

ITEM	5
MANAGER'S REPORT NO.	1
COUNCIL MEETING	94/01/10

TO: CITY MANAGER **DATE:** DECEMBER 30, 1993

FROM: CITY SOLICITOR

SUBJECT: AGRICULTURAL LEASE, 7689 WILLARD STREET AND 8126
15TH AVENUE, LOT 40, D.L. 155A, GRP 1, NWD, PLAN 27750
AND LOT 42, D.L. 155A, GP 1, NWD, PLAN 38537

PURPOSE: (A) OBTAIN COUNCIL AUTHORITY TO OFFER THE SUBJECT
PROPERTY FOR LEASE BY PUBLIC TENDER
(B) THAT COUNCIL AUTHORIZE THE CITY SOLICITOR TO
PREPARE THE REQUIRED LEASE BYLAW

RECOMMENDATION:

That the subject property be offered for lease by public tender on the following terms:

1. **Term:** Eleven months with an option to renew for a further period of one year.
2. The lessee shall advise the lessor of its intention to exercise the right of renewal on or before the 1st November each year. The total number of renewals shall not exceed four for a total lease term of five years.
3. Minimum acceptable bid \$900.00 per annum payable in advance plus City taxes.
4. The term will commence February 1, 1994.

All other terms and conditions of the current lease shall remain unchanged.

DESCRIPTION OF PROPERTY

The land, vacant agricultural land of approximately 1.55 acres, has been drained and has City water on site (see sketch attached).

BACKGROUND

The subject property was acquired by the City prior to the adoption of the Big Bend Development Plan. With the adoption of the Big Bend Development Plan the lands were not required for the relocation of Marine Drive and were subsequently designated for agricultural use.

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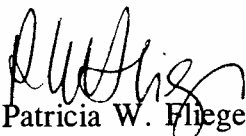
Council, at its meeting of February 12, 1979, authorized negotiations for the lease of the subject property for agricultural use only. Over the past fourteen years the property has been leased for truck gardening. The most recent lease was from April 1, 1993 to March 31, 1994. The annual rent was \$900 paid in advance.

The lessee, Mr. Won Ling Lam, terminated his lease in writing on December 15, 1993.

We will therefore take this opportunity to change the lease renewal date from early spring to the 1st of January of each year, giving the lessee time to prepare the land for spring planting.

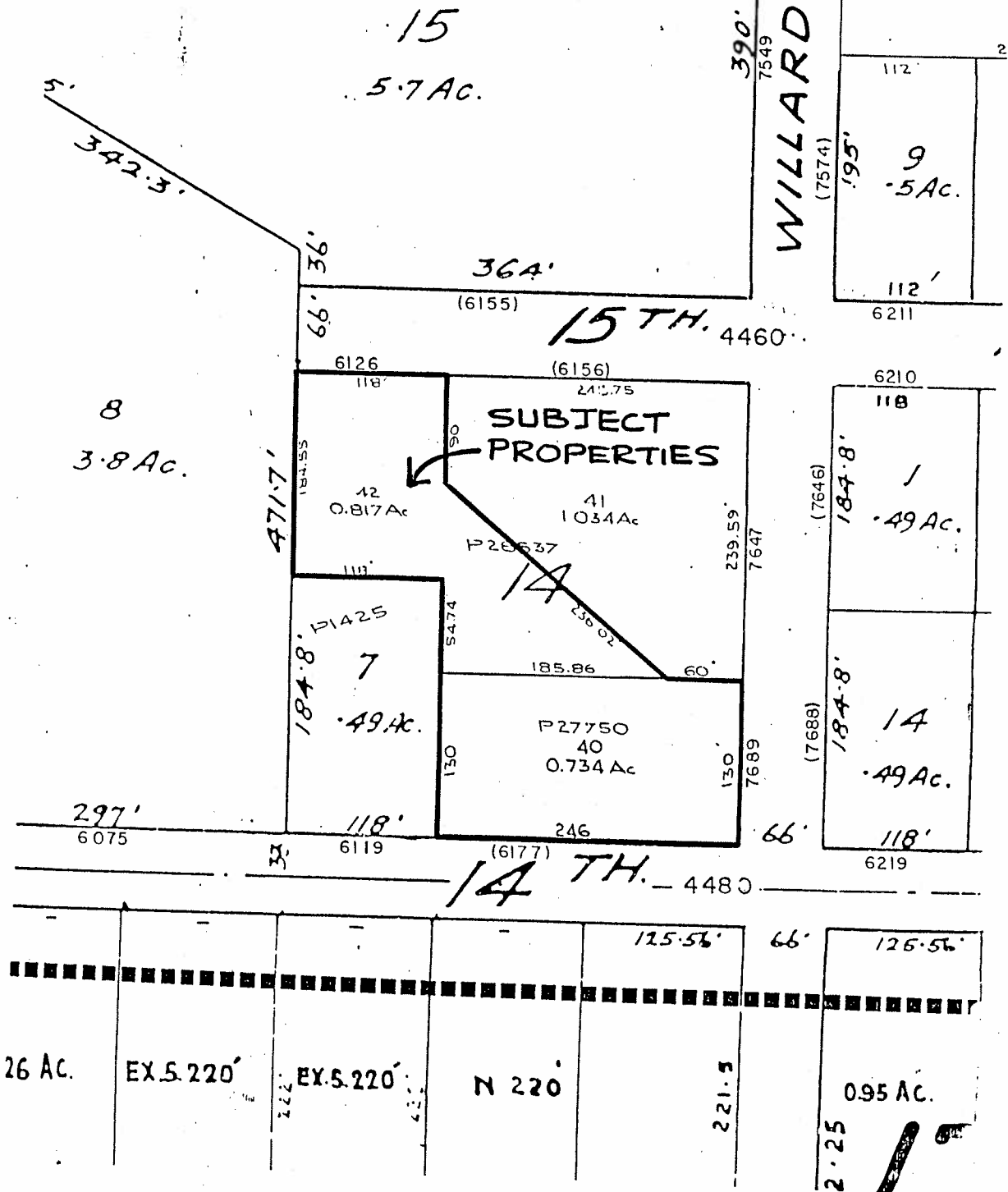
DISCUSSION

Giving the lessee a one year lease with an option to renew for a further period of one year and limiting the renewal options to four consecutive years, provides the lessee with a total lease period of five years. Should the lessee fail to observe the terms and conditions of the lease, the City would have the right to refuse to renew the lease.


 Patricia W. Fieger
 City Solicitor

FAE:gk

- c.c. Director Administrative & Community Services
- c.c. Director Planning
- c.c. Director Finance



PROPOSED LEASE OF
MUNICIPAL LANDS
FOR AGRICULTURE.

FIGURE 1

1" = 100' PB

