

NO: R049

COUNCIL DATE: March 14, 2011

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 9, 2011**

FROM: **General Manager, Engineering
Chief Librarian**

FILE: **0930-30/354**

SUBJECT: **Proposed Lease Agreement with Simon Fraser University
for Fourth Floor Space in the City Centre Library**

RECOMMENDATIONS

The Engineering Department and Library Services recommend that Council approve the execution by the appropriate City officials of a Lease Agreement as generally described in this report with Simon Fraser University ("SFU") that will allow SFU to operate continuing education classes in a portion of the fourth floor of the new City Centre Library for a five year period from September 1, 2011 until August 31, 2016.

BACKGROUND

The City is building a 77,000 ft.² library in City Centre as part of the Build Surrey program. This building will be ready to open in the summer of 2011. The funding for the City Centre Library came in part (\$20 million) from the senior orders of government with the City making an investment of \$16 million in the project. At the outset of the project it was envisaged that some of the area on 4th floor of the new building would be leased to SFU for a period of time until the space was needed by the City in the future.

DISCUSSION

Library staff members are in discussions with faculty and administration from SFU Continuing Studies and Surrey Campus about joint programs and creative collaboration at City Centre Library. Having a university in a public library is a unique opportunity for both organizations and will provide interesting experiences for SFU students and faculty as well as for library customers. Discussions have included ideas ranging from "philosophers' cafes" to world literature programs to involving teens in new media creation.

Proposed Lease Agreement

Staff and SFU have now reached agreement on the terms and conditions of the proposed lease, subject to Council approval. The agreement will be for five years with a 5-year option for renewal that requires the agreement of both parties before it can be exercised. SFU will pay market rent for the premises and will pay for all fit up costs associated with their use of the space. SFU hours of operation will extend beyond library hours during the week; however, SFU has agreed to pay for all related security costs.

SUSTAINABILITY CONSIDERATIONS

Entering into an agreement with SFU for the lease of space at the City Centre Library supports the following Sustainability Charter's Scope actions:

- SC6 – Accessible and Appropriately Located Services within the City;
- SC15 – Literacy, Education and Training;
- SC19 - Equity in Social Infrastructure Investments; and
- EC17 - Educating the Workforce.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a Lease Agreement as generally described in this report with Simon Fraser University that will allow SFU to operate continuing education classes in a 4,426 ft.² area of the fourth floor of the new City Centre Library for a five year period from September 1, 2011 until August 31, 2016.



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Appendix I – Site Plan of Lease Area

