MINUTES of the PUBLIC MEETING
Disposal of Public Lands to Not for Profit Corporations
Held in the Council Chamber on
Tuesday, June 18, 2002 at 7:00 pm.

PRESENT:  Mayor Don Bell
           Councillor Ernie Crist
           Councillor Bill Denault
           Councillor Heather Dunsford
           Councillor Lisa Muri
           Bill Rimmer, Property Administrator
           Shana Burrows, Deputy Municipal Clerk
           Lindsay Hoeberechts, Committee Clerk

ABSENT: Councillor Doug MacKay-Dunn
         Councillor Janice Harris

The meeting commenced at 7:03 p.m.

1. MAYOR’S INTRODUCTORY REMARKS

The Mayor welcomed everyone and advised that the purpose of the Public Meeting was to provide all interested parties with an opportunity to express their views on a proposed policy for municipal leased real property, which is restricted to non-profit societies for the purpose of cultural activities, pleasure or recreation, and where revenues collected are used primarily for the benefit of members, most of whom may be District taxpayers.

The Mayor then introduced Mr. Bill Rimmer, Property Administrator, and advised that Mr. Rimmer was the author of the Report to Council dated February 19, 2002, titled Corporate Policy Manual – Leases to Non-Profit Cultural, Pleasure or Recreational Societies.

2. STAFF SUMMARY

Mr. Bill Rimmer summarized the report as follows:

For more than 50 years, several non-profit societies have operated on municipal land and provided desired services to taxpayers. These societies:

- Have paid for all the improvements to the land;
- Pay for all structural repairs to the buildings and maintenance of the grounds.

Their leases are comparable to many municipal ground leases of industrial and commercial premises, except that there are general community benefits rather than market rental payments. They embody certain facilities, which are not provided by the Recreation Commission as they are too specialized.

On advice from the Ministry of Community, Aboriginal and Women’s Services, Council has redrafted Corporate Policy 2-0950-2 (Disposal of Municipal Land to Not-
for-Profit Corporations) to make it clearer for future applicants. The District of North Vancouver does not give assistance arbitrarily and a standardized calculation is employed to determine the level of subsidy. The application procedure is laid out in the policy to ensure that staff is able to treat each applicant equally. The same degree of information is required from each applicant and financial statements are required, the latter being protected by a confidentiality clause. An important requirement for each applicant is a significant volunteer component directly in the organization.

The intent of the policy is to:

- Offer assistance to small societies operated mainly by volunteers and possibly with minimal paid staff
- Offer extensive provisions for the terms of the leases.

The Mayor thanked Mr. Rimmer for his report and opened up the meeting to public input.

3. PUBLIC INPUT

MR. TONY AKESTER
4000 Block Prospect Road
Mr. Akester advised that he is a member of the North Vancouver Community Players and the Deep Cove Yacht Club. He outlined his support for the Policy as follows:
1. These societies, by their very nature, do not operate well in a climate of uncertainty.
2. They are created and administered by volunteers.
3. They have limited traditional sources of funding with only small reserves of cash or assets.
4. They operate on this basis within a business community.
5. The proposed new Policy outlines:
   - What constitutes a benefit to the community
   - What form of assistance the District of North Vancouver can offer.
   Thus, the uncertainties are minimized and both the taxpayers and the not-for-profit societies are aware of the rules.
6. All applicants for subsidies should be processed on an equal basis to reduce the risk of perceived favouritism.
7. Some flexibility should be accorded to District Staff to negotiate specific lease provisions to meet the particular and unique circumstances of each applicant.

MR. MICHAEL SMITH
2500 Block Panorama Drive
Mr. Smith advised that he is President of the Deep Cove Cultural Centre, which is an umbrella group for four different organizations. All these societies are registered non-profit groups. The Deep Cove Cultural Centre has occupied the same building for the past ten years and the volunteers have donated innumerable hours of work to various productions and events. Attendance at these productions is high and most attendees live within the District of North Vancouver. Mr. Smith thanked Council for its past support of the Deep Cove Cultural Centre, and expressed his support for the Policy.
MR. RON MCNEELY
200 Block East 4th Street
Mr. McNeely advised that he is the President of the North Vancouver Community Players and reported as follows:
1. The North Vancouver Community Players is a not-for-profit society and all proceeds are directed back into running the theatre club.
2. There are 250 volunteer members, of whom approximately 75% are residents of the North Shore, and no paid staff.
3. It is the largest theatre club in British Columbia.
4. It is fiscally responsible, and all upgrades made to the buildings and grounds have been paid for by the club, with no expenses incurred by the District of North Vancouver.
5. Any additional operating costs imposed would severely affect future theatre productions and would result in higher ticket prices.
6. The club would like to continue with its current arrangement with the District of North Vancouver.

The Mayor thanked the members of the represented societies for their input.

Discussion:
1. None of the represented groups expressed concern over the proposed revision of Corporate Policy 2-0950-2 (Disposal of Municipal Land to Not-for-Profit Corporations).
2. Financial statements of all societies involved are received by District Staff and are treated with full confidentiality.

CORRIE KOST
2800 Block Colwood Drive
Corrie Kost raised the following issues:
1. The word “disposal” does not mean “leasing” and the advertised Notice and Agenda for this evening’s meeting should have read “Leasing” or “Sale” rather than “Disposal”.
2. What is the requirement for this Policy? The previous Municipal Act did not have a requirement for this type of Policy.
3. What is the District of North Vancouver’s current policy with the Deep Cove Yacht Club? He queried whether the Yacht Club met all the prerequisites of the Policy, which requires that not-for-profit societies must be open to membership from any resident of the District of North Vancouver. He stated that few people can afford a boat and therefore were excluded from membership of the Club.
4. The Local Government Act is referring to social housing when it outlines leasing or selling land below market value. The Yacht Club does not fall under this section.
5. The bottom line criteria for Council in drafting this Policy for the disposal of lands is:
   a) To address the provision of benefits to the community.
   b) Assist those societies in which participation by the public is extensive and affordable.
c) If a particular society is not easily accessible to the community, then it should not be assisted.

d) No subsidy should be offered to a private facility where the District of North Vancouver is providing a similar public facility.

Discussion:

1. The Mayor advised that the concern over the word “disposal” had been noted. Mr. Rimmer advised that the word “disposal” had originated from the wording of the original corporate policy, which explained that the word “disposal” means “disposition”.

2. The Ministry of Community, Aboriginal and Women’s Services requires that municipalities have a policy in place for the disposal of public lands to not-for-profit corporations, in order to avoid arbitrary decision-making by councils on the granting of leases of those corporations.

3. The proposed revised policy is not addressing any particular society and will come into operation when current leases come up for renewal, or with new applications.

4. The policy sets the minimum standards for leases – the final decision remains with Council.

5. The policy enables staff to collect information from each applicant for Council’s consideration.

6. A specific formula for calculating leases is set out in the policy for Council to adopt, if it wishes. This enables each applicant to be treated on an equitable basis.

The Mayor thanked Corrie Kost for his input and asked if there was any further public input.

MR. RUDY DERTON
CAPILANO TENNIS CLUB

Mr. Derton advised that he is member of the Capilano Tennis Club and reported as follows:

1. The Capilano Tennis Club has been in operation for 70 years and membership is open to anyone who wishes to play tennis. Currently, the membership stands at approximately 200; however, there is no waiting list and the club could accommodate an increase in members.

2. Membership fees are low, at around $125 per year for a single membership and $175 per year for a couple. There are no court fees.

3. There are no special facilities, such as night-lights, and the property is noisy due to the land being encircled by the freeway.

4. The club operates from a 30-year-old trailer, which will need to be replaced in the near future.

5. There is a well-attended Junior Program run by a tennis coach, and during the summer months the club provides tennis programs for children.

6. The club participates in weekend tennis leagues with other clubs from Burnaby and Richmond.

7. The club provides tennis facilities at reasonable rates for those residents who may otherwise be unable to play tennis, due to financial considerations.
MR. PETER THOMPSON  
900 Block, Clements Avenue  
Mr. Thompson raised the following points:
1. Any society seeking subsidies from the District of North Vancouver should not be permitted financial confidentiality.
2. The Policy needs to emphasize the benefits of each applicant to the community as a whole.

MS. ANNE BOOTH  
2300 Block Panorama Drive  
Ms. Booth advised that she is a social member of the Deep Cove Yacht Club and reported as follows:
1. Not every member of the club owns a boat.
2. The club offers sailing facilities to those members of the public who may otherwise be unable to afford this form of recreational activity.
3. Subsidies assist in maintaining low levels of membership fees.

MR. TONY AKESTER (Speaking a Second Time)  
4000 Block Prospect Road  
Mr. Akester advised that he is a member of the Deep Cove Yacht Club and outlined as follows:
1. The proper name for the club is the Deep Cove Yacht and Sports Club.
2. There are approximately 300 members and 100 boats.
3. The term “boats” includes yachts, kayaks and dinghies.
4. The North Shore Rescue is allocated free in-shore dock space for two rescue boats.
5. Free dock space is also provided to Seycove High School and the Deep Cove Rowing and Canoe Club.
6. Annual dues are around $400 per year. The initiation fee for new members under the age of 20 years is nominal, in order to encourage the junior sailing program. For applicants older than 20 years, the initiation fee is approximately $2,000.
7. 75% of the members are North Shore residents.
8. The facilities are used by other groups for public functions and weddings. A nominal fee is charged to these groups to assist with maintenance of the building.
9. Those who have boats provide the maintenance to the docks.
CORRIE KOST (Speaking a Second Time)  
2800 Block Colwood Drive  
Corrie Kost suggested that the free rescue service provided by North Shore Rescue is used mostly by members of the Deep Cove Yacht Club. He also advised that all yacht clubs must provide free dock space for emergencies.

The Mayor thanked everyone for their input and advised that this issue would be returned to Council for further consideration.

4. ADJOURNMENT

The meeting was closed at 8:30 p.m.

CERTIFIED CORRECT:

___________________________   ________________________
Committee Clerk      Chair