planning recommended an amendment to the recommended condition of rezoning to add two design development conditions to reduce the extent of building and parking lot intrusion into Hillcrest Park and to relocate all or some of the 100 parking stalls east of the Little League diamond. These proposed conditions are in response to a motion passed by the Park Board at its meeting on January 16, 2006.

Mr. Naylor noted there was an error in Appendix E of the Policy Report dated October 4, 2005, entitled "CD-1 Rezoning - Hillcrest Park and Nat Bailey Stadium Park", which stated that the Park Board had unanimously approved the Master Plan, when in fact it should read that "the Park Board had approved the Master Plan". Mr. Naylor also noted of a small correction to Recommendation C, second paragraph, in the Summary and Recommendation before Council, as follows:

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the ~~Noise Control By-law and the Subdivision By-law~~ at the time of enactment of the CD-1 By-law, *and to the Noise Control By-law thereafter.*

Piet Rutgers, Director of Planning and Operations, Park Board, with the aid of a colour graphic depicting the Riley-Hillcrest-Nat Bailey Stadium Park Master Plan, reviewed the Park Board's Master Plan process and community consultation process for this site. He provided an overview of concerns which were expressed by various parties, including scale/height of buildings and traffic and parking impacts. Mr. Rutgers noted the Park Board responded to concerns heard at its January 16<sup>th</sup> meeting by directing staff to pursue design development to reduce building and parking lot intrusion into Hillcrest Park and to relocate all or a portion of the 100 parking stalls east of the Little League diamond, as outlined in the afore-mentioned January 31<sup>st</sup> Memorandum. Mr. Rutgers also noted the current number of soccer fields and ball diamonds will be maintained and the design team are exploring options for providing a comfortable, less crowded playing field environment through placement of buildings and by possibly relocating one of the playing fields or diamonds to Riley Park.

In respect to concerns expressed by sports field users regarding the desire for a dedicated field house and some related supported functions, Mr. Rutgers noted the Master Plan does not provide for that, however a small existing fieldhouse will be replaced, and other field user functions will be accommodated in one of the other buildings located near the playing fields.

### Summary of Correspondence

Council received five letters expressing concerns regarding playing fields and one letter expressing concern regarding the Ontario Bikeway, since the application was referred to Public Hearing.

### Speakers

The following speakers, while generally in support of the application, expressed concerns, some of which are noted below:

Delany Dunn, Vancouver Canadians Professional Baseball Team  
Clare Cullen, Riley Park Community Association  
Ray Carter, Chair, Friends of Nat Bailey Stadium  
Stan Jang  
Robert Trapanier, Vancouver Racquets Club

- want assurance Nat Bailey Stadium will be fully integrated into the Master Plan;
- preservation of existing Stadium footprint is essential;
- stacked underground parking should be part of the plan;
- encroachment into green space should be reduced;
- there should be no access to parking from the Ontario bikeway; and
- fragmented parking lots with separate access points will result in increased traffic around adjacent neighbourhood.

The following people expressed concerns in regard to the application:

Jake Kerr  
Allan Buium  
Steven Gustavson  
Ken Bregman  
Jody Wilson  
Eric Dagenais  
Richard Campbell, Better Environmentally Sound Transportation (material filed)  
Geoff Catliff, West Side Senior Soccer  
Henry Gourlay, Vancouver Community Baseball  
Roslyn Henderson, West Side Soccer  
Rob Merkl, West Side Soccer  
John Catliff, West Side Soccer  
Chris Walters, West Side Soccer  
Peter Stannard, West Side Soccer  
Andrea Thurber, West Side Soccer  
Dan May, West Side Soccer

Doug Johnston, West Side Soccer  
David Mumford

Comments made by the foregoing speakers included the following:

- support expressed for a fully integrated plan at Hillcrest; concern expressed that a new facility built for the Olympics will not take into account the existing baseball stadium or be designed accordingly in an integrative fashion;
- prospective purchasers of Vancouver Canadians need assurance they will be truly included in the building design stage, and not be negatively impacted during the construction of the Legacy facility;
- concern expressed regarding the potential loss of park land and green space;
- would like to see the automobile footprint reduced in this development;
- support expressed for stacked underground parking;
- traffic calming is not addressed in this rezoning application;
- parking on Ontario Street and Midlothian should be removed;
- this site should be planned with the next 40 years in sight, not just the next four;
- feel too much is being crammed into this site; e.g. destination aquatic facility, legacy building;
- safety concerns of increased traffic need to be addressed;
- concern expressed regarding parking lots located in several locations throughout the park; will result in increased traffic as people drive from one lot to another looking for a space;
- proposed vehicle access at Ontario and 20<sup>th</sup> Avenue will negatively impact Ontario bikeway; suggest using the service road instead;
- suggest Ontario Street from 30<sup>th</sup> to 32<sup>nd</sup> Avenue be closed to motor vehicle traffic, as is supported by the community and will result in more green space;
- suggest eliminating the right in/right out access to and from the site during stadium events, which may reduce impacts to the street network and help to speed transit following events;
- support expressed for maintaining current sizes of existing playing fields;
- allowable floor space for the aquatic centre should be increased by 2,000 sq.ft.;
- future expansion needs of field users should be accommodated; suggest an allocation of additional 10,000 sq.ft. future expansion space to accommodate potential of a field sports training facility;
- several speakers expressed concern regarding the proposed swimming pool placement;
- community baseball players require support facilities in addition to change rooms, similar to those required by soccer players;
- field sports players appear to be marginalized in Master Plan; soccer fields have been chosen to provide most of the slack in contingency and soccer players stand to lose a lot;
- this large grass soccer park is unique in the city and would be impossible to replace;
- urge Council to retain not just the number of fields at Hillcrest Park, but the field sizes; senior soccer players require full regulation size fields; anything smaller can only be used by junior players under the age of 10;
- inadequate change room facilities, especially for female field users, was cited by several speakers; additional allocation of square footage for the aquatic facility is

required to accommodate existing and future needs of field users, e.g. adequate restrooms and changing facilities;

- support expressed for an indoor training facility for field sports players; currently there is no such facility in the entire city; games often get cancelled due to rain;
- soccer is an inexpensive sport to play, with number one participation, and is therefore the best sport to prevent childhood obesity and diabetes;
- concern expressed that the curling facility will overshadow Nat Bailey Stadium; and
- proposed rezoning will allow building heights on Hillcrest Park which are twice as high as any existing house in the vicinity.

Carol Bomke spoke in opposition to the rezoning of Hillcrest Park, noting it is the only large open space left in the city. She expressed concern with regard to the destination swimming pool and the right in/right out access to the Ontario bikeway, and asked there be no new construction on Hillcrest Park. She also noted the parking should be stacked.

During the hearing of the foregoing speakers, Larry Beasley, Director of Current Planning, and Mr. Rutgers responded to questions from Council regarding concerns raised by the speakers.

### Staff Closing Comments

Mr. Rutgers reiterated that the current number of playing fields and ball diamonds will be retained on Hillcrest Park, unless a better solution emerges in the future to accommodate one of these diamonds or fields on Riley Park. He noted changing room and washroom facilities will be provided in one of the buildings closest to the playing fields and any increased capacity in this regard would have to be revisited by the Park Board at a future date. With respect to neighbourhood traffic management concerns, staff will pursue options in the next steps of design development in this regard.

Mr. Beasley noted many of the issues raised this evening are beyond the parameters of zoning and advised it is imperative for Council to put a tailored zoning regime onto this site and leave many of the more detailed issues of design for the Park Board to deal with. He reminded Council the final form of development will be coming back for approval and provided suggested wording for additional resolutions for Council to consider regarding functionality of playing fields, traffic calming, and the Ontario Greenway. Mr. Beasley noted this rezoning allows for a certain amount of flexibility in terms of density and use definitions and staff recommend approval of the application.

### Council Decision

MOVED by Councillor Deal

- A. THAT the application by the Director of Current Planning to rezone Hillcrest Park, 4501 Clancy Loranger Way (Block 805, District Lot 526, Plan 19344) and Nat Bailey Stadium Park, 4601 Ontario Street (Block 806, District Lot 526, Plan 19380) from RS-1 to CD-1 to permit the implementation of the Riley-Hillcrest-Nat Bailey Stadium Park Master Plan generally as outlined in Appendix A of the Policy Report dated October 4, 2005 entitled "CD-1 Rezoning – Hillcrest Park and Nat Bailey Stadium Park" and amended by inclusion of provisions for density, building height and parking generally

as presented in Appendix A of the Policy Report dated January 6, 2006 entitled "CD-1 Rezoning – Hillcrest and Nat Bailey Stadium Parks – Addendum", be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as shown in Appendix E of the Policy Report dated January 6, 2006, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
  - (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Development Permit Board which shall have particular regard to, among other things, the following:
    - (i) design development to reduce the extent of northward intrusion of proposed buildings into Hillcrest Park by connecting or otherwise minimizing the distance between the buildings and/or reducing the overall footprint through efficiencies in the floor space layout;
    - (ii) design development to relocate some or all of the 100 parking spaces east of the Little League diamond to elsewhere on the site in a manner that respects the interests of neighbourhood residents and Ontario Bikeway users; and
    - (iii) design development to further consider the optimum configuration of the playing fields under the conditions extant in the parks.
- B. THAT the Sign By-law be amended to establish regulations for this CD-1 in accordance with Schedule B (C-1).
- C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law and the Subdivision By-law be amended as set out in Appendix B of the Policy Report dated January 6, 2006, entitled "CD-1 Rezoning - Hillcrest and Nat Bailey Stadium Parks - Addendum";
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Subdivision By-law at the time of enactment of the CD-1 By-law, and to the Noise Control By-law thereafter.
- D. THAT staff consider traffic calming measures in the adjacent community and report back in a timely way on appropriate measures.
- E. THAT staff further review implications for the Ontario Greenway for report back prior to occupancy of the Olympic facility.

CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Chow  
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Anton  
SECONDED by Councillor Stevenson

THAT Council enact the by-laws listed as numbers 1-3, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Sign By-law re Hillcrest Park and Nat Bailey Stadium Park.
2. Subdivision By-law No. 5208 amending by-law re Hillcrest Park and Nat Bailey Stadium Park.
3. A By-law to amend the Zoning and Development By-law re Hillcrest Park and Nat Bailey Stadium Park.

The Special Council adjourned at 10:40 p.m.

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