

ITEM 6

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 18/74

Re: Letter dated February 26, 1974 from Mr. R. Kline
Jubilee Hardware, 6783 Jubilee Avenue, Burnaby
Property at 6783 Jubilee Avenue (Low)
(Item 2, In Camera Report No. 8, January 28, 1974)

Appearing on the Agenda for the March 18, 1974 meeting of Council is a letter from Mr. R. Kline regarding his lease of a building which the Municipality is presently in the process of acquiring.

On January 28, 1974, Council received a report (Item 2, In Camera Report No. 8) on three properties on Jubilee Avenue that are being purchased by the Municipality. These properties essentially consist of a carpet display store, a food market, one suite above the food market and the subject hardware store.

As pointed out in the report, the commercial establishments are being phased out because the owners are no longer interested in doing business at this location. The lack of interest is primarily due to the limited life of the building, and the area itself which is not generally attractive to small business interests.

Mr. Kline recently advised the Land Agent that the business is gradually getting worse, and there appears to be no alternative than to liquidate the stock and move to another location.

In the Land Agent's opinion, no useful purpose would be served in trying to retain an unwilling tenant (we understand that Mr. Kline's lease will expire in slightly less than 21 months). The present owners have indicated that they are prepared to cancel the lease if the Municipality has no objection. Because the Municipality does not yet own the property, the Land Agent believes that the present owners can cancel the lease without our sanction if Mr. Kline is agreeable; the request for Municipal consent is desired, however, because of the pending transfer of the property to the Municipality.

The Land Agent recommends that the permission requested by Mr. Kline be granted, and that he be given sixty days to liquidate his stock, with the understanding that the sixty days be calculated from the date of registration of the Municipality's conveyance to Mr. and Mrs. Low's property.

RECOMMENDATION:

THAT the Municipality consent to the termination of the subject lease, subject to liquidation of the hardware store stock within sixty days, with the understanding that the sixty days be calculated from the date of registration of the Municipality's conveyance to Mr. and Mrs. Low's property.