

NO: R024

COUNCIL DATE: February 11, 2019

REGULAR COUNCIL

TO: Mayor & Council **DATE: February 7, 2019**

FROM: General Manager, Engineering **FILE: 0930-20/094**
General Manager, Parks, Recreation & Culture

**SUBJECT: Lease of Office Premises at 901, 13485 Central Avenue from Kwantlen
Polytechnic University**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the execution by the appropriate City official of a three (3) year lease with an option for a two (2) year renewal term of the 9,553 ft.² office premises located at 901, 13485 Central Avenue, for the purpose of providing community and work space for the Surrey Anti-Gang Family Empowerment Centre, as generally described in this report and as illustrated in Appendices “I” and “II” attached to this report.

INTENT

The intent of this memorandum is to obtain Council’s approval to enter into a lease of the 9,553 ft.² office premises (the “Premises”) from Kwantlen Polytechnic University (“KPU”) at the KPU City Centre campus.

BACKGROUND

On July 3, 2018, the City of Surrey released the findings of the Mayor’s Task Force on Gang Violence Prevention and immediately began consulting with partners to build an action plan to address the recommendations of the Task Force. This led to the establishment of the Surrey Anti-Gang Family Empowerment (“SAFE”) Program which will divert children and youth on a pathway to gang involvement and gang violence. On January 22, 2019, the City of Surrey and the Government of Canada announced \$7.5 million in support from the federal government to fund the implementation of the SAFE Program. A core component of the SAFE Program is the establishment of the SAFE Centre that will be a focal point for the delivery of new programs and services for families, as well as providing a venue for coordination of existing programs. The SAFE Centre will be located on the 9th level of the new Kwantlen Polytechnic University (“KPU”) campus located at 13485 Central Avenue in the City Centre Plaza. The premises will be occupied by staff from the City responsible for managing the SAFE Program. The SAFE Centre is a partnership between KPU and the City of Surrey.

DISCUSSION

The KPU campus at 13485 Central Avenue (“KPU Campus”) is a titled air space parcel, comprised primarily of five floors of office-campus space and forming part of 3 Civic Plaza. 3 Civic Plaza is a multi-use building that incorporates retail space, office space, a hotel with associated accessory uses and residential condominiums. The Premises at 901, 13485 Central Avenue is the top floor of KPU Campus.

The City and KPU have negotiated a three-year lease of the Premises with an option for a two-year renewal term. The Premises comprises of 3,500 ft.² main office area, 5,795 ft.² open area and collaboration space, and 258 ft.² of washrooms and storage, being a portion of the service area, all of which are illustrated on the attached Appendix “II”. As part of KPU’s contribution to the new partnership, KPU have agreed to rent the Premises at a favourable rate. The terms of the proposed lease are considered reasonable.

Funding for the Lease

Public Safety Canada has approved funding to cover rent and operating costs payable under the proposed lease through a Youth Gang Prevention Fund – Contribution Agreement for five (5) years.

SUSTAINABILITY CONSIDERATIONS

The proposal to lease the Premises to house the proposed SAFE Centre supports the City’s Sustainability Charter 2.0. In particular, this lease relates to the Sustainability Charter 2.0 theme of Public Safety. Specifically, this lease supports all Desired Outcomes and Strategic Directions of the Public Safety theme.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of the proposed lease between the City and Kwantlen Polytechnic University of the 9,553 ft.² Premises located at 901, 13485 Central Avenue to provide community and office space for operation of the Centre for Public Safety, as generally described in this report and as illustrated in Appendices “I” and “II” attached to this report.

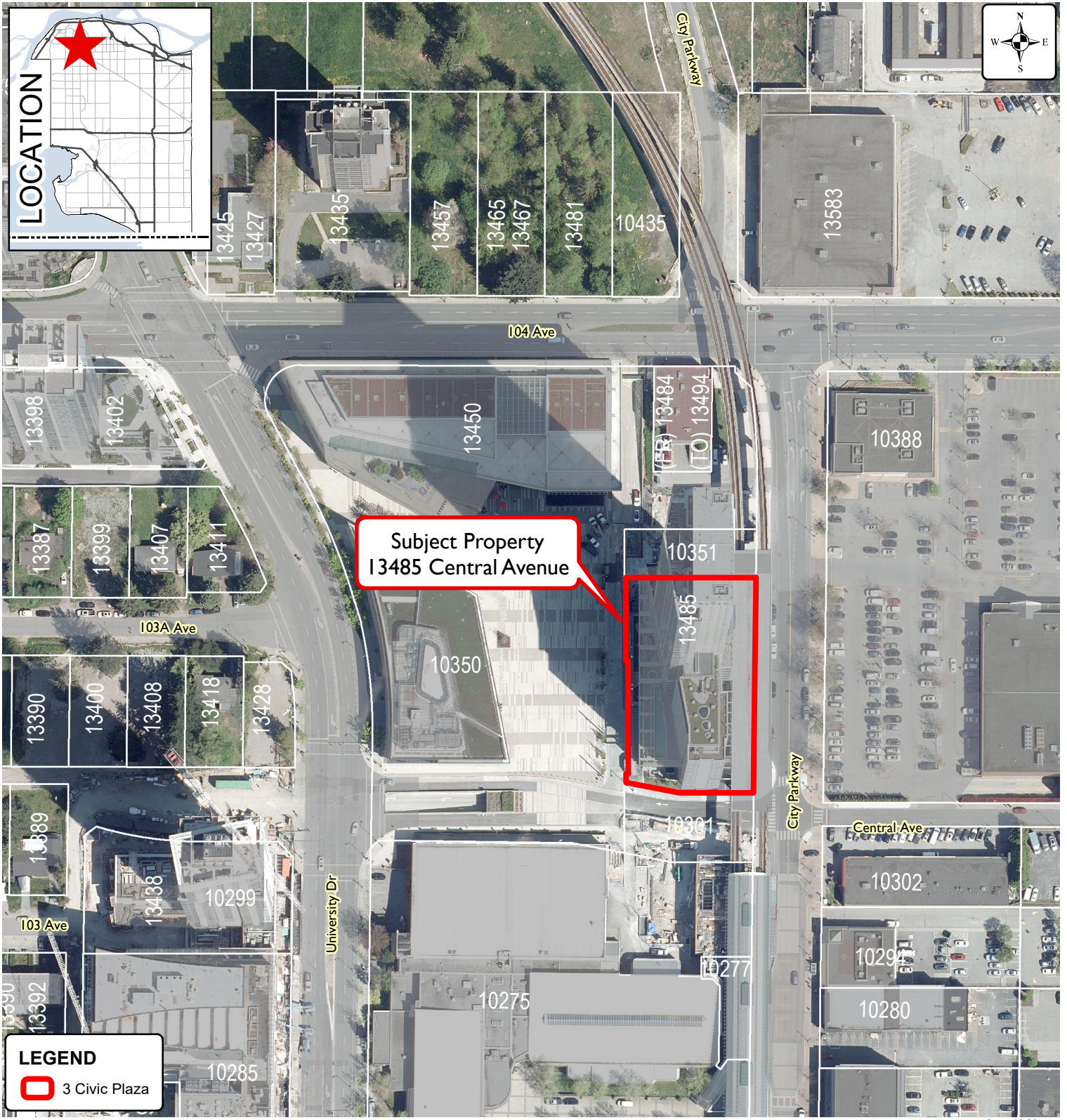
Fraser Smith, P.Eng., MBA
General Manager
Engineering

Laurie Cavan
General Manager
Parks, Recreation & Culture

AW/amg/cc

Appendix “I” - Aerial Photograph of 3 Civic Plaza
Appendix “II” - Ninth Level Premises

AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 05-Feb-2019, C9W

Date of Aerial Photograph: April 27, 2018

Scale: 1:1,843 0 10 M



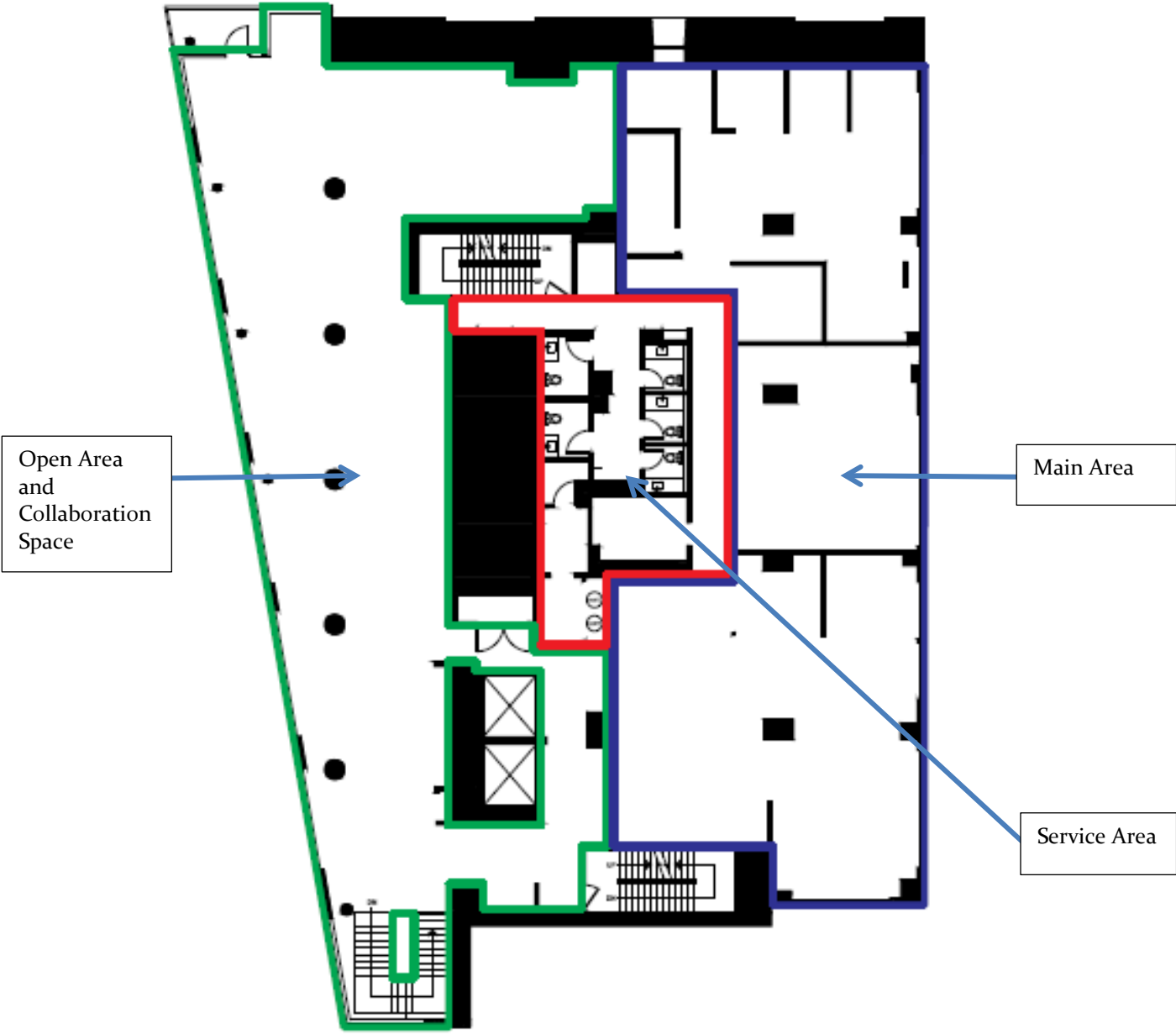
SUBJECT PROPERTY
901, 13485 Central Avenue
Part of 3 Civic Plaza

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.

LEASED PREMISES

Civic Address of Premises:
Unit 901 - 13485 Central Avenue
Surrey, BC



Open Area
and
Collaboration
Space

Main Area

Service Area