

ITEM	2
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1982 02 01

RE: PROPOSED LEASE OF 6110 PRICE STREET (LOFTUS HOUSE)  
 PTN. OF PCL. "C", EXPL. 12891 OF LOTS 4-5, D.L. 79, PLAN 536  
 (ITEM 4, REPORT NO. 4, 1982 JANUARY 18)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Municipal Solicitor be adopted.

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January 25, 1982

TO: MUNICIPAL MANAGER  
 FROM: SOLICITOR  
 RE: PROPOSED LEASE OF 6110 PRICE STREET (LOFTUS HOUSE)  
 PTN. OF PCL "C", EXPL 12891 OF LOTS 4-5, D.L. 79,  
 PLAN 536 - ITEM 4 MANAGER'S REPORT 4, COUNCIL  
 MEETING JANUARY 18, 1982

RECOMMENDATIONS

1. THAT 6110 Price Street be leased for single family occupancy for an initial period of five (5) years at \$1,500 per month (\$18,000 per annum) plus annual taxes commencing April 1, 1982.
2. THAT the lease rate be reviewed annually.

R E P O R T

Council at its meeting of January 18, 1982 received a report prepared by the Director Planning and Building Inspection recommending as an interim use, that the subject property be leased for a single family occupancy for an initial period of five (5) years.

Council adopted this recommendation and instructed the Legal and Lands Department to advertise the said property for lease. In accordance with Council's instructions, we placed the following advertisement in both the Sun and Province on the 21st, 22nd and 23rd of January 1982.

The Municipality of Burnaby proposes to lease for an initial period of five years a single family dwelling on approximately two acres off Deer Lake; Main Floor - 1,400 sq. ft., Second Floor - Two bedrooms, den, two bathrooms, Third Floor - Three bedrooms, bathroom, full basement with Recreation Room.

Offers to lease considered \$1200 per month plus Municipal taxes.

For further information contact Mr. F. Evans at 294-7312.

We received approximately 25 telephone calls; only five of these inquiries were received from families with adequate means and the remainder decided that the overall costs would be too high.

The most suitable application has been received from Mr. Jack C. Julseth of 3538 Cypress Street, Vancouver. His present home is a large old residence of the same vintage. He is familiar with the cost of renovating and maintaining an old property. Mr. Julseth recently acquired Brentwood Motor Imports at 7275 Canada Way. We have reviewed his references and are satisfied that he could maintain his offer to lease of \$1,500 per month plus Municipal taxes estimated around \$300 per month for 1982. The said lease to commence April 1, 1982. The base lease rate will be subject to revision every twelve months.

The Lessee undertakes to be responsible for all utilities, decorating and grounds maintenance leaving the Municipality responsible for major structural repairs, plumbing and heating maintenance.

Since acquiring the property in July 1977, we have deferred maintenance until such time as a decision was made regarding the proposed use of the building. Having made an inspection of the property, we note that repairs are required to the roof, outside steps, guard railing on balconies, beam requires replacement on the garage and other minor repairs. Most of this work is outside and we shall require possibly a month to bring the house up to a good residential standard. We therefore feel that having the lease commence April 1, 1982 would be to our advantage.



W. L. STIRLING  
MUNICIPAL SOLICITOR

FAE:gmc

cc: Director Planning and  
Building Inspection

Director Engineering  
Director Recreation and  
Cultural Services

Treasurer