

RE: PROPOSED LEASE AND DEVELOPMENT OF PROPERTY BOUNDED BY GODWIN AVENUE
SUNSET STREET AND SPROTT STREET IN THE CENTRAL AREA FOR EMERGENCY
SHELTER PURPOSES - LIFE LINE SOCIETY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building
Inspection be adopted. * * * * *

TO: MUNICIPAL MANAGER 1984 October 30

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED LEASE AND DEVELOPMENT OF PROPERTY BOUNDED BY GODWIN
AVENUE, SUNSET STREET AND SPROTT STREET IN THE CENTRAL AREA
FOR EMERGENCY SHELTER PURPOSES - LIFE LINE SOCIETY

RECOMMENDATIONS:

1. THAT Council authorize the Municipal Solicitor to negotiate a lease, subject to posting, of approximately 13,926 square foot parcel of presently vacant Corporation owned land at 5761-5789 Sunset Street in the Central Area on the understanding that a further report will be brought forward when negotiations are complete.
2. THAT Council authorize the Municipal Solicitor to prepare, at the appropriate time, the necessary lease by-law.
3. THAT staff be authorized to prepare and submit a by-law to rezone the subject parcel from R4 (Residential) to CD (Comprehensive Development) based upon P5 (Community Institutional) and that this rezoning by-law be submitted to the next scheduled public hearing.
4. THAT the Director Engineering be authorized to prepare the necessary survey plans to create the subject parcel.
5. THAT a copy of this report be sent to Mr. Ron Bannister, President, Life Line Society, 4443 Irmin Street, Burnaby, B. C. V5J 1X8.

SUMMARY:

In a letter of 1984 October 02 to the Municipal Manager, the Life Line Society has requested that the subject lands be made available on a lease basis for the development, with the assistance of CMHC, of an emergency shelter for women and their children. The lease term mentioned is for sixty years. Although the Municipal Act allows for this, the period seems lengthy, considering the type of use involved.

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In reviewing the matter with the Municipal Solicitor, it is concluded that posting, which is preferred by the Life Line Society, is the best approach to use in this particular case. In order to implement the lease, therefore, posting is proposed under Section 538 of the Municipal Act. It should be noted that the leasing of municipal property can also be accomplished by public tendering, which is commonly used in the selling of municipal land. Posting allows for the actual proposed use of the leased property to be stated. Upon completion of negotiations and posting it may be appropriate to enter into an "Agreement to Lease" subject to the rezoning of the site. This should assist the Society in obtaining a funding commitment from CMHC which is required by 1984 November 30.

In the report which follows, the background to the development of the original Marguerite Dixon Transition House is summarized and the physical and locational criteria for this type of use are outlined. This is followed by a summary of the site review process which culminated in the selection of the subject property, a description of the proposed site, a review of the financial aspects of the proposed lease, zoning standards and posting requirements.

REPORT

A. BACKGROUND:

Following a submission from the Life Line Society seeking assistance of the municipality in finding an alternative location for the Marguerite Dixon Transition House, the Council on 1984 May 09 adopted a recommendation that this matter be referred to the Municipal Manager to determine if there is an appropriate piece of municipal property or land that the municipality can sell or lease to the Life Line Society.

The Life Line Society has, since 1979, maintained the Marguerite Dixon Transition facility for the assistance of Burnaby women and their children and single women who are in need of temporary accommodation because of family violence or other crisis. The Ministry of Human resources has provided funds to the Society to operate the facility in a large house in a residential area in the eastern part of the Municipality. The duration of stay is limited to one month with a second stay, if necessary, not to exceed two weeks. The facility is staffed on a 24 hour basis. The Society wishes to replace the existing Marguerite Dixon House with this proposed new facility.

B. PHYSICAL REQUIREMENTS:

The existing Marguerite Dixon Transition House provides a basic guide to building and site area requirements for a new facility. This large single family house contains five bedrooms which provides accommodation for a maximum of nine persons.

It is intended that the proposed new facility would provide accommodation for ten persons. A site with an area in the range of 12,000 to 18,000 square feet is desirable in order to provide outdoor open space as well as a play area for children who may accompany the women being accommodated. This area would satisfy the zoning by-law requirements.

C. LOCATIONAL CONSIDERATIONS

An emergency shelter for women is somewhat different in nature from a normal residential dwelling. The most suitable sites are considered to be those on or near the periphery of a residential neighborhood or within an area of housing which is in a transitional location between sectors of residential and commercial or institutional development. Desirable features associated with a site include good accessibility to public transit and shopping areas, as well as to school and park facilities.

D. THE SITE REVIEW PROCESS:

During our review, a number of municipal properties at various locations in the municipality were examined, including the possibilities offered by Corporation-owned lots occupied by houses. However, because most of these properties have been acquired for specific purposes (land assembly, road widenings, parks, etc.), time limitations had to be considered. In addition, none of the houses satisfied all of the criteria including ample space for the accommodation of ten persons, a large property and a suitable location in relation to other land uses.

From the various vacant Corporation-owned properties that were examined, five were selected as providing the necessary qualities as a suitable site for an emergency shelter for women. Maps showing these sites and a summary of pertinent information on each in tabular form (location, site area, current zoning, land use comments, public transit and accessibility, community facilities, servicing requirements, estimated lease values, acquisition and servicing costs) was provided to the Life Line Society.

The Life Line Society examined the information and made site visits to each of the possible locations. As a result of this process, the preferred sites were initially reduced to three and, following further investigation, the subject site in the Central Area was selected by the Society.

E. THE PROPOSED SITE:

The proposed site, which is still subject to some refinement in terms of the size, as outlined on the attached map "A", is currently proposed to cover 13,926 square feet and is in the Central Administrative Area bounded by Godwin Avenue, Sunset Street and Douglas Road and Sprout Street. The site has a frontage of 132 feet on Sunset Street, and a depth of approximately 105.5 feet. It is made up of two complete existing lots (25 and 26). To the rear is a 20 foot lane allowance which could be closed and partially included in the site. The current zoning is R4 (Residential).

The subject property is located in an area proposed for community institutional use as shown on map "B". It is close to public transit on Canada Way and to park and school facilities in the vicinity. Accessibility to the site is good. The surrounding land uses include a senior citizens development, churches and private residential properties. The setting in this area is an institutional one and it is considered desirable that a new building be designed in a manner appropriate to the use and in keeping with the surrounding area. The Engineering Department estimates that services could be provided to the site at a cost of \$7,000.00 plus the cost of a sidewalk which will be a requirement of the rezoning and would be paid for by the society in order to service the site.

F. THE PROPOSED LEASE:

The Council recommendation which initiated the preparation of this report included both sale and lease options for the municipal property involved. Given the fact that this site is in the Central Land Assembly Area and that the Municipality intends to provide for long term public and private institutional uses in this area lease of the lands would be preferable to sale. The estimates for these have been provided by the Legal Department.

The market value is estimated at \$111,400 (\$8.00 per square foot). This has been used as the base for the determination of the lease figure. As noted in the letter from the Life Line Society (1984 October 02), a long term lease for at least a 60 year period is being requested. CMHC apparently requires a minimum of 41 years for the lease.

The Legal Department has provided an estimated initial annual lease estimate for the subject parcel of \$6,684. This is based on 6% of market value for the first 5 years, subject to revision every 5 years thereafter, which would relate to the economic conditions prevailing at the time. CMHC has stated however that they would prefer to prepay the lease, thus further discussions are necessary.

G. ZONING STANDARDS:

As mentioned earlier in the report, the existing zoning of the site is R4 (Residential). Rezoning to CD based upon the P5 (Community Institutional) District category will be appropriate to accommodate the proposed emergency shelter use of the property. This zoning would limit the use of the building specifically for an emergency shelter as is currently proposed.

The major zoning standards include a maximum building height of 12.0m (39.37 feet) and two storeys and a maximum coverage of 40 per cent of the lot area.

It is considered important that the proposed building, which will be designed to accommodate 10 persons, provide an office space for staff, and be architecturally compatible with the institutional type structures located within the area. Parking on site will be provided. The area of the site would meet the P5 requirements for 10 persons occupancy.

It is proposed that the site be rezoned to CD (Comprehensive Development) based upon the use of the site for an emergency shelter for women as currently proposed.

H. POSTING REQUIREMENTS:

Section 538 of the Municipal Act provides for the posting of municipal property for lease as an alternative method to public tendering. The requirements include a description of the parcel to be leased and the minimum lease rental that will be accepted by the municipality. It may also include a description of the actual use proposed for the site (e.g., an emergency shelter for women). The posting is to appear on the notice board for publishing notices at the Municipal Hall, Court House and Police Station. The Legal Department advises that the posting period should be for at least one week before and not more than three months before the lease of the parcel.

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ITEM 6
MANAGER'S REPORT NO. 70
COUNCIL MEETING 84/11/05

I. SUMMARY AND CONCLUSIONS

A suitable site for the type of facility proposed by the Lifeline Society has been located which meets their needs and is supported by the Planning & Building Inspection Department. It is being recommended that steps be taken to authorize staff to negotiate the terms of a potential lease, post the lands for lease and enter into an Agreement to Lease, subject to the rezoning of the property, servicing of the site by the Society and the submission of a suitable Comprehensive Development Plan. A rezoning application will be initiated for the next public hearing which would be 1984 December 11. This should enable CMHC to commit the funds for the project. Upon completion of negotiations the Municipal Solicitor will report to Council to obtain approval of the lease terms and to obtain authority to proceed with posting of the lands for lease.

AL

RBC/BR/jce
Attach:

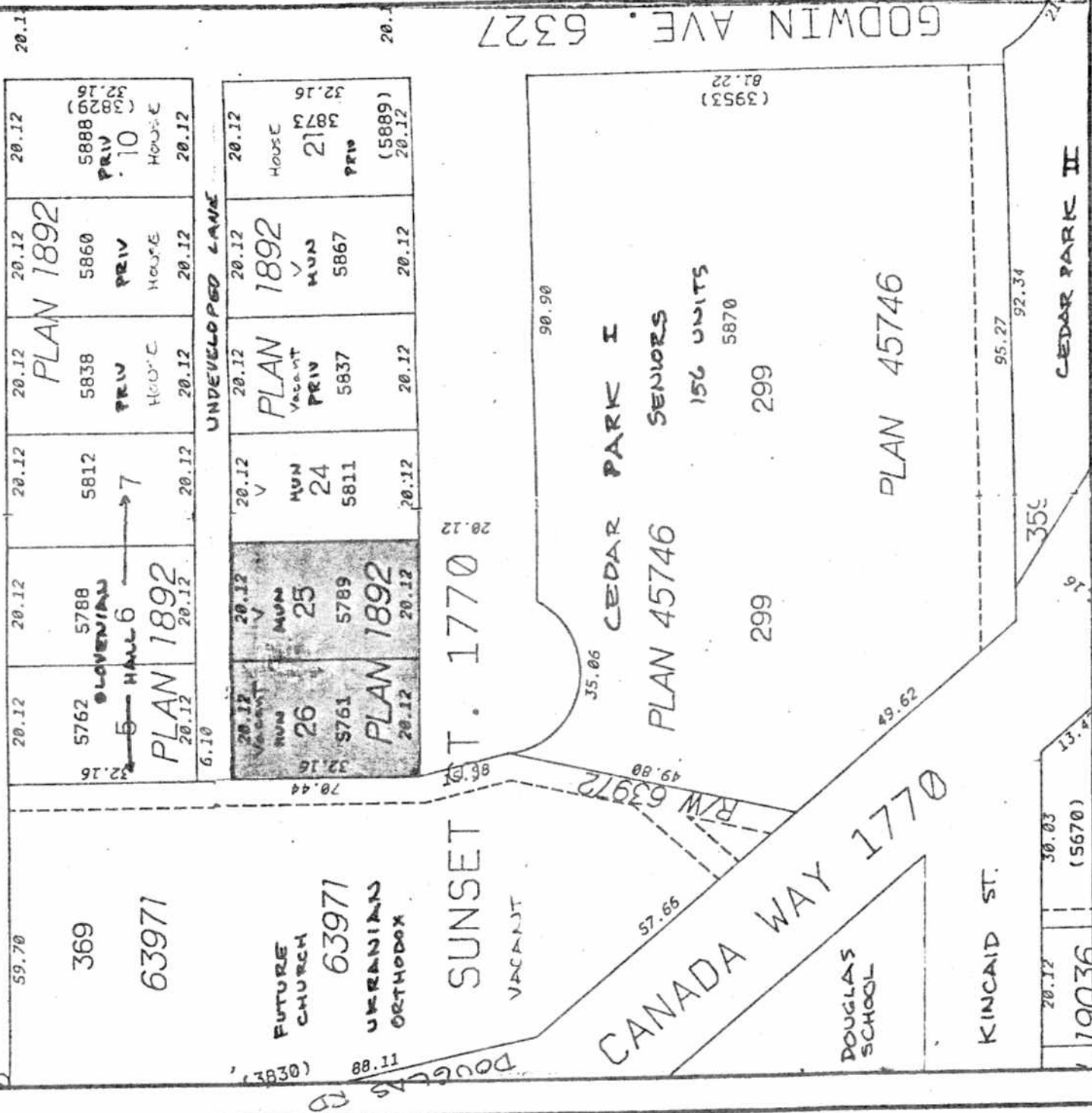
cc: Director Administrative & Community Services
Director Engineering
Director Finance
Municipal Solicitor
Assistant Director - Long Range Planning & Research



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

4	7	8	10
20.12	20.12	20.12	20.12
20.12	20.12	20.12	20.12
NW545	NW537 12		
5835	5863	5887	
PLAN 1885	PLAN 1885		
5787	5811	5835	
5761	5811	5863	
PLAN 1885	PLAN 1885		
5787	5811	5835	
5737	5811	5863	
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17.37	17.37	17.37	20.12

SPROTT ST. 1960 131



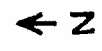
Date
 1984 OCTOBER

Scale
 1:1000

Drawn By
 SUNSET ST

 Burnaby Planning Department

PROPOSED LIFELINE SOCIETY TRANSITION HOUSE
 5761 - 5789 SUNSET ST
 SKETCH A

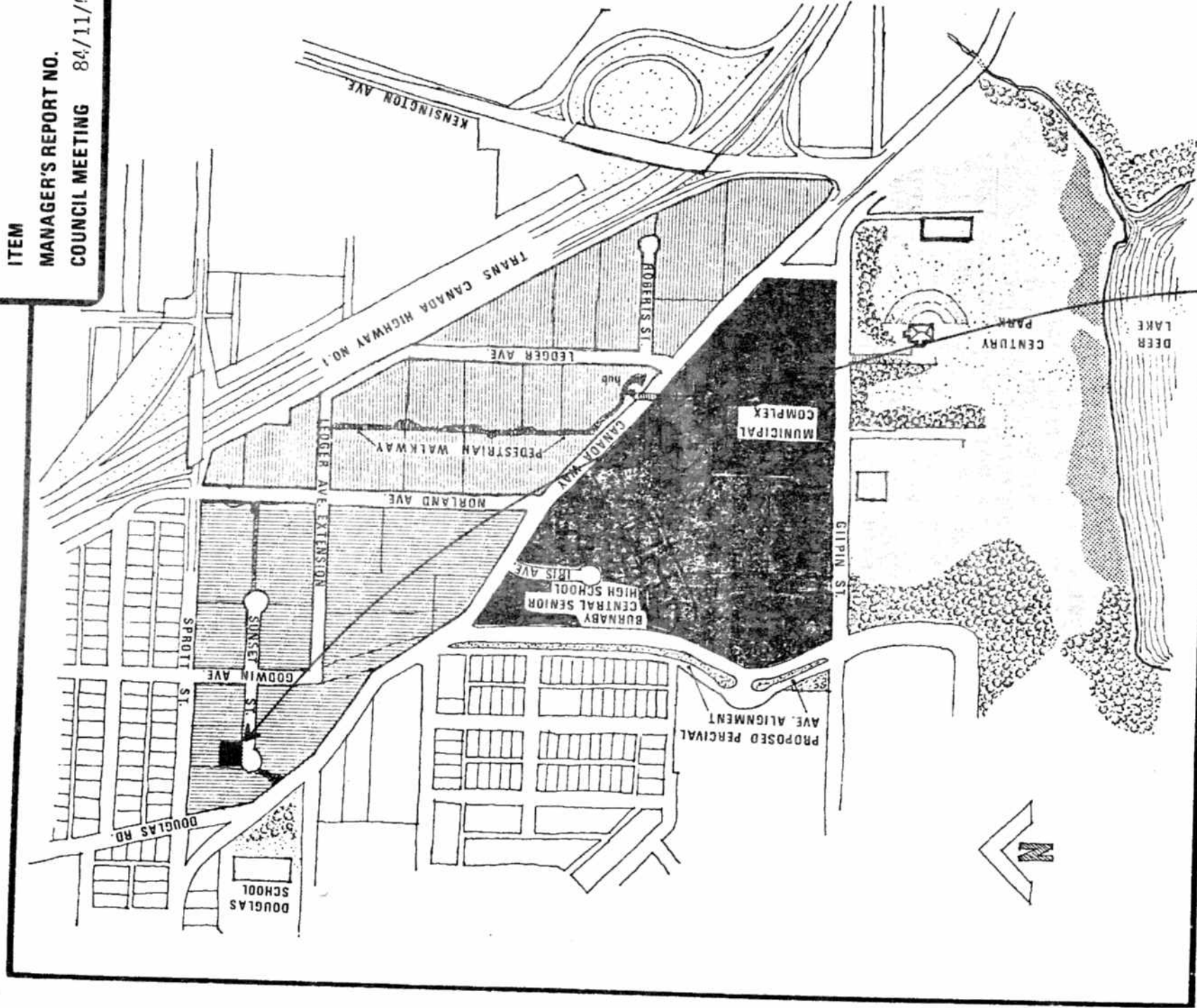


ITEM 6
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 COUNCIL MEETING 84/11/95

DEVELOPMENT PLAN CONCEPT

PROPOSED LAND USE
 Office - Administrative
 Office - Community
 Parkland
 Public

0
 400 ft.



FROM: CENTRAL ADMINISTRATIVE AREA
 DEVELOPMENT PLAN CONCEPT

PROPOSED TRANSITION HOUSE LOCATION

5700 BLOCK SUNSET ST

