
CITY OF KELOWNA

MEMORANDUM

Date: March 19, 2003
File No.: 0230-20

To: City Manager

From: Director of Parks & Leisure Services

Subject: Okanagan Mission Community Hall Association Tennis Development Proposal

RECOMMENDATIONS:

THAT City Council approve in principle of the partnership with the Okanagan Mission Hall Community Association (OMCHA) as described in the March 19, 2003, report from the Director of Parks and Leisure Services;

AND THAT City Council approve a grant to the OMCHA in the amount of \$80,000 subject to satisfactory completion of a lease agreement and the construction of the courts and related facilities;

AND THAT the grant be funded from account number 466-10-192-0-78103;

AND FURTHER THAT City Council instruct staff to proceed with the preparation of a lease based on the principles set out in the March 19, 2003, report from the Director of Parks and Leisure Services.

BACKGROUND:

The Okanagan Mission Community Hall Association wishes to partner with the City to expand its current tennis facilities with the addition of three outdoor tennis courts. The proposal is to locate the courts on City land to be leased to the Hall Association adjacent to their site at the corner of Lakeshore Road and Dehart Road. The City land is now appropriately zoned as "park" and comprises part of a future land assembly to create a community park.

The City and the Hall Association previously completed a lot line adjustment involving our respective properties to enable the development of an indoor tennis facility, however, this project is not proceeding. The lot line adjustment resulted in a net increase to the City-owned land. The City did not pay for this additional land because of the anticipated partnership for the indoor facility. The current proposal from the Hall Society requests a lease for \$1 per year of the land involved in the previous exchange plus a portion of the adjacent City land designated for park. The lease satisfies the Hall Society regarding the previous differences in land value.

The Hall Society has asked the City to provide a grant of \$80,000 toward the costs of construction. This is the amount originally approved by Council in relation to the original proposal to build both indoor and outdoor tennis courts. The funding for this grant is set aside in the City's approved 2002 budget in anticipation of the City's contribution to the indoor tennis facility and is being carried over to 2003. Full responsibility for construction including all costs, any cost over-runs, operation, and maintenance of the courts would be with the Hall Society. The operation would be an extension of their existing club and operated with the same fees and policies. The Hall Society's total cost of the project is estimated at \$142,000 including the net value of the land exchange.

The City intends to purchase additional land immediately adjacent to the subject land to expand the park. The installation of tennis courts in this location is not incompatible with the park master plan, as shown on the attached. Community interest was expressed during the park planning process in the provision of a multi-court facility that could be used for hard surface sports such as basketball or ball hockey. The installation of the proposed tennis courts would not prevent the City from installing this type of facility in the future, once the park land assembly is complete. A small enhancement to parking area is included in the project; however, additional parking will be available on site once the land assembly is complete and the City develops the remainder of the park.

Should Council approve in principle of the partnership as outlined and the grant, we will proceed to prepare a five-year lease for the land. The five-year term avoids the need for a counter petition process and the City would be under no legal obligation to renew any term.

A copy of their budget is attached. We have reviewed it and believe it is a reasonable budget for this project. There is a \$40,000 amount described as "grant funds, sweat equity, and non-cash items." The grants are from other sources and total approximately \$5000. The remainder is the value of items already completed. These have an asterisk (*) beside them in the attached budget.

Even though this development is somewhat premature in the overall park development program, it is recommended because of the partnership opportunity and the value of the contributions from the Okanagan Mission Hall Association. Tennis courts would likely be used by a relatively small proportion of citizens; however, as part of a larger park with many different types of facilities and features; tennis courts are a valuable feature in our park network. These courts will allow for the expansion of the programs offered by the Hall Society and expanded public access to tennis. Public access is proposed to be the same as for the existing Hall Society courts, which is on a pay to play basis after club members have booked time. Booking privileges are available only to club members.

The proposed lease would be based on the following principles:

- 5 year term
- In consideration of \$1 per year rent, previous land value differences are permanently settled
- Public access provisions as described above
- Standard City clauses for insurance and liability
- Requirement on Hall Society to construct, operate, and maintain to an agreed standard
- All construction and operational costs to be the responsibility of the Hall Society
- Future renovation costs for sportlights, court re-surfacing, and similar improvements costs to be the responsibility of the Hall Society
- The lease is to be non-transferable or assignable

A copy of the park master plan previously received by Council is attached and labeled as Option 1A. A modified version is also attached, labeled 1C, showing the location of the proposed courts.

David Graham
Director of Parks & Leisure Services

DG/dhk

Attachments

cc: Parks Manager
Recreation Manager