

**EXECUTIVE COMMITTEE OF COUNCIL**

**TO:** MAYOR AND COUNCILLORS

**SUBJECT:** PLA - 9048 STORMONT AVENUE

**RECOMMENDATION:**

**THAT** staff be authorized to execute a Lease Agreement with Pacific Assistance Dogs Society for a two-year term with a one- year renewal option starting July 1, 2024, through June 30, 2026, as outlined in the report, “PLA – 9048 Stormont Avenue”, dated October 2, 2024, of the Open meeting of the Executive Committee of Council; and

**THAT** the rental of 9048 Stormont Avenue be approved for continued use as a facility for training assistance dogs, a residence for the dog trainer and an office for management staff for Pacific Assistance Dogs Society.

**REPORT**

The Executive Committee of Council, at its meeting held on October 2, 2024, received and adopted the attached report seeking Council approval to enter into a Proposed Lease Agreement (PLA) with Pacific Assistance Dogs Society to continue operating its facility at 9048 Stormont Avenue.

On behalf of the Executive Committee of  
Council,

Councillor Sav Dhaliwal  
Chair

Councillor P. Calendino  
Vice Chair

**TO:** EXECUTIVE COMMITTEE OF COUNCIL (ECC)  
**FROM:** GENERAL MANAGER LANDS AND FACILITIES  
**SUBJECT:** PLA - 9048 STORMONT AVENUE  
**PURPOSE:** To seek Council approval to enter into a Proposed Lease Agreement (PLA) with Pacific Assistance Dogs Society to continue operating its facility at 9048 Stormont Avenue.

### **RECOMMENDATION**

**THAT** staff be authorized to execute a Lease Agreement with Pacific Assistance Dogs Society for a two-year term with a one- year renewal option starting July 1, 2024, through June 30, 2026, as outlined in the report, “PLA – 9048 Stormont Avenue”, dated October 2, 2024, of the Open meeting of the Executive Committee of Council; and,

**THAT** the rental of 9048 Stormont Avenue be approved for continued use as a facility for training assistance dogs, a residence for the dog trainer and an office for management staff for Pacific Assistance Dogs Society.

### **1.0 POLICY SECTION**

The proposed Lease Agreement at 9048 Stormont Avenue is aligned with the following Council-adopted policies and plans/strategies:

- Burnaby Zoning Bylaw A2 Zoning designation
- Equity Policy (2020)
- The Burnaby Social Sustainability Strategy (2011)

### **2.0 BACKGROUND**

Pacific Assistance Dogs Society (PADS) has been training and placing certified assistance dogs with clients since 1987. The dogs help those with disabilities, hearing loss, and for veterans and first responders with Post Traumatic Stress Disorder. The dogs are provided at no cost to the client.

In 1994, the City entered into a lease agreement with PADS at 9048 Stormont Avenue to allow them to renovate the existing building and operate it and the surrounding lands as a facility for training dogs, a residence for the dog trainer, and an office for its secretary. PADS has since entered into several new lease agreements and renewals with the City to continue using this site.

### **3.0 GENERAL INFORMATION**

The most recent lease agreement with PADS expired on July 31<sup>st</sup>, 2022, and the Society has been in overhold status since then. PADS wishes to enter into a new Agreement for the site, but there have been delays in reaching new terms. The site is shown on *Attachment #1*.

From 2012, PADS’ monthly rent has been \$1,000 per month plus GST. On June 14<sup>th</sup>, 2022, a rent valuation was requested from Realty and Lands (now Real Estate Transactions) to determine the fair market rent for the property to prepare for creating a new agreement. The market rent was valued at \$3,300 per month plus GST. PADS requested, and was granted, time to explore funding options and create a budget to determine if they could pay the increased rent.

In January of 2023 PADS requested additional time to submit a proposal including conceptual plans for new facilities on site and a proposal for a long-term land lease or possible purchase of the site. The City was in agreement with this course of action. Since this time, PADS executive director left the Society, and an immediate replacement was not able to be found.

In April of 2024 the Real Property Office was notified by PADS that they had appointed an interim CEO until a permanent candidate could be found. The interim CEO, Vivian Smith, met with staff to advise staff of the current state of PADS and discuss a proposal to move forward. This proposal has two phases:

- Transition Phase July 1<sup>st</sup>, 2024 to June 30<sup>th</sup>, 2026 (with a one-year renewal option):

This would allow PADS to continue to pay the existing rent rate of \$1,000 per month plus GST while building a business case for new facilities, site evaluation, design and project assessment, project timelines, and a costing and funding plan. Keeping the existing rent rate would allow PADS to stabilize its financial situation. PADS would submit this business case to the City no later than April 1<sup>st</sup>, 2026.

- Implementation Phase July 1, 2026, and on:

Once both parties are satisfied with the business case, PADS will begin implementation of the design, build and funding for new facilities and a negotiated lease agreement.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Not applicable

**5.0 FINANCIAL CONSIDERATIONS**

The market valuation of a two-year net lease agreement for commercial use as a dog training facility is \$79,200 plus GST. In this case, under a non-market two-year net lease agreement, the value would be \$24,000 plus GST.

Respectfully submitted,

James Lota, P.Eng., MBA, MPA, General Manager Lands and Facilities

**ATTACHMENTS**

Attachment 1 – Site plan

**REPORT CONTRIBUTORS**

This report was prepared by Blair Tarling, Assistant Manager Real Property, and reviewed by Mia Ciric, Manager Real Property and Sarah Alexander, Director Real Estate and Business Operations.