

Re: RENEWAL OF LEASE
6564 ROYAL OAK AVENUE
#637 SQUADRON, ROYAL CANADIAN AIR CADETS

ITEM
MANAGER'S REPORT NO. 10
COUNCIL MEETING 67
Oct. 25/76

Following is a report from the Land Agent regarding a request from the Royal Canadian Air Cadets for renewal of a lease of Municipal property on Royal Oak Avenue.

The Director of Planning foresees no immediate need for the property and for this reason, concurs with the following recommendation.

RECOMMENDATION:

1. THAT the lease be renewed subject to the following conditions:
 - a. One year term from July 1, 1976 to June 30, 1977,
 - b. The rate to be \$1.00,
 - c. The property to be included in the 1976 by-law exempting properties from taxes in 1977.

* * * *

TO: MUNICIPAL MANAGER
FROM: LANDS DEPARTMENT
SUBJECT: LEASE RENEWAL - R.C.A. CADETS NO. 637 SQUADRON
6564 ROYAL OAK AVENUE
TERM - 1 YEAR - JULY 1, 1976 to JUNE 30, 1977

October 19, 1976

The subject property was originally leased to No. 637 Squadron from December 1, 1969 to June 30, 1975. Council renewed this lease on a one (1) year term from July 1, 1975 to June 30, 1976, at their meeting of June 16, 1975 (see attachments #1, #2).

The taxes for 1975 were paid by a Municipal Grant and the 1976 assessment was given tax exemption as reported by the Treasurer in his memo of October 12, 1976 (see attachment #3).

The Planning Department has no objection to the lease of the property but have suggested a six month term with a clause that the lease continue for a further six months if no development is imminent at that time (see attachment #4).

In conversation with the Secretary of the Squadron, by phone, she advised that they have been unable to relocate to new quarters and wished to apply for a further one (1) year renewal of their lease (see attachment #5).

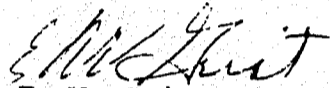
The assessed values for 1976 are: Land - \$18,000.00
Improvements - \$ 5,220.00

On the basis that considerable time is involved drawing documents and submitting reports, the Lands Department would recommend as follows:

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- (a) One (1) year renewal for \$1.00 from July 1, 1976 to June 30, 1977, be the term of the lease to the Royal Canadian Air Cadets No. 637 Squadron and that this property be included in the 1976 By-Law to exempt properties from taxes in 1977.
- (b) If the term is to be six (6) months, that no lease be drawn and the Cadets continue on the basis of a month-to-month tenancy for \$1.00, it being understood that they would have occupancy for six (6) months. Any extension to be subject to a further application to Council.


E. W. Grist
Land Agent

HH/jce
Encl.

cc: Director of Planning
Municipal Treasurer

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MANAGER'S REPORT NO.	68
COUNCIL MEETING	Oct. 25/76

ITEM	30
MANAGER'S REPORT NO.	43
COUNCIL MEETING	June 15/75

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 =	1013
		<u>5065 sq. ft.</u>

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.

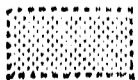
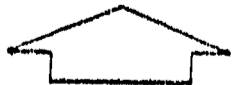
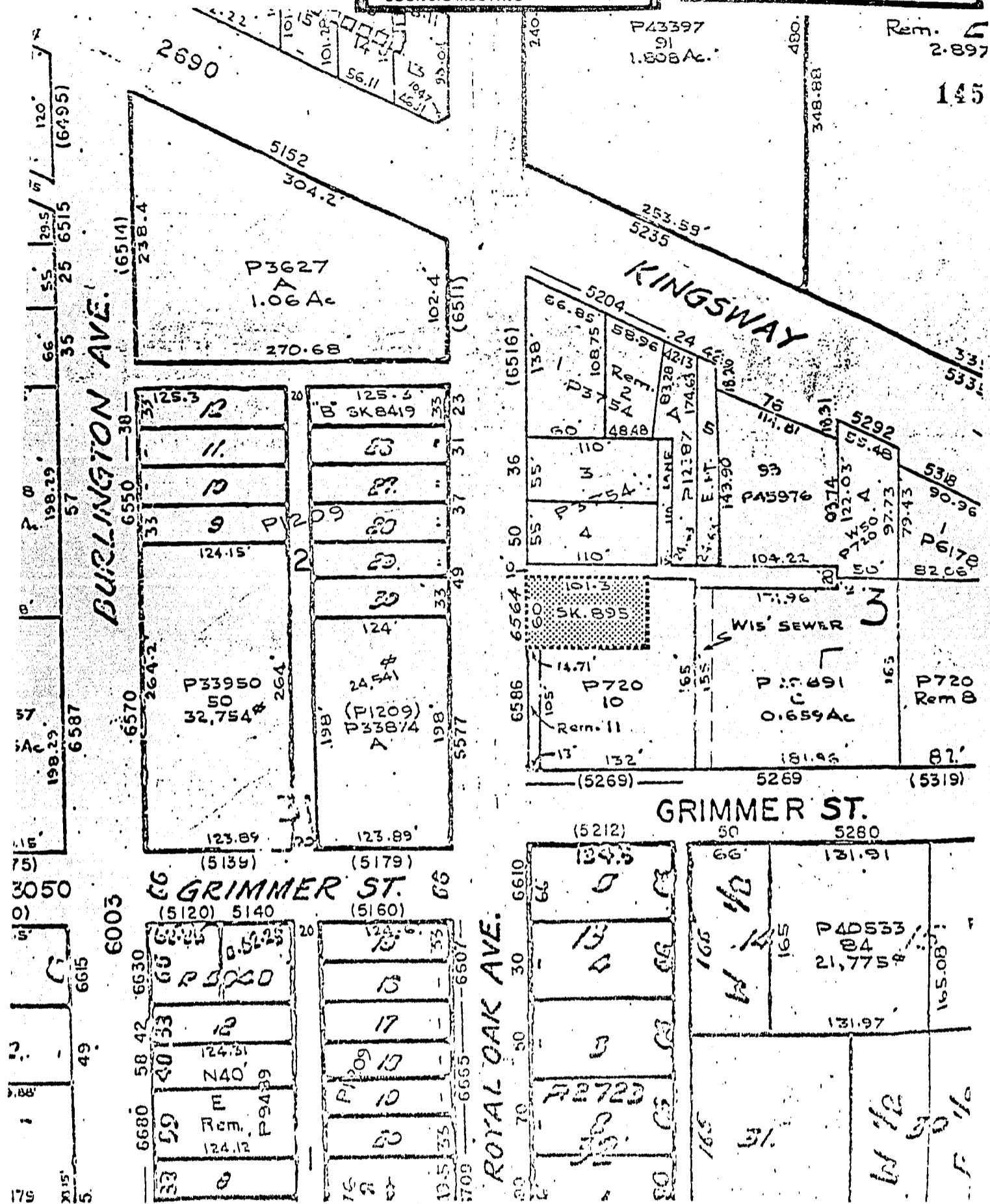
Council is aware that the Grants Committee has requested a full report on the question as to which factions should or should not receive tax exemptions; it is anticipated that the report will be provided during September 1975.

RECOMMENDATION:

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

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



Subject Property

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

(Attachment #3)

TO: MUNICIPAL MANAGER

DEPARTMENT:

DATE: 12 October 1976

FROM: MUNICIPAL TREASURER

DEPARTMENT:

OUR FILE # L13-1

SUBJECT: LEASE RENEWAL - R.C.A. CADETS NO. 637 SQUADRON
6564 ROYAL OAK AVENUE
TERM - 1 YEAR, 1 JULY 1976 TO 30 JUNE 1977

RECEIVED
OCT 13 1976
Corporation of Burnaby
Lands Department

YOUR FILE #1-15-60

Your letter of 5 October 1976 refers.

The Squadron was given a Municipal grant to pay their taxes in 1975. In 1976, they were given tax exemption.

I note that the Planner recommends six-month leasing periods. If this recommendation is followed, then it would not be reasonable to bring down a tax exemption by-law on this property. A grant would be more appropriate.

B. St. Martin
MUNICIPAL TREASURER

BM:ep

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ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING Oct. 25/76

THE CORPORATION OF THE DISTRICT OF BURNABY (Attachment #4)

INTER-OFFICE COMMUNICATION

TO: Land Agent

DEPARTMENT:

DATE: Oct. 6/76

FROM: Director of Planning

DEPARTMENT:

OUR FILE #

SUBJECT: Lease Renewal - R.C.A. Cadets No. 637 Squadron
6564 Royal Oak Avenue

RECEIVED
OCT 3 1976
Corporation of Burnaby
Lands Department

YOUR FILE #

With reference to your memo of October 4, 1976 concerning the proposed lease extension of the above captioned property, this department would prefer to see this particular lease extended on a six months basis at which time an assessment of redevelopment opportunities in the immediate area could be made.

If no immediate potential is evident, then this department would have no objection to a subsequent six month extension. While no redevelopment prospects are considered imminent at this time, there is some hesitancy to recommend a one year lease extension on the chance that consolidation efforts towards redevelopment of the immediate area could be frustrated if this were attempted on a short notice basis.

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING

JSB/dm

cc Municipal Manager
Municipal Treasurer

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Attachment #5

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Our File:

Ref. Your:

Dated:



ROYAL CANADIAN AIR CADETS
No. 637 SQUADRON
Burnaby, B.C.

September 28th, 1976

Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby, B. C. V5G 1M2

Attention: Mr. Grist, Land Agent

Dear Sir:

Further to your telephone conversation, we would like to request an extension of our lease on the Cadet House located at 6564 Royal Oak Avenue, Burnaby.

Your attention to this would be greatly appreciated.

Yours truly,

C. Nerada
C. Nerada, Secretary,
Squadron 637, Burnaby Air Cadets.

/cn

6509 Leibl Ave.,
Burnaby, B. C. V5E 3E2

Phone No. - home 526 0535
office 434 1224

Close attention of files

RECEIVED
SEP 29 1976
Corporation of Burnaby
Lands Department