

**TO:** CITY MANAGER 2000 AUGUST 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** HABITAT FOR HUMANITY SITE - 8745 GOVERNMENT STREET  
REZONING REFERENCE #99-13

**PURPOSE:** To provide Council with information regarding the development status of the subject site and the recent land clearing that has been undertaken.

**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to Mrs. M. Jean Spencer, 317 - 3901 Carrigan Court, Burnaby B.C. V3N 4K1 and to Habitat for Humanity Society of Greater Vancouver, P.O. Box 60577, Granville Park P.O., Vancouver B.C., V6H 4B9.

**R E P O R T**

Appearing on the 2000 August 28 Council Agenda is a letter from Mrs. M. Jean Spencer who has expressed concern regarding the recent land clearing that has been undertaken on the subject site. More specifically, Mrs. Spencer is concerned about the amount of time that has passed between actions on the site, about the need to clean up the debris associated with the most recent tree removal and that since the project will be phased, ongoing development be conducted in a workman like manner without creating a visual eyesore.

On 2000 July 31, Council gave Final Adoption to Rezoning Reference #99-13 which involved the proposed development of 27 residential units on the subject 5,414m<sup>2</sup> (1.34 acre) site. The site is being developed by the Habitat For Humanity Society of Greater Vancouver whose aim is to provide simple decent homes, offer home ownership assistance to area families and build homes by working with the community, utilizing donated, recycled building materials and working with volunteer labour.

At this time, the developer intends to build 4 of the 27 approved units which will be located within the southerly portion of the site to include the four-unit residential structure, associated landscaping, surface parking, access driveway and a sediment control facility. Preliminary Plan Approval has been given along with permission to clear that portion of the site associated with Phase 1 development. A Building Permit has also been submitted for Phase 1 and is expected to be issued in the near future.


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As outlined in the Public Hearing Rezoning Report considered by Council on 1999 August 23, it is intended that the area of the site for future phases be retained in a natural vegetative state. Additional area immediately adjacent to Phase 1 is to be to be graded and grassed on an interim basis in anticipation of Phase 2 development. These landscape elements are specifically indicated on the Comprehensive Development Plans which have been approved through the rezoning application. As such, approval to clear any additional portions of the site must be approved through the Preliminary Plan Approval and Building Permit processes which will be required for the development of each subsequent building phase of development.

On 2000 August 22, staff visited the site and observed the on-going clean-up of the debris associated with the most recent tree removal. It is expected that this work will continue over the next few days in order to ready the site for excavation and construction. As a result, the site should be appropriately cleaned up.

In reference to the timing for future phases of development on the site, the developer (Habitat For Humanity) indicates that they are intending to develop Phase 2 in 2001 which will involve an additional 4 of the 27 units at which time Preliminary Plan Approval and a Building Permit will be required. However, future phases of development will depend on the developer securing the necessary financing. In the interim, City staff will continue to monitor the progress of development through the normal building inspection process to ensure compliance with the approved development plan and all associated regulations.

This is for the information of Council.



D. G. Stenson  
Director Planning and Building

PS: gk

cc. Director Engineering  
Chief building Inspector