

10/16/70

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: Municipal Manager DEPARTMENT: Manager's DATE: October 16, 1970
FROM: Planning Director DEPARTMENT: Planning OUR FILE # R.Z.#17/70
SUBJECT: Rezoning Reference #17/70 YOUR FILE #
Lots "A" and "B", Block 25, D.L. 80N,
Plan 16273 - 5584 Kincaid Street

At its October 14, 1970, meeting Council entertained a submission from a spokesman for the Burnaby Halfway Lodge Society seeking reconsideration of Council's past decision to not rezone the above described properties to Special Institutional District (P7).

Council directed the Planning Department to undertake a review of the matter in light of the points made in the new submission.

The Planning Department has reviewed its original report of May 19, 1970, on the application (a copy of the report is attached for reference). The Department recognizes the desirability of institutions dealing with such critical social problems as alcoholism and would commend the organization for its success and good intentions. However the Department would not recommend the subject properties for the proposed use for the reasons outlined below:

1. The church which is to be utilized is located within a residential area of high quality and one in which undeveloped land is rapidly disappearing. A comparison of attached maps 1 and 2 produced in April, 1965 and June 30, 1970, illustrates the rapid infilling that has been going on in this area in the past five years.
2. Special Institutional uses of the kind proposed by their nature serve an area greater than a local community or neighbourhood. Location of such a use within a well developed residential area would be inappropriate and could constitute a negative influence on the amenities of the surrounding residential area.
3. As stated before we would reiterate our view that the most desirable use for this property is single family residential in that it appears the existing church is to be no longer used as a place of worship.

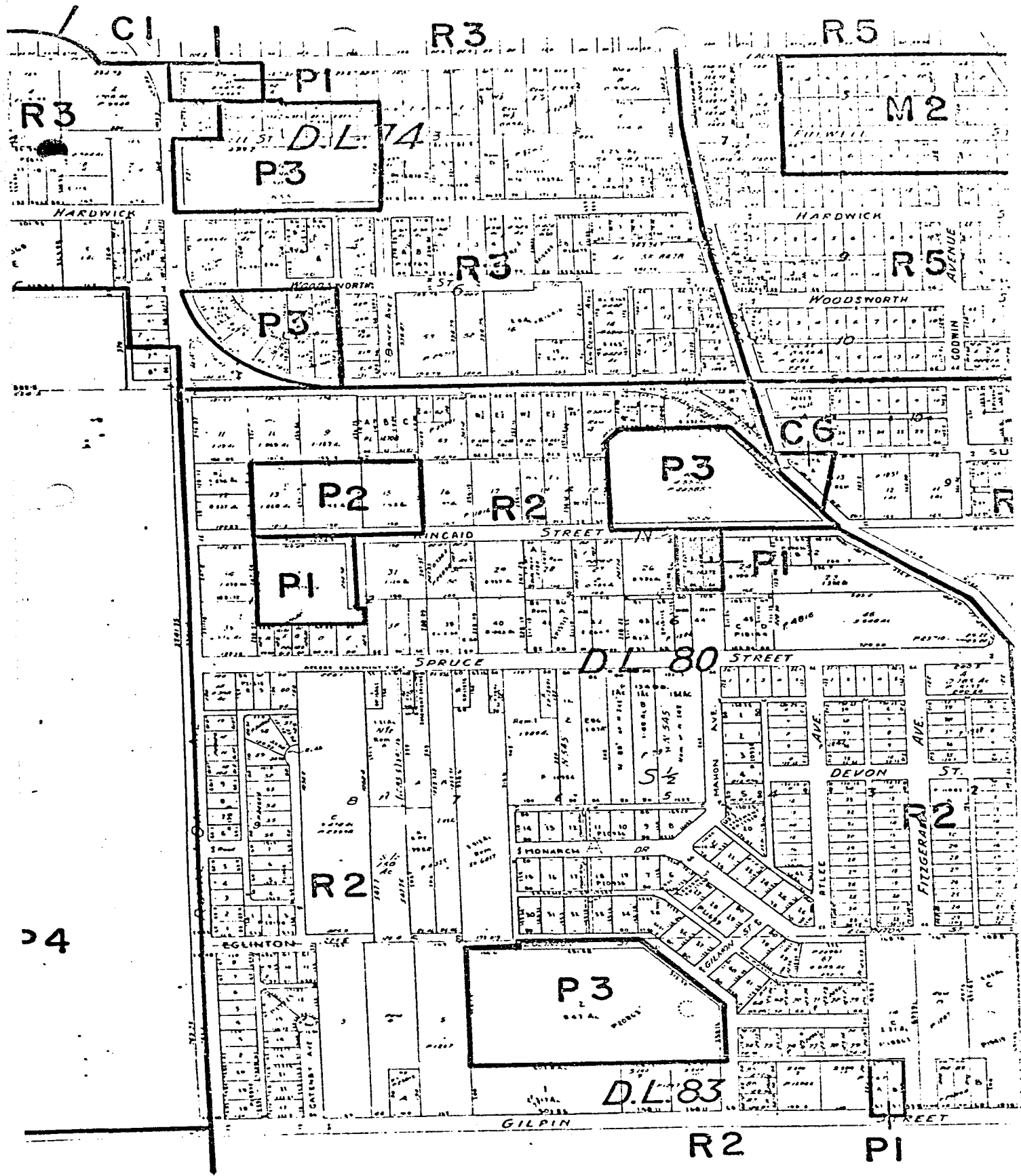
Should the Society wish to reapply for rezoning it would be appropriate that the application come forward with the next group of rezoning applications to be considered in that six months will have elapsed by the submission deadline of November 1.

GP/bw
c.c. Municipal Clerk
Municipal Engineer
Chief Building Inspector

A.L. Parr
A.L. Parr
PLANNING DIRECTOR

MANAGER'S REPORT

REN No. 9



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17/70

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

MAY 19, 1970

REZONING REFERENCE #17/70

Item #7

SUBJECT: Application for the rezoning of
Lots "A & B", Block 25, D.L. 80 N $\frac{1}{2}$, Plan 16273
From P1 Institutional to P7 Institutional

ADDRESS: 5584 Kincaid Street

LOCATION: Located on the south side of Kincaid, 400 feet west
of its intersection with Canada Way

SIZE: The two lots have a combined frontage of 132 feet
and a depth of 214 feet. The area is approximately
28,000 square feet.

SERVICES: Water and sanitary sewers are available and adequate.
Storm sewers are not available.

APPLICANT'S INTENTIONS: The applicants wish rezoning in order to open an
alcoholic rehabilitation center in a vacant church
building which would be renovated for their resi-
dential use.

OBSERVATIONS: The site is presently occupied by a small church
which is not used at present. It is located in
the midst of a well developed residential area of
high quality; the two adjoining lots, as well as
those at the rear, being occupied by high quality
residences. Land in the surrounding area is being
subdivided and developed residentially. The
Douglas Road Elementary School is across the street.

While the Church may wish to discontinue the use
of this site as a place of worship, we do not feel
that this is a suitable location for an institution-
al use of this type. By their nature, Churches
should be located within the residential areas
which they serve but this does not apply to Rehab-
ilitation Centers which are serving a much broader
area. The location of a Rehabilitation Center
in the heart of a residential zone would lead to
basic incompatibilities and could have a detrimental
effect on surrounding residential amenities.

We have had previous enquiries on this site and it
is our opinion that if this church use is to dis-
continue, removal of the building and subdivision
into four lots is the most logical use. Rezoning
cannot therefore be recommended.

RECOMMENDATION: It is recommended that the spot rezoning of this
site to F7 not be favourably considered and that
the rezoning from P1 to R2 Residential be consid-
ered if the church is to remain vacant.

LEA/say

MANAGER'S REPORT

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