

Re: Renewal of Lease
Blocks 4, 5, 6 and 7, D.L. 212, Group 1, N.W.D., Plan 3080
Bestwood Industries Limited
(Item 34, Report No. 61, September 23, 1974)

On September 23, 1974, a report on a proposal to allow Bestwood Industries Limited to renew its lease with the Municipality for Municipal land that is contained within the Eastern Burrard Inlet Development Plan Concept was tabled by Council. The additional information that Council requested on this matter is contained in the following report from the Director of Planning.

RECOMMENDATIONS:

THAT the Land Agent be authorized to negotiate a further 3-year lease with Bestwood Industries Limited for the properties described as Blocks 4, 5, 6 and 7, D.L. 212, Group 1, Plan 3080, to terminate on December 31, 1977, with provision in the lease that should the Municipality decide at the end of the second year of the agreement that the site will not be required by December 31, 1977, that year-to-year extensions could be considered; and
THAT the lease also include provision that should the Municipality decide at any time before the end of the second year of the agreement that the property will be required, then notice to this effect can be served which would finally terminate the lease on December 31, 1977; and
THAT it be stressed to Bestwood Industries Limited that on the basis of the existing implementation program, the Company and its employees should assume at this point that notice to terminate the lease at the end of the second year; and
THAT a copy of this report be sent to the Parks and Recreation Commission for information.

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PLANNING DEPARTMENT
OCTOBER 3, 1974

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: EXTENSION OF LEASE WITH BESTWOOD INDUSTRIES LTD.

Council, on September 23, 1974, tabled for further consideration the report dated September 18, 1974 concerning the renewal of a lease on Blocks 4, 5, 6 and 7, D.L. 212, Plan 3080 by Bestwood Industries Ltd.

At that time, Council directed that an opinion be obtained from the Pollution Control Division of the G.V.R.D. as to whether it would be feasible for Bestwood Industries Ltd. to install appropriate pollution control devices should a five year lease be allowed.

The Environmental Health and Planning Departments have made contact with the G.V.R.D. with respect to this matter and have been advised that the Pollution Control Division will be asking Bestwood Industries Ltd. to comply with Level A Pollution Standards should the lease be extended beyond the present December 31, 1974 termination date regardless of the duration of the new agreement. A letter to this effect has been forwarded to Bestwood Industries Ltd. by the G.V.R.D., a copy of which is attached to this report item.

With respect to the proposal of a five year lease renewal to justify proper abatement measures, it is evident from the above that these measures will have to be taken by Bestwood even if the

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lease were renewed for even as much as one year. An extension to the proposed three year term would, therefore, not serve any useful purpose from the pollution control perspective.

Of primary concern to this department in considering the lease renewal possibilities are the aesthetic and functional characteristics of the mill and their impact on the proposed park development program in the immediate area. The Planning Department would, therefore, reiterate the recommendations contained within our previous report item of September 18, 1974 on the understanding that Bestwood Industries Ltd. will have to satisfy the requirements as set out by the Pollution Control Division of the G.V.R.D.


A. L. Parr
DIRECTOR OF PLANNING

JSB:cr
Attchmts.

cc: Land Agent
Chief Public Health Inspector
Municipal Treasurer

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GREATER VANCOUVER REGIONAL DISTRICT
2284 WEST 10TH AVENUE
X
V6K 2H9

VANCOUVER 9, B.C.

10.18

Bestwood Industries Limited,
P.O. Box 2042,
Vancouver, B.C.
V6B 3R6.

September 26, 1974

Attention: Mr. F. E. Berrett,
General Manager.

Dear Sir:

Be advised that you are continuing to operate your plant at 800 Block Barnet Highway, Burnaby, B.C. in a manner that does not comply with the requirements of Pollution Control Permit Vi-12.

If it is your intention to renew your lease which expires on December 31, 1974 I will require that the necessary Pollution Control works be installed prior to resumption of operation under a new lease.

COPY

Yours truly,

F. R. Russell, Director
Pollution Control.

cc. Mr. J. Bellhouse,
Municipality of Burnaby, B.C.

FRB/rh