

NO: R213

COUNCIL DATE: October 23, 2017

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## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: October 16, 2017**

**FROM: General Manager, Engineering** **FILE: 0930-30/063**  
**General Manager, Parks, Recreation & Culture**

**SUBJECT: Lease of Portions of 8599 and 8613 – 132 Street to Hook and Ladder Bar Ltd. and Kerala Christian Fellowship Society**

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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 lease of a combined area of 2,118 m<sup>2</sup> (0.52 acre) covering portions of the Park properties located at 8599 and 8613 – 132 Street, as generally illustrated in Appendix “I” attached to this report, to Hook and Ladder Bar Ltd. and Kerala Christian Fellowship Society as joint tenants for a term of 10 years to allow continued use of the portions of lands as an overflow parking lot, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, C. 26.

## BACKGROUND

The Park properties at 8599 and 8613 – 132 Street (the “Park Properties”) are located adjacent to and north of the Roebuck Centre at 8553 to 8593 – 132 Street, where Hook and Ladder Bar Ltd. (“Hook and Ladder”) and Kerala Christian Fellowship Society (“Kerala”) operate their respective business and community church activities.

8599 – 132 Street is a 1.14 hectare (2.282 acre) property that the City acquired in 1979 from the developer of the Roebuck Centre. 8613 – 132 Street is a 0.76 hectare (1.88 acre) parcel that was acquired by the City in 1980. The Park Properties are both encumbered by a BC Hydro right-of-way for transmission lines and are traversed by Mahood (Bear) Creek.

The Roebuck Centre is an early 1980’s built industrial complex comprised of six strata units with some strata units split into two or more rental spaces. Hook and Ladder and Kerala occupy Strata Lot 1 and Strata Lot 3, respectively. Based on the land-uses and size of units within Roebuck Centre, the requirement for additional parking has arisen from the Strata Lot 1 and Strata Lot 3 uses.

In an effort to alleviate parking constraints at Roebuck Centre, the City has leased Hydro encumbered portions of the Park Properties to the original owner of the Hook and Ladder for use as overflow parking since 1985. The original pub owner constructed the paved parking and footbridge over the creek, linking the parking lot to Roebuck Centre. The original lease expired in September 2014.

## DISCUSSION

The pub business in Strata Lot 1 at Roebuck Centre has been under new ownership since July 2016. The new owner has applied for a new liquor primary licence under Application No. 7917-0144-00. The Planning Report for Application No. 7917-0144-00-00 was considered by Council at the October 2, 2017 Council meeting. A public information meeting in the form of a public hearing is scheduled to take place at the October 23, 2017 Council meeting.

Hook and Ladder, together with Kerala (new owner in 2017 of Strata Lot 3), have requested that the City grant them a lease of 1,956 m<sup>2</sup> (21,054 ft.<sup>2</sup>) paved parking lot and 162 m<sup>2</sup> (1,744 ft.<sup>2</sup>) footbridge area, together a total of 2,118 m<sup>2</sup> (0.52 acre) leased area (“the Premises”) of the Park Properties for the continued use as an overflow parking lot and footbridge. Subject to Council approval, City staff have agreed to enter into a 10 year lease of the Premises with Hook and Ladder and Kerala on terms and conditions that are considered reasonable.

## SUSTAINABILITY CONSIDERATIONS

The proposed lease supports the City’s Sustainability Charter. In particular, the lease relates to the Sustainability Charter theme of Economic Prosperity and Livelihoods. Specifically, the lease agreement supports the following Desired Outcomes:

- Economy DO4: Surrey’s economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses; and
- Economy DO5: Locally owned companies are thriving, creating a robust local economy and retaining wealth and jobs in the community.

## CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a lease as generally described in this report with Hook and Ladder Bar Ltd. and Kerala Christian Fellowship Society as joint tenants that will allow them to use the combined 2,118 m<sup>2</sup> (0.52 acre) portions of 8599 and 8613 – 132 Street for an overflow parking lot and footbridge connection in conjunction with the tenants’ pub business and community church on the adjacent Roebuck Centre property.

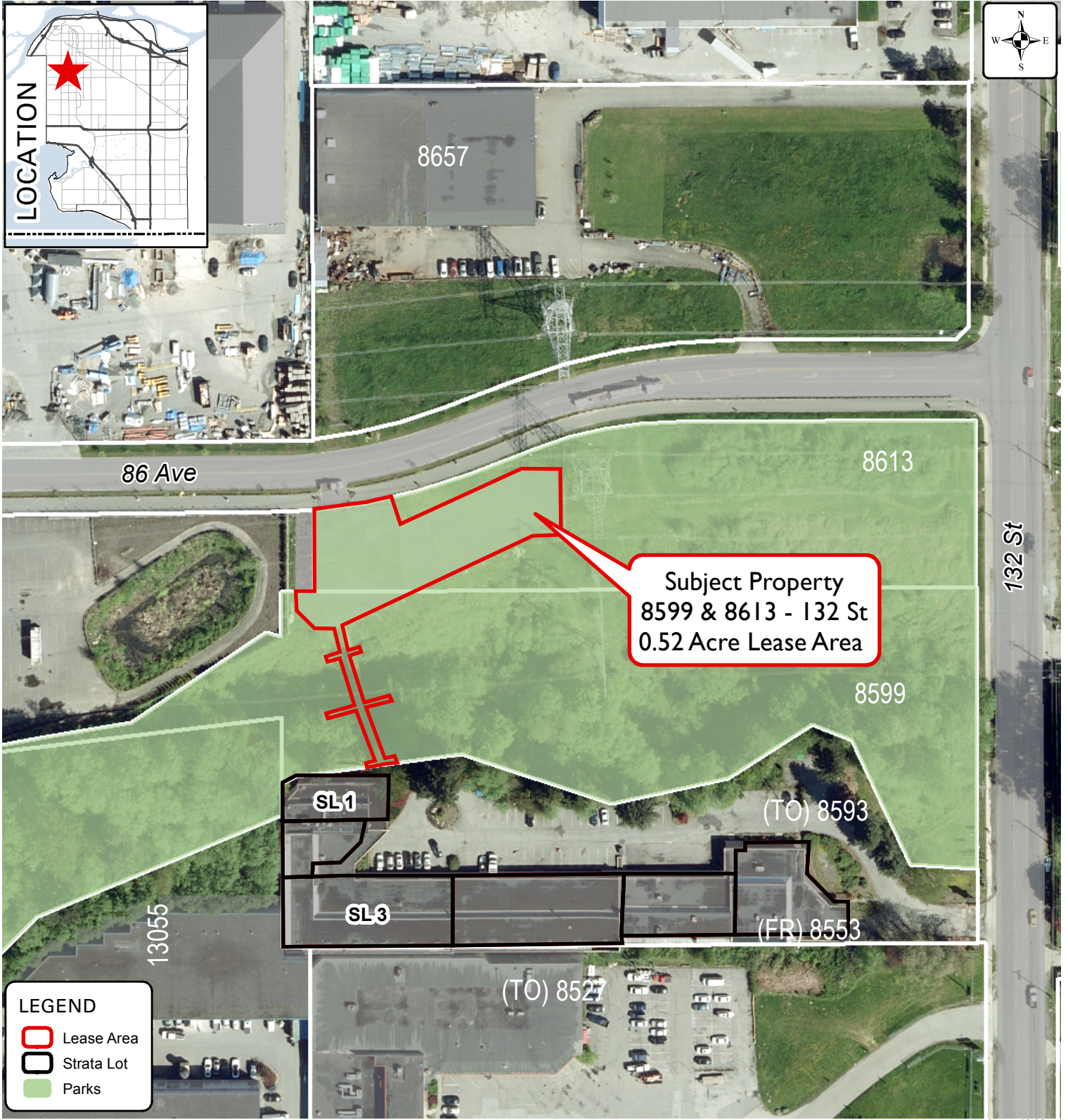
Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

AW/amg/cc

Appendix “I” – Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 10-Oct-2017, JJR

Date of Aerial Photograph: April 2017

Scale: 1:1,500



Lease of Portions of City Lands at  
8599 & 8613 – 132 Street

ENGINEERING  
DEPARTMENT