

TO: ACTING MUNICIPAL MANAGER 1992 May 13  
FROM: DIRECTOR PLANNING AND BUILDING Our File: 17.918  
X-REF: 12.400

SUBJECT: LETTER FROM MS. SUE KIERNAN  
RE: SUBLEASE OF MUNICIPAL PROPERTY AT 4503 INMAN AVENUE

PURPOSE: To provide staff comment on the letter from Ms. Sue Kiernan requesting an extension of the sublease of the Municipal property at 4503 Inman Avenue for use by the Maples Adolescent Treatment Centre.

RECOMMENDATION:

1. THAT a copy of this report be sent to:

Ms. Sue Kiernan  
C21 Malaspina Road  
R.R. #2  
Powell River, B.C.  
V8A 4Z3,

Ms. Mary McDonald  
Executive Director  
Elizabeth Fry Society  
2412 Columbia Street  
Vancouver, B.C.  
V5Y 3E6, and

Ms. Sydney Baird  
Deputy Director  
Maples Adolescent Treatment Centre  
3405 Willingdon Avenue  
Burnaby, B.C.  
V5G 3H4.

R E P O R T

1.0 INTRODUCTION

At its meeting of 1992 May 11, Council received a letter from Ms. Sue Kiernan regarding the Municipally owned property at 4503 Inman Avenue (see Sketch 1, attached). The letter requested that Council authorize the Elizabeth Fry Society, which is leasing the property from the Municipality, to continue to sublease the site to accommodate residents of the Maples Adolescent Treatment Centre. This report provides background information on the lease arrangement on the Inman Avenue property and offers staff comment on Mrs. Kiernan's letter.

## 2.0 BACKGROUND ON LEASE AND SUBLEASE ARRANGEMENT

At its meeting of 1991 December 16, Council dealt with a previous report on the Inman Avenue property. In summary, that report indicated that:

- The Municipality had been leasing the Inman Avenue property to Elizabeth Fry Society since 1977, at a rate of \$1 per year, for operation of an adolescent group home.
- On 1991 August 1, Elizabeth Fry Society's contract for operation of the group home was terminated by the Ministry of Social Services.
- A fire occurred at the Maples Adolescent Treatment Centre last summer and space was being sought for some of the Centre's low risk residents. The Board of Directors of Elizabeth Fry agreed to assist by subleasing the Inman Avenue property to the Ministry of Health, for use by the Maples, from 1991 September 1 to 1991 November 30.
- The Maples were pleased with the progress that their clients were making at the Inman property. They therefore asked Elizabeth Fry to extend the sublease for an additional four months, until 1992 March 31. At that point, Elizabeth Fry approached Municipal staff who, in turn, advised the Society that Council approval would be required for any sublease arrangement on the Inman property.
- Staff recommended that the sublease arrangement be approved for the following reasons: i) the Maples residents appeared to be benefiting from being placed in a community-based location, ii) the residents did not appear to be causing any undue concerns or disruption in the neighbourhood, and iii) the four month duration of the sublease would provide Elizabeth Fry Society with sufficient time to find an alternate program to place in the home.

Council adopted the staff recommendation and authorized Elizabeth Fry Society to sublease the subject property to the Ministry of Health, for use by the Maples Adolescent Treatment Centre, until 1992 March 31.

## 3.0 REQUEST FOR FURTHER EXTENSION OF SUBLEASE ARRANGEMENT

In 1992 February, the Executive Director of the Elizabeth Fry Society approached staff to inquire about the likelihood of gaining approval to extend the sublease on the Inman Avenue property. Staff informed the Executive Director that while the Society would be entitled to request such an extension from Council, staff would recommend against approval. Our reasons were as follows:

- a) In recommending approval of Elizabeth Fry Society's initial request to sublease the property, staff understood that the sublease would be from 1991 December 1 to 1992 March 31 only. Four months seemed to be a reasonable length of time to enable the Society to find an alternate program to operate from the Inman property. It also seemed like a reasonable amount of time to allow the Maples to find another residential site for the clients being temporarily housed at the Inman property.

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b) As noted, the Municipality is leasing the Inman Avenue property to Elizabeth Fry Society for \$1 per year. Such a nominal lease rate can be justified on the basis that non profit groups often have difficulty acquiring property at market rates. Another justification is the fact that before the contract with the Ministry of Social Services was terminated last August, the Elizabeth Fry home (Inman House) primarily served adolescents from the Burnaby/New Westminster area. An extension of the sublease agreement for use by the Maples would be inappropriate because through such an extension, the Municipality would essentially be subsidizing the Ministry of Health. Also, as residents of the Maples come from all over B.C., the sublease extension would have little or no direct benefit to Burnaby families.

A case could possibly be made for extending the sublease if the Municipality, rather than Elizabeth Fry, collected market rents for the property. Such an arrangement could be questioned, nonetheless. It would remove a site from the Municipal inventory which could otherwise be used to address local needs. Also, if the Province paid market rates for the site, the question could be asked why it would need to enter into a lease with the Municipality, as opposed to leasing or purchasing a property on the private market.

After discussing the matter with staff, the Executive Director of Elizabeth Fry said she could understand and accept the above rationale and would not request that Council approve an extension of the sublease on the Inman Avenue property.

Staff also conveyed this information to the Deputy Director of the Maples. Staff indicated that the Maples would be welcome to look for an alternate property for their low risk clients, provided that zoning, licensing, and other regulations were met. The Deputy Director of the Maples seemed satisfied with this response and expressed appreciation for having had the opportunity to use Inman Avenue property, if only on a temporary basis.

#### 4.0 CURRENT SITUATION

Residents from the Maples have moved from the Inman Avenue property and the house is currently vacant. Elizabeth Fry Society is planning to relocate Cambridge House, a 5 bed group home presently situated in North Burnaby, to Inman Avenue. Cambridge House has three fewer residents than Inman House, the E. Fry group home that previously occupied the site. Also, its residents are generally older and more stable than the previous residents. The new group home is therefore expected to integrate successfully into the neighbourhood.



5.0 CONCLUSION

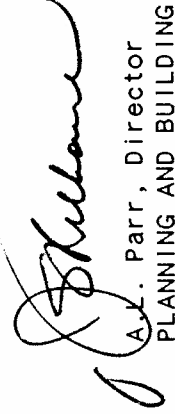
The Municipality has a record of supporting deinstitutionalization policies and facilitating community-based living opportunities for people with special needs. This has been demonstrated by the fact that the Municipality has leased land to non-profit groups for development of group homes. It has also been shown in Council's decision to authorize staff to consult with Provincial ministry officials and others in an effort to identify policies and protocols to assist with the future planning and development of group homes in Burnaby.

Staff will assist the Maples Adolescent Treatment Centre, if requested, in finding an alternate community-based location for the Centre's low risk clients. We will also assist Elizabeth Fry Society, as necessary, in planning to locate a new group home program on the Inman Avenue property.

It is recommended that copies of this report be sent to Ms. Sue Kiernan, the Deputy Director of the Maples, and the Executive Director of Elizabeth Fry Society.

*Amf*  
JF/mm

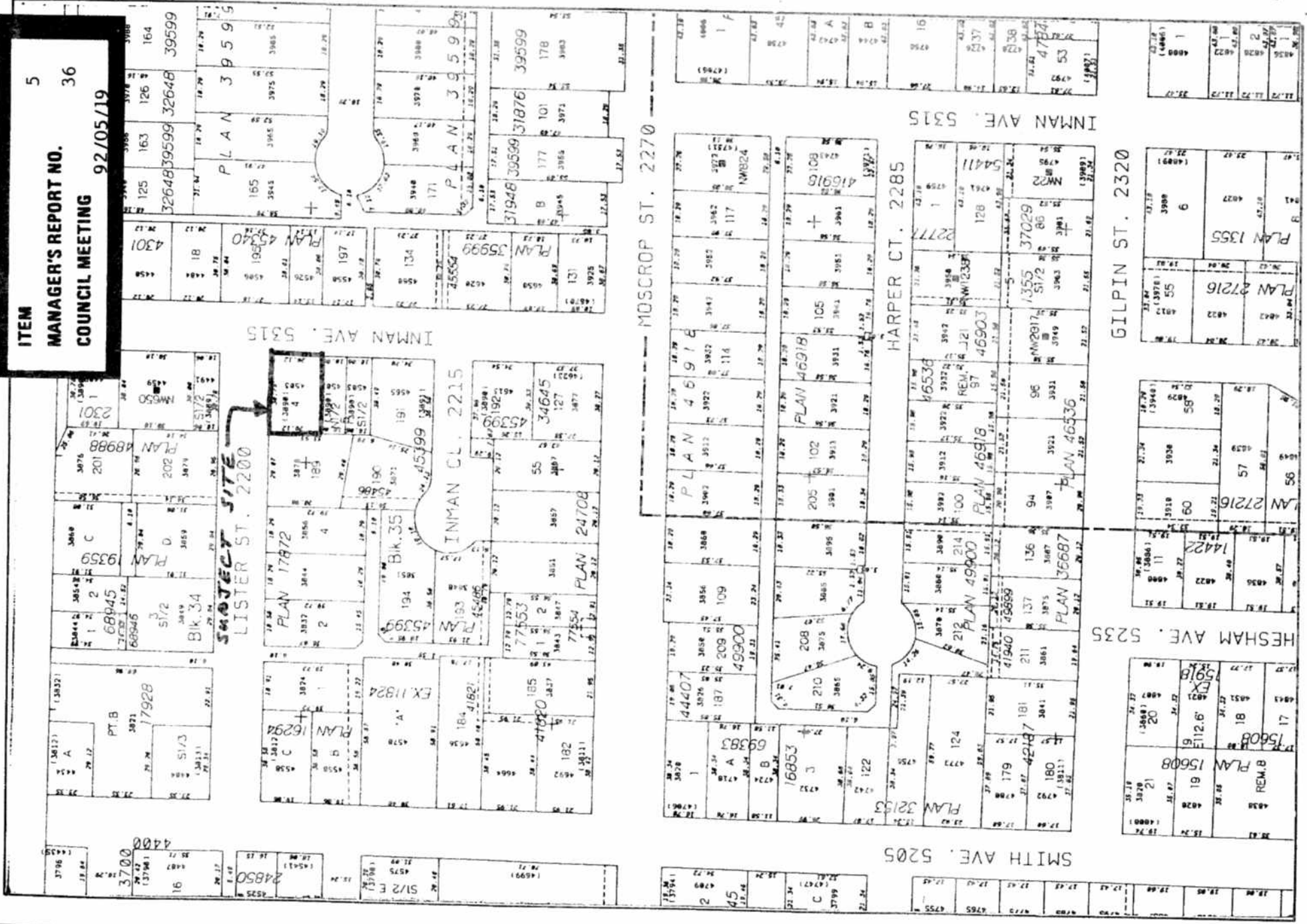
Attach:



A.J. Parr, Director  
PLANNING AND BUILDING

cc: Director Administrative & Community Services  
Director Finance  
Municipal Solicitor  
Medical Health Officer

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Date:

Scale:

Drawn By:

SKETCH 1

MUNICIPAL PROPERTY AT  
 4503 INMAN AVENUE,  
 PRESENTLY LEASED TO  
 ELIZABETH FRY SOCIETY

150

