

ITEM	8
MANAGER'S REPORT NO.	77
COUNCIL MEETING	1979 11 13

RE: LETTER FROM THE PORT OF VANCOUVER
 NATIONAL HARBOURS BOARD, 1900 GRANVILLE SQUARE
 200 GRANVILLE STREET, VANCOUVER, B.C. V6C 2P9
NATIONAL HARBOURS BOARD LEASES V-508(3), V-1359(2) AND V-1365(2)

Appearing on the agenda for the 1979 November 13 meeting of Council is a letter from Mr. L. W. Marks, Manager of Real Estate for the Port of Vancouver, regarding the renewal of three water lot leases. Following is a report from the Director of Planning on this matter.

Mr. Marks is acknowledging a letter from the Municipal Clerk in which reference was made to the following recommendation which Council adopted on September 24:

"THAT the National Harbours Board be advised in writing of the Council's and Parks and Recreation's concern that the rates for leases V-508(3), V-1359(2) and V-1365(2) are excessive, and that the Board be requested to give favourable consideration to have the rates reduced accordingly".

The Parks and Recreation Commission on 1979 November 07 adopted the recommendation in the following report from the Director of Planning.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1979 NOVEMBER 06
 FROM: DIRECTOR OF PLANNING
 SUBJECT: NATIONAL HARBOURS BOARD LEASES V-508(3), V-1359(2)
 AND V-1365(2)

RECOMMENDATION:

1. THAT Council approve the revised lease rates for the subject leases for a further period of three years commencing 1979 December 31 to 1982 December 30 as follows:

- Lease No. V-508(3) - from \$450.00 to \$720.00 per annum
- Lease No. V-1359(2) - from \$300.00 to \$500.00 per annum
- Lease No. V-1365(2) - from \$300.00 to \$500.00 per annum

REPORT

BACKGROUND:

Appearing on the 1979 November 13 Council Agenda is a letter from the National Harbours Board which was written in response to a letter from the Municipal Clerk requesting the Board to consider reducing the proposed lease rates for the subject waterlots. Council will recall that, on 1979 September 24, they received a report which outlined the dramatic rate of increase in the rental rates over the last several years.

EXISTING SITUATION:

The National Harbours Board's position is stated in their 1979 October 30 letter. Essentially, they have rejected the Corporation's request for a reduction in the lease rates citing the difference in the commercial lease rates and those afforded Municipalities for public purposes.

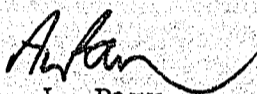
ITEM	8
MANAGER'S REPORT NO.	77
COUNCIL MEETING	1979 11 13

126

While we recognize that the variance in revenues for these different uses is considerable, this does not alter the fact that the rate of increase over the last several years has been excessive. The Harbours Board has countered this argument by noting that the rate of increase has remained nominal when compared to the general appreciation of real estate values over the past twenty-five years.

In our view, it would appear as though the Harbours Board does not intend to revise their rental rates as it is their conviction that they are nominal relative to potential commercial leasing practices.

We would, therefore, recommend that Council approve the revision of the lease rates as requested.


A. L. Parr
DIRECTOR OF PLANNING

PB/sam
Attachment

cc: Parks and Recreation Administrator
Municipal Engineer
Municipal Treasurer
Municipal Solicitor