

ITEM 10
MANAGER'S REPORT NO. 43
COUNCIL MEETING 88/06/20

RE: LETTER FROM INNER CITY HOUSING SOCIETY,
1646 W. 7TH AVENUE, VANCOUVER, B.C., V6J 1S5
PROPOSED CO-OPERATIVE HOUSING DEVELOPMENT
19TH STREET AND SEVENTEENTH AVENUE
REZONING REFERENCE NO. 4/88

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JUNE 07

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PROPOSED CO-OPERATIVE HOUSING DEVELOPMENT
19TH STREET AND SEVENTEENTH AVENUE
R.Z. #4/88

=====
RECOMMENDATION:

1. THAT a copy of this report be sent to the Inner City Housing Society, 1646 West 7th Avenue, Vancouver, B.C. V6J 1S5, and to Weber and Associate, 401 - 958 West 8th Avenue, Vancouver, B. C. V5Z 1E5 (the applicant for R.Z. #4/88).

R E P O R T

1.0 INTRODUCTION AND BACKGROUND

Appearing on this Agenda is a submission from the Inner City Housing Society regarding land assembly for the above-noted rezoning application for a proposed co-operative housing development located east of the intersection of 19th Street and Seventeenth Avenue (see attached Sketches 1 and 2) in the Edmonds Station Area. The subject application for rezoning to CD Comprehensive Development District (based on RM3 guidelines) was considered by Council on 1988 March 21 at which time a recommendation was adopted authorizing staff to meet with the applicant to encourage him to enlarge his site assembly through the inclusion of 7042 Seventeenth Avenue/7043 Sixteenth Avenue. This has now been accomplished by the applicant.

The proposed site assembly includes three municipally owned lots (7007/7019/7029 Sixteenth Avenue) as well as a lane closure. The closure of Sixteenth Avenue adjacent to the site is also planned, and the possibility of including it in the subject site has been discussed with the applicant. A decision and commitment by the applicant regarding this portion of Sixteenth Avenue will be required shortly, in order that it can be determined whether this road closure area is to be included in the subject site or in the site on the other side of the street, for which a rezoning application (R.Z. #47/88) has now also been received, and is to be reported on in July.

The current submission from the Inner City Housing society requests an indication of the value of the Municipal properties and lane closure area to be included in the subject site. Consideration is also requested of the possibility of the Municipality's completing the land assembly for the project in order to lease it to the development.

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2.0 LAND VALUE

The Solicitor has prepared an estimate of value (Attachment "A") for the subject Municipal properties. Based on this, the Solicitor has recommended that the upset price for these properties be set at \$17.00 per square foot on the net area.

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A report recommending that Council authorize the sale of the subject Municipal lots would be submitted following Second Reading of the rezoning for the overall site. A Highway Exchange By-law will be recommended with respect to the required road widening and lane closure (and closure of Sixteenth Avenue if it is to be included in the site), with compensation to the Municipality for the resulting net gain in site area.

3.0 MUNICIPAL LAND ASSEMBLY AND LEASE PROPOSAL

The Inner City Housing Society's submission also suggests exploration of the possibility of the Municipality acquiring private properties within the proposed development site to complete the proposed land assembly in order to lease the consolidated site to the proposed housing cooperative.

Upon consideration of this suggestion, this Department has concluded that any Municipal land assembly for leasing purposes should only be undertaken within the framework of an adopted general Municipal policy with specific criteria to achieve specific, clearly-defined Municipal objectives. Otherwise, to pursue a land assembly and leasing project on an ad-hoc basis for the benefit of a specific developer might be perceived as special treatment or favouritism on the Municipality's part, in an area where other similar developments are proceeding without Municipal assistance of this kind. Although the current request could provide an occasion for initiating a general policy review of this topic, this approach would probably not meet the current developer's timing constraints. We would also note that on preliminary examination, the current suggestion of a Municipal land assembly to lease for co-operative housing development on the subject site within the Edmonds Station Area does not appear to be justified to meet Municipal needs or objectives. Subsidized special housing development in the Edmonds Station Area is not considered to be in need of stimulation, with two co-operative projects recently rezoned and currently under construction (R.Z. #59/87 and R.Z. #69/87), while rezonings for two other co-operative proposals (R.Z. #23/88 and R.Z. #35/88) and two subsidized rental proposals (R.Z. #77/87 and R.Z. #47/88) are being actively pursued in addition to the current proposal (see Sketch 2). In the adjacent Edmonds Town Centre South Area three additional co-op proposals (R.Z. #5/88, R.Z. #21/88 and R.Z. #33/88) and one subsidized rental proposal (R.Z. #78/87) are also being actively pursued at present.

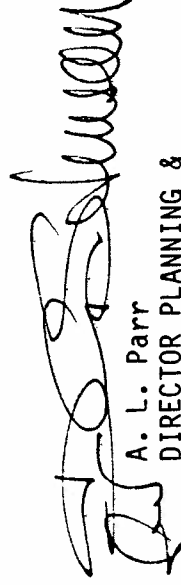
4.0 CONCLUSION

In conclusion, it is considered that this report provides the information necessary to enable the applicant to pursue the subject development proposal on the same basis that other similar proposals in the area are currently being pursued.

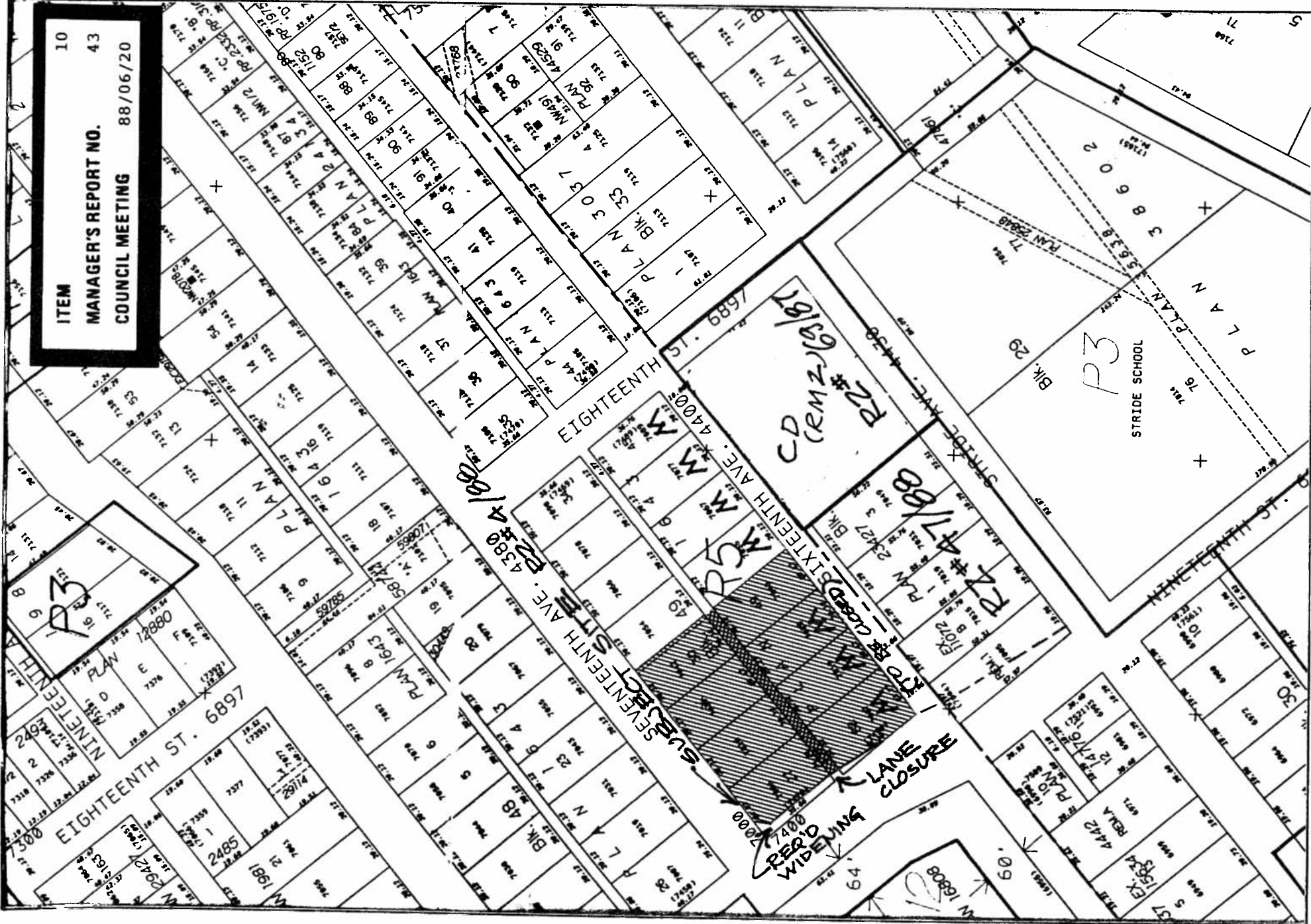
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Attachments

cc: Municipal Solicitor



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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Date: 1988 JUNE
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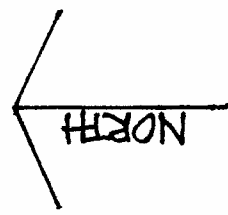

 CITY OF BURNABY
 Planning &
 Building Inspection
 Department

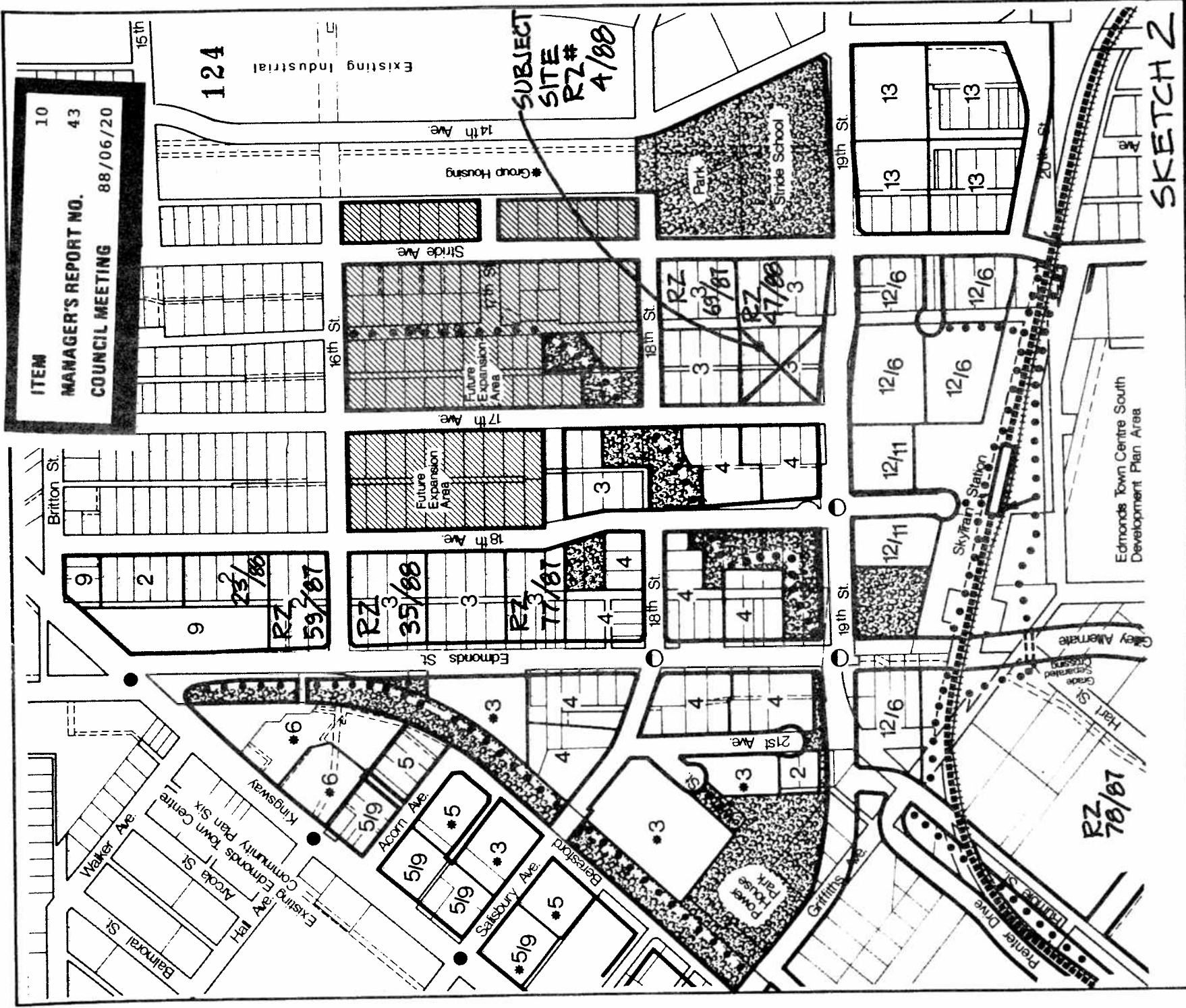
RZ # 4/88

M = MUNICIPAL PROPERTIES

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SKETCH



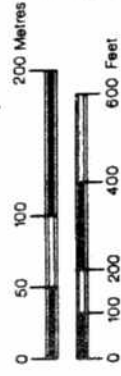


SKETCH 2

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LEGEND:

- 2▲ Low Rise Multi Family Residential (RM2—40 UPA)
- 3▲ Low Rise Multi Family Residential (RM3—50 UPA)
- 4▲ High Rise Multi Family Residential (RM4—80 UPA)
- 5▲ High Rise Multi Family Residential (RM5—100 UPA)
- 12▲ Low / Medium Density Office (M5 Guidelines)
- 13▲ Light Industrial (M5 Guidelines)
- ▲ Future Low Rise Multi Family Residential Expansion Area—(RM2 & RM1)
- ▨ Park, School, Trail And Ravine Areas
- Walkways / Trails
- Developed
- Existing Traffic Signals
- Potential Traffic Signals
- 6▲ Institutional
- 9▲ Commercial (C3)
- 11▲ Commercial (C1)



Edmonds Station Area Plan

Expansion Of Community Plan Six

Improvements

All three properties are heavily treed with only Lot 52 having access to a constructed road. 16th Avenue is unconstructed and constitutes technical access only to Lots 50 and 51.

Background

The subject properties are located on the north side of the 16th Avenue road allowance east of 19th Street. In the Edmonds Station Area Plan certain sites, which have been designated for multi-family development, are considered suitable for development at this time and others are reserved for future expansion.

In terms of density the proposed zoning of the surrounding area considered ripe for development is CD based on RM3 guidelines which would allow a maximum F.A.R. of 1.1 and a maximum height of three storeys. While the designated sites are largely undeveloped at this time, interest seems to be increasing with two projects currently under construction and several others under application. The two which are under construction are based on the RM2 guidelines with an F.A.R. below .9 and a preponderance of two and three bedroom units.

The site containing the subject properties is currently under application for rezoning to the CD District based on RM3 guidelines. It is expected that the overall F.A.R. will be close to 1.1 with a mix of mostly one and two bedroom units.

The alternate land use would be the development, under the existing R5 zoning, of three duplex lots. A cursory examination of the servicing costs versus recapture indicates that the highest and best use would definitely be development of the land for a multi-family use.

Direct Sales Comparison Approach

Due to recent activity in the immediate area a number of good comparables have been isolated. Suitability in terms of density, location, and sale date were considered essential elements in choosing the comparables.

The following sales have been found which contain the essential elements as noted above.

Sales Comparables

Sale 1

Address: 7059/7071/7081/7093 Stride Avenue
Zoning: CD (RM2)
Site Size: 264' x 198.5' = 52,404 sq. ft.
Sale Price/Date: \$860,000/January 1988

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F.A.R. Allowed:
Unit Count:

.897
44 total - 3 bdrm. - 28
2 bdrm. - 14
1 bdrm. - 2

Description:
(37 units per acre)
Site assembled for a housing co-op currently under construction. 3 blocks to Edmonds Station. Similar location to subject. No known ground problems.

Price/S.F. Land: \$16.41
Price/Unit: \$19,545
Price/S.F. Buildable: \$18.29

Sale 2

Address: 7480/7490 Kingsway, 7385/7391/7395
16th Avenue

Zoning: RM2
Site Size: Irregular - 42,938 sq. ft.
Sale Price/Date: \$699,000/December 1987
F.A.R. Allowed: .89

Unit Count: 32 Total - 4 bdrm. - 3
3 bdrm. - 19
2 bdrm. - 10

Description:
(31.5 units per acre)
Site assembled for a housing co-op currently under construction. Six blocks to Edmonds Station. Location inferior to subject in terms of noise and lack of privacy. No known ground problems.

Price/S.F. Land: \$16.27
Price/Unit: \$21,843
Price/S.F. Buildable: \$18.30

Sale 3

Address: 7204/7210/7216 Edmonds,
7205/7211/7217 18th Avenue

Zoning: CD (RM2)
Site Size: 198' x 310' = 61,300 sq. ft.
Sale Price/Date: \$750,000/July 1987
F.A.R. Allowed: .9

Unit Count: 51 Total - 3 bdrm. - 36
2 bdrm. - 11
1 bdrm. - 4

Description:
(36 per acre)
Site assembled for a housing co-op nearing completion. Six blocks to Edmonds Station. Similar location to subject. Busier street. No known ground problems.

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Price/S.F. Land:
Price/Unit:
Price/S.F. Buildable:

\$12.21
\$14,705
\$13.57

Sale 4

Address: 5278/5292/5312/5338 Victory Street
Zoning: CD (RM3)
Site Size: 220' x 138.5' =30,470 sq. ft.
Sale Price/Date: \$594,000/July 1987
F.A.R. Allowed: 1.1
Unit Count: 39 - 2 bdrm. units (42 per acre)
Description: Site assembled for market housing.
Remote location from subject. Two blocks to Royal Oak Station. No known ground problems.

Price/S.F. Land: \$19.49
Price/Unit: \$15,230
Price/S.F. Buildable: \$17.72

Sale 4, while being close to an ALRT Station, is considered to be rather remote from the subject property and within a different market area.

Sales 1, 2, and 3 are all in close proximity to the subject property and have the advantage of being recent sales of land on which apartments are currently being constructed. All three have a similar F.A.R., unit density and suite mix. Due to sales date, Sales 1 and 2 are considered the most valid with Sale 1 being the closest in proximity.

Therefore, based on Sale 1 and supported by Sale 2 the indicated value per square foot of land is \$16.41 or, in terms of the subject property, represents a total value of

\$16.41 x 29,300 = \$480,813.00

Rounded to \$480,000.00.

Based on this and given the possibility of a higher density than the comparables we would recommend that the upset price for these properties be set at \$17.00 per square foot on the net area.



Peter Devonshire
Solicitor

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