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Meeting.....	2009 Feb 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 February 04

FROM: DIRECTOR FINANCE

SUBJECT: AGRICULTURAL LEASE - CITY OWNED PROPERTY LOCATED AT 7689 WILLARD STREET AND 6216 15TH AVENUE - LOTS 40 AND 42, DL 155, PLAN 38537

PURPOSE: To obtain Council authority for the City to enter into a lease on the subject property.

RECOMMENDATION:

1. **THAT** Council authorize the preparation and execution of a lease of 7689 Willard Street and 6216 – 15th Avenue under the terms set out in this report.

REPORT

The subject properties were acquired by the City as part of the Big Bend Development Plan. With the final adoption of the Plan it was confirmed that the lands would not be required for the relocation of Marine Drive. The properties are within the Agricultural Land Reserve and are designated in the Big Bend Development Plan for “Agricultural Uses”.

For the past twenty-nine (29) years the land has been leased for truck gardening. Mr. Chen Kun Shen has leased the property since 2003 and his lease expired 2008 December 31st. He has requested Council approval for a new five year lease commencing 2009 January 1st and ending 2014 December 31st. The Planning Department confirms that the continued agricultural use of this land is supported by the Plan and they have encouraged the negotiation of a new lease for this purpose.

It is recommended that the City enter into a new lease of the subject properties to Mr. Chen Kun Shen. This is a bare land lease and the City is not providing any buildings to the lessee. The proposed lease rate is \$1,800/year plus GST to be paid in advance at the start of each of the five years. In addition to the payment of the annual rent, the Lessee agrees to pay City taxes and agrees to observe and perform all of the Lessee’s obligations under the City’s standard form of lease.



Rick Earle
DIRECTOR FINANCE

cc: Director Planning
City Solicitor