



Corporate Report

NO: R222

COUNCIL DATE: OCTOBER 22, 2007

REGULAR COUNCIL

TO: Mayor & Council DATE: October 12, 2007
FROM: General Manager, Engineering FILE: 0930-30/117
SUBJECT: Lease of 1,263 m² of 14245 - 56 Avenue (City Hall Lands) to the
Board of School Trustees of School District No. 36 (Surrey)

RECOMMENDATION

The Engineering Department recommends that Council approve the renewal of a ground lease with the Board of School Trustees of School District No. 36 (Surrey) of a 1,263 m² portion of the City Hall lands at 14245 - 56 Avenue (Lot 4, Section 9, Township 2, New Westminster District, Plan LMP21; PID No. 017-234-701) for a three year term commencing September 1, 2007.

BACKGROUND

1. The Property and Land Uses

The 1,263 m² leased land is part of the undeveloped lands of the City Hall property at 14245 - 56 Avenue. The School District currently occupies this 1,263 m² portion of City land under a five year lease term that expired on August 31, 2007. The School District uses the leased land for portable office trailers.

2. Plan Designations and Zoning

The subject property is zoned RH (Half Acre Residential Zone), and is designated Urban in the Official Community Plan and Institutional in the South Newton Neighbourhood Concept Plan.

DISCUSSION

The existing lease of the 1,263 m² portion of City Hall lands to the School District has expired, and the School District wishes to enter into a new lease agreement for a three year term commencing on September 1, 2007. Subject to Council approval, City staff have agreed to terms at a new lease rate that reflects current market rates for similar

lands. The new lease will include an early termination clause that allows for either the landlord or the tenant to terminate the lease at any time by giving three months' notice, as is contained in the existing lease.

All City Departments have been consulted, and there are no objections to the City entering into a new lease agreement.

CONCLUSION

The School District has requested a new lease of a 1,263 m² portion of the City Hall lands. As the City has no current plans for this portion of land, it is recommended that Council approve a new three year lease of this 1,263 m² portion of City-owned property at 14245 - 56 Avenue to School District No. 36 (Surrey).

Paul Ham, P.Eng.
General Manager, Engineering

AEW/mpr

Appendices

I. Aerial Photograph

<http://surrey.ihostez.com/content/uploaded/ae668c577f92424a96eef27d8483a46c-09291115-aw.doc>
M 7/16/10 11:00 AM