

NO: R069

COUNCIL DATE: MAY 11, 2015

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## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: May 6, 2015**

**FROM: General Manager, Engineering** **FILE: 0930-30/093**  
**General Manager, Parks, Recreation & Culture**

**SUBJECT: Extension Lease of City-Owned Property Located at 10605 City Parkway and Portions of 10601 City Parkway and 13458 – 107A Avenue (BC Lions Football Club)**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the execution by the appropriate City officials of a modification of lease agreement for the City premises located at 10605 City Parkway and portions of 10601 City Parkway and 13458 – 107A Avenue (the “Premises”) as generally illustrated in Appendix I attached to this report, to the BC Lions Football Club (the “Lions”) to provide a further five-year extension of the lease from January 1, 2017 to December 31, 2021.

## INTENT

The intent of this report is to seek Council’s endorsement to provide the Lions with a further 5 year lease extension, from January 1, 2017 to December 31, 2021, for the continued occupation and use of City-owned Premises within the Surrey City Centre.

## BACKGROUND

### Location

The Premises is situated in the Surrey City Centre midway between City Hall and the Gateway SkyTrain Station, directly south of the Chuck Bailey Recreation Centre. The Premises includes 10605 City Parkway and portions of 10601 City Parkway and 13458 – 107A Avenue, for a total area of 3.27 acres. The Premises are improved with a 22,585 ft.<sup>2</sup> two-storey building.

### History

Since 1991 the City has leased the Premises to the Lions for use as their head office and training facility. The current lease is in its final two-year option period (January 2015 to December 2016) and the Lions have requested that the lease be modified to include a further five-year option to extend the lease from January 2017 to December 2021.

## DISCUSSION

Under the terms of the existing lease, the Lions are responsible for property taxes and the day-to-day maintenance of the building, with the City being responsible for the structural repairs and capital replacements (e.g., HVAC, roofing) to the premises.

The Lions have historically been, and continue to be, active members of the community. In addition to established community programs, as noted in the attached Appendix II, the Lions are also a strong supporter of the community at large, participating in civic celebrations, various fundraisers, and other local events. The Lions are committed to work with City staff to add to this level of community involvement during the proposed extension period.

The rental rate for the proposed five-year option to extend has been agreed to by City staff and the Lions, and is reflective of the Lions continued commitment to community involvement. The five-year option to extend provides for a termination of the lease upon 24 months' written notice by either party.

## SUSTAINABILITY CONSIDERATIONS

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

- EC4: By retaining the land through prepaid lease the City is "employing sound accounting and financial management practices and structures".

## 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 the BC Lions Football Club for the Premises located at 10605 City Parkway and portions of 10601 City Parkway and 13458 - 107A Avenue for the continued use as the BC Lions head office and training facility.

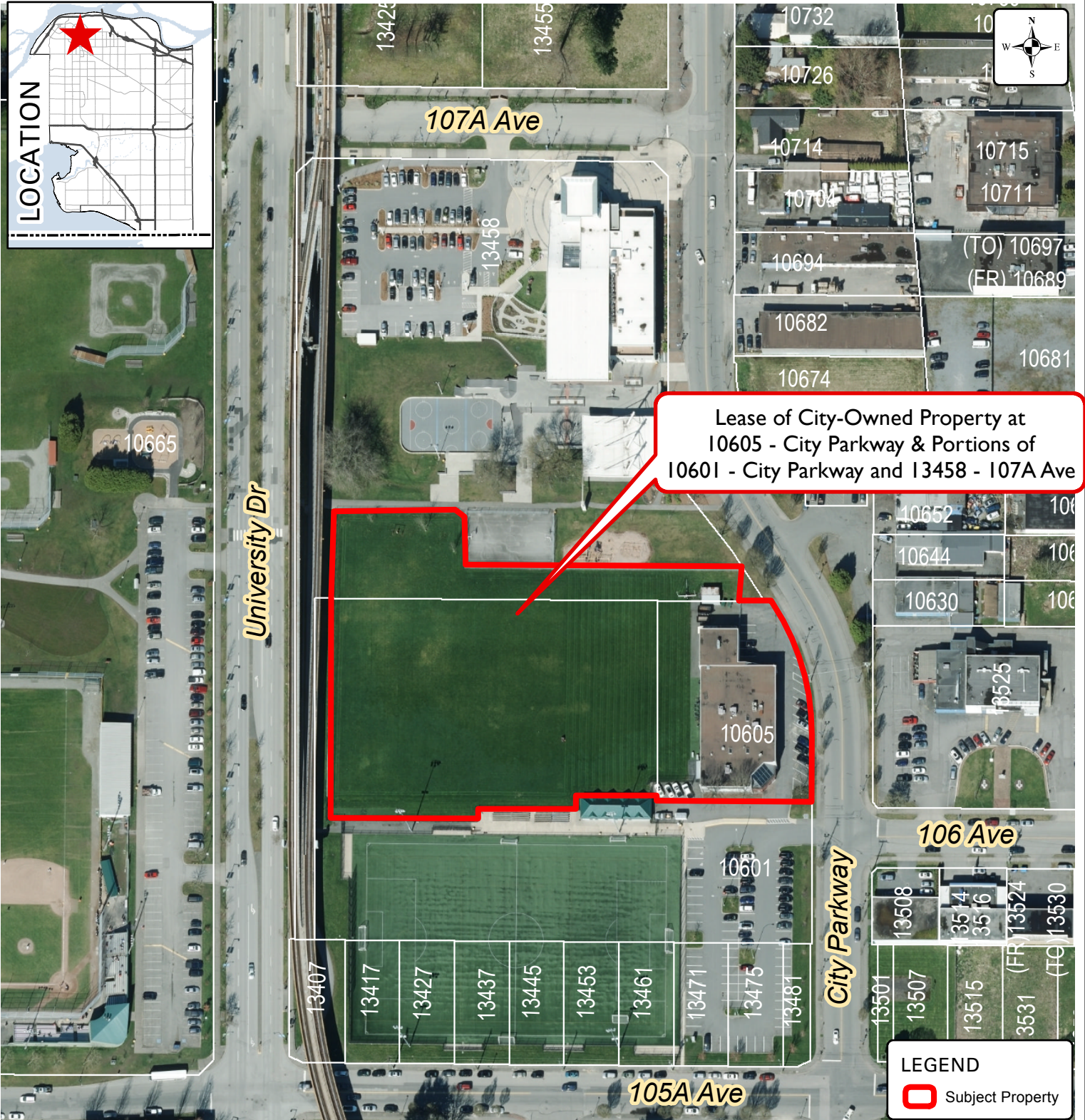
Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

KSW/amg/clr/am

Appendix I - Aerial Photograph of Site  
Appendix II - BC Lions' Community Engagement

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 14-Apr-2015, JJR



**SUBJECT PROPERTY**  
10605 City Parkway & Portions of 10601 City Parkway &  
13458 107A Avenue

**ENGINEERING  
DEPARTMENT**

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**Lease Agreement with BC Lions Football Club**

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:  
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## APPENDIX II

### BC LIONS' COMMUNITY ENGAGEMENT

#### ENERGY CHAMPIONS

The Energy Champions school program was designed specifically for children in kindergarten through grade seven and emphasizes the importance of being an “Energy Champion”. Energy Champions help inspire elementary school students to take an active interest in their environment.

Each January to May the Lions partner with Fortis BC for the Energy Champions school program. So far, the school program has delivered the message of energy conservation to 177 schools in the Lower Mainland and 48 schools around BC. A dedicated group of BC Lions players communicate the message to excited students throughout BC.

#### LIONS IN THE HOUSE

Introduced in 2012, this program is designed for students in grades 5 – 9 emphasizing positive life messaging. In particular, personal safety as it relates to railroads, and the importance of continuing education, specifically learning a trade. This program combines an interactive assembly with powerful messages delivered by BC Lions players, and travels throughout the province.

#### BE MORE THAN A BYSTANDER

On July 7, 2011 the BC Lions Football Club started a groundbreaking initiative with EVA BC called “Be More Than a Bystander.” The purposed of the program is to substantially increase understanding of the impact of men’s violence against women, has sports icons from the BC Lions use their status and public profile to create awareness about violence against women in BC and urge everyone to “Break the Silence on Violence Against Women.”

#### READ, WRITE AND ROAR

The BC Lions understand the importance of stressing literacy among elementary school students and have developed a fun and captivating program to support this cause

Going into its 15<sup>th</sup> year, Read, Write and Roar is a program aimed at promoting literacy among children in grades one to three across the Lower Mainland of Vancouver by motivating them to read and write. The program consists of sending RWR activity journals to schools in numerous school districts. In 2015, the BC Lions will reach 16 school districts and distribute 20,000 journals. The journals contain fun activities and games and allow students to keep track of their reading progress.

## PLAY WITH THE PROS

The BC Lions are committed to growing grassroots football. During the course of the year, the Lions are involved in a number of initiatives focused on the development and growth of amateur football, reaching over 5,000 children each season. These initiatives are as follows:

1. Punt, Pass & Kick
2. Play with the Pros Clinics
3. Community Football Night

Through these events, kids are given the chance to interact with and learn from their favourite BC Lions players. These events are also used as opportunities to discuss bullying, its different forms, and practical and effective solutions for both victims and bystanders reinforcing the Huddle Up Against Bullying initiative.

## HUDDLE UP AGAINST BULLYING

Established in 2013, the BC Lions “Huddle Up Against Bullying” program, with founding partners Intact Insurance, The Province of British Columbia, C & D Logistics, and Uniglobe Vision Travel, focuses on delivering anti-bullying messaging through our very popular Amateur Football programs to kids ages 6 – 13. This program increases awareness of:

- What bullying is
- Different types of bullying, i.e., Verbal, social, physical, cyber, etc.
- Practical solutions for both victims and bystanders

The Program is run from May through October 2015, reaching approximately 5,000 kids in Minor Football Associations across the Lower Mainland. This messaging is delivered to children through the Punt, Pass & Kick events, Play with the Pros Clinics, and Community Football Nights.

## ADDITIONAL INVOLVEMENT

The BC Lions are committed to being active members of the community.

In addition to established community programs, the BC Lions Football Club is a strong supporter of the community at large, participating in civic celebrations, various fundraisers, and other local events. The BC Lions also host a variety of groups at their Surrey Training Facility, facilitating meetings and educational events.

Event Participation	Events at the BC Lions Training Facility
Surrey Canada Day Celebration	Annual Football BC Meetings
Cloverdale Minor Football Visit	Annual BCFC Meetings
Cloverdale Rodeo	Lionbackers Fan Club Annual General Meeting
Surrey Board of Trade Annual General Meeting	High School Football Senior Bowl Week
Rakhi Project	BC Football Hall of Fame meetings
One Billion Rising – Holland Park	Lions Pride Flag Football Tournament
Hike for Hunger – Surrey Food Bank	Play with the Pros Football Clinic
Walk for Muscular Dystrophy – Bear Creek Park	Football 101
Surrey Fusion Festival	Football 202
Party for the Planet	Purolator Tackle Hunger – Surrey Food Bank
Surrey Tree Lighting Festival	
Surrey Vaisakhi Parade	
BC Lions Pep Rally – Surrey Night Market	

For 2015, the BC Lions have committed to the following Surrey Community appearances and visit initiatives:

### 1. City Events

- Party for the Planet – April 1 at City Hall
- Canada Day Party Festivities – July 1 at Cloverdale Fairgrounds
- Surrey Fusion Festival – July 18 & 19 at Holland Park
- Surrey Tree Lighting Festival – November 21 at City Hall

2. BC Lions players will also drop by to visit the Summer Camps at Chuck Bailey Recreation Centre after practice for a minimum of six times throughout the summer.

3. BC Lions will ensure that at least ONE Surrey based youth amateur football team annually is eligible for up to a \$5,000 cash grant. (The Team must qualify under the Provincial Gaming Commission guidelines to be eligible.)