

NO: R104

COUNCIL DATE: May 31, 2021

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 27, 2021**

FROM: **General Manager, Engineering**
General Manager, Parks, Recreation & Culture

FILE: **0930-30/017**

SUBJECT: **Licence of Portion of 5435 - 123 Street to the Panorama Ridge Riding Club**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council approve the execution by the Mayor and City Clerk of a licence agreement with Panorama Ridge Riding Club for a five-year term to allow the Panorama Ridge Riding Club to continue to occupy and operate a horseback riding facility on a 23,500 m² (5.8 acre) portion of the City Property at 5435 - 123 Street, as generally illustrated in Appendix "I" attached to this report.

INTENT

The intent of this report is to seek Council's approval to enter into a five-year term licence agreement with Panorama Ridge Riding Club (the "Licensee"), which is currently occupying a 23,500 m² (5.8 acre) portion (the "Licensed Premises") of the City property located at 5435 - 123 Street (the "Property").

BACKGROUND

The Property is a 28.63-acre parcel that forms part of the larger 68-acre Joe Brown Park (the "Park"), comprised of several parcels and has the address of 5381 - 125A Street. All the lands to the Park are zoned Half-Acre Residential (RH) Zone and are designated "Conservation and Recreation" in Surrey Official Concept Plan.

The Licensee is a non-profit organization that has been in operation since 1968 and has been occupying parts of the Property since 1975. The Licensee currently operates from the Licensed Premises on a month-to-month basis under the terms and conditions of an expired lease at the annual rent of \$22,500. As a non-profit organization, the Licensee has been applying and receiving from the City annual grants in lieu of rent under the City's current policy regarding the licensing/leasing of City lands and buildings.

DISCUSSION

The Licensee's current tenancy is a month-to-month arrangement under the terms of an expired lease. The Licensee has requested that the City grant them a longer and more certain term than its existing monthly tenancy. The City and representatives of the Licensee have agreed on the terms and conditions for a five-year term licence (the "Licence"). The Parks, Recreation & Culture Department is supportive of the proposed Licence, which main terms and conditions are as follows:

1. Duration: 5 years (City may terminate the Licence with 60 days notice)
2. Rent: \$30,500 per annum
3. Utilities: Licensee is responsible for all utility services to the Licensed Premises.
4. Maintenance: Licensee is responsible for all buildings and structures on the Licensed Premises.
5. Park Operations: Licensee is responsible for Park litter and refuse collection and Park gatekeeping.

FUNDING

It is expected the Licensee will continue to apply to Council for an annual grant in lieu of rent under the City's policy for licensing/leasing of City lands and buildings. This policy requires that all City leases/licenses to non-profit organizations be at fair market value with the ability for such organizations to apply for grants in lieu of rents. If approved, funding for this lease-in-kind will be included in City Grants budget.

SUSTAINABILITY CONSIDERATIONS

The proposed Licence supports the City's Sustainability Charter 2.0. In particular, the Licence agreement relates to the Sustainability Charter 2.0 themes of Inclusion and Health and Wellness. Specifically, the Licence agreement supports the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Age-Friendly Community DO16: All children and youth have access to enriching programs, services, green space, and opportunities for indoor and outdoor play that promote healthy development;
- Community Pride and Engagement SD15: Work at the neighbourhood level to empower local clubs, groups, individuals, and agencies to contribute to a vibrant community;
- Wellness and Recreation DO6: Residents participate in a wide range of recreation and leisure opportunities;
- Wellness and Recreation DO7: Residents enjoy a high level of physical, social, and mental wellness;
- Health Services and Programs SD1: Connect, facilitate, and support people and organizations in innovative alliances for delivery of social, health and wellness programs; and
- Wellness and Recreation SD8: Promote greater participation in all forms of recreation.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a Licence, as generally described in this report, with the Panorama Ridge Riding Club that will allow the club to use a portion of 5435 – 123 Street for the operation of a horseback riding facility.

Scott Neuman, P.Eng.
General Manager,
Engineering

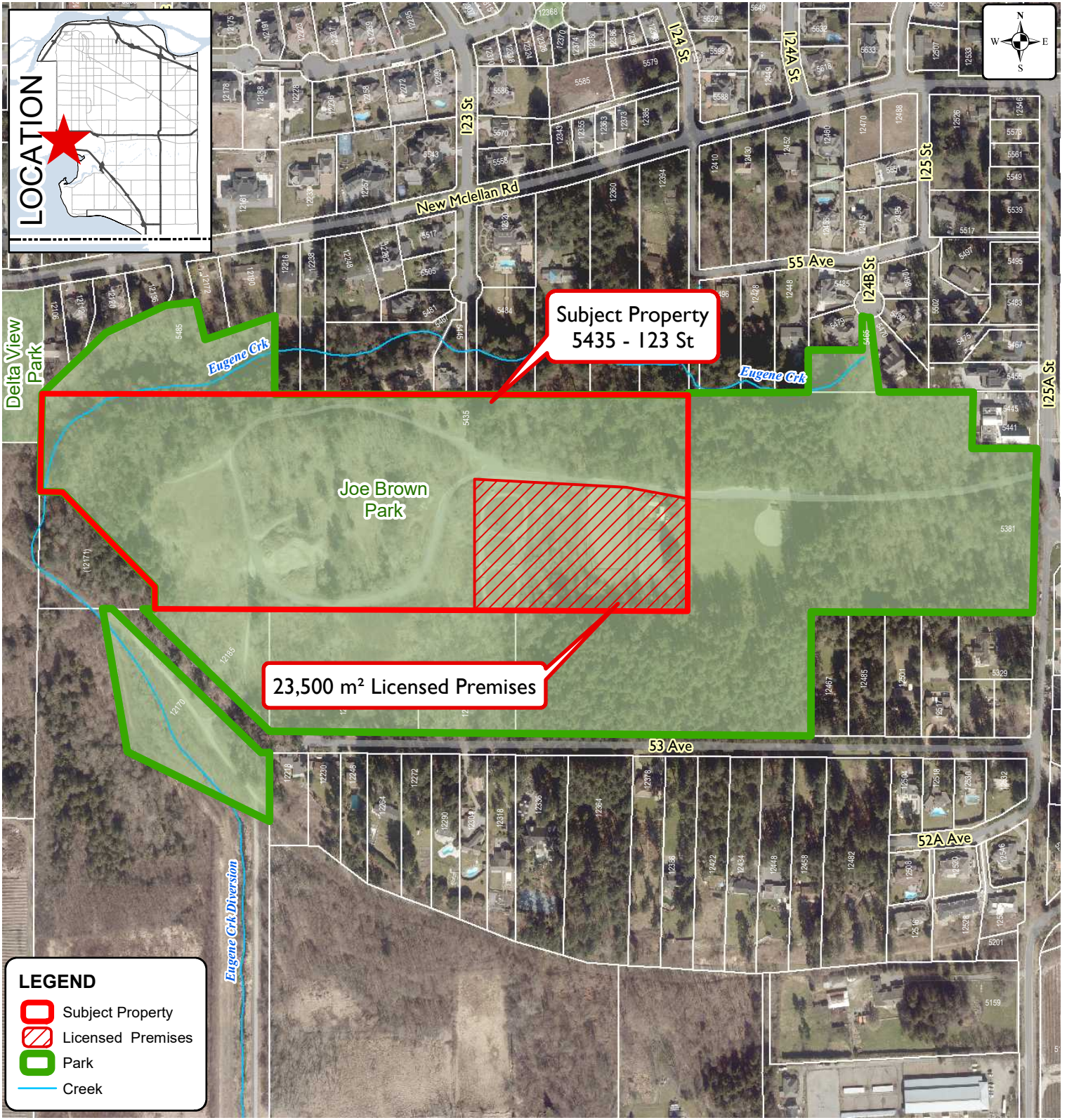
Laurie Cavan
General Manager,
Parks, Recreation & Culture

AW/ap/cc

Appendix “I” – Aerial Photograph of Site

[https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2021/admin/cr/licence of portion of 5435 – 123 street to the panorama ridge riding club/sn licence of portion of 5435 – 123 street to the panorama ridge riding club.docx](https://surreybc.sharepoint.com/sites/eng.administration/wp_docs/2021/admin/cr/licence%20of%20portion%20of%205435%20-%20123%20street%20to%20the%20panorama%20ridge%20riding%20club/sn%20licence%20of%20portion%20of%205435%20-%20123%20street%20to%20the%20panorama%20ridge%20riding%20club.docx) CLR 5/27/21 1:20 PM

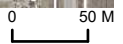
AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 19-Oct-2020, JJR

Date of Aerial Photograph: March 2019

Scale: 1:5,000



**Licence of Portion of 5435 - 123 Street
(Joe Brown Park) to 'Panorama Ridge Riding Club'**

**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.