



**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**JUNE 27, 29, JULY 4 AND 10, 2006**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 27, 2006, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of hearing delegations on the report back on the Whitecaps Stadium Initial Review. The meeting reconvened at 8:00 p.m. on June 29, 2006, and 7:30 p.m. on July 4 and 10, 2006 to continue hearing speakers. The Minutes are consolidated for ease of reference.

**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 MANAGER'S OFFICE:** Judy Rogers, City Manager

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner  
SECONDED by Councillor Stevenson

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair.

**CARRIED UNANIMOUSLY**

**1. Report Back on the Whitecaps Stadium Initial Review (File 11-2000-30)**

Council had before it a Policy Report dated May 26, 2006, in which the Director of Current Planning summarized the findings of the Whitecaps Stadium Initial Review, and sought Council approval on conditions under which the proposed stadium may move forward to any future planning and rezoning. The General Manager of Community Services recommended approval.

Larry Beasley, Director of Current Planning, and Kevin McNaney, Central Area Planning, introduced the report, provided an overview of the process and approach used by staff in

developing the recommendations, explained staff's recommendations and identified issues found in the initial review process.

Bob Lenarduzzi, Director of Soccer Operations and Rachel Lewis, Director of Stadium Development, both from the Whitecaps (*brief submitted - on file*), explained the history of the proposal, gave an overview of the proposal, and submitted an alternate resolution for Council's consideration. Ms. Lewis also gave an overview of the technical specifics of the staff report, and noted she is confident the Whitecaps will be able to resolve the five major issues noted in the staff report.

The following delegations spoke generally in favour of the proposal:

Commissioner Martin Zlotnik, Vancouver Park Board and UBC Athletic Department  
John Kostiuik, Stadium Now  
Bill Currie, Friends of Soccer  
Godwin Eni, Vancouver Multicultural Society (*brief submitted - on file*)  
Elvio Chies, BC Soccer Referees' Association  
Bruce Wilkins  
Arni May, Rossini's Restaurant  
Charles Gauthier, Downtown Vancouver Business Improvement Association (*brief submitted - on file*)  
Henrik Laursen, Scandinavian Business Club of British Columbia  
Pam Glass  
Mark James, Lotus Hotel  
Graham Laxton, Greystone Bed & Breakfast  
Mike Fox, Sport and Tourism Sales, Tourism Vancouver  
Victor Motagliani, Canadian Soccer Administration  
Gord Rogers  
Chad Turpin, B.C. 2009 World Police and Fire Games  
Anna Schnell  
Ryan King  
Audrey Laferriere  
Brian Veitch, Storyeum  
Mark Slay, B.C. Rugby Union  
Sandra Stevenson, Sport BC  
John Esson  
Sharon Urton  
Garth Rees, B.C. Rugby  
Sean George  
Bill Rapanos  
Lindsay Martell  
Alexander Atkinson  
Mark Sagar  
Keith Mitchell  
Bruce Preston  
Tyler Douglas  
Arthur Griffiths  
Vern Campbell

Patrick Stewart (*brief submitted - on file*)  
Dave Elligott, Men's Varsity Soccer, Simon Fraser University  
Iain Allen

Their comments included:

- there is a need for such a facility in Vancouver;
- parking may not be as much of a problem as imagined;
- urge Council to proceed and rank the proposal as a priority project;
- stadium will support revitalization of and increase accessibility to Gastown, help counter urban sprawl, and decrease reliance on cars;
- making the stadium a priority does not pre-empt good planning;
- comparison to other world cities with downtown stadia;
- stadium will have multiple uses and support ecodensity;
- plans should include extra housing or business zoning;
- the proposed stadium would be a good gateway and landmark for Vancouver;
- proponents must deal with dangerous goods issue;
- proponents are trying to give back to the community;
- Gastown belongs to all citizens, not just those who live in the area; and
- stadium should be approved first, then focus on the neighbourhood plan.

The following delegations spoke generally in opposition to the proposed stadium:

Caryn Duncan, Central Waterfront Coalition  
Wendy Pedersen, Central Waterfront Coalition  
Richard Evans, Central Waterfront Coalition  
Julia Manitius, Central Waterfront Coalition  
Bruce Clarkson, Central Waterfront Coalition (*brief submitted - on file*)  
Carol Sill, Gastown Residents' Association (*brief submitted - on file*)  
Don Larsen, Crab - Water for Life Society (*brief submitted - on file*)  
Dee Duncan  
Zola Novak  
Scott Hawthorn  
Ian MacRae  
Sandy Hirshen, Central Waterfront Coalition (*brief submitted - on file*)  
Patricia Morris  
Bing Thom  
Arthur Erickson  
Paul Ardagh  
Lance Berelowitz (*brief submitted - on file*)  
John Stovell, Gastown Neighbourhood Coalition  
Jean Swanson, Carnegie Community Action Project  
Anna Sen  
Katarina Ringwood, Central Waterfront Coalition  
Kathie Leroux, Central Waterfront Coalition  
Ken Roberts  
Kiama Robinson  
Michael Frazer

Nancy Zimmerman, Gastown Neighbourhood Association  
Isabel Minty  
Kevin Clement, Lu'ma Native Housing Society (*brief distributed - on file*)  
Colleen Nystedt  
Anthony Norfolk, Heritage Vancouver (*brief submitted - on file*)  
Robert Kardosh  
Eleanor Hadley  
Victor Paquette  
Harvey Reehal  
Shaun Smakal  
Sharon Burns  
Reg Dick  
Christopher Chaytor  
Rick Archambault  
Lorne Goldman  
Steven Lytton  
May Kossoss

Their comments included:

- stadium is not the best use of the land and is inappropriate for Gastown;
- need to develop a proper stadium site selection process where several sites are presented at the same time;
- stadium will compromise health and livability of Gastown, particularly in terms of noise pollution;
- problems with staff report pertaining to streets and access, and rezoning;
- proposal is a significant departure from planning over the last twenty years;
- need to determine, first, if the City needs a soccer stadium, and second, if the current proposal is the best site;
- many residents oppose the proposal;
- dangerous goods issues must be resolved;
- concerns about pollution, noise, liability, traffic and crowd control;
- large events do not help business in the area;
- soccer is not the issue - rational planning for the City is the issue;
- security and policing issues have not been addressed enough;
- plan does not consider City's connection with the waterfront; and
- proposal needs to include more exits and crowd marshalling areas.

Evi Mustel, President, Mustel Group Research, provided information on surveys conducted regarding the stadium, noting many residents and businesses were unaware of the stadium and that often, opinion surveys are a better measure of opinion than public meetings.

Staff, along with Trish French, Assistant Director of Central Area Planning, and Peter Judd, Deputy City Engineer, responded to questions raised by speakers regarding

- risks, liability issues, and environmental/social impacts on Gastown and surrounding neighbourhoods;

- transportation of dangerous goods;
- access and transportation issues surrounding the proposed stadium;
- possibility of building one stadium to be shared by BC Lions and Vancouver Whitecaps;
- length of time a soccer stadium has been considered;
- security issues, costs and access to waterfront;
- accommodation of other sports and events;
- impact to the rail yards and the Port;
- stadium funding and potential alternate sites;
- role of staff in the review process;
- comparisons to other cities with stadia in downtown areas; and
- land values.

Following the hearing of delegations, Mr. Lenarduzzi provided summary comments, noting the Whitecaps will continue to work with staff and stakeholders in order to move forward. Staff responded to questions regarding transit and parking issues, timeline for the process and impact on other work currently being done in the City if this project is fast-tracked. The Director of Current Planning noted the most important details to be concerned with prior to rezoning are the definition of the site and the street system.

MOVED by Councillor Anton

THAT staff summation and discussion and decision be referred to the Regular Council meeting on July 11, 2006.

CARRIED  
(Councillor Cadman opposed)

#### RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

#### ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson  
SECONDED by Councillor Ladner

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

The Special Council recessed at 10:40 p.m. on June 27, 10:35 pm on June 29,  
10:32 p.m. on July 4, and adjourned at 10:33 p.m. on July 10, 2006.

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