



Date: October 20, 2010

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Extension of Lease with The Province of British Columbia, as represented by the Minister of Citizens' Service for Buildings and Facilities at the Jericho Hill Centre

RECOMMENDATION

- A. THAT the Board approve and authorize the General Manager to enter into a 5 year extension of the existing leases to August 31, 2015 for the Jericho Hill Centre Cafeteria Building and gymnasium with the Province of British Columbia as represented by the Minister of Citizens' Services under the terms and conditions described in this report.*
- B. THAT the General Manager be authorized to sign the appropriate lease documents on behalf of the Board.*
- C. THAT the Board approve and authorize the General Manager to enter into a 5 year extension of the existing subleases to August 31, 2015 for the Jericho Hill Centre Cafeteria Building with the existing tenants represented by five non-profit Societies under the terms and conditions described in this report.*
- D. THAT once the sublease agreements have 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

The Board has an established policy on signing authority for the General Manager. Entering into legal agreements requires Board approval and authorization for the General Manager to sign and execute documents on behalf of the Board.

BACKGROUND

The Park Board has had a License Agreement with the Province of British Columbia (PoBC) 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.

In 2010 the License agreement for the playing field is being reassigned to West Point Grey Academy who intends to resurface/refurbish the field in 2011.

The Cafeteria Building and Gymnasium are used for programs and activities run by the West Point Grey Community Association or are rented out to other community groups. There are five arts, educational and recreation non-profit societies that lease portions of the Cafeteria Building to operate their programs including Wondertree Foundation for Natural Learning Society, New Learning Society, Family Montessori School Society, Friends of Jericho Arts Centre Society and Vancouver West Aikikai.

The existing lease with the Province expired on August 31, 2010 but an agreement on the terms and conditions of a lease extension, subject to Board approval has been reached.

DISCUSSION

The proposed extension to the agreements with PoBC would continue for the next 5 years until August 31, 2015 at a lease rate established for 2010/11 at 1.78% greater than the previous year which was \$96,102.84. 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.

The two agreements with PoBC and the rates charged include maintenance and utilities to be covered by PoBC 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.

The five tenants residing in the cafeteria building are responsible for general upkeep and cleanliness of their leased areas. The rent paid to the Board by the societies for their respective areas is based on square footage and covers the cost of the Head lease. Annual increases of the sub-leases over the next 4 years will be established on the basis of the Consumer Price Index published by Statistics Canada for the City of Vancouver All Items.

SUMMARY

Staff recommend approval of the five year extension of the agreement with the PoBC at the proposed rates for the use of the Cafeteria building and Gymnasium at Jericho Hill. These facilities enable the Park Board in partnership with West Point Grey Community Centre Association to provide a variety of recreation programs in addition to those offered at Aberthau and West Point Grey Community Centre.

The renewal of the subleases for the five non-profit societies residing in the cafeteria building is also recommended as they have been responsible tenants, have maintained the building to a satisfactory standard, and have provided worthwhile programs and services to the local community.

Prepared by:
Queen Elizabeth District
Vancouver Board of Parks and Recreation
Vancouver, BC

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