
TO: CITY MANAGER **DATE:** 2007 October 09

FROM: DIRECTOR PLANNING & BUILDING **FILE:** 12000 10
Reference: Lease Grants

SUBJECT: 2008 LEASE GRANTS – RESOURCE CENTRES

PURPOSE: To present lease grants for the year 2008 for non-profit tenants at the Burnaby Heights and Edmonds Resource Centres.

RECOMMENDATIONS:

1. **THAT** Council approve the proposed 2008 lease grants for resource centre tenants, as outlined in this report.
2. **THAT** Council authorize staff to make the appropriate 2008 lease renewal arrangements with Burnaby Heights and Edmonds Resource Centre tenants.

REPORT**1.0 BACKGROUND**

In 1992 April, Council approved guidelines for the issuance of grants to offset lease rates for non-profit groups allocated space at the Burnaby Heights and Edmonds Resource Centres. In general, tenants at the resource centres can qualify for a grant to offset their lease costs depending on the extent of service provided to Burnaby residents. Where 75 percent or more of the recipients of programs or services of the non-profit group are Burnaby residents, a tenant can qualify for a full lease grant to offset lease costs by 50 percent. Where 25 to 75 percent of recipients are Burnaby residents, a group can qualify for a partial lease grant to offset costs by 25 percent.

At its meetings of 2007 July 9 and 2007 August 27, Council approved recommendations for 2008 revised lease rates and anticipated lease grant amounts for tenants at the resource centres. Council also approved a recommendation to distribute the report to tenants with a request for tenants to make an application for 2008 lease grants.

2.0 PROPOSED 2008 LEASE GRANTS

Table 1 *attached* indicates the proposed lease grants for 2008 based on the approved guidelines. Existing tenants who will be renewing their leases have requested the same percentage of lease grant support that they received in 2007.

The only existing eligible tenant not submitting an application was the BC Settlement and Integration Workers Association, which is in the process of winding up its operation, and does not intend to renew its lease for 2008.

3.0 TOTAL LEASE GRANT AMOUNTS

For 2008, lease grants are proposed for 15 non-profit groups at the Burnaby Heights Resource Centre, and 7 non-profit groups at the Edmonds Neighbourhood Resource Centre, as shown in Table 1, *attached*. As the BC Settlement and Integration Workers Association, which currently occupies Room 32 at Burnaby Heights Resource Centre, will wind up its operation by year end, the tables do not include lease grant or renewal information for this space.

The table below summarizes the total change from 2007 to 2008 for projected lease revenues and grants for both resource centres.

SUMMARY OF TOTAL CHANGE OF LEASE REVENUES AND GRANTS (2007-2008)

BURNABY HEIGHTS AND EDMONDS RESOURCE CENTRES	2007 \$	2008 \$	\$ INCREASE 2007-2008	% INCREASE 2007-2008*
Lease Rates (before grants)	492,552	497,283	4,731	1.0%
Lease Grants	176,251	178,264	2,013	1.1%
Lease Revenues (after grants)	316,301	319,019	2,718	0.9%

* The percentage increases in proposed lease rates (before grants) and lease revenues (after grants) reflect all leased space, including spaces leased to tenants that do not qualify for lease grants.

It should be noted that staff are initiating a process for selection of tenants for the 10,000 sq. ft. amenity space secured through a density bonusing arrangement in the mixed use development near the Holdom Skytrain Station (Rezoning Reference #03-38). Non-profit tenants that currently lease space at the Burnaby Heights Resource Centre will be given priority if they choose to submit an application to move to the new Holdom amenity space.

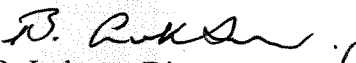
It should also be noted that revenues for the Burnaby Heights Resource Centre will change if tenants that currently lease space at the Burnaby Heights Resource Centre move to the Holdom facility. In a forthcoming report to the Social Issues Committee and Council, staff will present recommendations on proposed tenants for the Holdom amenity space, and a proposed approach in dealing with the future of the Burnaby Heights Resource Centre.

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4.0 NEXT STEPS

It is recommended that Council approve the 2008 lease grants for resource centre tenants, as outlined in this report. Once approved, the Finance Department will adjust the monthly lease charges for the benefiting organizations to reflect the approved grant amount. The grant funds will be transferred internally for budgeting and accounting purposes.

It is also recommended that Council authorize staff to make the appropriate 2008 lease renewal arrangements with Burnaby Heights and Edmonds Resource Centre tenants.


B. Luksun, Director
PLANNING & BUILDING

SS:sla
Attachment

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

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TABLE 1: PROPOSED 2008 LEASE GRANTS

RESOURCE CENTRES	Leased Area (sq. ft.)	Lease Rate (\$/sq. ft.)	2008 Lease Rate \$/Year	2008 Proposed Lease Grant \$/Year	2008 Resulting Lease Costs \$/Year	2008 Resulting Lease Costs Offset (%)
Burnaby Heights Resource Centre						
759 Royal Air Cadets "Falcon" Squadron	1,004	\$11.14	\$11,184.56	\$5,592.28	\$5,592.28	50%
Air Cadets - Storage	172	\$6.92	\$1,190.24	\$595.12	\$595.12	50%
Alzheimer Society of BC	328	\$11.14	\$3,653.92	\$913.48	\$2,740.44	25%
BC Centre for Ability Association	1,568	\$6.92	\$10,850.56	\$5,425.28	\$5,425.28	50%
Boxing BC	163	\$6.92	\$1,127.96	\$0.00	\$1,127.96	0%
Boy Scouts of Canada	1,056	\$11.14	\$11,763.84	\$5,881.92	\$5,881.92	50%
Burnaby Family Life Institute	3,007	\$11.14	\$33,497.98	\$16,748.99	\$16,748.99	50%
Burnaby Community Connections	2,243	\$11.14	\$24,987.02	\$12,493.51	\$12,493.51	50%
Burnaby School District	9,410	\$10.03	\$94,382.30	\$0.00	\$94,382.30	0%
Burnaby Seniors Outreach Services Society	1,152	\$11.14	\$12,833.28	\$6,416.64	\$6,416.64	50%
Burnaby Association for Community Inclusion	4,416	\$6.92	\$30,558.72	\$15,279.36	\$15,279.36	50%
Carreen Child & Family Services	437	\$11.14	\$4,868.18	\$1,217.05	\$3,651.14	25%
Fraser Health Authority	772	\$11.14	\$8,600.08	\$0.00	\$8,600.08	0%
Fraser Valley Square & Round Dance Society	312	\$6.92	\$2,159.04	\$539.76	\$1,619.28	25%
Marguerite Dixon Transition Society	1,233	\$11.14	\$13,735.62	\$6,867.81	\$6,867.81	50%
North Burnaby Boxing Club	624	\$6.92	\$4,318.08	\$2,159.04	\$2,159.04	50%
OromiYaan Canadian Society of BC	332	\$11.14	\$3,698.48	\$924.62	\$2,773.86	25%
Volunteer Burnaby	1,536	\$11.14	\$17,111.04	\$8,555.52	\$8,555.52	50%
Volunteer Burnaby - Stock Room	110	\$6.92	\$761.20	\$380.60	\$380.60	50%
YMCA of Greater Vancouver	1,056	\$11.14	\$11,763.84	\$5,881.92	\$5,881.92	50%
TOTAL (Burnaby Heights)	30,931		\$303,045.94	\$95,872.90	\$207,173.05	32%
Edmonds Neighbourhood Resource Centre						
Burnaby Family Life Institute	3,000	\$11.14	\$33,420.00	\$16,710.00	\$16,710.00	50%
Burnaby Firefighters Charitable Society	864	\$11.14	\$9,624.96	\$4,812.48	\$4,812.48	50%
Burnaby School District	1,499	\$11.14	\$16,698.86	\$0.00	\$16,698.86	0%
Canadian Mental Health Association	1,506	\$11.14	\$16,776.84	\$8,388.42	\$8,388.42	50%
Canadian Red Cross Society - Burnaby Branch	1,500	\$11.14	\$16,710.00	\$8,355.00	\$8,355.00	50%
Deaf Children's Society of BC	2,290	\$11.14	\$25,510.60	\$6,377.65	\$19,132.95	25%
Immigrant Services Society of BC	1,167	\$11.14	\$13,000.38	\$6,500.19	\$6,500.19	50%
St. Matthew's Day Care Society	5,610	\$11.14	\$62,495.40	\$31,247.70	\$31,247.70	50%
TOTAL (Edmonds)	17,436		\$194,237.04	\$82,391.44	\$111,845.60	42%
TOTAL RESOURCE CENTRES	48,367		\$497,282.98	\$178,264.34	\$319,018.65	36%