

DATE: June 26, 1995

SUBJECT: LAWN BOWLING CLUBS LEASE RENEWALS

RECOMMENDATION

THAT the leases between the Park Board and the Dunbar, Kerrisdale, Stanley Park, Terminal City, Vancouver, Vancouver South and West Point Grey Lawn Bowling Clubs be renewed for a further five year term commencing May 18, 1995 and that the following clause be added to all leases, except Vancouver South Lawn Bowling Club lease:

The Club will contract with an accredited Building Inspection Service at least twice during the term of the lease, for a maintenance inspection to determine the condition of the building, that is structural, mechanical and electrical elements and finishes inside and out, and at no cost to the Board, and with a full report to the Board. The first inspection to occur within one month of the end of the second year of the term, and the second inspection to occur six months before the expiry date of the lease.

BACKGROUND

The Board has leases with seven lawn bowling clubs. The locations of these clubs are as follows:

Kerrisdale Lawn Bowling Club - Elm Park
Granville Park Lawn Bowling Club - Granville Park
Vancouver South Lawn Bowling Club - Gray's Park
Dunbar Lawn Bowling club - Memorial West Park
Vancouver Lawn Bowling Club - Queen Elizabeth Park
Stanley Park Lawn Bowling Club - Stanley Park
West Point Grey Lawn Bowling Club - West Point Grey Park

The leases with the Board expired on May 17, 1995. All the clubs have expressed a willingness to renew their leases on the terms described in the above noted recommendation.

DISCUSSION

The essential clauses in the lease are as follows:

1. The term of the lease is 5 years, ending May 17, 2000. The rent is \$1.00 per year payable in advance.
2. The Lessees are responsible for all utility costs, and garbage collection.
3. Liability Insurance of at least \$2,000,000 must be maintained.
4. The lessee must maintain the premises to the satisfaction of

the General Manager.

5. The lessees must ensure that the Human Rights Code is complied with in respect of the use and occupation of the facilities.

The new clause pertaining to building inspections is being added to all leases with organizations who operate Board facilities. As the lessees are responsible for the maintenance of the buildings that they use, this requirement will ensure that the Board is aware of the condition of these facilities.

This requirement is not necessary for the lease with the Vancouver South Lawn Bowling Club as the club house facility is also used by the Board for community programs, and the building is regularly inspected by Board staff.

Prepared by:
Recreation Division
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