



Date: July 10, 2013

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: AAA Horse & Carriage New Staging Area

RECOMMENDATION

A. THAT the License Agreement with AAA Horse & Carriage in Stanley Park Ltd is modified to provide one 10 year extension followed by two additional 5 year extension terms effective May 1, 2018, on the same terms as the existing agreement except for changes noted in this report.

B. THAT the Board approve the detailed design of the relocated Staging area from its existing location to an area adjacent to the Information Booth as previously approved in July 2011.

C. THAT the license granted to AAA to occupy a portion of the Stanley Park Service Yard be modified to provide one 10 year extension followed by two additional 5 year extension terms effective May 1, 2018 and run concurrently with its License to operate the horse drawn tour services subject to AAA making capital improvements of a minimum of \$400,000 to be spent as set out in this report.

D. THAT all legal documentation is to be in a form which is satisfactory to the Director of Legal Services for the City of Vancouver and the General Manager of the Park Board.

E. THAT the General Manager be authorized to execute and deliver such documentation on behalf of the Board.

F. THAT no legal rights shall arise and no consents, permissions or licenses 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

BACKGROUND

AAA Horse & Carriage in Stanley Park Ltd (AAA) has been operating a horse drawn carriage service in Stanley Park since 1985. In May of 2008 agreed to a further renewal of five years from May 1, 2008 to April 30, 2013. On March 14, 2011 the Board

approved the relocation of the AAA staging area from its current location to a location adjacent to the Information Booth subject to terms and conditions to be approved by the Board. A traffic study and preliminary design and costing was done for a new Ticket Booth including expanded public washrooms. Through negotiations staff and AAA were not able to determine a viable cost sharing model for the ticket booth and washroom components so on July 25, 2011 at the direction of the Board, pursued the option of a relocation of the staging area only. The present design was developed jointly by City of Vancouver Streets Engineering staff, Park Board staff and representatives of the operator.

DISCUSSION

Operational Overview

For over 25 years AAA has operated a popular and well-run horse and carriage business in Stanley Park. Apart from its carriage rides AAA is a strong supporter of the community with involvement with groups such as Make-A-Wish Foundation, Vancouver East Community Picnic and Kettle Friendship Society. Since 1996 has provided over 10,000 educational visits for inner city schools to its operation in Stanley Park.

AAA has paid the Board the following percentage rent over the past 5 years:

2008 \$46,061
2009 \$42,540
2010 \$43,008
2011 \$39,350
2012 \$45,525

Proposal

The staging area for the horse and carriages is to be relocated from its current location to one adjacent to the Information Booth (see attached appendix). The Ticket Booth would remain in the area in which it is currently located. AAA will utilize the outstanding balance of the \$175,000 capital improvement spending from the current license term plus a **minimum** of another \$400,000 to fund the cost of the construction and relocation of the Staging area. The required capital investment will be at least \$400,000 greater than anticipated when the Board approved the change of location of the staging area on March 14, 2011.

In recognition of the significantly higher capital investment a modification to the current agreement in the form of one 10 year and two additional 5 year extension terms would be made, with the Board having the option to renegotiate the License Fee rate for the final 5 year term. In addition the requirement to make any annual payment for lost parking stalls resulting from the relocation of the Staging area would be waived. The annual fee paid to the Park Board is adjusted to provide for a payment of 8% of annual gross revenues in excess of \$1,000,000. Modifications such as these are consistent with those done with other Park Board agreements where high levels of capital investment are to be made by the operator.

The new staging area will provide a level departure area for AAA's operation with three staging positions set in an attractive plaza. The plaza is finished in permeable interlocking pavers with contrasting "warning" strips adjacent to the carriage departure area. This treatment will form a precedent for other public realm enhancements in the future. An existing mature tree will be removed and replaced with a specimen tree. In addition, a raised crosswalk will enhance pedestrian safety when crossing Stanley Park Drive from the nearby seawall. Each departure station will include a service module, housing maintenance equipment, water and power.

Benefits

The new location is projected to provide increased returns to the Park Board due to the higher visibility of its location, improved access to parking, safer access to the Staging area and improved universal access. In addition the new location will allow the horses to start on level ground and reduces the return trip time to their barn by 50%.

SUMMARY

AAA has performed a well-managed transportation service for tourists for over 25 years and the new location will increase revenues and provide a safer environment for both the horses and the users of this service.

RECOMMENDATION

That the Board approves the design as attached in the Appendix to allow the project to proceed to the City tendering process for a construction start in the fall with the related changes to the current License Agreement.

Prepared by: JR
Planning & Operations
Vancouver Board of Parks and Recreation
Vancouver, BC

JR/jnr

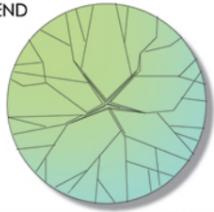
Stanley Park Horse Tours Depot

Landscape / Public Realm Concept Plan

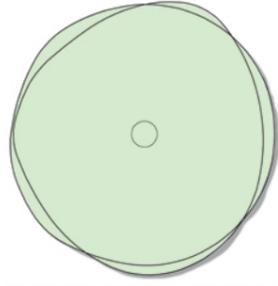
May 27th, 2013



LEGEND



Proposed Tree



Existing Trees to remain



Existing Tree to be removed

GRASS



Paving patterns for pedestrian safety



Specimen tree



Permeable pavers



Emergent granite boulders

