

NO: **R042**

COUNCIL DATE: **MARCH 23, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 19, 2015**

FROM: **General Manager, Engineering**

FILE: **0930-20/053**

SUBJECT: **Modification of Lease Agreement for RCMP District 3 (Newton) Office
Located at 7235 - 137 Street**

RECOMMENDATION

The Engineering Department recommends that Council approve the execution by the appropriate City officials of a lease modification agreement as generally described in this report with 7218 KG Financial Inc. for the 12,752 ft.² building located at 7235 – 137 Street (the “Premises”), as generally illustrated in Appendix I attached to this report for the continued use as the Newton RCMP Community Police Office.

BACKGROUND

Since 1998, the Newton RCMP Community Police Office have been located at 7235 - 137 Street in the Newton Town Centre. The current lease expires March 31, 2015. In 2014, the RCMP requested that a location be identified that would provide a more visible presence for the Newton Community Police Office, when the current lease expires. The current location at 7235 – 137 Street in the “Centre of Newton Mall” is situated at the back of the Mall property fronting onto 137 Street and has limited visibility from King George Boulevard.

DISCUSSION

After reviewing a number of potential location alternatives, City staff and the RCMP have been unable, to date, to identify suitable alternative premises that meet the functionality, visibility, and necessary parking requirements in order to support a relocation of the Newton RCMP Community Police Office, in the short term.

To ensure continued operations of the Newton RCMP Community Police Office, City staff and the building owner have reached agreement on a lease modification to extend the current lease for a period of three years from April 1, 2015 to March 31, 2018. Under the terms of the agreement, the City may provide 180 days notice to terminate the lease after June 30, 2016. This early termination clause will allow the City to vacate the Premises by December 31, 2016 if an alternative, more visible, location for the Newton RCMP Community Police Office is identified and secured.

The negotiated lease rates for the extension period are consistent with the rates for similar product in the area. All other terms and conditions of the lease remain the same as with the previous lease.

SUSTAINABILITY CONSIDERATIONS

The proposed modification agreement extending the term of the lease for the Newton RCMP Community Police Office as proposed in this report will assist in achieving the objectives of the City's Sustainability Charter, including:

- To create a City that is, and is perceived as being safe and secure.

It will also support the following Sustainability Charter action items:

- SC6: Accessible and Appropriately Located Services within the City; and
- SC11: Public Safety and Security.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a lease modification agreement as generally described in this report with 7218 KG Financial Inc. for the premises located at 7235 – 137 Street as generally illustrated in Appendix I attached to this report for the continued use as the Newton RCMP Community Police Office.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

KSW/amg/clr

Appendix I - Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 20-Feb-2015, EM9



7235 - 137 Street
Lease Modification
Newton RCMP Community
Police Office

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\EM_7235_137St_AP.mxd