



STAFF REPORT

DATE: May 19, 2020

FILE: 0360-20

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW NO. 378 - CAMPBELL RIVER STORM LICENCE AGREEMENT**

PURPOSE/PROBLEM

To consider Bylaw No. 378 which would amend the conditions of the Campbell River STORM's licence for exclusive use of portions of the Strathcona Gardens recreation centre.

EXECUTIVE SUMMARY

The attached report was considered at the May 13, 2020 meeting of the Strathcona Gardens Commission at which time the following resolution was passed:

Leigh/Evans: SGC 57/20

THAT the Commission recommend that Bylaw No. 378 be given 3 readings and adopted by the Board.

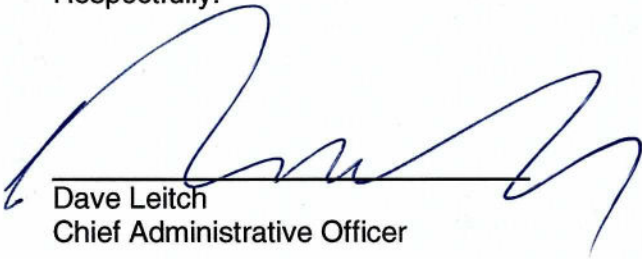
The licence granting exclusive use of portions of the Strathcona Gardens to the STORM was authorized Bylaw No. 333 which was the subject of a public notification process pursuant to s.285 of the *Local Government Act*. The scope of the changes being proposed in the licence amendment likewise require that Bylaw No. 378 be subject to the same public notification process prior to adoption.

Unless public feedback suggests that there are significant issues with the proposed changes it is anticipated that Bylaw No. 378 can be returned to the Board for consideration of adoption at the June 24, 2020 regular meeting.

RECOMMENDATION

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 378, being a bylaw to authorize amendments to the licensing agreement with the Campbell River Storm Hockey Club for use of the Strathcona Gardens recreation facility, be now introduced and read a first time.
3. THAT the rules be suspended and Bylaw No. 378 be given second and third readings.
4. THAT Bylaw No. 378 be returned for further consideration by the Board following completion of the public notification process.

Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachment: Bylaw No. 378
Copy of May 8, 2020 report to the Strathcona Gardens Commission



BYLAW NO. 378

A BYLAW TO AUTHORIZE AMENDMENTS TO THE LICENSING AGREEMENT WITH THE CAMPBELL RIVER STORM HOCKEY CLUB FOR USE OF THE STRATHCONA GARDENS RECREATION FACILITY

WHEREAS the Regional Board has, by Bylaw No. 333, authorized the Regional District to enter into a licensing agreement with the Campbell River Junior Hockey Club Ltd. (also known as the Campbell River STORM Hockey Club) for exclusive use of a portion of the Strathcona Gardens recreation facility;

AND WHEREAS the Regional District believes it is in the public interest to amend the aforesaid licensing agreement;

AND WHEREAS the requirements of Division 6 of Part 8 of the *Local Government Act* with respect to the disposition of public property have been met;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. (1) Section 3 of Bylaw No. 333 is deleted and a new section 3 is substituted therefor as follows:

Authority to Execute

3. The Chair and Corporate Officer shall have full authority to execute the agreement and such modifications to the agreement as may lawfully be made.

- (2) Schedule 'A' of Bylaw No. 333 is amended to the extent shown in Appendix 'A' (Modification Agreement) attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 378, being Campbell River Storm Licensing Agreement Authorization Bylaw 2018, Amendment No.1.

READ A FIRST TIME ON THE DAY OF , 2020

READ A SECOND TIME ON THE DAY OF _____, 2020

READ A THIRD TIME ON THE DAY OF _____, 2020

PUBLIC NOTICE OF PROPOSED AMENDMENT PUBLISHED ON THE AND DAYS OF
, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE DAY OF , 2020

Chair

Corporate Officer

APPENDIX 'A'

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT dated for reference the 1st day of March, 2020.

BETWEEN:

STRATHCONA REGIONAL DISTRICT

301 - 990 Cedar Street
Campbell River, BC, V9W 7Z8

AND:

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.

296 South Murphy Street
Campbell River, BC, V9W 1Y7

WHEREAS the Strathcona Regional District (the 'Owner') and the Campbell River Junior Hockey Club Ltd. (the 'Club') have entered into a license agreement (the 'Agreement') dated for reference January 25, 2019 regarding occupancy and use of the Strathcona Gardens Recreation Centre by the Club;

AND WHEREAS the parties wish to amend certain provisions of the Agreement;

NOW THEREFORE the parties agree as follows;

1. Section 10 (**ADVERTISING AND PROMOTIONS**) is deleted in its entirety and the following substituted therefor:

10) ADVERTISING AND PROMOTIONS. Under this agreement the Club is hereby permitted to advertise in the following locations:

- a) 45 advertisements situated along the dasher boards of the Rod Brind'Amour Arena;
- b) 12 advertisements situated on the wall areas above the player benches in the Rod Brind'Amour Arena;
- c) 16 advertisements and 1 centre logo situated on the ice surface of the Rod Brind'Amour Arena;
- d) 36 advertisements situated on the stairways, wall support columns for the Dogwood Room, exterior wall of VIP North Room above staircase, and exterior walls of the VIP South Room (Storm Office); and
- e) 1 schedule for Club and VIJHL game times situated at the main front entrance of the Facility.

The Club is permitted to install and maintain, at its own cost, one television monitor with protective metal casing on the exterior wall of the VIP North Room above the staircase as shown in Exhibit 1, attached hereto. The Club is also permitted to post one (1) sign, subject to the prior written approval of the Owner as to content, size and location, on the interior of the Facility indicating that the Facility is home to the Storm Junior B Hockey Club. All changes, additions or alternations to the above noted advertising, signage and displays is subject to the prior written approval by the Owner and the payment in advance of any required fees or charges that may be imposed.

The Owner agrees to the purchase of 10 tickets per game during the Regular Season from the Club and, upon payment being made, the tickets will be provided to the Campbell River Minor Hockey Association for distribution as it sees fit or provided to such other entity as the Owner, in its unfettered discretion, deems appropriate.

2. Section 14 (**CONSTRUCTION OR ALTERATIONS**) is amended by adding the following:

The Club may install scaffolding and related structures in the locations indicated in Exhibits 2 and 3, attached hereto, subject to the following conditions:

- a) scaffolding, other structures, and all drapes, curtains and other decorative materials including textiles, films and fabrics, must have received prior written approval from the fire department and the Owner;
- b) scaffolding must allow an unobstructed path of egress at least 1.1 metres (3.5 feet) in width between the dressing rooms and the building exit;
- c) scaffolding must be fully protected and wrapped with flame resistant material that covers all exposed areas;
- d) all structures must have signage affixed that clearly indicates that use of the structures is limited to authorized personnel and that other uses of the structures is strictly prohibited;
- e) the only personnel allowed to perform service or maintenance work on the scaffolding are those persons who are authorized under WorkSafe BC regulations; and
- f) all costs related to the design, installation, upgrading, servicing or maintenance of the scaffolding, other structures, and associated wraps and curtains will be borne by the Club.

3. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect and by the signing of this Modification Agreement are hereby reaffirmed.

IN WITNESS WHEREOF the parties have executed this modification agreement to be effective on the date of execution.

STRATHCONA REGIONAL DISTRICT

by its authorized signatories:

Chair

Corporate Officer

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.

by its authorized signatories:

President

Secretary

EXHIBIT 1 – Campbell River Storm VIP north signage and television monitor with metal protective casing.

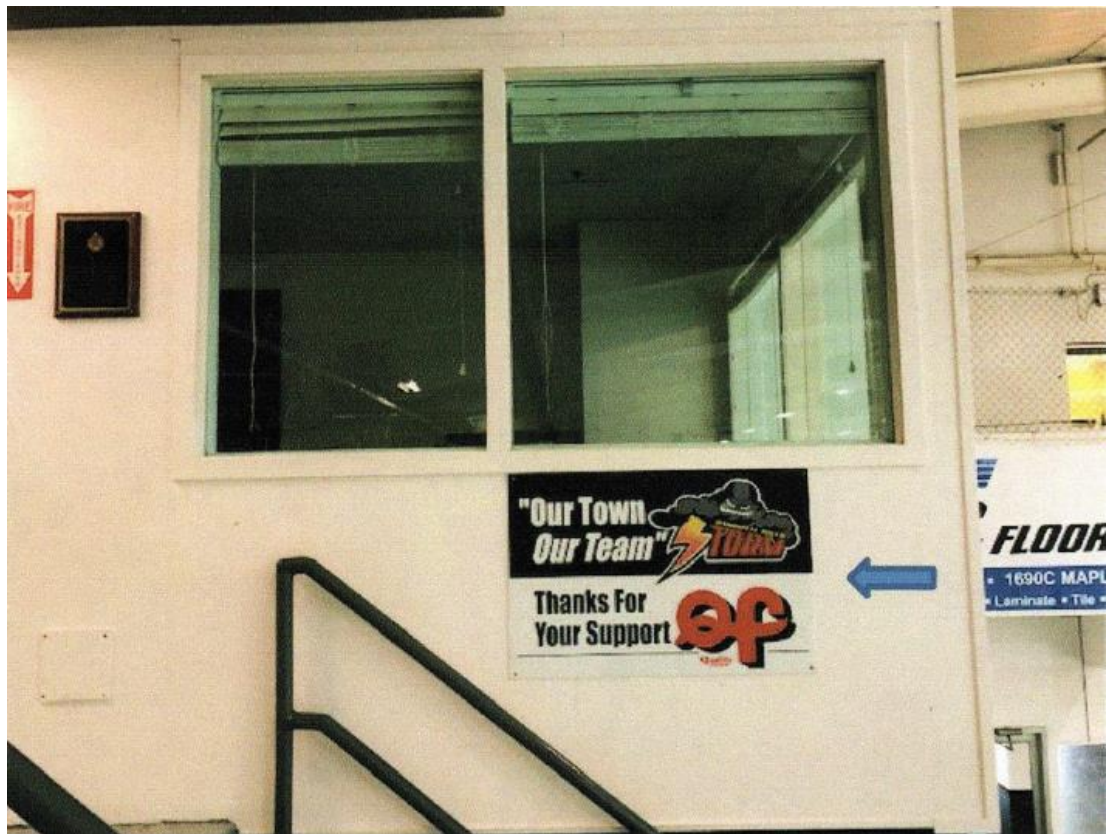
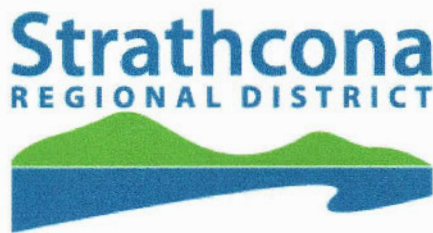


EXHIBIT 2 – Scaffolding located outside of Storm dressing room.



EXHIBIT 3 – Scaffolding for media centre (located on mezzanine level near announcer's booth).





STAFF REPORT

DATE: May 8, 2020 **FILE:** 0360-20

TO: Chair and Commissioners,
Strathcona Gardens Commission

FROM: Dave Leitch
Chief Administrative Officer

RE: **BYLAW NO. 378 – CAMPBELL RIVER STORM LICENSE AGREEMENT**

PURPOSE/PROBLEM

To consider Bylaw No. 378 which proposes to authorize amendments to the license agreement with the Campbell River Storm Hockey Club for use of the Strathcona Gardens recreation facility.

EXECUTIVE SUMMARY

At its November 21, 2019 meeting the Regional Board considered the attached report and passed the following resolution:

Evans/Leigh: SRD 1049/19

THAT the license agreement with the Campbell River STORM Hockey Club be modified to address the issues identified in the November 1, 2019 report from the Chief Administrative Officer.

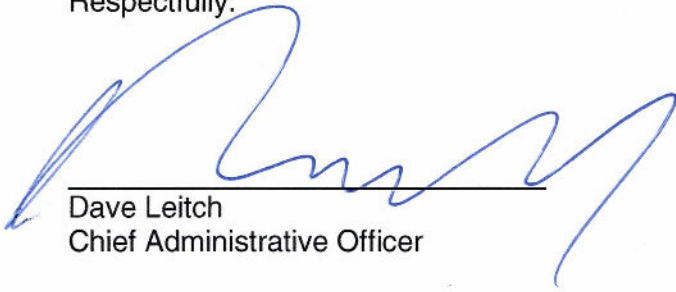
Bylaw No. 378 has been prepared based on the Board's direction and, if adopted, would authorize amendments to the license agreement with the STORM hockey club to address the issues identified in the above referenced report. The license was authorized by Bylaw No. 333 in 2018 and, since the license grants exclusive use by the STORM hockey club to certain areas of the Strathcona Gardens recreation facility, the Regional District was required to notify the public prior to adoption of that bylaw. Similarly, any amendments are also subject to the public notice requirements of the *Local Government Act*.

In order to meet the statutory requirements associated with public notification it is anticipated that Bylaw No. 378 could be presented for final adoption not later than the June 24, 2020 Board meeting.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Commission recommend that Bylaw No. 378 be given three readings and adopted by the Board.

Respectfully:

A handwritten signature in blue ink, appearing to read 'Dave Leitch', is written over a horizontal line.

Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, *Corporate Services Manager*

Attachment: Copy of November 14, 2019 report to the Board

COPY



BYLAW NO. 378

A BYLAW TO AUTHORIZE AMENDMENTS TO THE LICENSING AGREEMENT WITH THE CAMPBELL RIVER STORM HOCKEY CLUB FOR USE OF THE STRATHCONA GARDENS RECREATION FACILITY

WHEREAS the Regional Board has, by Bylaw No. 333, authorized the Regional District to enter into a licensing agreement with the Campbell River Junior Hockey Club Ltd. (also known as the Campbell River STORM Hockey Club) for exclusive use of a portion of the Strathcona Gardens recreation facility;

AND WHEREAS the Regional District believes it is in the public interest to amend the aforesaid licensing agreement;

AND WHEREAS the requirements of Division 6 of Part 8 of the *Local Government Act* with respect to the disposition of public property have been met;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. (1) Section 3 of Bylaw No. 333 is deleted and a new section 3 is substituted therefor as follows:

Authority to Execute

3. The Chair and Corporate Officer shall have full authority to execute the agreement and such modifications to the agreement as may lawfully be made.
- (2) Schedule 'A' of Bylaw No. 333 is amended to the extent shown in Appendix 'A' (Modification Agreement) attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 378, being Campbell River Storm Licensing Agreement Authorization Bylaw 2018, Amendment No.1.

READ A FIRST TIME ON THE DAY OF , 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE DAY OF , 2020

Chair

Corporate Officer

APPENDIX 'A'

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT dated for reference the 1st day of March, 2020.

BETWEEN:

STRATHCONA REGIONAL DISTRICT

301 - 990 Cedar Street
Campbell River, BC, V9W 7Z8

AND:

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.

296 South Murphy Street
Campbell River, BC, V9W 1Y7

WHEREAS the Strathcona Regional District (the 'Owner') and the Campbell River Junior Hockey Club Ltd. (the 'Club') have entered into a license agreement (the 'Agreement') dated for reference January 25, 2019 regarding occupancy and use of the Strathcona Gardens Recreation Centre by the Club;

AND WHEREAS the parties wish to amend certain provisions of the Agreement;

NOW THEREFORE the parties agree as follows;

1. Section 10 (**ADVERTISING AND PROMOTIONS**) is deleted in its entirety and the following substituted therefor:

10) ADVERTISING AND PROMOTIONS. Under this agreement the Club is hereby permitted to advertise in the following locations:

- a) 45 advertisements situated along the dasher boards of the Rod Brind'Amour Arena;
- b) 12 advertisements situated on the wall areas above the player benches in the Rod Brind'Amour Arena;
- c) 16 advertisements and 1 centre logo situated on the ice surface of the Rod Brind'Amour Arena;
- d) 36 advertisements situated on the stairways, wall support columns for the Dogwood Room, exterior wall of VIP North Room above staircase, and exterior walls of the VIP South Room (Storm Office); and
- e) 1 schedule for Club and VIJHL game times situated at the main front entrance of the Facility.

The Club is permitted to install and maintain, at its own cost, one television monitor with protective metal casing on the exterior wall of the VIP North Room above the staircase as shown in Exhibit 1, attached hereto. The Club is also permitted to post one (1) sign, subject to the prior written approval of the Owner as to content, size and location, on the interior of the Facility indicating that the Facility is home to the Storm Junior B Hockey Club. All changes, additions or alternations to the above noted advertising, signage and displays is subject to the prior written approval by the Owner and the payment in advance of any required fees or charges that may be imposed.

The Owner agrees to the purchase of 10 tickets per game during the Regular Season from the Club and, upon payment being made, the tickets will be provided to the Campbell River Minor Hockey

Association for distribution as it sees fit or provided to such other entity as the Owner, in its unfettered discretion, deems appropriate.

2. Section 14 (**CONSTRUCTION OR ALTERATIONS**) is amended by adding the following:

The Club may install scaffolding and related structures in the locations indicated in Exhibits 2 and 3, attached hereto, subject to the following conditions:

- a) scaffolding, other structures, and all drapes, curtains and other decorative materials including textiles, films and fabrics, must have received prior written approval from the fire department and the Owner;
- b) scaffolding must allow an unobstructed path of egress at least 1.1 metres (3.5 feet) in width between the dressing rooms and the building exit;
- c) scaffolding must be fully protected and wrapped with flame resistant material that covers all exposed areas;
- d) all structures must have signage affixed that clearly indicates that use of the structures is limited to authorized personnel and that other uses of the structures is strictly prohibited;
- e) the only personnel allowed to perform service or maintenance work on the scaffolding are those persons who are authorized under WorkSafe BC regulations; and
- f) all costs related to the design, installation, upgrading, servicing or maintenance of the scaffolding, other structures, and associated wraps and curtains will be borne by the Club.

3. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect and by the signing of this Modification Agreement are hereby reaffirmed.

IN WITNESS WHEREOF the parties have executed this modification agreement to be effective on the date of execution.

STRATHCONA REGIONAL DISTRICT

by its authorized signatories:

Chair

Corporate Officer

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.

by its authorized signatories:

President

Secretary

EXHIBIT 1 – Campbell River Storm VIP north signage and television monitor with metal protective casing.

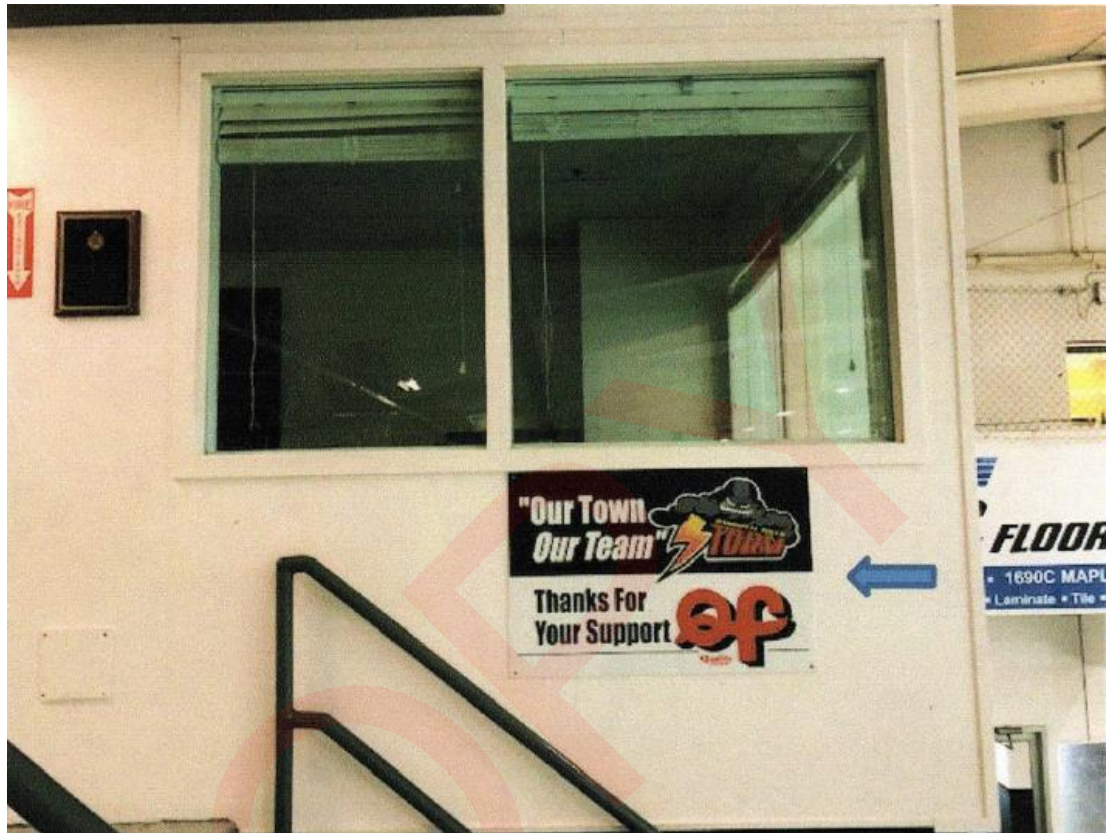
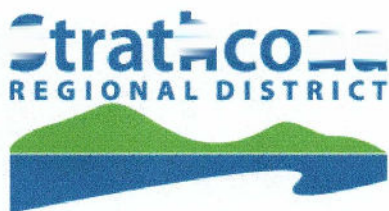


EXHIBIT 2 – Scaffolding located outside of Storm dressing room.



EXHIBIT 3 – Scaffolding for media centre (located on mezzanine level near announcer's booth).





STAFF REPORT

DATE: November 14, 2019

FILE: 0360-20

TO: Chair and Directors,
Regional Board

FROM: Dave Leitch
Chief Administrative Officer

RE: CAMPBELL RIVER STORM HOCKEY CLUB – LICENCE AGREEMENT

PURPOSE/PROBLEM

To consider a recommendation from the Strathcona Gardens Commission that the licence agreement with the Campbell River STORM Hockey Club (the 'STORM') be amended to clarify the responsibilities of each party.

EXECUTIVE SUMMARY

The attached report was considered at the November 6, 2019 meeting of the Strathcona Gardens Commission at which time the following resolution was passed:

Leigh/Babchuk: SGC 93/19

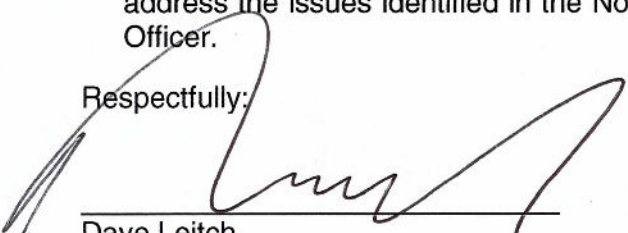
THAT the Commission recommend that the license agreement with the Campbell River STORM Hockey Club be modified to address the issues identified in the November 1, 2019 report from the Chief Administrative Officer.

The licence granting exclusive use of portions of the Strathcona Gardens to the STORM was authorized Bylaw No. 333 which was the subject of a public notification process. The scope of the changes being proposed may require that Bylaw No. 333 be amended before a modification to the licence can be executed. This will be part of the staff analysis should the Board support the Commission's recommendation.

RECOMMENDATION

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the license agreement with the Campbell River STORM Hockey Club be modified to address the issues identified in the November 1, 2019 report from the Chief Administrative Officer.

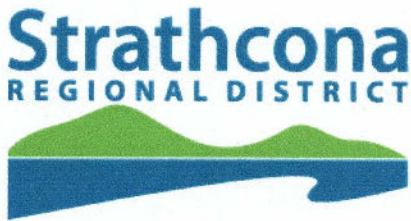
Respectfully:



Dave Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

Attachment: Copy of November 1, 2019 report to the Strathcona Gardens Commission



STAFF REPORT

DATE: November 1, 2019

FILE:

TO: Chair and Commissioners,
Strathcona Gardens Commission

FROM: Dave Leitch
Chief Administrative Officer

RE: CAMPBELL RIVER STORM LICENSE AGREEMENT – MODIFICATION PROPOSAL

PURPOSE/PROBLEM

To consider modifying the current license agreement with the Campbell River Storm ("Club") and the Strathcona Regional District ("Owner") to provide clarity and certainty regarding the responsibilities of each party.

BACKGROUND/HISTORY

After the Campbell River Storm license agreement was updated and renewed in January of 2019, staff have assessed and identified additional advertising and structural equipment usage within the Rod Brind'Amour arena. With no formal documentation between the parties, it is prudent to identify these issues and possibly modify the licence agreement so that it reflects exactly what is being used, how it must be maintained, and the responsible parties.

The issues at hand are as follows:

1. One additional signage located outside the VIP North room above stairs be added. (Illustrated in appendix 'A').
2. A television monitor with a metal protective casing mounted on the wall outside the VIP north room that is used during the storm games. (Illustrated in appendix 'A').
3. Costs associated with the servicing and maintaining of the television and metal casing.

In addition, there is no mention in the agreement of erecting scaffolding. The Campbell River Storm have a history over the past 5 plus years of erecting scaffolding for two purposes:

- As photographed in appendix 'B', the first scaffolding is placed directly outside the Campbell River Storm dressing room to create a backdrop to the players entrance onto the ice. The scaffolding is draped in a curtain like material with a large club logo placed on the front and stands 14 feet tall.
- The second smaller scaffolding photographed in appendix 'C', is located next to the announcer's booth on the mezzanine level of the Rod Brind'Amour arena. The club utilizes this scaffolding as a podium for their media and camera equipment. It is used on game days by the club's representatives to broadcast live action to HockeyTV.

Through a recent fire safety inspection, the Regional District has been advised to take corrective action (under the Fire Services Act) regarding the scaffolding structures and curtains located in the Storm dressing room.

In addition, the height of the scaffolding featured in appendix 'B' means that only personnel authorized for servicing in accordance to WorkSafeBC "scaffolding requirements" will be able to service or attend to matters with respects to the scaffolding. Both scaffolding structures are donated, delivered and erected by Chinook scaffolding as sponsorship for the Campbell River Storm.

Furthermore, as recognized as a risk and possible liability potential, the scaffolding structures must also have the braces and bars fully protected and wrapped with a flame-resistant material to cover the exposed areas that may be viewed as an attraction for patrons to use these structures as a climbing or play apparatus. The structures must also have signage that indicates, "Authorized personnel use only, other uses of these structures are strictly prohibited".

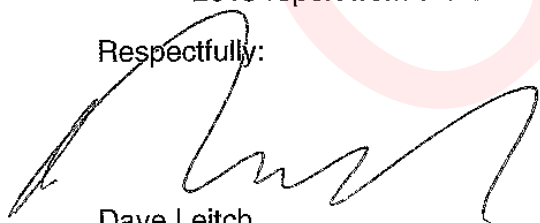
It is proposed that the licence agreement be amended to include the following:

1. Scaffolding and other building structures must have written approval from the fire department and the Owner. All material such as drapes, curtains and other decorative materials including textiles and films fabrics, used in the licensed areas must be approved by the fire department and meet the flame resistance fire rating standards with written approval from an engineer in order to meet the BC Fire Code 2018, 2.1.2.2.(1).
2. Scaffolding must maintain an egress path with no obstructions to the exit doors by the dressing room of 1.1 meters or 3.5 feet though the entire exit pathway.
3. Only personnel authorized for serving in accordance to WorkSafeBC "Scaffolding Requirements" will be able to attend or service matters to the scaffolding.
4. Scaffolding must be fully protected and wrapped with flame resistant material to cover the exposed area. All structures must have signage indicating "Authorized personnel use only. Other uses of these structures are strictly prohibited".
5. Costs associated with bringing scaffolding, wraps and curtains up to code will be borne by the Club. This also includes any costs associated with the future servicing and maintenance associated with the scaffolding.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Commission recommend that the license agreement with the Campbell River STORM Hockey Club be modified to address the issues identified in the November 1, 2019 report from the Chief Administrative Officer.

Respectfully:



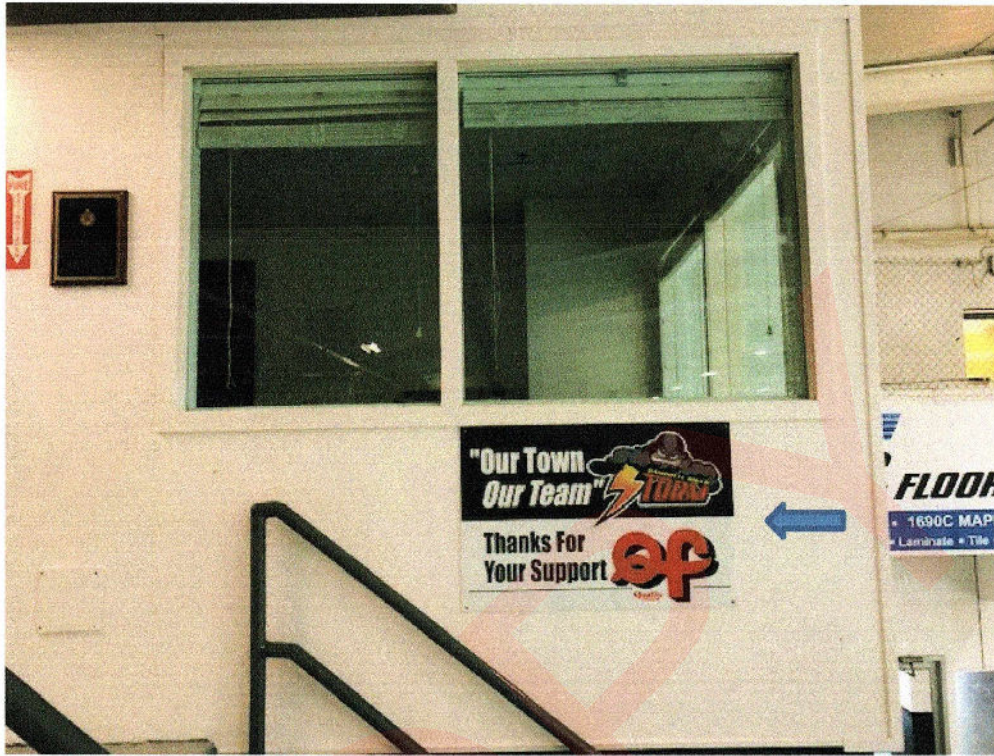
Dave Leitch
Chief Administrative Officer

Prepared by: Trevor Fritz, Manager Arenas and Facility Operations

Attachments:

- Appendix A – Campbell River Storm VIP north signage and TV monitor with metal protective casing
- Appendix B – Campbell River Storm Scaffolding (near designated dressing room)
- Appendix C – Scaffolding for media centre (located on mezzanine level near announcer's booth).

Appendix A - Campbell River Storm VIP north signage and television monitor with metal protective casing



Appendix B - Scaffolding located outside of Storm dressing room.



Appendix C - Scaffolding for media centre (located on mezzanine level near announcer's booth).

