

REPORT
2003 JANUARY 27

CITY OF BURNABY
EXECUTIVE COMMITTEE OF COUNCIL

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

**RE: PROPOSED NEW LEASE AGREEMENT AND DORMITORY FACILITY
PACIFIC ASSISTANCE DOGS SOCIETY LEASE TENANTS AT
9048 STORMONT AVENUE**

RECOMMENDATIONS:

1. THAT Council authorize staff to work with the Pacific Assistance Dogs Society for the proposed expansion of use of the City-owned site, subject to detailed Planning and Building Department review and approval of the proposed new building and Fraser Health Authority approval regarding the on-site sewage septic system.
2. THAT Council authorize staff to prepare a new lease agreement for a further three, three-year periods (a total of nine years) based on the current lease rate.
3. THAT Council forward a copy of this report to the Pacific Assistance Dogs Society, 9048 Stormont Avenue, Burnaby, B.C. V3N 4G6 Attn: Ann Clouston, Executive Director.

REPORT

The Executive Committee of Council, at its 'Open' meeting held on 2003 January 20, received and adopted the attached report providing information in response to a request from Pacific Assistance Dogs Society for a renewal of their lease and an expansion of their facilities at 9048 Stormont Avenue.

The Committee supported the continuation of the lease and the proposed expansion of use by PADS. Accordingly, the Committee requested that staff be authorized to prepare a new lease agreement for a further three, three year periods (a total of nine years) based on the current lease rate. To be included in the new lease agreement is a clause detailing that any improvements added to the site by PADS are to remain the

property of PADS. The Committee also requested that staff be authorized to work with PADS in seeking the necessary approvals for the siting of the new dormitory building, subject to all the usual requirements, when PADS is prepared to pursue the construction of the proposed new building.

Respectfully submitted,

Councillor N.M. Volkow,
Chair

Councillor D.G. Evans,
Member

Councillor C. Redman,
Member

TO: CHAIR AND MEMBERS
EXECUTIVE COMMITTEE

2003 January 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED NEW LEASE AGREEMENT AND DORMITORY FACILITY
PACIFIC ASSISTANCE DOGS SOCIETY
LEASE TENANTS AT 9048 STORMONT AVENUE**

PURPOSE: To provide Executive Committee members with additional information in response to a request from Pacific Assistance Dogs Society for a renewal of their lease and an expansion of their facilities at 9048 Stormont Avenue.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize staff to work with the Pacific Assistance Dogs Society for the proposed expansion of use of the City-owned site, subject to detailed Planning and Building Department review and approval of the proposed new building, and Fraser Health Authority approval regarding the on-site sewage septic system.
2. **THAT** Council be requested to authorize staff to prepare a new lease agreement for a further three, three-year periods (a total of nine years) based on the current lease rate.
3. **THAT** Council be requested to forward a copy of this report to the Pacific Assistance Dogs Society, 9048 Stormont Avenue, Burnaby, B.C. V3N 4G6
Attn: Ann Clouston, Executive Director.

R E P O R T

1.0 BACKGROUND

At its meeting of 2002 November 25, the Executive Committee of Council received a report from the Director Planning and Building regarding the Pacific Assistance Dogs Society (PADS), a non-profit organization that trains and provides dogs to assist people with disabilities other than blindness, and their lease of 1.08 acres of City-owned property at 9048 Stormont Avenue. Executive Committee adopted a recommendation, agreeing in principle with PADS' proposed expansion of use at their current site to accommodate a new dormitory facility for use by their clients.

At that time, staff was requested to report back to the Executive Committee with additional information regarding a renewed lease agreement and the details of the proposed expansion of use.

The following provides an update on the lease agreement and the site planning and servicing details related to the proposed new dormitory facility.

2.0 REQUEST FOR EXTENSION OF LEASE AND FINANCIAL ASSISTANCE

As noted in the previous report, PADS has requested a renewal of their lease for a further total of nine years. PADS has been a reliable tenant and good neighbour throughout the duration of their current lease. As such, the Planning Department supports the renewal of PADS' lease for a similar time frame as their current lease (three, three-year periods, for a total lease term of nine years). The Legal Department has reviewed the lease request and supports the continuation of the current lease rate of \$6, 332.25 annually (\$527.69 monthly), plus taxes as levied. It should be noted that public notification would be required, should Council agree to the renewal of PADS' lease.

In addition to its request for a renewed lease and the expansion of use, in its original letter to the Executive Committee, PADS requested a reduction in, or elimination of, their rent and/or a grant in lieu of their property taxes. It should be noted that PADS currently receives a fifty percent permissive property tax exemption, in the amount of \$2,067.72 annually (\$172.31 monthly), in recognition of the services it provides to some Burnaby residents. PADS is not eligible for a full permissive tax exemption as its programs and services are regionally based and not exclusive to Burnaby. PADS' assessed lease rate and property tax exemptions are comparable to the lease rates and exemptions assessed for other non-profit organizations which lease property from the City. As such, staff have not identified a compelling reason that would support a further reduction or elimination of their rent or property tax obligations.

3.0 PROPOSED EXPANSION OF USE

Also discussed in the previous report was a request that the City allow PADS to accommodate a new dormitory facility on their site for use by their clients when training with the dogs at the PADS centre.


Staff have reviewed PADS' request to install a small three bedroom prefabricated building, measuring approximately 6.09 m (20 ft) by 9.14 m (30 ft) on the city-owned property and note that the proposed dormitory building can be accommodated on the currently leased City property at 9048 Stormont Avenue as an accessory use to the principle kennel use permitted in the A2 Small Holdings District, subject to meeting the relevant siting requirements (see attached Sketch #1). It is noted that PADS, upon raising the required funds, intends to install the prefabricated building on a permanent foundation, as required by the Zoning Bylaw, but that the building will remain the property of PADS and that upon the termination

of their lease at 9048 Stormont Avenue, PADS will remove the building and return the property to its original condition. Staff request authority to work with PADS in seeking the necessary Preliminary Plan Approval and Building Permit approval for the siting of the new dormitory building, once PADS has raised the necessary funds to purchase and install the new building.

An outstanding issue at the time of the previous report relates to the on-site septic system. Staff requested the Fraser Health Authority assess the adequacy of the existing septic system to accommodate the additional discharge from the proposed new building. Following a preliminary assessment of the existing system, the Fraser Health Authority indicates that there is sufficient space on the site to expand the septic tank and field to accommodate the proposed new use. Staff request authority to work with PADS in making the necessary applications to the Fraser Health Authority regarding the proposed expansion of the septic system. PADS will be required to fund any necessary works, and related application fees, related to their expanded use.

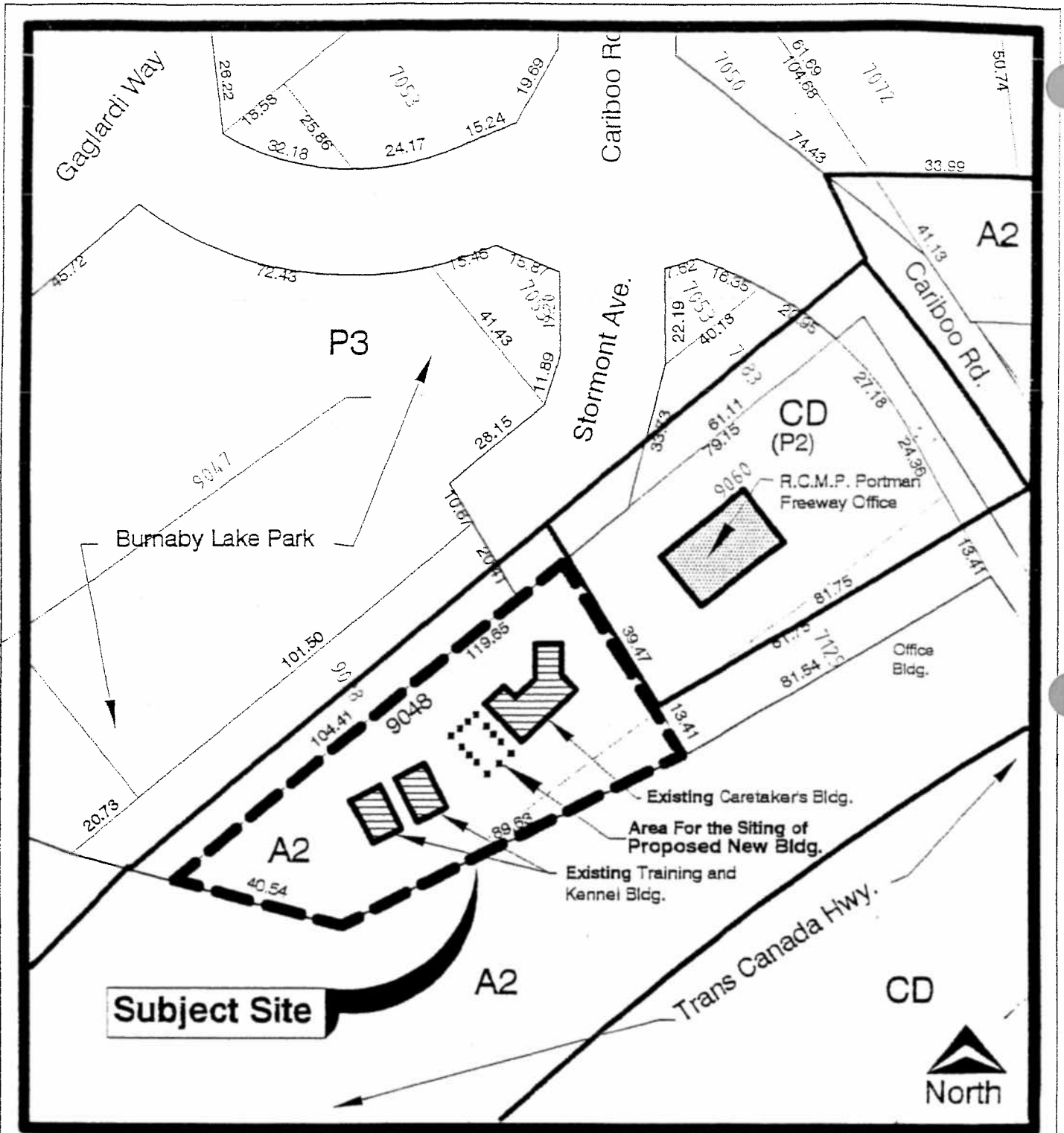
4.0 CONCLUSION

PADS has requested a renewal of their lease of the City-owned property at 9048 Stormont Avenue and an expansion of use of the site to accommodate a new dormitory building. This Department supports the continuation of the lease and the proposed expansion of use by PADS as outlined in this report. It is therefore recommended that staff be authorized to prepare a new lease agreement for a further three, three-year periods (a total of nine years) based on the current lease rate. To be included in the new lease agreement is a clause detailing that any improvements added to the site by PADS are to remain the property of PADS. It is also recommended that staff be authorized to work with PADS in seeking the necessary approvals for the siting of the new dormitory building, subject to all usual requirements, when PADS is prepared to pursue the construction of the proposed new building.


J. S. Belhouse
Director Planning and Building

JK/MM:gk
Attach

cc: Director Parks, Recreation and Cultural Services
Chief Licence Inspector
City Solicitor
Chief Building Inspector



Planning And Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

Date: November 2002

Pacific Assistance Dogs Society (PADS)
 Lease Tenants at 9048 Stormont Ave.
 (City Owned Property)

Sketch # 1