

ITEM 34
MANAGER'S REPORT NO. 45
COUNCIL MEETING July 12/71

34. Re: Boys' Club of Canada Proposal.

Appearing on the Agenda of the Council Meeting of July 12, 1971, is a letter dated June 14, 1971, from Mrs. J. Perazzo, Chairman, Central Park Youth Advisory Committee, Boys' Club of Canada, requesting authority to use the privately-owned building at 6122 Patterson on a short term basis.

Following is a copy of a report from the Planning Director dated July 7, 1971, in this connection.

It is recommended that the Planning Department work with the Club to attempt to find suitable accommodation in an appropriately zoned area, and that the findings be reported to Council.

* * * * *

PLANNING DEPARTMENT
7 JULY, 1971

MR. MELVIN J. SHELLEY,
MUNICIPAL MANAGER

DEAR SIR:

RE: BOYS' CLUB OF CANADA PROPOSAL

A. BACKGROUND

The Boys' Club of Canada has submitted a proposal, in the attached letter, for the establishment of a club office and meeting centre on the property at 6122 Patterson Avenue. A report from the Planning Department has been requested on this subject.

B. CONCLUSIONS AND RECOMMENDATIONS

The proposed club use is not considered as a compatible activity with residential development. This has been recognized in the Zoning By-law regulations which permit such uses in four district categories (C2, C3, C4, P2). The area in which the proposed site is located has also been designated for highrise apartment use and included in a Community plan that has been approved in principle by the Council.

THIS DEPARTMENT THEREFORE RECOMMENDS AGAINST THE ESTABLISHMENT OF A BOYS' CLUB ON THE SUBJECT PROPERTY, BUT WOULD PROVIDE ASSISTANCE IN LOCATING A SITE IN AN APPROPRIATELY ZONED AREA.

C. THE PROPERTY AT 6122 PATTERSON AVENUE

This property (Lot 21N¹/₂, Blk. 33, D.L. 151/153, Plan 2002), is situated on the east side of Patterson Avenue opposite Central Park in the triangular block bounded by Beresford, Wilson and Patterson. The lot, which is presently occupied by an abandoned store building, has an area of 3,926 square feet. The present zoning is R5 (Two-Family) Residential.

Mr. Melvin J. Shelley,
Municipal Manager

ITEM 34
MANAGER'S REPORT NO. 45
COUNCIL MEETING July 12/71

Re: Boys' Club of Canada Proposal (contd.)

Page 2

D. THE PROPOSED USE

The following information has been obtained from the Boys' Club:

- 1) The abandoned store building would provide an office for a full-time worker for the summer, and a meeting place for club members.
- 2) Activities of the club would be carried on in adjacent facilities including Central Park and the gymnasium of St. John the Divine Church on Kingsway.
- 3) The structure would be used on a short term basis with the objective of developing a more permanent facility for this type of work in the future.

E. EXISTING ZONING REGULATIONS

The proposed office and meeting centre is not permitted under the present R5 zoning. However, the type of use described, would be considered as a "club or lodge" under the existing zoning regulations. Clubs or lodges are permitted in the following zoning districts:

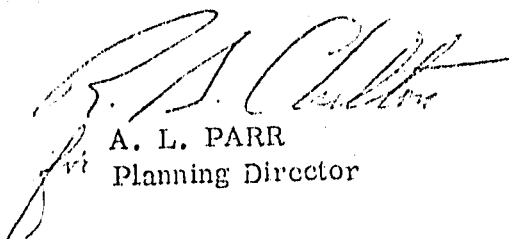
- 1) C2 (Community Commercial)
- 2) C3 (General Commercial)
- 3) C4 (Service Commercial)
- 4) P2 (Administration and Assembly)

F. LOCATIONAL CONSIDERATIONS

Club or lodge types of uses, because of the activities which they generate, are not suitably located in Residential Districts. From past experience with similar uses, it is our view that a site in a residential area would create problems and give rise to complaints and objections from the surrounding property owners. Further, the site is located within an area designated for highrise apartment development and included in a Community Plan which has been approved in principle by the Council.

As noted in the previous section of this report, the proposed use is permitted in four zoning districts. There are many areas included within these particular categories, where opportunities would very likely be available for locating a suitable building for the proposed use. The Planning Department would be pleased to provide assistance to the club in this regard.

Respectfully submitted,


A. L. PARR
Planning Director

RBC:ea
c.c. Chief Building Inspector ☐
Chief Public Health Inspector ☐
Fire Prevention Officer ☐
Municipal Clerk ☐
Senior Planner ☐