

ITEM	2
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1979 05 07

RE: LEASE OF BLOCKS 4, 5, 6 AND 7
D.L. 212, GROUP 1, N.W.D. PLAN 3080
(BESTWOOD INDUSTRIES LTD.)

Following is a report from the Director of Planning regarding the proposed termination of a lease which involves a municipally owned 6.07 acre site on the Burrard Inlet.

RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1979 MAY 02
FROM: DIRECTOR OF PLANNING
RE: LEASE OF BLOCKS 4, 5, 6 and 7
D.L. 212, GROUP 1, N.W.D. PLAN 3080
(BESTWOOD INDUSTRIES LTD.)

RECOMMENDATIONS:

1. THAT Council receive this report for information purposes.
2. THAT a copy of this report be forwarded to the Parks and Recreation Commission for its information.
3. THAT a copy of this report be forwarded to Mr. Peter King, General Manager, Bestwood Industries Ltd.

REPORT

By way of "Burnaby Lease Authorization By-Law No. 4, 1977" which received final adoption on 1977 June 06, the Municipality entered into an agreement with Bestwood Industries Ltd, with respect to the lease of the above described lots situated within the immediate vicinity of Barnet Marine Park. This lease agreement extends from 1978 January 01 to on or before 1979 December 31 and contains a schedule that was to see the existing operations at the subject site relocated by the end of the lease term.

Bestwood Industries Ltd, have been able to accelerate their relocation efforts to the extent that they have now submitted a letter (see attached) requesting termination of the subject lease on 1979 July 31. As outlined in the letter, the Bestwood Mill operations will cease on 1979 June 29 with the employees being relocated to either their Horne Mill in North Vancouver or the

ITEM	2
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1979 05 07


newly acquired Metro Shake Mill in the Big Bend area. The details on the relocation have been discussed with and agreed to by the local unions involved.

The proposed early termination of the lease by Bestwood Industries Ltd. on 1979 July 31 is in keeping with the terms of the Lease Agreement and as well the desire to relocate this industrial activity from the Marine Park area at the earliest opportunity. Of relevance to the termination of the lease is Section 5(a) of the lease agreement which reads as follows:

The Lessee covenants with the Lessor:

- (a) That the Lessee shall within 60 days after the termination of this Indenture, at the sole risk and expense of the Lessee, remove from said demised premises all equipment, buildings, structures, installations, improvements, facilities and other property designated to be so removed by the Lessor (hereinafter called "the works") and return the said demised premises, so far as it is practicable so to do, to the state and condition in which it was prior to the bringing on or construction of the works. If the Lessee shall fail so to do within the said sixty (60) days, then the Lessor may remove the works at the risk of the Lessee, and all costs and expenses of such removal and the restoration of the said demised premises as aforesaid shall be paid to the Lessor by the Lessee upon demand.

Under the terms of this Section of the Agreement, Bestwood Industries Ltd. would therefore have until 1979 September 29 to remove the designated works and restore the site to an acceptable vacant standard. Parks Department staff will prepare the list of designated works to be removed and coordinate the restoration of the site with Bestwood Industries Ltd. In the preparation of the list of works to be removed, consideration will be given to the retention of any items which could possibly be of historical interest in the future marina development intended for the subject property.


A. L. Parr
DIRECTOR OF PLANNING

JSB/nb
cc: MUNICIPAL SOLICITOR
PARKS AND RECREATION ADMINISTRATOR
MUNICIPAL TREASURER
attach.

ITEM	2
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1979 05 07

BESTWOOD INDUSTRIES LIMITED

MANUFACTURERS OF: RED CEDAR SHINGLES • SIDEWALL SHAKES
PRIMED SHAKES • RESAWN SHAKES • BARN SHAKES

TELEPHONE 939-1177 — AREA CODE 604

P.O. BOX 2042, VANCOUVER, B.C. V6B 3R6

April 17th, 1979

Mr. Melvin J. Shelley,
Municipal Manager,
Corporation of the District
of Burnaby,
4949 Canada Way,
Burnaby, B.C. V5G 1M2

Dear Mr. Shelley:

Re: Lease of Blocks 4, 5, 6 and 7,
D.L. 212, Group 1, N.W.D., Plan 3080

As discussed at our meeting on 9th April, we plan to cease operations at the Bestwood Mill on 29th June 1979.

Approximately forty of our employees will be transferred to our Horne Mill and will start work there on 17th July after their annual vacation.

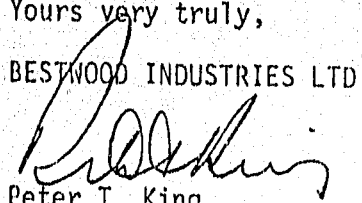
The remaining employees will be transferred to the Metro Shake Mill which we plan to start up on 23rd July 1979.

The details of these changes have been discussed and agreed with the local unions involved.

Accordingly, this letter is written notice that Bestwood Industries Ltd terminates the lease referred to above on 31st July 1979.

Yours very truly,

BESTWOOD INDUSTRIES LTD.


Peter T. King
General Manager

PTK/j1