

ITEM	SUPPLEMENTARY	32
MANAGER'S REPORT NO.		62
COUNCIL MEETING	1981 12	14

RE: LETTER FROM COLUMBIA HOUSING ADVISORY ASSOCIATION  
 1435 KINGSWAY, VANCOUVER, B.C. V5N 2R7  
 BURNABY 200 - HAROLD WINCH PARK  
 (a) PINE RIDGE HOUSING CO-OP - RZ #84/81, ENCLAVE 15  
 (b) HILLSIDE HOUSING CO-OP - RZ #154/81, ENCLAVE 11  
 SUBMISSION OF THE COLUMBIA HOUSING ADVISORY ASSOCIATION

MUNICIPAL MANAGER'S RECOMMENDATION

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: BURNABY 200 - HAROLD WINCH PARK  
 a) PINE RIDGE HOUSING CO-OP - R.Z. #84/81 ENCLAVE 15  
 b) HILLSIDE HOUSING CO-OP - R.Z. #154/81 ENCLAVE 11  
 SUBMISSION OF THE COLUMBIA HOUSING ADVISORY ASSOCIATION

RECOMMENDATION:

1. THAT a copy of this report be sent to Columbia Housing Advisory Association, 1435 Kingsway, Vancouver, B.C. V5N 2R7.

REPORT

The Planning Department has been requested to reply to a letter dated 1981 December 08 from the Columbia Housing Advisory Association with respect to two proposed housing cooperatives for Enclaves 11 and 15 of the Burnaby 200 residential community. The submission indicates that the required Letters of Credit and inspection fees related to the servicing of the two subject sites are not able to be provided prior to Final Adoption of the respective rezoning bylaws due to the fact that the cooperatives have no access to any line of credit.

The relevant servicing figures for the two enclaves are:

- a) Enclave 15 - R.Z. #84/81 - \$110,000
- b) Enclave 11 - R.Z. #154/81 - \$116,400

These figures represent the estimated costs of waterworks, storm sewers, sidewalks, and similar services on and directly abutting the respective development sites. These services are to be guaranteed by way of the deposit of Letters of Credit in the amounts as outlined, together with the 4% inspection fees as certified cheques.

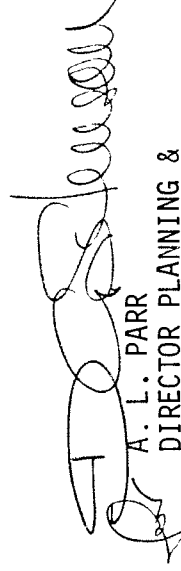
In reply to the submission, it is emphasized that all rezoning proposals to the Municipality require the provision of bonding guarantees for project services by way of deposit of a Letter of Credit and a 4% inspection fee. We do not know of any exceptions to this requirement. For example, in the case of the primary Burnaby 200 subdivision (S.D.#118/75) and rezoning (R.Z. #45/75), the Province deposited the required bonding guarantees. The same is the case for Discovery Parks Incorporated, a non-profit foundation, for the rezonings related to the B.C.I.T. and S.F.U. Discovery Parks area; for the many senior citizens residential rezonings in Burnaby; and for cooperative housing ventures such as the Post 83 apartment at Mayberry/Patterson and the 115 Place 2-tower apartments at Carrigan/Cardston.

While it is not possible to recommend deletion of the requirement for a deposit to guarantee the servicing of the site, staff do acknowledge the peculiar difficulties being experienced by the cooperative groups in these two rezonings. To this end, we are continuing to work with Mr. Bostwick of the Columbia Housing Advisory Association, the lending institutions involved, C.M.H.C., and the Municipal Treasurer to achieve a solution which will allow the bylaws to be completed prior to year's end, while still providing the Municipality with the security it requires to protect the public interest. From recent discussions, it appears that forms of agreement and bonding can be worked out which will satisfy each party's concerns and resolve what otherwise would appear to be a problem of relative timing involving servicing deposit, zoning, C.M.H.C. approval, and the release of funds.

In conclusion:

1. Rezoning proposals are required to provide deposits to guarantee servicing works prior to Final Adoption of the zoning bylaw, and to our knowledge there have been no exceptions.
2. Unless otherwise directed by Council, staff will work with the applicant toward finalization of his proposal on the basis of the established prerequisite.
3. Staff are continuing to work with the groups involved to resolve the problem in a mutually satisfactory manner, and it is hoped that further information can be given Council on Monday evening.

This is for the information of Council.

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

KI:1f

cc: Treasurer  
Clerk