

December 19, 1996

**SUBJECT: USE OF SPACE AT THE ENGLISH BAY BATH HOUSE FOR  
THE VANCOUVER KAYAK CLUB**

**RECOMMENDATION:**

- A. THAT the Board approve the continued use of storage space at the English Bay Bath House by the Vancouver Kayak Club, on a year to year basis, for annual payments of \$1925 in 1997, \$3850 in 1998, and \$5775 in 1999, with future usage of the space and rates charged to be reviewed annually thereafter.**
- B. THAT no legal rights shall be created by the passage of these resolutions and none shall arise hereafter except by the signing of the contemplated document.**

**PURPOSE**

The purpose of this report is to recommend to the Board the annual rate to be charged to the Vancouver Kayak Club for use of the space it occupies at the English Bay Bath House.

**BACKGROUND**

The Vancouver Kayak Club has had exclusive use of a room at the English Bay Bath House for storage of its members' canoes and kayaks for approximately 40 years.

The club has about 400 members. It charges an annual membership fee of \$15, and an additional annual amount of \$20 or \$25 per boat if members store them in this space. Many club members also pay a \$25 membership fee to join the Whitewater Association.

**DISCUSSION**

The Vancouver Kayak Club currently pays the Board an annual amount, for utilities only, for exclusive use of a room at the English Bay Bath House, but pays nothing additional as rent. In 1996, the amount paid by the club was \$229.94. This payment increases annually, with inflation.

The room used by the club is approximately 860 sq ft. It is heated, with a water supply, 10 half sized lockers, and racking (built by club members) for 77 boats, which is close to the maximum that the space can comfortably accommodate. These boats are mainly 1 or 2 person canoes and kayaks, 12 - 17 ft in length. The storage space is well used by club members, but is not always completely full.

Rates charged at other boat storage facilities around False Creek and English Bay were used as comparisons and these are attached as Appendix 1.

None of these other locations offer such prime, heated, indoor space, with direct access to English Bay, as does the English Bay Bath House.

With the exception of Burrard Marina, False Creek Community Centre and Jericho Sailing Centre, these other operations are private commercial ventures.

The Board stores boats for several other non profit clubs at Burrard Marina. These are mainly much larger, multi person boats: 30-60 ft. sculls, dragon boats and long canoes. Charges per annum, per boat, are \$330, for outdoor storage, with no roof, no use of the marina facilities and no exclusive rights to the space. The decision on what to charge the Kayak club must also be seen to be fair in the context of the arrangements with these clubs.

False Creek Community Centre charges the False Creek Racing Canoe Club \$2805, in 1996, for use of an unheated storage shed with a roof, wire mesh sides and racking for about 60 boats (although less are currently stored there) - approximately \$47 per boat. The rent charged to the club by FCCC is simply the amount charged to FCCC by the Canada Mortgage & Housing Corporation for the building. However, the Community Centre also has access to the space for storage of some of its boats and has limited use of some of the club's boats for its lessons.

The closest parallel to the Vancouver Kayak Club's storage situation might be the interior storage (inside an unheated steel container) at Jericho Sailing Centre, although this space must be considered to be inferior to the Bath House space. Jericho charges an annual amount of \$95 for kayak or windsurfer storage in this container. Users of this storage space must be club members, for an annual fee of \$50. Membership allows use of the centre's facilities and programs, including a lounge, cafeteria, meeting rooms, workshop, changing rooms, a telephone information service for wind conditions and participation in various club programs.

After evaluating the marketplace, it can be assumed that a reasonable market rate to charge users of the Bath House space is the equivalent of \$100 per boat. If all 77 available spaces were rented out by the club to its members on this basis, the charge would be \$7,700. However, during any given year, there may be some spaces which are not rented out to members. Assuming that there would be an average annual occupancy level of 75%, the rent should be calculated as 75% of the total amount. This would result in an annual payment by the club to the Board of \$5775.

Because these new charges would be a significant increase over the amount paid by the club in 1996 (\$229.94), it is recommended that the full charge should be phased in over 3 years - with the payment for 1997 being 33%, for 1998 being 67%, and for 1999 being 100% of \$5775.

Charging the club on this basis would result in payments to the Board of \$1925 in 1997, \$3850 in 1998, and \$5775 in 1999.

Charges thereafter would be approved by the Board as part of the annual fees and charges report. Comparisons with rates charged at other boat storage locations, and any other relevant factors, would be taken into account.

On introduction of these new rates, there would be no further charges to the club in respect of utilities.

If the club is able to rent out more than 75% of the available spaces to its members, the cost per boat would be less than the charge of \$100 per boat on which this calculation is based, and the club can benefit accordingly. If the club considers that this total charge is too high because it is renting out less than 75% of the space to its members, the Board should consider whether allowing the club exclusive access to this room is the best use of such prime space.

Charging the club on this basis, rather than an arrangement based on actual usage by members, will allow the club to continue to manage the space itself without the direct involvement of the Board. It will also allow the club to benefit by reducing the effective charge per boat if it uses the space at or near its full capacity.

## **JUSTIFICATION**

The Vancouver Kayak Club currently has exclusive use of prime space at the English Bay Bath House and pays no rent, only a small charge in respect of utilities.

The proposed amounts to be charged to the club for rental of the space have been arrived at in comparison with other canoe and kayak storage facilities in the area of English Bay and False Creek. They would be phased in over 3 years, in recognition of the fact that they are a significant increase over the amounts currently being charged.

Prepared by:  
Administrative and Revenue Services Division  
Board of Parks and Recreation  
City of Vancouver