

Date: December 23, 1998

SUBJECT: BROCK HOUSE SOCIETY LEASE RENEWAL

RECOMMENDATION:

• THAT the lease between the Park Board and the Brock House Society be renewed for a further five-year term commencing February 1, 1998 and that the following clause be added to the lease:

• 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 January 31, 2000.

BACKGROUND

Since 1978 the Brock House Society has operated Brock House as an activity centre for senior citizens. The current lease between the Board and the Brock House Society expired on January 31, 1998. The Society has requested a lease renewal on similar terms and conditions as the current lease. It is the Board's practice to limit nominal leases to a five year term.

DISCUSSION

The essential clauses in the lease are as follows:

- The term of the lease is five (5) years, ending January 31, 2003.
- The rent is one (1) dollar (\$1.00) per year payable in advance yearly.
- The Lessee is responsible for all utility costs and garbage collection and other expenses.
- The Premises shall be used for an activity centre for the use and benefit of senior citizens provided that a restaurant may be operated.
- Comprehensive General Liability Insurance of at least two million dollars (\$2,000,000) and Tenants Legal Liability Insurance must be maintained by the Lessee.

- Fire insurance for the premises must be retained by the Lessor.
- The Lessee must maintain the premises to the satisfaction of the Lessor.
- 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 in 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.

SUMMARY

The Brock House Society has operated the facility in an effective and efficient manner and provides a needed service to the senior citizens of Vancouver.

Prepared by:
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