

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

ITEM	23
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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.

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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TO: MUNICIPAL MANAGER 1979 AUGUST 08
FROM: DIRECTOR OF PLANNING
SUBJECT: ESTABLISHMENT OF A BIG BROTHERS HOUSE AT
6564 ROYAL OAK AVENUE

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.

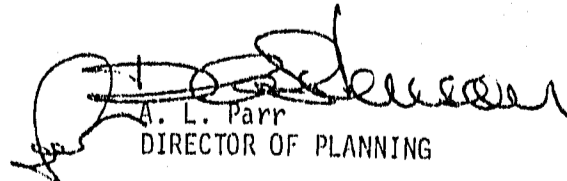
4.0 CONCLUSIONS

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.

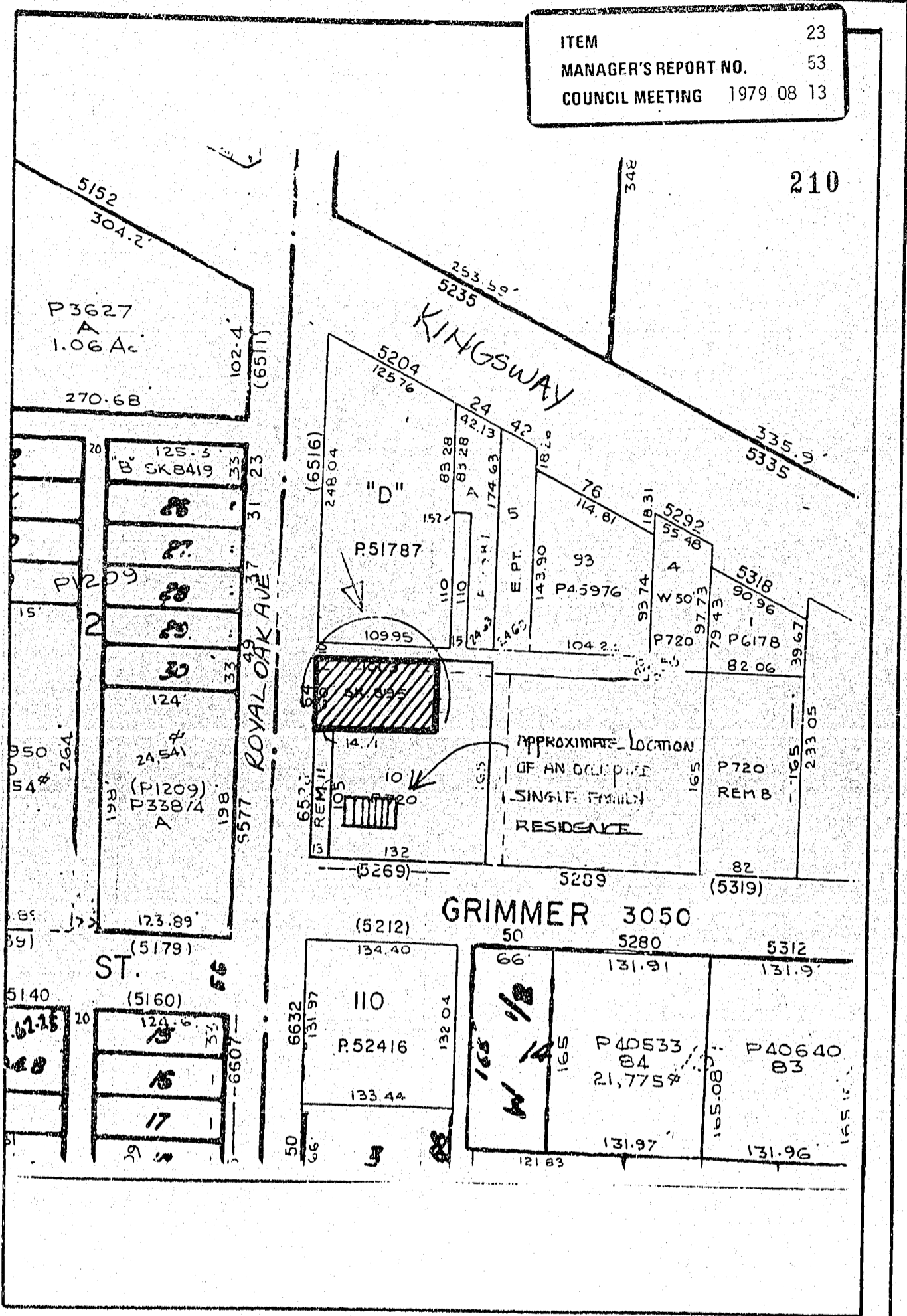
Should the organization be successful in negotiating an appropriate arrangement with the adjacent property owner, the matter may be considered further, at which time Council will be requested for the authority to enter into negotiations for sale of the subject Corporation property. Sale will be conditional 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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SKETCH NO. 1



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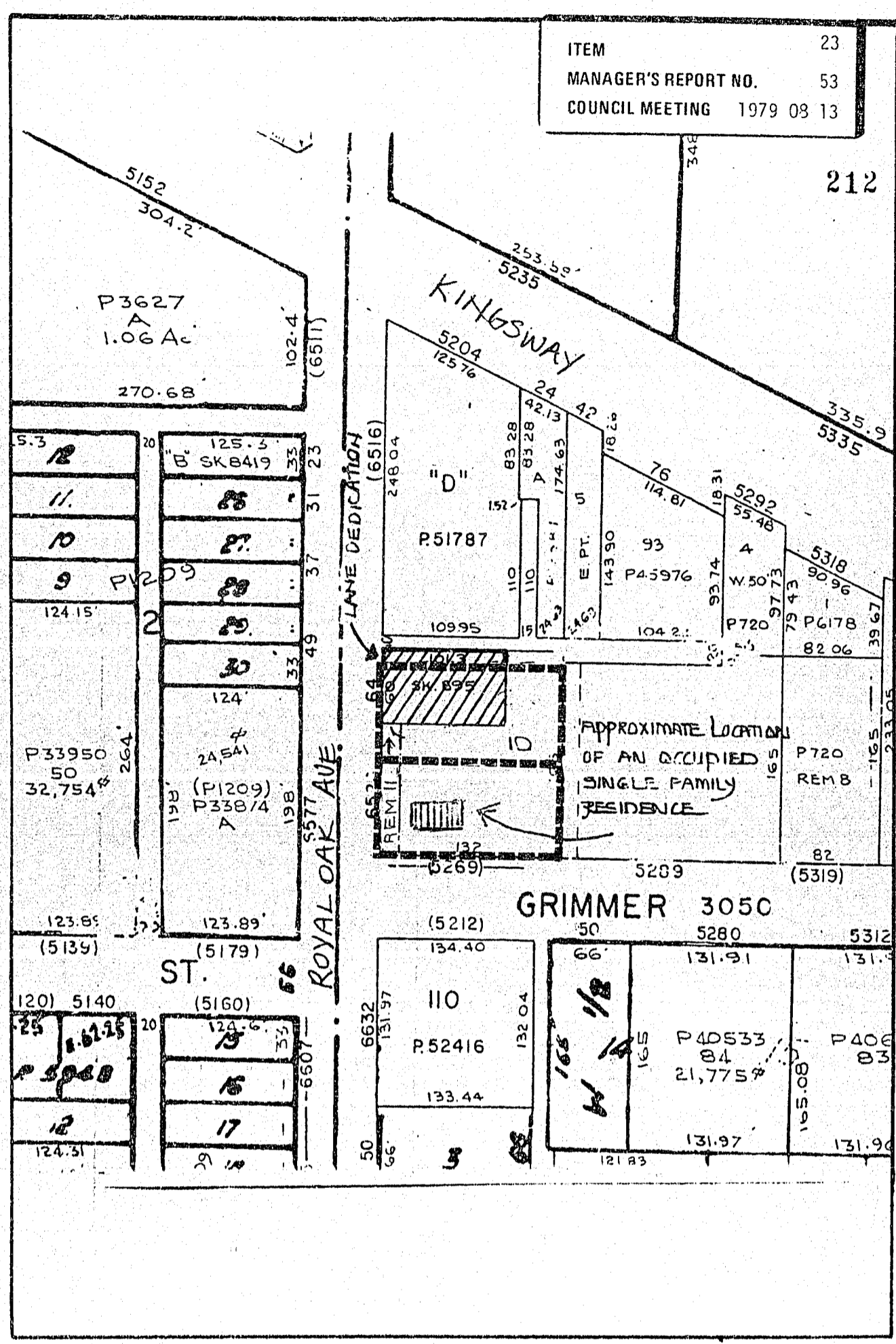


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ZONING SKETCH NO. 2


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SKETCH NO. 3