



THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

HEAD OFFICE - TORONTO, ONT.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

IN CONSIDERATION OF the premium(s) and the statements contained in the Declarations here in the Insurer agrees with the Insured named in the Declarations to insure as provided and limited in this Policy, its riders and endorsements, and subject to Item 6 of the Declarations. If more than one Insurer subscribes to any part of this Policy the provisions set forth overleaf apply in lieu of the foregoing.

DECLARATIONS

AGENCY LOCKE & REE LTD.				AGENCY NO. 2690				REPLACING POLICY NO. C2 028668			
NAME OF INSURED (HEREINAFTER CALLED THE INSURED)								LOCATION OF INSURED'S PREMISES			
ITEM 1 BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD. 3875 POINT GREY ROAD, VANCOUVER, B.C.											
DESCRIPTION OF INSURED'S BUSINESS OPERATIONS SENIOR CITIZENS ACTIVITY CENTRE						CONSTRUCTION OF BUILDING HEIGHT 3 STOREYS WALLS FRAME ROOF PATENT				OTHER OCCUPANCIES V6R 1H3	
ITEM 2		POLICY PERIOD FROM	DAY 09	MONTH 01	YEAR 86	TO	DAY 09	MONTH 01	YEAR 87	12 01 A.M. STANDARD TIME AT THE ADDRESS OF THE NAMED INSURED AS STATED HEREIN \$2,000.00	
ITEM 3		LOSS IF ANY, UNDER COVERAGE (S) V-2 SUBJECT TO ALL THE TERMS AND CONDITIONS OF THIS POLICY PAYABLE TO						BANK OF BRITISH COLUMBIA, 4480 WEST 10TH AVE., VANCOUVER, B.C. V6R 2H9			
ITEM 4		LOSSES AND CLAIMS: THE INSURED HAS SUSTAINED NO LOSSES OR CLAIMS (INSURED OR UNINSURED) DURING THE PAST THREE YEARS WHICH WOULD HAVE BEEN COVERED BY THIS FORM OF POLICY EXCEPT AS FOLLOWS						AS KNOWN TO COMPANY			
ITEM 5		NO INSURER HAS CANCELLED OR REFUSED TO ISSUE OR TO CONTINUE FOR THE INSURED ANY INSURANCE AGAINST PERILS COVERED BY THIS POLICY EXCEPT AS FOLLOWS						NO EXCEPTIONS			
ITEM 6 INSURANCE IS PROVIDED FOR ONLY THOSE COVERAGES AND SECTIONS HEREOF FOR WHICH RIDERS ARE ATTACHED AND SPECIFIC LIMIT OF LIABILITY OR SPECIFIC INDICATION OF COVERAGE AND A PREMIUM ARE STATED HEREUNDER											
COVERAGES		SECTION		RIDER NO.		COINSURANCE		LIMITS OF LIABILITY		RATE	
I FIRE AND EXTENDED COVERAGE		A. BUILDING									
		B. FIXTURES, EQUIPMENT, TENANT'S IMPROVEMENTS									
		C. STOCK IN TRADE									
		D. EARNINGS INSURANCE (BUSINESS INTERRUPTION)									
		E. RENTAL INCOME									
II ROBBERY AND BURGLARY		SECTION						LIMITS OF LIABILITY		PREMIUM	
		A + B. ROBBERY (HOLD UP)						A. OUTSIDE B. INSIDE			
		C. THEFT FROM CUSTODIAN'S HOME									
		D. SAFE BURGLARY									
		E. MERCANTILE STOCK BURGLARY									
		F. STOREKEEPER'S (B POINT)									
III LIABILITY		AS PER LIABILITY DECLARATION		1.1				LIMITS OF LIABILITY 2,000,000.		PREMIUM 400.00	
IV		COMMERCIAL BLDG. & CONTENTS ALL RISKS FORM						200,000. (REPL. COST)		1,600.00	
VI		EARTHQUAKE DAMAGE ASSUMPTION ENDORSEMENT						2% DEDUCTIBLE			
VII											
VIII											
IN WITNESS WHEREOF, the Insurer has duly executed this Policy: PROVIDED, however, that this Policy shall not be valid or binding unless countersigned on its behalf.										TOTAL PREMIUM FOR POLICY PERIOD 2,000.00	
Countersigned LOCKE & REE LIMITED <i>S. M. [Signature]</i> Authorized Representative.										DEDUCT FOR EXISTING INSURANCE -	
										TOTAL NET PREMIUM 2,000.00	

LIABILITY DECLARATIONS
SCHEDULE OF LIMITS OF LIABILITY

The insurance afforded is only with respect to such of the following Coverages as are indicated.
The limit of the Insurer's liability shall be as stated herein, subject to all the terms of this policy having reference thereto.

Separate Limits	\$	each person	Storekeeper's Liability/		{ bodily injury each occurrence property damage each accident aggregate
A. Bodily Injury Liability	\$	each occurrence	L. Farmer's Personal Liability \$		
	\$	aggregate		\$	
B. Property Damage Liability	\$	each accident	M. Medical Payments	\$ 500.	each person
	\$	aggregate		\$ 10,000.	each accident
Inclusive Limits		{ bodily injury each occurrence property damage each accident	E. Employers' Liability	\$	each person
A. Bodily Injury Liability and	\$ 2,000,000.			\$	each accident
B. Property Damage Liability	\$ 2,000,000.	aggregate	P. Professional Liability	\$	each claim
				\$	aggregate

SCHEDULE OF HAZARDS

Description of Hazards	Premium Bases	Rates		Advance Premiums	
		B.I.	P.D.	B.I.	P.D.
Premises — Operations (List all locations owned, rented or controlled by Named Insured stating interest as owner, lessee or tenant.) SENIOR CITIZENS ACTIVITY CENTRE	(a) Area (sq. ft.) (b) Remuneration (c) Receipts (d)	(a) Per 100 sq. ft. of Area (b) Per \$1000. Remuneration (c) Per \$1000. of Receipts (d)			
	FLAT	AGREED		INCLUDED	
Garage Operations — (Indicate the operation applicable) (A) Automobile Dealer <input type="checkbox"/> Repair Garage <input type="checkbox"/> Storage Garage <input type="checkbox"/> Service Station <input type="checkbox"/> (B) Other Business or Occupational Pursuits	(a) Area (sq. ft.) (b) Remuneration	(a) Per 100 sq. ft. of Area (b) Per \$1000. Remuneration			
				NOT COVERED	
Elevators (Describe) AS PER RIDER L1 WORDING	Number	Per Elevator			
				INCLUDED	
Independent Contractors (Let or Sub-let work)	Cost of work	Per \$1,000 of Cost of Work			
				NOT COVERED	
(a) Products (b) Completed Operations	(a) Sales (b) Receipts	(a) Per \$1000. Sales (b) Per \$1000. Receipts			
				NOT COVERED	
Contractual (Specify)	(a) Number (b) Cost	(a) Per Contract (b) Per \$1000. of Cost			
				NOT COVERED	
Storekeepers'	(a) Area (sq. ft.)	Basic Charge (a) Per 100 sq. ft. of Area			
				NOT COVERED	
Employers' Liability — Voluntary Compensation	Remuneration	Per \$100 Remuneration E.L. V.C.	Not Covered	NOT COVERED	Not Covered
Farmer's Personal — Other Charges		Principal Premises			
				NOT COVERED	
Professional (Describe)					
				NOT COVERED	
Endorsements 1. MEDICAL PAYMENTS 2. ADD'L NAMED INSURED 3. \$250.00 REIMBURSEMENT CLAUSE 4. CROSS LIABILITY		5. ENVIRONMENTAL LIABILITY EXCLUSION.			
				INCLUDED	

Property Damage Deductible — \$ AS PER ENDT. #3 Minimum Premium \$ 400.00 Total Advance Premium \$ 400.00

ENDORSEMENT

NO. 2

APPLICABLE TO COVERAGE III - COMPREHENSIVE GENERAL LIABILITY:

IT IS UNDERSTOOD AND AGREED THAT THE NAMED INSURED SHALL INCLUDE ALL VOLUNTARY MEMBERS WITH RESPECT TO THE OPERATIONS OF BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.

IT IS FURTHER UNDERSTOOD AND AGREED THAT "CITY OF VANCOUVER BROAD FO PARKS & RECREATION" ARE ADDED AS ADDITIONAL NAMED INSURED.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ATTACHED TO AND FORMING PART OF POLICY NO.	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	LOCKE & REE LTD.
		AGENCY NO.	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

ENDORSEMENT

NO. 3

REIMBURSEMENT CLAUSE:-

THE SUM OF TWO HUNDRED & FIFTY DOLLARS(\$ 250.00) SHALL BE DEDUCTED FROM THE AMOUNT OF EACH CLAIM, LEGAL FEES AND ADJUSTING EXPENSE COMBINED, WHEN DETERMINED, UNDER INSURING AGREEMENT COVERAGE (A), BODILY INJURY, AND COVERAGE (B), PROPERTY DAMAGE, AND THE INSURER SHALL BE LIABLE FOR LOSS OR DAMAGE IN EXCESS OF THIS AMOUNT ONLY.

THE WORD "CLAIM" AS USED IN THIS AGREEMENT MEANS CLAIMS MADE BY THE INSURED AGAINST THE INSURER FOR INDEMNITY AGAINST LOSS RESULTING FROM ANY ONE OCCURRENCE OR ANY ONE ACCIDENT OR SERIES OF ACCIDENTS ARISING OUT OF ONE CAUSE, IRRESPECTIVE OF THE NUMBER OF CLAIMS MADE BY THIRD PARTIES AGAINST THE INSURED.

IT IS FURTHER AGREED THAT IN THE EVENT OF AN OCCURRENCE OR ACCIDENT, IRRESPECTIVE OF THE AMOUNT OF DAMAGE, NOTICE THEREOF SHALL BE GIVEN BY OR ON BEHALF OF THE INSURED TO THE INSURER, OR ANY OF ITS' AUTHORIZED AGENTS, IN ACCORDANCE WITH THE TERMS OF THE POLICY AND THE INSURED MAY, AT ITS' OPTION INVESTIGATE SUCH ACCIDENT OR NEGOTIATE OR SETTLE ANY RESULTING CLAIM, AND THE INSURED AGREES, IF THE INSURER UNDERTAKES TO NEGOTIATE OR SETTLE ANY SUCH CLAIM, TO JOIN THE INSURER IN SUCH NEGOTIATION OR SETTLEMENT TO THE EXTENT OF THE AMOUNT TO BE DEDUCTED AS HEREIN PROVIDED, OR TO REIMBURSE THE INSURER FOR SUCH DEDUCTIBLE AMOUNT IF AND WHEN SUCH CLAIM IS PAID BY THE INSURER.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ATTACHED TO AND FORMING PART OF POLICY NO.	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	ROCKE & REE LTD.
		AGENCY NO.	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

ENDORSEMENT

NO. 4

CROSS LIABILITY CLAUSE:

THE WITHIN MENTIONED POLICY SHALL PROTECT EACH INSURED IN THE SAME MANNER AS THOUGH A SEPARATE POLICY HAD BEEN ISSUED TO EACH, BUT NOTHING HEREIN SHALL OPERATE TO INCREASE THE COMPANY'S LIABILITY AS SET FORTH ELSEWHERE IN THIS POLICY BEYOND THE AMOUNT OR AMOUNTS FOR WHICH THE COMPANY WOULD BE LIABLE IF THERE HAD BEEN ONLY ONE NAMED INSURED.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ATTACHED TO AND FORMING PART OF POLICY NO	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	LOCKE & REE LTD.
		AGENCY NO	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

ENDORSEMENT

NO. 5

ENVIRONMENTAL LIABILITY EXCLUSION:

IT IS UNDERSTOOD AND AGREED THAT Exclusion (0) Environmental Liability contained in the Policy is deleted and replaced by the following:

IT IS AGREED THAT this Policy does not apply to "Bodily Injury" or "Property Damage" arising out of the actual, alleged or threatened discharge, dispersal, release or escape of pollutants:

- (A) (1) At or from premises owned, rented or occupied by the Insured.
- (2) At or from any site or location used by or for the Insured by others for the handling, storage, disposal, processing or treatment of waste.
- (3) Which are at any time transported, handled, stored, treated, disposed of, or processed as waste by or on behalf of the Insured or by any person or organization for whom the Insured may be legally responsible; or
- (4) At or from any site or location on which the Insured or any contractor or subcontractor working directly or indirectly for or on behalf of the Insured are performing operations; or
- (a) If the pollutants are brought on or to the site of location in connection with such operations; or
- (b) If the operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize the pollutants.
- (B) Any loss, cost or expense arising out of any Government direction or request that the Insured test for, monitor, clean up, remove, contain, treat, detoxify or neutralize pollutants.
- (C) Fines, penalties, punitive or exemplary damages arising directly or indirectly out of the discharge, dispersal, release or escape of any pollutants.

"POLLUTANTS" means any solid, liquid, gaseous, or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.			ATTACHED TO AND FORMING PART OF POLICY NO.	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	LOCKE & REE LTD.	AGENCY NO.	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA



COMMERCIAL BUILDING & CONTENTS ALL RISKS FORM

(WITH PREMIUM ADJUSTMENT OPTION ON STOCK)

INSURING AGREEMENT

In the event that any of the property insured be lost, destroyed or damaged by the perils insured against, the Insurer will indemnify the Insured against the direct loss so caused to an amount not exceeding whichever is the least of:

- (a) the actual cash value of the property at the time of loss, destruction or damage;
- (b) the interest of the Insured in the property;
- (c) the limit of liability provided by this Policy in respect of the property lost, destroyed or damaged.

Provided, however, that where the insurance applies to the property of more than one person or interest, the Insurer's total liability for loss sustained by all such persons and interests shall be limited in the aggregate to the specified limit or limits of liability.

PROPERTY INSURED

This Policy insures the building(s) hereinafter described and defined, and/or Contents, Stock, Equipment and Tenant's Improvements usual or incidental to the Insured's business but only within Canada and Continental United States of America, excluding Alaska.

LOCATION

(Indicate address, construction and occupancy.)

1. 3875 POINT GREY ROAD, VANCOUVER, B.C. V6R 1H3

2.

3.

LIMITS OF LIABILITY

100

The maximum liability of the Insurer in any one loss shall not exceed % of:

Item

Amounts of Insurance

(a) On property while at the following locations:

Location	Building	Contents	Equipment including Tenant's Improvements	Stock	Stock Adjustment Rate
1	\$ -	\$ 200,000.	\$ INCL.	\$ INCL.	-
2	\$ -	\$ -	\$ -	\$ -	-
3	\$ -	\$ -	\$ -	\$ -	-

(b) \$ 5,000. in total on property elsewhere, except while in transit, but subject to a limit of \$ 5,000. at any one location, but there shall be no liability under this item at any location owned, rented or controlled in whole or in part by the Insured;

(c) \$ - on property at any acquired location that is owned, rented or controlled by the Insured in whole or in part, and this amount attaches at the time of such acquisition and extends for a period of 30 days or to the date of endorsement of paragraph (a) of this Clause, whichever first occurs;

(d) \$ - on property in any one package in course of transit by parcel post;

(e) \$ 5,000. on property in transit other than (d) above;

(f) \$ - on property, whether in transit or otherwise, in the custody of sales representatives but subject to a limit of

\$ - in respect of any one representative.

(g) \$2,000. ON CASH IN CASH BOX IN LOCKED DRAWER AT INSURED'S PREMISES AGAINST PERIL DEDUCTIBLE OF BURGLARY AS DEFINED HEREIN.

The Insurer is liable for the amount by which the loss or damage caused by any of the perils insured under this policy exceeds the sum of \$200 in any one occurrence.

\$100.00

CO-INSURANCE

This clause applies separately to each item and sub-items of the Limits of Liability clause (a), (b) and (f).

The Insured shall maintain insurance concurrent in form, range and wording with this Policy on the property insured to the extent of at least 90% of the actual cash value thereof, and, failing so to do, shall only be entitled to recover that portion of any loss that the amount of insurance in force at the time of loss bears to the amount of insurance required to be maintained by this clause.

This clause applies only where the total loss exceeds the lesser of 2% of the applicable amount of insurance or \$2,500.

PERILS INSURED

This Policy, except as herein provided, insures against all risks of direct physical loss of or damage to the property insured.



REPLACEMENT COST ENDORSEMENT

Attached to and forming part of Policy No. C2 3294272

Applicable only to item(s) COV. V - COMMERCIAL BLDG. of the Policy.
& CONTENTS ALL RISKS FORM - CONTENTS.

1. The Insurer agrees to amend the basis of settlement from actual cash value to replacement cost subject to the following provisions:
 - (a) replacement shall be effected by the Insured with due diligence and dispatch;
 - (b) replacement shall be on the same site or on an adjacent site;
 - (c) settlement on a replacement cost basis shall be made only when replacement has been effected by the Insured and in no event shall it exceed the amount actually and necessarily expended for such replacement;
 - (d) failing compliance by the Insured with any of the foregoing provisions, settlement shall be made as if this endorsement had not been in effect;
 - (e) any other insurance effected by or on behalf of the Insured in respect of the perils insured against by this Policy on the property to which this endorsement is applicable shall be on the basis of replacement cost as defined herein;
 - (f) this endorsement applies separately to each item(s) listed above.
2. Any reference to actual cash value in a co-insurance clause in this Policy is deemed to be a reference to replacement cost of the property insured.
3. In this endorsement,
 - (a) "replacement cost" means the cost of replacing, repairing, constructing or re-constructing (whichever is the least) the property on the same site with new property of like kind and quality and for like occupancy without deduction for depreciation; and
 - (b) "replacement" includes repair, construction or re-construction with new property of like kind and quality.
4. In the event that new property of like kind and quality is not obtainable, new property which is as similar as possible to that damaged or destroyed and which is capable of performing the same function shall be deemed to be new property of like kind and quality for the purposes of this endorsement.
5. EXCLUSIONS
This endorsement does not apply to
 - (a) stock;
 - (b) patterns, dies, moulds;
 - (c) paintings, etchings, pictures, tapestries, statuary, marbles, bronzes, antique furniture, rare books, antique silver, porcelain, rare glass-ware, brick-a-brac or other articles of art, rarity or antiquity;
 - (d) manuscripts and records meaning books of account, drawings, card index systems and other records, media, data storage devices, and programme devices for electronic electro-mechanical data processing or for electronically controlled equipment;
 - (e) any increase in the cost of replacement occasioned by a restriction or prohibition in any by-law, regulation, ordinance or law.

All other terms and conditions of this Policy remain unchanged.



EARTHQUAKE DAMAGE ASSUMPTION ENDORSEMENT

In consideration of the premium named below, this endorsement is attached to and hereby made a part of the undernoted policy, effective as of the date stated hereunder.

NAME OF COMPANY (INSURER)	THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA	POLICY NO. C2 3294272
AGENT	LOCKE & REE LTD.	AGENCY NO. 2690
NAME OF INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ADDITIONAL PREMIUM
EFFECTIVE DATE	JANUARY 9, 1986.	\$ INCLUDED

DEDUCTIBLE CLAUSE PERCENTAGE: 2% SEE PARAGRAPH 2 (DEDUCTIBLE CLAUSE) BELOW.

The insurance is hereby extended to include loss or damage caused directly by the peril of earthquake.

- EARTHQUAKE:** Each loss caused by earthquake shall constitute a single claim hereunder, provided that more than one earthquake shock occurring within any seventy-two hours during the term of this policy shall be deemed a single earthquake within the meaning hereof. Notwithstanding the foregoing, this Insurer shall not be liable for any loss or damage caused by any earthquake shock occurring before this endorsement becomes effective nor for any loss or damage caused by any earthquake shock occurring after the expiration of this policy.
- DEDUCTIBLE CLAUSE:** In no event shall this Insurer be liable hereunder for an amount exceeding its proportion of the amount by which loss or damage shall exceed that percentage of the actual cash value of the insured property or interest, which is shown above as the Deductible Clause Percentage. If the policy to which the endorsement is attached is divided into two or more items, or shall cover under any item two or more buildings or structures and/or contents thereof, this Deductible Clause shall be applied separately to each such item, building, structure and/or contents thereof.
- THIS ENDORSEMENT DOES NOT COVER** loss or damage:
 - caused directly or indirectly by any of the following perils whether or not caused by or attributable to earthquake: explosion, theft, flood of any nature, waves, tidal waves, high water, waterborne objects or ice;
 - caused by neglect of the Insured to use all reasonable means to save and preserve the property during and after an earthquake;
 - caused by wind, hail, rain, or snow unless the building described in the policy or containing property therein described shall first sustain an actual damage to the roof or walls by direct force of an earthquake, and the Insurer shall then be liable only for such loss or damage to the property as may be caused by wind, hail, rain or snow entering the building through openings in roof or walls as the direct result of an earthquake.
- PRO RATA CLAUSE:** The Insurer is not liable for more than that portion of any loss or damage covered by this endorsement which the applicable amount of the policy bears to the total amount of insurance covering against the peril of fire irrespective of whether or not such other insurance gives insurance in respect of the peril covered by this endorsement whether by endorsement thereto or otherwise. If the policy covers two or more items this provision shall apply to each item separately.

LOCKE & REE LIMITED

A. N. [Signature]
Authorized Representative.



THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

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DESCRIPTION OF INSURED'S BUSINESS OPERATIONS		CONSTRUCTION OF BUILDING		OTHER OCCUPANCIES	
SENIOR CITIZENS ACTIVITY CENTRE		HEIGHT 3 STOREYS WALLS FRAME ROOF PATENT		V6R 1H3	
ITEM 2	POLICY PERIOD FROM	DAY	MONTH	YEAR	TO DAY MONTH YEAR
		09	01	86	09 01 87
12 01 A.M. STANDARD TIME AT THE ADDRESS OF THE NAMED INSURED AS STATED HEREIN					PREMIUM AT INCEPTION \$2,000.00
ITEM 3	LOSS IF ANY, UNDER COVERAGE(S) V: BANK OF BRITISH COLUMBIA, 4480 WEST 10TH AVE., VANCOUVER, B.C. V6R 2H9				
ITEM 4	LOSSES AND CLAIMS: THE INSURED HAS SUSTAINED NO LOSSES OR CLAIMS (INSURED OR UNINSURED) DURING THE PAST THREE YEARS WHICH WOULD HAVE BEEN COVERED BY THIS FORM OF POLICY EXCEPT AS FOLLOWS: AS KNOWN TO COMPANY				
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	B. FIXTURES, EQUIPMENT, TENANT'S IMPROVEMENTS				
	C. STOCK IN TRADE				
	D. EARNINGS/INCOME (BUSINESS INTERRUPTION)				
	E. RENTAL INCOME				
II ROBBERY AND BURGLARY	SECTION			LIMITS OF LIABILITY	PREMIUM \$
	A + B. ROBBERY (HOLD UP)		A OUTSIDE	B INSIDE	
	C. THEFT FROM CUSTODIAN'S HOME				
	D. SAFE BURGLARY				
	E. MERCANTILE STOCK BURGLARY				
	F. STOREKEEPER'S (B POINT)				
III LIABILITY	AS PER LIABILITY DECLARATION	L1		2,000,000.	400.00
IV					
V	COMMERCIAL BLDG. & CONTENTS ALL RISKS FORM				200,000. (REPL. COST)
VI	EARTHQUAKE DAMAGE ASSUMPTION ENDORSEMENT 2% DEDUCTIBLE				1,600.00
VII					
VIII					
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Countersigned LOCKE & REE LIMITED <i>S. M. [Signature]</i> Authorized Representative.					DEDUCT FOR EXISTING INSURANCE -
					TOTAL NET PREMIUM 2,000.00



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SENIOR CITIZENS ACTIVITY CENTRE		HEIGHT 3 STOREYS WALLS FRAME ROOF PATENT		V6R 1H3	
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	B. FIXTURES, EQUIPMENT, TENANT'S IMPROVEMENTS				
	C. STOCK IN TRADE				
	D. EARNINGS INSURANCE (BUSINESS INTERRUPTION)				
	E. RENTAL INCOME				
II ROBBERY AND BURGLARY	SECTION			LIMITS OF LIABILITY	PREMIUM
	A + B. ROBBERY (HOLD UP)		A. OUTSIDE	B. INSIDE	
	C. THEFT FROM CUSTODIAN'S HOME				
	D. SAFE BURGLARY				
	E. MERCANTILE STOCK BURGLARY				
	F. STOREKEEPER'S (B POINT)				
III LIABILITY	AS PER LIABILITY DECLARATION	1.1		2,000,000.	400.00
IV	COMMERCIAL BLDG. & CONTENTS ALL RISKS FORM				200,000. (REPL. COST)
VI	EARTHQUAKE DAMAGE ASSUMPTION ENDORSEMENT 2% DEDUCTIBLE				1,600.00
VII					
VIII					
TOTAL PREMIUM FOR POLICY PERIOD					2,000.00
DEDUCT FOR EXISTING INSURANCE					-
TOTAL NET PREMIUM					2,000.00

IN WITNESS WHEREOF, the Insurer has duly executed this Policy: PROVIDED, however, that this Policy shall not be valid or binding unless countersigned on its behalf.

Countersigned **LOCKE & REE LIMITED**

S. M. [Signature]
Authorized Representative.

General [Signature]

LIABILITY DECLARATIONS
SCHEDULE OF LIMITS OF LIABILITY

The insurance afforded is only with respect to such of the following Coverages as are indicated.
The limit of the Insurer's liability shall be as stated herein, subject to all the terms of this policy having reference thereto.

Separate Limits	\$	each person	Storekeeper's Liability/	{bodily injury each occurrence property damage each accident aggregate
A. Bodily Injury Liability	\$	each occurrence	L. Farmer's Personal Liability \$	
	\$	aggregate	\$	
B. Property Damage Liability	\$	each accident	M. Medical Payments \$ 500.	each person
	\$	aggregate	\$ 10,000.	each accident
Inclusive Limits			E. Employers' Liability \$	each person
A. Bodily Injury Liability and		{bodily injury	\$	each accident
B. Property Damage Liability	\$ 2,000,000.	{each occurrence property damage each accident	P. Professional Liability \$	each claim
	\$ 2,000,000.	aggregate	\$	aggregate

SCHEDULE OF HAZARDS

Description of Hazards	Premium Bases	Rates		Advance Premiums	
		B.I.	P.D.	B.I.	P.D.
Premises - Operations (List all locations owned, rented or controlled by Named Insured stating interest as owner, lessee or tenant.) SENIOR CITIZENS ACTIVITY CENTRE	(a) Area (sq. ft.) (b) Remuneration (c) Receipts (d)	(a) Per 100 sq. ft. of Area (b) Per \$1000. Remuneration (c) Per \$1000. of Receipts (d)			
	FLAT	AGREED		INCLUDED	
Garage Operations - (Indicate the operation applicable) (A) Automobile Dealer <input type="checkbox"/> Repair Garage <input type="checkbox"/> Storage Garage <input type="checkbox"/> Service Station <input type="checkbox"/> (B) Other Business or Occupational Pursuits	(a) Area (sq. ft.) (b) Remuneration	(a) Per 100 sq. ft. of Area (b) Per \$1000. Remuneration			
				NOT COVERED	
Elevators (Describe) AS PER RIDER L1 WORDING	Number	Per Elevator			
				INCLUDED	
Independent Contractors (Let or Sub-let work)	Cost of work	Per \$1,000 of Cost of Work			
				NOT COVERED	
(a) Products (b) Completed Operations	(a) Sales (b) Receipts	(a) Per \$1000. Sales (b) Per \$1000. Receipts			
				NOT COVERED	
Contractual (Specify)	(a) Number (b) Cost	(a) Per Contract (b) Per \$1000. of Cost			
				NOT COVERED	
Storekeepers'	(a) Area (sq. ft.)	Basic Charge (a) Per 100 sq. ft. of Area			
				NOT COVERED	
Employers' Liability - Voluntary Compensation	Remuneration	Per \$100 Remuneration E.L. V.C.	Not Covered	NOT COVERED	Not Covered
Farmer's Personal - Other Charges		Principal Premises			
				NOT COVERED	
Professional (Describe)					
				NOT COVERED	
Endorsements 1. MEDICAL PAYMENTS 2. ADD'L NAMED INSURED 3. \$250.00 REIMBURSEMENT CLAUSE 4. CROSS LIABILITY		5. ENVIRONMENTAL LIABILITY EXCLUSION.			
				INCLUDED	

Property Damage Deductible - \$ AS PER ENDT.#3 Minimum Premium \$ 400.00 Total Advance Premium \$ 400.00

ENDORSEMENT

NO. 2

APPLICABLE TO COVERAGE III - COMPREHENSIVE GENERAL LIABILITY:

IT IS UNDERSTOOD AND AGREED THAT THE NAMED INSURED SHALL INCLUDE ALL VOLUNTARY MEMBERS WITH RESPECT TO THE OPERATIONS OF BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.

IT IS FURTHER UNDERSTOOD AND AGREED THAT "CITY OF VANCOUVER BROAD FO PARKS & RECREATION" ARE ADDED AS ADDITIONAL NAMED INSURED.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ATTACHED TO AND FORMING PART OF POLICY NO.	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	LOCKE & REE LTD.
		AGENCY NO.	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

ENDORSEMENT

NO. 3

REIMBURSEMENT CLAUSE:-

THE SUM OF TWO HUNDRED & FIFTY DOLLARS(\$ 250.00) SHALL BE DEDUCTED FROM THE AMOUNT OF EACH CLAIM, LEGAL FEES AND ADJUSTING EXPENSE COMBINED, WHEN DETERMINED, UNDER INSURING AGREEMENT COVERAGE (A), BODILY INJURY, AND COVERAGE (B), PROPERTY DAMAGE, AND THE INSURER SHALL BE LIABLE FOR LOSS OR DAMAGE IN EXCESS OF THIS AMOUNT ONLY.

THE WORD "CLAIM" AS USED IN THIS AGREEMENT MEANS CLAIMS MADE BY THE INSURED AGAINST THE INSURER FOR INDEMNITY AGAINST LOSS RESULTING FROM ANY ONE OCCURRENCE OR ANY ONE ACCIDENT OR SERIES OF ACCIDENTS ARISING OUT OF ONE CAUSE, IRRESPECTIVE OF THE NUMBER OF CLAIMS MADE BY THIRD PARTIES AGAINST THE INSURED.

IT IS FURTHER AGREED THAT IN THE EVENT OF AN OCCURRENCE OR ACCIDENT, IRRESPECTIVE OF THE AMOUNT OF DAMAGE, NOTICE THEREOF SHALL BE GIVEN BY OR ON BEHALF OF THE INSURED TO THE INSURER, OR ANY OF ITS' AUTHORIZED AGENTS, IN ACCORDANCE WITH THE TERMS OF THE POLICY AND THE INSURED MAY, AT ITS' OPTION INVESTIGATE SUCH ACCIDENT OR NEGOTIATE OR SETTLE ANY RESULTING CLAIM, AND THE INSURED AGREES, IF THE INSURER UNDERTAKES TO NEGOTIATE OR SETTLE ANY SUCH CLAIM, TO JOIN THE INSURER IN SUCH NEGOTIATION OR SETTLEMENT TO THE EXTENT OF THE AMOUNT TO BE DEDUCTED AS HEREIN PROVIDED, OR TO REIMBURSE THE INSURER FOR SUCH DEDUCTIBLE AMOUNT IF AND WHEN SUCH CLAIM IS PAID BY THE INSURER.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ATTACHED TO AND FORMING PART OF POLICY NO.	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	ROCKE & REE LTD.
		AGENCY NO.	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

ENDORSEMENT

NO. 4

CROSS LIABILITY CLAUSE:

THE WITHIN MENTIONED POLICY SHALL PROTECT EACH INSURED IN THE SAME MANNER AS THOUGH A SEPARATE POLICY HAD BEEN ISSUED TO EACH, BUT NOTHING HEREIN SHALL OPERATE TO INCREASE THE COMPANY'S LIABILITY AS SET FORTH ELSEWHERE IN THIS POLICY BEYOND THE AMOUNT OR AMOUNTS FOR WHICH THE COMPANY WOULD BE LIABLE IF THERE HAD BEEN ONLY ONE NAMED INSURED.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ATTACHED TO AND FORMING PART OF POLICY NO	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	LOCKE & REE LTD.
		AGENCY NO	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA

ENDORSEMENT

NO. 5

ENVIRONMENTAL LIABILITY EXCLUSION:

IT IS UNDERSTOOD AND AGREED THAT Exclusion (0) Environmental Liability contained in the Policy is deleted and replaced by the following:

IT IS AGREED THAT this Policy does not apply to "Bodily Injury" or "Property Damage" arising out of the actual, alleged or threatened discharge, dispersal, release or escape of pollutants:

- (A) (1) At or from premises owned, rented or occupied by the Insured.
- (2) At or from any site or location used by or for the Insured by others for the handling, storage, disposal, processing or treatment of waste.
- (3) Which are at any time transported, handled, stored, treated, disposed of, or processed as waste by or on behalf of the Insured or by any person or organization for whom the Insured may be legally responsible; or
- (4) At or from any site or location on which the Insured or any contractor or subcontractor working directly or indirectly for or on behalf of the Insured are performing operations; or
- (a) If the pollutants are brought on or to the site of location in connection with such operations; or
- (b) If the operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize the pollutants.
- (B) Any loss, cost or expense arising out of any Government direction or request that the Insured test for, monitor, clean up, remove, contain, treat, detoxify or neutralize pollutants.
- (C) Fines, penalties, punitive or exemplary damages arising directly or indirectly out of the discharge, dispersal, release or escape of any pollutants.

"POLLUTANTS" means any solid, liquid, gaseous, or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

Except as otherwise provided in this endorsement all limits, terms, conditions, provisions, definitions and exclusions shall have full force and effect.

NAMED INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.			ATTACHED TO AND FORMING PART OF POLICY NO.	C2 3294272
ENDORSEMENT EFFECTIVE DATE	JAN. 09/86.	AGENCY BROKER	LOCKE & REE LTD.	AGENCY NO.	2690

THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA



COMMERCIAL BUILDING & CONTENTS ALL RISKS FORM

(WITH PREMIUM ADJUSTMENT OPTION ON STOCK)

INSURING AGREEMENT

In the event that any of the property insured be lost, destroyed or damaged by the perils insured against, the Insurer will indemnify the Insured against the direct loss so caused to an amount not exceeding whichever is the least of:

- (a) the actual cash value of the property at the time of loss, destruction or damage;
- (b) the interest of the Insured in the property;
- (c) the limit of liability provided by this Policy in respect of the property lost, destroyed or damaged.

Provided, however, that where the insurance applies to the property of more than one person or interest, the Insurer's total liability for loss sustained by all such persons and interests shall be limited in the aggregate to the specified limit or limits of liability.

PROPERTY INSURED

This Policy insures the building(s) hereinafter described and defined, and/or Contents, Stock, Equipment and Tenant's Improvements usual or incidental to the Insured's business but only within Canada and Continental United States of America, excluding Alaska.

LOCATION

(Indicate address, construction and occupancy.)

1. 3875 POINT GREY ROAD, VANCOUVER, B.C. V6R 1H3

2.

3.

LIMITS OF LIABILITY

100

The maximum liability of the Insurer in any one loss shall not exceed % of:

Item

Amounts of Insurance

(a) On property while at the following locations:

Location	Building	Contents	Equipment including Tenant's Improvements	Stock	Stock Adjustment Rate
1	\$ -	\$ 200,000.	\$ INCL.	\$ INCL.	-
2	\$ -	\$ -	\$ -	\$ -	-
3	\$ -	\$ -	\$ -	\$ -	-

(b) \$ 5,000. in total on property elsewhere, except while in transit, but subject to a limit of \$ 5,000. at any one location, but there shall be no liability under this item at any location owned, rented or controlled in whole or in part by the Insured;

(c) \$ - on property at any acquired location that is owned, rented or controlled by the Insured in whole or in part, and this amount attaches at the time of such acquisition and extends for a period of 30 days or to the date of endorsement of paragraph (a) of this Clause, whichever first occurs;

(d) \$ - on property in any one package in course of transit by parcel post;

(e) \$ 5,000. on property in transit other than (d) above;

(f) \$ - on property, whether in transit or otherwise, in the custody of sales representatives but subject to a limit of

\$ - in respect of any one representative.

(g) \$2,000. ON CASH IN CASH BOX IN LOCKED DRAWER AT INSURED'S PREMISES AGAINST PERIL DEDUCTIBLE OF BURGLARY AS DEFINED HEREIN.

The Insurer is liable for the amount by which the loss or damage caused by any of the perils insured under this policy exceeds the sum of \$200 in any one occurrence.

\$100.00

CO-INSURANCE

This clause applies separately to each item and sub-items of the Limits of Liability clause (a), (b) and (f).

The Insured shall maintain insurance concurrent in form, range and wording with this Policy on the property insured to the extent of at least 90% of the actual cash value thereof, and, failing so to do, shall only be entitled to recover that portion of any loss that the amount of insurance in force at the time of loss bears to the amount of insurance required to be maintained by this clause.

This clause applies only where the total loss exceeds the lesser of 2% of the applicable amount of insurance or \$2,500.

PERILS INSURED

This Policy, except as herein provided, insures against all risks of direct physical loss of or damage to the property insured.



REPLACEMENT COST ENDORSEMENT

Attached to and forming part of Policy No. C2 3294272

Applicable only to item(s) COV. V - COMMERCIAL BLDG. of the Policy.
& CONTENTS ALL RISKS FORM - CONTENTS.

1. The Insurer agrees to amend the basis of settlement from actual cash value to replacement cost subject to the following provisions:
 - (a) replacement shall be effected by the Insured with due diligence and dispatch;
 - (b) replacement shall be on the same site or on an adjacent site;
 - (c) settlement on a replacement cost basis shall be made only when replacement has been effected by the Insured and in no event shall it exceed the amount actually and necessarily expended for such replacement;
 - (d) failing compliance by the Insured with any of the foregoing provisions, settlement shall be made as if this endorsement had not been in effect;
 - (e) any other insurance effected by or on behalf of the Insured in respect of the perils insured against by this Policy on the property to which this endorsement is applicable shall be on the basis of replacement cost as defined herein;
 - (f) this endorsement applies separately to each item(s) listed above.
2. Any reference to actual cash value in a co-insurance clause in this Policy is deemed to be a reference to replacement cost of the property insured.
3. In this endorsement,
 - (a) "replacement cost" means the cost of replacing, repairing, constructing or re-constructing (whichever is the least) the property on the same site with new property of like kind and quality and for like occupancy without deduction for depreciation; and
 - (b) "replacement" includes repair, construction or re-construction with new property of like kind and quality.
4. In the event that new property of like kind and quality is not obtainable, new property which is as similar as possible to that damaged or destroyed and which is capable of performing the same function shall be deemed to be new property of like kind and quality for the purposes of this endorsement.
5. EXCLUSIONS
This endorsement does not apply to
 - (a) stock;
 - (b) patterns, dies, moulds;
 - (c) paintings, etchings, pictures, tapestries, statuary, marbles, bronzes, antique furniture, rare books, antique silver, porcelain, rare glass-ware, brick-a-brac or other articles of art, rarity or antiquity;
 - (d) manuscripts and records meaning books of account, drawings, card index systems and other records, media, data storage devices, and programme devices for electronic electro-mechanical data processing or for electronically controlled equipment;
 - (e) any increase in the cost of replacement occasioned by a restriction or prohibition in any by-law, regulation, ordinance or law.

All other terms and conditions of this Policy remain unchanged.



EARTHQUAKE DAMAGE ASSUMPTION ENDORSEMENT

In consideration of the premium named below, this endorsement is attached to and hereby made a part of the undernoted policy, effective as of the date stated hereunder.

NAME OF COMPANY (INSURER)	THE GENERAL ACCIDENT ASSURANCE COMPANY OF CANADA	POLICY NO. C2 3294272
AGENT	LOCKE & REE LTD.	AGENCY NO. 2690
NAME OF INSURED	BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.	ADDITIONAL PREMIUM
EFFECTIVE DATE	JANUARY 9, 1986.	\$ INCLUDED

DEDUCTIBLE CLAUSE PERCENTAGE: 2% SEE PARAGRAPH 2 (DEDUCTIBLE CLAUSE) BELOW.

The insurance is hereby extended to include loss or damage caused directly by the peril of earthquake.

- EARTHQUAKE:** Each loss caused by earthquake shall constitute a single claim hereunder, provided that more than one earthquake shock occurring within any seventy-two hours during the term of this policy shall be deemed a single earthquake within the meaning hereof. Notwithstanding the foregoing, this Insurer shall not be liable for any loss or damage caused by any earthquake shock occurring before this endorsement becomes effective nor for any loss or damage caused by any earthquake shock occurring after the expiration of this policy.
- DEDUCTIBLE CLAUSE:** In no event shall this Insurer be liable hereunder for an amount exceeding its proportion of the amount by which loss or damage shall exceed that percentage of the actual cash value of the insured property or interest, which is shown above as the Deductible Clause Percentage. If the policy to which the endorsement is attached is divided into two or more items, or shall cover under any item two or more buildings or structures and/or contents thereof, this Deductible Clause shall be applied separately to each such item, building, structure and/or contents thereof.
- THIS ENDORSEMENT DOES NOT COVER** loss or damage:
 - caused directly or indirectly by any of the following perils whether or not caused by or attributable to earthquake: explosion, theft, flood of any nature, waves, tidal waves, high water, waterborne objects or ice;
 - caused by neglect of the Insured to use all reasonable means to save and preserve the property during and after an earthquake;
 - caused by wind, hail, rain, or snow unless the building described in the policy or containing property therein described shall first sustain an actual damage to the roof or walls by direct force of an earthquake, and the Insurer shall then be liable only for such loss or damage to the property as may be caused by wind, hail, rain or snow entering the building through openings in roof or walls as the direct result of an earthquake.
- PRO RATA CLAUSE:** The Insurer is not liable for more than that portion of any loss or damage covered by this endorsement which the applicable amount of the policy bears to the total amount of insurance covering against the peril of fire irrespective of whether or not such other insurance gives insurance in respect of the peril covered by this endorsement whether by endorsement thereto or otherwise. If the policy covers two or more items this provision shall apply to each item separately.

LOCKE & REE LIMITED

.....
Authorized Representative.

SUBJECT: BROCK HOUSE FIRE SPRINKLERS INSTALLATION

RECOMMENDATION:

THAT the Board approve the allocation of up to \$32,400 from the 1996 capital budget, representing one-third of the cost to install fire sprinklers and related work in Brock House.

BACKGROUND

Early in 1996 the Brock House Society submitted a request to include an item in the next Capital Plan for the allocation of one third of the cost of installing a sprinkler system in Brock House. The Society's proposal was for the Society to pay one third, the Brock House Restaurant one third, and the Park Board one third. The preliminary estimate at the time was \$60,000, with the Board's share to be \$20,000.

DISCUSSION

Staff felt this was a worthwhile project, and one that at \$20,000 could perhaps be handled within existing capital funding. The Society was requested to produce preliminary design plans, a project estimate, and a funding proposal. These were to be submitted to the Board along with a request for funding. The Society subsequently engaged Baker McGarva Hart Architects and J. Poon Associates Mechanical Engineers to design the work.

A budget breakdown and a formal request dated April 9, 1997, as attached, have been received. Brock House Society is requesting the Board to fund up to \$32,400, representing one third of the estimated project cost. If the Society is successful in its request, it will solicit tenders for this work, which is planned to be done during the coming summer months.

Brock House is a municipally designated heritage building, and as such possesses value beyond its replacement cost. Danger of fire is exacerbated by the presence of the restaurant, and potential for injury is high, due to the use of the building as a seniors recreation centre. Staff therefore recommend that the Board participate in this worthwhile initiative by sharing one third of the project costs, up to a maximum of \$32,400. Funding is available in the 1996 General Facility Development account.

**FOR A COPY OF THE ATTACHMENT PLEASE CONTACT
ANITA DOBY AT 257-8478.**

Prepared by:
Planning and Development Division
Board of Parks and Recreation
City of Vancouver
RR/ad
Attachment

**MINUTES OF MEETING
OF THE BOARD OF PARKS AND RECREATION
HELD IN THE PARK BOARD OFFICE
ON MONDAY, MAY 05, 1997,**

PRESENT:	Chair	- Duncan Wilson
Vice Chair	- Alan Fetherstonhaugh	
	Commissioners	- David Chesman
		- Allan DeGenova
		- Laura McDiarmid
		- Patrick Warren
		- Gabriel Yong
	General Manager	- Vic Kondrosky
	Director of Administrative & Revenue Services	- Philip Josephs
	Director of Operations	- Liane McKenna
	Director of Recreation	- Allan Argent
	Manager - Public Affairs	- Terri Clark
	Recording Secretary	- Julie Chiu

APPROVAL OF MINUTES

The minutes of the regular meeting of the Board held on Monday, April 28, 1997 were adopted as circulated.

CHAIR'S REPORT

'Tunnel Watch'

Commissioner Wilson advised the Board that we have not heard anything back yet from the Ministry in regard to the Park Board's participation in setting the terms of reference for the new First Narrows Crossing. The Director of Planning & Environment will follow up on this and probably have some information for the next meeting.

Commissioner McDiarmid advised the Board that May 4, 1997 marked the official opening of Youth Week. She spoke to 500 youths at a dance. There was a proclamation from Premier Clark's office and the Mayor regarding Youth Week which Debbie Anderson, Co-ordinator at Britannia Community Centre presented to the Park Board.

DELEGATIONS

Roundhouse Community Centre Update

Commissioner Wilson congratulated Gerry Thorne and Derek Simons on a

successful opening of the Roundhouse Community Centre. Mr. Thorne thanked the Board for naming a room at the Roundhouse Community Centre after him.

Gerry Thorne, Chair, Roundhouse Advisory Committee and Derek Simons, Co-ordinator of Roundhouse Community Centre provided an update on the Roundhouse Community Centre to the Board. Mr. Thorne advised the Board that the society was legally instituted a short time ago and they will be having their Board meeting as a society later on in the month which will take care of the initial business. Regarding programming they have set out a general framework for programs in the Roundhouse. It follows upon the direction that was adopted by the Arts and Culture Task Force in the early nineties. Most of the programming in place have been in response to input from the community, when staff advertised for ideas from different groups. They are looking forward to put an operating agreement in place. They have been affected by the budget cuts which was a result of the Province' s actions and when Council decided to defer a small portion of it until they were up and running.

Derek Simons advised the Board that they have put together a skeletal spring program and they are receiving more requests and ideas from the community. Fall will be their first full season of programming. They are now trying to determine the policy and procedures through which the programming will be determined. There a few guiding principles and one of them is not to establish any residences at the Roundhouse, every request will be up to six months. They would like to be able to respond to new ideas and input as these come along. They also want to emphasise that they provide hands-on experience for people in the community and collaboration with local groups. They are trying to achieve a balance between arts programming and recreation programming.

Board members discussed the matter of the Roundhouse reaching out to other groups in the Downtown area and developing joint programs. It was also important to maintain an open line of communication between the Roundhouse Community Centre Association Board and the Park Board. Commissioner Fetherstonhaugh thanked Gerry Thorne and Derek Simons for doing an excellent job at the opening of the Roundhouse Community Centre.

Moved by Commissioner Fetherstonhaugh,

THAT the Board express thanks and appreciation to the Roundhouse Advisory Committee for all their work leading up to the opening.

-Carried Unanimously.

COMMUNITY SERVICES AND BUDGETS COMMITTEE

Moved by Commissioner Yong,

THAT the Board receive the report from the Community Services & Budgets Committee meeting held on Monday, April 28, 1997.

-Carried Unanimously.

Brock House Fire Sprinklers Installation

Board members received copies of a staff report dated April 23, 1997 recommending that the Board approve the allocation of up to \$32,400 from the 1996 Capital Budget, representing one-third of the cost to install fire sprinklers and related work in Brock House.

Moved by Commissioner Yong,

THAT the Board approve the allocation of up to \$32,400 from the 1996 Capital Budget, representing one-third of the cost to install fire sprinklers and related work in Brock House.

-Carried Unanimously.

Commissioner Chesman left the room on a potential conflict of interest.

Award of Backhoe Rental Contract

Board members received copies of a staff report dated April 30, 1997 recommending that the backhoe rental contract be awarded to the two low bidders, Blackbear Excavating Ltd. and Victoria Excavating.

Moved by Commissioner Yong,

THAT the backhoe rental contract be awarded to the two low bidders, Blackbear Excavating Ltd. and Victoria Excavating.

-Carried Unanimously.

Award of Lumber and Miscellaneous Builders Supplies Contract

Board members received copies of a staff report dated May 5, 1997 recommending that the Lumber and miscellaneous builders supplies contract be awarded to Northern Building Supplies.

Moved by Commissioner Yong,

THAT the Lumber and miscellaneous builders supplies contract be awarded to Northern Building Supplies.

-Carried Unanimously.

PLANNING AND ENVIRONMENT COMMITTEE

Moved by Commissioner Fetherstonhaugh,

THAT the Board receive the report from the Planning & Environment Committee meeting held on Monday, April 28, 1997.

-Carried Unanimously.

Hastings Park

Board members received copies of a staff information report dated April 24, 1997. Commissioner Fetherstonhaugh stated that it has been the intention of the Park Board to proceed with the development of Hastings Park as quickly as possible. However, it seems that through some misjudgement on the part of the PNE Board, this project is being delayed. Commissioner Wilson stated that he attended the meeting when Council made a counter offer to the Province. Councillor Puil made it clear in his motion that an agreement must be worked out by June 15, 1997 regarding the PNE site, and making a smaller size footprint for the PNE compatible with the park restoration program. The Province indicated that they were committing to a smaller footprint for the PNE on an ongoing basis and the reason the PNE had to be maintained on site was to maintain its momentum. Commissioner Wilson stated that he was doubtful of the size of the PNE being shrunk if their intention is to maintain the momentum. It would however, be in the Board' s best interest to act in good faith and to allow staff time to evaluate the possibility of the PNE remaining on site and not impacting the Hastings Park Restoration Plan. A decision can be taken at the time when a report on whether an agreement has been reached or not is brought back to the Board. Commissioner Wilson stated that if it turns out that the PNE can be accommodated and not hamper the park restoration plan then a public meeting should be held to receive public input as the long standing view has been that no PNE extension shall be granted.

Commissioner Chesman returned to the meeting at this time.

Brockton Totem Poles Concession/Visitor

This matter was referred from the Planning & Environment Committee meeting held on Monday, April 28, 1997. The Planning & Environment Committee recommended that the following motions be approved by the Board:

- A. THAT the Board approve the concept of a Concession/Visitor Centre at the Brockton Totem Pole site in Stanley Park.
- B. THAT an architect be retained to prepare a concept design for the Board' s approval.
- C. THAT the Board request City Council to provide funding on a loan basis for the proposed Visitor Centre.
- D. THAT staff hold discussions with the lessee of the Prospect Point Cafe and report back on a marketing strategy for the new concession.
- E. THAT the interpretative and commercial components will acknowledge the

history of the local First Nations and involvement; and counsel will be sought on the development of these elements.

Commissioner Fetherstonhaugh stated that a lot of people visit the totem poles and it was important for the Board to provide a service to these people. The washrooms are needed in this area and the visitor centre is a means to pay for the cost of building these washrooms. Commissioner Wilson stated that it should be understood that the Board is approving the concept plan only. Commissioner Wilson referred to item E of the motions and stated that he wished to add the word "their" before 'involvement' and 'counsel'.

Moved by Commissioner Wilson,

THAT the word "their" be added before the words 'involvement' and 'counsel' in recommendation E.

-Carried Unanimously.

Commissioner Yong referred to a letter received from Prospect Point Cafe and the Chair indicated that George Frankel operator of Prospect Point Cafe was in the audience. Mr. Frankel requested to address the Board. Mr. Frankel expressed his concern that the proposed visitor centre might be a competition to his business at Prospect Point. The Board advised Mr. Frankel that he will be involved in the planning of the marketing strategy for the visitor centre and that the products sold at the visitor centre could be different from the ones sold at Prospect Point.

Commissioner Fetherstonhaugh referred to staff suggestion from the committee meeting regarding the possibility of holding a competition for architects to come up with various plans for the centre.

Moved by Commissioner Fetherstonhaugh,

THAT staff be directed to look into the possibility of holding a competition for architects to come up with various concepts and designs for the visitor centre

- Carried Unanimously.

The main motion as amended was put as follows:

- A. THAT the Board approve the concept of a Concession/Visitor Centre at the Brockton Totem Pole site in Stanley Park.**
- B. THAT an architect be retained to prepare a concept design for the Board's approval.**
- C. THAT the Board request City Council to provide funding on a loan basis for the proposed Visitor Centre.**
- D. THAT staff hold discussions with the lessee of the Prospect Point Cafe and report back on a marketing strategy for the new concession.**
- E. THAT the interpretative and commercial components will**

acknowledge the history of the local First Nations and their involvement; and their counsel will be sought on the development of these elements.

- F. THAT staff be directed to look into the possibility of holding a competition for architects to come up with various concepts and designs for the visitor centre.**

-Carried Unanimously.

Commissioner Warren stated that there was a lot of cement around in the area and the architects could look at improving the aesthetics and the environment.

Enhanced Canada - B.C. Infrastructure Works Program

Board members received copies of a staff report dated April 30, 1997 recommending that the Board receive the City Council report dated April 18 on the above subject for information; that the Board endorse the submission of the Hastings Park Biofiltration for storm water and the Stanley Park - Park Drive Road Resurfacing applications for submission to the Canada - B.C. infrastructure works program.

Moved by Commissioner Fetherstonhaugh,

- A. THAT the Board receive the City Council report dated April 18 on the above subject for information.**
- B. THAT the Board endorse the submission of the Hastings Park Biofiltration for storm water and the Stanley Park - Park Drive Road Resurfacing applications for submission to the Canada - B.C. infrastructure works program.**

-Carried Unanimously.

INFORMATION ITEMS

1. Approval of Warrants

Warrant #16 in the amount of \$612,428.00.

May 22, 1998

SUBJECT: BROCK HOUSE SOCIETY LEASE RENEWAL

RECOMMENDATION:

THAT the lease between the Park Board and the Brock House Society be renewed for a further five-year term commencing February 1, 1998 and that the following clause be added to the lease:

The Lessee shall maintain the Premises in a sanitary, neat, tidy and safe condition and free from nuisance at all times and in good order, repair and condition to the satisfaction of the Landlord. The Lessee, at its own expense, shall contract with an accredited Building Inspection Service every two (2) years for a maintenance inspection to determine the condition of the Premises including the structure, mechanical and electrical elements and finishes inside and outside and prepare and submit a full report of such inspection to the Landlord. The first maintenance inspection and report shall be completed by January 31, 2000.

BACKGROUND:

Since 1978 the Brock House Society has operated Brock House as an activity centre for senior citizens. The current lease between the Board and the Brock House Society expired on January 31, 1998. The Society has requested a lease renewal on similar terms and conditions as the current lease. It is the Board's practice to limit nominal leases to a five year term.

DISCUSSION:

The essential clauses in the lease are as follows:

1. The term of the lease is five (5) years, ending January 31, 2003.
2. The rent is one (1) dollar (\$1.00) per year payable in advance yearly.
3. The Lessee is responsible for all utility costs and garbage collection and other expenses.
4. The Premises shall be used for an activity centre for the use and benefit of senior citizens provided that a

restaurant may be operated.

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5. Comprehensive General Liability Insurance of at least two million dollars (\$2,000,000) and Tenants Legal Liability Insurance must be maintained by the Lessee.
6. Fire insurance for the premises must be retained by the Lessor.
7. The Lessee must maintain the premises to the satisfaction of the Lessor.
8. The Lessee must ensure that all provisions of the Human Rights Code of British Columbia are complied with, in respect to the use and occupation of the facilities.

The new clause pertaining to building inspections is being added to all leases with organizations who operate in Park Board facilities. As the Lessees are responsible for the maintenance of the buildings that they use, this requirement will ensure that the Board is aware of the condition of these facilities.

CONCLUSION:

The Brock House Society has operated the facility in an effective and efficient manner and provides a needed service to the senior citizens of Vancouver.

Prepared by:
Recreation Division
Vancouver Parks & Recreation

**MINUTES OF MEETING
OF THE BOARD OF PARKS AND RECREATION
HELD IN THE PARK BOARD OFFICE
ON MONDAY, JUNE 01, 1998**

PRESENT:	Chair	- Duncan Wilson
	Vice-Chair	- Alan Fetherstonhaugh
	Commissioners	- David Chesman
		- Allan DeGenova
		- Laura McDiarmid
		- Patrick Warren
	General Manager	- Susan Mundick
	Acting Director of Administrative & Revenue Services	- Joe Vaz
	Director of Corporate Services	- Anita Ho
	Director of Operations	- Liane McKenna
	Director of Planning	- Jim Lowden
	Manager of Central Recreation Services	- Jule Hopkins
	Manager of Public Affairs	- Terri Clark
	Recording Secretary	- Julie Chiu

APPROVAL OF MINUTES

Commissioner Chesman referred to the minutes of the meeting of the Board held on May 11, 1998 and stated that he would like the minutes to reflect that he was opposed to the motion regarding Beach Volleyball in the specific form it was put forward but voted for it with the amendments.

The minutes of the meeting of the Board held on Monday, May 25, 1998 were adopted as circulated.

CHAIR'S REPORT

Welcome to the General Manager

Commissioner Wilson extended a warm welcome from the Board to Susan Mundick , new General Manager for the Board of Parks and Recreation.

Lion's Gate Crossing

Commissioner Chesman stated that since he was absent from the previous meeting of the Board he was unable to express his views regarding the Provincial Government's decision on the Lion's Gate Crossing. Commissioner Chesman stated that he would like to make a motion to have the Board pro-actively engage the public so that a position may be adopted for future negotiations with the Province which are necessitated by their position on the causeway be widened to accommodate their decision regarding the bridge.

Moved by Commissioner Chesman,

WHEREAS the Province of British Columbia has decided to maintain the Lion's Gate Crossing as status quo with a refurbished 3-lane Lion's Gate Bridge,

AND WHEREAS the Province of British Columbia has expressed a desire that the Park Board accommodate its plan by agreeing to an expansion of the causeway through Stanley Park from its current width, including sidewalks, of 11.4 metres to 14.8 metres, a total of approximately 1.5 acres of land,

AND WHEREAS the Park Board has consistently stated that it will not permit the further alienation of Stanley Park to accommodate the causeway,

BE IT RESOLVED

- 1. THAT the Park Board convene a public meeting concerning the future of the Stanley Park causeway on Wednesday, June 24, 1998.**
- 2. AND THAT at such public meeting, the public be invited to comment on the future of the causeway generally and specifically comment on the following possible policy alternatives:**
 - 1. THAT the Park Board refuse any expansion of the current causeway whatsoever;**
 - 2. THAT the Park Board only agree to an expansion of the causeway in exchange for:**

- (i) **environmental enhancements to Stanley Park to mitigate the substantial environmental damage caused by the causeway; and**
 - (ii) **a binding agreement with and from the Province of British Columbia and the Government of Canada to end vehicular traffic on the causeway within 20 years.**
- 3. THAT the Park Board only agree to an expansion of the causeway in exchange for:**
 - (i) **environmental enhancements to Stanley Park to mitigate the substantial environmental damage caused by the causeway; and,**
 - (ii) **a lump sum from the Province of British Columbia equal to the fair market value of the expanded causeway, such monies to be used in the Park Board's sole discretion for previously identified Park Board priorities such as, but not limited to, community centre renewal.**

-Carried Unanimously.

COMMUNITY SERVICES AND BUDGETS COMMITTEE

Food Services at Golf Course Clubhouses - Consultant's Report

Board members received copies of a staff report dated May 20, 1998 recommending that the Board act upon the recommendations listed in the report from Pannell Kerr Forster Consulting.

Moved by Commissioner Yong,

THAT the recommendations in the Golf Course Clubhouse Food Services Report undertaken by Pannell Kerr Forster Consulting Inc. be acted upon as follows:

- 1. THAT the Board approve the recommendations to change the management structure (4), to modernize point of sales and

accounting methods (5), and to improve the marketing of the clubhouses (6).

2. THAT the Board approve the recommendation of limited tournament play at all three courses with the guidelines to be approved by the General Manager(3).
3. THAT the Board not approve at this time the recommendation to seek applications for Class 'A' liquor licences (1), to collect green fees through the pro shops (2) and to significantly reduce the hours of operation (7) for reasons outlined in this report.

Brenda Coombs, Secretary - Treasurer, CUPE Local 15 appeared before the Board and stated that the process of management and staff working together to find solutions started in 1996. Ms. Coombs stated that the union supports the recommendations in the staff report and would reiterate that its members be considered for ongoing decisions related to the operation of the food service including marketing. Ms. Coombs stated that she hopes Park Board will continue with the consultative process.

Board members discussed the matter and Commissioner Yong was concerned that this report took so long to come forward and some of the recommendations seem to have already been implemented as indicated in the staff report. Joe Vaz, Acting Director of Administrative and Revenue Services advised the Board that before the staff report could be finalized legal advice was needed on some of the issues delaying the finalization of the report. With regard to some of the consultant's recommendations being already implemented, these changes were in process before the consultant was selected. Commissioner Warren enquired why this report did not go to the Community Services and Budget Committee for discussion before bringing it forward to the Board. Commissioner Warren also enquired whether the possibility of contracting out was discussed as one of the means to reduce the losses. Commissioner Chesman advised the Board that contracting out was discussed and it was at this time that our union staff came forward with the suggestion to work together with management to find solutions to reduce costs. Commissioner Wilson stated that he did not agree with the staff recommendation to not pursue the application for a Class 'A' Liquor Licence.

Commissioner Yong stated that he wished to put forward an amendment to the motion requesting staff to report back in two years on the financial implications.

Moved by Commissioner Yong,

THAT staff report back to the Board in two years regarding the financial implications of food services and if the above recommendations do not achieve a breakeven or better result, the Board should reconsider the option of contracting out the services.

Commissioner McDiarmid stated that she does not agree with contracting out, as the union, CUPE local 15 has been working in good faith with the Board . Commissioner Fetherstonhaugh suggested that contracting out be replaced with a review and consideration of other options. Commissioner Chesman agreed that the reference to contracting out should be removed and would like to see the motion that it include continued consultation with the union, CUPE local 15. Commissioner Yong agreed to sever his amendment motion to two separate motions and to change contracting out to consideration of other options.

The amendment motion is as follows:

Moved by Commissioner Yong,

THAT staff report back to the Board regarding the financial implications in two years.

- Carried Unanimously.

Moved by Commissioner Yong,

THAT if the desired result being breakeven or better is not achieved the Board should consider other options and such reconsideration include continued consultation with the union.

-Carried Unanimously.

Commissioner Wilson stated that there is not sufficient reason to say no to the consultant's recommendation to pursue a Class 'A' Liquor Licence. Commissioner Wilson stated that he recognized that if the Liquor Commission does not approve the application then a referendum will be required. If the process should lead to the point of a referendum, then the Board can decide whether they would proceed.

Moved by Commissioner Wilson,

THAT the following from item 3 be deleted ; 'that the Board not approve at this time the recommendation to seek applications for Class A Liquor

Licences(1).'

and replaced with :

4. THAT the Board ask staff to seek application for Class A Liquor Licence as recommended in the consultant's report and report back to the Board prior to pursuing a public referendum if Council would so require.

Commissioner McDiarmid stated that she was concerned about the neighbourhood and does not agree with the motion. Commissioner Fetherstonhaugh was concerned as to what kind of business we are looking for . There are various implications and liabilities. This should go to committee or stay with a Class B Liquor Licence. He does not support the motion. Commissioner Yong stated that a separate bar area would be required and this could involve significant changes at the clubhouses, with a high expense.

The amendment motion was put :

Moved by Commissioner Wilson,

THAT the following from item 3 be deleted ; 'that the Board not approve at this time the recommendations to seek application for Class A Liquor Licences(1).'

and replaced with :

4. **THAT the Board ask staff to seek application for a Class A Liquor Licence as recommended in the consultant's report and report back to the Board prior to pursuing a public referendum if Council would so require.**

-Carried.

(Commissioners Fetherstonhaugh, McDiarmid and Yong contrary)

The main motion as amended was put as follows:

THAT the recommendations in the Golf Course Clubhouse Food Services Report undertaken by Pannell Kerr Forster Consulting Inc. be acted upon as follows:

1. **THAT the Board approve the recommendations to change the management structure (4), to modernize point of sales and accounting methods (5), and to improve the marketing of the clubhouses (6).**
2. **THAT the Board approve the recommendation of limited tournament play at all three courses with the guidelines to be approved by the General Manager(3).**
3. **THAT the Board not approve the recommendation to collect green fees through the pro shops (2) and to significantly reduce the hours of operation (7) for reasons outlined in this report.**
4. **THAT the Board ask staff to seek application for a Class A Liquor Licence as recommended in the consultant's report and report back to the Board prior to pursuing a public referendum if Council would so require.**
5. **THAT staff report back to the Board regarding the financial implications in two years.**
6. **THAT if the desired result being breakeven or better is not achieved the Board should consider other options and such reconsideration include continued consultation with the union, CUPE local 15.**

-Carried Unanimously.

Busking in Parks

Board members received copies of a staff report dated April 27, 1998 recommending that the Board participate on a trial basis for one year in the busking program developed by the City and designate a number of sites for buskers who purchase permits on English Bay and Kitsilano Beach Park and several free areas in parks where buskers without permits may perform.

Cameron McCabe, a busker who plays a 12 string acoustic guitar appeared before the Board to support the staff report. Mr. McCabe stated that the visitors of Vancouver need to see and hear good competent musicians. He supports the permit system and asked that they be required to have one permit to perform in the city and in the parks.

Susan Gordon, Coordinator of Multiculturalism and Arts advised the Board that only one permit is required to play in the city and in the parks.

Moved by Commissioner Yong,

THAT the Board participate on a trial basis for one year in the busking program developed by the City and designate a number of sites for buskers who purchase permits on English Bay and Kitsilano Beach Park and several free areas in parks where buskers without permits may perform.

-Carried Unanimously.

Regular Full-Time Position - Network Support Specialist II

Board members received copies of a staff report dated May 15, 1998 recommending that the Board approve the establishment of one new Information Technology Network Support Specialist II position subject to job evaluation by the Director of Human Resources.

Moved by Commissioner Yong,

THAT the Board approve the establishment of one new Information Technology Network Support Specialist II position, subject to job evaluation by the Director of Human Resources.

- Carried Unanimously.

Brock House Society Lease Renewal

Board members received copies of a staff report dated May 22, 1998 recommending that the lease between the Park Board and the Brock House Society be renewed for a further five-year term commencing February 1, 1998 and that the clause detailed in the report be added to the lease.

Moved by Commissioner McDiarmid,

THAT the lease between the Park Board and the Brock House Society be renewed for a further five-year term commencing February 1, 1998 and that the following clause be added to the lease:

The Lessee shall maintain the Premises in a sanitary, neat, tidy and safe condition and free from nuisance at all times and in good order, repair and condition to the satisfaction of the Landlord. The Lessee, at its own

expense, shall contract with an accredited Building Inspection Service every two (2) years for a maintenance inspection to determine the condition of the Premises including the structure, mechanical and electrical elements and finishes inside and outside and prepare and submit a full report of such inspection to the Landlord. The first maintenance inspection and report shall be completed by January 31, 2000.

Board members discussed this matter and Commissioner Fetherstonhaugh stated that as the Board was at this time considering leases with other lessees, it may be appropriate to postpone the motion to ensure consistency in lease approvals. Commissioner McDiarmid stated that this Society does a lot of good work in the community and would recommend approval of the lease renewal.

Moved by Commissioner Fetherstonhaugh,

THAT the Board postpone the report on the Brock House Society Lease Renewal to the meeting of the Board on June 22, 1998.

- Carried.

(Commissioners McDiarmid and Warren contrary)

Award of Contract for Supply of Paper Towels and Toilet Tissue Paper

Commissioner Chesman left the room on a potential conflict of interest.

Board members received copies of a staff report dated May 27, 1998 recommending that the Board approve the award of contract for the supply of paper towels and toilet tissue paper as listed in the report.

Moved by Commissioner Yong,

- A. THAT the contract for the supply of paper towels and toilet tissue paper in the amount of \$160,534.75 plus tax be awarded to low bidders as outlined below:
(Park Board's share is \$82,061.93, City of Vancouver's is \$73,724.15 and the Vancouver Public Library's is \$4,748.67.)**
- B. THAT no legal rights shall arise hereby and none shall arise**

hereafter until execution of the contemplated document.

-Carried Unanimously.

Commissioner Chesman returned to the meeting at this point.

Park Board Signing Authority

Staff report dated May 28, 1998 recommending that the signing authority for the Park Board be designated as listed in the report.

Moved by Commissioner Yong,

THAT the signing authority for the Park Board be designated as follows:

NAME	POSITION
Susan Mundick	General Manager
Anita Ho	Director of Corporate Services
Philip Josephs	Director of Administrative & Revenue Services
Allan Argent	Director of Recreation Services

-Carried Unanimously.

PLANNING AND ENVIRONMENT COMMITTEE

Lord Roberts School Playground

Board members received copies of a staff report dated May 27, 1998 recommending that the Board approve Recommendations A to C.

Moved by Commissioner Warren,

A. THAT the Board request Council to transfer to Park Board

accounts the prepaid lease payment by Caesar Park Hotels and Resorts Company Ltd. for the parking garage site beneath Marina Square parksite.

- B. THAT the Board request Council to authorize the expenditure of up to \$250,000 of the lease payment on the Lord Roberts School site.**
- C. THAT the Board, as a condition of this investment, require a licence for public access to the site from the School Board as outlined in this report.**

-Carried Unanimously.

Commissioner Chesman left the room on a potential conflict of interest.

Boiler Room Upgrade - Kerrisdale Community Centre

Board members received copies of a staff report dated May 28, 1998 recommending that the Board award quotation Q98-30 for upgrading the boiler room at Kerrisdale Community Centre to Pascoe Williams Mechanical Ltd.

Moved by Commissioner Warren,

- A. THAT the Board award quotation Q98-30 for upgrading the boiler room at Kerrisdale Community Centre to Pascoe Williams Mechanical Ltd. for a price of \$104,662.-00.**
- B. THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.**

- Carried Unanimously.

New Brighton Park

Board members received copies of a staff report dated May 28, 1998

recommending that the Board approve the appointment of Phillips Farevaag Smallerberg Inc. as Landscape Architects for the preparation of working drawings, contract documents and site supervision for phase I of the redevelopment of New Brighton Park at a cost for fees and disbursements of \$124,500 excluding GST.

Moved by Commissioner Warren,

THAT the Board approve the appointment of Phillips Farevaag Smallerberg Inc. (including their various sub-consultants) as Landscape Architects for the preparation of working drawings, contract documents and site supervision for phase I of the redevelopment of New Brighton Park at a cost for fees and disbursements of \$124,500 excluding GST.

- Carried Unanimously.

Hastings Park

Board members received copies of a staff report dated May 29, 1998 recommending that the Board approve the appointment of Phillips Farevaag Smallerberg Inc. as Landscape Architects for the preparation of working drawings, contract documents and site supervision for phase II of the restoration of Hastings Park at a cost for fees and disbursements of \$273,864 excluding GST.

Moved by Commissioner Warren,

THAT the Board approve the appointment of Phillips Farevaag Smallerberg Inc. (including their various sub-consultants) as Landscape Architects for the preparation of working drawings, contract documents and site supervision for phase II of the restoration of Hastings Park at a cost for fees and disbursements of \$273,864 excluding GST.

- Carried Unanimously.

Commissioner Chesman returned to the meeting at this time.

ENQUIRIES

Commissioner McDiarmid enquired on the status of her request to have John Hendry Park as part of the pilot project for off-leash dogs . Terri Clark, Public Affairs Manager advised the Board that there will be a survey of the neighbourhood on the acceptability of off-leash and on-leash dogs areas in John Hendry Park before proceeding

INFORMATION ITEMS

1. **Approval of Warrants**
 Warrant #23 in the amount of \$1,369.18.

Susan Mundick
General Manager

Commissioner Duncan Wilson
Chair

**MINUTES OF THE MEETING
OF THE BOARD OF PARKS AND RECREATION
HELD IN THE PARK BOARD OFFICE
ON MONDAY, JUNE 22, 1998**

PRESENT:	Chair	- Duncan Wilson
	Vice-Chair	- Alan Fetherstonhaugh
	Commissioners	- Allan DeGenova
		- David Chesman
		- Laura McDiarmid
		- Patrick Warren
		- Gabriel Yong
		- Susan Mundick
	General Manager	
	Director of Administrative & Revenue Services	- Philip Josephs
	Director of Corporate Services	- Anita Ho
	Director of Operations	- Liane McKenna
	Director of Planning	- Jim Lowden
	Director of Recreation Services	- Allan Argent
	Manager of Public Affairs	- Terri Clark
	Recording Secretary	- Julie Chiu

APPROVAL OF MINUTES

The minutes of the regular meeting of the Board held on Monday, June 01, 1998 were adopted as circulated.

The minutes of the special meeting of the Board held on Monday, June 15, 1998 were adopted as circulated.

PRESENTATION

The Chair acknowledged the excellent job done by Allan Argent in his acting capacity in the General Manager's position for the past several months. Mr. Argent was presented with a plaque as a token of appreciation from the Board. The Chair thanked the staff of the sign shop for preparing the plaque in a timely manner.

CHAIR'S REPORT

Commissioner Warren reported that he attended the City Council meeting last Tuesday where he introduced the new General Manager of the Park Board to the Mayor and Members of Council. At this meeting Council approved the report regarding the transfer of money to the Park Board for Lord Robert's School Playground. There will be further discussion with staff regarding additional funds which is up to \$1 million for projects such as the Salmon Stream.

PLANNING AND ENVIRONMENT COMMITTEE

Hastings Park Working Committee

Board members received copies of a staff report dated June 11, 1998 recommending that the Board endorse the revised mandate for the Hastings Park Working Committee as outlined in the report.

Marion Olivieri and Mariken Van Nimwegen appeared before the Board and stated that they were pleased to see the revised mandate. The vision of the community for Hastings Park has been documented very well to date, however, they feel that the implementation of the several phases continue in the direction that has been articulated. The Hastings Park Working Committee can be of assistance in deciding park governance, building uses, youth activities, park design and fund raising.

Commissioner Chesman stated that Hastings Park is the community's vision and it should be the community through the Hastings Park Working Committee to remind the Board of this vision. Commissioner Fetherstonhaugh thanked the Hastings Park Working Committee for their continued commitment to this project and special thanks to Commissioner Chesman, Pieter Rutgers, Manager of Park Acquisition and Research and Michelle Desrochers who is now with the City Planning Department.

Moved by Commissioner Chesman,

THAT the Board endorse the revised mandate for the Hastings Park Working Committee as outlined in this report.

-Carried Unanimously.

NON-COMMITTEE REPORT DELEGATION

Roundhouse Community Arts and Recreation Centre

Gerry Thorne, President, Roundhouse Community Arts and Recreation Centre Association and Derek Simons, Community Recreation Coordinator of the Roundhouse Community Arts and Recreation Centre presented their one year report as requested by the Board. Mr. Simons advised the Board of the various programming at the Centre and the attention staff pays to the mandate of celebrating the diverse culture in the neighbourhood. Mr. Thorne stated that the membership at the Centre was good and they are working with Strathcona Community Centre in regard to the geographic boundary of the area. Engine 374 has been successfully moved to the glass enclosure. The Association hopes to sign the Operating Agreement with the Board in July. Special thanks go to Jule Hopkins and Allan Argent for their support in the success of the Roundhouse Community Arts and Recreation Centre.

Board members discussed the governance, budget and geography with the delegations. Commissioner Fetherstonhaugh thanked the Board and staff at the Roundhouse Community Arts and Recreation for their dedication and especially to Gerry Thorne. Commissioner Fetherstonhaugh stated that Gerry Thorne was also President of the Advisory Committee for the Roundhouse for two years before the Roundhouse Community Arts and Recreation Centre was opened.

PLANNING AND ENVIRONMENT COMMITTEE

Coal Harbour Community Centre

Board members received copies of a staff report dated June 16, 1998 recommending that the Board authorize the expenditure as per the City's Agreement with Marathon Development Inc. for piling and soil stabilization work to the Coal Harbour Community Centre.

Moved by Commissioner Warren,

THAT the Board authorize the expenditure of 68.32% of \$856,880 totalling \$585,420 as per the City's Agreement with Marathon Developments Inc. for piling and soil stabilization work to the Coal Harbour Community Centre.

- Carried Unanimously.

Improvements to Tisdall Park

Commissioner Chesman left the room on a potential conflict of interest.

Board members received copies of a staff report dated June 11, 1998 recommending that the Board approve the award of the landscape contract to Wilco Landscape Contractors Ltd. to implement improvements in Tisdall Park.

Moved by Commissioner Warren,

- A. THAT the Board approve the award of the landscape contract to Wilco Landscape Contractors Ltd. to implement improvements in Tisdall Park.**
- B. THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.**

- Carried Unanimously.

Commissioner Chesman returned to the meeting at this time.

Hastings Park Exhibit Lots

Board members received copies of a staff report dated June 11, 1998 recommending that the Board authorize the General Manager to award a contract up to \$100,000 for the supply and installation of granular material and crushed concrete in the exhibit lots at the site of the former Foodmart and Showmart buildings.

Moved by Commissioner Warren,

THAT the Board authorize the General Manager to award a contract up to \$100,000 for the supply and installation of granular material and crushed concrete in the exhibit lots at the site of the former Foodmart and Showmart buildings.

-Carried Unanimously.

COMMUNITY SERVICES AND BUDGETS COMMITTEE

Brock House Lease Renewal

This matter was referred from the meeting of the Board held on Monday, June 01, 1998. Board members received copies of a staff report dated June 11, 1998 recommending that the current lease between the Brock House Society and the Park Board be renewed on a month basis for an indefinite term commencing February 1, 1998.

Moved by Commissioner Yong,

THAT the current lease between the Brock House Society and the Park Board be renewed on a month to month basis for an indefinite term commencing February 1, 1998.

-Carried Unanimously.

Siting of Aids Memorial

Board members received copies of a staff report dated April 15, 1998 recommending that the Board accept the recommendation of the site review panel, appointed through the review process that a site on Sunset beach be approved for the AIDS Memorial as proposed by the AMV AIDS Memorial Society with all arrangements to the satisfaction of the General Manager.

Moved by Commissioner Yong,

THAT the Board accept the recommendation of the site review panel, appointed through the review process, that a site on Sunset Beach Park be approved for the AIDS Memorial as proposed by the AMV AIDS Memorial Society with all arrangements to the satisfaction of the General Manager.

Commissioner Yong stated that he supports the approval of an AIDS Memorial at Sunset Beach Park. He believes that a fair and thorough consultation process has been undertaken by the Board on this issue. As a physician he is familiar with the devastation caused by AIDS in our society and there is a need for public awareness. Commissioner Yong stated that there is already several memorials in the parks for a number of different events. The AIDS memorial will bring awareness in the new millenium to tolerance of a very diverse culture.

Commissioner Chesman put forward an amendment to the motion.

Moved by Commissioner Chesman,

WHEREAS this elected Vancouver Board of Parks and Recreation prefers to exercise its elected mandate in a manner consistent with its belief in Vancouver as a tolerant and compassionate community;

AND WHEREAS there is a very legitimate question concerning the appropriateness of locating any memorial in any Vancouver park; and

AND WHEREAS Vancouver has the highest AIDS infection rate in North America;

BE IT RESOLVED:

1. THAT the Board accept the recommendation of the site review panel that a site on Sunset Beach Park be approved for the AIDS memorial as proposed by the AMV AIDS Memorial Society ("Society") on the following conditions:
 - (i) all costs, including but not limited to construction and maintenance costs of the memorial, shall be borne exclusively by the Society;
 - (ii) the length of the memorial shall be 30 feet at the outset and may, with future Board approval, be extended to a maximum 60 feet;
 - (iii) Board staff must be satisfied that the design of the memorial itself poses no physical safety hazard to the public;
 - (iv) all other arrangements with the Society shall be subject to the satisfaction of the General Manager.
2. AND THAT a plaque, not to exceed one foot by one foot in size, be placed near or alongside the memorial, at the Board's cost, stating as follows:

"This memorial was approved for placement in this park as a place of healing and education within a tolerant and compassionate city."

Vancouver Board of Parks and Recreation, June 22, 1998.

3. AND THAT there be, as of this date, a moratorium placed on the acceptance by this Board of any application for any future memorial in any Vancouver park pending the completion of the Board's public consultation pursuant to paragraphs 4 and 5 below concerning the future of Vancouver's parks;
4. AND THAT from September to December, 1998 the Board engage a detailed public consultation process concerning the appropriate use of Vancouver parkland, including but, not limited to, the locating of memorials in parks in the anticipation of a Board decision concerning same at the Board's final regular meeting in December, 1998.
5. AND THAT to initiate the public consultation referenced in paragraph 4 above, staff provide a report to the Board at its first meeting in September, 1998 containing:
 - (i) a detailed inventory of all the purposes for which Vancouver's parks are now used;
 - (ii) a detailed inventory of new, emerging demands on Vancouver parks;
 - (iii) an estimate of this Board's financial ability to acquire new parkland in the future;
 - (iv) a summary of all current Board guidelines, policies, and by-laws concerning the use of Vancouver parkland including, but not limited to, the guidelines, policies, and by-laws relevant to the location of memorials in Vancouver parks;
 - (v) a summary of available legal means to secure the protection of Vancouver's parks as a public trust including but not limited to park zoning initiatives; Board by-law powers; Board policies; and Board guidelines;

- (vi) a recommendation concerning the manner in which the public consultation ought to be conducted, with a focus on community centre participation, so as to ensure the maximum informed participation of all Vancouverites in advance of the Board rendering decisions on the issue in December, 1998.

Commissioner Chesman stated that the AIDS Memorial is a symbol of Vancouver as a tolerant and compassionate city. The motion addresses the need to look at how we use our parks and how we need to protect it. The timing for looking at this issue is good as we have just completed our organizational review and we have a new General Manager.

Commissioner Warren questioned on how the site was selected and what criteria was used. Commissioner Warren was also concerned with the size of the memorial and hoped to reduce the scale. Susan Gordon, Coordinator of Arts and Multiculturalism advised the Board that the review panel were given certain criteria for a site selection such as access and visibility. The Society is reviewing the design and the size of the memorial may be smaller than anticipated.

Moved by Commissioner Warren,

THAT the length of the memorial be at 15 feet and may be extended to 30 feet.

Commissioner McDiarmid stated that the issue of the size of the memorial is minute compared to the seriousness of the disease. Commissioner DeGenova was also concerned with the size and with those names that may be missed while the Society await Board's approval to extend it to 60 feet. Commissioner DeGenova questioned why it was necessary to have a names' memorial. He supports the memorial but is concerned with the size. Commissioner Wilson stated that he does not support the amendment as he felt the location would be appropriate.

The amendment motion was put as follows:

Moved by Commissioner Warren,

THAT the length of the memorial be at 15 feet and may be extended to 30 feet.

- DEFEATED.

(Commissioners DeGenova, Fetherstonhaugh, McDiarmid, Wilson and Yong contrary)

Commissioner Chesman stated that he will change the wording of his motion so as to allow the size of the memorial to be smaller if possible. Part (ii) of 1 is now changed to read:

“(ii) the length of the memorial shall not exceed 30 feet at the outset and may, with future Board approval, be extended to a maximum of 60 feet. The Society is encouraged to maintain the scale of the memorial below the stated maximum.”

The amendment motion was put as follows:

WHEREAS this elected Vancouver Board of Parks and Recreation prefers to exercise its elected mandate in a manner consistent with its belief in Vancouver as a tolerant and compassionate community;

AND WHEREAS there is a very legitimate question concerning the appropriateness of locating any memorial in any Vancouver park; and

AND WHEREAS Vancouver has the highest AIDS infection rate in North America;

BE IT RESOLVED:

1. THAT the Board accept the recommendation of the site review panel that a site on Sunset Beach Park be approved for the AIDS memorial as proposed by the AMV AIDS Memorial Society (“Society”) on the following conditions:

- (i) all costs, including but not limited to construction and maintenance costs of the memorial, shall be borne exclusively by the Society;**
- (ii) the length of the memorial shall not exceed 30 feet at the outset and may, with future Board approval, be extended to a maximum of 60 feet. The Society is encouraged to maintain the scale of the memorial below**

the stated maximum.”

- (iii) Board staff must be satisfied that the design of the memorial itself poses no physical safety hazard to the public;**
- (iv) all other arrangements with the Society shall be subject to the satisfaction of the General Manager.**

- 2. AND THAT a plaque, not to exceed one foot by one foot in size, be placed near or alongside the memorial, at the Board’s cost, stating as follows:**

“This memorial was approved for placement in this park as a place of healing and education within a tolerant and compassionate city.”

Vancouver Board of Parks and Recreation, June 22, 1998.

- 3. AND THAT there be, as of this date, a moratorium placed on the acceptance by this Board of any application for any future memorial in any Vancouver park pending the completion of the Board’s public consultation pursuant to paragraphs 4 and 5 below concerning the future of Vancouver’s parks;**
- 4. AND THAT from September to December, 1998 the Board engage a detailed public consultation process concerning the appropriate use of Vancouver parkland, including but, not limited to, the locating of memorials in parks in the anticipation of a Board decision concerning same at the Board’s final regular meeting in December, 1998.**
- 5. AND THAT to initiate the public consultation referenced in paragraph 4 above, staff provide a report to the Board at its first meeting in September, 1998 containing:**
- (i) a detailed inventory of all the purposes for which Vancouver’s parks are now used;**
 - (ii) a detailed inventory of new, emerging demands on**

Vancouver parks;

- (iii) **an estimate of this Board's financial ability to acquire new parkland in the future;**
- (iv) **a summary of all current Board guidelines, policies, and by-laws concerning the use of Vancouver parkland including, but not limited to, the guidelines, policies, and by-laws relevant to the location of memorials in Vancouver parks;**
- (v) **a summary of available legal means to secure the protection of Vancouver's parks as a public trust including but not limited to park zoning initiatives; Board by-law powers; Board policies; and Board guidelines;**
- (vi) **a recommendation concerning the manner in which the public consultation ought to be conducted, with a focus on community centre participation, so as to ensure the maximum informed participation of all Vancouverites in advance of the Board rendering decisions on the issue in December, 1998.**

- Carried Unanimously.

Kitsilano Beach Parking Lot

Board members received copies of a staff report dated June 18, 1998 recommending that the Board approve a consultation with local residents regarding the closing time of the pay parking lot.

Moved by Commissioner Yong,

THAT the Board approve a consultation with local residents regarding the closing time of the pay parking lot.

-Carried Unanimously.

Signing Authority - Park Board

Board members received copies of a staff report dated June 9, 1998 recommending that the Board increase the signing authority limit for the General Manager to \$200,000.

Moved by Commissioner Yong,

THAT the Board increase the signing authority limit for the General Manager to \$200,000.

-Carried Unanimously.

INFORMATION ITEMS

1. **Approval of Warrants**
Warrant #24 in the amount of \$589,431.84: Cdn. \$588,378.45, US \$1,053.39,
Warrant #25 in the amount of \$612,182.05: Cdn. \$61,711.80, US \$470.25.
2. **Award of Contract for the Development of a Master Plan for Burrard Civic Marina**
Staff information report dated June 11, 1998 was mailed to Board members.
3. **Buschlen Mowatt Exhibit**
Staff information report dated June 18, 1998 was mailed to Board members.

Susan Mundick
General Manager

Commissioner Duncan Wilson
Chair

SUBJECT: BROCK HOUSE SOCIETY LEASE RENEWAL

RECOMMENDATION:

• **THAT the lease between the Park Board and the Brock House Society be renewed for a further five-year term commencing February 1, 1998 and that the following clause be added to the lease:**

• **The Lessee shall maintain the Premises in a sanitary, neat, tidy and safe condition and free from nuisance at all times and in good order, repair and condition to the satisfaction of the Landlord. The Lessee, at its own expense, shall contract with an accredited Building Inspection Service every two (2) years for a maintenance inspection to determine the condition of the Premises including the structure, mechanical and electrical elements and finishes inside and outside and prepare and submit a full report of such inspection to the Landlord. The first maintenance inspection and report shall be completed by January 31, 2000.**

BACKGROUND

Since 1978 the Brock House Society has operated Brock House as an activity centre for senior citizens. The current lease between the Board and the Brock House Society expired on January 31, 1998. The Society has requested a lease renewal on similar terms and conditions as the current lease. It is the Board's practice to limit nominal leases to a five year term.

DISCUSSION

The essential clauses in the lease are as follows:

- The term of the lease is five (5) years, ending January 31, 2003.
- The rent is one (1) dollar (\$1.00) per year payable in advance yearly.
- The Lessee is responsible for all utility costs and garbage collection and other expenses.
- The Premises shall be used for an activity centre for the use and benefit of senior citizens provided that a restaurant may be operated.
- Comprehensive General Liability Insurance of at least two million dollars (\$2,000,000) and Tenants Legal Liability Insurance must be maintained by the Lessee.

- Fire insurance for the premises must be retained by the Lessor.
- The Lessee must maintain the premises to the satisfaction of the Lessor.
- The Lessee must ensure that all provisions of the Human Rights Code of British Columbia are complied with, in respect to the use and occupation of the facilities.
- The new clause pertaining to building inspections is being added to all leases with organizations who operate in Park Board facilities. As the Lessees are responsible for the maintenance of the buildings that they use, this requirement will ensure that the Board is aware of the condition of these facilities.

SUMMARY

The Brock House Society has operated the facility in an effective and efficient manner and provides a needed service to the senior citizens of Vancouver.

Prepared by:
Recreation Division
Board of Parks and Recreation
City of Vancouver
AA/ab

**MINUTES OF MEETING
OF THE BOARD OF PARKS AND RECREATION
HELD IN THE PARK BOARD OFFICE
ON MONDAY, JANUARY 11, 1999**

PRESENT:	Chair	- Alan Fetherstonhaugh
	Vice-Chair	- Gabriel Yong
	Commissioners	- David Chesman
		- Allan DeGenova
		- Laura McDiarmid
		- Patrick Warren
		- Duncan Wilson
	General Manager	- Susan Mundick
	Director of Hastings District	- Allan Argent
	Director of Stanley District	- Jim Lowden
	Assistant Manager - Revenue Services	- Alison Dempsey
	Manager of Public Affairs	- Terri Clark
	Recording Secretary	- Julie Casanova

APPROVAL OF MINUTES

The minutes of the meeting of the Board held on Monday, December 07, 1998 were adopted as circulated.

The minutes of the special tele-conference meeting of the Board held on Monday, December 21, 1998 were adopted as circulated.

CHAIR'S REPORT

The list of Liaison appointments were adopted as circulated.

DELEGATIONS

Stanley Park Shuttle

Board members received copies of a staff report dated December 29, 1998 recommending that the Board approve recommendations A to F in the staff report.

Vince Miele, Director - Member Services, B.C. Paraplegic Association thanked the Board for ensuring that the trolleys were fully accessible, however, the loading and unloading seem to take too long and this is embarrassing to the passenger. Mr. Miele suggested that the staff operating the trolleys be trained in using the lifts which could help reduce the loading and unloading time. Mr. Miele stated that his organization would like to be involved in the process for selection and equipment of lifts on the trolley.

Gerry O'Neil, AAA Horse and Carriage Ltd. stated that from his review of the staff report it appeared that 80% of the ridership were from outside the Vancouver area.

It seems the Park Board is giving a free opportunity to tourists while the Government is implementing budget cuts. Why not impose a user fee on the shuttle and the \$250,000 could be spend elsewhere in the park system.

Board members discussed the matter and asked staff to ensure that Mr. Storey from the trolley company work with Mr. Miele to improve the service to persons with disabilities. Commissioner Wilson stated that taxpayers are not paying for the trolley service in Stanley Park. Parking fees in Stanley Park were increased last summer to fund the trolley service. The shuttle is a people mover in Stanley Park and is not for sightseeing. Commissioner DeGenova suggested that the Board could pick up some revenue from advertising on the inside and outside of the trolley bus. Commissioner Wilson stated that Save Our Parkland Association in their letter dated January 9, 1999 thanked the Board for providing the Stanley Park Shuttle. The shuttle played an important role in improving the park experience by the removal of parked cars from Park Drive.

Moved by Commissioner Wilson,

- A. THAT the Stanley Park Shuttle contract with Vancouver Trolley Company be extended for one additional year, with all details to be approved by the General Manager.**
- B. THAT the Stanley Park Shuttle continues to be offered free of charge in 1999.**
- C. THAT marketing for the Shuttle be focused on local and regional visitors, at a cost not to exceed \$10,000.**
- D. THAT staff evaluate the second Shuttle season, including conducting traffic counts and a passenger survey at a combined cost not to exceed \$10,000, and report back to the Board in Fall 1999.**
- E. THAT the total cost for the shuttle operations, marketing and evaluation not exceed \$230,000 (including tax), and that this funding be derived from the additional parking revenues in Stanley Park from the increased parking fees during the 1999 summer months.**
- F. THAT no legal rights shall arise hereby and none shall arise hereafter until the execution of the contemplated document**

- Carried Unanimously.

STAFF REPORTS

Granville Island Ferries Ltd. - Rent Review and Extension of License Agreement

Board members received copies of a staff report dated December 15, 1998 recommending that the Board extend the license agreement with Granville Island Ferries Ltd. for the dock at the Aquatic Centre for one year, for the period January 1, 1999 to December 31, 1999 and that the license fee for 1999 be set at \$10,962.

Moved by Commissioner Warren,

- A. THAT the Board extend the license agreement with Granville Island Ferries Ltd. for the dock at the Aquatic Centre for one year, for the period January 1, 1999 to December 31, 1999**
- B. THAT the license fee for 1999 be set at \$10,962.**
- C. THAT no legal rights shall arise hereby and none shall arise hereafter until execution of the contemplated document.**

- Carried Unanimously.

Park Naming Report

Board members received copies of a staff report dated December 22, 1998 recommending that the Board officially name the park site at Hornby and Howe Streets (also known as South East Granville Slopes), the May and Lorne Brown Park. Commissioner Yong enquired if staff could look at revising the park naming guidelines to allow a community to recommend name change for a park after someone who might have had an important role in their community. The General Manager advised the Board that staff will investigate this request.

Moved by Commissioner DeGenova,

THAT the Board officially name the park site at Hornby and Howe Streets (also known as South East Granville Slopes), the May and

Lorne Brown Park.

- Carried Unanimously.

Stanley Park - Information / Food Centre Design Approval

Jim Lowden gave a presentation on the Information Food Services Centre proposed to built on the east side of the park. Mr. Lowden gave a brief overview of the choice of location, architecture of the buildings and use of space. A completed package of the plan will be brought back for the Board's approval.

Brock House Society Lease Renewal

Board members received copies of a staff report dated December 23, 1998 recommending that the lease between the Park Board and the Brock House Society be renewed for a further five year term commencing February 1, 1998 with an additional clause added to the lease regarding maintenance.

Moved by Commissioner McDiarmid,

THAT the lease between the Park Board and the Brock House Society be renewed for a further five-year term commencing February 1, 1998 and that the following clause be added to the lease:

The Lessee shall maintain the Premises in a sanitary, neat, tidy and safe condition and free from nuisance at all times and in good order, repair and condition to the satisfaction of the Landlord. The Lessee, at its own expense, shall contract with an accredited Building Inspection Service every two (2) years for a maintenance inspection to determine the condition of the Premises including the structure, mechanical and electrical elements and finishes inside and outside and prepare and submit a full report of such inspection to the Landlord. The first maintenance inspection and report shall be completed by January 31, 2000.

- Carried Unanimously.

NEW BUSINESS

Commissioner Wilson advised the Board that it was important for the Board to see South East False Creek be turned over to parkland rather than housing. In order to achieve this goal a committee need to be established to work with the community.

Moved by Commissioner McDiarmid,

**THAT the Board establish a new committee for South East False Creek Park and,
THAT Commissioner Duncan Wilson be appointed Chair of the South East False Creek Park Committee.**

- Carried Unanimously.

INFORMATION ITEMS

1. Approval of Warrants

Warrant #55 in the amount of \$1,105,844.26 (US \$938.11, Cdn. \$1,104,906.15);
Warrant #56 in the amount of \$206535.20; Warrant #57 in the amount of \$1,440,346.26.

Susan Mundick
General Manager

Commissioner Alan Fetherstonhaugh
Chair



Date: July 30, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
**SUBJECT: BROCK HOUSE SOCIETY LEASE RENEWAL -
SUPPLEMENTAL REPORT**

RECOMMENDATION

THAT the current lease between the Brock House Society and the Park Board be renewed on a month to month basis for an indefinite term commencing February 1, 1998.

BACKGROUND

At the regular meeting of the Board held on June 1, 1998, the Commissioners considered a staff report recommending the renewal of the lease with the Brock House Society for a five year term.

DISCUSSION

During discussion on the report a motion moved by Commissioner Fetherstonhaugh postponed the Brock House Society lease renewal, to ensure consistency in lease approvals.

This report recommends a month to month renewal ensuring continuity for the Society to continue services for seniors, while the Park Board considers other outstanding leases.

CONCLUSION

The Park Board can continue to manage the lease arrangement in the short term ensuring the Society has no disruption in their service to the community.

Prepared by:
Recreation Services
Board of Parks & Recreation
City of Vancouver
AA:bcs

H:\recreat\work\pbr\1998\brocrenw



CERTIFICATE OF INSURANCE

GNK Insurance Services Inc.
3295 West Broadway, Vancouver, BC V6K 2H5

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer.
This certificate does not amend, extend or alter the coverage afforded by the policies below.

INSURED'S FULL NAME AND MAILING ADDRESS	BROKER'S FULL NAME AND MAILING ADDRESS
Brock House Society a/o Brock House Holdings Ltd.	GNK Insurance Services Inc.
3875 Point Grey Road	3295 West Broadway
Vancouver, BC V6R 1H3	Vancouver, BC V6K 2H5
	BROKER'S CLIENT ID: 54-3386 CERTIFICATE #: 1290

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to ad terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE (YYYY/MM/DD)	EXPIRY DATE (YYYY/MM/DD)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)	
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS / COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER LIABILITY <input checked="" type="checkbox"/> CROSS LIABILITY <input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY <input checked="" type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> Hired AUTOMOBILES <input type="checkbox"/> POLLUTION LIABILITY EXTENSION	The Aviva Insurance Company of Canada	2008/01/09	2009/01/09	EACH OCCURRENCE	\$2,000,000.00
				GENERAL AGGREGATE	\$5,000,000.00
				PRODUCTS-COMP/OP AGG	\$2,000,000.00
				PERSONAL INJURY	\$2,000,000.00
				TENANTS LEGAL LIABILITY	\$2,000,000.00
				MED EXP (Any one person)	\$5,000.00
				NON-OWNED AUTO	\$2,000,000.00
				OPTIONAL POLLUTION LIABILITY EXTENSION	\$-
				(Per Occurrence)	\$-
				(Aggregate)	\$-
AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> LEASED AUTOMOBILES ** <small>**AUTOMOBILES LEASED IN EXCESS OF 90 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE</small>				BODILY INJURY AND PROPERTY DAMAGE COMBINED	\$-
				BODILY INJURY (Per Person)	\$-
				BODILY INJURY (Per Accident)	\$-
				PROPERTY DAMAGE	\$-
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM <small>(specify)</small>				EACH OCCURRENCE	\$-
				AGGREGATE	\$-
OTHER LIABILITY (SPECIFY) <input type="checkbox"/>					

ADDITIONAL INSURED NAME AND MAILING ADDRESS	DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS
City of Vancouver, The Board of Parks & Recreation, Its Officials, Officers, Employees, Servants and Agents (Landlord)	Senior Citizen's Activity Centre
453 West 12 th Avenue	
Vancouver, BC V5T 1V4	

CERTIFICATE HOLDER - NAME AND MAILING ADDRESS	CANCELLATION
City of Vancouver, The Board of Parks & Recreation, Its Officials, Officers, Employees, Servants and Agents (Landlord)	Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the certificate holder named on the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.
453 West 12 th Avenue	
Vancouver, BC V5T 1V4	

SIGNATURE OF AUTHORIZED REPRESENTATIVE	PRINT NAME INCLUDING POSITION HELD:
	Patrick North, Commercial Insurance Broker
FAX NUMBER: 604-731-7107	COMPANY: GNK Insurance Services Inc.
EMAIL ADDRESS: patrick@gnkinsurance.com	DATE: February 19, 2008



BINDER OF INSURANCE

GNK Insurance Services Inc.
3295 West Broadway, Vancouver, BC V6K 2H5

The undersigned confirms that the following Insurance coverage has been placed. This Binder of Insurance Coverage is issued as evidence of coverage and is subject to all the terms and conditions of the actual policy. This Binder of Insurance will expire 60 days after the Effective Date or upon issuance of the policy which ever occurs first.

Insured:

Brock House Society and Brock House Holdings Ltd.

Mailing Address:

3875 Point Grey Rd, Vancouver, BC V6R 1H3

Insured Operations:

Non-Profit Senior Citizen's Activity Centre

Risk Address:

3875 Point Grey Road, Vancouver BC

Loss Payable:

The City of Vancouver c/o Park Board

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Subject to Standard Mortgage Clause, Subject to 30 Days Notice of Cancellation

Additional Insured:

1.) *City of Vancouver, The Board of Parks & Recreation, their officers, employees, servants and agents
453 West 12th Avenue, Vancouver, BC V5Y 1V4

2.) *City of Vancouver, its officials, officers, employees and agents
453 West 12th Avenue, Vancouver, BC V5Y 1V4

***Subject to 30 Days Notice of Cancellation**

Insurance Company:

ING Insurance Company

Policy Period: From: April 1, 2008 To: April 1, 2009

Binder Number: 1637

Policy Number: 501178248

<u>Type of Insurance</u>	<u>Co-Ins</u>	<u>Deductible</u>	<u>Limit of Insurance</u>
Building	90%	\$1,000	\$135,000
Contents of Every Description	90%	\$1,000	\$455,000
Gross Rentals	100%		\$200,000
Commercial General Liability		\$1,000	\$2,000,000/Occurrence \$5,000,000 Aggregate
Tenants Legal Liability		\$1,000	\$2,000,000

Other Details:

Broad Form. Replacement Cost. Earthquake, 10% Deductible; Flood, \$10,000 Deductible; Sewer Back-Up, \$2,500 Deductible; Water Damage, \$2,500 Deductible.

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

Broker: GNK Insurance Services Inc.

Date Signed: May 16, 2008

Per: Brittany Vickers

Phone: (604) 731-4684

Fax: (604) 731-7107

E-mail: brittany@gnkinsurance.com



(Insurer)
Aviva Insurance Company of Canada
1125 Howe Street
Suite 1100
Vancouver BC
V6Z 2Y6

Policy Declarations

Commercial Insurance Policy

POLICY NUMBER: CMP 81124091

Line: COM Company: 04 Branch: 54 4182 E 0394

THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

ENTITY: CORPORATION

MAILING ADDRESS: 3875 POINT GREY ROAD,
VANCOUVER, BC
V6R 1H3

POLICY PERIOD: **From:** January 9, 2008 **To:** January 9, 2009

12:01 a.m. Standard time at the Mailing Address of the Named Insured as stated herein.

ADDITIONAL PREMIUM: **Included**

BROKER: Code: 54-3367
GNK INSURANCE SERVICES INC.
3295 WEST BROADWAY
VANCOUVER
BC V6K 2H5
Tel. (000) 000-0000

RECEIVED BY

FEB 27 2008

RISK MANAGEMENT


Authorized Signatory of Insurer
Corporate Secretary


President and Chief Executive Officer

Valid only if countersigned by authority of the Insurer.

Countersigned

Authorized Representative

Date Issued February 14, 2008 Company Use 1281 04 54-3367 0394 E 4182-1

Policy Number 81124091 of Vancouver 81124091 - Page 1 of 1
Claims Assist 1-866-632-2427 - Page 1 of 1
Loss Payee Copy

ThinkFirst and Aviva Insurance - Safety for Canada's Kids

Aviva Canada is the Lead Sponsor of ThinkFirst Canada, a national charity dedicated to injury prevention. Through education programs, we will protect the future by preventing injury in Canada's children and youth.

Protection, Safety, Prevention - For tips on keeping you and your family safe, check out the BrainWaves newsletters at www.thinkfirst.ca.

STANDARD MORTGAGE CLAUSE (APPROVED BY THE INSURANCE BUREAU OF CANADA)

This clause is only applicable where the **Interest of the Mortgagee** is on Building(s), and does not apply to any other type of property insured under the policy. This clause also only applies to those mortgages who are specifically listed on the Declaration Page as loss payees.

It is hereby provided and agreed that:

Breach of Conditions by Mortgagor, Owner or Occupant

This insurance and every documented renewal thereof- AS TO THE INTEREST OF THE MORTGAGEE ONLY THEREIN- is and shall be in force notwithstanding any act, neglect, omission or misrepresentation attributable to the mortgagor, owner or occupant of the property insured, including transfer interest, any vacancy or non- occupancy, or the occupation for purposes hazardous than specified in description of the risk;

PROVIDED ALWAYS that Mortgagee shall notify forthwith the Insurer (if known) of any vacancy or non-occupancy extending beyond thirty (30) consecutive days, or of any transfer interest or increased hazard THAT TO HIS KNOWLEDGE; and that every increase of hazard (not permitted by the policy) shall be paid for by the Mortgagee - on reasonable demand - from date such hazard existed, according to established scale of rates for the acceptance of such increased hazard, during the continuance of this insurance

Right of Subrogation

Whenever the Insurer pays the Mortgagee any loss award under this policy and claims that - as to the Mortgagor or the Owner - no liability therefore existed, it shall be legally subrogated to all rights of the Mortgagee against the Insured; but any subrogation shall be limited to the amount of such loss payment and shall be subordinate and subject to the basic right of the Mortgagee to recover the full amount of its mortgage equity in priority to the Insurer; or the Insurer may at its option pay the mortgagee all amounts due or to become due under the mortgage or on the security thereof, and shall thereupon receive a full assignment and transfer of the mortgage together with all securities held as collateral to the mortgage debt.

Other Insurance

If there be other valid and collectible insurance upon the property with loss payable to the Mortgagee - at law or inequity - then any amount payable thereunder shall be taken into account in determining the amount payable to the Mortgagee.

Who May Give Proof of Loss

In the absence of the Insured, or the inability, refusal or neglect of the Insured, to give notice of loss or deliver the required Proof of Loss under the policy, the Mortgagee may give the notice upon becoming aware of the loss and deliver as soon as practicable the Proof of Loss.

Termination

The term of this mortgage clause coincides with the term of the policy:

- i) PROVIDED ALWAYS that the Insurer reserves the right to cancel the policy as provided by Statutory provision but agrees that the Insurer will neither terminate nor alter the policy to the prejudice of the Mortgagee without the notice stipulated in such Statutory provision, and
- ii) PROVIDED ALWAYS that, in the province of Quebec, the Insurer reserves the right to cancel the Policy as provided by Article 2477 of the Civil Code of the Province of Quebec but agrees that the Insurer will neither terminate nor alter the Policy to the prejudice of the Mortgagee without 15 days notice to the Mortgagee by registered letter.

Foreclosure

Should title or ownership to said property become vested in the Mortgagee and/or assigns as owner or purchaser under foreclosure or otherwise, this insurance shall continue until expiry or cancellation for the benefit of the said Mortgagee and/or assigns.

SUBJECT TO THE TERMS OF THIS MORTGAGE CLAUSE (and these shall supersede any policy provisions in conflict therewith BUT ONLY AS TO THE INTEREST OF THE MORTGAGEE), loss under this policy is made payable to the Mortgagee.

SHORT RATE CANCELLATION TABLE (% of premium to return)

Does not apply to policies with a term not equal to 12 months.

Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %
1	95	37 - 40	79	97 - 98	63	154 - 156	47	219 - 223	31	292 - 296	15
2	94	41 - 43	78	99 - 102	62	157 - 160	46	224 - 228	30	297 - 301	14
3 - 4	93	44 - 47	77	103 - 105	61	161 - 164	45	229 - 232	29	302 - 305	13
5 - 6	92	48 - 51	76	106 - 109	60	165 - 167	44	233 - 237	28	306 - 310	12
7 - 8	91	52 - 54	75	110 - 113	59	168 - 171	43	238 - 241	27	311 - 314	11
9 - 10	90	55 - 58	74	114 - 116	58	172 - 175	42	242 - 246	26	315 - 319	10
11 - 12	89	59 - 62	73	117 - 120	57	176 - 178	41	247 - 250	25	320 - 323	09
13 - 14	88	63 - 65	72	121 - 124	56	179 - 182	40	251 - 255	24	324 - 328	08
15 - 16	87	66 - 69	71	125 - 127	55	183 - 187	39	256 - 260	23	329 - 332	07
17 - 18	86	70 - 73	70	128 - 131	54	188 - 191	38	261 - 264	22	333 - 337	06
19 - 20	85	74 - 76	69	132 - 135	53	192 - 196	37	265 - 269	21	338 - 342	05
21 - 22	84	77 - 80	68	136 - 138	52	197 - 200	36	270 - 273	20	343 - 346	04
23 - 25	83	81 - 83	67	139 - 142	51	201 - 205	35	274 - 278	19	347 - 351	03
26 - 29	82	84 - 87	66	143 - 146	50	206 - 209	34	279 - 282	18	352 - 355	02
30 - 32	81	88 - 91	65	147 - 149	49	210 - 214	33	283 - 287	17	356 - 360	01
33 - 36	80	92 - 94	64	150 - 153	48	215 - 218	32	288 - 291	16	361 - 366	00

CANCELLATION OF POLICY

If you wish to cancel this policy, please sign the following and return this certificate to your agent.

In consideration of A RETURN PREMIUM to be calculated as provided in the policy conditions and to be paid by, the Insurer to the Insured, this policy is hereby cancelled.

Date _____

Signature of Insured

PAYEE, if any, must discharge interest by signing this Form.

Payee



**Commercial Insurance Policy
Policy Declarations**

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

POLICY NUMBER: **CMP 81124091**

Change Description

Location 1: ADDED EXTENSION OF COVERAGE TO MEMBERS ENDORSEMENT

**The only insurance afforded by this Policy is that which is provided by the forms indicated below.
Reference should be made to the applicable forms for details.**

Location 1 Address: 3875 POINT GREY ROAD, VANCOUVER, BC V6R 1H3

Insured Occupancy/Operation: SENIOR CITIZEN'S ACTIVITY CENTRE

Construction: 3 STOREY FRAME

Loss, if any, is payable to: LOSS PAYEES AS PER SCHEDULE ATTACHED

Forms and Endorsements Applicable to Location 1

Form Number	Coverage and/or Form Name	Deductible (\$)	Co-Insurance	Limits of Insurance (\$)
I50000-01	PROPERTY - Multi-Peril			
403700-12	Building, Stock and Equipment	See Schedule	90%	See Schedule
	Equipment and Stock (Contents)	1,000	90%	455,000
400520-02	Replacement Cost Endorsement			Included
403780-05	Deluxe Plus Endorsement			Included
450650-03	Sewer Backup Extension (higher Deductible on form)			Included
450600-04	Flood (higher Deductible on form)			Included
40390B-02	Earthquake Endorsement	20% Minimum 25,000		Included
402008-01	Extended Rental Income		100%	200,000
402026-02	Flood Insurance Endorsement			Included
402025-02	Backing-Up Sewers Endorsement			Included
402098-01	General Policy Conditions			Included
402020-01	Additional Increase in Cost of Operations Endorsement			5,000
404104-02	Earthquake Endorsement - Business Income	20% Minimum 25,000		Included
1997CP-01	Clarification of Statutory Conditions			
1999CP-01	Fungi and Fungal Derivatives Exclusion			
2000CP-03	Data Exclusion Endorsement			
2002CP-02	Terrorism Exclusion Endorsement			Included
Location 1 Additional Premium				Included
Additional Premium				Included

Schedule of Loss Payees

Policy Number: CMP 81124091

Effective Date: January 9, 2008

Name: THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT

Type: Loss Payee

Address: 453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

Applicable Locations: 1

Description: AS THEIR INTEREST MAY APPEAR

BEGIN MORTGAGEE/LOSS PAYEE

**THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4**

BEGIN MORTGAGEE/LOSS PAYEE

**THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4**

RECEIVED BY

FEB 13 2008

RISK MANAGEMENT



(Insurer)
Aviva Insurance Company of Canada
1125 Howe Street
Suite 1100
Vancouver BC
V6Z 2Y6

Policy Declarations

Commercial Insurance Policy

POLICY NUMBER: CMP 81124091

Line: COM Company: 04 Branch: 54 7296 R 0391

THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

ENTITY: CORPORATION

MAILING ADDRESS: 3875 POINT GREY ROAD,
VANCOUVER, BC
V6R 1H3

POLICY PERIOD: **From:** January 9, 2008 **To:** January 9, 2009

12:01 a.m. Standard time at the Mailing Address of the Named Insured as stated herein.

TOTAL PREMIUM PAYABLE: **Included**

BROKER: Code: 54-3367
GNK INSURANCE SERVICES INC.
3295 WEST BROADWAY
VANCOUVER
BC V6K 2H5
Tel. (000) 000-0000

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

Authorized Signature of Insurer
Corporate Secretary

President and Chief Executive Officer

Valid only if countersigned by authority of the Insurer.

Countersigned

Authorized Representative

ThinkFirst and Aviva Insurance - Safety for Canada's Kids

Aviva Canada is the Lead Sponsor of ThinkFirst Canada, a national charity dedicated to injury prevention. Through education programs, we will protect the future by preventing injury in Canada's children and youth.

Protection, Safety, Prevention - For tips on keeping you and your family safe, check out the BrainWaves newsletters at www.thinkfirst.ca.

STANDARD MORTGAGE CLAUSE (APPROVED BY THE INSURANCE BUREAU OF CANADA)

This clause is only applicable where the **Interest of the Mortgagee** is on Building(s), and does not apply to any other type of property insured under the policy. This clause also only applies to those mortgages who are specifically listed on the Declaration Page as loss payees.

It is hereby provided and agreed that:

Breach of Conditions by Mortgagor, Owner or Occupant

This insurance and every documented renewal thereof- AS TO THE INTEREST OF THE MORTGAGEE ONLY THEREIN- is and shall be in force notwithstanding any act, neglect, omission or misrepresentation attributable to the mortgagor, owner or occupant of the property insured, including transfer interest, any vacancy or non- occupancy, or the occupation for purposes hazardous than specified in description of the risk;

PROVIDED ALWAYS that Mortgagee shall notify forthwith the Insurer (if known) of any vacancy or non-occupancy extending beyond thirty (30) consecutive days, or of any transfer interest or increased hazard THAT TO HIS KNOWLEDGE; and that every increase of hazard (not permitted by the policy) shall be paid for by the Mortgagee - on reasonable demand - from date such hazard existed, according to established scale of rates for the acceptance of such increased hazard, during the continuance of this insurance

Right of Subrogation

Whenever the Insurer pays the Mortgagee any loss award under this policy and claims that - as to the Mortgagor or the Owner - no liability therefore existed, it shall be legally subrogated to all rights of the Mortgagee against the Insured; but any subrogation shall be limited to the amount of such loss payment and shall be subordinate and subject to the basic right of the Mortgagee to recover the full amount of its mortgage equity in priority to the Insurer; or the Insurer may at its option pay the mortgagee all amounts due or to become due under the mortgage or on the security thereof, and shall thereupon receive a full assignment and transfer of the mortgage together with all securities held as collateral to the mortgage debt.

Other Insurance

If there be other valid and collectible insurance upon the property with loss payable to the Mortgagee - at law or inequity - then any amount payable thereunder shall be taken into account in determining the amount payable to the Mortgagee.

Who May Give Proof of Loss

In the absence of the Insured, or the inability, refusal or neglect of the Insured, to give notice of loss or deliver the required Proof of Loss under the policy, the Mortgagee may give the notice upon becoming aware of the loss and deliver as soon as practicable the Proof of Loss.

Termination

The term of this mortgage clause coincides with the term of the policy:

- i) PROVIDED ALWAYS that the Insurer reserves the right to cancel the policy as provided by Statutory provision but agrees that the Insurer will neither terminate nor alter the policy to the prejudice of the Mortgagee without the notice stipulated in such Statutory provision, and
- ii) PROVIDED ALWAYS that, in the province of Quebec, the Insurer reserves the right to cancel the Policy as provided by Article 2477 of the Civil Code of the Province of Quebec but agrees that the Insurer will neither terminate nor alter the Policy to the prejudice of the Mortgagee without 15 days notice to the Mortgagee by registered letter.

Foreclosure

Should title or ownership to said property become vested in the Mortgagee and/or assigns as owner or purchaser under foreclosure or otherwise, this insurance shall continue until expiry or cancellation for the benefit of the said Mortgagee and/or assigns.

SUBJECT TO THE TERMS OF THIS MORTGAGE CLAUSE (and these shall supersede any policy provisions in conflict therewith BUT ONLY AS TO THE INTEREST OF THE MORTGAGEE), loss under this policy is made payable to the Mortgagee.

SHORT RATE CANCELLATION TABLE (% of premium to return)

Does not apply to policies with a term not equal to 12 months.

Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %
1	95	37 - 40	79	97 - 98	63	154 - 156	47	219 - 223	31	292 - 296	15
2	94	41 - 43	78	99 - 102	62	157 - 160	46	224 - 228	30	297 - 301	14
3 - 4	93	44 - 47	77	103 - 105	61	161 - 164	45	229 - 232	29	302 - 305	13
5 - 6	92	48 - 51	76	106 - 109	60	165 - 167	44	233 - 237	28	306 - 310	12
7 - 8	91	52 - 54	75	110 - 113	59	168 - 171	43	238 - 241	27	311 - 314	11
9 - 10	90	55 - 58	74	114 - 116	58	172 - 175	42	242 - 246	26	315 - 319	10
11 - 12	89	59 - 62	73	117 - 120	57	176 - 178	41	247 - 250	25	320 - 323	09
13 - 14	88	63 - 65	72	121 - 124	56	179 - 182	40	251 - 255	24	324 - 328	08
15 - 16	87	66 - 69	71	125 - 127	55	183 - 187	39	256 - 260	23	329 - 332	07
17 - 18	86	70 - 73	70	128 - 131	54	188 - 191	38	261 - 264	22	333 - 337	06
19 - 20	85	74 - 76	69	132 - 135	53	192 - 196	37	265 - 269	21	338 - 342	05
21 - 22	84	77 - 80	68	136 - 138	52	197 - 200	36	270 - 273	20	343 - 346	04
23 - 25	83	81 - 83	67	139 - 142	51	201 - 205	35	274 - 278	19	347 - 351	03
26 - 29	82	84 - 87	66	143 - 146	50	206 - 209	34	279 - 282	18	352 - 355	02
30 - 32	81	88 - 91	65	147 - 149	49	210 - 214	33	283 - 287	17	356 - 360	01
33 - 36	80	92 - 94	64	150 - 153	48	215 - 218	32	288 - 291	16	361 - 366	00

CANCELLATION OF POLICY

If you wish to cancel this policy, please sign the following and return this certificate to your agent.

In consideration of A RETURN PREMIUM to be calculated as provided in the policy conditions and to be paid by, the Insurer to the Insured, this policy is hereby cancelled.

Date _____

Signature of Insured

PAYEE, if any, must discharge
interest by signing this Form.

Payee



**Commercial Insurance Policy
Policy Declarations**

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

POLICY NUMBER: **CMP 81124091**

**The only insurance afforded by this Policy is that which is provided by the forms indicated below.
Reference should be made to the applicable forms for details.**

Location 1 **Address:** 3875 POINT GREY ROAD, VANCOUVER, BC V6R 1H3

Insured Occupancy/Operation: SENIOR CITIZEN'S ACTIVITY CENTRE

Construction: 3 STOREY FRAME

Loss, if any, is payable to: LOSS PAYEES AS PER SCHEDULE ATTACHED

Forms and Endorsements Applicable to Location 1

Form Number	Coverage and/or Form Name	Deductible (\$)	Co-Insurance	Limits of Insurance (\$)
I50000-01	PROPERTY - Multi-Peril			
403700-12	Building, Stock and Equipment	See Schedule	90%	See Schedule
	Equipment and Stock (Contents)	1,000	90%	455,000
400520-02	Replacement Cost Endorsement			Included
403780-05	Deluxe Plus Endorsement			Included
450650-03	Sewer Backup Extension (higher Deductible on form)			Included
450600-04	Flood (higher Deductible on form)			Included
40390B-02	Earthquake Endorsement	20% Minimum 25,000		Included
402008-01	Extended Rental Income		100%	200,000
402026-02	Flood Insurance Endorsement			Included
402025-02	Backing-Up Sewers Endorsement			Included
402098-01	General Policy Conditions			Included
402020-01	Additional Increase in Cost of Operations Endorsement			5,000
404104-02	Earthquake Endorsement - Business Income	20% Minimum 25,000		Included
1997CP-01	Clarification of Statutory Conditions			
1999CP-01	Fungi and Fungal Derivatives Exclusion			
2000CP-03	Data Exclusion Endorsement			
2002CP-02	Terrorism Exclusion Endorsement			Included
Location 1 Premium				Included

Other Forms and Endorsements Applicable to this Policy

Form Number	Coverage and/or Form Name	Deductible (\$)	Co-Insurance	Limits of Insurance (\$)
I50000-01	PROPERTY - Multi-Peril			
031910-12	Miscellaneous Equipment	See Schedule	100%	See Schedule
Other Premium				Included
Total Policy Premium				Included

Deluxe Plus Extension Coverages

Attached to Forms 403700-12 or 403705-05 including 403780-05

The Limits of Insurance specified for the following Extensions of Coverage shall apply as an additional amount of insurance, except for those extensions in italics that are provided without increasing the amounts of insurance. This is an outline of coverage extension only. For exact terms, definitions, limitations, and extensions, refer to the above mentioned Forms.

Limits of Insurance	Coverage Extension
\$2,500	Personal Property of Officers and Employees
\$25,000	Any one officer/employee
	Any one occurrence
\$10,000	Growing Plants, Trees, Shrubs or Flowers in the Open
\$25,000	Accounts Receivable
\$25,000	<i>Stock Spoilage (Including Off Premises Services Interruption)</i>
Included	<i>Building By-Laws</i>
Included	Inflation Protection
\$25,000	Exhibition Coverage
\$25,000	Automatic Fire Suppression System Recharge Expense
\$25,000	Brands and Labels
\$25,000	Fire Fighting Expenses
\$25,000	Temporary Locations
	New Acquired Locations (90 Days)
\$1,000,000	Building
\$500,000	Equipment and Stock
\$25,000	Debris Removal
\$10,000	Transit
25%	Peak Season Increase
\$10,000	Contents Off Premises in the custody of Sales Representatives
\$10,000	Land and Water Pollution Clean Up Expense
\$10,000	Building Damage by Theft
\$50,000	Extra Expense
\$50,000	Valuable Papers
\$25,000	Off Premises Services Interruption
\$25,000	Electronic Data Processing Equipment and Media
\$25,000	Systems Breakdown Coverage
	Fine Arts
\$2,500	Maximum value any one item
\$25,000	Any one occurrence
\$10,000	Installation Floater
\$25,000	Professional Fees
Included	Exterior Building Glass
\$5,000	Signs
\$10,000	Master Key
	3 D Crime Coverages:
\$5,000	Employee Dishonesty
\$5,000	Loss Inside the Premises
\$5,000	Loss Outside the Premises
\$5,000	Money Orders and Counterfeit Paper Currency
\$5,000	Depositors Forgery
Included	Removal of Insured Property to Prevent Loss

Schedule Of Items			
Policy Number: CMP 81124091		Effective Date: January 9, 2008	Location 1
Attached to and forming part of Form 403700-12 - Commercial Building, Equipment and Stock (Broad Form)			
Item Number	Description	Limit (\$)	Deductible (\$)
1	OUTBUILDING	135,000	1,000

Schedule Of Items			
Policy Number: CMP 81124091		Effective Date: January 9, 2008	
Attached to and forming part of Form 031910-12 – Miscellaneous Property Floater (Broad Form)			
Item Number	Description	Limit (\$)	Deductible (\$)
1	ORCHESTRA BELLS AND ACCESSORIES	15,000	500

Schedule of Loss Payees

Policy Number: CMP 81124091

Effective Date: January 9, 2008

Name: THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT

Type: Loss Payee

Address: 453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

Applicable Locations: 1

Description: AS THEIR INTEREST MAY APPEAR



CERTIFICATE OF INSURANCE

GNK Insurance Services Inc.
3295 West Broadway, Vancouver, BC V6K 2H5

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer.
This certificate does not amend, extend or alter the coverage afforded by the policies below.

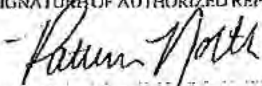
INSURED'S FULL NAME AND MAILING ADDRESS	BROKER'S FULL NAME AND MAILING ADDRESS
Brock House Society a/o Brock House Holdings Ltd.	GNK Insurance Services Inc.
3875 Point Grey Road	3295 West Broadway
Vancouver, BC V6R 1H3	Vancouver, BC V6K 2H5
	BROKER'S CLIENT ID: 54-3386 CERTIFICATE #: 1290

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to ad terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE (YYYY/MM/DD)	EXPIRY DATE (YYYY/MM/DD)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)	
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS / COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER LIABILITY <input checked="" type="checkbox"/> CROSS LIABILITY <input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY <input checked="" type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> Hired AUTOMOBILES <input type="checkbox"/> POLLUTION LIABILITY EXTENSION	The Aviva Insurance Company of Canada	2008/01/09	2009/01/09	EACH OCCURRENCE	\$2,000,000.00
				GENERAL AGGREGATE	\$5,000,000.00
				PRODUCTS-COMP/OP AGG	\$2,000,000.00
				PERSONAL INJURY	\$2,000,000.00
				TENANTS LEGAL LIABILITY	\$2,000,000.00
				MED EXP (Any one person)	\$5,000.00
				NON-OWNED AUTO	\$2,000,000.00
				OPTIONAL POLLUTION LIABILITY EXTENSION	\$-
				(Per Occurrence)	\$-
				(Aggregate)	\$-
AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> LEASED AUTOMOBILES ** <small>**AUTOMOBILES LEASED IN EXCESS OF 90 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE</small>				BODILY INJURY AND PROPERTY DAMAGE COMBINED	\$-
				BODILY INJURY (Per Person)	\$-
				BODILY INJURY (Per Accident)	\$-
				PROPERTY DAMAGE	\$-
				EACH OCCURRENCE	\$-
				AGGREGATE	\$-
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM <small>(specify)</small>					
OTHER LIABILITY (SPECIFY) <input type="checkbox"/>					

ADDITIONAL INSURED NAME AND MAILING ADDRESS	DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS
City of Vancouver, The Board of Parks & Recreation, Its Officials, Officers, Employees, Servants and Agents (Landlord)	Senior Citizen's Activity Centre
453 West 12 th Avenue	
Vancouver, BC V5T 1V4	
CERTIFICATE HOLDER - NAME AND MAILING ADDRESS	CANCELLATION
City of Vancouver, The Board of Parks & Recreation, Its Officials, Officers, Employees, Servants and Agents (Landlord)	Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the certificate holder named on the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.
453 West 12 th Avenue	
Vancouver, BC V5T 1V4	
SIGNATURE OF AUTHORIZED REPRESENTATIVE 	PRINT NAME INCLUDING POSITION HELD: Patrick North, Commercial Insurance Broker
FAX NUMBER: 604-731-7107	COMPANY: GNK Insurance Services Inc.
EMAIL ADDRESS: patrick@gnkinsurance.com	DATE: February 19, 2008



BINDER OF INSURANCE

GNK Insurance Services Inc.
3295 West Broadway, Vancouver, BC V6K 2H5

The undersigned confirms that the following Insurance coverage has been placed. This Binder of Insurance Coverage is issued as evidence of coverage and is subject to all the terms and conditions of the actual policy. This Binder of Insurance will expire 60 days after the Effective Date or upon issuance of the policy which ever occurs first.

Insured:

Brock House Society and Brock House Holdings Ltd.

Mailing Address:

3875 Point Grey Rd, Vancouver, BC V6R 1H3

Insured Operations:

Non-Profit Senior Citizen's Activity Centre

Risk Address:

3875 Point Grey Road, Vancouver BC

Loss Payable:

The City of Vancouver c/o Park Board

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Subject to Standard Mortgage Clause, Subject to 30 Days Notice of Cancellation

Additional Insured:

1.) *City of Vancouver, The Board of Parks & Recreation, their officers, employees, servants and agents
453 West 12th Avenue, Vancouver, BC V5Y 1V4

2.) *City of Vancouver, its officials, officers, employees and agents
453 West 12th Avenue, Vancouver, BC V5Y 1V4

***Subject to 30 Days Notice of Cancellation**

Insurance Company:

ING Insurance Company

Policy Period: From: April 1, 2008 To: April 1, 2009

Binder Number: 1637

Policy Number: 501178248

<u>Type of Insurance</u>	<u>Co-Ins</u>	<u>Deductible</u>	<u>Limit of Insurance</u>
Building	90%	\$1,000	\$135,000
Contents of Every Description	90%	\$1,000	\$455,000
Gross Rentals	100%		\$200,000
Commercial General Liability		\$1,000	\$2,000,000/Occurrence \$5,000,000 Aggregate
Tenants Legal Liability		\$1,000	\$2,000,000

Other Details:

Broad Form. Replacement Cost. Earthquake, 10% Deductible; Flood, \$10,000 Deductible; Sewer Back-Up, \$2,500 Deductible; Water Damage, \$2,500 Deductible.

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

Broker: GNK Insurance Services Inc.

Date Signed: May 16, 2008

Per: Brittany Vickers

Phone: (604) 731-4684

Fax: (604) 731-7107

E-mail: brittany@gnkinsurance.com



(Insurer)
Aviva Insurance Company of Canada
1125 Howe Street
Suite 1100
Vancouver BC
V6Z 2Y6

Policy Declarations

Commercial Insurance Policy

POLICY NUMBER: CMP 81124091

Line: COM Company: 04 Branch: 54 4182 E 0394

THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

ENTITY: CORPORATION

MAILING ADDRESS: 3875 POINT GREY ROAD,
VANCOUVER, BC
V6R 1H3

POLICY PERIOD: **From:** January 9, 2008 **To:** January 9, 2009

12:01 a.m. Standard time at the Mailing Address of the Named Insured as stated herein.

ADDITIONAL PREMIUM: **Included**

BROKER: Code: 54-3367
GNK INSURANCE SERVICES INC.
3295 WEST BROADWAY
VANCOUVER
BC V6K 2H5
Tel. (000) 000-0000

RECEIVED BY

FEB 27 2008

RISK MANAGEMENT


Authorized Signature of Insurer
Corporate Secretary


President and Chief Executive Officer

Valid only if countersigned by authority of the Insurer.

Countersigned

Authorized Representative

Date Issued February 14, 2008 Company Use 1281 04 54-3367 0394 E 4182-1

Policy Number 81124091 of Vancouver 81124091 - Page 1 of 1
Claims Assist 1-866-632-2427 - Page 1 of 1
Loss Payee Copy

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

ThinkFirst and Aviva Insurance - Safety for Canada's Kids

Aviva Canada is the Lead Sponsor of ThinkFirst Canada, a national charity dedicated to injury prevention. Through education programs, we will protect the future by preventing injury in Canada's children and youth.

Protection, Safety, Prevention - For tips on keeping you and your family safe, check out the BrainWaves newsletters at www.thinkfirst.ca.

STANDARD MORTGAGE CLAUSE (APPROVED BY THE INSURANCE BUREAU OF CANADA)

This clause is only applicable where the **Interest of the Mortgagee** is on Building(s), and does not apply to any other type of property insured under the policy. This clause also only applies to those mortgages who are specifically listed on the Declaration Page as loss payees.

It is hereby provided and agreed that:

Breach of Conditions by Mortgagor, Owner or Occupant

This insurance and every documented renewal thereof- AS TO THE INTEREST OF THE MORTGAGEE ONLY THEREIN- is and shall be in force notwithstanding any act, neglect, omission or misrepresentation attributable to the mortgagor, owner or occupant of the property insured, including transfer interest, any vacancy or non- occupancy, or the occupation for purposes hazardous than specified in description of the risk;

PROVIDED ALWAYS that Mortgagee shall notify forthwith the Insurer (if known) of any vacancy or non-occupancy extending beyond thirty (30) consecutive days, or of any transfer interest or increased hazard THAT TO HIS KNOWLEDGE; and that every increase of hazard (not permitted by the policy) shall be paid for by the Mortgagee - on reasonable demand - from date such hazard existed, according to established scale of rates for the acceptance of such increased hazard, during the continuance of this insurance

Right of Subrogation

Whenever the Insurer pays the Mortgagee any loss award under this policy and claims that - as to the Mortgagor or the Owner - no liability therefore existed, it shall be legally subrogated to all rights of the Mortgagee against the Insured; but any subrogation shall be limited to the amount of such loss payment and shall be subordinate and subject to the basic right of the Mortgagee to recover the full amount of its mortgage equity in priority to the Insurer; or the Insurer may at its option pay the mortgagee all amounts due or to become due under the mortgage or on the security thereof, and shall thereupon receive a full assignment and transfer of the mortgage together with all securities held as collateral to the mortgage debt.

Other Insurance

If there be other valid and collectible insurance upon the property with loss payable to the Mortgagee - at law or inequity - then any amount payable thereunder shall be taken into account in determining the amount payable to the Mortgagee.

Who May Give Proof of Loss

In the absence of the Insured, or the inability, refusal or neglect of the Insured, to give notice of loss or deliver the required Proof of Loss under the policy, the Mortgagee may give the notice upon becoming aware of the loss and deliver as soon as practicable the Proof of Loss.

Termination

The term of this mortgage clause coincides with the term of the policy:

- i) PROVIDED ALWAYS that the Insurer reserves the right to cancel the policy as provided by Statutory provision but agrees that the Insurer will neither terminate nor alter the policy to the prejudice of the Mortgagee without the notice stipulated in such Statutory provision, and
- ii) PROVIDED ALWAYS that, in the province of Quebec, the Insurer reserves the right to cancel the Policy as provided by Article 2477 of the Civil Code of the Province of Quebec but agrees that the Insurer will neither terminate nor alter the Policy to the prejudice of the Mortgagee without 15 days notice to the Mortgagee by registered letter.

Foreclosure

Should title or ownership to said property become vested in the Mortgagee and/or assigns as owner or purchaser under foreclosure or otherwise, this insurance shall continue until expiry or cancellation for the benefit of the said Mortgagee and/or assigns.

SUBJECT TO THE TERMS OF THIS MORTGAGE CLAUSE (and these shall supersede any policy provisions in conflict therewith BUT ONLY AS TO THE INTEREST OF THE MORTGAGEE), loss under this policy is made payable to the Mortgagee.

SHORT RATE CANCELLATION TABLE (% of premium to return)

Does not apply to policies with a term not equal to 12 months.

Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %
1	95	37 - 40	79	97 - 98	63	154 - 156	47	219 - 223	31	292 - 296	15
2	94	41 - 43	78	99 - 102	62	157 - 160	46	224 - 228	30	297 - 301	14
3 - 4	93	44 - 47	77	103 - 105	61	161 - 164	45	229 - 232	29	302 - 305	13
5 - 6	92	48 - 51	76	106 - 109	60	165 - 167	44	233 - 237	28	306 - 310	12
7 - 8	91	52 - 54	75	110 - 113	59	168 - 171	43	238 - 241	27	311 - 314	11
9 - 10	90	55 - 58	74	114 - 116	58	172 - 175	42	242 - 246	26	315 - 319	10
11 - 12	89	59 - 62	73	117 - 120	57	176 - 178	41	247 - 250	25	320 - 323	09
13 - 14	88	63 - 65	72	121 - 124	56	179 - 182	40	251 - 255	24	324 - 328	08
15 - 16	87	66 - 69	71	125 - 127	55	183 - 187	39	256 - 260	23	329 - 332	07
17 - 18	86	70 - 73	70	128 - 131	54	188 - 191	38	261 - 264	22	333 - 337	06
19 - 20	85	74 - 76	69	132 - 135	53	192 - 196	37	265 - 269	21	338 - 342	05
21 - 22	84	77 - 80	68	136 - 138	52	197 - 200	36	270 - 273	20	343 - 346	04
23 - 25	83	81 - 83	67	139 - 142	51	201 - 205	35	274 - 278	19	347 - 351	03
26 - 29	82	84 - 87	66	143 - 146	50	206 - 209	34	279 - 282	18	352 - 355	02
30 - 32	81	88 - 91	65	147 - 149	49	210 - 214	33	283 - 287	17	356 - 360	01
33 - 36	80	92 - 94	64	150 - 153	48	215 - 218	32	288 - 291	16	361 - 366	00

CANCELLATION OF POLICY

If you wish to cancel this policy, please sign the following and return this certificate to your agent.

In consideration of A RETURN PREMIUM to be calculated as provided in the policy conditions and to be paid by, the Insurer to the Insured, this policy is hereby cancelled.

Date _____

Signature of Insured

PAYEE, if any, must discharge interest by signing this Form.

Payee



**Commercial Insurance Policy
Policy Declarations**

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

POLICY NUMBER: **CMP 81124091**

Change Description

Location 1: ADDED EXTENSION OF COVERAGE TO MEMBERS ENDORSEMENT

**The only insurance afforded by this Policy is that which is provided by the forms indicated below.
Reference should be made to the applicable forms for details.**

Location 1 Address: 3875 POINT GREY ROAD, VANCOUVER, BC V6R 1H3

Insured Occupancy/Operation: SENIOR CITIZEN'S ACTIVITY CENTRE

Construction: 3 STOREY FRAME

Loss, if any, is payable to: LOSS PAYEES AS PER SCHEDULE ATTACHED

Forms and Endorsements Applicable to Location 1

Form Number	Coverage and/or Form Name	Deductible (\$)	Co-Insurance	Limits of Insurance (\$)
I50000-01	PROPERTY - Multi-Peril			
403700-12	Building, Stock and Equipment	See Schedule	90%	See Schedule
	Equipment and Stock (Contents)	1,000	90%	455,000
400520-02	Replacement Cost Endorsement			Included
403780-05	Deluxe Plus Endorsement			Included
450650-03	Sewer Backup Extension (higher Deductible on form)			Included
450600-04	Flood (higher Deductible on form)			Included
40390B-02	Earthquake Endorsement	20%		Included
	Minimum	25,000		
402008-01	Extended Rental Income		100%	200,000
402026-02	Flood Insurance Endorsement			Included
402025-02	Backing-Up Sewers Endorsement			Included
402098-01	General Policy Conditions			Included
402020-01	Additional Increase in Cost of Operations Endorsement			5,000
404104-02	Earthquake Endorsement - Business Income	20%		Included
	Minimum	25,000		
1997CP-01	Clarification of Statutory Conditions			
1999CP-01	Fungi and Fungal Derivatives Exclusion			
2000CP-03	Data Exclusion Endorsement			
2002CP-02	Terrorism Exclusion Endorsement			Included
Location 1 Additional Premium				Included
Additional Premium				Included

Schedule of Loss Payees

Policy Number: CMP 81124091

Effective Date: January 9, 2008

Name: THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT

Type: Loss Payee

Address: 453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

Applicable Locations: 1

Description: AS THEIR INTEREST MAY APPEAR

BEGIN MORTGAGEE/LOSS PAYEE

**THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4**

BEGIN MORTGAGEE/LOSS PAYEE

**THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4**

RECEIVED BY

FEB 13 2008

RISK MANAGEMENT



(Insurer)
Aviva Insurance Company of Canada
1125 Howe Street
Suite 1100
Vancouver BC
V6Z 2Y6

Policy Declarations

Commercial Insurance Policy

POLICY NUMBER: CMP 81124091

Line: COM Company: 04 Branch: 54 7296 R 0391

THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT
453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

ENTITY: CORPORATION

MAILING ADDRESS: 3875 POINT GREY ROAD,
VANCOUVER, BC
V6R 1H3

POLICY PERIOD: **From:** January 9, 2008 **To:** January 9, 2009

12:01 a.m. Standard time at the Mailing Address of the Named Insured as stated herein.

TOTAL PREMIUM PAYABLE: **Included**

BROKER: Code: 54-3367
GNK INSURANCE SERVICES INC.
3295 WEST BROADWAY
VANCOUVER
BC V6K 2H5
Tel. (000) 000-0000

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE

Authorized Signature of Insurer
Corporate Secretary

President and Chief Executive Officer

Valid only if countersigned by authority of the Insurer.

Countersigned

Authorized Representative

ThinkFirst and Aviva Insurance - Safety for Canada's Kids

Aviva Canada is the Lead Sponsor of ThinkFirst Canada, a national charity dedicated to injury prevention. Through education programs, we will protect the future by preventing injury in Canada's children and youth.

Protection, Safety, Prevention - For tips on keeping you and your family safe, check out the BrainWaves newsletters at www.thinkfirst.ca.

STANDARD MORTGAGE CLAUSE (APPROVED BY THE INSURANCE BUREAU OF CANADA)

This clause is only applicable where the **Interest of the Mortgagee** is on Building(s), and does not apply to any other type of property insured under the policy. This clause also only applies to those mortgages who are specifically listed on the Declaration Page as loss payees.

It is hereby provided and agreed that:

Breach of Conditions by Mortgagor, Owner or Occupant

This insurance and every documented renewal thereof- AS TO THE INTEREST OF THE MORTGAGEE ONLY THEREIN- is and shall be in force notwithstanding any act, neglect, omission or misrepresentation attributable to the mortgagor, owner or occupant of the property insured, including transfer interest, any vacancy or non- occupancy, or the occupation for purposes hazardous than specified in description of the risk;

PROVIDED ALWAYS that Mortgagee shall notify forthwith the Insurer (if known) of any vacancy or non-occupancy extending beyond thirty (30) consecutive days, or of any transfer interest or increased hazard THAT TO HIS KNOWLEDGE; and that every increase of hazard (not permitted by the policy) shall be paid for by the Mortgagee - on reasonable demand - from date such hazard existed, according to established scale of rates for the acceptance of such increased hazard, during the continuance of this insurance

Right of Subrogation

Whenever the Insurer pays the Mortgagee any loss award under this policy and claims that - as to the Mortgagor or the Owner - no liability therefore existed, it shall be legally subrogated to all rights of the Mortgagee against the Insured; but any subrogation shall be limited to the amount of such loss payment and shall be subordinate and subject to the basic right of the Mortgagee to recover the full amount of its mortgage equity in priority to the Insurer; or the Insurer may at its option pay the mortgagee all amounts due or to become due under the mortgage or on the security thereof, and shall thereupon receive a full assignment and transfer of the mortgage together with all securities held as collateral to the mortgage debt.

Other Insurance

If there be other valid and collectible insurance upon the property with loss payable to the Mortgagee - at law or inequity - then any amount payable thereunder shall be taken into account in determining the amount payable to the Mortgagee.

Who May Give Proof of Loss

In the absence of the Insured, or the inability, refusal or neglect of the Insured, to give notice of loss or deliver the required Proof of Loss under the policy, the Mortgagee may give the notice upon becoming aware of the loss and deliver as soon as practicable the Proof of Loss.

Termination

The term of this mortgage clause coincides with the term of the policy:

- i) PROVIDED ALWAYS that the Insurer reserves the right to cancel the policy as provided by Statutory provision but agrees that the Insurer will neither terminate nor alter the policy to the prejudice of the Mortgagee without the notice stipulated in such Statutory provision, and
- ii) PROVIDED ALWAYS that, in the province of Quebec, the Insurer reserves the right to cancel the Policy as provided by Article 2477 of the Civil Code of the Province of Quebec but agrees that the Insurer will neither terminate nor alter the Policy to the prejudice of the Mortgagee without 15 days notice to the Mortgagee by registered letter.

Foreclosure

Should title or ownership to said property become vested in the Mortgagee and/or assigns as owner or purchaser under foreclosure or otherwise, this insurance shall continue until expiry or cancellation for the benefit of the said Mortgagee and/or assigns.

SUBJECT TO THE TERMS OF THIS MORTGAGE CLAUSE (and these shall supersede any policy provisions in conflict therewith BUT ONLY AS TO THE INTEREST OF THE MORTGAGEE), loss under this policy is made payable to the Mortgagee.

SHORT RATE CANCELLATION TABLE (% of premium to return)

Does not apply to policies with a term not equal to 12 months.

Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %	Time-on-Risk (Days)	Return %
1 2	95 94	37 - 40 41 - 43	79 78	97 - 98 99 - 102	63 62	154 - 156 157 - 160	47 46	219 - 223 224 - 228	31 30	292 - 296 297 - 301	15 14
3 - 4 5 - 6	93 92	44 - 47 48 - 51	77 76	103 - 105 106 - 109	61 60	161 - 164 165 - 167	45 44	229 - 232 233 - 237	29 28	302 - 305 306 - 310	13 12
7 - 8 9 - 10	91 90	52 - 54 55 - 58	75 74	110 - 113 114 - 116	59 58	168 - 171 172 - 175	43 42	238 - 241 242 - 246	27 26	311 - 314 315 - 319	11 10
11 - 12 13 - 14	89 88	59 - 62 63 - 65	73 72	117 - 120 121 - 124	57 56	176 - 178 179 - 182	41 40	247 - 250 251 - 255	25 24	320 - 323 324 - 328	09 08
15 - 16 17 - 18	87 86	66 - 69 70 - 73	71 70	125 - 127 128 - 131	55 54	183 - 187 188 - 191	39 38	256 - 260 261 - 264	23 22	329 - 332 333 - 337	07 06
19 - 20 21 - 22	85 84	74 - 76 77 - 80	69 68	132 - 135 136 - 138	53 52	192 - 196 197 - 200	37 36	265 - 269 270 - 273	21 20	338 - 342 343 - 346	05 04
23 - 25 26 - 29	83 82	81 - 83 84 - 87	67 66	139 - 142 143 - 146	51 50	201 - 205 206 - 209	35 34	274 - 278 279 - 282	19 18	347 - 351 352 - 355	03 02
30 - 32 33 - 36	81 80	88 - 91 92 - 94	65 64	147 - 149 150 - 153	49 48	210 - 214 215 - 218	33 32	283 - 287 288 - 291	17 16	356 - 360 361 - 366	01 00

CANCELLATION OF POLICY

If you wish to cancel this policy, please sign the following and return this certificate to your agent.

In consideration of A RETURN PREMIUM to be calculated as provided in the policy conditions and to be paid by, the Insurer to the Insured, this policy is hereby cancelled.

Date _____

Signature of Insured

PAYEE, if any, must discharge
interest by signing this Form.

Payee



**Commercial Insurance Policy
Policy Declarations**

NAMED INSURED: **BROCK HOUSE SOCIETY A/O BROCK HOUSE HOLDINGS LTD.**

POLICY NUMBER: **CMP 81124091**

**The only insurance afforded by this Policy is that which is provided by the forms indicated below.
Reference should be made to the applicable forms for details.**

Location 1 **Address:** 3875 POINT GREY ROAD, VANCOUVER, BC V6R 1H3

Insured Occupancy/Operation: SENIOR CITIZEN'S ACTIVITY CENTRE

Construction: 3 STOREY FRAME

Loss, if any, is payable to: LOSS PAYEES AS PER SCHEDULE ATTACHED

Forms and Endorsements Applicable to Location 1

Form Number	Coverage and/or Form Name	Deductible (\$)	Co-Insurance	Limits of Insurance (\$)
I50000-01	PROPERTY - Multi-Peril			
403700-12	Building, Stock and Equipment	See Schedule	90%	See Schedule
	Equipment and Stock (Contents)	1,000	90%	455,000
400520-02	Replacement Cost Endorsement			Included
403780-05	Deluxe Plus Endorsement			Included
450650-03	Sewer Backup Extension (higher Deductible on form)			Included
450600-04	Flood (higher Deductible on form)			Included
40390B-02	Earthquake Endorsement	20% Minimum 25,000		Included
402008-01	Extended Rental Income		100%	200,000
402026-02	Flood Insurance Endorsement			Included
402025-02	Backing-Up Sewers Endorsement			Included
402098-01	General Policy Conditions			Included
402020-01	Additional Increase in Cost of Operations Endorsement			5,000
404104-02	Earthquake Endorsement - Business Income	20% Minimum 25,000		Included
1997CP-01	Clarification of Statutory Conditions			
1999CP-01	Fungi and Fungal Derivatives Exclusion			
2000CP-03	Data Exclusion Endorsement			
2002CP-02	Terrorism Exclusion Endorsement			Included
Location 1 Premium				Included

Other Forms and Endorsements Applicable to this Policy

Form Number	Coverage and/or Form Name	Deductible (\$)	Co-Insurance	Limits of Insurance (\$)
I50000-01	PROPERTY - Multi-Peril			
031910-12	Miscellaneous Equipment	See Schedule	100%	See Schedule
Other Premium				Included
Total Policy Premium				Included

Deluxe Plus Extension Coverages

Attached to Forms 403700-12 or 403705-05 including 403780-05

The Limits of Insurance specified for the following Extensions of Coverage shall apply as an additional amount of insurance, except for those extensions in italics that are provided without increasing the amounts of insurance. This is an outline of coverage extension only. For exact terms, definitions, limitations, and extensions, refer to the above mentioned Forms.

Limits of Insurance	Coverage Extension
\$2,500	Personal Property of Officers and Employees
\$25,000	Any one officer/employee
\$10,000	Any one occurrence
\$25,000	Growing Plants, Trees, Shrubs or Flowers in the Open
\$25,000	Accounts Receivable
\$25,000	<i>Stock Spoilage (Including Off Premises Services Interruption)</i>
Included	<i>Building By-Laws</i>
Included	Inflation Protection
\$25,000	Exhibition Coverage
\$25,000	Automatic Fire Suppression System Recharge Expense
\$25,000	Brands and Labels
\$25,000	Fire Fighting Expenses
\$25,000	Temporary Locations
\$1,000,000	New Acquired Locations (90 Days)
\$500,000	Building
\$25,000	Equipment and Stock
\$10,000	Debris Removal
25%	Transit
\$10,000	Peak Season Increase
\$10,000	Contents Off Premises in the custody of Sales Representatives
\$10,000	Land and Water Pollution Clean Up Expense
\$10,000	Building Damage by Theft
\$50,000	Extra Expense
\$50,000	Valuable Papers
\$25,000	Off Premises Services Interruption
\$25,000	Electronic Data Processing Equipment and Media
\$25,000	Systems Breakdown Coverage
\$2,500	Fine Arts
\$25,000	Maximum value any one item
\$10,000	Any one occurrence
\$25,000	Installation Floater
\$25,000	Professional Fees
Included	Exterior Building Glass
\$5,000	Signs
\$10,000	Master Key
\$5,000	3 D Crime Coverages:
\$5,000	Employee Dishonesty
\$5,000	Loss Inside the Premises
\$5,000	Loss Outside the Premises
\$5,000	Money Orders and Counterfeit Paper Currency
\$5,000	Depositors Forgery
Included	Removal of Insured Property to Prevent Loss

Schedule Of Items			
Policy Number: CMP 81124091		Effective Date: January 9, 2008	Location 1
Attached to and forming part of Form 403700-12 - Commercial Building, Equipment and Stock (Broad Form)			
Item Number	Description	Limit (\$)	Deductible (\$)
1	OUTBUILDING	135,000	1,000

Schedule Of Items			
Policy Number: CMP 81124091		Effective Date: January 9, 2008	
Attached to and forming part of Form 031910-12 – Miscellaneous Property Floater (Broad Form)			
Item Number	Description	Limit (\$)	Deductible (\$)
1	ORCHESTRA BELLS AND ACCESSORIES	15,000	500

Schedule of Loss Payees

Policy Number: CMP 81124091

Effective Date: January 9, 2008

Name: THE CITY OF VANCOUVER C/O RISK & EMERGENCY MANAGEMENT

Type: Loss Payee

Address: 453 WEST 12TH AVENUE
VANCOUVER, BC
V5T 1V4

Applicable Locations: 1

Description: AS THEIR INTEREST MAY APPEAR



Head Office: 1200, 321 - 6th Avenue S.W., Calgary, Alberta T2P 4W7

Commercial Edge Express

Renewal

Policy Number: 501178248

ING Insurance Company of Canada hereinafter called the Insurer.

The Policy Declarations together with the Supplementary Declarations, Policy Conditions, forms, riders and endorsements, if any, issued to form a part thereof, completes the Policy.

POLICY DECLARATIONS

Name of Insured	Brock House Society and Brock House Holdings Ltd		
Mailing Address	3875 Point Grey Road Vancouver, BC V6R1H3		
Policy Period	From	April 01, 2009 12:01 a.m. standard time at the postal address of the Named Insured stated herein.	To April 01, 2010
Insured's Business Operations	Non-Profit Senior Citizen's Activity Centre		
Broker	GNK Insurance Services Inc. 3295 West Broadway Vancouver, British Columbia V6K2H5		
Broker No.	03584	Phone No.	604-731-4684
		Branch ID	B
Billing Method	Agency Bill		

In witness whereof the Insurer has duly executed this policy, provided however that this policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

GNK INSURANCE SERVICES INC.

President and Chief Operating Officer

Authorized Representative

This Policy Contains a Clause(s) That May Limit the Amount Payable