



Date: September 26, 2013

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

RECOMMENDATION

- A. THAT the Brockton Pavilion Society be granted a five year lease from October 1, 2013 to September 30, 2018 on similar conditions as their current agreement with the exception of changes outlined in this report 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.**

POLICY

Park Board approves all use of lands under its jurisdiction.

BACKGROUND

In the late 1800s 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 10 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 has a long history of occupancy at Brockton Point in Stanley Park. The Society's members were responsible for the major fundraising efforts that resulted in the restoration and rebuilding of the clubhouse and a new lease was granted effective January 12, 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 previous lease. In 2003, an updated agreement was prepared that was consistent with the City's new form of lease. On January 14, 2008 the Board granted the Society a five year lease extension.

DISCUSSION

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 Brockton Totem Poles Interpretative Centre and Gift Shop/Café in 2001 the concession has been closed.

The Brockton Pavilion Society operates under the direction of a Board of Directors appointed by the BC Mainland Cricket League, the Vancouver Rugby Union and the Evergreen Rugby Club. During its term the Society has had several fund raising drives for improvements to the Brockton Clubhouse. The most recent in 2009/2010 provided funds to develop the ground floor of the Clubhouse including the refurbishment of the washrooms and the space occupied by the BC Rugby Hall of Fame. The Treasurer and Secretary of the Society, Nicholas Hudson provided a written request for a five year renewal of the Society's lease with minor changes to the existing conditions to allow it to be more financially stable and provide the facilities to a larger user group.

The changes requested are to broaden the restriction on use to be for sports groups in general and not-for-profit organizations compared to the current language that limits use "for participants who use the Brockton sports facilities and their invitees". The other change is to allow the sale of alcoholic beverages to any user group compared to the current language which restricts sales to "members of the Tenant or its member clubs or leagues". An example of a group who would then be able to make use of the facilities would be the summer softball leagues.

The Society is currently responsible for repairs, maintenance and utility costs for the building, which is owned by the Board. The replacement of the roof is included in the current Park Board capital plan and is on the list of facilities that require this work to be done in the near future. The lease needs to be modified to reflect the plan to replace the roof and the Park Board's responsibility for this.

The Society has 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 lease renewal 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:GB
Corporate Services
Vancouver Board of Parks and Recreation
Vancouver, BC