

ITEM 14
MANAGER'S REPORT NO. 58
COUNCIL MEETING Sept 18/72

14. Re: Boys' Clubs of Vancouver
Proposed North Burnaby Facility
Request for Land

The following is the report from the Planning Director dated September 14, 1972, regarding the above.

For many reasons, the Municipal Manager is of the opinion that the land should not be donated to the Club. If the Council is sympathetic to the cause, it is recommended that the land be leased. Having said that, one then must consider the terms of the lease; i.e., should it be on a current or going rate of 10% of land value plus taxes or should it be for a nominal value. The answer to this question is dependent upon the services that the program and the needs of the community. This is a question that should be reviewed by the Parks and Recreation Commission.

RECOMMENDATIONS:

THAT the land in question not be donated to the Club; and

THAT the whole subject be referred to the Parks and Recreation Commission for study and report as to whether or not the Commission recommends leasing land, is so, under what terms.

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PLANNING DEPARTMENT

SEPTEMBER 14, 1972

OUR FILE: 03.602/127

MR. MELVIN J. SHELLEY
MUNICIPAL MANAGER

DEAR SIR:

RE: BOYS' CLUBS OF VANCOUVER -
PROPOSED NORTH BURNABY FACILITY

Recently, representatives of the Boys' Clubs of Vancouver have been in contact with the Planning Department concerning their plans to establish a new club facility in the North Burnaby area.

The attached correspondence from officers of the organization outlines the preparatory work that has been done in identifying an area of Burnaby where the club's services could be best used, and conveys a specific request for consideration of a particular, Corporation-owned property for this purpose.

The Capitol Hill/Rensington Park area has been selected for the new operation, and the Municipal property at the south-east corner of Howard and Hastings Street (Lots 1 & 2, Block 4, D.L. 127E¹/₄, Plan 1342) has been put forward as a desirable location.

These properties, shown on the accompanying sketch, were acquired by the Corporation 5 years ago as part of the program of acquisition for Hastings Street widening. The property is presently zoned C2 Community Commercial, and the 1969 Apartment Study designated this property, together with

adjacent sites in the same block, as part of a Commercial Centre. No specific purpose has heretofore been suggested for the remnant of these two lots, now that the necessary widening has been accomplished, but uses permitted in the C2 District in general would be considered appropriate. The Municipal Land Study indicates that a use conforming to the guidelines in the Apartment Study Area "B" would be appropriate; this condition is satisfied by the proposed use.

The properties are bounded on the north by a new concrete retaining wall 8 feet to 10 feet in height, which supports a portion of Hastings Street, and slopes downward to the south, in keeping with the terrain of the area in general. The net dimensions of the property after necessary dedications, are 132 feet in width by 102 feet deep, for a net area of 13,464 square feet.

The C2 zoning district permits the use contemplated, under the "Clubs or lodges" category; consequently no zoning change would be necessitated. The Department has considered the nature of the proposed use with respect to this location and existing surrounding development and land uses, and has concluded that this location would be quite suitable from a planning point of view:

- (1) the site is served by transit (2 bus lines on Hastings Street),
- (2) the site is on the fringe of an existing commercial area, and should not therefore present any disruptive effect on surrounding neighbourhood development, as it might if, for example, it were to be introduced into a completely homogeneous residential area,
- (3) the property is within easy walking or cycling distance of a number of elementary and secondary schools and playgrounds,
- (4) the site is fairly central to the area identified by the Clubs' survey as presenting a good field of opportunity for their youth activity and guidance programs.

Although planning for the proposed facility is still in a very preliminary stage, we understand that a building of roughly 5,000 square feet is proposed, to accommodate group meeting rooms, crafts and games rooms, an office, and an activity room/gymnasium. The site area is judged to be adequate to accommodate such a building together with its related parking and open spaces.

The Land Agent has placed a value of approximately \$67,000, or \$4.98 per square foot, on the land.

In his letter of July 31, the President of the organization requested that the Municipal Council consider donating this land to the Boys' Clubs, or, alternately, that the Municipality negotiate a long term lease at a nominal yearly rent.

If the Council is favorably disposed toward making this property available for the purpose mentioned, it could consider a variety of ways of making the land available:

1. Land sale at public tender -- there is every likelihood that private interests would be able to outbid the Clubs for this C2 site, and the Municipality may not, under the Act, extend what amounts to an option on the land to any particular party.

2. Outright donation of the land.
3. Long-term lease at the going rate -- the current practice in leasing Municipal land would involve a yearly lease figure of roughly 10% of land value, plus taxes.
4. Long-term lease at a nominal figure.

We are informed that the principal source of operating funds for the Boys' Clubs is the United Community Services, whose funds are of course in turn derived from corporate, municipal, and individual donations. Additionally, several corporations make contributions directly to the organization, primarily for maintenance of their Camp Potlatch facility. The only Federal or Provincial grants that have been extended to the Boys' Clubs in the past have been for specific programs, such as the Burnaby Study, a leadership training course, and the occasional hiring of additional personnel.

In short, the Club's day-to-day operating expenses, such as payments for accommodation, equipment, staff, and the like, are provided for through the U.C.S. and not by government grants. In 1971, the Corporation's contribution to the United Community Services, Burnaby Division, was \$6,300.00.

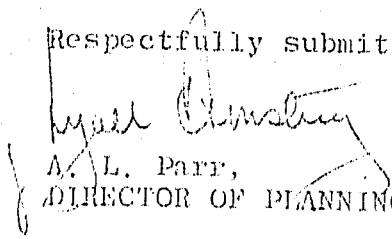
As to initial capital expenditures for the proposed new facility, the organization intends to hold a Capital Fund Drive in April and May of 1973 and expects to receive about one-third of its contributions in this campaign from corporations, with the balance from individuals.


As to the taxation position for such a facility, the Assessment Department advises that the Council has exempted, by Bylaw, several similar charitable, philanthropic, youth directed organizations; examples include the Childrens' Foundation, the Elizabeth Fry Society, the Y.M.C.A., the Boy Scouts of Canada, the Action Line Childrens' Village, and the Royal Canadian Air Cadets. The Council may wish to take into account such possible exemption under Section 328(1)(c) of the Municipal Act in considering its response to the request being put to it at this time.

We trust that the information provided herein will enable the Council to advise of its pleasure in regard to the proposal to locate a Boys' Club facility on the site mentioned, and if the Council is favourably disposed, under what conditions it would be prepared to make the land available.

Would you kindly present this material to the Council for consideration.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING


DGS/mp

c.c. Land Agent
Social Service Administrator
Deputy Assessor

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MANAGER'S REPORT NO. 58
COUNCIL MEETING Sept. 18/72

"INVEST IN BOYS ...



... YOUR DIVISION IS MEN"



Telephone: 879-5108

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BOYS' CLUBS OF VANCOUVER

ADMINISTRATION OFFICE: 633 WEST 8TH AVENUE, VANCOUVER 9, BRITISH COLUMBIA

Honorary President:
W. J. VanDusen

Honorary Vice-Presidents:
Roger T. Hager
A. R. Huntington

Honorary Directors:
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R. D. Baker
Dr. R. E. Beck
James N. Bell
F. W. Bogardus
Donald Capon
A. B. Christopher
J. Allan Coles
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Dr. John Dick
Cedric J. Dill
Capt. W. G. Dolmage
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C. L. Goddard
W. F. Gorrie
P. Graham
Eric Grisdale
Peter Grossman
Percy D. Hentig
W. Jamieson
Earl C. King
Dr. Glenn Kirchner
Walter C. Keerner
Tim Louie
Allan McGavin
Gregory McKeown
C. H. McLean
J. Doug. Maitland
Howard M. Martin
W. I. Middleton
W. H. Morrow
Walter S. Owen, Q.C.
H. Bryan Renwick
Fred W. Rollins
F. M. Storey
Fred C. Sweet
Lloyd Whalen

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FRASERVILV
BOYS' CLUB

DETACHED
WORK SERVICES

CAMP
FOOTBALL

July 24, 1972.

Mr. A. L. Parr,
Planning Director,
Corporation of the District of
Burnaby,
4949 Canada Way,
Burnaby 2, B. C.

Dear Mr. Parr:

In recent discussions with Don Stenson, we thought it would be useful to outline our previous work with youth in Burnaby and to summarize current plans.

Initially, the Boys' Clubs of Vancouver were asked through the West Central Area Council to provide detached worker services in the Central Park area, and this we commenced in April, 1967, and carried on with variations until May, 1971. In June of 1971 we received a grant from The Royal Bank of Canada to employ a student worker for 3 months, and it was during this period that we initiated correspondence with Burnaby Council in respect to temporary use of a building on Patterson Avenue. This program was discontinued in September because we felt the original need had been fulfilled.

In January of this year, we were able to undertake a small survey and provide a social recreation worker through a Local Initiative Plan grant. In February a decision was made to conduct a program and survey in North Burnaby, and in particular to study Areas 5, 6 and 7, as referred to in a report prepared by your department.

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Mr. A. L. Parr,
July 24, 1972.

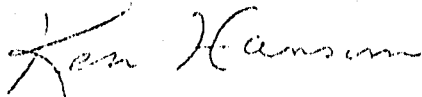
In a broad sense, the purpose of the Boys' Clubs is to build responsible citizens through everyday leadership and guidance in behavior and in attitude. We are primarily concerned with youth seven through seventeen years of age. Last month, in consultation with the United Community Services both for Burnaby and Vancouver, it was agreed that future development of services for youth would be undertaken in Burnaby. As a result of this decision our President, Bob Hole, has asked that we begin to acquire a suitable piece of property in the North Burnaby area for the development of a Boys' Club.

As you may know, we have suggested the property at the corner of Hastings and Howard as being suitable. Our criteria for site selection is not complicated and is mainly based on accessibility by walking, biking, and public transit. Something centre to a one mile area where we can have access to schools and playgrounds. Locating a Club for our purpose is somewhat restricted by zoning. There is at present, on average, a 1200 boy population between 4 - 19 years in this general area. We expect to draw membership from Capital Hill, Confederation Park, Rosser, Aubrey and Parkcrest Elementary Schools, and Burnaby Heights and Kensington Junior Secondary High Schools.

In addition, the above location is about 4 blocks from Kensington Park. The area south of Hastings to the Lougheed appears to be building up rapidly as a residential area, and our opportunity to make a substantial impact on the lives of youth looks excellent.

I trust this resume will provide you with some idea of what we have done and what we would like to do in consultation with your Department and the approval of Council.

Yours sincerely,



Ken Hanson,
Area Director,
Burnaby - Renfrew.

KH:nb

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A.P.

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July 31, 1972.

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Lloyd Whalen

Mr. A. L. Parr,
Planning Director,
Corporation of the District of
Burnaby,
4949 Canada Way,
Burnaby 2, B. C.

Dear Mr. Parr:

Some five years ago our agency began providing services in Burnaby. Although these services were limited, we knew we were rapidly approaching a time when it would be necessary to secure our own facility which would increase our effectiveness in working with young people in the Municipality.

During this past year we have been able to provide an extensive service to the Burnaby Capital Hill area. At the same time, we conducted a needs survey of this community. The survey proved a need existed for a Boys' Club, and the great number of participants that attended our programs proved there was a demand for activities for young people.

The United Community Services of Vancouver and Burnaby conducted a similar survey, and the results of it led them to recommend to the Boys' Clubs of Vancouver that they locate their new facility in the Burnaby Capital Hill area.

Our Board of Directors reviewed the data presented to them from our staff, and carefully considered the U.C.S. recommendation. As a result, the Directors agreed Burnaby certainly warranted further Boys' Clubs services, and that our proposed expansion be into the Capital Hill area of Burnaby.

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Mr. A. L. Parr,
July 31, 1972.

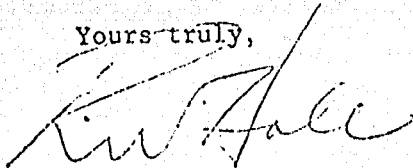
We are aware of the tremendous work to be completed by our agency in preparation for expansion. The most pressing matters being the organization of a capital fund campaign for our new facility, which will take place in April and May, 1973, and the immediate selection of a land site to place the building on.

Our staff have been in contact with representatives of your Department these past few weeks, and I understand you and your staff have discussed with them a site that we feel would be suitable for a Boys' Club. The land I refer to is located at the corner of Hastings and Howard Streets.

It is at this time that I respectfully ask for your cooperation in presenting to the Municipal Council our request to have this land donated to the Boys' Clubs for our new facility, or to enter into negotiations for a long term lease at a nominal yearly rent.

I thank you and your staff for the cooperation and assistance extended to us in our search for a suitable land site, and I look forward to a continued warm relationship between our agency and the Municipality of Burnaby.

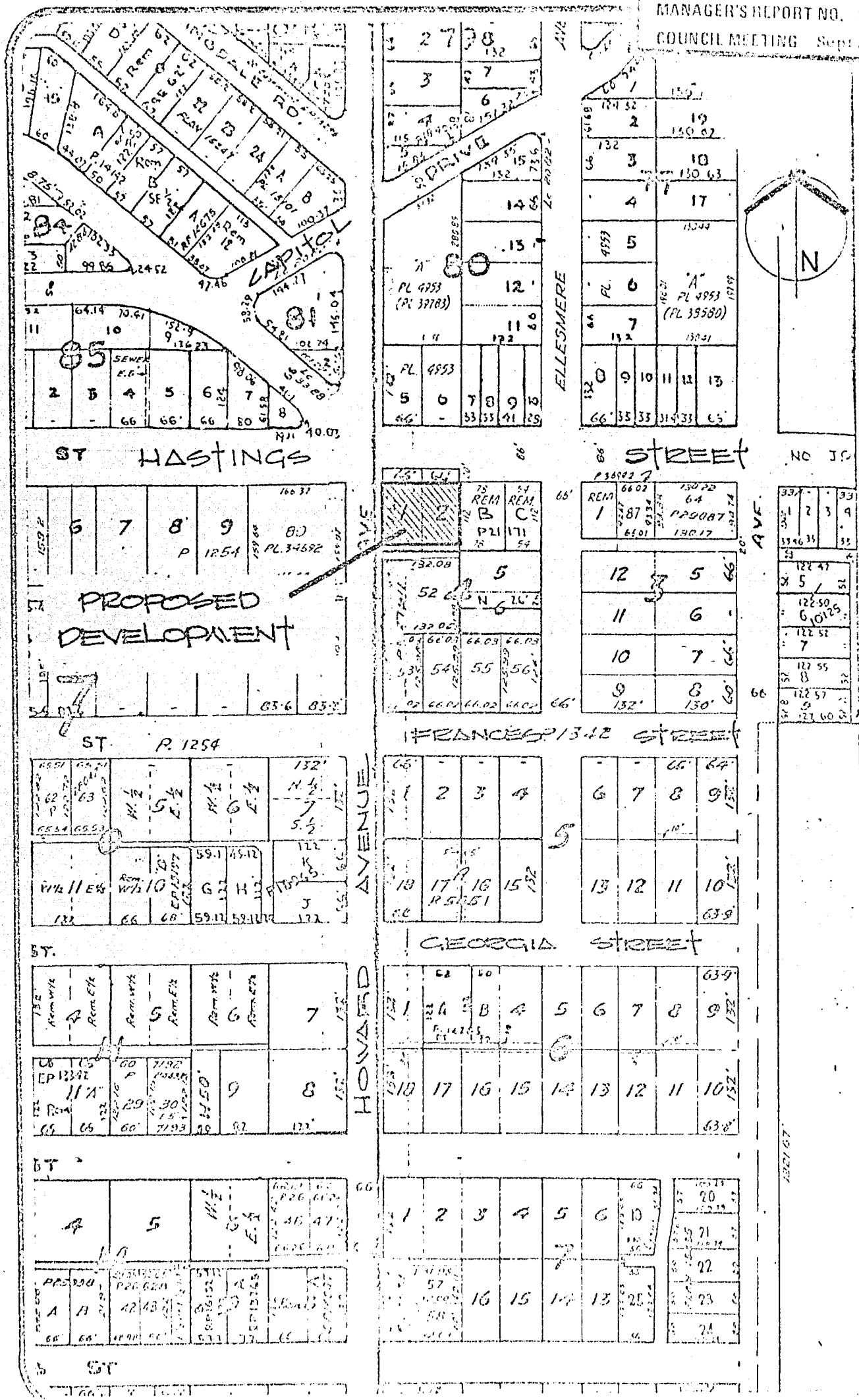
Yours truly,



R. W. Hole,
President.

RWH:nb

ITEM 14
 MANAGER'S REPORT NO. 58
 COUNCIL MEETING Sept. 18/72



SCALE 1" = 200'
 DRAWN
 DATE 14/9/72

CORP'N-OWNED SITE,
 HOWARD & HASTINGS ST.
 (BOYS' CLUBS OF VANCO.)

CITY PLANNING DEPARTMENT