

Date: March 23, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Transfer of the Brockton Point Lighthouse to the Park Board

RECOMMENDATION

- A. THAT the Board approve the transfer of the Brockton Point Lighthouse from the Department of Fisheries and Oceans Canada to the Park Board with all conditions subject to the approval of the General Manager;*
- B. THAT the Board approve Destinations Canada Gifts Inc. operating a summer take-out service as a pilot project for one year as a modification of their licence agreement for the Legends of the Moon Gift Shop at the Brockton Totem Poles site;*
- C. 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 by all parties;*
- D. THAT once the form of all legal documentation 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.*

POLICY

As stipulated in the Vancouver Charter (489.1a) the Board has the power to provide for:

constructing, acquiring, maintaining, equipping, operating, supervising, and controlling such buildings, structures, and facilities as may be required for the recreation, comfort, and enjoyment of the public while within the parks.

BACKGROUND

The first lighthouse built at Brockton Point was a wood-frame structure that went into service in 1890. The current lighthouse was completed in 1915. It was designed by an English landscape architectural firm, T. Mawson and Associates, who also designed Prospect Point and the main park entrance.

The opening at the base of the lighthouse was originally intended to be a boathouse. The tide and current made launching a boat nearly impossible so the structure was modified into an archway for the lower seawall.

DISCUSSION

In the Fall of 2005 the Federal Department of Fisheries and Oceans, (DFO) advised staff that the Brockton Lighthouse was no longer required for navigation purposes and was surplus to their needs. They were willing to transfer the structure to the Board for a nominal fee and the Board could make use of the Lighthouse as it saw fit.

The inside of the Lighthouse is small in nature, approximately 10' x 10', with a wooden staircase leading up to the beacon and narrow outside veranda. The beacon is lit with a low voltage halogen light.

The DFO have agreed to paint the exterior and interior of the structure prior to the official transfer date which is expected to be in mid-April. There is electricity in the lighthouse but no water supply.

As a service to visitors who come to the site either on the seawall or by bus or automobile it is proposed to operate a small scale food service operation during the peak summer season. Packaged goods, ice cream and drinks would be available to the public. Outdoor seating would be expanded to include patio tables.

Subject to Board approval, Stuart Colquhoun, the operator at Legends of the Moon, the Gift Shop/Café at the Brockton Totem Poles, has agreed to run the food service this summer as a pilot program to determine if the volume of sales warrants a continued annual operation. The sales at the Lighthouse would be recorded separately but be included with the gross sales from the Totem Poles site. Under the present lease the operator pays the Board 10% of gross sales up to \$1,000,000, 15% of gross sales between \$1,000,000 and \$2,000,000 and 20% of gross sales over \$2,000,000. As gross sales in 2005 were approximately \$1.7 million the rent paid at the Lighthouse would be 15% under the present formula.

It is envisaged that a portable service counter could be located outside the lighthouse and food products kept either inside or transported daily from Legends of the Moon. The Health Department has agreed to this service as an extension of the existing health permit at Legends of the Moon.

The small plaza area in front of the Lighthouse would be renovated and outdoor patio tables would be purchased from the Concessions Capital account. If it was decided not to continue with a food service after the initial pilot year the tables could be relocated to another park concession location.

This matter was discussed at the Planning Committee Meeting of March 21, 2006 and the Committee recommended the transfer of the Brockton Point Lighthouse to the Board for a fee of \$10.00 and in a condition to the satisfaction of the General Manager.

SUMMARY

The transfer of ownership of the Lighthouse at Brockton Point presents the Board with an opportunity to enhance an area that is popular with both local residents and tourists.

The provision of a small scale food service operation this summer would provide the public with an increased level of service and enable staff to recommend to the Board if this service should continue in the future.

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