

REPORT
1996 JANUARY 08

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

Re: Edmonds Town Centre West Development
Plan Affordable Housing Proposal

RECOMMENDATIONS:

1. THAT Council amend the Edmonds Town Centre West Community Plan to require the development of not less than 34 non-profit rental housing units for seniors as comprising the seniors' social housing component for the site.
2. THAT a copy of this report be sent to Mr. Robert D. Ingram, Secretary Treasurer, The Board of School Trustees of District No. 41, 5324 Kincaid Street, Burnaby, B.C. V5G 1W2.

REPORT

On 1995 December 28, the Housing Committee endorsed the attached staff report responding to a proposal by the Japanese Canadian Society for the development of Senior Citizens Housing.

Respectfully submitted,

Councillor L.A. Rankin
Chairman

Councillor C. Redman
Member

Councillor J. Young
Member

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

TO: CHAIRMAN AND MEMBERS 1995 DECEMBER 13
HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: RZ#7/93

SUBJECT: EDMONDS TOWN CENTRE WEST
DEVELOPMENT PLAN AFFORDABLE HOUSING PROPOSAL

PURPOSE: To respond to a proposal by the Japanese Canadian Society for the development of Senior Citizens Housing.

RECOMMENDATIONS:

1. **THAT** the Housing Committee recommend that Council amend the Edmonds Town Centre West Community Plan to require the development of not less than 34 non-profit rental housing units for seniors as comprising the seniors' social housing component for the site.
2. **THAT** a copy of this report be sent to Mr. Robert D. Ingram, Secretary Treasurer, The Board of School Trustees of District No. 41, 5324 Kincaid Street, Burnaby, B.C. V5G 1W2

R E P O R T

1.0 BACKGROUND

The development plan for the former Burnaby South School site provides for the development of an affordable housing component in conjunction with the National Nikkei Cultural Centre and Gardens, and a seniors' care facility. The Plan (the Edmonds Town Centre West Development Plan) indicates that the affordable housing component would include 50 units of seniors' housing and a 75 bed health care component. There is also a restrictive covenant on the property that requires that 50 units of non-profit housing be built.

Recently, the Japanese Canadian Society of Greater Vancouver for Senior Citizens Housing was granted a conditional allocation for the development of 34 non-profit rental housing units for seniors under the Homes B.C. program. In the **attached** letter, the Society is requesting that the Development Plan be amended to reduce the required number of units to 34. In addition, the Society is requesting the School Board to amend the restrictive covenant to reflect the 34 units.

2.0 THE PROPOSED PROJECT

The Japanese Canadian Society intends to build 34 non-profit rental housing units for seniors. Under the Homes B.C. program, the housing will be made available to seniors who have low (60% of the units) or moderate incomes (40% of the units).

The Japanese Canadian Society proposal was only one of two seniors housing projects funded. Of 578 units in total granted, only 54 units were for seniors. Of this, 34 of the units (63% of the seniors' units) were allocated to the Japanese Canadian Society. In previous years, the Society had put in unsuccessful proposals involving 50 units. Prior to this year's submission, the Society was advised by B.C. Housing Management Commission that their best chance for success was with a decreased number of units.

In terms of the Province's housing priorities, the provision of seniors' housing is viewed as a lesser priority as compared to housing for families with children and people with disabilities. Therefore, allocations for the development of seniors' non-profit housing are rarely awarded. In the "Request for Expressions of Interest" document, it was made clear that only seniors' projects where sponsors are making a significant contribution to equity. In the case of the Japanese Canadian Society, the land was offered to the program for \$1.

3.0 THE EDMONDS TOWN CENTRE WEST DEVELOPMENT PLAN IMPLICATIONS

The Development Plan indicates that 50 units of seniors housing is proposed along with the 75 bed care component, the cultural centre and the gardens. This request to reduce the number of seniors' housing units does not affect the requirement for the care facility, cultural facility or the gardens. The Society expects that progress on the seniors' housing component will help with fund raising efforts for the cultural centre and gardens. The Society also continues to persevere in obtaining an allocation from the Ministry of Health for the care beds, but realize that other areas within the City are considered a higher priority.

The Japanese Canadian Society for Seniors Housing considered the feasibility of increasing the number of units by adding a fourth floor to the building. The Society and staff agreed that this approach was undesirable since the funding source was unclear, the need for the additional units was not established and by adding to the complexity of the project could delay approvals. The Society has indicated that considering the unclear future of the Province's non-profit housing programs and actions that have been taken by other provinces, they are motivated to achieve a quick approval of the project.

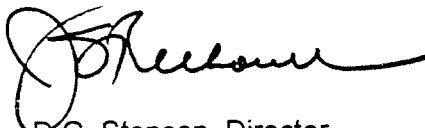
4.0 CONCLUSION

Considering the following factors:

- ▶ the allocation of units for a non-profit seniors rental development is a rare occurrence,
- ▶ there are uncertainties surrounding the future of non-profit housing programs that suggests an expeditious approvals process is prudent,
- ▶ the unusually generous contribution of the Society to the project, ie. offering the land at no cost,

it is recommended that development of not less than 34 units of seniors' non-profit housing fulfill the non-market housing requirement for the site, and the Development Plan be amended to reflect this change. The requirement for the other components, that is, the care facility, the cultural centre and gardens is not changed.

It is also recommended that a copy of this report be forwarded to the School Board so that they will be advised that the City supports the Society's request to amend the restrictive covenant on the site.



D.G. Stenson, Director
PLANNING AND BUILDING

BG\vb
Attachment

cc: City Manager

**KENNETH TAKEUCHI
ARCHITECT INC.**

**ROGER ROMSES
ARCHITECTS INC.**

JOINT VENTURE ARCHITECTS

#403 - 515 WEST 10TH AVENUE, VANCOUVER, BC V5Z 1K9 TEL: 876-8100 FAX: 876-7519

Faxed: 294-7220

Planning & Building Department
4949 Canada Way
Burnaby, BC
V5G 1M2

9517 Authorities

December 13, 1995

Attention: Mr. D. Stenson, Director

Dear Sir,

Re: **SENIOR CITIZENS HOUSING
6677 SOUTH OAKS CRESCENT**

Further to our meeting with you on November 29th, 1995, with representatives of the Japanese Canadian Society for Senior Citizens Housing, the National Nikkei Heritage Centre Society and Terra Housing Consultants Ltd., we wish to confirm the following.

On November 3rd, 1995, the JCS received conditional allocation from Homes BC to construct 34 units of non-profit housing for seniors on Lot 7. Of the 578 units in total which received approval, only 54 units were allocated for seniors housing. The JCS, therefore, feels extremely fortunate to have received approval for 63% of the seniors housing funds.

The JCS is also aware that Lot 7 was intended to accommodate 50 units of seniors housing. However, in view of the limitations to available funding, we request approval of the Planning & Building Department to proceed with Site Specific Rezoning for 34 units.

Yours truly,

JOINT VENTURE ARCHITECTS



Kenneth Takeuchi, MAIBC

KT/fi

Mr. George Dikawa, Japanese Canadian Society for Senior Citizens Housing	(687-6149)
Ms. Cathy Makihara, National Nikkei Heritage Centre	(688-4529)
Mr. Jim O'Dea, Terra Housing Consultants Ltd.	(736-6800)

