

REPORT
1993 May 10

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Non-Market Housing Component - Royal Oak
Estates (Toho Developments Canada Ltd.)

RECOMMENDATIONS:

1. THAT Council approve the proposed development of and a funding proposal for seniors' non-market housing as outlined in this report.
2. THAT a copy of this report along with a covering letter from the City Clerk be submitted to British Columbia Housing Management Commission on 1993 May 11 as an indication of Council's support for the subject funding application to the Federal-Provincial Non-Profit Housing Program.

R E P O R T

The Housing Committee, at its meeting held on 1993 May 03, adopted the attached staff report supporting an application from the Japanese Canadian Society of Greater Vancouver for Senior Citizens Housing to the 1993 Non-Profit Housing Program for funding for the development of 50 one bedroom units for senior citizens at the proposed Royal Oak Estates project at the former Burnaby South Secondary School site.

Respectfully submitted,

Councillor L. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

<p>: COPY - CITY MANAGER - DIR. ADMIN. & COMM. SERV. - DIRECTOR PLANNING & BUILDING - DIR. REC. & CULT. SERV.</p>

TO: HOUSING COMMITTEE 1993 APRIL 29
FROM: ACTING DIRECTOR PLANNING & BUILDING OUR FILE: 15.490
SUBJECT: **NON-MARKET HOUSING COMPONENT - ROYAL OAK ESTATES
(TOHO DEVELOPMENTS CANADA LTD.)**

Purpose: To obtain a resolution from Council supporting an application from the Japanese Canadian Society of Greater Vancouver for Senior Citizens Housing to the 1993 Non-Profit Housing Program for funding for the development of 50 one bedroom units for senior citizens at the proposed Royal Oak Estates project at the former Burnaby South Secondary School site.

RECOMMENDATION:

1. **THAT** the Housing Committee recommend that Council approve the proposed development of and a funding proposal for seniors' non-market housing as outlined in this report.
2. **THAT** a copy of this report along with a covering letter from the City Clerk be submitted to the British Columbia Housing Management Commission on 1993 May 11 as an indication of Council's support for the subject funding application to the Federal-Provincial Non-Profit Housing Program.

REPORT

1.0 BACKGROUND

At its meeting of 1993 March 29, Council endorsed the revised Edmonds Town Centre West Development Plan as the basis for inviting comments from area residents and property owners in the area. This plan relates to the proposed redevelopment of the former Burnaby South Secondary School site accommodating approximately 615 market residential units. An integral component of the proposed redevelopment of the site involves the establishment of a National Nikkei Heritage Centre including a Nikkei Park Japanese Garden open to the public, and specific social housing provisions composed of a senior housing development and a health care facility.

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2.0 SOCIAL HOUSING COMPONENT

In response to Council's policy requirement that 20% of the residential units be developed as non-market, a significant non-market housing/open space/cultural facilities component has been proposed. This would include the provision of 50 seniors housing units and 75 health care beds for a total of 125 units/beds. The 75 health care beds, the National Nikkei Heritage Centre and a Nikkei Park Japanese Garden are to be located on a large site at the eastern end of the site (site 8 on the attached Figure 1). The 50 seniors housing units are located on a smaller separate site, just west of Sperling Avenue on the designated site 7 as shown on Figure 1.

It has been indicated that it will be necessary for the necessary funding to be assured and site specific rezoning applications be pursued for these social housing components in a way that is linked to the rezoning and development of the market housing. The definition of that phasing is still being discussed with the developers of the site.

3.0 NON-PROFIT HOUSING PROGRAM PROPOSAL CALL

The deadline for project funding under the Federal-Provincial Non-Profit Housing Program, which is administered in British Columbia by the British Columbia Housing Management Commission (BCHMC), is 1993 May 11. Unit allocations will be made in 1993 June.

The number of units to be allocated in British Columbia in 1993 under the program is 404, with 317 (78%) of those units targeted to low-income families and 87 (22%) targeted to low-income seniors. For the Lower Mainland, the unit total is 215, with 169 (79%) of the units targeted to families and 46 (21%) targeted to seniors.

It is staff's understanding that the Federal Budget brought down on 1993 April 26 terminated federal financial participation in the Non-Profit Program effective in 1994. This means that unless the Provincial Government finances a unilateral Provincial Non-Profit Housing Program in 1994, 1993 will be the last year it will be possible to build subsidized core-need housing units in British Columbia.

The Japanese Canadian Society of Greater Vancouver for Seniors' Citizens Housing is preparing a submission to the 1993 Non-Profit Housing Program. (see attached correspondence) The submission relates to their proposal for 50 seniors housing units, of which 47 would be one bedroom units and 3 developed as one bedroom units for the physically disabled.

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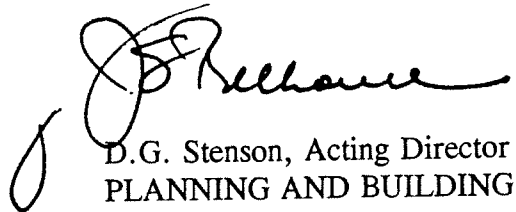
(Toho Developments Canada Ltd.)

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As part of the application process, BCHMC encourages a letter of support from the City Council. In view of the fact that the application to BCHMC for 50 senior units is consistent with the policy direction established for the draft Edmonds Town Centre West Development Plan, staff would recommend that a copy of this report, together with a covering letter from the City Clerk be forwarded to BCHMC, as an indication of Council's support for the funding application to the Federal-Provincial Non-Profit Housing Program.

In the event that the unit allocation for the subject application is not successful, it will be necessary to pursue other innovative approaches for achieving the affordable non-market objective for this area. Staff will continue to work with those involved with the proposed development of the subject site towards successful satisfaction of this and the other non-market related requirements.



D.G. Stenson, Acting Director
PLANNING AND BUILDING

JSB/db

Attachment

cc: City Manager
Director Administrative & Community services
Director Recreation & Cultural Services

BY FAX TO 294-7220

April 29, 1993

The Corporation of the
District of Burnaby
Planning & Building Inspection
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Mr. Jack S. Belhouse, Assistant Director - Long Range Planning

Dear Sirs:

As discussed briefly at our meeting of April 26, 1993, the Japanese Canadian Society of Greater Vancouver for Senior Citizen Housing, is currently preparing an "expression of interest" for submission to BCHMC's 1993 Non-Profit Housing Program. One of the requirements is for a letter of conformity from the City Planning Department, and sponsors of housing are also encouraged to provide a letter of support from City Council.

We believe that you are already familiar with the overall project, to be called the "National NIKKEI Heritage Centre", which is proposed for the easterly portion of the Burnaby South Secondary School site. This portion of the site, comprising approximately 2.55 acres, is being purchased from Toho Developments, who are in the process of purchasing the overall site.

The NNHC project will consist of a 75 bed multi level care facility, a 50,000 square foot cultural centre which will include the National Japanese Canadian Museum, and a 34,000 square foot housing component consisting of fifty one-bedroom units for seniors. The authentic Japanese garden to be located adjacent to and west of the Cultural Centre is also part of the proposed development. This garden will be developed and maintained by the NNHC Society; public access to the garden will be available.

We believe that the combination of the components on the site will provide an interesting and complimentary mix of uses for that area of the City. We would appreciate endorsement from City Council which will strengthen our position in applying for funding from BCHMC for the non-profit housing units.

If any further information is required, please do not hesitate to contact me at 687-7221.

Respectfully yours,



A. George Oikawa
Director.



Japanese Canadian Society of Greater Vancouver

Box 69397 Station K, Vancouver, B.C. V5K 4W7

