



# **Corporate** NO: R120

# **Report** COUNCIL DATE: June 17, 2002

## **REGULAR COUNCIL**

TO: **Mayor & Council** DATE: **June 7, 2002**

FROM: **General Manager, Engineering** FILE: **0541-117**

NEW: **0930-30**

**SUBJECT: Lease Renewal of 1,263 m<sup>2</sup> of 14245 - 56 Avenue (City Hall Lands) to the Board of School Trustees of School District No. 36 (Surrey) (Map 72)**

## **RECOMMENDATION**

That Council approve the renewal of a lease with the Board of School Trustees of School District No. 36 (Surrey) of a 1,263 m<sup>2</sup> portion of the City Hall lands at 14245 - 56 Avenue (Lot 4, Section 9, Township 2, New Westminster District, Plan LMP21; PID No. 017-234-701) for a five year term commencing September 1, 2002.

## **BACKGROUND**

### **1. The Property and Land Uses**

The subject property is part of the undeveloped lands of the City Hall property at 14245 - 56 Avenue. The School District currently occupies three portions of land (505 m<sup>2</sup>, 505 m<sup>2</sup>, and 253 m<sup>2</sup>) totalling 1,263 m<sup>2</sup>. These areas are improved with portable office trailers, and are covered by two existing leases that expire in July and September 2002. The proposed new lease will cover all three areas.

### **2. Plan Designations and Zoning**

The subject property is zoned RH (Half Acre Residential Zone), and is designated Urban in the Official Community Plan and Institutional in the South Newton Neighbourhood Concept Plan.

## **DISCUSSION**

As the expiration of the existing leases is imminent, the School District has requested that the City enter into a new five year lease agreement of the subject 505 m<sup>2</sup>, 505 m<sup>2</sup>, and 253 m<sup>2</sup> portions of the City Hall land. All City departments have been consulted, and there are no objections to the City entering into a new lease agreement.

Subject to Council approval, City staff have agreed to a five year lease of the three portions of land commencing on September 1, 2002 at a lease rate that reflects market rates for similar lands.

The new lease will include an early termination clause that allows for either the landlord or the tenant to terminate the lease at any time by giving three months notice, as is contained in the existing leases.

## **CONCLUSION**

The School District has requested a lease renewal over the 505 m<sup>2</sup>, 505 m<sup>2</sup> and 253 m<sup>2</sup> portions of the City property upon expiration of the existing leases. As the City has no current plans for this land, it is recommended that Council approve a new five year lease of this 1,263 m<sup>2</sup> portion of City owned property to School District No. 36 (Surrey).

Paul Ham, P.Eng.

General Manager, Engineering

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## Appendices

- I. Location Map
- II. Site Map
- III. Aerial Photograph