



STAFF REPORT

DATE: March 25, 2022 **FILE:**

TO: Chair and Directors,
Regional Board

FROM: David Leitch
Chief Administrative Officer

RE: **BYLAW NO. 459 - CAMPBELL RIVER STORM LICENCE AGREEMENT**

PURPOSE/PROBLEM

To consider a bylaw to authorize the Regional District entering into a licensing agreement with the Campbell River STORM Hockey Club for use of the Strathcona Gardens recreation facility.

EXECUTIVE SUMMARY

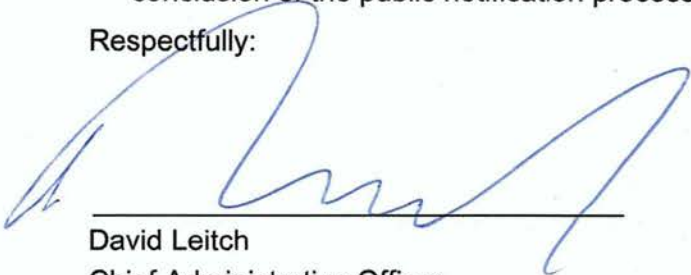
At its March 16, 2022 meeting the Strathcona Gardens Commission considered the attached report and passed a resolution recommending that a new 3-year agreement with the Campbell River STORM Hockey Club be approved with provision for a further 1-year extension at the Hockey Club's option.

Since the licence contemplates the exclusive use of Regional District property by the licensee it is subject to the public notification requirements of the *Local Government Act*. That process would allow the public to provide written feedback on the proposed agreement prior to adoption by the Regional Board. Standard practice is to append the agreement to a bylaw to facilitate the notification and approval processes.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT Bylaw No. 459, being a bylaw to authorize entering into a licensing agreement for part of the Strathcona Gardens recreation facility, be now introduced and read a first time.
3. THAT the rules be suspended and Bylaw No. 459 be given second and third readings.
4. THAT Bylaw No. 459 be returned for further consideration by the Board following the conclusion of the public notification process.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: T. Yates, Corporate Services Manager

ATTACHMENTS: Bylaw No. 459
Copy of March 3, 2022 report to the Strathcona Gardens Commission



BYLAW NO. 459

A BYLAW TO AUTHORIZE ENTERING INTO A LICENSING AGREEMENT FOR PART OF THE STRATHCONA GARDENS RECREATION FACILITY

WHEREAS the Regional District may, pursuant to Part 5 of the *Local Government Act*, acquire, hold, manage and dispose of land, improvements or other property or any interest in such property;

AND WHEREAS the Regional District operates the Strathcona Gardens recreation facility for the benefit of the general public;

AND WHEREAS the Regional District wishes 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 aforesaid recreation facility;

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

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

Licence Agreement Authorized

1. The Strathcona Regional District is hereby authorized to enter into a licensing agreement with the Campbell River Junior Hockey Club Ltd. for the exclusive use of portions of the Strathcona Gardens recreation facility.

Form and Substance

2. The agreement referenced in section 1 shall substantially comply in form and substance with that shown in Schedule 'A', attached to and forming part of this bylaw.

Authority to Execute

3. The Chair and Corporate Officer shall have full authority to execute the agreement following adoption of this bylaw.

Effective Date

4. This bylaw shall take effect on the date of adoption.

Citation

5. This bylaw may be cited for all purposes as Bylaw No. 459, being Campbell River Storm Licensing Agreement Authorization Bylaw 2022.

READ A FIRST TIME ON THE DAY OF , 2022

READ A SECOND TIME ON THE DAY OF , 2022

READ A THIRD TIME ON THE DAY OF , 2022

NOTICE OF PROPOSED DISPOSITION PUBLISHED ON THE AND DAYS OF ,2022

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE DAY OF , 2022

Chair

Corporate Officer

Schedule 'A'**LICENSE AGREEMENT**
(Strathcona Gardens Recreation Complex)

THIS LICENSE AGREEMENT dated for reference the ____ day of _____, 2022

BETWEEN: **STRATHCONA REGIONAL DISTRICT**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 301-990 Cedar Street, Campbell River, BC V9W 7Z8

(the "Owner")

AND: **CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.**, (BC0544099) and having an office at 296 South Murphy Street, Campbell River, BC V9W 1Y7

(the "Club")

WITNESSES THAT WHEREAS:

- A. The Owner is the legal owner of certain lands ("**Lands**") and premises located in the City of Campbell River, known as the Strathcona Gardens Recreation Complex, located at 225 S. Dogwood Street, Campbell River, British Columbia (the "**Facility**"); and
- B. The Club requires a license to use and occupy portions of the Facility described herein and referred to as the Licensed Areas and the Owner has agreed to grant the Club a license over the Licensed Areas for the purposes set out herein.

NOW THEREFORE, in consideration of the payment by the Club to the Owner of such sums as set in this agreement, the premises and mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1) DEFINITIONS. The following terms have the following meanings:

- a) "**Rod Brind'Amour**" means the ice arena located within the Facility comprising the ice surface, nets, boards, scoreboard and controls, benches, penalty box areas, sound system, lighting;
- b) "**Arena 2**" means the ice arena located within the Facility and commonly known as "Arena Number 2", comprising the ice surface, nets, boards, scoreboard and controls, benches, penalty box areas, sound system and lighting;
- c) "**Bylaw**" means Bylaw No 295, being Strathcona Gardens Recreation Complex Fees and Charges Bylaw 2018, including all amendments and replacements thereto;
- d) "**Club Games and Practices**" means not more than 24 regular and 2 exhibition ice-hockey games, one daily ice-hockey practice between Monday and Friday during the regular season and 1 charity ice-hockey game played or conducted in Rod Brind'Amour Arena or Arena 2 by the Club during the Regular Season;
- e) "**Common Areas**" means the common areas of the Facility comprising lobby areas, mezzanine viewing area, seating areas, washrooms, spectator stands, parking lots, walkways and any other public areas of the Rod Brind'Amour and Arena 2 and areas of ingress and egress to such areas;
- f) "**Dogwood Room**" means the room located within the Facility and identified as the "Dogwood Room";
- g) "**Fitness Studio**" means the exercise and fitness room located within the Facility and identified as the

Fitness Studio";

- h) **"Licensed Areas"** means, collectively, Rod Brind'Amour Arena, Arena 2, Common Areas, Pinecrest Room, VIP North Room, VIP South Room (Storm Office), Storm Dressing Room, Dogwood Room and Fitness Room;
 - i) **"Spring Ice"** means from the end of the Regular Season and Post Season through to June 30 of each calendar year during the Term.
 - j) **"Pinecrest Room"** means the office and/or meeting room located within the Facility and identified and commonly known as the "Pinecrest Room";
 - k) **"Post Season"** means the period immediately after the "Regular Season" including up to twelve (12) scheduled hockey games and weekly practices, up to and including practices leading to the Cyclone Taylor Cup of each calendar year during the Term;
 - l) **"Regular Season"** means the period between September 1 and March 31, inclusive, or such other regular season specified by the VIJHL from time to time, of each calendar year during the Term;
 - m) **"skills development session"** means an on-ice session held during the regular season and dedicated to player skills development.
 - n) **"Storm Dressing Room"** means the locker and change room located within the Facility and identified as and commonly known as the "Junior B Change Room";
 - o) **"Summer Ice"** means the months from July 1 or the installation of the first sheet of ice based on the facilities operating schedule through to August 31 of each calendar year during the Term;
 - p) **"VIJHL"** means the Vancouver Island Junior Hockey League;
 - q) **"VIP North Room"** means the office and/or meeting room located within the Facility and identified as and commonly known as the "VIP North Room"; and
 - r) **"VIP South Room (Storm Office)"** means the office and/or meeting room located within the Facility and identified as and commonly known as the "VIP South Room (Storm Office)".
- 2) **GRANT OF LICENCE.** The Owner hereby grants to the Club and its members, prospective members, invitees, players and coaches for the duration of the Term:
- a) an exclusive use of the VIP South Room (Storm Office) and the Storm Dressing Room during the Term, and
 - b) a non-exclusive use of the following during the Term;
 - i) Rod Brind'Amour Arena
 - ii) Rod Brind'Amour Viewing Deck
 - iii) Arena 2
 - iv) VIP North Room
 - v) Common Areas
 - vi) Pinecrest Room
 - vii) Dogwood Room, and
 - viii) Fitness Studio Room

for the purposes of conducting meetings, training exercises, skills development sessions, club games, practices, and for conducting ice hockey camps (Rookie Camp, Main Camp and Boot Camp) for new and prospective team members. All bookings are subject to the terms and conditions of this License Agreement (collectively, the **"License"**) and the facility allocation policies. The skills development sessions shall be limited to not more than three (3) one-hour sessions per week without eligibility for refund or credit. The Club and its employees, members, prospective members, invitees, players or coaches may not use non-exclusive use spaces without the prior written consent of the Owner and the Club's advance payment of any required fees for such use pursuant to the Bylaw.

- 3) **LICENCE FEE.** The License fee for the Term will be the sum of \$3,214.53 per month or \$38,574 annually for the first year of the Term, \$3,311 per month or \$39,732 annually for the second year of the Term, and \$3,410 per

month or \$40,924 annually for the third year of the Term, plus goods and services tax thereon, payable in advance on the first of every month upon the parties entering into this License Agreement and in advance of any use by the Club of any part of the Licensed Areas. The monthly fee excludes bookings above the Club's regular practice times.

- 4) **TAXES.** The Club will pay, in each year of the Term, upon demand, all taxes levied that may be assessed by any lawful authority against the areas licensed for exclusive use by the Club, including without limitation, all real property, local improvement taxes and assessments, both general and special, ordinary and extraordinary and foreseen or unforeseen, which now are or shall or may be levied, rated, charged, or assessed by any federal, provincial, municipal, school or other statutory authority for municipal, school or other purposes against the aforementioned areas licensed for exclusive use by the Club. The Owner will forward promptly to the Club any assessment or tax notice it receives in connection with such taxes for payment by the Club. The Club's obligation to taxing authorities under this section 4 will survive the expiration or earlier termination of this License Agreement.
- 5) **TERM.** The License hereby granted is for a term of thirty-six (36) months commencing on the date of final execution of this Agreement, with an option to renew for a further twelve months as provided for in this agreement (the "Term"). Upon the expiry of this License Agreement, this License Agreement will be at an end and of no further force or effect, save and except as expressly set out herein.
- 6) **RENEWAL.** If the Club duly and punctually observes and performs all its obligations under this License Agreement, the Club will have an option to renew the License Agreement for an additional 12 months (the "Renewal Term"). The option to renew may only be exercised by the Club by delivering written notice to the Owner not later than three (3) months prior to the expiration of the Term. The Agreement, if renewed, will be on the same terms, covenants and agreements contained in this License Agreement, except that:
 - a) the rate for the renewal period shall be 103 per cent of the rate in effect during the third year of the Term, and
 - b) the Club will have no further option to renew the Agreement after the exercise of the renewal option.
- 7) **LIMITATION OF USE.** The parties hereby acknowledge and agree that:
 - a) the Club's exclusive use of any Licensed Areas as permitted under section 2(a), will be restricted to the hours between 5:00 a.m. and 2:00 a.m. except with the prior written approval from the Owner;
 - b) the Club's non-exclusive use of the Licensed Areas, as permitted under section 2(b), will be subject to the availability of such Licensed Areas, approval of the Facility Manager and any other Facility requirements for advanced booking and use of such Licensed Areas; and
 - c) the Club and its employees, members, prospective members, invitees, players or coaches may not use other areas of the Facility, other than the Licensed Areas without the prior written consent of the Owner and the Club's advance payment of any required fees for such use pursuant to the Bylaw.
- 8) **CLUB'S OBLIGATIONS.** The Club shall be responsible for:
 - a) Providing the Owner on or before January 1st for the in each year of the Term, financial statements, prepared by an independent accountant for revenue and expenditure, balance sheets and changes in equity, for the preceding fiscal period, May 1st – April 30th.
 - b) Controlling the behaviour of its members, prospective members, players, coaches and invitees within the Licensed Areas;
 - c) Stopping all activities related to ice hockey games and practices if the Club becomes aware of any dangerous conditions in, on or upon the Licensed Areas;
 - d) Providing notice to the Owner of any dangerous or hazardous conditions or incidents existing in, on, or upon the Licensed Areas that the Club becomes aware of from the Club's use of the Licensed Areas; and
 - e) Supervising all on-ice activities during the conduct of ice hockey games and practices.

9) OWNER'S OBLIGATIONS. The Owner shall be responsible for:

- a) providing at the Owner's cost all utilities including power, internet, water, sewer, air conditioning, heating, lighting and snow removal (including from parking lots, and sidewalks) in accordance with the service provider's terms of service and on the understanding that the Owner is not responsible or liable for service interruptions;
- b) making the Rod Brind'Amour Arena and Arena 2 available in accordance with this Agreement;
- c) providing advance preparation of the ice surface in the Rod Brind'Amour Arena and Arena 2 and placement of nets and boards;
- d) maintaining the Rod Brind'Amour Arena and Arena 2 in accordance with industry standards;
- e) keeping the Licensed Areas over which the Club has been granted non-exclusive use pursuant to section 2(b) in a clean and tidy condition at all times during the Term.

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 are subject to the prior written approval by the Owner and the payment in advance of any fees or charges that may be imposed.

The Owner agrees to the purchase of 10 tickets per playoff game for such games held in the Rod Brind'Amour Arena for distribution as it sees fit.

11) ENTRY ONTO ARENA AND SECURITY. The Owner will make available to the Club, its members, prospective members, invitees, players and coaches, reasonable access to Rod Brind'Amour Arena by means of providing keys, lock-box codes or otherwise, as the Owner deems appropriate, for the purposes necessary for the Club's exercise of its rights granted hereunder. The Club may not create, or have created, any duplicates of any keys provided by the Owner, without the Owner's express permission. The Club will be responsible for and be required to return to the Owner upon expiration, or earlier termination of this License Agreement, any keys provided for such access purposes and all copies thereof. The Club will comply with all reasonable requirements of the Owner for access to and security of the Facility and will indemnify and hold harmless the Owner from and against any and all claims, damages, actions, costs, liabilities or expenses which the Owner may suffer or incur or be put to arising out of or in connection with the failure of the Club, its employees, members, prospective members, players, coaches and invitees or those for whom the Club is in law responsible, to maintain security of the Facility.

12) RESTRICTED SALE OF MERCHANDISE OR SERVICES. The Club is not permitted to provide for sale on the Facility, any and all merchandise or services (except as expressly provided for herein) by the Club or any of its members, prospective members, employees, agents, players or invitees, without the prior written consent of

the Owner, advance payment of any required fees and any other Facility requirements for advanced booking and use of the Facility for such purposes. The Owner reserves the right to refuse consent for the sale of merchandise it considers, in its sole discretion, to be inappropriate for sale in a public facility or which competes in whole or in part with goods or services already provided within the Facility by the Owner or other approved vendors.

- 13) **CONDITION OF LICENCED AREAS.** The Licensed Areas are licensed to the Club on an "as-is" basis and the Owner makes no representation or warranties with respect to the condition of same or the suitability of the same for the Club's intended purposes.
- 14) **CONSTRUCTION OR ALTERATIONS.** The Club will not install, construct, or make any alternations to the Licensed Areas without the prior written consent of the Owner. The Owner reserves all rights to direct the work associated with any modifications of such areas to ensure consistency in terms of esthetic and mechanical operations of the facility. The Owner reserves the right to move forward with any facility updates and renovations subject to section 15(c).

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.

- 15) **TERMINATION.** This License Agreement may only be terminated as follows:

- a) any payment herein agreed to be made by the Club is in arrears and remains unpaid for a period of at least sixty (60) days after the same is due;
- b) if there is a material breach of the terms of this License Agreement by the Club (other than non-payment, as provided in subsection (a) above), which material breach is not remedied to the Owner's satisfaction, acting reasonably, within seven (7) days of the Club receiving written notice from the Owner to remedy such material breach, the Owner may terminate this License Agreement effectively upon giving written notice of termination;
- c) the Owner provides 6 months written notice for major facility upgrades;
- d) subject to section 6, upon expiration of the Term, without further notice; or
- e) by mutual written agreement of the Club and the Owner.

- 16) **CLEAN AND TIDY CONDITION.** The Club, at its sole cost and expense, will expeditiously and diligently keep the Licensed Areas for which the Club has exclusive use pursuant to section 2(a), in a clean, safe and tidy condition at all times during the period for which the Club has been granted exclusive use including, without limitation, keeping such areas free from debris and waste accumulation.

- 17) **DAMAGE.** The Club agrees that any damage to the Licensed spaces caused by the Club or its respective member, prospective member, invitees, players and coaches, employees, licensees, agents or permitted

assigns, including any third-party occupiers, will be the sole financial responsibility of the Club. In the event of any damage that is caused by the Club to Licensed spaces, and in the absence of any negligence on the part of the Owner, the Club will restore the affected portions of the Licensed space(s) as closely as is practicable to their appearance and functional condition prior to the damage.

- 18) **REMOVAL OF PERSONAL PROPERTY.** Upon the expiration, or earlier termination of this Agreement, the Club will remove all personal property, equipment, merchandise and any other item or thing ("Club Property") brought onto the Licensed Areas by the Club, its members, prospective members, employees, agents, players or invitees, at its sole cost and expense, and will restore the Licensed Areas to a reasonably similar condition as the Licensed Areas were in immediately prior to the commencement of the License Agreement. In the event the Club does not remove the Club Property, the same will, within 30 days following the expiration of the Term or any renewal thereof, become the sole property of the Owner or the Owner may, at its option, enforce the removal of the Club Property by the Club failing which the Owner may, at the Club's cost, remove the Club Property without any liability for loss or damage
- 19) **NO OBSTRUCTION OR INTERFERENCE.** The Club will not build or place any building, structure, gate, barrier or other improvement on the Licensed Areas and, in particular, will not obstruct or interfere with, or permit the obstruction or interference with the use of the Arena by the Owner and its employees, servants, agents, consultants, contractors and invitees.
- 20) **INSPECTION.** The Owner, by its authorized representatives, may enter the licensed Areas at any time for the purpose of inspecting the same for any purposes permitted under this license Agreement, including ensuring the Club's compliance with all terms of this license Agreement.
- 21) **INDEMNITY.** Notwithstanding any other provision of this License Agreement, the Club will indemnify and save harmless the Owner from and against all liabilities claims, suits, actions, including actions of third parties, damages and costs (including legal fees on a solicitor and own client basis) which the Owner may incur out of or in connection with:
 - a) any breach or non-performance of the obligations of the Club under this license Agreement;
 - b) any loss or damage to property or personal injury or bodily injury, including death, of any person in the licensed Areas for whom the Club is in law responsible; or
 - c) any wrongful act or neglect of the Club or its members, prospective members, employees, agents, players, invitees or those for whom the Club is responsible in law in or about the Licensed Areas or arising out of or in connection with the use of the Licensed Areas by the Club, its members, prospective members, employees, agents, players or invitees or those for whom it is in law responsible, unless such liabilities, claims, suits, actions including actions of third parties, damages and costs arise directly or indirectly from the negligent or willful acts of or omissions of the Owner or third parties for whom the Club is not in law responsible. This indemnity will survive the expiration or earlier termination of this license Agreement.
- 22) **NON-LIABILITY OF THE OWNER.** The Owner will not be liable to the Club or any members, prospective members, employees, agents, players or invitees of the Club for any personal injury or property damage or claims arising from or in connection with the Club's use of the Licensed Areas, save and except to the extent caused by the negligent or willful acts of or omissions of the Owner. The Club hereby waives all rights it may have at law or at equity to claim against the Owner for damages or equitable relief of any nature or kind, save and except to the extent caused by the negligent or willful acts of or omissions of the Owner.
- 23) **INSURANCE.** The Club will, at its sole expense, acquire and maintain at all times:
 - a) "all risk" property insurance covering all of the Club's property in the Licensed Area, property for which the Club is legally liable, and property installed by or on behalf of the Club within the Licensed Area;

- b) comprehensive general liability insurance for personal injury, bodily injury death or property damage occurring upon, within or about the Licensed Area, such coverage to include the activities and operations conducted by the Club and those for whom the Club is in law responsible. Such policies will be written on a comprehensive basis with inclusive limits of not less than \$5 million per occurrence and will name the Owner as an additional insured.

The Club will deliver to the Owner within 30 days of the date first written above, and upon reasonable request from time to time, certificates of insurance (and upon request by the Owner, copies of the insurance policies) and will deliver to the Owner a certificate of renewal for each policy not less than 10 days prior to its respective expiry date. The Club will pay the premium for each policy. The Club will cause all insurance policies to contain an undertaking by the respective insurer to notify the Owner at least 30 days prior to cancellation or prior to making any other change material to the Owner's interest. The liability policy of the Club will include the Owner as an additional named insured with a cross-liability and severability of interest clause. The Club will cause all insurance policies to contain a waiver of subrogation clause in favour of the Owner and those for whom it is in law responsible. If the Club fails to acquire and maintain the insurance required in this section 23, the Owner may provide such insurance at the expense of the Club in which case the Club shall promptly repay the Owner all costs reasonably incurred by the Owner in acquiring and maintaining such insurance.

- 24) **NOTICES.** Any notice required or permitted to be given hereunder will be in writing and will be sufficiently given if it is delivered personally or mailed by prepaid mail to the intended party at its address set out on page 1 of this License Agreement. A notice will be deemed to be received on the day it is delivered, if delivered personally, or four (4) business days after the date it was mailed.
- 25) **NATURE OF LICENCE.** The Club's use and occupancy of the Licensed Areas will, under all circumstances, be viewed as a license only and will not create or be deemed to create any interest in land in the Lands, the Facility or the Licensed Areas in the Club's favour.
- 26) **BUILDERS' LIENS.** The Club will not suffer or permit any liens under the Builders Lien Act (BC) to be registered against title to the Lands by reason of labour, services or materials supplied to the Club. In the event that any lien is so filed, the Club will take immediate action to cause same to be removed.
- 27) **FURTHER ASSURANCES.** The parties will execute and deliver all such further documents and do such other things as the other party hereto may request in order for this License Agreement to be given full effect.
- 28) **ASSIGNMENT.** The Club will not assign or transfer this License Agreement and will not permit or suffer any other person to occupy the whole or any part of the Licensed Areas without the prior written approval of the Owner, which consent may be withheld at the Owner's sole discretion. This License is personal to the Licensee.
- 29) **ENTIRE AGREEMENT.** Except as expressly set out herein, there are no representations, warranties, conditions or collateral agreements between the Owner and the Club and this License Agreement constitutes the whole of the agreement between such parties with respect to the Licensed Area.
- 30) **SEVERANCE.** If any section, subsection, sentence, clause or phrase in this License Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this License Agreement. The parties hereto shall agree upon an amendment to be made to the section, subsection, sentence, clause or phrase previously found to be invalid and shall do or cause to be done all acts reasonably necessary in order to amend this License Agreement so as to reflect its original spirit and intent.
- 31) **ENUREMENT.** This License Agreement will ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

- 32) **WAIVER.** No waiver of any provisions of this License Agreement is binding unless it is in writing and signed by both the Owner and the Club. No failure to exercise and no delay in exercising any right or remedy under this License Agreement will be deemed a waiver of that right or remedy. Any waiver by the Owner of any breach of a term, covenant or condition of this License Agreement will not be construed to be a waiver of any subsequent breach of the term, covenant or condition or another term, covenant or condition.
- 33) **NO DEROGATION.** The parties acknowledge and agree that nothing contained or implied in this License Agreement will be construed as limiting or prejudicing the rights and powers of the Owner in the exercise of its functions pursuant to the Local Government Act and the Community Charter, or any other right or power under any public or private statutes, bylaws, orders or regulations, all of which may be fully exercised as if this License Agreement had not been entered into.
- 34) **INDEPENDENT LEGAL ADVICE.** The Club acknowledges and agrees that it has obtained, or has had the opportunity to obtain, independent legal advice with respect to the contents and consequences of this License Agreement and that it has been advised of and understands the effects and liabilities and obligations contained in this License Agreement.
- 35) **COMPLIANCE WITH LAWS.** The Club, at its cost, will promptly comply with all lawful requirements of any governmental or administrative authority which relate, directly or indirectly, to the use of the Licensed Areas by the Club.
- 36) **GOVERNING LAWS.** This License Agreement is governed by and is to be enforced, construed and interpreted in accordance with the laws of British Columbia.
- 37) **COUNTERPARTS.** This Agreement may be executed and delivered in any number of counterparts as may be necessary and delivered by facsimile with the same effect as if all parties had all signed and delivered the same document and all counterparts will be construed together to be an original and will constitute one and the same instrument.

IN WITNESS WHEREOF the parties hereto have executed this License Agreement as indicated below:

STRATHCONA REGIONAL DISTRICT
by its authorized signatories:

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD
(BC0544099) by its authorized signatories:

_____	_____	_____	_____
Chair	Date	President	Date
_____	_____	_____	_____
Corporate Officer	Date	Secretary	Date



STAFF REPORT

DATE: March 3, 2022 **FILE:**

TO: Chair and Commissioners,
Strathcona Gardens Commission

FROM: David Leitch
Chief Administrative Officer

RE: **LICENSE AGREEMENT - CAMPBELL RIVER STORM**

PURPOSE/PROBLEM

The consider a draft license agreement with the Campbell River STORM Hockey Club for use of the Strathcona Gardens recreation facility starting in 2022.

EXECUTIVE SUMMARY

At its January 12, 2022 inaugural meeting the Commission considered the attached report and passed the following resolution:

Evans/Grunerud: SGC 16/22

THAT the Commission recommend that negotiations for a new license agreement with the CR Storm Hockey Club be commenced based on the December 17, 2021 report from the Chief Administrative Officer.

Based on the above direction staff have engaged with the STORM hockey club to discuss the content of a new license agreement. The results of those discussions are contained in the draft agreement attached to this report. The following are notable aspects of the agreement:

- the license would be in effect until March 31, 2025 with an option to renew for a further 12 months at the discretion of the STORM hockey club.
- the license fee would increase by 3% year over year including the renewal period.
- internet access is included as a utility to be provided by the Regional District.

If the proposed license agreement meets the Commission's requirements it would be in order to move this matter forward for consideration by the Regional Board.

ALTERNATIVES

Option A – THAT the proposed license agreement with the Campbell River STORM Hockey Club be recommended for approval.

Option B – THAT further discussions with the Campbell River STORM Hockey Club be undertaken to address issues identified by the Commission.

Option C – THAT the proposed license agreement with the Campbell River STORM Hockey Club be recommended for denial.

RECOMMENDATION

THAT the report from the Chief Administrative Officer be received.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: *Robin Kentrop, Senior Manager, Strathcona Gardens*
Craig Robertson, Manager, Arenas and Administration

Attachment: Proposed 2022-2025 Campbell River Storm License Agreement
Copy of December 17, 2021 report to the SG Commission



LICENSE AGREEMENT

(Strathcona Gardens Recreation Complex)

THIS LICENSE AGREEMENT dated for reference the ____ day of _____, 2022

BETWEEN: **STRATHCONA REGIONAL DISTRICT**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 301-990 Cedar Street, Campbell River, BC V9W 728
(the "**Owner**")

AND: **CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.**, [BC0544099] and having an office at 296 South Murphy Street, Campbell River, BC V9W 1Y7
(the "**Club**")

WITNESSES THAT WHEREAS:

- A. The Owner is the legal owner of certain lands ("**Lands**") and premises located in the City of Campbell River, known as the Strathcona Gardens Recreation Complex, located at 225 S. Dogwood Street, Campbell River, British Columbia (the "**Facility**"); and
- B. The Club requires a license to use and occupy portions of the Facility described herein and referred to as the Licensed Areas and the Owner has agreed to grant the Club a license over the Licensed Areas for the purposes set out herein.

NOW THEREFORE, in consideration of the payment by the Club to the Owner of such sums as set in this agreement, the premises and mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1) DEFINITIONS. The following terms have the following meanings:

- a) "**Rod Brind'Amour**" means the ice arena located within the Facility comprising the ice surface, nets, boards, scoreboard and controls, benches, penalty box areas, sound system, lighting;
- b) "**Arena 2**" means the ice arena located within the Facility and commonly known as "Arena Number 2", comprising the ice surface, nets, boards, scoreboard and controls, benches, penalty box areas, sound system and lighting;
- c) "**Bylaw**" means Bylaw No 295, being Strathcona Gardens Recreation Complex Fees and Charges Bylaw 2018, including all amendments and replacements thereto;
- d) "**Club Games and Practices**" means not more than 24 regular and 2 exhibition ice-hockey games, one daily ice-hockey practice between Monday and Friday during the regular season and 1 charity ice-hockey game played or conducted in Rod Brind'Amour Arena or Arena 2 by the Club during the Regular Season;
- e) "**Common Areas**" means the common areas of the Facility comprising lobby areas, mezzanine viewing area, seating areas, washrooms, spectator stands, parking lots, walkways and any other public areas of the Rod Brind'Amour and Arena 2 and areas of ingress and egress to such areas;
- f) "**Dogwood Room**" means the room located within the Facility and identified as the "Dogwood Room";
- g) "**Fitness Studio**" means the exercise and fitness room located within the Facility and identified as the

Fitness Studio";

- h) **"Licensed Areas"** means, collectively, Rod Brind'Amour Arena, Arena 2, Common Areas, Pinecrest Room, VIP North Room, VIP South Room (Storm Office), Storm Dressing Room, Dogwood Room and Fitness Room;
- i) **"Spring Ice"** means from the end of the Regular Season and Post Season through to June 30 of each calendar year during the Term.
- j) **"Pinecrest Room"** means the office and/or meeting room located within the Facility and identified and commonly known as the "Pinecrest Room";
- k) **"Post Season"** means the period immediately after the "Regular Season" including up to twelve (12) scheduled hockey games and weekly practices, up to and including practices leading to the Cyclone Taylor Cup of each calendar year during the Term;
- l) **"Regular Season"** means the period between September 1 and March 31, inclusive, or such other regular season specified by the VIJHL from time to time, of each calendar year during the Term;
- m) **"skills development session"** means an on-ice session held during the regular season and dedicated to player skills development.
- n) **"Storm Dressing Room"** means the locker and change room located within the Facility and identified as and commonly known as the "Junior B Change Room";
- o) **"Summer Ice"** means the months from July 1 or the installation of the first sheet of ice based on the facilities operating schedule through to August 31 of each calendar year during the Term;
- p) **"VIJHL"** means the Vancouver Island Junior Hockey League;
- q) **"VIP North Room"** means the office and/or meeting room located within the Facility and identified as and commonly known as the "VIP North Room"; and
- r) **"VIP South Room (Storm Office)"** means the office and/or meeting room located within the Facility and identified as and commonly known as the "VIP South Room (Storm Office)".

2) GRANT OF LICENCE. The Owner hereby grants to the Club and its members, prospective members, invitees, players and coaches for the duration of the Term:

- a) an exclusive use of the VIP South Room (Storm Office) and the Storm Dressing Room during the Term, and
- b) a non-exclusive use of the following during the Term;
 - i) Rod Brind'Amour Arena
 - ii) Rod Brind'Amour Viewing Deck
 - iii) Arena 2
 - iv) VIP North Room
 - v) Common Areas
 - vi) Pinecrest Room
 - vii) Dogwood Room, and
 - viii) Fitness Studio Room

for the purposes of conducting meetings, training exercises, skills development sessions, club games, practices, and for conducting ice hockey camps (Rookie Camp, Main Camp and Boot Camp) for new and prospective team members. All bookings are subject to the terms and conditions of this License Agreement (collectively, the **"License"**) and the facility allocation policies. The skills development sessions shall be limited to not more than three (3) one-hour sessions per week without eligibility for refund or credit. The Club and its employees, members, prospective members, invitees, players or coaches may not use non-exclusive use spaces without the prior written consent of the Owner and the Club's advance payment of any required fees for such use pursuant to the Bylaw.

3) LICENCE FEE. The License fee for the Term will be the sum of \$3,214.53 per month or \$38574 annually for the first year of the Term, \$3,311 per month or \$39,732 annually for the second year of the Term, and \$3,410 per

month or \$40,924 annually for the third year of the Term, plus goods and services tax thereon, payable in advance on the first of every month upon the parties entering into this License Agreement and in advance of any use by the Club of any part of the Licensed Areas. The monthly fee excludes bookings above the Club's regular practice times.

- 4) **TAXES.** The Club will pay, in each year of the Term, upon demand, all taxes levied that may be assessed by any lawful authority against the areas licensed for exclusive use by the Club, including without limitation, all real property, local improvement taxes and assessments, both general and special, ordinary and extraordinary and foreseen or unforeseen, which now are or shall or may be levied, rated, charged, or assessed by any federal, provincial, municipal, school or other statutory authority for municipal, school or other purposes against the aforementioned areas licensed for exclusive use by the Club. The Owner will forward promptly to the Club any assessment or tax notice it receives in connection with such taxes for payment by the Club. The Club's obligation to taxing authorities under this section 4 will survive the expiration or earlier termination of this License Agreement.
- 5) **TERM.** The License hereby granted is for a term of thirty-six (36) months commencing on the date of final execution of this Agreement, with an option to renew for a further twelve months as provided for in this agreement (the "Term"). Upon the expiry of this License Agreement, this License Agreement will be at an end and of no further force or effect, save and except as expressly set out herein.
- 6) **RENEWAL.** If the Club duly and punctually observes and performs all its obligations under this License Agreement, the Club will have an option to renew the License Agreement for an additional 12 months (the "Renewal Term"). The option to renew may only be exercised by the Club by delivering written notice to the Owner not later than three (3) months prior to the expiration of the Term. The Agreement, if renewed, will be on the same terms, covenants and agreements contained in this License Agreement, except that;
 - a) the rate for the renewal period shall be 103 per cent of the rate in effect during the third year of the Term, and
 - b) the Club will have no further option to renew the Agreement after the exercise of the renewal option.
- 7) **LIMITATION OF USE.** The parties hereby acknowledge and agree that:
 - a) the Club's exclusive use of any Licensed Areas as permitted under section 2(a), will be restricted to the hours between 5:00 a.m. and 2:00 a.m. except with the prior written approval from the Owner;
 - b) the Club's non-exclusive use of the Licensed Areas, as permitted under section 2(b), will be subject to the availability of such Licensed Areas, approval of the Facility Manager and any other Facility requirements for advanced booking and use of such Licensed Areas; and
 - c) the Club and its employees, members, prospective members, invitees, players or coaches may not use other areas of the Facility, other than the Licensed Areas without the prior written consent of the Owner and the Club's advance payment of any required fees for such use pursuant to the Bylaw.
- 8) **CLUB'S OBLIGATIONS.** The Club shall be responsible for:
 - a) Providing the Owner on or before January 1st for the in each year of the Term, financial statements, prepared by an independent accountant for revenue and expenditure, balance sheets and changes in equity, for the preceding fiscal period, May 1st – April 30th.
 - b) Controlling the behaviour of its members, prospective members, players, coaches and invitees within the Licensed Areas;
 - c) Stopping all activities related to ice hockey games and practices if the Club becomes aware of any dangerous conditions in, on or upon the Licensed Areas;
 - d) Providing notice to the Owner of any dangerous or hazardous conditions or incidents existing in, on, or upon the Licensed Areas that the Club becomes aware of from the Club's use of the Licensed Areas; and
 - e) Supervising all on-ice activities during the conduct of ice hockey games and practices.

9) OWNER'S OBLIGATIONS. The Owner shall be responsible for:

- a) providing at the Owner's cost all utilities including power, internet, water, sewer, air conditioning, heating, lighting and snow removal (including from parking lots, and sidewalks) in accordance with the service provider's terms of service and on the understanding that the Owner is not responsible or liable for service interruptions;
- b) making the Rod Brind'Amour Arena and Arena 2 available in accordance with this Agreement;
- c) providing advance preparation of the ice surface in the Rod Brind'Amour Arena and Arena 2 and placement of nets and boards;
- d) maintaining the Rod Brind'Amour Arena and Arena 2 in accordance with industry standards;
- e) keeping the Licensed Areas over which the Club has been granted non-exclusive use pursuant to section 2(b) in a clean and tidy condition at all times during the Term.

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 are subject to the prior written approval by the Owner and the payment in advance of any fees or charges that may be imposed.

The Owner agrees to the purchase of 10 tickets per playoff game for such games held in the Rod Brind'Amour Arena for distribution as it sees fit.

11) ENTRY ONTO ARENA AND SECURITY. The Owner will make available to the Club, its members, prospective members, invitees, players and coaches, reasonable access to Rod Brind'Amour Arena by means of providing keys, lock-box codes or otherwise, as the Owner deems appropriate, for the purposes necessary for the Club's exercise of its rights granted hereunder. The Club may not create, or have created, any duplicates of any keys provided by the Owner, without the Owner's express permission. The Club will be responsible for and be required to return to the Owner upon expiration, or earlier termination of this License Agreement, any keys provided for such access purposes and all copies thereof. The Club will comply with all reasonable requirements of the Owner for access to and security of the Facility and will indemnify and hold harmless the Owner from and against any and all claims, damages, actions, costs, liabilities or expenses which the Owner may suffer or incur or be put to arising out of or in connection with the failure of the Club, its employees, members, prospective members, players, coaches and invitees or those for whom the Club is in law responsible, to maintain security of the Facility.

12) RESTRICTED SALE OF MERCHANDISE OR SERVICES. The Club is not permitted to provide for sale on the Facility, any and all merchandise or services (except as expressly provided for herein) by the Club or any of its members, prospective members, employees, agents, players or invitees, without the prior written consent of

the Owner, advance payment of any required fees and any other Facility requirements for advanced booking and use of the Facility for such purposes. The Owner reserves the right to refuse consent for the sale of merchandise it considers, in its sole discretion, to be inappropriate for sale in a public facility or which competes in whole or in part with goods or services already provided within the Facility by the Owner or other approved vendors.

- 13) CONDITION OF LICENCED AREAS.** The Licensed Areas are licensed to the Club on an "as-is" basis and the Owner makes no representation or warranties with respect to the condition of same or the suitability of the same for the Club's intended purposes.
- 14) CONSTRUCTION OR ALTERATIONS.** The Club will not install, construct, or make any alternations to the Licensed Areas without the prior written consent of the Owner. The Owner reserves all rights to direct the work associated with any modifications of such areas to ensure consistency in terms of esthetic and mechanical operations of the facility. The Owner reserves the right to move forward with any facility updates and renovations subject section 15 (c).

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.

- 15) TERMINATION.** This License Agreement may only be terminated as follows:

- a) any payment herein agreed to be made by the Club is in arrears and remains unpaid for a period of at least sixty (60) days after the same is due;
- b) if there is a material breach of the terms of this License Agreement by the Club (other than non-payment, as provided in subsection (a) above), which material breach is not remedied to the Owner's satisfaction, acting reasonably, within seven (7) days of the Club receiving written notice from the Owner to remedy such material breach, the Owner may terminate this License Agreement effectively upon giving written notice of termination;
- c) the Owner provides 6 months written notice for major facility upgrades;
- d) subject to section 6, upon expiration of the Term, without further notice; or
- e) by mutual written agreement of the Club and the Owner.

- 16) CLEAN AND TIDY CONDITION.** The Club, at its sole cost and expense, will expeditiously and diligently keep the Licensed Areas for which the Club has exclusive use pursuant to section 2(a), in a clean, safe and tidy condition at all times during the period for which the Club has been granted exclusive use including, without limitation, keeping such areas free from debris and waste accumulation.

- 17) DAMAGE.** The Club agrees that any damage to the Licensed spaces caused by the Club or its respective member, prospective member, invitees, players and coaches, employees, licensees, agents or permitted assigns, including any third-party occupiers, will be the sole financial responsibility of the Club. In the event of

any damage that is caused by the Club to Licensed spaces, and in the absence of any negligence on the part of the Owner, the Club will restore the affected portions of the Licensed space(s) as closely as is practicable to their appearance and functional condition prior to the damage.

- 18) **REMOVAL OF PERSONAL PROPERTY.** Upon the expiration, or earlier termination of this Agreement, the Club will remove all personal property, equipment, merchandise and any other item or thing ("**Club Property**") brought onto the Licensed Areas by the Club, its members, prospective members, employees, agents, players or invitees, at its sole cost and expense, and will restore the Licensed Areas to a reasonably similar condition as the Licensed Areas were in immediately prior to the commencement of the License Agreement. In the event the Club does not remove the Club Property, the same will, within 30 days following the expiration of the Term or any renewal thereof, become the sole property of the Owner or the Owner may, at its option, enforce the removal of the Club Property by the Club failing which the Owner may, at the Club's cost, remove the Club Property without any liability for loss or damage
- 19) **NO OBSTRUCTION OR INTERFERENCE.** The Club will not build or place any building, structure, gate, barrier or other improvement on the Licensed Areas and, in particular, will not obstruct or interfere with, or permit the obstruction or interference with the use of the Arena by the Owner and its employees, servants, agents, consultants, contractors and invitees.
- 20) **INSPECTION.** The Owner, by its authorized representatives, may enter the licensed Areas at any time for the purpose of inspecting the same for any purposes permitted under this license Agreement, including ensuring the Club's compliance with all terms of this license Agreement.
- 21) **INDEMNITY.** Notwithstanding any other provision of this License Agreement, the Club will indemnify and save harmless the Owner from and against all liabilities claims, suits, actions, including actions of third parties, damages and costs (including legal fees on a solicitor and own client basis) which the Owner may incur out of or in connection with:
 - a) any breach or non-performance of the obligations of the Club under this license Agreement;
 - b) any loss or damage to property or personal injury or bodily injury, including death, of any person in the licensed Areas for whom the Club is in law responsible; or
 - c) any wrongful act or neglect of the Club or its members, prospective members, employees, agents, players, invitees or those for whom the Club is responsible in law in or about the Licensed Areas or arising out of or in connection with the use of the Licensed Areas by the Club, its members, prospective members, employees, agents, players or invitees or those for whom it is in law responsible, unless such liabilities, claims, suits, actions including actions of third parties, damages and costs arise directly or indirectly from the negligent or willful acts of or omissions of the Owner or third parties for whom the Club is not in law responsible. This indemnity will survive the expiration or earlier termination of this license Agreement.
- 22) **NON-LIABILITY OF THE OWNER.** The Owner will not be liable to the Club or any members, prospective members, employees, agents, players or invitees of the Club for any personal injury or property damage or claims arising from or in connection with the Club's use of the Licensed Areas, save and except to the extent caused by the negligent or willful acts of or omissions of the Owner. The Club hereby waives all rights it may have at law or at equity to claim against the Owner for damages or equitable relief of any nature or kind, save and except to the extent caused by the negligent or willful acts of or omissions of the Owner.
- 23) **INSURANCE.** The Club will, at its sole expense, acquire and maintain at all times:
 - a) "all risk" property insurance covering all of the Club's property in the Licensed Area, property for which the Club is legally liable, and property installed by or on behalf of the Club within the Licensed Area;
 - b) comprehensive general liability insurance for personal injury, bodily injury death or property damage

occurring upon, within or about the Licensed Area, such coverage to include the activities and operations conducted by the Club and those for whom the Club is in law responsible. Such policies will be written on a comprehensive basis with inclusive limits of not less than \$5 million per occurrence and will name the Owner as an additional insured.

The Club will deliver to the Owner within 30 days of the date first written above, and upon reasonable request from time to time, certificates of insurance (and upon request by the Owner, copies of the insurance policies) and will deliver to the Owner a certificate of renewal for each policy not less than 10 days prior to its respective expiry date. The Club will pay the premium for each policy. The Club will cause all insurance policies to contain an undertaking by the respective insurer to notify the Owner at least 30 days prior to cancellation or prior to making any other change material to the Owner's interest. The liability policy of the Club will include the Owner as an additional named insured with a cross-liability and severability of interest clause. The Club will cause all insurance policies to contain a waiver of subrogation clause in favour of the Owner and those for whom it is in law responsible. If the Club fails to acquire and maintain the insurance required in this section 23, the Owner may provide such insurance at the expense of the Club in which case the Club shall promptly repay the Owner all costs reasonably incurred by the Owner in acquiring and maintaining such insurance.

- 24) **NOTICES.** Any notice required or permitted to be given hereunder will be in writing and will be sufficiently given if it is delivered personally or mailed by prepaid mail to the intended party at its address set out on page 1 of this License Agreement. A notice will be deemed to be received on the day it is delivered, if delivered personally, or four (4) business days after the date it was mailed.
- 25) **NATURE OF LICENCE.** The Club's use and occupancy of the Licensed Areas will, under all circumstances, be viewed as a license only and will not create or be deemed to create any interest in land in the Lands, the Facility or the Licensed Areas in the Club's favour.
- 26) **BUILDERS' LIENS.** The Club will not suffer or permit any liens under the Builders Lien Act (BC) to be registered against title to the Lands by reason of labour, services or materials supplied to the Club. In the event that any lien is so filed, the Club will take immediate action to cause same to be removed.
- 27) **FURTHER ASSURANCES.** The parties will execute and deliver all such further documents and do such other things as the other party hereto may request in order for this License Agreement to be given full effect.
- 28) **ASSIGNMENT.** The Club will not assign or transfer this License Agreement and will not permit or suffer any other person to occupy the whole or any part of the Licensed Areas without the prior written approval of the Owner, which consent may be withheld at the Owner's sole discretion. This License is personal to the Licensee.
- 29) **ENTIRE AGREEMENT.** Except as expressly set out herein, there are no representations, warranties, conditions or collateral agreements between the Owner and the Club and this License Agreement constitutes the whole of the agreement between such parties with respect to the Licensed Area.
- 30) **SEVERANCE.** If any section, subsection, sentence, clause or phrase in this License Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this License Agreement. The parties hereto shall agree upon an amendment to be made to the section, subsection, sentence, clause or phrase previously found to be invalid and shall do or cause to be done all acts reasonably necessary in order to amend this License Agreement so as to reflect its original spirit and intent.
- 31) **ENUREMENT.** This License Agreement will ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

- 32) WAIVER.** No waiver of any provisions of this License Agreement is binding unless it is in writing and signed by both the Owner and the Club. No failure to exercise and no delay in exercising any right or remedy under this License Agreement will be deemed a waiver of that right or remedy. Any waiver by the Owner of any breach of a term, covenant or condition of this License Agreement will not be construed to be a waiver of any subsequent breach of the term, covenant or condition or another term, covenant or condition.
- 33) NO DEROGATION.** The parties acknowledge and agree that nothing contained or implied in this License Agreement will be construed as limiting or prejudicing the rights and powers of the Owner in the exercise of its functions pursuant to the Local Government Act and the Community Charter, or any other right or power under any public or private statutes, bylaws, orders or regulations, all of which may be fully exercised as if this License Agreement had not been entered into.
- 34) INDEPENDENT LEGAL ADVICE.** The Club acknowledges and agrees that it has obtained, or has had the opportunity to obtain, independent legal advice with respect to the contents and consequences of this License Agreement and that it has been advised of and understands the effects and liabilities and obligations contained in this License Agreement.
- 35) COMPLIANCE WITH LAWS.** The Club, at its cost, will promptly comply with all lawful requirements of any governmental or administrative authority which relate, directly or indirectly, to the use of the Licensed Areas by the Club.
- 36) GOVERNING LAWS.** This License Agreement is governed by and is to be enforced, construed and interpreted in accordance with the laws of British Columbia.
- 37) COUNTERPARTS.** This Agreement may be executed and delivered in any number of counterparts as may be necessary and delivered by facsimile with the same effect as if all parties had all signed and delivered the same document and all counterparts will be construed together to be an original and will constitute one and the same instrument.

IN WITNESS WHEREOF the parties hereto have executed this License Agreement as indicated below:

STRATHCONA REGIONAL DISTRICT
by its authorized signatories:

**CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD
(BC0544099)** by its authorized signatories:

_____	_____	_____	_____
Chair	Date	President	Date
_____	_____	_____	_____
Corporate Officer	Date	Secretary	Date

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

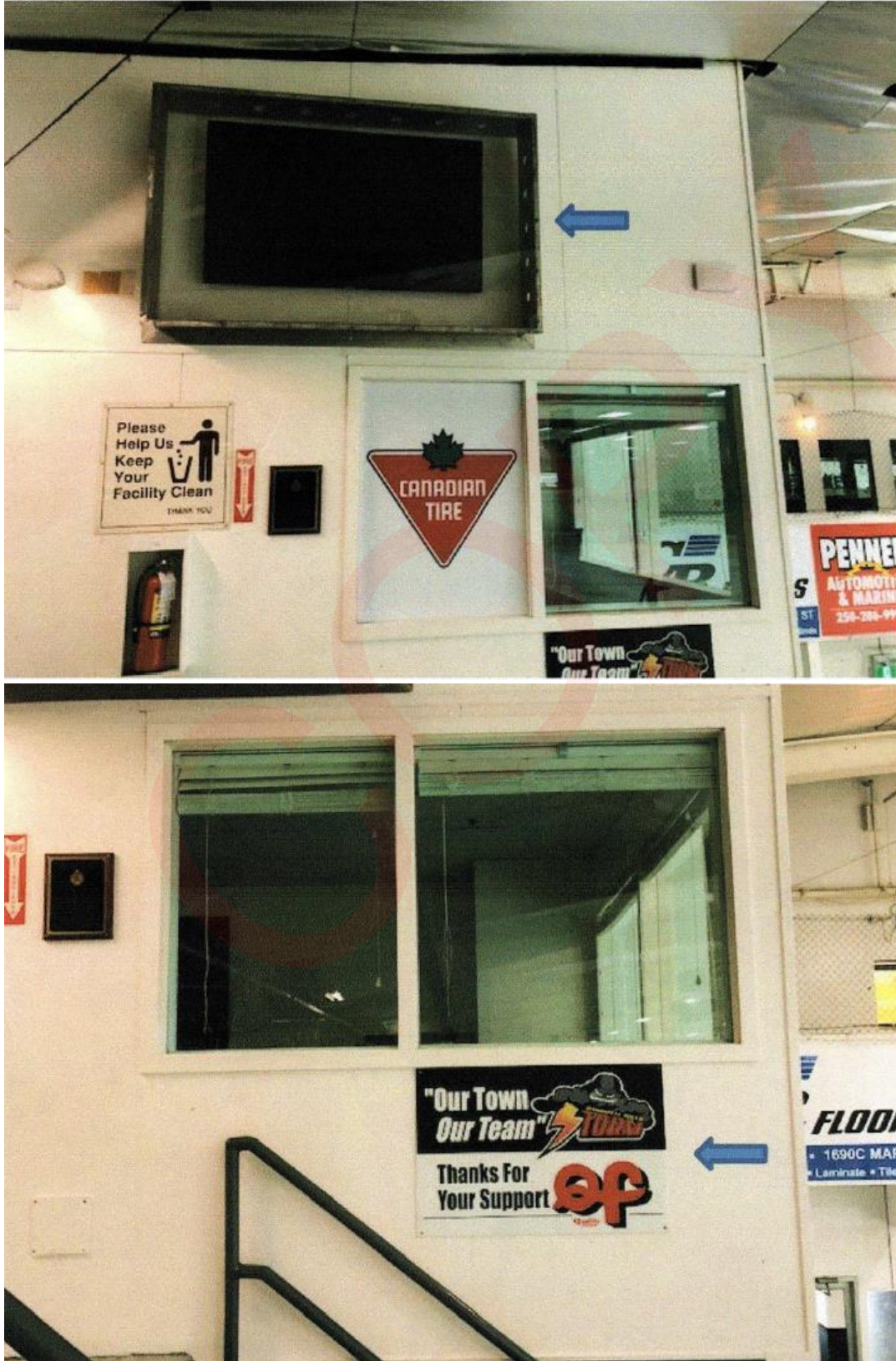


EXHIBIT 2 – Scaffolding located outside of Storm dressing room.



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





STAFF REPORT

DATE: December 17, 2021

FILE:

TO: Chair and Commissioners,
Strathcona Gardens Commission

FROM: David Leitch
Chief Administrative Officer

RE: LICENSE AGREEMENT - CAMPBELL RIVER STORM

PURPOSE/PROBLEM

The consider negotiating a new license agreement with the Campbell River STORM for use of the Strathcona Gardens recreation facility.

EXECUTIVE SUMMARY

The Rod Brind'Amour Arena has been home to the Campbell River STORM since 1997. The current license agreement with the Campbell River STORM expires on January 30, 2022.

The STORM has enjoyed unprecedented success throughout their history, most recently in the 2016-17 and 2017-18 seasons by winning back-to-back VIJHL titles. The club's success continued as the STORM were selected to host the 2019 Cyclone Taylor Cup. Strong community support has always been attributed to the club's success.

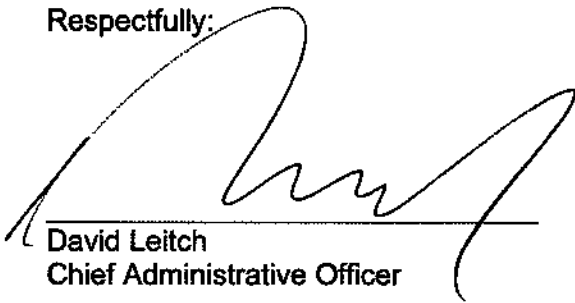
The 2019/2020 season started like any other but, due to COVID-19, took an unforeseen turn for the worse. March 2020 saw facilities close nationwide forcing centers to navigate a long, slow gradual return to opening. In the fall of 2021, the Storm Hockey Club had finally returned to regular game play with full capacity limits only to once again be forced out of Strathcona Gardens due to the USW strike action.

It is proposed that staff engage the CR Storm Hockey Club in an attempt to negotiate a draft license agreement for consideration by the Commission. The current agreement is a 2-year contract with the option to renew for a third year subject to an inflationary rate added to each year of the term. Unless the Commission directs otherwise, it is proposed that a new agreement would reflect the same basic structure.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received.
2. THAT the Commission recommend that negotiations for a new license agreement with the CR Storm Hockey Club be commenced based on the December 17, 2021 report from the Chief Administrative Officer.

Respectfully:



David Leitch
Chief Administrative Officer

Prepared by: *Robin Kentrop, Senior Manager, Strathcona Gardens*
Craig Robertson, Manager, Arenas and Administration

Attachments: Campbell River Storm License Agreement (w/amendments)

COPY

LICENSE AGREEMENT
(Strathcona Gardens Recreation Complex)

THIS LICENSE AGREEMENT dated for reference the 25 day of January, ²⁰¹⁹~~2018~~

BETWEEN: **STRATHCONA REGIONAL DISTRICT**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 301-990 Cedar Street, Campbell River, BC V9W7Z8

(the "Owner")

AND: **CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.**, (BC0544099) and having an office at 296 South Murphy Street, Campbell River, BC V9W 1Y7

(the "Club")

WITNESSES THAT WHEREAS:

- A. The Owner is the legal owner of certain lands ("**Lands**") and premises located in the City of Campbell River, known as the Strathcona Gardens Recreation Complex, located at 225 S. Dogwood Street, Campbell River, British Columbia (the "**Facility**"); and
- B. The Club requires a license to use and occupy portions of the Facility described herein and referred to as the Licensed Areas and the Owner has agreed to grant the Club a license over the Licensed Areas for the purposes set out herein.

NOW THEREFORE, in consideration of the payment by the Club to the Owner of such sums as set in this agreement, the premises and mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1) DEFINITIONS. The following terms have the following meanings:

- a) "**Rod Brind'Amour**" means the ice arena located within the Facility comprising the ice surface, nets, boards, scoreboard and controls, benches, penalty box areas, sound system, lighting
- b) "**Arena 2**" means the ice arena located within the Facility and commonly known as "Arena Number 2", comprising the ice surface, nets, boards, scoreboard and controls, benches, penalty box areas, sound system and lighting;
- c) "**Bylaw**" means Bylaw No 295, being Strathcona Gardens Recreation Complex Fees and Charges Bylaw 2018, including all amendments and replacements thereto;
- d) "**Club Games and Practices**" means not more than 24 regular and 2 exhibition ice-hockey games, one daily ice-hockey practice between Monday and Friday during the regular season and 1 charity ice-hockey game played or conducted in Rod Brind'Amour Arena or Arena 2 by the Club during the Regular Season;
- e) "**Common Areas**" means the common areas of the Facility comprising lobby areas, mezzanine viewing area, seating areas, washrooms, spectator stands, parking lots, walkways and any other public areas of the Rod Brind'Amour and Arena 2 and areas of ingress and egress to such areas;
- f) "**Dogwood Room**" means the room located within the Facility and identified as the "Dogwood Room";
- g) "**Fitness Studio**" means the exercise and fitness room located within the Facility and identified as the Fitness Studio";

- h) **"Licensed Areas"** means, collectively, Rod Brind'Amour Arena, Arena 2, Common Areas, Pinecrest Room, VIP North Room, VIP South Room (Storm Office), Storm Dressing Room, Dogwood Room and Fitness Room;
- i) **"Spring Ice"** means from the end of the Regular Season and Post Season through to June 30 of each calendar year during the Term.
- l) **"Pinecrest Room"** means the office and/or meeting room located within the Facility and identified and commonly known as the "Pinecrest Room";
- m) **"Post Season"** means the period immediately after the "Regular Season" including up to twelve (12) scheduled hockey games and weekly practices, up to and including practices leading to the Cyclone Taylor Cup of each calendar year during the Term;
- n) **"Regular Season"** means the period between September 1 and March 31, inclusive, or such other regular season specified by the VIJHL from time to time, of each calendar year during the Term;
- o) **"Storm Dressing Room"** means the locker and change room located within the Facility and identified as and commonly known as the "Junior B Change Room";
- p) **"Summer Ice"** means the months from July 1 or the installation of the first sheet of ice based on the facilities operating schedule through to August 31 of each calendar year during the Term;
- q) **"VIJHL"** means the Vancouver Island Junior Hockey League;
- r) **"VIP North Room"** means the office and/or meeting room located within the Facility and identified as and commonly known as the "VIP North Room"; and
- s) **"VIP South Room (Storm Office)"** means the office and/or meeting room located within the Facility and identified as and commonly known as the "VIP South Room (Storm Office)".

2) GRANT OF LICENCE. The Owner hereby grants to the Club and its members, prospective members, invitees, players and coaches for the duration of the Term:

- a) an exclusive use of the VIP South Room (Storm Office) and the Storm Dressing Room during the Term, and
- b) a non-exclusive use of the following during the Term:
 - i) Rod Brind'Amour Arena
 - ii) Rod Brind'Amour Viewing Deck
 - iii) Arena 2
 - iv) VIP North Room
 - v) Common Areas
 - vi) Pinecrest Room
 - vii) Dogwood Room, and
 - viii) Fitness Studio Room

for the purposes of conducting meetings, training exercises, club games, practices, and for conducting ice hockey camps (Rookie Camp, Main Camp and Boot Camp) for new and prospective team members. All bookings are subject to the terms and conditions of this License Agreement (collectively, the **"License"**) and the facility allocation policies. The Club and its employees, members, prospective members, invitees, players or coaches may not use non-exclusive use spaces without the prior written consent of the Owner and the Club's advance payment of any required fees for such use pursuant to the Bylaw.

3) LICENCE FEE. The License fee for the Term will be the sum of \$2,850+GST per month or \$34,200 annually for 2018, at \$2,940 per month or \$35,280 annually for 2019, and \$3,030 per month or \$36,360 annually for 2020, plus goods and services tax thereon, payable in advance on the first of every month upon the parties entering into this License Agreement and in advance of any use by the Club of any part of the Licensed Areas. The monthly fee excludes bookings or requirements for hosting the 2019 Cyclone Taylor Cup (above the regular storm practice times for the tournament).

4) TAXES. The Club will pay, in each year of the Term, upon demand, all taxes levied that may be assessed by any lawful authority against the areas licensed for exclusive use by the Club, including without limitation, all real property, local improvement taxes and assessments, both general and special, ordinary and extraordinary and foreseen or unforeseen, which now are or shall or may be levied, rated, charged, or assessed by any federal, provincial,

municipal, school or other statutory authority for municipal, school or other purposes against the aforementioned areas licensed for exclusive use by the Club. The Owner will forward promptly to the Club any assessment or tax notice it receives in connection with such taxes for payment by the Club. The Club's obligation to taxing authorities under this section 4 will survive the expiration or earlier termination of this License Agreement.

5) TERM. The License hereby granted is for a term of twenty-four (24) months commencing on the date of final execution of this Agreement, with an option to renew for a third year as provided for in this agreement (the "Term"). Upon the expiry of this License Agreement, this License Agreement will be at an end and of no further force or effect, save and except as expressly set out herein.

6) RENEWAL. If the Club duly and punctually observes and performs all its obligations under this License Agreement, the Club will have an option to renew the License Agreement for 12 months (the "Renewal Term"). The option to renew may only be exercised by the Club by delivering written notice to the Owner not later than three (3) months prior to the expiration of the Term. The Agreement, if renewed, will be on the same terms, covenants and agreements contained in this License Agreement, except the Club will have no further option to renew the Agreement after the exercise of the option to renew as set forth herein.

7) LIMITATION OF USE. The parties hereby acknowledge and agree that:

- a) the Club's exclusive use of any Licensed Areas as permitted under section 2(a), will be restricted to the hours between 5:00 a.m. and 2:00 a.m. except with the prior written approval from the Owner.
- b) the Club's non-exclusive use of the Licensed Areas, as permitted under section 2(b), will be subject to the availability of such Licensed Areas, approval of the Facility Manager and any other Facility requirements for advanced booking and use of such Licensed Areas; and
- c) the Club and its employees, members, prospective members, invitees, players or coaches may not use other areas of the Facility, other than the Licensed Areas without the prior written consent of the Owner and the Club's advance payment of any required fees for such use pursuant to the Bylaw.

8) CLUB'S OBLIGATIONS. The Club shall be responsible for:

- a) Providing the Owner on or before January 1st for the in each year of the Term, financial statements, prepared by an independent accountant for revenue and expenditure, balance sheets and changes in equity, for the preceding fiscal period, May 1st – April 30th.
- b) Controlling the behaviour of its members, prospective members, players, coaches and invitees within the Licensed Areas;
- c) Stopping all activities related to ice hockey games and practices if the Club becomes aware of any dangerous conditions in, on or upon the Licensed Areas;
- d) Providing notice to the Owner of any dangerous or hazardous conditions or incidents existing in, on, or upon the Licensed Areas that the Club becomes aware of from the Club's use of the Licensed Areas; and
- e) Supervising all on-ice activities during the conduct of ice hockey games and practices.

9) OWNER'S OBLIGATIONS. The Owner shall be responsible for:

- a) Providing at the Owner's cost all utilities, power, water, sewer, air conditioning, heating, lighting and snow removal (including from parking lots, and sidewalks);
- b) Making Rod Brind'Amour Arena and Arena 2 available in accordance with this Agreement;

- c) Providing advance preparation of the ice surface in Rod Brind'Amour Arena and Arena 2 and placement of nets and boards;
- d) Maintaining Rod Brind'Amour Arena and Arena 2 in accordance with industry standards;
- e) Keeping the Licensed Areas over which the Club has been granted non-exclusive use pursuant to section 2(b) in a clean and tidy condition at all times during the Term.

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 Rod Brind'Amour Arena;
- b) 12 advertisements situated on the wall areas above the player benches in Rod Brind'Amour Arena;
- c) 16 advertisements and 1 centre logo situated on the ice surface of Rod Brind'Amour Arena;
- d) 36 advertisements situated on the stairways, wall support columns for the Dogwood Room and VIP South Room (Storm Office); and
- e) 1 schedule for Club and VIJHL game times situated at the main front entrance of the Facility,
- f) the Club will be 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 must have prior written approval by the Owner.

In addition to the foregoing permitted signage, the Club is not permitted to post, install or place any sign or display (other than the aforementioned) without the prior written consent of the Owner and advance payment of any required fees pursuant to the Bylaw.

The Owner agrees to the purchase of the following:

- g) 10 tickets per game for the Regular Season. The Club will provide to Campbell River Minor Hockey Association for their distribution as they see best fits the needs.

11) ENTRY ONTO ARENA AND SECURITY. The Owner will make available to the Club, its members, prospective members, invitees, players and coaches, reasonable access to Rod Brind'Amour Arena by means of providing keys, lock-box codes or otherwise, as the Owner deems appropriate, for the purposes necessary for the Club's exercise of its rights granted hereunder. The Club may not create, or have created, any duplicates of any keys provided by the Owner, without the Owner's express permission. The Club will be responsible for and be required to return to the Owner upon expiration, or earlier termination of this License Agreement, any keys provided for such access purposes and all copies thereof. The Club will comply with all reasonable requirements of the Owner for access to and security of the Facility and will indemnify and hold harmless the Owner from and against any and all claims, damages, actions, costs, liabilities or expenses which the Owner may suffer or incur or be put to arising out of or in connection with the failure of the Club, its employees, members, prospective members, players, coaches and invitees or those for whom the Club is in law responsible, to maintain security of the Facility.

12) RESTRICTED SALE OF MERCHANDISE OR SERVICES. The Club is not permitted to provide for sale on the Facility, any and all merchandise or services (except as expressly provided for herein) by the Club or any of its members, prospective members, employees, agents, players or invitees, without the prior written consent of the Owner, advance payment of any required fees and any other Facility requirements for advanced booking and use of the Facility for such purposes. The Owner reserves the right to refuse consent for the sale of merchandise it considers, in its sole discretion, to be inappropriate for sale in a public facility.

or which competes in whole or in part with goods or services already provided within the Facility by the Owner or other approved vendors.

13) CONDITION OF LICENCED AREAS. The Licensed Areas are licensed to the Club on an "as-is" basis and the Owner makes no representation or warranties with respect to the condition of same or the suitability of the same for the Club's intended purposes.

14) CONSTRUCTION OR ALTERATIONS. The Club will not install, construct, or make any alternations to the Licensed Areas without the prior written consent of the Owner. The Owner reserves all rights to direct the work associated with any modifications of such areas to ensure consistency in terms of esthetic and mechanical operations of the facility. The Owner reserves the right to move forward with any facility updates and renovations subject section 15 (c).

15) TERMINATION. This License Agreement may only be terminated as follows:

- (a) any payment herein agreed to be made by the Club is in arrears and remains unpaid for a period of at least sixty (60) days after the same is due;
- (b) if there is a material breach of the terms of this License Agreement by the Club (other than non-payment, as provided in subsection (a) above), which material breach is not remedied to the Owner's satisfaction, acting reasonably, within seven (7) days of the Club receiving written notice from the Owner to remedy such material breach, the Owner may terminate this License Agreement effectively upon giving written notice of termination;
- (c) the Owner provides 6 months written notice for major facility upgrades;
- (d) subject to section 6, upon expiration of the Term, without further notice; or
- (e) by mutual written agreement of the Club and the Owner.

16) CLEAN AND TIDY CONDITION. The Club, at its sole cost and expense, will expeditiously and diligently keep the Licensed Areas for which the Club has exclusive use pursuant to section 2(a), in a clean, safe and tidy condition at all times during the period for which the Club has been granted exclusive use, including without limitation, keeping such areas free from debris and waste accumulation.

17) DAMAGE. The Club agrees that any damage to the Licensed spaces caused by the Club or its respective member, prospective member, invitees, players and coaches, employees, licensees, agents or permitted assigns, including any third-party occupiers, will be the sole financial responsibility of the Club. In the event of any damage that is caused by the Club to Licensed spaces, and in the absence of any negligence on the part of the Owner, the Club will restore the affected portions of the Licensed space(s) as closely as is practicable to their appearance and functional condition prior to the damage.

18) REMOVAL OF PERSONAL PROPERTY. Upon the expiration, or earlier termination of this Agreement, the Club will remove all personal property, equipment, merchandise and any other item or thing ("**Club Property**") brought onto the Licensed Areas by the Club, its members, prospective members, employees, agents, players or invitees, at its sole cost and expense, and will restore the Licensed Areas to a reasonably similar condition as the Licensed Areas were in immediately prior to the commencement of the License Agreement. In the event the Club does not remove the Club Property, the same will, within 30 days following the expiration of the Term or any renewal thereof, become the sole property of the Owner or the Owner may, at its option, enforce the removal of the Club Property by the Club failing which the Owner may, at the Club's cost, remove the Club Property without any liability for loss or damage.

19) NO OBSTRUCTION OR INTERFERENCE. The Club will not build or place any building, structure, gate, barrier or other improvement on the Licensed Areas and, in particular, will not obstruct or interfere with, or

permit the obstruction or interference with the use of the Arena by the Owner and its employees, servants, agents, consultants, contractors and invitees.

20) INSPECTION. The Owner, by its authorized representatives, may enter the licensed Areas at any time for the purpose of inspecting the same for any purposes permitted under this license Agreement, including ensuring the Club's compliance with all terms of this license Agreement.

21) INDEMNITY. Notwithstanding any other provision of this License Agreement, the Club will indemnify and save harmless the Owner from and against all liabilities claims, suits, actions, including actions of third parties, damages and costs (including legal fees on a solicitor and own client basis) which the Owner may incur out of or in connection with:

- (a) any breach or non-performance of the obligations of the Club under this license Agreement;
- (b) any loss or damage to property or personal injury or bodily injury, including death, of any person in the licensed Areas for whom the Club is in law responsible; or
- (c) any wrongful act or neglect of the Club or its members, prospective members, employees, agents, players, invitees or those for whom the Club is responsible in law in or about the Licensed Areas or arising out of or in connection with the use of the Licensed Areas by the Club, its members, prospective members, employees, agents, players or invitees or those for whom it is in law responsible,

unless such liabilities, claims, suits, actions including actions of third parties, damages and costs arise directly or indirectly from the negligent or willful acts of or omissions of the Owner or third parties for whom the Club is not in law responsible. This indemnity will survive the expiration or earlier termination of this license Agreement.

22) NON-LIABILITY OF THE OWNER. The Owner will not be liable to the Club or any members, prospective members, employees, agents, players or invitees of the Club for any personal injury or property damage or claims arising from or in connection with the Club's use of the Licensed Areas, save and except to the extent caused by the negligent or willful acts of or omissions of the Owner. The Club hereby waives all rights it may have at law or at equity to claim against the Owner for damages or equitable relief of any nature or kind, save and except to the extent caused by the negligent or willful acts of or omissions of the Owner.

23) INSURANCE. The Club will, at its sole expense, acquire and maintain at all times:

- (a) "all risk" property insurance covering all of the Club's property in the Licensed Area, property for which the Club is legally liable, and property installed by or on behalf of the Club within the Licensed Area;
- (b) comprehensive general liability insurance for personal injury, bodily injury death or property damage occurring upon, within or about the Licensed Area, such coverage to include the activities and operations conducted by the Club and those for whom the Club is in law responsible. Such policies will be written on a comprehensive basis with inclusive limits of not less than \$5 million per occurrence and will name the Owner as an additional insured.

The Club will deliver to the Owner within 30 days of the date first written above, and upon reasonable request from time to time, certificates of insurance (and upon request by the Owner, copies of the insurance policies) and will deliver to the Owner a certificate of renewal for each policy not less than 10 days prior to its respective expiry date. The Club will pay the premium for each policy. The Club will cause all insurance policies to contain an undertaking by the respective insurer to notify the Owner at least 30 days prior to cancellation or prior to making any other change material to the Owner's interest. The liability policy of the Club will include the Owner as an additional named insured with a cross-liability and severability of interest clause. The Club will cause all insurance policies to contain a waiver of subrogation clause in favour of the Owner and those for whom it is in law responsible. If the Club fails to acquire and

maintain the insurance required in this section 23, the Owner may provide such insurance at the expense of the Club in which case the Club shall promptly repay the Owner all costs reasonably incurred by the Owner in acquiring and maintaining such insurance.

24) NOTICES. Any notice required or permitted to be given hereunder will be in writing and will be sufficiently given if it is delivered personally or mailed by prepaid mail to the intended party at its address set out on page 1 of this License Agreement. A notice will be deemed to be received on the day it is delivered, if delivered personally, or four (4) business days after the date it was mailed.

25) NATURE OF LICENCE. The Club's use and occupancy of the Licensed Areas will, under all circumstances, be viewed as a license only and will not create or be deemed to create any interest in land in the Lands, the Facility or the Licensed Areas in the Club's favour.

26) BUILDERS' LIENS. The Club will not suffer or permit any liens under the *Builders Lien Act* (BC) to be registered against title to the Lands by reason of labour, services or materials supplied to the Club. In the event that any lien is so filed, the Club will take immediate action to cause same to be removed.

27) FURTHER ASSURANCES. The parties will execute and deliver all such further documents and do such other things as the other party hereto may request in order for this License Agreement to be given full effect.

28) ASSIGNMENT. The Club will not assign or transfer this License Agreement and will not permit or suffer any other person to occupy the whole or any part of the Licensed Areas without the prior written approval of the Owner, which consent may be withheld at the Owner's sole discretion. This License is personal to the Licensee.

29) ENTIRE AGREEMENT. Except as expressly set out herein, there are no representations, warranties, conditions or collateral agreements between the Owner and the Club and this License Agreement constitutes the whole of the agreement between such parties with respect to the Licensed Area.

30) SEVERANCE. If any section, subsection, sentence, clause or phrase in this License Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this License Agreement. The parties hereto shall agree upon an amendment to be made to the section, subsection, sentence, clause or phrase previously found to be invalid and shall do or cause to be done all acts reasonably necessary in order to amend this License Agreement so as to reflect its original spirit and intent.

31) ENUREMENT. This License Agreement will ensure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

32) WAIVER. No waiver of any provisions of this License Agreement is binding unless it is in writing and signed by both the Owner and the Club. No failure to exercise and no delay in exercising any right or remedy under this License Agreement will be deemed a waiver of that right or remedy. Any waiver by the Owner of any breach of a term, covenant or condition of this License Agreement will not be construed to be a waiver of any subsequent breach of the term, covenant or condition or another term, covenant or condition.

33) NODEROGATION. The parties acknowledge and agree that nothing contained or implied in this License Agreement will be construed as limiting or prejudicing the rights and powers of the Owner in the exercise

of its functions pursuant to the *Local Government Act* and the *Community Charter*, or any other right or power under any public or private statutes, bylaws, orders or regulations, all of which may be fully exercised as if this License Agreement had not been entered into.

34) INDEPENDENT LEGAL ADVICE. The Club acknowledges and agrees that it has obtained, or has had the opportunity to obtain, independent legal advice with respect to the contents and consequences of this License Agreement and that it has been advised of and understands the effects and liabilities and obligations contained in this License Agreement.

35) COMPLIANCE WITH LAWS. The Club, at its cost, will promptly comply with all lawful requirements of any governmental or administrative authority which relate, directly or indirectly, to the use of the Licensed Areas by the Club.

36) GOVERNING LAWS. This License Agreement is governed by and is to be enforced, construed and interpreted in accordance with the laws of British Columbia.

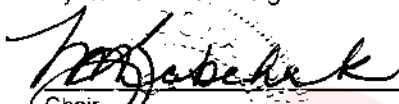
37) COUNTERPARTS

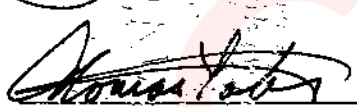
This Agreement may be executed and delivered in any number of counterparts as may be necessary and delivered by facsimile with the same effect as if all parties had all signed and delivered the same document and all counterparts will be construed together to be an original and will constitute one and the same instrument.

IN WITNESS WHEREOF the parties hereto have executed this License Agreement as indicated below:

STRATHCONA REGIONAL DISTRICT

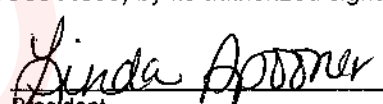
by its authorized signatories:

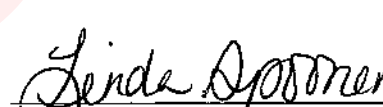
 Jan. 30/19
Chair Date

 Jan. 30/19
Corporate Officer Date

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD

(BC0544099) by its authorized signatories:

 Jan 25, 2019
President Date

 Jan 25, 2019
Secretary Date



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 Governor

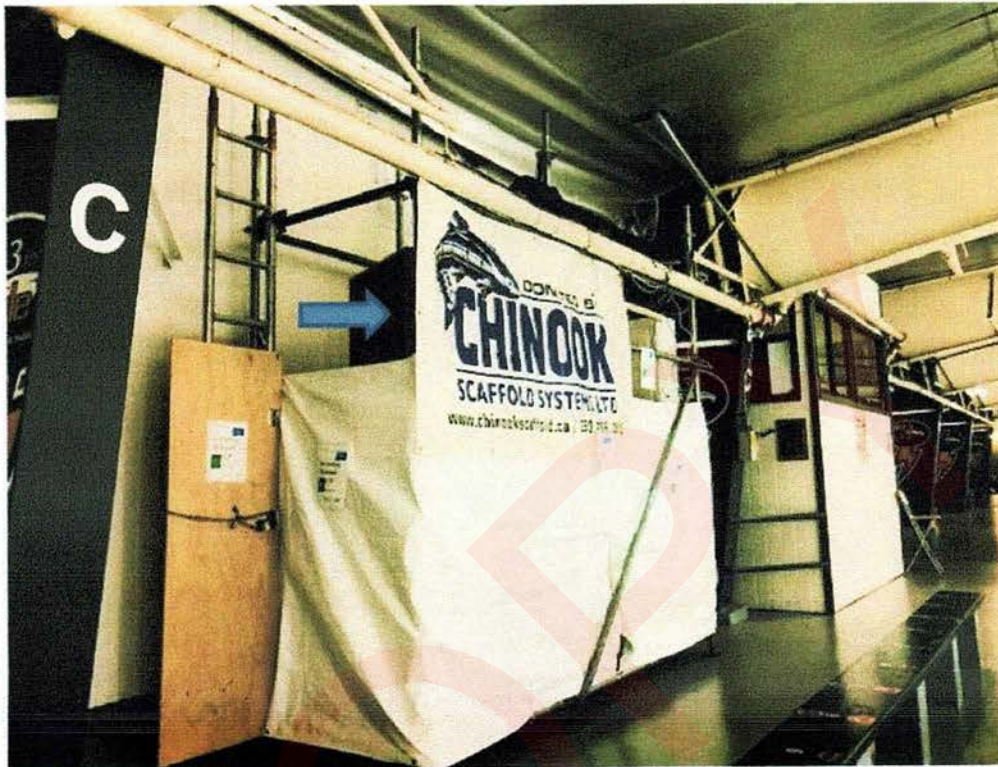
EXHIBIT 1 – Campbell River Storm VIP north signage and television monitor with metal protective casing.



EXHIBIT 2 – Scaffolding located outside of Storm dressing room.



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





MODIFICATION AGREEMENT No. 2

THIS MODIFICATION AGREEMENT dated for reference the 30th day of January, 2021.

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 renew the Agreement for a further one-year term subject to the conditions hereinafter established;

NOW THEREFORE the parties agree as follows;

1. A new section 3A (**RENEWAL LICENCE FEE**) is added as follows:

3A) RENEWAL LICENCE FEE. The licence fee for the one-year renewal period shall be 103 per cent of the licence fee in effect during 2020.

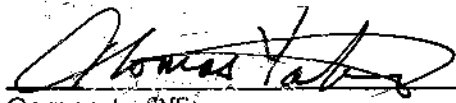
2. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect and by the signing of this Modification Agreement are hereby reaffirmed.

IN WITNESS WHEREOF the parties have executed this modification agreement to be effective on the date first written above.

STRATHCONA REGIONAL DISTRICT

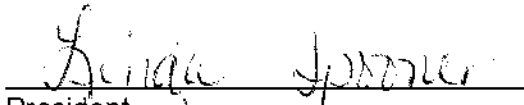
by its authorized signatories:

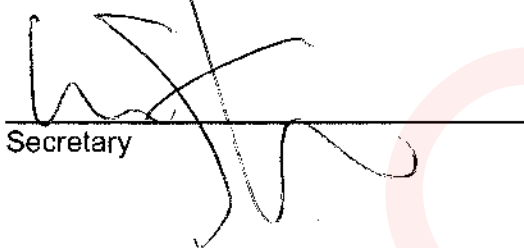

Chair


Corporate Officer

CAMPBELL RIVER JUNIOR HOCKEY CLUB LTD.

by its authorized signatories:


President


Secretary