

SUBJECT: MT. PLEASANT FAMILY CENTRE SOCIETY LEASE RENEWAL

RECOMMENDATION:

- A. THAT the lease between the Park Board and the Mt. Pleasant Family Centre Society be renewed for a further five-year term commencing April 1, 1998 and that the following clause be added to the lease:**

- B. THAT the Lessee shall maintain the Premises in a sanitary, neat, tidy and safe condition and free from nuisance at all times and in good order, repair and condition to the satisfaction of the Landlord. The Lessee, at its own expense, shall contract with an accredited Building Inspection Service every two (2) years for a maintenance inspection to determine the condition of the Premises including the structure, mechanical and electrical elements and finishes inside and outside and prepare and submit a full report of such inspection to the Landlord. The first maintenance inspection and report shall be completed by March 31, 2000.**

BACKGROUND

Since 1980, the Mt. Pleasant Family Centre Society has operated the Robson Park Clubhouse as a family services centre. The upstairs is a playroom with qualified childcare. The main level is a staffed lounge for parents. The program includes informal and organized opportunities for counseling and group discussion.

The current lease between the Park Board and the Society expires on March 31, 1998. The Society has expressed a willingness to renew their lease discussed in the above-noted recommendation.

DISCUSSION

The essential clauses in the lease are as follows:

- a. The term of the lease is five (5) years, ending March 31, 2003.
- b. The rent is one (1) dollar (\$1.00) per year payable in advance.
- c. The Lessee is responsible for all utility costs and garbage collection.
- d. The Premises shall only be used for cultural, educational, artistic, recreational, charitable and social purposes.
- e. Liability insurance of at least two million dollars (\$2,000,000) must be maintained by the Lessee.

- f. Fire insurance for the premises must be retained by the Lessee.
- g. The Lessee must maintain the premises to the satisfaction of the General Manager.
- h. The Lessee must ensure that all provisions of the Human Rights Code of British Columbia are complied with, in respect to the use and occupation of the facilities.

The new clause pertaining to building inspections is being added to all leases with organizations who operate Park 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.

CONCLUSION

The Mt. Pleasant Family Centre Society has operated the facility in an effective and efficient manner and provides a needed service to the Mount Pleasant community.

Prepared by:
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GE/rml