

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,  
November 13, 1967.

Mr. H. W. Balfour,  
MUNICIPAL MANAGER.

Dear Sir:

Re: Application for the rezoning of  
D.L. 175 NW $\frac{1}{4}$ , Block 1, S.D. "B", R.S.D. 1/17,  
Parcel "A", Sketch 12037, Plan 11511,  
RZ Ref. #87/67  
(Located on the North-East corner of Joffre Avenue and  
Southwood Street).

Attached is a copy of a self-explanatory letter from a representative of the Polish Veterans' Association, requesting that the above property be rezoned to residential and subdivided into three lots.

While concurring in the requested rezoning, it does pose the following problem:-

The surrounding residential area is zoned R2, requiring a minimum lot size of 7,200 sq. ft. and a width of not less than 60 feet.

The residential zoning north of Rumble is R3 requiring a minimum lot size of not less than 6,000 sq. ft. and a width of not less than 50 feet.

The subject property is a rectangular corner lot with frontages of 153' on Joffre and 102' on Southwood. It is therefore capable of being subdivided into two lots of 7,803 sq. ft. each with frontages of 76.5 feet on Joffre (R2 zoning) or 51.0 feet on Southwood (R3 zoning).

There is no way of creating 3 lots of 5,202 sq. ft. each with frontages of 51.0 feet each on Joffre, as our minimum lot size is 6,000 sq. ft. permitted by R5 zoning.

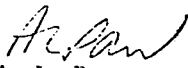
Alternatives available, in terms of lot area available, are two duplex lots of 7,803 sq. ft. each with frontages of 76.5 feet on Joffre, requiring R5 residential zoning, or R6 zoning permitting the development of five row-house units.

Both the latter alternatives, would create an incompatible residential use, although it could be argued that any residential use is more compatible than the current use of the property.

(continued on page 2.)

Having weighed the alternatives I would recommend that the Municipal Council forward for further consideration the rezoning of the property from C1 to R6 subject to the submittal of suitable development plans. Such rezoning would permit the following alternatives:

1. The continuance of the existing use on a non-conforming basis.
2. The creation of two duplex lots fronting on Joffre.
3. The creation of five row house lots fronting on Joffre.

  
A. L. Parr,  
PLANNING DIRECTOR

ALP:ew

November 8th, 1967

Polish Veterans Association  
4045 Mascroby St.  
Burnaby 1, B.C.

Director of Planning,  
Municipality of Burnaby,  
Burnaby 2, B.C.

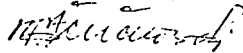
Dear Sir:

This letter is to request that the application to rezone 7600 Joffre St, which is currently before council be changed. The Veterans now wish to have the property rezoned to residential and subdivided into three lots.

In view of the resentment expressed by the local citizens at the recent Public Hearing, the Veterans renewed their efforts to dispose of the property and have now located a buyer. The sale is conditional upon the property being rezoned to residential and subdivided into three lots.

It is our understanding from discussions with Mr. H. S. Karvas, who has been in contact with Mr. Armstrong that this matter will be presented to Council on November 13th, 1967.

Yours truly,



M. Zelichowski  
(for L. H. Fus.)

NZ/nz

PLANNING DEPARTMENT,  
November 13, 1967.

Mr. H.W. Balfour,  
MUNICIPAL MANAGER.

Dear Sir:

Re: Intensive Care Unit for Central City Mission, Willingdon Avenue.

BACKGROUND

The two attached letters dated November 9, 1967, received from the Central City Mission, refer to the proposed development of a Youth Treatment Centre, on a site of approximately 12 acres, adjacent to Moscrop High School. The proposed site was contained, within the 1962 School Site Report, as being necessary for the expansion of Moscrop Junior High School, and the development of a new Senior High School. The 1966 Review of the School Report confirmed the need for the addition of 10 acres of land to cater to the projected Junior-Senior enrolment forecast for Moscrop School.

As recently as last week, these enrolments were checked with the Burnaby School Board further substantiating the need for an enlarged School site. The 1967-68 enrolment at Moscrop is 965 students; in 1968-69, with the introduction of Grade 11 students the enrolment is forecast as 1266, growing to 1560 in 1969-70 with the introduction of Grade 12 students. Natural growth will increase this figure to approximately 1800 students by 1971. In other words the student population at Moscrop will double in the next four years.

In addition to this increase there is the possibility that in order to cater to increasing Grade 13 courses, Moscrop will be expected to assist in relieving Burnaby Central. There is then, no question as to the need of this site for Secondary School purposes. The acquisition of the site has therefore always been kept in mind, and to this end the Provincial Government transferred ownership of the land to B.C. Hydro, who have always included it in land exchange discussions with the Municipality. B.C. Hydro has always known of our interest in the site, and it has always been assumed that the Corporation would ultimately become the owner, followed by transference to the School Board.

Recently, however, a Provincial Government appraiser called into the Planning Department, to discuss the value of this site. He was of course advised of the proposed use for school purposes; but more recent developments indicate that B.C. Hydro were requested to return the site to the Provincial Government who in turn propose to donate the site to the Central City Mission for Treatment Centre Purposes.

ZONING

The site in question is part of the large Provincial Government complex originally zoned P1 Institutional, such zoning permitting childrens institutions, and institutions of a religious, philanthropic or charitable nature. Recently however, the Municipal Council, reviewed all the Institutional zones and created a number of districts, more suited to the type of development being experienced in the Municipality.

Mr. H.W. Balfour,  
MUNICIPAL MANAGER

PLANNING DEPARTMENT,  
November 13, 1967.

RE: Intensive Care Unit for Central City Mission,  
Willingdon Avenue.

Major governmental institutions are now included in a Regional Institutional District (R5); while special institutions of a charitable, correctional, philanthropic, rehabilitative or religious character are included in the Special Institutional District (P7).

The proposed Youth Treatment Centre therefore requires Special Institutional Zoning (P7).

#### DISCUSSION

There are basically two questions raised by the application from the Central City Mission; one is the matter of the compatibility of this use with others in the general area; and the second is the optimum use of this specific site.

Dealing briefly with the first matter, the Provincial Government has already established similar correctional and rehabilitative uses within their Willingdon complex and presumably Provincial officials are satisfied that a further use of a similar nature will not create a problem. However the specific location chosen is bounded on the west by a residential area and on the south by the Moscrop High School. The compatibility of these latter uses with the proposed Centre is highly questionable.

With respect to the use of the specific location, the expansion of the high school has to be provided for, and unless already developed land to the west is purchased, the only land available is the subject site to the North. The Youth Treatment Centre on the other hand is not confined to this specific location and the Provincial Government, if it accepts the mixture of correctional and rehabilitative uses, can make other land available within the Willingdon complex.

#### CONCLUSION


One can only conclude from the above, that even though the Treatment Centre could be located within the Willingdon Provincial complex, it should NOT be located on the specific site chosen, as it is required for Secondary School purposes.

#### RECOMMENDATION

In view of the above, it is recommended that the Municipal Council:

1. Advise the School Board of the current proposal and request them to approach the Provincial Government through the Department of Education for ownership of the site in question.
2. Advise the Provincial Government that they are prepared to consider the rezoning of a suitably located alternate site within the Provincial complex for the construction of a Youth Treatment Centre.

Respectfully submitted,

  
A.L. Parr,  
PLANNING DIRECTOR

ALP/lgb

cc - Municipal Clerk

# Central City Mission

INTERDENOMINATIONAL

233 ABBOTT STREET, VANCOUVER 4, B.C. (651)

ADMINISTRATION OFFICE PHONE 684-4387

November 9th, 1957

Burnaby Municipal Council,  
4545 East Grandview-Douglas Highway,  
Burnaby, B. C.

Dear Sirs:

Re: Intensive Care Unit.

We were given to understand yesterday that there is some discrepancy on the zoning regarding the above unit. In talks that I personally had with Reeve Emmott and conversations over the telephone with Mr. Fountain, we were under the impression that the zoning for this building was in keeping with the plans of your Planning Department.

In order to get this matter before Council, we give you below a description of the land and buildings as requested by you.

LAND: Lot 1 of Lot 72, Group 1, New Westminster District, Plan 27814  
(9.8 acres)

Lot 2 of Lot 72, Group 1, New Westminster District, Plan 29327  
(2.55 acres).

DESCRIPTION  
OF BUILDING:

This will be a one-storey building and a plan is attached herewith showing the complete lay-out for all the buildings which will be erected over the next two years.

PURPOSE OF  
THE BUILDING:

As an Intensive Care Unit for psychiatric treatment and rehabilitation.

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CENTRAL CITY MISSION

Burnaby Municipal Council

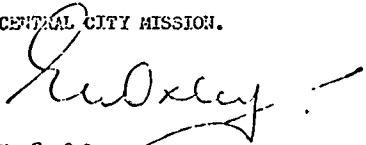
November 9th, 1967

- 2 -

Prior to getting this news yesterday on the zoning problem, it was the intention of the Mission to apply for a development permit last week and then to call tenders next week, appoint a contractor the second week in December and to start building the first Unit on the 15th of January 1968. In view of this, we would particularly ask that this letter may be placed before Council on Monday next, the 13th of November, in order for a decision to be reached and allow the Mission to go ahead with their plans.

Yours truly,

CENTRAL CITY MISSION.

  
E. C. Ozley,

Executive Officer.

ECO:ld  
encl.

Central City Mission

INTERDENOMINATIONAL

233 ABBOTT STREET, VANCOUVER 4, B.C. 6512

ADMINISTRATION OFFICE PHONE 654-4307

November 9th, 1967

Mr. A. L. Parr,  
Director,  
Planning Department,  
Municipality of Burnaby,  
4515 East Grandview-Douglas Highway,  
North Burnaby, B. C.

Dear Mr. Parr:

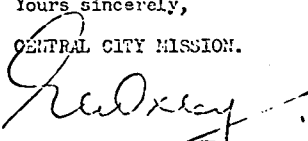
Thank you for the time you gave us this morning to go over the zoning of the projects for the Central City Mission on Willingdon Avenue.

I have attached an appendix for my letter you have in your hands at the moment, giving you details of the first Unit which, you think, your Council will require for Monday night's meeting.

Should there be anything else that you require before Monday, I would be most happy to let you have this and send it to you by special messenger.

Yours sincerely,

CENTRAL CITY MISSION.

  
F. C. Odey,

Executive Officer.

ECO:id  
encl.