



Date: February 28, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Brockton Pavilion Society - New Lease

RECOMMENDATION

- A. THAT the Brockton Pavilion Society be granted a five year lease from January 1, 2003 to December 31, 2007 on similar conditions as their previous agreement and any changes which may be required by the Director of Legal Services and the Board.***
- B. THAT no legal rights shall arise and no consents, permissions or licences are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered to all parties.***
- C. THAT once the form of the lease renewal 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.***

BACKGROUND

In the late 1800's Brockton Point was the hub of sports in the Lower Mainland and a major recreation focus for Vancouver. In 1892 a cricket field and pavilion was established at Brockton Point and ten years later almost every major sports organization was represented at the athletics grounds.

Although not the major area of sports activity that it was 100 years ago, Brockton Oval is still a popular location for cricket and rugby. Top-level cricket teams play here most evenings and weekends from May to September.

Rugby is still the sport that dominates the Oval; international games have been staged here and Lower Mainland teams that use the field have competed successfully overseas against some of the best teams in the world. Rugby is played from September to April.

The Brockton Pavilion Society have a long history of occupancy at Brockton Point in Stanley Park. The Society's members were responsible for the major fund-raising efforts that resulted in the restoration and rebuilding of the clubhouse and a new lease was granted effective January 1,

1983 for five years with a five year renewal. In 1993 and 1998 the Board granted the Society five year extensions to their lease on the same conditions as their existing lease.

DISCUSSION

The Brockton Pavilion Society is comprised of members of the B.C. Mainland Cricket League (700 members), the Vancouver Rugby Club (600 members) and the Evergreen Rugby Club (100 members). The President of the Society, Mr Nicholas Hudson, has written to the Board requesting an extension to their lease. Since the initial lease was written 20 years ago the Society has agreed that the legal services department may prepare an updated agreement that is consistent with the City's new form of lease.

The Brockton Clubhouse is primarily used by its members on days that sports events are held and for small gatherings and functions. After the Clubhouse was rebuilt in 1983 the Board operated a small food service concession on the ground floor of the clubhouse. Since the opening of the new Brockton Totem Poles Interpretative Centre and Gift Shop/Café in 2001 the concession has been closed.

The Society is responsible for all repairs, maintenance and utility costs for the building, which is owned by the Board. In the new agreement there will be a clause stating that the Society arrange for a maintenance inspection of the building by a professional inspection company approved by the Board every three years and to provide copies of these reports to the Board. There is a similar clause in the leases for the Board's seven Lawn Bowling Clubs.

The Society has also agreed to continue to allow the general public access to the lower level and in particular to use the washrooms at times when the clubhouse is open.

SUMMARY

The new lease for the Brockton Pavilion Society is recommended as they have been responsible tenants, have maintained the building to a satisfactory standard at their cost, and have provided a worthwhile service to both local and visiting cricket and rugby players.

Prepared by:

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pj