

ITEM 6
MANAGER'S REPORT NO. 46
COUNCIL MEETING 1983 06 27

RE: STATUS OF 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
(ITEM 8, REPORT NO. 19, 1983 MARCH 14)
(ITEM 12, REPORT NO. 28, 1983 APRIL 18)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 June 23

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

RE: Status of 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.
(Attached Sketches 1 and 2)

RECOMMENDATION:

THAT a copy of this report be sent to the Greater Vancouver Housing Corporation, 2294 West 10th Avenue, Vancouver, B.C. V6K 2H9.

REPORT

Council will recall that a staff report dated 1983 March 02 concerning the sale of two municipally-owned sites to the Greater Vancouver Housing Corporation (GVHC) had been submitted to Council and the four recommendations outlined in that report were adopted by Council on 1983 March 14. The four recommendations read as follows:

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 the 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 the 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.

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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.

In a subsequent report dated 1983 April 08, Council adopted a minor increase in the area of Site 1 as outlined in the attached Sketch 1.

After extensive discussions with Canada Mortgage and Housing Corporation (CMHC), GVHC has indicated in a letter dated 1983 June 16 (attached) that funding allocations are not available from CMHC for these two subject sites in 1983. Therefore, GVHC is unable to proceed with detailed rezoning proposals and to enter into interim purchase agreements with the Municipality at this time.

However, in line with the previous recommendations adopted by Council on 1983 March 14, the Director Engineering is continuing to pursue the full servicing of the subject two sites which will place them in a state of readiness for development.

The Planning & Building Inspection Department will maintain the GVHC proposal in abeyance but would be prepared to reactivate the matter upon receiving a further positive response from GVHC, perhaps by early 1984. The proposal would also be reviewed at that time including a re-assessment of the appropriate land purchase price.


This is for the information of Council.

ALP

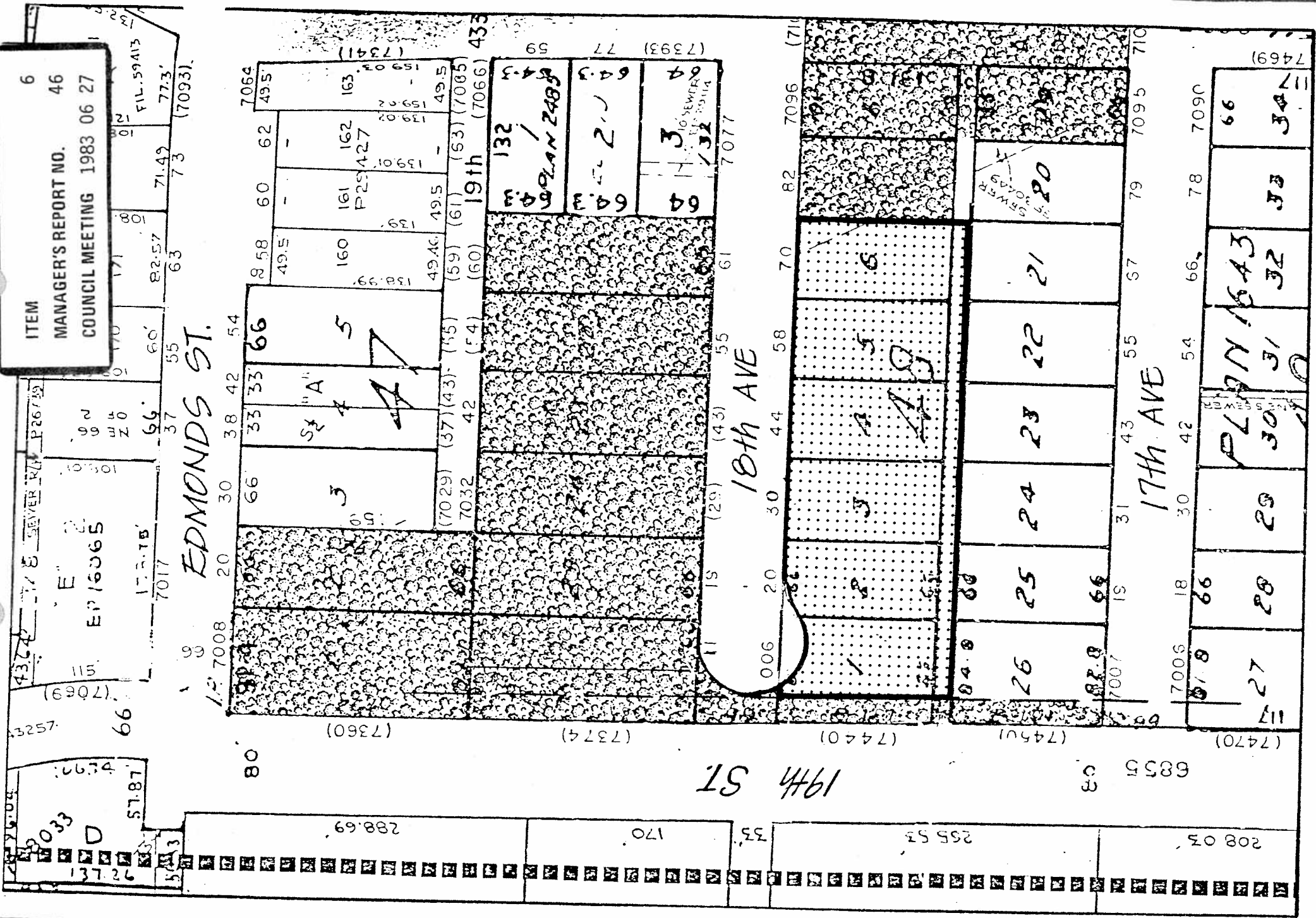
KI:ad

Atts.

cc: Director Finance
Municipal Solicitor
Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date

03-04-05

Scale

1" = 100'

Drawn By



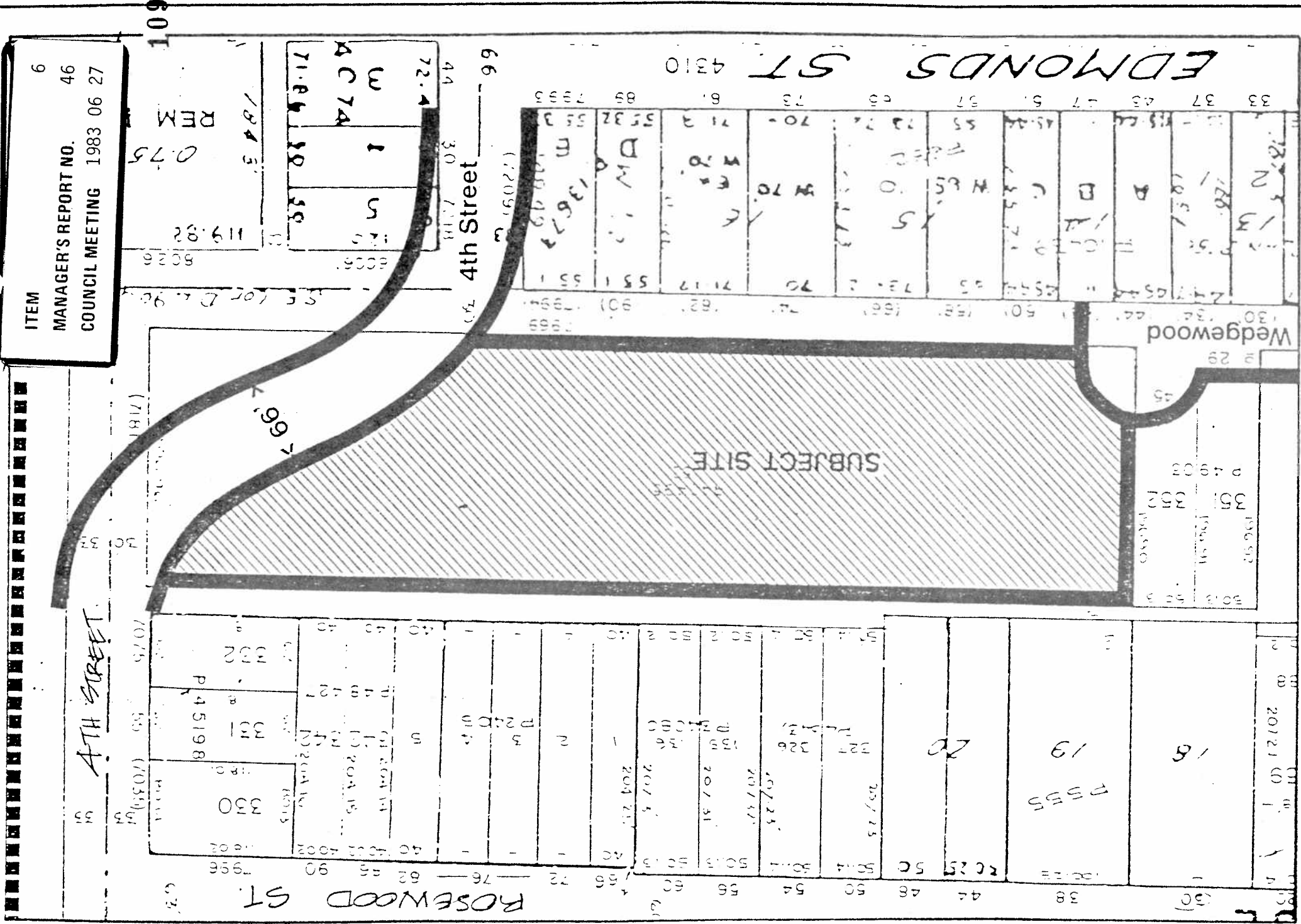
SITE 1

Burnaby Planning Department

7006, 7020, 7030, 7044, 7058 & 7070 18th AVE
 LOTS 1 to 6 inclusive, Blk 40, D.L. 95N, Pt. 1643

NET SITE: 0.52 ha (1.28 acre)
 approx.


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Date
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Scale
 1" = 100'

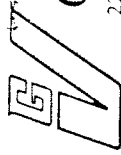
Drawn By
 SKETCH 2

 **SITE 2**
 Burnaby Planning Department

Municipally owned property
 7,669 Wedgewood, part of lot 152, D.L. 90, P.L. 40495
 Approx. 3.15 acres net site



North



Greater Vancouver Housing Corporation

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

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Please refer to our file number:

June 16, 1983.

DELIVERED BY HAND

Mr. A. L. Parr,
Director of Planning & Building Inspection,
The Corporation of the District of Burnaby,
4949 Canada Way,
BURNABY, B.C.
V5G 1M2

Dear Mr. Parr:

Re: The Two Proposed Burnaby-Owned Housing Sites:
1. 18th Avenue & 19th Street
2. Wedgewood Street & 4th Street

Further to our letter of March 25, 1983, and subsequent discussions with Mr. Ito of your office, we must advise that we have not been successful in our requests for additional allocations from CMHC. A copy of their most recent letter in this regard, dated May 20, 1983, is attached for your information. We have had further meetings with CMHC management in the last week and we must conclude that additional allocations for these two projects cannot be expected prior to December, 1983, at the earliest.

The Housing Corporation cannot proceed to enter into interim purchase agreements without a supporting commitment from CMHC which we do not have at this time. Nor do we feel we should apply to develop and re-zone these sites prior to our being in a position to commit ourselves to these developments.

We are keeping you advised of our situation in appreciation that the District of Burnaby has decisions to make regarding the servicing of the sites and regarding the general disposition of the sites.

We sincerely appreciate the efforts of your staff to date and we hope that we will yet be able to work with the District of Burnaby to provide good housing on these two sites in the future.

Yours truly,

GREATER VANCOUVER HOUSING CORPORATION,

Fred W. Minty,
Proposal Call Officer

FWM:rr
Att.

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Canada Mortgage and Housing Corporation
Vancouver Branch. Société canadienne
d'hypothèques et de logement

Succursale de Vancouver

Suite 400, Porte 400
2600 Granville St., 2600, rue Granville
Vancouver, B.C. Vancouver (C.-B.)
V6H 3V7 V6H 3V7

May 20th, 1983

Greater Vancouver Housing Corporation
2294 West 10th Avenue
Vancouver, B.C. V6K 2H9

Attention: Mr. Fred W. Minty,
Proposal Call Officer

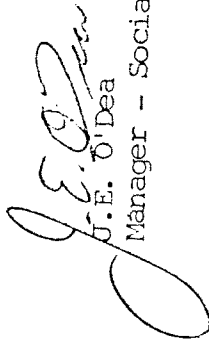
Dear Mr. Minty:

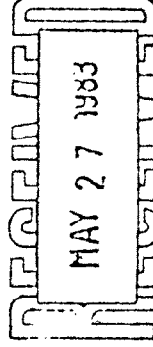
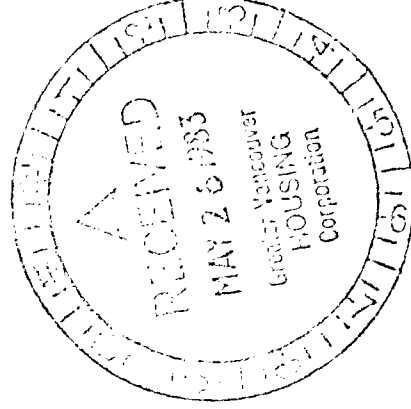
Re: 18th Street & 19th Avenue, Burnaby
Wedgewood & 4th Street, Burnaby
1983 GVHC Proposals

Thank you for your letter of May 11th, 1983, giving us an update on the "Keith Road" and "VGH" projects.

We noted however on the attached internal GVHC progress report from W.Lane dated May 6th, 1983 that you are actively pursuing commitment of the 2 above-noted projects for 1983. It should be made clear at this point that C.M.H.C. has currently expended all units available for 1983. If the GVHC wishes to submit formal proposals on the projects they will be reviewed. Should units come available later in the year they will be allocated to the projects which best address C.M.H.C.'s requirements. If additional units are not made available for 1983 your proposals will be considered for 1984.

Yours truly,


J.E. O'Dea
Manager - Social Housing



ROUTE
Original..... *FWM*
Copies.....
Action Copy.....
Info. Copy.....