



Corporate Report

NO: R075

COUNCIL DATE: APRIL 30, 2007

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 23, 2007**
FROM: **General Manager, Engineering** FILE: **0930-30/093**
SUBJECT: **Lease of City Property Located at 10601 & 10605 - 135 Street
to the BC Lions Football Club**

RECOMMENDATION

The Engineering Department recommends that Council approve a new lease of the City-owned property located at 10605 - 135 Street and a portion of the City property located at 10601 - 135 Street to the BC Lions Football Club for a 3 year term commencing on January 1, 2007.

BACKGROUND

The ± 2.2 acre portion of the property located at 10601 - 135 Street is currently zoned CPR (Commercial Recreation) and is improved with a grass practice field. The ± 0.8 acre property located at 10605 - 135 Street is currently zoned C-8 (Community Commercial) and is improved with a $\pm 22,500$ ft.², two-storey office building. Both properties are designated City Centre in the OCP.

In 1983 the City sold the unimproved properties located at 10601 & 10605 - 135 Street to the BC Lions Football Club (Lions). In 1991 the City purchased the lands and building back from the BC Pavilion Corporation. Since 1991 the City has leased the properties to the Lions for use as their head office and training facility.

DISCUSSION

The Lions now wish to enter into a new 3 year lease agreement for the lands. The proposed rental rate for the lease is at the prevailing market rate. Under the terms of the negotiated deal, the Lions will be responsible for the day-to-day maintenance of the building, with the City being responsible for the structural repairs and capital replacements to the premises. The Lions have also agreed to being involved in events in the community as outlined in Appendix II.

CONCLUSION

The City has leased the lands located at 10601 and 10605 - 135 Street to the BC Lions Football Club since they were purchased in 1991. The City and the Lions have now negotiated a new lease of the premises for a three year term. As the new lease brings the Lions' rent to market levels and provides for continued participation by the Lions in Community events and programs within Surrey, it is recommended that Council approve the lease of the subject lands to the BC Lions Football Club.

Paul Ham, P. Eng.
General Manager, Engineering

KW/mpr

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Appendices:

- I. Aerial Photograph of Site
- II. BC Lions Community Events, Programs & Participation Schedule

APPENDIX II

BC LIONS ANNUAL COMMUNITY EVENTS, PROGRAMS & PARTICIPATION SCHEDULE (PROPOSED)

2007 EVENT SCHEDULE

- MAY 12 FOOTBALL 202 FOR WOMEN
- MAY 26 PLAY WITH THE PRO'S CLINIC FOR KIDS
- JULY 17 FOOTBALL 101 FOR WOMEN
- AUGUST 6 FAN FEST - PUBLIC
- AUGUST 12 TIM HORTONS' FOOTBALL CLINIC FOR KIDS

PROGRAMS

- READ, WRITE, & ROAR (SCHOOL CHILDREN GRADES 1 - 3)
- LIONS IN THE HOUSE (SECONDARY SCHOOL PROGRAM)
- PUNT, PASS, & KICK PROGRAM (SURREY MINOR FOOTBALL)
- CLOVERDALE FOOTBALL CAMP (SURREY MINOR FOOTBALL)

EVENT PARTICIPATION

- CLOVERDALE RODEO
- CANADA DAY CELEBRATIONS
- MAYOR'S CHARITY BALL
- SURREY FOUNDATION
- SURREY'S FIRST NIGHT CELEBRATION