

ITEM	14
MANAGER'S REPORT NO.	11
COUNCIL MEETING	1980 02 11

RE: APPLICATION FOR REZONING OF PROPERTY
 7659 FOURTEENTH AVENUE
 LIFE LINE SOCIETY

On 1980 February 04, a representative for the Life Line Society appeared as a delegation to request that an application for rezoning of a property on Fourteenth Avenue be expedited so that a facility can be quickly established for the temporary care of women and children who are victims of family violence and other crises. Council instructed staff to submit a report on the matter as soon as possible upon receipt of an application for rezoning. Attached is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted, namely:

THAT Council request a rezoning bylaw be prepared for Rezoning Reference #2/80, and the rezoning be advanced to a Public Hearing on 1980 March 18 at 19:30 h, and that the following be established as prerequisite conditions to the completion of rezoning:

- a) The dedication of any rights-of-way deemed requisite to include the lane allowance as referred to in Section 4.4
- b) The granting of any necessary easements
- c) The upgrading of the building and yard areas wherever necessary.

PLANNING DEPARTMENT
 REZONING REFERENCE #2/80
 1980 FEBRUARY 06

Item #1

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Ron Bannister
 Lifeline Society
 5135 Sperling Avenue
 Burnaby, B.C. V5E 2T2
- 1.2 Subject: Application for the rezoning of:

 Lot B, Block 20, D.L. 29, Plan 5120

 From: Residential District (R5)
 To: Community Institutional District (P5)
- 1.3 Address: 7659 14th Avenue
- 1.4 Location The subject site is located at the corner of
 14th Avenue and Burgess Street (refer to
 Sketch #1 and #2)
- 1.5 Size: The site is irregular in shape with an area
 of 2236 m² (24,045 square feet) a 58.7 m
 (192.56 ft.) frontage on 14th Avenue and
 a 36 m (118.22 ft.) frontage on Burgess
 Street.
- 1.6 Services: The Municipal Engineer has been requested to
 provide all relevant servicing information.
- 1.7 Applicant's Intentions: Rezoning has been requested for the estab-
 lishment of an emergency shelter for Burnaby
 women and their children and single women.

2.0 SITE OBSERVATIONS:

The subject site is occupied by a large two-storey single family dwelling approximately 45 years of age, situated on a relatively large lot. The property has a number of fruit trees with considerable tree and shrub growth around its perimeter which provides some screening. The residence and yard areas appear to need some upgrading and maintenance. Modest single family residences are located to the southwest and northwest of the site flanking 14th Avenue and Burgess Street respectively. A service station is located to the southeast at the corner of 14th Avenue and Canada Way and single family dwellings are found to the northeast of the site flanking Canada Way. Access to the site is presently from 14th Avenue which is developed to full standards.

3.0 BACKGROUND INFORMATION:

On 1980 February 04, Mrs. Wenda Erickson, representing the Lifeline Society, appeared before Council requesting that consideration be given to an application to rezone the subject site. In view of the circumstances, Council adopted the following motion:

PLANNING DEPARTMENT - RZ#2/80
PAGE TWO (2)
1980 FEBRUARY 06

"THAT Council consider, upon receipt of proper application for the rezoning of 7659 14th Avenue, the setting of a special Public Hearing (Zoning) ahead of the normal sequence and that is provided Council decides at the next meeting that the subject property should go to a Public Hearing (Zoning)."

The Planning Department has now received a formal application to rezone the subject site, to which this report refers.

4.0 GENERAL DISCUSSION:

4.1 The applicant has requested rezoning for the purpose of utilizing the existing residence for an emergency shelter for Burnaby women and their children and single women who are in need of temporary accommodation because of family violence or other crises. The Provincial Ministry of Human Resources has provided funds to the Lifeline Society to operate the proposed 10 bed facility. It is intended that the duration of stay for the individual shall not exceed one month with a second stay if necessary, not to exceed two weeks. The proposed facility will be staffed on a 24 hour basis by a houseparent team. As outlined in previous correspondence and discussions with officials of the Lifeline Society, the objectives of the emergency shelter program are as follows;

1. To meet the immediate physical and emotional needs of individuals and families in crisis in their own community.
2. To provide a secure environment in which the individual can begin to assess her needs and develop a realistic plan for return to the community.
3. To encourage effective communication between all family members involved in a crisis, even though the crisis may warrant short-term family separation.
4. To act as a liaison with appropriate agencies i.e. Ministry of Human Resources, Family Court, Police Mental Health, Burnaby School Board, Manpower and day care services, in order to facilitate the above objectives.

4.2 Relative to the Burnaby Zoning Bylaw, the proposed facility would fall under the definition of a "rest home" which is defined as "a boarding home or other institution where food or lodging together with care or attention are furnished, with or without charge for two or more persons who on account of age, infirmity, physical or mental defect, or other disability, require attention or care, excepting a home maintained by persons to whom the inmates are related by blood or marriage." In view of the number of proposed occupants, the facility would require P5 Community Institutional zoning, a designation which is intended to provide for residential-oriented institutional uses at a scale designed to serve an area

ITEM	14
MANAGER'S REPORT NO.	11
COUNCIL MEETING	1980 02 11

PLANNING DEPARTMENT
PAGE THREE (3) - RZ #2/80
1980 FEBRUARY 06

4.2 Cont'd

composed of a number of residential neighbourhoods. Rest Homes are also permitted in the R4 and R5 Districts where there are a maximum of 5 occupants in a single family dwelling.

Emergency shelter facilities of this kind usually occupy residential buildings through which its physical environment provides psychological support for its clients. A residential setting also provides outdoor play areas for the children that may be involved and is usually situated in close proximity to other support services such as schools, shopping, transit etc. that may be required.

4.3 The subject site is situated within a predominantly R5 residential area. Its relatively large site area (24,045 square feet) provides abundant outdoor play areas for the children who would be accommodated. The Hilda Street park is located a short half block to the southwest and public transit is available on Canada Way located approximately 30 meters from the site. The Edmonds Elementary/Junior High School is located approximately 4 blocks away at Canada Way and Edmonds Street and the Twelfth Avenue Elementary School is located two blocks from the site. A full range of retail/commercial services are located nearby on Edmonds Street and on Sixth Street in New Westminster.

4.4 On past occasions some of the residents situated on the south side of Canada Way between 14th Avenue and 16th Avenue adjacent to the site (Refer to Sketch #1) have requested that a lane be constructed to the rear of their respective properties. This request was initiated since existing direct access to Canada Way via individual driveways presents a potentially dangerous situation. At the present time, a 20 foot undeveloped lane allowance is situated adjacent to just over one half of these properties but does not extend through to 14th Avenue. The Planning Department recognizes this problem and considers that a lane under these circumstances is necessary to provide secondary access to properties fronting Canada Way. In view of this need, we would advise that the portion of the subject site required for future lane development should be dedicated at this time. However, construction would not be undertaken until the entire lane allowance between 14th Avenue and 16th Avenue is available.

5.0 CONCLUSION

In view of the foregoing, the Planning Department is of the opinion that the subject proposal will provide an important social service to the residents of Burnaby. The existing residential structure and site location is well suited to the needs of the Lifeline Society and the proposed activity should not detrimentally affect the surrounding residential neighbourhood since no major physical changes to the site are anticipated. However, we would expect that the structure and yard areas will be constantly maintained and upgraded where necessary. The subject site is also suited to residentially-oriented institutional uses which rely on locational proximity to public transit, park facilities and other complimentary institutional and retail/commercial services

ITEM	14
MANAGER'S REPORT NO.	11
COUNCIL MEETING	1980 02 11

PLANNING DEPARTMENT
PAGE FOUR (4) - RZ #2/80
1980 FEBRUARY 06

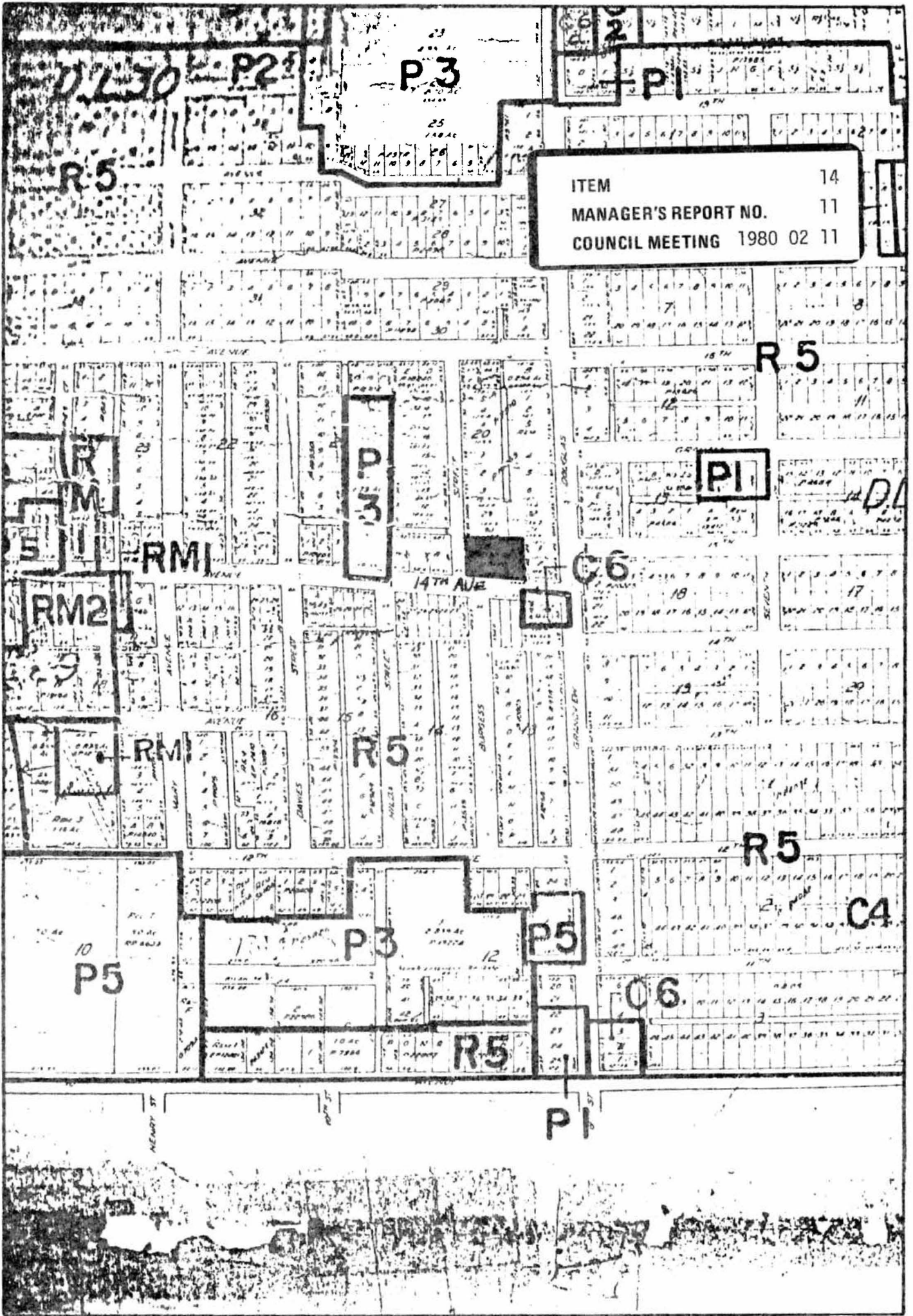
6.0 RECOMMENDATION

6.1 THAT Council request a rezoning bylaw be prepared for Rezoning Reference #2/80, and the rezoning be advanced to a Public Hearing on 1980 March 18 at 19:30h, and that the following be established as prerequisite conditions to the completion of rezoning:

- a) The dedication of any rights-of-way deemed requisite to include the lane allowance as referred to in Section 4.4
- b) The granting of any necessary easements
- c) The upgrading of the building and yard areas wherever necessary.


PDS/r1p

Attachments



ITEM 14
 MANAGER'S REPORT NO. 11
 COUNCIL MEETING 1980 02 11

Date
 1980/FEB



Burnaby Planning Department



Scale
 1:4800

SKETCH #2 RZ #2/80

Drawn By

