

NO: **R112**

COUNCIL DATE: **JUNE 15, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 11, 2015**

FROM: **General Manager, Parks, Recreation and Culture** FILE: **1220-01**

SUBJECT: **Spectator Sport Facility - Request for Expressions of Interest Authorization**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council authorize staff to issue a Request for Expressions of Interest (RFEI) for a Spectator Sport Facility to be located adjacent to two (2) sheets of community ice at 12780 - 110th Avenue on land proposed to be provided at no cost by the City.

INTENT

The intent of this report is to seek Council authorization to release a Request for Expressions of Interest for potential partnerships with the private sector to finance, design, build and operate a Spectator Arena Facility on land provided at no cost by the City located at 12780 - 110th Avenue.

BACKGROUND

The City has received a number of unsolicited proposals from proponents interested in partnering with the City of Surrey to build and operate a Spectator Sports Facility. The City is interested in the potential economic development benefits, entertainment and sport development opportunities that may be generated by such a facility. The proposed location is a portion of the City property located at 12780 - 110th Avenue that may be appropriate for the Facility. A site location plan is attached as **Appendix I** to this report.

The City has allocated funding in the Five Year Capital Plan (2015-2019) to develop two sheets of community ice at the same location at 12780 - 110th Avenue. The two sheets of community ice will replace the North Surrey Arena which is reaching the end of its functional life. The City issued an RFEI in late 2014 for Design/Build teams to work with the City to design and construct that complex. The City will operate the two rink community ice complex. Both the Spectator Sport Facility and the community ice sheets can fit on the proposed site.

DISCUSSION

In order to confirm the City's terms of a partnership and the value of the various proposed partnerships, staff recommend the City issue an RFEI specifically for the Design, Construction, Financing and Operation of a Spectator Facility at 12780 - 110th Avenue. Submissions are expected to address the City's requirements for such a facility and provide greater detail on how the project can be completed successfully in partnership with the City. Respondents will be requested to

address the manner in which the Spectator Facility will be integrated with the two (2) sheets of community ice that the City desires to locate on the same site.

The proposed location of the Spectator Sports Facility is located in close proximity to the Scott Road Skytrain station which will help make the Facility a regional spectator destination. The area has a large amount of parking that is currently underutilized on evenings and weekends when this facility is more likely to be busy. It is also located in an area of South Westminster that the City would like to see redeveloped with a focus on entertainment and amenities that create a regional destination. The development of a Spectator Sports Facility will initiate further economic development in the area.

The City is open to considering a broad range of proposals and sustainable business models that will ensure the successful provision of the Spectator Sport Facility. As the City is proposing to provide land for the Facility, respondents are expected to finance the design, construction and operation of the Facility; subject to the requirements of the Community Charter and Local Government Act being met in particular regarding assistance and Council approval. The size of the Spectator Facility, the number of seats and the parking requirements are all dependent upon the particular league and sports team franchise that will be the prime sports tenant. Respondents will be asked to demonstrate that a business relationship exists with a professional sports franchise and the facility will fulfill the requirements of the league in which the franchise operates.

City staff are currently preparing the Request for Proposals for the Design/Build teams for the City's development of two sheets of community ice. The outcome of the Spectator Sport Facility RFEI will help resolve the schedule for that project and the RFEI is expected to be evaluated late July, 2015.

SUSTAINABILITY CONSIDERATIONS

The development of a Spectator Sport Facility in partnership with a private partner helps achieve the following Surrey Sustainability Charter Scope items:

- SC 6: Accessible and Appropriately Located Services in the City; and
- EC 2: Economic Development Strategy and an Employment Land Strategy.

CONCLUSION

The Parks, Recreation and Culture Department recommends that Council authorize staff to issue a Request for Expressions of Interest (RFEI) for a Spectator Sport Facility to be located adjacent to two (2) sheets of community ice at 12780 - 110th Avenue on land proposed to be provided at no cost by the City.

Laurie Cavan
General Manager
Parks, Recreation and Culture Department

Appendix I – Site Location Map 12780 - 110th Avenue

Site Location Map 12780 - 110th Avenue

