

22. Re: Burnaby Halfway Lodge Society.

Following is the report of the Planning Department dated November 9, 1971, regarding the above, recommending the rezoning of the site requested at Eleventh Avenue and Eighteenth Street.

The Land Agent has no objection to the reduction of the rental from his previous figure of \$300 per month down to \$250 per month. The cost of servicing the site would have to be borne by the Municipality and this is reflected in the lease value suggested.

He has discussed the terms of lease with an official of CMHC and he was advised that the Corporation would be prepared to finance the project but their requirement on the terms of the lease would have to be 10 years longer than the term of the mortgage they would grant; i.e., 60 years. They have no objection to our statutory requirement that the rental be re-negotiated after the first 10 years of lease and at the end of each succeeding 5 year term of the lease. The official pointed out that a lease of the type which CMHC would approve was already in existence in Burnaby in the Action Line Housing Development on Irmin Street and further that he did not foresee any problem in granting a similar type lease within the Municipality. We are prohibited by statute from giving an option to purchase Municipally owned lands under any condition.

The society members should be familiarized with the requirements of Section 336 of the Municipal Act which covers assessments and taxation of leased Municipally-owned property.

RECOMMENDATION:

THAT the Council approve in principle to the leasing of this site to the Society for \$250 per month for a 60 year term and in accordance with the statutory requirements; and
THAT the rezoning of the site be referred to the next Public Hearing; and
THAT the Society be advised of the contents of this report, specifically in connection with the requirements of Section 336 of the Municipal Act covering assessments and taxation of leased Municipally-owned property.

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RE: BURNABY HALFWAY LODGE SOCIETY - (R.Z. Ref. #76/71).

A. BACKGROUND

During the summer discussions were held with officials of the Burnaby Halfway Lodge Society who had expressed the desire to locate a site for the establishment of a centre for the rehabilitation of alcoholics in this Municipality. A location on Corporation-owned land on the basis of a lease agreement with the Municipality was requested.

Following an examination of a number of proposed sites, the Society indicated a preference for a location on the northwest corner of Tenth Avenue and Newcombe Street (Lots "B" and 23 to 28 inclusive, Block B, D.L. 25W). These properties were then included in a rezoning application (R.Z. Ref. #17/70) which Council agreed to advance to a public hearing to be held on September 21, 1971, on the understanding that it could be withdrawn if no agreement were reached on the value of the lease.

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As a result of the Municipal Manager's report of September 7, 1971, the Council adopted a recommendation for the withdrawal of the rezoning application from the public hearing and directed that a further report be submitted from this department after consultation with the Society. A number of alternative sites have since been examined and estimated lease values for each obtained from the Land Agent.

Following discussions with Society representatives a preference was expressed for a proposed site on Corporation-owned land at the northeast corner of Eleventh Avenue and Eighteenth Street. The Land Agent has calculated the lease value of the four lots involved at \$300.00 per month.

Society officials recently indicated that this may present financial problems and suggested that they would be prepared to commit themselves to a monthly figure of \$250.00, provided that the terms of the lease were for a minimum period of 50 years. We have requested the Land Agent to comment on these proposals, as well as on a number of other questions that were raised pertaining to the possible lease agreement with the Corporation.

B. LOCATIONAL CONSIDERATIONS

As mentioned in an earlier report on this subject, a site in complete isolation from the rest of the community would not be suitable for a centre of the type proposed, because of the nature of rehabilitation. On the other hand, such a use would not be suitably situated in the middle of an established or developing residential district due to its incompatibility with the character of such an area and, from past experience, the general opposition of the residents.

There would be obvious advantages, however, to locating a site of this type in close proximity to, or on the outer fringe of, a residential district, or within an area of housing which is in a transitional location between sectors of residential and commercial, industrial or institutional development.

C. THE PROPOSED SITE

The proposed site comprises four Corporation-owned lots (F, 14, 13, and 12, Block 3, D.L. 53) and is shown on the attached sketches. Each of these lots has dimensions of 66 feet by 131.6 feet with a resulting area of 34,584 square feet or approximately 0.80 acres. Road access and sanitary sewer facilities are presently available. Required services would include the provision of a lane, water and storm sewer connections. The proposed development would require rezoning to the P7 (Special Institutional) District category.

It is the view of this department that this site will provide a suitable location for the establishment of the proposed rehabilitation centre which would be constructed by the Society with a CMHC mortgage.

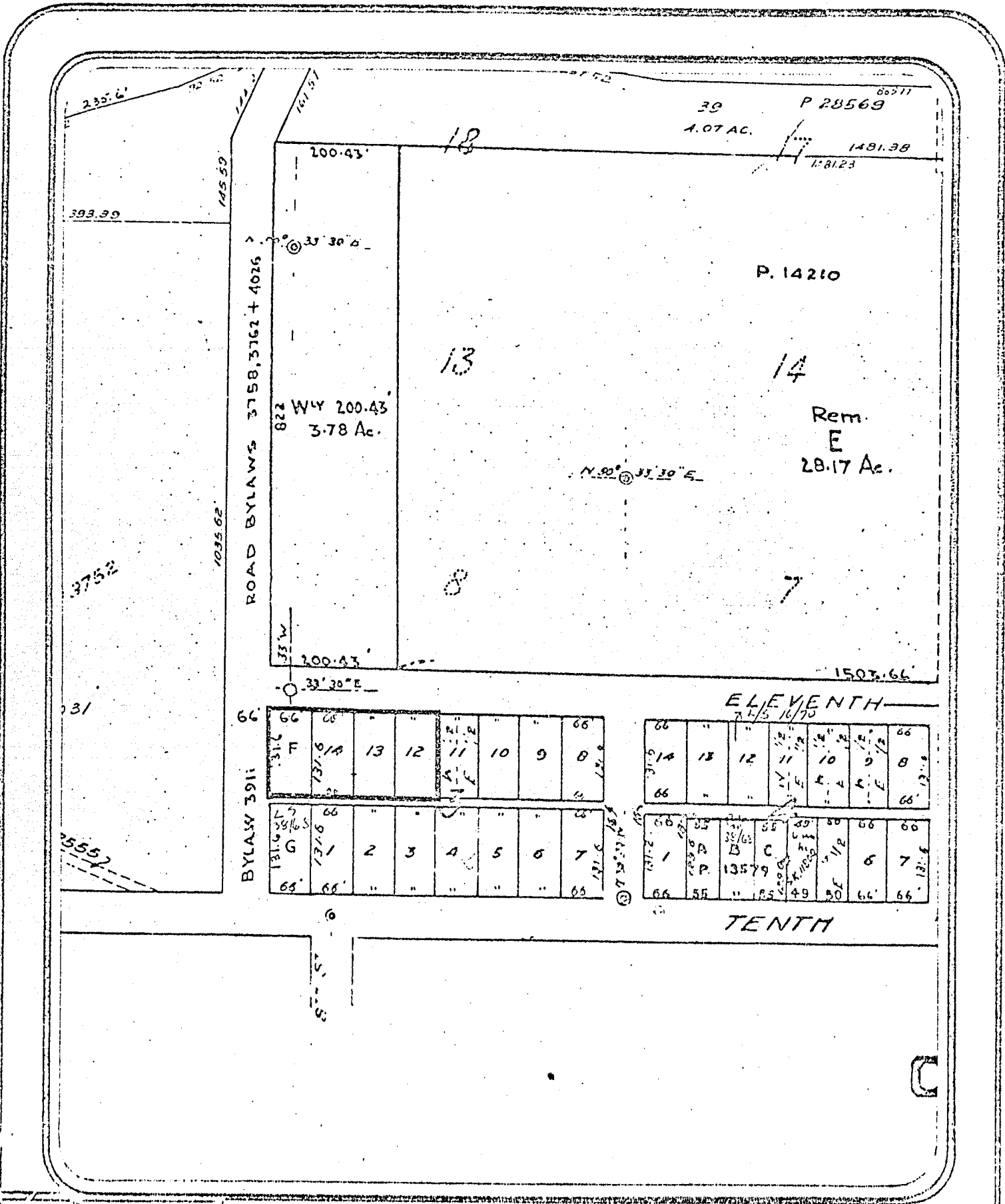
D. RECOMMENDATIONS

The rezoning of the site at Eleventh Avenue and Eighteenth Street to the P7 (Special Institutional) District category and the advancing of this proposal to a public hearing is recommended.

Respectfully submitted,

A. L. Parr,
DIRECTOR OF PLANNING.

ILM 22
 MANAGER'S REPORT NO. 73
 COUNCIL MEETING Nov. 15/71



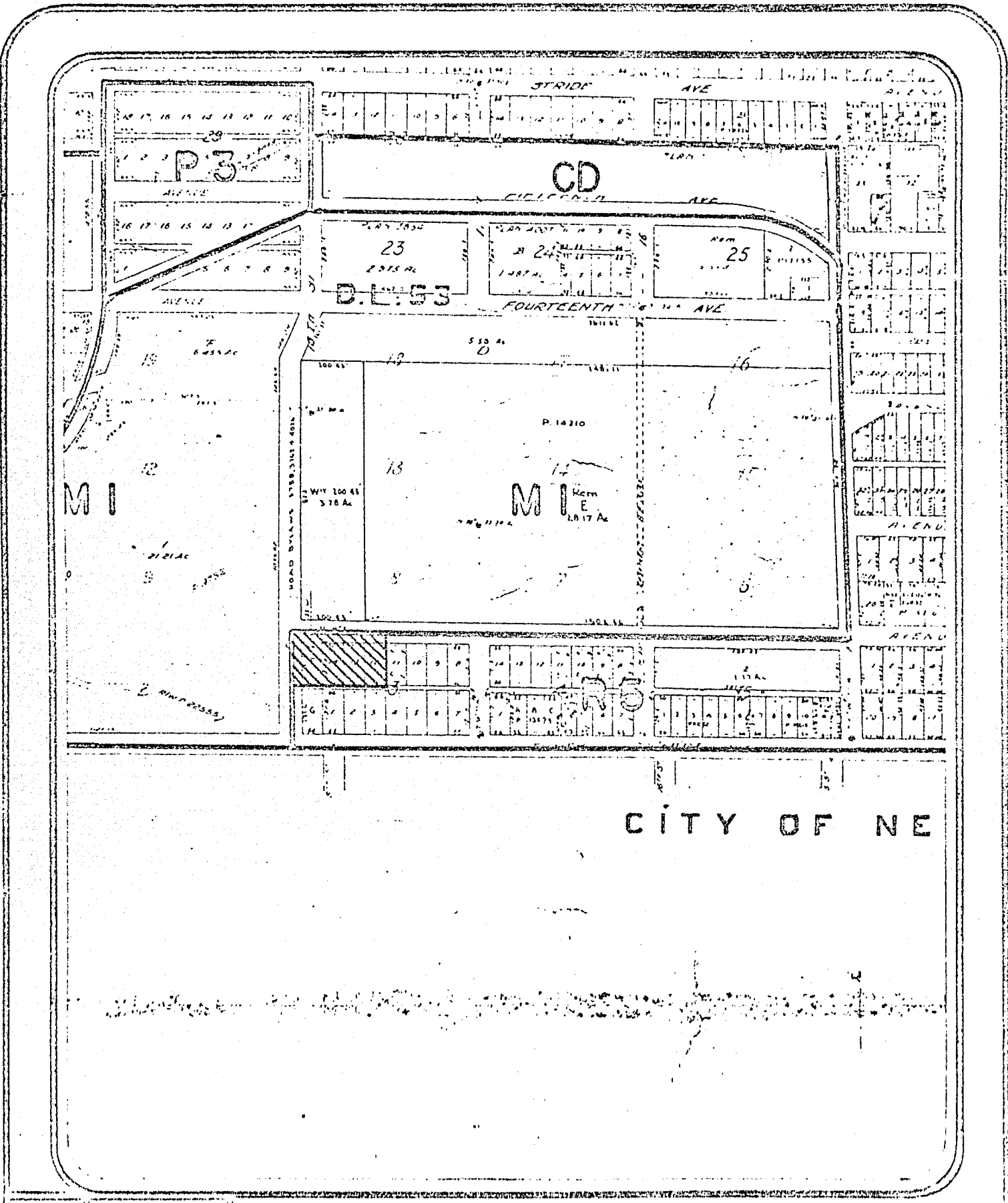
SCALE	1:200
DRAWN	GP
DATE	Nov/1/71

REZONING REFERENCE #76/71

BURBANK PLANNING DEPARTMENT



ITEM 22
 MANAGER'S REPORT NO. 73
 COUNCIL MEETING Nov. 15/71



CITY OF NE

SCALE	1:400
DRAWN	GP
DATE	NOV/1/71

REZONING REFERENCE # 76/71

