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| ITEM                 | 13         |
| MANAGER'S REPORT NO. | 7          |
| COUNCIL MEETING      | 1981 01 26 |

RE: RENTAL OF 7443 EDMONDS STREET  
BY BIG BROTHERS OF BURNABY

Following is a report from the Parks and Recreation Administrator regarding the above subject.

RECOMMENDATION:

1. THAT the recommendations as contained in the report from the Parks and Recreation Administrator be adopted.

\* \* \* \* \*

1981 January 22

TO: MUNICIPAL MANAGER

FROM: ADMINISTRATOR PARKS & RECREATION

RE: RENTAL OF 7443 EDMONDS STREET (FORMERLY VANDERVELDEN OFFICE)  
BY BIG BROTHERS OF BURNABY

RECOMMENDATIONS:

1. THAT Council concur with the Parks & Recreation Commission's decision to lease 1,144 square feet of floor space at 7443 Edmonds Street to the Big Brothers of Burnaby at a rental fee of \$3,960 per annum.
2. THAT Council authorize execution of the necessary lease documents.

SUMMARY

At its meeting of 1980 December 01 Council received a delegation from the Big Brothers of Burnaby and a report recommending a rental rate of \$6.00 per square foot per annum. Council referred the matter back to staff to answer questions raised in reference to an appropriate rental rate.

The Parks & Recreation Commission, at its meeting of 1981 January 21, approved a rental rate of \$3,960 per annum (\$330 per month) which is the same as that presently being paid by Big Brothers at their present location.

REPORT

On 1980 November 17 Council received the attached report (Attachment 1) advising the Park & Recreation Commission's decision to use the subject building jointly by the Burnaby Big Brothers and the Parks & Recreation Department.

On 1980 December 01 Council received a delegation from Big Brothers of Burnaby and also the attached report (Attachment 2) and referred the matter back to staff for a further report on the question of an appropriate rental rate. It was suggested that the normal market rental rate not be applied in this case.

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In determining a rental rate, staff have considered these factors:

- 1) total square footage of the facility - 1,457.
- 2) property taxes - \$1,300 per annum.
- 3) the anticipated utility costs - \$1,200 per annum.

The Big Brothers would be renting 1,144 square feet or 73% of the total office space.

The Parks & Recreation department would utilize 313 square feet or 27%.

Big Brothers would therefore be responsible for 73% of the taxes and utilities; share of taxes - \$949 + share of utilities \$876; which is \$1,825 per annum.

The market value of the 1,144 square feet at \$6.00 per square foot is \$6,864. The normal market rental rate would be the square footage cost + taxes + utilities. In this case, this could equal \$8,689 per annum or \$724 per month.

The rent paid by Big Brothers in their present location is \$330 per month.

In view of Council's desire to further assist the Big Brothers in meeting their expenses, it is recommended that Council grant Big Brothers the difference between the actual rental value of the office space, \$8,689 per annum, and their current rental cost of \$3,960 per annum.

This would result in an additional subsidization of \$4,729 to Big Brothers.

The Big Brothers' office rental costs would therefore remain equal to their present cost of \$330 per month.

Janitorial services would be provided by Big Brothers and supplemented by the custodial staff servicing Eastburn Centre. There is no additional costs anticipated to either organization for the janitorial services.

The rental rate of \$330 per month recommended, was discussed with Bruce Herzog, Executive Director, Big Brothers of Burnaby. It was his view that this rate would be a favourable benefit to Big Brothers.

Should Council concur with this recommendation a lease agreement will be prepared with Big Brothers immediately in order for them to relocate by 1981 March 01.

DENNIS GAUNT  
Administrator

AG:cw

Attachments

cc: Legal & Lands

RE: VANDERVELDEN OFFICE BUILDING  
7443 EDMONDS STREET  
(ITEM 6, REPORT NO. 42, 1980 JUNE 16)

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ATTACHMENT 1

Following is a report from the Parks and Recreation Administrator regarding the above subject.

RECOMMENDATION:

1. THAT the report of the Parks and Recreation Administrator be received for information purposes.

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1980 November 12

TO : MUNICIPAL MANAGER  
FROM: ADMINISTRATOR, PARKS AND RECREATION  
RE : VANDERVELDEN OFFICE BUILDING  
7443 EDMONDS STREET

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

SUMMARY

At its meeting of 1980 November 05, the Parks & Recreation Commission approved the use of the subject building jointly by the Burnaby Big Brothers and the Parks & Recreation Department.

REPORT

At the Council meeting of 1980 June 16 the matter of appropriate use of subject building was placed in the hands of the Municipal Manager for consideration and recommendation, following the decision that it should not be demolished at this time.

The Parks & Recreation staff have reviewed potential uses of the building and assessed current demands for space of this type. The present floor plan and zoning lends itself to use as office space and/or minor related storage. There is currently no recreation demand for this type of space as the rooms are small, and it is not advisable to spend thousands of dollars to renovate the building when the future objective is demolition.

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Burnaby Big Brothers have expressed interest in using the building as an administration centre on an interim basis. They are currently looking for a permanent facility they can purchase.

The Recreation Division also has a need for office space in this neighbourhood to house the Area Assistant Supervisor - Centres & Playgrounds and the Recreation Leader. Both these persons have offices in the Municipal Hall, but it is the Department's objective to have the program supervisory staff located within their respective geographic areas. This has been accomplished in the Cameron - Lougheed area and has proven to be very effective.

The Commission has approved the use of this building as outlined above and the Legal and Lands Department are being requested to negotiate a rental agreement with the Burnaby Big Brothers.

DENNIS GAUNT  
ADMINISTRATOR

AG:ps

RE: LETTER FROM MR. BRUCE HERZOG, EXECUTIVE DIRECTOR, BIG BROTHERS OF BURNABY,  
#202-4288 GRANGE STREET, BURNABY, B.C. V5H 1P2  
REQUEST TO LEASE 7443 EDMONDS STREET

Following is a report from the Municipal Solicitor regarding the above subject.

At this point we do not know the exact amount of space that the Big Brothers of Burnaby will want to lease, but the unit rate would be \$6.00 per sq. ft. per annum.

RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

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TO: MANAGER

November 27, 1980

FROM: SOLICITOR

SUBJECT: REQUEST TO LEASE 7443 EDMONDS STREET BY BIG BROTHERS OF BURNABY -  
DELEGATION TO APPEAR AT REGULAR COUNCIL MEETING, DECEMBER 12, 1980

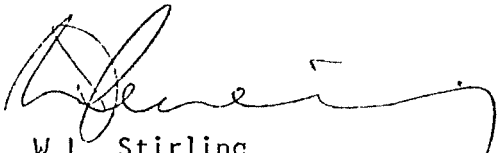
RECOMMENDATION

1. THAT Lot 13, Block 6, D.L. 30, Group 1, Plan 3036, N.W.D. -  
7443 Edmonds Street, be leased to Big Brothers of Burnaby  
at a rate of \$6.00 per sq. ft. per annum.

R E P O R T

With regard to the request by Big Brothers of Burnaby to have a delegation make presentation to Council regarding the possible lease of 7443 Edmonds Street, the subject property is a single storey building of concrete block construction and is basically designed for office use.

We have researched the market and have determined that the rental value of the said building would be \$6.00 per sq. ft. per annum, plus heat light and taxes. As Big Brothers of Burnaby intend only to use a portion of the building, the rate so given will indicate the rental value per annum.



W.L. Stirling  
MUNICIPAL SOLICITOR

F AE/mh

cc: Administrator, Parks & Recreation  
Director of Planning  
Municipal Engineer  
Municipal Treasurer

