

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Correspondence from Dania Society Regarding City-Owned Site

RECOMMENDATION:

1. THAT Council support in principle the acquisition by Dania Society of City-owned lands north of Kincaid Street for the development of a 100 bed multi-level care facility and associated facilities for seniors as proposed by the Dania Society subject to the Society obtaining a funding commitment from the Ministry of Health by 1997 July 01 and subject to successful negotiation of land value.

R E P O R T

The Housing Committee, at its meeting held on 1995 April 25, adopted the attached staff report responding to a letter from the Dania Society requesting an extension on the time limit for acquisition of City-owned lands north of Kincaid Street for the development of a 100 bed multi-level care facility.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

: COPY - CITY MANAGER
- DIR. REC. & CULT. SERV.
- CITY SOLICITOR
- MEDICAL HEALTH OFFICER

Councillor J. Young
Member

TO: CHAIRMAN AND MEMBERS 1995 APRIL 19
HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 12.000

SUBJECT: CORRESPONDENCE FROM DANIA SOCIETY REGARDING CITY-OWNED SITE

Purpose: To respond to the letter from the Dania Society that requests an extension of the time limit on acquisition of the City-owned Kincaid site.

RECOMMENDATION:

1. THAT the Housing Committee recommend that Council support in principle the acquisition by Dania Society of City-owned lands north of Kincaid Street for the development of a 100 bed multi-level care facility and associated facilities for seniors as proposed by the Dania Society subject to the Society obtaining a funding commitment from the Ministry of Health by 1997 July 01 and subject to successful negotiation of land value.

R E P O R T

1.0 BACKGROUND

At its meeting of 1994 February 7, Council considered a report from the Housing Committee that provided a status update on the proposal to lease city-owned lands to the Dania Society for a senior's multi-level care facility. Council adopted the recommendation that supported, in principle, the lease of the land subject to the Society receiving a funding commitment from the Ministry by 1995 July 01.

Attached to this report (**Attachment 1**) is a letter from Poul Christensen, President of Dania Society that outlines progress being made on the development of a 100 bed multi-level care facility on City-owned lands located between Sunset and Kincaid Streets. The letter notes that the Society has been given to understand by the Ministry of Health that the planned replacement facility may not be approved by the Ministry by 1996 or 1997. In the letter, the Society requests consideration be given to a number of options that would extend the time limitation on the site acquisition of the Kincaid site. This report responds to this request.

In addition, at the Housing Committee meeting of March 21, 1995, representatives of the Dania Society appeared and advised the Committee that they were pursuing the acquisition of the adjacent Lot 4 (**See attached Figure 1**). It is proposed that this lot would be consolidated with the City-owned property.

2.0 THE NEW SITE CONFIGURATION

If Dania Society is successful in acquiring Lot 4, its inclusion in the development site will improve the site layout of the proposed multi-level care facility. Staff will work with the Dania Society in amending the development plan to take into account the larger site.

If Lot 4 is *not* to be included in the development site, it is considered important that part of the City-owned site be reserved for future consolidation with Lot 4 to create an adequately sized future development site.

3.0 LEASE VERSUS SALE

At the 1995 March 21 Housing Committee meeting, Dania Society also expressed a preference for purchasing the site outright rather than leasing the site. Leasehold tenure has been suggested because:

- i) it lowers land costs; and
- ii) the land would revert to the City in 60 years.

However, despite the desirability of leasing the City-owned site, the possible purchase of Lot 4 by the Dania Society and its proposed subsequent consolidation with the larger site means that leasing the City-owned land becomes more difficult. In order to lease the site, the City would have to buy Lot 4 from the Dania Society, consolidate the site, then lease the whole site back to the Dania Society.

Therefore, the issue of leasing versus selling the site should be explored closer to the time when the details surrounding the funding of the project are firmed up. At this time, staff suggests that the City support in principle the acquisition by Dania Society of the site subject to the Society obtaining funding for the project and subject to satisfactory negotiations of the acquisition price of the land.

4.0 DISCUSSION OF THREE OPTIONS AVAILABLE TO EXTEND TIME LIMITATION

The letter from Dania Society describes three options to extend the time frame for site acquisition.


Staff recommend support of the first option, that is, that the original time frame to obtain a funding commitment from the Ministry of Health be extended beyond 1995 July 01. An extension of time to 1997 July 01 should be sufficient for the Dania Society to achieve a firm commitment on funding from the Ministry of Health.

The other two options, presented in the letter from the Dania Society, being an option to purchase or a first right of refusal are not alternatives that are lawful for local governments under the Municipal Act.

5.0 CONCLUSION

It is recommended that the Housing Committee recommend that Council support Dania Society's request for an extension of the time limitation for achieving a funding commitment for development of the Kincaid site from 1995 July 01 to 1997 July 01.

The other recommendations of the 1995 February 07 report remain valid.


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D.G. Stenson, Director
PLANNING AND BUILDING

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Attachments (2)

cc: City Manager
City Solicitor
Medical Health Officer

Dania Society

25 - 4035 Norland Avenue, Burnaby, B.C. Canada V5G 4T7 Phone 299-2250

February 27, 1995

The City of Burnaby
Housing Committee
4949 Canada Way
Burnaby, B.C. V5G 1M3

Dear Sir:

On February 1, 1994, we met with Council and later that month the Housing Committee recommended the development of a 100 bed multi-level care facility on City-Owned lands between Sunset and Kincaid Streets, subject to a funding commitment from the Ministry of Health by July 1, 1995, which was carried unanimously by Council.

Dania Society's membership gave an undertaking of \$100,000.00 in good faith to prepare plans suitable for a rezoning application to the City of Burnaby. Neale, Staniszki, Doll, Adams, Architects was commissioned to perform this task. To date, Dania Society has expended \$50,000.00 towards this project which is 50% complete towards rezoning.

Dania Society has recently been given to understand by the Ministry of Health that the planned replacement facility may not be approved by the Ministry of Health until 1996/97.

Dania's vision as a community resource in the areas of convalescent and preventative care and our mandate not to warehouse people but provide a true continuum of aging in place has been demonstrated over the past fifty years, brings us to the salient point of our letter.

With the time limited offer on Kincaid site acquisition, Dania Society respectfully requests consideration be given to the following options:

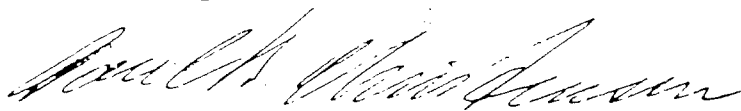
1. An extension of time on the Kincaid Site by the City of Burnaby to Dania Society for the sole purpose to replace Dania Home with a Multi-level facility with a Community Service Component.
2. An option to purchase the Kincaid Site from the City of Burnaby by Dania Society for the sole purpose to replace Dania Home with a Multi-level facility with a Community Service Component.

ATTACHMENT 1

3. A first right of refusal on the Kincaid Site be undertaken by the City of Burnaby to Dania Society for the sole purpose to replace Dania Home with a Multi-level facility with a Community Service Component.

As the Annual General Meeting of Dania Society will be held on May 23, 1995 the direction of the City of Burnaby with respect to the disposition of the Kincaid site would be appreciated.

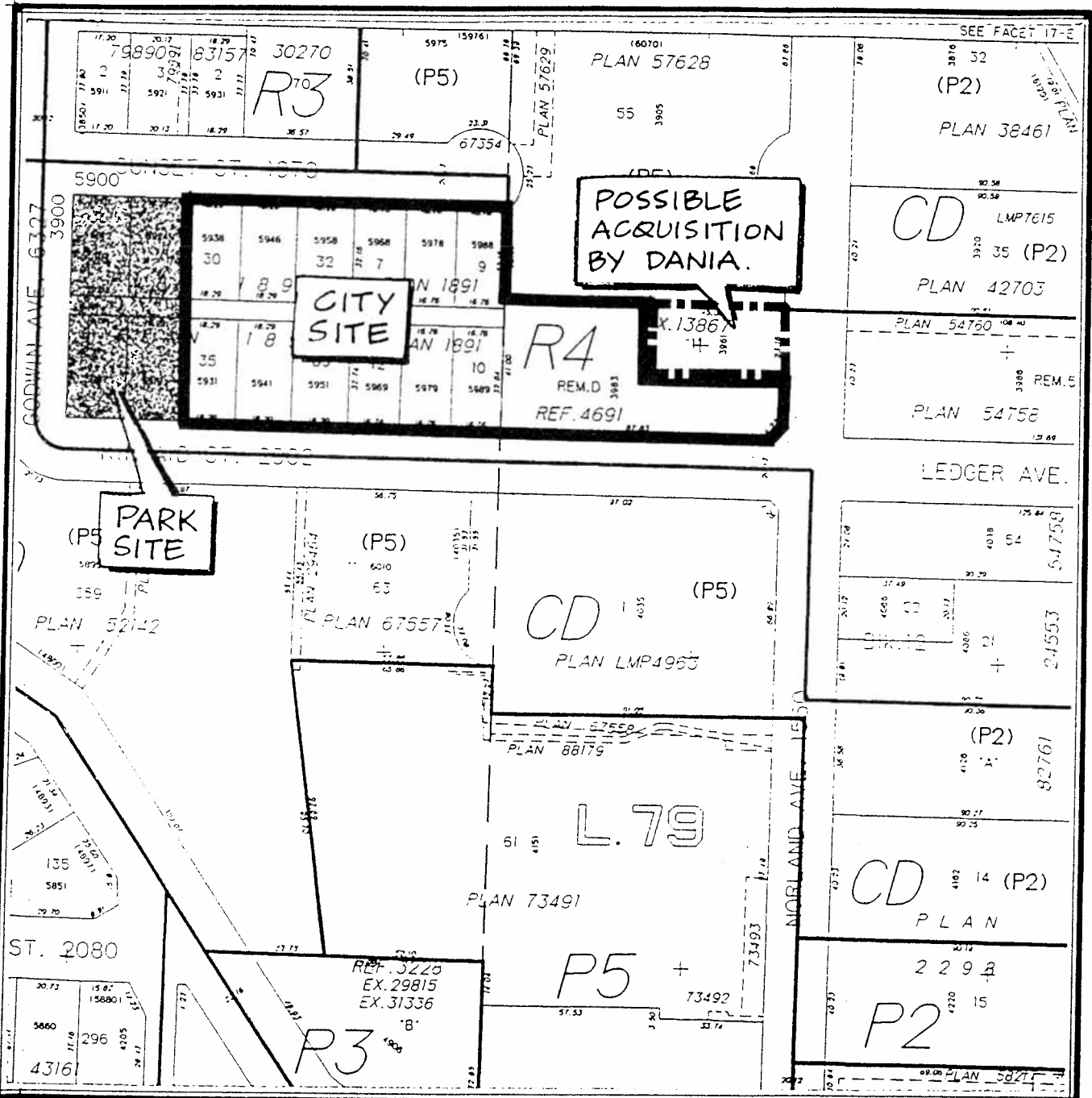
Yours truly,



Poul B. Christensen
President

MDM/mw

- cc: Roald Anderson - Executive Director, Program Planning & Review
Kevin Geary - Architect, Design & Construction Division
Norman Carelius - Project Manager, Design & Construction Division
Andrew Butler - Executive Director, Continuing Care
Dianne Garrett - Manager, Continuing Care
Judy Kelly - Long Term Care Administrator



Date:

Scale:
1:2000

Drawn By:



City of Burnaby
Planning & Building Dept.

FIGURE 1
PROPOSED
MULTI-LEVEL
CARE FACILITY

