



## City of Richmond

## Report to Committee

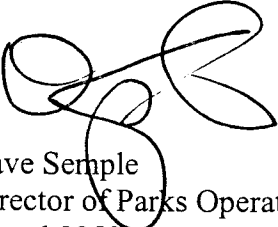
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**To:** Parks, Recreation and Cultural Services Committee  
**From:** Dave Semple  
Director of Parks Operations  
**Date:** June 4, 2003  
**File:** 7200-01  
**Re:** **University of British Columbia Thunderbird Rowing Club- Memorandum of Understanding**

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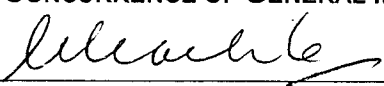
### Staff Recommendation

That the Memorandum of Understanding between the City of Richmond and the University of British Columbia Thunderbird Rowing Centre be approved.



Dave Semple  
Director of Parks Operations  
(Local 3350)

Att. 3

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Law .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Development Applications .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

At the March 11, 2002 regular Council meeting, staff received the following direction:

***“That a memorandum of understanding with the University of British Columbia Department of Athletics, Thunderbird Rowing Club, that outlines the necessary planning and permit approvals for leasing a portion of the lands known as Lot N - the Water Lot located at 7411 River Road for a rowing clubhouse facility, be developed.***

***The question on Resolution No. R02/5-13 was not called, as staff were directed to ensure that the Memorandum of Understanding (i) included a termination or relocation clause; (ii) included protection for the current boaters in the area; and (iii) would be presented to Council for approval.”***

The purpose of this report is in response to the above Council direction and to receive approval for the Memorandum of Understanding (Attachment 1) which will allow the University of British Columbia Thunderbird Rowing Club to initiate their development proposal and fundraising efforts.

### Analysis

On November 17, 1998, the City issued an expression of interest for proposals to use a portion of Lot N, the water lot, located adjacent to the Richmond Yacht Club at 7411 River Road (Map Attachment 2).

At the time, several proposals were received, and at the In Camera session of Council on July 26, 1999 Council received and supported a submission from the University of British Columbia Rowing Centre (Attachment 3) to use the City water lot located at 7411 River Road for the construction of a clubhouse and rowing centre.

**Since the March 2002 Council presentation, the UBC Rowing club proposal has progressed. Detailed below is a brief summary and chronology of the initiative to date:**

- March 2002 to December 2002- UBC begins fundraising program, as well as prepares case study for fundraising campaign
- Draft MOU forwarded to UBC for comment and approval
- January 22, 2003 meeting with UBC Rowing Club Steering Committee and Fundraising Team
- Agreement for License Consent to Occupy developed for temporary use at site
- Float loaned to UBC from Legends Yachts, and installed at site for UBC to commence rowing activities at the site
- April 2003 UBC hosts Brown Cup on River for UBC, SFU, UVIC and other universities, feedback regarding the site and watercourse from participants is excellent ~300 spectators on site along dyke trail

### Relationship to Corporate Plan

The presence of the UBC Rowing Club on the Middle Arm of the Fraser River in Richmond supports the City's goal of creating water based recreational opportunities and encouraging waterfront development. A great opportunity exists to have Richmond and this portion of the Fraser River known around the world as the premier rowing facility with kilometres of publicly accessible viewing spots along the existing dyke trail

system. UBC's goal of "Building Athletic & Community Potential Through Rowing & Paddling" supports Richmond's corporate vision of community liveability.

#### Timeframe and Next Steps

If approved, the UBC Department of Athletics will initiate their fundraising campaign immediately. The Thunderbird Rowing Club has expressed their vision of having a development proposal submitted to the City by December 2003, as such, the term of the MOU is only valid for one year up to December 2004.

It is proposed that this timeline will test ability of the fundraising campaign to meet set-targets, and will provide a good indication of the success of this proposal. Upon successful completion of the fundraising campaign, staff will work with UBC to facilitate the development approval process ensuring that the City's dyke, transportation, trail system and waterfront objectives are met. This process will include but not be limited to the following:

- integration of the proposed facility in to the existing dyke trail system ensuring pedestrian accessibility
- overall aesthetics of the facility and impact to area beautification
- potential environmental impacts to the area

Furthermore it is expected that UBC will carry out the following work to support the application:

- assessment of traffic impact and identification of off-site road and traffic improvements
- establishment of a traffic management plan for daily operation and events
- establishment of a parking management plan for daily operation and events

A concurrent process of lease negotiation will also be initiated to provide assurances to both the City and UBC that the facility will meet City objectives for provision of community opportunities for participation, community mobility and waterfront development.

A termination clause has been included in the MOU, as well as staff will include similar language in the final lease document.

#### **Financial Impact**

Subject to a successful fundraising campaign, the financial exposure to the City will consist of foregone potential market rent for the portion of Lot N at 7411 River Road proposed for the rowing facility since the original proposal for use of the site is a long term \$1 per year lease for the site. It should be noted that since the proposal from UBC is to establish an off-campus educational recreation facility that it may be eligible for property tax exemptions. All other necessary development cost charges and building permit approvals would be levied against any approved development at the site. To date staff time has consisted of liaison with UBC as well as time for the development of the MOU.

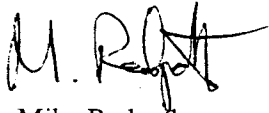
#### **Conclusion**

The potential introduction of the UBC Rowing water based recreational facility in Richmond presents a unique opportunity for the City to locate these activities in Richmond at little or no cost to the City. As a catalyst for future waterfront development in the area, the proposal from UBC can help to shape the character of the area by introducing a facility which is architecturally significant and accessible.

June 4, 2003

- 4 -

From a tourism perspective, the presence of the UBC rowing club's proposed activities including national and international rowing competitions, dragon boat racing and other activities is an asset to Richmond. Finally, the potential community benefit of having a safe, supervised recreational conduit for school groups, and residents to participate in recreational rowing and paddling activities contributes to the achievement of Richmond's vision of becoming the most appealing, livable and well-managed community in Canada.

A handwritten signature in black ink, appearing to read 'M. Redpath', with a stylized flourish extending from the end.

Mike Redpath  
Manager, Parks - Programs, Planning & Design  
(Local 1275)

MER:mer

**MEMORANDUM OF UNDERSTANDING**

BETWEEN

**CITY OF RICHMOND**, 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City");

AND

**THE UNIVERSITY OF BRITISH COLUMBIA** , through its Department of Athletics And Recreation, Room 272 – War Memorial Gymnasium, 6081 University Boulevard, Vancouver, British Columbia, V6T 1Z1

("UBC").

**BACKGROUND**

- A. The City called for expressions of interest for proposals to use Lot N and adjacent water lot and river usage, located upstream from the Richmond Yacht Club located at 7411 River Road, as shown on the map attached as Schedule "A" (the "Site");
- B. Council of the City supports the proposal of UBC to use the Site for the construction of a boathouse (the "Facilities");
- C. The parties wish to enter into this Memorandum of Understanding ("MOU") to clarify their respective roles and responsibilities in the development of a plan to develop the Site for Facilities, with a formal agreement and long-term lease;
- D. St. George's School is interested in being part of the development of the Facilities;
- E. Foundation 2000 Plus is a not for profit foundation interested in supporting the development of rowing and paddling sports in Canada;
- F. UBC is desirous of building state-of-the-art Facilities, which will be a major enhancement to the Richmond community consistent with the City's River-Front Development Plan;
- G. UBC will encourage the participation of Richmond residents, community organisations and the School District #38 Richmond to participate in potential future rowing activities at the Site;
- H. UBC has entered into a License Consent to Occupy Agreement with the City of Richmond in February 2003 to temporarily occupy a portion of the Site to conduct rowing activities.

## **TERMS OF MEMORANDUM OF UNDERSTANDING**

### **Development Plan**

UBC will develop and submit to the City a development plan for the Site setting out the details of the plan for construction of the Facilities and such plan will conform to the terms of this MOU and will be subject to the approval of the City through the normal development permit process.

### **Planning and Permits**

UBC will obtain, at its own expense, all necessary permits and approvals for development of the Site and for ensuring compliance with all applicable municipal, provincial and federal statutes and regulations. The City will use its best efforts in assisting UBC.

UBC will develop a transportation study and parking plan for the Site and such plan will be subject to the approval of the City.

### **UBC will work with City of Richmond Staff to:**

1. ensure that development of the Site does not compromise the dyke trail system;
2. address potential environmental impacts;
3. ensure that the plans are consistent with the City's vision and long term waterfront objectives, including both the overall aesthetics of the Facilities itself as well as the impact on the area in general.

### **Facilities Use Programming**

UBC is responsible for programming events at the Facilities, which will include:

1. UBC rowing events and junior development rowing events;
2. water-based programs available to the community, after consultation with the City Park Department and Foundation 2000 Plus.

### **Financial**

1. UBC will be responsible for all costs involved in the development and construction of the Facilities.
2. The City will grant UBC a long-term lease for the Site at \$1.00 per year. UBC is responsible for any taxes payable in respect of the Site and it is UBC's responsibility to apply to the BC Assessment Authority for any exemptions for which it may be eligible. The City agrees to assist UBC with its applications for tax exemptions.
3. Any net profits generated at the Site will be applied to the development of future programs and facilities at the Site, with any such development being subject to the approval of the City.

**Water Safety**

UBC will develop a safety plan to ensure all boating activities associated with the Facilities will not impede existing industrial, commercial, flying, fishing, log booming, or recreational boating activities in the vicinity of the Site.

**Public Process**

UBC will participate in any public consultation process that the City determines is necessary with existing watercourse users and neighbours of the Site prior to determining the location of the proposed Facilities within the Site.

**Terms and Renewal**

This MOU is valid until December 31, 2004.

**Termination**

In the event that UBC decides not to proceed with development of the Site or the parties are unable to agree on the manner of developing the Site, this MOU may be terminated by either Party upon 180 days written notice.

**Council Approval**

This MOU is subject to approval by Richmond City Council and by the Board of Governors of UBC.

The parties have executed this MOU on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.



**THE CITY OF RICHMOND**

Per: \_\_\_\_\_

Name:

Title: Mayor

Per: \_\_\_\_\_

Name:

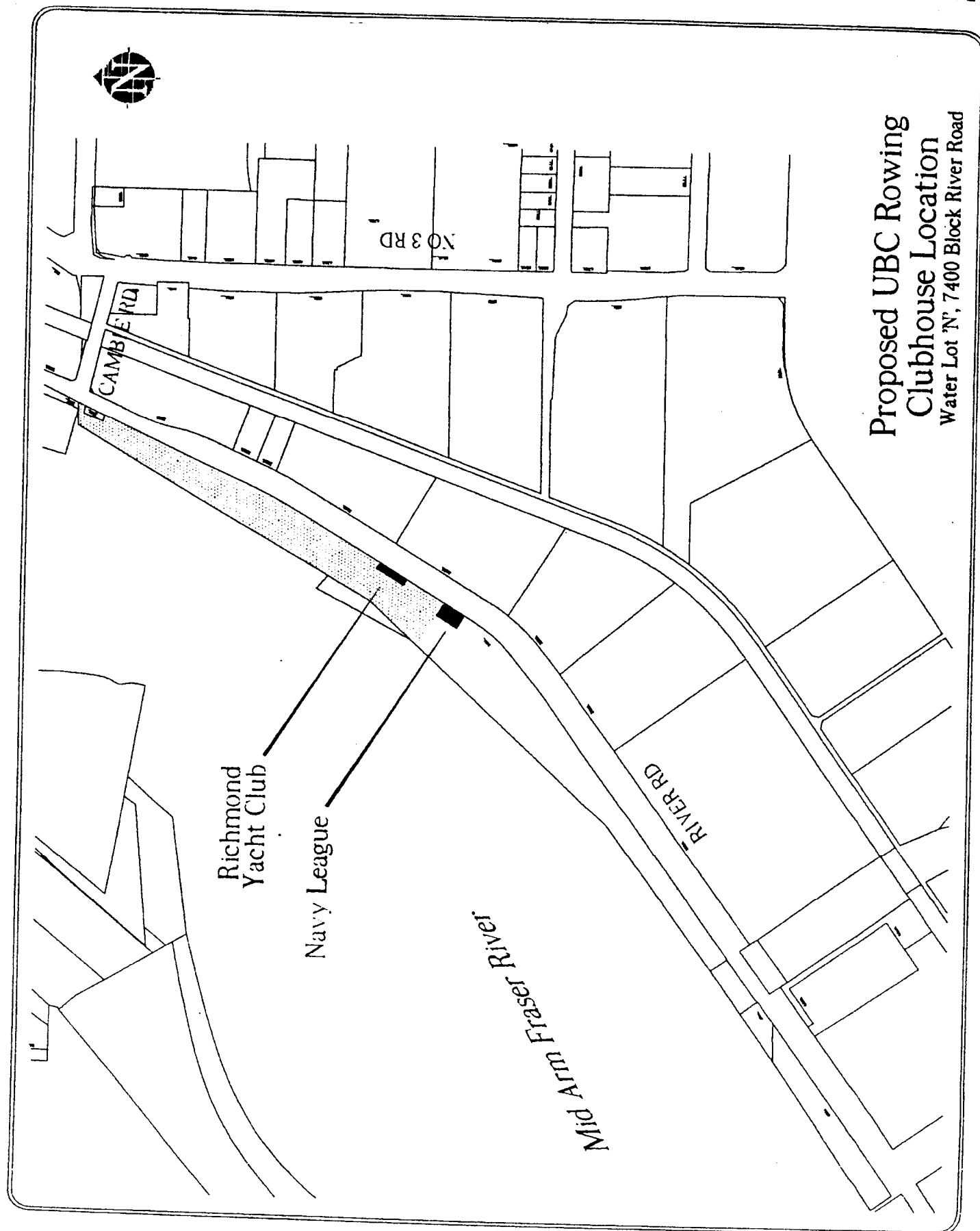
Title: City Clerk

I/We have the authority to bind the corporation

**UNIVERSITY OF BRITISH  
COLUMBIA through its  
DEPARTMENT OF ATHLETICS AND  
RECREATION**

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Authorized Signatory



Proposed UBC Rowing  
Clubhouse Location  
Water Lot 'N', 7400 Block River Road

12 February 2002

To: The Honourable Mayor Brodie

Councillors: Barnes, Greenhill, S. Halsey-Brandt, Steves, McNulty, Kumagai, E. Halsey-Brandt, and Howard

From: Mike Pearce, Head Men's Coach UBC Rowing and Manager Thunderbird Rowing Center

## Re: Update on the UBC Rowing and Paddle Boathouse -Middle Arm of the Fraser River, Richmond February 2002

Our organization has been meeting with Richmond Staff and supporters of the University of British Columbia's rowing program to discuss the future of the rowing and paddling boathouse for the Middle Arm of the Fraser. Our supporters are ready to start fundraising for this exciting project. We are seeking Council's guidance and would like to formally propose building a facility at the site just east of the Richmond Yacht Club (Water Lot "N" 7400 Block River Road). Your staff has recommended that we write a brief update detailing the history of the project, the programs and events that we will offer from the facility and a description of the benefits that this initiative will provide to the community of Richmond.

### HISTORY:

Creating a permanent home for rowing and paddle sports has been a goal of our organization since 1996. Much of this time has been spent researching all possible sites in the Richmond area as well as facility designs on the East Coast of North America, Seattle and Victoria. Since the fall of 1998 we have realized that the ideal location for the boathouse project is the Middle Arm of the Fraser River with the boathouse located along Richmond's River Road.

Below is a quick chronology of our project on the Middle Arm to date:

- August 27, 1998, Project is brought to the attention of Richmond Mayor and Councilors – Richmond Yacht Club site is identified and benefits are detailed
- September 8, 1998, Letter from Mayor Halsey-Brandt confirming interest in the project. We are advised to proceed with Dave Semple and the Community Services Committee.
- February 8, 1999, document sent to Christine McGilvary, Manager, Lands and Property detailing benefits to Richmond, a site servicing plan and a demonstration of financial support.
- July 19, 1999, Project presented to Richmond Council where it meets a favorable response.
- September 1999, review of the process of application for a development permit with Dave Semple, Patrick Hartney, Bill Nelson and Yvonne Stich.
- February 2, 2000, Dave Semple details terms of the lease of City Waterlot "N" file# 7200-01
- February 28, 2000, Key donor requests that all efforts be made to acquire permission to build at a vacant site beside the No. 2 Road Bridge.
- September 2000, Richmond Council denies request to consider the No. 2 Road Bridge site.
- September 2001, Dave Semple confirms the original site is still available for the boathouse project.
- January 29 2002, Organization and project overview made to Richmond Sports Council
- January 31 2002, UBC fundraising plan is developed

### PROGRAMS and EVENTS:

This site would be home to our already existing, and successful, community based programs that are run from Vancouver's False Creek: the Community Corporate Challenge, High School Rowing, Adult Learn to Row programs and Dragonboating. The centre would also be home to UBC's Rowing program, which would develop the high performance component of this multifaceted facility.

In addition to these programs the centre would host local level, as well as major events for rowing and dragonboating. Examples of these major events would include a Richmond Dragonboat Festival, and a Westcoast Championship Rowing Regatta.

## **BENEFITS to RICHMOND:**

### **Exciting public water access and recreation in rowing and paddle sports for Richmond**

The Thunderbird Rowing & Paddling Centre (TRPC) on the Fraser would complete the host of sport and recreational opportunities available in Richmond. Richmond is known for its extensive community centres and playing fields and TRPC will expand these recreation opportunities to include water sports. With the addition of access to the Middle Arm, Richmond will be able to truly boast of a full compliment of recreational activities.

### **Affiliation with UBC and Canada's most successful and well know amateur sport**

The sport of Rowing is a UBC and Canadian success story. Our National Team, which has included many UBC students, has won more Olympic medals than most sports combined. The new boathouse in Richmond will become home to future Canadian Olympic Champions. This affiliation would provide invaluable exposure and be a source of pride for the municipality of Richmond. UBC's Rowing program is consistently ranked in the top two in the country and the Thunderbird's would love to call the Middle Arm and Richmond home.

### **Bring Vitality to the Middle Arm of the Fraser**

Richmond could utilize a rare body of water that is perfectly suited for rowing and other human powered watercraft. This body of water is truly unique, and there is none to compare to it in the lower mainland or Vancouver Island: it has limited boat traffic due to low bridges and shallow water, the proximity to the airport will also keep development in check further making this site suitable and sustainable over the long term, and the events and festivals that could be run from this site will be incredibly exciting for participants and especially spectators who will have a great view of all on water activities from the dyke and low bridges.

### **Enhancement of the Dyke and River Walk**

TRPC would be located just east of Richmond Yacht Club where the river walk ends. This area is mainly industrial and the dyke in this section is certainly less attractive than the western reaches. The boathouse and the programs run from it would significantly increase the vitality and appeal of this area.

### **Add economic value and promote local business involvement in sport and recreation**

The programs and events run from the boathouse will attract many new people to the area, which means a direct spin off to local businesses. Also through the club's already popular Community Corporate Challenge and Dragonboating events, TRPC will offer its programs directly to local businesses and their employees, thereby promoting health and recreation and adding vitality to the working community.

### **Promotion of a healthy lifestyle that is compatible with the environment**

Rowing and paddling are among the best activities for health and fitness and the design of the equipment and the nature of the sport allow all people to enjoy the environment without any negative impact. Rowing and paddle sports are for everyone, not just high performance athletes. There are few barriers to participation, as our organization is experienced in running programs for youth at risk, disabled and blind rowers and paddlers. The Thunderbird Rowing and Paddling Centre will be a shining example of Richmond's commitment to recreation, the environment and sustainable activity that will be enjoyed by a large cross section of the community.

It is our hope that this document has brought all those concerned with this project up to date. We look forward to your feedback as to how we should proceed with the specific site design and development phases of the project.

Yours truly,

Mike Pearce

cc. Mike Redpath

Manager, Parks Administration & Programs Parks, Recreation & Cultural Services

# THE UNIVERSITY OF BRITISH COLUMBIA



The City of Richmond  
7577 Elmbridge Way,  
Richmond BC V6X 8Z8

Department of Athletics and Recreation  
Room 272 - War Memorial Gymnasium  
6081 University Boulevard  
Vancouver, B.C. Canada V6T 1Z1

Tel: (604) 822-2531  
Fax: (604) 822-6011

Attention: Ms Christine McGilvary  
Manager, Lands and Property

February 12, 1999

Dear Ms. McGilvary

**Re: Benefits that would accrue to the Richmond community and the City from the Thunderbird Rowing Centre's proposed use:**

## **Monetary Benefits**

The City of Richmond will benefit by gaining a first class rowing / paddle sport facility that offers immense opportunity for public participation as well as secondary benefits for local business and tourism. The Thunderbird Rowing Centre will become known as Richmond's Water Sport Centre at no cost to the City. In exchange for providing the property at a nominal lease, project stakeholders Foundation 2000+ and the University of British Columbia's Rowing Alumni will construct the Thunderbird Rowing Centre. TBRC looks forward to working with Parks and Recreation to create new opportunities to involve the public in water sport activity.

What follows is a list of programs and the expected enrollment:

High School	500
Community Corporate Rowing Challenge	350
Dragon Boating	300
Jr. Learn to Row / Summer Camps	300
Kayaking	300
Adult Learn to Row	100
University Varsity Rowing	60
Jr. Competitive	40
Masters	40

**1,990 Participants Expected annually**

In addition to programs, the Thunderbird Rowing Centre will host numerous events that will attract many competitors to Richmond:

## ***Vancouver Community Corporate Challenge Championships***

This event would be run over two days in May or June attracting up to 1000 participants and up to 2000 spectators. Teams are comprised of employees of many of the major companies in the Lower Mainland.

## ***Head of the Fraser Rowing Regatta***

This event would be run in October or November attracting up to 1000 participants and up to 2000 spectators. Teams would be in attendance from the around Canada and the United States.

***Fraser River Dragon Boat Festival***

This event, to be held in the summer would attract participants from the West Coast's growing dragon boating circuit. Up to 2000 competitors and 3000 spectators could be expected.

**Property Taxes**

The Thunderbird Rowing Centre would expect to receive tax exempt status.

**Lease Agreement**

Thunderbird Rowing Centre require a lease for the site at \$1 per year for 100 years in return for providing programs and water access to the public.

**Rent**

Thunderbird Rowing Centre requires rent free status. Revenues from operations would not be able to cover the cost of rent. TBRC would however expect to pay for all other utility services as well as building maintenance.

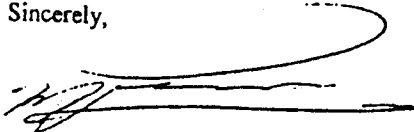
**Community Access / Recreational Facilities for the Public**

The centre is designed for public access through our programs and use of TBRC equipment. TBRC will offer the wide array of programs for all levels and ages that are currently available from our present location in False Creek. Additionally TBRC plans to offer dragon boating as well as kayaking to the public.

**Involvement of the public**

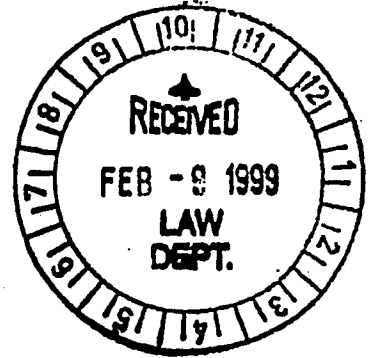
Apart from actual "on the water" opportunities the location of TBRC and proximity of activity from the dike allow for excellent spectating. Rowing will help give the riverwalk a real European feel as the public can freely follow crews as they train and race along the length of the Middle Arm.

Sincerely,



Mike Pearce  
Head Coach UBC / Manager Thunderbird Rowing Centre

**The Frank Read Group**  
c/o Roy McIntosh  
P.O. Box 10426, Pacific Centre  
777 Dunsmuir Street  
Vancouver, B.C. V7Y 1K3



The City of Richmond  
7577 Elmbridge Way  
Richmond, B.C. V6X 8Z8

Attention: Ms. Christine McGilvray  
Manager, Lands and Property

February 9, 1999

Dear Ms. McGilvray

**Call for Expression of Interest for Use of Waterlot on River Road –  
Thunderbird Rowing Centre Application**

As Chair of the Frank Read Group, I wish to inform you of our commitment to assist UBC in the funding of the proposed rowing centre to be established on River Road, Richmond, B.C.

The Frank Read Group is the UBC rowers alumni extending back to the 1950's when Frank Read coached the UBC rowing crews to international success. Our mission is to raise monies for the rowing program in the pursuit of competitive excellence and development of youth at all levels. Funds will be raised through the Frank Read Rowing Endowment Fund at UBC which permits donation receipts being issued to the donors.

We have been monitoring the plans of the UBC sponsored Thunderbird Crew Centre from inception. We have committed to launching a fundraising campaign to assist in the development of facilities and infrastructure at the Richmond site; at the present time we are unable to estimate the amount of our contribution.

Our group looks forward to your positive acceptance of the application and the development of a long needed permanent site for rowing. Please contact me at the phone number below if you require additional information.

Yours very truly

Roy McIntosh  
(604) 691-3541

/stm

cc: Mike Pearce, U.B.C. Athletics

# FOUNDATION 2000 *Plus*

207-5325 Cordova Bay Rd., Victoria, BC, V8Y 1W5

February 8, 1999

Christine McGilvray  
Manager, Lands and Property  
City of Richmond  
7677 Elmbridge Way  
Richmond, BC

**Re: Richmond Boathouse Facility**

Dear Ms McGilvray,

The purpose of this letter is to confirm our financial commitment to the Richmond Boathouse Project.

FOUNDATION 2000 PLUS (F2000P), is a Registered Amateur Athletic Association established to advance the sport of rowing and other paddling sports, across Canada. We spend the majority of our time and resources establishing and managing facilities, similar to this proposal.

F2000P believes that involvement in sport benefits each and every one of us. We believe sport strengthens character and contributes to mental and physical well being. Rowing and paddling teach the lessons of teamwork, perseverance, patience and discipline. The physical and mental challenges of these sports promote self-confidence and self-esteem. F2000P desires to involve more Canadians in rowing and paddling, especially young people who have the most to gain from participation in sport.

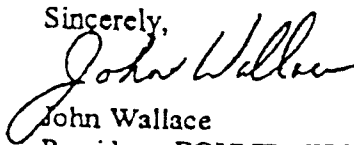
Furthermore, we exist to encourage and facilitate excellence. We want to provide an avenue for athletes with talent and desire to achieve their true potential. There are individuals for whom 'full potential' means competing with the best athletes in the world. We must encourage these individuals because they are capable of a level of excellence that can inspire all members of our nation to fulfil their own potential.

We hope, finally, that by encouraging participation, personal challenge and the pursuit of excellence, we will create healthier and happier individuals, better communities and a better country.

We are committed to provide all necessary rowing and paddling equipment, safety equipment and hire the staff to manage the programs for this facility. The programming will include the UBC program and a full spectrum of non-profit, community based rowing, kayaking and dragon boat programs. These will be available to individuals and groups of all ages and athletic abilities.

Please phone me if you have any questions.

Sincerely,



John Wallace  
President, FOUNDATION 2000 *Plus*  
250-658-6333