

DATE: January 7, 1998

SUBJECT: BROCKTON PAVILION SOCIETY - LEASE RENEWAL

RECOMMENDATION:

- A. THAT the Brockton Pavilion Society be granted a five year lease extension from January 1, 1998 to December 31, 2002, on the same conditions as their existing lease except for changes which may be required by the Director of Legal Services.**
- B. THAT no legal rights shall be created by the passage of this resolution and none shall arise hereafter except by the signing of the contemplated document.**

BACKGROUND

At one time Brockton Point was the hub of sports in the Lower Mainland and a major recreation focus for Vancouver. The athletic fields opened in July, 1891. 10 years later almost every major sports organization was represented at the athletics grounds. A bike track had been in use for several years and both lacrosse and cricket clubs had pavilions built there.

Although not the major area of sports activity it once was, Brockton Oval is still a centre for cricket and rugby. Top-level cricket teams play here most evenings from May to September.

Rugby is still the sport that dominates the Oval; international games are often staged here and Lower Mainland teams that use the field have competed successfully overseas against some of the best teams in the world.

The Brockton Pavilion Society have a long history of occupancy at Brockton Point in Stanley Park. The Society's members were responsible for the major fund-raising efforts that resulted in the restoration and rebuilding of the clubhouse. A new lease was granted effective January 1, 1983 for five years with a five year renewal.

On April 5, 1993 the Board granted the Society a five year extension to their lease on the same conditions as their existing lease except for changes that may be required by the Director of Legal Services. The lease expired on December 31, 1997.

DISCUSSION

The President of the Society, Mr Nicholas Hudson, has written to the Board requesting an extension to their lease.

The Brockton Clubhouse is primarily used by its members (cricket and rugby players) for small gatherings and functions. In September 1987 the Board approved a proposal put forward by the Society to offer limited public rentals in return for a 9% fee of catering charges to the Board. Since that time the public and at times Board staff have used the facility for small functions such as retirement parties. For the three years ending June 30, 1997 this amount totaled \$1,382.31. The club does not advertise or promote public rentals as most times the facility is open solely for its members.

The Board operates a small food service concession on the ground floor of the clubhouse and the remainder of the building is operated and maintained by the lessee. The concession also provides storage and supplies for the mobile carts that presently operate at the Totem Poles.

The public washrooms are open on days that the concession is open. Under an operating agreement with the Society, janitorial services are carried out by the Society (cleaning and supplies to the washrooms) and the Board reimburses the Society at a rate of \$25.00/day. On days when the concession is closed a sign at the clubhouse advises the public that the washrooms at Brockton Oval are open for use. The manager of the clubhouse has advised staff, however, that elderly visitors and people with disabilities are permitted to use the members' washrooms at any time the clubhouse is open.

One component of the planned new Visitor Centre at the Brockton Totem Poles is public washrooms. Once this new facility is open the washrooms at the Brockton Pavilion will no longer be required for use by the public and the maintenance budget can be transferred to the Visitor Centre.

The future use of the Board's concession in the Brockton Pavilion has not yet been decided and discussions will take place with the Society before the opening of the Visitor Centre.

JUSTIFICATION

The lease extension for the Brockton Pavilion Society is recommended as they have been responsible tenants, have maintained the building to a satisfactory standard at their cost, and have provided a worthwhile service to both local and visiting cricket and rugby players.

Prepared by:
Administration & Revenue Services Division
Board of Parks and Recreation
City of Vancouver
P.J.