

ITEM	12
MANAGER'S REPORT NO.	82
COUNCIL MEETING	Dec. 20/76

Re: NEIGHBOURHOOD IMPROVEMENT PROGRAM (N.I.P.)
APPLICATION FOR NEW AREAS UNDER THE 1977 N.I.P. PROGRAM

The following is a report dated December 16, 1976 from the Director of Planning concerning an application for N.I.P. funding for 1977. Since funding of this program in 1977 may be limited, it is particularly important that our application be made on time. The deadline for applications is January 15, 1977.

RECOMMENDATION:

1. THAT the Director of Planning be authorized to make an application to the Provincial Department of Housing for assistance under the Neighbourhood Improvement Programme; and
2. THAT such application include Willingdon Heights, Burnaby Heights and the Riverside (Big Bend) residential area.

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Planning Department
December 16, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: NEIGHBOURHOOD IMPROVEMENT PROGRAMME APPLICATION
FOR NEW AREAS UNDER THE 1977 NIP PROGRAMME

A. BACKGROUND

Early in 1974 Council authorized the Planning Department to apply for NIP funding from the Federal and Provincial Governments. Our application that year included four neighbourhoods: Burnaby Heights (Area #1), Willingdon Heights (Area #2), Edmonds (Area #20) and Stride Avenue (Area #21) as shown on the attached map. Our application was not approved in 1974.

Early in 1975 the Municipality was invited by the Province to apply again. Council again authorized an application for NIP for the same four areas which had been previously applied for.

In September 1975 we were informed by the Province that Burnaby had been allocated \$1.5 million for two of the four areas - Edmonds and Stride Avenue. (Eastburn).

No application was made to obtain 1976 funding.

The Neighbourhood Improvement Programme was initiated by the Federal Government in 1973 as a five year programme. The final year for applications to the programme, before it is reviewed by Parliament is 1977. The deadline for applications to the Province is January 1977.

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B. CRITERIA FOR SELECTION

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CMHC states the objective of NIP:

"The purpose of the programme is to encourage and support efforts of municipalities in concert with residents toward the improvement of the physical environment of the neighbourhood and the development of social and recreational amenities."

(1976 CMHC Information Sheet)

Neighbourhoods which are eligible for NIP must be predominantly residential in nature, and contain a significant proportion of the existing housing stock which is in need of rehabilitation. Most of the housing should be occupied by people with low or moderate incomes. The neighbourhood should be deficient in social and recreational facilities.

C. AREAS POTENTIALLY SUITABLE FOR NIP/RRAP IN BURNABY

The same two neighbourhoods which were applied for in 1974 and 1975 remain suitable areas for NIP and it is envisioned that one other area would be suitable. The areas are as follows:

1) Willingdon Heights (Study Area #2)

This is one of the older and more intensively developed residential districts. Although the majority of dwellings were constructed in the period between 1941 and 1950, a considerable number were built prior to 1930. A substantial proportion of the homes could utilize RRAP. The area is relatively deficient in neighbourhood parks and community facilities.

Population estimated (June 1976): 6810
Area: 458 acres
Zoning: R5

2) Burnaby Heights (Study Area #1)

This is one of the oldest developed neighbourhood areas in the Municipality with approximately 40% of the dwelling units built prior to 1930. A significant number of the dwellings could utilize RRAP. This area also lacks local parks and other amenities.

Population estimated (June 1976): 6775
Area: 452 acres
Zoning: R5

3) Riverside Residential Area (Big Bend) (Study Area #23)

A portion of the Big Bend area is to remain as a lower density residential area under the policies approved in the Big Bend Development Plan (adopted in 1972). The area fits all the NIP criteria very closely and the majority of the housing stock could utilize RRAP. The Neighbourhood Improvement Programme could be utilized in this instance to reinforce and improve the residential nature of the area

around Willard Street and in the Riverview School catchment area.

Population estimated (June 1976): 750 approx.

Area: 125 acres

Zoning: A2 & R5 (Marine Drive is R5)

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D. COSTS OF NIP

In the event that the senior governments do allocate further NIP funds to Burnaby for some or all of these areas the Municipality would then be required to commit a 25% share of the costs to initiate the programme, as was done with the Eastburn project.

Burnaby would be required to administer the RRAP program in any new NIP area. This is a change from the situation in Eastburn where CMHC staff administer RRAP. This would require the services of a building inspector with clerical support. The costs of this would be borne by CMHC who would pay Burnaby a fee of \$300 for each completed RRAP application.

The benefits of NIP include the 75% contribution from the two senior governments as well as 100% of the costs of the Residential Rehabilitation Assistance Program which is funded separately from NIP by CMHC. In the case of Eastburn for example, as well as the \$1,325,000 in NIP grants, \$533,796 in RRAP grants has already been approved by CMHC for repairs to dwelling units. This program has already assisted 157 homeowners, most of whom are senior citizens. In addition, a marked improvement of the housing stock in the Eastburn area is becoming noticeable. Staff estimates that the value of RRAP in this area could approach \$1.5 to 2 million by the end of 1978, which represents a substantial input into the local home repair industry. During 1978 Eastburn was ranked second in RRAP applications for NIP areas in the Province.

The benefits of involving residents in a positive structured way in the NIP planning for their neighbourhoods in co-operation with the Municipality are less tangible; but NIP staff feel that this represents a positive asset.

E. SUMMARY

Applications have been made for Neighbourhood Improvement Programme designations to the Provincial Government in 1974 and 1975. In 1975 funding was received for two of the four neighbourhoods, the Edmonds and Stride Avenue areas (Eastburn).

Within the next month the closing date for 1977 applications from municipalities for new NIP areas will be reached. In addition, the NIP and RRAP programs are five year (1973-1978) programs and 1977 will be the last opportunity for Burnaby to apply.

There are three neighbourhoods in Burnaby which presently demonstrate the characteristics for NIP eligibility. Applications for NIP have previously been made for Willingdon Heights and Burnaby Heights. It is proposed that Burnaby re-apply for the two areas above and also add the Riverside residential area in the Big Bend to the application. Actual NIP boundaries would be determined in the first stage of the NIP project and meetings would be held to determine community needs and interest in the programs.

An application for NIP funding does not constitute a formal financial commitment by the Municipality. The decision on committing the Municipality would be required in late summer of 1977 when the Province usually announces which municipalities have been approved for NIP funding. Municipal funds would not be required until late in 1978.

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F. RECOMMENDATIONS

It is recommended:

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THAT Council authorize the Director of Planning to make an application to the Provincial Department of Housing for assistance under the Neighbourhood Improvement Programme and

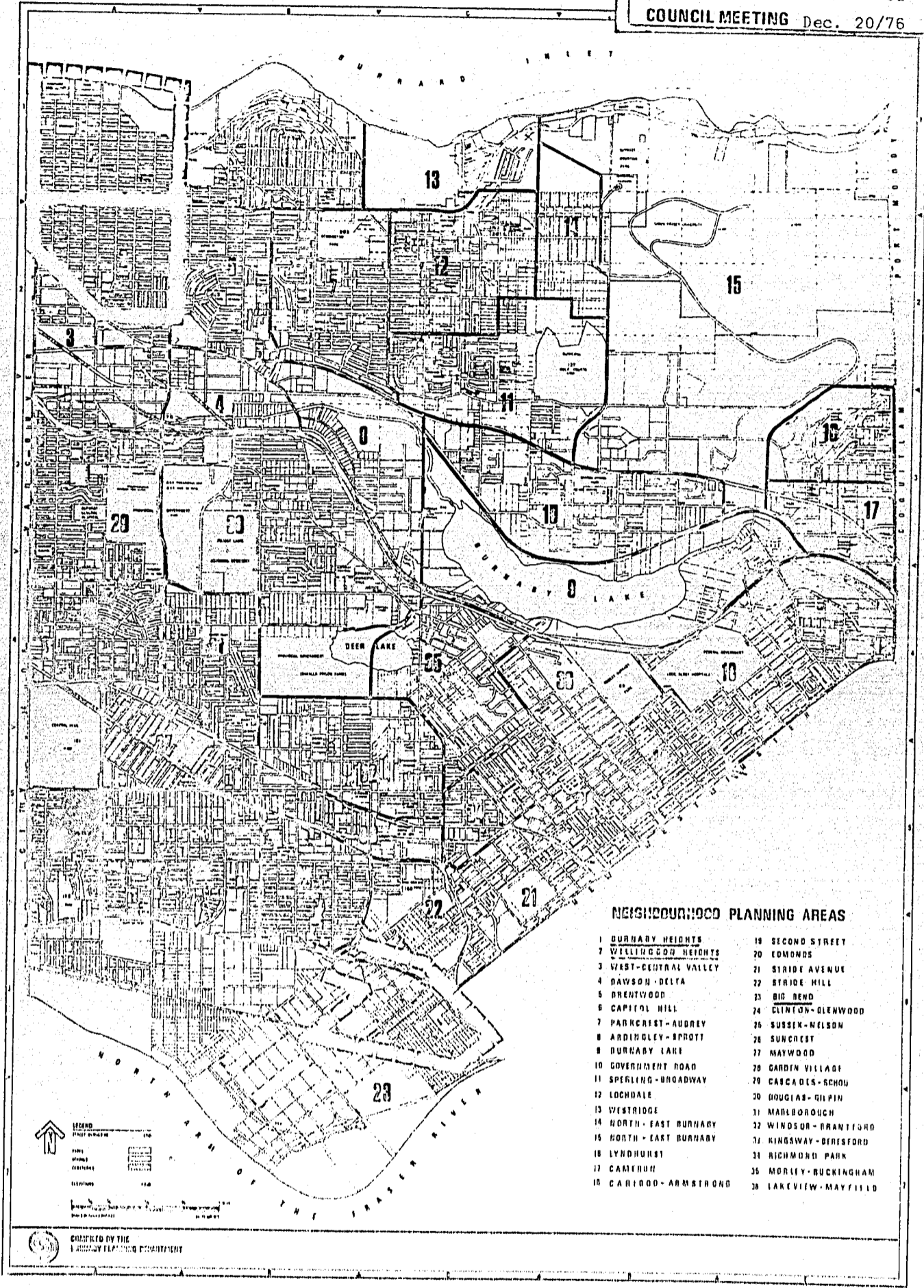
THAT such application include Willingdon Heights, Burnaby Heights and the Riverside (Big Bend) residential area.


A. L. Parr
DIRECTOR OF PLANNING

BR/ba

cc: Municipal Engineer
Municipal Treasurer
Parks and Recreation Administrator
Chief Building Inspector

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Potential N.I.P. - R.R.A.P Areas

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