

RE: BURNABY LAKE SPORTS COMPLEX
LEASE OF LAND AT 6381 LAUREL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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| ITEM | 8 |
| MANAGER'S REPORT NO. | 11 |
| COUNCIL MEETING | 89/02/06 |

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

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TO: MUNICIPAL MANAGER 1989 FEBRUARY 01
(Our File: 15.401.1)

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: BURNABY LAKE SPORTS COMPLEX
LEASE OF LAND AT 6381 LAUREL STREET (M2 ZONE)
(REFER ATTACHED SKETCHES #1 & #2)

PURPOSE: The purpose of this report is to obtain Council authority to lease Municipally owned land at 6381 Laurel Street in the Central Valley area.

RECOMMENDATION:

1. THAT the Municipal Solicitor be authorized to enter into a lease with Chalifour Brothers Construction for a vacant municipal lot at 6381 Laurel Street under the terms described in this report.

R E P O R T

1.0 BACKGROUND/SUMMARY:

This site is a vacant industrial site in the Burnaby Lake Sports Complex area.

On 1987 January 05 Council authorized staff to advertise the land for lease. Initially no lease proposals received were considered acceptable; however, a lease proposal has now been submitted that is being recommended by the Solicitor.

2.0 DESCRIPTION OF THE LOT:

The subject site is situated on the northwest corner of Ardingley Avenue and Laurel Street. The site is vacant although it appears that it is being informally used for parking by employees of the adjacent industries. The lot area is approximately 2,023 m² (0.5 acres). Although the site is zoned M2 (General Industrial District) it lies within the adopted "Burnaby Lake Sports Complex Development Plan Concept" area and is proposed as part of the site for a major sports facility. The balance of this block is developed with industrial uses, while the lands to the south across Laurel Street are developed with older houses. The land to the east across Ardingley is vacant. Development on the site will be required to meet the zoning standards and Preliminary Plan Approval is required.

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Use of the lot for the sports complex development is not anticipated within the next five to ten years. In light of the important location of this parcel and the large amount of Municipal holdings to the south and east it is not considered appropriate to enter into a long term lease until the future of the municipal redevelopment sites is established.

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3.0 SOLICITOR'S COMMENTS:

The Solicitor advises that an offer has been made for a five year lease at \$3,600 per year (\$300.00/month) plus taxes escalating to \$6,000.00 per year (\$500.00/month) in the fifth year with an option for a further five years by Chalifour Brothers Construction who wish to use the site for a contractor's yard.

The Solicitor recommends acceptance of this offer to lease (Refer Appendix I).

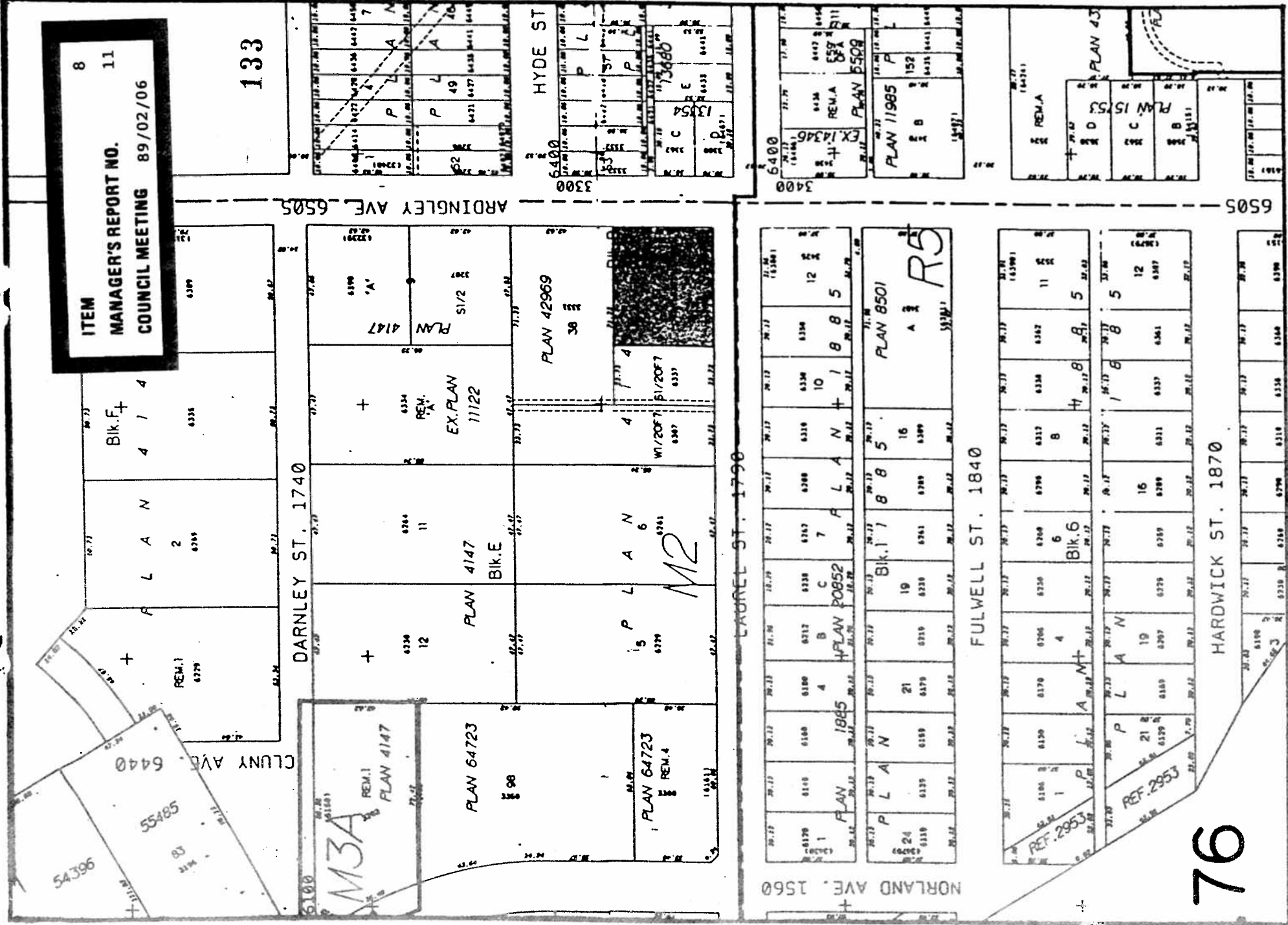
The Director Planning and Building Inspection concurs with the Solicitor's recommendation.



A. F. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

Ap.
BR:ap

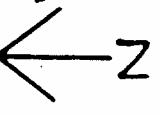
cc: Municipal Solicitor
Director Finance
Director Administrative & Community Services
Development Plan Technician (T. Arcari)



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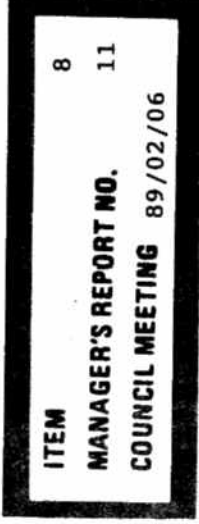
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Date
1989 DECEMBER
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PROPOSED FOR LEASE: 6381 LAUREL ST

SKETCH 2



- 2 -

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Chalifour Bros. Construction Ltd. proposes to erect portable buildings, fencing and to landscape the site at an estimated cost of around \$20,000.

Over the years we have received many enquiries regarding the lease of the subject property. This is the first offer which would provide a reasonable lease rate and pay the taxes in accordance with the requirement of the Municipal Act.

Recommendation

That the subject property be leased for a period of five years on the terms set out above with an option to renew for a further period of five years.



Peter Devonshire
Solicitor

FAE:bi