
CITY OF KELOWNA
MEMORANDUM

Date: June 8, 2005
File No.: 0870-20
To: City Manager
From: Civic Properties Manager
Subject: Justice Institute Lease for 825 Walrod Street

RECOMMENDATION:

THAT City Council approve a five-year lease with the Justice Institute of B.C. for the City property at 825 Walrod Street the former French Immersion School;

AND THAT the Civic Properties Manager is authorized to sign the Lease, based on the attached criteria, on behalf of the City of Kelowna;

AND FURTHER THAT the 2005 budget be amended as to reflect this increased revenue source.

BACKGROUND

The City purchased the French Immersion School at 825 Walrod Street in May of 2005, for the future development of a neighbourhood park. The earliest anticipated date this park will be developed is 2008. Coincidentally, the Justice Institute of B.C. (JIBC) approached the City for rental space to establish a branch here of their facility. The JIBC is a non-profit teaching organization that focuses on the post secondary educational needs of law enforcement and emergency response organizations such as police, fire, paramedics, corrections and victim services. In order to provide training staff travel from the lower mainland. Their plan is to establish a teaching facility in Kelowna that will service the Okanagan Valley. While they review other locations around the City this short-term lease will assist them in establishing a teaching facility. The property does not require zoning changes for this use. Given the highly beneficial nature of this new service to the valley, Staff is recommending approval of this lease for the Justice Institute of B.C.

Jim Waugh
Civic Properties Manager

cc: Director of Parks and Leisure Services
Director of Finance

Base Terms of Lease Agreement for 825 Walrod Street and the Justice Institute of BC

Term: 5 Years - 3-year initial term (July 01, 2005 – June 30, 2008) plus the option for two additional one-year extensions.

Facilities: School building plus four portable classrooms

Rate: Base lease – See chart below

Tenant Improvements: By tenant

Financial Summary:

Lease income	Per year	Per month
Year 1 (9.5 months)	\$34,800	\$2,900
Year 2	\$34,800	\$2,900
Year 3	\$34,800	\$2,900
Optional Year 4	\$34,800	\$2,900
Optional Year 5	\$52,740	\$4,395