

TO: CITY MANAGER **DATE: OCTOBER 12, 1999**
FROM: ACTING CITY SOLICITOR
SUBJECT: LEASE OF CITY LAND AT 6381 LAUREL STREET
S 1/2 OF LOT 8 BLK. E, D.L. 75, PLAN 4147
PURPOSE: To obtain Council authority to offer the property for lease.

RECOMMENDATION:

1. **THAT** Council authorize the City Solicitor to post for lease the subject City property under the terms and conditions outlined in this report.

R E P O R T

1.0 BACKGROUND:

The subject vacant property has been leased for industrial purposes since the late 1980s. The current tenants, who have occupied the property for the last three years, have notified the City that they will be moving off the property when their lease ends November 14, 1999.

2.0 CURRENT SITUATION:

This property is situated across Ardingley Avenue and Laurel Street from large City-owned land holdings which have been developed as a sports facility.

The small (0.49 Acre) corner lot is zoned M2 and has been leased out as a storage yard for the past several years to a company involved in the movie industry . During the lease period a road truncation of approximately 3,050 sq. ft. was dedicated from the south east corner of the site. It has been concluded that since the City owns all the lands across Ardingley Avenue to the east and most of the land to the south across Laurel Street, it would be prudent at this time to lease this lot for three years, rather than sell it.

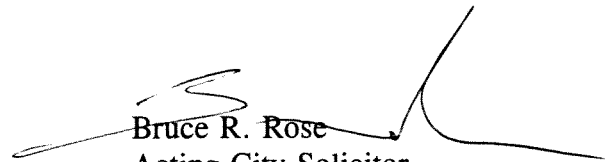
3.0 PROPOSED LEASE TERMS:

Applicants for the lease of the land will be required to utilize the property in accordance with the existing M2 (Industrial) Zoning on the property and obtain appropriate approvals and business licences.

The Solicitor proposes the minimum lease rate for the three years beginning November 15, 1999 as follows:

Year	Per Annum	Per Month
1	\$8,700.00	\$725.00
2	\$9,120.00	\$760.00
3	\$9,600.00	\$800.00
Plus City Taxes (1999 Actual \$6,140.64)		

The proposed lease would contain provision for a six month notice for either party to terminate.


Bruce R. Rose
Acting City Solicitor

BRR:et:bi

cc: Director Finance
Director Parks, Recreation & Cultural Services

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