

RE: MacINNIS PLACE - STRATA TITLING PROPOSAL
CLUSTER HOUSING - REZONING REFERENCE #47/74

ITEM	21
MANAGER'S REPORT NO.	23
COUNCIL MEETING	Apr. 12/76

Following is a report from the Director of Planning regarding Rezoning Reference #47/74.

RECOMMENDATION:

1. THAT Council authorize the Planning Department to continue to work with the developer towards the submission of suitable adjustment drawings for the provision of additional parking spaces and of applicable strata titling documents for staff approval in general conformance with the adopted condominium guidelines.

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PLANNING DEPARTMENT
APRIL 9, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: MacINNIS PLACE - STRATA TITLING PROPOSAL
CLUSTER HOUSING - REZONING REFERENCE #47/74

1.0 BACKGROUND

On April 1, 1976 Council met as a Committee with the Deputy Minister of Housing, Housing Department staff, and a representative of Dunhill Development Corporation to discuss the implication of a proposal submitted by the Department of Housing to Strata Title the subject housing proposal. The initial rezoning reports to Council indicated that this 216 unit housing proposal was to be a cooperative or rental development. The subject housing development is nearing completion with many of the units being ready for occupancy. Of the 216 total units, 11 units are occupied at the present time as rental units.

At the April 1, 1976 Committee meeting, the Department of Housing outlined reasons for the benefit of Council on the social and economic policy advantages of the sale of the subject units rather than retaining the project as a rental development. Council members asked a number of general and detailed questions regarding the Housing Department's proposal, to which the Housing Department staff present replied in some detail.

For information, a few of the points mentioned at the meeting concerned:

- a) The difficulty of achieving a broad income mix under a rental situation bearing in mind the limitation of 25% low income tenants as determined by Council at the time of the rezoning. The experience of the Housing Department is that vacancies are created mostly in the higher income households, tending to break down the integrated income mix desired.

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- b) The Housing Department wants to promote home ownership for families at an income level at which it is difficult under present circumstances for families to buy.
- c) The AHOP program financing is available at this time which was not the case when this development was first considered at the rezoning stage. The program allows for home ownership with monthly payments relatively close to those applicable under a rental program. The pride of ownership was stressed.
- d) The intent of the Department of Housing is to encourage rental units in smaller more compact projects rather than large rental projects which in the past have tended to have a social stigma.
- e) The cooperative housing approach is still intended for sites in Burnaby 200.

It was resolved by the Council in Committee that the proposition put forward by the Deputy Minister had merit. The committee directed the Planning Department to discuss the situation further with the Department of Housing with particular reference to the relationship of the project to the Municipal Condominium Guidelines, and to prepare a report for Council's consideration on this matter.

2.0 CONDOMINIUM GUIDELINES

2.1 Upon examination of the subject development, it appears that the applicant will have no difficulty in meeting the municipal condominium guidelines except for the parking provisions and the unit sizes which are discussed in greater detail as follows.

2.2 Parking Provisions

The developer has provided 1.5 parking spaces per unit for the 216 units in the subject development for a total of 324 parking spaces.

According to the adopted condominium guidelines a parking ratio of 1.7 parking spaces is outlined for family oriented housing. In order to meet these guidelines an additional 43 parking spaces would be required.

The Planning Department has met with the Deputy Minister of Housing and representatives of Dunhill Development Corporation to discuss this matter. The staff discussions and submissions by the developer have indicated that an additional 43 parking spaces can be provided over the existing development site. This has been achieved through a judicious shifting and widening of existing small parking areas off driveways, a more efficient layout and adjustment of parking spaces within the underground/under unit/trellised major parking areas, and the incorporation of a few additional small parking areas off existing driveways. Care has been taken to insure that the additional parking spaces do not adversely affect the environmental appearance of the development or significant open space areas. The developer has agreed to provide additional quality landscaping such as appropriate hedge material, shrubs, retaining walls, etc. in the areas where parking adjustments have been made. The manner in which the additional parking is to be provided is acceptable to the Planning Department.

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In conjunction with the discussions on the matter of parking, the developer has indicated his willingness, within the closed portion of Government Street, to break up the existing asphalt pavement to allow for proper drainage, to place a layer of top soil over this right-of-way, and to seed this future park strip/fire access area. This proposal will be examined to ensure that the emergency fire truck access over a grassed area is acceptable to the Fire Department.

2.3 Unit Sizes

The condominium guidelines outline appropriate unit sizes of 1,100 sq. ft. for a 3-bedroom unit; of 900 sq. ft. for a 2-bedroom unit; and of 700 sq. ft. for a 1-bedroom unit. Of the 216 units contained within the subject development, 70 units do not meet the unit size guidelines. Of 24 3-bedroom units each has a unit area of 1,000 sq. ft. - 100 sq. ft. under the guideline area and of 46 2-bedroom units each has a unit area of 830 sq. ft. - 70 sq. ft. under the guideline area. It is not possible to appropriately increase the size of these units within the context of the existing built structures. It is noted that, of the 146 other units, 82 of the provided units exceed the condominium guideline unit sizes by between 100 sq. ft. to 200 sq. ft. each. In their overall effect, the discrepancy of unit sizes in the subject development in relation to those outlined in the condominium guidelines is not, in the opinion of the Planning Department, a serious one and, in fact, the overall averaging of units complies with the guideline unit sizes.

3.0 MORATORIUM ON CONDOMINIUM CONVERSION

On July 8, 1974 Council imposed a moratorium on all condominium conversions within the Municipality except for the conversion of duplexes. It is our understanding that this moratorium was directed mainly towards occupied rental multiple-family housing and the retention of these existing units within the rental housing market due to the prevailing low vacancy rates. There was an expressed concern that the existing rental housing stock not be further reduced.

Heretofore, it has not been an issue in a new residential development whether the development is to be rental or condominium. These new developments constitute an addition to the existing housing stock and the choice of tenure is determined by the developer/applicant. It is standard procedure that the applicant at the rezoning stage is requested to indicate the proposed tenure of his development. If his proposal is to be a condominium development, the applicant indicates that he will comply with the adopted condominium guidelines. At the rezoning stage the applicant indicated for the information of Council, that the subject development was to be either a rental project or a cooperative development.

It has been queried whether the subject project constitutes a conversion of existing rental housing or is a new housing development which could become either rental or strata titled. At the present time, only 11 of the total 216 units are rented and occupied. Many of the units are still under construction. It is also contemplated the project would qualify in general for the Assisted Home Ownership Program (AHOP). Of the 216 units, 146 units would specifically qualify for AHOP financing, the balance of units being above the maximum AHOP price guideline. One of the conditions of AHOP financing by CMHC is that the project must be defined as new. The Department of Housing has indicated that the existing 11 rental units would be maintained but probably be integrated throughout the development rather than concentrated into a single building block.

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The conclusion is that the project is considered a new development and not a conversion and would not specifically fall under the terms of the moratorium of condominium conversions subject to the qualification that the 11 units now being rented would continue to be protected as rental units and be appropriately dispersed throughout the development.


4.0 SUMMARY

In accordance with the information and additional parking provisions indicated by the developer, the overall effect of any deviations from the condominium guidelines are of a marginal nature and this development does not in our view fall under the terms of the moratorium of condominium conversions established by Council.

Council would appear to be at liberty to evaluate the proposal of the Department of Housing to strata title the development on its own merits free of considerations of whether the proposal conforms to the condominium guidelines or to the moratorium on condominium conversions. The Planning Department is of the opinion that the Department of Housing's proposal has merit.

5.0 RECOMMENDATION

Council is requested to authorize the Planning Department to continue to work with the developer towards the submission of suitable adjustment drawings for the provision of additional parking spaces and of applicable strata titling documents for staff approval in general conformance with the adopted condominium guidelines.


A. L. Parr,
DIRECTOR OF PLANNING.

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