



Date: January 25, 2000

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: USE OF SPACE AT THE ENGLISH BAY BATH HOUSE  
FOR CANOE AND KAYAK STORAGE**

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## RECOMMENDATION

- A. THAT the Board award a one year contract to Matrix Ventures Ltd. for use of a storage room at the English Bay Bath House, for the year January 1 to December 31, 2000.
- B. THAT the General Manager be authorised to approve future extensions of this contract.
- C. THAT the annual payment be set at \$5,775 for the year to December 31, 2000, with future rates to be approved by the General Manager.
- D. 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.
- E. 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 authorised to execute and deliver such documentation on behalf of the Board.

## 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 over 40 years. Until 1996, the Club only paid the Board an annual amount for utilities (\$229 in 1996). On January 13, 1997, the Board approved the following:

***“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 \$1,925 in 1997, \$3,850 in 1998, and \$5,775 in 1999, with future usage of the space and rates charged to be reviewed annually thereafter.”***

The intention of this change was to charge the Club the equivalent of market rates for the storage of kayaks and canoes. The amount of the annual fee was based on the Board's review of other water craft storage facilities around False Creek and English Bay. It was phased in over a three year period to assist the Club in meeting the new higher charges.

Once Board approval was granted, further discussions took place and an agreement was drafted but was not executed. On January 3, 2000, the Club gave notice that it did not wish to continue renting the space and wished to vacate on March 31, 2000.

## **DISCUSSION**

The boat storage room is approximately 860 sq ft., heated with a water supply, 10 half sized lockers, and racking for 72 water craft. Currently about 51 canoes and kayaks (mainly 12-17 ft. in length), windsurfers and surf skis are stored there.

Mr. Peter Loppe has managed the space for the Club for over 10 years. He has approached staff with a proposal for his company, Matrix Ventures Ltd (Matrix), to take over its operation.

He has confirmed that Matrix would execute a license agreement with the Board under terms broadly similar to those in the agreement drafted for the Club. It would be on a year to year basis initially, which would allow the arrangement to be reviewed annually. If it proves to be successful, and significant improvements were to be made to the space by Matrix, then a longer term would be considered.

The fee payable to the Board by Matrix for 2000 would be \$5,775, the same amount as was charged to the Club in 1999. Charges for future years, if the agreement were to be extended, would be approved by the General Manager.

The rate Matrix would charge each user for storage for 2000 would be \$130 or \$165, equivalent to the current annual amounts they are paying the Club for their memberships and storage.

Staff have received eight letters or phone calls from club members who have boats stored in the room, in support of Mr. Loppe's proposal. The Club has indicated that it would support his proposal as being the best outcome for its members who use the space. The Board's Aquatics staff have dealt with Mr Loppe since he became involved at the Bath House and have no objections to his taking it over.

Paddle sports are a growing activity in Vancouver, and allowing this space to continue in this use provides a service to participants, many of whom are apartment dwellers who might otherwise have difficulty finding appropriate storage space for their craft.

Currently there is one other watersports business operating out of the Bath House. Ocean West Expeditions has a three year license agreement (1999 - 2001) to offer kayak rentals, tours and lessons, and pays the Board a percentage of its gross revenues.

## **SUMMARY**

Assigning the agreement to Matrix would allow this prime beachfront space to be operated as a commercial venture, which would provide an incentive for it to be actively promoted to the public to ensure its usage is maximised.

The proposed arrangement would enable the existing users to continue to store their water craft at the Bath House, and is acceptable to the Club and to those users of the space who have provided their comments to the Board.

Prepared by:

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AD