

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
January 26, 1968.

To His Worship, the Reeve
and Members of Council.

Gentlemen:

Re: Proposed Limited Dividend Housing by Vancouver City
Savings Credit Union.

INTRODUCTION

At the beginning of 1966, a report entitled "Brentwood Area Apartment Development" was presented to the Municipal Council. This report recommended several apartment sites in the block bounded by Halifax Street, Springer Avenue, Lougheed Highway and Delta Avenue, including (as shown on the attached sketch) one site of 2.3 acres fronting on Springer Avenue and owned by the Municipality.

This site was included in the Public Housing Report of March 1967, and was submitted to the Provincial Government with a proposal that it be developed under RM zoning standards to accommodate a total of 146 dwelling units, made up of 70 three bedroom units and 76 two bedroom units. At that time the site had an estimated land value of \$27,000.00 (unserviced) and the servicing costs were estimated to be \$43,570.

The site is among those being currently investigated by CMHC although an opinion had earlier been expressed by the Deputy Minister of Municipal Affairs that the site was not suitable for subsidized Public Housing.

PROPOSAL OF VANCOUVER CITY SAVINGS CREDIT UNION

During December 1967, a meeting was held with representatives of the Vancouver City Savings Credit Union whose membership had expressed interest in developing Limited Dividend Housing in order to assist in alleviating the current housing shortage. The Union wishes to construct approximately 200 family housing units and at the December meeting, requested information on possible sites in Burnaby.

As a result of this meeting and having been provided with information on our own Public Housing sites, they inspected the Municipal site at Springer referred to above, and having satisfied themselves on a very preliminary basis that it would be possible to develop a Limited Dividend Housing Scheme on the site, they instructed their architects, Toby, Russell and Suckwell to carry out a further analysis, with the aim of presenting a proposal to the Municipality.

The architects were provided with information on the site by the Planning Department, including information as to the preferred higher density development, as expressed in the Brentwood Area Study, the Apartment Study, and the Public Housing Study.

The architects carried out their analysis and on January 22, 1968 presented a report to a meeting of the Housing Committee.

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The Architects analysed two schemes, which they referred to as Scheme A and Scheme B which are described briefly in their report as follows:

"Scheme A

This scheme is based on the requirements of the R.M.2 zone and consists of two and three storey walk-up garden apartments with all parking uncovered, providing:-

31 - 3 bedroom units @ \$155.00
21 - 2 bedroom units @ \$130.00
10 - 1 bedroom units @ \$110.00

Estimate of capital costs and operating costs indicate that the units would serve the income group earning from \$4,900.00 to \$7,500.00.

"Scheme B

This scheme is based on a comprehensive development consisting of walk-up garden apartments housing two and three bedroom units and a 10-storey high-rise housing 1 bedroom and bachelor units as follows:-

31 - 3 bedroom units @ \$168.00
21 - 2 bedroom units @ \$150.00
40 - 1 bedroom units @ \$130.00
20 - bachelor units @ \$105.00

Surface parking is planned for the garden apartments and covered parking for the high-rise unit.

Estimates of capital cost and operating cost indicate that rentals required are considerably higher than for Scheme A as the larger units must subsidize the smaller units in order to serve the income group from \$4,650.00 to \$7,500.00.

"Summary:

A comparison of the two schemes indicates that the increased construction cost required for the high-rise unit is not compensated for by the increased density and consequent reduced unit cost of land. In view of the requirement that rentals should be kept as low as possible, Scheme A is preferable."

Following a lengthy discussion on the alternative proposals the Housing Committee came to the following conclusions:

1. That they preferred a proposal that would raise the density by including a high rise building, and that this could possibly be achieved by a joint development, whereby the Union would develop 52 units (31, three bedroom and 21, two bedroom) and a Federal-Provincial Scheme could be initiated to develop 40 one bedroom units and 20 bachelor units in a high rise building. Failing such an arrangement the Committee would be prepared to accept Scheme A of the Union's proposal.

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2. That they have no objection to dealing directly with the Credit Union on this site, (rather than a general call for proposals and bids) as the proposal is to provide family housing and lower rentals under the Limited Dividend provisions of the National Housing Act for persons earning \$4,000 to \$7,500 per year.
3. That they consider the land should be leased rather than sold to the Credit Union. In this respect the Committee obtained the opinion of the Municipal Solicitor, that Council has the power to lease land as set out in Section 477 of the Municipal Act for the purpose of a Limited Dividend Housing Project. The lease must be authorized by by-law, and if the Council agrees that the lease need not be dealt with by public auction or tender, then the Council must observe the requirements of Section 473 of the Municipal Act., which requires publication of a notice for not less than one week prior to the lease of the site.

RECOMMENDATION

Your Committee recommends:

1. That the Council endorse the conclusions of the Housing Committee as expressed in the 3 items above.
2. That the Council instruct the Planning Department to enter into detailed discussions with the Credit Union and to prepare a detailed report for the consideration of the Committee.
3. That the Council endorse the general proposal of locating one or two more sites for Limited Dividend Housing within the Municipality in order that the Credit Union can reach its goal of approximately 200 family housing units.

Respectfully submitted,

J. Dilly,
Chairman Housing Committee.

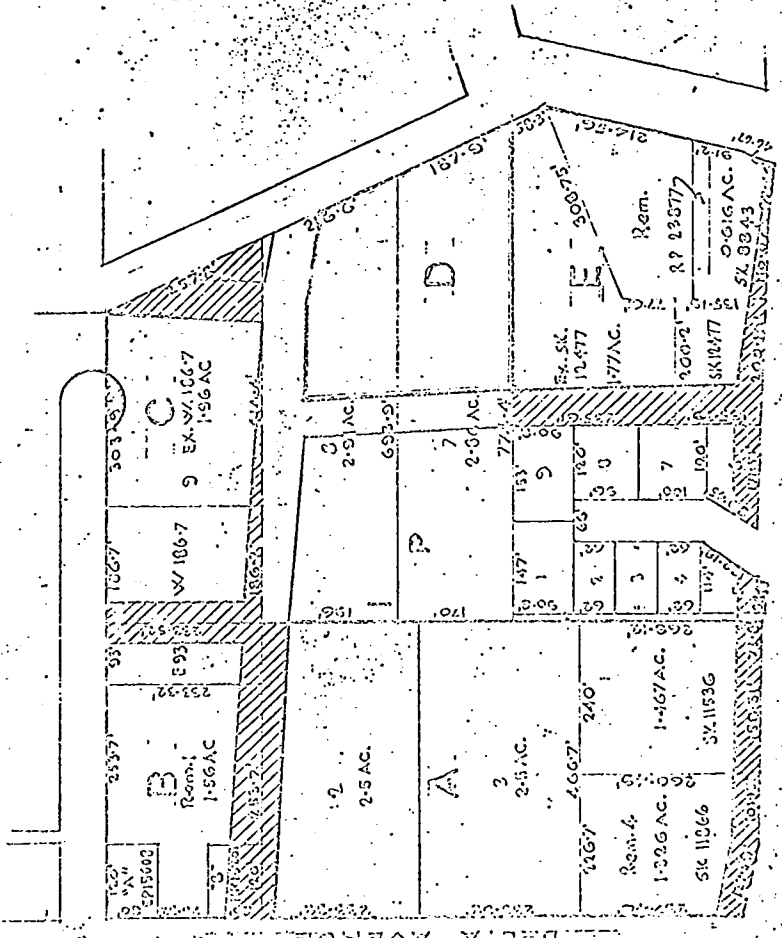
ALP:ew

c.c. Planning Director
Municipal Manager

LEGEND

- A, D, C, D, E APARTMENT SITES
- P PARK
- DEDICATION FOR ROAD BY OWNER
- DEDICATION FOR ROAD BY MUNICIPALITY

SCALE 1" = 200'



SCOGGHEED HIGHWAY

PROPOSED AREA DEVELOPMENT