

ITEM	8
MANAGER'S REPORT NO.	66
COUNCIL MEETING	1979 10 01

RE: ESTABLISHMENT OF A BIG BROTHERS' HOUSE AT
6564 ROYAL OAK AVENUE
(ITEM 23, REPORT NO. 53, 1979 AUGUST 13)

Following is a report from the Director of Planning on the proposed establishment of a Big Brothers' House on Royal Oak Avenue. Attached is a report from the Municipal Treasurer on this same matter.

RECOMMENDATIONS:

1. THAT the Big Brothers' of Burnaby be encouraged to pursue Alternatives 3.5A, 3.5B or 3.5C as outlined in the Manager's Report No. 53, Item 23, dated 1979 August 13, and that the Planning Department be authorized to assist the organization wherever possible; and
2. THAT, in the event the property at 6564 Royal Oak Avenue is sold or leased to the Big Brothers' of Burnaby, Council consider giving exemption of mill rate taxes on the property, and that the Grants Committee take this into consideration in the determination of future grants to this organization.

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PLANNING DEPARTMENT
1979 September 18

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ESTABLISHMENT OF A BIG BROTHERS' HOUSE
6564 ROYAL OAK AVENUE
(Item 23, Manager's Report No. 53, 1979 August 13)

RECOMMENDATION:

1. THAT the Big Brothers of Burnaby be encouraged to pursue Alternatives 3.5A, 3.5B or 3.5C as outlined in the Manager's Report No. 53, Item 23, dated 1979 August 13, and that the Planning Department be authorized to assist the organization wherever possible.

REPORT

1.0 BACKGROUND INFORMATION

- 1.1 Upon consideration of a Planning Department report (attached) regarding the Big Brothers of Burnaby's desire to establish a facility at the above-referenced Corporation property, Council on 1979 August 13 adopted the following recommendation:

"THAT Council authorize the Planning Director to continue discussions with the Big Brothers of Burnaby on the understanding that, upon confirmation of successful negotiations by the Big Brothers organization with the owners of Lots 10 and the Remainder of 11 should they pursue Alternative 3.5B or 3.5C, a further report on the acquisition of the subject Municipal property will be submitted."

1.0 Background Information - Cont'd.

- 1.2 Representatives of the Big Brothers organization subsequently appeared as a delegation on 1979 August 27, at which time Council requested a further report on the following items:
- A. Status of the Royal Canadian Air Cadet's use and/or lease of the subject site.
 - B. Feasibility of waiving the required 3 metre dedication involving the northerly portion of the site for lane widening purposes.
 - C. Policy with respect to the lease and property taxes associated with the proposed Burnaby Big Brothers House.

2.0 GENERAL COMMENTS

- 2.1 Relative to Item "A", the Planning Department advises that the site is occupied by a dilapidated single storey building which, although appearing to be vacant, is in fact used by the Royal Canadian Air Cadets who presently rent the property from the Municipality on a month-by-month basis. Pursuant to a recommendation adopted by Council on 1978 May 28, the Air Cadets are permitted to continue renting the property on a month-by-month basis until such time as the Corporation requires the property.
- 2.2 In reference to the 3 metre lane dedication, the Planning Department has reviewed the requirement in consultation with the Traffic Supervisor and the Municipal Solicitor. The Traffic Supervisor advises that the full 3 metre dedication should be pursued in order to permit upgrading of the lane to the prevailing Municipal Standard of 6 metres (20 ft.) and that future development to a lesser standard could not be supported. In this regard, the existing lane which is currently developed to a 3 metre standard provides inadequate access to its abutting properties and particularly to those commercially developed properties fronting Kingsway (refer to attached sketches).

Should the subject Municipal property be sold to the Big Brothers organization, the Municipal Solicitor advises that a right-of-way (as defined in Section 2 of the Land Registry Act) in favour of the Municipality could be registered over the northerly 3 metres of the property to ensure the possibility of upgrading the lane to the requisite 6 metre standard. The legal agreement prepared to accompany the right-of-way would clearly outline important considerations relative to liability, maintenance, access, etc. The site would therefore technically satisfy the minimum lot size requirements of the Zoning Bylaw but would functionally prohibit the Big Brothers organization from utilizing the right-of-way area for building and parking purposes. The Planning Department is of the opinion that this approach is an unorthodox method of developing Municipal lanes and should be avoided if possible in view of the legal complexities and potential complications.

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2.0 General Comments - Cont'd.

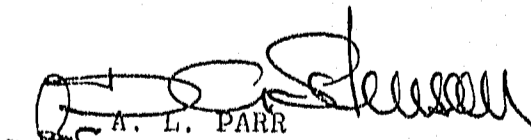
Assuming that the Municipality retains ownership and leases the property to the Big Brothers of Burnaby, provision for the future lane upgrading could be secured through the specific terms of the lease. In this regard, the lease would not include the portion of the property required for lane purposes or specify that the required area could not be utilized for building or parking purposes.

Lease of the property using this approach for new development purposes would fail to achieve the planning objectives of rationalizing site boundaries in this portion of the block and securing the lane widening that is needed for the full extent between Royal Oak Avenue and the Royal Canadian Legion property further to the east. It would also result in an "effective" site area of only 470.5 m² (5,065 square feet), an area which might prove to be inadequate to meet the needs of the Big Brothers project, including required on-site parking and landscaping to Bylaw standards. In this connection, we are advised that the Big Brothers organization has not yet had any site studies or sketch plans prepared to illustrate their specific site requirements, but they are ready to pursue this should Council favour in principle the leasing of a portion of the property to them.

- 2.3 The Planning Department advises that Item "C" has been dealt with by the Municipal Treasurer's report which has been attached.

3.0 CONCLUSION

The Planning Department considers that the foregoing information does not alter its previous assessment of the situation and the appropriate manner in which the site should be developed. It is therefore recommended that the Big Brothers organization be encouraged to pursue Alternatives 3.5A, 3.5B or 3.5C, as outlined in the attached Municipal Manager's Report No. 53, Item 23, dated 1979 August 13.


A. L. PARR
DIRECTOR OF PLANNING

PDS:lf

cc: Municipal Treasurer
Municipal Solicitor
Municipal Engineer

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TO: MUNICIPAL MANAGER

1979 September 25

FROM: MUNICIPAL TREASURER

File: G69-1a

RE: BIG BROTHERS OF BURNABY - REQUEST CO-OPERATION IN THE ESTABLISHMENT OF A BURNABY BIG BROTHERS HOUSE AT 6564 ROYAL OAK AVENUE

RECOMMENDATIONS

1. THAT, in the event the property at 6564 Royal Oak Avenue is sold (or leased) to the Big Brothers of Burnaby, Council should consider giving exemption of mill rate taxes on the property; and
2. THAT the Grants Committee take this into consideration in the determination of future grants to this organization.

REPORT

At its meeting of 1979 August 27 Council directed:

"THAT the Municipal Manager formulate a policy with respect to the lease and property taxes associated with the proposed Burnaby Big Brothers House."

The Planning Director's report dated 1979 September 18 advises against leasing the property at 6564 Royal Oak Avenue for this purpose and recommends instead that the Big Brothers consider purchasing it subject to certain conditions.

The property currently is being leased on a month-to-month basis to the Royal Canadian Air Cadets and is exempted from taxation for the year 1979 on authority of By-law No. 7285. 1979 mill rate taxes exempted by the by-law total \$1,840.20. The special rates for water and sewer totalling \$94.50 cannot be exempted by by-law and are the responsibility of the leasee.

Council's policy is to not give tax relief to charitable organizations if the taxes form a cost that is recoverable from the Provincial Government in per diem costs.

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Other than exemption given to churches, the hospital, and parochial schools for land in excess of the land on which buildings are located (which is statutorily exempt), Council has seen fit to grant tax exemption to only the following:

Y.M.C.A., 4970 Canada Way
South Burnaby Golden Age Society, 5024 Rumble Street
Royal Canadian Air Cadets, 6564 Royal Oak Avenue
Boys & Girls Clubs of Vancouver, 518 South Howard Avenue

In addition to tax exemption given the Boys & Girls Clubs of Vancouver, Council in the last several years has given financial assistance, but in doing so, the Grants Committee have considered the amount of tax relief given when determining the amount of cash grant to be given.

Examination of the Big Brothers of Burnaby's 1978 financial statement shows that of \$30,248 in revenue received by the Society, \$6,622 came from the United Way, \$12,960 from the Municipality, and the balance from the sale of lottery tickets, donations and other sources. In 1979 a further grant of \$12,960 has been given by the Municipality.

Where Council determines that financial assistance should be given to charitable organizations, it is in the interest of the Municipality to give tax exemption, where possible, in lieu of a cash grant. The amount saved by the Municipality is the basic mill rate for schools and the levies for other taxing authorities. In this particular instance, tax exemption would seem to be covered by Section 328(1)(c) of the Municipal Act which reads:

"Land or improvements or both land and improvements not being operated for profit or gain and owned by a charitable or philanthropic organization supported in whole or in part by public funds and used exclusively for the relief of the poor, the aged, the infirm, or the disabled, or as a home for the care of children."

To sum up, Council is already giving financial assistance to this organization. Therefore, exemption of taxes to the extent of mill rate taxes only should be given in the event that Council determines that the land should be sold (or leased) to the Big Brothers of Burnaby.

B. D. McPherson
MUNICIPAL TREASURER

BM:gw

cc: Director of Planning
Municipal Solicitor
Municipal Engineer

RE: ESTABLISHMENT OF A BIG BROTHERS HOUSE AT
6564 ROYAL OAK AVENUE

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Mr. Salchenberger, president of the Big Brothers of Burnaby, has advised the Municipal Clerk that he wishes to appear as a delegation at the 1979 August 27 meeting of Council. As noted in his letter which appeared on the agenda two weeks ago (Item e), his organization is seeking to obtain cooperation for the establishment of a facility at 6564 Royal Oak Avenue. Following is a report from the Director of Planning on this matter. **165**

The association is essentially requesting the lease of a parcel of vacant, municipally owned land for one dollar a year, subject to an exemption from payment of taxes, on which to construct a building.

With respect to the Big Brothers request for a tax exemption, it is the policy of Council not to grant tax exemptions to charitable organizations unless it can be shown that funding from the Provincial Government or elsewhere clearly cannot cover the property taxes. It is therefore important that the matter of tax exemption be resolved in further discussions with the association's executive.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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COUNCIL MEETING	1979 10 01

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ESTABLISHMENT OF A BIG BROTHERS HOUSE AT
6564 ROYAL OAK AVENUE

1979 AUGUST 08

RECOMMENDATION:

1. THAT Council authorize the Planning Director to continue discussions with the Big Brothers of Burnaby on the understanding that, upon confirmation of successful negotiations by the Big Brothers organization with the owners of Lots 10 and the Remainder of 11 should they pursue alternative 3.5 B or 3.5 C, a further report on the acquisition of the subject Municipal property will be submitted.

REPORT

1.0 INTRODUCTION

Appearing on the 1979 July 30 Council Agenda was a letter from Big Brothers of Burnaby requesting Council's cooperation in the establishment of an office and meeting facility for their organization at the above referenced property which is presently owned by the Corporation.

2.0 BACKGROUND INFORMATION

2.1 Planning Department staff have met with the executive of Big Brothers of Burnaby on a number of occasions to discuss the possibility of establishing a new facility for the Association on Corporation owned property. As outlined by the organization, the proposed facility would serve the following functions:

1. It would be the central headquarters for all activity engaged within the Big Brothers organization in Burnaby.
2. It would serve as a permanent location for all staff and office requirements: Executive Director and all staff councillors.
3. It would facilitate all meetings of their Board of Directors, Big Brothers and mothers at the house.

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4. It would serve as a social and recreational meeting place for all members of the organization. Activities could be carried on between Big and Little brothers in the recreation room, i.e. ping-pong, cards, darts, checkers, t.v., etc.
5. It would also be used for Inter-agency meetings and case conferences, evolving around Big Brother relationships.
6. All Orientation sessions for their applicants will take place at the "House".
7. This House will only be used as an activity and meeting place with staff and office furniture. It will not be used as a residence.

Upon the examination of several sites, the subject property was determined to be most appropriate relative to their locational requirements. The establishment of their "House" on Municipal property and the cooperation of Council has been specifically sought for the following reasons as contained in their letter:

- a) Granting the use of the aforementioned property to Big Brothers of Burnaby for the token sum of one dollar per year.
- b) Entering into a long term lease arrangement with Big Brothers of Burnaby with consideration given to allowing a Municipal Tax Exemption of this property.

Council is advised that upon receipt of a request in 1973 to make Municipal land at the southeast corner of Howard Avenue and Hastings available to the Boys' Club of Vancouver, as a donation or for a nominal sum, it was considered that Municipal land could be made available only at a rate reflecting current market values.

3.0 GENERAL DISCUSSION

- 3.1 Relative to the proposed facility and the required zoning, this use would be regarded as a "Club or Lodge" which would be permitted in the C2, C3, C4 and P2 Districts.
- 3.2 The site in question is presently zoned C4, Service Commercial District and is occupied by a vacant single story building in poor condition which was formerly rented to the Royal Canadian Air Cadets (refer to sketch #1). The site is situated immediately south of a new commercial building fronting Kingsway, west of a Canadian Legion facility, east of a 3 story apartment and a modest commercial building and north of an old single family residence situated on a large C4 zoned property flanking Royal Oak Avenue and Grimmer Street. The land use pattern for the triangular block in which the subject site is located, as illustrated by the attached zoning sketch #2, is intended to be developed for low intensity service commercial activities to serve and compliment the existing and proposed multiple family residential and high density commercial uses located in the Metrotown area located west of Royal Oak Avenue.
- 3.3 During the last several years, the Planning Department has received a number of inquiries regarding the sale of the subject site for redevelopment. On these occasions, staff have supported sale of the property by public tender and subject to the following conditions:
 - a) Consolidation with the two properties located to the immediate south (Lots 10 and Remainder of 11) situated at 6586 Royal Oak Avenue.
 - b) Dedication of the northerly 3 meters of the newly created parcel for lane development purposes (a 3 meter lane is presently developed).
 - c) Submission of a suitable plan of development.

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Consolidation of the subject property with the two parcels to the south was recommended in order to create a viable and flexible site for appropriate C4 development. The consolidated site would flank two streets and have an area of 1,903 sq. meters (20,460 sq. ft.). The subject lot by itself after lane deduction would have an area of 471 sq. meters (5,065 sq. ft.) which is less than the minimum site area required for C4 development (560 sq. meters or 6,027 sq. ft.)

- 3.4 The Planning Department considers that the establishment of a Big Brothers House at this location is appropriate given the site's good access to public transportation, proximity to recreational and commercial facilities and centrality within the Municipality. However, this Department cannot support the proposed use of the subject site alone in view of its limited site area which is less than that required by the Zoning Bylaw. Use of the site by itself by leasehold or by purchase would render the northeast portion of the adjacent Lot 10 unproductive in view of its size and shape and would result in insufficient area required to satisfy the needs of the proposed Big Brothers facility.
- 3.5 In view of the foregoing considerations, the following alternative courses of actions would be recommended to the Big Brothers Organization:
- A) Retain the services of a real estate company to find suitable privately owned land that satisfies their facility requirements.
 - B) Purchase the subject Municipal property subject to those conditions outlined in Section 3.3 of this report.
 - C) Purchase the subject Municipal property and create two appropriate C4 sites including the two parcels located to the immediate south. The submission of a suitable plan of development for the proposed facility and the 3 meter dedication for lane development will also be required prior to sale. In this regard, a logical site configuration would involve the creation of two equally sized properties with areas of 950 sq. meters (10,230 sq. ft.) and 23.6 meter (77.5 ft.) frontages on Royal Oak Avenue thereby providing sufficient site area for appropriate C4 development (refer to sketch #3). At the present time, the existing residence occupying Lot 10 is situated at the southwest portion of the lot so that subdivision will not necessitate removal of the home should the owner wish to remain.


4.0 CONCLUSIONS

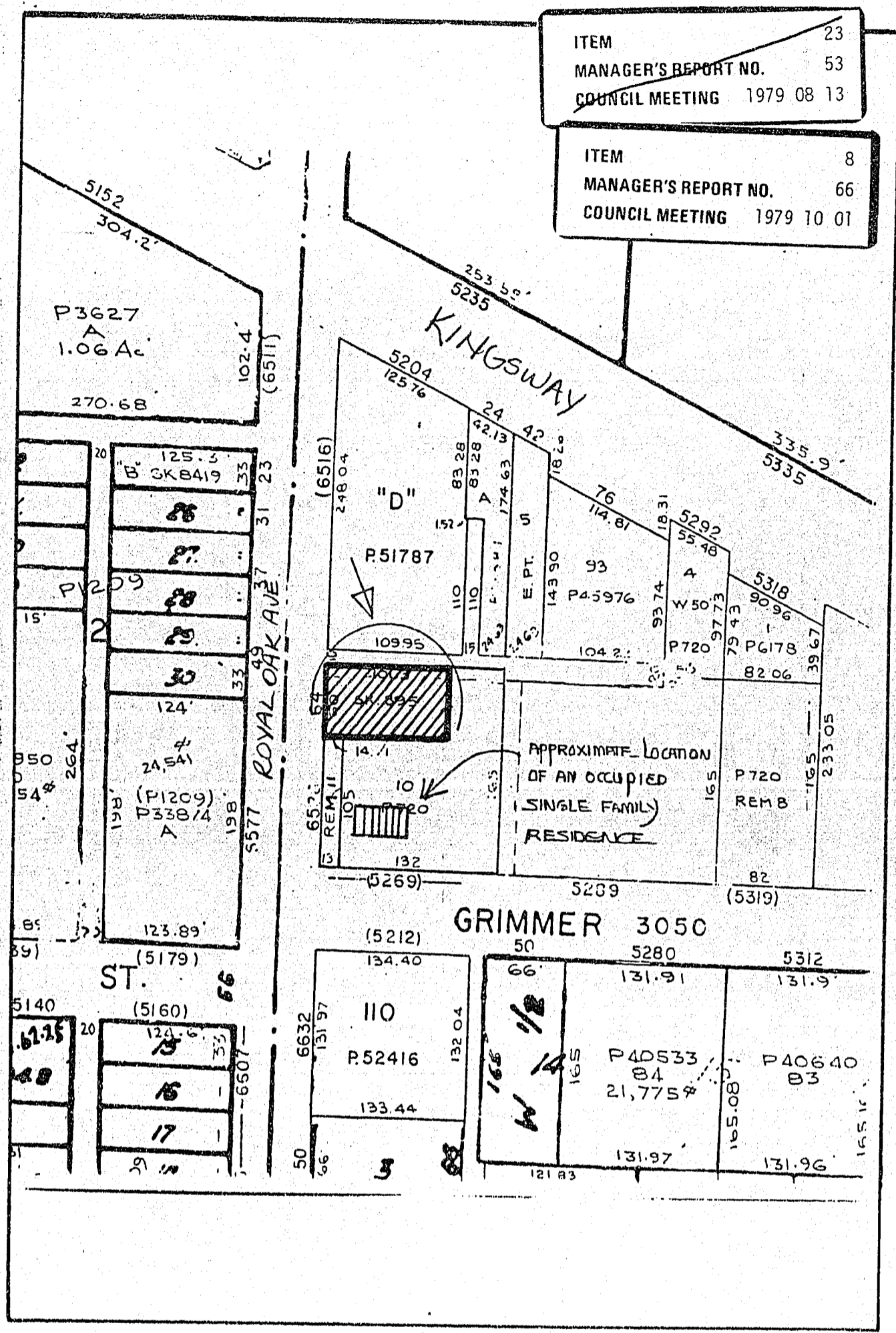
In view of the foregoing, the Planning Department considers that although the subject site has insufficient area to satisfy the facility requirements of the Big Brothers organization, this specific location is well suited to their needs, and from a land use point of view will provide a useful community-oriented service. This Department would therefore recommend that the organization pursue Alternative #C which will necessitate their contact with the owners of Lots 10 and the Remainder of Lot 11 regarding subdivision as described above.

Should the organization be successful in negotiating an appropriate arrangement with the adjacent property owner, the matter may be considered further, at which time Council will be requested for the authority to enter into negotiations for sale of the subject Corporation property. Sale will be conditional upon those requirements outlined in Section 3.5 above.

PDS:ep

cc: Legal and Lands Department


A. L. Parr
DIRECTOR OF PLANNING



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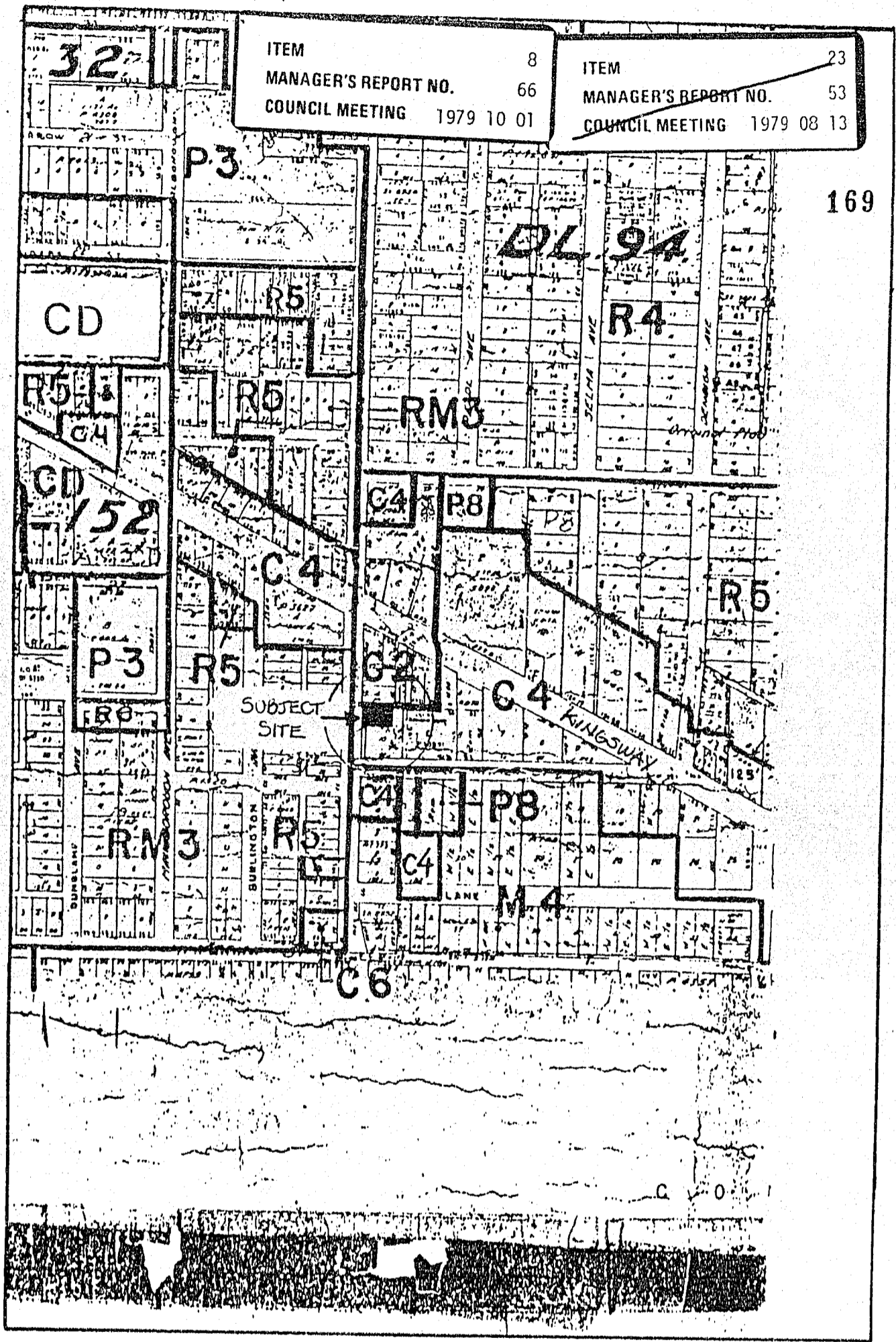
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Burnaby Planning Department



SKETCH NO. 1



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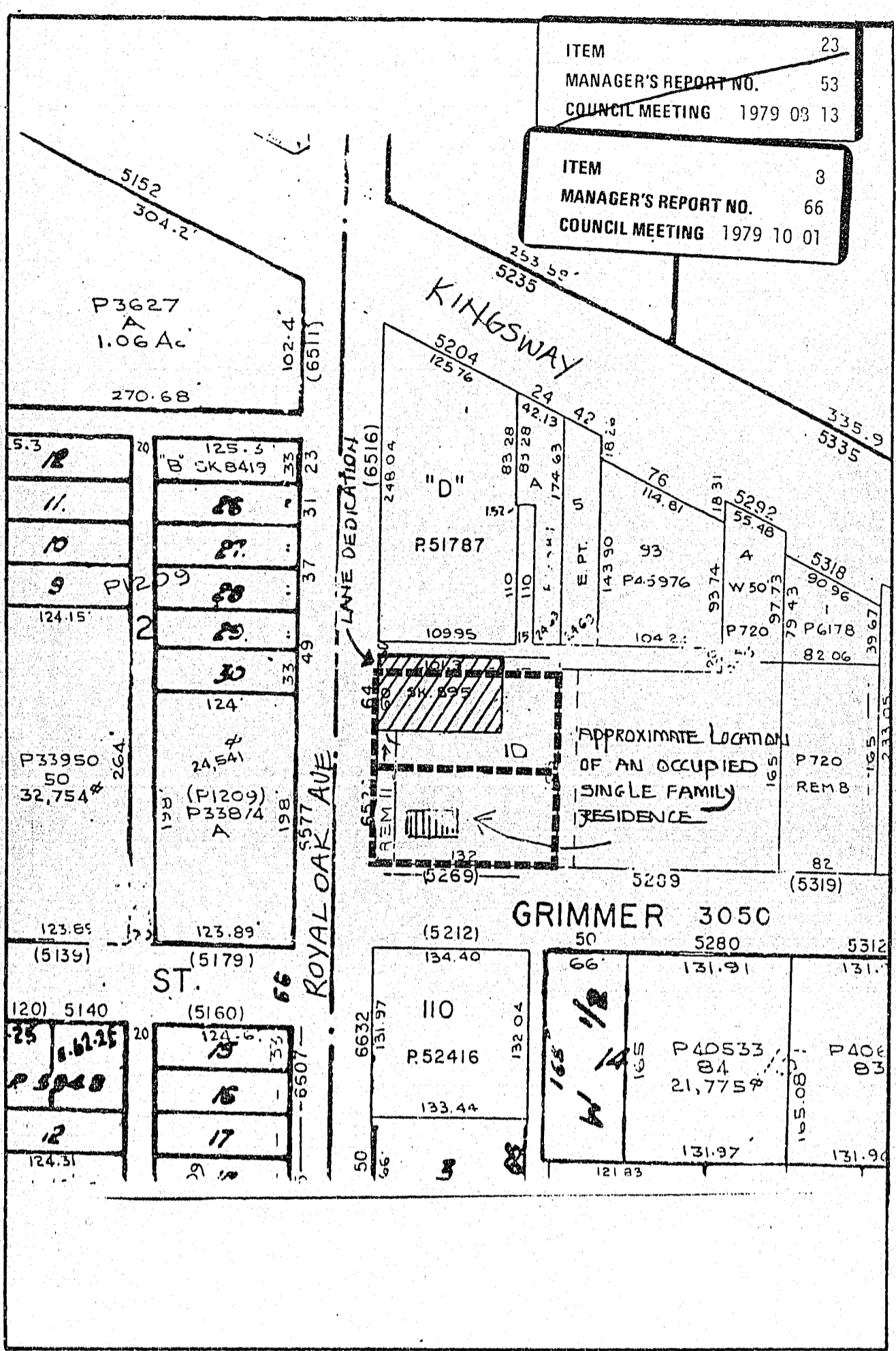
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Burnaby Planning Department




ZONING SKETCH No. 2



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1979/AUG

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 Burnaby Planning Department

SKETCH NO. 3