

Subject: Deep Cove Yacht and Sport Club – Lease Renewal

Date: Sun, 19 Oct 2003 17:59:38 -0700

From: Brian Platts <bplatts@shaw.ca>

To: Don Bell <don_bell@dnv.org>, Alan Nixon <alan_nixon@dnv.org>, Ernie Crist <ernie_crist@dnv.org>, Janice Harris <janice_harris@dnv.org>, Lisa Muri <lisa_muri@dnv.org>, Maureen McKeon Holmes <maureen_mckeeonholmes@dnv.org>, Richard Walton <rwalton@dnv.org>, NVD Council <dnvcouncil@dnv.org>

CC: Outlook <newsroom@northshoreoutlook.com>,
"North Shore Outlook North Van." <newsroom@northshoreoutlook.com>, FONVCA <fonvca@fonvca.org>

Mayor & Council:

With respect to the above-mentioned item, I strongly suggest that Council adopt Staff Option #2 and charge the Deep Cove Yacht & Sports Club a rental fee of \$28,125.00 per annum.

In consideration of this item, one has to ask if the value of the specified "community activities" is truly worth the loss to the District of full-market rent; and secondly, if the full rent was applied to the Yacht Club would the "community activities" then cease to exist? I think if these questions are answered honestly the response would clearly be "no". Although activities like the junior sailing program do provide alternative recreational opportunities they also directly benefit the Yacht Club itself in the form of recruitment of future members. If the Yacht Club would like to organize a community event, then they ought to apply for a municipal grant along with other organizations.

I note in the staff report on this matter that the Port Authority has already issued a twelve-year waterlot lease to the Yacht Club at an annual rent of \$9,980. In light of this, how can the municipality POSSIBLY justify charging a nominal \$1 per year rent for the Yacht Club to occupy valuable waterfront property when they pay \$10,000 to the Feds in order to occupy the water?

The Yacht Club is an exclusive operation. Try and rent the facility for an event and you will quickly find out how expensive it is. The Yacht Club defines rental space as a community benefit, but if this is the case, then why don't restaurants with banquet halls receive a big tax break?

When District residents look around their communities and see deteriorating infrastructure, unkempt parkland, and higher user fees etc., they will no doubt be pleased to know that what amounts to an annual subsidy of \$28,124.00 to the exclusive Deep Cove Yacht Club results in its members paying significantly less moorage rates than even commercially operated public marinas.

The Yacht Club likes to stress that it has been part of the community since 1935. Well, so what? They ought to be thankful they have been getting a sweetheart deal for so long! Sorry, but in this day of big annual tax increases and so many competing needs, subsidizing the Deep Cove Yacht Club is a long way down the list of priorities.

Sincerely,
Brian Platts