



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Christine McGilvray
Manager, Lands and Property
Re: Leased Area for Rowing Centre at 7411 River Road

Date: April 6, 2004
File: 03-1000-14-084/Vol 01

Staff Recommendation

That Council approve the proposed lease area for the future UBC Thunderbird Rowing and Paddling Centre as set out in this report.

Dave Semple
Director, Parks, Recreation & Cultural Services

(3350)

Att. 3

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Law		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Development Applications		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Policy Planning		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
REVIEWED BY TAG		YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	REVIEWED BY CAO	
				YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	

Staff Report

Origin

In November 1998 the City advertised a proposal call for Expressions of Interest to use a portion of the City-owned water lot at 7411 River Road (adjacent to the Richmond Yacht Club). As a result of the responses received, staff explored the possibility of the UBC/Thunderbird Rowing Club establishing a rowing centre to the north side of the Richmond Yacht Club.

This project was supported in principle by Council on July 26, 1999 with the following resolution:

“that the submission by the Thunderbird Rowing Centre for the proposed use of the City’s water lot at 7411 River Road be supported, and that staff work with the Rowing Centre to achieve the necessary planning and other approvals, so that they can establish their facility at that location”.

As discussions with the Rowing group progressed, a different site closer to No. 2 Road was identified as being a preferred location, but this was subsequently rejected.

Council concurrence of a new alternative site is now required so that the lease, operating agreement, and permitting processes can be completed.

Findings Of Fact

A second alternative site to the west of the existing Navy League clubhouse and dock within the original lot at 7411 River Road has now been identified by the Rowing group and Parks staff. After considerable discussion and planning sessions, the Rowing group and City Parks staff have agreed that this is the preferred location because:

- there is access to the existing parking lot west of the Navy League facility
- it is further removed from possible conflict with motorized water craft at the Richmond Yacht Club
- the new site allows for a facility configuration that will support the proposed UBC rowing program
- it provides for viewing activities from the dyke without conflicting with Yacht Club and Navy League structures
- it provides the opportunity for future expansion towards the Dinsmore Bridge
- it is closer to the commencement of the racing stretch for the boats

UBC has commenced the process of conceptual facility design to conform to the parameters of this site, in accordance with a Memorandum of Understanding between the Rowing group and the City, approved by Council on July 14, 2003 (Attachment A).

Analysis

The new site differs both in location and in size from the originally envisioned project, which was an existing defined lease area of some 22,468 square feet (0.515 acre) – see Attachment B. The new site is about 100 metres west of the Navy League Clubhouse. It measures approximately 200 metres in overall length and 40 metres deep – see Attachment C.

The rowing centre building footprint will take up approximately 85 metres of this length and a ramp and float will extend some 115 metres from the western edge of the building. The purpose of this configuration is to ensure maximum public view of the rowers activities from the dyke trail, as they bring the rowing shells from the clubhouse storage to the float to prepare to enter the water at that location, and then return to the float after rowing.

Public use and access of the rowing centre building itself (for public washrooms, meeting room space and closer access to the water) will be directly from the dyke trail some 100 metres east from this viewing area.

In order that the lease and operating agreement for the rowing centre can be finalized for review by Council, Council agreement of the new lease site and area is required. The lease agreement will be subject to appropriate permits being obtained and the development application process.

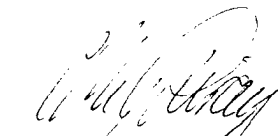
Since the Council's initial approval to locate the project east of the Yacht Club, which resulted from a public advertising for Expressions of Interest, the Community Charter has changed the requirements for disposing of land by lease. The only requirement now is that the City advertise its intent to dispose of (lease) land. It is suggested that this step be carried out prior to the public process of development permit and building permit applications.

Financial Impact

None at this time.

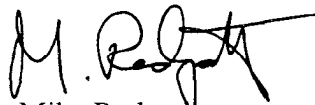
Conclusion

Council approval of the new location of the proposed rowing centre is required, so that the next steps can be taken towards completion of the project. The UBC Gold for Life fundraising campaign has raised approximately \$4 million in pursuit of the facility and is looking forward to the potential to advance to the next steps of the facility development process.



Christine McGilvray
Manager, Lands and Property

(4005)



Mike Redpath
Manager, Parks Programs, Planning &
Design

(1275)

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.

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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 29 day of OCTOBER, 2003.

THE CITY OF RICHMOND

Per: 

Name:

Title: Mayor, Malcolm D. Brodie

Per: 

Name:

Title: City Clerk, J. Richard McKenna

I/We have the authority to bind the corporation

CITY OF RICHMOND
APPROVED as to content only
APPROVED as to form only
DATE OF COUNCIL APPROVAL (if applicable)
07/14/03

UNIVERSITY OF BRITISH COLUMBIA through its DEPARTMENT OF ATHLETICS AND RECREATION

Per: 

Authorized Signatory
University Counsel

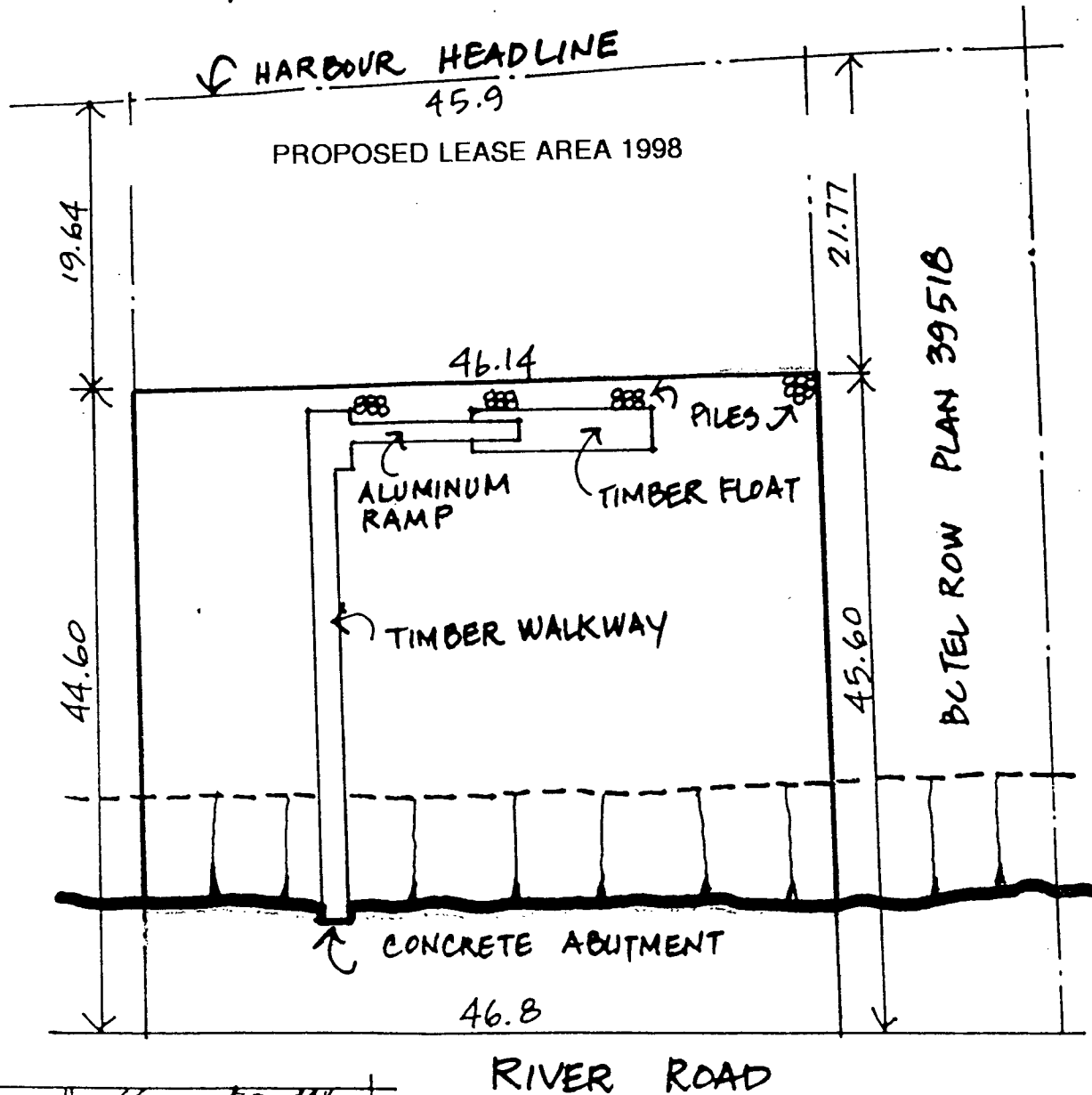
Per: 

Authorized Signatory

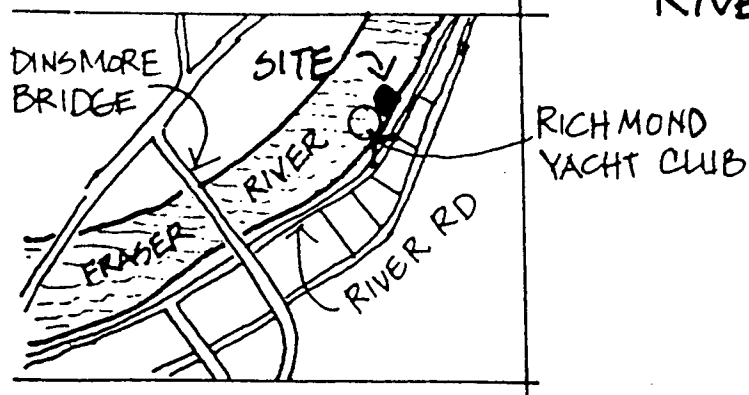
Vice President, Students

FRASER RIVER

ATTACHMENT B

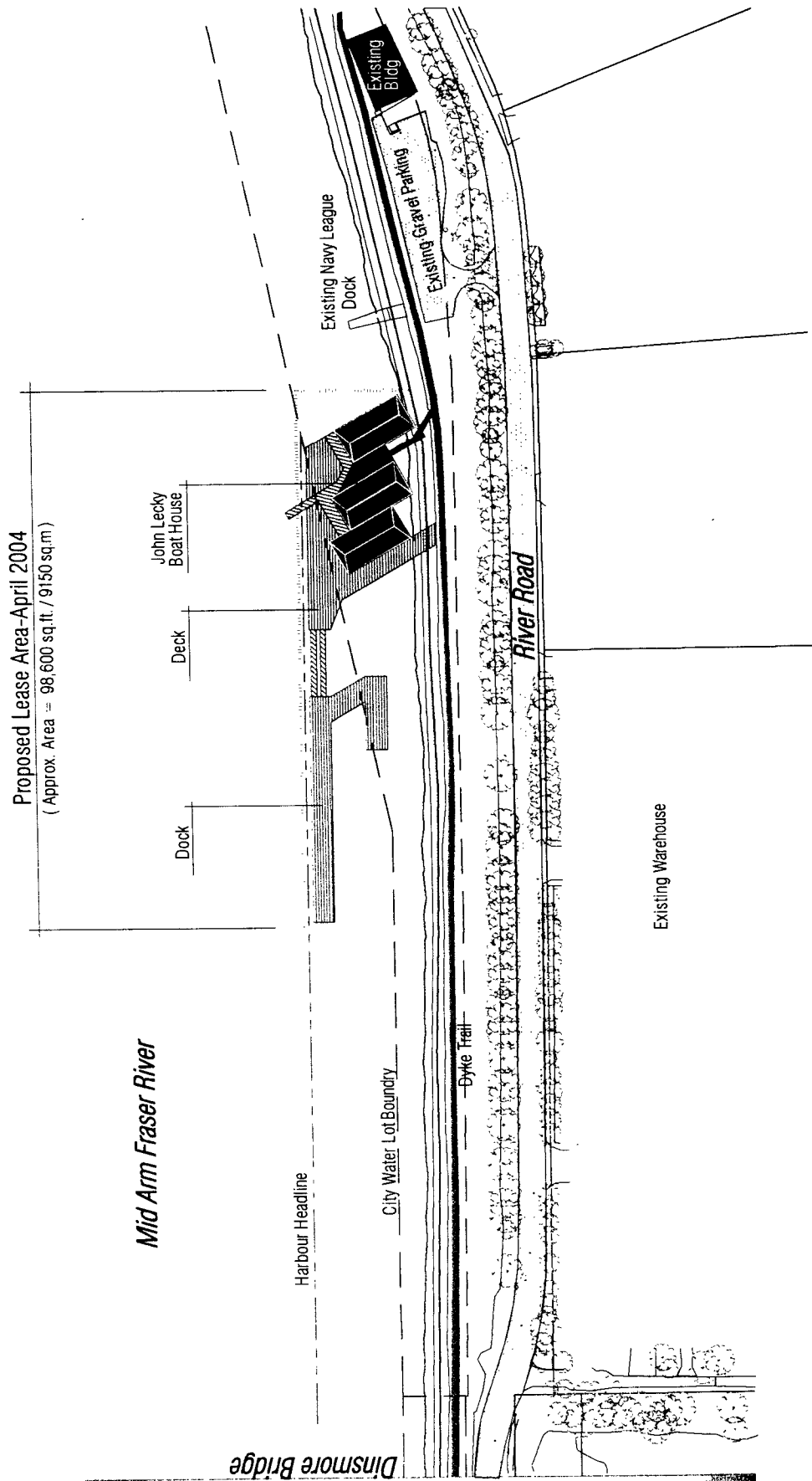


BC TEL ROW PLAN 39518



EXPRESSION OF INTEREST
USE OF WATER LOT

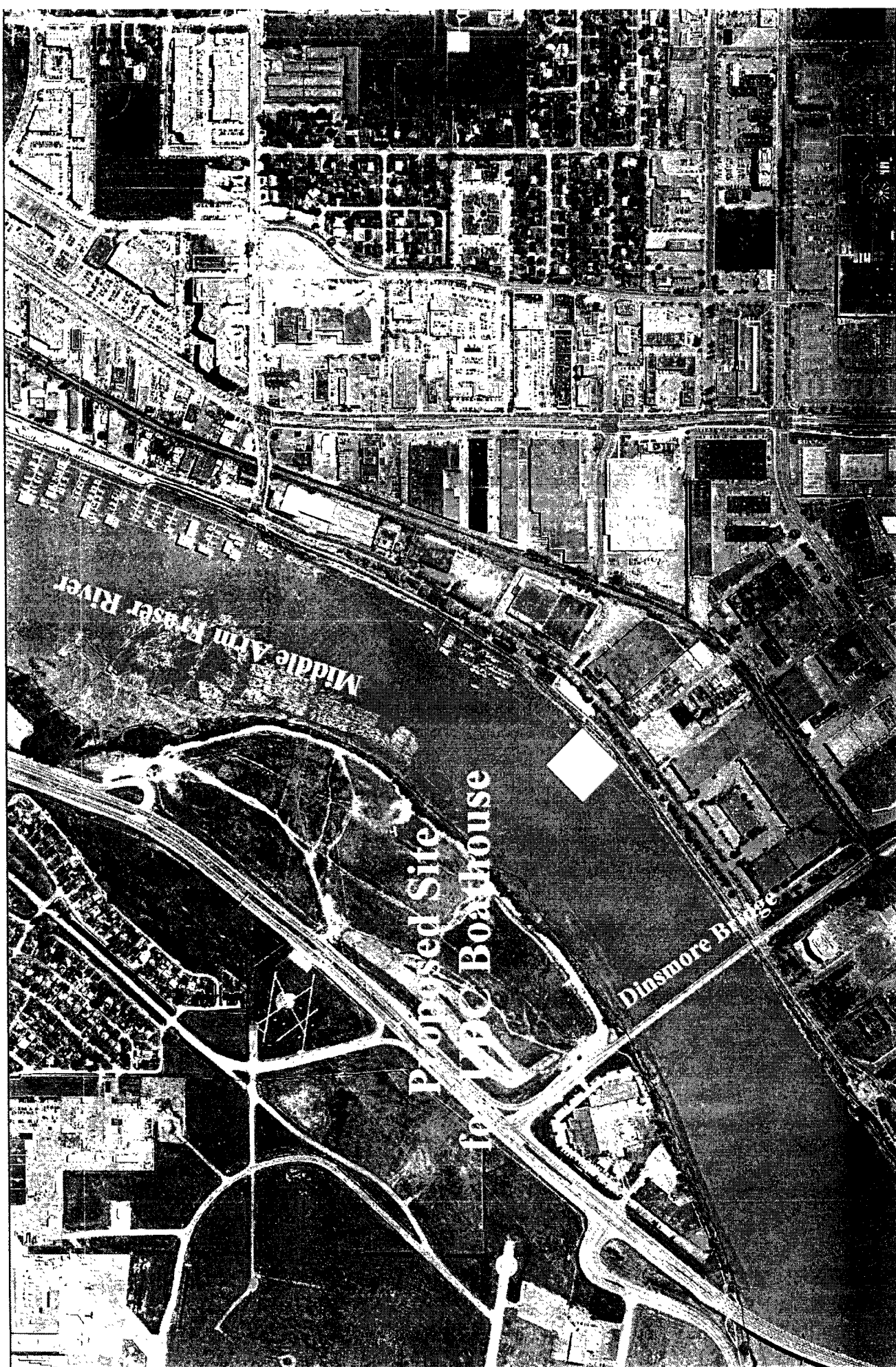
Date:
11/12/98



Proposed UBC Boathouse Site Plan

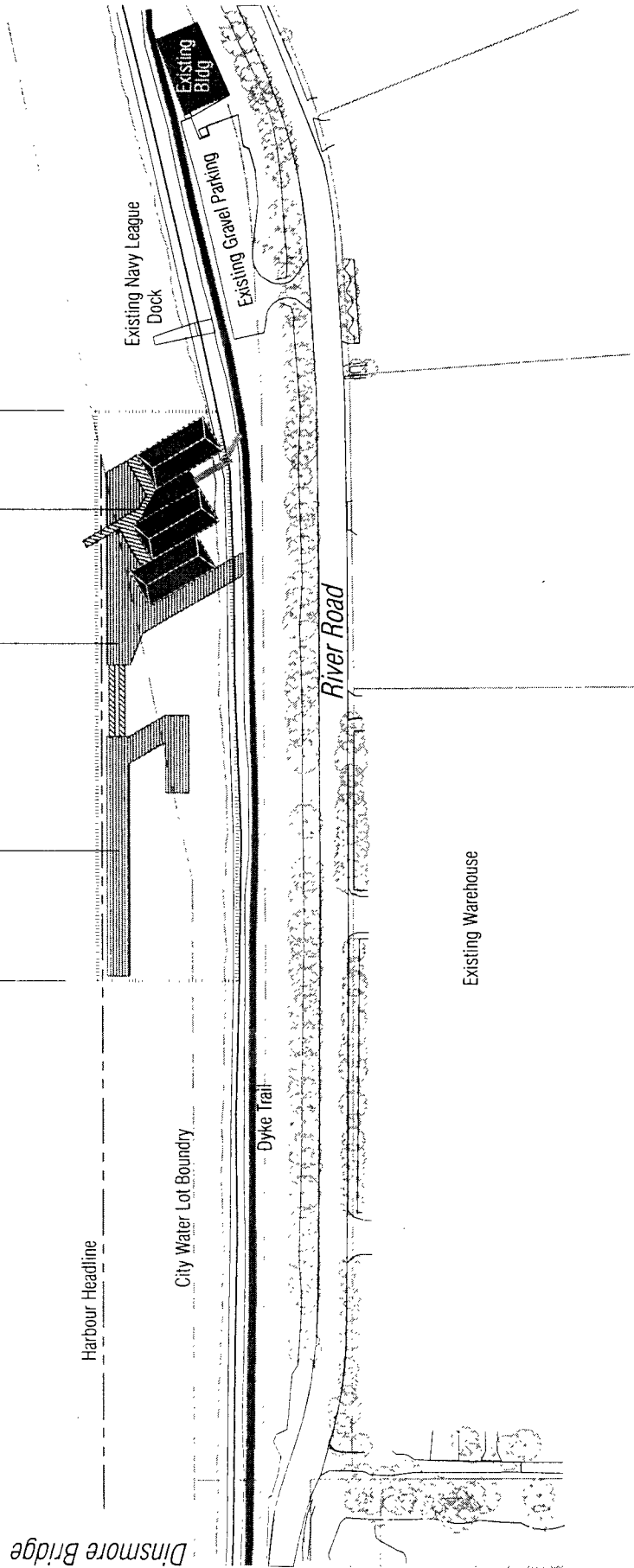
Scale = 1:2250





Proposed Lease Area-April 2004
(Approx. Area = 98,600 sq.ft. / 9150 sq.m)

Mid Arm Fraser River



Proposed UBC Boathouse Site Plan Scale = 1:2250

