

NO: R028

COUNCIL DATE: February 24, 2025

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 19, 2025**  
FROM: **General Manager, Parks, Recreation & Culture** FILE: **0550-20**  
SUBJECT: **Cloverdale Athletic Park Covered Practice Facility - Partnering Agreement**

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## RECOMMENDATION

The Parks, Recreation & Culture Department recommends that Council:

1. Receive this report for information; and
2. Authorize the Mayor and City Clerk to execute a Partnering Agreement between the City of Surrey and the Surrey United Soccer Club, as generally described in this report, subject to compliance with the notice of assistance pursuant to Section 24(1) of the *Community Charter*.

## INTENT

The intent of this report is to seek Council approval to execute a Partnering Agreement for the planning, development, maintenance and operation of a soccer related covered practice facility by Surrey United Soccer Club on City-owned lands in Cloverdale Athletic Park (as shown in Appendix "I").

## BACKGROUND

The Parks, Recreation & Culture Strategic Plan recommends that the Parks, Recreation & Culture Department "work with community organizations to assist in the development of program opportunities and facilities". Through this strategic direction, the Parks, Recreation & Culture Department partners with local sports organizations to support the development of facilities that enhance and increase the provision of sports and athletic offerings in the City.

Surrey United Soccer Club ("SUSC"), based in Cloverdale, is a successful soccer association with thousands of members and a capital legacy fund for projects that can enhance the services they provide to their members. In the past, SUSC provided nearly \$225,000 to construct a new fieldhouse adjacent to Field 2 at Cloverdale Athletic Park.

On April 3, 2023, SUSC made a presentation to Council-in-Committee about field availability in East Surrey and to propose a partnership with the City for a covered practice facility in Cloverdale Athletic Park.

In response, Parks staff prepared a Request for Expressions of Interest (“RFEOI”) for a covered practice facility in Cloverdale Athletic Park. The RFEOI process included public notification and was open from July 10, 2023 to August 8, 2023 to any group interested in partnering with the City on the construction of a covered practice facility. SUSC was the only compliant response submitted. Since that time, Parks staff have met with SUSC executives on several occasions to discuss their proposal and reach an agreement on design, construction, maintenance, and operational details.

In addition to working with Parks staff, SUSC has submitted Development Permit and Building Permit applications and is proceeding through the development review process with the Planning & Development Department for the covered practice facility.

## **DISCUSSION**

The City-owned land proposed for use by SUSC for the covered practice facility is on a gravel all-weather sports field within Cloverdale Athletic Park (as shown in Appendix “II”). The essence of the partnership is that the City provides the land, in the form of a 30-year lease at a nominal rate, and SUSC builds and operates the covered practice facility, following a number of operating conditions outlined by the City in the Partnering Agreement and a future Lease Agreement.

The primary function of the covered practice facility is to provide a covered turf area for year-round practices for SUSC’s teams and training programs and be made available for use by the broader sports community in Cloverdale. SUSC will pay the majority of costs associated with constructing and operating the covered practice facility, thus relieving the City of substantial capital and operating costs.

To fund the construction and operating costs, SUSC will charge rental fees for the use of the covered practice facility and will sell advertising to sponsors. An additional revenue stream that SUSC is counting on is the sale of naming rights of the building to a private sponsor. While a sponsor has not yet been identified, the Partnering Agreement recognizes SUSC’s intent to sell the naming rights of the building. The selected sponsor must reflect the values of the City and SUSC. Signage for SUSC’s selected sponsor must comply with all aspects of *Surrey Sign By-law, 1999, No. 13656* and undergo a design review and approval process.

### **The Partnering Agreement**

The Partnering Agreement authorizes the City to provide "assistance" to SUSC for this project (in accordance with Sections 24 and 94 of the *Community Charter*, respectively) and generally outlines SUSC’s responsibilities for the construction, maintenance, and operation of the covered practice facility.

The proposed Partnering Agreement with SUSC contemplates the following types of assistance by the City:

- a. a contribution of land, in the form of a Lease Agreement, for use by SUSC for a 30-year lease term for the covered practice facility;
- b. payment of development cost charges levied by the City, excluding those collected by the City on behalf of a third party (Metro Vancouver and TransLink), attributable to the construction of the covered practice facility;
- c. payment of the costs of outfitting and maintaining the interior of two external public-facing washrooms in the covered practice facility;
- d. payment of a portion of the cost to construct the sanitary service to the covered practice facility;
- e. payment of half the costs of regular maintenance and emergency work for water and sanitary services to the covered practice facility;
- f. provision of City staff time to work with SUSC to help guide the covered practice facility through the development review process and coordinate the use and operation of the covered practice facility with other City services or programs; and
- g. waiver of the City's potential interest in any revenues collected by SUSC related to the covered practice facility.

### **Lease Agreement**

Building on the Partnering Agreement, a future Lease Agreement will further formalize and detail the terms and conditions associated with leasing the subject City lands to SUSC for a nominal rate. The Lease Agreement will ensure that the covered practice facility is operated in a manner that is acceptable to the City.

The Lease Agreement will be for a term of 30 years (initial term of fifteen [15] years, with a subsequent renewal term of ten [10] years followed by a second renewal term of five [5] years). This term of lease with renewals will enable SUSC to recoup their capital costs through annual revenues.

### **Next Steps**

Subject to Council approval of the Partnering Agreement, staff will work with SUSC to draft the Lease Agreement for the disposition of the land required for the covered practice facility.

Once the Lease Agreement is drafted, it will be brought to Council for authorization and execution.

SUSC will continue to move forward with the Development Permit and Building Permit approval processes. Despite the execution of the Partnering Agreement and Lease Agreement, Council retains its full discretion in relation to the outcome of the development application approval process, as would be typical of any development application.

Upon execution of the Partnering Agreement and Lease Agreement and the issuance of the Development Permit and Building Permit by the City, SUSC will proceed with project construction. It is expected that the covered practice facility will be open for play in 2026.

## **Legal Services Review**

Legal Services has reviewed this report.

## **CONCLUSION**

Based on the above discussion, the Parks, Recreation & Culture Department recommends that Council authorize the Mayor and City Clerk to execute the Partnering Agreement. The Lease Agreement between the City and SUSC will be brought forward to Council at a later date for Council's authorization.

*Original signed by*

Laurie Cavan

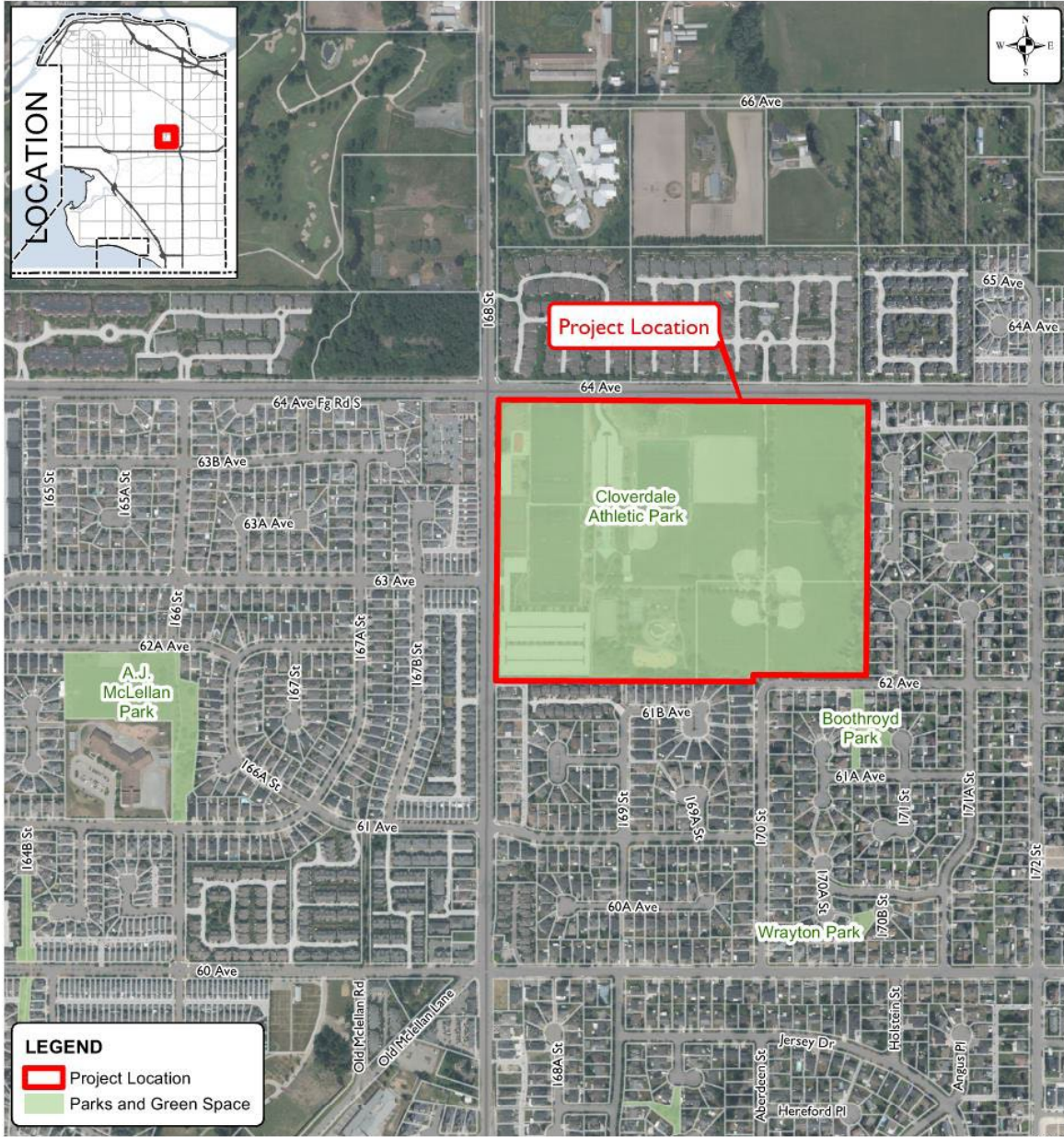
General Manager,

Parks, Recreation & Culture

Appendix "I" Context Map – Cloverdale Athletic Park

Appendix "II" Gravel all-weather sports field within Cloverdale Athletic Park

[https://surreybc.sharepoint.com/sites/prcadmistration/corporate reports regular/2025/draft cr - susc covered facility partnering approval.docx](https://surreybc.sharepoint.com/sites/prcadmistration/corporate%20reports%20regular/2025/draft%20cr%20-%20suscovered%20facility%20partnering%20approval.docx)  
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Produced by GIS Section: 05-Feb-2025

Date of Aerial Photograph: 2023

Scale: 1:7,500



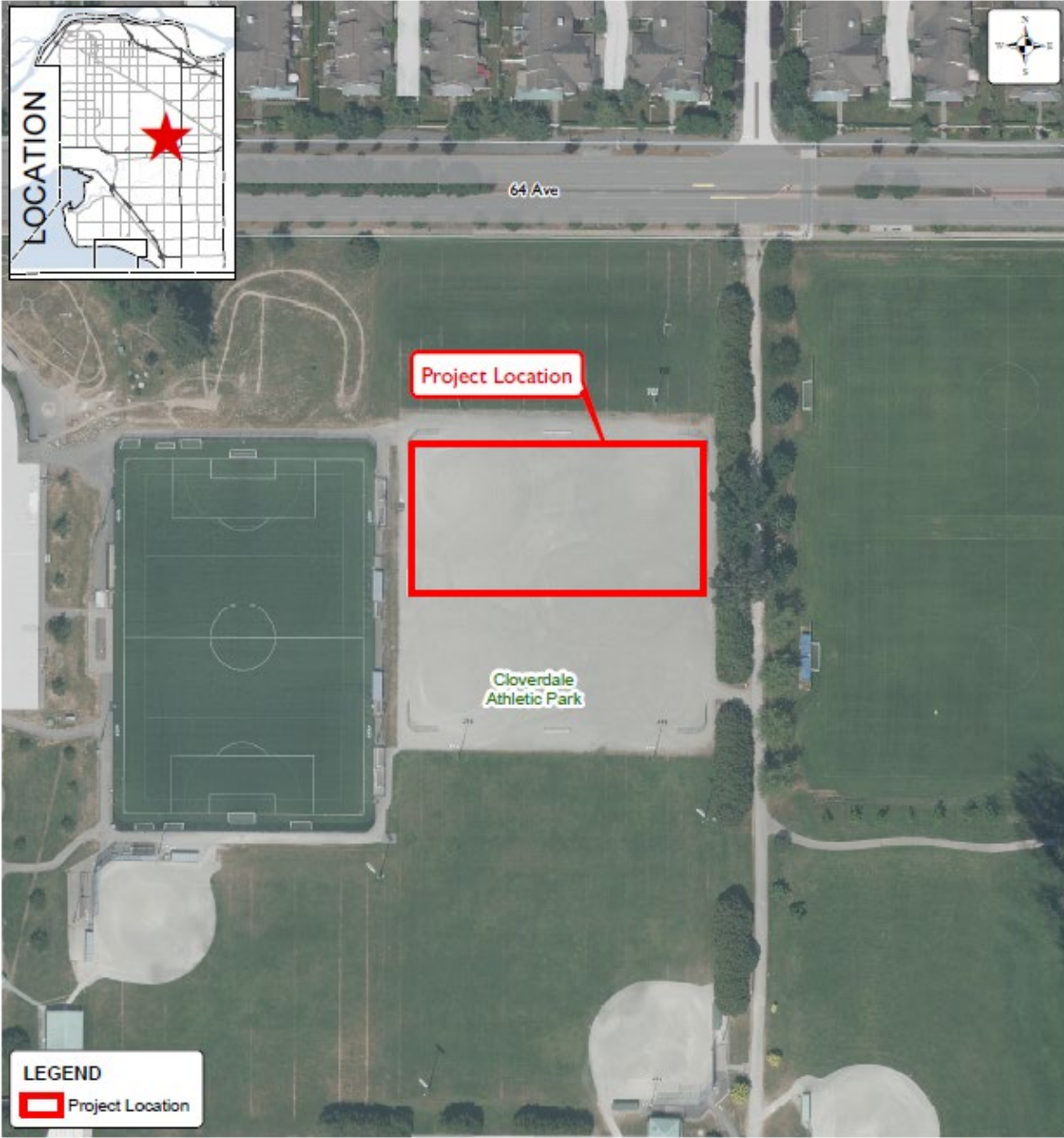
# Cloverdale Athletic Park

Parks,  
Recreation and  
Culture 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: G:\MAPPING\GIS\Maps\CorporateReps\Parks-Recs\UX\_Cloverdale Athletic Park\_AP.mxd

# APPENDIX "II"



Produced by GIS Section: 18-Feb-2025

Date of Aerial Photograph: 2023

Scale: 1:1,500



## Cloverdale Athletic Park

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