

Date: April 7, 2000

Subject: Renovations to the Concession/Clubhouse at Memorial South Park

RECOMMENDATION

A. THAT the Board approve the proposal by South Hill Sports Association to renovate the concession/clubhouse structure in Memorial South Park as described in Appendix A; subject to all design, financial and legal details to the satisfaction of the Board.

B. THAT the Board approve the Memorandum of Understanding with South Hill Sports Association related to renovation and operation of the concession/clubhouse structure in Memorial South Park, as described in Appendix B.

BACKGROUND

South Hill Sports Association (SHSA) has operated a softball program at Memorial South Park for more than 40 years. They presently register 30 teams consisting of 24 men's teams and six women's teams primarily from the City of Vancouver.

The South Hill Sports Association regularly hosts international events. This year they will be hosting the World Champion New Zealand National Team in June. In preparation for these major events, SHSA has requested renovations to the second floor of the club house/concession which will better meet the present and future needs of their organization.

DISCUSSION

The current structure is 250 sq. metres. and the new second floor extension will create a 65 sq. metre upper deck. The ground floor will have only minor alterations and there will be no increase in the foot print of this building in the park ([Appendix A](#)).

Staff has negotiated the attached Memorandum of Understanding with Memorial South Park representatives, to the satisfaction of both parties. The Memorandum includes terms and conditions under the following headings in [Appendix B](#):

1. Construction of Building 7. Term of Lease
2. Ownership of Building 8. Rent
3. Maintenance of Building 9. Lease Termination
4. Renovations to Building 10. Liability
5. Utilities 11. Insurance/Indemnification

6. Use of Building 12. Trade Fixtures

This Memorandum of Understanding will govern the development and future operation of the concession/clubhouse facility.

Consultation

The residents around the Memorial South Park area received a Park Board pamphlet outlining the scope of the proposed renovation. There were no negative responses of any description following the distribution of 800 pamphlets to all neighbors within a two-block radius of the park.

Financing

The estimated cost is \$25,000. All costs will be borne by the South Hill Sports Association

Memorandum of Understanding

The Memorandum of Understanding identifies the terms and conditions for operating/maintaining the facility once completed. It is understood that South Hill Sports Association will be responsible for annual operating and maintenance costs related to the concession/clubhouse facility.

CONCLUSION

This report sets out approval for South Hill Sports Association to reconstruct the concession/clubhouse structure in Memorial South Park. The Memorandum of Understanding identifies the terms and conditions governing the development and operation of the facility.

Prepared by:

Vancouver East District

Board of Parks and Recreation

City of Vancouver

JM/jm