

Date: July 10, 2009



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Temporary RV sites for the 2010 Winter Games and award of contract to operate these sites

RECOMMENDATION

- A. THAT the Board approve the use of parking lots at Jericho and Spanish Bank as temporary RV sites during the 2010 Winter Games with specific details subject to the approval of the General Manager*
- B. THAT the Board award the contract to manage these sites to Duckworth Management Group Ltd. at a cost of \$134,832*
- C. THAT no legal rights shall arise and no consents, permissions or licences are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties*
- D. THAT once the form of all legal documentation has been approved by the General Manager and Director of Legal Services for the city of Vancouver, that the General Manager be authorized to execute and deliver such documentation on behalf of the Board*

BACKGROUND

The 2010 Winter Games will be held from February 10 to February 28, 2010. Based on a Tourism Vancouver survey in mid-March, the room inventory available in the City is very low and alternative accommodation will be required to meet the demand from visitors.

There are no RV parks in Vancouver and very few within a 10 mile radius of the City. The only other site close to the downtown area is the Capilano RV Park under the north end of the Lion's Gate Bridge. In February this Park was already at capacity for the Winter Games with more than 100 people on the waiting list.

Staff investigated the possibility of utilizing existing parking lots that historically have low use in February and determined that the lots at Jericho and Spanish Bank had the capacity to accommodate RV users during the Games period and at the same time

generate a viable business opportunity for the Board. Compared to other possible locations these sites were also advantageous for the following reasons:

- Large capacity of the lots (approx 365 potential RV sites) would make the venture worthwhile.
- No residences are directly adjacent to the sites. The distances from the sites vary from 100 meters at Spanish Bank East to 725 meters at Spanish Bank West.

Discussions with Tourism BC indicated that they were fully supportive of this venture and would assist in marketing the sites once approved. It has been recognized that many travelers have their own recreation vehicles and there is a potential market of these owners who would travel to B.C. from other regions of North America. In addition, RV rental companies advised staff that they had received inquiries from European customers about RV accommodation during the 2010 Winter Games and the shortage of supply had affected their plans to attend the Games.

POLICY

With reference to the need for alternative funding sources the Board's 2005-2010 Strategic Plan states the following:

The long-term quality of Park Board services depends in part on maximizing available funding while also seeking alternative funding sources to meet future needs.

DISCUSSION

The following are the key criteria for the venture:

1. The time period is limited to two days before and two days after the Games; from February 8, 2010 – March 2, 2010. This use is recommended on a one-time only basis and the sites are restored to their normal state within 5 days from the end of this period.
2. “Quiet hours” will be in place from 10.00PM - 7.00AM
3. At Jericho, by agreement with the Jericho Sailing Centre Association, the Centre will open for patrons staying at the three adjacent sites and the facilities, including washrooms, showers and food services will be accessible to all RV patrons.
4. At Spanish Bank East and West the public washrooms and concessions will be open for RV patrons and a portable shower trailer installed for those patrons who do not have access to washing facilities of their own.
5. The provision of services such as sanitary pump out facilities, water and propane delivery will be discussed with the recommended operator. It is envisaged that all

these services will be contracted to local companies with a mobile service rather than infrastructure that would have to be dismantled after the Games.

6. All visitors will be asked to keep their vehicles on site as much as possible. There will be a shuttle service that will take RV patrons to the Canada Line station at Cambie St and West 2nd Avenue where access to Olympic venues can easily be reached. At present the hours of operation for the shuttle are forecast to be from 8.00AM until Noon and from 5.00PM until 11.00PM but these hours could be changed once event times are known.
7. The cost per recreation vehicle of \$95.00 per night includes the use of washrooms, showers, waste disposal and the free shuttle. At Jericho the Sailing Centre has food services that will be available to patrons.

Staff notified the neighbors in the vicinity of the sites in order to obtain their comments. This venture also requires a temporary development permit from the City and the notification was requested by City staff as well.

In June a total of over 460 residences from Blanca (west) to Discovery (east) and NW Marine Drive (north) to West 4th Avenue (south) received hand-delivered information with an opportunity to comment. In addition, information was posted outside the Locarno and Spanish Bank East and West concessions, the Jericho Sailing Centre, the Justice Institute and the West Point Grey Community Centre.

To date there have been 26 emails, letter and telephone responses, 23 opposed to the RV sites and 3 in favor.

Reasons for those opposed include the following with staff comments below:

- ❖ Noise from the sites

It is anticipated during the day most patrons will be at Olympic venues or at other Vancouver sights. There will be a "Quiet Time" from 10.00PM – 7.00AM. All RV patrons will be asked in writing and by signage to respect the community by adhering to this request. A security service will be patrolling the sites to ensure compliance

- ❖ Elimination of views for visitors

Visitors to the 2010 Winter Games will have uninterrupted views from Spanish Bank to Locarno. In addition, the path and beach in front of the RV sites will be accessible to anyone.

- ❖ Precedent for future RV sites

This is a use for the 2010 Winter Games only, similar to the live site at David Lam Park and the RV sites will revert back to public parking lots immediately after the Games.

- ❖ Concerns about possible snow removal

A snow-removal plan will be in place and ready for implementation if necessary

- ❖ Concerns about site clean-up

The site will be cleaned immediately after the end of the approved period (March 2nd) by Park Board staff.

Staff have suggested to the N.W.Point Grey Homeowners Association that a committee of residents meet with them on a monthly basis before the Games to discuss concerns about the impact of the sites on their neighborhood.

Award of Contract to manage and operate the RV Sites

The Board issued a public Request for Proposals (RFP) on June 16, 2009 and three proposals were received and evaluated by Board staff. Based on staff's evaluation of the proposals, it is recommended that the contract to manage and operate the RV sites be awarded to Duckworth Management Group Ltd. They have offered the Board the best price, are able to meet the RFP requirements and have excellent references and experience in operating RV campgrounds. They are presently the operator of the Brae Island Regional Park/Fort Camping operation for the Metro Vancouver Regional District. Duckworth Management Group Ltd.'s proposal therefore offers best overall value to the Board.

The following is a table showing the split in responsibilities between the operator and the Board.

Operator	Park Board
On-line / telephone reservation system	Garbage and recycling collection
Marketing of the sites	Contracts for RV services (sanitary disposal, propane, potable water etc)
Management and staffing of sites	Shower trailer at Spanish Bank
Tourist information	Maintenance of public washrooms
Assistance with RV issues	Maintenance of landscaping
Liaison with contractors	Contract for shuttle service

Temporary Development Permit

A VANOC Client Games-time Activity Proposal was submitted to the City's Olympic and Paralympic Operations Office in May. It was approved and they recommended that it be moved forward for a temporary development permit.

The temporary D.P. application will include a description of the services, a transportation plan for the area, and a summary of feedback received from area residents.

SUMMARY

The 2010 Winter Games will be a special event in the history of Vancouver. The Board will be assisting the tourism industry by offering an accommodation option that is presently in short supply.

The impact on the surrounding neighborhoods, particularly the area south of Spanish Bank East, has been recognized by staff and measures will be taken to minimize any disruption to the daily lives of the residents.

The projected additional revenues will help meet future park and recreation needs for the citizens of Vancouver.

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