

NO: R225

COUNCIL DATE: November 6, 2017

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 30, 2017**

FROM: General Manager, Engineering **FILE: 0930-20/084**
General Manager, Planning & Development

SUBJECT: Lease Modification of 10677 Whalley Boulevard to Allow for the Continuation of the Temporary “Boulevard” Homeless Shelter

RECOMMENDATION

The Engineering Department and Planning & Development Department recommend that Council:

1. Authorize the execution by the appropriate City officials of a lease modification agreement between Apolla Developments Ltd. (the “Landlord”) and the City to extend the lease by the City of the land and building space located at 10677 Whalley Boulevard (the “Premises”), as generally illustrated in Appendix “I” attached to this report, to allow it to continue to operate as a temporary shelter; and
2. Instruct the City Clerk to forward a copy of this report and related Council Resolution to BC Housing.

INTENT

The purpose of this report is to obtain approval for staff to enter into a lease modification agreement to extend the lease of the Boulevard Homeless Shelter for two further one-year terms from June 1, 2018 to May 31, 2019 and June 1, 2019 to May 31, 2020 to allow for its continued use as a temporary shelter.

BACKGROUND

In September 2015, Council approved the lease of the Premises to allow it to operate as a winter shelter for the period December 1, 2015 to April 30, 2016. The original lease term was for an eight month period commencing October 1, 2015 and ending May 31, 2016. The lease provided an option in favour of the City to extend the agreement for two additional one-year periods. In February 2017, Council approved the second and last one-year extension of the lease of the Premises for the period of June 1, 2017 to May 31, 2018.

The Premises

The Premises are located on the west side of Whalley Boulevard at the edge of a single-family neighbourhood in transition. To the west of the Premises is a large vacant property that is part of the same legal title as the Premises. To the southwest is the Dell Shopping Centre, and the Canada Post depot is to the northwest.

The Premises is a 25,000 ft.² portion of the larger 2.35 acre property that includes the old Dell Hotel site (demolished) and the old Dell Beer and Wine store. The 6,740 ft.² single level stand-alone building located on the Premises has successfully served as a temporary homeless shelter since its opening in December 2015. The building has undergone all of the renovations necessary for it to function as a shelter, and no additional capital expenditures are required for its continued operation.

DISCUSSION

In 2016, BC Housing agreed to convert the operation of the Premises from a “winter shelter”, which is open for a five month period during the winter to spring months, to a year-round temporary shelter operation. This commitment from BC Housing ends May 31, 2018. BC Housing pays for the operating costs of the Premises, with the exception of rent and utilities. BC Housing has indicated that they would be amenable to extending the funding for the operation of the Premises for the periods June 1, 2018 to May 31, 2019 and June 1, 2019 to May 31, 2020 if the City is successful in extending the lease; however, they would need to obtain approval from their executive committee once the City has confirmed the lease modification agreement.

To ensure the continued operation of the Boulevard Shelter, City staff and representatives from Apolla Developments Ltd. have now reached agreement on a lease modification agreement which will further grant two additional one-year lease extension terms from June 1, 2018 to May 31, 2019 and June 1, 2019 to May 31, 2020.

SUSTAINABILITY CONSIDERATIONS

The continuation of the Boulevard Shelter operation supports the objectives of the City’s Sustainability Charter. In particular, the continued operation of the Boulevard Shelter relates to the Sustainability Charter themes of Inclusion, Public Safety, and Health and Wellness. Specifically, this project supports the following Desired Outcomes:

- Diversity and Accessibility DO2: Surrey is a caring and compassionate city that supports its residents of all backgrounds, demographics and life experiences;
- Housing SD9: Facilitate the development of shelter facilities and supportive housing as outlined in the Master Plan for Housing the Homeless in Surrey;
- Social Infrastructure and Innovation DO24: Surrey has a strong social infrastructure that supports the needs of its diverse and growing population;
- Social Infrastructure and Innovation DO25: Surrey has a culture of collaboration and innovation to solve complex social issues;
- Community Safety and Emergency Services DO1: Residents are safe and have a strong sense of security in all neighbourhoods and throughout the City;
- Health Services and Programs SD1: Connect, facilitate and support people and organizations in innovative alliances for delivery of social, health and wellness programs; and
- Health Services and Programs SD2: Increase the understanding of, and support for, harm reduction.

FUNDING

As with previous temporary shelter operations, BC Housing has agreed to cover the operating costs (with the exception of rent and utilities) of the proposed 2018/2020 winter shelter on the condition that the City of Surrey continues to provide the space. Funding for the lease rent and utilities is available within the proposed 2018, 2019 and 2020 Realty Budget.

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, between Apollo Development Ltd. and the City for the continuation of the lease by the City of the Premises located at 10677 Whalley Boulevard to operate as a temporary shelter, subject to BC Housing approval, for operational funding for the same period of time.

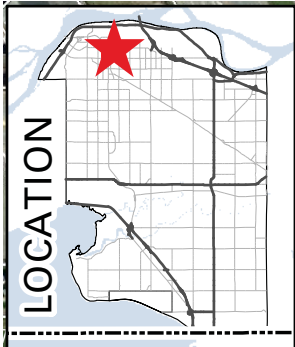
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FS/KSW/amg/cc

Appendix "1" - Aerial Photograph of Site (10677 Whalley Boulevard)

AERIAL PHOTOGRAPH OF SITE



RCMP District I Office

Boulevard Shelter
10677 - Whalley Boulevard

Dell Shopping Centre

LEGEND
Subject Property

Produced by GIS Section: 19-Jan-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:3,000 0 25 M



SUBJECT PROPERTY
Boulevard Shelter
10677 - Whalley Boulevard

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.