

ITEM	31
MANAGER'S REPORT NO.	1
COUNCIL MEETING	Jan. 10/77

Re: REZONING REFERENCE #41/76
SETON VILLA - 401 NORTH ESMOND STREET
(REZONING REPORT DATED NOVEMBER 15, 1976, ITEM #1)
(ITEM 6, REPORT NO. 77, NOVEMBER 29, 1976)

Following is a report from the Director of Planning regarding Rezoning Reference #41/76.

The oversized sketch that shows the locations of institutional social service facilities in Burnaby has been loosely inserted with the agenda in Council's mailing envelope.

RECOMMENDATIONS:

1. THAT the subject rezoning be lifted from the table; and
2. THAT Council not give favourable consideration to the subject rezoning request.

* * * *

PLANNING DEPARTMENT
JANUARY 5, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #41/76
SETON VILLA - 401 NORTH ESMOND STREET

1.0 BACKGROUND INFORMATION

- 1.1 On November 15, 1976, Council received a Planning Department report regarding a request to rezone the subject site from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) and Special Institutional District (P7) in order to establish a Rehabilitation and Treatment Centre for Alcoholics to be located within the existing Seton Mansion. The Planning Department submitted a negative recommendation since the proposal would exclude the use of the mansion as an amenity feature for the senior citizens and would represent an incompatible and undesirable element in what is presently a predominately homogeneous single family residential area. In addition, the proposal would contradict the intent of the CD plan for the site by raising the density limits above the maximum levels permitted. However, Council tabled the motion pending a further report regarding the legal and density (Floor Area Ratio) implications related to the subject proposal.
- 1.2 Subsequently, on November 29, 1976, Council received a further report from the Planning Department advising that the subject proposal could not from a legal and technical point of view be permitted since it would raise the density limits of the remaining senior citizens site well above the maximum level permitted in the Burnaby Zoning By-law 1965. In recognition of this conclusion and in confirmation of the subject proposal's inappropriate land use considerations, the Planning Department again recommended that the rezoning application be rejected. On that occasion, Council tabled the matter pending the submission

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of a further report outlining the relevant background information related to the original CD zoning designation of the Senior Citizens project. 186

- * For Council's information as requested, the Planning Department has prepared a listing and an updated map illustrating the location of all institutional social service facilities within the Municipality. (See accompanying map and list of facilities.)

2.0 GENERAL DISCUSSION

Further to Council's directive, the Planning Department has prepared the following comments which outline a brief history of the subject site and the relevant information related to the original CD zoning of the Seton Villa Senior Citizens Complex.

- 2.1 Prior to the construction of the Seton Villa development, the site was zoned R3 and R5 and was occupied by the Seton Academy Private Girls School, a legally non-conforming use since the facility was in existence at the time of the adoption of the Burnaby Zoning By-law 1965.

In April of 1970, the X-Kalay Foundation Society proposed to use the subject site for a rehabilitation centre for ex-convicts, drug addicts etc., which required rezoning to the P7 Special Institutional District. In light of strong public opposition and the submission of negative recommendations from the Planning Department, the rezoning application was not advanced to a Public Hearing.

- 2.2 In July of 1970, the Action Line Housing Society submitted an application to rezone the subject site to the CD Zoning District for the purpose of constructing a Senior Citizens housing project (R.Z. Ref. #36/70). Final Adoption was given on November 19, 1970. The adopted Comprehensive Development Plan was composed of the elements shown diagrammatically on Sketch #1.

- 2.21 The CD plan was based upon the RM4 and P5 Zoning District. The RM4 District regulations outlined the requisite building parameters (Floor Area Ratio, site coverage, setbacks, etc.) to control development whereas the P5 District regulations were utilized to outline the range of uses permitted within the site. (Specifically, a Senior Citizens housing project under Section 505.1 (6).)

- 2.22 The following facilities were included within the CD Plan:

A 19 storey residential tower with a mixture of bachelor, one bedroom and two bedroom units accommodating 288 persons.

A two storey mansion to be utilized for staff accommodation and for senior citizen recreation purposes.

A gymnasium to be utilized as a recreation hall and social centre for the senior citizens.

Grade level garden areas and a surface parking facility for 37 vehicles.

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- 2.3 The Community Institution District (P5) provides for the accommodation of residentially oriented institutional uses designed to serve an area composed of a number of residential uses. In this respect, Senior Citizens housing projects clearly fall within this zoning district and is specifically described as a permitted use in the Burnaby Zoning By-law 1965 (Section 505.1 (6)). As a result this district provided the most appropriate zoning designation in terms of outlining a guide for land use in the original CD plan of the Seton Villa. Most importantly, the uses permitted in the P5 District provided a compatible land use with respect to the existence of an adjacent homogeneous residential area.

Council is advised that the P7 District was created as part of the Burnaby Zoning By-law by Amendment By-law #5170 on June 26, 1967 in response to concerns expressed by residents in areas adjacent to certain institutional uses regarding the variety of uses which were then permitted in the Institutional District. The residents felt that a use situated on a particular site which might be compatible with a residential enclave (eg. a church or resthome), could in the future be replaced by another permitted use that would have a detrimental effect on the adjacent area.

As a result, the various institutional uses were divided into a number of groups on the basis of character, function, scale, etc. As a result, the Special Institutional District P7 was enacted to accommodate a number of uses which, although providing necessary functions in the Municipality, may, due to their specific nature, create problems in residential areas. For this reason, and in view of the need for exercising a greater degree of control over their location, institutions of a corrective or rehabilitative nature were assigned to this zoning category. These uses include aftercare, parole and rehabilitation centres, correctional institutions and half-way houses, as well as institutions of a religious, philanthropic or charitable character.

The proposed alcoholic rehabilitation and treatment centre as a land use clearly falls within the uses designated in the P7 District and is not permitted in the P5 District.

3.0 CONCLUSION

In summary, the Planning Department advises that the original CD plan for the Seton Villa Senior Citizens Complex was based upon the RM4 and P5 Districts which do not permit rehabilitative or half-way facilities as represented by the subject proposal. As a result, if the subject proposal were to be advanced, it would be necessary to amend the original CD plan and introduce a P7 designation over the portion of the site associated with the proposal, an area amounting to 31,600 square feet based on the lot area requirements of the P7 District.

As outlined in the Manager's Report No. 77, November 29, 1976, Item #6 (found attached) the requisite rezoning would increase the density of the existing senior citizens development (due to the complex being constructed without underground parking) beyond the maximum permitted density of any residential district including the RM5 High Density Apartment category. As a result, the requested CD Amendment cannot be legally permitted. Moreover, this Department could not support the subject proposal on the basis of land use. A rehabilitation and treatment centre for alcoholics is not suited to the residential area in which it is located. It would present a conflicting and

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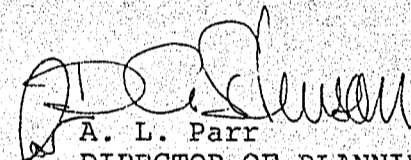
undesirable element in the context of the immediate area and would exclude the use of the existing Mansion as an amenity feature for the Senior Citizens which had provided a positive element of the Seton Villa CD plan when it was originally considered by Council. This Department submits that facilities of this nature are more suited to locations on the perimeter of a residential district or within an area of housing which is in a transitional location between sectors of residential and commercial, light industrial, or institutional development. These locations are more able to provide a wide range of outlets and activities and a greater opportunity for contact with other groups that will encourage a more rapid integration into the community while minimizing the potential negative impact on a surrounding, established, wholly-residential neighborhood.

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It is therefore necessary for Council to reconsider the subject proposal in light of the foregoing information and resolve to not give favourable consideration to the subject rezoning request. There is in fact no alternative, as the Burnaby Zoning By-law does not permit a development with the density that would result from implementation of the current proposal.

4.0 RECOMMENDATION

It is recommended THAT Council receive the report of the Planning Department and lift from the table Rezoning Reference #41/76, and not give favourable consideration to the subject rezoning request.


A. L. Parr
DIRECTOR OF PLANNING

PDS/sam
Attach.

Re: REZONING REFERENCE #41/76
SETON VILLA - 401 NORTH ESMOND STREET
(ITEM 14, REPORT NO. 73, NOVEMBER 15, 1976, PAGE 303)

ITEM	8
MANAGER'S REPORT NO.	77
COUNCIL MEETING	Nov. 29/76

Following is a report from the Director of Planning regarding Rezoning Reference #41/76.

RECOMMENDATIONS:

1. THAT the subject rezoning be lifted from the table; and
2. THAT Council not give favourable consideration to the rezoning request.

* * * *

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PLANNING DEPARTMENT
NOVEMBER 18, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #41/76
SETON VILLA - 401 NORTH ESMOND STREET

1.0 BACKGROUND

On November 15, 1976, Council received a Planning Department report regarding rezoning of the above referenced site from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) and Special Institutional District (P7) for the purpose of establishing a Rehabilitation and Treatment Centre for Alcoholics to be located within the existing Seton Mansion. The subject rezoning was tabled pending a further report from the Planning Department regarding the legal and density (Floor Area Ratio) implications related to the subject proposal.

Upon examination of the subject request the Planning Department advised Council that the proposed use was not suited to the adjacent area and would create a conflicting and undesirable element in what is otherwise a well established residential neighbourhood. Furthermore, the subject site was not situated in close proximity to related service commercial and transit facilities supportive of a rehabilitation centre. In addition, the proposed facility would exclude the use of the Mansion as an important amenity feature for the adjacent senior citizens complex which had originally provided a positive element of the Seton Villa project when it was initially considered by Council. As a result, a negative recommendation was submitted primarily on the basis of land use and the relative merits of the subject proposal.

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However, a general investigation of the technical aspects of the subject proposal and related implications was also included in the report. In this respect, it was concluded that the requested rezoning would effectively result in raising the density of the senior citizens facility well above the maximum acceptable standards, thereby contradicting the intent of the CD plan for the site and jeopardizing the living environment of the adjacent senior citizens.

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2.0 GENERAL DISCUSSION

Further to Council's directive, the Planning Department has undertaken a detailed examination of the technical and legal implications of the subject proposal. The following facts illustrate the situation.

- 2.1 The existing Seton Villa Development as approved was zoned CD on the basis of the RM4 and P5 Districts.

Existing Situation (See Sketch #1 attached):

Total Site Area (Seton Villa Complex)	85,300 sq.ft.
Existing Site Coverage	16%
Percentage of required parking underground	0
Existing Floor Area Ratio	1.45

- 2.2 The reduction in site area associated with the senior citizens tower which would result from setting aside the minimum area required for the accommodation of 30 persons in the proposed Alcoholic Rehabilitation Centre (31,600 square feet) would yield a net senior citizens site of only 53,700 square feet. The resulting Floor Area Ratio for the senior citizens development would be 2.08, markedly higher than the density permitted under RM4 density limits.

- 2.3 If the Council were prepared to consider the requested amendment to the CD plan, on the basis of a change to the High Density RM5 category, the maximum permissible Floor Area Ratio (RM5) would be made up as follows:

Basic F.A.R.	1.50
+	
Bonus for lot area in excess of 18,000 square feet (maximum 0.30)	0.30
+	
Bonus for percentage underground parking (maximum 0.40)	0
Maximum permissible F.A.R.	1.80

That is to say, because the Seton Villa project does not include underground parking, the maximum permissible Floor Area Ratio even under the High Density RM5 regulations would amount to 1.80; the actual density of 2.08 would exceed this limit by 0.28.

- 2.4 Inherent in the Comprehensive Development District (CD) provisions is the stipulation that the floor area ratio and density for the development as a whole must be in conformity with the applicable requirements of the Bylaw. In the case at hand, the density of the existing senior

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citizens development that would result from the introduction of the proposed rehabilitative centre use and the attendant necessary amendment to the CD plan would exceed the maximum permitted density of any residential district including the RM5 High Density Apartment category.

Accordingly, it will be seen that a detailed examination of the statistics applying to the Seton Villa complex as constructed, lacking qualification for the underground parking bonus, reveals that the requested CD amendment cannot be legally approved, as it would exceed the maximum legally-permitted Floor Area Ratio limit.

3.0 CONCLUSION

In conclusion, the Planning Department advises that the subject proposal cannot, from a legal and technical point of view, be permitted since it would clearly raise the density limits of the remaining senior citizens site well above the maximum level permitted in the Burnaby Zoning Bylaw 1965. This would result in a direct contradiction of the Bylaw, which is not legally permitted.

It is therefore necessary for Council, in light of the foregoing technical and legal information, to reconsider the subject proposal and to resolve to not give favourable consideration to the rezoning request.

4.0 RECOMMENDATION

It is recommended THAT Council receive the report of the Planning Department and lift from the table and not give favourable consideration to the subject rezoning request.

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

PDS:DGS:cm
Attach.

c.c. Municipal Solicitor
Municipal Clerk

BOUNDARY AVENUE

RM 3

RESERVOIR SITE

P. 3

R 5

Date _____

NOV-16

Scale

$l = 400'$

Drawn By

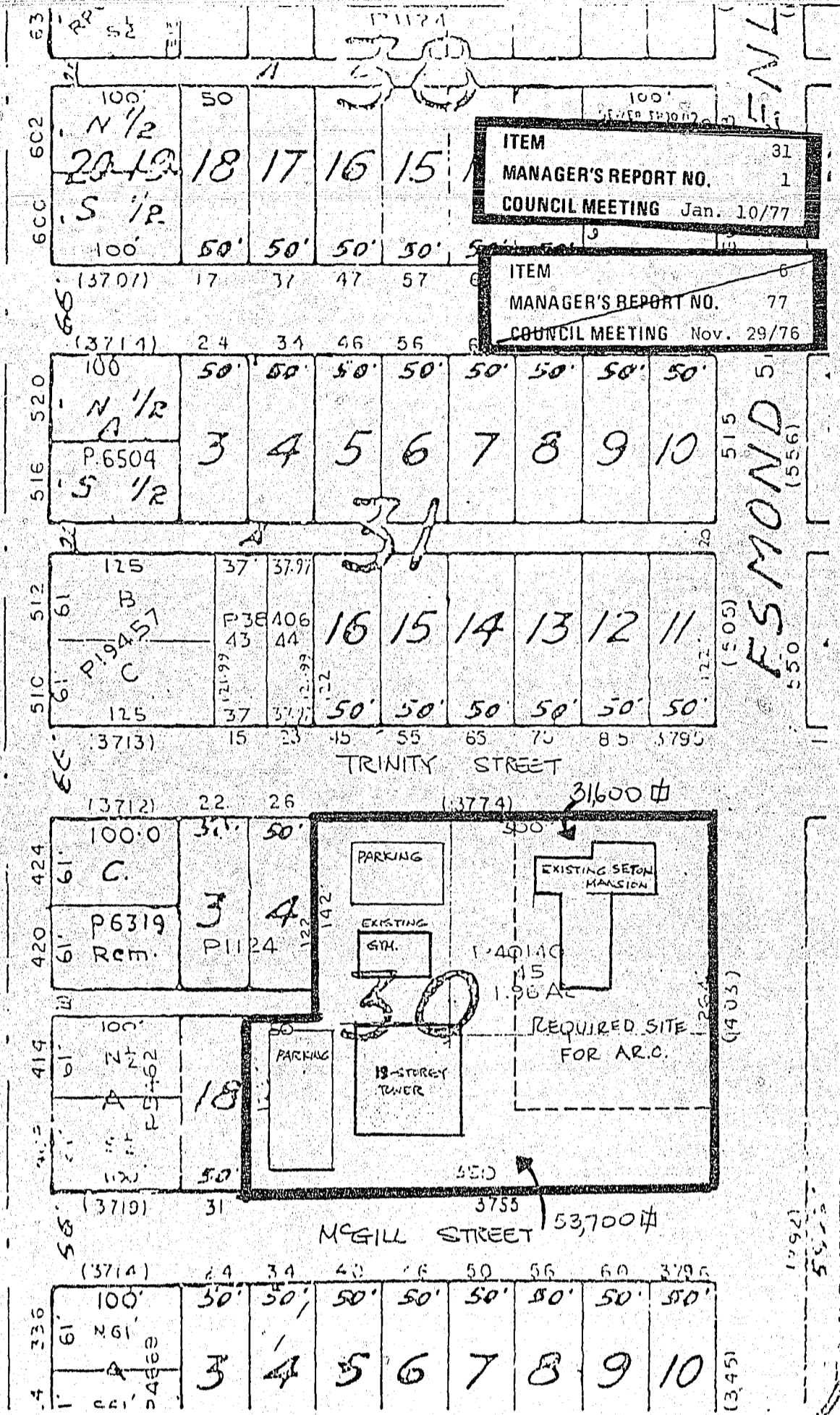
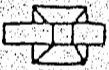
P.D.S.

Burnaby Planning Department

REZONING REFERENCE # 41/76

Sketch 1

BOUNDARY 5104 P.6504



Date

NOV/76

Scale

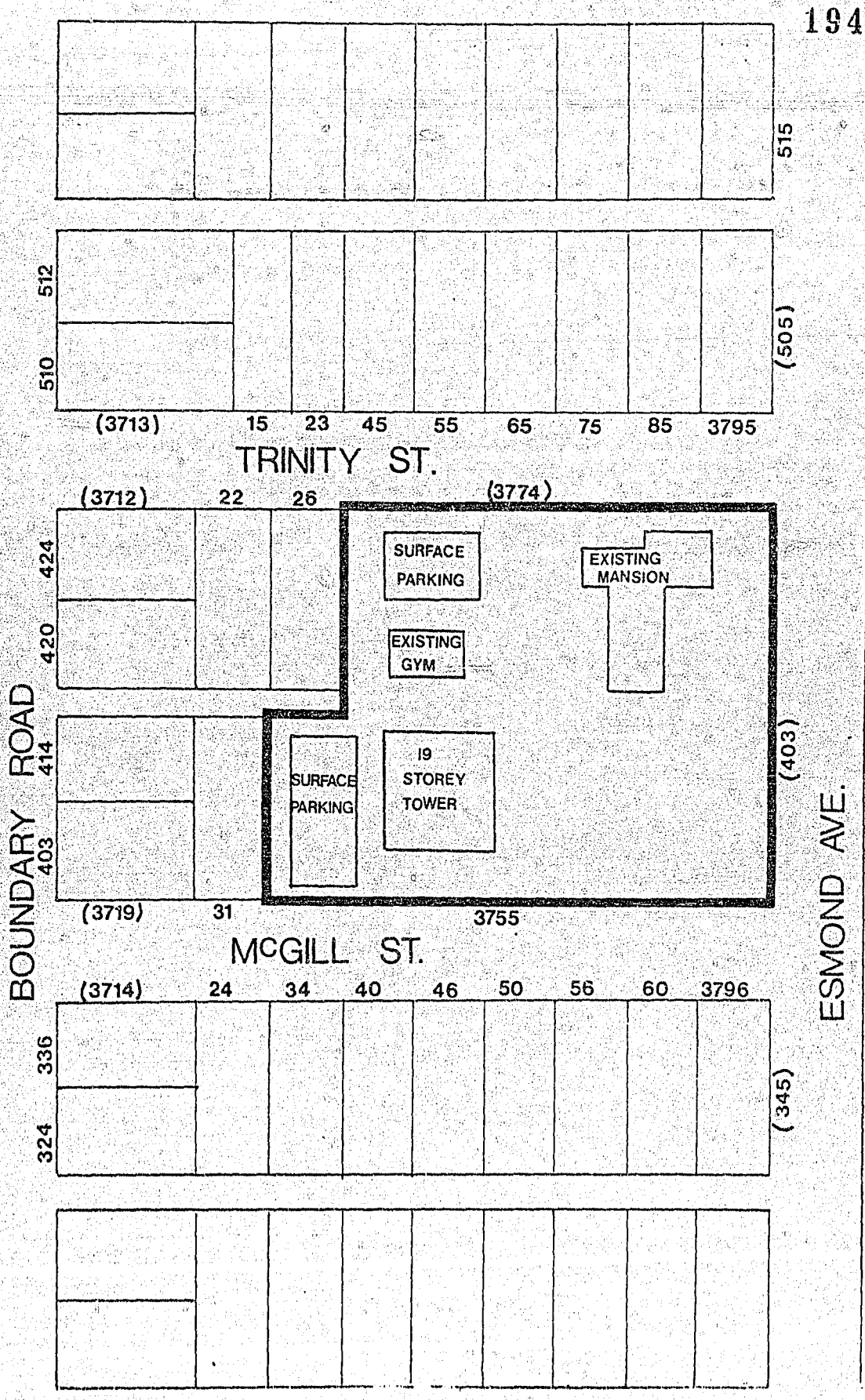
1" = 100'

Drawn By

Burnaby Planning Department

SKETCH #2: EXISTING SITUATION

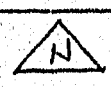
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Date
JAN/77

Scale
1" = 100'

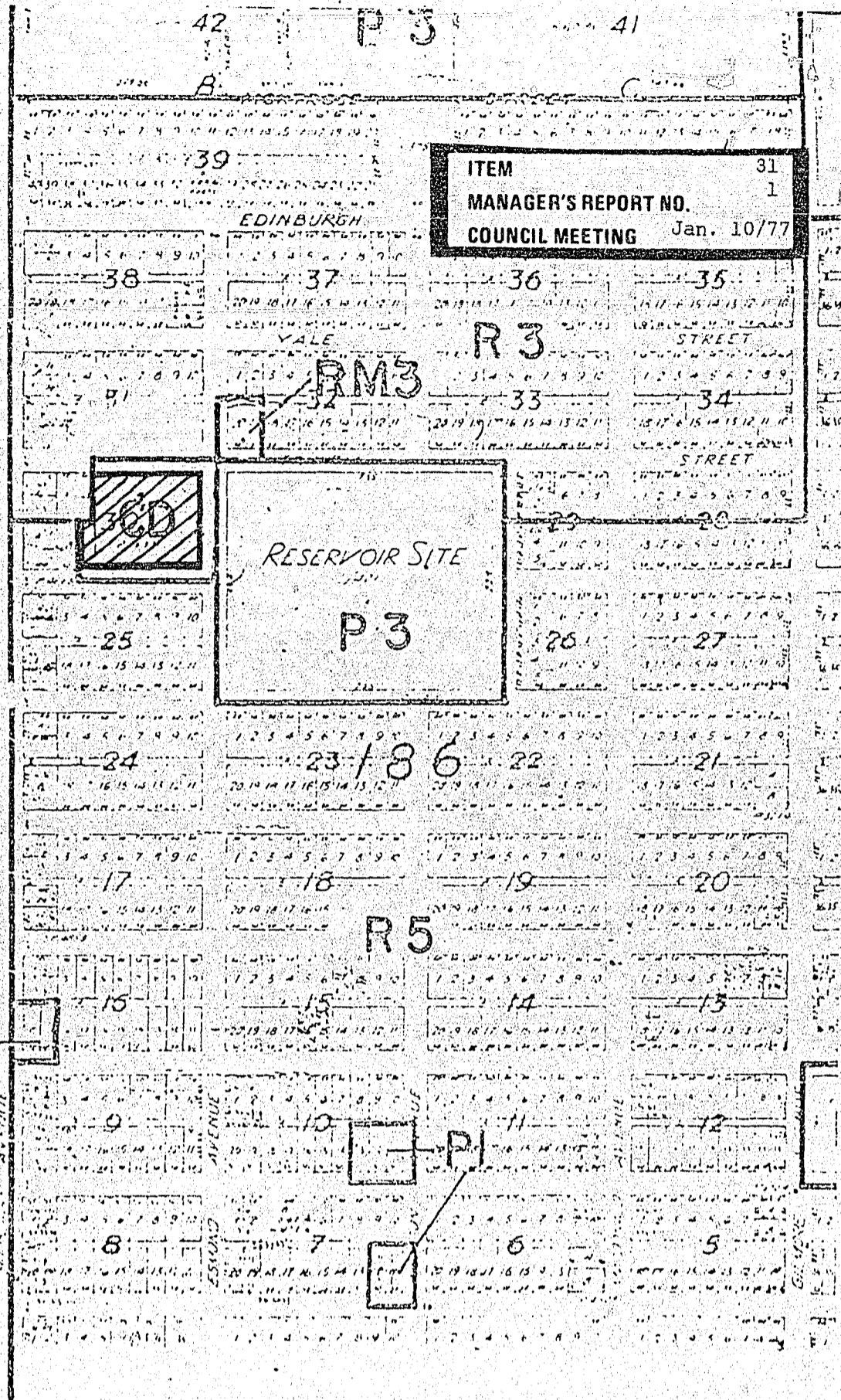
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Burnaby Planning Department

EXISTING SITUATION

Sketch #1



Date

JAN/77

Scale

1"=400'

Drawn By

P.D.S.



Burnaby Planning Department



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Sketch # 2

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PERSONAL CARE HOMES

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Map Ref. No.	Name Address Telephone	Owner	Licensed Capacity	Specialized Service	Person-in-Charge
1	BLUE SPRUCE 3745 Oxford St. 298-5335	Miss V. Loden	10		Miss V. Loden
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2	BRAEMAITRE 7837 Canada Way 526-2074	Dr. R. Thompson	39		Mrs. M. Gillies
3	BRENTWOOD HOUSE 1850 Rosser Avenue 294-3711	B. C. Housing	54		Mrs. Linda Dorey
4	BURNABY REST HOME 7510-6th Street 521-1600	Mrs. L. Karajaoja	15	Boarding Home	Mrs. L. Karajaoja
5	CAPITOL HILL REST HOME 4881 Cambridge 299-3628	Mrs. D. Shepherd	14		Mrs. Shepherd
6	CENTRAL PARK MANOR 3730 Burke Street 437-5164	B. C. Christian Institute	99		Mr. Marshall, Adm. Mrs. Hillson
7	DOGWOOD LODGE 3755 Willingdon Ave. 437-0631	Prov. Gov't Intercare Assoc.	152	Intermediate Care	Mr. Wand, Adm. Mrs. Morrison
8	CRAIGEND GUEST HOME 5488 Patterson 434-6814	Mrs. Aleksic	12		Mrs. B. Ryan
9	DANIA HOME 4816 Canada Way 299-2414	Board of Division Western Division Danish Old People's Home	97		Mrs. J. Van Dam
10	ELIZABETH REST HOME 5090 Victory 437-0948	Mr. & Mrs. T. Sun	9		Mrs. Sun
11	EVERETT REST HOME 8062 - 12th Ave. 526-8214	Mrs. M. Haluschak	13		Mrs. Haluschak
12	FAIRHAVEN REST HOME 4341 Rumble 435-7811	United Church	57		Mrs. E. Wilkes
13	FELLBURN PERSONAL CARE HOME 6050 East Hastings 299-7471	Prov. Gov't Queen's Park Society	6		Mrs. Coull

14	FINNISH REST HOME 3471 Kalyk Avenue 434-2666	Finnish Cdn. Rest	60		Mrs. T. Ahonwn
15	GILMORE REST HOME 1458 Gilmore Ave. 299-2755	Mrs. Brown-John	5	Boarding Home Program Mental Health	Mrs. H. Caspersz
16	GRACE LODGE 5143 Sidley 433-0393	Mrs. A. Jackson	5	Boarding Home Program Mental Health	Mrs. Jackson
17	HARASYMOW REST HOME 1281 Sherlock 299-2363	Mrs. J. Harasymow	5	Boarding Home Program Mental Health	Mrs. Harasymow
18	MCDONALD LODGE 4289 Kingsway 435-4534	Mrs. McDonald	49		Mrs. Woods
19	NEW VISTA 7500 Rosewood Cr. 521-7764	New Vista Society	299		Mr. A. Robinson, Adm. Mrs. Gorman
20	NORMANNA REST HOME 7979-12th Avenue 522-5812	Norwegian Old People's Home Association	102		Mrs. A. Johnson
21	VILLA PANDORA 4081 Pandora St. 299-0715	Mr. & Mrs. R. Simoncioni	12	Boarding Home Program Mental Health	Mr. R. Simoncioni
22	SETON VILLA 3755 McGill 291-0607	Action Line Housing	260		Mrs. Y. Cunningham
23	SWEDISH CDN. REST HOME 1800 Duthie Avenue 299-2822	Swedish Cdn. Rest Home Association	99		Mrs. Christie
24	TAMARA LODGE 3956 Burke St. 437-3916	Mrs. W. Tropic	5		Mrs. Tropic
25	THORP, MARY REST HOME 7490-14th Avenue 522-9347	Mrs. M. Thorp	5	Boarding Home Program Mental Health	Mrs. Thorp

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GROUP DAY CARE

3 to Entry into Grade 1 - 10 Hours Maximum.
Maximum in Group 25.

REQUIRED STAFF

3 to 8 in a Group - 1 adult.

8 to 20 in a Group - 1 qualified teacher and 1 assistant.

20 to 25 in a Group - 1 qualified pre-school teacher and 2 assistants.

Over 25 children - Separate areas with own equipment for each group and staffing follows the previous ratios. If 3 or more groups at centre - Head Supervisor with qualifications and several years practical experience - supervisory and administrative abilities.

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26	7717-19th AVENUE Church of St. Alban the Martyr 522-6228	St. Alban's Church	25	7:30-6:00	Ms. K. Renner
27	340 S. ELLESMERE Ellesmere United Church 291-2410	Capitol Hill Parent Participation	25	7:30-7:00	Ms. N. Pals
28	3290 GANNYMEDE DRIVE Simon Fraser Village Centre 937-7644	Simon Fraser Day Care Society	47	7:00-6:00	Mrs. Gaskin
29	5747 GILPIN STREET Tiny Town Day Centre 433-6110	Mrs. Maude Hayes	38 25 in attend- ance	7:30-6:00	Mrs. Hayes
30	8179 GOVERNMENT RD. Kiddie Lane Day Care 298-3747	Mrs. Gloria Sanchez	15	7:00-5:30	Mrs. Sanchez
31	3860 HERTFORD STREET Kindercare No. 2 434-9535	Mr. K. Golac	20	7:00-6:00	Mrs. Harrison
32	3895 KINGSWAY St. John the Divine Day Care 437-3212	Church of St. John The Divine	25	7:30-6:00	Ms. B. McIlwraith
33	6550 LAKEVIEW AVENUE St. Matthews Day Care 438-4711	Metro Council- United Church	40	7:30-6:00	Miss June Cross
34	7283 NELSON AVENUE Grace Lutheran Church 433-5155	Grace Lutheran Church	25	7:30-6:00	Ms. M. Lundstrom
35	3821 PIPER AVENUE North Burnaby Day Care 299-4711	Mrs. A. Frank	77	7:00-6:00	Mrs. A. Frank
36	3883 TRIUMPH STREET St. Nicholas Parish 291-1132	Sunshine Day Care Parent Participation	20	7:00-6:00	Ms. P. Hertel

SIMON FRASER UNIVERSITY

37	SNAKE HILL DAY CARE Unit No. 1 291-4336	Snake Hill Co-op	25	8:15-5:30	Ms. E. Sheprio
38	PINK DAY CARE Unit No. 3A Trailer No. 1 291-4336	Pink Day Care Society	15	8:15-5:30	Ms. B. Major
39	NANITSH DAY CARE Unit No. 3B Trailer No. 2 291-4336	Nanitsh Day Care Society	20	8:15-5:30	Ms. K. Anderson
40	LOS NINOS DAY CARE #330 Louis Riel House 291-3368		12 (under 12)	8:15-5:30	Ms. Y. Tennant
41	KAHP00 INFANT DAY CARE #105 Louis Riel House 291-6911		12 (under 12)	8:15-5:30	Ms. A. Krylic

NEW DAY CARE BUILDING
S.F.U. (PROPOSED)

37	SNAKE HILL	15
38	PINK	15
39	NANITSH	20
40	LOS NINOS	12
41	KAHP00	12
	<u>NEW CENTRES (5)</u>	
42	Building No. I	12
42	Building No. I	12
43	Building No. II	20
44	Building No. III	20
44	Building No. III	12

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45	3755 BANFF AVENUE 299-6151 (Temporary Quarters)	Burnaby Early Childhood Development Centre	12	9:00-3:00	Mr. J. Thompson
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OUT OF SCHOOL

46	510 DUNCAN AVENUE LOCHDALE SCHOOL 299-7131	Lochdale Area Community School Steering Committee	25	2:30-6:00	Ms. M. Evans
47	5858 CLINTON ST. Clinton Ele. School 299-0818 438-6755	Y. M. C. A.	25	2:30-6:00	Miss N. Laloni
48	SHELL HOUSE Children's Activity Centre, S.F.U.	S. F. U.	35	OPEN JULY AND AUGUST ONLY	
49	CAMERON ROAD SCHOOL 9540 Erickson Dr. 299-6411	Y. M. C. A.	20		Ms. T. McDonald

FAMILY DAY CARE

No more than 5 children.
No more than 2 children under 2 years of age.
No more than 5 Pre-school children, including operator's own.

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50	8052 - 11th AVENUE 522-9219	Mrs. Cameron	5
51	8028 - 17 AVENUE 522-9219	Mrs. Richmond	3
52	3863 BURKE STREET 438-1189	Mrs. Black	4
53	4164 DOMINION STREET 433-5654	Mrs. B. Richard	5
54	6944 DUNNEDIN STREET 298-9567	Mrs. L. Powell	4
55	5275 ELSOM AVENUE 434-9587	Mrs. G. Jackson	4
56	7496 ELWELL STREET 526-3469	Mrs. Moss	5
57	7814 ELWELL STREET 524-9637	Mrs. D. Wollner	4
58	4797 E. GEORGIA STREET 299-8608	Mrs. D. Catkas	5
59	6166 KATHLEEN AVENUE 434-1491	Mrs. Quinn	4
60	6845 LINDEN AVENUE 526-9928	Mrs. Sampson	5
61	3786 MANOR STREET 435-2925	Mrs. B. Tibbles	5
62	3869 NAPIER STREET 298-6720	Mrs. A. Small	3
63	6430 NAPIER STREET 299-5439	Mrs. T. Portello	5
64	4046 NITHSDALE STREET 433-8493	Mrs. A. DeGenova	3
65	6570 RUSSELL AVENUE 434-8867	Mrs. M. Geib	5
66	6243 SILVER AVENUE 435-8209	Mrs. Levesque	5

FAMILY DAY CARE

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67	1210 SPERLING AVENUE 298-2884	Mrs. D. Peledau	5
68	6969 SPROTT STREET 291-1163	Mrs. J. Engel	5
69	9658 SULLIVAN STREET 936-3721	Mrs. Anderson	5
70	7863 WEDGEWOOD STREET 522-1087	Mrs. J. Bains	5
71	5739 WOODSWORTH STREET 294-5815	Mrs. Javer	5
72	7915 ELWELL STREET 521-7992	Mrs. M. Proksa	5

NURSERY

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3 & 4 Years Old (None eligible for Grade 1 the following year).

Three hours maximum.

Maximum in group - 25.

REQUIRED STAFF

15 in a Group - 1 Qualified Pre-School Teacher.

25 in a Group - 1 Qualified Pre-School Teacher and Assistant.

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73	9255-13TH AVENUE INVERNESS NURSERY 521-3851	Mrs. M. Dyer	20	9:00-11:30	Mrs. M. Dyer
74	6656 BALMORAL ST. FRANCES DE SALES 435-5311	St. Frances De Sales School Board	30	9:00-3:00	Mrs. E. Bach
75	9877 CAMERON STREET PETER PAN 936-8306	Peter Pan Pre-School Society P.P. St. Stephen's Church	20		Ms. A. Fishman
76	1600 CLIFF AVENUE WONDERLAND NURSERY 299-5115	Wonderland Kinder- garten P. P.	25	9:15-11:15	Ms. English
77	1600 DELTA AVENUE BRENTWOOD NURSERY 299-7889	Brentwood Park Co-op	20		Ms. J. Holmes
78	7772 GRAHAM AVENUE EAST BURNABY CO-OP 522-6454	East Bby. Pre- School P. P.	30	9:15-11:30	Mrs. J. Jefferies
79	7551 GRAY STREET SOUTH BURNABY NURSERY 435-4041	South Bby. Pre- School P. P.	30	9:15-11:30	Mrs. E. Sparman
80	1005 KENSINGTON AVENUE FAITH LUTHERN CHURCH 299-3913	Faith Lutheran Church	40	9:00-3:00	Mrs. C. Stevenson
81	3821 LISTER STREET RAINBOW PRE-SCHOOL 437-7682	Rainbow P.P.	40	9:00-11:30	Mrs. S. Ebenstiner
82	7283 NELSON AVENUE GRACE LUTHERN CHURCH NURSERY 433-1515 or 433-5155	Grace Lutheran	25	9:00-3:00	Mrs. Pederson
83	4304 PARKER STREET WEE-WISDOM NURSERY 298-6916	Wee Wisdom P.P.	25	9:00-11:30	Ms. L. Elliot
84	3425 PIPER AVENUE PIED PIPER NURSERY 291-1722	Lozells Ave. United Church P. P.	20	9:15-3:00	Mrs. C. Yurick

NURSERY

ITEM	31
MANAGER'S REPORT NO.	1
COUNCIL MEETING	Jan. 10/77

85	3883 RUMBLE STREET SUNCREST SCHOOL 434-6343	Burnaby French Lang. Play Sch. Society P.P.	25		Ms. Inman
86	3426 SMITH AVENUE GARDEN VILLAGE CO-OP 437-6942	Garden Village P.P.	25	9:15-2:45	Ms. L. Bain
87	5320 SPRUCE STREET JOLLY TIME PLAY SCHOOL 298-5183	Mrs. Humphries	10	9:30-11:30	Mrs. Humphries
88	6050 SUSSEX AVENUE WEST BURNABY UNITED CHURCH 435-8986	West Burnaby P.P. United Church	25	9:00-11:30	Mrs. P. Little
89	7135 WALKER AVENUE LOIS HOWARTH NURSERY 939-7508	Mrs. L. Howarth	32	9:30-12:00	Mrs. L. Howarth
90	4812 WILLINGDON AVENUE WILLINGDON NURSERY CENTRE 435-6838	Willingdon Mennonite Church	20	9:30-11:30	Mrs. L. Foulks
91	BURNABY MOUNTAIN S. F. U.	Bby. French Language School Society			Mr. Lassaad

Map Ref. No.	Address	Name	Operator	Telephone	Maximum Number Of Persons
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PRIVATE HOSPITALS

92	4125 Canada Way	Carlton Private Hospital	Miss Buada	435-5548	71
93	6907 Elwell	Deer Lake Private Hospital	E. Podins	521-1119	37
94	4435 Grange St.	Willingdon Private Hospital	Mrs. Herring	435-2455	60

NO PRIVATE HOSPITAL

94A	6050 E. Hastings Street	Fellburn Extended Extended Care Hospital	A. Holloway	299-7471	75
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SPECIALIZED CARE FACILITIES

ITEM	31
MANAGER'S REPORT NO.	1
COUNCIL MEETING	Jan. 10/77

Map Ref. No.	Name Address Telephone	Service	Licenced Capacity	Owner	Person-in-Charge
95	BURNABY LODGE 7646 Kingsway 524-1227	Rehabilitation for Male Alcoholics	11 Not licenced	Board of Directors	D. Abby
96	BURNABY LODGE 7438-14th Ave. 524-1227	Rehabilitation for Male Alcoholics	12 Not Licenced	Board of Directors	D. Abby
97	CHILDREN'S FOUNDATION GROUP HOME 3847 Trinity Street 299-2815	Group Home for Emotionally Disturbed Children	8	The Children's Foundation	J. McLaughlin
98	DONALD PATTERSON SCHOOL 5310 Woodsworth St. 298-4545	Day Care for Retarded Children	119	Burnaby Assoc. for Retarded Children	M. Ireland
99	ELIZABETH FRY SOCIETY 4737 Victory St. 435-2950	Group Home for Girls (15-18 yrs.)	8	Elizabeth Fry Society of B.C.	S. Moen
100	NEW DAWN 3755 Banff Ave. 299-6151	Short Stay Boarding Home for Mentally Handicapped	18	Burnaby Assoc. for the Mentally Retarded	L. Koby
101	SHILOAH 7401 Sussex Ave. 434-1933	Residential Facility for Mentally Handicapped	16	L'Arche, Vancouver	V. Leckie
102	ST. LEONARD'S SOCIETY 6375 Roberts St. 299-5015	Rehabilitation for Male Alcoholics	8 Licence Not Required	St. Leonard's Society	J. Osborne
103	15th AVENUE HOUSING PROJECT				

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CORRECTIONAL INSTITUTIONS

104	Lower Mainland Regional Correctional Centre (Oakalla)	Population: 600-700 men, 60-80 women per day
105	4250 Marine Drive New Haven Borstal Institute (for boys, from 16-22)	Population: 28 existing (46 full capacity)

ITEM 31
MANAGER'S REPORT NO. 1
COUNCIL MEETING Jan. 10/77

Map Ref. No.	Address	Name	Operator	Telephone	Number Children	Ages of Children	Hours of Operation
P 1	7026 Kingsway Bay #5		Mrs. P. Stephens	524-8060	3	1 mo. to 3 years	7:30-5:30
P 2	4550 Kitchener	Church of Christ the King	Back-Door Minding	298-7858	10	6 to 10 years	3 hrs./ day
P 3	#152-100 Lougheed Mall		Mrs. M. Pendygrasse	298-3872	10	Any age	9:00-9:00
P 4	7158 Barnet	Westridge United Church	Mrs. G. Battersby	298-0575	25		