

17. Re: Rezoning Reference No. 32/73  
 Lots 1, 2 and 3, S.D's 48/49, Blocks 1/3, D.L. 95N, Plan 1643  
 From Residential District (R5) to Special Institutional District (P7)  
 Rehabilitation Centre for Alcoholic Women

Burnaby Zoning Bylaw 1965 Amendment Bylaw No. 20, 1973, which pertains to the rezoning of the subject properties, was on the Agenda for initial readings on July 16, 1973. Council during consideration on the bylaw requested the following information:

1. The feasibility of providing smaller rehabilitation centres for alcoholic women in various parts of the Municipality, as opposed to the proposal to have a centre at one location.
2. Future plans regarding the use of the Municipal lots that are adjacent to the lots involved in the subject rezoning.
3. Whether other sites were considered.
4. A map showing the locations of community care facilities that are located in Burnaby.

Following is a reply from the Human Resources Administrator regarding item 1:

"It is my understanding the intent of the Board of the Alcoholic Home is to have a unit of 24 beds with two persons to a room and a centre core for dining and related services. Thus in essence, there would be 6 double rooms on each side of the centre core.

Presently, the current home has occupancy for 6 persons with a matron or manager, and staff, and is not a desirable economic unit when one considers greater occupancy could be handled in a larger unit without any undue increase in staff.

Thus to decentralize within the Municipality with a series of small units would not be economically advisable, and again each separate unit would also require a separate Board of Governors and community volunteers to serve on these Boards. It is very difficult to obtain these volunteers, and would be spreading to a very fine degree those willing to serve in these endeavours.

The demands and waiting lists for these Alcoholic Home services for women is considerable and it is my opinion other cities and/or municipalities will also be establishing similar homes in their respective areas. As a consequence I do not envision Burnaby will require more than the one unit, and a unit of 24 beds would seem desirable, and cannot be considered large in terms of 12 double rooms on a suitable land area.

If I may add one point, it is to emphasize the great value derived from the present home. During its operation over the past five years, we have never had a complaint from the community, and through our staff, only the highest praise for its service and operation.

In conclusion, I would recommend the one larger unit and not a series of smaller units throughout the Municipality, in the light of the foregoing."

With respect to item 2, current zoning of the Municipal properties allows single and two family dwellings. There is no intention to alter this use category at this time.

The attached report from the Director of Planning replies to Council's inquiry regarding site selection, and provides specific background information on the reasons for the selection of the site on 18th Avenue as the preferred location for the subject centre.

Members of Council will find attached to their reports a list outlining the various types of community care facilities in Burnaby. The accompanying map shows where these facilities are located.

ITEM 17

MANAGER'S REPORT NO. 62

COUNCIL MEETING Aug. 20/73

17. Re: Rezoning Reference No. 32/73 (Cont'd)

Council on June 11, 1973, stipulated that it is prepared to lease the subject properties for \$450 per month plus taxes after the rezoning proposal is finally approved, and is prepared to bear the cost of providing adequate storm and water facilities to the site as well as the cost involved in upgrading 18th Avenue adjacent to the site.

As requested by Council, the Deputy Clerk has informed the applicant that Council will consider this matter on August 20, 1973.

RECOMMENDATION:

THAT the subject bylaw be given first and second readings subject to the following prerequisites:

1. the applicant to 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 to 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, to be borne by the Corporation;
4. the consolidation of the three parcels into one site, with costs to be borne by the Corporation.

ITEM 17  
MANAGER'S REPORT NO. 62  
COUNCIL MEETING Aug. 20/73

PLANNING DEPARTMENT  
AUGUST 16, 1973

SUBJECT: REZONING REFERENCE #32/73  
LOTS 1, 2, AND 3, S/D 48/49, BLOCKS 1/3  
D.L. 95N, PLAN 1643

The captioned rezoning application, for the rezoning of Corporation-owned land at 7006, 7030, and 7030 Eighteenth Avenue from the R5 to the P7 zoning category in order to accommodate a proposed halfway house for women alcoholics was advanced to a Public Hearing on July 9, 1973. On July 16, the Council deferred action in considering the By-law for First and Second readings, and requested that further information be furnished with regard to site selection and the principle of housing 24 persons rather than a smaller number as is currently the case at the present Charlford House.

The Human Resources Department Administrator has submitted a report on the latter aspect, in which he recommends the larger unit over the alternative of a series of smaller units throughout the municipality.

With respect to the matter of site location, the initial request from the Charlford House Society for Women for the lease of Municipal land for their purposes was directed to the Land Agent. In response to his request for advice on the zoning category required and possible areas for this type of use, the Planning Department advised that the P7 (Special Institutional) District would be the proper category for a rehabilitative centre of the type being proposed, and that a minimum site area of 25,600 square feet would be required to accommodate the 24 residents being proposed. Three possible sites were suggested: one in the 18th Avenue - 18th Street area, a second in the Clayton-Wilton-Canada Way area, and a third in the Gilmore Diversion-Canada Way-Carlton Avenue area. The possibilities were presented to representatives of the Society, who considered them and subsequently, in a letter to Council (considered at the meeting of April 16, 1973), made application for the lease of the 18th Avenue property. At that time the background of the matter was presented, together with particulars of the lease rental situation being recommended.

A Planning Department report was prepared at Council's request, and on June 11, Council adopted recommendations that the rezoning of the properties be approved for further consideration subject to certain prerequisites and that Council approve of the lease arrangements subject to rezoning.

RZ Ref. #32/73 (cont'd)

The proposed use is basically residential in character, and hence should be afforded the general amenities of a residential neighbourhood environment. A site in isolation would not be conducive to the rehabilitative process, nor would a site wholly surrounded by an established low-density residential neighbourhood be ideal. A location on the periphery of a residential area, however, is extremely well suited to this type of use, where an area of transition already exists by virtue of differing adjacent land uses in the industrial, commercial, or institutional sector. The site being proposed reflects this condition, and also benefits from readily available transit service. The property is undeveloped and well-treed, a feature which will contribute to the residential atmosphere and assist in providing landscape privacy screening.

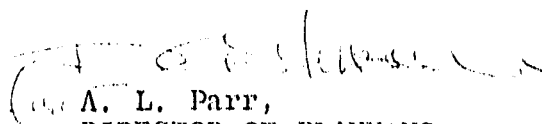
At Council's request, and with the co-operation of the Health Department, a list of Community Care facilities in the Municipality has been prepared, together with a map plotting the location of these facilities. Included are rest homes, private hospitals, day care centres, nursery schools, and special facilities including corrective institutions. It is hoped that this material, with locations on the map keyed by symbol and number to the institutions on the list, will provide the information required by the Council.

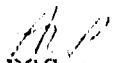
RECOMMENDATIONS:

It is recommended that:

1. The information contained in this report be received, and
2. The subject rezoning application be given First and Second By-law readings, subject to the conditions previously set out, viz.:
  - (a) 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.
  - (b) the applicant should provide adequate on-site parking to accommodate residents and staff.
  - (c) the cost of providing the site with adequate storm and water facilities, and the upgrading of 18th Avenue, will be borne by the Corporation.
  - (d) 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.

  
DGS:cm