

ITEM 6
MANAGER'S REPORT NO. 6
COUNCIL MEETING Feb. 2/76

Re: ARMENIAN CULTURAL ASSOCIATION B.C.
PROVISION OF PARKING FACILITIES
(Item 4, Report No. 79, December 8, 1975)
(Item 21, Report No. 83, December 29, 1975)

On December 8 and 29, 1975, Council received the above-noted reports on a request from the Armenian Cultural Association of B.C. to sublease a parking lot from a bank which is leasing the lot in question from the Municipality. Following is a further report on this matter from the Director of Planning.

RECOMMENDATION:

1. THAT the Armenian Cultural Association B.C. be granted a licence to use parking spaces on the subject parking lot with the said licence to be revocable by the Municipality at any time, subject to the condition that the licensee provide public liability and property damage in amounts that are satisfactory to the Municipal Solicitor joining the Municipality as an additional insured.

* * * * *

PLANNING DEPARTMENT
JANUARY 23, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ARMENIAN CULTURAL ASSOCIATION B.C.
PROVISION OF PARKING FACILITIES

At the Council meeting of December 8, 1975, a report on the subject matter was tabled pending discussion between the Planning Department and representatives of the Armenian Cultural Association concerning alternative proposals to meet that group's parking needs. A progress report was advanced on December 29 advising that discussions were continuing, but that the Royal Bank's Real Estate Resources Section had studied the original proposal to sublease a portion of its lot to the Association, and declared that it would not in fact enter such arrangements, as a matter of policy.

We have therefore directed our attention to assisting the Association to locate the required number of off-street parking spaces in a legal situation within 400 feet of their proposed new hall on the upper floor of 6016 McKay. Possibilities included nearby commercial properties such as the Astor Hotel or other users with major parking provisions on their sites, and the Municipally-owned existing paved parking lot between Cassie and McKay Avenues (see attached sketch), a portion of which is presently leased to the Royal Bank branch at McKay and Kingsway.

This latter possibility had been studied earlier, but the Association's position was that they, as a relatively small group with limited funds and with infrequent actual demands for parking, could in no way afford to pay a normal market-value lease rate for the number of spaces required. On further discussion however, the nature of their use and their particular circumstances related to frequency of use and limited means as a non-profit organization have led the Land Agent to conclude that a recommendation is warranted, to offer the use of the existing facility without compensation, on a limited term basis, in line with the Association's request.

ITEM 6

MANAGER'S REPORT NO. 6

COUNCIL MEETING Feb. 2/76

The existing lot in question occupies Lot 5 and Remainder of 4, shown on the attached sketch, and is a fully paved, Municipally-owned lot that has been used for parking in support of the adjacent commercial area for several years. Until June 30, 1975, the Royal Bank held a 10-year lease on the entire facility; however, the lease with the Bank was renewed in late 1975 only for the easterly portion of Lot 5. The balance of the lot is not leased and therefore provides no revenue, but is used on a casual basis by the general public. The lot is within 400 feet of the proposed hall, and accommodates 29 cars outside the area leased to the Bank.

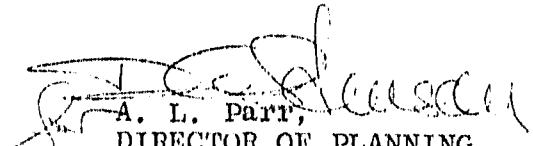
From a planning point of view, it would be unfortunate to commit major additional areas of land for the creation of additional surface parking lots in this area for the benefit of such an existing older building, as the site falls within the Metrotown area and is designated for major redevelopment. The accommodation of these parking needs on an existing lot will allow the utilization of an existing resource and avoid the need to commit further land areas to parking, thereby avoiding undue impediment to the change that is being advocated for this area.

The Association has not yet prepared a detailed plan for the renovations to the top floor of the building for their use, and consequently no final parking requirement figure can be given at this time. However, a preliminary assessment of their proposal suggests a maximum of 18 spaces could be needed. The Association's lease of the hall is for a five year period, but in view of the possibility that redevelopment of the block between Cassie and McKay may be advanced within that period of time, it is recommended that any agreement to allow the group to use the Municipal lot be on a short term, year-to-year basis only, as is the case with the Royal Bank's parking lease. If redevelopment were to occur and the arrangement not be renewed, it would be the responsibility of the Association to make suitable alternative arrangements at that time.

The Planning Department and the Land Agent are therefore prepared to recommend in this instance that the Municipality agree to allow the Association to use up to a maximum of 18 spaces on the existing Municipally-owned parking lot occupying the westerly $\frac{1}{2}$ of Lot 5, on a year-to-year basis commencing February 1, 1976, without compensation, and subject to being provided with assurances acceptable to the Municipal Solicitor to hold the Municipality harmless in case of damage, injury or the like on the property.

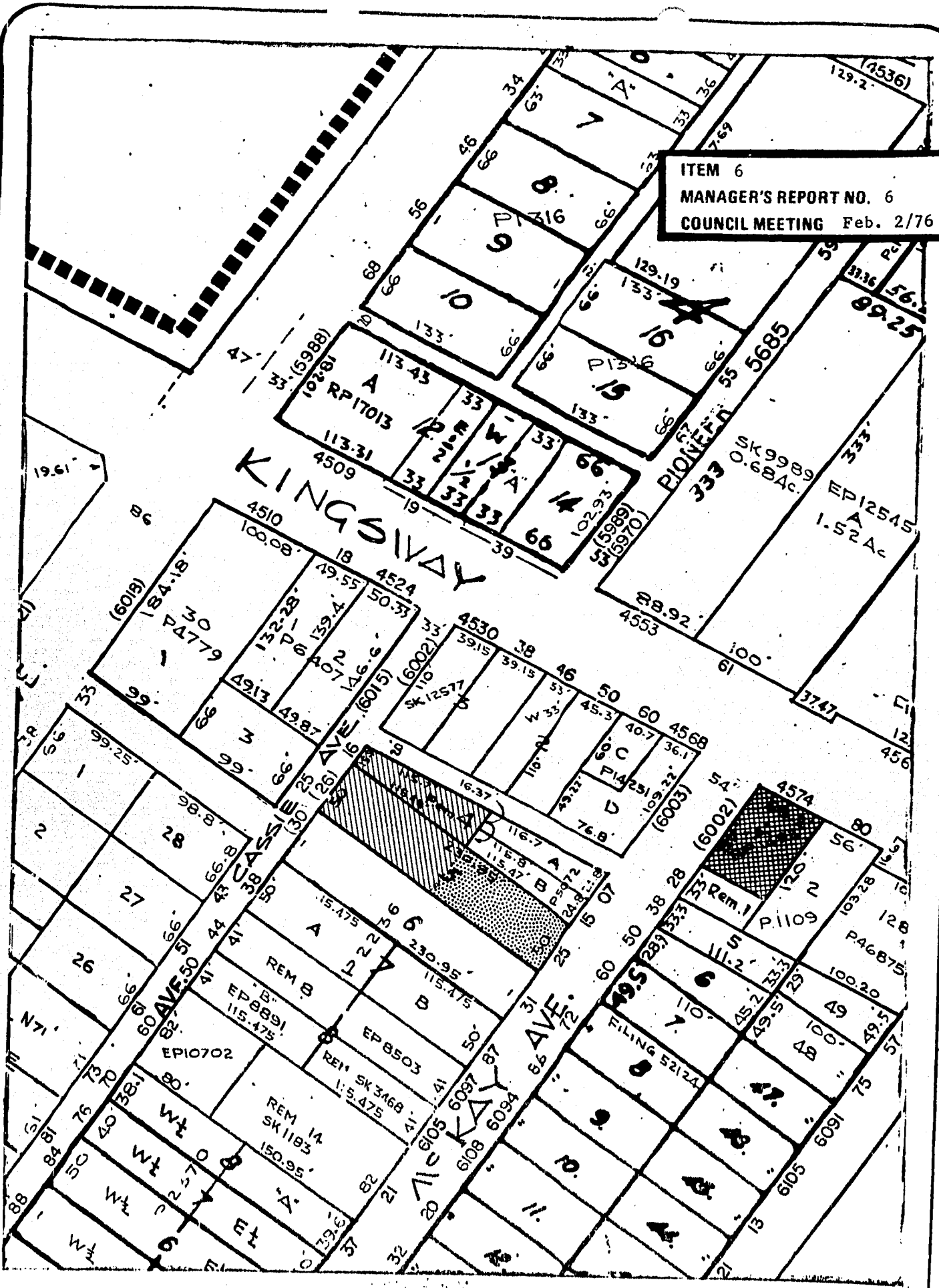
Recommendation

It is recommended that the Council agree to allow the Armenian Cultural Association B.C. the use of up to 18 spaces on the westerly $\frac{1}{2}$ of Lot 5, in satisfaction of the group's requirement under the Zoning Bylaw, on a year-to-year basis without compensation, commencing February 1, 1976, subject to the provisions noted above.


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm
Attach.

c.c. Municipal Clerk
Land Agent




ITEM 6
 MANAGER'S REPORT NO. 6
 COUNCIL MEETING Feb. 2/76



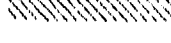
Date
 JAN. 76

Scale
 1" = 100'

Drawn By

Burnaby Planning Department 

ARMENIAN CULTURAL ASS'N.
 REQUEST FOR PARKING LOT.

-  PROPOSED PREMISES
-  MUN'L. PPTY : LEASED TO BANK
-  " " : NOT PRESENTLY LEASED.