

ITEM 22

MANAGER'S REPORT NO. 27

COUNCIL MEETING Apr. 9/73

22. Re: Boys' Club

Attached is the report of the Planning Director dated April 6, 1973, regarding the above in which he recommends that the property at Howard and Hastings Streets be made available to the Club at the going rate on a long-term lease basis. Attached is a copy of Item 13, Report 19, March 12, 1973.

The Municipal Manager has given considerable thought and study to the Club's request for a gift of Municipally-owned land at Howard and Hastings Streets or the lease of it at a nominal amount.

Notwithstanding the worthiness of the project proposed by this Club, the Municipal Manager has the following concerns:

1. The Club is quite adamant about the location it desires. There is no guarantee that the site selected by the Club will be the best in the future; i.e., who can predict where the social problems of North Burnaby will occur in 5 years from now, 10 years from now; or for that matter if this area will be the one with top priority in the future.
2. The Municipal tax dollar is paid by people of all walks of life, of all ages, of all interests and of all levels of income (including those on fixed income).
3. The Club's facility is very localized and is of a specialized nature affecting one special segment of the population.

The Municipal Manager has concluded that the Club's venture is a worthwhile and necessary one but, failing a plan for the entire Municipality, he cannot recommend a gift of the property or a nominal rental rate for the property for this particular facility.

The Municipal Act limits those organizations which are eligible for property tax exemption, and it is our opinion that this organization is not eligible for a tax exemption. A grant could be made in any year to the Club but it would have to be considered by each Council in any year and, of course, it could be turned down by any Council. If any financial assistance is given, it is recommended that it be by way of a grant, and logically it should be based on a request for a specific amount by the Club which is considered and recommended by the Parks and Recreation Commission. It is felt that a grant of \$11,500 per year (the amount of the lease plus anticipated property taxes) is not warranted in this specific instance but a grant for a portion of this may be suitable.

Incidentally, the Municipal Act requires that the lease rate be negotiated every 5 years after the initial 10 years.

RECOMMENDATION:

THAT the Municipal property at Howard and Hastings Streets be leased to the Boys' Club on the going rate for a 30-year term, with the rate to be negotiated every 5 years.

ITEM 22
MANAGER'S REPORT NO. 27
COUNCIL MEETING Apr. 9/

PLANNING DEPARTMENT

APRIL 6, 1973

OUR FILE: 03.602/127

RE: BOYS' CLUBS OF VANCOUVER
PROPOSED NORTH BURNABY FACILITY

INTRODUCTION

At its meeting of March 12, 1973, the Council directed that a report be presented containing an evaluation of alternate sites that might be suitable for the Boys' Club's proposed facility, together with a recommendation as to leasing arrangements for the sites.

This department has studied the lease arrangements under which the organization's clubs currently operate in the city of Vancouver, and have examined other potential sites in North Burnaby under Municipal ownership to ascertain their suitability for the use and building program objectives of the Club.

LEASING ARRANGEMENTS

The Boys' Clubs of Vancouver presently operate five clubs in the City of Vancouver. The Executive Director of the organization has advised as follows concerning the ownership and lease arrangements of the clubs and administration facility in the city:

Fraserview Boys' Club:

- 99 year lease from Vancouver Parks Board at \$10.00/year.
- Parks Board owns the land; Club owns the building.
- constructed on a relatively non-developed park site.
- tax exempt.

Kimount Boys' Club:

- initially, 10 year lease with 5 year renewals, at \$1.00/year.
- club built building, had option to purchase site during initial 10 years; as it did not exercise its option, ownership of the building is to revert to the city upon club's vacating premises.
- currently on year-to-year renewal basis.
- tax exempt.

Kivan Boys' Club:

- initial 10 year lease, 5 year renewals at \$1.00/year.
- 35 year-old building and land owned by city.
- tax exempt.

Boundary Boys' Club:

- building and land initially owned by United Church.
- initial lease from Church was terminated upon sale to city (adjacent to park site).
- lease renegotiated with Parks Board, now leased at \$10.00/year.
- tax exempt.

Gibbs Boys' Club:

- building and land owned by club.
- tax exempt

Administration Offices:

- building and land owned by club.
- tax exempt.

ALTERNATIVE SITES

The initial request of the club was for donation of the Municipally-owned Lots 1 and 2, Block 4, D.L. 127E $\frac{1}{4}$, Plan 1342, at Howard and Hastings Streets. On September 18, 1972, the Council adopted a recommendation that the land in question not be donated to the Boys' Clubs of Vancouver but agreed to seek the comment of the Parks and Recreation Commission as to whether or not the land should be leased, and, if so, under what terms. A Committee of Staff and Commission concluded that the program the Boys' Club offers is one that deals primarily in a social service, and that the request for a lease was the sole responsibility of the Municipal Council.

In response to Council's request for further information regarding possible alternatives to the Hastings and Howard Municipal property, the existing stock of Corporation-owned land in the general area was surveyed, and potential sites were advanced to representatives of the clubs. Unfortunately, the number of Municipal properties in the area identified by the club as needing their services is rather limited, and of these, some failed to satisfy basic criteria as to compatibility with surrounding land uses, accessibility from transit and neighbourhood centres, and the like. Representatives of the club examined and commented on those properties which qualified under the basic criteria and for which no specific purpose has been designated. The four sites indicated on the attached sketch were considered to have the characteristics necessary for the institutional use proposed, and all but the Kensington Park site were judged acceptable by the club as to location, access, and exposure.

The latter was felt by this Department to rate highly as an alternative, due to the possibility of maximizing the use of recreational and community centre facilities at this location, and it was felt that a suitable site might be created in the undeveloped portion between Fell Avenue and Hammarskjold Drive. However, club officials perceive this site to be on the extreme easterly limit of the populated area they propose to serve, whereas it is considered important that the site be central to the catchment area, and they further prefer to not share a site with developed park facilities. Accordingly, this site was not accepted.

Capitol Hill School and George Green Park occupy a complete city block, and have insufficient area for siting a Boys' Club, and Dynes Park is currently fully used by the Capitol Hill Community Centre facility.

Upon detailed examination, it was concluded that the Delta and Hastings properties were of insufficient size due to Hastings Street widening, and the extreme grade conditions and lack of good secondary access made them unsuitable.

The Municipal properties in the Glynde and Hastings site are minute remainders of lots reduced by successive road widenings, but the possibility of creating a site by consolidation with an adjacent privately-owned site and a cancelled portion of Glynde Avenue (presently unopened) was explored. After much study it was concluded that even if road cancellation and acquisition of the private parcel (permitted under the Municipal Act only for Municipal purposes) could be arranged, and an existing combined sewer relocated, the size, geometry, yard requirements and extreme terrain of the site would make it incapable of development for the facilities proposed by the Boys' Clubs.

It is the Department's conclusion, therefore, that the only Municipal properties in the Capitol Hill area acceptable to the Boys' Clubs and simultaneously suitable from a Community and Municipal land use point of view are the properties at Howard and Hastings Street. In this sense, it is apparent that no alternative sites under Corporation ownership can be recommended.

LAND VALUE, HOWARD AND HASTINGS SITE

Since the date of the initial report to the Council on this topic, the Land Agent has reviewed his valuation of the initially proposed site, which is zoned commercially (C2) and has 132 feet of Hastings Street frontage. The current market value of this land is estimated at \$75,000.

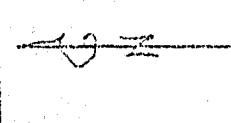
We are further advised by the Land Agent that the normal practice in leasing Municipal land is to compute the lease figure on the basis of 10% of land value per annum, plus property taxes. In this case, therefore, the lease could be expected to amount to roughly \$7,500.00 yearly for this valuable site, plus an estimated \$4,000.00 per year in property taxes, assuming a building value in the neighbourhood of \$125,000. Should the Council wish to assist in the establishment and operation of the club, it could consider grants to offset expenses.

RECOMMENDATION

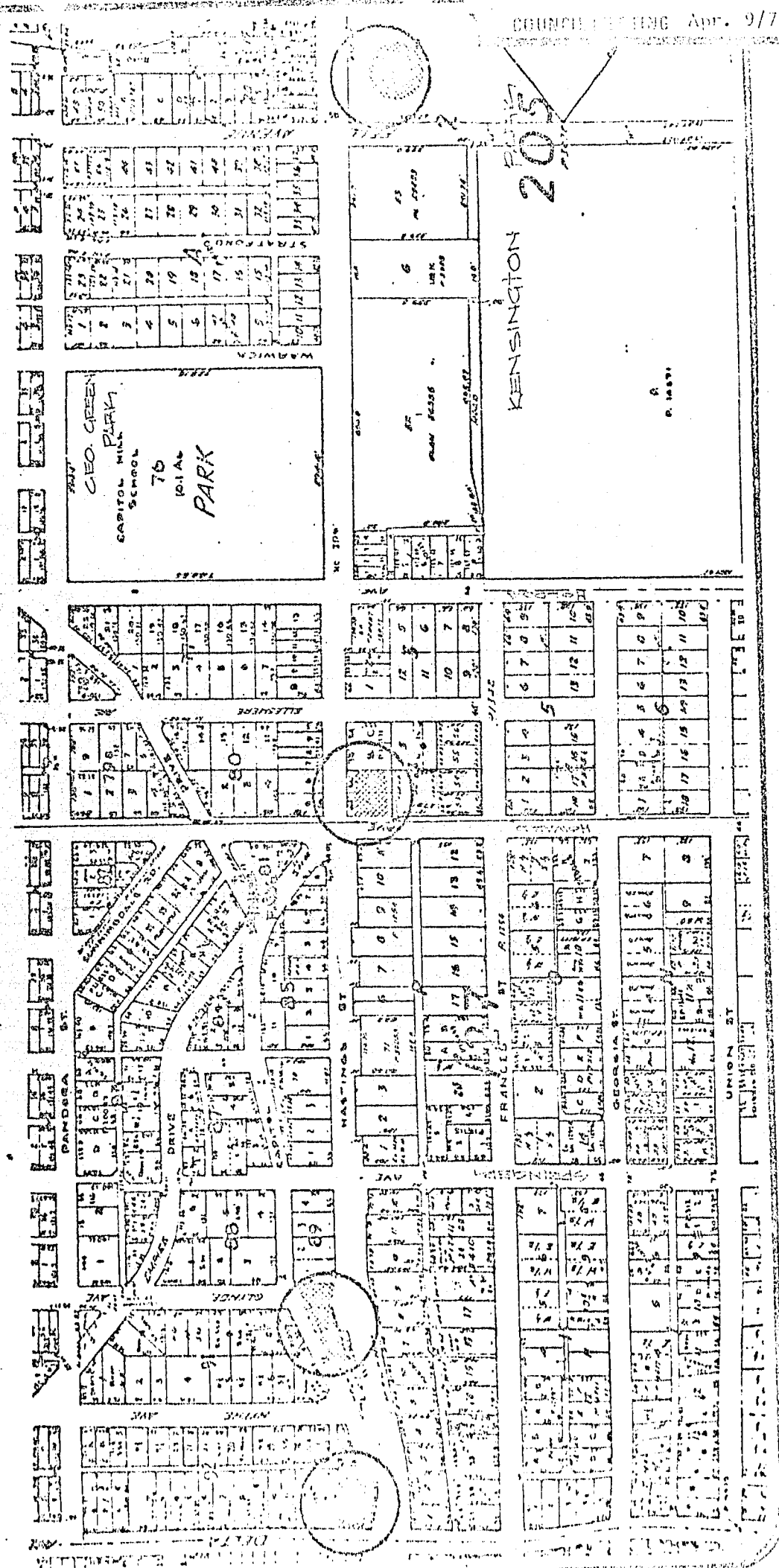
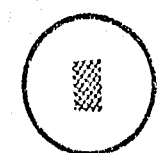
In view of the foregoing, and the Council's past decision to not donate the land, this department would recommend that if the Boys' Club is desirous of locating on the Howard and Hastings site, the property be made available to the organization at the going rate on a long-term lease basis.

Respectfully submitted,

A. L. PARR,
DIRECTOR OF PLANNING

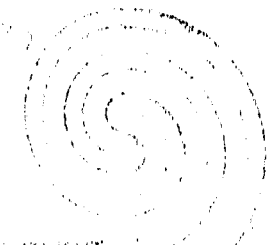


ALTERNATIVE SITES CONSIDERED IN DETAIL



SCALE 1" = 40'
DRAWN

ROYAL CLUB OF VANCOUVER
ALTERNATIVE SITES CONSIDERED
CAPITOL HILL AREA



PROPERTY PLANNING DEPARTMENT

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13. Re: Letter from Mr. R. L. Ryan, 633 West 8th Avenue, Vancouver 9, B.C.
Boys' Clubs of Vancouver

Appearing on the Agenda for the March 12, 1973 meeting of Council is a request from Mr. R. L. Ryan, Executive Director of the Boys' Clubs of Vancouver, to appear as a delegation. The subject of Mr. Ryan's brief and presentation is a proposed lease of Municipal Land at Hastings Street and Howard Avenue.

Mr. R. W. Hole, President of the Boys' Clubs of Vancouver, in a letter dated July 31, 1972 to the Director of Planning, explained that there is an apparent need for a Boys' Clubs facility in the Capitol Hill area of Burnaby, and requested that Council consider a donation or long term lease of suitable property at the corner of Hastings Street and Howard Avenue (see Attachment "A").

Mr. K. Hanson in a letter dated July 24, 1972 to the Director of Planning elaborated on the type of services that have been offered in Burnaby by the Boys' Clubs of Vancouver, and reiterated the need for an accessible site in Burnaby for the Clubs' activities (see Attachment "B").

A report from the Planning Department was submitted to Council on September 18, 1972 (see Attachment "C"). Council subsequently directed that the land in question not be donated to the Club, and that the whole matter be referred to the Parks and Recreation Commission for study and report as to whether or not the Commission recommends leasing land, and if so, under what terms.

The Parks & Recreation Commission has studied the Clubs' request for a suitable facility in Burnaby (see Attachment "D"). The Commission adopted this report on March 7, 1973.

It should be pointed out that the Commission's report does not include reference to alternate sites that may have been considered for the Clubs' proposed facility. Although the property on Hastings Street would satisfy the Clubs' requirements, the fact that the current market value of the land is approximately \$75,000 suggests that another site, perhaps on park land adjacent to recreational facilities in the nearby Kensington Park area, would be more appropriate. A site on park land would be compatible with the type of leasing arrangements that the Boys' Clubs of Vancouver have with the Vancouver Parks Board, would parallel the type of leasing arrangement that is presently being proposed for the Burnaby Tennis Club, and more importantly, would in all likelihood involve less cost to the Municipality.

RECOMMENDATIONS:

THAT the Manager be directed to bring forth a complete report on the evaluation of alternate sites and a firm recommendation on leasing arrangements; and

THAT the report be submitted to Council on or before April 9, 1973; and

THAT the Manager be directed to report to Council on the need for a specialized service to deal with the problems of youth, in accordance with recommendations 3 and 4 of the Commission's report; and

THAT this report be submitted on or before April 30, 1973; and

THAT the Parks & Recreation Commission be advised accordingly.