



Date: June 9, 2004

TO: Board Members - Parks and Recreation
FROM: Finance Committee - Board of Parks and Recreation
SUBJECT: Connaught Park - Meraloma Club Lease Renewal

RECOMMENDATION

The Finance Committee recommends:

- A. THAT the Board approve the renewal of the lease with the Meraloma Club at the Connaught Park fieldhouse for a ten (10) year term commencing June 1, 2002.*
- B. THAT once the form of the agreement has been approved by the General Manager and Director of Legal Services, that the General Manager be authorized to execute the document on behalf of the Board.*

BACKGROUND

The Meraloma Club is an amateur athletic organization founded in 1923 by Bill Edwards and 11 other swimmers from the local Kitsilano area. Canadian Football, Rugby Football and various sports soon followed. For several years in the late 1920's and early '30's a women's swim team was part of the club. Women's sports returned to the club in 1973 after a 45 year absence, at first in the form of field-hockey and eventually, soccer, basketball, volleyball and touch football. The club currently has 566 active male and female members and 100 associates in 8 sport sections. They also sponsor and promote organized athletic team sports at all levels.

The Board has had a lease with the Meraloma Club for the Connaught Park Fieldhouse since 1975. In 1979 the City of Vancouver awarded the Meraloma Club a Heritage Award for preserving architectural integrity during renovations. The Club has recently spent approximately \$100,000 on improvements, including a new roof and sprinkler system at the Connaught Park Fieldhouse.

The most recent lease expired on May 31, 2002 and the Club has expressed a willingness to renew their lease.

DISCUSSION

The major items to be included in the lease are as follows:

- The lease of the building is for ten (10) years, ending May 31, 2012 at one dollar (\$1.00) per year.
- The building will only be used for cultural, educational, artistic, recreational, charitable and social purposes.
- Insurance requirements satisfactory to Risk Management, City of Vancouver are to be maintained by the Club.
- The Club shall maintain and repair the building.
- The Club, at its own expense, will contract with an accredited Building Inspection Service every two (2) years for a maintenance inspection to determine the condition of the premises including the structure, mechanical and electrical elements and finishes inside and outside and prepare and submit a full report of such inspection to the Landlord. The next maintenance inspection and report to be completed by March 6, 2005.

Other terms and conditions standard in the previous lease agreement.

The Finance Committee discussed the proposed renewal of the lease of the Connaught Park Fieldhouse to the Meraloma Club at its meeting of May 31, 2004 and adopted a motion to recommend it to the Board for approval.

SUMMARY

The Finance Committee are recommending that the Board approve a ten year agreement with the Meraloma Club for the use of the building in Connaught Park. The General Manager will execute the document on behalf of the Board once she and the Director of Legal Services have approved the final agreement.

Prepared by:

Queen Elizabeth District
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LM