

TO : MUNICIPAL MANAGER 1992 JANUARY 23

FROM : DIRECTOR RECREATION & CULTURAL SERVICES

RE : BARNET MARINE PARK - PROPOSED WATERLOT LEASE FRONTING DISTRICT LOTS 214 AND 215

PURPOSE : To request Council's authority to execute a waterlot lease for the parcel fronting District Lots 214 and 215 with the Vancouver Port Corporation.

RECOMMENDATION:

1. THAT authority be granted to execute a waterlot lease for the parcel fronting District Lots 214 and 215 with the Vancouver Port Corporation on the terms outlined herein.

REPORT

At its meeting of 1992 January 22, the Parks & Recreation Commission received the attached staff report on the above subject and adopted the recommendation contained therein.

H. Morrow / For
DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

tc
Attach.

cc: Director Planning & Building
Director Finance
Municipal Solicitor

RE : BARNET MARINE PARK - PROPOSED WATERLOT LEASE FRONTING DISTRICT LOTS
214 AND 215

ITEM	3
MANAGER'S REPORT NO.	6
COUNCIL MEETING	92/01/22

RECOMMENDATION:

1. THAT the Commission recommend to Council that authority be granted to execute a waterlot lease for the parcel fronting District Lots 214 and 215 with the Vancouver Port Corporation on the terms outlined herein.

REPORT

1.0 BACKGROUND:

The Commission will recall that the Municipality has leased certain waterlot parcels along Burrard Inlet from the Vancouver Port Corporation for recreational use and for the purpose of constructing reclamation works necessary to complete the current stage of foreshore development at Barnet Marine Park. Those waterlot leases are shown on the attached sketch (Attachment #1). With one exception all waterlot leases in the area expired on 1991 December 30 and 31.

2.0 CURRENT SITUATION

In September of 1991 Staff contacted the Vancouver Port Corporation regarding the renewal of waterlot lot leases V-1359(2) and V-4196(1) fronting District Lots 214 and 215, Burnaby.

The Vancouver Port Corporation responded and advised that as the two lease areas are located adjacent to each other, they proposed the combining of the two areas into one lease commencing 1992 January 01. The two amalgamated lease areas are shown on the attached sketch (Attachment #2).

A lease agreement with the Vancouver Port Corporation has now been negotiated to cover the subject waterlot area. This will enable the Municipality to proceed with development of the area for Public recreational use.

A brief summary of the Lease terms and conditions is as follows:

LEASED PREMISES: That certain property some 83,537 sq. metres in area fronting DISTRICT LOTS 214 AND 215, District of Burnaby, Vancouver Harbour, British Columbia, as shown on attached sketch Plan No. S91-92, dated October 4, 1991, such property comprised of:

- (1) Parcel "C" - that future reclaimed land area of some 12,400 metres square;
- (2) Parcel "D" - that waterlot area of some 24,825 metres square;
- (3) Parcel "E" - that waterlot area of some 4,087 metres square; and
- (4) Parcel "F" - that waterlot area of some 42,225 metres square;

TERM: Three (3) years commencing January 1, 1992 and terminating December 31, 1994.

RENTAL: \$1,250.00 per annum, payable annually in advance.

ITEM	3
MANAGER'S REPORT NO.	6
COUNCIL MEETING	92/01/27

PURPOSE:

The operation and maintenance of recreational facilities for the benefit of the general public in conjunction with the operation of Barnett Marine Park on the adjacent upland and for no other purpose or use whatsoever.

SPECIAL CONDITIONS:

- (a) In the event that the Leased Premises or any portion thereof shall be required by the Corporation as part of a habitat compensation plan, the Tenant shall surrender the Leased Premises or any portion thereof to the Corporation forthwith on demand and rental will be subject to proportionate adjustment.
- (b) The Tenant shall not fill Parcel "C" without first obtaining a Reclamation Permit from the Corporation.
- (c) the Tenant shall not undertake any development on the Leased Premises without first obtaining written approval for the proposed works from the Corporation.
- (d) In accordance with clause 9 SURVEY and within ninety (90) days following the completion of authorized filling of Parcel "C", the Tenant shall provide the Corporation with a survey plan delineating the actual boundaries of parcel "C", and the area demised by this Lease shall be amended to reflect the actual area shown on the survey plan.
- (e) Notwithstanding clause 6 INSURANCE herein, the Tenant will be a self insurer during the Term hereby granted and will, as insurer, indemnify and save the Lessor harmless against all claims, loss, damages and costs, including but not limited to the risks contemplated in clause 6 INSURANCE.

The Municipality has a current Reclamation Permit to fill Parcel "C" and has complied with the required Insurance conditions.

The Commission will note that the lease is for a period of three years terminating 1994 December 31. This will coincide with the termination date of the other waterlot lot lease in the area, therefore, all leases will be up for renewal 1994 December 31.

To ensure the continued development of the area for Public recreational use staff recommend that the Commission recommend to Council that authority be granted to execute a waterlot lease as described herein.

Funds for the payment of waterlot leases are provided annually in the Parks and Recreation Department Operating Budget.

ATS:tc
Attach.

cc: Director Planning & Building Inspection Department
Director Finance
Municipal Solicitor



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111

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The Municipality has a current Reclamation Permit to fill Parcel "C" and has complied with the required insurance conditions.

The Commission will note that the lease is for a period of two years terminating 1994 December 31. This will coincide with the termination date of the other waterlot lot lease in the area, therefore, all leases will be up for renewal 1994 December 31.

To ensure the continued development of the area for Public recreational use staff recommend that the Commission recommend to Council that authority be granted to execute a waterlot lease as described herein.

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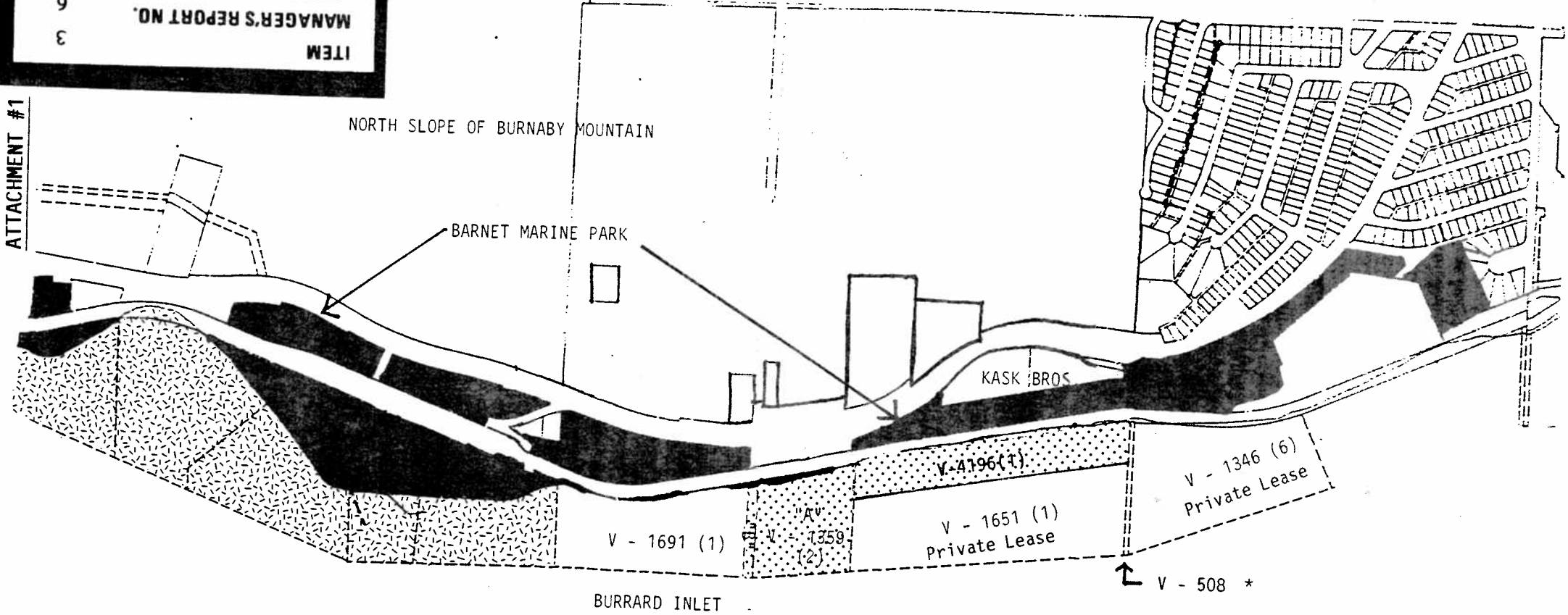
ATS:tc
Attach.

cc: Director Planning & Building Inspection Department
Director Finance
Municipal Solicitor

ITEM 04
 DIRECTOR'S REPORT NO. 02
 COMMISSION MEETING 92/01/22

ITEM
 MANAGER'S REPORT NO. 3
 6
 COUNCIL MEETING 92/01/27

ATTACHMENT #1



- V - 1691 (1)
- V - 1359 (2) "A"
- V - 1359 (2) "B"
- V - 4196 (1)

← All are leased by Burnaby for Recreation Use.



← PARK LAND



← SUBJECT WATERLOT



← CROWN GRANTED WATERLOTS OWNED BY THE MUNICIPALITY OF BURNABY

* V - 508

STREET END WATERLOT LEASE FOR PHILLIPS AVENUE LEASED TO THE MUNICIPALITY

ITEM 04
 DIRECTOR'S REPORT NO. 02
 COMMISSION MEETING 92/01/22

ATTACHMENT #2

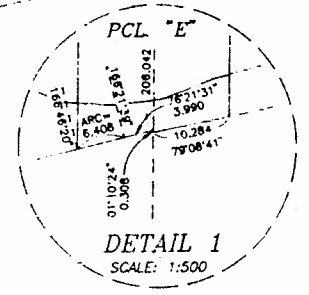
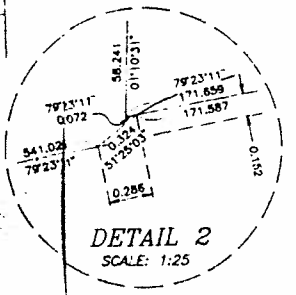
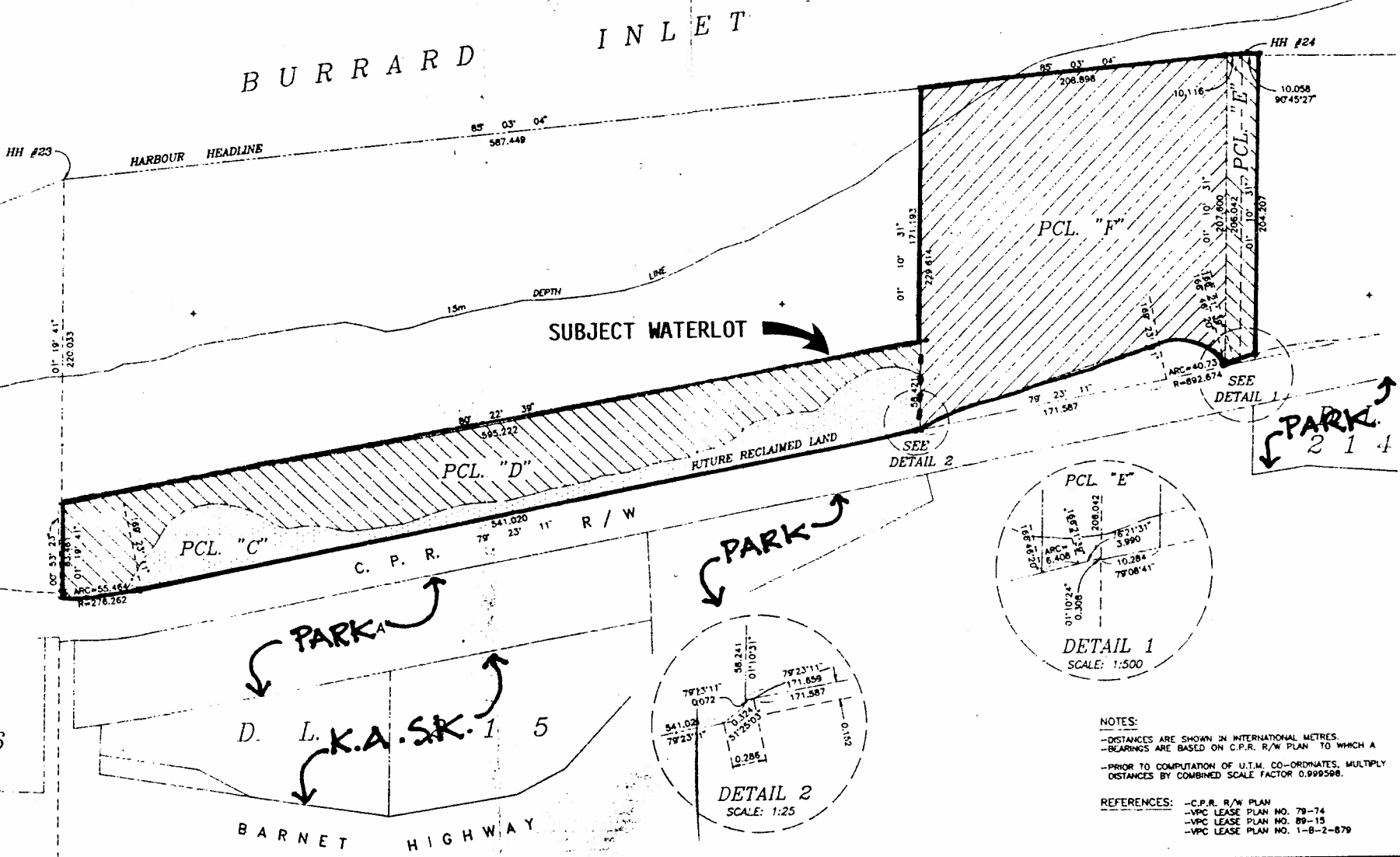
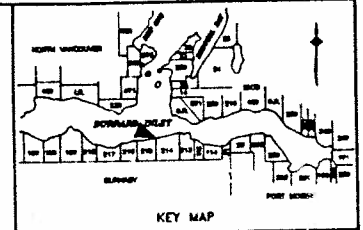
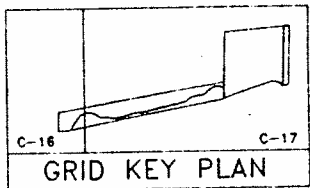
ITEM 3
 MANAGER'S REPORT NO. 6
 COUNCIL MEETING 92/01/27

D. L. 216

113

PCL "C" = 12,400 m² (FUTURE RECLAIMED LAND)
 PCL "D" = 24,825 m² (WATER)
 PCL "E" = 4,087 m² (WATER)
 PCL "F" = 42,225 m² (WATER)
 TOTAL AREA = 83,537 m²

U.T.M. CO-ORDINATES		
NAD27 DATUM		
	EASTINGS	NORTHINGS
H.M. #23	503,917.994	5,456,791.255
H.M. #24	504,721.128	5,459,860.797



NOTES:
 -DISTANCES ARE SHOWN IN INTERNATIONAL METRES.
 -BEARINGS ARE BASED ON C.P.R. R/W PLAN TO WHICH A
 -PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES, MULTIPLY
 DISTANCES BY COMBINED SCALE FACTOR 0.999598.

REFERENCES:
 -C.P.R. R/W PLAN
 -VPC LEASE PLAN NO. 78-74
 -VPC LEASE PLAN NO. 89-15
 -VPC LEASE PLAN NO. 1-B-2-879

VANCOUVER PORT CORPORATION
 PROPERTY ADMINISTRATION DEPARTMENT
 DRAWN BY: H.A.S. CHECKED BY: [Signature]
 SCALE: 1:2000 DATE: OCTOBER 4, 1991

THE CORPORATION OF THE
 DISTRICT OF BURNABY*
 PROPOSED LEASE AREAS
 FRONTING D.L. 214 & 215.
 DISTRICT OF BURNABY