

ITEM	8
MANAGER'S REPORT NO.	47
COUNCIL MEETING	June 27/77

Re: CANADIAN MENTAL HEALTH ASSOCIATION  
DROP-IN CENTRE - 7762 EDMONDS STREET

Following is a report from the Director of Planning dated June 22, 1977 in response to a Council enquiry related to capital costs to open the subject facility. The enquiry arose during discussion of a proposed \$3,000. grant to the Association recommended by the Grants and Publicity Committee.

This is for the information of Council.

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PLANNING DEPARTMENT  
JUNE 22, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: CANADIAN MENTAL HEALTH ASSOCIATION - DROP-IN CENTRE  
7762 EDMONDS STREET

During consideration of the report of the Grants and Publicity Committee at the June 20 meeting of Council, a question was raised as to the expenses incurred by the Canadian Mental Health Association in remodelling the building at 7762 Edmonds Street in order to conform to the zoning requirements for the district in which they have located. The following brief report is submitted for the information of Council.

By way of background information, the property at 7762 Edmonds Street was previously occupied by a mobile home sales establishment, and on October 27, 1976 the Canadian Mental Health Association made application for Preliminary Plan Approval for conversion of the building to a community workshop and drop-in centre. This project involved converting what was originally a dwelling and an associated warehouse building on the site to permit office and group assembly occupancy.

Under Section 6.5 of the Zoning Bylaw, the provision is made that buildings converted, altered or remodelled for another use must conform to all the provisions and regulations prescribed for the zoning district in which the building is located. In this instance the work required to be done was minimal. As a result of our examination of the property, it was determined that no major changes were required to conform with zoning in that building locations and the like were already in conformity. The only improvements that have been required to meet the C4 District regulations have entailed increasing the parking provisions to reflect the increased density of use, and meeting the minimum requirements for front yard landscaping.

The conditions of the Preliminary Plan Approval issued December 23, 1976 provided for the acceptance of 5 off-street parking spaces located on a nearby property together with 5 spaces located on the site itself, to meet the minimum 10 parking space requirement

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generated by the new use. The single required loading space is also accommodated on the site itself. The landscaping requirement was proposed to be met by providing only a basic amount of shrub and tree planting in a grassed front yard area 20' x 48'.

The estimated cost of all the work required by the conditions of this Preliminary Plan Approval is \$1,050.00 made up of estimated costs as follows (estimates furnished by the Parks and Recreation Department and Engineering Department Estimator):

- a. Landscaping - provision of 2 Flowering Cherry trees 6' to 8' in height, 13 Zabel's Laurel 1' to 1'6", and seeded lawn to the back of the existing sidewalk (24' x 48') \$400.00
  
- b. Associated Work - breaking out of existing asphalt 20' x 48' and installation of 68 lineal feet 6" concrete curb to separate landscaped front yard from adjacent parking area and driveway \$650.00

The foregoing lists all the improvements required under the Preliminary Plan Approval that was issued. We are advised by the Building Department that the Building Permits issued for the conversion of the premises to a drop-in centre and office use have included certain provisions to meet the fire code requirements for this class of use, and included the following:

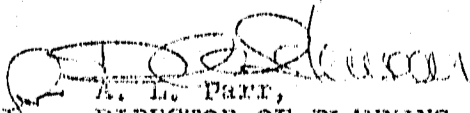
- furnace room enclosure
- enclosure of exit stair shaft
- fire separation between floor levels
- provision of fire doors associated with fire separations
- fire-rating load-bearing members at lower floor level
- provision of 2 new washrooms
- plumbing and electrical work associated with the building conversion.

The estimated value of all the work declared by the applicant or his contractor at the time of building permit application was \$5,500, resulting in a building permit fee of \$40.50. The building permit for this work including the site development work was issued February 18, 1977. To date the landscaping and curbing work required has not been completed.

The improvements required under the Building and Zoning Bylaws have been held to only the basic, minimal upgrading that is required to reflect the current provisions of our Bylaws. It may well be that the Canadian Mental Health Association has expended funds on additional work related to their own needs and wishes in connection with their use and convenience in operating the drop-in centre.

In conclusion it is noted that the costs involved with meeting the requirements of the C4 zoning district in which the Burnaby Achievement Centre has been located are very minor, and reflect only the minimum standard necessary to satisfy the Bylaw.

This is for the information of Council.

  
A. L. PARR,  
DIRECTOR OF PLANNING.

DGS:cm  
c.c. Chief Building Inspector