



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (3B)

Exhibition Park

By-law No. 3656

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective October 1, 1957

(Amended up to and including By-law No. 9119, dated October 4, 2005)

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (3B).

2.2 The only uses permitted within CD-1 (3B), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) lawful uses existing as of the date of enactment of this By-law;
- (b) in the racetrack facility, slot machine use to no more than 900 slot machines and a maximum floor area of 4 800 m² for slot machines and circulation customarily related to slot machines;
- (c) lawful Accessory Uses existing as of the date of enactment of this By-law and customarily ancillary to any of the lawful uses referred to in section 2.2(a); and
- (d) Accessory Uses customarily ancillary to the slot machine use referred to in section 2.2(b) except that such accessory uses do not include Casino – Class 1 or Casino – Class 2 or any other games of chance or mixed chance and skill.

3 Severability

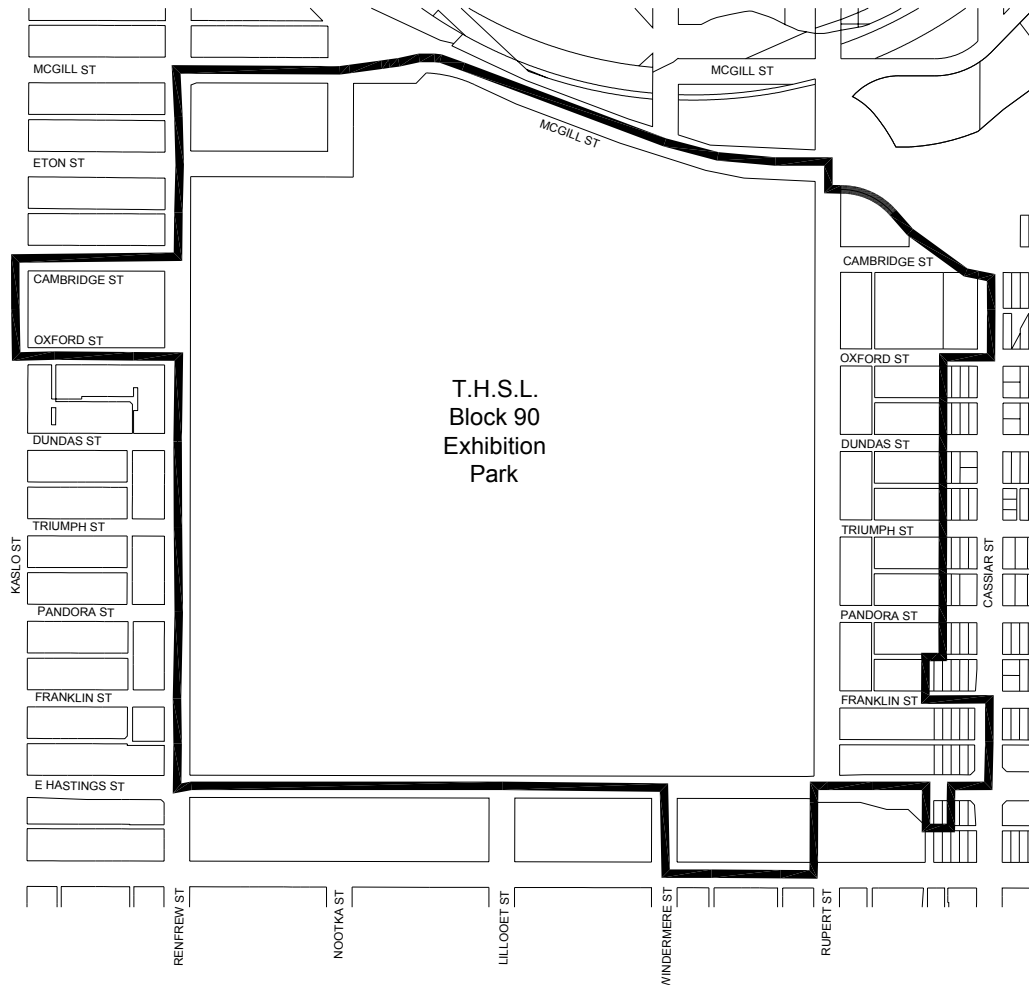
A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

4 *[Section 4 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[9119; 05 10 04]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3656 or provides an explanatory note.

By-law No. 9119 being a By-law to amend By-law No. 3575
 being the Zoning & Development By-law



The property outlined in black (———) is zoned: CD-1 (3B)

Z-556

RZ - Exhibition Park

map: 1 of 1

scale: NTS



City of Vancouver

1. Pacific National Exhibition Development Plan

Moved by Alderman Orr,

THAT consideration be given to the application of the Pacific National Exhibition for the rezoning of -

The area bounded by Hastings Street on the South, Renfrew Street on the West, McGill and Eton Sts. on the North and approx. Cassiar St. on the East

and

a number of lots bounded by Windermere, Hastings, Cassiar and Pender Streets

and

the area bounded by Kaslo, Cambridge, Oxford and Renfrew Streets

(as outlined in red on Drawing No- 347A, prepared by the City Planning Department)

from: RS-1 One Family Dwelling & C-1 Commercial District

to: CD-1 Comprehensive Development District

subject to prior compliance by the applicants with following conditions:

- a) That the area rezoned to a CD-1 Comprehensive Development District be in accordance with Plan Z46, and that the comprehensive development of the area be not materially different from that shown on Drawing 347A. Any other basic changes to the development to be first approved by Council.
- b) The issuance of any development permit within the area shall be subject to the approval of detailed plans by the Technical Planning Board; such plans shall not be materially different from the sketch plans dated September, 1957, prepared by Douglas H. Miller, Architect, and submitted at the Public Hearing.

- Carried.

* * * * *

Extract from
Report to Council
Standing Committee of Council
on Planning and Development
May 1, 1986

4. P.N.E. CD-1 Form of Development

The Committee considered a Manager's Report, dated April 9, 1986 (on file) in which the Director of Planning consolidates existing Council policy regarding development permit requirements for development on Exhibition Park and recommends to Council the adoption by resolution of an updated form of development for the P.N.E. CD-1 district.

Mr. M. Gordon, Hastings-Sunrise Planner, advised that City Council, at its November 19, 1985 meeting resolved:

- i) that development permits be required for any amusement ride at Exhibition Park which is located within 150 feet of any bounding street, which exceeds a height of 35 feet, or which is on a permanent foundation as determined by the Director of Permits and Licenses; and
- ii) that the Director of Planning be instructed to include in his 1986 Department work program an inventory of existing development at Exhibition Park with a view to obtaining approval by Council of an updated form of development under the existing CD-1 By-law No. 3656, with possible revisions of that By-law, as well as a comprehensive policy on development permit requirements for all uses, buildings and structures within the park.

On October 1, 1957, City Council zoned Exhibition Park and Callister Park (at Cambridge and Renfrew) CD-1. Council also approved a very general form of development for this CD-1 district as enabled by the Vancouver Charter. There has been considerable redevelopment of the site since 1957 which was never reflected in any updated Council approved form of development. An updated form of development has been prepared by the Planning Department that reflects existing development on the site as of March 1986 (outlined on Appendix A). Most of the rides in Playland have not been identified in the form of development because they have been viewed as temporary structures.

Council's adoption of this form of development will not require a further Council resolution to amend the form of development each time there is a development permit application for this CD-1 district as long as the proposed development is, in the opinion of Director of Planning, substantially in accordance with the approved form of development. Also, the adoption of this form of development is an interim measure for regulation of on-site development, pending preparation of a new concept plan for Exhibition Park.

In the past, Council has established certain policies for development permit requirements. On November 20, 1979, Council approved a report that identified what uses did not require a development permit and those that did require development permit approval by the Director of Planning. (see Appendix B).

On April 20, 1982, Council resolved:

"That Council instruct City staff and urge the P.N.E. Board that all improvements to buildings and facilities on Exhibition Park should be referred to Council for consideration with a view to only undertaking renovations of an emergency nature that are necessary to the enforcement of City by-laws to ensure a minimum standard of health, safety and fire protection until such time as an Area Concept Plan for Exhibition Park has been adopted by Council and the Provincial P.N.E. Study Group has completed its work."

The Director of Planning now recommends that the City continue to follow the April 20, 1982 guidelines for development permit requirements. Therefore, all improvements to buildings and facilities on Exhibition Park, unless excluded by previous Council policy, will require development permit applications and a referral to City Council.

Mr. Gordon recommended that the Committee adopt the form of development as outlined on Appendix A to reflect that which existed in March 1986 to replace the form of development adopted in 1957 and instruct the Director of Planning to report any development permit application to Council that involves any significant development on the site.

Ms. M. Olivieri, Hastings-Sunrise Citizens Planning Committee, advised that the Playland rides are not identified because they are temporary structures. As far as the Citizens Committee is concerned, more regulations for Playland should be included because ride structures are erected, without permit, and become permanent structures.

The Committee is pleased to see regulations for overnight parking and recreational vehicles, but feels something should be included for parking of cars not involved with specific events on the ground.

Mr. S. Morrow, Davis and Company, Solicitor for the P.N.E., advised that it was the P.N.E.'s opinion that development permits should be referred to Council rather than the Director of Planning.

Mr. Gordon advised that it was intended the Director of Planning would deal with development permits for minor changes which are substantially in accordance with the approved form of development. Examples would be small additions to various buildings, additional washrooms, etc. Major changes would be reported to Council.

Mr. Morrow enquired if the April 20th resolution re improvements to buildings of an emergency nature would still apply. Mr. Gordon advised that was correct.

The Committee

Recommended

- A. THAT Council, by resolution, approve the form of development for the P.N.E. CD-1 district (By-law 3656) as outlined in Appendix A, this to supersede any previous approval of the form of development by Council.
- B. THAT the Director of Planning be instructed to report any development permit application to Council that involves any significant development on the site.

Exhibition Park Policies And Guidelines
(CD-1 By-law No. 3656)

The following policies and guidelines were adopted by City Council on April 20, 1982:

"THAT Council instruct City staff and urge the P.N.E. Board that all improvements to buildings and facilities on Exhibition Park should be referred to Council for consideration with a view to only undertaking renovations of an emergency nature that are necessary to the enforcement of City by-laws to ensure a minimum standard of health, safety and fire protection until such time as an Area Concept Plan for Exhibition Park has been adopted by Council and the Provincial P.N.E. Study Group has completed its work."

The following policies and guidelines were adopted by City Council on November 1982:

4. Existing and Future Employment

- a) Any future planning and implementation should have as an objective that there be no loss of jobs.
- b) In the end result, successor status is a question to be decided by the Labour Relations Board. In some cases, the means used to accomplish decentralization can affect the chance of success in a successor status application. Successor status cannot be the sole criterion for selecting the means of decentralization. However, the concerns of CUPE Local 1004 are acknowledged and shall be considered in any future planning by the City.
- c) Local 1004 of the Canadian Union of Public Employees, as the largest employee group affected, should be involved in the future planning and implementation of change related to Exhibition Park, as should other affected employee groups.

The following policies and guidelines were adopted by City Council on May 28, 1985:

1. Functional Programming

- activities should shift away from trade shows/conventions, mass entertainment/gatherings, professional sports and agricultural-oriented pursuits and toward local/district/city/regional park and recreation functions, special-purpose regional activities and possibly more conventional urban land uses as an extension of the community setting.
- subject to detailed analysis of costs and benefits:
 - Empire Stadium should be reduced and renovated for amateur sports use;
 - Playland should be relocated to a less sensitive area in the park or to another site altogether;and
 - the racetrack should be expanded with better use of the inside of the track and improved parking access.
- the Annual Fair should be diversified and integrated with other festivals and celebrations within the City or alternatively, on shared space at Exhibition Park. Agricultural elements should be focused towards farming communities to the east.
- land use capacities related to surrounding area impacts need to be defined.

2. Site Planning

- site planning objectives should influence how the park will be used:
 - only the Coliseum, Agrodome and Jockery Clubhouse/Grandstand should be considered as long-term fixed buildings;
 - uses should maximize sharing of spaces and buildings;
 - the existing pattern and volume of buildings should not be considered fixed;
 - security should be limited to separate buildings or spaces in order to free up the rest of the park for public use;
 - utility use (open parking, stables, etc.) of the surface should be minimized; and

- development should reflect the natural topography and context (water and mountain views) and the surrounding neighbourhoods.
- park and recreational development should include:
 - expansion of waterfront access at New Brighton Park;
 - provision of park space for the Vancouver Heights neighbourhood;
 - re-establishment of park and recreational use of all of Hastings Park;
 - linkage of park spaces and the water across Exhibition Park;
 - addition of district park acreage for the northeast sector of Vancouver;
 - addition of programming space for the Hastings Community Centre; and
 - long-term provision of a community ice facility.

3. Administration

- changes to the use of the site should result in:
 - park and recreation spaces to be in the care and custody of the Vancouver Park Board; and
 - mass entertainment facilities to be in the care of the P.N.E. or the City.
- The P.N.E. should continue to produce an Annual Fair and should shift its responsibilities away from that of property manager for Exhibition Park and toward that of coordinator of mass assembly and sports events at various facilities within the region.

NOTE: The above policies and guidelines have been extracted from the Hastings-Sunrise Plan dated May 28, 1985.

#2
Special Council
Sept 23/57

1. PACIFIC NATIONAL EXHIBITION DEVELOPMENT PLAN

Moved by Alderman Orr,

THAT consideration be given to the application of the Pacific National Exhibition for the rezoning of -

The area bounded by Hastings Street on the South, Renfrew Street on the West, McGill and Eton Sts. on the North and approx. Cassiar St. on the East and

a number of lots bounded by Windermere, Hastings, Cassiar and Pender Streets

and

the area bounded by Kaslo, Cambridge, Oxford and Renfrew Streets

(as outlined in red on Drawing No. 347A, prepared by the City Planning Department)

from: RS-1 One Family Dwelling & C-1 Commercial District

to: CD-1 Comprehensive Development District

subject to prior compliance by the applicants with the following conditions:

- a) That the area rezoned to a CD-1 Comprehensive Development District be in accordance with Plan Z46, and that the comprehensive development of the area be not materially different from that shown on Drawing 347A. Any other basic changes to the development to be first approved by Council.
- b) The issuance of any development permit within the area shall be subject to the approval of detailed plans by the Technical Planning Board; such plans shall not be materially different from the sketch plans dated September, 1957, prepared by Douglas H. Miller, Architect, and submitted at the Public Hearing.

- Carried.

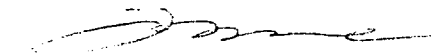
BY-LAW NO. 3656

A By-law to amend By-law No. 3575 being the Zoning and Development By-law.

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

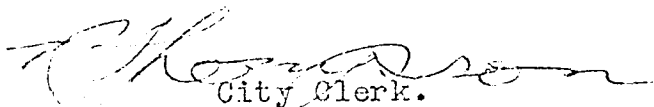
1. The Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z46A-43B annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited, and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 1st day of October, 1957.


MAYOR


CITY CLERK

This By-law received:
1st reading - October 1, 1957
2nd " - October 1, 1957
3rd " - October 1, 1957.

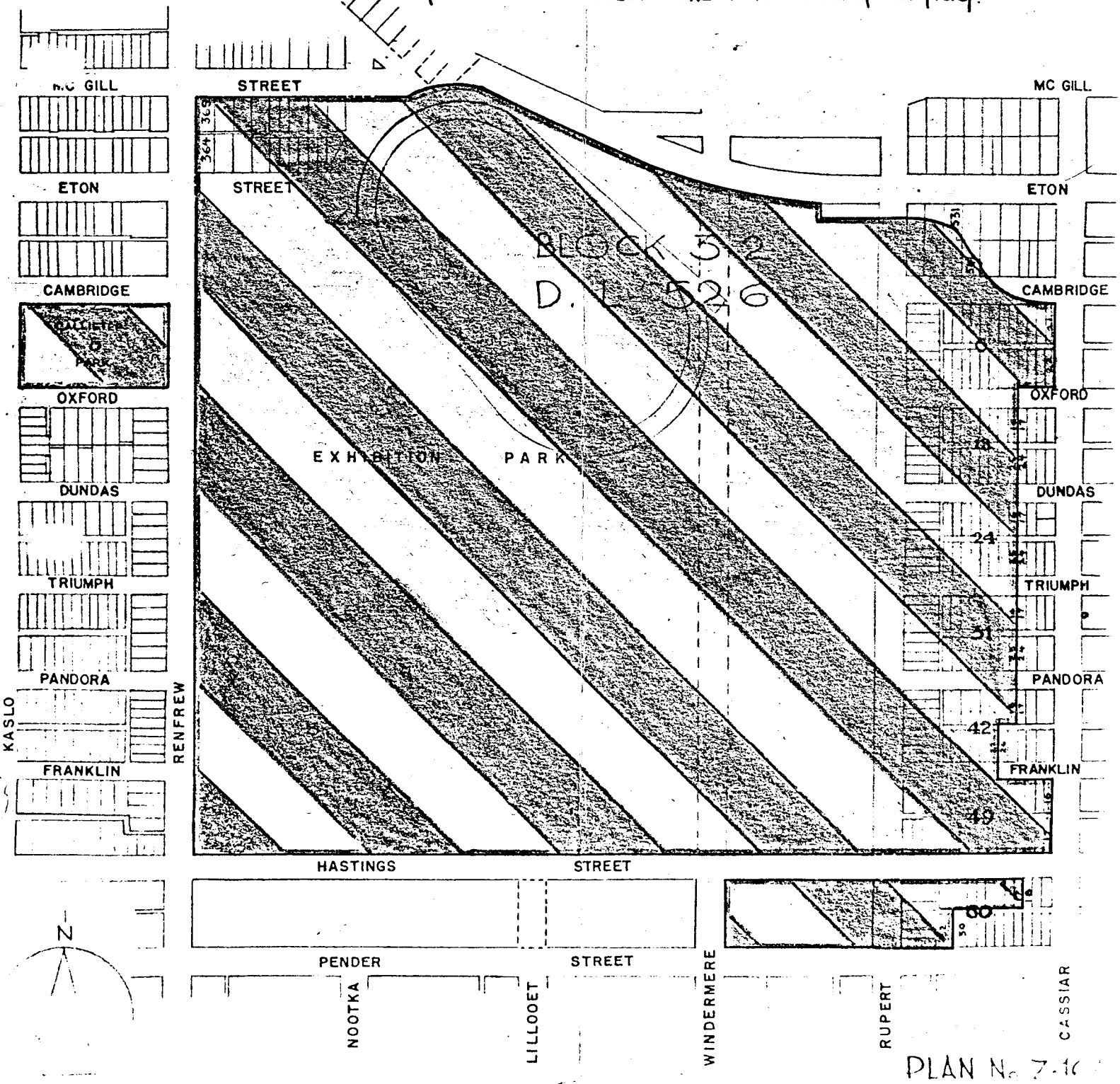

City Clerk.

By-law #3656
Oct 1/57

LOPMENT BY-LAW.

SCALE : 1 INCH = 500 FEET

THE LOTS SHOWN BELOW HATCHED IN YELLOW AND BLUE AND OUTLINED IN RED ARE REZONED FROM AN R-1 ONE FAMILY DWELLING DISTRICT AND A C-1 COMMERCIAL DISTRICT TO A CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT.



PLAN No. 7-10

EXHIBITION PARK POLICIES AND GUIDELINES
(CD-1 By-law No. 3656)

The following policies and guidelines were adopted by City Council on April 20, 1982:

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- linkage of park spaces and the water across Exhibition Park;
- addition of district park acreage for the northeast sector of Vancouver;
- addition of programming space for the Hastings Community Centre; and
- long-term provision of a community ice facility.

3. Administration

- o changes to the use of the site should result in:
 - park and recreation spaces to be in the care and custody of the Vancouver Park Board; and
 - mass entertainment facilities to be in the care of the P.N.E. or the City.
- o The P.N.E. should continue to produce an Annual Fair and should shift its responsibilities away from that of property manager for Exhibition Park and toward that of coordinator of mass assembly and sports events at various facilities within the region.

NOTE: The above policies and guidelines have been extracted from the Hastings-Sunrise Plan dated May 28, 1985.

MG/lw
#4039

Report to Council

Standing Committee of Council on Planning and Development

May 1, 1986

4. P.N.E. CD-1 Form of Development

The Committee considered a Manager's Report, dated April 9, 1986 (on file) in which the Director of Planning consolidates existing Council policy regarding development permit requirements for development on Exhibition Park and recommends to Council the adoption by resolution of an updated form of development for the P.N.E. CD-1 district.

Mr. M. Gordon, Hastings-Sunrise Planner, advised that City Council, at its November 19, 1985 meeting resolved:

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- ii) that the Director of Planning be instructed to include in his 1986 Department work program an inventory of existing development at Exhibition Park with a view to obtaining approval by Council of an updated form of development under the existing CD-1 By-law No. 3656, with possible revisions of that By-law, as well as a comprehensive policy on development permit requirements for all uses, buildings and structures within the park.

On October 1, 1957, City Council zoned Exhibition Park and Callister Park (at Cambridge and Renfrew) CD-1. Council also approved a very general form of development for this CD-1 district as enabled by the Vancouver Charter. There has been considerable redevelopment of the site since 1957 which was never reflected in any updated Council approved form of development. An updated form of development has been prepared by the Planning Department that reflects existing development on the site as of March 1986 (outlined on Appendix A). Most of the rides in Playland have not been identified in the form of development because they have been viewed as temporary structures.

Council's adoption of this form of development will not require a further Council resolution to amend the form of development each time there is a development permit application for this CD-1 district as long as the proposed development is, in the opinion of Director of Planning, substantially in accordance with the approved form of development. Also, the adoption of this form of development is an interim measure for regulation of on-site development, pending preparation of a new concept plan for Exhibition Park.

In the past, Council has established certain policies for development permit requirements. On November 20, 1979, Council approved a report that identified what uses did not require a development permit and those that did require development permit approval by the Director of Planning. (see Appendix B).

On April 20, 1982, Council resolved:

"That Council instruct City staff and urge the P.N.E. Board that all improvements to buildings and facilities on Exhibition Park should be referred to Council for consideration with a view to only undertaking renovations of an emergency nature that are necessary to the enforcement of City by-laws to ensure a minimum standard of health, safety and fire protection until such time as an Area Concept Plan for Exhibition Park has been adopted by Council and the Provincial P.N.E. Study Group has completed its work."

Clause No. 4 continued

The Director of Planning now recommends that the City continue to follow the April 20, 1982 guidelines for development permit requirements. Therefore, all improvements to buildings and facilities on Exhibition Park, unless excluded by previous Council policy, will require development permit applications and a referral to City Council.

Mr. Gordon recommended that the Committee adopt the form of development as outlined on Appendix A to reflect that which existed in March 1986 to replace the form of development adopted in 1957 and instruct the Director of Planning to report any development permit application to Council that involves any significant development on the site.

Ms. M. Olivieri, Hastings-Sunrise Citizens Planning Committee, advised that the Playland rides are not identified because they are temporary structures. As far as the Citizens Committee is concerned, more regulations for Playland should be included because ride structures are erected, without permit, and become permanent structures.

The Committee is pleased to see regulations for overnight parking and recreational vehicles, but feels something should be included for parking of cars not involved with specific events on the ground.

Mr. S. Morrow, Davis and Company, Solicitor for the P.N.E., advised that it was the P.N.E.'s opinion that development permits should be referred to Council rather than the Director of Planning.

Mr. Gordon advised that it was intended the Director of Planning would deal with development permits for minor changes which are substantially in accordance with the approved form of development. Examples would be small additions to various buildings, additional washrooms, etc. Major changes would be reported to Council.

Mr. Morrow enquired if the April 20th resolution re improvements to buildings of an emergency nature would still apply. Mr. Gordon advised that was correct.

The Committee

RECOMMENDED

- A. THAT Council, by resolution, approve the form of development for the P.N.E. CD-1 district (By-law 3656) as outlined in Appendix A, this to supersede any previous approval of the form of development by Council.
- B. THAT the Director of Planning be instructed to report any development permit application to Council that involves any significant development on the site.

MANAGER'S REPORT

DATE: April 9, 1986

TO: Standing Committee of Council on Planning and Development

SUBJECT: PNE CD-1 Form of Development

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" PURPOSE

The purpose of this report is to consolidate existing Council policy regarding development permit requirements for development on Exhibition Park and recommend to Council the adoption by resolution of an updated form of development for the PNE CD-1 district.

BACKGROUND

City Council, at its November 19, 1985 meeting, resolved:

- (i) that development permits be required for any amusement ride at Exhibition Park which is located within 150 feet of any bounding street, which exceeds a height of 35 feet, or which is on a permanent foundation as determined by the Director of Permits and Licenses; and
- (ii) that the Director of Planning be instructed to include in his 1986 Department work program an inventory of existing development at Exhibition Park with a view to obtaining approval by Council of an updated form of development under the existing CD-1 By-law No. 3656, with possible revisions of that By-law, as well as a comprehensive policy on development permit requirements for all uses, buildings and structures within the park.

An inventory of existing development at Exhibition Park undertaken in March 1986 is presented in Appendix "B". Based on this survey, a form of development (see Appendix "A") that reflects existing development has been prepared for Council's adoption. A policy for development permit requirements for all use buildings and structures is also outlined. Revisions to the CD-1 By-law No. 3656 are not deemed to be necessary at this time.

FORM OF DEVELOPMENT

On October 1, 1957 City Council zoned Exhibition Park and Callister Park (at Cambridge and Renfrew) CD-1. Council also approved a very general form of development for this CD-1 district as enabled by the Vancouver Charter. There has been considerable redevelopment of the site since 1957 which was never reflected in any up-dated Council approved form of development. An updated form of development has been prepared by the Planning Department that reflects existing development on the site as of March 1986 (outlined in Appendix "A"). Most of the rides in Playland have not been identified in the form of development because they have been viewed as temporary structures.

Council's adoption of this form of development will not require a further Council resolution to amend the form of development each time there is a development permit application for this CD-1 district as long as the proposed development is, in the opinion of Director of Planning, substantially in accordance with the approved form of development. Also, the adoption of this form of development is an interim measure for regulation of on-site development, pending preparation of a new concept plan for Exhibition Park.

DEVELOPMENT PERMIT REQUIREMENTS

In the past, Council has established certain policies for development permit requirements. On November 20, 1979 Council approved a report that identified what uses did not require a development permit and those that did require development permit approval by the Director of Planning (see Appendix "C"). This clarified for staff and the P.N.E. when development permits were required. The purpose of this action was also to clarify what retail activities, public events and other uses were appropriate at Exhibition Park.

In an effort to begin to more carefully guide the evolution of the P.N.E. in the context of the uncertain future of Exhibition Park, Council on April 20, 1982 resolved:

"That Council instruct City staff and urge the P.N.E. Board that all improvements to buildings and facilities on Exhibition Park should be referred to Council for consideration with a view to only undertaking renovations of an emergency nature that are necessary to the enforcement of City by-laws to ensure a minimum standard of health, safety and fire protection until such time as an Area Concept Plan for Exhibition Park has been adopted by Council and the Provincial P.N.E. Study Group has completed its work."

At its November 19, 1985 meeting, as noted above Council, directed staff to require development permits for amusement rides having a significant impact on the adjacent residential area.

The Director of Planning now recommends that the City continue to follow the above guidelines for development permit requirements. Therefore, all improvement to buildings and facilities on Exhibition Park, unless excluded by previous Council policy, will require development permit applications and a referral to City Council.

CONCLUSION

The Director of Planning advises Council that the Charter enables Council to adopt a form of development for the PNE CD-1 district. The form of development as outlined in Appendix "A" reflects that which was existing in March 1986 and, if adopted, will replace the form of development adopted in 1957.

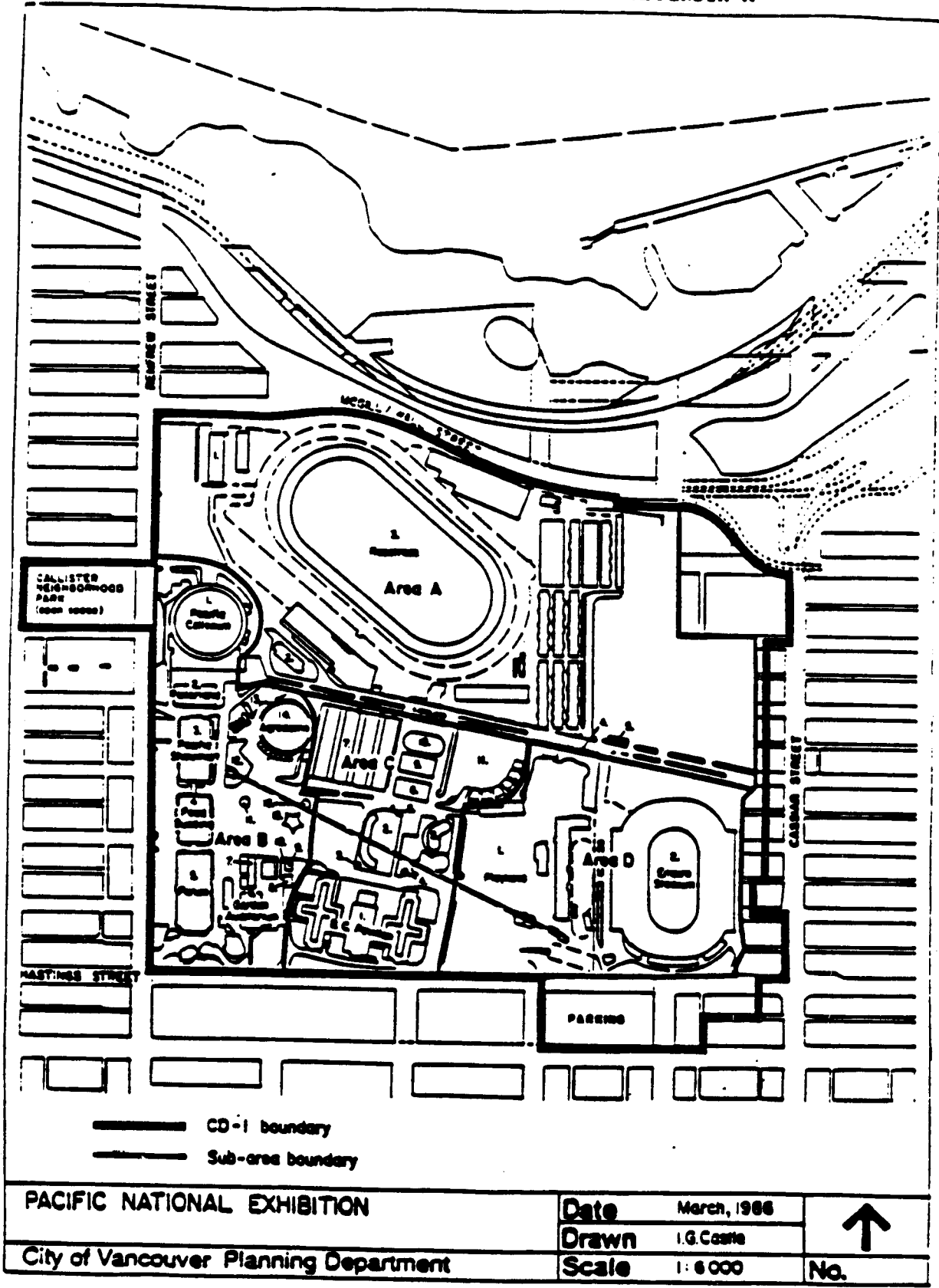
RECOMMENDATION

The Director of Planning recommends:

THAT Council, by resolution, approve the form of development for the PNE CD-1 district (By-law 3656) as outlined in Appendix 'A', this to supersede any previous approval of the form of development by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

APPENDIX A



Development Permit Requirements (approved by Council November 20, 1979)

1. Uses Permitted Under the Management of the PNE Without Requiring a Development Permit

- (a) Consumer shows of a very temporary nature such as boat shows, auto shows, recreational vehicle shows and home shows.
- (b) Trade shows that are not open to the general public.
- (c) Sporting events, including sporting events projected from film or closed-circuit television.
- (d) Agricultural events, including auctions, shows and displays, horse and dog racing.
- (e) Public meetings and gatherings, including religious gatherings.
- (f) Private meetings and gatherings such as unions' business and professional association meetings.
- (g) Concerts, bazaars, variety shows, ice shows, circuses and functions of recognized charities.
- (h) Restaurants and lounges.
- (i) Banquets and dances in the Dogwood Room and Administration Building Boardroom (similar to those carried on in the past).
- (j) Other public and semi-public events with or without paid admission conforming to the intent, uses and purposes mentioned in the said Schedule 'B' to the lease.
- (k) Swap-o-ramas, swap meets or flea markets, for periods not exceeding ten (10) days; such uses to be restricted to the sale by individuals of used articles or individual's arts and crafts and not for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell new merchandise.
- (l) Seasonal storage within the buildings of individual's recreational vehicles such as boats and trailers.
- (m) Overnight parking of recreational vehicles in the designated areas by people directly involved in specific events on the grounds for the duration of the event (sanitary dumping station is available on the grounds).
- (n) Retail merchandising carried on wholly within a completely enclosed building, and parking and loading facilities, restaurant uses, and the display, offering for sale or sale of flowers, plants, fruits and vegetables outside any building, provided that the amount of retail floor space leased or occupied at any time for the display, offering for sale, or sale of any goods or merchandise shall be restricted to a minimum of 1860 m² (20,000 square feet) and a maximum of 4180 m² (45,000 square feet).

2. Uses which May be Permitted Under the Management of the PNE but First Requiring the Filing of a Development Permit Application and Obtaining the Approval of the Director of Planning

- (a) Uses other than those specifically listed above which may be limited in time and subject to conditions.

- (b) New buildings or structures or additions thereto and parking areas.
- (c) Retail merchandising outside any building, except as otherwise provided for in (n) above, provided that the Director of Planning before issuing a development permit, shall have due regard to the type of merchandise, the area and location of the display, the hours of operation, the availability of off-street parking, and the anticipated impact of the activity on adjacent uses, and may impose such conditions as he deems necessary.

There should be no advertising of any commercial business other than identification signs associated with the uses listed in (a) and (b) above, and there shall be no activities that are exclusively retail other than those provided for in 1(n) and 2(c) above or those customarily accessory to any of the uses listed.

No major retail activity shall be carried on outside any building simultaneously with other major events at the PNE or stadium facilities.

Retail merchandising shall be deemed to include auctioneering, but not wholesaling.

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

6. **Strata Title Conversion - 2201 Burrard Street
February 3, 1998**

File: 5311

MOVED by Cllr. Clarke,

THAT the application to convert the previously-occupied building at 2201 Burrard Street (Lot H, Block 187, D.L. 526, Plan 21532) to strata title ownership be approved in principle, but that pursuant to Section 9(1) of the Condominium Act, the Certificate of Approval (Form 10) shall not be issued unless the following condition has been met within one year of the date of this approval:

Completion of all work now underway, to the satisfaction of the City Building Inspector and in accordance with the approved plans and permits, at no cost to the City, and issuance of an Occupancy Permit, in order that this previously-occupied building substantially complies with all relevant City by-laws.

- CARRIED UNANIMOUSLY

(Councillor Puil absent for the vote)

7. **Form of Development: 2901 East Hastings Street - Hastings Park/PNE
DE402825 - CD-1 By-law Number 3656
February 3, 1998**

①-1 (EB)

File: 2606

(Councillor Bellamy declared a Conflict of Interest and left the Council Chambers)

MOVED by Cllr. Clarke,

THAT the revised form of development for the CD-1 zoned site known as 2901 East Hastings Street (Hastings Parking/PNE) be approved generally as illustrated in the Development Application Number DE402825, submitted by Vancouver Park Board and stamped "Received, City Planning Department November 12, 1997".

- CARRIED UNANIMOUSLY

(Councillor Puil absent for the vote)
(Councillor Bellamy returned to the meeting)

ADMINISTRATIVE REPORT

Date: February 3, 1998
Author/Local: MCho/6496
CC File No. 2606

TO: Vancouver City Council
FROM: Director of Community Planning,
on behalf of Land Use and Development
SUBJECT: Form of Development: 2901 East Hastings Street - Hastings Park/PNE
DE402825 - CD-1 By-law Number 3656

RECOMMENDATION

THAT the revised form of development for the CD-1 zoned site known as 2901 East Hastings Street (Hastings Parking/PNE) be approved generally as illustrated in the Development Application Number DE402825, submitted by Vancouver Park Board and stamped "Received, City Planning Department November 12, 1997".

GENERAL MANAGER'S COMMENTS

The development of the Hastings Park Plan involved extensive and lengthy public discussion. Council has deferred timing of the building demolition and park redevelopment to the Park Board. The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

On May 13, 1986, Council recommended that the Director of Planning be instructed to report any development permit application that involves any significant development on the site when considering a report on the PNE CD-1 Form of Development.

On July 10, 1997, City Council authorized the expenditure of up to \$3.0 million on Phase One of the Hastings Park Restoration with specific contracts for design, building demolition, landscape construction and related project management and design to be approved by the Vancouver Park Board. This included funding for the demolition of the Pure Foods Building.

PURPOSE

In accordance with Council's recommendation of May 13, 1986, the Director of Community Planning is reporting on the development permit application to demolish the Pure Foods Building and to construct a temporary outdoor exhibit and event area. This report also seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

The site is bounded by Renfrew Street to the west, McGill Street/Wall Street to the north, Trans-Canada Highway to the east, and East Hastings Street to the south. The site and surrounding zoning are shown on the attached Appendix A.

On October 1, 1957, City Council approved a rezoning of this site known as Exhibition Park and Callister Park (at Cambridge and Renfrew) from RS-1 One Family Dwelling and C-1 Commercial Districts to CD-1 Comprehensive Development District. On May 13, 1986, Council approved an up-dated form of development for the Pacific National Exhibition (PNE) site. The adoption of this form of development was intended as an interim measure for regulation of existing on-site development, pending Council's adoption of an Area Concept Plan confirming the long-term use of the Exhibition Park site.

The long-term use of the whole site will be for park purposes, as the whole of the Hastings Park site will be restored, which was approved by Council on March 27, 1997. The Hastings Park Restoration Plan is a master plan for the "greening" of the 65-hectare site bounded by East Hastings, Renfrew, McGill/Wall Streets and the Trans-Canada Highway. Land to be restored to park will come from three sources: (a) buildings to be removed; (b) the Playland site to be relocated; and (c) parking lots to be removed. The subject area (land occupied by the Pure Foods Building) will eventually be converted to park use.

The City, the Park Board, the PNE and the Province have all agreed on a Transition Plan, which would see the PNE continuing to be a tenant at Hastings Park while the first phase of park restoration begins. This Transition Plan was approved by Council July 10, 1997, and covers the period until December 31, 1999. The plan identifies the removal of the following five PNE buildings in the 1997-98 period: the Display Barn; the Poultry Building; the B.C. Pavilion; the Showmart Building; and the Pure Foods Building.

Because the Transition Plan reduces the amount of indoor exhibit space for the PNE Fair, it was agreed to provide them with additional temporary outdoor exhibit and event space for the duration of the Transition Plan (1998 and conditionally in 1999). The subject area (land occupied by the Pure Foods Building) along Renfrew Street between Pandora and Triumph Streets was designated as one of these temporary exhibition spaces.

The Director of Planning has approved Development Application Number DE402825 subject to a number of conditions. One of these conditions is Council approval of the revised form of development.

The development permit application includes the demolition of the Pure Foods Building as required by Section 10.12.4 of the Zoning and Development By-law which requires that for buildings listed on the Heritage Register, a development permit for a new development be issued before the development permit for the demolition of the building can be issued.

The Hastings Park Restoration Plan has been presented to the Commission at various stages as the Plan was being developed. The Vancouver Heritage Commission has consistently opposed the demolition of any buildings in Hastings Park that are listed on the Vancouver Heritage Register and had hoped that all four buildings listed on the Register could be preserved.

On December 11, 1997, Council discussed the proposed demolition of the Pure Foods Building and concluded that it would be inappropriate for City Council to intervene at this stage. It was also suggested that any further enquiries on the pending demolition be referred to the Park Board.

On January 19, 1998, after extensive public input, the Park Board approved the demolition contract for the Pure Foods Building.

DISCUSSION

Consistent with the Transition Plan, Development Application DE402825 involves the demolition of the Pure Foods Building, located at the westerly portion of the site, and the provision of temporary outdoor exhibit and event space for the PNE for 1998 and 1999.

The Pure Foods Building is currently used for indoor exhibition space. The building will continue to be in use until mid-February 1998 and the demolition of the building would be completed by the end of April 1998. Regrading of the site and landscaping would occur during May and June 1998. The submitted plans show the retention of 11 trees and the replacement of four trees.

It is anticipated that during fall, winter and spring months, this portion of the site could be used for parking and/or events. The PNE requires the site to be available for preparation for the annual fair during the month of July 1998. The PNE Fair is scheduled for the last two weeks in August 1998.

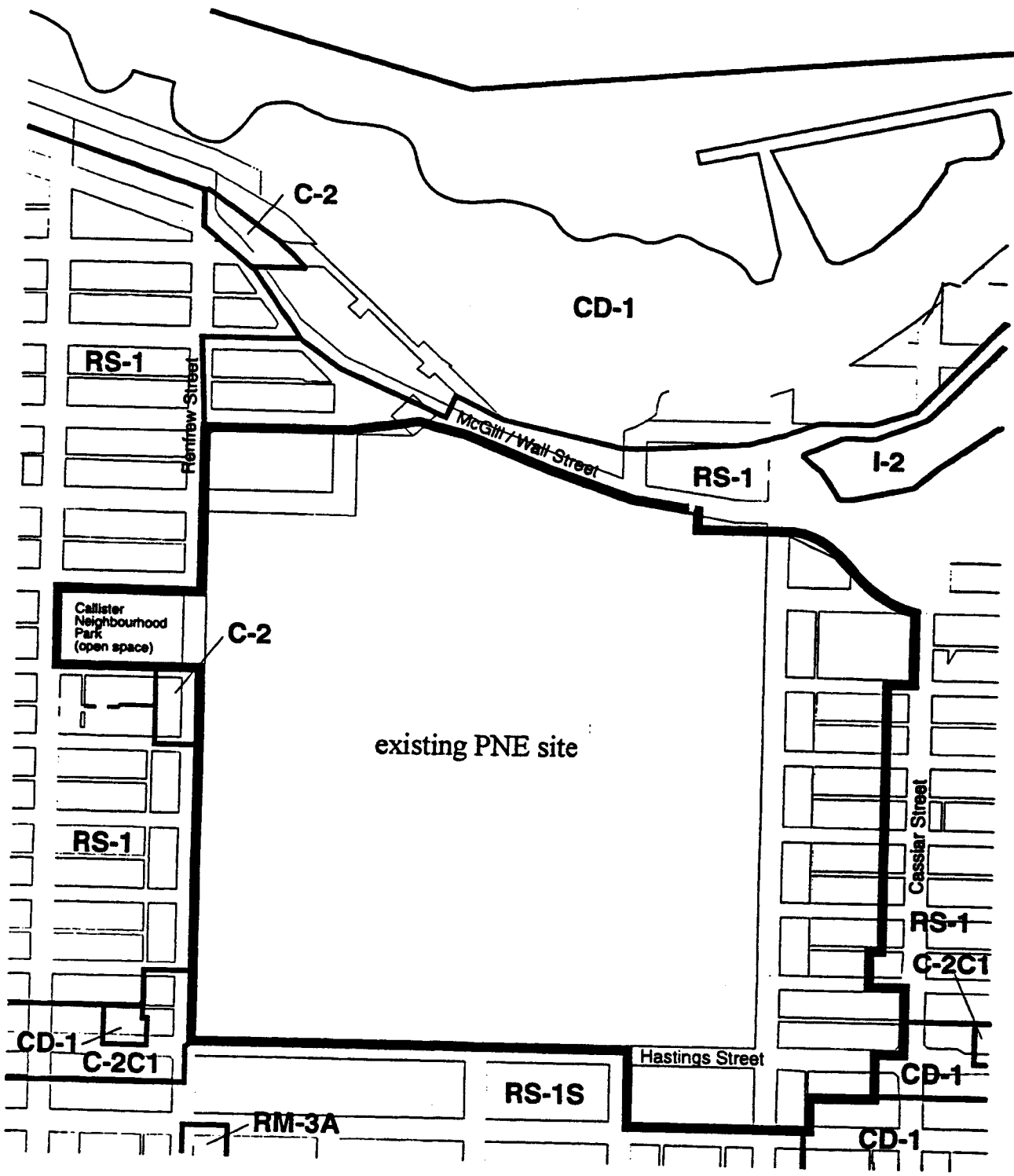
The Hastings Park Restoration Plan, which includes the proposed demolition of the Pure Foods Building, was arrived at through a lengthy public consultation process. The heritage value of buildings on the site was thoroughly discussed and the park restoration plan includes many heritage references and the retention of three buildings on the Heritage Register.

Simplified plans, including a site and landscape plan of the proposal, have been included in Appendix B.


CONCLUSION

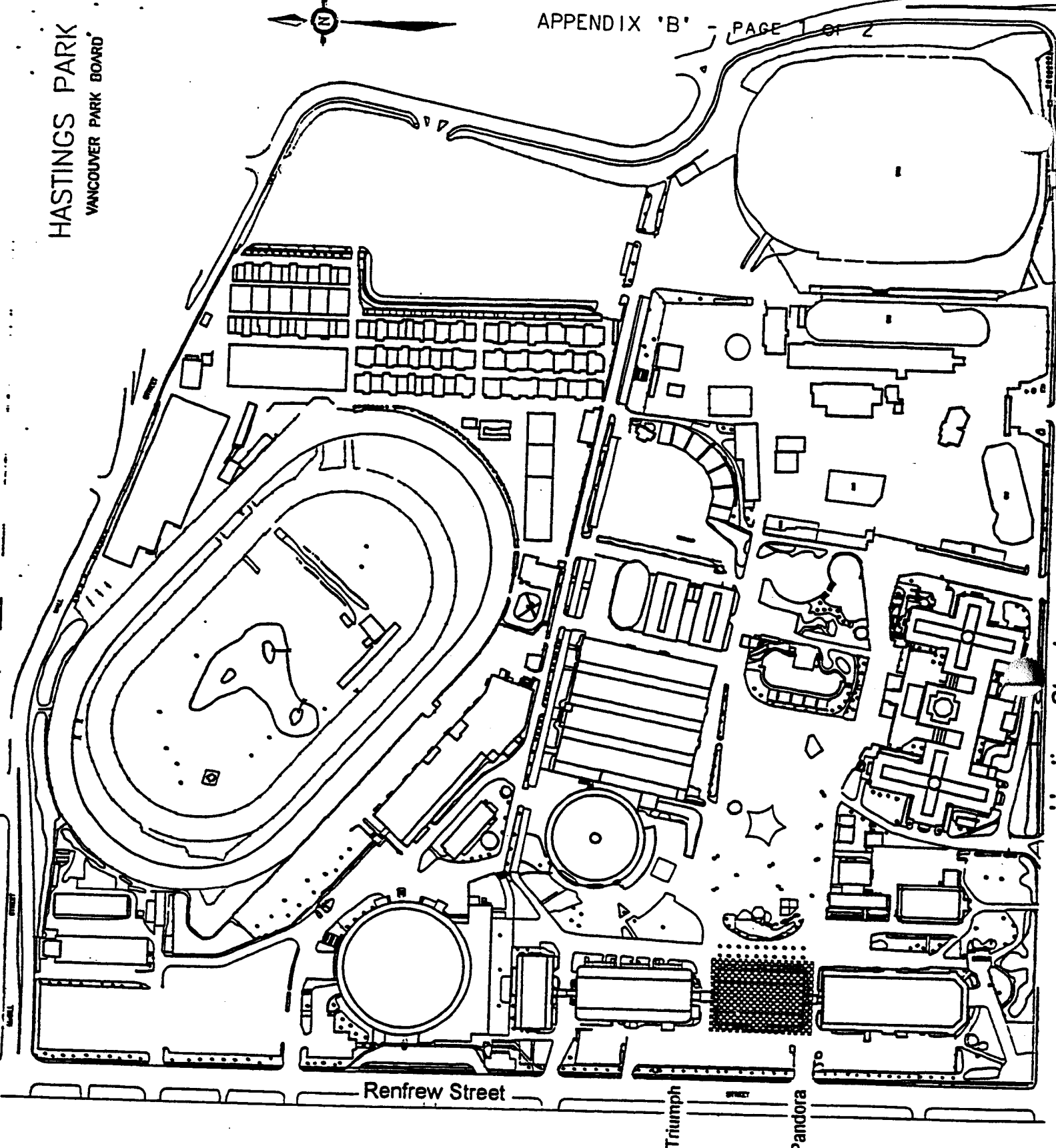
The Director of Planning has approved Development Application Number DE402825. However, prior to the issuance of the development permit, the revised form of development must first be approved by Council.

* * * * *



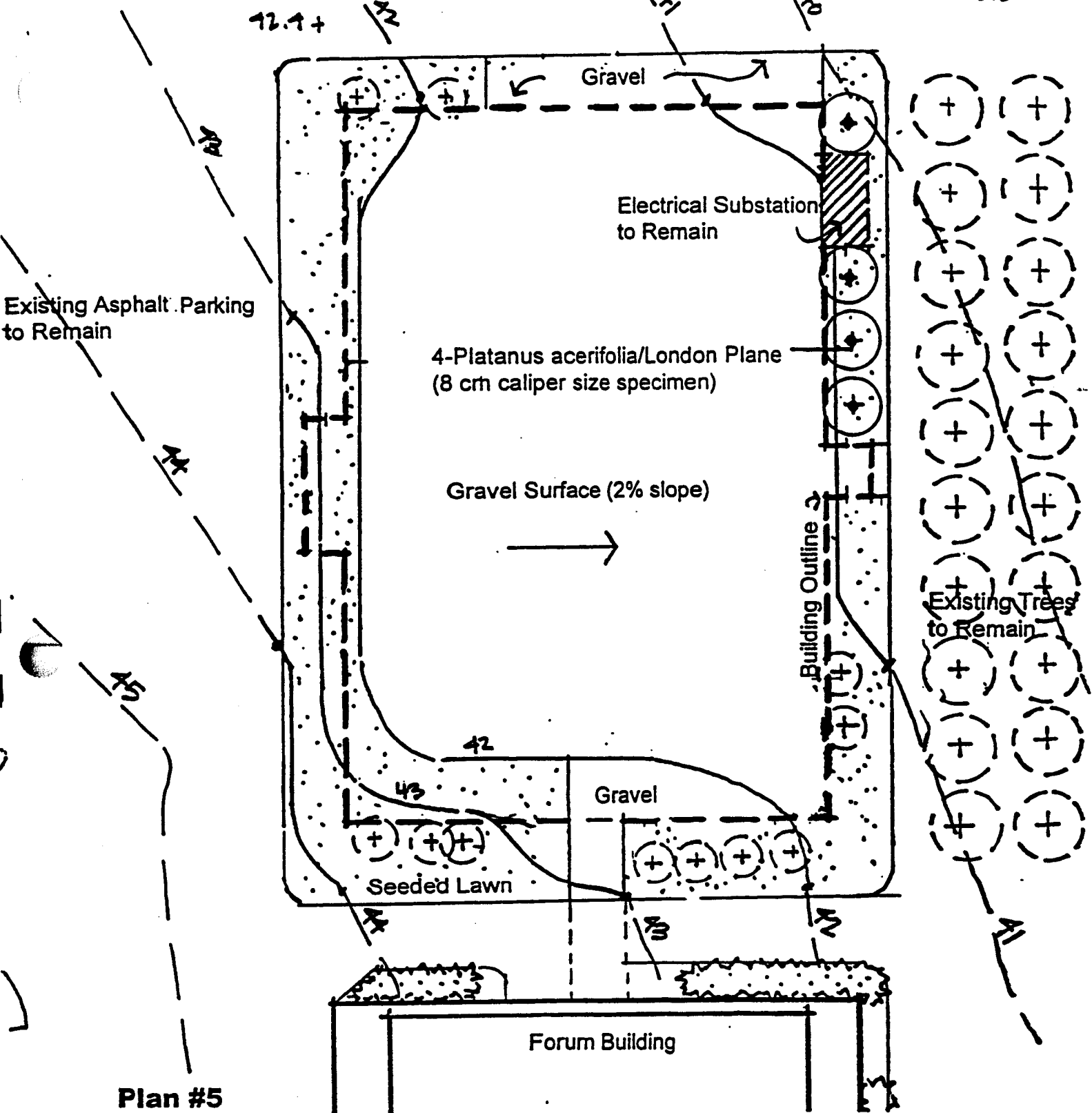
— CD-1 boundary

2901 E. Hastings Street DE 402825	Date <i>January, 1998</i>	
	Drawn <i>I. G. Castle</i>	
City of Vancouver Planning Department	Scale	



Plan #1 - Existing Site and Identification of Parcel to Develop

**Hastings Park - 2901 East Hastings Street
Development Permit Application**



Plan #5

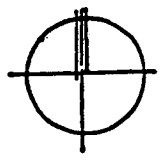
Hastings Park - Temporary Outdoor Exhibit & Event Area

Development Permit Application
2901 East Hastings Street
November 10, 1997
1:500 scale

All plants and planting procedure to BCSLA/BCNTA standards

PHILLIPS-FAREVAAG-SMALLEMBERG INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE

3327 YEW STREET
VANCOUVER BC
CANADA V6K 3H9
TEL (604) 736-3168
FAX (604) 736-3167
SPINA, phillips@cs.bc.ca



2901 East Hastings Street

BY-LAW NO. 9119

**A By-law to amend By-law No. 3656 which amended
Zoning and Development By-Law No. 3575
by rezoning an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals section 1 of By-law No. 3656, and substitutes:

"Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-556 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (3B).

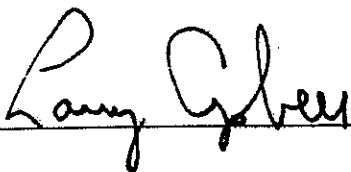
2.2 The only uses permitted within CD-1 (3B), subject to such conditions as Council may by resolution prescribe, and to the conditions set out in this By-law, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) lawful uses existing as of the date of enactment of this By-law;
- (b) in the racetrack facility, slot machine use to no more than 900 slot machines and a maximum floor area of 4 800 m² for slot machines and circulation customarily related to slot machines;
- (c) lawful Accessory Uses existing as of the date of enactment of this By-law and customarily ancillary to any of the lawful uses referred to in section 2.2(a); and
- (d) Accessory Uses customarily ancillary to the slot machine use referred to in section 2.2(b) except that such accessory uses do not include Casino - Class 1 or Casino - Class 2 or any other games of chance or mixed chance and skill.

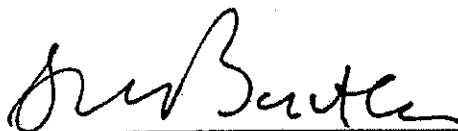
Severability

3. A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law."
2. Council repeals Schedule A attached to By-law No. 3656, and substitutes Schedule A attached to this By-law which is to be Schedule A to By-law No. 3656.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 4th day of October, 2005

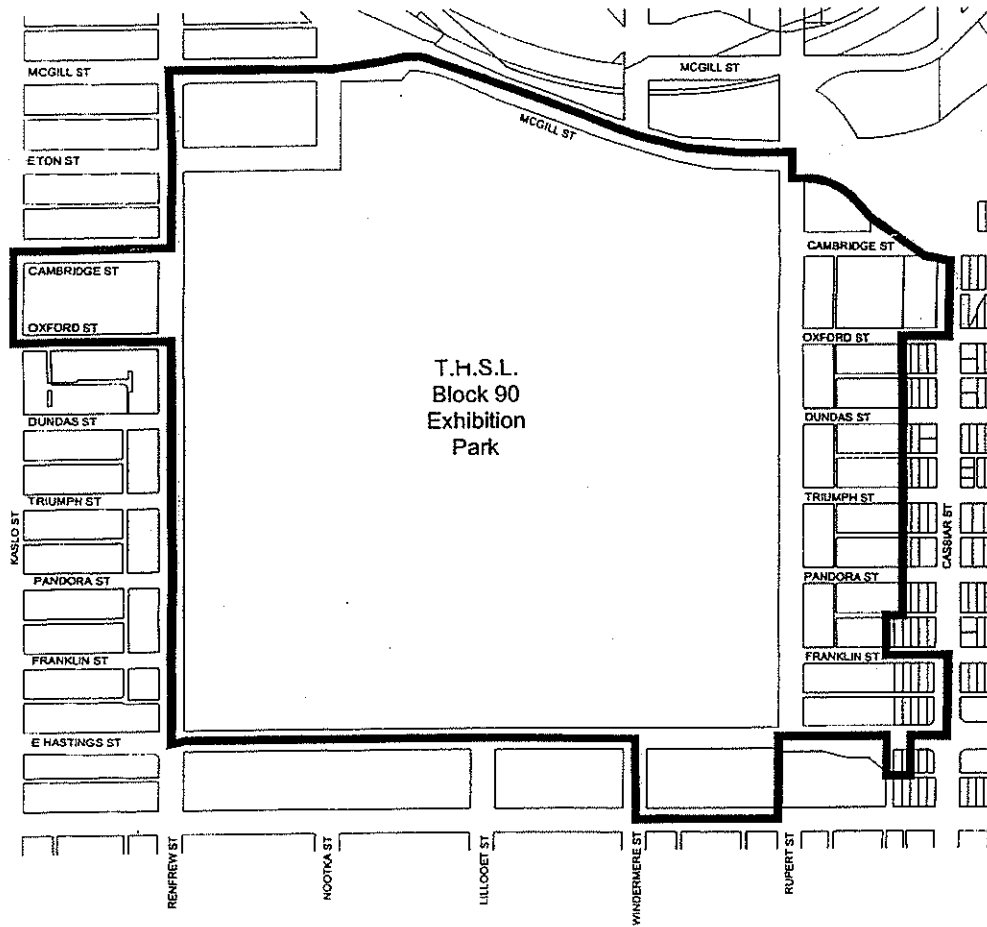


Mayor



City Clerk

By-law No. 9119 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



The property outlined in black (———) is zoned: **CD-1 (3B)**

Z-556

RZ - Exhibition Park

map: 1 of 1
scale: NTS



City of Vancouver

MOVED by Councillor Woodsworth
SECONDED by Councillor Roberts

THAT Council enact the by-law listed on the agenda for this meeting as number 4, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED
(Councillors Bass and Louis opposed)

4. **A By-law to amend By-law No. 3656 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 re 2901 East Hastings Street (By-law No. 9119)**

MOTIONS

A. Administrative Motions

1. **Establishing Road over the northerly portion of Lot 179, False Creek, Plan 21847 at 1800 Spyglass Place (File 5753)**

MOVED by Councillor Louie
SECONDED by Councillor Stevenson

THAT WHEREAS the registered owner, the City of Vancouver wishes to establish for road purposes lands in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 179, False Creek, Plan 21847, as shown heavy outlined on plan of survey completed on March 22, 2005, and attested to by Fred Wong, B.C.L.S., and marginally numbered LB778, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT RESOLVED that the above described lands are hereby accepted and allocated for road purposes and declared to form and to constitute a portion of a road.

CARRIED UNANIMOUSLY

2. **Approval of Form of Development: 1380 Hornby Street (File 2606)**

MOVED by Councillor Cadman
SECONDED by Councillor Roberts

THAT the form of development for the CD-1 zoned site known as 1380 Hornby Street be approved generally as illustrated in Development Application No. DE408825 prepared by Christopher Bozyk Architects, and stamped "Received, City of Vancouver Planning Department, May 27, 2005.", provided that the Director of Planning may



CITY OF VANCOUVER

**REGULAR COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
PLANNING AND ENVIRONMENT**

JULY 22, 2004

A Regular Meeting of the Council of the City of Vancouver was held on July 22, 2004, at 3:05 p.m., in Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning and Environment meeting, to consider the recommendations and actions of the Committee.

PRESENT:

Mayor Larry Campbell
Councillor Fred Bass
*Councillor David Cadman
Councillor Jim Green
*Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

CITY MANAGER'S OFFICE:

Judy Rogers, City Manager

CITY CLERK'S OFFICE:

Nicole Ludwig, Meeting Coordinator

*Denotes absence for part of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY
(Councillor Ladner absent for the vote)

UNFINISHED BUSINESS

1. Text Amendment: 2901 East Hastings Street (Hastings Racecourse) (File 1401-70)

On July 21, 2004, following conclusion of the Public Hearing, Vancouver City Council postponed staff summation and its discussion and decision on the application *Text Amendment: 2901 East Hastings Street (Hastings Racecourse)* to the Regular Council Meeting immediately following the Standing Committee on Planning and Environment meeting on July 22, 2004.

MOVED by Councillor Louie

THAT the application by Hastings Entertainment Inc. and British Columbia Lottery Corporation to amend CD-1 By-law No. 3656 for 2901 East Hastings Street (Hastings Park) to permit slot machines at Hastings Racecourse, generally as outlined in Appendix A of the Policy Report dated November 17, 2003 entitled "CD-1 Text Amendment - 2901 East Hastings Street (Hastings Park)" be approved, subject to the following conditions:

- a. THAT, prior to approval by Council of an amended form of development for Hastings Park to accommodate slot machines at Hastings Racecourse, the applicant shall obtain approval of a development application by the Development Permit Board, which shall have particular regard to the following:
 - (i) initial approval to be given to no more than 600 slot machines if parking can be satisfactorily accommodated and traffic circulation issues can be resolved.
 - (ii) arrangements to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services having due regard to neighbourhood considerations including:
 - the provision of improvements to McGill Street and Renfrew Street adjacent or in proximity to the site and new or modified signalization as required;
 - the location and design of access to/from, and circulation routes within, the site;
 - the number and arrangements of parking spaces;
 - the design of all parking areas, and passenger and goods loading facilities;
 - traffic management, curb zone and trip reduction measures;
 - improvements to support pedestrians, bicyclists and transit riders; and
 - minimize all destination and truck traffic from Renfrew in order to mitigate traffic problems on the street.
 - (iii) arrangements for the costs of any mitigation of community impacts, which may include traffic, parking, noise, or policing to be paid by the proponents.

- (iv) arrangements to the satisfaction of the Director of Planning for signage to be compatible with the Sign By-law.
 - (v) special consideration to be given to a high standard of architecture, landscaping and finishes.
 - (vi) public benefits to the satisfaction of City Council.
 - (vii) design development to ensure strong mitigation measures for any light or noise pollution created at the Racetrack.
- b. THAT in pursuance of rezoning condition a(vi) [public benefits to the satisfaction of City Council], the following be secured:
- resources to be invested in the Hastings Park greening process;
 - resources to improve the community outside Hastings Park through consultation between the Racetrack operator, staff and community representatives;
 - commitment to local hiring, childcare, creating a grooming school and expansion of the learning centre.
- c. THAT staff report back as part of the report on the Operating Agreement (lease) for the Racetrack, achieving the following:
- securing horse racing and the related jobs to the existence of slots on the site;
 - ensuring the Racetrack stays within its current footprint;
 - ensuring there are no alcoholic drinks allowed on the slots floor; and
 - confirming there are no gaming tables allowed on the site.
- d. THAT staff report back to Council on circumstances after one year of slots operation.
- e. THAT through the Development Application or Operating Agreement or Condition a(vi), commitments be confirmed for the Racetrack operator to provide \$40 Million in capital improvements at the Racetrack and/or on Hastings Park.

CARRIED

(Councillors Bass, Cadman, Louis, Roberts and Woodsworth opposed)

CITY OF VANCOUVER



SPECIAL COUNCIL MEETING MINUTES

JULY 15, 19, 20 AND 21, 2004

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 15, 2004, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the CD-1 By-law No. 3656 for 2901 East Hastings Street (Hastings Racecourse). Subsequently, the meeting was recessed, and reconvened in the Council Chamber at 5:00 p.m. on Monday, July 19, 2004, at 7:30 p.m. on Tuesday, July 20, 2004, and at 8:00 p.m. on Wednesday, July 21, 2004. The Minutes have been consolidated for ease of reference.

PRESENT:

- Mayor Larry Campbell
- Councillor Fred Bass
- Councillor David Cadman
- Councillor Jim Green
- Councillor Peter Ladner
- Councillor Raymond Louie
- Councillor Tim Louis
- Councillor Anne Roberts
- Councillor Tim Stevenson
- Councillor Sam Sullivan
- Councillor Ellen Woodsworth

CITY MANAGER'S OFFICE: Judy Rogers, City Manager (July 19 and 21, 2004)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
 SECONDED by Councillor Stevenson

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the CD-1 By-law for 2901 East Hastings Street (Hastings Racecourse).

CARRIED UNANIMOUSLY

1. Text Amendment: 2901 East Hastings Street (Hastings Racecourse) (File 1401-70)

An application by Hastings Entertainment Inc. and B.C. Lottery Corporation was considered as follows:

Summary: The proposed text amendment to the CD-1 zoning would permit slot machines at Hastings Racecourse.

The Director of Current Planning recommended approval, subject to conditions as set out in the agenda of the Public Hearing.

Staff Opening Comments

Larry Beasley, Director of Current Planning, provided Council with an overview of the application and noted this proposal was for installation of slot machines only and not for a full casino. Mr. Beasley also reviewed the development permit process which would follow should the rezoning be approved.

Mr. Beasley provided information regarding the results from the Public Open House held July 7, 2004, as outlined in the Memorandum from Dave Thomsett, Senior Rezoning Planner, dated July 15, 2004, which was also before Council this evening.

Applicant Comments

Vic Poleschuk, President and CEO, BC Lottery Corporation (materials filed), representing the applicant, advised this proposal is about the future of Hastings Racecourse. He noted that today's more competitive market has meant the racecourse has experienced a decline in attendance and smaller purses. Mr. Poleschuk outlined the corporation's vision of reducing the number of operating casinos and providing fewer, but larger and better gaming facilities in the Lower Mainland. Revenues from this proposal, if approved, will allow infrastructure improvements at the track and revitalize the horse racing industry, as well as support community and social programs.

Mr. Poleschuk, along with Gail White, Director of Social Responsibility, BC Lottery Corporation, responded to questions regarding the total number of slot machines projected for the lower mainland, revenues from last year, and the percentage of revenues which comes from problem gamblers. Mr. Poleschuk also responded to questions concerning the corporation's investigation into a recent loansharking allegation made in the media.

Bruno Wall, Director, Hastings Entertainment Inc., representing the applicant, noted that thoroughbred racing has been a significant part of the city's heritage for the past 115 years and for many years offered the only form of legal gambling. Entertainment and gaming options have increased over the past two decades and racecourses have suffered as a result. Slot machines have provided the industry a means to revitalize by attracting new horse owners and creating thousands of new jobs.

Howard Blank, Great Canadian Casino, representing the applicant, provided information regarding Great Canadian's operations, noting it works closely with BC Lottery Corporation and develops strong relationships with the municipalities in which its casinos are located. Mr. Blank advised Hastings Racecourse is in need of modernizing and this proposal will enable a first class entertainment facility to be offered to the citizens of British Columbia.

Summary of Correspondence

Council received the following correspondence since the date the application was referred to Public Hearing:

- 86 letters in support
- 65 letters in opposition
- 89 postcards in support
- 8 "other" letters.

Speakers

The Mayor called for speakers for and against the application.

The following delegations spoke in opposition to the application:

David Bornman
Mark Caloren (materials filed)
Barry Sharbo
John Barrington-Craggs
Pablo Policzer
Claudia Ferris, Stop the Slot Machines in Hastings Park Committee (petition filed -
signatures unaudited)
Gillian Richards
Gordon Hughes
Jim Hamm, Stop the Slot Machines in Hastings Park Committee (brief filed)
John Irwin, Society for the Promotion of Environmental Conservation
Laura Hamm
Joanne Van Snellenberg
Marty Lund
Erik Harms, Hastings Community Association
Garry Johns
Lara Olson, Hastings Park Conservancy
Jim Thomson
Helen Mintz
Graham Cook
Reed Harris
Blair Goodman
Odette Slater
Elaine Barbour
Lana Leeson
Aidan Poulter
Mark Roxborough
Don Clark
Karen Gram
Colleen Fuller
Susan Hollick-Kenyon

Fabian Hope
Mariken Van Nimwegen
Stephanie Gerbrandt
Angela Palaia
Willie Lee
George Engelman (petition filed - signatures unaudited)
Rob Austin
Cynthia Flood
William Hansen
Monique Zander
Bruce Pearson
Catherine Robinson
Rosalind Barrington-Craggs
Cathy Shannon
Thomas Day-Madunicky
Dean Sinnett
Jin Me-Yoon
Isabel Minty, Citizens Against Gambling Expansion (materials filed)
Armin Strohschein
Michael Bouche
Tyson Shoer
Stephanie Knueppel
Doris Picklein
Janet Willson
Chris Zuberec
Fiona Gold (brief filed)
James Tigchelaar
Corrine Sepke
Kevin Lastoria
Jamie Lee Hamilton
Rachel Craggs
Bill Chu
Zoe Leung
Pam Costanzo
Nancy Sorel-Magel
Lawrence Cohen
Simon Houlding
Bernie James
Michael Rosser
Dara Rosenzweig
Barbara Heihuizen
Sue Reid
David Henderson
Ann Grant
Louis Seto
Rickard Dominika
George Rammell
Josephine Hope
Eleanor Hadley

Georgina Nicholson
Mari Pighini
Catherine Watson
Shawna Fabor
Darcy Swinton
Stewart Brinton
Sharon Kearney
Howard Kruschke
Derek Zander
Jiri Hornburg
John Hoogenboom
Shirley Casper
Toni Crow
Sonia Worobetz
David Butler
Ken Baynes
Jesse Enns
Colin Hay.

Comments provided by the foregoing speakers included the following:

- slot machines have the highest impact addiction problems; whereas horse-racing has a low addiction rate;
- gambling addictions can be devastating to families;
- local community around Hastings Park has been improving in recent years with influx of new families and many heritage homes being restored; allowing a casino to operate in the heart of this community will seriously jeopardize it;
- two-thirds of Vancouverites agree that a casino does not belong in a residential neighbourhood or in a park;
- this issue is about money, power and greed; it is about a corporation wanting to make money at the expense of the public good and amounts to an economic bail-out of this corporation;
- installing slot machines into a park in one of Vancouver's poorest neighbourhoods, with its large percentage of vulnerable residents, will have serious negative social and economic impacts;
- proposal will result in massive increases in vehicular traffic in the neighbourhood; consultants' report notes traffic congestion is already at a peak;
- Consultants' report prepared for the City recommends environmental design "improvements" for crime prevention which includes increased lighting, removal of shrubs and trees which may conceal criminal activity, the installation of closed-circuit tv cameras, and increased police and private security presence - how does this fit into a neighbourhood park?
- other racetracks in Canada may have casinos, but they are not racetracks which are located in neighbourhood parks;
- current owners would not have purchased track if it was not financially viable; feel it is a matter of wanting to make even more money with slot machines;
- the "save the track" ploy has been a scare tactic to garner support of track workers for slot machines;

- if the impacts of slot machines are so benign, why are they not being considered for parks in other parts of the city?
- 80% of casino revenues come from the local community, thus diverting money from other community businesses; the amount people spend on gambling is relative to the proximity of the gaming facility;
- a Saskatchewan study shows that native people are five times as likely to develop gambling addictions;
- allowing slot machines will open the door for a future application to expand the facility to a full casino operation;
- reports state that the best site for a casino is a remote, fortress-like location which can be made secure by virtue of its isolation;
- Hastings Racecourse is only five-eighths of a mile; most horse owners and trainers are not interested in racing on a short track, which is the main reason why the operation at this track is declining;
- there are very few resources available to help people with gambling addictions; often treatment cannot be obtained unless they are also suffering from another major problem, such as schizophrenia;
- studies showing no link between gambling and crime are unbalanced; over 50% of problem gamblers admit to having committed crimes;
- another, more creative solution for maintaining viability of the track which supports both sides must exist and needs to be found; slots are not the answer;
- this neighbourhood is constantly under siege; we successfully fought against LaFarge, and now are fighting another threat;
- slots have become a substitution for taxation; it would be preferable to pay increased taxes to pay for needed social and community services;
- slot revenue will not go to horsemen, who get most of their money from simulcast racing;
- suggest a delay on the decision on this application until after the ward referendum;
- people speaking against slots have been wrongly portrayed as being anti-jobs and anti-union.

The following delegations spoke in favour of the application:

Steve Varty, Secretary Treasurer, CUPE 1004
Randy Goulding, Save the Track Coalition (petition filed - signatures unaudited)
Kathy Bremner, Save the Track Coalition
Bill Pierson, President, Hotel, Restaurant, Culinary Employees and Bartenders Union,
Local 40
Stephanie Williamson, President, Hastings North Business Improvement Association
Andrew Bankley
Mel Snow, President, Horsemen's Benevolent Protective Association (HBPA) of BC
Sara Evans
Chuck Keeling, Fraser Downs Racetrack
Greg Pyc
Dixie Jacobsen, President, Canadian Thoroughbred Horse Society
Bill Turner, Winners Foundation of BC
Noel Roddick, HBPA

Rob Gilker
Jeannie Spence, The Learning Centre (materials filed)
Leah Bolton
Richard Yates
Dan Steer
Angela Schira, BC Federation of Labour
Gael Marriotte
Jennifer Tompkins
Chantelle Beveridge, HBPA
Vicki McCullough
Bill Saunders, President, Vancouver and District Labour Council
Barb Williams
Audrey Beatch
Michael Skrivanek
Jim Major
Ardel Brophy, Canadian Office and Professional Employees Union
Doug Clyde
Josie Anderson
Edgar Hildebrandt
Margaret Sykes
Gillian Pinet
Andrew Brown
John Teti
Jeannie Nord
Joan Robinson
Merrit Smith
Diane Bradsen
Al Hammond
Dawne Bradley
Barbara Walsh
Kelly Quinn, Canadian Office and Professional Employees Union (materials filed)
Jerri New, President, Canadian Office and Professional Employees Union
Alec Murray
Craig O'Reilly
Suzanne Anderson, Director, Canadian Thoroughbred Horse Society
Alice Chung
Dan Jukich
Lonnie Overshot
Barb Heads
Terri Forster
Shawna Ferguson
Maryanne Baumgartner
David Milburn
Robert Ireland
Christine Hong
Claudio Marchioni
Natasha Mitchener
Al Engler
Margaret Brown

May Jaager
Audrey Brown
Mary Grindley
Lola McCarthy
Harvey Bowers
Fred Parr-Pearson
Anne Gregory
Lorne Mitchell
Theresa Jukich
Bill Heads
Gail Veikle
Alexander Duncan
Kirsten MacDonald
Elisa Jukich
Brooke Snow
Raj Sihota
David Black
Nicola Wright
Maya Russell

Comments provided by the foregoing speakers included the following:

- many of the people employed at the track live in East Vancouver; a massive loss of employment will result if this application is not approved;
- Hastings Racecourse provides a safe, sociable, clean environment for the many seniors who frequent it on a regular basis;
- the track is a unique and vibrant part of the city's fabric;
- 77% of the membership of the Hastings North Business Improvement Association support this application;
- increase in traffic on a daily basis will be minimal and parking will be accommodated on-site;
- a drop-in college for track workers (The Learning Centre) has operated at the track for past two years, and many of the attendees cannot attend regular college courses due to irregular work hours; approval of the slots application will enable this program to be extended to the surrounding community;
- slots are another form of gambling, and one which is required to keep the horse-racing industry alive;
- majority of people who frequent the track and casinos are simply regular people who choose to spend their free time and entertainment dollars in that activity; people have the right to choose how to spend their time and money;
- raising, breeding, housing and feeding horses is a big business, with an economic structure that goes far beyond the racetrack; 1,100 farms that breed thoroughbreds, most of which are family-owned, are struggling;
- slot machines have divided the racing community into two groups - those that have them, and those that do not;
- the Winners Foundation runs a problem gambling program at Hastings and at Fraser Downs and is entirely funded by the industry;

- hay and oat production is a very important crop and is vital in crop rotation and makes up part of the 10,000 jobs that are supported by the horse-racing industry;
- racetrack survival and Hastings Park restoration, maintenance and greening is dependent on slots application being approved which would provide the necessary funding source;
- many track workers would be unable to find employment should the track close; the track provides opportunities for people to start in entry-level positions and move up as they gain skills; it helps many people overcome poverty and a majority of the workers are women; track employment offers flexibility to those who need it; it also provides employment for many people with marginal abilities and/or physical or mental disabilities;
- horse-racing is not a dying industry, but it is an evolving industry;
- parking concerns could be addressed by providing more on-site parking, which would also eliminate the need for the large surface parking lot across the street from the park which could be developed to generate revenue;
- the Calgary racetrack is only five-eighths of a mile, and slot machines have assisted operations there; the track is also located in the centre of the city, and has not seen an apparent increase in crime since the introduction of slots;
- Hastings Racecourse offers family-oriented activities which are not taken advantage of by most of the residents of the area;
- many area residents who support the proposal are not comfortable speaking in a public forum such as this or lack the language skills to do so;
- when the provincial government expanded gaming, racetracks were promised slot machines to offset their losses;
- Hastings currently is not making enough money - purses are down, horse population is down, employment is down, live racing is down to two days a week from four, barns need upgrading;
- feel many of the residents moved into the neighbourhood knowing the track was there, and now they don't want to allow what is necessary to keep it operating;
- the track is an important social gathering place for many Chinese Canadians, with 42 live simulcast Hong Kong racing nights per year;
- paranoia about increased crime is a result of fear-mongering; most users of slot machines are over 65 and/or women; eliminating jobs, however, will increase crime;
- the slots at Hastings Park will be contained within the track and will be apparent only to those people who want to know about them;
- slot revenues would allow the re-opening of the daycare;
- suggest a one-year review be done to measure impacts to neighbourhood and ensure residents' concerns are fully addressed.

Richard Lipsey, PhD, Emeritus Professor of Economics (brief filed), provided a presentation questioning the assumed economic benefits of introducing slot machines into the Hastings Park racing facility.

Robert Waldmann advised Council to make the best decision based on the information it has received.

Gordon Walker provided comments in support of moving ahead with this proposal, but with a new, more creative approach that would resolve the concerns of all parties.

Note from Clerk: the following took place on Tuesday, July 20th, partway through the hearing of speakers:

MOVED by Councillor Sullivan

THAT Council continue to hear from registered speakers this day until the hearing of the public is concluded.

LOST

(Councillors Bass, Cadman, Green, Ladner, Louie, Louis, Roberts and Woodsworth opposed)

MOVED by Councillor Woodsworth

THAT Council hear from registered speakers until midnight and then recess and reconvene at 8:00 p.m. on Wednesday, July 21, 2004, until the hearing of the public is concluded; and

FURTHER THAT the public be advised via the City's webpage that the hearing of the public will conclude on Wednesday, July 21, 2004.

CARRIED

(Councillors Green, Stevenson and the Mayor opposed)

During the hearing of speakers on all four nights, Mr. Beasley, Mario Lee, Social Planner and Sue Harvey, PNE/Hastings Park Project Manager, responded to questions concerning rates of addiction in relation to slot machines compared to other forms of gaming, studies on crime in relation to casinos, the racecourse's lease terms and rate with the City, possible conditions of approval which would guarantee racecourse performance and job creation, what measures are in place to ensure approval of slots will not lead a full-scale casino and projected traffic increases.

Staff also agreed to provide further information prior to Council's decision on this matter to respond to other queries concerning Hastings Racecourse's financial statements for the past few years, viability of the track and long-term future of horse-racing, current and projected employment levels, crime and gambling addiction issues, and the current opinion of the Police Department in regard to this application.

Applicant Closing Comments

Mr. Wall noted that generally everyone heard from during the Public Hearing is supportive of the racetrack and want it to remain viable. He advised a proven model for maintaining its viability is the introduction of slot machines, and should this application be approved, current union jobs will be preserved, there will be no expansion to a full casino, live racing will continue, and the racecourse will remain within its current footprint. He further advised the applicants are committed to working with residents through the development permit process to ensure their concerns are addressed. In addition the applicants intend to create new jobs, expand the Learning Centre for PNE workers and local residents, open a daycare to serve

employees and local residents, open a grooming school, participate in the greening of Hastings Park and work hard to gain the respect of the local community.

Council Decision

Council concluded the hearing of the public at 2:40 a.m. on July 22, 2004, and agreed to refer the staff summation and Council's discussion and decision on this matter to the regular Council meeting following the Standing Committee on Planning and Environment meeting to be held at 2:00 p.m., Thursday, July 22, 2004.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Sullivan
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

The Special Council recessed at 10:30 p.m. on July 15th,
recessed at 11:20 p.m. on July 19th,
recessed at 11:59 p.m. on July 20th,
and adjourned at 2:41 a.m. on July 22, 2004.

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