



Date: September 8, 2004

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: Extension of Lease with BC Building Corporation for Buildings and Facilities at the Jericho Hill Centre**

---

## RECOMMENDATION

- 1. THAT the Board approve and authorize the General Manager to enter into a 5 year extension of the existing leases to August 31, 2009 for the Jericho Hill Centre Cafeteria Building, gymnasium and playing field with the British Columbia Building Corporation under the terms and conditions described in this report.*
- 2. THAT the General Manager be authorized to sign the appropriate lease documents on behalf of the Board.*

## BACKGROUND

The Park Board has had a License Agreement with the British Columbia Building Corporation (BCBC) for the Jericho Hill Gym, Pool and Playfield since 1993. A lease for the Cafeteria Building was approved in 1995.

In 2002 the License Agreement for the pool was reassigned to the West Point Grey Academy who are the primary users of that part of the facility.

The Cafeteria Building Gymnasium and Playfield are used for programs and activities run by the West Point Grey Community Association or are rented out to other community users. Several preschools and alternative learning programs lease part of the Cafeteria Building. The existing lease expired on August 30, 2004 but an agreement on the terms and conditions of a lease extension, subject to Board approval has been reached.

## DISCUSSION

The proposed extension to our agreements with BCBC would continue for the next 5 years until August 31, 2009 at a lease rate established for 2004/05 at 1.5% greater than the previous year which was \$90,700.00. The lease rate adjustment for the following 4 years will be established on

the basis of the Consumer Price Index published by Statistics Canada for the City of Vancouver All Items.

Our two agreements with BCBC and the rates charged include maintenance and utilities to be covered by BCBC and the responsibility for comprehensive and general liability insurance and any taxes owing to rest with the Board. The Board is also responsible for the operation, programming and administration of the facility.

## **SUMMARY**

Prepared by:

Queen Elizabeth District  
Board of Parks & Recreation  
Vancouver, BC  
LM:ci