

What is the Current Tripartite Agreement?

The Tripartite Agreement is a contract between the EFCL, the City of Edmonton, and the Community League.

It regulates the use of Community League facilities built on City-owned land.

The EFCL's role in the Tripartite Agreement is to mediate disputes, and to take over facility operations if a League ceases to operate.

We have formed a Tripartite Engagement Working Group so that Leagues can provide input into the changes they want to see in the new Agreement.

[Read the Terms of Reference](#)

[Read the full Tripartite Agreement](#)



Key Provisions of the Tripartite Agreement

League facilities are exempt from municipal property taxes under the terms of the Municipal Government Act.

Leagues may not enter into long-term rentals with any organization that is not incorporated as a not-for-profit.

Leagues must maintain general liability insurance of no less than \$2 million, as well as Directors' and Officers' liability insurance.

Leagues must avoid activities likely to interfere with the quiet enjoyment of the premises by neighbourhood residents.

Leagues are prohibited from mortgaging their land or facilities, and they must promptly disclose liens.



The Tripartite Agreement: Restrictions on Rentals

Why does the Tripartite Agreement have restrictions?

League facilities are on Municipal Reserve Land, which is regulated by provincial legislation.

Can Leagues charge admission for events? Can renters?

Leagues can. Individuals should be assessed on a case-by-case basis.

Can Leagues hire contractors for events?

Yes, so long as the League is paying a set amount for the service.

What happens if the Agreement is violated?

The EFCL and the City of Edmonton will work with the League to resolve the situation and prevent recurrence.

How are Agreement-related disputes handled?

Initially, through discussion, then through arbitration.



What the Tripartite Agreement Says about Renting League Facilities

Facilities must be used for recreational purposes, e.g., sports, social programs, and community events.

Facilities cannot be used for commercial purposes, e.g., retail or trade activity.

Facilities cannot be used for anything illegal or in violation of City bylaw.

Leagues must endeavour at all times to avoid annoyance or inconvenience to residents near the facility by reason of public safety concerns, noise, or activities likely to interfere with the quiet enjoyment of their premises by residents.

There are additional restrictions around sub-licenses. In order to have a renter occupy a facility in whole or in part on an exclusive, regular, continuous basis, the arrangement must be approved by the City.



Things to Consider when Renting League Facilities

Who is the renter?

Different types of organizations require different considerations.

Where is the money going?

Facilities can't be used to generate profit. Incoming money must go to the League or another not-for-profit organization.

What other rules have to be followed?

If food/alcohol will be sold, health code and AGLC rules must be followed.

Is the facility being used for recreation?

The Tri-Partite Agreement defines recreation as "sports, social, community, and culture facilities and programs."

If in doubt, it's best to ask for clarification and guidance.



Examples of Who Leagues Can and Can't Rent To

Can:

League programs like yoga/potlucks/meetings

Can't:

Hostess parties where merchandise is being sold

Can:

Not-for-profit organizations holding fundraisers

Can't:

Companies using the space as an office

Can:

Community groups



This is an example of a map of a parcel of parkland referred to as the “Site” in each license and is a part of the Tripartite Agreement.

For new sites, a Neighbourhood Resource Coordinator works with the League and City colleagues for a new facility footprint, which includes site allocation, a map, and approvals. Once a new site is approved by the City and League, a Tripartite Agreement is developed and signed by the three parties.

For changes to sites/footprints, a Neighbourhood Resource Coordinator works with the League and City colleagues for any changes. Once changes have been approved and completed, an amending agreement is developed and signed by the three parties.