

RE: PROPOSED SALE OF MUNICIPALLY-OWNED PROPERTY TO THE GREATER VANCOUVER  
HOUSING CORPORATION FOR NON-PROFIT FAMILY RENTAL HOUSING  
a) SITE 1 - 18TH AVENUE AT 19TH STREET  
b) SITE 2 - WEDGEWOOD STREET AT 4TH STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION 1983 March 02  
SUBJECT: PROPOSED SALE OF MUNICIPALLY-OWNED PROPERTY TO THE GREATER VANCOUVER HOUSING CORPORATION FOR NON-PROFIT FAMILY RENTAL HOUSING  
a) SITE 1 - 18TH AVENUE AT 19TH STREET  
b) SITE 2 - WEDGEWOOD STREET AT 4TH STREET

RECOMMENDATIONS:

1. THAT the Municipal Solicitor be authorized to enter into an interim agreement to permit the Greater Vancouver Housing Corporation to purchase Site 1 and Site 2 from the Municipality in accordance with Section 4.0 of this report.
2. THAT the Director Engineering be authorized to pursue the servicing of Site 1 and Site 2 in accordance with Section 3.3 and Appendices "A" and "B" of this report.
3. THAT the allocation of \$473,620 required to service Site 1 and Site 2 be approved from MIG funds (Federal/Provincial Housing Reserve Account) and the Director Finance be authorized to bring forward the necessary bylaw to effect this fund utilization.
4. THAT the Planning & Building Inspection Department be authorized to work with the Greater Vancouver Housing Corporation and its selected developer(s) and consultants towards the rezoning of Site 1 and Site 2 to accommodate Comprehensive Development townhouse proposals utilizing the R8 (R5) District as a guideline and in accordance with the development guidelines outlined in this report.

PLANNING & BUILDING INSPECTION DEPARTMENT  
PROPOSED SALE OF MUNICIPALLY-OWNED PROPERTY  
1983 MARCH 02 - PAGE 2

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

REPORT

1.0 SUMMARY

Two Municipally-owned sites on 18th Avenue (Site 1 - 0.43 ha) and on Wedgewood Street (Site 2 - 1.27 ha) accommodating approximately 13 units and 38 units respectively are considered appropriate for development under the Greater Vancouver Housing Corporation non-profit family rental housing program. Each of the two sites requires rezoning to the Comprehensive Development District (CD) utilizing the R8 (R5) Group Housing District as a guideline. Appendices "C" and "D" would be used as guides to the appropriate development of the sites.

As indicated in this report, the estimated servicing costs are substantial; for Site 1 - \$202,210, and for Site 2 - \$271,410. It is proposed that the use of the Municipal Incentive Grant reserve funds be utilized to service the site and that the Director Finance be authorized to institute the operational steps necessary to achieve this reserve fund use. It is proposed that the Director Engineering be authorized to pursue the installation of the necessary services for the subject sites which are to be sold as serviced sites.

Staff would recommend acceptance of the G.V.H.C. offer with a total value of \$25,000 per unit which includes a contribution to servicing and the per unit Parkland Acquisition Charge (see Section 4.2). Therefore, Site 1 (13 units) would be sold for the all-inclusive sum of \$325,000 and Site 2 (38 units) for \$950,000.

2.0 BACKGROUND

Council on 1982 June 14 received a report submitted by the Housing Committee regarding the sale of two Municipally-owned sites to the Greater Vancouver Housing Corporation for non-profit family-rental housing and adopted the following recommendation contained in the report:

"THAT Council approve, in principle, the sale of Site 1 and Site 2 to the Greater Vancouver Housing Corporation to enable it to construct housing under the non-profit family-rental housing program subject to agreement of a mutually-acceptable purchase price and to the pursuance of a rezoning application by the Greater Vancouver Housing Corporation."

The Housing Corporation had not pursued this proposal up to this time, as other housing project initiatives were being pursued. The Housing Corporation has now expressed a desire to proceed to purchase and develop the subject two sites.

3.0 GENERAL COMMENTS

- 3.1 The two proposed sites are both within R5-zoned areas which permit both single and two-family dwellings. The sites are considered appropriate for the development of townhouse developments at a maximum 12 units per acre which is compatible on a R8 Group Housing basis to the maximum density permitted in the R5 Zoning District. Further details pertaining to the two sites including appropriate development guidelines are outlined in Appendices "C" and "D".

3.2 High quality developments are required regardless of the income level of the intended project residents. Too great a concentration of low income households should be avoided in a given project, so as to avoid creating stigmatized residential foci at odds with adjacent residential environments. Past proposals have suggested a maximum 25% subsidized rental households as being appropriate.

### 3.3 Servicing

The updated servicing estimates as of 1983 January 18 are outlined for the two sites in Appendices "A" (Site 1) and "B" (Site 2). These servicing costs are summarized relative to the Offer to Purchase outlined in Section 4.2 of this report.

It is proposed that the Director Engineering be authorized to pursue the necessary survey plans, and design drawings, related to the subject two sites and to arrange for the construction of the necessary services.

The pursuance of the installation of services independent of the rezoning proposal is considered advisable if the sites are to be available to accommodate the start of construction at the end of the 6-month interim agreement to purchase. Once serviced, the two subject sites will be ready to accommodate residential development even in the event that the G.V.H.C. does not complete the interim agreement and pursue the construction of the subject proposals. It is noted that the servicing of both sites is based on the assumption that townhousing or cluster housing will be provided on the consolidated single-parcel sites.

The actual developer will be required to install and pay for any fire hydrants and fire hydrant waterlines determined by the Chief Fire Prevention Office to adequately serve the specific buildings and site layout proposed by a developer.

### 3.4 Proposed Use of MIG Funds

In discussions by the Housing Committee when the subject sites were discussed on a preliminary basis, the use of the Municipal Incentive Grant (MIG) funds (Federal/Provincial Housing Reserve Account) had been considered appropriate in order to provide the necessary servicing for the subject sites.

Objectives stated by the Province and CMHC for the "Municipal Incentive Grant Program - British Columbia 1976" which are relevant to the subject sites are:

"To encourage Municipalities:

- to develop more land for medium density, modest size, affordable housing units.
- to make more efficient use of land.
- to encourage and facilitate the production of housing."

Under these criteria, the use of MIG funds would appear to be ideally suited to the provision of servicing to the subject sites so that they would be able to accommodate non-profit family rental townhousing.

The MIG funds are held in an interest-bearing reserve account and the Director Finance reports that the reserve account currently amounts to \$3,989,134. Council will recall that \$124,000 of this reserve account had been allocated by final adoption of a bylaw on 1983 January 31 to create a graphic computer data base for the Housing Compaction Study.

It is proposed that the sum of \$473,620 (\$202,210 for Site 1, and \$271,410 for Site 2) be allocated from the MIG reserve fund (Federal/Provincial Housing Reserve Account) by means of a bylaw duly passed by Council and requiring provincial ratification of this bylaw to utilize reserve funds. The required funds would be transferred to the Land Assembly and Development Fund for use in servicing the subject site.

4.0 OFFER TO PURCHASE

4.1 After further discussions between G.V.H.C. staff and Municipal staff the Greater Vancouver Housing Corporation has now submitted a written revised offer to purchase the subject two residential sites (see attached letter).

As was the case with property previously sold to G.V.H.C. in the early 1970's, Municipal property would be based on a per unit value. The sites would be provided fully serviced. The deposit of Neighbourhood Parkland Acquisition Charges would be required from the developer.

In the previous report received by Council on 1982 June 14, the Legal and Lands Department had concluded that allowing for contingencies and holding costs, fully serviced land would be reasonably priced at \$30,000 per unit. G.V.H.C. had indicated at that time that it could afford a serviced land cost of \$20,000 per unit. G.V.H.C. indicated that it would be necessary to budget for any Municipal fees such as the Neighbourhood Parkland Acquisition Charge in setting a final figure for the maximum amount possible for actual land acquisition.

4.2 The following is a summary of the G.V.H.C.s offer to purchase for the subject two sites including a summary of servicing costs:

DESCRIPTION	Site 1 18th Avenue 13 units	Site 2 Wedgewood Street 38 units
Estimated Servicing Costs		
- servicing	\$ 195,200	\$ 266,200
- connection fees	7,010	5,210
TOTAL estimates	\$ 202,210	\$ 271,410
Estimated Servicing Cost Per Unit	\$ 15,555	\$ 7,143
GREATER VANCOUVER HOUSING CORPORATION OFFER		
- Land Purchase Offer Per Unit	\$ 20,000	\$ 20,000
- Contribution to Servicing	4,171	4,171
- Neighbourhood Parkland Acquisition Charge		
Payment per unit	829	829

Total Value of Offer PER UNIT \$ 25,000 \$ 25,000

TOTAL VALUE OF OFFER ..... \$ 325,000 \$ 950,000

4.3 The further terms of the G.V.H.C. offer are as follows:

- a) The offer is subject to the approval of the G.V.H.C. Board of Directors, to CMHC's approval of a final budget for the commitment of subsidy under Section 56.1 of the NHA, and to Burnaby's approval of the requisite rezoning bylaws and final plans required for the issuance of Building Permits for the subject proposals.
- b) A request is made for the Municipality to grant an option to purchase to G.V.H.C., for a token consideration, for a period of six months, to enable G.V.H.C. to pursue its proposals through the NEXT five sequence of steps, (c) through (g).
- c) G.V.H.C. would request approval in principle from the G.V.H.C. Board. G.V.H.C. would submit a rezoning application to Burnaby together with the rezoning application fee and request a CMHC allocation of funds.
- d) G.V.H.C. would advertise and invite proposals for the design and construction of housing projects to accord with the anticipated rezoning of the sites and obtain its Board's approval of a successful proponent.
- e) The successful proponent would present his plans as G.V.H.C.'s representative in pursuit of the final adoption of the rezoning bylaw and complete the working drawings and specifications as required by CMHC, the Municipality and GVHC.
- f) Once rezoning is complete and mutually-approvable plans are available, the G.V.H.C. would pay the agreed monies for clear title to the lands and enter into a construction contract with the successful proponent.
- g) As the G.V.H.C.s representative, the successful proponent would make application for all permits and licences necessary for the completion of the housing project.

The outlined terms are modified in accordance with the clarifications provided in the following Section 4.4. G.V.H.C. staff have been contacted on these clarifications and have no objections.

#### 4.4 Clarification of the G.V.H.C. Offer

In general, staff are in concurrence with the G.V.H.C. offer. However, we would clarify a few points as follows:

- a) The Municipality is precluded from granting any options on public land as mentioned by the G.V.H.C. (Section 4.3(b)). A similar but workable arrangement is to enter into an Interim Agreement for Sale with completion within 6 months of the signing of the agreement; and this is the arrangement proposed by staff.
- b) With regard to timing, it is noted that it is incumbent on the developer and his design consultants to pursue the completion of his plans according to a schedule permitting the finalization of the rezoning within the 6-month period. The overall townhouse development guidelines are relatively straightforward, and staff do not foresee any difficulty in the developer pursuing his proposal within the indicated time period.

- c) On a procedural basis, the deposit of monies for clear title of land and relative to the offer to purchase are usually completed just prior to the finalization of the rezoning bylaw. We trust that GVHC would have no problem in meeting this procedural sequence, all of which is achieved within a time frame of a day or so.

4.5 Legal and Lands Department has considered the GVHC offer and is of the opinion that on today's market the offer is reasonable.

The Legal and Lands Department recommends acceptance on the following terms:

- a) "Purchase price \$20,000 per unit of development plus \$5,000 for each unit constructed representing a part share in the off-site improvement costs including the park levy."
- b) "That the Corporation of the District of Burnaby enter into an interim agreement with the Greater Vancouver Housing Corporation for the sale of each property on the terms set out above. The completion date shall be six (6) months after the initiation of the agreement. Failure to complete on the due date, the amount due shall bear interest thereafter at 14% per annum."

It is noted that before the Corporation can enter into such an agreement, the proposed sale of the property will have to be posted to comply with the Municipal Act.

GVHC indicates that an automatic institution of 14% interest after the 6 month period could not be agreed to. In light of this GVHC position, the agreement would therefore lapse after the 6 month period and renegotiation would be required at that time.

The contribution to servicing of \$4,171 per unit was considered to be an arrangement which would be acceptable to CMHC and not affect a specified land value of \$20,000 per unit. The park levy of \$829 per unit is also to be deposited by the GVHC. Therefore, the total value of the offer to purchase is:

- a) Site 1 - 13 units - \$325,000  
(\$314,223 excluding park levy deposit)
- b) Site 2 - 38 units - \$950,000  
(\$918,498 excluding park levy deposit)

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

ALP

KI/1f/mcb

Attachments: - Appendices "A" to "D"  
- Site Sketches  
- Greater Vancouver Housing Corporation  
Letter dated 1983 February 01

cc: Director Engineering  
Director Finance  
Municipal Solicitor

APPENDIX "A"

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

Tentative Letter of Approval Format for a residential development site to be developed by the Municipality (Note: The Municipality as applicant in this schedule is addressed in the same manner as a private developer.)

RE: SUBDIVISION REFERENCE #25/82  
D.L. 95N, Lots 2, 3, 4, 5 & 6, Block 48, Plan 1643  
18th AVENUE AT 19th STREET

One of the conditions of Rezoning Reference # was the consolidation of all properties into one site. We would advise that Tentative Approval of the consolidation is hereby granted, according to the attached layout and subject to the following:

Conditions governing the consolidation:

1. The proposed zoning is CD Comprehensive Development District. Any development on the proposed lot must meet all requirements of the Zoning By-law for this zone.
2. A description of the servicing requirements and estimates of the cost of installation are provided in the Engineer's report attached. Design drawings as required must be prepared by a qualified Design Engineer and be submitted to and approved by the Engineering Department. The Design Division of the Engineering Department will, upon request, provide the developer or his appointed Design Engineer with details of the standards and specifications for the services to be installed.
3. A deposit covering the cost of installing the services must be placed with the Engineering Department. The deposit may be made by an irrevocable Bank Letter of Credit or by certified cheque. Attached is a list of the requirements for Letters of Credit. Would you please present this list to your bank to ensure that all requirements are included in the Letter of Credit.  
  
The payments listed on the Engineer's report in the amounts of \$3,475 for a sanitary sewer connection, \$2,800 for a storm sewer catch basin, \$700 for transferring water connections and \$10 for a street light connection must be made directly to the Engineering Department by cheque or cash.  
  
You will note that boulevard trees and grassing are required. Details on the planting procedure, timing, the number of trees, and their locations will be forwarded subsequent to the issuance of Final Approval of subdivision. It should be noted that for the purposes of bonding for these two items, \$100 per tree is held from the overall Letter of Credit. 80% of the amount will be released at the time of satisfactory inspection. The remaining 20% will be held for a period of one year thereafter as a guarantee that the subdivider will satisfactorily maintain and replace any trees as becomes necessary.
4. A 4% inspection fee, based on the cost of installing the services, must be submitted to the Engineering Department by certified cheque.

5. The developer must enter into a Servicing Agreement with the Corporation. If it is your intention to proceed with consolidation, please complete the attached form and return it to Planning. At that time, an up-to-date Certificate of Encumbrances showing the correct legal description, the correct names of the owners, and the charges, if any, for all of the properties within the subdivision must be submitted to Planning. This Certificate may be obtained from the Land Title Office.
- A certified copy of the developer's insurance policies must be submitted to Planning. The policies are to contain the requirements listed on the attached sheet.
6. The easement as shown on the sketch must be granted to the Corporation for sewerage and drainage works. The location and width of the required easement must be in accordance with the finally approved engineering design drawings. The Corporation's Legal Department will prepare the agreement and deposit all items pertaining to the consolidation in the Land Title Office. The developer must pay all registration costs and the costs associated with preparation of the documents to Planning prior to final registration.
- The existing easement as shown must be retained.
7. Telephone and electrical service to the lot and across all lot frontages, including all wiring throughout the development and to the point of connection to the existing service where sufficient services are available, must be underground. The transformer vaults must also be underground, if the drainage is adequate. An application must be made to B.C. Hydro for this service.
8. The registration set of survey plans and right-of-way plans, including one original, two mylar copies, together with ten paper prints must be executed by the owner(s) and any Mortgagee(s) and submitted to Planning. Please note that the survey plans must be signed with either india ink or a black felt pen. Rubber stamped plans and plans signed with a ballpoint pen are not acceptable to the Land Title Office.
- A Certificate of Encumbrances must be submitted to Planning for the preparation of the above described easement agreement.
9. The consolidation application fee of \$25.00 must be submitted to Planning by cheque or cash.
10. When the survey plan is tendered for Final Approval, it shall be accompanied by a final examination fee of \$10.00. This amount may be paid by cheque or cash.
11. Any outstanding taxes must be paid. This includes payment of 1982 taxes.
12. We are prepared to recommend to Council the cancellation and sale of the 14 foot lane allowance abutting the site as shown on the sketch to yourself, subject to the following conditions:
- (a) Consolidation of the cancelled allowance with the site.
  - (b) Payment of compensation to the Municipality in the amount of \$\_\_\_\_\_ per square foot for the area being closed.
  - (c) Submission of all necessary road closing by-law and consolidation plans. It should be noted that legal consents must be obtained from the owners of all properties abutting the lane to the south.



ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

(c) cont.....

The necessary Deed of Land will be prepared by our Solicitor after the Road Closing By-law has been prepared and received all four readings by Council.

The attached Statement as to Citizenship must be completed and returned to Planning.

We would request your written concurrence with these conditions in order that we may request Council's approval of the cancellation and sale.

This conditional approval is valid for three months and must not be construed as Final Approval for land registration purposes. Please advise Planning, in writing, if you plan to proceed with the consolidation.

Yours truly,

A. L. Parr,  
APPROVING OFFICER

CW:ad  
Atts.

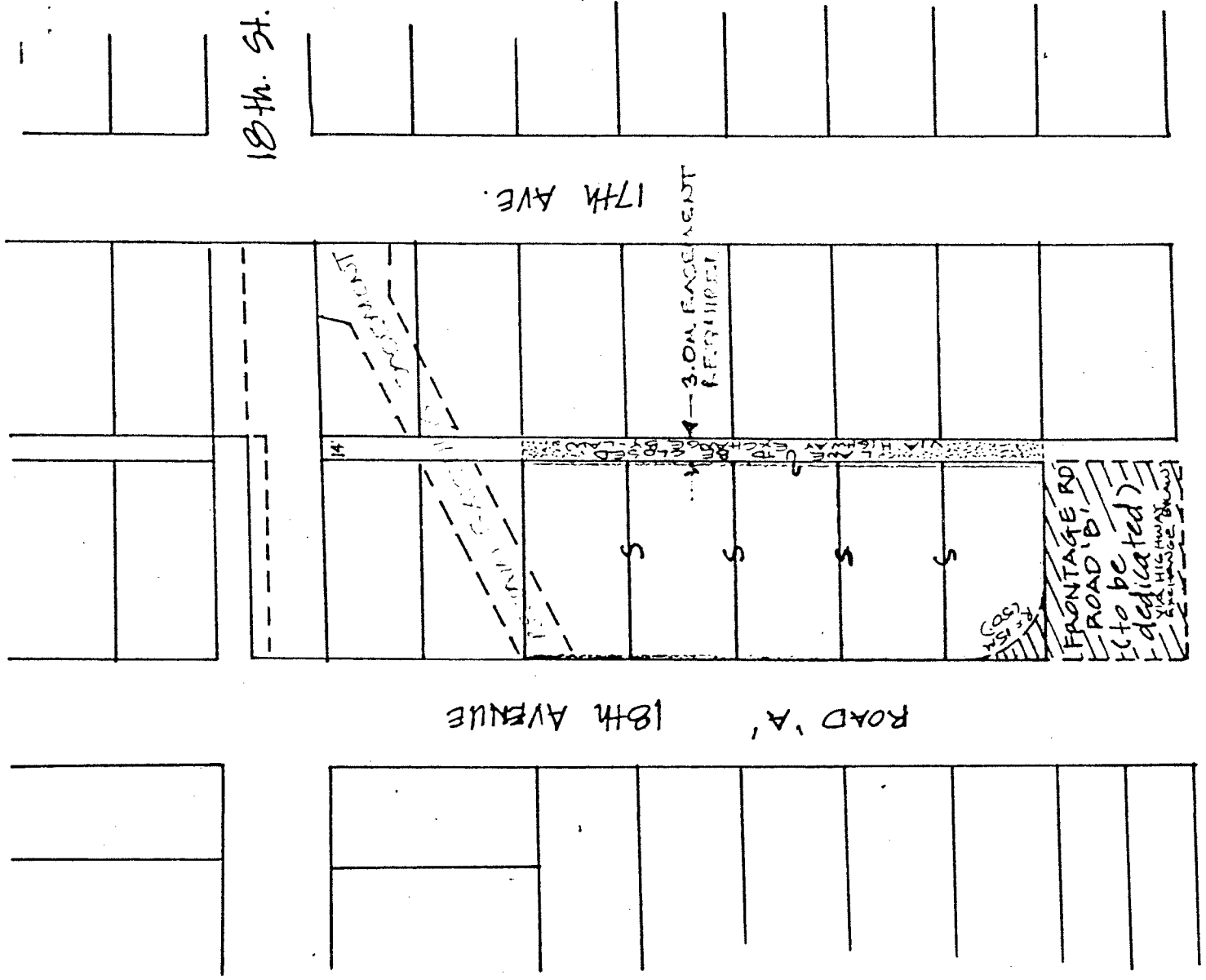
cc: Director Engineering  
Area Assessor  
Director Recreation and Cultural Services  
B.C. Hydro & Power Authority  
B.C. Telephone Company  
Rezoning Reference #  
Road Closure Reference #19/79  
Solicitor

ITEM 8  
 MANAGER'S REPORT NO. 19  
 COUNCIL MEETING 1983 03 14

D.L. 95 N.  
 LOTS 2, 3, 4, 5, 6  
 BLOCK 40, Plan 1643

SD# 25/82  
 ZONING CD (R0(M5))  
 (PROPOSED)  
 X. REF. R.C. # 18179

143



19th St., ROAD 'C'



SCALE: 1" = 100'  
 APRIL 1982 K.I.



4949 Canada Way, Burnaby, B.C. V5G 1M2  
Engineering Department

Telephone (604) 294-7460

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

Date 830118

Preliminary Estimate of Cost of Services required for Subdivision of Land.

Planning Reference No. E5182 16th AVE SITE  
(SITE 1)

Legal Description DL 95N

Street 18th AVE

Preliminary Cost Estimates

	Payment Required
Roads	
Lanes	
Sanitary Sewers	
Storm Sewers	
Waterworks	
Others	
	3500 CONNECTIONS
	2800 CONNECTIONS
	700 CONNECTIONS
	510 Street Light connect.
	fee
	<u>\$195200</u>
	<u>7010</u>

The Corporation of the District of Burnaby does not install services in Subdivisions. The above cost estimates are approximate only and are provided as a guide to the Subdivider so that he may have an approximation of the costs of servicing that he will have to pay to service his property prior to subdividing.

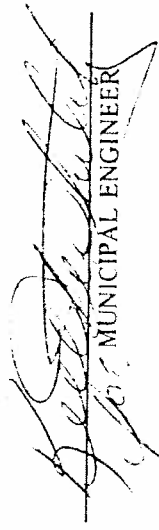
No detailed engineering has been carried out in connection with the preparation of these cost estimates and if the Subdivider intends to proceed with the Subdivision of the property, it will become his responsibility to engage a Consulting Engineer for the preparation of detailed engineering drawings according to the Corporation "Engineering Requirements for Design of Services and Streets in Subdivisions."

In this connection, the Consulting Engineer should make personal contact with the Corporation Design Engineer in the Engineering Department before the preparation of engineering drawings.

All work to be carried out in servicing subdivisions must be in accordance with "Construction Specifications" of the Corporation which may be obtained from the Clerk in the Engineering Department, at a cost of \$10.00. The Corporation charges subdividers a 4% fee to cover the cost of inspecting servicing work in subdivisions. This 4% fee is based on contracted value of the work to be done and must be paid before construction proceeds in the subdivision.

Preliminary sketches of layout for services and easements are tentative only and are subject to revision at the time when final detailed engineering plans are prepared.

REMARKS: REVISED

  
MUNICIPAL ENGINEER

PRELIMINARY SERVICING REQUIREMENTS

SUBDIVISION REFERENCE NO. 25/82 - D.L. 95N REVISED 83 01 18

145

1. Water: Construct a water main on 18th Avenue from the existing water main on 19th Street north approximately 185 m. This will be complete with fire hydrant, house connections, and all other necessary appurtenances.  
Please Note: The Municipality will transfer water connections for 7007 and 7019 - 18th Avenue to the new water main for a charge to the developer of \$700.
2. Sanitary Sewer: The Municipality will construct a sanitary sewer connection to the site for a charge to the developer of \$3,500.
3. Storm Sewer: The developer will construct a storm sewer within an easement along the west property line from the south property line north approximately 120 m long, complete with an outlet structure. Also construct a storm sewer main on 18th Avenue from the south property line north to the north property line then west to tie-in to a proposed outlet structure. These sewer mains will be complete with manholes, catch basins, house connections, and all other necessary appurtenances.  
The developer will construct a storm sewer culvert to replace a wood stave culvert from the existing manhole west to the proposed outlet structure. Also construct an inlet structure and an outlet structure on the existing culvert under 18th Avenue. This will be completed with all necessary appurtenances.  
Please Note: The Municipality will install a catch basin at the northwest corner of 18th Avenue and 18th Street for a charge to the developer of \$2,800.
4. Roads: The developer will upgrade 18th Avenue to a standard 8.5 m of pavement complete with curb and gutter, 1.5 m integral sidewalk south side, boulevard grassing, tree planting and all other necessary appurtenances.  
Please Note: The Municipality will paint the handrails, if required, for a charge to the developer. This amount will be determined from the approved engineering design.
5. Underground Wiring: Required on all frontages.
6. Street Lights: The developer is required to construct street lights along 18th Avenue.  
Please Note: The Municipality will paint the street light poles for a charge to the developer of \$50 per pole. This amount will be determined from the approved engineering design.
7. Easements: A 3.0 m easement is required along the west property line from the south property line to the north property line. Also retain all existing easements.
8. The above cost estimates for the required servicing that is to be performed by the Municipality at the developer's expense, are valid for a period of 90 days, as indicated in the Letter of Tentative Approval. At the end of the 90 day period the cost estimates will be reviewed.
9. Bonding: Upon the Director Engineering certifying that the required works have been satisfactorily completed, the Corporation shall retain an amount of 10% from the certified cheque or Irrevocable Letter of Credit deposited by the subdivider for a period of one year. The 10% holdback is required to guarantee the works, free from any defects, for all servicing constructed under an approved engineering

ITEM	8
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1983 03 14

10. "As Built Drawings": Required for all works completed under an approved engineering design.

*Heatherhill*  
for DIRECTOR ENGINEERING

KGW/ch

- c.c. ( ) Estimator
- ( ) Assistant Director Engineering, Design
- (✓) Director Planning & Building Inspection

APPENDIX "B"

Tentative Letter of Approval Format for a residential development site to be developed by the Municipality (Note: The Municipality as applicant in this schedule is addressed in the same manner as a private developer.)

ITEM	8
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1983 03 14

RE: SUBDIVISION REFERENCE #24/82  
Lot 152, D.L. 90, Plan 40495  
WEDGEWOOD STREET AT 4th STREET

147

One of the conditions of Rezoning Reference # was the dedication of road allowances from the subject property. We would advise that Tentative Approval of the subdivision is hereby granted, according to the attached layout and subject to the following:

Conditions governing the subdivision:

1. The proposed zoning is CD Comprehensive Development District. Any development on the proposed lot must meet all requirements of the Zoning By-law for this zone.
2. A description of the servicing requirements and estimates of the cost of installation are provided in the Engineer's report attached. Design drawings as required must be prepared by a qualified Design Engineer and be submitted to and approved by the Engineering Department. The Design Division of the Engineering Department will, upon request, provide the developer or his appointed Design Engineer with details of the standards and specifications for the services to be installed.
3. A deposit covering the cost of installing the services must be placed with the Engineering Department. The deposit may be made by an irrevocable Bank Letter of Credit or by certified cheque. Attached is a list of the requirements for Letters of Credit. Would you please present this list to your bank to ensure that all requirements are included in the Letter of Credit.  
The payments listed on the Engineer's report in the amounts of \$10 for a street light connection, \$1,750 for a sanitary sewer connection and \$3,450 for transferring and tying in water connections must be made directly to the Engineering Department by cheque or cash.  
You will note that boulevard trees and grassing are required. Details on the planting procedure, timing, the number of trees, and their locations will be forwarded subsequent to the issuance of Final Approval of subdivision. It should be noted that for the purposes of bonding for these two items, \$100 per tree is held from the overall Letter of Credit. 80% of the amount will be released at the time of satisfactory inspection. The remaining 20% will be held for a period of one year thereafter as a guarantee that the subdivider will satisfactorily maintain and replace any trees as becomes necessary.
4. A 4% inspection fee, based on the cost of installing the services, must be submitted to the Engineering Department by certified cheque.
5. The developer must enter into a Servicing Agreement with the Corporation. If it is your intention to proceed with subdivision, please complete the attached form and return it to Planning. At that time, an up-to-date Certificate of Encumbrances showing the correct legal description, the correct names of the owners, and the charges, if any, for all of the properties within the subdivision must be submitted to Planning. This Certificate may be obtained from the Land Title Office.  
A certified copy of the developer's insurance policies must be submitted to Planning. The policies are to contain the requirements listed on the attached sheet.

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

6. Telephone and electrical service to the lot and across all lot frontages, including all wiring throughout the development and to the point of connection to the existing service where sufficient services are available, must be underground. The transformer vaults must also be underground if the drainage is adequate. An application must be made to B.C. Hydro for this service.
7. The registration set of subdivision plans, including one original, two mylar copies, together with ten paper prints must be executed by the owner(s) and any Mortgagee(s) and submitted to Planning. Please note that the survey plans must be signed with either india ink or a black felt pen. Rubber stamped plans and plans signed with a ballpoint pen are not acceptable to the Land Title Office.
8. The subdivision application fee of \$25.00 must be submitted to Planning by cheque or cash.
9. When the subdivision plan is tendered for Final Approval, it shall be accompanied by a final examination fee of \$10.00. This amount may be paid by cheque or cash.
10. Any outstanding taxes must be paid. This includes payment of 1982 taxes.
11. Proposed Lot 2 is to be deeded to the Municipality for park purposes. Our Solicitor will prepare the necessary Deed of Land once we are in receipt of the subdivision plans and will deposit all items in the Land Title Office. The developer must pay all registration costs and the costs associated with preparation of the Deed to Planning prior to final registration.

This conditional approval is valid for three months and must not be construed as Final Approval for land registration purposes. Please advise Planning, in writing, if you plan to proceed with the subdivision.

Yours truly,

A. L. Parr,  
APPROVING OFFICER

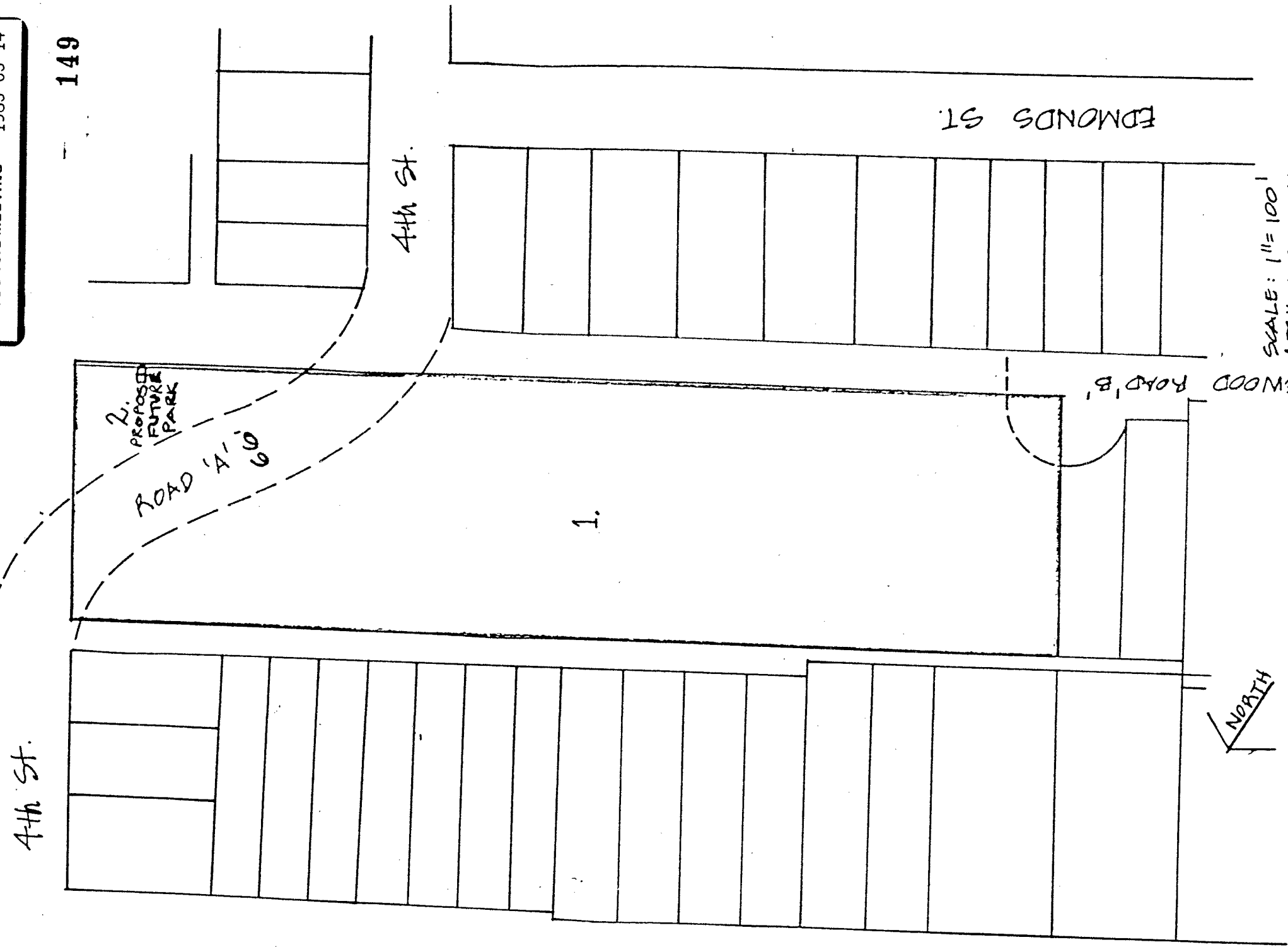
CW:ad  
Atts.

cc: Director Engineering  
Area Assessor  
Director Recreation and Cultural Services  
B.C. Hydro & Power Authority  
B.C. Telephone Company  
Rezoning Reference #

D.L. 90  
PART OF LOT 152  
PLAN 40495

SD #24/82  
ZONING CD (RECLASS  
(PROPOSED)

ITEM	8
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1983 03 14



4th St.

149

4th St.

SCALE: 1" = 100'  
APRIL 1982 K.I.

NORTH





4949 Canada Way, Burnaby, B.C. V5G 1M2  
Engineering Department

Telephone (604) 294-7460

Date 830111

Preliminary Estimate of Cost of Services required for Subdivision of Land.

Planning Reference No. 24/82 WEDGEWOOD SITE

Legal Description DL-90

Street \_\_\_\_\_

Preliminary Cost Estimates

Roads .....	\$ 145800	<i>Payment Required</i> \$10 Street Light Connection FEE \$1750 connection \$3450 tie-in & transformers
<del>Lanes tree planting</del> .....	\$ 7400	
Sanitary Sewers .....	\$ . . . . .	
Storm Sewers .....	\$ 94500	
Waterworks .....	\$ 18500	
Others .....	\$ . . . . .	
	<u>\$ 266200</u>	<u>SR10</u>

The Corporation of the District of Burnaby does not install services in Subdivisions. The above cost estimates are approximate only and are provided as a guide to the Subdivisor so that he may have an approximation of the costs of servicing that he will have to pay to service his property prior to subdividing.

No detailed engineering has been carried out in connection with the preparation of these cost estimates and if the Subdivisor intends to proceed with the Subdivision of the property, it will become his responsibility to engage a Consulting Engineer for the preparation of detailed engineering drawings according to the Corporation "Engineering Requirements for Design of Services and Streets in Subdivisions".

In this connection, the Consulting Engineer should make personal contact with the Corporation Design Engineer in the Engineering Department before the preparation of engineering drawings.

All work to be carried out in servicing subdivisions must be in accordance with "Construction Specifications" of the Corporation which may be obtained from the Clerk in the Engineering Department, at a cost of \$10.00. The Corporation charges subdividers a 4% fee to cover the cost of inspecting servicing work in subdivisions. This 4% fee is based on contracted value of the work to be done and must be paid before construction proceeds in the subdivision.

Preliminary sketches of layout for services and easements are tentative only and are subject to revision at the time when final detailed engineering plans are prepared.

REMARKS:

*[Signature]*  
MUNICIPAL ENGINEER

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

PRELIMINARY SERVICING REQUIREMENT

SUBDIVISION REFERENCE NO. 24/82 - D.L. 90 REVISED 83 01 06

151

1. Water: Construct a water main on the proposed Road "A" from the existing water main on 4th Street south to the existing main on 4th Street, approximately 185 m. This will be complete with a fire hydrant, house connections, and all other necessary appurtenances. Please Note: The Municipality will transfer the house connections from 7218 and 7230 - 4th Street and tie-in the proposed water main for a charge to the developer of \$3,450.

2. Storm Sewer: Construct a storm sewer from the existing storm sewer on Rosewood Street southeast on 4th Street approximately 100 m. Also construct a sewer main on the lane along the northwest property line from the southwest property line to the proposed storm sewer on 4th Street. Construct a storm sewer main from approximately 25 m beyond the southwest property line northwest along the Wedgewood Road right-of-way approximately 220 m then drain to existing ditch. Also connect the existing storm sewer on 4th Street to the proposed sewer main on Wedgewood right-of-way. All works will be done as required by the Design Engineer and will be complete with manholes, catch basin, house connection, and all other necessary appurtenances.

3. Sanitary Sewer: The Municipality will construct a sanitary sewer connection to Lot 1 at the north corner of the site for a charge to the developer of \$1,750.

4. Roads: Construct Road "A" to a standard of 8.5 m of pavement from Rosewood Street to Edmonds Street approximately 250 m long. Also construct a cul-de-sac on Wedgewood Street as required by the Design Engineer. This will be complete with curb and gutter, street lighting, boulevard grassing, tree planting, sidewalks, and all other necessary appurtenances. Please Note: The Municipality will paint the street light poles for a charge to the developer of \$50 per pole. The amount will be determined when the design drawings are approved.

5. The above cost estimates for the required servicing that is to be performed at the developer's expense, are valid for a period of 90 days, as indicated in the Letter of Tentative Approval. At the end of the 90 day period the cost estimates will be reviewed.

6. Bonding: Upon the Director Engineering certifying that the required works have been satisfactorily completed, the Corporation shall retain an amount of 10% from the certified cheque or Irrevocable Letter of Credit deposited by the subdivider for a period of one year. The 10% holdback is required to guarantee the works, free from any defects, for all servicing constructed under an approved engineering design.

7. "As Built" Drawings: Required for all work completed under an approved engineering design.

KGW/ch

c.c. ( ) Estimator

( ) Assistant Director Engineering, Design

ITEM  
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MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

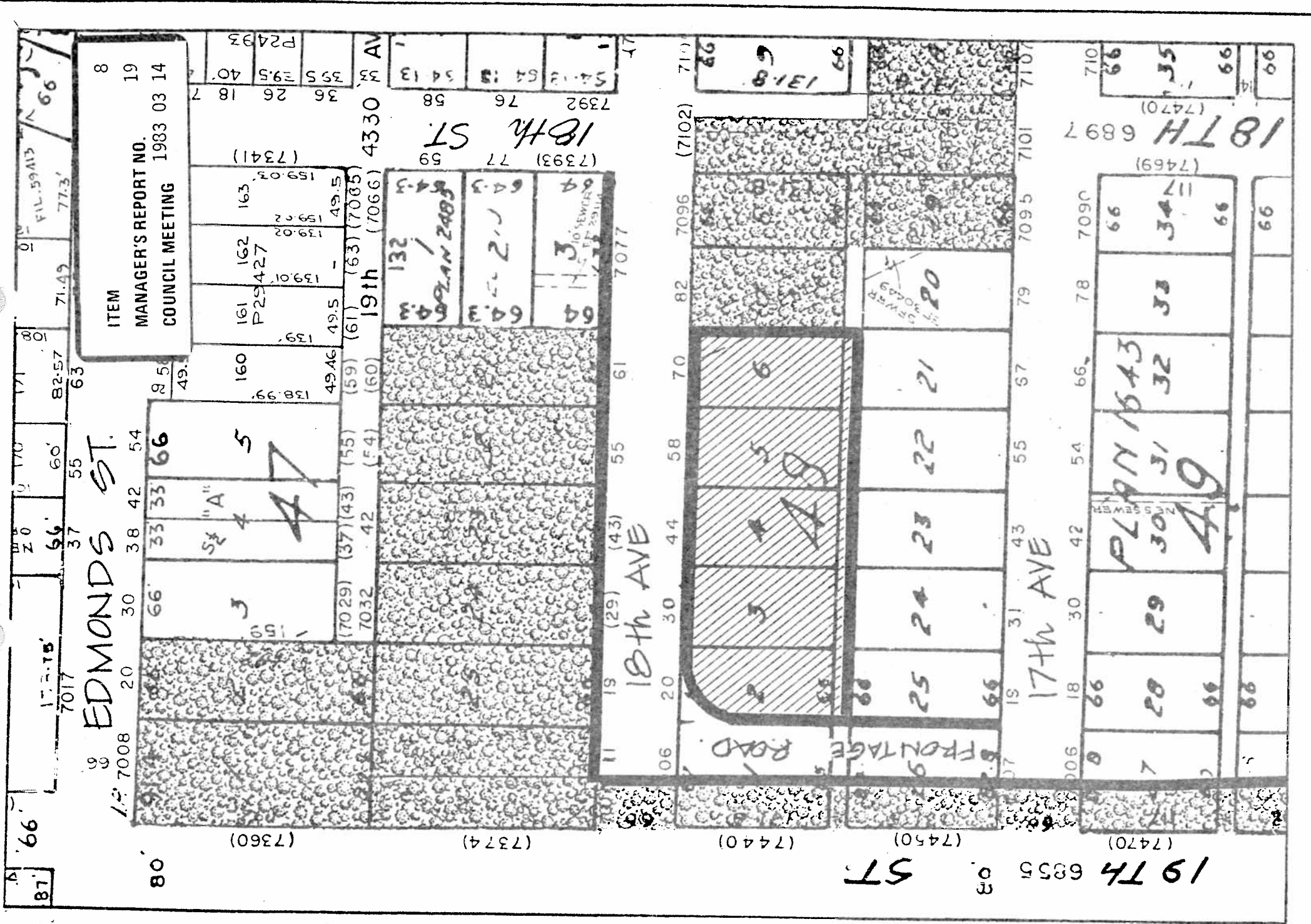
## ANALYSIS OF SITE 1 (See Sketch #1 and Schedule "A")

1. Address: 7020, 7030, 7044, 7058 and 7070 Eighteenth Avenue
2. Legal: Lots 2, 3, 4, 5 and 6, Block 48, D.L. 95N, Plan 1643
3. Location: The site is located in the Eastburn area south of Edmonds Street at the south-east corner of Nineteenth Street and Eighteenth Avenue.
4. Net Area: 4,379 m<sup>2</sup> (47,094 sq.ft.)  
0.43 ha (1.08 acres)  
44.4 m (145.8 ft.) x 100.6 m (330 ft.)
5. Site Observation: The site is vacant and well-treed, with some specimen conifers in evidence. To the south are single-family dwellings facing Seventeenth Avenue. To the west across Nineteenth Street are industrial buildings. To the north is a future ravine park trail area with two single-family dwellings and the balance of the area vacant and well-treed. To the east is a developed park trail area with a deep ravine.
6. Development Guideline: The site would be developed as a family-oriented townhouse project accommodating 13 units (allowable maximum of 12 units per acre). The site would be zoned to the Comprehensive Development District (CD) utilizing the Group Housing R8 (R5) Zoning District as a guideline. The site is currently zoned Residential District R5.
7. Development Comment: Located on the western periphery of a generally single-family dwelling area, bounded on two sides by park trail uses and adjacent but buffered from the Nineteenth Street secondary arterial, the subject site is ideally suited to a family-oriented townhouse project. An architectural concept utilizing natural material such as cedar siding and at a scale compatible with the single-family and park-like character of the area is promoted. The south and east property line should be fenced. The site is convenient to schools, community facilities, and the Middlegate Shopping Centre. The site is one block from the proposed ALRT Edmonds Station.
8. Site Servicing: The site would be sold as a serviced site. The Director Engineering has submitted estimates of costs necessary to service this site. The total estimated servicing costs are \$195,200 plus \$7,010 as connection fees. The servicing details are outlined in the attached Schedule "A" in the format of a Tentative Letter of Approval to a private applicant. This format assures greater certainty that all standard requirements and procedures are covered.  
  
Required services include the upgrading of Eighteenth Avenue along the frontage of the site. A new 3.0 m wide easement is required along the south property line and the existing sewer easement crossing the north-eastern corner of the site is to be retained.  
  
The actual procedure proposed for the closure of the existing lane right-of-way and the required Frontage Road dedication along Nineteenth Street would be by means of a Road Exchange Bylaw rather than the Road Closing Bylaw mentioned in Schedule "A". The Municipal Solicitor is in support of this Road Exchange Bylaw procedure.
9. Neighbourhood Parkland Acquisition Charge: The Greater Vancouver Housing Corporation will be depositing the requisite per unit Neighbourhood Parkland Acquisition Charge prior to final adoption of a rezoning bylaw. The applicable charge at this time is \$829.00 per unit.

## ANALYSIS OF SITE 2 (See Sketch #2 and Schedule "B")

1. Address: 7969 Wedgewood Street
2. Legal: Part of Lot 152, D.L. 90, Plan 40495
3. Location: The site is located just west of Robert Burnaby Park, a lot depth north of Edmonds Street.
4. Net Area: Approximately -
 


12,761 m <sup>2</sup>	(137,214 sq.ft.)
1.27 ha	(3.15 acres)
63.1 m	(207 ft.) x 202 m (663 ft.)
5. Site Observation: The site is vacant and well-treed. To the north, west and south are single-family dwellings and duplexes on deep lots and in good condition. To the east lies Robert Burnaby Park.
6. Development Guideline: The site would be developed as a family-oriented townhouse project accommodating approximately 38 units (allowable maximum of 12 units per acre). The site would be zoned to the Comprehensive Development District (CD) utilizing the Group Housing (R8) Zoning District. The site is currently zoned Residential District R5.
7. Development Comment: A relatively large property, tucked in behind single-family and duplex dwellings on deep lots just west of the Robert Burnaby Park amenity, the subject site is well-suited to a family-oriented townhouse project. An architectural concept utilizing natural materials such as cedar siding and at a scale compatible with the single-family and duplex dwelling and park-like character of the area is promoted. The south, north, and west property lines should be fenced. The site is convenient to schools and community facilities.
8. Site Servicing: The site would be sold as a serviced site. The Director Engineering has submitted estimates of costs necessary to service this site. The total estimated servicing costs are \$266,200 plus \$5,210 as connection fees. The servicing details are outlined in the attached Schedule "B" in the format of a Tentative Letter of Approval to a private applicant. This format assures greater certainty that all standard requirements and procedures are covered.  
 Required services include the extension on a curving alignment of Fourth Street from Edmonds Street northwards to the Fourth Street alignment along the west boundary of Robert Burnaby Park, and the completion of the Wedgewood Street cul-de-sac at the south western extremity of the subject site. The required rights-of-way would be dedicated by the Municipality. The primary access to this site would be from the Fourth Street extension.  
 The 30 foot-wide unopened right-of-way to the south would be retained to protect possible future-needed, rear access to the properties fronting Edmonds Street. No lane construction would be required at this time.
9. Neighbourhood Parkland Acquisition Charge: The Greater Vancouver Housing Corporation will be depositing per unit Neighbourhood Parkland Acquisition Charge prior to Final Adoption of a rezoning bylaw. The applicable charge at this time is \$829.00 per unit.



Date JUNE 1981

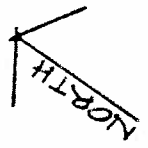
Scale 1" = 100'

Drawn By

 **SITE 1**  
Burnaby Planning Department

7020, 7030, 7044, 7058 & 7070 18th AVE  
LOTS 2, 3, 4, 5, 6, BLOCK 48, D.L. 95 N, P.I. 1643

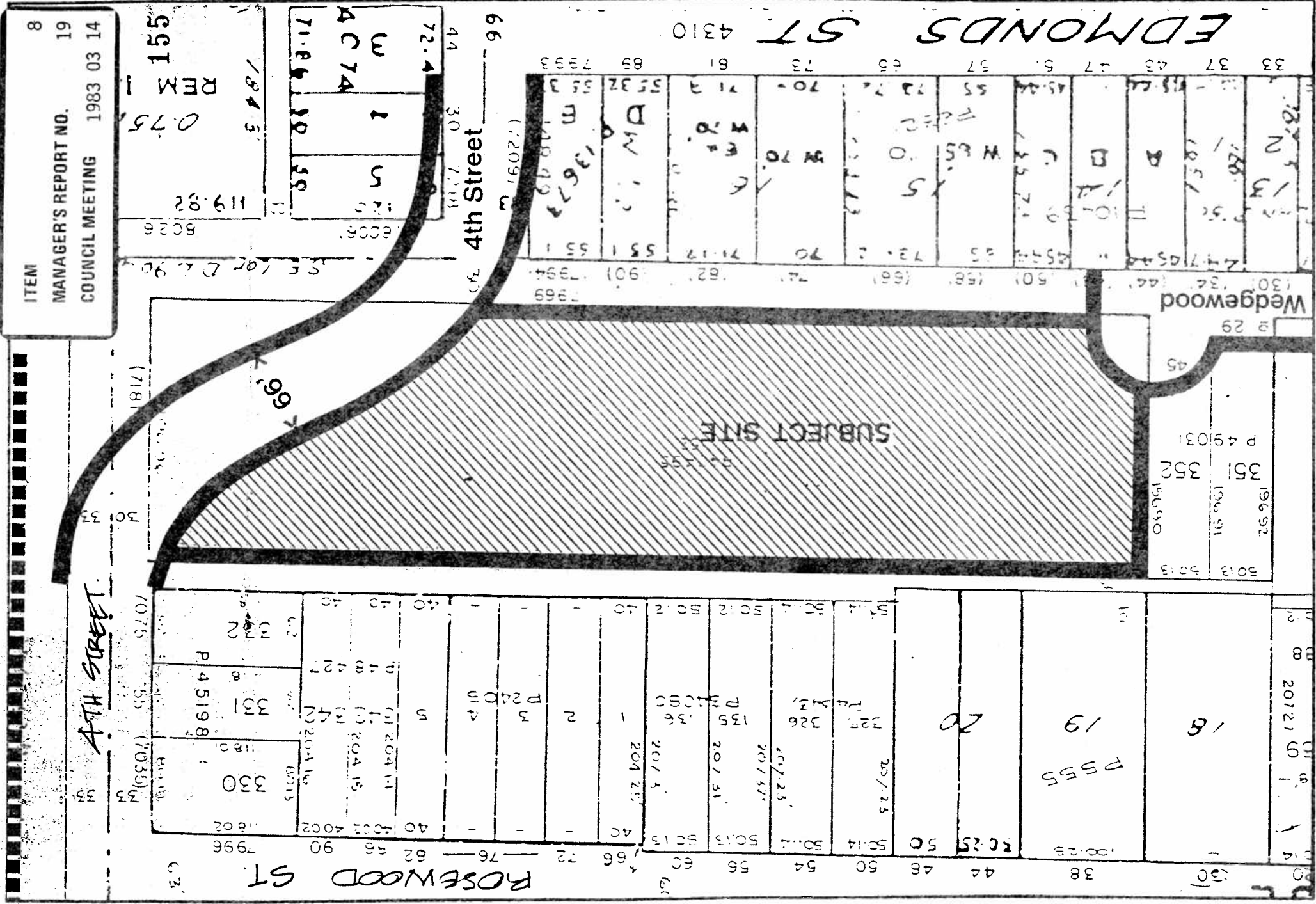
NET SITE: 0.43 ha (1.08 acre)

NORTH 

154

SKETCH 1

ITEM 8  
 MANAGER'S REPORT NO. 19  
 COUNCIL MEETING 1983 03 14



Date 81 05 12  
 Scale 1" = 100'  
 Drawn By



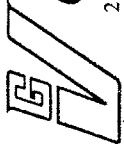
**SITE 2**  
 Burnaby Planning Department



North  
 Municipally owned property  
 7969 Wedgewood, part of lot 152, D.L.90, P.I.40495  
 Approx. 3.15 acres net site

SKETCH 2





## Greater Vancouver Housing Corporation

2294 WEST TENTH AVENUE VANCOUVER, BRITISH COLUMBIA V6K 2H9 TELEPHONE 731-1155

ITEM 8  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1983 03 14

Please refer to our file number:

February 1, 1983.

The Corporation of the District of Burnaby,  
4949 Canada Way,  
BURNABY, B.C.  
V5G 1M2

Attention: Mr. A. L. Parr, Director of Planning  
and Building Inspection

Gentlemen:

Re: The Two Proposed Burnaby-owned Sites:

1. 18th Avenue & 19th Street
2. Wedgewood Street & 4th Street

We enjoyed a very positive and constructive meeting with Mr. Ito and Mr. Evans on January 26, 1983. Based on this meeting, we are prepared to make an offer to the Municipality which, although it is subject to the necessity of various approvals on both sides, should bring us closer to our mutual goal in providing non-profit affordable housing in Burnaby.

The Housing Corporation is very interested in both sites although Site 2, the Wedgewood site, appears to offer a better location in terms of family-oriented amenities and better management scale with a potential for 38 units. We do not wish to lose the proximity of the smaller site to the Rumble Street ALRT Station and the great potential this transportation feature offers as well as the potential attraction of the proposed Ravine Park adjacent to this site. But the smaller size of the Eighteenth Street site would make it somewhat less desirable because of the higher per unit management costs expected in a 12-unit project.

**NOTE:**  
All references to Site 1 should be adjusted to a 13 unit proposal rather than a 12 unit proposal.

We would be prepared to offer the Municipality 12 x \$20,000 = \$240,000 for site 1 plus 12 x \$5,000 = \$60,000 as a part share in off-site improvement costs, including the park levy, for a total of \$300,000 payable immediately prior to the issuance of the Building Permit for the fee-simple acquisition of the Eighteenth Street site. This offer is subject to the approval of our Board of Directors, to CMHC's approval of a final budget for the commitment of subsidy under Section 56.1 of the NHA and to Burnaby's approval of appropriate rezoning to allow a 12-unit project and of final plans for the issuance of the Building Permit for such a project.

CDB

- 2 -

February 1, 1983.

Subject to the same conditions, we would offer the municipality 38 x \$20,000 = \$760,000 plus 38 x \$5,000 = \$190,000 as a part share in off-site improvement costs, including the park levy, for a total of \$950,000 for the fee-simple acquisition of the Wedgewood Street site, assuming that the rezoning will allow a maximum of 38 units on the site.

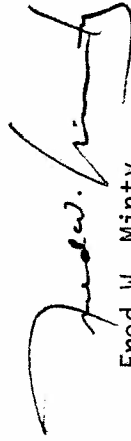
If either or both of these offers is acceptable to the Corporation of the District of Burnaby then we would request that the Municipality grant an option to purchase these lands to the Housing Corporation, for a token consideration, for a period of six months during which the Housing Corporation would endeavor to obtain the necessary approvals through the following sequence of steps:

1. GVHC would request its Boards approval in principle, GVHC would submit an initial rezoning report to Burnaby together with the rezoning application fee and request a CMHC allocation of funds;
2. GVHC would advertise and invite proposals for the design and construction of housing projects to accord with the anticipated rezoning of the sites and obtain its Board's approval of a successful proponent;
3. The successful proponent would present his plans as our representative in pursuit of the final adoption of the rezoning by-law and complete the working drawings and specifications as required by CMHC, the Municipality and GVHC;
4. Once rezoning is complete and mutually approvable plans are available, the GVHC would pay the agreed monies for clear title to the lands and enter into a construction contract with the successful proponent.
5. As our representative, the successful proponent would make application for all permits and licences necessary for the completion of the housing project.

Please advise directly if there are questions or problems with this plan and, if not, please present our offer to Council.

Yours truly,

GREATER VANCOUVER HOUSING CORPORATION,



Fred W. Minty,  
Proposal Call Officer

FWM:rr