

ITEM 13
MANAGER'S REPORT NO. 25
COUNCIL MEETING 85/04/01

RE: LETTER FROM MR. RICK BENNETT, #45 - 7180 PANDORA STREET,
BURNABY, B.C., V5A 1B7
SMALL SCALE HOUSING ACCOMMODATION FOR SENIOR CITIZENS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1985 March 27

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File:

SUBJECT: SMALL SCALE HOUSING ACCOMMODATION FOR SENIOR CITIZENS

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RECOMMENDATION:

THAT a copy of this report be sent to Mr. Rick Bennett,
#45 - 7180 Pandora Street, Burnaby, B.C. V5A 1B7

R E P O R T

This report has been prepared in response to a letter from Mr. Rick Bennett concerning the possibilities for the provision of small scale housing for senior citizens in this Municipality under the regulations of the Burnaby Zoning By-law.

A. ACCOMMODATION CHARACTERISTICS:

The form of accommodation envisaged is based upon the houses that are being operated in Great Britain by the Abbeyfield Society. This is a national society and a registered charity which is largely supported by voluntary workers; the only paid staff are the housekeepers and their reliefs and a small headquarters staff. The society's objective is to provide small scale housing for the elderly in a neighbourhood environment.

These are family type housing units that are intended for senior citizens who are able to look after themselves. Each house provides sleeping unit accommodation for up to 8 elderly men and women who are tended to by a "housekeeper", who prepares the meals, does the shopping and generally looks after the house and its residents. The housekeeper has her own accommodation in the house, which is usually sufficient for a married couple or a woman and a child. The elderly residents of the house are expected to be fit and able to take care of their own rooms.

B. EXISTING ZONING REGULATIONS:

The type of accommodation referred to above is very similar, from a functional viewpoint, to a boarding house type of operation where each of the tenants occupies a bedroom and meals are provided in a common dining area.

In the R5 Residential District, boarding, lodging or rooming houses for up to 5 boarders are permitted, when situated in a single family dwelling on a lot with an area of not less than 670m² (7,212.06 sq. ft.). It is considered that this type of use could apply to the accommodation of up to 5 senior citizens with a live-in housekeeper as outlined in the preceding section of this report.

In cases where the number of elderly persons to be accommodated exceeds five, there are other zoning district categories where such a use could be located. These include the RM1, RM2 and RM3 Multiple Family Districts which, in addition to apartment buildings, make provision for boarding, lodging and rooming houses which accommodate up to fifteen persons.

In addition, the P5 (Community Institutional) District category includes, as a permitted use, senior citizens' housing projects.

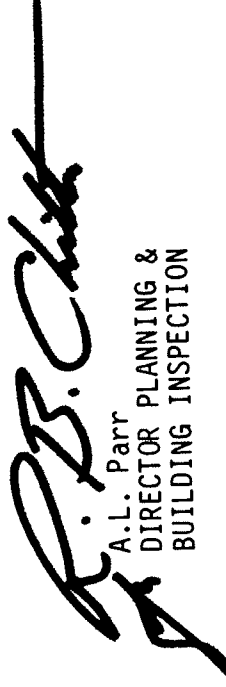
C. CONCLUSIONS:

The current Zoning By-law regulations offer a number of opportunities for the accommodation of senior citizens. It is apparent, however, that the small scale family type housing approach would be most appropriately met by the provisions of the R5 Residential District.

Although the number of persons accommodated is limited to 5 per dwelling unit, the R5 Residential District is the most extensive of the residential districts (in terms of numbers of units and area covered) and would, therefore, provide considerable scope for the housing of elderly persons in single family dwellings in a neighbourhood environment that should blend in well with surrounding residences.

The accommodation of additional numbers of residents in a dwelling could have a disrupting effect on a residential neighbourhood. However, where such additional accommodation is desired, higher density residential or institutional areas, which are considered appropriate, are available.

This is for the information of Council.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

RBC/mcb

cc: Chief Building Inspector
Assistant Director - Long Range Planning & Research