

NO: **R197**

COUNCIL DATE: **September 10, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 6, 2012**

FROM: **General Manager, Engineering**

FILE: **0930-30/375**

SUBJECT: **Proposed Lease Agreement with the Surrey Urban Mission for the Property Located at 14706 – 104 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize staff to complete negotiations with the Surrey Urban Mission (the “Mission”) in relation to a lease of the property at 14706 – 104 Avenue (the “Property”) for a 2-year period with terms and conditions as generally described in this report and authorize the appropriate officials of the City to execute such finalized lease agreement with a view to allowing the Mission to develop the Property with modular buildings for the purposes of continuing the delivery of the Mission’s services and programs in the City of Surrey.

## BACKGROUND

From their former premises at the Lutheran Church located at 13388 – 104 Avenue, the Mission has provided services and programs to the residents of Surrey since 2001. Some of the services and programs the Mission offers are listed in Appendix I. The former premises of the Mission have been sold and the Mission is required to vacate that location by December 16, 2012. The Mission has spent a number of months searching for a new location for their operations.

City staff, in conjunction with representatives from the Mission, have identified the City property at 14706 – 104 Avenue (the “Property”) as a potential location for the Mission. The Property has an area of 1,208 m<sup>2</sup> (13,005 ft.<sup>2</sup>) and is within the Commercial 8 (C-8) Zone, which permits the uses which are typical of the Mission operation, being community services, counseling, administration offices, assembly and training uses.

## DISCUSSION

Staff and representatives of the Mission are currently finalizing the terms and conditions for a lease of the Property. The main terms as currently proposed are:

- The Mission will develop the Property with modular buildings having a floor area of 465 m<sup>2</sup> +/- (5,000 ft.<sup>2</sup> +/-) and will submit a development permit application to the City with associated documentation and building designs to ensure that the development is a proper fit with the surrounding area. Development on the site will require the issuance by the City of a Development Permit and subsequently a building permit.

- The City will lease the site to the Mission on a 2-year pilot basis with a view to allowing the Mission to demonstrate its ability to operate on the site in an acceptable manner in the context of the surrounding neighbourhood.
- The lease agreement will reflect market lease rates for the Property for the 2-year term of the lease and will take into account, among other things, the expenditures made by the City to provide engineering services to the front property line of the Property.
- If after the 2-year pilot period the City determines that the Mission use is acceptable to continue on a longer term basis, the City will enter into negotiations with the Mission for an appropriate longer term lease arrangement, which will require separate Council approval at that time. If it is determined by the City that the Mission should not be continued at that location, the lease would not be renewed by the City and the Mission would be responsible for removing the buildings from the site and leaving the site in a clean and orderly condition.
- The City will be responsible for all costs associated with providing engineering service connections to the front property line of the site while the Mission will be responsible for all on-site costs and for constructing the buildings and amenities on the site in accordance with the approved Development Permit and building permit.
- When the lands are developed on a permanent basis, DCCs are applicable. The Mission development will only be considered permanent if its operation extends beyond 2 years. The Mission will be required to post a Letter of Credit with the City for the value of DCCs that would be payable by the Mission on the development if the lease term is extended beyond the initial 2-year period. If the lease term is extended the Mission will be responsible for paying DCCs to the City for the development and if the lease is not extended the Letter of Credit will be returned to the Mission.

Driveway access along 104 Avenue is not desirable in consideration of the high traffic and truck volumes that use 104 Avenue, the plans for a future rapid transit system to be introduced on this corridor and the pedestrian-oriented character envisioned for this area. To provide access to the Property in lieu of a driveway off 104 Avenue, staff is working with Loblaw Properties West Inc. (Real Canadian Superstore), owners of the adjacent property to the west, to secure access to the Property from an existing Loblaw's driveway to the immediate west of the Property (as illustrated on the map attached as Appendix II). The matter of access will be resolved in advance of a building permit for the development being issued.

Legal Services has reviewed this report and has no concerns.

## **SUSTAINABILITY CONSIDERATIONS**

The leasing of the Property to the Mission will assist in achieving the objectives of the City's Sustainability Charter, more particularly the Sustainability Charter's Action Item SC16, which is focused on the implementation of the recommendations of the Plan for the Social Well Being of Surrey Residents.

## CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to complete negotiations with the Mission in relation to a lease of the “Property” for a 2-year period with terms and conditions as generally described in this report and authorize the appropriate officials of the City to execute such finalized lease agreement with a view to allowing the Mission to develop the Property with modular buildings for the purposes of continuing the delivery of the Mission’s services and programs in the City of Surrey.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

JB/KSW/brb

Appendix I: Surrey Urban Mission – Programs & Services

Appendix II: Aerial Photo of Site – 14706 – 104 Avenue

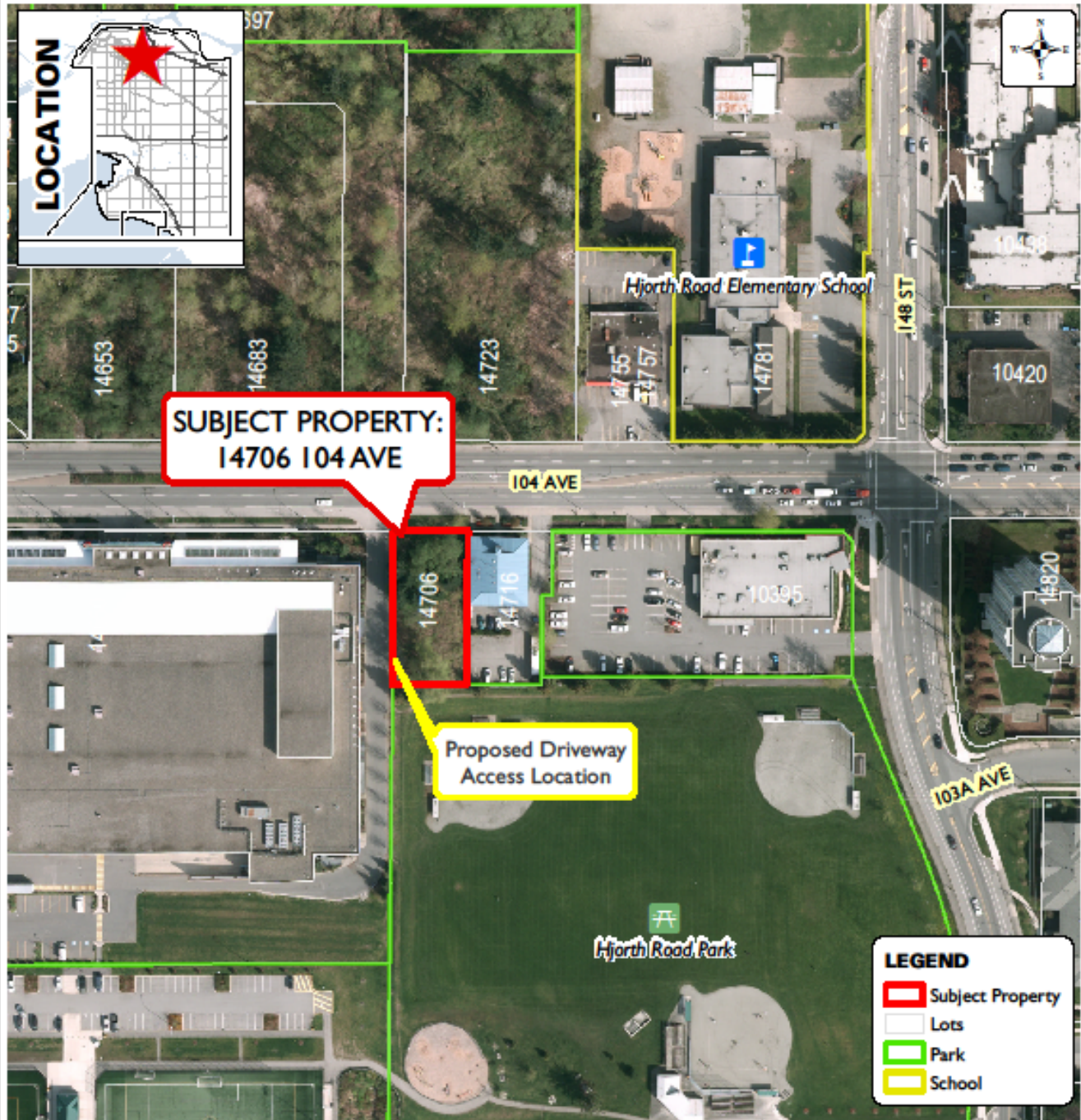
c.c. - City Solicitor

# APPENDIX I

## SURREY URBAN MISSION PROGRAMS AND SERVICES

- **Hands Up.** For single parents with pre-school children. The course offers classes that include self awareness, personal growth, parenting, effective communication, first aid, safety in the home, introduction to community resources, career placement staff, nutrition, meal preparation, shopping on a budget, money management etc. Kwantlen University and Douglas College nursing students help to facilitate some of these classes.
- **Community Wellness Program.** In partnership with Kwantlen Polytechnic University and Douglas College nursing students and faculty. The clinic covers a number of health issues including primary care issues, foot care, women's health, mental health wellness and specific topics such as living with cancer, heart disease, diabetes, and HIV.
- **Junior Leadership Program.** For young people between the ages of 12 and 15 years of age wishing to develop leadership skills and obtain summer employment.
- **Community Meals.** Lunch is provided on Monday, Wednesday and Friday of each week. Saturday breakfast and Sunday evening dinner is also supplied.
- **Access Justice.** Access Justice offers free legal advice to people with economic challenges in their lives. Lawyers visit the Mission on Tuesday evenings.
- **NA (Narcotics Anonymous).** Support programs for people in recovery.
- **Women's Drop In.** An opportunity for women who are currently and or have worked on the street to have a safe place to meet, share stories, resources, access services and hot meals.
- **Food Skills for Families.** Offers a variety of information, menu planning, shopping and preparation of nutritious meals for families, single people and seniors on a limited budget. This program runs in conjunction with the Canadian Diabetes Association.
- **Dental Program.** The Mission has teamed up with local dentists to offer dental services to folks who do not have dental coverage.
- **Nobody's Perfect Parenting.** Support for children from birth to age 5. Mothers and fathers receive support from a group of other parents, who, like themselves, want to discuss real-life parenting situations, identify relevant issues and gain valuable knowledge and understanding of their children's health, safety and behavioral issues.
- **Extreme Weather Response.** The Mission opens its doors from November 1<sup>st</sup> through to the end of March each year to offer people who are unhoused a place to stay in inclement weather. During extremely hot weather the Mission provides shelter and other services to individuals who are homeless and at risk of health challenges due to the heat.

# APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: Sept 5, 2012; CS

Date of Aerial Photography: April 2012



**SUBJECT PROPERTY:  
14706 104 AVE  
FILE: 0930-30/375**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office.

GIS/MAPPING/GIS/MAPS/  
CORPORATE REPORTS/Revised/  
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