

Re: Renewal of Lease
 Pt. of Blks. 10 and 11, Sketch 895, Ex. N. 10' of D.L. 94, Plan 720
 6564 Royal Oak Avenue
 Letter from #637 Squadron, Royal Canadian Air Cadets that Appeared
on the Agenda for the June 9, 1975 Meeting of Council (Item 3(s))

Council, at its meeting of June 9, 1975 received the above-noted letter from H. Guthrie, Secretary #637 Royal Canadian Air Cadets requesting renewal of a lease of Municipal property located at 6564 Royal Oak Avenue (see attached sketch).

The term of the lease is from December 1, 1969 to June 30, 1975, and requires annual payment in advance of \$1.00 per annum for rental. The lease agreement also provides that if the lessee occupies the property after June 30, 1975, the new tenancy shall be from month to month.

The Land Agent reports as follows:

"We have had enquiries regarding the purchase of the subject property and our Planning Department has no objection to the sale of same.

We estimate the area of the lot to be as follows:

	60 x 101.3 =	6078 sq. ft.
Lane Dedication - Less:	10 x 101.3 =	<u>1013</u>
		5065 sq. ft.

The sale of property to the north of the subject property would indicate that \$60,780 would be a reasonable price for the subject. A price of \$12.00 per sq. ft. is indicated on this basis.

The assessed value for 1975 is - Land	\$18,000
- Improvements	<u>5,220</u>
	<u>\$23,220</u>

The Land Agent recommends that the subject lease be renewed for a further term of one year to provide sufficient time for the Air Cadets to relocate to alternate accommodation.

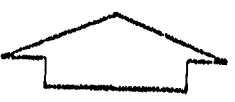
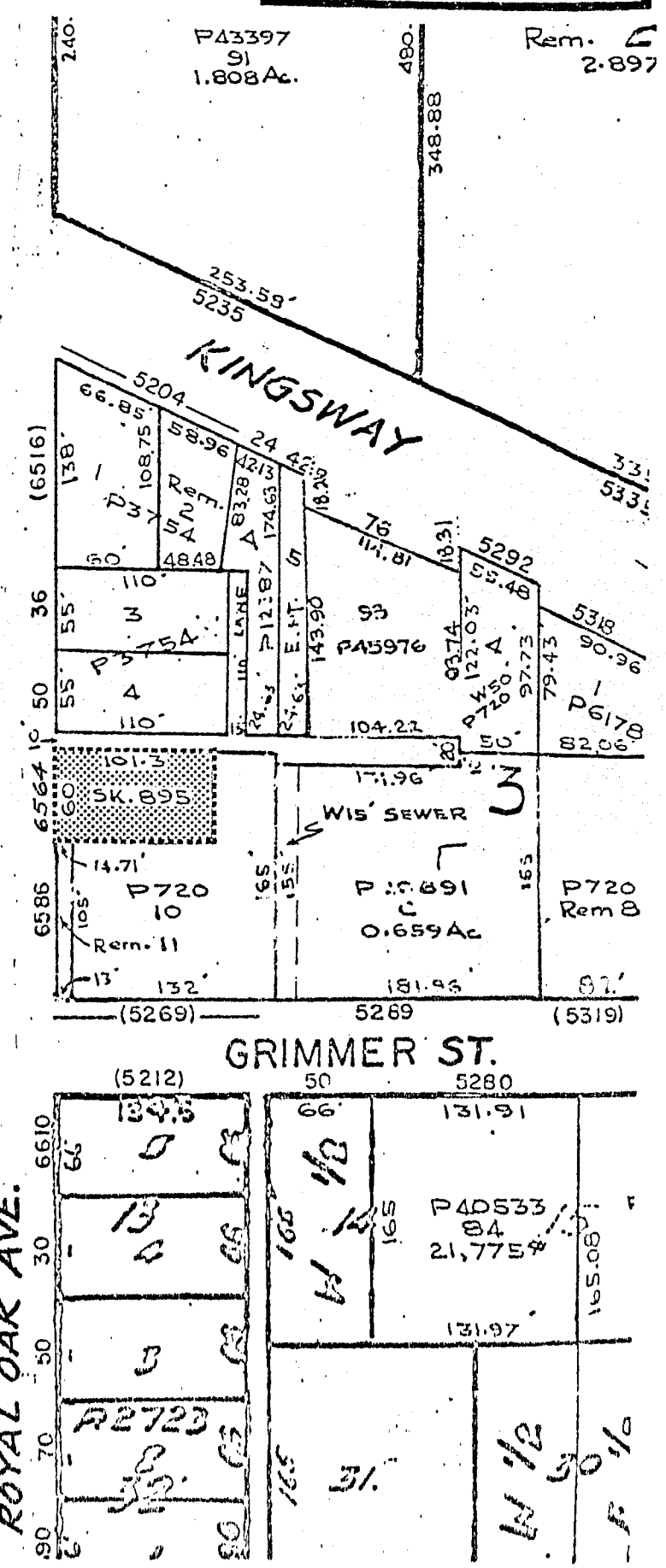
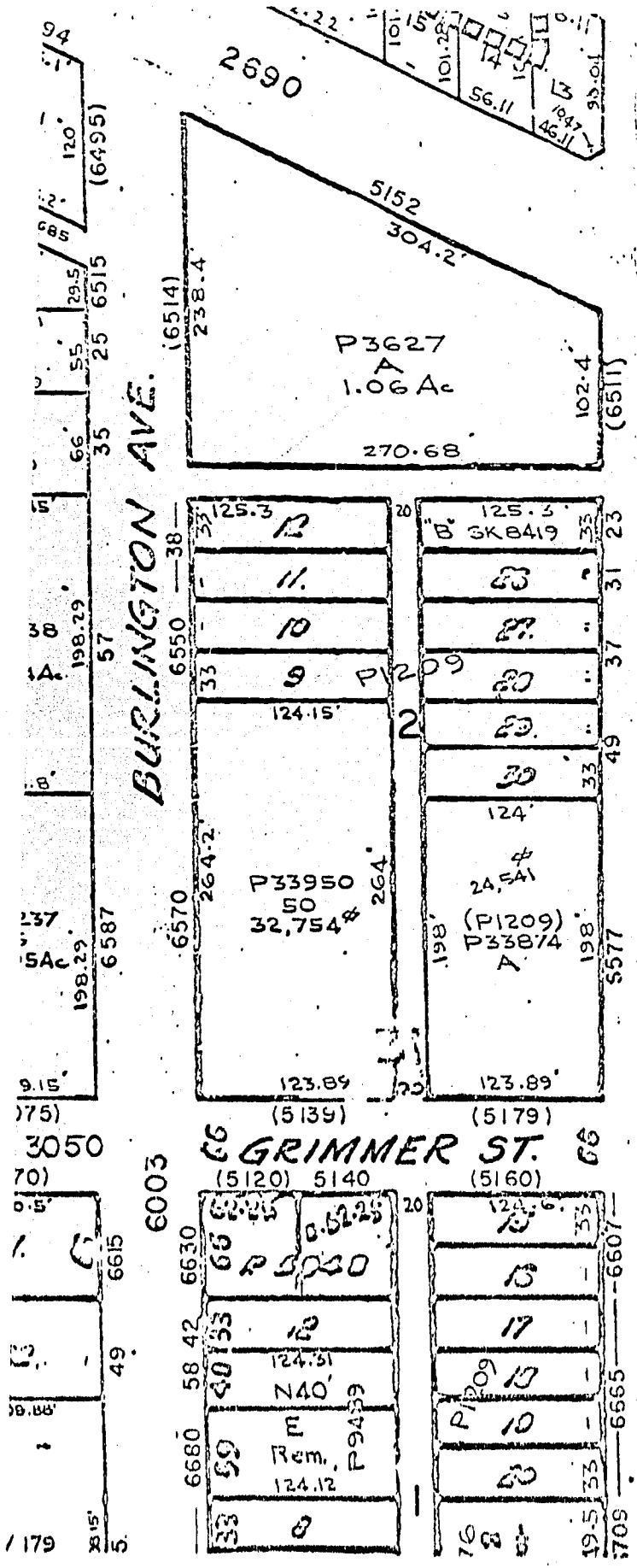
The Municipal Act requires that taxes be levied against this property and this will have to be covered by a clause in the new lease. The Squadron was exempted from taxes by by-law in 1973 for 1974. They were not exempted in 1974 for payment of 1975 taxes as the building was empty at the time of inspection by the assessor. The Squadron is therefore liable for taxes for 1975 and it is too late to exempt it by by-law even if we wanted to.

Council is aware that the Grants Committee has requested a full report on the question as to which factions should or should not receive tax exemptions; it is anticipated that the report will be provided during September 1975.

RECOMMENDATION:

1. THAT Council approve of the execution of a 1-year lease for \$1.

ITEM 30
MANAGER'S REPORT NO. 43
COUNCIL MEETING June 16/75



Subject Property.