

ITEM Supplementary 11
MANAGER'S REPORT NO. 30
COUNCIL MEETING 89/04/24

RE: LETTER FROM BURNABY ASSOCIATION FOR MENTALLY HANDICAPPED WHICH APPEARED ON
THE AGENDA FOR THE APRIL 17TH MEETING OF COUNCIL (DELEGATIONS ITEM 2)
PROPOSED LEASE OF MUNICIPAL LAND AT 2736 AND 2778 DOUGLAS ROAD

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 April 19

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED LEASE OF MUNICIPAL LAND AT 2736 AND 2778 DOUGLAS ROAD.

PURPOSE: To respond to the request from the Burnaby Association for the Mentally Handicapped to lease the subject Municipally owned properties.

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RECOMMENDATIONS:

1. THAT Council authorize the Municipal Solicitor to develop the terms of a lease, subject to posting, of approximately 3390 m² of presently vacant Corporation owned land at 2736 and 2778 Douglas Road on the understanding that a further report will be brought forward when the proposed terms are established.
2. THAT Council authorize the Municipal Solicitor to prepare, at the appropriate time, the necessary lease by-law.
3. THAT the Director Engineering be authorized to prepare the necessary subdivision and other survey plans to create the parcel contemplated in the proposed lease, and to dedicate the lands required for future road.
4. THAT, a copy of this report be sent to Mr. Cam Dore, Executive Director, Burnaby Association For The Mentally Handicapped, 250 S. Willingdon Avenue, Burnaby, B. C. V5C 5E9.

R E P O R T

1.0 BACKGROUND

- 1.1 Appearing on the 1989 April 17 Council Agenda was a letter from Mr. Cam Dore, Executive Director of the Burnaby Association For The Mentally Handicapped, outlining the Association's request to lease the Municipally owned land at 2736 and 2778 Douglas Road for a 60 year term in order to build a new Vocational Service Centre. Mr. Dore also appeared as a delegation at the 1989 April 17 Council Meeting.

1.2 The Burnaby Association For The Mentally Handicapped has been interested in developing their vocational service centre on the subject Municipal lands for quite some time. Upon previous consideration of their proposal, Council on 1980 September 02 adopted the following motion:

"THAT the Municipal Manager work with the Burnaby Association for the Mentally Handicapped in an attempt to formulate a lease agreement for the property at 2736 and 2778 Douglas Road, with assurances as to the perpetuation of use, and report back to the Municipal Council."

The Association was not able to pursue their proposal at that time.

2.0 GENERAL DISCUSSION:

2.1 The subject properties are located in the Central Industrial Valley at the northeast corner of Norland Avenue and Douglas Road and are zoned M2 General Industrial District (see attached sketch). The site is affected by road right-of-way requirements for the future Douglas connector and realignment of Norland Avenue. The net resulting site area is approximately 3390 m² (36,500 sq. ft.) or 0.83 acres. This net site area does not include a 6 meter wide park strip which is to be retained along the Still Creek frontage for landscaped park-trail development purposes nor the small triangular addition to the proposed Douglas Road (realigned) right-of-way to protect possible bridge abutments and fill slopes.

2.2 The Burnaby Association For The Mentally Handicapped considers that the subject site is well situated to serve their needs. The facility is intended to be used as a vocational workshop where disabled trainees or clients would be involved in the assembly of a wide variety of electronic components, production of circuit boards, construction of cedar fence panels, manufacturing of wooden toys, etc. Trainees and employees will have good access to work since the site is on a bus route and the finished products will be easily transported to their customers many of which include various industries located nearby.

2.3 The Association has also prepared preliminary development plans for the site for discussion purposes with staff. The plans fully observe the pertinent M2 zoning regulations and take into account the net site configuration with respect to the road right-of-way and realignment requirements as outlined in Section 2.1 above. They propose to construct a two-storey, steel frame building with a stucco exterior finish. Vocational training areas to include workshops for woodworking assembly and packaging of products, food preparation, etc. will total 1560 m² (16,800 sq. ft.) and an administrative office area of 390 m² (4,200 sq. ft.) will be provided. All required off-street parking and loading will be provided at the north of the site behind the building with access from Norland Avenue. Up to 100 clients will be working at the facility with 10 to 12 staff.

2.4 The Association makes reference to their request to lease the land for a 60 year term for \$1.00 per year. The lease rate requested by the Association does not reflect market value, which would be beyond their budget available for this community service facility. Council is advised that the Municipality has previously entered into lease arrangements of Corporation lands for community service organizations at rates below market value. It is proposed that the Municipal Solicitor be authorized to develop the terms for a proposed lease subject to posting, at a rate with appropriate terms that addresses the pertinent factors. Input from the Social Planner on the community services provided by this facility will be taken into account.

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A further report will be brought forward when the terms of this proposed lease have been developed.

2.5 In reference to the specific area to be leased, it would be appropriate to create a new consolidated legal parcel to which the lease will apply. The remainder of the two legal lots will be dedicated by the Municipality for future road to accommodate the new Norland Avenue alignment and the Douglas/Holdom connector. It is therefore appropriate for Council to authorize the Director Engineering to prepare the necessary survey plans to create the subject parcel for the proposed lease and future road purposes.

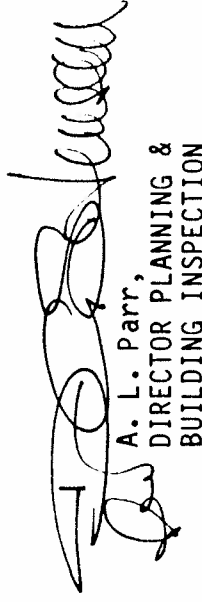
3.0 CONCLUSION:

The proposed lease and development of the subject site for a Vocational Service Centre for the Burnaby Association For The Mentally Handicapped is considered an appropriate industrial use of the subject properties. It will provide suitable upgrading of the existing undeveloped lands, complement the variety of industrial enterprises within the immediate area, provide a worthwhile service to the community and assist the Association in achieving their goals and objectives. It is therefore recommended that Council proceed with making the subject lands available for lease to accommodate this type of development.

APL
PS/ds

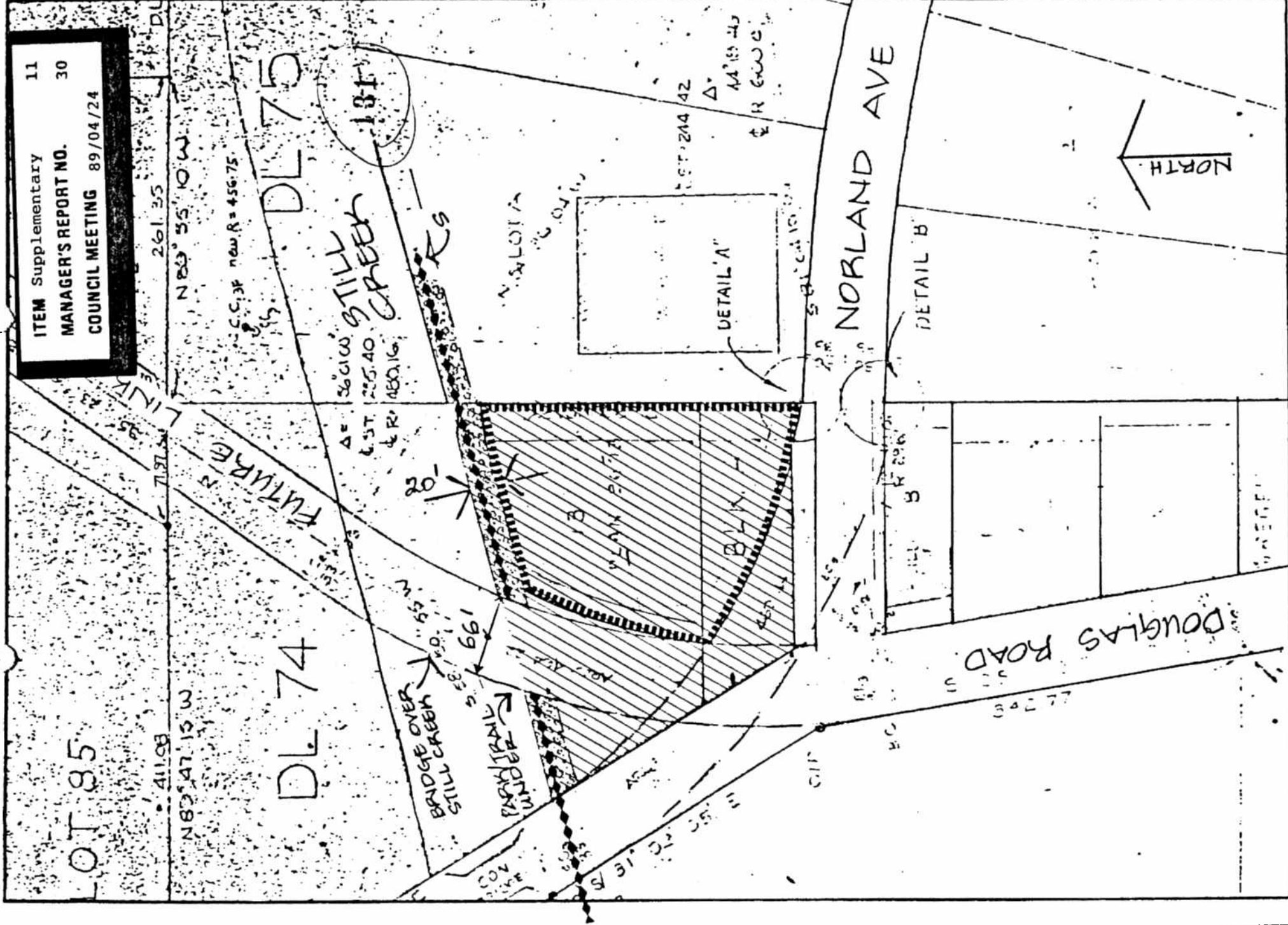
Attachment

cc: Municipal Solicitor
Director Engineering



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Burnaby Planning Department

SKETCH 1

Date	1980 SEPT.
Scale	1" = 100' ±
Drawn By	

REMAINDER OF MUNICIPALLY OWNED PROPERTY
AT 2736 AND 2778 DOUGLAS ROAD.
EXISTING ZONING - M2
DOUGLAS RD/NORLAND AVE/ STILL CREEK.



OVERALL PROPERTY



REMAINDER AVAILABLE

36,500 SQ.FT. ± (0.83 ACRES)