

TO: MAYOR COPELAND AND
MEMBERS OF COUNCIL

1995 AUGUST 09

FROM: HOUSING COMMITTEE

SUBJECT: HOMES B.C. PROGRAM - APPLICATION BY
NEW VISTA SOCIETY (11TH AVENUE PROPERTIES)

PURPOSE: To recommend to Council that it provide its support in principle for a rental non-profit family housing project at 11th Avenue and Newcombe Street by New Vista Society under the Homes B.C. Program.

RECOMMENDATIONS:

1. **THAT** Council provide its support in principle for a rental non-profit family housing project, with a component of second stage housing, by New Vista Society on its lands at 11th Avenue and Newcombe Street under the Homes B.C. Program, while at the same time recognizing that the project would need to be subject to a community plan amendment and rezoning process based on an appropriate plan of development.
2. **THAT** a copy of this report be forwarded to the New Vista Society and the British Columbia Housing Management Commission.

REPORT

1.0 INTRODUCTION

In response to recent enquiries concerning city-owned sites that might potentially be available for inclusion in the 1995-96 Homes B.C. Non-Profit Rental Housing Program, Council recently received a report on this subject. At that time, Council adopted a recommendation that a City owned site not be submitted for this year's non-profit housing call for expressions of interest, but rather, the City provide support and assistance to projects that are being submitted on non-city owned land provided that the intended land use is deemed appropriate.

One of the projects identified by staff to be submitted under this year's proposal call involves the development of family rental housing on surplus land owned by the New Vista Society on 11th Avenue at Newcombe Street. Representatives of the New Vista Society appeared as a delegation at the Housing Committee meeting of 1995 July 25 to seek City support in principle for the project to supplement their submission to the BC Housing Management Commission.

: COPY - CITY MANAGER
- DIR. PLNG. & BLDG.

At the Committee's 1995 July 25 meeting, it was indicated that the Committee was prepared to recommend to Council that it support in principle the proposed development of non-profit family housing at the subject site on the assumption that the details of the proposal are compatible with the surrounding area and with the understanding that there would need to be an amendment to the adjacent community plan and completion of an associated rezoning process. To assist the New Vista Society in their application to BC Housing Management Commission which had to be submitted by the 1995 July 31 deadline, staff were requested to and did provide a letter to the Society advising them of the Committee's position. It was further understood that a report on this matter would be forwarded to Council at its meeting of 1995 August 14.

2.0 THE PROPOSAL

The **attached Figure 1** shows the location of the 11th Avenue properties owned by New Vista Society and the adjacent city lands. **Figure 2** indicates the boundaries of the adjacent Apartment Area "Q" situated on the east side of Newcombe Street. The subject New Vista parcels are presently zoned R5 (Residential District) which permits single and two family dwelling development. The intended use for the property is for two, three and four bedroom non-profit multi-family rental housing, with underground parking, as well as a small number of 3 bedroom special need support homes. It is understood that the proceeds from the 60 year lease of the property would be allocated to its Rosewood Avenue location for the renovation or development of seniors' accommodation. Progressive Homes would build the project on a turn-key basis.

While the project is to be phased, the total redevelopment involves the closure of 11th Avenue and its inclusion within the development site. The dedication of four lots adjacent to Newcombe Street for future widening purposes, and further small portions for the cul-de-sacing of 11th Avenue, would form part of a Highway Exchange Bylaw involving the redundant 11th Avenue right-of-way, with some compensation to the City being required for the excess area involved. The question as to whether the five lots owned by New Vista that are adjacent to First Avenue (and shown as phase 3) will eventually be included in the proposed development has yet to be determined. The Society would not appear to have an interest in potentially incorporating the remnant portions of the City lands on 10th Avenue within the development site.

As a result of a recent meeting with staff and the architect representing the New Vista Society, it was indicated that staff could support in principle an adjustment to the adjacent apartment area boundary based on RM1 development parameters. This provides for low density multiple family development particularly designed for families with children. The maximum Floor Area Ratio (F.A.R.) for RM1 is 0.60 with underground parking provided. It was further indicated that a development concept for all three phases would need to be prepared when considering the possible expansion of Apartment Area "Q".

Based on this guideline and its application to the first phase development site (about 55386 sq. ft., excluding the 11th Avenue right-of-way), it would result in a gross building area of approximately 33,000 sq. ft. Assuming a bedroom size mix as presented by the architect, it could be expected that approximately 34 units could be accommodated within the first phase of development. Further discussions with the architect are required to clarify details of the development program, particularly if New Vista elects to enlarge the first phase development site to increase the unit yield either through additions of adjacent properties owned by New Vista or by pursuing the Highway Exchange Bylaw to include portions of the 11th Avenue right-of-way in the first phase of the development.

While recognizing the fact that further details need to be developed, the Housing Committee is of the view that the proposed non-profit family housing development is worthy of support in principle by Council, on the understanding that a rezoning process and a community plan adjustment will be required. A letter of support to this effect would supplement the application to the BC Housing Management Commission already submitted by New Vista Society in response to the proposal call.

Respectfully Submitted,



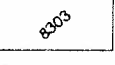
Councillor Lee Rankin, Chairperson

Councillor Celest Redman

Councillor Jim Young



New Vista Society
Eleventh Avenue Properties

-  Subject Properties
-  Required Road Widening
-  Adjacent City Lands



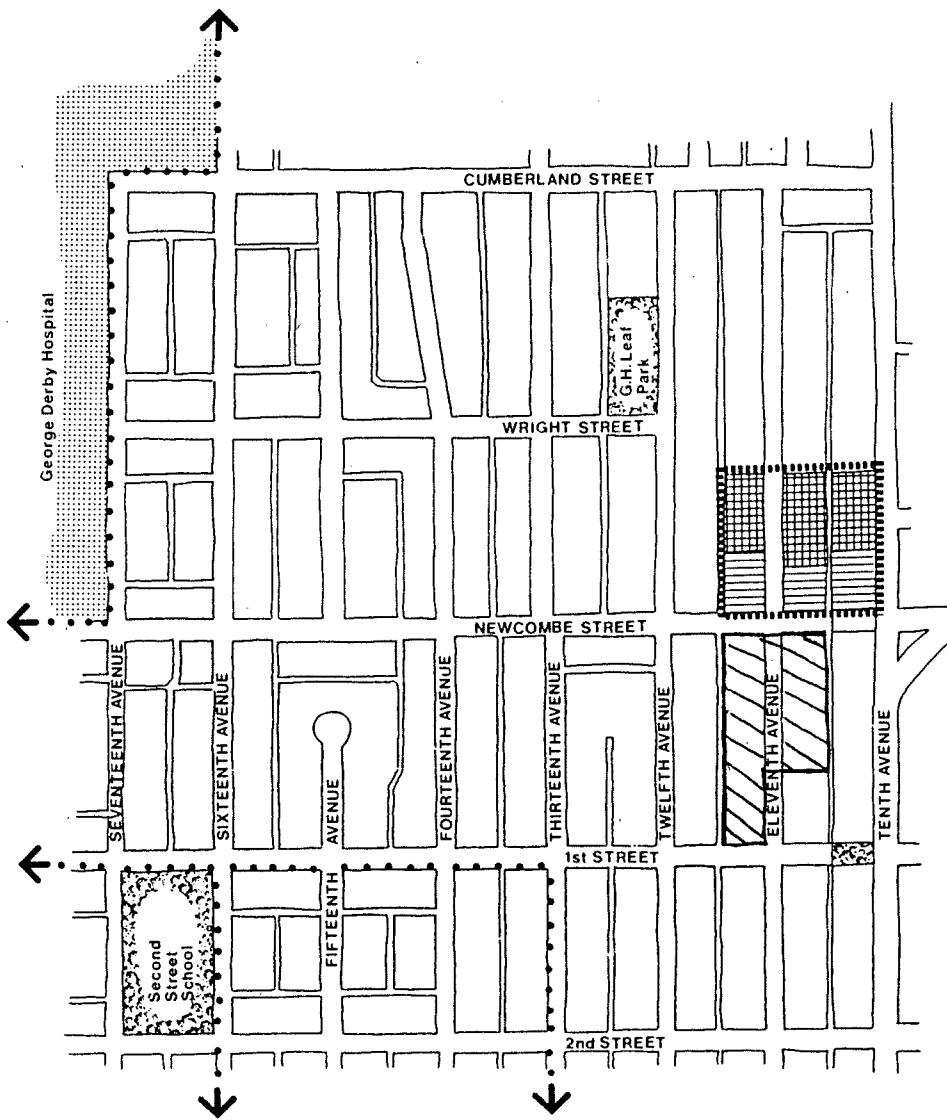
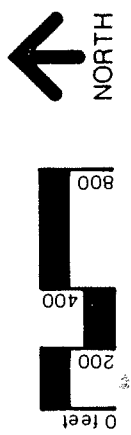
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Figure 1



- First priority area
- Proposed low density apartment area
- Existing low density apartment development
- Institutional area
- Trail system



Reference date 1969 April
 Updated to 1981 October

NOTE: This Apartment Study Area proposed for revisio
 (see Residential Growth Management Study
 adopted 1981 June 22).

 SUBJECT NEW VISTA LAJDS

APARTMENT STUDY AREA Q

