

# BROCK HOUSE SOCIETY

Under the Distinguished Patronage of:  
Her Honour  
The Honourable Judith Guichon, OBC  
Lieutenant-Governor of British Columbia

3875 POINT GREY ROAD, VANCOUVER, B.C. V6R 1B3  
TELEPHONE: (604) 228-1461 FAX: (604) 228-0511  
Email: brockhouse@telus.net



July 29, 2017

Vancouver Board of Parks and Recreation  
2099 Beach Avenue  
Vancouver, BC, V6G 1Z4  
Attention: Malcolm Bromley, General Manager

Dear Sir:

For almost 40 years, Brock House Society has served the seniors of our city with a rich selection of innovative recreational, social and educational activities. These activities take place in the beautiful and historic Brock House. Under its lease agreement with the City, Brock House Society is responsible for the maintenance and upkeep of Brock House.

Early this year, Brock House Society applied for and was awarded a New Horizons grant by the Federal Government to implement a Music and Sound Therapy program. Music and Sound Therapy is the subject of broad and intense research in the medical and education communities; the skillful use of musical elements by an accredited music therapist promotes, maintains and restores mental, physical, emotional and spiritual health. Brock House Society is very excited about this new program. The grant provides resources to hire a trained facilitator, to acquire instruments, and to upgrade the audio/visual equipment. The Society's current audio visual equipment is very dated; it is not suitable to support the new program and it must be moved into and out of our Halpern room as events require. Brock House Society has committed resources beyond the Music and Sound grant funding to upgrade the audio/visual equipment to support all our requirements for some years to come. Part of the upgrade will be the installation of a lockable closet in the corner of our Halpern Room where there is now a closed-in empty space. The closet is important to securely house the audio/visual equipment and, also to house the expensive fragile musical instruments such as harmonium, chromatic tone chime, acoustic/ electrical guitar, etc.

Section 2.03 of the Lease Agreement, City of Vancouver reference #76641v5 dated May 25, 2006 requires Brock House Society to seek the approval of the Landlord for any contemplated alterations to be made to Brock House. This is the text of Section 2.03:

## **Section 2.03 Alterations**

*The tenant will not carry out or cause to be carried out any additions, renovations or alterations to the Premises or redecoration of the Premises ("Alterations") without the Landlord's prior written consent and in the giving of such consent the Landlord may attach whatever conditions, directions, stipulations, prohibitions or deadlines as it deems appropriate and the same will be conditions of this lease. All such works will be wholly at the Tenant's expense but will be the Landlord's absolute property except to the extent that the same may be reasonably categorized as trade fixtures. By consenting to any Alterations, the Landlord is not in any way either in its capacity as landlord or as a regulatory public body stating, warranting or representing that the Alterations are permitted under the City of Vancouver Zoning and Development By-Law No. 6134 and amendments thereto, and other relevant by-laws. No consent given by the*

Tiina,

Pls review  
before making  
sign. Thanks.

Ellyn  
7/4/2017

Hi Ellyn, 7/4/2017

No issue with supporting  
this grant, however  
all improvements must  
be reviewed + approved  
by REFM. There is  
potential for contaminated  
materials exposure here  
(lead paint, asbestos).

Ser can best give  
guidance for tenant  
improvements - he has an  
info package.

Thankyou Tiina



*Landlord (and no failure to enforce this section of the lease) will affect the Tenant's obligations to comply at its sole expense with all such by-laws pursuant to Section 9.01 of this lease.*

*The Tenant acknowledges that the Rent for the Premises has been set at a nominal amount in part to allow the Tenant to invest in a renovation program for the Premises, being the repairs and improvements more particularly described in Schedule B (the "Maintenance Project Schedule"). The Tenant will, during the Term, complete the Schedule B Work in accordance with this lease and to the satisfaction of the Landlord, provided, that the Schedule B work must first be approved by the Landlord and will become and remain the property of the Landlord.*

You will find attached to this letter a description of the work which we intend to do, along with supporting graphics. We are seeking your approval to go ahead with the changes as described. If you have any questions, please call our Administrator, Sophie Djordjevic, at 604 228-1461, or contact her by e-mail at [sophied@brockhousesociety.com](mailto:sophied@brockhousesociety.com). The Lease Agreement requires the delivery of this notice by mail; please contact Sophie if you would like an electronic copy.

We would appreciate a timely approval of this planned work so that it can be completed before the scheduled Music and Sound Therapy Program kick off in September, which is needed to comply with the requirements of the Federal grant.

Yours truly,  
Brock House Society



Sophie Djordjevic  
Administrator

CC: City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC, V5Y 1V4  
Attention: City Clerk

CC: Mr. John Coupar  
Commissioner, Vancouver Board of Parks and Recreation  
2099 Beach Avenue  
Vancouver, BC, V6G 1Z4

Encl: Attachment 1 Description of work  
Attachment 2 Halpern Room Closet Schematic Plan View  
Attachment 3 Halpern Room Closet Plan and Profile Schematic  
Attachment 4 Artist's Impression Before and After  
Copy of approved Grant

**Work Description: Changes in Halpern Room to Support Music and Sound Therapy Program**

**Projected Timeframe:** to be completed by mid-August 2017 to support pilot Music and Sound Therapy initial course and observe conditions of the New Horizons Grant

**Funding and Cost:** all costs to be borne by Brock House Society

**Reason for Change:** Brock House Society will initiate a new Music and Sound Therapy class at the beginning of September. The current audio visual (AV) equipment is very dated, and is not of sufficient fidelity to support the requirements of the new class. The current equipment is moved in and out of the Halpern Room before and after classes; this results in the consumption of very scarce staff resources. The Music and Sound Therapy Program will also purchase a selection of expensive and delicate instruments that must be securely stored.

The current pull-down front-projection screen is inadequate for the Program, and will be replaced by an electronic screen. High fidelity speakers will be recessed into the drywall.

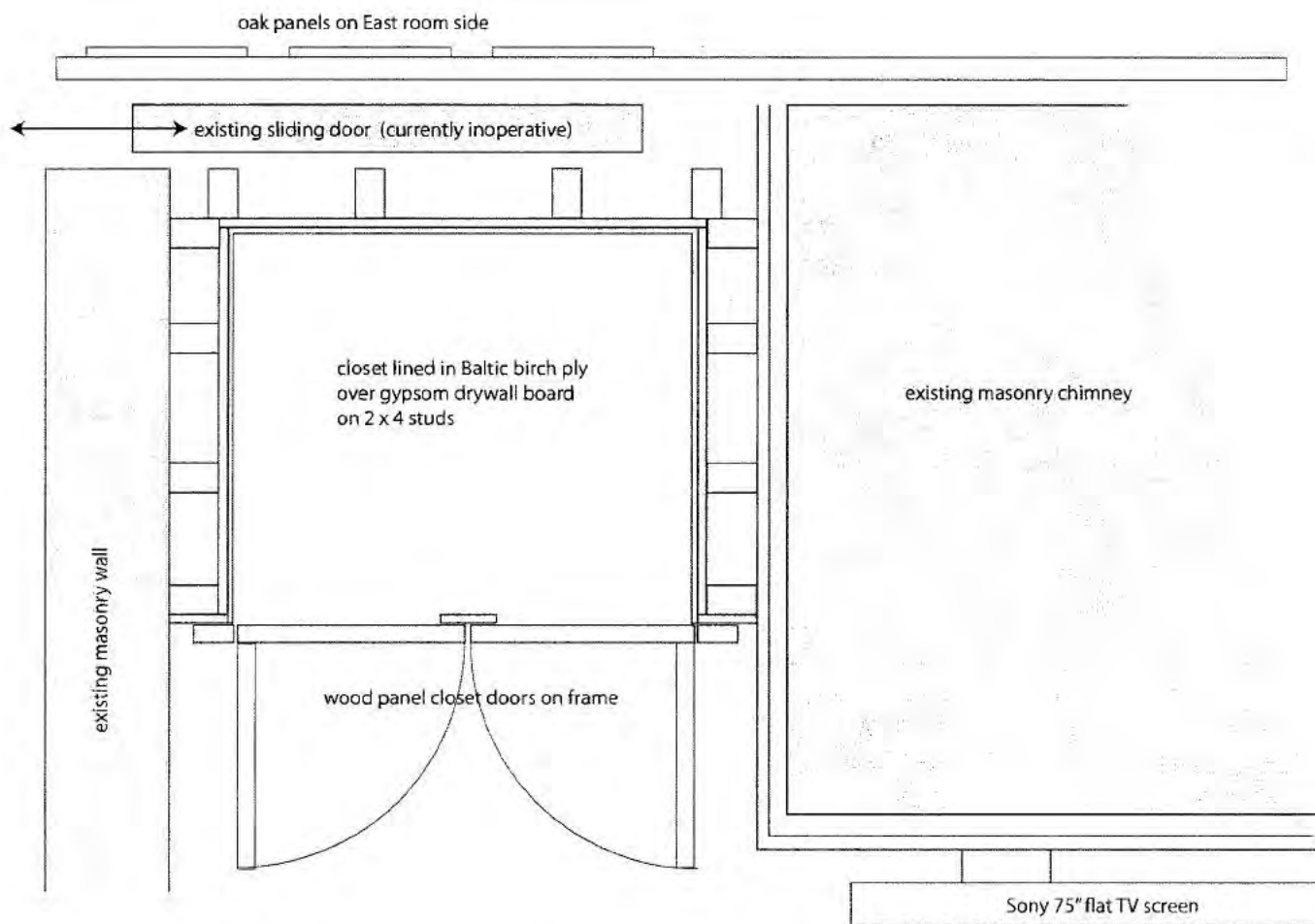
There is an empty space currently hidden behind the existing drywall to the left of the chimney breast in the Halpern Room. This void will be modified to create a useful closet to provide essential added storage space. The lower portion will be used to house the audio/visual equipment rack, the upper portion will house the instruments used in the Music Therapy program.

**Detail of Changes:**

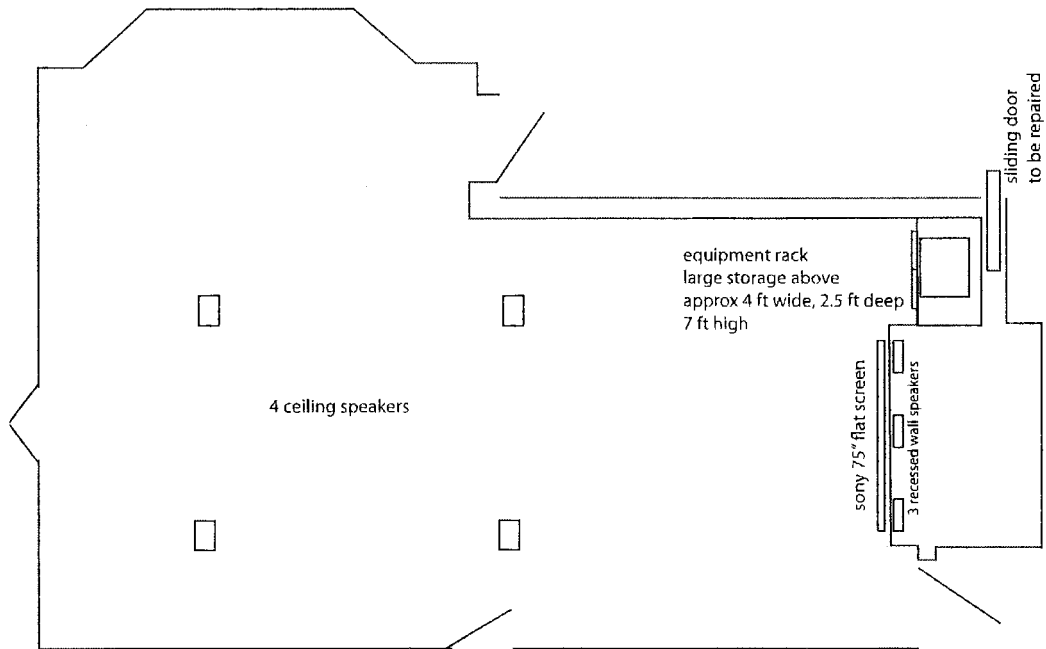
- The existing drywall surface to the left of the fireplace will be removed.
- The new closet structure will be made of 2 x 4 studs sheathed in drywall and lined on the closet interior with Baltic birch plywood.
- The plane described by the existing drywall surface will not change; it will be replaced by lockable doors to secure the storage space.
- The panel doors will be painted to match the colours of the room decor.
- A 75" Sony flat screen will be secured to the drywall and battens at the chimney front where currently a hanging mirror hides a plain drywall surface
- Power supply to the A/V rack and the TV screen will be by way of an extension to an existing circuit; this work will be done by a qualified electrician.
- Above the screen three small speakers will be recessed into the drywall. There will also be four recessed speakers in the drywall panels of the ceiling.
- No changes will be made to structural elements.

**Supporting drawings and photos:**

- Attachment 2 Halpern Room Closet Schematic Plan View
- Attachment 3 Halpern Room Closet Plan and Profile Schematic
- Attachment 4 Artist's Impression Before and After

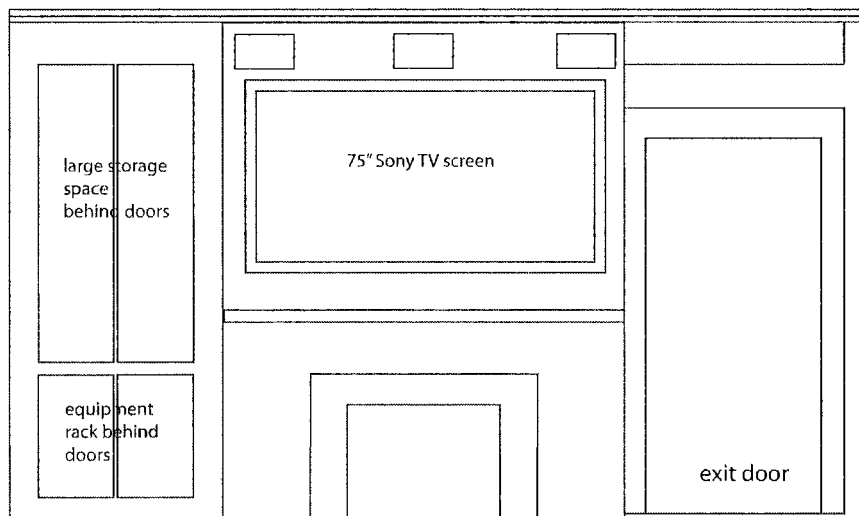


SCHEMATIC OF HALPERN ROOM CLOSET (note: currently this space is an unused void behind drywall)



HALPERN ROOM

3 recessed wall speakers



VIEW LOOKING AT FIREPLACE IN HALPERN ROOM





March 1, 2017

Glenys Acland

Brock House Society

3875 Point Grey Road

Vancouver, British Columbia V6R1B3

**Subject: NHSP Agreement** – Music and Sound Therapy for Seniors – **Project Number: 1439404**

Thank you for your response to our notification e-mail. Please read this letter carefully as it provides you with instructions for the project agreement, payment, capital assets, public announcements and the required final report.

**Agreement and Signing Officers Legal Form – Please Sign and Return prior to March 9, 2017.**

Please find attached the agreement (Schedule A) signed by the Department, which is being sent to you for your consent and signature.

The agreement must be signed by an official representative, or multiple representatives as required, who are authorized to sign and enter into a



legal agreement on behalf of the organization. **You must also complete, sign and submit the Signing Officers legal form for authorized signatories** of your organization, this document is attached.

Please read the agreement carefully before it is signed and returned to Service Canada. Remember to keep a copy for your files. You are also expected to use the grant funds expressly for the project as described in the agreement, and to abide by the Articles of Agreement. Once it has been signed by both parties (authorized signatories for the organization and Service Canada), it becomes the Grant Agreement.

**You can send both the Agreement Schedule A & Signing Officers Legal Form by the following 3 methods:**

Email – Simply reply to this email and attach your signed documents

Mail – Please see mailing address below

Fax – You can fax your signed documents to: 403-509-1690

### **Payment**

Upon receiving all required documents, the grant will be paid to your organization by cheque.

### **Capital Assets**

If your agreement includes capital assets (items over \$1,000), at the end of your project, your organization may:

- Keep the capital assets and continue the activities,
- Keep the capital assets and use them to conduct other community-related activities that will have a benefit for the seniors and the community, or

- Offer the capital assets to another not-for-profit organization in your community, provided that the Department agrees.

Note: Organizations may not keep these items for personal use.

### **Public Announcements**

Should your organization wish to make a public announcement, host an official ceremony, or use the Service Canada logo for various promotional tools, you must contact the New Horizons for Seniors Program before hand to obtain approval.

***As indicated in the agreement, you must allow Canada twenty (20) days in advance of any initial and subsequent official ceremonies related to the announcement of the funding and promotion of the project. Canada reserves the right to approve the time, place and agenda of the ceremony.***

***You must notify a NHSP representative fifteen (15) working days in advance of any and all communications activities, publications, advertising and press releases.***

### **Final Report**

**You must complete a final report within 30 days after the project ends.** Please read the attached final report template as this will help you to complete it during the project.

## Enquiries

For further information, or if you have not received your payment by early May, please send us an email (include your project number) at the following address: W-T-PPS-STP-NHSP-PNHA-CALGARY-GD@servicecanada.gc.ca

Sincerely,

New Horizons for Seniors Program – WT

100 – 6712 Fisher Street SE  
Calgary, Alberta  
T2H 2A7

1-855-312-0400

Fax 403-509-1690

Attachments: Articles of Agreement, including the agreement (Schedule A), the Signing Officers form Contribution Agreement and the Final Report template.

## SECTION B - Part 1 - Organization

<b>A. ORGANIZATION IDENTIFICATION</b>			
*1. Legal Name Brock House Society		*2. Operating (Common) Name (if different from legal name)	
*3. CRA Business Number 106812936RP0001		4. Other Registration Number (specify from where) s-0011242 (BC Society Incorporation Number)	
*5. Organization Type Not-For-Profit Sector		*6. Organization Category Charitable Non-Profit	*7. Year Established 1974
*8. Organization Address 3875 Point Grey Road			
*9. City or Town Vancouver	*10. Province or Territory BC	11. Country (if not Canada)	*12. Postal Code V6R 1B3
*13. Telephone Number Ext. 604-228-1461	14. Fax Number	*15. E-mail Address brockhouse@telus.net	
16. Mailing Address (if different from Organization Address)			
17. City or Town	18. Province or Territory	19. Country (if not Canada )	20. Postal Code
21. Telephone Number Ext.	22. Fax Number		
*23. Organization's Mandate The purpose of Brock House Society is to promote, foster and develop community spirit and good citizenship. To promote and operate a senior citizens' activity centre. To promote and provide educational, recreational and athletic facilities and equipment for the use and benefit of the senior citizens of Greater Vancouver and to do all things necessary and incidental to the attainment of these objectives.			

<b>B. ORGANIZATION CONTACT</b> <i>This should be our primary contact person in respect to this application for funding.</i>			
*24. Given Name Fred		*Surname Daniels	
*25. Position Title Director of Planning and Business Development		*26. Preferred language of communication Written: <input checked="" type="checkbox"/> English <input type="checkbox"/> French Spoken: <input checked="" type="checkbox"/> English <input type="checkbox"/> French	
*27. ORGANIZATION CONTACT - ADDRESS <input checked="" type="checkbox"/> Same as Organization Address <input type="checkbox"/> Same as Organization Mailing Address <input type="checkbox"/> Different (include below)			
28. Contact Address			
29. City or Town	30. Province or Territory	31. Country (if not Canada)	32. Postal Code
33. Telephone Number Ext.	34. Fax Number	35. E-mail Address	

\*Denotes mandatory field



**C. ORGANIZATIONAL CAPACITY**

36. How many employees does your organization currently have? Four

\*37. Does your organization owe any amounts to the Government of Canada? ☐ Yes ☒ No

If 'Yes', please complete the fields below for each amount owing:

Amount Owing	Nature of the amount owing (e.g. taxes, penalties, overpayments)	Department or agency to which amount is owed	38. If an amount is owing, is a payment plan in place?
A.			<input type="checkbox"/> Yes <input type="checkbox"/> No
B.			<input type="checkbox"/> Yes <input type="checkbox"/> No
C.			<input type="checkbox"/> Yes <input type="checkbox"/> No
D.			<input type="checkbox"/> Yes <input type="checkbox"/> No

**SECTION B - Part 2 - Project****A. PROJECT IDENTIFICATION**

\*39. Project Title

Music and sound therapy for Seniors

\*40. Planned Project Start Date (yyyy/mm/dd)

January, 2017

\*41. Planned Project End Date (yyyy/mm/dd)

**B. PROJECT DESCRIPTION**

\*42. Project Summary (Please provide a short description of the proposed project including main objective)

To introduce a new program for the members of the Brock House Society that will provide a improvement to their general health and well being, one of the stated goals of the Society. That program will be centered on the beneficial impact from music and sound therapy based on a wide number of research projects and practical applications of this therapy within Canada and other parts of the world. Many of these applications are working with older populations, in many cases in a care or medical treatment protocol. This will, however, form part of Society's plan to add programs related to preventative health of its members. The plan is to introduce this in the winter session (from January to April, 2017) using licensed music therapists registered in the Vancouver area.

Total membership of the Society is in excess of 2,000 and up to 500 of these are regularly volunteering their services in one capacity or another. The Society is managed by a 17 member Board all senior members of the Society. Operations are managed by an Administrator and three staff. The Society provides a daytime cafeteria service, library, and a wide range of club like activities organized and run by Society members. In addition the Society offers a wide range of programs that encompass fitness, arts and culture, and educational programing. This proposed new program is part of a new effort to expand programs that promote good mental health and wellbeing.

Music therapy is defined by the Canadian Association for Music Therapy (CAMT, 1994) as the skillful use of music and musical elements by an accredited music therapist to promote, maintain and restore mental, physical, emotional and spiritual health.

Music has nonverbal, creative, structural and emotional qualities. These are used in the therapeutic relationships to facilitate contact, interaction, self-expression, communication, and personal development.

\*43. Project Activities (Please provide details on the activities that will be taking place)

The program will provide classes once a week over an 12 week period. These will be held in Brock House, a 1906 year old heritage building on Vancouver's Point Grey waterfront leased from the Parks and Recreation Board of the City of Vancouver. Although the Society has four employees the vast majority of the management of programs, building facilities, and operation of other member services and amenities are managed by senior (over 55) volunteers. The Society is challenged in maintaining this property and the current offerings to members with its current revenue and would need some financial assistance to provide the necessary sound equipment and instrumentation that this course would require. The terms of reference, course outline and goal setting will be prepared with the assistance of four Vancouver area music therapists. They will take place in a room in Brock House that will take up to 50 members.

An advisory Committee of 5 senior members will be formed to evaluate the benefits against the instructor's goals and make recommendations on continuity of this program through following course sessions.

The CAMT accredited instructors will mentor 4 program directors on the delivery of the course and on operating practice sessions thereafter independent of the instructors.

Estimated number of seniors involved in the program is 69

Estimated number of non-volunteers involved in this program is 6

All support for this program will be member seniors with the exception of the course instructors and a building and facilities employee of the Society.

The program primary goal will be volunteerism. It also meets the NHSP secondary objectives in the area of mentoring, and social participation and inclusion.

The principal objective for members who take the course will be increased health and well being

\*44. Please describe how the proposed project addresses the program objectives, and please identify the call for proposal priority under which you are applying (if applicable).

There is not a plan to call for proposals but to manage the proposed program with volunteer members working under the Society's Director of Programs.

There is a substantial amount of information publicly available on music and sound therapy and a wide range of categories that have specific goals in advancing good mental health. These include, for example, music in specific pitch ranges that advance the brain's memory connectivity, music that advances motor coordination skills, the therapeutic effects of sound and music that enhance meditation and healing, and many other examples. In each of these cases there is a large base of knowledge and published material from on-going research projects right around the world. What stands out is the remarkably cost-effective benefits from these programs in relation to their cost.

It is anticipated that four instructors would give the course, each taking an area related to their training and special interests. They would be assisted by member volunteers.

Each instructor will give two consecutive classes in their specialty.

The benefits would be measured by the instructor.

The Society intends to acquire and install sound and projection equipment in the lecture room as well as acquire instrumentation to support the program.

\*45. If the proposed project involves construction or renovation activities, does your organization own the building?

☐ Yes

☒ No

If 'Yes', please provide proof of building ownership (i.e. property tax bill, property assessment notice, purchase agreement).

If 'No', please provide a copy of your lease, indicating that you are responsible for capital improvements as well as a letter from the landlord stating that he/she is agreeable to these improvements.

\*46. Approximately, how many individuals will benefit from the proposed project activities, and how?

This proposed course would accommodate 50 members. The member assistance for this course in support of the lecturer would provide specialist training related to, for example, operation of sound equipment and setup of program instrumentation.

Instruments that will be used will include harmonium, crystal and Tibetan singing bowls, tingsha, tuning forks, shruti box, chimes, sansula, acoustic guitar, frame drum and voice.

\*47. Please describe the community support for this project.

This initiative has the support of the Brock House Society as well as Music Therapy Association of British Columbia. This application is from the Society as is evidence of its support. I am attaching the letter from the Music Therapy Association.

\*48. Please indicate how the proposed project will increase opportunities for the target group (Seniors for New Horizons for Seniors Program and people with disabilities for Enabling Accessibility Fund) to participate in and contribute to community events and programs.

This initial program will allow senior participants to practice music therapy in their own time in their residences as well as with ongoing programs at Brock House.

\*49. If applicable, please indicate how the target group (Seniors for New Horizons for Seniors Program and people with disabilities for Enabling Accessibility Fund) will be involved in the design and/or realization of the project.

This program will be managed by the Director of Programs and her 6 Committee members, all members of this senior's Society.

An advisory Committee of 5 seniors will be mentored by the instructors. They will provide guidance and ongoing instruction and liaison between Society members and the instructors. The estimated 50 initial course participants will provide volunteer support for future programs.

\*50. Will this project allow your organization to offer/introduce new activities and/or programs? If so, please explain how.

This music and sound therapy program will represent a new and expanded course line in the future. Its expansion will be enhanced by the acquisition of sound and projection equipment and instrumentation as well with an established relationship with Vancouver area members of the Music and sound therapist community.



\*51. Will the proposed project or any of its activities involve or benefit to people in English or French-language minority communities? ☐ Yes ☒ No

If 'Yes', please provide an explanation and any details on the measures taken to communicate with the targeted audience of your proposed project.

\*52. Will any of the proposed project activities be delivered in a different location than where the head office of your organization is located? ☐ Yes ☒ No

If 'Yes', please include your main address and an address for every other location where project activities will occur:

Main Address	City or Town	Province or Territory	Postal Code
A.			
Secondary Address	City or Town	Province or Territory	Postal Code
B.			
C.			
D.			
E.			

### SECTION B - Part 3 - Funding

#### A. ANTICIPATED SOURCES OF FUNDING

*53. Source Name	*54. Source Type	55. Cash	56. In-kind (\$ value)	*57. Confirmed	
				Cash	In-kind
ESDC	ESDC	\$23,300			
Brock House Society		\$2,800	\$5,500		
Total Funding for the Project					

### B. BUDGET

*58. Cost Category	Planned Expenditures (\$)		
	*59. ESDC	*60. Other - Cash	*61. Other - In kind
Sound equipment	\$9,000		
Projection equipment	\$1,500		
Instrumentation	\$5,000		
Installation of sound and projection equipment	\$3,800	\$2,800	\$3,000
Instructors fees	\$4,000		
Course management			\$2,500
Total Planned Expenditures	\$23,300	\$2,800	\$5,500

**\*Denotes mandatory field**

ESDC EMP5585 (2016-04-003) E

## C. BUDGET DETAILS

\*62. **Capital Assets:** Will capital assets be among your planned expenditures with ESDC funding? ☒ Yes ☐ No

**If yes, please explain how the purchases are necessary to carry out the project activities:**

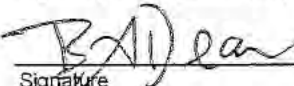
The delivery of this course requires a high quality of sound equipment as the more precise control over, for example, frequency ranges of sound are fundamental to the healing or health benefits. For example, the pitch range that enhances brain connectivity is in a precise range.

\*63. **Further Budget Details:**

## SECTION B - Part 5 – Signatures

In order for your Standard Grant Application for Funding to be eligible for funding, it must be completed and signed by an official representative who must have the capacity and be authorized to sign and submit this Grant Application Package. The person(s) signing this form certify(ies) and agree(s) with the following:

- a) I certify that I have the capacity and that I am authorized to sign and submit this Application for Funding on behalf of the "Recipient" organization;
- b) I certify that the information provided in this Application for Funding and any supporting documentation is true, accurate, and complete to the best of my knowledge.

Beverley Ann Dean	President	
_____ Signatory Name (please print)	_____ Title (please print)	
 _____ Signature		2016-07-29 _____ Date (yyyy-mm-dd)
MALCOLM BROMLEY	GENERAL MANAGER - VANCOUVER BOARD OF PARKS & RECREATION	
_____ Signatory Name (please print)	_____ Title (please print)	
_____ Signature		_____ Date (yyyy-mm-dd)
_____ Signatory Name (please print)	_____ Title (please print)	
_____ Signature		_____ Date (yyyy-mm-dd)



## CITY OF VANCOUVER - LIST C - PROPERTY INSURANCE SCHEDULE

Bldg Ref. No.: 1140

Asset Acct No.: A7

Property Name: 3875 Point Grey Road - Brock House

Building Name: Brock House

Civic Address: 3875 Point Grey Road

Occupancy: Seniors' activity community centre with billiards room, computer room, activity rooms, foyer, sun room, oak room conservatory and cafeteria, library and society and restaurant offices

Zoning District: RS-1 (Residential)

Heritage Designation: A(M)

Effective Date: 7/1/2019

Last Inspected: 2017



### **BUILDING CONSTRUCTION**

Year Built: 1911, with major renovations in 1975 and 1986

Storey Heights: 9' to 10' average

GFA: 18,699SF

No of Storeys: 3 storeys plus basement and attic

Bldg Separation: Stand alone building

Bldg Size: 70' x 90' (overall irregular shape)

Foundations: Concrete perimeter wall and footings; Concrete slab on grade

Superstructure: Wood timber post and beam frame, wood and stucco siding and glass atrium exterior walls, including insulation, windows and doors; Elevated floors wood joists & deck

Roof: Asphalt shingles, wood joists & deck including overhangs, gutters and downspouts

Interior Wall Finish: Plywood paneling & wall covering

Ceilings: Painted drywall, acoustic tile, some areas with exposed ceilings

Flooring: Carpeting, vinyl/ceramic tile, hardwood floors and partial concrete floor sealer

Special Features: Brock House is an authentic Tudor replica heritage building situated on scenic waterfront property on beautiful Jericho beach.

Other Description:

### **BUILDING SERVICES**

HVAC: Boiler unit and convectors or radiators with standard thermostats, controls, piping and ducting

Plumbing: Standard grade fixtures such as toilets, urinals, sinks with water supply, and waste piping, valves, fittings and city connections

Electrical: Combination of fluorescent and incandescent fixtures with conduit wiring

Main switches, power panels and power supply

Sprinklers:	100% of the building	Smoke + Fire Alarms:	Yes, pull alarms and annunciator panel
Elevators:	1- Dover, 4 stop, 1,500 lbs. CAP.		
Security:	Includes manual/automatic fire alarm system, exit signs, emergency lighting, fire extinguishers and security alarms		

**ADDITIONAL FEATURES**

- Lot of built-ins consisting of stairs, bathroom partitions and accessories, telephone conduit, built-in bar, custom carpentry, such as moldings and trim, cabinetry, closets, shelving and similar architectural finishes and minor details.	351,800
- Outdoor metal supported tent with fabric cover measuring 30' x 60'	63,300
- (8) Fireplaces	55,400
- (5) Yard lighting poles	29,900
- Heated atrium floor	18,900
- S/S kitchen vent hood with fire suppression system	29,900
- West side fixture, 4' high stone wall & Tent with fabric cover, 30' x 60'	75,900

**BUILDING CODE BY-LAWS and ZONING REQUIREMENTS**

General:	Meets code	Size and Occupancy Requirements for Fire Safety:	Meets code	
Sprinklers:	Meets code	Yes, 100% of the building	Safety Requirements within Floor Areas:	Meets code
Fire Alarms:	Meets code	Yes, pull alarms and annunciator panel	Health Requirements:	Meets code
Zoning and Development:	Meets code		Special Needs Access:	Meets code

**PARKING BY-LAW REQUIREMENTS**

Meets code - Not applicable

**ESTIMATED ALLOWANCE for DEMOLITION and CLEAN-UP**

79,000 Class D: Wood timber frame construction

COST OF REPRODUCTION NEW:	4,894,000
ADDITIONAL COST FOR BY-LAW ISSUES:	0
ADDITIONAL COST FOR PARKING BY-LAW ISSUES:	0
ALLOWANCE FOR DEMOLITION:	79,000
GRAND TOTAL:	4,973,000
COST OF REPRODUCTION NEW LESS DEPRECIATION:	2,058,000

This Exhibit should be read in conjunction with our main report wherein we have defined cost of reproduction new, cost of reproduction new less depreciation, cost of By-law compliance, and allowance for demolition. The reader should not consider this exhibit to be a standalone document. Duff Phelps has prepared or assisted in the preparation of this document solely for the City of Vancouver (and/or its Affiliated Organizations) and while Duff Phelps consents to its distribution as a public document, no entity other than the City of Vancouver (and/or its Affiliated Organizations) may rely on or utilize the information in this document for any purpose and neither the City of Vancouver (nor its Affiliated Organizations) nor Duff Phelps assume any responsibility or liability for losses incurred by any parties as a result of their use of or reliance upon the information, opinions or other contents of this document.

## CITY OF VANCOUVER - LIST C - PROPERTY INSURANCE SCHEDULE

Bldg Ref. No.: 1140

Asset Acct No.: A7-2

Property Name: 3875 Point Grey Road - Brock House

Building Name: Brock House – Shop & Storage

Civic Address: 3875 Point Grey Road

Occupancy: Woodworking shop and storage

Zoning District: RS-1

Heritage Designation: N/A

Effective Date: 7/1/2019

Last Inspected: 2017



### **BUILDING CONSTRUCTION**

Year Built: Circa 1980s

Storey Heights: 8'-0"

GFA: 1,750SF

No of Storeys: 1 storey, part mezzanine area

Bldg Separation: Stand alone building

Bldg Size: 18' x 95' (overall irregular shape)

Foundations: Concrete perimeter wall and footings; Concrete slab on grade

Superstructure: Wood laminated posts and beam frame, painted wood and concrete block exterior walls, including insulation, windows and doors

Roof: Wood joists & deck including overhangs, built-up composition and asphalt, flashing and drainage

Interior Wall Finish: Plywood paneling & wall covering

Ceilings: Painted drywall, some areas with exposed ceilings

Flooring: Concrete floor sealer

Special Features: None

Other Description:

### **BUILDING SERVICES**

HVAC: Electric unit and baseboard heaters with standard thermostats and controls

Plumbing: Standard grade fixtures with water supply, and waste piping, valves, fittings and city connections

Electrical: Combination of fluorescent and incandescent fixtures with conduit wiring

Main power panels and power supply

Sprinklers: None

Elevators: None

Security: Includes fire extinguishers, and security alarm

Smoke + Fire Alarms: Yes

**ADDITIONAL FEATURES**

- Wood fence	8,000
- Wood mezzanine floor	10,300
-	
-	
-	
-	
-	

**BUILDING CODE BY-LAWS and ZONING REQUIREMENTS**

General:	Meets code	Size and Occupancy Requirements for Fire Safety:	Meets code
Sprinklers:	10,100	Add for 100% sprinklers	Safety Requirements within Floor Areas:
Fire Alarms:	Meets code	Yes	Health Requirements:
Zoning and Development:	Meets code		Special Needs Access:

**PARKING BY-LAW REQUIREMENTS**

Meets code - Not applicable

**ESTIMATED ALLOWANCE for DEMOLITION and CLEAN-UP**

8,000 Class C, D: Wood frame construction

<b>COST OF REPRODUCTION NEW:</b>	<b>160,000</b>
<b>ADDITIONAL COST FOR BY-LAW ISSUES:</b>	<b>10,100</b>
<b>ADDITIONAL COST FOR PARKING BY-LAW ISSUES:</b>	<b>0</b>
<b>ALLOWANCE FOR DEMOLITION:</b>	<b>8,000</b>
<b>GRAND TOTAL:</b>	<b>178,100</b>
<b>COST OF REPRODUCTION NEW LESS DEPRECIATION:</b>	<b>65,000</b>

This Exhibit should be read in conjunction with our main report wherein we have defined cost of reproduction new, cost of reproduction new less depreciation, cost of By-law compliance, and allowance for demolition. The reader should not consider this exhibit to be a standalone document. Duff Phelps has prepared or assisted in the preparation of this document solely for the City of Vancouver (and/or its Affiliated Organizations) and while Duff Phelps consents to its distribution as a public document, no entity other than the City of Vancouver (and/or its Affiliated Organizations) may rely on or utilize the information in this document for any purpose and neither the City of Vancouver (nor its Affiliated Organizations) nor Duff Phelps assume any responsibility or liability for losses incurred by any parties as a result of their use of or reliance upon the information, opinions or other contents of this document.



THIS SUBLEASE made the 1st day of February, 1978

BETWEEN:

BROCK HOUSE SOCIETY, a Society  
duly incorporated under the laws  
of the Province of British  
Columbia, with offices at  
3875 Point Grey Road, in the  
City of Vancouver, in the  
Province of British Columbia

(herein called the "Sub-Landlord")

OF THE FIRST PART

AND:

BROCK HOUSE HOLDINGS LTD., a  
company duly incorporated under  
the laws of the Province of  
British Columbia, with its  
registered office at 16th Floor,  
1030 West Georgia Street, in  
the City of Vancouver, in the  
Province of British Columbia

(herein called the "Sub-Tenant")

OF THE SECOND PART

W H E R E A S:

A. By Lease made the 1st day of February 1978, (herein called the "Head Lease") the Board of Parks and Recreation, of the City of Vancouver, having offices at 2099 Beach Avenue, in the City of Vancouver, in the Province of British Columbia, leased to the Sub-Landlord the premises known as

3875 Point Grey Road, in the City of Vancouver, in the Province of British Columbia, more particularly known and described as:

Lots 12, 13 and 14  
East Part of District Lot 448  
Plan 1153

(herein called the "Premises")

for a term of five (5) years commencing the 1st day of February, 1978.

B. The Sub-Tenant has requested the Sub-Landlord to sublease to him that part of the premises known as "Brock House Restaurant", consisting of the main floor of the building known as "Brock House" (herein called the "Sub-Premises") and the Sub-Landlord has agreed to grant a sublease on the terms hereinafter appearing.

NOW THEREFORE, in consideration of the rents, covenants and conditions herein reserved and contained to be respectively paid, observed and performed by the Sub-Tenant, the Sub-Landlord hereby leases the Sub-Premises to the Sub-Tenant for a term consisting of the residue of the term granted by the Head Lease commencing from the date of this Agreement, and continuing until and including 11:59 p.m. of the 30th day of January, 1978 at a per annum rent equal to the greater of One (\$1.00) Dollar or the net income accruing to the Sub-Tenant from the operation of the Brock House Restaurant and the entire rent for the term hereof shall be payable in installments to be agreed upon by the Sub-Landlord and the Sub-Tenant.

1. The Sub-Tenant covenants with the Sub-Landlord as follows:



- (a) To pay the rent as aforesaid;
- (b) To pay and discharge as the Sub-Landlord shall direct all municipal and other taxes including school and local improvement taxes imposed or charged during the term of this Sublease upon or in respect of the premises or upon the owner, tenant or occupier thereof or payable by any of them, the amount of any such payment, if not so paid, to be deemed to be additional rent under this Sublease;
- (c) If during the term hereof, the premises are assessed for the support of separate schools, to pay such assessment;
- (d) To use the premises only for the purpose of a restaurant in connection with the restoration and renovation of Brock House and operations of the building and premises for community and recreational facilities for the use and benefit of senior citizens, and it is hereby acknowledged that the superior Landlord has consented to the use of a restaurant to the extent permitted by the by-laws of the City of Vancouver.
- (e) To keep the premises clean and in good and tenantable repair;
- (f) To permit the superior Landlord and Sub-Landlord and persons authorized by them at all reasonable times to enter and examine the conditions of the premises and upon notice by either of them to repair in accordance with such notice, and to



indemnify the Sub-Landlord against the consequences of any breach of any covenant in this Sublease;

- (g) Not to do or permit or suffer to be done any action whereby the policy of insurance against damage to the premises by fire may become void or voidable or the rate of premium thereon may be increased without giving the Sub-Landlord at least one (1) months notice in writing of such action and if the rate of premium shall be increased by such action, to pay to the Sub-Landlord such increase in premium together with all expenses incurred by the Sub-Landlord in connection with any renewal or replacement of policies occasioned by a breach of this covenant, and all payments to be made by the Sub-Tenant pursuant to this covenant shall be deemed to be additional rent;
- (h) Not to assign, sublet or part with possession of any part of the premises without consent in writing of the Sub-Landlord and of the superior Landlord;
- (i) Not to mortgage, charge or otherwise encumber his interest in this Sublease;
- (j) To yield up the premises with all fixtures and additions upon termination of this Sublease good and tenantable repair;
- (k) To perform and observe all the covenants on the part of the Sub-Landlord under the provisions of the Head Lease other than the covenant to pay rent thereunder and other than covenants relating to the premises other than the Sub-Premises, and will keep the Sub-Landlord indemnified against all



actions, expenses, claims and demands in respect of such covenant except as aforesaid.

2. The Sub-Landlord covenants with the Sub-Tenant as follows:

- (a) For quiet enjoyment;
- (b) To pay the rent reserved by and to perform and observe the covenants on his part contained in the Head Lease with respect to the premises including the Sub-Premises so far as such covenants are not required to be performed and observed by the Sub-Tenant, and at all times to keep the Sub-Tenant indemnified against all actions, expenses, claims and demands on account of the non-performance of the covenants under the Head Lease.

3. Should the Sub-Tenant be in default of fulfilling any of the covenants of this Sublease and such default continue for a period of thirty (30) days after notice thereof by the Sub-Landlord, except in the case of a default which to be cured with all due diligence would require a longer period, then after such longer period, or if the Lessee fails to proceed promptly after the service of such notice and with due diligence to cure the same, then, in any of such events, the Sub-Landlord shall have the right to terminate the term hereby granted and may lawfully enter into and upon the premises or any part thereof in the name



of the whole, re-enter and the same to have again, re-possess and enjoy as it was in its former state.

4. In consideration of the granting of this Sublease and other valuable consideration, the Sub-Tenant hereby surrenders to the Sub-Landlord the unexpired residue of the 1978 Sublease effective upon execution of these presents; Provided that the Sub-Tenant shall be bound by the covenants of the 1978 lease up to the date of surrender.

5. The Sub-Landlord hereby accepts the surrender of the premises and of the 1978 Sublease.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

THE COMMON SEAL of BROCK HOUSE )  
SOCIETY was hereby affixed in the )  
presence of: )

Maureen Holan President )  
E. Beatrix Cable (Sec'y) )

c/s

THE COMMON SEAL of BROCK HOUSE )  
HOLDINGS LTD. was hereby affixed )  
in the presence of: )

Maureen Holan President )  
[Signature] )  
[Signature] )

c/s



CONSENT TO SUBLEASE


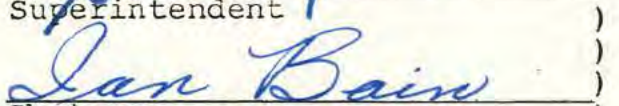
THE BOARD OF PARKS AND RECREATION of the City of Vancouver, having offices as 2099 Beach Avenue, in the City of Vancouver, in the Province of British Columbia, the Lessor of the premises known as BROCK HOUSE RESTAURANT, consisting of the main floor of the building known as BROCK HOUSE, which is situate on lands in the City of Vancouver, in the Province of British Columbia, more particularly known and described as:

Lot 12, 13 and 14  
East Part of District Lot 448  
Plan 1153

being part of the premises comprised in a Lease dated the 1st day of February, 1978, made between THE BOARD OF PARKS AND RECREATION and BROCK HOUSE SOCIETY, hereby consents to the within Sublease by the said BROCK HOUSE SOCIETY to BROCK HOUSE HOLDINGS LTD. as written, but this consent shall not be deemed to waive or modify in any respect the rights of THE BOARD OF PARKS AND RECREATION under the terms and conditions of the said Lease or to relieve BROCK HOUSE SOCIETY from the observance and performance of any or all of the conditions of the said Lease, and the covenants in the said Lease contained against assignment or under-letting shall remain in full force and effect.

DATED the 1st day of February, 1978.

SIGNED on behalf of THE BOARD )  
OF PARKS AND RECREATION by: )

) ) ) ) ) ) ) ) ) )  
  
Superintendent )  
  
Chairman )



*Attach to main lease  
dated Jan 1/77 of Brock  
House to Brock House Society  
#271*

THIS SUBLEASE made the 25<sup>th</sup> day of May, 1978.

BETWEEN:

BROCK HOUSE SOCIETY, a Society  
duly incorporated under the laws  
of the Province of British  
Columbia, with offices at  
3875 Point Grey Road, in the  
City of Vancouver, in the  
Province of British Columbia

(herein called the "Sub-Landlord")

OF THE FIRST PART

AND:

BROCK HOUSE HOLDINGS LTD., a  
company duly incorporated under  
the laws of the Province of  
British Columbia, with its  
registered office at 16th Floor,  
1030 West Georgia Street, in  
the City of Vancouver, in the  
Province of British Columbia

(herein called the "Sub-Tenant")

OF THE SECOND PART

W H E R E A S:

A. By Lease made the 1st day of January, 1977, (herein called the "Head Lease") the Board of Parks and Recreation, of the City of Vancouver, having offices at 2099 Beach Avenue, in the City of Vancouver, in the Province of British Columbia, leased to the Sub-Landlord the premises known as

*Attach to main lease  
dated Jan 1/77 of Brock  
House to Brock House Society  
#271*

THIS SUBLEASE made the 25<sup>th</sup> day of May, 1978.

BETWEEN:

BROCK HOUSE SOCIETY, a Society  
duly incorporated under the laws  
of the Province of British  
Columbia, with offices at  
3875 Point Grey Road, in the  
City of Vancouver, in the  
Province of British Columbia

(herein called the "Sub-Landlord")

OF THE FIRST PART

AND:

BROCK HOUSE HOLDINGS LTD., a  
company duly incorporated under  
the laws of the Province of  
British Columbia, with its  
registered office at 16th Floor,  
1030 West Georgia Street, in  
the City of Vancouver, in the  
Province of British Columbia

(herein called the "Sub-Tenant")

OF THE SECOND PART

W H E R E A S:

A. By Lease made the 1st day of January, 1977, (herein called the "Head Lease") the Board of Parks and Recreation, of the City of Vancouver, having offices at 2099 Beach Avenue, in the City of Vancouver, in the Province of British Columbia, leased to the Sub-Landlord the premises known as



3875 Point Grey Road, in the City of Vancouver, in the Province of British Columbia, more particularly known and described as:

Lots 12, 13 and 14  
East Part of District Lot 448  
Plan 1153

(herein called the "Premises")

for a term of three (3) years commencing the 1st day of January, 1977;

B. The Sub-Tenant has requested the Sub-Landlord to sublease to him that part of the premises known as "Brock House Restaurant", consisting of the main floor of the building known as "Brock House" (herein called the Sub-Premises) and the Sub-Landlord has agreed to grant a sublease on the terms hereinafter appearing.

NOW THEREFORE, in consideration of the rents, covenants and conditions herein reserved and contained to be respectively paid, observed and performed by the Sub-Tenant, the Sub-Landlord hereby leases the Sub-Premises to the Sub-Tenant for a term consisting of the residue of the term granted by the Head Lease commencing from the date of this Agreement, and continuing until and including 11:59 p.m. of the 30th day of December, 1979, at a rent of One Dollar (\$1.00) per annum, and the entire rent for the term hereof shall be payable in advance upon the execution of these presents.

1. The Sub-Tenant covenants with the Sub-Landlord as follows:

- (a) To pay the rent as aforesaid;
- (b) To pay and discharge as the Sub-Landlord shall direct all municipal and other taxes including school and local improvement taxes imposed or charged during the term of this Sublease upon or in respect of the premises or upon the owner, tenant or occupier thereof or payable by any of them, the amount of any such payment, if not so paid, to be deemed to be additional rent under this Sublease;
- (c) If during the term hereof, the premises are assessed for the support of separate schools, to pay such assessment;
- (d) To use the premises only for the purpose of a restaurant in connection with the restoration and renovation of Brock House and operations of the building and premises for community and recreational facilities for the use and benefit of senior citizens, and it is hereby acknowledged that the superior Landlord has consented to the use of a restaurant as a commercial venture;
- (e) To keep the premises clean and in good and tenantable repair;
- (f) To permit the superior Landlord and the Sub-Landlord and persons authorized by them at all reasonable times to enter and examine the conditions of the premises and upon notice by either of them to repair in accordance with such notice, and to