

To: Regional and Corporate Services Committee

Date: 2024-04-11

From: Christina Vugteveen, Manager of Parks

File No: 0870-20

Subject: Vancouver Soaring Association Seasonal Lease

RECOMMENDATION

THAT the Fraser Valley Regional District Board authorize its signatories to enter into a five year agreement with the Vancouver Soaring Association for the purpose of a seasonal lease located at the Fraser Valley Regional Airpark in Hope.

BACKGROUND

The Fraser Valley Regional Airpark is located in the District of Hope, approximately 4.8 km west of the main town site. The entire grass turf airpark is approximately 106 acres in size and is a short distance from local mountains as well as the Fraser River. In addition to the turf runway, the airpark includes many features such as:

- Available lease land for aviation, groundside commercial development, or agricultural enterprises
- Flight Centre building complete with washrooms, showers, offices, public lounge area, Wi-Fi, and observation deck
- Rental tie-down areas that accommodate approximately 8 aircraft
- Aviation fuel sales, including fuel dispensing facilities for Jet A and Aviation Gas 100 low lead gas, including an automated or card-lock system
- Gliding membership and lessons available from airpark tenant, Vancouver Soaring Association

Flights landing at the Airpark are typically for recreation purposes, for emergencies such as ambulance and fire-fighting purposes, as well as for industry such as logging and the pipeline transportation sector.

There are a number of leases at the airpark, including a 17-acre agricultural lease and several hangar leases.

DISCUSSION

The Vancouver Soaring Association (VSA) is a non-profit organization dedicated to the promotion of safe soaring. The VSA is operated by the services of member-volunteers and has both a long-term

lease (1998-2033) for their hangar and clubhouse, as well as a short-term seasonal lease (1172.5 square meters) for the seasonal storage of recreational trailers and gliders required for 8 months during their operational season of March – October. In the 2020-2023 agreement, the seasonal lease rate was \$1.26/square meter. In the fall of 2022, staff completed a market rent appraisal for the lease lands at the Airpark which suggested a fair market rate of \$2.65/square meter. The draft five-year contract acknowledges that the Vancouver Soaring Association has been with the Airpark for a long time, and recommends the fair market lease rate of \$2.65/square meter be phased in over the life of the five-year agreement (2024-2028) with a plan to evaluate the lease rates again at that time.

Staff are continuing to pursue additional land leases for aviation and emergency use purposes and will report back to the Board as those opportunities arise.

COST

Proposed annual revenue plus GST generated from these leases is as follows (prorated for 8 months):

VSA Short Term Lease Revenue		RATE/m²
2024	\$1,203.76	\$1.54 + GST
2025	\$1,422.63	\$1.82 + GST
2026	\$1,641.50	\$2.10 + GST
2027	\$1,860.36	\$2.38 + GST
2028	\$2,071.42	\$2.65 + GST

This revenue would help fund Budget 301, which is a sub-regional service jointly funded by the District of Hope and Electoral Areas A & B.

CONCLUSION

Staff recommends that a 5-year seasonal lease with the Vancouver Soaring Association at the Fraser Valley Regional Airpark be approved.

COMMENTS BY:

Stacey Barker, Director of Regional Services/Deputy CAO: Reviewed and supported.

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.