

CITY OF BURNABY

HOUSING COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: AVALON HOUSING CO-OPERATIVE: GEORGE DERBY LANDS

RECOMMENDATIONS:

1. **THAT** Council approve amendments to the George Derby Development Plan that reallocate ten units from Enclave E to Enclaves B and C as outlined in this report and to establish the non-market component as 18% of the total number of units developed at the George Derby site.
2. **THAT** a copy of this report be sent to:

Jay Thakar, Manager-Development
Canada Mortgage and Housing Corporation
National Office
700 Montreal Road
Ottawa, Ontario K1A 0P7

Janet Austin, Director of Development Services
B.C. Housing Management Commission
1701 - 4330 Kingsway
Burnaby, B.C. V5H 4G7

Alice Sundberg, Development Manager
Innovative Housing Society
201 - 1646 West 7th Avenue
Vancouver, B.C. V6J 1S5

COPY - CITY MANAGER
- DIRECTOR PLANNING AND BUILDING
- CITY SOLICITOR

REPORT

The Housing Committee, at its meeting held on 1996 March 26, received the *attached* staff report responding to the request from the Avalon Housing Co-operative and CMHC to reduce the number of units in Enclave E at the George Derby site.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

TO: CHAIRMAN AND MEMBERS
HOUSING COMMITTEE

1996 MARCH 21

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 12.301.2

SUBJECT: AVALON HOUSING CO-OPERATIVE: GEORGE DERBY LANDS

PURPOSE: To respond to the request from the Avalon Housing Co-operative and CMHC to reduce the number of units in enclave E at the George Derby site.

RECOMMENDATIONS:

1. **THAT** the Housing Committee recommend that Council:

1. Approve amendments to the George Derby Development Plan that reallocate ten units from Enclave E to Enclaves B and C as outlined in this report and to establish the non-market component as 18% of the total number of units developed at the George Derby site.
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REPORT

1.0 BACKGROUND

At the 1996 February 20 meeting of the Housing Committee, Ms. Alice Sundberg appeared as a delegation on behalf of the Avalon Housing Co-operative group who are attempting to develop a project on Enclave E (RZ#62/93) at the former George Derby Hospital site (see *attached* Figure 1). The rezoning application has received third reading for a 40 unit co-operative townhouse project but due to higher than expected construction costs related to the steeply sloped site, has yet to receive final approval from BCHMC.

Alice Sundberg updated the Committee on the significant progress that has been achieved in negotiations with Canada Mortgage and Housing Corporation (CMHC) with regards to the price of the land. A key part of the agreement involves a decision not to build units on the portion of the site with difficult soil and slope conditions that resulted in unacceptably high construction costs. A letter to Ms. Sundberg outlining the approvals that Innovative Housing Society on behalf of Avalon Housing Co-operative would be responsible for obtaining from the City of Burnaby is attached to this report. The letter also notes that the approval by B.C. Housing Management Commission (BCHMC), who is funding the project, is also required. Ms. Sundberg indicated that the Housing Co-operative is agreeable to the reduction in the number of units.

This report responds to the conditions outlined in the letter from CMHC.

2.0 THE SUGGESTED AGREEMENT

The *attached* letter from the Manager-Development, Land Management Division of CMHC, outlines the Corporation's position regarding the reduction in the number of units in Enclave E from 40 units to 30 units. First, it is noted that the approval of BCHMC, who is funding the project, is required. Currently, the request to reduce the number of units is before officials at BCHMC.

Second, CMHC has requested that Innovative Housing Society, the resource group for the Avalon Co-operative, receive the following approvals:

- i) approval for a revised site plan from 40 to 30 units on Enclave E.
- ii) the reduction of non-market units in the George Derby lands from 20% to 18%, with the total number of units being reduced from 83 to 73.
- iii) the transfer of un-utilized density (ten units) from Enclave E to the undeveloped Enclaves B and C.
- iv) relief from the "zoning freeze" imposed by the City on the remaining market housing blocks.

3.0 CITY'S RESPONSE TO CMHC'S CONDITIONS

In response to the conditions, Planning and Building Department staff comment as followings:

- i) **Revised site plan:** The project's architect is now preparing a revised site plan based on 30 units located on the part of the site with relatively good soil conditions. This proposal results in a smaller project than that which was the subject of a Public Hearing. Staff recognize the difficulties involved in developing on the steep portion of the site and support the reduction in units. Once an acceptable plan of development is submitted, staff will provide an information report to Council that details the revised development statistics for the site.

As this proposal reduces density and improves siting relationships, staff are of the view that a new Public Hearing is not be required, unless otherwise directed by Council.

- ii) **Reduction in non-market units:** Staff recognize that complex discussions about the funding of the Avalon Co-operative have taken place since 1992. The conditional funding allocation for this project has been in place since 1993. While achieving the goal of 20% non-market housing would be desirable, the actual construction of 18% of the total number of units as non-market housing is a laudable achievement. It is felt that at this time, receiving a final commitment to building this project should be the foremost objective.
- iii) **Transfer of units:** Staff support the transfer of the unused units to the last two undeveloped sites as long as the overall maximum floor area ratio for those sites is not exceeded. This means that while the total number of units in those two enclaves would increase, the overall floor area would remain the same resulting in a broader range in the size of units with an associated broader range of unit prices and meeting a greater range of housing needs.

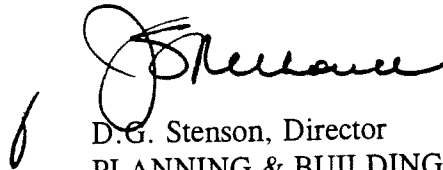
The above three items will involve a minor change to the George Derby development plan involving a reallocation of units from Enclave E to Enclaves B and C. The total number of units developable on the site will not change.

- iv) **Phasing of market units:** As soon as the Avalon Housing Co-operative received a final allocation from BCHMC, CMHC would be in a position to market the remaining lands.

4.0 CONCLUSION

In the past the Housing Committee has expressed its interest in seeing the outstanding issues affecting the development of the Avalon Housing Co-operative resolved, the development approvals finalized and construction commenced.

It is recommended that the Housing Committee request Council to amend the George Derby Development Plan to reflect the reallocation of the ten units from Enclave E to Enclaves B and C and to amend the non-market component to reflect 18% of the total number of units developed at the George Derby site.

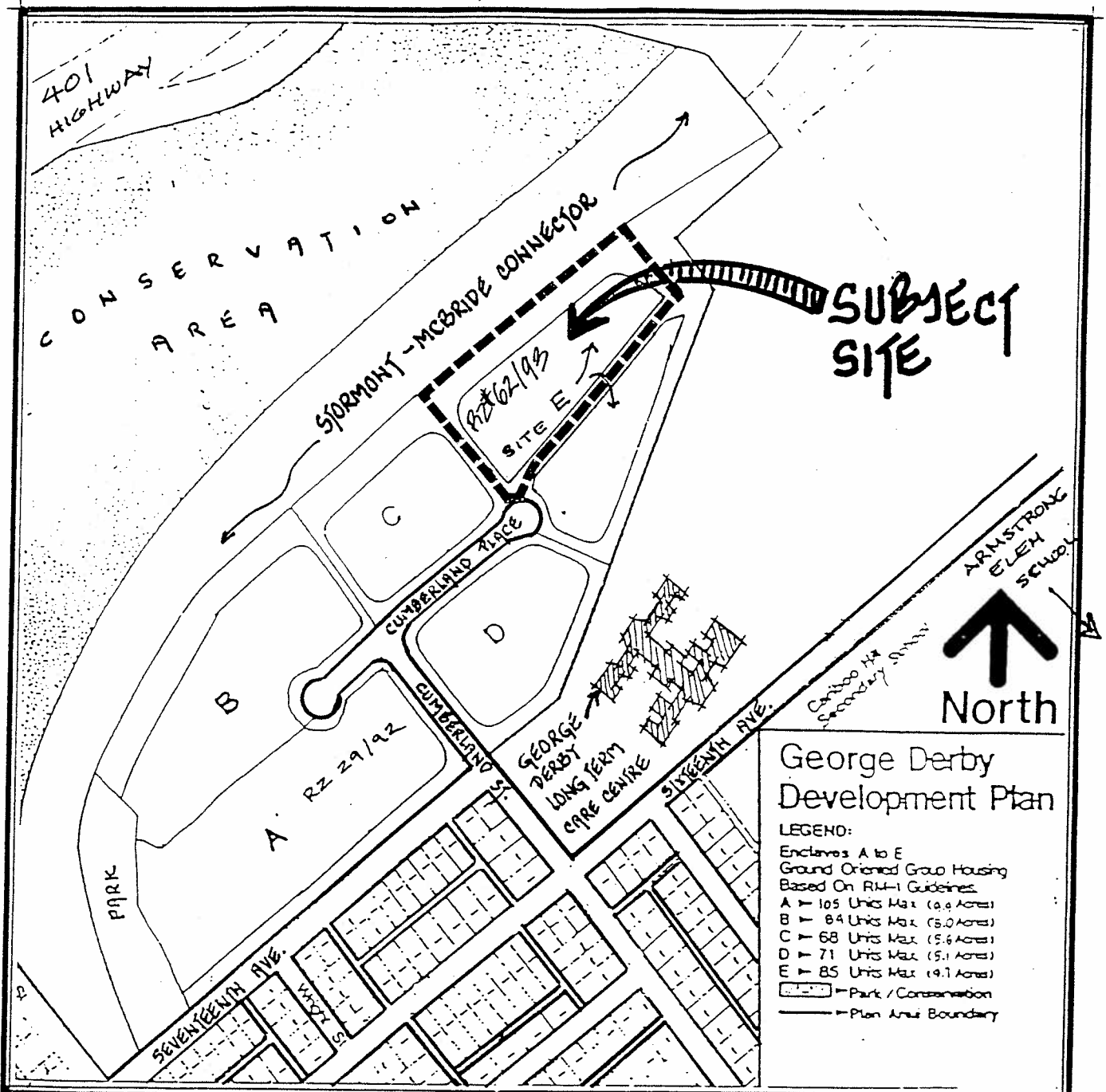

D.G. Stenson, Director
PLANNING & BUILDING


BG\db

Attachments

c: City Manager
City Solicitor

FIGURE 1



Date:
NOVEMBER 1993

Scale:
N.F.S.

Drawn By:
S.P.C.



City of
Burnaby
 Planning & Building Dept.

REZONING REFERENCE # 62/93

December 27, 1995

Ms. Alice Sundberg
Development Manager
Innovative Housing Society
Suite 201-1646 West 7th Ave.
Vancouver, B.C.
V6J 1S5

RECEIVED

JAN - 2 1996

INNOVATIVE HOUSING SOCIETY

Dear Ms. Sundberg:

Subject: Avalon Housing Co-operative, George Derby Lands, Burnaby, B.C.

This will confirm our telephone conversation of December 22, 1995 on your recent proposal to develop parcel-2 in Enclave-E for 30 co-operative housing units and not 40 units as originally proposed.

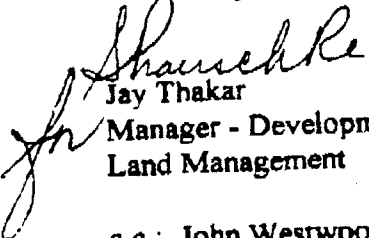
First, the Corporation would be amenable to your proposal in principle if BCHMC who is funding the project is in agreement with the new proposal.

Secondly, the Innovative Housing Society, the resource group and Avalon Co-operative Housing would be responsible for obtaining approvals from the City of Burnaby for:

- the revised site plan with 30 units;
- the reduction of non-market housing units in the George Derby Lands project from 20% to 18% (the total number of non-market housing to be 73);
- the transfer of un-utilized density (i.e. ten units) from Enclave-E to Enclave-B and Enclave-C; and
- the relief from zoning freeze imposed by the City of Burnaby on market housing blocks immediately to enable CMHC to proceed with the marketing of remaining lands.

Finally, Avalon Co-operative Housing should close the land purchase as soon as possible and proceed with the housing construction the spring of 1996.

Yours truly,


Jay Thakar
Manager - Development
Land Management
c.c.: John Westwood