



Governance and Priorities Committee Report

For the Meeting of September 17, 2015

To: Governance and Priorities Committee **Date:** September 3, 2015
From: Robert Woodland, Director of Legislative & Regulatory Services
Subject: 720 Belleville Street – Renewal of Lease

RECOMMENDATION

That Council authorizes the Mayor and Corporate Administrator to execute an agreement with the Canadian Pacific Lawn Bowling Club of Victoria BC to renew a lease of part of 720 Belleville Street for a period of three years commencing September 21, 2015, in a form satisfactory to staff, and subject to the publication of the statutory notices required by the *Community Charter*.

EXECUTIVE SUMMARY

In 2009 the City granted the Club a lease of the bowling green and clubhouse at 720 Belleville Street. A location plan and photograph are attached in Appendices A and B respectively. The lease was renewed in 2012, and the Club has now requested that it be renewed again for a further period of three years.

PURPOSE

The purpose of this report is to seek Council approval to renew a lease at 720 Belleville Street with Canadian Pacific Lawn Bowling Club (the "Club") for the period September 21, 2015 to September 20, 2018.

BACKGROUND

The Club was established in 1923 as a recreational outlet for employees of the Canadian Pacific Railway and Steamship Company. It moved to its present site in 1928 and has been a tenant of the City since 1978 when the City acquired the land.

In 2009 the City granted the Club a lease of the premises shown in Appendix C for an initial term of three years followed by four options to renew, each of three years. The first renewal was for the period September 21, 2012 to September 20, 2015, and the Club has now requested the lease be renewed for a further period of three years.

The leasehold parcel is part of the same legal lot as Cridge Park, but is clearly recognisable as being the Club's premises.

ISSUES AND ANALYSIS

The renewal options in the lease provide that it shall be renewed at the City's discretion, although such consent shall not be unreasonably withheld. The Club has the right to request a further term of three years and the City would have to have a sound basis to refuse the lease renewal request.

The Club has opened its membership to the general public since the 1950s, although it has retained its historic name of the Canadian Pacific Lawn Bowling Club. Over the last three years, membership has averaged between 120 and 130, and is a good mix of working and retired people aged from 30 to 80 plus. The vast majority are Victoria residents living within walking distance of Cridge Park. Annual dues are \$175 for regular members and \$40 for social, of which \$35 per player is remitted back to Bowls Canada and Bowls BC for association dues.

The lease provides that the premises shall be used for any recreational or social activity organized by the Club, provided such activity is in keeping with its not-for-profit status and is appropriate to the facility. A report submitted by the Club on its membership, utilization, community engagement and bookings, leasehold improvements and finances is attached in Appendix D.

As with three other sports clubs occupying City land – Victoria Lawn Bowling Club, Vic West Lawn Bowling Club and Beacon Hill Cricket Club – the Club pays a notional rent of \$1.00 per year. The club is wholly responsible for the upkeep of the greens, gardens and clubhouse.

OPTIONS AND IMPACTS

Option 1 – Maintain Status Quo By Renewing The Lease (Recommended).

The Club is a popular downtown amenity for local residents and others within the City. There are no identifiable risks to renewing the lease, and the staff resources to do so are minimal. The tenant is responsible for maintenance and repair costs, and has carried out a number of leasehold improvements as listed in its report at Appendix D.

Option 2 – Decline to Renew The Lease.

The Club has the right to renew the lease at the City's discretion. Exercise of the City's discretion must be reasonable and connected to a City purpose. For example, if the City wanted to put the land to another community purpose such as park, then it would be reasonable for the City to decline to renew the lease.

Alignment With City Objectives

2015 – 2018 Strategic Plan

The recommended course of action is consistent with Objective #7 of the Strategic Plan as the use under the lease provides sport and recreation opportunities for children and adults. It is also consistent with Objective #8, to enhance and steward green spaces.

Impacts to 2015 – 2018 Financial Plan

There is no impact on the 2015-2018 Financial Plan as the rent under the lease renewal is a nominal sum of \$1.00 per year. The tenant is responsible for maintenance and repair costs of the facility and green space.

Official Community Plan Consistency Statement

The recommended course of action is consistent with Goal #9(A) of the OCP, which states that "Victoria is an active community where everyone enjoys convenient access to community parks,

open spaces, facilities, amenities and programs close to where they live". The lawn bowling facility is identified as such on Map #2 of the OCP.

CONCLUSIONS

The Club is a historic non-profit organization which has been a tenant of the City since 1978. In keeping with similar sports clubs, it occupies City land for a nominal rent and offers membership to everyone for a modest cost. The Club is responsible for repair and maintenance costs of the facilities.

The Club is a popular downtown amenity for local residents and others within the City. There are no identifiable risks to renewing the lease, and the staff resources to do so are minimal.

Respectfully submitted,



Neil Turner
Property Manager



Robert Woodland
Director of Legislative & Regulatory Services

Report accepted and recommended by the City Manager:


Date: Sept 11, 2015

List of Attachments:

- Appendix A – Location Plan
- Appendix B – Photograph
- Appendix c – Lease Plan
- Appendix D – Report From Club

Appendix A
Location Plan



Appendix B



Appendix D

Canadian Pacific Lawn Bowling Club 2012- 2015 Lease Report to Council

September 1st, 2015

Mr. Neil Turner
Property Manager
Legislative and Regulatory Services
City of Victoria

Dear Mr., Turner,

On behalf of the Board of the Canadian Pacific Lawn Bowling Club I'm pleased to offer this brief report outlining the activities and contributions of our members during the past term of our lease.

Membership

Canadian Pacific's membership has averaged between 120 and 130 over the past three years...the third largest amongst single green clubs on the South Island. The vast majority are Victoria residents living within walking distance of Cridge Park. We have a good mix of working and retired folk aged from 30 to 80 plus. Annual dues are \$175 for regular members and \$40 for social... which is comparable to the other eleven lawn bowling clubs in our district. \$35 per player is remitted back to Bowls Canada and Bowls BC for association dues.

We're always keen to sign up new members to help support our programs. We recruit most through our annual spring Open House and evening lessons, all of which are open to the public. We also manage a comprehensive website at downtownlawnbowling.ca and a group Facebook page.

Utilization

Cridge Park is arguably the most utilized green in BC. Our regular playing season starts April 1st and runs through to September 31st. The green is closed for maintenance during the months of November and May, but open for unstructured play all winter (as weather permits). In 2009 we introduced the sports of croquet and in 2013 a bocce court was added. During the winter our Clubhouse is booked regularly for Pop Choir, darts and cards.

Bowling - Our organized afternoon daily draws have expanded from five to nine per week. Open play is accommodated each morning Monday through Friday. We host three major Bowls South Island Cup tournaments each year plus seven one-day Club tournaments. On Friday evenings we hold BBQ and Bowl events.

Croquet - Members run regular draws three days per week during the playing season and Sunday afternoons in the off-season as weather allows. Lessons are offered to the public every Thursday afternoon. We host two Open District Croquet Pairs tournaments each year as well as two one-day club events. This past August CP members hosted the Canadian National Singles Championship on Juan de Fuca's multi green facility.

Bocce -Drop in games are organized each Friday afternoon throughout the year as weather permits.

Pop Choir -- 30+ members participate in the Victoria Pop Choir, which is based in our Clubhouse. Sunday evening sessions are open to the public and run year 'round.

Community Engagement

Members donate both time and equipment to host a number of charitable events on the green. Over the past term these have included: Canuck Place – BC Children's Hospital family visit, two Tour de Rock Great Gatsbowl 1920's theme fundraisers, the Urban City Challenge for Victoria Prostrate Centre, COOL Church Organ Conference, and the Canadian Women's National Field Hockey squad.

In 2013 our partnered with Victoria High School's Community Recreation program by providing equipment and coaching in the sports of lawn bowling and croquet to grade 11 and 12 students. This spring CP will host the inaugural Senior Secondary School Mixed Triple tournament that will involve students from schools across the Lower Island.

Lawn bowling is a sport enjoyed across the Commonwealth and each year we welcome dozens of tourists familiar with the game to join our daily draws. This is often the highlight of their stay.

Community Bookings

Each year CP's members host a variety of company staff functions and outside social bookings. This past term we welcomed; the BC Ministry of Finance, Cold Water Divers, Island Blueprint, The Empress Hotel, MacDonald Realty, Defense Construction Canada, Metalab, the University of Victoria, and the Rebels Sports Club.

Leasehold improvements

Members are also responsible for all leasehold improvements. The following were undertaken this past term: interior walls and trim repainted, new low flush toilets installed, entire kitchen sub-floor rebuilt. Linoleum flooring replaced throughout, custom draw-board and new guest bowls storage units fabricated, water heater replaced, concrete sidewalks poured, new flagpole erected, double glazed fibreglass exterior doors installed and a new storage cupboard was added in the change rooms.

In the previous term members constructed a lattice fence around the entire property, replaced all plinths and backboards around the green, installed a drip irrigation system, rebuilt a dozen benches, painted the exterior of the Clubhouse, installed a regulation sized bocce court, laid a brick patio, bought new window coverings, replaced a refrigerator, and expanded the rose gardens. All this was accomplished with volunteer labour.

Finances

The Club leases space in Cridge Park for \$1 per year. In return, our members are responsible for 100% of the upkeep of the green, gardens and clubhouse. Our total operating budget for this term averaged \$32,000 per year. Members contributed approximately \$16,000 annually in playing dues. The balance was met through fundraising efforts, tournament fees, social events, outside bookings, donations and grants.

All this would prove impossible if not for the hundreds of volunteer hours contributed annually by our members. As a result the City of Victoria boasts a superb downtown community sports facility and historic tourist attraction at no cost to the taxpayer.

Sincerely,

Lorne Carnes
1st Vice President

Canadian Pacific Lawn Bowling Club
720 Belleville Street
Victoria BC
V8P 3H4