



Date: October 18, 2011

**TO:** Board Members – Vancouver Park Board  
**FROM:** General Manager – Parks and Recreation  
**SUBJECT:** Boys and Girls Clubs of South Coast BC - Lease Renewal

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## RECOMMENDATION

- A.** *THAT the Board renew the lease with the Boys and Girls Clubs of South Coast BC for a portion of Fraserview Park for a term of ten years from February 01, 2012 to January 31, 2022.*
- B.** *THAT once the form of the lease has been approved by the General Manager and the Director of Legal Services, that the General Manager be authorized to execute the document on behalf of the Board.*

## BACKGROUND

The Boys and Girls Clubs of South Coast BC (formally the Boys and Girls Clubs of Greater Vancouver) was first granted a lease for the operation of the Fraserview Boys and Girls Club in 1962 after undergoing a capital campaign to construct the present facility and parking lot on the easterly 124' portion of Fraserview Park, located at 7595 Victoria Drive. The original lease was for 20 years and was subsequently renewed for another 20 years in 1982 and a further 10 years in 2002. The 15,000 square foot building is owned by the Boys and Girls Clubs of South Coast BC and is their largest club facility. The club is equipped with a games room, computer and arts and crafts rooms, teen room, woodwork shop, large gymnasium, multi-purpose room and kitchen.

The club presently has 520 members from 6-18 years' old. Their goal is to provide preventative and developmental services to children, youth and their families within the South Vancouver community. Their club is a place for friendship, informal guidance and activities for children and youth, while encouraging the physical, educational, character and skill development of each member through recreational and social activities. Membership to the club is \$30 per year.

## **DISCUSSION**

The Fraserview Boys and Girls Club has been providing quality services to the community for over 50 years. The Board has had a positive relationship with the organization and its staff over the years and programs are coordinated with recreation staff from Killarney, Champlain Heights and Sunset Community Centres through an area services team, to ensure that services are complementary. The club has fulfilled its mandate under the existing lease and their programs continue to support children and families in the Fraserview community.

The recommendation for an agreement for another 10 years will allow the organization to secure tenure at the site to continue operations for the benefit of their members. During this ten year period, the Club and the Park Board will need to undertake facility assessments to determine the condition of various components of the facility to maximize the life expectancy of the building and ensure that any projected major maintenance is identified for the protection of the facility and public use. Any major maintenance required is the responsibility of the Club which pays all operating and maintenance costs. This ten year term is also consistent with other agreements that the Boys and Girls Clubs of South Coast BC has with the City of Vancouver.

The lease will include terms and conditions similar to those of the previous lease, except for the length of the term, and include:

- A. \$10 per year lease fee
- B. use of the facility
- C. insurance and indemnification requirements
- D. Club to maintain, repair and pay for operating cost of the facility
- E. termination clause to cover various situations

## **SUMMARY**

Staff are recommending renewal of the lease for a 10 year term which will provide for the continued use and enjoyment of club services and provide for a timely assessment of any major maintenance requirements for long term planning for this 50 year old facility.

Prepared by:  
Vancouver East District  
Board of Parks and Recreation