

ITEM 26 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 21
COUNCIL MEETING Mar. 24/75

Re: Letter dated March 11, 1975 from Mr. and Mrs. T.J. Hollinshead
7969 Suncrest Drive
Proposed Sale of Municipal Property at 4990 S.E. Marine Drive
To the Ismailia Community

Appearing on the Agenda for the March 24, 1975 meeting of Council is a letter from Mr. and Mrs. T.J. Hollinshead posing certain questions concerning the above-noted subject.

Following is the report of the Director of Planning on the matter.

RECOMMENDATION:

1. THAT Mr. and Mrs. T.J. Hollinshead be provided with a copy of this report.

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March 24, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: CORRESPONDENCE RECEIVED FROM T. J. HOLLINSHEAD AND MRS. J. HOLLINSHEAD.

Appearing on the Council Agenda of March 24, 1975 is a letter dated March 11, 1975 from T. J. Hollinshead and Mrs. J. Hollinshead posing certain questions concerning the proposed sale of Municipal property situated at 4990 S. E. Marine Drive to the Ismailia Community.

The Planning Department has reviewed these questions and would respond as follows:

1. Why was this property deemed desirable for sale after all these years?

Following the adoption of the Big Bend Development Plan and the subsequent rezoning of the subject Municipal lands to P2 (Administration and Assembly) on December 18, 1972, this property was not required for any specific Municipal purpose. On several occasions since the rezoning, interested parties have enquired as to the availability of the property for a variety of proposed P2 uses. In each instance, these parties were invited to submit a sales enquiry in order that it could be forwarded to the Municipal Council for its consideration. The point to be made is that the parcel has been open for sales consideration since December, 1972, subject to a suitable plan of development and Council's final authorization.

2. Was advertising the sale a prerequisite to accepting the bid or was the bid made thereby necessitating an advertisement be published?

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Following receipt of a request from the Ismailia Community to purchase the subject Municipal property for the specified P2 use, Council authorized the Land Agent to post the property for sale subject to the following conditions:

- a) the submittal and approval of a suitable plan of development;
 - b) agreement to the subdivision and land use pattern as depicted on Sketch "B" of the Planning Director's report of January 8, 1975, or other acceptable consolidation of properties in the area
 - c) on the understanding that all servicing costs incurred by the development will be borne entirely by the applicant
3. Your approval of sale of this property on January 13 was subject to "certain conditions". What were these conditions?

See #2 above.

4. How many members will be served by this "socio-religious-cultural" centre?

Representatives of the Ismailia Community have indicated that their facilities are on the basis of neighbourhood mosque centres. It was indicated that there are approximately 6,000 members in the Vancouver area and that the community already has centres in North Vancouver, Richmond and South Vancouver. The Ismailia group hopes to ultimately have 10 to 12 neighbourhood mosques in the region for its membership. It has been stated that the proposed Burnaby facility would serve a maximum of 1200 members. Included within the centre would be a prayer hall, social hall, library, administration offices and possibly some outdoor recreational facilities for the members. It is anticipated that the building area would not exceed 20,000 sq. ft. .

5. How many members of this Community are currently resident in South Burnaby?

The spokesman for the Ismailia Community did not have the numbers of members that resided in South Burnaby but did indicate that approximately 12 to 15 percent of the members reside in the Municipality as a whole. This equates to approximately 720 - 900 members that reside within Burnaby.

6. Will this centre receive the same favourable tax exemptions presently enjoyed by other religious denominations in this Municipality?

Section 327 (h) of the Municipal Act reads as follows:

Except as otherwise provided in this act, the following is exempt from taxation to the extent indicated:-

- (h) Every building set apart and in use for the public worship of God and any church hall which the Council considers is necessary thereto, and the land upon which the building or hall actually stands, and also such area of the lands surrounding the building or hall as may be determined by the Council.


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On the basis of section 327 (h) of the Municipal Act, it will be necessary for the Council to review the tax exemption status of this facility, once the specific details of the development have been submitted and reviewed as part of the land sale or exchange agreement.

RECOMMENDATION

It is recommended that a copy of this report item be forwarded to T. J. Hollinshead and Mrs. J. Hollinshead in response to their correspondence of March 11, 1975.


A. L. Parr,
DIRECTOR OF PLANNING.

JSB:ew