

ITEM 27

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 11/73

27. Re: Rezoning Reference #32/73
Application for the Rezoning of D.L. 95N, Blk. 1/3, S.D. 48/49
Lots 1, 2, 3, Plan 1643, From Residential District (R5) to
Special Institutional District (P7)

Following is a report from the Director of Planning regarding an application to rezone property for the purpose of developing a rehabilitation centre for women.

RECOMMENDATIONS:

THAT Lots 1, 2, 3, of Block 48, D.L. 95 be advanced for rezoning subject to the prerequisites that are outlined in the Planner's report dated June 7, 1973; and

THAT, subject to approval of rezoning as recommended above, approval be granted to lease the subject Corporation properties to the Charlford House Society for Women for the establishment of a rehabilitation centre for female alcoholics, for the sum of \$450 per month, plus taxes; and

THAT a copy of this report be provided to the Charlford House Society for Women.

* * * * *

PLANNING DEPARTMENT
JUNE 7, 1973

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: REZONING REFERENCE #32/73
Application for the Rezoning of
D.L. 95N, Blk. 1/3, S.D. 48/49,
Lots 1, 2, 3, Plan 1643
From Residential District (R5)
To Special Institutional District (P7)

INTRODUCTION:

On May 22nd, the Planning Department presented initial reports on a number of current rezoning applications for Council's consideration. At that time it was mentioned that the report on Rezoning Reference #32/73 would follow shortly, pending further study of the use proposed for the land and its relationship to surrounding land uses.

The following information and recommendations are submitted for consideration at this time.

ADDRESSES: 7006, 7020, 7030 - 18th Avenue.

LOCATION: The subject properties are located on the south east corner of 19th Street and 18th Avenue.

SIZE: The site has a frontage of 219 feet on 18th Avenue, a depth of 131.8 feet and an approximate area of 28,908 square feet.

MUNICIPAL SERVICES: A sanitary sewer is available and adequate for the proposed use. Water service is available but not adequate. Storm sewer service must be extended to the site.

APPLICANT'S
INTENTIONS:

The applicant requests rezoning in order to lease Corporation lots for the purpose of developing a Rehabilitation Centre for 24 women. (See attached letter).

NEIGHBOURHOOD
CHARACTERISTICS:

The site is Corporation-owned, undeveloped, well-treed, and is located on the periphery of a large Residential District (R5) zone. This tract of residential zoned land is bounded on the north by Edmonds Street, on the west and south by industrial activities adjacent to 19th Street and on the east by Kingsway. Existing development within this area consists of modest single family residences and recent infill of vacant lots has proceeded along the lines of past residential development. Immediately east of the proposed site the land is vacant and also heavily treed, and north across 18th Avenue is additional vacant land interspersed with single family residences. A small ravine transects the east end of the block and extends north towards the Edmonds, 19th Street intersection. The land through which this ravine traverses is predominantly owned by the Corporation (attached map).

Future development in this area is proposed to follow along similar lines as previous development. The light industrial activity which is found to the west, across 19th Street, is proposed for a slight extension, mainly consisting of industrial development of existing vacant lots. 19th Street is the eastern boundary of this industrial zone. Overall, there are no anticipated changes within this area, which is to remain residential and bounded on the west by industrial activities.

PROPOSED USE:

On 16th of April, 1973, Council approved the use of the above site for the Charlford House Society for women. The purpose of this society is to provide a temporary home for women who are motivated to recover from alcoholism. During their stay, which is usually around three months, these women often find employment, attend A.A. meetings and occasionally take refresher educational/skilled courses. Daily activities around the home are orientated to general upkeep, providing meals and working on arts and crafts. The site is adjacent to a bus route which connects up to Edmonds, Kingsway, via 19th Street, Stride Avenue and 16th Street. Being adjacent to transit facilities will enable these residents to gain ready access to the Edmonds - Kingsway Centre and to other areas in the Greater Vancouver area for the purpose of recreational, cultural and educational pursuits. The Ron McLean Park is also within a quarter of a mile from the site.

The site, situated on the fringe of a residential area, would provide these residents with a neighborhood environment without introducing any of the conflicts, real or imagined, that might be anticipated if such a special use were to be located within an established, homogeneous, wholly-residential neighborhood. One of the primary objectives of development of this site should be


to integrate the natural amenities provided by the existing vegetation cover with the development and to effectively screen the use from the industrial activity to the west.

It is noted that the lease rate for this Municipally-owned site, as recommended to Council in the Manager's Report #29, Item 19, 16 April 1973, was based on a fully-serviced, properly constituted development site, and as such, it is proposed that the costs of consolidation and provision of services be borne by the Corporation.

RECOMMENDATION: The Department would recommend that this application be forwarded for further consideration and that the following be established as prerequisites to the rezoning:

- 1) The applicant should submit a suitable plan of development which effectively integrates the building with the surrounding residential environment, which screens the development from adjacent activities (varying setbacks), and which preserves and incorporates the existing natural vegetation into an overall development scheme.
- 2) The applicant should provide adequate on site parking to accommodate residents and staff.
- 3) The cost of providing the site with adequate storm and water facilities, and the upgrading of 18th Avenue will be borne by the Corporation.
- 4) The consolidation of the three parcels into one site, with costs to be borne by the Corporation.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

JH:bp

ITEM 27

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 11/73

ITEM 19

MANAGER'S REPORT NO. 29

COUNCIL MEETING April 16/73

January 18, 1973

Mr. E.W. Grist
Land Agent
Burnaby Municipal Hall
4949 Canada Way
Burnaby, B.C.

RECEIVED
JAN 18 1973

Corporation of Burnaby
Lands Department

Dear Sir:

This is a request to lease some land for the Charlford House Society for Women.

- (1) Purpose of Society - The object of the Society is to provide a temporary home for alcoholics (this means sober alcoholics, there is no drinking allowed on the premises). They must be motivated to try to recover from alcoholism. We the Board of Directors would like to enable such alcoholics to continue or to join in close association with a programme of recovery from alcoholism, to assist such alcoholics to take their place in normal society and to assist such alcoholics to find employment, or go to school to upgrade themselves. Also refer to yellow sheet enclosed.
- (2) We would like to request enough land for twenty-four (24) residents.
- (3) If possible we would like to site near a bus stop so the women as they recovered could get out to look for work, or to go to school.

We have a small Halfway House for Women on Charlford Avenue in Burnaby, B.C. It only has room for five women. This is the only Half Way House for Women in the whole of B.C. The phone rings every day pleading for help for another such alcoholic who wishes to recover from this illness and we have to turn them away, as we have no room for them.

Premier Barrett made it quite clear in one of his Election Speeches that he realized the need to help alcoholics to recover, and that he intended to do something about it.

The Board of Directors have set up a Committee of three to go to Victoria. We have an appointment with the Honorable Norman Levi, Minister of Rehabilitation and Social Improvement on the 22nd of February 1973, to ask for funds to build a home for alcoholic women, so it is very important that we get a site as soon as possible.

ITEM 27

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 11/73

ITEM 19

MANAGER'S REPORT NO. 29

COUNCIL MEETING April 16/73

- 2 -

I realize there is much stigma attached to alcoholism, but the neighbors where the Charlford House is located now have never complained and they have gone out of their way to help in any way they can. Remember there is no drinking on the premises and there is a curfew. Hoping this will make you understand about the disease of alcoholism and how we are trying to help these women to recover.

Please address all mail to my address at 5462 - 7th Avenue, Delta, B.C.

Attached hereto is a list of our Society's Directors, together with their occupations, addresses and telephone numbers.

Trusting the foregoing meets with your approval, I am,

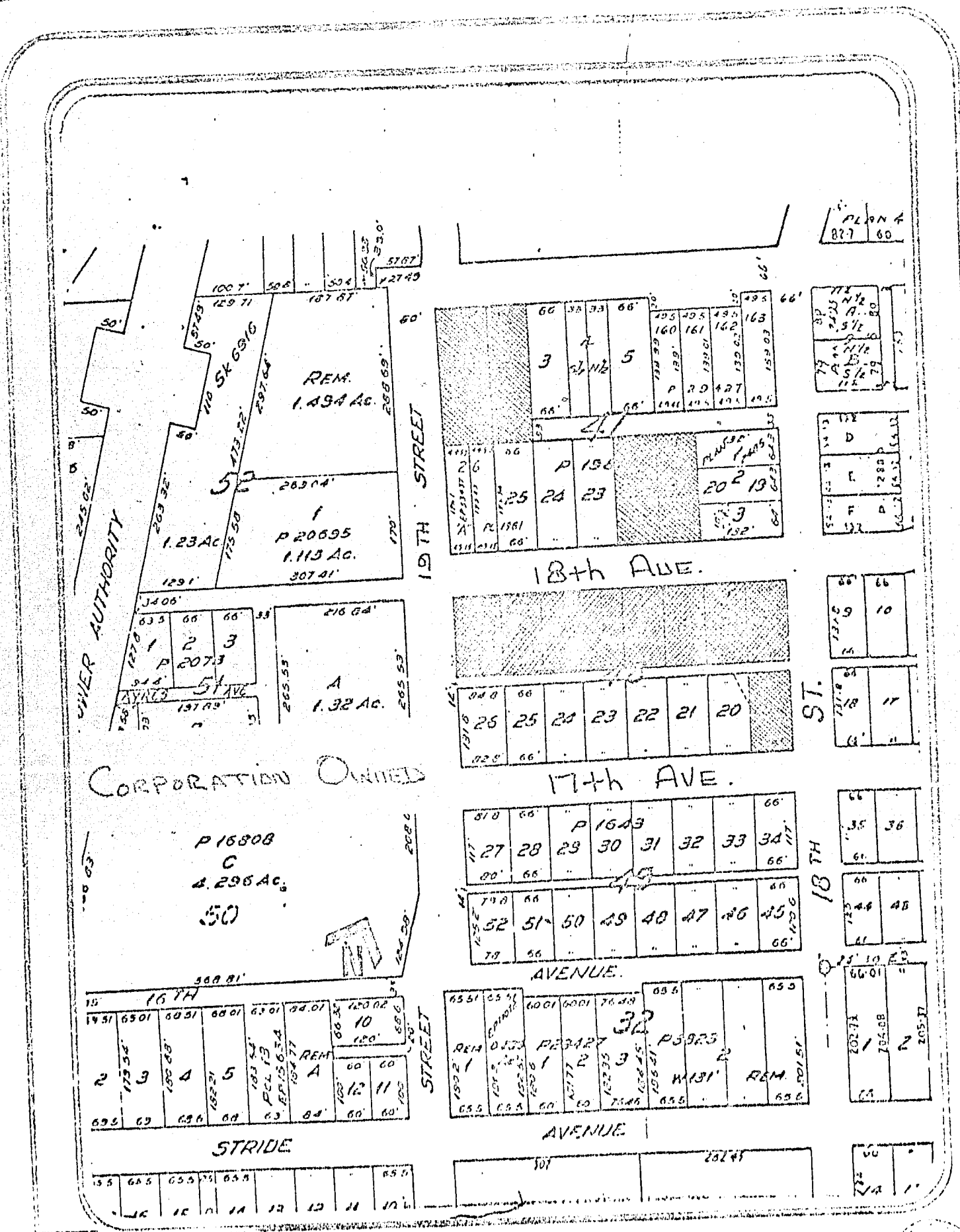
Yours truly

Attachs.

(Mrs.) J. Nicholson, Secretary, - Treasurer

Mrs. J. Nicholson

ITEM 27
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SCALE 1:2
 DRAWN JH
 DATE MAY 73

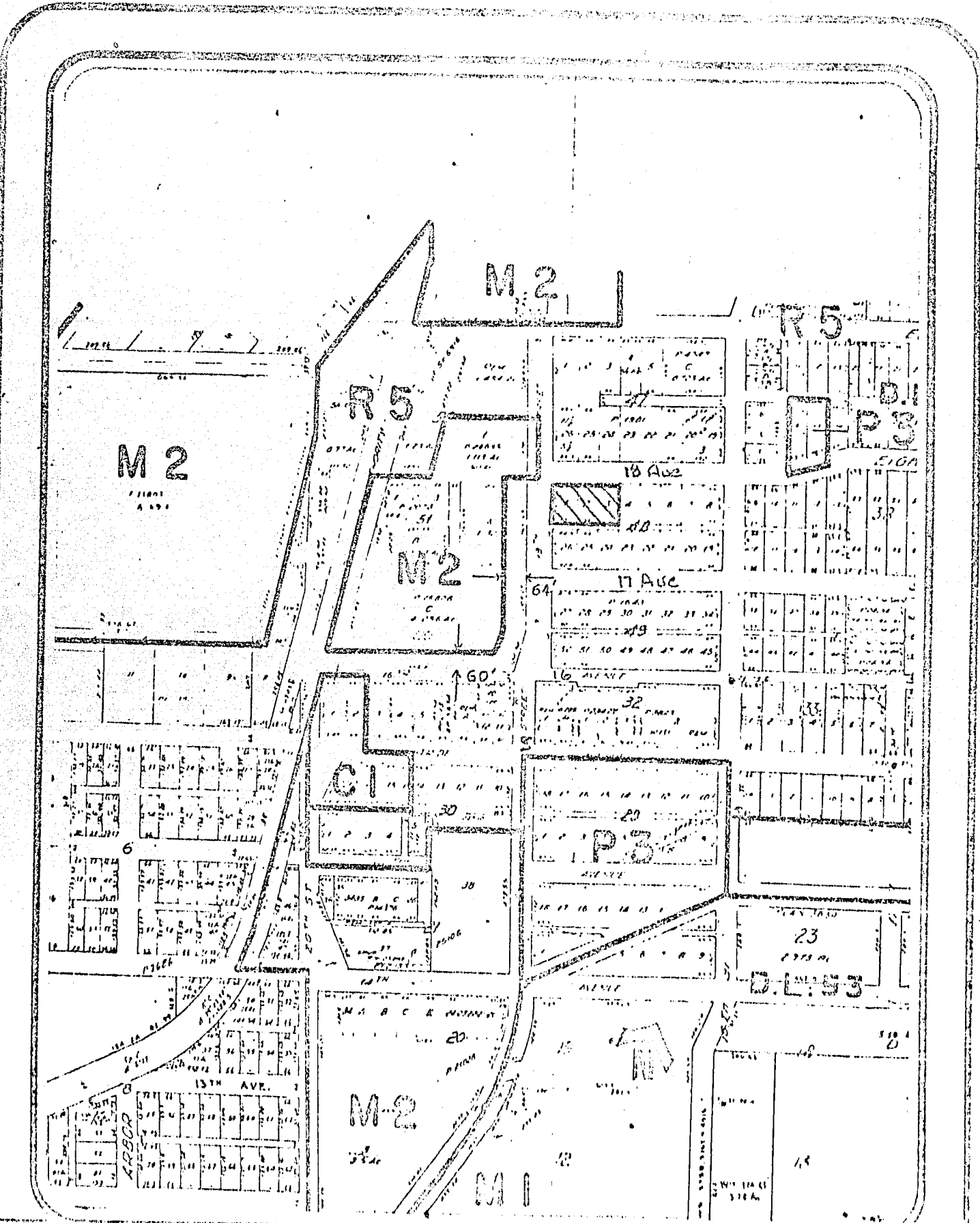
RELONING REFERENCE 32/73

BURNABY PLANNING DEPARTMENT

1115 27

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 11/73



SCALE 1:400
DRAWN JH
DATE May 73

REZONING REFERENCE 32/73

CITY OF CHICAGO