

RE: LEASE OF PART OF LOT 15, D.L. 155C, GROUP 1, PLAN 1138, NWD  
(5855 - 10TH AVENUE)  
PREMIER WOOD PRODUCTS INC.

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1984 November 27

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 03.604.1

SUBJECT: LEASE OF PART OF LOT 15, D.L. 155C, GROUP 1, PLAN 1138, NWD  
(5855 - 10TH AVENUE)  
PREMIER WOOD PRODUCTS INC.

=====  
RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

BACKGROUND:

The location of the subject property is shown on the attached Figure 1.

On 1983 March 28 Council received the Manager's Report No. 23, Item 8 which provided information on the status of the lease for the subject property. At that time Bestwood Industries Ltd. was the Lessee and were in a position of having to discontinue operations due to certain financial constraints. Council was advised that the employees were being given the opportunity to purchase the company and the associated equipment.

Council was further requested to grant an extension to the lease to provide sufficient time for the new company (Premier Wood Products Inc.) to generate the capital required to relocate to a permanent location. On 1984 April 18 Council authorized the Legal Department to extend the lease agreement for a period of two years to 1985 October 31 (Manager's Report No. 28, Item 5).

This extension was predicated on Premier Wood Products submitting the attached Letter of Undertaking outlining their relocation program. This undertaking requires the submission of a written report by the Company on 1984 September 30 and December 31.

After several requests by staff we received the attached 1984 November 15 letter which states that they have not been able to find a suitable relocation site. In discussing this matter further we were advised that the company is building up their capital but, to date, they do not have sufficient funds to purchase a new site and will, most likely, be faced with attempting to lease a site.

Planning & Building Inspection Department  
re: Lease of Part of Lot 15 - Premier Wood Products  
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Staff will continue to assist Premier Wood Products where possible in securing an alternate site and will be reviewing municipal needs for the land. The results of this work will be reported to Council prior to 1985 April 30.

The foregoing is submitted for Council's information.



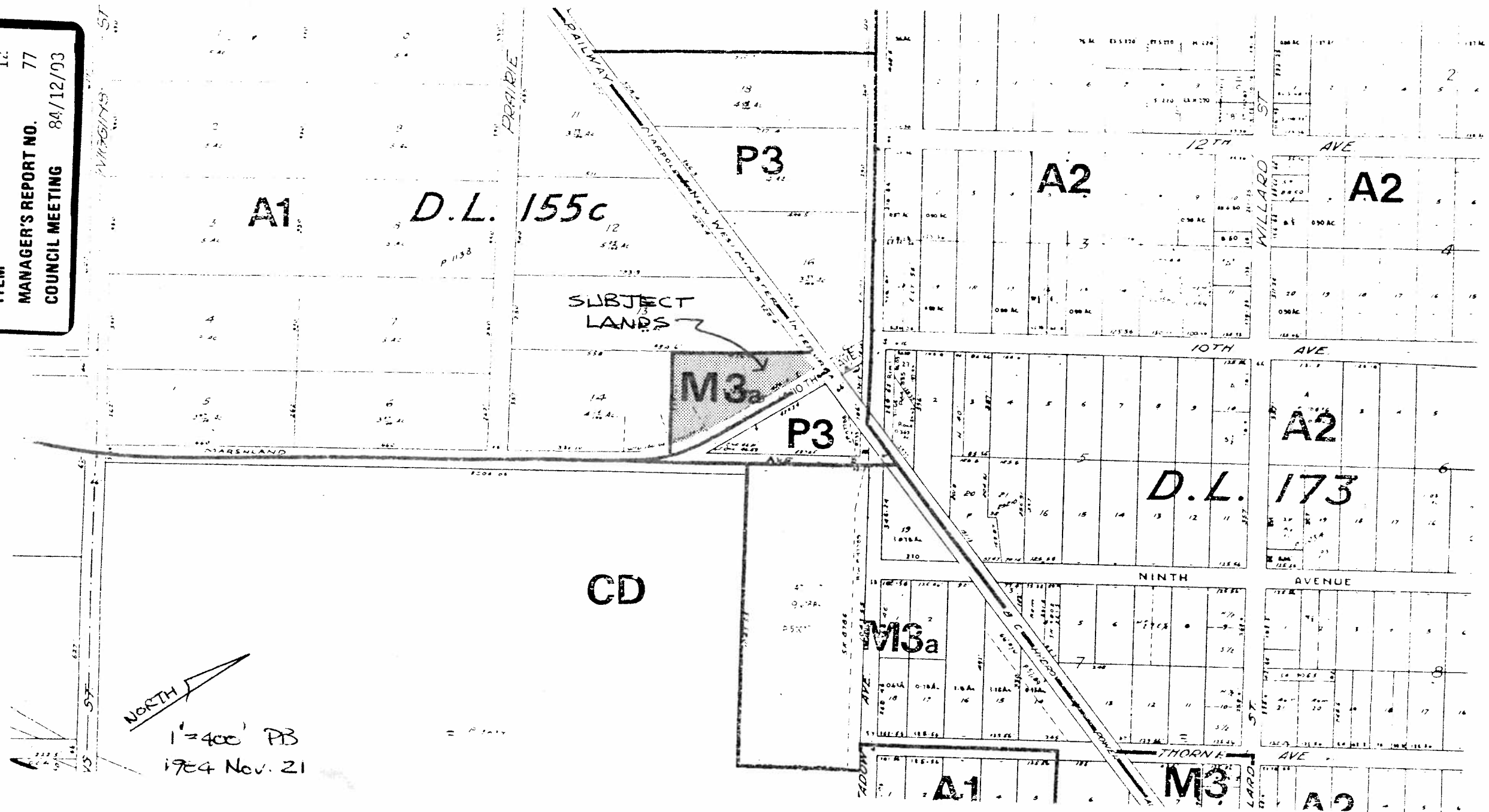
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

PB/mcb

Attachs:

cc: Municipal Solicitor

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MUNICIPAL LANDS LEASED TO PREMIER WOOD PRODUCTS.

FIGURE 1

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April 12th, 1983

A. L. Parr  
Director Planning & Building Inspection  
Municipality of Burnaby  
British Columbia

Dear Mr. Parr:

Re: Extension of Lease of Part of Lot 15,  
D. L. 155C, Group 1, Plan 1128, N.W.D.  
(5855 - 10th Avenue)

Please accept this letter as our agreement and undertaking respecting the agreement to extend the above referenced lease.

1. There will be no extension beyond October 31st, 1985.
2. Premier Wood Products will appoint a person or firm by May 1st, 1984 to find a suitable site for relocation of its operations.
3. The Company will provide a written report to Council on September 30th and December 31st, 1984 as to its progress toward obtaining a new site.
4. The Company will on or before April 30th, 1985 give written proof to Council of the location of a new site and its right and plan to move to the new site on or before October 31st, 1985 and to vacate the present site.
5. The Company agrees that if it fails to comply with item #4 above that the lease may be cancelled by the Municipality on 30 days notice.

Our client has instructed the writer to request a 60 day period to remove buildings and machinery as opposed to the 30 day period. This is required as the owner/operators intend to use their own labour as much as possible in order to save cost.

We trust you will find the above to be in order.

PREMIER WOOD PRODUCTS INC.

Per: Robert Reading

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## PREMIER WOOD PRODUCTS INC.

P. O. BOX 2168, NEW WESTMINSTER, B.C. V3L 5A5  
TELEPHONE (604) 525-8361

Nov. 15, 1984

The Corporation of the  
District of Burnaby,  
4949 Canada Way  
Burnaby, B.C. V3N 2R1

Attention Mr. Peter Bloxham  
Planning Dept.

Dear Sir:

RE: Lease of Part of Lot 15, D.L. 155C,  
Group 1, Plan 1138, N.W.D.  
5855 - 10th Avenue, Burnaby, B.C.

In reply to your letter of October 30th, 1984 we are still looking for a new location and to this date have not come up with a suitable area.

We have checked with many people but to this date all avenues have proven too costly or unsatisfactory for our type of business.

To name a few we have listed the following possible locations.

1. Canadian National Railway - John Chalmers  
Location - Spur Avenue - Burnaby
2. B.B.M. Lakeview Lumber - Robert Johal  
Location - Surrey
3. Century 21 - Al Wallace  
re - two locations
4. MacAulay Nicols Maitland - Craig Muskeyn
5. B.C. Hydro - Doug Jackson  
Location - Annacis Industrial Park
6. Tilbury Island  
Location - Various

At this time no specific plan has been formalized, we are examining the above prospects to determine their relative merit.

Yours truly

*Carl Friis*

Carl Friis  
President  
Premier Wood Products Inc.

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