

Date: May 2, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Sunrise Community Hall - License Agreement

RECOMMENDATION

- A. *THAT the Board approve the License Agreement with Sunrise Community Association for the use of Sunrise Community Hall for five years from May 1, 2007 to April 20, 2012 at a nominal fee and under the terms identified in this report;***
- B. *THAT once the agreement 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;***
- C. *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.***

BACKGROUND

The Sunrise Community group was established in the 1930's and was first incorporated under the Societies Act in 1952. The original group built the facility which consists of a Main Hall, interior washrooms, an enclosed storage area and public washrooms accessible directly from the exterior. The Sunrise Community Hall is located at 1950 Windermere Street on Sunrise Park.

The Sunrise Community Association is a non-profit organization established to provide recreational/education programs and activities in the Hastings-Sunrise area of Vancouver. Services are facilitated through affiliated clubs and groups that use the Hall such as the Brownies, Sunrise Family Drop-in, Magic Circle and a Chinese Dancing Group. The Society presently has 126 members and membership is open to the public.

DISCUSSION

This License Agreement replaces the Joint Operating Agreement signed by the Sunrise Community Association on March 6, 1979 and reflects the current operation of the Sunrise Community Hall. The Sunrise Community Association has been an active

participant in the development of this Agreement which will allow them to continue to use the facility for recreational activities and rentals in exchange for taking on the responsibility of looking after the day to day operations of the public washrooms. The key terms of the new agreement are summarized below:

1. The term of the agreement is five years from May 1, 2007 to April 30, 2012.
2. The Sunrise Community Association has license to use the Main Hall and storage area or to let other community groups or organizations use it for a fee or at no charge for events, programs and/or meetings.
3. The Association may retain any income derived from any fees it may charge groups or organizations for the use of the facility.
4. The Association's rights under the Agreement are non-exclusive and may be subject to the Park Board's use or occupation of the facilities or to the use by other licensees of the Park Board from time to time.
5. In exchange for the use of the facility the Sunrise Community Association will look after the day to day operation of the public washrooms including access, lockup and daily cleaning.
6. The Park Board at its expense will provide the Association with supplies associated with the public washroom and will carry out any repairs to the above.
7. The Association will manage and operate the Main Hall and storage room and will pay for repairs and maintenance associated from their own or their authorized users.
8. The Park Board will provide interior and exterior maintenance and other repairs that are not the responsibility of the Association.
9. The Association will obtain and maintain comprehensive general liability insurance coverage of not less than \$2,000,000 naming the City and Park Board as added insured.

SUMMARY

The execution of the Agreement will enable the Sunrise Community Association to continue to facilitate recreational and community programming at the Sunrise Community Hall.

Prepared by:

Vancouver East District
Vancouver Board of Parks and Recreation
Vancouver, BC