

ITEM	3
MANAGER'S REPORT NO.	11
COUNCIL MEETING	1983 02 14

RE: NATIONAL HARBOURS BOARD LEASES - REVISION OF RATES  
LEASE V-508(3) ROAD ENDS  
GILMORE AVENUE, CARLETON AVENUE AND WILLINGDON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

February 3, 1983

TO: MUNICIPAL MANAGER

FROM: SOLICITOR

RE: NATIONAL HARBOUR BOARD LEASES - REVISION OF RATES  
LEASE V-508(3) ROAD ENDS  
GILMORE AVENUE, CARLETON AVENUE AND WILLINGDON AVENUE

RECOMMENDATION:

THAT Council approve the revised lease rate for the periods from  
(December 31, 1982 to December 30, 1983)  
(December 31, 1983 to December 30, 1984)  
(December 31, 1984 to December 30, 1985)  
on the terms and conditions set out in this report.

R E P O R T

BACKGROUND

The Council of 1970 entered into Lease No. V-508 with the National Harbours Board for street end waterlots. Lease V-508(3) is an amended continuation of the original lease now covering three (3) street end waterlots - Gilmore Avenue, Carleton Avenue and Willingdon Avenue (total area 1.8496 acres (80,568.57 sq. ft.)). These waterlots are required to protect storm and sewer outfalls and adjoining municipal holdings (sketch attached).

LEASE V-508(3)

Term - 21 years commencing December 21, 1970 terminating December 30, 1991.

The terms and conditions of the lease provide for a revision of the lease every three (3) years due December 30, 1982.

NEGOTIATIONS

The National Harbours Board are not increasing the waterlot leases fronting parks. The road end leases are considered in another category and are subject to change.

Council on December 10, 1979 approved a rental rate of \$720.00 per annum for the periods from December 31, 1979 to December 30, 1982. The National Harbours Board propose to increase the lease in accordance with Federal guidelines as follows:

MUNICIPAL MANAGER

(2)

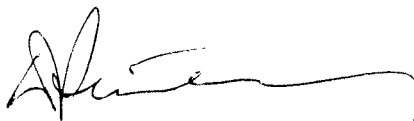
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December 31, 1982 to December 30, 1983 - \$720.00 + 6% = \$763.20 (0.0094 sq.ft.)  
December 31, 1983 to December 30, 1984 - \$763.20 + 5% = \$801.36 (0.0099 sq.ft.)  
December 31, 1984 to December 30, 1985 - \$801.36 + 5% = \$841.43 (0.0104 sq.ft.)

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CONCLUSION

We are of the opinion that the above lease rates compare favourably with waterlot leases in other areas. We would recommend acceptance.



W. L. Stirling  
MUNICIPAL SOLICITOR

F.A.Evans/gmc

cc: Director Planning and Building Inspection  
Director Finance  
Director Engineering  
Director Recreation and Cultural Services

Attach.

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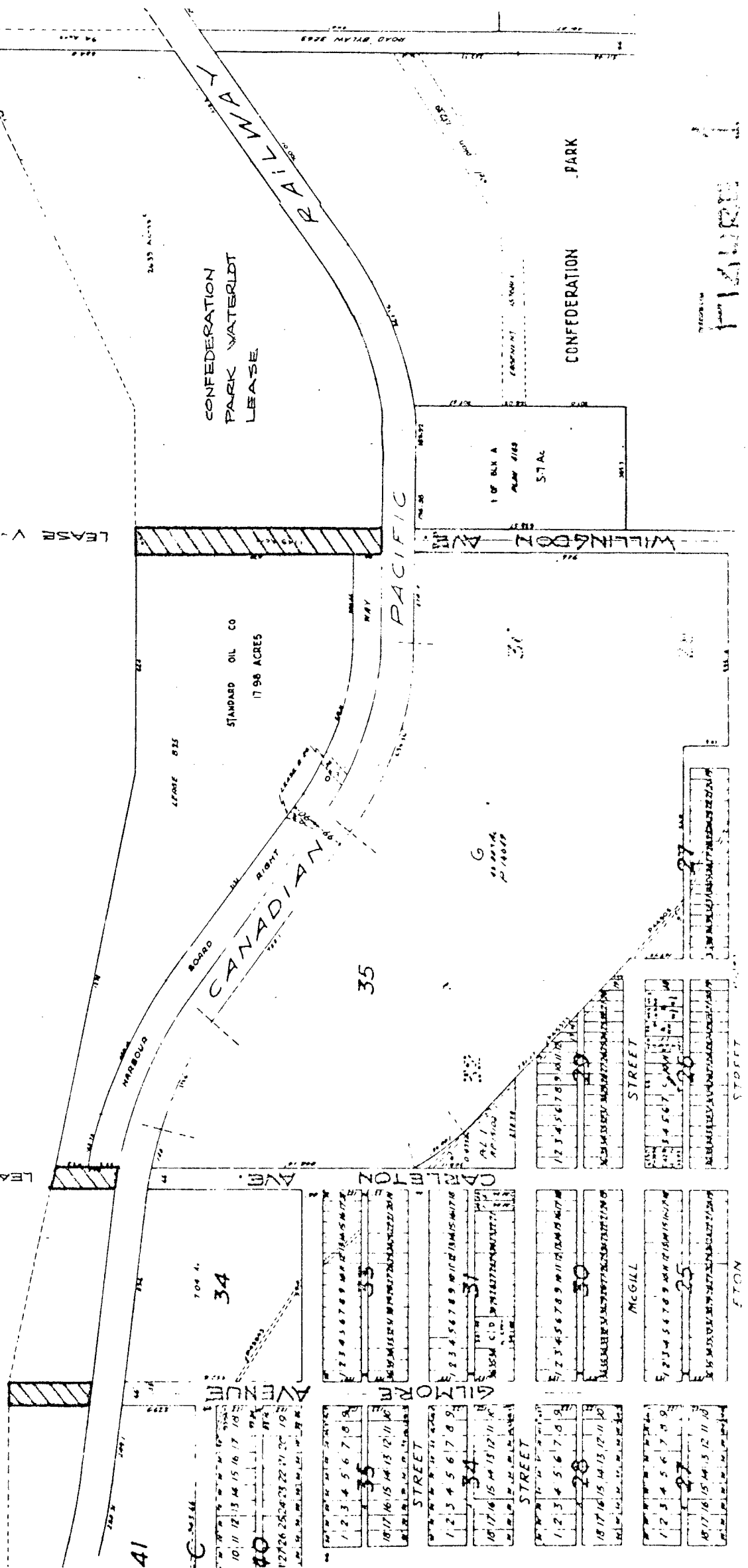


Figure 1

Waterfront Lease V-508(3)

