

NO: R041

COUNCIL DATE: March 11, 2019

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 7, 2019**

FROM: **General Manager, Engineering**

FILE: **0930-30/423**

SUBJECT: **Proposed Lease Agreement for (14150 Green Timbers Way) E-Division Parking Lot**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Approve the execution by the appropriate City officials of a new lease agreement to the Royal Canadian Mounted Police to allow E-Division to continue to occupy, for parking purposes, a 5,264 m² (56,661 ft.²) portion of the City-owned property located at 14150 Green Timbers Way, as generally illustrated in Appendix "I" attached to this report, subject to compliance with the notice provisions under Sections 26 and 94 of the Community Charter, S.B.C. 2003, Chap. 26.

INTENT

The intent of this report is to seek Council's approval to grant a new lease over a portion of City property located at 14150 Green Timbers Way (the "Lease Area") to the Royal Canadian Mounted Police ("E-Division") to allow for the continued use of the Lease Area as a parking lot.

BACKGROUND

In December 2016 through Corporate Report No. 266; 2016, a copy of which is attached to this report as Appendix "II", Council approved the lease of the Lease Area to E-Division for use as a temporary parking lot during construction of their Forensic Lab facility. E-Division also obtained a Temporary Use Permit ("TUP") for the parking lot facility at that time. The lease expires on August 31, 2019 and the TUP expires in February 2020.

At its Regular Meeting of December 3, 2018, Council granted fourth reading to Development Application 7916-0013-00, rezoning the City lands located at 9900 – 140 Street and 14150 Green Timbers Way, of which the Lease Area forms a portion. The Development Application was to accommodate future institutional, residential, office and civic uses, including care facility, emergency shelter/transitional housing, offices and bio-energy facilities. As the Comprehensive Development Zoning Bylaw allows for parking facilities, there is no longer a requirement for a TUP for the E-Division parking area.

DISCUSSION

E-Division have requested a new lease agreement to commence September 1, 2019 upon the expiry of the current lease agreement. The proposed lease is for a five-year term with a further right to renew for an additional five years. The City would retain the right to provide 180 day notice to terminate the lease at any time during the term of the agreement for development related purposes.

Although it is anticipated that the new Forensic Lab facility will be completed in 2019, E-Division expect that there will be increased pressures on parking at the existing E-Division Headquarters site due to the 100 plus jobs associated with the operation of the new Forensic Lab. E-Division is currently exploring a long-term solution to the parking shortage at the Green Timbers location.

Under the terms of the proposed lease, E-Division will be responsible for all costs associated with the Lease Area. The parking lot and associated improvements will default to the City after the lease expires.

The interim parking facility contains approximately 155 stalls and is positioned in such a manner as to not affect the location and siting of the recently approved BC Housing Transitional Housing Project being developed on the City-owned lands located directly to the south of the Lease Area.

SUSTAINABILITY CONSIDERATIONS

This lease supports the objectives of the City's Sustainability Charter 2.0. In particular, the proposed temporary occupation of the Lease Area by E-Division relates to the Sustainability Charter 2.0 theme of Public Safety. Specifically, this project supports the following Desired Outcome ("DO"):

- Community Safety and Emergency Services DO5: Surrey is recognized and perceived as a leader in establishing and maintaining collaborative partnerships for community safety and well-being.

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 the Royal Canadian Mounted Police that will allow E-Division to continue to occupy the Lease Area for temporary parking purposes.

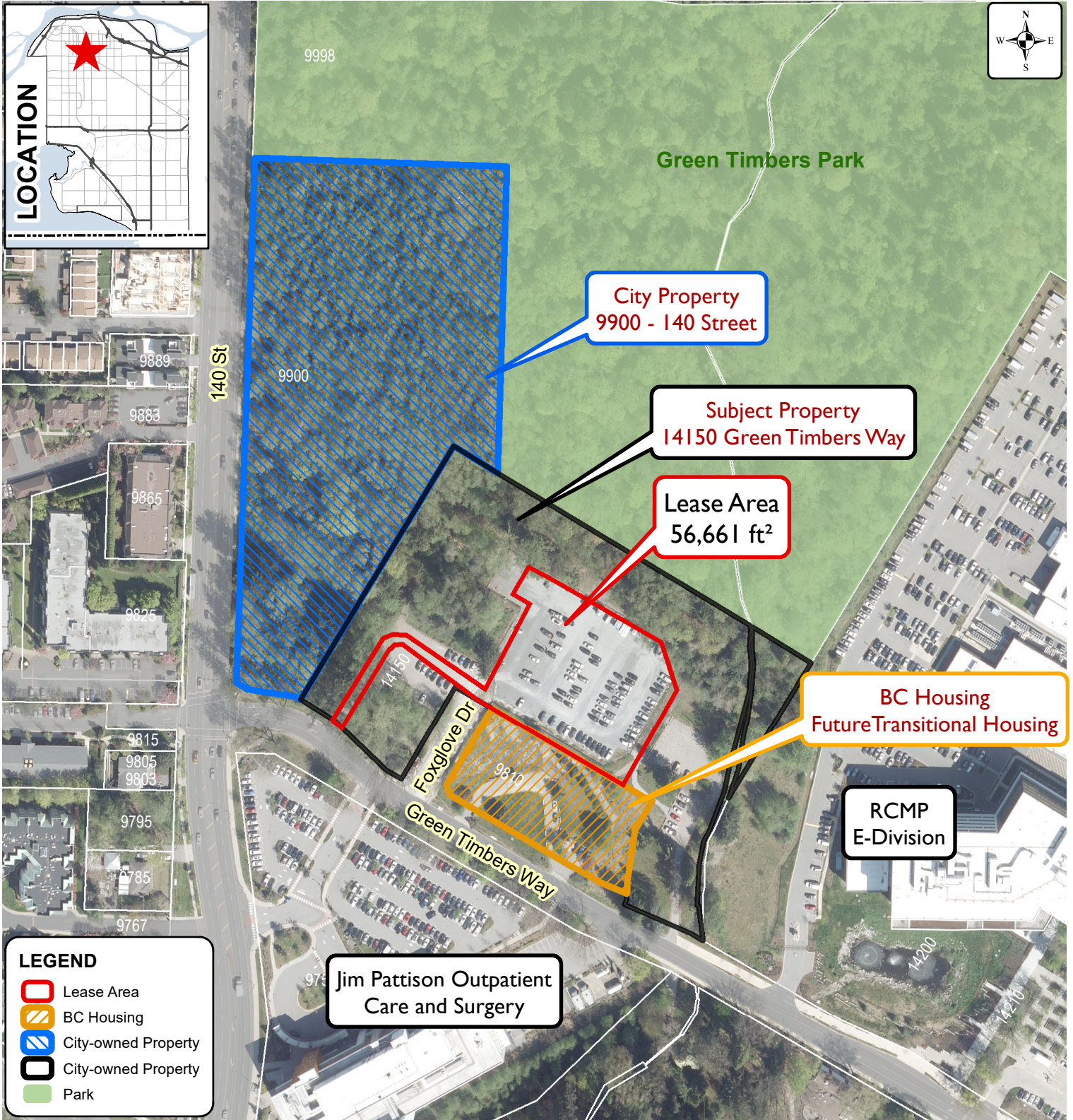
Fraser Smith, P.Eng., MBA
General Manager, Engineering

KW/amg/cc

Appendix "I" – Aerial Photograph of Site
Appendix "II" – Corporate Report No. R266; 2016

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 06-Mar-2019, JJR

Date of Aerial Photograph: April 28, 2018

Scale: 1:2,500 0 20 M



Proposed Lease Area for E-Division Parking (56,661 ft²)

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.

Source: \\File-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Realty\14150_GreenTimbersWay-rev3.mxd



CORPORATE REPORT

NO: R266

COUNCIL DATE: December 19, 2016

REGULAR COUNCIL

TO: Mayor & Council DATE: December 14, 2016

FROM: General Manager, Engineering FILE: 0930-30/423

SUBJECT: Proposed Lease Agreement with Her Majesty The Queen in Right of Canada as represented by The Minister of Public Safety and Emergency Preparedness, c/o Royal Canadian Mounted Police

RECOMMENDATION

The Engineering Department recommends that Council approve the execution by the appropriate City officials of a lease agreement with Her Majesty The Queen in Right of Canada as Represented by The Minister of Public Safety and Emergency Preparedness, c/o Royal Canadian Mounted Police ("RCMP") to allow the RCMP to occupy, for parking purposes, a 4,769 m² (51,333 ft.²) portion of the City-owned property located at 14150 Green Timbers Way (the "Lease Area"), as generally illustrated in Appendix "I" attached to this report, subject to issuance of a Temporary Use Permit and compliance with the notice provisions under Sections 26 and 94 of the *Community Charter*, SBC, 2003, Chap. 26.

BACKGROUND

The RCMP is now proceeding with their application for the development of their new Forensic Lab on the adjacent E-Division parcel in Green Timbers. A large portion of their existing parking will be displaced on the adjacent E-Division parcel while the Forensic Lab is under construction. The RCMP have requested the occupation of the Lease Area for use as a temporary parking lot during construction of the Forensic Lab.

DISCUSSION

Under the terms of the proposed lease, the RCMP will be responsible for all costs associated with the development of the Lease Area including site preparation, construction of the parking lot and access road, fencing, lighting, and permitting. These improvements will default to the City after the lease expires. The lease term is intended to be for 2 years and 8 months, from January 1, 2017 to August 31, 2019.

The interim parking facility will contain approximately 155 stalls, as generally illustrated on the attached Appendix "II". The RCMP will require a Temporary Use Permit for the proposed parking lot and an application has been submitted. The interim parking facility will not have direct frontage onto Green Timbers Way, as the proposed BC Housing Transitional Housing Project is proposed to have direct access to Green Timbers Way and be sited to the south of the proposed parking lot fronting Green Timbers Way. Furthermore, the location of the interim parking facility has been positioned in such a manner as to not affect the location and siting of the proposed BC Housing Transitional Housing Project.

SUSTAINABILITY CONSIDERATIONS

This lease supports the objectives of the City's Sustainability Charter. In particular, the proposed temporary occupation of the Lease Area by the RCMP relates to the Sustainability Charter theme Public Safety. Specifically, this project supports the following Desired Outcome:

- Community Safety and Emergency Services DO5: Surrey is recognized and perceived as a leader in establishing and maintaining collaborative partnerships for community safety and well-being.

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 Her Majesty The Queen in Right of Canada as Represented by The Minister of Public Safety and Emergency Preparedness, c/o Royal Canadian Mounted Police that will allow the RCMP to proceed with the construction and use of the Lease Area for temporary parking purposes.



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KW/amg/clr

Appendix "I" – Aerial Photograph of Site
Appendix "II" – Parking Lot Layout

Note: Appendices available upon request