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Corporate Report

NO: R203

COUNCIL DATE: July 26, 2004

REGULAR COUNCIL

TO: Mayor & Council DATE: July 9, 2004

FROM: General Manager, Engineering FILE: 0930-30

SUBJECT: Lease of City Land at 19461 – 36 Avenue – Lower Mainland German Shepherd Dog Club

RECOMMENDATION

That Council approve the lease of a ± 3 acre portion of City land located at 19461 - 36 Avenue to the Lower Mainland German Shepherd Dog Club for a term of three years.

BACKGROUND

The City acquired the subject ± 20 acre property at 19461 - 36 Avenue in 1936. The majority of the site is covered with mature trees with the southern portion of the land clear of vegetation. The land is currently zoned A-1 (General Agricultural) and is designated Industrial in the Official Community Plan. The land is further identified as Technology Park or Business Park in the Campbell Heights Land Use Plan and is not included in the City's contract with the Campbell Heights development Group.

DISCUSSION

The Lower Mainland German Shepherd Dog Club (Dog Club) is a registered non-profit organization involved in the training of German Shepherd dogs and other "working breeds" for tracking, obedience and protection. The Dog Club is currently leasing land from the City at 2775 – 192 Street, however, they are being required to relocate their operations due to the development of their leased land as part of the Campbell Heights industrial development.

The subject ± 3 acre area is located in the southwestern portion of the subject City property. The lands to the north and west are owned by the Federal Government and are used for farming purposes. The lands to the east (Langley) are single family residential, however, there is be a substantial treed buffer area between the proposed use of the subject land and the residential component.

The adjoining property owners located on the south side of 36 Avenue have been contacted and approve of the proposed use as they feel it will eliminate or deter the misuse of the area by motorcycles and trespassers. The only concern raised was the potential for noise from the dogs. The Dog Club has acknowledged this concern and they propose to work with the neighbours to ensure that this does not materialize. The license agreement with the Dog Club will have a cancellation clause allowing the City to terminate the agreement with 90 days notice if local area residents raise concerns or the lands are required for some other city purpose. This commitment by the Dog Club and the cancellation clause has satisfied the concerns of the area residents.

CONCLUSION

As a result of the development of the Campbell Heights industrial lands, the Lower German Shepherd Dog Club is requesting that the City approve the relocation of their dog training facility to ±3 acres of City-owned land at 19461 – 36 Avenue. The concerns of the local area residents have been identified and addressed to their satisfaction. As the proposed use of the subject land will help to eliminate the misuse of the land it is recommended that Council approve

the lease of ± 3 acres of City land located at 19461 - 36 Avenue to the Lower Mainland German Shepherd Dog Club for a three year term.

Paul Ham, P. Eng. General Manager, Engineering

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Appendices

- I. Site Map
- II. Aerial Photograph of Site