

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,  
July 10, 1967.

Mr. H. W. Balfour,  
MUNICIPAL MANAGER.

Dear Sir:

Re: Proposal to rezone Parcel E, Expl. Pl. 17224, R.S. 8, 9 and 10, Block 16, D.L. 79, Plan 1554 (Roberts Street) to P7 (Special Institutional).

1. BACKGROUND

In February 1966, a committee was formed to explore the need for a "half-way house" in the Lower Mainland area for young men upon release from prison. The committee was initially composed of representatives from the John Howard Society, Central City Mission and the Anglican and United Churches. This group was later joined by representatives of the Baptist and Presbyterian Churches.

On June 19, 1967 the Committee approached the Burnaby Council with a proposal to locate a "half-way house" on the above property, which has an area of 0.833 acres, includes an existing house and is owned by the Corporation of the District of Burnaby.

Council advised the group to make a formal application for rezoning, and requested the Planning Department to report on the subject. Council subsequently forwarded the proposal to a Public Hearing.

2. FUNCTION AND PURPOSE:

The purpose of the half-way house is to provide a home atmosphere away from an environment which encourages law-breaking and to provide experienced counselling and support, as well as the opportunity for continuing education or other preparation for permanent employment.

The proposal envisages that six to eight men in the 18 to 23 year age group, on parole or release from prison will be admitted to the half-way house. Admission will be limited to those who express a desire for rehabilitation and who are considered suitable for such a program by professional advisors. Persons considered dangerous, unresponsive or with anti-social tendencies would not be included among the residents of such an institution.

The house would be operated by a resident parent couple and administered by a part-time Social Worker or accredited Pastoral Councillor who would serve as Executive Director, with responsibility for intake and supervision, counselling, education and occupational planning, discipline, and referral to psychiatric, medical and other services.

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A full program of supervised activities would be provided for the men as part of the rehabilitation program, with leisure time kept to a minimum. One of the main objectives is apparently to be as unobtrusive as possible in relation to the rest of the community.

3. LOCATIONAL CONSIDERATIONS:

Because of the nature of the rehabilitation, a site in complete isolation from the rest of the community would not be suitable. On the other hand, a location in the middle of a developing residential neighbourhood would very likely create problems.

It could probably be argued that a half-way house would be less objectionable in many respects than a fraternity or sorority house, a club or lodge, a school or even a church with its related traffic generating activities. Despite these considerations, from a realistic point of view, it would seem advisable to discourage this type of use from seeking a location within a residential area.

There would be obvious advantages, however, to a site in close proximity to a residential neighbourhood, or within an area of housing which is in a transitional location between sectors of residential and commercial or institutional development. Such locations are more apt to provide a wider range of outlets and activities and a greater opportunity for contact with other groups that will encourage a more rapid integration into the life of the community. Nearness to educational or employment training facilities is another important locational consideration.

4. POSSIBLE LOCATIONS:

In broad general terms, the central area of the Municipality and the area of the Municipality adjacent to the Provincial Government complex along the Grandview Highway between Curle and Summer Avenues, both offer suitable locational possibilities.

In the case of the former, a site west of Norland Avenue would be in keeping with the community plan for the Central Area which proposes institutional uses for this particular portion of the area. The sector to the east within which the proposal is located is on the other hand, proposed for business and governmental office and recreational uses.

However, the particular proposal under consideration is apparently required to be located in a Municipally-owned dwelling, which limits the locational possibilities for this type of development. Most of the houses owned by the Corporation are too small to be considered for the proposed use or, are in poor condition or are scheduled for demolition in order to make way for other forms of development.

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5. CONCLUSION

In concluding this report the Planning Department has assumed firstly that the committee is satisfied with the social objectives and likely success of locating such a use in a developing suburban area; secondly that the Municipal Council is generally in favour of locating such a facility in Burnaby and thirdly that the provision of a suitable existing municipal house is a requirement.

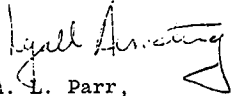
With these factors in mind the proposed site is felt to be the most suitable of the Corporation owned properties which could be considered for this type of use, the dwelling being suitable insofar as structural quality and size are concerned.

The specific location has the disadvantage however of being located on a site that was purchased by the Municipality for the future development of the Central Area.

Should Council decide to approve this proposal therefore, the property should remain in municipal ownership, and be made available on a short term lease basis, the terms of which are such as to ensure that the site can be used by the Corporation at a reasonable notice for the proper development of the Central Area.

At that time, which could be within the next two to five years, it may be possible to move the house onto municipal property located within the previously mentioned institutional area proposed to the west.

Respectfully submitted,

*for*   
A. L. Parr,  
PLANNING DIRECTOR.

ALP:ew  
c.c. Municipal Clerk