AGENDA

ELECTORAL AREA COMMITTEE
REGULAR MEETING

Friday, July 24, 2009
9:00 a.m.
2nd Floor Boardroom
4330 Kingsway, Burnaby, BC

Committee Members:
Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver
Director Andrea Reimer, Vancouver
Director Tim Stevenson, Vancouver
Director Richard Walton, North Vancouver District

Please advise Georgeta Stanese at (604) 432-6269 if you are unable to attend.
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NOTICE TO THE GVRD
ELECTORAL AREA COMMITTEE

9:00 a.m.
Friday, July 24, 2009
2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

A G E N D A

1. ADOPTION OF THE AGENDA

1.1 July 24, 2009 Regular Meeting Agenda
Staff Recommendation:
That the Electoral Area Committee adopt the agenda for its regular meeting scheduled for July 24, 2009 as circulated.

2. ADOPTION OF THE MINUTES

2.1 May 22, 2009 Regular Meeting Minutes
Staff Recommendation:
That the Electoral Area Committee adopt the minutes of its regular meeting held May 22, 2009 as circulated.

3. DELEGATIONS

3.1 Roger W. Gale, Chair, Passage Island Homeowners’ Association
Subject: Passage Island Breakwater Proposal.

3.2 Kavie Toor, Associate Director, Facilities and Business Development, UBC Athletics and Recreation
Subject: Liquor Licence for UBC Thunderbird Winter Sports Centre.

4. INVITED PRESENTATIONS
No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre
Designated Speaker: David Boote, Electoral Area A Planner
Policy and Planning Department
Recommendations:
That the Board:
a) Recommend to the Liquor Control and Licensing Branch that amendments to the Liquor-Primary Licence at UBC Thunderbird Winter Sports Centre, 6066 Thunderbird Blvd., be approved, allowing for an expanded area where liquor may be served to include two of the three arenas as well as at an outdoor patio (Application for Structural Change) and extending the hours of service (Application for Permanent Change (Hours)) with the following suggested amendments:
   i. that the hours of operation for the arenas be between 9:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday;
   ii. that the hours of use for the outdoor patio area be from 9:00 a.m. to no later than 10:00 pm Monday to Sunday;
   iii. that the alcohol-free zones be expanded beyond what is proposed by the applicant (150 seats) by extending the zone from the last row of seats to the first row of seats, using the same area width as proposed, for a total of approximately 300 seats;
   iv. that the granting of any licence, as amended, is on a probationary basis, until the RCMP is satisfied that the venue is managed according to policies, as outlined in recommendation b).

b) Recommend to the Liquor Control and Licensing Branch that UBC be required to adhere to, review and amend the policy and guidelines as set out in the ‘UBC THUNDERBIRD ARENA EVENT POLICY & GUIDELINES’ signed and dated March 25, 2009 in order to:
   i. ensure safety and control at special events held at the Thunderbird Winter Sports Centre with an emphasis on improving event management practices that contribute to noise reduction in the neighbourhood;
   ii. work cooperatively with the RCMP and submit a joint report to the Liquor Control and Licensing Branch by December 31, 2009 that provides an assessment of whether management practices are in conformity with the revised policies and procedures.

c) Forward the report dated July 14, 2009, titled, “Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre” to the Liquor Control and Licensing Branch as Metro Vancouver’s comment on the Liquor-Primary Licence Amendment Application for UBC Thunderbird Winter Sports Centre.

5.2 Restructuring Feasibility Study: Request from Lions Bay
Designated Speaker: Christina DeMarco, Division Manager Policy and Planning Department Recommendation:
That the Board authorize staff to engage Lions Bay and the Electoral Area ‘A’ Howe Sound communities (Montizambert Wynd, Strachan Point, and Ocean Point) in consideration of the implications and feasibility of amalgamation.
5.3 Manager’s Report  
*Designated Speaker: Hugh Kellas, Manager  
*Policy and Planning Department  
*Recommendation:  That the Electoral Area Committee receive for information the report dated July 14, 2009, titled “Manager’s Report”.

6. INFORMATION ITEMS  
No items presented.

7. OTHER BUSINESS  
No items presented.

8. RESOLUTION TO CLOSE MEETING  
No items presented.

9. ADJOURNMENT  
*Staff Recommendation:  That the Electoral Area Committee conclude its regular meeting of July 24, 2009.
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GREATER VANCOUVER REGIONAL DISTRICT
ELECTORAL AREA COMMITTEE

Minutes of the Regular Meeting of the Greater Vancouver Regional District (GVRD)
Electoral Area Committee held at 9:09 a.m. on Friday, May 22, 2009 in the 2nd Floor
Boardroom, 4330 Kingsway, Burnaby, British Columbia.

PRESENT:
Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver
Director Andrea Reimer, Vancouver
Director Tim Stevenson, Vancouver
Director Richard Walton, North Vancouver District

ABSENT:
None

STAFF:
Hugh Kellas, Manager, Policy and Planning Department
Janis Olsen, Assistant to Regional Committees, Corporate Secretary’s Department

1. ADOPTION OF THE AGENDA

1.1 May 22, 2009 Regular Meeting Agenda

It was MOVED and SECONDED
That the Electoral Area Committee adopt the agenda for its regular meeting
scheduled for May 22, 2009 as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

2.1 April 17, 2009 Regular Meeting Minutes

It was MOVED and SECONDED
That the Electoral Area Committee adopt the minutes of its regular meeting
held April 17, 2009 as circulated.

CARRIED

3. DELEGATIONS
No items presented.

4. INVITED PRESENTATIONS
No items presented.
5. REPORTS FROM COMMITTEE OR STAFF

5.1 Draft Regional Growth Strategy - Implications for Electoral Area A

Report dated May 12, 2009 from David Boote, Electoral Area A Planner, Policy and Planning Department, providing the Electoral Area Committee with an overview of the draft Regional Growth Strategy (RGS) titled, “Metro Vancouver 2040: Shaping our future”, identifying the implications of the draft RGS for Electoral Area A, and outlining the consultation process and opportunities to provide comments on the draft.

Members referenced the letter from the University Endowment Lands (UEL) requesting consideration be given to a special designation for the Musqueam First Nations lands in Electoral Area A (UBC) in the Regional Growth Strategy (RGS) to acknowledge the land transfer.

Request of Staff
Staff was requested to report further to the Electoral Area Committee regarding a special designation, for land subject to the agreement between the Provincial Government and the Musqueam First Nation, as it relates to the Regional Growth Strategy.

Members were informed of concerns by the Musqueam First Nations relating to the Board’s decision to appeal the Provincial land transfer decision.

Members discussed land designation in Howe Sound and the Official Community Plan processes underway for Boyer and Passage Islands.

It was MOVED and SECONDED
That the Electoral Area Committee provide comments on any key issues regarding the draft Regional Growth Strategy for consideration in developing a final draft Regional Growth Strategy.

CARRIED

5.2 Electoral Area A Election 2008 – Response to Actions Requested by a Delegation

Report dated April 27, 2009 from Chris Plagnol, 2008 Electoral Area A Chief Election Officer, and Paulette Vetleson, Corporate Secretary, Corporate Secretary’s Department, responding to the Electoral Area Committee’s request for staff comment on the issues raised by the March 13, 2009 Electoral Area Committee delegation (Charles R. Menzies) with respect to the 2008 general local election for Electoral Area A Director.

Discussion ensued on the following:

- Candidate concerns of not having a voters list
- Level of student interest and experience in elections
- Future consideration of electronic distribution versus mail out of election information
- Contracting out election to municipalities adjacent to Electoral Area A
- Level of community interest in a maintained voters list
- Need for decision by end of 2009
Discussion ensued on contracting the Electoral Area A election to the City of Vancouver and other municipalities adjacent to Electoral Area A as well as inviting comments from the community (including the University Neighbourhood Association, University Endowment Lands, AMS Student Society of UBC Vancouver and other Electoral Area A organizations) on the election process.

It was MOVED and SECONDED
That the Electoral Area Committee direct staff to report back on the feasibility of contracting out of the Electoral Area election to adjacent municipalities, and provide a recommendation on inviting public comment on the election process.

CARRIED

5.3 Manager’s Report
Members were provided an update on: 2009 Electoral Area Committee Work Program, Grant to UBC Farm from Metro Vancouver, Liquor License Application for UBC Thunderbird Winter Sports Centre, Passage Island Breakwater Meeting and Barnston Island Dike.

Members were informed of the following:
- Passage Island Breakwater
  - Metro Vancouver is looking into the property tax costs
  - sub committees looking at internal governance, property tax options and strategies for reducing current proposed costs
- Barnston Island Dikes
  - Province does not own entire dike; no agreement with the Katzie First Nation on portion through their reserve
- UBC liquor license application
  - application relates to large expansion of facility; seeking flexibility in hours of operation and locations where liquor can be consumed
  - Board’s role is providing recommendations to the Province
  - public consultation June 2, 2009; staff will consider results of public consultation in their recommendation to the Electoral Area Committee
  - number of events in new facility has increased and expanded; full-scale event capacity is approximately 7,000 persons

Members raised concerns on the following:
- ongoing and annual dike maintenance costs
- noise, parking/traffic, drinking and driving and cost of policing at UBC
- need for Vancouver Police to comment on impact
- report to include that at the time of public consultation, many students are living off-campus and are not available to participate

It was MOVED and SECONDED
That the Electoral Area Committee receive for information the report dated May 12, 2009, titled “Manager’s Report”.

CARRIED
6. INFORMATION ITEMS
No items presented.

7. OTHER BUSINESS

7.1 Electoral Area A Property and Metro Vancouver
Staff was requested to include, on the next agenda, the long-term goal of Metro Vancouver to divest itself of the Electoral Area A communities.

7.2 Boyer and Passage Islands – Official Community Plan (OCP)
Members were informed of the June first-reading for Boyer and Passage Islands Official Community Plans and separate land use zoning bylaws for each.

7.3 Report to Board from GVRD/UBC Joint Committee
Members were informed a report will be presented to the Board providing details of the activities to date of the GVRD/UBC Joint Committee.

8. RESOLUTION TO CLOSE MEETING
No items presented.

9. ADJOURNMENT

It was MOVED and SECONDED
That the Electoral Area Committee conclude its regular meeting of May 22, 2009.

CARRIED
(Time: 10:34 a.m.)

Janis Olsen
Assistant to Regional Committees

Maria Harris, Chair
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Statement by
Roger W. Gale, Chair, Passage Island Homeowners’ Association
To Electoral Area Committee, Metro Vancouver
July 24, 2009

Issue: Financing a breakwater on Passage Island to provide safe all-weather emergency access; tie-up for regional water taxis and short-term tie-ups for residents.

Passage Island has an aging resident population and a new generation of younger homeowners for whom safe access is important. There is a strong consensus in favour of a breakwater and agreement on the preferred site at the North Stairs. The island is not able to self-finance the breakwater and needs Metro Vancouver, its local government, to establish a financing mechanism.

Background
Located at the entrance to Howe Sound, Passage Island is close to downtown and West Vancouver but is exposed to frequent rough weather. A concrete stairway is usable for loading and unloading but there is no shared or public boat tie-up. Water taxi service is sporadic and may be terminated shortly. Metro Vancouver has launched a safe access program for the island including better support for emergencies and has financed a breakwater study completed in May 2009.

Previous island efforts to build a breakwater failed because islanders are not able to finance such an expensive project and because there is no local authority to require all lot owners to participate.

The current goal is to build a low-cost environmentally innovative breakwater allowing all-weather access and the ability to tie-up a 30 foot + boat. Emergency boats as well as water taxis including the new Bowen Island-Vancouver water taxis could use the new dock.

Metro Vancouver staff have met with residents and lot owners and extensive interactions have taken place regarding siting, costs, etc. Initially Metro Vancouver informed residents that it would be able to borrow money for the project to be repaid in taxes. In recent conversations, Metro Vancouver has indicated it is reevaluating this approach. (See attached letter to Maria Harris.)

Request
Passage Island requests that:
1. Metro Vancouver create a financing mechanism to build a breakwater. We believe the project should go forward if a majority of the lot owners support the project. The goal is to begin construction in spring 2010.
2. Metro Vancouver provides funding of $50,000 to design an innovative environmental breakwater with an accurate cost estimate to allow them to decide whether to proceed with the project. The goal is to complete this study by September 2009.

Attachment

Letter to Maria Harris
Passage Island Homeowners Association
c/o 29 Passage
Passage Island, BC V7W 1V7

June 1, 2009
The Honourable Maria Harris
Director
Electoral Area A
Metro Vancouver
Dear Director Harris:

As you know, Passage Island is making considerable community progress toward a new infrastructure project, the construction of a breakwater to provide all-weather access to our very exposed island.

We are extremely appreciative of the support Metro Vancouver has provided us over the past two years including a comprehensive safety study with vastly improved emergency response procedures and the funding of a study of breakwater siting and cost alternatives.

It is our intention to present our breakwater proposal to the Electoral Area Committee at its July 24 meeting. Based on a telephone call on May 28, 2009 with your legal counsel, Ralph Hildebrand and Jessica Beverley, we need new guidance from Metro Vancouver regarding funding since we have been informed that the guidance we had received more than a year ago regarding borrowing money is no longer an option.

It is our intention to pay 100% of the costs of the project through an increase in our taxes and to take complete operating and maintenance responsibility for the project. Because of the small size of our community and the scale of the project, we are not able to raise sufficient capital from private financial institutions and need to rely on Metro Vancouver to provide an appropriate funding mechanism. By having paid for the recent breakwater study, we assume Metro Vancouver is prepared to provide funding.

The project has widespread support among the 61 lot owners but until each taxpayer has a reasonable estimate of the cost of the project, it is premature for us to petition the island to secure the required majority of taxpayers. It is urgent, therefore, for Metro Vancouver to decide how it will provide funding to allow us to calculate construction costs, interest payments, amortization schedules, etc. and provide residents with a specific cost.

We fully realize that we need to present a viable project proposal to Metro Vancouver but to do that we need a direction from Metro Vancouver on financing. We also realize that Metro Vancouver is not interested in investing in and managing projects of this sort. Were we financially able to provide the necessary collateral to finance the project ourselves, we would gladly do so. Small communities have limited leverage and collateral to borrow the necessary funds. In addition, many of the lot owners are not financially able to make the large upfront cash commitment required. We assume we are not unique in this regard—where small communities need to finance large projects—and very much hope that Metro Vancouver will recognize that as our “local government” it has certain responsibilities to us.

We have been told by Metro Vancouver’s solicitors that there are no precedents for this type of request. We are not in a position to conduct our own research into Metro Vancouver precedents but we are aware of a model in the District of North Vancouver where a community in Indian Arm that had only water access was able to get financing for a road the cost of which is paid back each year by local residents. We have investigated that precedent and believe it could a model for funding our proposal.

In summary, we intend to present our proposal to Metro Vancouver’s Electoral Area Committee on July 24, 2009 but need clarification on the financial mechanism Metro Vancouver will provide to enable the project to go forward.

We have been patiently and constructively working with Metro Vancouver to achieve our goals and must say that we are very disappointed with the your legal counsel’s unexpected and unhelpful opinion. We continue to intend working constructively with you and expect the same of your staff.

Thank you for your kind consideration. I look forward to hearing from you at your earliest opportunity. I can be reached at 778.928.8198 or at rgale@gfenergy.com.

Sincerely yours,

Roger W. Gale
Chair
004951841
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To: Electoral Area Committee

From: David Boote, Electoral Area A Planner, Policy and Planning Department

Date: July 14, 2009

Subject: Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre

Recommendations:

That the Board:

a) Recommend to the Liquor Control and Licensing Branch that amendments to the Liquor-Primary Licence at UBC Thunderbird Winter Sports Centre, 6066 Thunderbird Blvd., be approved, allowing for an expanded area where liquor may be served to include two of the three arenas as well as at an outdoor patio (Application for Structural Change) and extending the hours of service (Application for Permanent Change (Hours)) with the following suggested amendments:
   i. that the hours of operation for the arenas be between 9:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday;
   ii. that the hours of use for the outdoor patio area be from 9:00 a.m. to no later than 10:00 pm Monday to Sunday;
   iii. that the alcohol-free zones be expanded beyond what is proposed by the applicant (150 seats) by extending the zone from the last row of seats to the first row of seats, using the same area width as proposed, for a total of approximately 300 seats;
   iv. that the granting of any licence, as amended, is on a probationary basis, until the RCMP is satisfied that the venue is managed according to policies, as outlined in recommendation b).

b) Recommend to the Liquor Control and Licensing Branch that UBC be required to adhere to, review and amend the policy and guidelines as set out in the ‘UBC THUNDERBIRD ARENA EVENT POLICY & GUIDELINES’ signed and dated March 25, 2009 in order to:
   i. ensure safety and control at special events held at the Thunderbird Winter Sports Centre with an emphasis on improving event management practices that contribute to noise reduction in the neighbourhood;
   ii. work cooperatively with the RCMP and submit a joint report to the Liquor Control and Licensing Branch by December 31, 2009 that provides an assessment of whether management practices are in conformity with the revised policies and procedures.

c) Forward the report dated July 14, 2009, titled, “Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre” to the Liquor Control and Licensing Branch as Metro Vancouver’s comment on the Liquor-Primary Licence Amendment Application for UBC Thunderbird Winter Sports Centre.
1. PURPOSE

To respond to a request from the Liquor Control and Licensing Branch to consider and provide a resolution on an application for amendments to the Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre located in Electoral Area ‘A’.

2. CONTEXT

2.1 Background

UBC has recently redeveloped the Thunderbird Winter Sports Centre located at 6066 Thunderbird Blvd. on the UBC campus for indoor ice sports, as well as a venue for special events such as concerts. The facility now includes three arenas:

- Arena A which is a new large arena capable of seating over 5,000 spectators for ice sports and over 7,000 for special events
- Arena B, the original Father Bauer Arena, which contains a currently licenced bar overlooking the arena with a capacity of 385 persons, and
- Arena C, a new facility which is not affected by this application.

As part of the redevelopment, UBC has applied to the Liquor Control and Licensing Branch for amendments to its Liquor-Primary Licence for the expanded Sports Centre.

The Liquor Control and Licensing Branch is considering the application and has requested Metro Vancouver, as the local government, to provide a resolution with comments and recommendations. In so doing, the Board is to consider a list of regulatory criteria (Section 53 of the Liquor Control and Licensing Regulation) in its review. Once a Metro Vancouver Board resolution is received by the Liquor Control and Licensing Branch, it will continue with the final stages of its licensing review and make a decision on the application.

2.2 Project Proposal

UBC currently holds a liquor licence for a Thunderbird Winter Sports Centre bar with a capacity of 385 people, which is not being used at present. Liquor cannot be taken from this area to the seats in the arenas. As well, the existing licence provides for hours of service from 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday.

UBC is applying to amend the liquor-primary licence at the Thunderbird Winter Sports Centre in order to:

1. expand the area where liquor may be served to include the seating area in two of the three arenas as well as at an outdoor patio (Application for Structural Change)
2. extend the hours of service to between 9:00 a.m. and 2:00 a.m. Monday to Saturday and 11:00 a.m. to 12:00 a.m. on Sunday (Application for Permanent Change - Hours).

For Arena A, expansion would be into the seating area and concourse area for an occupant load of 7,681. For Arena B, the current licensed bar area would be retained and the expansion would be into the arena seating area for an occupant load of 1,191 persons. For both arenas, non-alcohol seating sections are proposed.
The introduction of patios is also proposed, primarily in conjunction with special events. The patios would be fenced and subject to fire requirements regarding egress. One permanent patio is proposed in an area adjacent to the existing licensed area in Arena B.

It is also proposed that the hours of service allow adjustments depending on the event occurring at the arena(s). It is expected that there will be a wide range of events both in terms of winter sports and entertainment. UBC has stated that for most events, the serving of alcohol would end much earlier than the proposed allowed times, for example at music events cut-off would be as the main act comes to the stage (between 9:00 p.m. and 10:00 p.m.).

In order to promote events in the interim while the Liquor Control and Licensing Branch is considering the application, UBC has been granted a Temporary Change to its existing licence in order to allow a beer garden during certain events at the arenas. Management of the Temporary Change licence has been problematic and the Licensing Branch has had to rescind its approval after complaints about beer garden use at a recent concert. Even after the rescinding, at another recent event security again was found to be less than needed, as quantities of alcohol were smuggled in and open drinking was observed backstage.

2.3 Notice of Development
The public was notified of the proposed changes through the posting of two signs at the site which indicated the particulars of the proposal, notice of a public meeting and a contact for questions and comments. The applicant put the signs on the site on May 1, 2009. A newspaper advertisement was placed in the Vancouver Courier on May 22 and May 27, 2009. A notice of the meeting was also posted on the electronic newsletter of the University Neighbourhood Association. Notice was provided to the Administrator of the University Endowment Lands and to the Alma Mater Society for distribution. Meeting notices were mailed to over 1000 households in the areas adjacent to the Thunderbird Winter Sports Centre in the week prior to the meeting.

2.4 Public Meeting and Submissions – Views of the Residents
The public meeting was held on June 2, 2009 at the UBC Thunderbird Winter Sports Centre from 7:00-9:30 p.m. The applicant, UBC, made a presentation on the proposal, followed by questions and comments from the public. Staff from the UBC Department of Athletics responded to many of the questions and comments. Attachment 1 includes the notes of the meeting. Approximately 25 people attended the meeting including UBC students (A.M.S representatives), faculty, staff, and residents from the nearby housing areas. Most of the comments made were supportive of the proposal. People felt that the ability to drink and watch sporting and special events enhanced the experience of attending Thunderbird arenas.

However, there were several people in attendance who expressed concerns about the noise level late at night along Wesbrook Blvd. and felt that further extending the hours of service at Thunderbird would make the situation for noise much worse. There was also concern with the small size and less-than prime location of the designated non-alcohol seating areas in the arenas.

At the conclusion of the public meeting, staff indicated that further opportunity to speak to the issue of the licence would be available at the Electoral Area Committee meeting and subsequently at the Metro Vancouver Board, should people feel it necessary. In addition to the public meeting, staff has received a number of written submissions from the public, UBC employees and the General Manager for the 2010 Olympic and Paralympic Winter Games.
events at UBC Thunderbird Arena Vancouver Organizing Committee (see Attachment 2) in support of the application to amend the liquor licence. Both comments at the public meeting and the written comments reflected widespread support, in particular the proposal to drink alcohol while seated in the arenas.

The University Neighbourhood Association also provided comments and while the UNA was generally supportive of the application, they have concerns regarding the hours of operation for the patios and to lesser degree concern about the extra hour proposed for the entire facility. The UNA also observed that the large area where alcohol would be consumed may cause concern for some people choosing not to drink at events.

The RCMP works with UBC on special events planning to inform and provide advice on required internal security needs for the various special events, as well as in determining how many members of the RCMP will be assigned. Resources required are directly related to the particulars of the event. The RCMP and UBC have concluded an Agreement titled ‘UBC Thunderbird Arena Event Policy & Guidelines’ that sets out how consultation and event management will occur (see Attachment 3).

However, at present, the RCMP is not supportive of the application and has expressed reservations about the ability of UBC to monitor and enforce the provisions of the existing licence (see Attachment 4). As well as the problems with the Temporary Change licence noted above, the RCMP also expressed concern about the patio hours and the potential for noise complaints by neighbouring residents. UBC staff has met with the RCMP in response to RCMP concerns and responded in writing (see Attachment 5). The UBC response acknowledges that there have been recent issues with event management and that improvements need to be made and commits to a continued working relationship with the RCMP to ensure a safe environment for residents at UBC. Arrangements have been made for further discussions on these issues with both the RCMP and Liquor Licensing staff.

The Vancouver Police Department was contacted in writing as to whether it had any concerns regarding this application. VPD has deferred to the RCMP regarding specific comments. The RCMP confirmed that it provides notice of special event timing to the VPD.

2.5 Proposals for Mitigating Concerns

Size and Location of Non-Alcohol Sections
The location of the non-alcohol sections in both arenas were identified by some members of the public as too small and too isolated. The proposed non-alcohol section in the main arena is in the top corner and has a capacity of approximately 150 people. Some people commented that the non-alcohol seating could be expanded by extending the zone from the last row of seats to the first row of seats, using the same area width as proposed, which would double the amount of seats to approximately 300.

General Hours of Operation
The proposed hours of operation were mentioned as a concern by the public. Currently, the hours of service are from 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday. UBC has stated that the application to extend the hours to 2:00 a.m. does not mean that there is an intention to serve alcohol until these times but rather as an option for planning and scheduling events. It was suggested that the original hours for closing be retained. Concerns regarding hours of operations were related to noise in the neighbourhood.
Patio Hours of Operation
Although it was acknowledged that patio use would be restricted to just several months per year, there is concern that noise from the patio would be a problem. It was suggested that the hours of operation be restricted by closing at 10:00 p.m. The application provides no differentiation in closing times for inside versus outside areas.

It appears reasonable to allow an expansion of the areas where alcohol may be consumed in the facility. This is in keeping with practices at other large venues for sporting events and special attractions. It avoids a concentration of people seeking alcohol (which seems to have been a problem with the beer garden utilized under the Temporary Change licence) and allows Thunderbird arena to attract large-scale events in keeping with its new facility. However, there are concerns regarding the impact of events on the surrounding neighbourhood. Noise management is the primary concern and it is recommended that event management practices be improved in order to address noise concerns and that a target date be provided for UBC and the RCMP to work together to resolve outstanding issues, as outlined in Recommendation b). It is also recommended that Liquor Control and Licensing Branch issue a temporary or probationary licence until such time that the RCMP is satisfied with the management of the facility.

2.6 Regulatory Criteria
As previously mentioned, the Liquor Control and Licensing Branch requires that specific criteria must be considered as part of the local government’s review. They are as follows:

1) The potential for noise if the application is approved

A variety of land uses surround the site of the Thunderbird Winter Sports Centre. The UBC playing fields and athletic facilities border the site to the south and west. A large parking structure is located to the north, across Thunderbird Blvd. Areas of multi-family housing are located to the east, across Wesbrook Mall.

For those patrons of events who are not resident at UBC, there will be limited reason for contact with the residential areas near the facility. Patrons on their way to the transit hub would use Wesbrook Mall and those driving would have quick access to the parking facility directly across from the facility.

The proposed patio would be for seasonal use and given that the facility is a Winter Sports centre, patio use would be generally confined to special events in warmer periods. Disturbance from late hours of operation on the patio would be magnified in the warm weather given that neighbourhood windows would tend to be open.

A potential impact on residential areas would be related to the movement of patrons of Centre events who are themselves residents of nearby neighbourhoods. For example, residents of Totem Park would walk through Hawthorn Place and residents of Acadia Park would also pass through residential areas on their way home from an event at the Centre.

While UBC staff has advised that hours for serving alcohol will be closely related to particular events, a potential 2:00 am closing time could create late night disturbance for nearby neighbourhoods.
2) **The Impact on the Community if the Application is Approved**

Thunderbird Arena is located directly across from a large parkade with a capacity of 1,650 vehicles. As events conclude there will be elevated volumes of vehicular traffic exiting the UBC campus. However, the strong transit connections to UBC will offer a real alternative for event attendees and the transit hub is a walkable distance from the Thunderbird arena.

Of concern is the potential for noise from the patio area – this may have adverse impacts on the especially later at night.

Large numbers of patrons exiting the facility may result in increased noise and disruption for surrounding neighbourhoods. Effective security measures can minimize the impact on the neighbourhood.

Should the application be approved, it is anticipated that the marketability of the Thunderbird Winter Sports Centre in the variety and number of events will increase.

3. **ALTERNATIVES**

The Board could:

1) Recommend to the Liquor Control and Licensing Branch that the amendments to the Liquor-Primary Licence at UBC Thunderbird Winter Sports Centre be approved with no recommendations on mitigation. This would allow for the establishment to operate with the hours and occupancy proposed by the applicant. This would not address concerns expressed by the public regarding patio hours, non-alcohol sections, noise, late hours, security, etc.

or

2) Recommend that the application for amendment of the Liquor-Primary Licence be approved with the suggested amendments **(This is the recommended alternative)**

   a) Recommend to the Liquor Control and Licensing Branch the amendments to the Liquor-Primary Licence at UBC Thunderbird Winter Sports Centre, 6066 Thunderbird Blvd., be approved, allowing for an expanded area where liquor may be served to include two of the three arenas as well as at an outdoor patio (Application for Structural Change) and extending the hours of service. (Application for Permanent Change (Hours)) with the following suggested amendments:

   i) that the hours of operation for the arenas be between 9:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday

   ii) that the hours of use for the outdoor patio area be from 9:00 a.m. to no later than 10:00 p.m. Monday to Sunday

   iii) that the alcohol-free zones be expanded beyond what is proposed by the applicant (150 seats) by extending the zone from the last row of seats to the first row of seats, using the same area width as proposed, for a total of approximately 300 seats

   iv) that the granting of any licence, as amended, is on a probationary basis, until the RCMP is satisfied that the venue is managed according to policies, as outline in recommendation b).

   b) Recommend to the Liquor Control and Licensing Branch that UBC be required to adhere to, review and amend the policy and guidelines as set out in the 'UBC THUNDERBIRD ARENA EVENT POLICY & GUIDELINES' signed and dated March 25, 2009 in order to:
i) ensure safety and control at special events held at the Thunderbird Winter Sports Centre with an emphasis on improving event management practices that contribute to noise reduction in the neighbourhood, and

ii) work cooperatively with the RCMP and submit a joint report to the Liquor Control and Licensing Branch by December 31, 2009 that provides an assessment of whether management practices are in conformity with the revised policies and procedures.

or

3) Recommend that the application for amendment of the Liquor-Primary Licence not be approved. This would result in the existing licensed area of 385 spaces being the only space available for the serving and consumption of alcohol. Given the recent expansion and occupancy load for the arenas, this could result in crowd management challenges as the occupancy load is now over 7,000 for special events. The current serving hours would be retained, which are 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday.

4. CONCLUSION

The Liquor Control and Licensing Branch has requested Metro Vancouver, as the local government, to consider an application for amendments to a liquor-primary licence for the Thunderbird Winter Sports Centre at UBC in Electoral Area ‘A’ and provide a resolution with comments and recommendations. Following a public meeting on the application and reviewing the submissions, it is recommended that the amendments to the Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre 6066 Thunderbird Blvd. be approved with a number of conditions that address the concerns raised by area residents related to hours of operation, the size of the arena non-alcohol sections and event management practices.

ATTACHMENTS

1 Minutes of the Metro Vancouver (GVRD) Public Meeting held on Tuesday, June 2, 2009 (eRIM doc. #004940655).

2 Public Submissions (eRIM doc. # 004940686).

3 UBC Thunderbird Arena Event Policy and Guidelines (eRIM doc. #004948654).

4 RCMP Comments on the Application (eRIM doc. #004945344).

5 UBC Response to RCMP Comments (eRIM doc. #004947438).
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LIQUOR PRIMARY AMENDMENT APPLICATION  
UBC THUNDERBIRD ARENA  
PUBLIC INFORMATION MEETING

Notes of the Public Information Meeting held on Tuesday, June 2, 2009 at 7:00 p.m. in the UBC Thunderbird Winter Sports Arena Concourse, University of British Columbia, to receive public input concerning proposed amendment to the Liquor Primary Licence for the UBC Thunderbird Winter Sports Center for (1) Application for a Structural Change to (a) expand current licence area into the seating area of two arenas and (b) addition of patios primarily for event use only, and (2) Application for Permanent Change to extend hours of liquor service.

PRESENT

Director Maria Harris, Electoral Area A

UBC STAFF

Kavie Toor, UBC Athletics & Recreation  
Mike Rose, UBC Athletics & Recreation  
Mike Ikeda, UBC Athletics & Recreation  
Rob Williams, Centreplate Security

METRO VANCOUVER STAFF

Christina DeMarco, Policy and Planning Department, Metro Vancouver  
David Boote, Policy and Planning Department, Metro Vancouver  
Manjit Sunner, Policy and Planning Department, Metro Vancouver

ATTENDEES WHO USED THE SIGN-IN SHEET

Callie Hanson, Alumni, Current Staff Housing and Conferences  
Shannon Riverin, Current Staff and Athletics & Recreation and Alumni  
Jan Fialkowski, University Neighbourhood Association  
Katherine Xu, University Neighbourhood Association  
Nancy Wilson, UBC Women's Hockey Coach  
Alexanderia Brohakowich, UBC Alumni  
Keith Morrison, Ice Rental – G.S. Alumni  
Arne Toma, Resident  
Michelle Lamberson, Resident  
Alex Simon, Resident  
Taira Jolie, UBC Staff  
Marc Banitra, TAHL Player/G.M.  
Aaron Wilbur, Men's Assistant Hockey Coach  
Keith Martin, UBC Student/Resident  
Arash Rouhl, UBC Student/Resident  
Kevin Hoffman, UBC Hockey Alumni  
Mel Hurtig, Resident  
Geoff Watts, Resident  
Allison Pullman, Resident
1. **Call to Order**

David Boote called the meeting to order at 7:15 p.m. and advised that the meeting is to allow the public to make representations to Metro Vancouver, as the local government, as input to the Metro Vancouver Board’s recommendation on the application to the Provincial Liquor Control and Licensing Branch.

It was noted that the public information meeting was advertised in the Vancouver Courier (West Side Edition) on May 22 and May 27, 2009. Notices were sent out to the Neighbourhoods that are within the vicinity of the facility. Advertising was also done through the UNA Newsletter and signs were put up in the lobby of the arena by Applicant. Finally, all application information was also posted on the Metro Vancouver and UBC websites.

2. **Director Maria Harris** provided an introduction and brief background on UBC status in that UBC is not part of the City of the Vancouver and that a Director is elected to Metro Vancouver Board which is the local government for UBC. The process taking place will provide public input which will guide the recommendations of the Metro Vancouver Board to the Liquor Control and Licensing Branch (LCBC).

3. **Kavie Toor from UBC Athletics & Recreation** spoke on the applications for the Primary Liquor Licence and used drawings to show where the changes are proposed. He also provided a rationale that (a) they want the patrons to attend hockey games, listen to music at these events and leave with valuable and quality experience, and (b) they take safety concerns seriously as they are hosting number of events and that the community will leave with a legacy experience. Currently UBC has an agreement with Centreplate to provide security services and the RCMP is also consulted regularly, with a briefing provided whenever an event is hosted.

The current Application is for a Structural Change to expand the current licence area into the seating area of two arenas and add patios primarily for event use only. As well, it includes an Application for Permanent Change to extend hours of liquor service and to possibly bring back the Thunder Bar which previously provided liquor service.

To address the safety and noise concerns, the facility also operates under the guidelines of Safety, Noise and Excess, set by the Liquor Control Licensing Branch.

Director Harris suggested that UBC look into providing shuttle service straight to the bus loop which would alleviate some issues raised in relation to security, noise and unruliness after events.

Director Harris also asked about how UBC ensures that there is enough security and RCMP personnel. The response was that UBC plans events in consultation with RCMP. They are also bound by the Terms and Conditions set out by the LCLB.

It was also suggested that Metro Vancouver obtain written comments from RCMP and VPD as they must deal with crowd spill-over.
Speakers

a) Mel Hurtig (Resident, UBC) expressed concerns over the amendment to the Liquor Licence, noting the amendments were not sensible and bring further negative aspects to the neighbourhood because of drunk patrons who bring noise, safety concerns and unruliness to the neighbourhood. He also indicated that some of his neighbours had moved out because of late-night noise and disturbance.

b) Marc Banitra (Hockey Coach) expressed support for the amendment to the Primary Liquor Licence, noting that it provides sense of community when his fellow alumni get together for beer or two after the games.

c) Michael Rose (UBC Athletics and Recreation) provided responses to number of questions raised by Mel Hurtig and others. Mike concurs that not all noise or security issues are related to events hosted at their facility but instead originate from other sites. The general rule is that alcohol sale stops when the event is over. If no alcohol is served at this venue, patrons will go somewhere else, or sneak it in. Here they will check IDs, check for how many beverages are being served and have taxi service upfront. He also proposed to look into shuttle service as suggested by Director Harris.

d) Assistant Coach with Men’s Soccer Team spoke in favour of the establishment. He would like a fan-friendly place that caters to students and families through proper security and take necessary steps to encourage positive experience for the whole family.

e) Student spoke in favour of the establishment. He has been living at UBC for five years and it is a fairly safe place and it is positive to have a local establishment that will provide beverages.

f) Recreational Hockey Player spoke in favour of having Thunder Bar open again as he has been regular user in the past. There was cheap food served and it catered to family gatherings or watching members of the family play. All hockey institutions have this type of setting and with controls in place he’s not sure why this establishment cannot have the same. He also gave an example of an airplane runway where residents have some expectation and tolerance with a certain level of noise.

g) Former Hockey Player involved in Alumni spoke in favour of the establishment. He has number of years experience in the use of this facility with his fellow alumni. Having a liquor licence here is not going to contribute to someone pulling out the trees at front. Almost 99 percent of the players come to enjoy. He has held Thunderbird “Alumnites” and played hockey for many years and does not see the Thunder Bar as a priority. Renewal of Thunder Bar can be considered in the future and if it is a problem, its fine not to include it as part of the immediate plan.

h) Resident who lives near Thunderbird East mall moved in two years ago spoke in favour of the application. He has enjoyed the last few events that were held there. He feels this is good for the university as it brings in revenue and brings a good experience for the athletes as well.
i) **Resident** who has been coming to Thunder bar for the past 30 years said he could not recall any incidents and that most of the incidents he thinks are fraternity house related, and spoke in favour of the application. He found Thunder bar was a relaxing place.

Director Harris summarized that the Applicant needs to make sure there is system where they are accountable to neighbours, that liquor and noise is controlled, and that RCMP presence is assured so that the community knows there are actions taken to ensure responsible control and supervision of events.

Christina DeMarco raised a few questions - why extend hours to 2:00 a.m. and what hardship would it cause if the closing hours remained at 1:00 a.m. The response was that 1) it was at the request of Victoria that all possible scenarios be put in the application, and 2) there will be no significant hardship caused if the hours were not extended to 2:00 a.m.

Director Harris and David Boote encouraged anyone still wishing to submit comments to do so by contacting them.

4. **Adjournment**

This meeting was concluded at 8:25 p.m.
May 26th, 2009

To Whom It May Concern:

Re: Liquor License Application – UBC Thunderbird Arena

This letter is in support of a current structural change liquor application by the University of British Columbia for the UBC Thunderbird Arena. In my position as the General Manager for the 2010 Olympic and Paralympic Winter Games responsible for this venue I am in support of the application for a number of reasons:

1. While liquor licensing for the service of alcohol at Games time can be achieved in a number of ways, having a permanent Venue license is important. This would allow current venue staff to provide alcohol service at events run by UBC in advance of the Games in the same manner we expect to provide the service at Games time. Pre-games testing is an important aspect of our planning and any learnings from UBC experiences would applied at Games time.

2. VANOC negotiated a 40 year legacy agreement with UBC that provides for annual use of the Venue for Hockey Canada events. These events will have a requirement for liquor service as part of the hosting requirements, revenue development or for spectator experience.

I have been responsible for a number of Sport and Entertainment facilities. Based on my experiences, an alcohol service program can add to the overall event experience in these venues. It is also an important aspect of the business of sport and entertainment and a well managed program can be effective in enhancing the enjoyment for spectators, VIP’s, and/or participants.

Thanks again for the opportunity to offer our support for this application.

Sincerely,

Keith Baulk, CFE
General Manager,
UBC Thunderbird Arena
Vancouver Organizing Committee
2010 Olympic and Paralympic Winter Games
Dear David,

My finance and I recently received a notification in the mail regarding a public consultation to vary the terms of the existing licence at Thunderbird Winter Sports Centre in the following manner:

- Expansion of current licensed area into the seating area of the arenas
- Addition of patios
- Extension of the hours of liquor service

We would both like to express our appreciation and approval of this application and look forward to being able to attend many events at the arena while enjoying a nice glass of wine. We enjoy participating, as often as possible, in UNA activities (i.e. football games, basketball games, hockey, sledge hockey, etc.) and think that the recent addition of beer gardens at these events has led to greater attendance, support and revenue for UBC Athletics. The atmosphere at all of these events is positive, energetic and fun. Through the addition of and expansion of licensed areas in the Thunderbird Arena, we believe that the events hosted there will not only be better attended, but also filled with fans, like us, who enjoy being able to walk to local events to enjoy great sport and nice wine.

I invite you to contact me, at your convenience, to discuss this positive change for our local community as well as any questions you may have.

Sincerely,

Geoff Watts & Allison Pullman
778-996-9167
314-6230 Thunderbird Blvd
Vancouver, BC
V6T1Z4
Hi David,

I understand that the UBC Thunderbird Arena is applying for a liquor license. As a UBC alumni and former Varsity field hockey player, I see the incredible value that a liquor license would create within this up and coming facility. We are a social community that depends on the vibrancy its facilities. Please include my support in the decision making process.

Thank you,

Stephanie Quinn

Hi David,

Kavie Toor sent me your contact info. Unfortunately I will not be able to attend the open house tonight but I wanted to send along my thoughts in support of this.

As part of UBC Athletics, I can only speak to the experience that we want to give our fans. At all UBC Athletics home events we run a beer garden. Consistently applying for SOL licenses opens the venue and organization up to much more liability as there are much tighter controls in terms of monitoring that alcohol consumption stays within the designated area, ensuring that the number of fans within the space does not exceed limits, etc. As attendance grows, keeping fans in a confined and pre-determined space also means applying for a more substantial license which leads to further liability.

In licensing the entire facility, we are eliminating some of the logistical liability and allowing a more consistent approach to crowd control, alcohol control in the sense that we can monitor the facility as a whole.

Thank-you for taking this into consideration.

Cheers,

Megan

Megan Robinson
Facility Coordinator, War Memorial Gymnasium
T: 604-827-4547
C: 604-328-6488
www.gothunderbirds.ca
From: Jan Fialkowski [mailto:janf@myuna.ca]
Sent: Tuesday, June 02, 2009 7:36 PM
To: David Boote
Subject: Liquor License application for Thunderbird Winter Sports Centre

The University Neighbourhoods Association (UNA) represents the interests of the residents who live in the 5 local areas/neighbourhoods - Hampton Place, Hawthorn Place, Chancellor Place, Wesbrook Place and East Campus at UBC. In addition to providing municipal-like services to the neighbourhoods, the UNA advocates on behalf of the local residents on matters of importance that might affect the quality of life of our residents.

The UNA Board of Directors has reviewed the application from UBC Athletics for STRUCTURAL CHANGE and PERMANENT CHANGE to the liquor license currently held by UBC Athletics for the Thunderbird Winter Sports Centre. The UNA wishes to indicate to Metro Vancouver that the activities of UBC Athletics generally benefit the residents of the UNA and that UNA residents, the UNA Board of Directors and staff, and UBC Athletics have a good and mutually beneficial relationship.

Therefore there is cautious support from the UNA Board of Directors for the application to amend the current liquor license:

1. Application for STRUCTURAL CHANGE: Expansion of the current license area to the seating areas of two arenas

   Generally, the UNA Board of Directors does not have a major objection to this section of the application. However it should be considered that the consumption of beverage alcohol will be permitted in the greater majority of seating in the premier arena and may cause concern for families with young children, individuals from our multi-faith community and individuals who for whatever reason may wish to enjoy the athletic or cultural events held at the arenas without being surrounded by patrons who are consuming beverage alcohol, responsibly or not. The choice of seating for these residents will therefore be restricted to one section of the arena only and, although it is typical in large arenas (GM Place, BC Place, etc) for the majority of seating to be licensed, the Thunderbird arenas are considered by residents to be a local arena located on a university campus and for the enjoyment, primarily, of the UBC community of which the UNA is a part.

2. Application for STRUCTURAL CHANGE: Addition of patios primarily for event use only

   The UNA Board of Directors has concerns about the addition of patios for licensed event use. It should be seriously considered that events on the patios will directly impact the quality of life of those residents who live in the East Campus neighbourhood and to a lesser extent those who live in Hawthorn and Hampton Places. It is unlikely that the patios will be used other than during good weather, primarily May to September. It is exactly at those times of the year that the residents in these neighbourhoods will have their windows open most times of the day and
night. The UBC campus is a very quiet place in the evenings regardless of the season. The addition of licensed events on the patios have the potential of adversely affecting the quality of life of residents in East Campus, Hawthorn Place and Hampton Place.

The UNA Board of Directors might support the licensing of events (only) on the patios if the hours of operation were reduced from 9:00 am to 2:00 am to 9:00 am to 10 pm Monday to Saturday and 11:00 am to 10:00 pm on Sunday.

3. Application for PERMANENT CHANGE: Extension of the hours of liquor service

The UNA Board of Directors has concerns about the permanent change to the hours of operation from 11:00 am to 1:00 am Monday to Saturday to 9:00 am to 2:00 am Monday to Saturday. It should be considered that events finishing at 2:00 am may directly impact the quality of life of those residents who live in the East Campus neighbourhood and to a lesser extent those who live in Hawthorn and Hampton Places from the perspective of noise during the night one hour later than the currently scheduled hours of operation. The UNA Board of Directors does not consider that an earlier start time will have a serious impact on residents.

As stated above, the UNA Board of Directors is very concerned about the inclusion of the patios in the permanent change to the Hours of Operation, but might support a permanent change to the Hours of Operations if:

a. The hours of operation for liquor service on the patios for events only ended at 10pm

b. The hours of operation within the arenas ended at 1:00 am Monday to Saturday and at Midnight on Sunday.

Should you have any questions or wish to communicate with the UNA Board of Directors, please direct your calls to me at 604 827 5317 or by email; I will be pleased to assist.

Your sincerely,

Jan Fialkowski
Executive Director
University Neighbourhoods Association
c/o Old Barn Community Centre
6308 Thunderbird Blvd.
Vancouver, BC, V6T 1Z4
t. 604 827 5317
f. 604 827 5375
www.myuna.ca
Hi David,

I understand that the UBC Thunderbird Arena is applying for a liquor license. As a supporter and spectator of sport around the city, I see the incredible value that a liquor license would create within this new facility. Please include my support in the decision making process.

Thank you,

Jonathan Snow

-----Original Message-----
From: Ben Schach [mailto:varsity@interchange.ubc.ca]
Sent: Wednesday, June 03, 2009 4:25 PM
To: David Boote
Subject: UBC liquor license application

Hi David

I was unable to attend last evening’s forum, however, I just wanted to voice my support for UBC's desire to acquire a liquor license for the arena.

As a former varsity athlete and now a current staff member, I believe that a licensed facility offers the safest and best method of providing fans, concert goers, and event attendees a full-range of services, widely available at other similar venues.

From both a business and enjoyment perspective, a beer garden area is not necessarily safer or more practical and often, in my personal opinion, creates a non-ideal experience.

I have attended both games and concerts at the Arena and have seen what the benefits a licensed facility would have in both operational needs and fan enjoyment.

Thank you for your time.

Cheers.

Ben Schach
UBC Sports Information Director
604-822-9115 (office)
604-809-1485 (cell)
604-822-6011 (fax)
Hi David,

My name is Shannon Riverin and I work for UBC Athletics as the Promotions Coordinator for varsity sports. I am also a UBC Alumni; I graduated from HKIN in 2007 and I used to play volleyball for the Junior Varsity Team. I attended the forum two nights ago at Thunderbird Arena and wanted to email my input after hearing all of the community feedback/issues.

I am very supportive of this liquor license application.

When I was a student at UBC I came to watch several varsity home games at Father Bauer and War Memorial Gym with my family. My mother, or uncle, or cousin (whomever it was each time) always hated the fact that we couldn’t enjoy a beer together at the game without having to sit in the small roped off “beer garden” section (crowded w 19-23 year olds). As a staff member who helps run varsity home games, I see this problem occur at almost every game we host. It is a disadvantage to families, and I believe it would encourage greater attendance and greater atmosphere if parents could enjoy a beer or two in their seats with their kids by their side.

In general I believe that this liquor license would be extremely beneficial to the atmosphere and excitement of all varsity home games. All varsity home games operate quite seamlessly with excellent staff and security; I believe that adding the liquor service to the entire venue would simply look more professional and help tighten the look and feel of the games.

If you have any questions please do not hesitate to ask.

Thank you,
Shannon

Shannon Riverin
UBC Athletics and Recreation
Promotions Coordinator
604.822.3094
sriverin@interchange.ubc.ca
www.gothunderbirds.ca

Hello David,
I attended the liquor forum at the new UBC arena last week. First off, thank you for providing students, alumni, staff and campus members the opportunity to voice their opinions to an educated and well-informed council on the liquor licensing of the new arena.
I would like to contribute my option on the licensing of the arena; I write to you not only as a current staff member of UBC Housing, Conferences & Food services, but as a recent alumni and granddaughter and daughter of (not so recent) alumni.

I have brought my father, mother and even grandmother to a number of UBC Varsity games and events on campus. The most recent event we attended as a family was the international sledge hockey games. We loved the venue, the excitement of the crowd and even enjoyed the opportunity to have a beverage while watching. Unfortunately for both my dad and my grandmother we had to stand in the beer garden to have a beer (or a glass of wine, in the case of my grandmother). The inconvenience of not being able to sit and have a drink was noted by our party. I strongly believe that those who wish to have one or two drinks should not have to join the beer garden crowd. We admire their school spirit, we love listening to their chats and cat-calls and definitely would not like to see that disbanded, but we would also want the ability to drink in our own seats without having to join a beer garden atmosphere to having to split our party into two groups.

I believe I’m not mistaken in the assumption that the arena will indeed by licensed, but there is a chance that only a small section of the venue will accommodate those who wish to consume alcohol. This brings me to my second example of a family outing that was slightly marred by the licensing in our facilities. I brought my parents to a UBC Varsity Basketball game. My father wished to have a beer, but my mother didn’t; we were forced to sit in the beer garden section of War gym. My mom is a bit reserved and didn’t enjoy the beer garden as much as my dad, but we didn’t want to split our group up in order for my dad to have a drink. Although the fans with painted bodies were entertaining, I think my mom would have preferred to sit in another section (preferably a section with other moderate drinkers). In order to have done that my father would have had to forego his beverage.

Please consider families and mature students who wish to partake in festivities without having to be separated from their group (or their children) and be placed in a beer garden in order to have a drink or two.

I appreciate your time; I look forward to enjoying this facility as a fully licensed venue in the near future.

Thank you,

Callie Hanson  |  Front Desk Manager, Conferences and Accommodation at UBC
5959 Student Union Blvd., Vancouver B.C., V6T 2C9
Tel: 778-588-4013
Cell: 604-290-2052
Fax: 604-822-1001
Web: www.ubcconferences.com

Vancouver's Affordable and Most Accommodating Alternative!
UBC THUNDERBIRD ARENA EVENT POLICY & GUIDELINES

The following policy and guidelines will apply to events which the University of British Columbia Athletics Department wishes to host at the Thunderbird Arena and which will require police services provided by the Royal Canadian Mounted Police, University Detachment:

1. Thunderbird Arena Management will supply an updated monthly list of all planned events to the RCMP. This will allow the RCMP to review other events within the Detachment policing area and ensure there are no conflicts or double bookings, and/or determine if sufficient RCMP resources will be available to ensure public safety.

2. Consultation will be held between both parties as to which events will require police services.

3. The decision as to the number of police members needed to police any given event and ensure public safety will be made by the RCMP University Detachment Commander.

4. The RCMP requires the actual date/ times, band name(s), type of music, estimated number of patrons "no less than two months in advance." This information (including Special Occasion Licences) must come in at the same time, not in bits & pieces. This will allow the RCMP sufficient time to acquire the necessary police resources in case there are scheduling difficulties elsewhere in the Lower Mainland District policing areas.

5. There will be "no long weekend event bookings" which necessitate extra police resources. This is due to issues involving acquisition of these resources from other Lower Mainland Detachment areas.

6. Thunderbird Arena Management will advise the RCMP when a Special Occasion Licence is being requested for alcohol service and ensure that it gets signed off well in advance of the event. This will avoid conflict with other Special Occasion Licences requests throughout the campus.

7. Thunderbird Arena Management will be responsible for the hiring of private security guards to provide security at events and will advise the RCMP with respect to the actual number of private security guards who will be on the site.

8. There may be a requirement for "sold out" concerts to have Thunderbird Arena Management hire a professional Traffic Management Company to deal with the excess amount of traffic on Campus generated by their event. The RCMP will be consulted on traffic concerns.

9. The RCMP will invoice UBC Athletics and a billing letter will be forwarded for each event.

10. Invoice payment will be made to the UBC Treasury within 30 days of the events conclusion. The RCMP must be advised accordingly when these payments are made for tracking purposes.
The aforementioned policy and guidelines are only subject to change upon the mutual agreement of the RCMP University Detachment and the University of British Columbia Athletics Department.

Signed:

(J.G.K Kenna) S/Sgt
Detachment Commander Athletics Department
University Detachment University of British Columbia

Date: 2009-03-25

Signed:

Alnoor Aziz. Associate Director, CFO
Athletics Department
University of British Columbia

Date: March 25/09
Dear Ms. DeMarco:

RE: Application for Amendments to Liquor-Primary License
UBC Thunderbird Winter Sports Centre - 6066 Thunderbird Blvd, UBC

This is in reference to your letter dated 2009-06-11 concerning the captionally-noted matter. I would first like to state that the RCMP University Detachment is willing to work with UBC Thunderbird Centre Management but will be taking a hard stance toward ensuring that the interests of this community with respect to safety are first and foremost. I respect the Centre's management and what they are trying to achieve. However, it is my belief that they are struggling with promoting and overseeing their operations.

University Detachment Policing Overview

The RCMP University Detachment provides police services to four distinct clients: University of British Columbia, University Neighborhoods Association, University Endowment Lands, and Pacific Spirit Regional Park. The detachment is a 24/7 operation with seventeen (17) uniform members providing various operational and administrative functions.

Since 2001, our community has grown at an extraordinary rate as the area evolves into a distinct "University Town". This growth has included single family and student housing, rental condominiums/apartments and businesses. It is estimated that the area's daytime population may reach 65-75,000 persons. This commensurate growth has lead to an increased demand for police services.

The University Detachment area has twenty-one (21) licensed establishments with a total licensed seating of approximately 9,500. In addition to the routine calls for service that invariably originate from these establishments, the "Pit Pub", with licensed pup seating of 799 and a licensed restaurant/banquet seating of 1170, hosts a well-established pub night every Wednesday and Friday during the school year. The workload on these nights frequently over extends the available police response.
UBC also hosts many conferences, sporting events, motion picture film shoots, and rock concerts, many of which require an Operational Plan and extra resources. Heavy drinking is a historical “right of passage” on university campuses, and RCMP University Detachment receives an average of 500 applications for Special Occasion Licenses per year for various fraternity and club events. Many of these events require extra police patrols and often create additional calls for service due to the excessive consumption of alcohol. RCMP University Detachment also provides seasonal policing to Wreck Beach, which has its own unique issues involving alcohol/drug abuse.

**Policing Concerns/Issues that RCMP University Detachment has encountered with the operation of Thunderbird Centre:**

I was contacted some time ago by the UBC Athletics & Recreation Department, and was informed of their plans for numerous concerts in the seventy-five hundred (7500) seat Thunderbird Winter Sports Centre. Promoters suggested to Athletics that as many as 48 events per year could be held at the Centre with the expectation that they will be holding an event almost every weekend. It was their vision that the Centre would be like a mini “General Motors Place” and the monies derived would fund the department's programs. The aforementioned concerts were in addition to the approximately 4-5 yearly outdoor concerts planned for Thunderbird Stadium, which sometimes attract 20,000+ persons. UBC Athletics advised me that each Centre event would likely have a beer garden and that a Special Occasion Liquor License would be requested. It was their expectation that the RCMP would provide policing for all of these events.

At this initial meeting, I expressed concerns over their proposal and the fact that many of these concerts would require extra policing from University Detachment. It was explained to UBC Athletics that holding such events was not a simple matter and there was considerable planning and organizing required at the Detachment level to prepare and police these events to ensure public and police safety. While some events might not necessitate extra police personnel, many would, and these resources would have to be recruited (on overtime) from other Lower Mainland RCMP Detachments. This would place a tremendous strain on already limited police resources, especially if the number of events continued to grow in subsequent years. UBC Athletics was advised that they would have to run a first class operation right from the start or there would be repercussions from the community, police and ultimately the British Columbia Liquor Licensing Board.

Since this initial meeting, the total number of concerts projected by Athletics has not transpired. However, those that have been held have given me and other agencies cause for concern. The RCMP University Detachment does not have objections to the concept of operating Thunderbird Winter Sports Centre like General Motors Place. What the RCMP does have concerns about are primarily the music concerts that are being promoted at the Centre and some of the persons that are being attracted to these. Most music concerts seem to cater to the younger generation, and it has been our policing experience that for many patrons their purpose seems to be to get drunk on alcohol or stoned on narcotics, either before they attend or during the concert. As well, it has also been our experience that these concerts seem to attract some clientele who are drug dealers, gangsters, and unsavory characters in general.

There has been a noticeable increase in both pedestrian and vehicular traffic at the Thunderbird Centre. It would be a safe assumption to say that most patrons to these events, especially music concerts, come from elsewhere in the Lower Mainland. While some patrons arrive by bus or are dropped off, there are just as many or more who are driving vehicles. Due to the proliferation of alcohol/drugs at these events, some patrons are likely operating vehicles while under the influence of either alcohol or drugs. They must travel through multiple police jurisdictions, either getting to the events or departing the area. RCMP University Detachment pays particular attention to this on event nights and sets up traffic check points to detect and deter such activity.
Thunderbird Winter Sports Centre is located on Wesbrook Mall, which is one of the heaviest pedestrian and vehicle traffic areas at UBC. The Centre is in relatively close proximity to residential and student housing, a sports field and a hospital. Wesbrook Mall already has a reputation for social disorder (noise, drunkenness, fighting) due to the Greek fraternities and sorority houses which are located near the Centre. Recent music concerts at the Centre have seen an increase in illegal consumption of alcohol/drugs and fighting outside (in addition to like incidents inside), and in the nearby Thunderbird Parkade.

Thunderbird Centre has held several music concerts since opening. At a recent event where a Special Occasion License was obtained for a beer garden, there was such blatant abuse of liquor service (operating two beer gardens, poor security, over service) that all future events were not allowed to apply for a Special Occasion License. Management was advised that the only alcohol products permitted on the site were to be contained to the room for the performing musicians.

Despite the fact that the next concert was non-alcohol, both drugs and alcohol did make their way into the event. The police encountered minors in possession and consuming both alcohol and narcotics. As well, there were many inebriated persons either on the main floor or in the stands or back stage. Numerous patrons were observed smoking marijuana in the "mosh pit" as well as parts of the stands. During this event a male was "head butted" and required an ambulance to take him to the hospital. Before this event even started, there was a lot of "pre-drinking" outside the Centre and in the nearby Thunderbird Parkade.

What boggles the mind is how people who were sober or sober enough to attend the concert somehow were able to get intoxicated once inside the venue and had to be escorted out. Obviously, when people arrive sober, or somewhat sober, and then have to be escorted away from the event, there is a problem with the consumption of alcohol and drugs. This leads me to believe that the Centre's management does not take security checks of persons entering the premises very seriously, nor is proper security being maintained inside the venue to detect and deter illegal consumption of alcohol and narcotics.

All of the foregoing occurred despite very clear direction from the RCMP, the BC Liquor Inspections Branch, and the Vancouver Fire Department, all of whom sought to have the Centre's management comply with the rules around liquor sales and public safety. The Centre's management was given my expectations months ago, but allowed things to go off the rails by flaunting the liquor and narcotics, contrary to criminal and provincial statutes.

**Application for Amendments to Liquor-Primary License for Thunderbird Centre:**

The RCMP University Detachment **does** object to the proposed amendments. The expansion of the current licensed area into the seating area of two arenas within the Centre should be restricted to a much smaller size and leave the majority of seating for those who do not wish to consume alcoholic beverages. With respect to the proposal for the addition of patios which would be used primarily during special events and the extension of hours of liquor service (which, depending on the event may be within the hours of 9 a.m. to 2 a.m.), these proposals will only tend to further erode the quality of life for persons residing in the area by increasing the social disorder, especially late at night. These amendments should be reconsidered and the hours of operation reduced, i.e. the patio to 10 p.m. and overall liquor service to 1 a.m.
Recommendations:

It is my belief that the UBC Athletics Department is moving too fast with their planned events at Thunderbird Centre, especially music concerts; and that profit is the main objective rather than ensuring that community interests are taken into consideration and looked after now and in the future.

I have suggested to UBC that they give serious consideration as to whether or not they want to continue with these types of music concerts, with emphasis on how these concerts benefit the UBC student population and/or local residents. UBC Thunderbird Centre Management should be looking at getting events working properly. What I would like to see is for UBC to rethink their plans around use of Thunderbird Centre, get their house in order and develop an operational plan including how they propose to manage alcohol and drug problems and overall security, policing concerns and issues that will arise inside/outside the Centre. I cannot support this Application without such a plan in place.

It is my recommendation that this application be held in abeyance until UBC Thunderbird Centre management have established a track record demonstrating that they can operate the facility properly to the satisfaction of all concerned parties.

Should you have any questions, please feel free to contact me at 604-224-1322 or my email: kkenna@rcmp-grc.gc.ca.

Sincerely,

(K. Kenna) S/Sgt.
Detachment Commander
University Detachment
July 2, 2009

Christina De Marco
Regional Development Division Manager
Metro Vancouver
4330 Kingsway
Burnaby, B.C. V5H 4G8

Dear Ms. DeMarco:

RE: Response to comments by the UBC RCMP detachment regarding the Application for Amendments to Liquor – Primary License at the UBC Thunderbird Winter Sports Centre (6066 Thunderbird Blvd, Vancouver, B.C. V6T 1Z3)

UBC is committed to ensuring that the campus is a safe environment for University members, local residents and visitors and to absolute compliance with the statutes and regulations applicable to our activities. The local RCMP detachment has “no objection to the concept of operating <the new> Thunderbird Winter Sports Centre like General Motors Place”. In fact, this intention has been well-understood for a number of years.

The Thunderbird Winter Sports Centre was built in partnership with VANOC as a legacy for the UBC community. The vision of this legacy has been established as both a special event and recreational facility that serves UBC and the area community in both sporting and entertainment pursuits. This vision has been endorsed by stakeholders at UBC and more recently the UNA has supported this vision including this liquor application.

It is clear that a recent event (April 24) at the Arena did not meet safety expectations and several involved unacceptable infractions of relevant Liquor License Act provisions. A higher level of preparedness and execution is required; UBC accepts that and is determined, in cooperation with partnering agencies, to achieve it.

To that end a meeting with the Liquor Inspection Branch, RCMP, Fire and UBC representatives has been scheduled for July 14. Further revisions to UBC event management operating policies (security, admittance, operating hours, communications, safety), event selection, training and accountability will be reviewed with the objective of achieving sign off at that time or immediately thereafter. There will also be a consideration of how licensing might be arranged for several planned events so that the initially agreed upon operational plans can be implemented and the “track record” sought by the RCMP achieved.
Following the July 14 meeting, and prior to Metro Board’s July 24 Committee consideration, we will submit a further comprehensive report. University representatives are also available to answer questions and supply further comment in person should the Committee wish.

S/Sgt Kenna’s comments are supportive of a permanent license, provided operational concerns can be satisfied. In highlighting those concerns, he uses phrases (“profit is the main objective”; “flaunting the liquor and narcotics”) which could lead Committee members to presume recklessness or disregard.

We know from our June 30 meeting with him that the comments arose from recent frustrations and concerns. We sympathize with that feeling as ours is just as acute and we have a long history of very responsive, constructive and successful relations with police, liquor and fire authorities. We do not like this situation and will do all we are told and can do to re-establish confidence in our ability to offer events that are safe, enjoyable and in compliance with all requirements.

That said, we want to be clear that UBC has not only an established record of success in managing licensed events but was diligent in putting new policies and procedures in place, including practices advised by the RCMP, before the new arena was used as a licensed venue for concerts. (It is very unfortunate that the most suitable license was not in place when these events were initiated as that, it is now clear, significantly diminished the chances for full success.) The attachment to this letter details some of that experience and the actions taken to prepare for this new use and achieve safety and compliance, while serving community needs and meeting community expectations.

Thank you for the opportunity to comment. The University would be pleased to answer any questions raised by this response and to attend at the July 24 meeting should that be desired. We will forward a follow-up response immediately after the July 14 meeting with Liquor Licensing authorities and other providers.

Yours sincerely,

Brian Sullivan
Vice President, Students

Cc: David Boote, Metro Vancouver
    Manjit Sunner, Metro Vancouver
    Peter Smailes, University of British Columbia
    Bob Philip, University of British Columbia
    Ahoor Aziz, University of British Columbia
    Kavie Toor, University of British Columbia
    S/Sgt Kenna, RCMP
Attachment: UBC Management Actions re New Arena

1. **Concert and liquor sales experience of UBC Athletics**
   - UBC Athletics has hosted concerts in the outdoor Thunderbird Stadium, with attendance between 8,000 and 22,000 people, for over 20 years
   - Alcohol has been served through Special Occasion Licenses at many of these concerts, without any problems or liquor rule violations
   - When an outdoor concert is expected to attract mostly minors – such as the Warped Tour – UBC Athletics elects to halt liquor service altogether
   - As the campus grew and residents started moving in around Thunderbird Stadium, the Department, on its own accord, implemented a curfew whereby all outdoor concerts should end by 10pm, including weekends
   - Cooperated with the RCMP by agreeing not to hold any concerts on long weekends (as they had difficulty bringing in extra staff on such weekends)
   - Agreed to pay the RCMP for the extra staff they bring in with the RCMP deciding on the number of extra officers needed
   - Agreed to the RCMP request that we give them a minimum notice of four months for an outdoor concert, which would give them adequate time to recruit extra officers
   - Accepting the loss of significant concert business as a consequence of implementing these requests

2. **RCMP requirements on the new indoor arena**:
   - Agreement to bring in extra staff paid for by UBC Athletics
   - Minimum of two months notice of which artist is playing so that they have time to bring in extra officers as deemed necessary
   - No concerts on long weekends
   - Agreement to abide by all the requests from the RCMP and formalized it in writing

3. **Athletics management actions**:
   - Commitment to have arena concerts end by 11 pm, including weekends
   - Communicate to all interested parties, including the RCMP, confirmed and potential concerts on a weekly basis
   - Inform parking and university community about concert dates in advance
   - Work with the RCMP and university community to address concerns
   - Follow up with the RCMP the day after the concert to collect their feedback

4. **UBC Athletics has implemented the following from the outset**:
   - New procedures prior to Arena Opening for Licensed Events – contractors are experienced Event Manager - with 15 years experience in running -- to determine security levels and address all the technical details for every concert.
   - Continuing to meet our obligations as specified previously
   - Security searches and pat-downs of patrons entering the arena conducted by security firm that has extensive experience with concerts
   - Intoxicated patrons not being allowed in the building
5. **New steps implemented after the April 24 event:**

   - S.O.L. approach inadequate.
   - Hire more security as per the plan to monitor patrons and artists.
   - Address noise and safety concerns through the UBC Community Liaison meetings where all the stakeholders are present to gather feedback and recommendations.

6. **Specific agreement with RCMP before June 10 Concert:**

   - Not to allow overcrowding of rooms in the backstage area.
   - Designate a “green room” in the backstage area where liquor could be consumed and post a guard outside to ensure that no liquor is taken out from the room.
   - Ensure only invited guests are allowed in the backstage area and in the “green room”.
   - UBC Athletics management to arrange a meeting of all parties including the tour manager, who can talk to the artists about liquor restrictions in the backstage area and the fact that they cannot walk in the backstage area with liquor in their hands. (This and the previous two points are all above and beyond standard practice in the region.)

7. **Management Review of June 10 Concert:**

   - Even though at the pre-concert meeting everyone understood that there was no liquor to be moved around in the backstage area, the guard at the door took it upon himself to interpret that liquor in cups was fine. This was not something management anticipated would happen.
   - Management also did not anticipate that crew members had liquor stored in their tour bus. Some walked in from the tour bus parked in the restricted access loading bay area, right into the backstage area. Management has since learned to put a guard in the loading bay area or to alternatively work with the RCMP to determine whether the whole backstage area can be “green room,” if possible.
   - UBC Thunderbird Arena is the only venue in Metro Vancouver that is specifically subject to controlling backstage liquor and we have learned a lot from this experience.

8. **Practices implemented and reinforced:**

   - Pat-downs of patrons as determined and deemed by security personnel in place (this procedure has been in place since Day 1).
   - No admittance to people who appear to be intoxicated (this procedure has been in place from Day 1 and was posted on our website).
   - Hiring of additional rovers in the concourse area and floor as recommended by the RCMP when they first told us that people were lighting up on the floor as soon as the concert started.
   - Security personnel were given full authority to eject patrons who were found to be in possession of alcohol and/or marijuana (this has been in place since Day 1).
To: Electoral Area Committee  
From: Christina DeMarco, Division Manager, Policy and Planning Department  
Date: July 14, 2009  
Subject: Restructuring Feasibility Study: Request from Lions Bay  

Recommendation:  
That the Board authorize staff to engage Lions Bay and the Electoral Area ‘A’ Howe Sound communities (Montizambert Wynd, Strachan Point, and Ocean Point) in consideration of the implications and feasibility of amalgamation.

1. PURPOSE  
To convey a request from Lions Bay for Metro Vancouver to fund a restructuring feasibility study to explore possible amalgamation of Electoral Area ‘A’ Howe Sound communities with Lions Bay.

2. CONTEXT  
It has been a long standing Board policy to pursue opportunities for requests from neighbouring municipalities to amalgamate lands within the Electoral Area. This reflects the view that the unincorporated areas within a large metropolitan area are difficult to serve by a regional authority and diverts attention away from the core business of Metro Vancouver.

As indicated in the attached letter, Lions Bay has been approached by the Strachan Point Estates Community Association to enter into discussions on the feasibility of amalgamation. Metro Vancouver staff has not had the opportunity to canvass the views of community representatives from the three communities and has not received any communication from these communities to date.

The three communities are located south of Lions Bay but not directly adjacent to Lions Bay’s municipal boundaries. There is a total of 46 dwellings located in these communities.

Lions Bay is requesting that Metro Vancouver fund the restructuring feasibility study to determine the implications for the communities. Given the small population involved and limited services, the study is likely to be modest in cost and could be covered by existing budgets.

As a first step, it is suggested that Metro Vancouver and Lions Bay establish a restructuring committee. This will ensure the views of the affected communities are included in the discussion and will assist in scoping out the information required for the feasibility study.
3. ALTERNATIVES

The Board may:

1) Authorize staff to work with Lions Bay and the Electoral Area ‘A’ Howe Sound communities to consider amalgamation,

or

2) Recommend an alternate course of action,

or

3) Take no action at this time.

4. CONCLUSION

It has been a long standing Board policy to pursue opportunities for requests from neighbouring municipalities to amalgamate lands within Electoral Area. Lions Bay has requested Metro Vancouver to fund the restructuring feasibility study. Prior to committing funds for the study it is recommended that a restructuring committee be established comprising Metro Vancouver, Lions Bay and the three communities of Montizambert Wynd, Strachan Point, and Ocean Point in order to seek the views of the affected communities and scope out the parameters of the restructuring study.

ATTACHMENT

Correspondence dated July 8, 2009, titled “Electoral Area ‘A’ Restructuring Feasibility Study – Lions Bay” from the Municipality of the Village of Lions Bay addressed to Hugh Kellas, Manager, Policy and Planning Department, Metro Vancouver (eRIM doc. #004949492).
July 8, 2009

Mr. Hugh Kellas, Manager, Policy and Planning
Metro Vancouver
4330 Kingsway, Burnaby, BC
V5H 4G8

Dear Mr. Kellas:

Re: Electoral Area “A” Restructuring Feasibility Study – Lions Bay

As you are aware, Strachan Point Estates and Ocean Point residents have previously expressed an interest in joining the Village of Lions Bay which would allow them to receive additional municipal services such as fire protection and also make them eligible for Provincial utility funding grants.

We have recently received a formal request from the Strachan Point Estates Community Association to enter discussions with us on the desirability and feasibility of amalgamation of the three communities to the immediate South of Lions Bay namely Montizambert Wynd, Strachan Point and Ocean Point with the Village of Lions Bay.

In April, 2009 the Village of Lions Bay adopted a new Official Community Plan which provides for pursuing the expansion of the municipal boundaries in order to protect the green belt surrounding the current Village boundaries, and to provide the municipality with control over the surrounding land use and development.

On July 6, 2009 Lions Bay Village Council requested that we contact the Manager of Policy and Planning with Metro Vancouver to determine whether boundary adjustment feasibility funding will be available from Metro Vancouver to explore expanding the Village’s boundaries to include Strachan Point Estates and Ocean Point.

We have had preliminary discussions with the Ministry of Community Development who are pleased to see us consider taking a proactive approach to growth management, servicing, and boundary extension issues but advise they are unable to provide feasibility study funding at this time.

This process will take considerable consultation with all parties and prior to doing this, it will be necessary for all parties to have factual service delivery information including financial and statistical data.

We feel it is an opportune time to conduct a boundary restructuring feasibility study for this portion of Electoral Area “A” and hope that the Metro Vancouver Board can provide funding support to allow this initiative to move forward.

Sincerely,

Brenda Broughton, Mayor
VILLAGE OF LIONS BAY

004949492

Tel 604.921.9333  Fax 604.921.6643  PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0  reception@lionsbay.ca
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To: Electoral Area Committee

From: Hugh Kellas, Manager, Policy and Planning Department

Date: July 14, 2009

Subject: Manager’s Report

Recommendation:

That the Electoral Area Committee receive for information the report dated July 14, 2009, titled “Manager’s Report”.

2009 Electoral Area Committee Work Program
The attachment to this report sets out the Committee’s work program and schedule for 2009. This does not include all items to be brought before the Committee but the priorities previously determined by the Board and Committee. The matrix will be updated regularly to include new issues that arise, items requested by the Committee, and any changes in the schedule. The items highlighted in bold identify the work program elements that have been completed. The items not highlighted in bold reflect the work program elements where work is still on-going.

Islands Trust OCP for Passage and Bowyer Islands
The Islands Trust is responsible for the preparation of an Official Community Plan for Passage and Bowyer Islands, as part of its Gambier Associated Islands OCP. It had been anticipated that the Islands Trust would give first reading and circulate the OCP for comment in June. However, that did not occur due to some outstanding issues on Bowyer Island. Land on Bowyer is held in large cooperative blocks and the Board of one of the holdings has not yet confirmed its view on the allowable density for its holding. Depending on the final position of the Board, there is an opportunity to designate a large portion of the block as ‘Forest’, thereby preserving much of the Island from development. Metro Vancouver will have an opportunity to review the draft OCP once the Islands Trust completes first reading.

Electoral Area Infrastructure Issues
Infrastructure provision, ownership, maintenance and funding has emerged as an important issue in parts of the Electoral Area. At both Strachan Point and Passage Island, Metro Vancouver staff has been requested to work with residents to explore options for the provision of water supply upgrades (Strachan Point) and a breakwater (Passage Island). This has included studies on infrastructure requirements and costs, and issues of ownership and operations.

ATTACHMENT

Electoral Area Committee Priorities for 2009 (eRIM doc. #004915994).

004904902
### Electoral Area Committee Priorities for 2009

#### 1st Quarter

**Key priorities**

- 2009 work program (March 2009)
- Review options for Metro Vancouver support for UBC Farm (March 2009)
- Finalize Consultant’s report on Strachan Point Water System and provide financing options to residents (March 09).

#### 2nd Quarter

**Key priorities**

- Engage UBC on implications for the UBC OCP resulting from potential changes at UBC Farm
- Finalize Consultant’s Report on Passage Island Breakwater and provide financing options to residents (April 09)
- Arrange, attend and report on a public meeting regarding a Liquor License application for Thunderbird Arena at UBC (June 09).

**Pending Requests of Staff**

- Meeting with Barnston Island residents and the Ministry of Environment regarding the future of the Barnston Island dikes (May 2009).

#### 3rd Quarter

**Key priorities**

- Review zoning and building bylaw amendments for Electoral Area A, including the need to address the Riparian Area Regulations
- Initiate study on implementing a zoning bylaw for UBC campus
- Advance consideration of alternate local governance arrangements for UBC.

**Pending Requests of Staff**

- Engagement with Barnston Island residents on fire protection measures
- Seek the transfer of Electoral Area communities to other local governments.

#### 4th Quarter

**Key priorities**

- Finalize zoning and building bylaw amendments
- Review of UBC OCP
- Determine options for zoning bylaw implementation at UBC.