

Date: November 30, 2006.



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Kitsilano Showboat Lease Renewal

RECOMMENDATION

- A. THAT the Board approve the renewal of the lease between the Park Board and the Kitsilano Showboat Society for a further five year term commencing January 1, 2007;*
- B. THAT once 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

The Board has control and management over Kitsilano Park, the site of the Kitsilano Showboat Outdoor Amphitheatre (the Theatre) which includes a stage, dressing rooms, washroom facilities, sound system, lights and seating for the public. For over fifty years members of the Society have staged free theatrical performances for public enjoyment from June until August. In the summer of 2006, there were seventy-five different performances with approximately five hundred residents and visitors on average in attendance.

The Board developed a lease agreement with the Kitsilano Showboat Society in February 1987. The current five year lease expires on December 31, 2006. The Society has requested a lease renewal on similar terms to those in the existing lease.

DISCUSSION

The Kitsilano Showboat Society representative has indicated that they would like to renew the lease for an additional five (5) years. They have not requested any significant changes to the current terms and conditions of the agreement which are summarized below:

1. The term of the lease for the months of May through September is five years from January 1, 2007 to December 31, 2011. The rent is \$1.00 payable in advance. The Society also has year round exclusive use of the three dressing rooms for storage of equipment.

2. The Society shall provide a copy of its proposed program for the season to the Board prior to May 1, 2007.
3. The Society will provide copies of their annual financial statement to the Board.
4. The Board and the City have made no commitment to underwrite the Society's performances.
5. The Society pays its own utilities, services, repairs, improvements or other expenses relating to the Theatre.
6. The Society maintains liability insurance of \$2,000,000 that indemnifies the City.
7. The Society agrees to comply with the Human Rights Code (British Columbia) with respect to its operations, services and employment practices.
8. The Board is responsible for any necessary repairs to the structural areas of the Theatre.

SUMMARY

The renewal of this lease will enable the Kitsilano Showboat Society to continue to provide a variety of artistic, cultural and theatrical performances for the enjoyment of the public at minimal cost to the Board.

Prepared by:

Queen Elizabeth District
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