

ITEM	14
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13

TO: CITY MANAGER

1993 DECEMBER 07

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 03.602

**SUBJECT: PROPOSED LEASE OF 9048 STORMONT AVENUE
TO PACIFIC ASSISTANCE DOGS SOCIETY**

PURPOSE: To provide Council with information in response to a request to make City lands available for training dogs to assist the deaf and disabled in achieving greater independence.

RECOMMENDATIONS:

1. **THAT** Council agree, in principle, with the proposal to lease 9048 Stormont Avenue to the Pacific Assistance Dogs Society on a year-to-year basis subject to Licence Office staff meeting with the Society and working out the details of the proposed use relative to the requirements of the Burnaby Kennel Regulation Bylaw together with the identification of any necessary improvements to the existing dwelling.

REPORT

1.0 BACKGROUND

A letter has been directed to the Mayor and Council (copy *attached*) requesting that the property referenced on Figure 1 *attached* be made available for lease to house a non-profit organization which trains dogs to assist persons who are deaf or disabled in achieving greater independence. The Society would like to utilize the house on the property as a residence for its trainer and an office for its secretary. Facilities would be constructed onsite to accommodate and train a small number of dogs.

The property, which is currently vacant, was previously used by the Ministry of Transportation and Highways as a field office. It is zoned A2 Small Holdings District, which provides for the establishment of kennels for the keeping of not more than 5 dogs for domestic or commercial purposes, provided that all buildings, structures, cages, pens or runs used for such purpose are located at a distance of not less than 24.5 m (80.38 ft.) from all street and lot lines, nor less than 9.0 m (29.53 ft.) from a dwelling situated on the same lot.

ITEM	14
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13

"In-Camera"

Planning & Building Department

Re: Proposed Lease of 9048 Stormont

Avenue to Pacific Assistance Dogs Society

1993 December 09

Page 2

2.0 EXISTING SITUATION

Pursuant to Council's direction on the disposition of City lands, the following information is provided as a basis for it to provide direction to staff prior to undertaking detailed discussions with the Pacific Assistance Dogs Society on the lease of City owned lands.

The subject property is situated in a somewhat unique position. It is adjacent to the Trans Canada Highway and has as its only neighbour the Royal Canadian Mounted Police's Highway Patrol Division office. The remaining lands are owned by the City and are designated as Parks and Conservation Areas in the Official Community Plan. From a land use and social perspective, this department supports the proposal to make the property available for lease to the Society. If Council concurs with this proposal, Licence Office staff will need to review the details of the proposed operation relative to the requirements of the Burnaby Kennel Regulation Bylaw. A detailed review of the condition of the dwelling will need to be undertaken to ensure it is suitable for the intended use, together with the identification of any necessary improvements. An appropriate lease rate will also need to be established.

It is evident from the existing property configuration and location of the dwelling, that it will not be possible to satisfy the bylaw requirement for an 80.38 ft. setback from the Trans Canada Highway property line, as well as the adjacent lot which is under City ownership. However, given the fact that these lands are now, and will continue to be, vacant, this is not considered to be an impediment to the proposed use. It would, however, require the approval of the Board of Variance to relax setback requirements only as they apply to the Highway and the adjacent City lands.

The adjacent RCMP facility is situated such that it will be possible to satisfy the bylaw regulations on this side of the property.

3.0 CONCLUSIONS

The proposed lease of the subject property is considered to be a suitable use given the unique location of this particular property. There are certain operational factors which will need to be addressed by Licence Office staff and reported to Council in order for it to make a final decision on the proposed lease. A variance will need to be obtained with regard to certain setbacks as noted herein.

"In-Camera"

Planning & Building Department

Re: Proposed Lease of 9048 Stormont

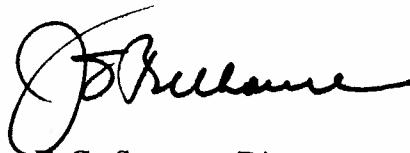
Avenue to Pacific Assistance Dogs Society

1993 December 09

Page 3

ITEM	14
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13

It is, therefore, recommended that Council agree, in principle, with the proposal to lease the subject property to the Pacific Assistance Dogs Society as outlined in this report.



D.G. Stenson, Director
PLANNING AND BUILDING

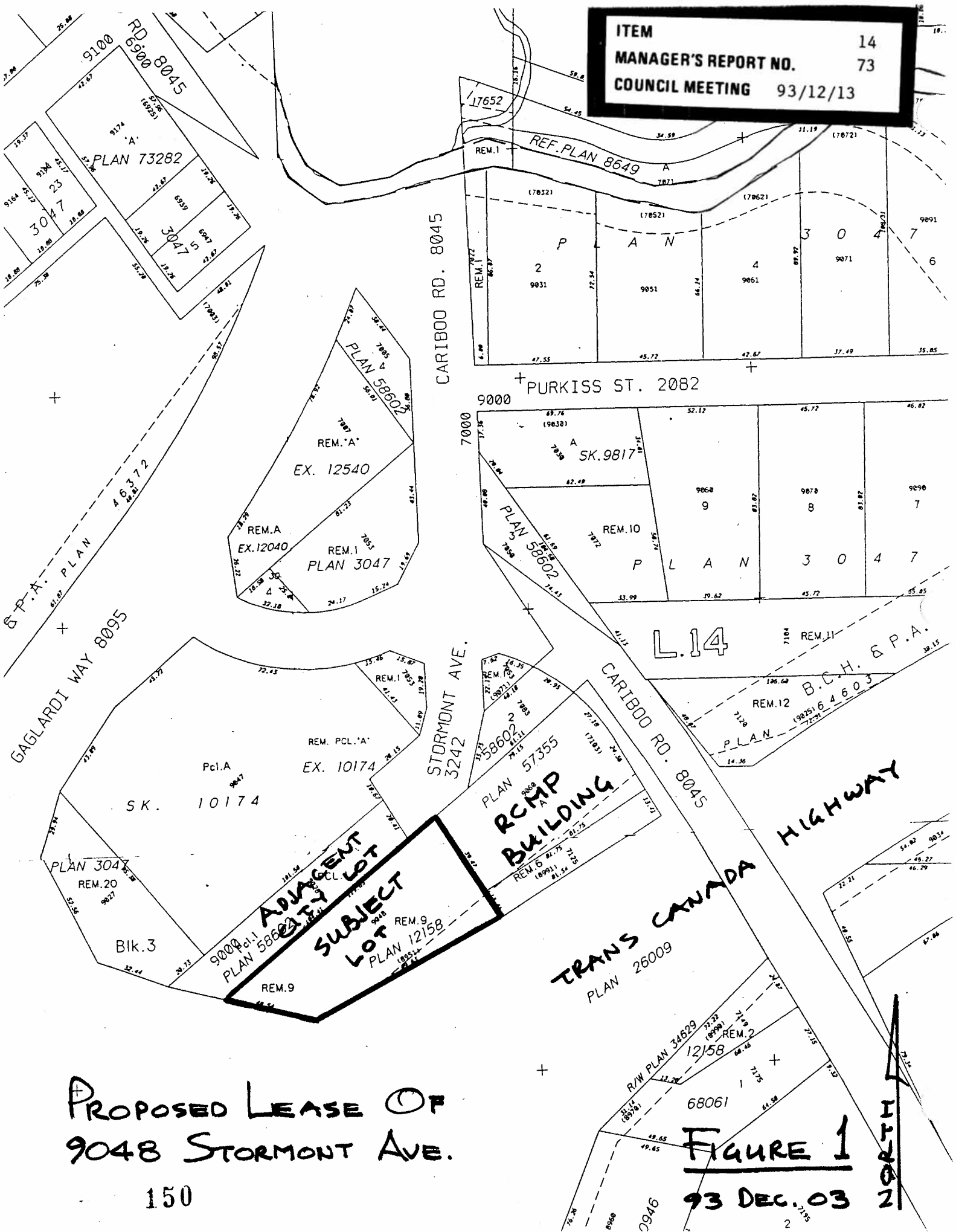


PB/db

Attachments (2)

cc: Director Administrative & Community Services
Director Finance
City Solicitor

ITEM 14
 MANAGER'S REPORT NO. 73
 COUNCIL MEETING 93/12/13



PROPOSED LEASE OF
 9048 STORMONT AVE.

150

FIGURE 1

93 DEC. 03

111021



PACIFIC ASSISTANCE DOGS SOCIETY

(In affiliation with Canine Companions for Independence)
Suite 250, 167 West 2nd Avenue, Vancouver, B.C. V51 1B8

Phone: (604) 874-0555
Fax: (604) 879-2892

Oct. 1, 1993

Mr. William Copeland
Mayor in Council
Burnaby Municipal Hall
4949 Canada Way
Burnaby, B.C.

Dear Mr. Copeland:

I am enclosing some literature about our Society and the important work we do to help the disabled and deaf in our community. I am asking that you please find time to read it as I wish to ask for your assistance in solving a particular problem the Society is encountering at this time.

PADS, a non-profit charitable organization, has been in existence since 1987 training dogs to assist the deaf and the disabled in achieving greater independence. Hearing dogs are trained to alert their deaf owners to a variety of sounds that are essential to allow them to lead productive lives. The dogs wake their owners at the sound of the alarm clock so they can get to work on time. They alert them to the door-bell, telephone, a baby crying, the smoke alarm and many other sounds that you and I take for granted but the deaf need to be aware of to be able to feel independent. Service dogs assist persons who are disabled by pulling wheelchairs, picking up dropped articles, opening and closing doors and cupboards, switching lights on and off, and doing shopping transactions over a counter. These are just a few of the tasks they are trained to do. The difference these dogs make in the lives of the disabled is truly remarkable - in addition they also provide unconditional love and companionship. These dogs are very expensive to train, between \$6,000 and \$12,000, but they are placed with their recipients for only \$150.

Briefly then, this is what PADS is all about. Our problem? Up until now we have trained our dogs at our trainers own facility in Surrey. However, she is leaving at the end of this year to take up residence in the United States, which leaves us with nowhere to train our dogs. We are desperately seeking an alternative training facility so that we can continue with our program. I am hoping that Burnaby Municipality can help us. I did contact Mr. Craig Collis, who was very sympathetic to our problem, and referred me to Mr. Fred Slade. Through him, I understand there may be a suitable facility on Stormont Road, but that it is subject to council's approval. It appears that it would be just ideal for our purposes. We would like to utilize the house as a residence for a trainer, and an office for our secretary. We would be prepared to place a portable building and runs to accommodate up to six dogs, at the side of the property. Needless to say they would be erected in accordance with the municipal by-laws. The property is very isolated and would present no problems with neighbours. I would hasten to add that the dogs are very well behaved. This is part of their training.

I am trusting that Burnaby would like to participate in being part of this important program by leasing this or any alternative property to us. Please, should you wish any additional information, I would be only too happy to meet with you to discuss this further.

Yours truly,

June A. Beard

June A. Beard

ex. sec.

ITEM	14
MANAGER'S REPORT NO.	73
COUNCIL MEETING	93/12/13



PACIFIC ASSISTANCE DOGS SOCIETY

PADS MISSION STATEMENT

**THE PACIFIC ASSISTANCE DOGS SOCIETY TRAINS DOGS
TO ASSIST PERSONS WITH DISABILITIES OTHER THAN
BLINDNESS**

FREQUENTLY ASKED QUESTIONS AND ANSWERS

1. HOW IS PADS FUNDED ?

- donations from private foundations
- donations from individuals
- donations from service clubs
- donations from dog clubs
- casinos

2. DOES PADS RECEIVE ANY GOVERNMENT FUNDING ?

No.

3. HOW MUCH DOES A DOG FROM PADS COST ?

The cost of training one dog ranges from approximately \$6,000 for a Hearing Dog to approximately \$12,000 for a Service Dog. PADS places these dogs with recipients for an administration fee of *only \$150.00*. The remainder is funded by donations.

4. I ALREADY HAVE A DOG. WILL PADS TRAIN HIM/HER ?

Generally not. We have found that the most successful placements are those where the dog has not been the recipient's pet prior to begin trained as an assistance dog. The transition from family pet to working dog is very stressful for both the dog and the family.

5. CAN I DECIDE WHICH DOG I WANT ?

All placements involve a dog and a person who have bonded and can work as a team. A qualified trainer will initially match a dog with a recipient, keeping in mind the recipient's needs and the expertise of the dog. The initial "match" may, indeed, be the final one. However, if the necessary bond does not materialize, another dog will be matched with the recipient.

PADS : FREQUENTLY ASKED QUESTIONS AND ANSWERS

6. HOW LONG DOES IT TAKE TO TRAIN AN ASSISTANCE DOG ?

Training takes place in three phases. First, we place puppies with volunteer puppy raisers when the puppies are approximately 7 weeks old. The puppy raisers socialize the puppies, and we encourage them to take the puppies to basic obedience classes. Second, when the puppies are 12 to 14 months old, they go to the training centre for specialized training as either Hearing or Service dogs. Hearing Dogs require approximately 6 months' training while Service dogs usually need 8 to 10 months of specialized training. Phase three involves matching the trained dog with its recipient. This is a three week training session where the recipient learns how to work with the dog (the recipient must learn how to give the dog over 60 commands).

7. WHAT BREEDS OF DOGS ARE BEST FOR THE PROGRAM ?

We prefer lighter weight breeds for Hearing Dog training as much of their work involves "touching" the recipients to alert them to sounds. Some breeds which we have trained and placed as Hearing Dogs are Shelties, Border Collies, Miniature Poodles, Corgies, and Schipperkes. For Service Dogs, heavier breeds are preferred, again, because of the kind of work they will have to do - work such as pulling a person in a wheelchair/ Golden Retrievers, Labrador Retrievers, German Shepherds, and Golden/Labrador Cross breeds are some which have been successfully trained and placed as Service Dogs.

Above all, we test each dog *as an individual* to determine whether or not it will adapt well to its future role. We are continuously trying different breeds.

8. HOW MANY YEARS WILL A DOG WORK ?

This depends on the individual dog. Larger breeds may continue to work until they are 10 years or older. Smaller breeds may be able to work longer than larger breeds.

9. HOW DO I GET AN ASSISTANCE DOG ?

You must fill in an application for an assistance dog. When your application has been processed, you will be interviewed by an instructor. If you are a suitable candidate for an assistance dog, your name will be added to the list of those waiting for dogs.

PADS : FREQUENTLY ASKED QUESTIONS AND ANSWERS

10. HOW LONG DOES A PERSON HAVE TO WAIT FOR A DOG ?

The waiting list is between 2 and 3 years. Preference is given to applicants needing replacement dogs and applicants who need a dog in order to become independent. Other than these preferred applicants, applications are filled on a first-come-first-served basis.

11. MY BROTHER/AUNT/MOTHER/FATHER/FRIEND ETC. NEEDS AN ASSISTANCE DOG. CAN I APPLY FOR THEM ?

No. The disabled person must apply on his/her own behalf. If an applicant's disability makes it impossible for him/her to fill out the forms, someone can assist the applicant in that process.

12. WHAT IS THE DIFFERENCE BETWEEN PADS AND OTHER ORGANIZATIONS SUCH AS F.I.D.O. AND B.C. INTERACT ?

PADS has a very specific focus. We train dogs to assist person with disabilities other than blindness. *That is all we do.* We suggest that you speak with persons representing those other organizations so that they can tell you what they do.

13. MY DOG CAN ALREADY DO ALL THOSE THINGS. HOW DO I GET MY DOG CERTIFIED THAT IT CAN GO INTO RESTAURANTS AND ON THE BUS WITH ME ?

The Guide Animal Act is a B.C. Law. Dogs must be certified by the B.C. Government. You should contact :

The Ministry of Labour and Consumer Services,
1019 Wharf Street,
Victoria, B.C.,
V8V 1X4
Tel. No. : (604) 387-9112

PACIFIC ASSISTANCE DOGS SOCIETY
SUITE 250, 167 W. 2ND AVENUE
VANCOUVER, B.C. V5Y 1B8
874-0555

Charitable Tax No: 0778977-09