



Date: November 17, 2004

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Nat Bailey Stadium Lease Agreement

RECOMMENDATIONS

- A. *THAT the Board enter into a one year lease extension (Jan 1, 2005 - Dec 31, 2005) under the current terms and conditions with the National Sports Organization Inc. (Vancouver Canadians Professional Baseball Club) for the use of Nat Bailey Stadium.***
- B. *THAT no legal rights shall arise and no consents, permissions or licences 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.***
- C. *THAT once the form of the lease has been approved by the General Manager and the Director of Legal Services for the City of Vancouver, that the General Manager be authorized to execute and deliver such documentation on behalf of the Board.***

BACKGROUND

Nat Bailey Stadium has been leased to National Sports Organization Inc. (Vancouver Canadians Professional Baseball Club) since January 2000 initially for 3 one year terms and then a one year extension in 2004.

In July 2003 Vancouver/Whistler was confirmed as the host city for the 2010 Winter Olympic and Paralympic Games. The bid for this event included the provision of a curling venue to be constructed adjacent to Nat Bailey Stadium.

In order to finalize the plans for the new facility, to understand the implications for other existing facilities including Nat Bailey Stadium and to consider the longer term question of a new Aquatic facility, a review and update of the existing Master Plan for Riley/Hillcrest Parks has been initiated.

The Vancouver Canadians lease will expire on December 31, 2004 and discussions about a potential extension of the lease have occurred.

DISCUSSION

The Park Board entered into a lease with the Vancouver Canadians in 2000 under new circumstances. The previous Triple A professional baseball franchise moved to a new stadium in Sacramento, California and a Single A Team from the Northwest League of Professional Baseball moved into Nat Bailey Stadium as the Vancouver Canadians.

The Canadians have worked hard to ensure the success of the stadium with opportunities for UBC Baseball, a variety of other amateur groups as well as providing the venue for a number of community charity fundraisers. The Canadians have also continued to maintain and upgrade the facility each year.

In our discussions on the future lease opportunities for the stadium, staff have indicated that the work to update the Riley/Hillcrest Master Plan needs to be completed before any discussions on a long term lease can be considered. This update has progressed since it began earlier this year. However further public process and technical evaluation are required before a draft will be ready for consideration by the Board. A further stakeholder meeting and public open house is proposed for early in 2005 with a final draft of the plan targeted for April 2005. Concurrent with the Master Plan review is also a study of the viability of preserving the stadium as per the Board's resolution of October 4, 2004. This work is in progress, but has yet to be completed.

In view of the time frame for the Master Plan Update, including the viability study and in consideration of the commitment the Canadians have given to the community, staff are recommending that the Board extend the lease for an additional year, from Jan 1, 2005 to Dec 31, 2005 at the existing rate of \$75,000.

SUMMARY

The update of the Riley/Hillcrest Master Plan which began early in 2004 is expected to be finalized in the Spring of 2005 .

The Vancouver Canadians existing lease expires December 31, 2004. In the interim, staff are recommending that we extend the lease with the Canadians for one year, 2005 at the existing lease rate of \$75,000.

Prepared by:

Queen Elizabeth District
Board of Parks & Recreation
Vancouver, BC
LM:ci