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**SOCIAL ISSUES COMMITTEE****E***HIS WORSHIP, THE MAYOR  
AND COUNCILLORS***SUBJECT: ALLOCATION OF SPACE - BURNABY HEIGHTS RESOURCE CENTRE****RECOMMENDATIONS:**

1. **THAT** Council authorize allocation of Room 27A and the former I.E. Shop at the Burnaby Heights Resource Centre to the selected applicants, as outlined in section 2.0 of this report.
2. **THAT** Council authorize staff to undertake the necessary lease arrangements between the City and the selected applicants.
3. **THAT** a copy of this report be sent to: Burnaby School District 41, Attention: Ms Franca Zumpano, 5325 Kincaid Street, Burnaby, B.C. V5G 1W2; the Oromiyaan Canadian Society of British Columbia, c/o Mr. Dawit Bulcha, 6255 Nelson Avenue, Burnaby, B.C. V5H 4T5; and the Centre for Ability, Attention: Angela Kwok, 2805 Kingsway, Vancouver, B.C. V5R 5H9.

**REPORT**

The Social Issues Committee, at its Open meeting held on 2006 March 29, received and adopted the attached report providing proposals for the use of space at Burnaby Heights Resource Centre.

Respectfully submitted,

Councillor Sav Dhaliwal  
ChairCouncillor Dan Johnston  
Vice ChairCouncillor Garth Evans  
Member

COPY – CITY MANAGER DIRECTOR PLANNING & BUILDING DIRECTOR ENGINEERING DIRECTOR FINANCE DIR. PARKS, REC. & CULTURAL SERV. CHIEF LICENCE INSPECTOR CITY SOLICITOR
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**TO:** CHAIR AND MEMBERS  
SOCIAL ISSUES COMMITTEE **DATE:** 2006 March 22

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 12000-10  
*Reference: Space Allocations*

**SUBJECT:** ALLOCATION OF SPACE - BURNABY HEIGHTS RESOURCE CENTRE

**PURPOSE:** To present a proposal for the allocation of office/program space at the Burnaby Heights Resource Centre.

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**RECOMMENDATIONS:**

1. **THAT** Room 27A and the former I.E. Shop at the Burnaby Heights Resource Centre be allocated to the selected applicants, as outlined in section 2.0 of this report.
2. **THAT** staff be authorized to undertake the necessary lease arrangements between the City and the selected applicants.
3. **THAT** A copy of this report be sent to: Burnaby School District 41, Attention: Ms Franca Zumpano, 5325 Kincaid Street, Burnaby, B.C. V5G 1W2; the Oromiyaan Canadian Society of British Columbia, c/o Mr. Dawit Bulcha, 6255 Nelson Avenue, Burnaby, B.C. V5H 4T5; and the Centre for Ability, Attention: Angela Kwok, 2805 Kingsway, Vancouver, B.C. V5R 5H9.

**REPORT****1.0 BACKGROUND**

In 2006 January, Room 27A and the former Industrial Education (I.E. Shop) at the Burnaby Heights Community Resource Centre were advertised for lease. To solicit applications for new tenants, the available space was advertised in the two local papers and in a mail distribution to a broad base of community organizations, community schools and City facilities.

The advertisements indicated that the established 2006 lease rate for office space is set at \$10.68 per square foot per year and that the lease rate for program/workshop space is

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From: *Director Planning and Building*  
Re: *Allocation of Space - Burnaby Heights Resource  
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\$6.63 per square foot per year. Interested applicants were asked to submit a letter of application to the Planning Department by 2006 March 3.

This report provides information on the applications that were received.

## 2.0 APPLICANTS

### 2.1 Room 27A (391 square feet)

There were two applicants for Room 27A, as summarized below.

#### *Oromiyaan Canadian Society of British Columbia*

The Oromiyaan Canadian Society of BC is a registered non-profit society. It provides socio-cultural services to residents in the Lower Mainland who come from the Oromo region of Eastern Africa. Members of the Society originate from Ethiopia, Kenya, Somalia, and other countries in the region. Its services include: assistance and orientation for newly arrived families, classes in Oromo language and culture for adults and children, family mediation and counselling, community meetings, and sport and other recreational activities. In cooperation with other agencies, the Society states that it has sponsored refugees from Africa and helped them integrate into the Canadian way of life. About 40 percent of its members and clients are Burnaby residents.

To date, the Society has operated its services in cooperation with neighbourhood houses and other non-profit societies in the Lower Mainland. The majority of its funding comes from membership fees. The Society indicates that the scope of its services is widening and its membership is increasing. It is looking for office space to administer its services.

#### *Burnaby School District 41*

Burnaby School District 41 has applied for Room 27A as an office and counselling space for the ESL programs it offers from the Burnaby Heights Resource Centre. Over 400 students are enrolled in classes at the Resource Centre. The School District would use Room 27A to accommodate an administrator for its ESL program as well as multicultural support workers from the District. The multicultural support workers would provide counselling services to students in the building. Depending on need, the District would also make the space available for counsellors from other service agencies to provide counselling to the District's students.

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## **2.2 I.E. Shop (1,568 square feet)**

There were two applicants for the I.E. Shop, as discussed below.

### ***BC Centre for Ability***

The BC Centre for Ability is a registered charitable organization that provides a range of rehabilitation services to children, youth and adults with disabilities. It has provided therapy and family support to preschool aged children in Burnaby since 1969. In 1977, the Centre initiated its Supported Child Development (SCD) Program to provide consultation and support to child care providers in Burnaby. The SCD Program facilitates the inclusion of children with extra needs into group child care, preschool and after school programs. The Program includes a toy and equipment lending library available to families and child care providers in Burnaby. The library is currently housed at the Centre's main offices on Kingsway in Vancouver. The Centre is seeking a central Burnaby location for the library to increase its accessibility to Burnaby residents and child care providers.

The Centre has applied for the I.E. Shop at Burnaby Heights to operate the library. If allocated the space, the Centre would operate the library during regular working hours Monday to Friday. It would also use the space to offer training workshops to parents and child care providers in Burnaby.

### ***The Vancouver Orpheus Male Voice Choir***

The Vancouver Orpheus Male Voice Choir is a registered non-profit society that was founded in 1992. The Choir is comprised of men from around the Lower Mainland. Currently, about 25 percent of its members are Burnaby residents. The Choir's principal purpose is to bring choral music to people through public performances. It performs in ten to twelve local concerts each year as well as a two or more concerts outside the Lower Mainland.

The Choir has applied for the I. E. Shop to use as rehearsal/workshop space. The Choir states that it would use the space to establish a permanent base in Burnaby that would eventually lead to a higher proportion of Burnaby residents in its membership. It would use the I.E. Shop for rehearsals, community-based workshops targeted to choral groups in Burnaby and community outreach activities.

## **3.0 PROPOSED ALLOCATIONS**

In 1990 July, Council adopted guidelines for the allocation of space at the Resource Centres. As indicated in the guidelines, the space is targeted to non-profit groups that

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provide services and programs primarily intended for Burnaby residents.<sup>1</sup> The guidelines also seek to encourage a broad range of services within each resource centre. Staff used the guidelines in assessing the applications for space at the Centre.

### **3.1 Room 27A**

There were two applicants for Room 27A: the Oromiyaan Canadian Society of BC and Burnaby School District. In relation to the space allocation guidelines, the Oromiyaan Canadian Society of BC would expand the range of services offered from the Centre, but its services would not be geared primarily to Burnaby residents. For its part, the Burnaby School District currently occupies ten rooms at the Centre for its English language programs. However, the District would not use Room 27A for English language classes. Instead it would use the room to provide support services and counselling to students who attend classes in the building. In this regard, it would be offering a new service in the building that would be geared primarily to Burnaby residents. It is therefore proposed that Room 27A be allocated to the Burnaby School District. If the School District is not able to pursue its allocation, it is further proposed that the space be allocated to the Oromiyaan Canadian Society of BC.

### **3.2 I.E. Shop**

There were also two applicants for the I.E. Shop: the BC Centre for Ability and Burnaby School District. The BC Centre for Ability is proposing to operate a toy and equipment lending library for Burnaby child care providers and families with children with disabilities. It would also offer training programs from the space and its services would be geared primarily to Burnaby residents. The other applicant, the Vancouver Orpheus Male Voice Choir, has a more regional focus. Although it hopes to increase the number of Burnaby residents in the Choir by relocating to the Resource Centre, Burnaby members currently comprise 25 percent of its total membership. Based on the guidelines for space allocations, and the priority placed on organizations providing services to Burnaby residents, it is therefore proposed that the I.E. Shop be allocated to the BC Centre for Ability for its Burnaby Supported Child Development Program. If the Centre is unable to pursue its allocation, it is further proposed that the space be allocated to the Vancouver Orpheus Male Voice Choir.

## **4.0 NEXT STEPS**

With Council approval of the allocation of available space at the Burnaby Heights Resource Centre, staff would undertake the necessary lease arrangement with the

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<sup>1</sup> Registered non-profit societies that serve a broader constituency base than Burnaby residents have also been considered for space at the Resource Centres. In instances where space has been allocated to these types of organizations (that is, organizations where Burnaby residents represent between 25 and 75 percent of the constituency base), these organizations have received only partial lease grant support (a 25 percent reduction in the lease rate).

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approved tenant. Consistent with Council direction, staff would also advise tenants of the expected five to ten year life span of the Resource Centre. Once lease arrangements have been finalized, any lease grant application received from the new tenants would be forwarded to the Executive Committee – Grants for consideration.

*J.S. Belhouse*  
for J.S. Belhouse, Director  
PLANNING AND BUILDING

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Copied to: City Manager  
Director Engineering  
Director Finance  
Chief License Inspector  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk

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