

Report to Council



Date: August 8, 2016
File: 1140-40
To: City Manager
From: M. Olson, Manager, Property Management
Subject: Lease to the Justice Institute of British Columbia - Former Walrod School, 825 Walrod Street

Recommendation:

THAT Council approves the City entering into a three (3) year Lease Agreement with the Justice Institute of British Columbia, with the option to renew for one (1) additional term of two (2) years, in the form attached to the Report of the Manager, Property Management, dated August 8, 2016;

AND THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete the transaction.

Purpose:

To obtain Council support to enter into a lease with the Justice Institute of British Columbia for a three (3) year term. for a three (3) year term.

Background:

The City purchased the Walrod School from School District #23 in May of 2005 for future park purposes. At that time, the City sought a suitable tenant to occupy the buildings until the property was funded for park development. Justice Institute of British Columbia ("JIBC") has occupied the property since 2006 and has been a model tenant during this time.

As the City does not anticipate developing the property during the term of the proposed lease, Staff is recommending entering into a new lease agreement with JIBC at fair market value, as appraised by an independent third party.

Financial/Budgetary Considerations:

Lease Agreement Highlights	
Term	3 Years
Base Rent	\$60,000/ann.
Percentage Rent	N/A
Renewals	1 x 2 years

Internal Circulation:

Director, Design & Construction Services
Director, Recreation & Culture Services
Director, Civic Operations
Director, Infrastructure Planning
Director, Corporate Services
Director, Development Services
Director, Regional Services
Director, Subdivision, Agriculture & Environment
Manager, Policy & Planning
Fire Inspector

Considerations not applicable to this report:

Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
Existing Policy:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by: M. Olson, Manager, Property Management

Approved for inclusion: D. Edstrom, Director, Real Estate

Attachments: 1. Schedule A - Lease Agreement
2. Schedule B - PowerPoint Presentation

cc: I. Wilson, Manager, Parks Services