DEPARTMENT OF HOUSING

VICTORIA
January 1, 1976

Colonel the Honourable
Walter S. Owen, Q.C., LL.D.,
Lieutenant-Governor of the Province
of British Columbia

MAY IT PLEASE YOUR HONOUR:

I respectfully submit the Second Annual Report of the Department of Housing.

Yours very truly,

HUGH A. CURTIS
Minister of Housing

Hon. Hugh A. Curtis

DEPARTMENT OF HOUSING

VICTORIA
January 1, 1976

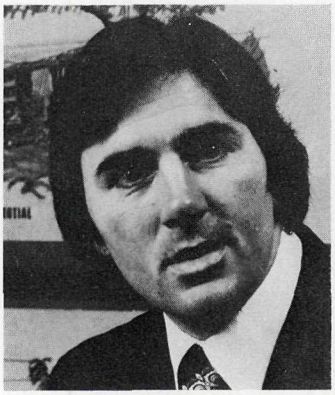
The Honourable
Hugh A. Curtis,
Minister of Housing
Parliament Buildings
Victoria, B.C.

SIR:

I have the honour to submit the Second Annual Report of the Department of Housing.

Yours very truly,

GARY M. BEGG
Deputy Minister of Housing



Gary M. Begg

DEPARTMENT OF HOUSING

Second Annual Report of the Department of Housing

For the year
ended December 31, 1975

The Honourable Hugh A. Curtis,
Minister.

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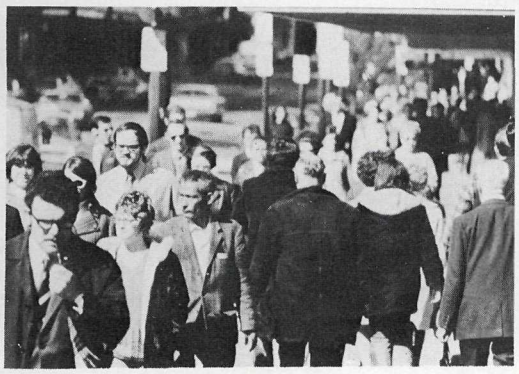
HOUSING 1975: A REVIEW

British Columbia's housing sector showed some improvements in 1975, in spite of continuing rampant inflation in land and construction costs and steep interest rates throughout North America.

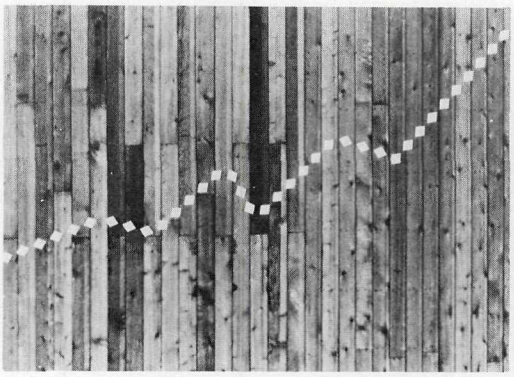
The Province's population increased by 50,000 for a total of 2,471,000 persons. This growth rate, however, was the lowest since 1962 and represented a 2.1-per-cent increase, a sharp decline from the 3.5-per-cent rate recorded in mid-1974, but still above the 1.5-per-cent Canadian average.

Also, for the first time since 1958, the Province had a net loss of families in 1975; the net loss of 30 families was in sharp contrast to the net gain of 3,731 families in 1974.



Housing starts throughout British Columbia increased by 9 per cent with 34,152 starts as compared with 31,420 in the previous year.

Only Metro Vancouver reported a decline of 8 per cent from 14,452 starts to 13,308. Greater Victoria had a 51-per-cent hike, from 2,630 starts in 1974 to 3,980 in 1975.



Centres with populations of over 10,000 recorded a total of 8,794 starts, a 35-per-cent increase over the 6,533 starts in 1974. Rural communities, with less than 10,000 persons, had a 3-per-cent increase, 7,805 starts in 1974 to 8,070 this year.

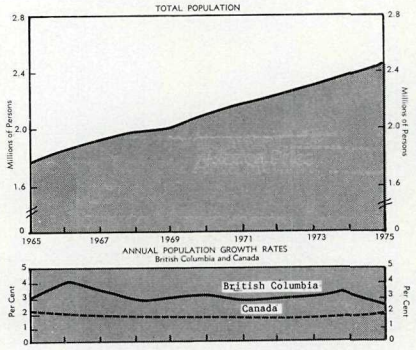
The inventory of newly completed, unoccupied apartments and rowhouses in Metro Vancouver increased by 145 per cent in 1975 from 675 units in November 1974 to 1,652 a year later. In Greater Victoria there were 199, one unit less than the 200 units that were unoccupied in November 1974.

Metro Vancouver had 1,158 vacant, single-detached new houses and duplexes in November 1975, 441 units less than a year previously. Greater Victoria had 34 unoccupied new homes as against 111 such units in November 1974.

Apartment vacancy rates showed no improvement and remained at 0.1 per cent in both Metro Vancouver and Greater Victoria.

There are some 824,000 dwelling units (one unit for every three persons) in British Columbia today. Approximately 60 to 63 per cent, or just over half a million units, are owner-occupied. The remaining units are rented.

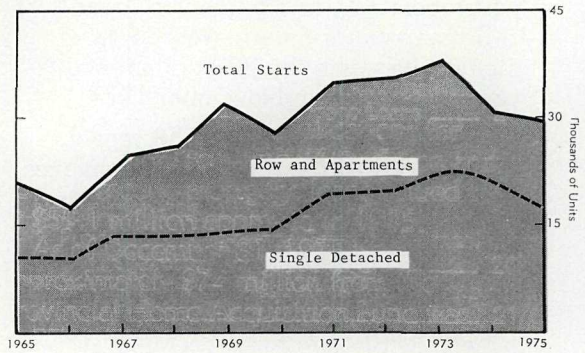
POPULATION OF BRITISH COLUMBIA
1965–1975
(As of June 1 Each Year)



Year	Population	Growth Rate %
1965	1,797,000	3.0
1966	1,873,674[1]	4.3
1967	1,945,000	3.8
1968	2,003,000	3.0
1969	2,060,000	2.8
1970	2,128,000	3.3
1971	2,184,621[1]	2.7
1972	2,247,000	2.9
1973	2,315,000	3.0
1974	2,395,000	3.5
1975	2,457,000	2.6

1 Census years.
Source: Statistics Canada, Ottawa.

HOUSING STARTS BY TYPE IN BRITISH COLUMBIA
1965–1975



Year	Single-detached, Semi-detached, and Duplex	Row, Apartment, and Other	Total
	(Units)		
1965	10,519	10,879	21,398
1966	10,201	7,552	17,753
1967	14,027	10,073	24,100
1968	13,613	12,582	26,195
1969	14,411	17,409	31,820
1970	14,860	12,456	27,316
1971	18,927	15,838	34,765
1972	19,708	15,609	35,317
1973	22,214	15,413	37,627
1974	19,304	12,116	31,420
1975**	20,000	14,000	34,152

** Estimate.
Source: Canadian Housing Statistics, Central Mortgage and Housing Corporation, Ottawa. 1975 estimates by Department of Housing, Victoria.

THE SECOND YEAR

The Department of Housing observed the second anniversary of its establishment on November 15, 1975, after a productive, action-filled year.

The Department's functions remained unchanged: "to supervise, acquire, develop, maintain, improve, and dispose of housing in the Province" and to perform other duties assigned by Cabinet.

During 1975 the Department administered the following Acts:

- Elderly Citizens' Housing Aid Act,
- Elderly Citizen Renters Grant Act (repealed effective December 31, 1975),
- Housing Act,
- Leasehold and Conversion Mortgage Loan Act,
- Provincial Home Acquisition Act,
- Provincial Home-owner Grant Act,
- Renters Resource Grant Act (repealed March 31, 1975),
- School Tax Removal and Resource Grant Act,
- Strata Titles Act.

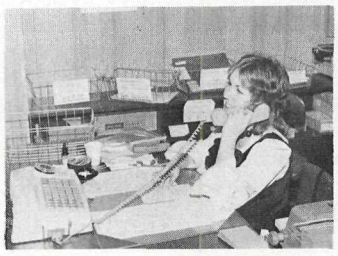
Dunhill Development Corporation, acquired by the Department on January 10, 1974, was primarily assigned the responsibility of land assembly and housing development within the Greater Vancouver Regional District and the Capital Regional District and administration of the Province-wide proposal call program.

The British Columbia Housing Management Commission, an agency of the Province created under the Housing Act in 1967 to manage public housing, increased its portfolio by approximately 63 per cent in 1975.

The Commission had 6,845 units as of December 31, 1975, as compared with 4,200 units at the previous year's end. The number of units for senior citizens increased by 77.5 per cent, from 2,110 units to 3,745 units, while family units jumped by 48 per cent, from 2,090 units to 3,100 units.

Twenty-three more communities had BCHMC rental units in 1975, increasing the 1974 total of 15 to 38.

The Federal/Provincial rent supplement program for tenants in nonprofit and Government-owned housing projects was also administered by the Commission in 1975.



DIRECTORY (As of December 31, 1975)

Minister's Office

Parliament Buildings, Victoria V8V 1X4.

Minister, The Honourable Hugh Curtis
Ministers' Executive Assistant, Thomas Dykes

Department of Housing

HEAD OFFICE

825, 827, and 838 Fort Street, Victoria V8W 2Y5.

Deputy Minister, Gary Begg
Associate Deputy Minister, George Chatterton
Director of Program, Planning and Research, Larry Bell
Director of Fiscal Planning and Control, George Gray
Director of Community and Industrial Relations, Jack Williams
Director of Finance, Harry Rounds
Director of Information Services, Ben Pires
Program Manager, Senior Citizens' Housing, Howie Nuttall
Program Manager, Federal/Provincial Housing, Martin Thomas
Acting Program Manager, Co-op Housing, Lockie McKinnon

CRANBROOK REGIONAL OFFICE

Room 103, 135—10th Avenue South, Cranbrook V1C 2V3.

Regional Manager, Ray Daniels

KELOWNA REGIONAL OFFICE

Room 207, Commerce I Building, 260 Harvey Avenue, Kelowna V1Y 7S5.

Regional Manager, Howard Morgan

PRINCE GEORGE REGIONAL OFFICE

319 Oxford Building, 280 Victoria Street, Prince George V2L 4X3.

Regional Manager, Victor Hamm

VANCOUVER REGIONAL OFFICE

1525 West Eighth Avenue, Vancouver V6J 1T5.

Regional Manager, Raymond Skelly

VICTORIA REGIONAL OFFICE

838 Fort Street, Victoria V8W 1H8.

Regional Manager, Douglas McColl

CONVERSION AND LEASEHOLD MORTGAGES OFFICE

Room 202, 5481 Kingsway, Burnaby V5H 2G1.

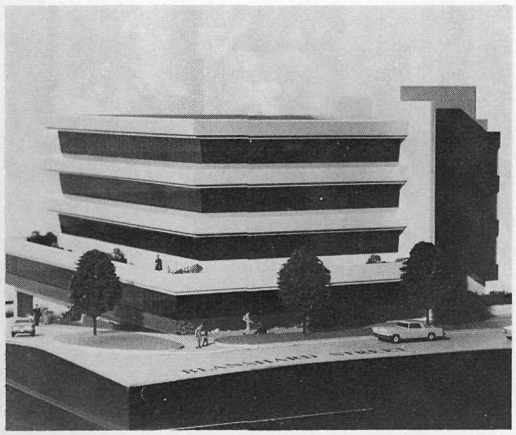
Director of Leasehold Mortgages, Fred Berg
Office Manager, William McCracken
Construction Superintendent, Robert Wilson

319 Oxford Building, 280 Victoria Street, Prince George V2L 4X3.
29, 1800 Tranquille Highway, Kamloops V2B 3L9.

Construction Superintendent, Gordon Macham

838 Fort Street, Victoria V8W 1H8.

Construction Superintendent, Ken Wright



New home for the Department of Housing in Victoria

Dunhill Development Corporation Limited

HEAD OFFICE

123 and 145 East 15th Street, North Vancouver V7L 2P8.

President, M. E. Hardisty
General Manager, Operations, Chris R. Ronnenkamp
Senior Vice-President Land Development, John Westwood
Vice-President Marketing, Jerry Dahlberg
Vice-President Finance, Patrick J. Doyle
Vice-President Land Acquisition, R. David O'Brien
Vice-President Special Projects, John L. Northey

VICTORIA OFFICE

Suite 1001, Chateau Victoria, 740 Burdett Avenue, Victoria.

Negotiator/Appraised, Ron Dinning

British Columbia Housing Management Commission

HEAD OFFICE

1927 West Broadway, Vancouver.

General Manager, Richard Bailey
Director of Housing Operations Branch, Joseph Crocco
Director of Administrative Services Branch, Dennis Emberley
Director of Financial Services Branch, Keith Davis
Director of Community Services Branch, Maureen Cochrane

PRINCE GEORGE OFFICE

Suite 101, 2424 Nicholson Street, Prince George V2N 2M3.

Area Manager, Frank Hora

PRINCE RUPERT OFFICE

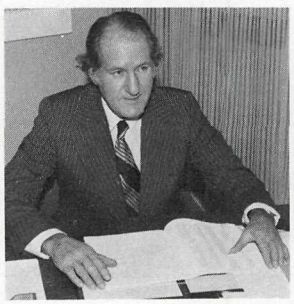
Box 122, Prince Rupert V8J 1L5.

Area Manager, Joe Scott

VICTORIA OFFICE

Suite 202, 3400 Douglas Street, Victoria V8Z 3L5.

Area Manager, Al Stein



George Chatterton

FINANCES

Department of Housing

The Department's activities, programs, and projects are financed by Votes and Funds contained in the Provincial Budget. Unexpended moneys in Votes at the end of the fiscal year revert to the Provincial Treasury. Unexpended moneys in Funds remain in the respective funds and are carried over into the fund for the next fiscal year.

The Department administers two funds: (1) The Housing Fund and (2) The Home Acquisition Fund.

The Housing Fund was established in 1974. It replaces the $10 million Housing Incentive Fund. The unexpended balance from the latter plus additional advances raised the Housing Fund to $20 million in 1974. Another $50 million was added by the 1974/75 budget and $69,720,459 by the 1975/76 allocation.

On December 31, 1975, the balance in this fund stood at $8 million.

Larry Bell

George Gray

The $220 million Provincial Home Acquisition Fund, established in 1967, received a boost of $40 million in 1974 to help provide first leasehold mortgages and home conversion loans, besides the home acquisition grants and second mortgage loans financed by this fund. There was a $31.9 million balance in this fund at year's end.

While the Department administers the Provincial Home-owner Grant Act, the School Tax Removal Act, and the Renters Tax Credit Program (RentAid), the funds for these grants are included in the appropriations for other departments.

Dunhill Development Corporation Limited

The Department acquired Dunhill and its subsidiary companies for $5.8 million in January 1974.

At the end of its 1974/75 fiscal year, the Crown-owned firm reported a $2,594,456 net profit. Retained earnings was $5,682,746. Dunhill's total assets were at $13,461,690, while its total liabilities were $5,876,775, for a net worth of $7,584,915.

British Columbia Housing Management Commission

The Department shares with Central Mortgage and Housing Corporation costs of the Commission, the operating losses of the rental units managed by the Commission, and the rent subsidies provided by the Commission to its tenants and tenants in selected nonprofit senior citizens' housing projects.

DEVELOPMENT PROGRAMS

Clockwise: Robert Gubbe, Lou Marcoux, Neil Jackson, George Goos and Paul Louie.

Clockwise: Jim May, Malcolm Pearse and Ray Gilchrist.

Land Assembly and Servicing

As the shortage of serviced land is the basic reason for inflated land prices, the Department gave top priority to land assembly and servicing.

The Department has now assembled some 6,000 acres, representing some 188 acquisitions in over 50 municipalities.

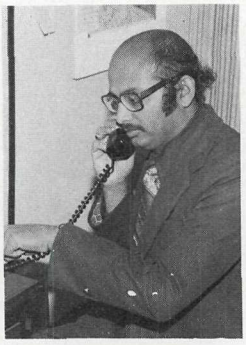
Under Section 215A of the Municipal Act, the Department entered into agreements for servicing municipal and privately owned lands within municipal development areas.

Development of Subdivisions and New Neighbourhoods

The Department was involved in the development of new subdivisions in many municipalities and some under the auspices of the Federal/Provincial partnership, with capital, costs, profits, and losses shared on a 75-per-cent (Federal) and 25-per-cent (Provincial) basis.

The development lots are either leased or were sold through various Federal, Provincial, or municipal programs.

Jack Williams



Ben Pires

Construction of Family Rental Units

The Department implemented a new approach to the construction of family rental units by private builders through the proposal call system.

Builders, large and small, were provided interim-financing for the construction of ground-oriented family accommodation on the builders' own land or, in some instances, on Crown-owned land.

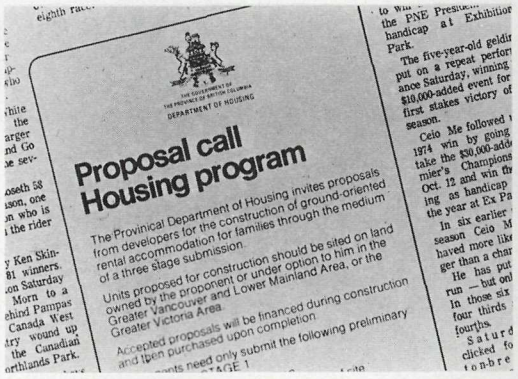
When a project is completed, it is purchased with a fair return to the builder.

The units generated by this program are rented under the auspices of the British Columbia Housing Management Commission.

The program was established in May of 1974 and, by the end of that year, there were 418 units valued at $15,654,000 under construction.

As of December 31, 1975, some 596 units valued at $20,285,000 had been completed in 11 municipalities under this program and turned over to the British Columbia Housing Management Commission.

There were 750 units valued at $24,970,000 under construction in 14 municipalities at the end of 1975.



DEPARTMENT OF HOUSING

Proposal call
Housing program

The Provincial Department of Housing invites proposals from developers for the construction of ground-oriented rental accommodation for families through the medium of a three stage submission.

Units proposed for construction should be sited on land owned by the proponent or under option to him in the Greater Vancouver and Lower Mainland Area, or the Greater Victoria Area.

Accepted proposals will be financed during construction and then purchased upon completion.

Construction of Senior Citizens' Rental Units

The Department has some 780 rental units for senior citizens proposed or under construction as of December 31, 1975.

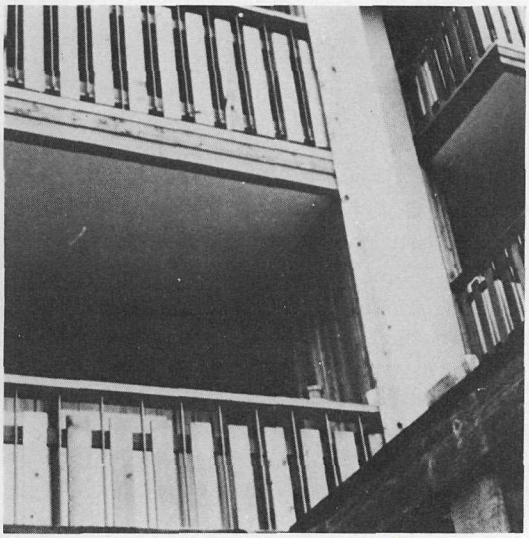
FINANCIAL AND (OR) DEVELOPMENT ASSISTANCE PROGRAMS

Condominium Development

Amendments to the Strata Titles Act were passed in 1975.

More stringent controls were placed on conversions. Also, for the first time in Canada, condominiums may be built on leased Crown or municipal land.

To enable the British Columbia Association of Strata Corporations to establish an office to service condominium corporations throughout the Province, the Department extended a start-up grant to the association.



Rural and Remote Area Housing

Under a Federal-Provincial agreement signed in 1974, the Federal and Provincial Governments share on a 75 to 25-per-cent basis the construction costs of new homes in remote areas.

This program is for communities with a population of less than 2,500, although larger centres may be eligible if other government programs are not available.

In 1975, the Federal/Provincial partnership surpassed its target of constructing 300 units in rural and remote areas. There were 334 units built as of December 31, 1975, and 414 units designated or under construction.

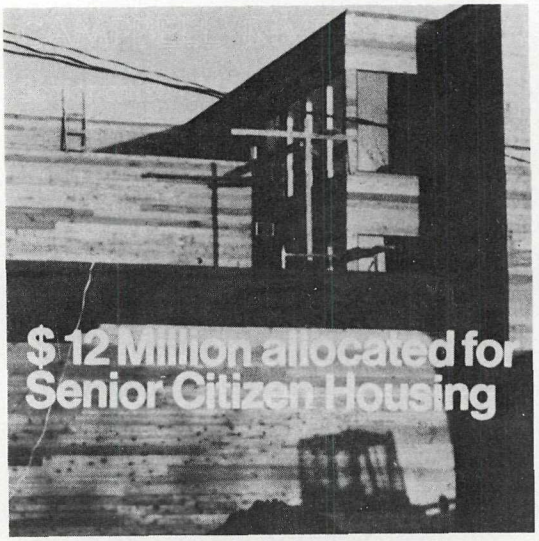
British Columbia thus had more units built and under construction under the program than any other Province.

Neighbourhood Improvement Program

The purpose of this program is to improve the amenities and living conditions in residential neighbourhoods.

The Provincial Government designates the municipalities which will participate in the program in any given year while the designated municipality selects the neighbourhoods which will receive the financial assistance.

In 1973/74, the first year of the agreement, the Federal Government extended $6 million and the Provincial Government approved $2 million for programs in eight designated municipalities. In 1975, 16 municipalities were selected to receive a total of $10.2 million: $5.1 million in grants and $2.55 million in loans from the Federal Government and $2.55 million from the Province.



Nonprofit Senior Citizens' Housing

The Department encouraged nonprofit sponsors such as service clubs, churches, ethnic and other groups, to build and manage various types of senior citizen housing.

The Department's program, under the Elderly Citizens' Housing Aid Act, passed in 1957, provided

- grants of up to one third of capital costs to self-contained home developments;
- grants of 35 per cent for boarding residences and facilities offering special care to occupants;
- purchase of suitable sites, if necessary, and transfer of title when mortgage is approved and purchase price is refunded to the Department.

To encourage municipalities to support senior citizens' housing, the Municipal Act was amended to remove the obligatory municipal tax exemption for new developments approved after April 1, 1974. Municipalities are now able to subject these projects to real property taxes for the first time.

To further reduce rents, the Rent Supplement Program was extended to nonprofit housing so that senior citizens would not pay more than 25 per cent of their income on rent.

Regulations were also amended to broaden eligible guidelines for accommodation in these nonprofit housing units.

Amendments now require that the "average" fixed income of tenants shall not exceed 130 per cent of Mincome ($239.85 on April 1, 1975), or $311.80. Previously, occupancy was limited to elderly persons whose "total" fixed income did not exceed 115 per cent of Mincome.

The amendments also require that preference in the allocation of suites be given to those whose fixed income does not exceed Mincome or to persons whose names are recorded in a housing registry established or designated by the Minister, such as the British Columbia Housing Management Commission's waiting list.

In 1975, $10 million was allocated for senior citizens' self-contained and hostel units plus $2 million for personal and intermediate care facilities.

As of December 31, 1975, the Department was assisting in the construction of some 2,969 apartment and 802 special-care, nonprofit senior citizens' units throughout the Province.

Co-operative Housing

Co-operative housing subscribes to the principle that housing is for shelter and *not for profit.*

The Department's assistance to housing co-operatives included

- purchase of land for co-operatives or preference in the disposition of Crown land.
- a land lease at 4 per cent of market value with the first payment due 12 months after execution of the lease.
- a high-impact grant of up to 10 per cent of the construction cost is awarded in special cases to lower rents for a period of not less than five years and not more than 10 years;
- funds shared with CMHC for deposits and rent supplements for low-income residents.

The Department assisted in the establishment of some 25 new co-operatives. As of December 31, 1975, there were 895 Government-assisted co-operative housing units occupied, 360 under construction, and 847 planned. The Department has leased 86.28 acres of Crown land to housing co-operatives and an additional 36.24 acres have been committed toward this form of housing tenure.

High-Impact Grants totalling $1,608,234.10 were awarded to nine housing co-operatives during 1975.

A $175,000 grant was extended to United Housing Foundation in 1975 to provide technical guidance to groups intending to form co-operatives. This grant was made on the condition that the Foundation be self-supporting after using up this grant. The nonprofit organization was established in 1972 to promote the development of housing co-operatives. A $160,000-grant was extended to the Foundation in 1974.

Left to right: Lockie McKinnon, Martin Thomas, Howie Nuttall.

SELECTIVE FINANCIAL ASSISTANCE PROGRAMS

High-Impact Grants

To preserve the economic viability of housing projects built by the third sector (nonprofit) the Department introduced the "high-impact" grant program in 1975.

The grants are up to 10 per cent of capital cost of housing projects sponsored by nonprofit societies, corporations, and co-operatives.

The "full recovery" rents for some of these projects are too high but, because of the fixed debt-service charges, these rents should come within affordable range after five or ten years.

It is, therefore, necessary to extend some form of rent supplement for the first five to ten years with the supplement highest in the first year and diminishing every successive year as income increases.

The "high-impact" grants reduce the "full recovery" rents such that they do not exceed 30 per cent of a co-op member or tenant's income.

The amount of the grant is established annually based on the spread of the individual member's income.

Grants totalling $2,284,573.10 were extended to nine housing co-operatives, a nonprofit society, and the Greater Vancouver Regional District Housing Corporation.

Rent Supplement Program

At the initiative of the Department, a Federal/Provincial rent supplement program was established in British Columbia in 1975 for all low and modest income tenants in nonprofit and co-operative housing projects.

Regional Managers (left to right): Ray Skelly (Vancouver); Doug McColl (Victoria); Howie Morgan (Kelowna); Vic Hamm (Prince George); and Ray Daniels (Cranbrook).

Under this program, tenants do not pay more than 25 per cent of their gross income toward rent. The rent supplement is the difference between this amount and the break-even rent of the unit. The two levels of government will share the subsidies to the tenants.

Generally, up to 25 per cent of the family units and up to 100 per cent of senior citizens' units in a designated project are eligible for assistance under this program. The two Governments, however, may approve higher ratios in family accommodations.

The total budgeted subsidy for the 6,945 units managed by the Commission for 1975 was $6.26 million.

Twenty nonprofit housing projects received $94,074. There were 825 residents involved in 1,117 eligible units.

Rental Information Service Grants

The maximum annual grant was 15 cents per capita and was intended to cover the deficits of rental information service.

The grant was subject to the following conditions:

- The municipality makes a contribution to the service equal to 50 per cent of the Provincial grant.
- Fees levied by the service may not exceed $10, with no charge for senior citizens, students, and social allowance recipients.
- The service employs people from the Department of Human Resources' opportunities program or incentive program, whenever possible.

Only three municipalities applied for and received the grant since the program was established:

	$
North Vancouver City	4,777.00
City of Vancouver	37,296.00
District of Burnaby	18,626.67

Residential Land Lease

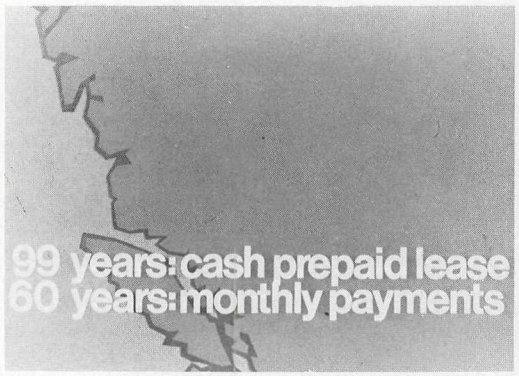
A new concept introduced by the Department to tackle the high cost of serviced land from another front was the land lease program.

The Department leased individual lots of land to families to lower the cost of owning a home where it was developing subdivisions through land assembly or on Crown lands.

These lots were leased to a qualified purchaser by means of a prepaid 99-year lease, or a 60-year lease that had a low monthly rental rate but no lease rent payable for the first year.

Leasehold subdivisions were developed in Chetwynd, Coquitlam, Fort Nelson, Granisle, Kamloops, Mackenzie, Nakusp, Port Edward, Port Hardy, Port McNeill, Prince George, Prince Rupert, Revelstoke, Squamish, Vancouver, and Williams Lake.

Some 619 leases were issued in 1975. There were 604 60-year leases and 15 99-year leases issued in 1975.



Leasehold Mortgage Loans

To encourage families to build their own homes on leased land, leasehold mortgage loans were made available with low-income families eligible for a reduced interest rate.

There were 219 applications for the first mortgage loans during the first two months (November and December 1974) of the program and 162 loans were approved. The value committed was $4,395,260.

Approximately $13.9 million from the Provincial Home Acquisition Fund was paid out for 510 first mortgages on leased land.

Home Conversion Mortgage Loans

To increase rental accommodation and residential densities in large urban areas without disrupting neighbourhoods with comprehensive redevelopment, the Department unveiled a home conversion mortgage loan program.

The Department offers a loan of up to $12,000 for the first new rental unit created in a duplex or multiple dwelling and $6,000 for each additional unit.

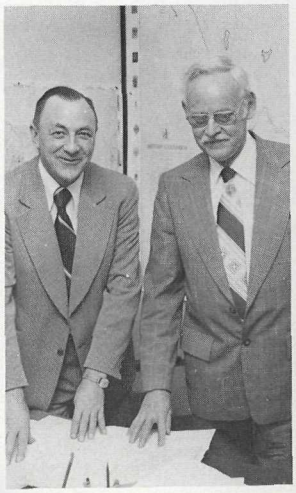
The interest rate is 8 per cent if the loan is secured by a first mortgage and 9 per cent if secured by a second mortgage.

The loans were made available initially to resident home-owners in Vancouver, Burnaby, and New Westminster, and were extended to Victoria, Oak Bay, and Esquimalt in 1975. Many home-owners were obviously interested in converting their dwellings as the Department received over some 1,200 inquiries in 1974 alone about the program.

Rigid municipal zoning and building by-laws were, however, major obstacles and only 43 applications for the loans were approved in 1975. Value committed was $576,000.

In 1974, 17 applications were approved and $258,000 was committed during the first six months (July to December) of the program.

Approximately $834,000 for a total of 60 home conversion loans were paid out from the Provincial Home Acquisition Fund.



Ken Wright and Gordon Macham.

Fred Berg

Provincial Home-owner Grant and School Tax Removal and Resource Grant

The Department administers the Provincial Home-owner Grant, introduced in 1967, and the School Tax Removal and Resource Grant.

The home-owner grant, paid to each eligible home-owner and first applied against the local school tax levy, was up to $200, with an additional grant of $50 or a total of $250, to resident home-owners age 65 and over.

Total Provincial Home-owner Grant payments in fiscal year 1974/75 were $96,870,018, an increase of $7,951,529 over 1973/74 payments.

An estimated $87,182,850 of the home-owner grants awarded was applied to local school taxes levied in 1974. The balance of $9,687,168 was applied to reduce other local property tax levies.

The School Tax Removal and Resource Grant introduced in 1974 provided a payment of up to 20 per cent of the excess of school taxes after a deduction of the home-owner grant to a maximum of $40 and a minimum of $30. The School Tax Removal and Resource Grant in 1975 was 40 per cent of the amount of school taxes in excess of the basic ($200) home-owner grant with a minimum of $30 and a maximum of $80.

Total School Tax Removal and Resource Grant payments in fiscal year 1974/75 were $14,905,208.

As a result of the two property tax relief programs, the Provincial Home-owner Grant and the School Tax Removal and Resource Grant, many British Columbia home-owners paid a minimum property tax of $1 for local government services, including education.

Applications for these annual grants were made on the property tax bill.

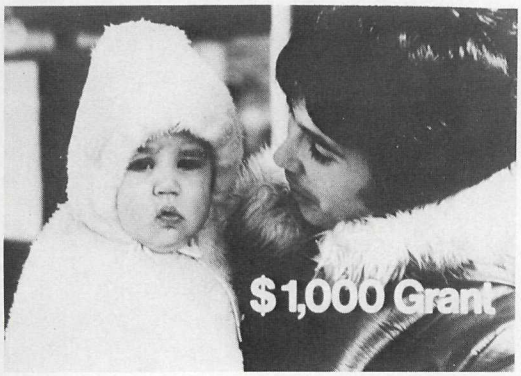
Provincial Home Acquisition Grants and Loans

The Provincial Home Acquisition Grant and Loan Program, established in 1967, serves as a catalyst in the production of new homes through home-ownership.

The Department offered a grant of up to $1,000 or a second mortgage loan of $5,000 for a new dwelling, and a grant of $500 or a second mortgage loan of $2,500 for an older dwelling to persons who have been living and renting respectively in British Columbia for two years before the date of purchase.

An annual refund of 10 per cent (up to $50) of the principal and interest payments was allowed for regular repayments of second mortgage loans, making an effective rate on a $5,000 25-year loan of 7.5 per cent.

Monthly average applications in 1975 reflected the financial climate. The lack of available first mortgage funds and the high interest rate of these mortgages slowed down both house sales and construction. This directly affected mortgage and grant applications.



Ron Messent

Marion Price

Harry Rounds

There were 32,057 applications made in 1975, or an average of 2,671 per month. The monthly average for 1974 was 2,768.

There were 10,585 applications for housing grants totalling $6.5 million and 15,670 second mortgage loans valued at $59.1 million approved in 1975.

As of December 31, 1975, approximately $74 million from the Provincial Home Acquisition Fund was approved for 115,000 housing grants and $280.2 million for 52,772 second mortgage loans in effect with a total balance outstanding of $184.67 million.

Renters' Assistance

The Elderly Citizen Renters Grant Act was introduced in 1972 to assist residents over age 64 living in rental accommodation for a minimum of one year immediately preceding application.

In 1974 the program was extended to include all renters in British Columbia under the Renters Resource Grant Act.

In 1974, grants were $30 for renters under the age of 65 and $80 for renters over 65.

By a 1975 amendment to the Income Tax Act, the Province introduced RentAid, the British Columbia Renters' Tax Credit Program.

A maximum of $100 RentAid for eligible renters over 16 years of age was claimable in the 1975 Federal income tax return form. The 1975 grant was $100 less 1 per cent of taxable income, with no grant exceeding 10 per cent of rent paid in 1975, except for renters over age 65, where the minimum grant is $80.

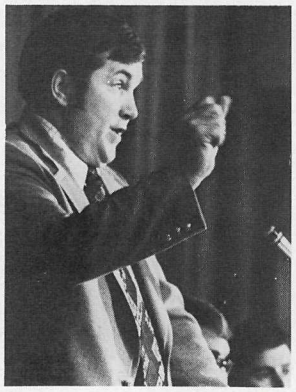
As an interim measure, the Elderly Citizen Renters Grant Act was reinstated in 1975 to provide payment of an $80 grant in calendar year 1975 to renters over age 65.

As of December 31, 1975, 42,140 persons 65 years and over received the $80 grant and resulted in a payment of $3.2 million.

The renters' assistance program payments since 1972 now total over $16.3 million.

CONFERENCES

The Department sponsored two conferences during 1975 to discuss the problems faced by the private sector in meeting the demands for housing in the Metro Vancouver and Greater Victoria areas. Both conferences were chaired by Associate Deputy Housing Minister George Chatterton.



Mayor Jim Tonn

Metro Vancouver Housing Conference, Vancouver, June 26 and 27

Keynote speakers: K. Paulus, President, Dunhill; M. Warren, Deputy Housing Minister, Province of Ontario.

CMHC Panel speakers: W. Teron, President, CMHC; K. Ganong, Regional Director, CMHC; K. Tapping, Assistant Regional Director, CMHC; R. Ford, Manager, Vancouver Branch Office, CMHC.

Municipalities' Panel speakers: Mayor J. L. Tonn of Coquitlam; Mayor W. Vander Zalm of Surrey; Mayor T. Goode of Delta; Alderman V. Stusiak of Burnaby.

Labour Panel speakers: S. Thompson, President, Vancouver and District Labour Council; D. Farey, researcher, Trade Union Research Bureau; A. Smith, President, B.C. Provincial Council of Carpenters; R. Gautier, Secretary-Treasurer, B.C. and Yukon Territory Building Construction Trades Council.

Industry Panel speakers: A. Narod, President, Urban Development Institute, Pacific Region; N. Bothwell, Vice-President, B.A.C.M. Development Corporation Limited; N. E. Cressey, Vice-President, Daon Development Corporation; G. Santini, Vice-President, Nu-West Development Corporation Limited.

Over 122 delegates attended.

Syd Thompson

Alvin Narod

William Teron

Jim Sawyer

Robert McAdams, Eric Charman and Tom Loney

Jim Campbell

Greater Victoria Housing Conference, Victoria, October 7 and 8

Keynote speakers: M. Dennis, Commissioner of Housing, City of Toronto; Dr. L. Axworthy, Director, Institute of Urban Studies, University of Winnipeg.

Industry Panel speakers: E. Charman, President, Greater Victoria Real Estate Board; R. B. McAdams, President, Park Pacific Investments Ltd.; G. Reeson, President, Greater Victoria Apartment Owners' Association; T. Loney, Loney and Associates.

CMHC Panel speakers: C. Dowling, Manager, Victoria branch office, CMHC; K. Ganong, Regional Director, CMHC; D. O'Brian, Victoria Mortgage Manager, Investors Syndicate Realty Ltd.; K. Tapping, Assistant Regional Director, CMHC; J. Dudiak, Program Manager, lending operations, CMHC.

Labour Panel speakers: J. Sawyer, Business Agent and Financial Secretary, Local 1598, United Brotherhood of Carpenters and Joiners of America; L. Ryan, Secretary-Treasurer, Victoria Labour Council; V. Sullivan, Construction Foreman, Dura Construction Ltd.; T. Wheatley, Business Manager, Victoria Plumbers Union, Local 324.

Municipalities' Panel speakers: J. M. Campbell, Chairman, Capital Regional District; Alderman M. Glazier of Victoria; G. Greenhalgh, Director, Community Development, Victoria; P. A. Hammer, Senior Planner, Capital Regional District.

Over 125 delegates attended.

The Department also hosted the inter-provincial conference of senior housing officials on August 25 and 26 at Vancouver.

The conference discussed ways to maximize the use of funds from CMHC's 1975 budget, tackled proposals for future programs and financial arrangements with the Federal Crown corporation, an inter-provincial information exchange program, and strategies for the Federal-Provincial housing conference held prior to the establishment of CMHC's 1976 budget.

LIST OF PROJECTS

Explanation of project titles in the order that they appear in the list:

Senior citizens' (nonprofit) rental units*—Construction of senior citizens' units by a nonprofit organization with the Department providing grants under the Elderly Citizens' Housing Aid Act.

Family (BCHMC) rental units—Rental units managed by the British Columbia Housing Management Commission and built by

(i) The Department with the Federal Government providing up to a 90-per-cent first mortgage loan.

Or

(ii) The Federal-Provincial partnership with capital costs, profits, and losses shared on a 75-per-cent (Federal) and 25-per-cent (Provincial) basis.

Or

(iii) The Federal-Provincial-municipal partnership with capital costs, profits, and losses shared on a 75-per-cent (Federal), 12.5-per-cent (Provincial), and 12.5-per-cent (municipal) basis.

Or

(iv) The Department.

Land bank—Land assembly and banking by the Department for future housing development.

Subdivision development—Development of new subdivision by

(i) The Federal-Provincial partnership with capital costs, profits, and losses shared on a 75-per-cent (Federal) and 25-per-cent (Provincial) basis.

(ii) The Department with the Federal Government providing up to a 90-per-cent first mortgage loan.

Family (subsidized) ownership units—Units constructed under the Rural and Remote Area Housing Program with costs shared on a 75-per-cent (Federal) and 25-per-cent (Provincial) basis.

Comprehensive development—New neighbourhood. Land acquisition, conceptual planning, design, servicing, and construction of a significant number of dwelling units that would require additional recreational, educational, commercial, and other urban facilities.

Senior citizens (BCHMC) rental units—Rental units for senior citizens managed by the British Columbia Housing Management Commission and built by

(i) The Department with the Federal Government providing up to a 90-per-cent first mortgage loan.

(ii) The Federal-Provincial partnership with capital costs, profits, and losses shared on a 75-per-cent (Federal) and 25-per-cent (Provincial) basis.

Family co-operative (ownership) units—Land acquisition and land leasing to par value co-operatives at a low rate and "high-impact" grants of up to 10 per cent of the construction costs to selected projects.

Rental information services—Grants to municipalities to cover the deficits of rental information service.

Neighbourhood improvement—Specified municipal projects that are partially funded by Federal-Provincial grants and loans under the Neighbourhood Improvement Program.

Land servicing—Servicing of Crown land by the Department for development of subdivisions.

Family (limited dividend) rental units—Rental units built under a Federal Government program and turned over to the British Columbia Housing Management Commission. Under the program, 25 per cent of the units in an assisted rental housing project could be taken over by the commission for rental to low-income earners.

Urban renewal—Urban renewal projects with costs shared on a Federal-Provincial-municipal basis.

Mobile home subdivision development—Development of mobile home subdivisions by the Department.

Mobile home park (BCHMC)—A mobile home park managed by the British Columbia Housing Management Commission.

Family (leasehold) ownership units—Units built on lots leased by the Department. In some cases, the Department's leasehold mortgages have been obtained by the owners.

* **NOTE**—Some of the senior citizens' nonprofit rental units received a Provincial grant under the Elderly Citizens' Housing Aid Act prior to 1973 and the establishment of the Department. They have, however, been included in the list of projects as they are eligible or are receiving rent supplements from the Provincial and Federal Governments.

Abbotsford
Alert Bay
Armstrong

ABBOTSFORD, District

Senior citizens' (nonprofit) rental units:

- **Park View Villa,** 38819 Vye—Occupied: 76 units. Grant (before 1973): Pentecostal Assembly of Abbotsford.

Family (BCHMC) rental units:

- At 1751 MacKenzie—Construction: 38 units. Completion: March 1976.
- At 33585 Hawthorne—Occupied: 1 unit.

ALERT BAY, Village

Land bank:

- On Cedar—Banked: 5.06 acres (2.05 hectares).

Subdivision development:

- On Cedar—Developing: 9 lots. Completion: April 1976.

Family (subsidized) ownership units:

- At various locations—Designated: 6 units in 1974 and 5 units in 1975. Construction: 6 units.

ARMSTRONG, City

Senior citizens' (nonprofit) rental units:

- **Heather Heights,** Heather—Occupied: 18 units. Grant (before 1973): Spallumcheen Housing Society.

Family (subsidized) ownership units:

- At various locations—Designated: 10 units in 1975. Built and sold: 4 units.

Ashcroft
Bulkley-Nechako
Burnaby

ASHCROFT, Village

Senior citizens' (nonprofit) rental units:

- Proposed: 30 special care units. Sponsor: Thompson View Manor Society.

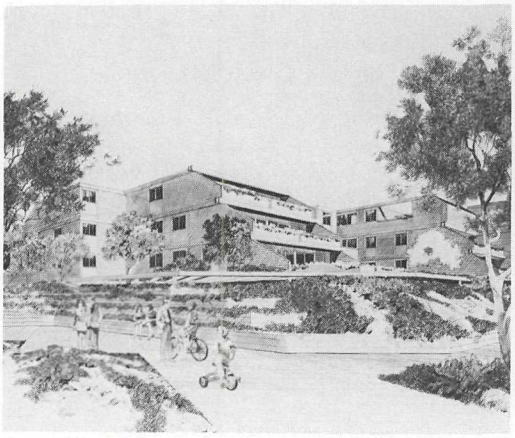
Family (subsidized) ownership units:

- At various locations—Designated and built: 10 units in 1975. Sold: 5 units.

BULKLEY-NECHAKO, Regional District

Family (subsidized) ownership units:

- At various locations at Fort Fraser—Designated: 5 units in 1975. Construction: 4 units.



Quesnel Greene

BURNABY, District

Comprehensive development:

- **Harold Winch Park,** Burnaby Mountain—Proposed: 1,350 units, a commercial centre, schools, and recreation facilities on a 290.5-acre (117.65-hectare) site west of Gaglardi, north of Broadway, and east of the Burnaby tank farm. Construction: 490 units (Phase 1). Competion: October 1977.

Burnaby

Burnaby

Senior citizens' (BCHMC) rental units:

- **Brentwood House,** 1850 Rosser—Occupied: 256 units (221 units by students).
- **Douglas Drummond Manor,** 6077 Kingsway—Acquired and occupied: 125 units in 1975.
- **Hall Tower,** 7272 Kingsway—Occupied: 214 units. Construction (Hall Tower Extension at 7264 Kingsway): 117 units. Completion July 1976.
- **Stratford Gardens,** 6011–6059 Pandora—Occupied: 127 units.
- At 3896 Laurel—Completed and occupied: 71 units in August 1975.
- **Park Tower,** Lake City East Site Five, Simon Fraser Hills—Proposed: 144 units. Completion: 1978.
- **MacInnis Place,** Government and Keswick—Proposed: 322 units (Phase 2). Completion: 1978.

Senior citizens' (nonprofit) rental units:

- **Fair Haven,** 4341 Rumble—Occupied: 57 special care units and 61 units. Grant (before 1973): Fair Haven United Church Homes for Senior Citizens.
- **Mary Avenue Complex,** 7550 Rosewood—Occupied: 295 special care units and 216 units. **11th Avenue Complex,** 11th and First—Occupied: 90 units. **Lambert House,** 15th and Fourth—Occupied: 12 units for the handicapped. Grants (totalling $1,553,826 in 1973 and 1975 for the 295 special care units at Mary Avenue Complex and grants before 1973): New Vista Society.
- **Normanna Rest Home,** 7979 12th—Occupied: 106 special care units. Grant (before 1973): Norwegian Old Peoples' Home Association.
- **Swedish Canadian Manor,** 1800 Duthie—Occupied: 67 boarding units and 8 units. Construction: 63 additional units (Phase 3). Completion: May 1977. Grants ($465,000 in 1975 for Phase 3 and grants before 1973): Swedish Canadian Rest Home Association.
- **Dania Manor,** 4155 Norland; **Dania Home,** 4279 Norland; and **Dania Lodge,** 4215 Norland—Occupied: 69 boarding units, 32 special care units, and 67 units. Grants (for Dania Manor before 1973 and for Dania Home and Dania Lodge in 1974): Dania Society.
- **Salishan,** 9210 Salish Court—Occupied: 188 units. Rent supplements (approved 1975): Society for the Christian Care of the Elderly.
- **Finnish Manor,** 3460 Kalyk—Completed and occupied in April 1975: 48 units and 33 special care units. Grant ($596,247 in 1973 and 1975): Finnish Canadian Rest Home Association.
- At Newton and Marlborough—Proposed: 147 units. Sponsor: Club "60" Housing Society.
- **IODE Emerson House,** 4949 Newton—Proposed: 102 units. Sponsor: Services Society of B.C. Chapter, IODE.
- At Acorn and Beresford—Proposed: 56 units. Sponsor: B'Nai B'rith Society.

Family (BCHMC) rental units:

- **MacInnis Place,** Government and Keswick—Completed and occupied: 96 units in December 1975. Construction: 120 units. Completion: May 1976.
- **Cedar Place,** 7121–7249 14th—Occupied: 90 units.
- At 3878–3880 Lister, 3848–3891 Inman Close, and 4513–4565 Inman—Completed and occupied: 16 units in May 1975.
- At 5618–5650 Irmin—Completed and occupied: 6 units in 1974.
- At 6461 Roberts, 6009 Hardwick, 7007 Cariboo, 3739, 3793 Regent, and 3769 Grandview—Occupied: 6 units.

Burnaby

Family (co-operative) ownership units:

- **Quesnel Greene,** Lake City East Site Two, Simon Fraser Hills—Construction: 222 units (Phase 1) and 60 units (Phase 2) on a 12-acre (4.86-hectare) site. Completion: Phase 1, October 1976; Phase 2, December 1976.
- **Norman Bethune Co-operative,** Lake City East Site Two, Simon Fraser Hills—Occupied: 24 units. Leased land (1.29 acres/0.52 hectare) and high-impact grant ($96,600 over eight years): Norman Bethune Co-operative Association.

Rental information services:

- Grant ($18,626.67): District of Burnaby.

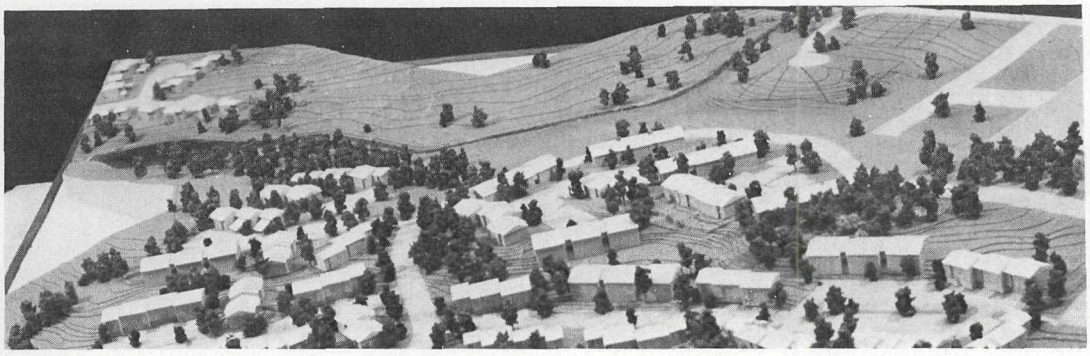
Neighbourhood improvement:

- Edmonds and Stride area—Site selection under way. Provincial grant (approved in 1975): $375,000.

Urban renewal:

- At Hastings, Esmond, Pender, and McDonald—Redeveloping a 3.5-acre (1.42-hectare) site.

MacInnis Place



Burns Lake
Cache Creek

BURNS LAKE, Village

Land bank:

- On Centre and 10th—Banked: 75.9 acres (30.7 hectares).

Land servicing:

- Water and sewage redevelopment. Sewage project under way. Water reservoir under way. Completion: October 1977.

Senior citizens' (nonprofit) rental units:

- **Carroll Cottage,** 17 Fourth—Occupied: 14 units. Grant (before 1973): Lake District Senior Citizens' Housing Society.

Family (BCHMC) rental units:

- **McKenna Place,** 436 Third—Occupied: 40 units.

Family (subsidized) ownership units:

- At various locations—Designated: 35 units in 1975. Built and sold: 21 units. Construction: 14 units.

CACHE CREEK, Village

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold: 6 units in 1975.

Campbell River

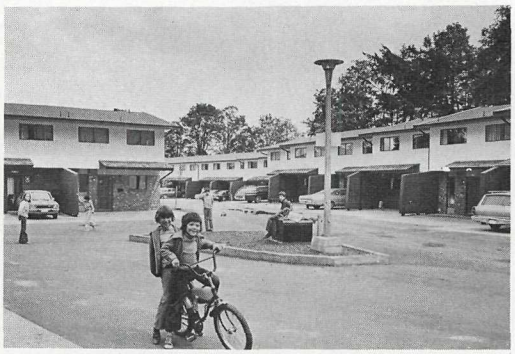
CAMPBELL RIVER, District

Senior citizens' (nonprofit) rental units:

- **Lion's Den and Centennial Cottages,** 1441 Ironwood—Occupied: 31 units. Proposed (at 1131 Ironwood): 38 units. Grant (before 1973): Campbell River and District Senior Citizens' Housing Society.
- **John Perkins Memorial Housing,** 930 13th—Occupied: 61 units. Grant (before 1973): John Perkins Society.

Family (BCHMC) rental units:

- At 1808 Island Highway South near Simms Creek—Completed and occupied: 30 units in November 1975.
- At Robron and Upland—Construction: 48 units. Completion: July 1976.



BCHMC rental units at 1808 Island Highway.

Units under construction at Robron.

Capital

CAPITAL, Regional District

Comprehensive development:

- At Colwood—265.51 acres (107.53 hectares) have been acquired for a 650-acre (263.25-hectare) new community between Metchosin and Latoria west of Albert Head in southern Colwood. The Crown lands will be the core of the new community; 502 acres are residentially developable. The remaining land includes 70 acres of agricultural land reserves for park and open space. The conceptual design for 6,500 new dwelling units, school, playfields, a recreation centre, roads, and a commercial area is being discussed with the Capital Regional District.
- At the Highlands, north of the Trans-Canada Highway, 1,137.04 acres (460.5 hectares) have been acquired and banked for the future development of a new community. Total design concept covers 3,500 acres (1,215 hectares).

Senior citizens' (nonprofit) rental units:

- At Galiano Island—Proposed: 16 units. Sponsor: Galiano Island Housing Society.
- At Saltspring Island—Proposed: 40 special care units. Sponsor: Lady Minto Gulf Islands Hospital Board.
- **Gulf Islands Pioneer Village**, Ganges, Saltspring Island—Occupied: 22 units. Grant (before 1973): Gulf Island Pioneer Village Society.
- **Ayre Manor,** Ayre, Sooke—Occupied: 6 units. Grant (before 1973): Sooke Elderly Citizens' Housing Society.

Castlegar
Central Kootenay
Central Okanagan
Central Saanich

CASTLEGAR, City

Senior citizens' (nonprofit) rental units:

- **Castlegar Villa,** 423 Villa—Occupied: 14 units. Proposed: 26-unit addition (Rota Villa). Grant (before 1973): Castlegar Villa Society.

Family (BCHMC) rental units:

- At Elm and First—Construction: 14 units. Completion: June 1976.
- Between Woodland and Highway 3A—Proposed: 28 units. Completion: June 1976.

Students' (BCHMC) rental units:

- **Whatchan Place,** Selkirk College—Completed and occupied: 3 modular units in September 1975 to accommodate 60 persons.

CENTRAL KOOTENAY, Regional District

Family (BCHMC) rental units:

- At RR 1, Hoskins East, Erickson—Occupied: 1 unit.

CENTRAL OKANAGAN, Regional District

Family (subsidized) ownership units:

- At various locations in Westbank—Designated, built, and sold: 8 units in 1975.

CENTRAL SAANICH, District

Senior citizens' (nonprofit) rental units:

- **John O. Anderson Memorial Housing,** 7601 East Saanich, Saanichton—Occupied: 67 units. Grant ($503,899 in 1974 and 1975): Royal Canadian Legion South Vancouver Island Zone Housing Society.

Chase
Chetwynd
Chilliwack
Chilliwhack

CHASE, Village

Senior citizens' (BCHMC) rental units:

- Between Haldane and Wilson—Under construction: 30 units. Completion: May 1976.

CHETWYND, Village

Subdivision development:

- Northeast of village—Completed: 44 lots (Phase 1). Proposed: 39 lots (Phase 2). Completion: October 1976.

Family (subsidized) ownership units:

- At various locations—Designated: 15 units in 1975. Built and sold: 13 units. Construction: 2 units.

CHILLIWACK, City

Senior citizens' (nonprofit) rental units:

- **Salish Place,** bounded by Young, Hope, and Cheam—Proposed: 246 units. Sponsor: Chilliwack Legion Housing Society.
- **Piper Richardson V.C. Housing Project,** 26 Broadway—Occupied: 36 units. Grant (before 1973): Jubilee Housing Society.
- **Trident Manor,** 310 St. David—Occupied: 23 units. Grant (before 1973): Fraser Valley Ukrainian Senior Citizens' Society.

CHILLIWHACK, District

Senior citizens' (nonprofit) rental units:

- **Eden Senior Citizens' Home,** 46551 Chilliwack Central—Construction: 28 units. Completion: November 1976. Grant ($182,700 in 1975): Eden Mennonite Society.
- At 45550 Hodgins—Proposed: 60 special care units. Sponsor: Chilliwack General Hospital.

Chilliwhack
Clinton
Columbia-Shuswap
Comox
Comox-Strathcona

- **Columbus Tower,** 8980 Edwards—Occupied: 53 units. Grant (before 1973): Columbus Charities Association.
- **Garden Villa,** 9155 Garden—Occupied: 38 units. Grant ($189,826 in 1975): Pentecostal Senior Citizens' Society.
- **Jubilee Housing Project,** 44440 Hodgins—Occupied: 36 units. Grant (before 1973): Jubilee Housing Society.
- **Valley Haven Guest Home,** 45450 Menholm—Occupied: 44 boarding units. Grant (before 1973): Valley Haven Board of Directors Municipal Organization.

CLINTON, Village

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold: 14 units in 1975.

COLUMBIA-SHUSWAP, Regional District

Senior citizens' (nonprofit) rental units:

- At Sicamous—Construction: 28 units. Completion: August 1976. Grant ($223,200 in 1975): Eagle Valley Senior Citizens' Housing Society.

COMOX, Town

Senior citizens' (nonprofit) rental units:

- **d'Esterre Gardens,** 1584 Balmoral—Occupied: 16 units. Grant (before 1973): d'Esterre Senior Citizens' Housing Society.

COMOX-STRATHCONA, Regional District

Senior citizens' (nonprofit) rental units:

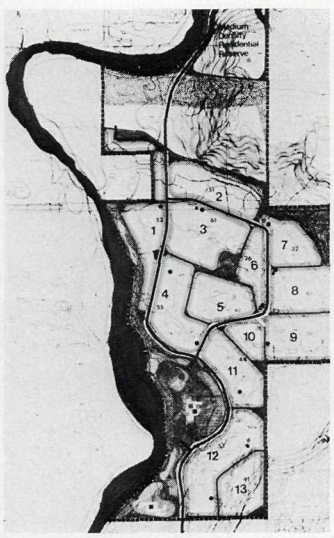
- **Glacier View Home,** RR 1, Comox—Occupied: 27 special care units. Grant (before 1973): Regional District of Comox-Strathcona.

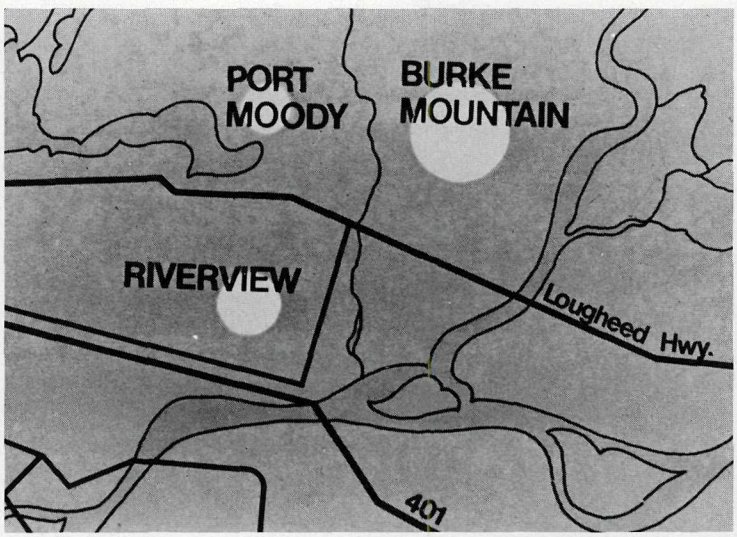
Coquitlam

COQUITLAM, District

Comprehensive development:

- **Burke Mountain**—A new town is envisaged for a 6,000-acre (2 430-hectare) site between the Pitt and Coquitlam Rivers. The Department controls 2,600 acres (1 053 hectares), including 1,030 acres (417.15 hectares) of the Minnekhada stock farm, which will supply the green belt and open space for the new community. The project will provide approximately 20,000 homes for 70,000 people with recreation facilities, parks, schools, shopping, transit, and other services for an urban environment. A consortium of hydrologists, civil engineers, environmental biologists, aquatic ecologists, geologists, environmental resource planners, and architects completed studies on the fauna, flora, and aquatic life of the area, the soils, hydrology, drainage, and geology of the mountain slopes, the qualities of various views, and the architectural requirements of the building areas. Four architectural firms were retained to draw up four separate plans for the development. Their designs were submitted and evaluated, but the awarding of the contract for a master plan was deferred at year's end pending the selection of the location of the new regional town centre for the Coquitlam-Port Coquitlam area.
- **Riverview Development,** west of Essondale Hospital—3,300 units are planned for 500 acres (202.5 hectares) of which 314 acres (127.17 hectares) are owned by the Crown; 2,088 units will be built on the Crown lands. The development includes shopping and recreation facilities. There will be condominium, single-family dwelling lots, small-lot subdivisions, and social housing units. Land-use negotiations are proceeding with the municipality. Land-servicing is now under way with completion of the total project estimated by 1979.

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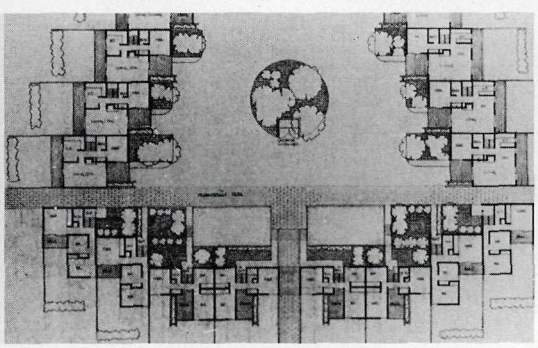
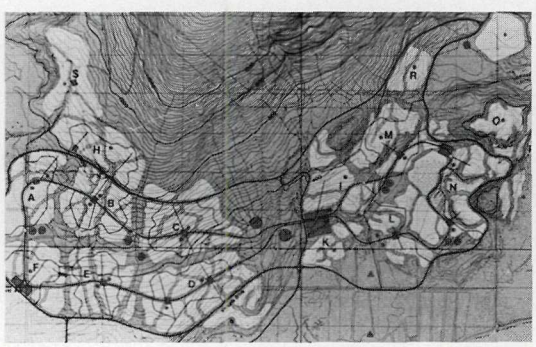
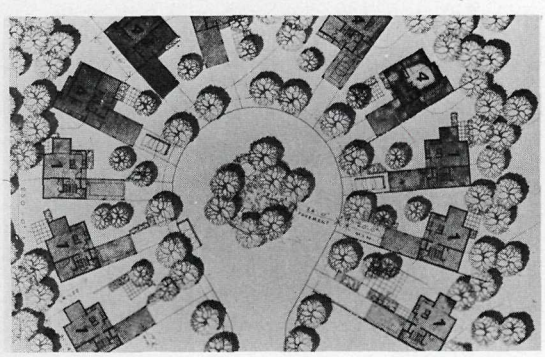
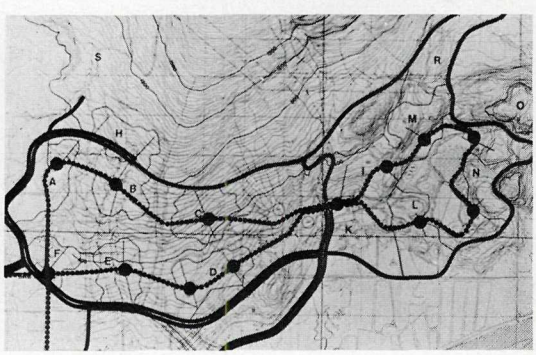








Coquitlam
Courtenay

Senior citizens' (nonprofit) rental units:

- **Foyer Maillard,** 1010 Anderson, Maillardville—Occupied: 121 boarding units. Proposed: 10 additional boarding units. Sponsor: Maillardville Bicultural Society.
- At 1800 Austin—Occupied: 18 units. Grant (before 1973): Earl Haig Society of the Royal Canadian Legion Branch 2.
- **L. J. Christmas Manor,** 560 Austin—Occupied: 170 units. Grant (before 1973): Burquitlam Senior Citizens' Housing Society.

Family (BCHMC) rental units:

- At 526 Delestre and 734 Lougheed—Occupied: 2 units.

Family (co-operative) ownership units:

- **Azalea Gardens,** 534 Smith—Occupied: 63 units. Leased land (1.37 acres/0.55 hectare), interim financing, and subsidized purchase of 6 units: Burquitlam Housing Co-operative.

Family (leasehold) ownership units:

- **Meadowbrook Village,** one block west of Lougheed on Dewdney Trunk—Occupied: 176 units.

Neighbourhood improvement:

- Maillardville area—Development under way. Provincial grant (approved in 1974): $125,000.

COURTENAY, City

Land bank:

- At 10th—Banked: 2.72 acres (1.10 hectares).
- At 257 First—Banked: 0.87 acre (0.35 hectare).

Courtenay
Cranbrook

Senior citizens' (nonprofit) rental units:

- **Kiwanis Village,** Pidcock—Occupied: 30 units. Construction (Phase 5): 14 units. Completion: April 1976. Grant ($112,035 in 1975, Phase 5): Comox Valley Kiwanis Village Society.
- **Senior Citizens' Apartment and Care Home,** Cumberland—Proposed: 90 units. Sponsor: Courtenay New Life Society.
- At 257 First—Proposed: 25 units. Sponsor: Courtenay Old Age Pensioners' Organization.

Family (limited dividend) rental units:

- Back Road—Proposed: 32 units.

CRANBROOK, City

Senior citizens' (nonprofit) rental units:

- Site bounded by Fourth North, Second North, 24th North, and 23rd North—Proposed: 45 units. Grant (before 1973): Cranbrook Lions Club Senior Citizens' Housing Society.
- **Fred Scott Rotary Villa**—Occupied: 16 units. Grant (before 1973): Rotary Club of Cranbrook.
- **Dr. F. W. Green Memorial Home,** 334 17th—Occupied: 44 units. Grant (before 1973): Royal Canadian Legion.

Family (BCHMC) rental units:

- At 126–130 21st South, 400 20th South, 2401–2413 Third South, 1308–1320 10A South, 2416–2421 Third A South, 2417–2505 Third South, 2101–2113 40th North, 2016–2020 Fourth South, 1908–2101 Fifth South—Occupied: 44 units.

Creston Cumberland

CRESTON, Town

Land bank:

- On Ibbotson—Banked: 20.7 acres (8.38 hectares). Development study: 10 acres (4.05 hectares). Remaining land in agricultural land reserve.

Senior citizens' (nonprofit) rental units:

- At 136 10th—Proposed: 20 units. Sponsor: Trinity United Church Senior Citizens' Housing.
- **Swan Valley Lodge,** 818 Vancouver—Occupied: 40 boarding units. Grant ($22,117.97 in 1973 and 1975): Creston Valley Senior Citizens' Housing Society.

CUMBERLAND, Village

Subdivision development:

- At Ulverston—Nearing completion: 82 lots on 18.13 acres (7.25 hectares).

Senior citizens' (nonprofit) rental units:

- At Union Square and Dunsmuir—Occupied: 28 units. Grant (before 1973): Cumberland Senior Citizens' Housing Society.

Neighbourhood improvement:

- Entire village—Planning under way. Provincial grant (approved in 1975): $75,000.

Dawson Creek Delta

DAWSON CREEK, City

Senior citizens' (nonprofit) rental units:

- Proposed: 40–50 units.
- **Rotary Harbour Senior Citizens' Home,** 109th and Turgeon—Occupied: 24 units. Grant (before 1973): Rotary Harbour Society.
- **Rotary Manor,** 9225 19th—Occupied: 60 boarding units. Grant (before 1973): Rotary Harbour Society.

Family (BCHMC) rental units:

- At 94th to 121st—Occupied: 50 units.

DELTA, District

Senior citizens' (nonprofit) rental units:

- **Evergreen Complex,** 4603 and 4649 Evergreen—Occupied: 78 units. Grant (before 1973): Delta Senior Housing Association.

Family (BCHMC) rental units:

- At 4981 and 4991 60th A—Occupied: 2 units.

Urban renewal:

- Redevelopment of the downtown area of Ladner. Project area bounded by Chisholm, Delta, Bridge, Garry, Trennant, and Georgia. Municipality has the right to purchase 5.5 acres up to June 1, 1977, and will call for proposals.

Duncan
East Kootenay
Elkford

DUNCAN, City

Senior citizens' (nonprofit) rental units:

- At First, Jubilee, and Evans—Construction: 133 units, including 68 boarding units on 1.26 acres (0.51 hectare) of Crown land. Grant ($907,936 in 1975): City of Duncan.
- **St. Peter's Crescent, Crescent**—Occupied: 10 units. Grant (before 1973): St. Peter's Crescent Society.
- **Kiwanis Village,** 770 Trunk at 355 Day—Occupied: 23 units. Grant (before 1973): Duncan Kiwanis Village Society.

Neighbourhood improvement:

- Centennial Park and adjacent area—Being implemented: 58 acres (23.49 hectares). Provincial grant (approved in 1974): $62,500.

EAST KOOTENAY, Regional District

Urban renewal:

- Village of Natal and the unincorporated communities of Middleton and Michel. To acquire and clear the lands in the Natal area and to relocate the villages of Michel-Natal into Sparwood.

ELKFORD, Village

Land acquisition and disposition:

- Acquired 70.21 acres (28.43 hectares). Sold: Fording Coal Company.

Subdivision development:

- West of Fording Drive—Nearing completion: 200 lots.

Enderby
Esquimalt

ENDERBY, City

Family (subsidized) ownership units:

- At various locations. Designated: 10 units in 1975. Built and sold: 8 units. Construction: 2 units.

ESQUIMALT, District

Senior citizens' (nonprofit) rental units:

- **Matson Lodge,** 847 Dunsmuir—Occupied: 130 special care units. Proposed: 60 additional special care units. Grant (before 1973): Salvation Army.
- **Esquimalt Lions' Lodge,** 874 Fleming—Occupied: 77 units. Grant (before 1973): Esquimalt Lions.

Family (BCHMC) rental units:

- At Ellery—Construction: 38 units. Completion: June 1976. At least 25 per cent of the units may be made available to BCHMC for leasing purposes for three years.
- At Ellery—Construction: 69 units. At least 25 per cent of the units may be made available to BCHMC for leasing purposes for three years.
- At Esquimalt—Construction: 20 units. At least 25 per cent of the units may be made available to BCHMC for leasing purposes for three years.

Neighbourhood improvement:

- Tillicum-Colville area—Site being selected. Provincial grant (approved in 1975): $125,000.

Fernie
Fort Nelson
Fort St. James

FERNIE, City

Subdivision development:

- Old airport site: 96 lots are planned. Nearing completion (Phase 1): 54 lots.

Senior citizens' (nonprofit) rental units:

- **Tom Uphill Memorial Home,** 446 13th—Occupied: 37 boarding units. Grant (before 1973): Tom Uphill Memorial Home Society.

FORT NELSON, Village

Subdivision development:

- At Fifth, Airport, and Alaska Highway—Completed: 156 lots on 131.65 acres (53.32 hectares) of Crown land.

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold: 37 units (12 units under the 1974 program and 25 units under the 1975 program).

FORT ST. JAMES, Village

Land acquisition and disposal:

- On Third—Sold: 1.27 acres (0.51 hectare).

Family (subsidized) ownership units:

- At various locations—Built: 25 units (10 units in 1974 and 15 units in 1975). Sold: 15 units.

Neighbourhood improvement:

- Site selection under way. Provincial grant (approved in 1975): $62,500.

Fort St. John
Fraser-Cheam
Fraser-Fort George

FORT ST. JOHN, City

Senior citizens' (nonprofit) rental units:

- At 108th and 100th—Proposed: 44 special care units. Sponsor: North Peace Care Home Society.

Family (BCHMC) rental units:

- At 9705–9711 Ninth; 9819–9825 106th; 10403–10411 102nd; 9412–9414 96th; 10712–10714 99th; 11007–11009 101st; 10604–10606 104th; 10115–10117 105th; 9620–9622 108th; 9511–9513 111th; 96th to 108th; 96th to 110th; Princess Crescent—Occupied: 40 units.

FRASER-CHEAM, Regional District

Senior citizens' (nonprofit) rental units:

- **Dogwood Manor,** 7284 Morrow, Agassiz—Occupied: 12 units. Grant (before 1973): Agassiz Harrison Senior Citizens' Housing Society.

FRASER-FORT GEORGE, Regional District

Family (subsidized) ownership units:

- At various locations in Tête Jaune—Designated: 5 units.

Fraser Lake
Fruitvale
Gibsons
Golden
Gold River

FRASER LAKE, Village

Land acquisition:

- Morley Farm—Acquired: 124.07 acres (50.25 hectares). Under study for development.

Family (subsidized) ownership units:

- At various locations—Designated: 5 units in 1975. Built and sold: 1 unit. Construction: 4 units.

FRUITVALE, Village

Senior citizens' (nonprofit) rental units:

- **Beaver Valley Senior Citizens' Manor and Recreation Centre,** 95 West Main—Nearing completion: 24 units. Grant ($182,731 in 1975): Beaver Valley Manor Society.

GIBSONS, Village

Senior citizens' (nonprofit) rental units:

- **Sunshine Coast Kiwanis Villa,** North—Occupied: 20 units. Grant (before 1973): Sunshine Coast Kiwanis Village.

GOLDEN, Village

Senior citizens' (nonprofit) rental units:

- **Purcell View Apartments,** 12th South—Occupied: 19 units. Grant (before 1973): Golden and District Senior Citizens' Housing Society.

GOLD RIVER, Village

Subdivision development:

- Proposed: 80 lots on 27 acres (10.94 hectares) (50 lots and 30 mobile home pads). Topography survey under way. Conceptual planning completed.

Grand Forks
Granisle
Greater Vancouver
Hazelton

GRAND FORKS, City

Senior citizens' (nonprofit) rental units:

- **Boundary Lodge,** 233 South East Third—Occupied: 24 special care units. Grant (before 1973): Boundary Senior Citizens' Housing Society.

Neighbourhood improvement:

- In the Riverside Ruckles area—Site selection under way. Provincial grant (approved in 1975): $37,500.

GRANISLE, Village

Subdivision development:

- At southwest corner of village—Planned: 53 lots. Completed: 29 lots. Leased: 12 lots.

Family (subsidized) ownership units:

- At various locations—Designated: 5 units in 1975. Construction: 5 units.

GREATER VANCOUVER, Regional District

Family (subsidized) rental units:

- At various locations—91 units acquired and made available to low-income families by subsidized purchase with subsidy repayable.

HAZELTON, Village

Subdivision development:

- Proposed: Front-end financing for the development of 26 lots on municipal land.

Hope
Hudson's Hope
Invermere
Kamloops

HOPE, Town

Senior citizens' (nonprofit) rental units:

- **Mt. Hope Senior Citizens' Home,** 555 Park—Occupied: 24 boarding units. Grant (before 1973): Mt. Hope Senior Citizens' Society.

HUDSON'S HOPE, District

Land bank:

- Chetwynd–Hudson's Hope Highway and Dudley—Banked: 22.3 acres (9.03 hectares).

INVERMERE

Senior citizens' (nonprofit) rental units:

- At corner of Sixth Street and Sixth Avenue—Proposed: 18 units. Sponsor: Lake Windermere District Senior Citizens Society.

Family (subsidized) ownership units:

- At various locations—Designated: 10 units in 1975. Construction: 10 units.

KAMLOOPS, City

Land bank:

- At Oakhill, near Sandalwood—Banked: 11.8 acres (4.73 hectares).

Comprehensive development:

- South of Royal Inland Hospital, a feasibility study on 30 acres (12.15 hectares) of Crown land. City requested front-end financing preparatory to subdivision. Land use plan for comprehensive residential development of 544 units prepared.
- Bachelor Hills, a feasibility study on Crown land. City interested in front-end financing preparatory to eventual development.

Kamloops

Subdivision development:

- At 1091–1097 Calmer, 2070–2082 Fleetwood, and 1027–1033 Windbreak—Occupied: 12 units.
- Valleyview Area/Campbell Creek; 2198 Flamingo—Occupied: 2 units.
- At 645, 639, and 633 Carson—Under repairs: 3 units.

Senior citizens' (nonprofit) rental units:

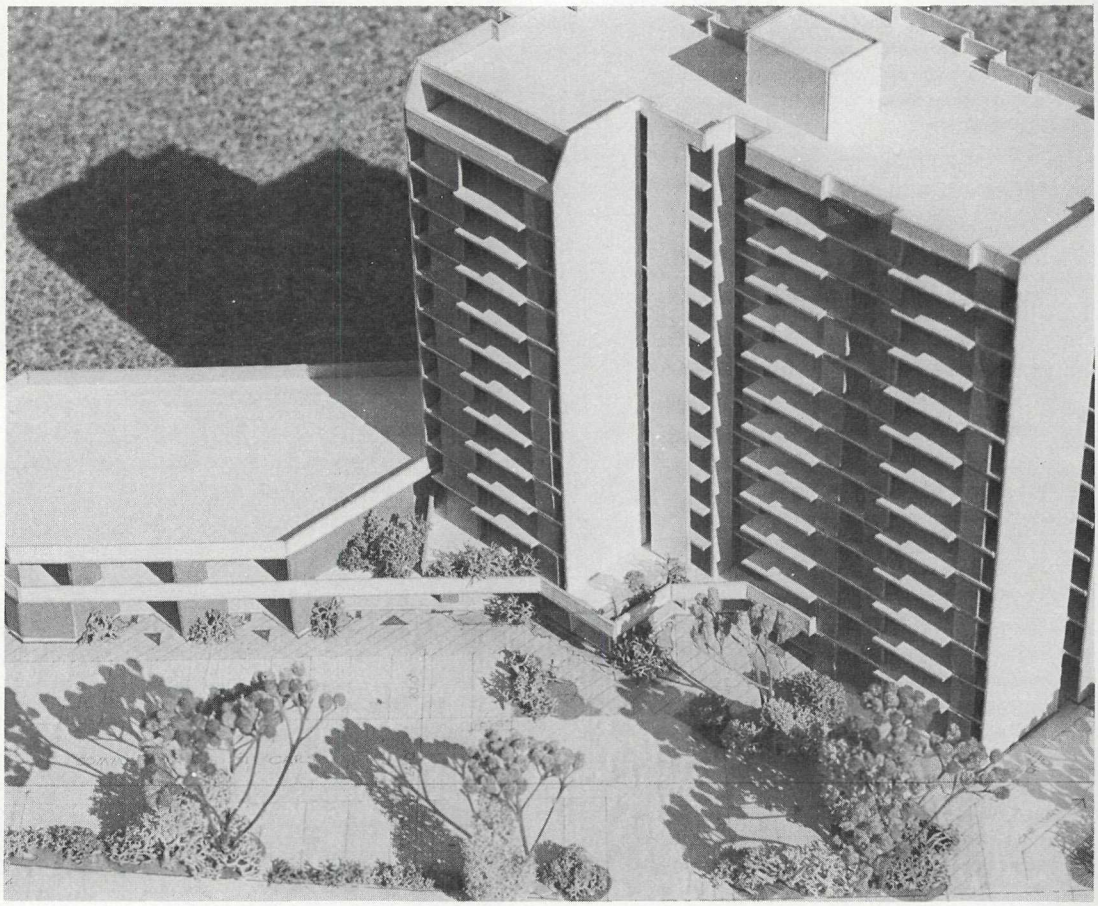
- Proposed: North Shore area next to 96-unit existing project. Sponsor: Le Jeune Senior Citizens' Housing Society.
- Proposed: Units at McDonald. Sponsor: K.N. Housing Society.
- **Silver Thread Apartments,** No. 1, 174 Paul, No. 2, 360 Second—Occupied: 150 units. Grant (before 1973): Silver Thread Apartment Society.
- **Thrupp Manor,** 591 Royal—Occupied: 34 boarding units. Grant (before 1973): Thrupp Manor Association.
- **Glenfair,** Columbia and Fifth—Occupied. 33 units. Grant (before 1973): Kamloops Senior Citizens' Housing.

Neighbourhood improvement:

- Site selection in North Kamloops under way. Provincial grant (approved in 1975): $100,000.

Kelowna

Kelowna



Kiwanis Tower

KELOWNA, City

Senior citizens' (nonprofit) rental units:

- **Kiwanis Tower,** Lawrence and Glenmore—Construction: 146 units. Grant ($1,194,933 in 1975): Kiwanis Community Service Society.
- **Pleasantvale Homes,** Cambridge, Richter, Central, and Kingsway—Occupied: 50 units. Grant (before 1973): Pleasantvale Home Society.
- **Okanagan Manor,** 845 Jones—Occupied: 26 units. Grant (before 1973): B.C. Conference of the Seventh Day Adventist Church.
- **David Lloyd-Jones Home,** 934 Bernard—Occupied: 34 special care units. Grant (before 1973): City of Kelowna.
- On Franklin between Badke and Houghton—Proposed: 80 special care units. Sponsor: Central Okanagan Anavets Housing Society.
- At Houghton, Rutland—Proposed: 80 units. Sponsor: Father de Lestre Senior Citizens' Housing Society.

Keremeos
Kimberley
Kitimat
Kitimat-Stikine

KEREMEOS, Village

Senior citizens' (BCHMC) rental units:

- At Fourth and 11th—Occupied: 26 units.

Family (BCHMC) rental units:

- West Two-Third Block 121—Occupied: 1 unit.

Family (subsidized) ownership units:

- At various locations—Designated: 2 units. Built and sold: 1 unit.

KIMBERLEY, City

Senior citizens' (nonprofit) rental units:

- **Kimberley Special Care Home,** Second and Rossland—Construction: 37 special care units. Grant ($210,644 in 1973): Kimberley Special Care Home Society.
- **Pioneer Lodge Complex** (Pioneer Lodge and Lions' Manor), 600–650 Church—Occupied: 38 units. Grant (before 1973): City of Kimberley for Pioneer Lodge and Kimberley Lions' Project Society for Lions' Manor.

KITIMAT, District

Subdivision development:

- At Bayer and Bartholomew, 40 serviced lots on 8.24 acres (3.38 hectares) purchased in Bayer/Bartholomew subdivision. Disposed by front-end financing to the municipality.

KITIMAT-STIKINE, Regional District

Family (subsidized) ownership units:

- At various locations in New Hazelton—Designated: 10 units in 1975. Built and sold: 5 units. Construction: 5 units.

Ladysmith
Langley (City)
Langley (District)

LADYSMITH, Town

Land bank:

- At Trans-Canada, Strathcona, and Walkem—Banked: 45.67 acres (18.5 hectares).

Subdivision development:

- **Holland Park,** 94 lots on 32 acres (12.9 hectares) developed. Sold: 89 lots. Awaiting rezoning of five lots for multi-family.
- Oyster District, subdivision proposed for 140 acres (56.7 hectares). Conceptual plan prepared.

Senior citizens' (nonprofit) rental units:

- **Bel-Air Villa,** 206 Lions Way—Occupied: 24 units. Proposed: 16 additional units. Grant (before 1973): Ladysmith Lions' Club.

LANGLEY, City

Senior citizens' (nonprofit) rental units:

- **Rainbow Lodge,** 5470 203rd—Occupied: 294 units. Proposed: 94 additional units. Grant (before 1973): Langley Lions' Senior Citizens' Housing Society.
- **Yale Manor,** Brydon—Occupied: 8 units. Grant (before 1973): Central Fraser Valley Senior Citizens' Housing Society.

Neighbourhood improvement:

- Site selection under way. Provincial grant (approved in 1975): $125,000.

LANGLEY, District

Senior citizens' (BCHMC) rental units:

- **Alderhaven,** 27264 30th, Aldergrove—Occupied: 53 units.

Langley (District)
Lillooet
Logan Lake
Lumby

Senior citizens' (nonprofit) rental units:

- Douglas Manor, 8970 Mowat, Fort Langley—Occupied: 8 units. Grant (before 1973): Central Fraser Valley Senior Citizens' Housing Society.

Family (BCHMC) rental units:

- At 22161 79th—Occupied: 1 unit.

LILLOOET, Village

Senior citizens' (BCHMC) rental units:

- **Red Rock Manor,** 1011 Murray—Occupied: 21 units.

Family (subsidized) ownership units:

- At various locations. Designated and built in 1975: 25 units. Sold: 10 units.

LOGAN LAKE, Village

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold in 1975: 2 units.

LUMBY, Village

Land bank:

- At Miller and Norris—Banked: remainder of 14.35 acres (5.8 hectares) that was not turned over to Lumby and District Senior Citizens' Housing Society.

Senior citizens' (nonprofit) rental units:

- At Miller and Norris—Construction: 40 units. Completion: October 1976. Grant ($312,640 in 1975): Lumby and District Senior Citizens' Housing Society.

Family (subsidized) ownership units:

- At various locations—Designated and built in 1975: 12 units. Sold: 10 units.

Mackenzie
Maple Ridge
Masset

MACKENZIE, District

Subdivision development:

- **Westwood Terrace**—Completed: Phase 1, 203 lots on 77.1 acres (31.23 hectares). Under development (Phase 2): 200 lots on 60 acres (24.3 hectares), including 27 lots for mobile homes. Completion: July 1976. Leased (Phase 2): 15 lots acquired from Central Mortgage and Housing Corporation. Planning for Phase 3 scheduled for late 1976.

Family (BCHMC) rental units:

- At 20 Stuart—Occupied: 30 units.

MAPLE RIDGE, District

Land bank:

- At 124th—Banked: 5.78 acres (2.34 hectares).

Senior citizens' (nonprofit) rental units:

- **Golden Ears Retirement Centre,** 12155 Edge—Occupied: 60 boarding units. Grant ($298,400 in 1974 and 1975): Maple Ridge Elderly Citizens' Housing Society.
- **Maple Ridge Towers,** 11929 22nd—Occupied: 64 units. Grant (before 1973): Maple Ridge Elderly Citizens' Housing Society.
- **Earl Haig Housing,** 228 and Selkirk—Occupied: 18 units. Grant (before 1973): Earl Haig Society.

Family (co-operative) ownership units:

- At 23064 Dewdney Trunk—Occupied: 84 units. Leased: 7.131 acres (2.89 hectares). Haney Pioneer Village Co-operative and interim-financing provided.

MASSET, Village

Subdivision development:

- Meadowview Subdivision, west of Delkatla—Developed: 98 lots. Sold: 23 lots.

Masset
Matsqui
McBride

Family (subsidized) ownership units:

- At various locations—Designated: 12 units in 1975. Built: 12 units. Sold: 6 units.

MATSQUI, District

Senior citizens' (nonprofit) rental units:

- Senior Citizens' Apartment, Emerson and Gladwin, Clearbrook—Proposed: 92 units. Sponsor: Alliance Benevolent Society.
- **M.S.A. Senior Citizens' Manor,** 2510 Gladwin, Clearbrook—Occupied: 33 units (special care units). Grant (before 1973): M.S.A. Manor Society.
- **Valhaven Home,** 4212 Balmoral, Mount Lehman—Occupied: 19 boarding units. Grant (before 1973): Church of God Christ Mennonite.
- **Ebenezer Home,** 33433 Marshall—Occupied: 67 units (includes 51 boarding units). Grant (before 1973): Ebenezer Senior Housing Society.
- **Tabor Home,** 31944 Sunrise, Clearbrook—Occupied: 113 boarding units. Grant (before 1973): Tabor Home Society.
- **Lynn Haven Manor,** 33410 Lynn—Occupied: 26 units. Grant (before 1973): Royal Canadian Legion Branch 15.
- **Menno Home,** 32945 Marshall—Occupied: 210 special care units. Grant (before 1973): Mennonite Benevolent Society.

Family (BCHMC) rental units:

- At 32143 Marshall, Clearbrook—Occupied: 11 units. Completed: November 1975.
- At 23000 Block McCallum—Construction: 53 units. Completion: April 1976.

McBRIDE, Village

Senior citizens' (BCHMC) rental units:

- **Beaver View Lodge,** Fifth and King—Occupied: 20 units.

McBride
Merritt
Mission

Family (subsidized) ownership units:

- At various locations—Designated in 1975: 10 units. Built: 7 units. Sold: 1 unit. Construction: 3 units.

MERRITT, Town

Land bank:

- North of town—Banked: 180.19 acres (72.97 hectares) of Crown land.

Senior citizens' (BCHMC) rental units:

- At Coldwater and Chapman—Construction: 32 units.

Senior citizens' (nonprofit) rental units:

- **Aynsley Court,** 1938 Courtier—Occupied: 14 units. Grant (before 1973): Nicola Valley Senior Housing Society.

MISSION, District

Land bank:

- At Stave Lake and Lougheed—Banked: 320 acres (128 hectares).

Senior citizens' (nonprofit) rental units:

- **Pleasant View Home,** 7530 Hurd—Occupied: 24 boarding units. Grant (before 1973): Royal Canadian Legion Branch 57.
- **Welton Towers,** 33214 Second—Occupied: 60 units. Grant (before 1973): Mission and District Senior Citizens' Society.

Family (BCHMC) rental units:

- Windebank Village, 32347–32404 Brant and 32367–32403 Grebe—Occupied: 32 units. Completed: November 1975.
- At 33586 First—Occupied: 1 unit.

Mission
Nakusp
Nanaimo

Family (co-operative) housing units:

- At Cedar—Proposed: 74 units. 7.02 acres (2.80 hectares) leased to Mission Co-op Housing Association.

Neighbourhood improvement:

- Site selection in older section of the community is under way. A $125,000 Provincial grant was approved under the 1975 program.

NAKUSP, Village

Senior citizens' (nonprofit) rental units:

- **Nakusp Senior Citizens' Villa,** Second and Eighth—Occupied: 10 units. Proposed: 8 additional units. Grant (before 1973): Arrowtarian Society.

Mobile home subdivision development:

- Columbia Heights Subdivision at Ninth—56 lots developed on 14 acres (5.6 hectares) to be sold or leased in 1976.

NANAIMO, City

Land bank:

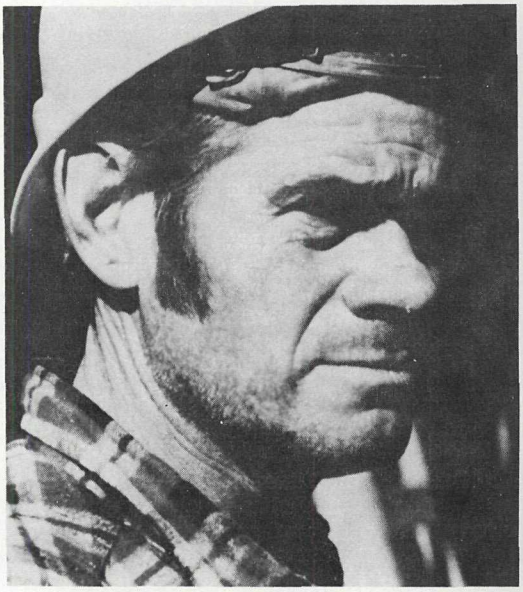
- At Metral—Banked: 32 acres (12.8 hectares) of Crown land.

Senior citizens' (nonprofit) rental units:

- **Mt. Benson Villa,** 66 Prideaux (18 units); **Windsor Arms,** 55 Prideaux (12 units)—Occupied: 30 units. **Corlett Place,** 615–621 Comox—Construction: 65 units. Grant ($495,666 in 1975 for Corlett Place and before 1973): Mt. Benson Senior Citizens' Housing Society.
- **Rebekah Village,** 1 Buttertub—Occupied: 10 units. Grant ($51,292.05 in 1973 and 1975): Rebekah Housing Society.

Nanaimo

- **General George R. Pearkes Garden Village,** Block 11 and Block 15, Buttertub—Occupied: 83 units. Grant (totalling $333,658 in 1971, 1972, and 1975): General George R. Pearkes Senior Citizens' Housing Society.



- **Cathay Senior Citizens' Homes,** 994 Hecate—Occupied: 16 units. Grant (before 1973): Cathay Senior Citizens' Housing Society.
- **Nanaimo District Senior Citizens' Housing Development Society,** 1195 Nelson—Occupied: 52 units and 102 special care units. Grant ($537,029 in 1975 for special care units): Nanaimo and District Senior Citizens' Housing Development Society.

Family (BCHMC) rental units:

- At northeast corner of Howard and Third—Construction: 34 units. Completion: March 1976.
- At 13th and Island Highway—Occupied: 1 unit.

Nelson

NELSON, City

Land bank:

- At Mines, 11.7 acres (4.68 hectares), partly occupied by Cottonwood Mobile Home Park.
- At Silver King—5.82 acres (2.32 hectares).
- At corner of Second and Elwyn—0.330 acre (0.132 hectare).

Mobile home park (BCHMC):

- **Cottonwood Mobile Home Park,** Mines—Occupied: 10 pads.

Senior citizens' (BCHMC) rental units:

- **Fairview Motel,** 700 Gordon—Occupied: 15 units.

Senior citizens' (nonprofit) rental units:

- **Nelson Jubilee Manor,** 501 West Richards—Occupied: 29 boarding units. Grant ($240,309.15 in 1974 and 1975): Nelson Jubilee Manor Society.
- **Kiwanis Villa,** Fell and Sixth—Occupied: 20 units. Grant (before 1973): Kiwanis Villa Society.
- **Kiwanis Villa,** Gordon and Third—Occupied: 12 units. Grant (before 1973): Kiwanis Villa Society.

Senior citizens' (co-operative) housing:

- Old hospital site, Park, High and Morgan—Proposed: 48 units. 1.3 acres acquired and to be leased to Nelson and District Housing Co-operative.

Family (BCHMC) rental units:

- At 717 McHardy—Occupied: 1 unit.

Neighbourhood improvement:

- Site selection under way. Provincial grant (approved in 1975): $100,000.

New Westminster

NEW WESTMINSTER, City

Senior citizens' (BCHMC) rental units:

- Ross Tower, 45 Clute—Occupied: 101 units.

Senior citizens' (nonprofit) rental units:

- **Legion Village,** 12th, London, and 13th—Proposed: 191 units. Sponsor: Royal Canadian Legion Housing Society.
- **Dunwood Place,** McBride and Colborne—Construction: 193 units. Grant ($1,799,480 in 1975): Presbyterian Senior Citizens' Housing Society.
- **Rotary Tower,** 25 Clute—Occupied: 101 units. Grant (before 1973): New Westminster Rotary Senior Citizens' Housing Society.
- **Connaught Heights Pentecostal Villa,** 2222 Edinburgh—Occupied: 50 units. Grant (before 1973): Connaught Heights Pentecostal Society.
- **Westley Manor,** 113A, 815 Kennedy—Occupied: 62 units. Grant (before 1973): Free Methodist Church Senior Citizens' Society.
- **Pioneer Place,** 380 Pioneer—Occupied: 57 units. Grant (before 1973): City of New Westminster.

Family (co-operative) units:

- At 231 10th—Construction: 42 units. Leased: 1.09 acres (0.43 hectare) to New Westminster Housing Co-operative. High-impact grant: $126,018 over eight years.

Neighbourhood improvement:

- The development of Queensborough and Connaught Heights is being implemented. Provincial grant (approved in 1974): $312,500.
- Site selection under way in the Sapperton area. Provincial grant (approved in 1975): $175,000.

North Cowichan
North Saanich
North Vancouver (City)

NORTH COWICHAN, Regional District

Senior citizens' (nonprofit) rental units:

- **Harbour View Housing Society Senior Citizens' Home,** Chemainus—Construction: 31 units. Grant ($160,053 in 1975): Harbour View Housing Society.
- **Normandie Apartments,** 2903 Cyprus, Chemainus—Occupied: 14 units. Grant (before 1973): Royal Canadian Legion Branch 191.

NORTH SAANICH, District

Senior citizens' (nonprofit) rental units:

- **Windward Kiwanis Village,** 10585 MacDonald Park—Occupied: 20 units. Grant (before 1973): Kiwanis Village Society of Victoria.

NORTH VANCOUVER, City

Land acquisition and disposition:

- At First East and St. Andrews, 0.207 acre (0.08 hectare)—Sold to the Greater Vancouver Regional District.

Senior citizens' (nonprofit) rental units:

- **Lions Gate Court,** between First and Second near St. Patrick's—Proposed: 107 units. Sponsor: B'nai B'rith Society.
- **Kiwanis Towers,** 170 West Second—Occupied: 144 units. Grant (before 1973): Kiwanis Club of North Vancouver.
- **Kiwanis Apartments,** 331, 351, and 371 East First—Occupied: 88 units. Grant (before 1973): Kiwanis Club of North Vancouver.
- **Anavets Senior Citizens' Home,** 235–245 East Third—Occupied: 88 units. Grant (before 1973): Anavets Senior Citizens' Housing Society.

North Vancouver (City)
North Vancouver (District)

Family (BCHMC) rental units:

- **Talisman Tower,** 145 St. George's and East Second—Construction: 152 units. Completion: March 1976.
- **Grant McNeil Place,** Chesterfield and West First—Construction: 112 units. Completion: February 1976.

Grant for family rental units:

- At the southwest corner of St. Andrews and First—Construction: 15 units. Completion: June 1976. High-impact grant: Greater Vancouver Housing Corporation.

Rental information services:

- $4,777 grant to the municipality.

NORTH VANCOUVER, District

Land bank:

- At Indian River Drive—Banked: 11.2 acres (4.48 hectares).
- At Berkley and Carnation—Banked: 31.77 acres (12.7 hectares).

Subdivision development:

- Blair Rifle Range, approximately 640 acres (256 hectares). Development hinges on construction of new road bridge over the Seymour River. 1,000 units could be built under Phase 1.

Senior citizens' (nonprofit) rental units:

- **Brookside Lodge,** Allan—Proposed: 51 special care units on 1.26 acres (0.50 hectare) of Crown land.
- **Lynn Manor,** 2555 Whiteley—Occupied: 265 units (including 120 special care units). Grant ($1,333,915.40 in 1973 and 1975): Club of North Vancouver.

North Vancouver (District)

Family (BCHMC) rental units:

- At 3200 Block Seymour Parkway—Proposed: 108 units. Completion: December 1976.
- At 2442, 2460, 2356, and 2751 Capilano; 2373, 2395, 2417, 2431 Bowser; 1546 Bruce; and 402 East 25th—Occupied: 10 units.

Family (co-operative) ownership units:

- At Fromme and Ennerdale—Proposed: 65 units on 3.84 acres leased to Lynn Valley Co-operative Housing Association and high-impact grant awarded.

Oak Bay

OAK BAY, District

Land bank:

- At Foul Bay—Banked: 3 acres (1.2 hectares).

Senior citizens' (nonprofit) rental units:

- **Oak Bay Homes,** Foul Bay and Goldsmith—Construction: 219 units on 2.8 acres (1.12 hectares) of Crown land. Grant ($1.69 million in 1975): B.C. Baptist Foundation.
- **Kiwanis Manor,** 2075 Milton—Occupied: 72 units. Grant (before 1973): Oak Bay Kiwanis Housing Society.

Oliver
100 Mile House
Osoyoos
Parksville

OLIVER, Village

Senior citizens' (nonprofit) rental units:

- **Kiwanis Village,** West Second—Occupied: 23 units. Grant ($60,945.43 before 1973 and in 1975): Oliver Kiwanis Senior Citizens' Housing Society.
- **Sunnybank Retirement Home,** West 2—Occupied: 27 boarding units. Grant (before 1973): Sunnybank Retirement Home Society.

Family (BCHMC) rental units:

- Oliver Gardens, 1037 Fifth West—Occupied: 11 units.

Family (subsidized) ownership units:

- At various locations—Designated: 8 units in 1975. Built and sold: 1 unit.

100 MILE HOUSE, Village

Senior citizens' (BCHMC) rental units:

- **Pioneer Haven,** 350 Aspen—Occupied: 16 units.

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold: 8 units in 1975.

OSOYOOS, Village

Family (subsidized) ownership units:

- At various locations—Designated: 6 units in 1975. Built: 4 units.

PARKSVILLE, Village

Senior citizens' (nonprofit) rental units:

- **Kingsley Manor,** 312 Herst—Occupied: 6 units. Grant (before 1973): Kingsley Manor Low Rental Housing Society.

Parksville
Penticton
Pitt Meadows

- **Golden Age Housing Project,** 205 Weld—Occupied: 6 units. Grant (before 1973): Golden Age Housing Society.

PENTICTON, City

Senior citizens' (BCHMC) rental units:

- **Penticton and District Retirement Centre,** 439 Winnipeg—Occupied: 126 units.

Senior citizens' (nonprofit) rental units:

- **Foursquare Madge Meadwell Foundation Senior Citizens' Housing Project**—Proposed: 103 units. Sponsor: Foursquare Madge Meadwell Foundation.
- **Penticton and District Retirement Centre,** 439 Winnipeg—Occupied: 88 special care units. Proposed: An additional 88 units approximately and full personal care accommodation to be provided. Grant ($515,460 in 1973 and 1975): Penticton and District Retirement Service.
- **Kiwanis Van Horne Village,** 150 Van Horne—Occupied: 28 units. Grant (before 1973): Kiwanis Senior Citizens' Housing Society.
- **Kiwanis Brunswick Village,** 360–390 Brunswick—Occupied: 14 units. Grant (before 1973): Kiwanis Senior Citizens' Housing Society.

Family (BCHMC) rental units:

- At 318 Hyslop—Occupied: 1 unit.

Interim financing:

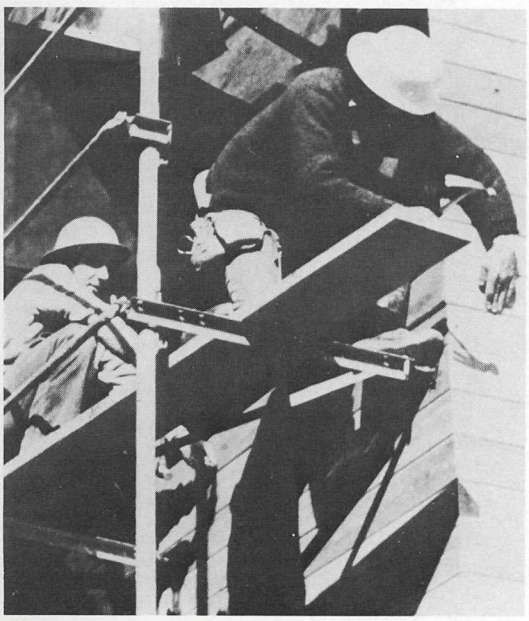
- **Kinney Avenue Housing Project**—Sold: 62 units.

PITT MEADOWS, District

Comprehensive development:

- Somerset Project, Bronson and Lougheed—Proposed: 490 units on Crown land in nine phases. Construction: 160 units for families to start April 1976. Completion: 1977.

Pitt Meadows
Port Alberni



Family (BCHMC) rental units:

- At 19100 Block Ford—Proposed: 62 units. Completion: September 1976.

Family (co-operative) ownership units:

- At Hammond—Occupied: 162 mobile home pads. Leased: 23.8 acres (9.52 hectares) to Meadow Highlands Mobile Home Co-operative and first mortgage loan provided.

PORT ALBERNI, City

Senior citizens' (nonprofit) rental units:

- **Personal Care Home,** 805 Wallace—Proposed: 120 special care units. Sponsor: Alberni Valley Senior Citizens' Home Society.
- **Pioneer Towers,** 805 Wallace—Occupied: 58 units. Grant (before 1973): Alberni Valley Senior Citizens' Home Society.
- **Pioneer Cottages,** 1105 North 10—Occupied: 28 units. Grant (before 1973): Alberni Valley Senior Citizens' Home Society.

Family (BCHMC) rental units:

- **Red Oaks Manor,** 1116 North Eighth—Occupied: 12 units.
- **Harbour View Manor,** 709 South Fourth—Occupied: 11 units.
- **George Dowling Place,** Eighth and Dogwood—Occupied: 16 units.
- At 700 Block Gertrude—Construction: 10 units. Completion: September 1976.
- At 1200 Block Eighth—Construction: 16 units. Completion: September 1976.

Neighbourhood improvement:

- Site selection under way—Provincial grant (approved in 1975): $125,000.

Port Coquitlam
Port Edward

PORT COQUITLAM, City

Land bank:

- At Victoria—Banked: 9.71 acres (3.88 hectares).

Senior citizens' (nonprofit) rental units:

- **Hawthorne Manor,** 2145 Hawthorne—Occupied: 32 units. Grant (before 1973): Port Coquitlam Senior Citizens' Housing Society.
- **Dogwood Manor,** 3155 Seymour—Occupied: 22 units. Grant (before 1973): Port Coquitlam Senior Citizens' Housing Society.

Family (BCHMC) rental units:

- At 3059 Chester to be transfered from Department of Highways: 1 unit.

Family (nonprofit) rental units:

- Meridian Village, Prairie and Coast Meridian—Construction: 202 units on 11.5 acres (4.6 hectares) and will be sold to the Greater Vancouver Housing Corporation. High-impact grant awarded.

Urban renewal:

- Central business district, revitalizing 7 acres (2.8 hectares) of a corner of the downtown core (Shaughnessy Centre).

PORT EDWARD, Village

Subdivision development:

- At east of Hillcrest and Oceanview—82 lots and 1 multiple-dwelling site on 16.185 acres (6.47 hectares) are being developed. Completion: June 1976.

Family (subsidized) ownership units:

- At various locations—Designated in 1975: 25 units. Built: 18 units. Sold: 4 units.

Port Hardy
Port McNeill

PORT HARDY, District

Subdivision development:

- Proposed: 62 lots and 2 large lots for 30 townhouses on 19 acres (7.6 hectares).

Mobile home park development:

- Cedar Heights, west of Ring—Construction: 137 pads of approximately 35 acres (14 hectares). Disposition: leasehold strata title.

Family (subsidized) ownership units:

- At various locations—Designated: A total of 14 units in 1974 and 1975. Built in 1974: 7 units.

PORT McNEILL, Village

Subdivision development:

- At Broughton Park, Campbell—Nearing completion: 56 lots on approximately 29 acres (11.7 hectares) of 79 acres (31.9 hectares) Crown land.

Family (subsidized) ownership units:

- At various locations—Designated in 1975: 8 units. Built and sold: 5 units.

Port Moody
Pouce Coupe

PORT MOODY, City

Land bank:

- At Dowding and Water—Banked: 0.99 acre (0.03 hectare).

Comprehensive development:

- North Shore development: A unique agreement was negotiated with the city for the development of a new residential community on the city's North Shore slopes. The Department initially advanced $600,000 to the municipality and was given the right to purchase up to 20 per cent of the city-owned land within the 1,500-acre development. In June 1975 the Department extended loans totalling up to $3 million to the city to expedite the development. Planned start of 100 units in 1976 as part of 1,000 units of Stage 2. When completed, the project will have 5,400 homes for 17,000 people.

Senior citizens' (nonprofit) rental units:

- **Legion Kinsmen Manor,** 2909 Hope—Occupied: 70 units. Grant (before 1973): Port Moody Senior Citizens' Housing Society.

Family (co-operative) ownership units:

- At 900 Clarke—Occupied: 215 units. 8.07 acres (3.22 hectares) leased to Mountain View Co-operative. Subsidized purchase of 22 units and provided interim financing.

POUCE COUPE, Village

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold: 10 units.

Powell River
Prince George

POWELL RIVER, District

Subdivision development:

- 70 lots have been proposed.

Senior citizens' (nonprofit) rental units:

- **Retired Members' Housing,** 5598 and 5600 Willow—Occupied: 2 units. Grant (before 1973): Powell River Employees Sick Benefit Society.
- **Olive Devaud Home,** 7105 Kemano—Occupied: 40 special care units. Grant (before 1973): Sunset Home Society.
- **Centennial Homes,** 4156 Westview—Occupied: 12 units.
- **Retired Members' Housing,** 6600 Block Cranberry—Occupied: 8 units. Grant (before 1973): Powell River Employees Sick Benefit Society.

Neighbourhood improvement:

- Cranberry area—Development. Provincial grant (approved in 1974): $62,500.

PRINCE GEORGE, City

Subdivision acquisition and lease:

- Pinewood Subdivision: 120 lots acquired and leased.

Senior citizens' (BCHMC) rental units:

- At 1525 Strathcona—Occupied: 6 units.

Senior citizens' (nonprofit) rental units:

- **Prince George Senior Citizens' Home Society Complex**
  - (a) **Laurier Crescent**—2356, 2360 Laurier Crescent; 2175, 2195 Ninth; 950A 1 Ward; 2130, 2150, and 2170 10th.
  - (b) **Spruceland**—1010 Liard.
  - (c) **Rainbow Hostel**—1000 Liard.

Prince George
Prince Rupert

(d) **Legion Centennial Wing**—3701 Rainbow—Occupied: 181 units. Grant (before 1973): Prince George Senior Citizens' Home Society.

Family (BCHMC) rental units:

- 1585 Strathcona, 2362 Spruce, 2302–2368 Redwood and 2303–2369 Victoria—Occupied: 44 units.
- **Pineview Apartments,** 4348–4382 First—Occupied: 12 units.
- **Vanier Apartments,** 2424, 2432, 2440 Nicholson—Occupied: 30 units.
- **Westwood Court,** 2700–2750 Ospika—Occupied: 34 units.
- At Yew—Occupied: 1 unit.

Neighbourhood improvement:

- Peden Hill area—Site selection under way. Provincial grant (approved in 1975): $100,000.

PRINCE RUPERT, City

Subdivision development:

- Pine Ridge Subdivision: 185 lots (Phase 1) developed and sold. Two multiple sites remain undeveloped; 275 lots plus multiple sites (Phase 2) are under development. Completion: June 1976.
- **Kingsview Subdivision,** Albert and Dominion—Funding provided for 71-lot development. (front-end financing). Completion: 1976.

Mobile home subdivision development:

- Comox Street Mobile Home Strata, adjacent to Hays Creek. Phase 1—70 pads are under development. Completion: June 1976. Disposal: Strata title. Phase 2—29 pads are under development. Completion: June 1976.

Senior citizens' (BCHMC) rental units:

- At 1031 West Third—Occupied: 37 units.

Prince Rupert
Princeton

Senior citizens' (nonprofit) rental units:

- **Kaien Apartments,** 550 East Fifth—Occupied: 26 units. Grant (before 1973): Kaien Senior Citizens' Housing Society.
- **Wayne Place,** 630 Wayne—Occupied: 26 units. Grant (before 1973). Prince Rupert Senior Citizens' Housing Society.
- **Pioneers' Home,** 2059 Atlin—Occupied: 12 boarding units. Grant (before 1973): City of Prince Rupert.

Family (BCHMC) rental units:

- At 1435–1643 Atlin, 1456–1742 West Second, 1802–1850 East Fifth, 1727–1851 East Sixth, and 201–249 East 11th—Occupied: 50 units.
- **Mariposa Gardens,** 1204–1359 Hays Cove, 1300–1354 Camarillo, 1301–1356 Seville—Occupied: 84 units.
- At the northeast corner of Geddard and Seal Cove—Under construction: 42 units. Completion: December 1975.
- At Sloan and Summit—Under construction: 37 units. Completion: May 1976.
- At 1402–1448 Park—Under construction: 24 units.
- South of park—Under construction: 166 units. Completion: November 1976.

Neighbourhood improvement:

(a) Overlook, Sixth and Herman, and
(b) Water, Beach, 10th, and Second being implemented. Provincial grant (approved in 1974): $125,000.

PRINCETON, Village

Senior citizens' (nonprofit) rental units:

- **Princeton Personal/Intermediate Care Home**—Proposed: 21 special care units. Sponsor: Princeton Elderly Care Society.
- **Silvercrest Housing Centre,** Billiter—Occupied: 8 units. Grant (before 1973): Silvercrest Housing Society.

Princeton
Qualicum Beach
Quesnel
Revelstoke

Family (BCHMC) rental units:

- At Asp and Tulameen—Under construction: 15 units. Completion: December 1975.

Family (subsidized) ownership units:

- At various locations. Designated and built: 13 units in 1975, (7 in 1974 and 6 in 1975). Sold: 11 units.

QUALICUM BEACH, Village

Senior citizens' (nonprofit) rental units:

- Qualicum Kiwanis Village, First and Dorset—Occupied: 20 units. Grant (before 1973): Qualicum Parksville Kiwanis Housing Project.

QUESNEL, Town

Senior citizens' (nonprofit) rental units:

- **Dunrovin Park Lodge,** 361 Murphy—Occupied: 36 special care units. Grant ($177,850 in 1975): Dunrovin Park Society.
- **Fraser Village Homes,** Front—Occupied: 40 units. Grant (before 1973): Fraser Village Homes Society.

REVELSTOKE, City

Subdivision development:

- Columbia Park: 69 lots completed in 1975; 20 lots have ben acquired for leasehold subdivision.

Senior citizens' (BCHMC) rental units:

- Third and Rokeley—Under construction: 50 units. Completion: July 1976.

Senior citizens' (nonprofit) rental units:

- **Moberly Park Manor,** 700 Block First—Occupied: 19 boarding units. Grant (before 1973): Moberly Park Manor Society.

Revelstoke
Richmond

Neighbourhood improvement:

- Site selection at CPR Hill area under way. A $62,500 Provincial grant was approved under the 1975 program.

RICHMOND, District

Senior citizens' (BCHMC) rental units:

- At Laurelwood, Blundell, and No. 2 Road—Under construction: 176 units (Phase 3). Completion: January 1976.

Senior citizens' (nonprofit) rental units:

- **Royal Canadian #5 Senior Citizens' Housing Project,** near Granville and No. 2 Road—Under construction: 64 units. Grant ($533,296 in 1975): Richmond Legion #5 Senior Citizens' Society.
- **Richmond Lions' Manor,** 1177 Fentiman—Occupied: 142 special care units. Grant (before 1973): Richmond Lions' Senior Citizens' Housing Society.
- **Richmond Project,** 1182 No. 1 Road and Steveston—Occupied: 49 units. Grant (before 1973): Anavets Senior Citizens' Housing Society.
- **Kiwanis Court,** 625 and 627 Minoru—Occupied: 122 units. Grant (before 1973): Kiwanis Housing Society of Richmond.

Family (BCHMC) rental units:

- **Rosewood Village,** Blundell and No. 2 Road—Occupied: 138 (Phases 1 and 2).
- At Gilbert and Williams—Proposed: 54 units.

Family (co-operative) ownership units:

- At 454 Steveston—Under construction: 70 units, 5.918 acres (2.36 hectares). High-impact grant awarded. Land leased to Klahanie Co-operative Housing Association.

Neighbourhood improvement:

- In the Steveston area, site selection under way. Provincial grant (approved in 1975): $150,000.

Rossland
Saanich

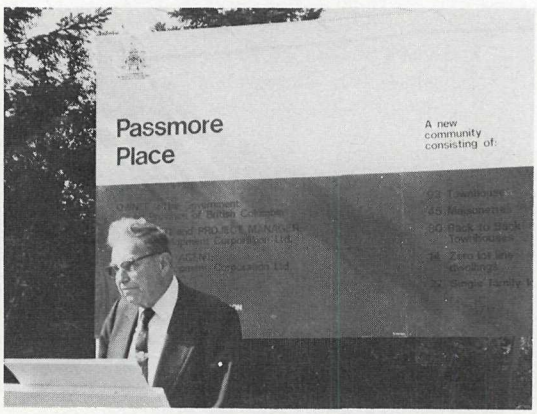
ROSSLAND, City

Senior citizens' (nonprofit) units:

- **Golden City Manors,** 2111 Second—Occupied: 20 units. Grant (before 1973): Rotary Club of Rossland.

Neighbourhood improvement:

- Nickel Plate-Hillcrest being implemented on. Provincial grant (approved in 1974): $62,500.



Former Saanich Alderman Leslie Passmore honoured at Passmore Place

SAANICH, District

Comprehensive development:

- **Passmore Place,** Marigold and Interurban—Nearing completion: Phase 1—14 zero lot line units (completed also); Phase 2—27 lots; Phase 3—66 units; Phase 5—66 units.
- **Roy Road Development**—Proposed: 300 units. 45.02 acres (18 hectares) acquired.

Senior citizens' (BCHMC) rental units:

- **Hampton House,** 3333 Seaton—Occupied: 81 units.

Saanich

- **Battin-Fielding Memorial Housing,** 880 Vernon—Occupied: 60 units for the handicapped. Under construction: Activity Centre for the Handicapped.

Senior citizens' (nonprofit) rental units:

- **Dawson Heights Complex,** 3700–3800, 1532 and 1538 Cedar Hill Cross Road—Occupied: 99 units. Grant (before 1973): Twilight Homes Ltd.
- **Townley Lodge,** 1780 Townley—Occupied: 40 units. Grant (before 1973): Victoria Senior Citizens' Housing Society.
- At Darwin—Sponsor: Anavets Senior Citizens' Housing Society.
- **Boarding Home for Vancouver Island Housing Association for the Physically Disabled,** Vernon—Proposed: 27 special care units. Sponsor: VIHAP.
- At West Burnside, housing project is being proposed. Sponsor: St. Joseph's Parish.
- **Luther Court Housing and Care Complex,** Cedar Hill Cross Road—Proposed: 110 special care units. Sponsor: Luther Court Society.

Family (BCHMC) rental units:

- 3316 Glasgow, 3034 Earl Grey, 409 Ker, 950 Tattersal, 2850 Dysart, 33 Hampton, 2870 Austin, 3220 and 3444 Harriet, 892 Brett, 270 Nicola, 3601 Saanich, 100 Sims, 900 and 928 Scotia, 4143 Interurban, 1063 Roy—Occupied: 15 units.
- **Scotia Green,** 929–969 Scotia—Occupied: 20 units.
- **Lakehill Corners,** 4060 Cedar Hill Cross Road—Occupied: 18 units.
- **Edge Place,** 950 Edge—Occupied: 20 units.
- At 1149 Union—Occupied: 4 units.
- **Battin-Fielding Memorial Housing,** 880 Vernon—Occupied: 19 units.

Family (co-operative) ownership units:

- **Passmore Place,** Marigold and Interurban—Construction: 86 units (Phase 4); 6.51 acres (2.6 hectares) leased to Marigold Co-operative Housing Association.

Salmo
Salmon Arm
Sechelt
Smithers

SALMO, Village

Senior citizens' (nonprofit) rental units:

- At Davies and Sixth—Proposed: 24 units. Department acquiring land. Sponsor: Salmo Senior Citizens' Society.

SALMON ARM, District

Senior citizens' (nonprofit) rental units:

- Rotary Village, 8710 Okanagan—Occupied: 34 units. Grant (before 1973): Shuswap Housing Society.

SECHELT, Village

Senior citizens' (nonprofit) rental units:

- **Greene Court,** Ocean—Occupied: 24 units. Grant (before 1973): Sunshine Coast Senior Citizens' Housing Society.

SMITHERS, Town

Subdivision development:

- At Ottawa—Proposed: Development of 26.04 acres (10.41 hectares) acquired by the Department.

Senior citizens' (nonprofit) rental units:

- **Pioneer Place,** 101–114 Pioneer—Occupied: 14 units. Construction: 17 units. Completion: October 1976. Grant ($114,600 in 1975): Bulkley Senior Citizens' Housing Society.
- Personal and Intermediate Care Home—Proposed: 50 special care units. Sponsor: Smithers Society of Concerned Citizens.

Family (subsidized) ownership units:

- At various locations—Designated and built: 8 units in 1975. Sold: 3 units.

Sparwood
Squamish

SPARWOOD, District

Land assembly:

- Eastern portion of district—Proposed: 50 acres (20.25 hectares).

Subdivision development:

- Spruce Drive Extension—Development: 63 lots on 20 acres (8 hectares). Front-end financing provided. Completed and sold.

Senior citizens' (nonprofit) rental units:

- **Sparwood Senior Citizens' Villa**—Occupied: 40 units. Grant (before 1973): Sparwood Senior Citizens' Society.

Family (BCHMC) rental units:

- Sasko Manor, 148 Spruce—Occupied: 18 units.

SQUAMISH, District

Comprehensive development:

- Tantalus development, 308 acres in Brackendale.
  - (a) Land bank: 72.2 acres, including sites for junior secondary school and elementary school.
  - (b) Subdivision development, west side of Ross—Proposed: 159 lots. Completed: 21 lots. Remainder deferred.
  - (c) Mobile home park, Depot and Government development: 239 pads on 37.6 acres (15.04 hectares). Disposal: Sale.
  - (d) Servicing: Downstream; upgrading of sewers, water, sewage-treatment facilities. Ross Road: Extension of road into 308-acre site.

    Cheekeye Dike: Required for flood prevention; in design stage.

Squamish
Summerland
Surrey

Senior citizens' (nonprofit) rental units:

- **The Cedars,** 38201 Third—Occupied: 20 units. Construction: 50 units. Grant ($378,463 in 1975): Squamish Senior Citizens' Home Society.

Family (BCHMC) rental units:

- At Guildford, Maple, Lombardi, and Alder—Occupied: 45 units.
- At 1344–1378 Judd, Brackendale—Occupied: 10 units.

Family (co-operative) ownership units:

- At Ross and Depot—Construction: 37 units; 10.06 acres (4.02 hectares) leased to Brackenheights Co-operative Association.

Family (leasehold) units:

- At Hemlock and Guildford—Sold: 30 units.

SUMMERLAND, District

Senior citizens' (nonprofit) rental units:

- **Parkdale Place,** 12801 Kelly—Occupied: 28 special care units. Grant (before 1973): District of Summerland.
- **Legion Village,** Dickson—Occupied: 26 units. Grant (before 1973): Summerland Senior Citizens' Housing Society.

SURREY, District

Land bank:

- At 62nd and 171st—Banked: 8.22 acres (3.28 hectares).
- At 73rd and Both—Banked: 19.15 acres (7.66 hectares).

Land servicing:

- The Department signed an agreement with the municipality for the servicing of 280.9 acres (113.76 hectares) in the Newton district to open up more land for housing. Some 2,250 dwelling units are expected to be built in this area. Municipal sewer agreements and drainage and water supply is anticipated for 5,000 acres.
- Negotiations are also under way to service homes in the Bridgeview area.

Surrey

Mobile home (co-operative) units:

- At 20th and 160th—Proposed: 100 pad units for senior citizens on 11.02 acres (4.40 hectares) acquired for Juniper Grove Co-operative.

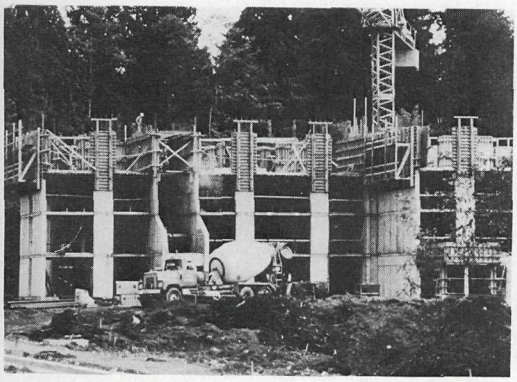
Senior citizens' (BCHMC) rental units:

- **Kuhn Tower** and extension, 13350, 13352 Old Yale—Occupied: 437 units.
- **Pioneer Village—Len Shepherd Manor,** 101A and 151st—Construction: 102 units. Completion: June 1976.

Senior citizens' (nonprofit) rental units:

- **Zion Park Manor,** 5939 180th—Occupied: 48 special care units. Grant (before 1973): Lutheran Senior Citizens' Housing Society.
- **Southdale Manor,** 5956 176A—Occupied: 50 units. Grant (before 1973): Senior Citizens' Housing of South Surrey.
- **Whalley and District Senior Citizens' Residence,** 13746 Bentley—Occupied: 8 units. Grant (before 1973): Whalley and District Senior Citizens' Housing Society.
- **Sunnyside Villas,** 15110 26th—Occupied: 44 units. Grant (before 1973): Sunnyside Villa Society.
- **Bethshan,** 17540 59th—Occupied: 16 units. Grant (before 1973): Cloverdale Senior Citizens' Housing Society.
- **I.O.O.F. Residence,** 6543 King George Highway—Occupied: 29 boarding units. Grant (before 1973): Grand Lodge of the Independent Order of Odd Fellows.
- **Kiwanis Village,** 12860 26th—Occupied: 26 units. Proposed: 146 additional units. Completion: May 1977. Grant ($1.2 million in 1975) for additions: Crescent Housing Society.

Surrey
Telkwa
Terrace



Family (BCHMC) rental units:

- **Greenbrook,** 13440–13460 70B; 6945–7145 135th; 6970–7020 134th—Occupied: 127 units.
- At 14615 104th—Proposed: 16 units. Completion: July 1976.

TELKWA, Village

Family (subsidized) ownership units:

- At various locations. Designated: 5 units in 1975. Built and sold: 4 units.

TERRACE, District

Land bank:

- South of Soucie—Banked: 34.69 acres (14.05 hectares).
- On McConnel—Banked: 9.04 acres (3.66 hectares).

Senior citizens' (BCHMC) rental units:

- At Kalum—Occupied: 40 units.

Senior citizens' (nonprofit) rental units:

- **Terrace Senior Citizens' Residence,** 4623 Tuch—Occupied: 18 units. Grant (before 1973): Terrace and District Christian Council for Social Resources.

Thompson-Nicola
Tofino
Trail

THOMPSON-NICOLA, Regional District

Senior citizens' (nonprofit) rental units:

- **Evergreen Acres Senior Citizens' Housing Project, Park Drive, Clearwater**—Proposed: 16 units. Grant (before 1973): Evergreen Acres Senior Citizens' Housing Society.

TOFINO, Village

Senior citizens' (nonprofit) rental units:

- On First—Proposed: 8 units. Sponsor: Half Century Club.

TRAIL, City

Subdivision development:

- Sunningdale Bench, proposed development on 300 acres (122 hectares) being investigated.

Senior citizens' (nonprofit) rental units:

- **Trail Personal and Intermediate Care,** 1199 Cedar—Under construction: 81 special care units. Grant (before 1973): Trail Intermediate Care Home Society.
- **Kiro Manor,** 1500 Columbia—Occupied: 37 special care units. Construction: 22 special care units. Grant ($147,917 in 1975): Trail Senior Citizens' Lodge Society.
- Senior Citizens' Villa, 1955 Seventh—Occupied: 23 units. Grant (before 1973): Trail and District Senior Citizens' Villa Society.

Family (BCHMC) rental units:

- **Shaver's Bench,** Valleyview Drive and Highway 3—Construction: 48 units on 3.5 acres (1.4 hectares) of Crown land. Completion: July 1976.
- At Laburnum and Highway 3—Proposed: 16 units. Completion: June 1976.

Ucluelet
Valemount
Vancouver

UCLUELET, Village

Family (subsidized) ownership units:

- At various locations—Designated: 15 units in 1975. Construction: 9 units.

VALEMOUNT, Village

Family (subsidized) ownership units:

- At various locations—Designated: 5 units in 1975. Construction: 3 units. Sold: 2 units.

VANCOUVER, City

Land assembly:

- Downtown eastside—$500,000 set aside to assist City in land acquisition and upgrading of area.

Land bank:

- On Harold—Banked: 0.332 acre (0.083 hectare).
- Jericho Hill School, Fourth and Discovery—Banked: 1.67 acres (0.418 hectare).

Senior citizens' (BCHMC) rental units:

- **Grandview Terrace,** 1555 Woodland—Occupied: 100 units.
- Killarney Gardens, 6620–6680 Elliott—Occupied: 188 units.
- **Little Mountain,** 5135–5265 Main—Occupied: 24 units. Completed: Riley Park Community Centre Extension.
- **Orchard Park,** 5701–5980 Nanaimo, 2206–2294 East 41st, 5706–5996 Stirling, 2395 East 45th, and 5849 Berkley—Occupied: 36 units scattered throughout the above addresses. Improvements planned. Completion: June 1977.
- **McLean Park,** 705 Jackson—Occupied: 121 units.
- **McLean Park,** 350 Keefer—Occupied: 161 units.
- **Nicholson Tower,** 1115 Nelson—Occupied: 223 units.
- **Raymur Place,** 512 Campbell—Occupied: 135 units. Addition under way, includes a co-operative food store, day care facilities, and activity room. Completion: August 1976.
- **Culloden Court,** 6265 Knight—Occupied: 44 units.
- **Dorothy Gretchen Steeves Manor,** 1985 Wallace—Occupied: 200 units. Completed September 1975.
- **Skeena Terrace,** 2298 Cassiar—Occupied: 69 units.
- **Kitsilano Senior Citizens' Housing,** 1987 West Seventh—Occupied: 38 units. At 1880 West Second—Occupied: 31 units. Completed September 1975.
- **Sunset Towers,** 1655 Barclay—Occupied: 268 units. At 1650 Haro—Occupied: 233 units. Completed September 1975.
- At 1040 East Seventh—Occupied: 7 units.
- At 368 East Cordova—Under construction: 70 units. Completion: May 1976.
- **Grandview/Woodlands,** corner of McLean, Adanac, and 700 Block East Fifth—Construction: 44 units. Completion: May 1976.
- **Antoinette Lodge,** 535 East Cordova—Under construction: 74 units. Completion: June 1976.
- **At Dunlevy and Alexander**—Proposed: 173 units.

Senior citizens' (nonprofit) rental units:

- **False Creek, Enclave 1**—Under construction: 61 units. Completion: October 1976. Provincial subsidies approved. Sponsor: Kiwanis Club of Uptown Vancouver.
- **False Creek, Enclave 8, Van Couverden Court**—Under construction: 18 units. Completion: August 1976. High-impact grant approved. Sponsor: The Netherlands Association.
- At 830 Campbell—Proposed: 68 units. Sponsor: Vancouver Chinatown Housing Society.

Vancouver

- At Haro and Bute—Proposed: 126 units and 60 personal and intermediate care units. Sponsor: B'Nai B'rith Society.
- At Ash and Southwest Marine—Proposed: 4 houses. Sponsor: Cheshire Home Society of B.C.
- At 1717 Adanac—Proposed: 127 units. Sponsor: Vancouver East Lion's Society.
- At 300 Block and Keefer—Proposed: 50 units and 100 boarding units. Sponsor: Shon Yee Housing Society.
- At 94 Garden—Proposed: 15 units. Sponsor: Croatian Senior Citizens' Homes Limited.
- **Kingsway Manor, School and Tyne**—Proposed: 40 units. Also 63 special care units and 65 boarding units. Sponsor: The Calling Foundation.
- **Villa Cathay Care Home,** Union—Proposed: 75 special care units. Sponsor: Villa Cathay Care Home Society.
- At Langara Lands, 49th and Cambie—Proposed: 100 units. Sponsor: South Vancouver Foundation.
- **Collingwood Towers,** Harold—Proposed: 155 units. Sponsor: Collingwood United Church.
- At 2910 East 22nd and Renfrew—Proposed: 34 units. At 544–546 Columbus and 117–121 Keefer—Proposed: 47 units. Sponsor: Vancouver Chinatown Development Association.
- **Louis Brier Home and Hospital,** 1055 West 41st—Proposed: 44 additional special care units. Occupied: 75 special care units. Grant (before 1973): Jewish Home for the Aged Society of B.C.
- At 951 East Eighth—Proposed: 59 units. Sponsor: Anavets Senior Citizens' Housing Society.
- **Fair Haven,** 2720 East 48th—Proposed: An additional 4 units. Occupied: 159 existing units. Grant (before 1973): Fair Haven United Church Homes for Senior Citizens.
- **East Lion's Manor,** 3433 Renfrew—Construction: 40 units. Completion: December 1976. Grant ($308,500 in 1975): East Enders-Amherst Lions' Housing Society.

Vancouver

- **Maple Crest,** 2229 Maple—Construction: 102 units. Grant ($966,167 in 1975): Royal Canadian Legion Shalom Branch 178. Completion: August 1976.
- **Christ Lutheran Church and Senior Citizens' Apartments,** northeast corner of West 10th and Yukon—Construction: 49 units. Completion: November 1976. Grant: Lutheran Manor Society.
- At 8080 Yukon—Construction: 90 units. Completion: March 1976. Grant ($752,767 in 1974 and 1975): Kiwanis Soroptomist Senior Citizens' Housing Society.
- **St. Mary's Ukrainian Garden,** 3111 Ash—Occupied: 90 units. Grant ($566,590 in 1975): St. Mary's Ukrainian Senior Citizens' Housing Society.
- **Kopernik Lodge,** 3150 Rosemont—Occupied: 109 units. Grant: Kopernik Foundation.
- **Project 1,** 805–997 East 52nd (22 units); **Project 2,** 1000 Block East 52nd (32 units); **Project 3,** 3075 Nanaimo (50 units); **Projects 4 and 5,** 52—1966 East 19th (71 units); and **Project 7,** 330 East Sixth (47 units)—Occupied: 222 units. **Project 8,** between Prince Albert and Windsor facing 52nd—Proposed: 39 units. Grants (totalling $252,671 for Project 7 in 1974 and 1975 and before 1973): New Chelsea Society.
- **Menno Court,** 1750 East 41st—Occupied: 170 units. Grant: Mennonite Senior Citizens' Society.
- **Lions' Argyle Manor,** 7008 Balmoral—Occupied: 21 units. Grant: South Amherst Society.
- **Southview Lodge,** Kerr and 58th—Occupied: 110 special care units. Grant ($574,976.88 in 1973 and 1975): Salvation Army.
- **Grandview Towers Senior Citizens' Complex,** Woodland and McLean and Second and Third—Occupied: 407 units. **Clarendon Court,** 49th and Elliott, 2550 Waverly—Occupied: 106 units and 65 boarding units. Grandview Towers II and III totalling 263 units and Clarendon Court received Provincial funding. Tower I has 144 units. Grants (totalling $356,256 for Phase 3 in 1973 and 1974 and before 1973): B.C. Baptist Foundation.

Vancouver

- **Pendrellis,** 1254 Pendrell—Occupied: 87 units. Grant (before 1973): Pendrellis Society.
- **Lions' Paraplegic Lodge,** 3655 Clark Drive—Occupied: 12 special care units. Grant (before 1973): Lions' Paraplegic Lodge Society.
- **Soroptomist-Lions Manor,** 1444 East 13th (24 units); **King's Daughters' Manor,** 1400 East 11th (27 units); **Moreland Kennedy House,** 2495 West Third (31 units); **Loyal Orange Manor,** 1425 East 12th (20 units); **Gordon Fahrni House,** 1630 Barclay (41 units); **Burrard Manor,** 2330 Balsam (16 units); **Wallace Wilson House,** 1620 East Sixth (40 units); **Edward Byers House,** 1451 East 12th (36 units); and **Lions' View Manor,** 2955 Hornby (93 units); all occupied. Proposed: 63 units at Venables and Renfrew. Grant ($167,333 in 1974); Moreland Kennedy House. Grant: B.C. Housing Foundation.
- **Sikh Temple Senior Citizens' Wing,** 8000 Ross—Occupied: 6 boarding units. Grant (before 1973): Khalsa Diwan Society.
- **Chau Luen Tower,** 325 Keefer—Occupied: 89 units. Grant (before 1973): Chau Luen Society.
- **Ukrainian Manor,** 7070 Kerr—Occupied: 36 units. Grant (before 1973): Ukrainian Senior Citizens' Housing Society.
- **King Edward Court,** 2751 West King Edward—Occupied: 56 units. Grant (before 1973): Anglican Home Diocese of New Westminster.
- **Kiwanis Manor,** 8790 Southwest Marine—Occupied: 50 units. Grant (before 1973): Kiwanis Senior Citizens' Housing Society.
- **China Villa,** 300 East Pender—Occupied: 51 units. Grant (before 1973): Christ Church of China.
- **German-Canadian Senior Citizens' Home,** 2010 Harrison—Occupied: 69 boarding units and 42 special care units. Grant (totalling $289,392.44 in 1973 and 1975 for a 36-unit special care annex): German-Canadian Benevolent Society.

Vancouver

- **Blenheim Lodge,** 3263 Blenheim—Occupied: 103 boarding units. Grant (before 1973): Calling Foundation.
- **Finnish-Canadian Rest Home,** 2953 West Fifth—Occupied: 141 (including 48 boarding) units. Grant (before 1973): Finnish-Canadian Rest Home Association.
- **Columbus Towers,** 5233 Joyce—Occupied: 82 units. Grant (before 1973): Columbus Charities.
- **Lions' Manor,** 325 East Sixth—Occupied: 36 units. Grant (before 1973): Mount Pleasant Housing Society.
- **St. Jude's Anglican Homes,** 4325 Willow—Occupied: 61 boarding units. Grant (before 1973): St. Jude's Anglican Home Society.
- **Youville Residence,** 4950 Heather—Occupied: 114 boarding and 38 special care units. Grant (before 1973): Grey Sisters of the Immaculate Conception.
- **Scottish Manor,** 7101 Kerr—Occupied: 34 units. Grant (before 1973): Scottish Women's Housing Association.
- **Lions' Gillard Manor,** 2122 Oxford—Occupied: 42 units. Grant (before 1973): Vancouver East Lions' Society.
- **Alumnae Manor,** 1962 West First—Occupied: 21 units. Grant (before 1973): Vancouver General Hospital Alumnae Association.
- **Duke Residence for Senior Citizens,** 1114 Burnaby—Occupied: 49 boarding units. Grant (before 1973): Missionaries Sisters of Christ the King.
- **Coleopy Park,** 41st–43rd, and Prince Rupert—Occupied: 36 units. Grant (before 1973): B.C. Corporation of Commissionaires.
- **Oddfellow Manor,** 3500 Kingsway—Occupied: 44 units. Grant (before 1973): Odd Fellows Low Rental Housing Society.
- **Lions' Manor,** 740 Commercial—Occupied: 24 units. Grant (before 1973): Vancouver East Lions' Society.
- **Queen Elizabeth Hall,** 5200 Main—Occupied: 66 boarding units. Grant (before 1973): Canadian National Institute for the Blind.
- **Soroptimist Apartments,** 546 West 13th—Occupied: 21 units. Grant (before 1973): Soroptimist Club.

Vancouver

- **Buelah Garden Homes,** 3380 and 3390 East Fourth; 3375 and 3385 East Fifth; 2025, 2027, 2075, and 2077 Cassiar—Occupied: 158 units. Grant (before 1973): Buelah Garden Senior Citizens' Housing Society.
- **Icelandic Old Folks' Home,** 2020 Harrison—Occupied: 50 boarding units. Grant (before 1973): Icelandic Old Folks' Home Society.
- **Evangel Towers,** 30 East 10th—Occupied: 66 units. Grant (before 1975): Evangelical Tabernacle.

Family (BCHMC) rental units:

- **Brant Villa,** 2270–2290 East 25th and 2269–2291 East 27th—Occupied: 48 units.
- **Champlain Place,** 3217–3347 East 58th—Occupied: 100 units.
- **Chimo Terrace,** 2080–2140 Wall—Occupied: 80 units.
- **Culloden Court,** 6104–6250 Inverness; 6105–6179 Knight; 1320–1386 and 1305–1361 East 45th; and 1375 East 47th—Occupied: 88 units.
- **Carolina Court,** 600 East Sixth—Occupied: 50 units.

Vancouver

- **Skeena Terrace,** 2108–2484 Cassiar; 3426–3476 East Fifth; and 2105–2360 Harmon—Occupied: 165 units.
- **At 1040 East Seventh**—Occupied: 11 units.
- **Little Mountain,** 10–40 East 33rd; 25–185 East 37th; 4930–5290 Ontario; 110–195 Grouse; 4920–5255 James; and 17–82 Oriole—Occupied: 200 units.
- **MacLean Park,** 705–785 Jackson; 402–480 Keefer and 610–770 Gore—Occupied: 177 units.
- **Orchard Park,** 5701–5980 Nanaimo, 2206–2294 East 41st, 5706–5996 Stirline, 2395 East 45th, 5849 Berkley—Occupied: 133 units. Redesign of Orchard Park is under way.
- **Raymur Place,** 400–746 Campbell and 401–719 Raymur—Occupied: 241 units.
- **Grandview Terrace,** 1412–1480 Grant; 1415–1481 Graveley; 1510–1580 McLean —Occupied: 54 units.
- At 1714, 1724, 1728, 1732, 1740, 1744, 1746, and 1750 Alberni, 3241, 3434, 3443, and 3454 Cambridge, 6506, 6516, 6526, 6542, and 6548 Frontenac, 7734-511 and 7601-837 East George, 3642 East 49th and 745 West Seventh—Occupied: 21 units.
- **Rupert/Vaness,** 4830–4848 Rupert—Occupied: 42 units.
- At 2929 Laurel—Occupied as of late 1975: 14 units.
- At 2306 West Eighth and Vine—Occupied in early 1976: 7 units.
- At 400–410 West 16th—Construction: 31 units. Completion: August 1976.
- At 1928 West Eighth—Construction: 30 units. Completion: August 1976.
- At 1400 Block Comox—Construction: 30 units. Completion: July 1976.
- At 1500 Block Comox—Construction: 30 units. Completion: July 1976.
- **False Creek, Enclave 1**—Construction: 66 units. Completion: May 1977. At least 25 per cent of the units may be made available to BCHMC for rental purposes.
- **False Creek, Enclave 2**—Proposed: 83 units. At least 25 per cent of the units may be made available to BCHMC for rental purposes.

Vancouver

Family (nonprofit) rental units:

- **Van Couverden Court, False Creek, Enclave 8**—Construction: 108 family units. Completion: August 1976. Sponsor: Netherlands Association. High-impact grant approved.
- **False Creek, Enclave 2**—Construction: 46 units. Completion: October 1976. Provincial subsidies approved. Sponsor: Bertha O. Clarke Society.

Family (co-operative) ownership units:

- **De Cosmos Co-operative,** 49 Boundary—Occupied: 110 units. Subsidized purchase of 10 units.
- At 2494 West Third—Interim financing provided to the Waterfront Consumers' Co-operative for land purchase.
- At 800 Cassiar—Advanced planning stage: 200 units. Completion: May 1977. The 10.96-acre site has been leased to the Charles Adanac Co-operative and Gymnasium.
- **Champlain Heights**—Occupied: 150 units. The 10.34-acre site has been leased to the Kanata Co-operative and was awarded a high-impact grant of $532,062 over eight years.
- At 703A Union Street—Occupied: 7 units. The 0.35-acre site has been leased to the Strathcona Co-operative Association and a $26,971.10 high-impact grant has been awarded over eight years.
- At 16th and Heather—Construction: 28 units. Completion: February 1976. A high-impact grant of $81,087 over seven years has been awarded to the Co-op d'Habitation Demers.
- **Creek Village Building Co-operative,** False Creek—Under construction: 61 units. Completion: October 1976. Leasehold mortgage and interest subsidy provided. Sponsor: Creek Village Building Co-operative.
- **False Creek Co-operative, False Creek, Enclave 5,** Sawcut and Schoolyard—Construction: 170 units. Completion: August 1976. High-impact grant approved. Sponsor: False Creek Housing Association.

Vancouver Vanderhoof

Family (leasehold) ownership units:

- Leased: 37 lots to the members of the Strathcona Property Owners' and Tenant Association (SPOTA).

Singles (BCHMC) rental units:

- **Oppenheimer Lodge,** 500 East Cordova—Occupied: 146 units by men.
- **YWCA,** 2426 West Second—Occupied: 7 units by women.

Neighbourhood improvement:

- Two areas (Cedar Cottage and Kitsilano)—Site selected and improvement program is being implemented. Provincial grant (approved in 1974): $750,000.
- South Mount Pleasant, downtown East side, and Strathcona area—Site selection under way. Provincial grant (approved in 1975): $562,500.

Urban renewal:

- **Brittania,** clearing of area for reuse for public purposes. Being implemented.
- Gastown, rehabilitation of area is nearing completion.
- Strathcona, rehabilitation is under way. Nearing completion.

Rental information services:

- Grant ($37,296): City of Vancouver.

VANDERHOOF, Village

Land servicing:

- New well installed to ease potable water supply shortage and to prepare for anticipated Crown land development.
- $16,089.62 grant extended to finance operation of an emergency well to ease potable water supply shortage.

Vanderhoof
Vernon

Senior citizens' (nonprofit) rental units:

- **Omenica Retirement Home**—Proposed: 15–20 units (planning stage). Sponsor: Omenica Retirement Home Society.
- **Nechako View Senior Citizens' Home,** RR 2—Occupied: 10 units. Grant ($23,405.58 in 1973 and 1974): Nechako View Senior Citizens' Home Society.

Family (BCHMC) rental units:

- At the northeast corner of Douglas and Burrard—Construction: 34 units. Completion: May 1976.
- At Beach, east of Victoria—Proposed: 10 units. Completion: August 1976.

Family (subsidized) ownership units:

- At various locations—Designated, built, and sold: 10 units in 1975. Construction: 1 additional unit.

VERNON, City

Senior citizens' (nonprofit) rental units:

- Proposed: 100–120 special care units. Sponsor: Jubilee Home Society.
- **Kiwanis Village,** 15th and 37th—Occupied: 57 units. Grant (before 1973): Kiwanis Club of Vernon.
- **Ukrainian Village,** 3502 27th—Occupied: 75 units. Grant ($420,083 in 1973 and 1975): Ukrainian Senior Citizens' Housing Society of Vernon.
- **Restholm,** 3506 30th—Occupied: 49 units. Grant (before 1973): Vernon Restholm Association.

Family (nonprofit) rental units:

- At 29th and 24th—Occupied: 30 units. Vernon Housing Association received a high-impact grant of $50,200 over seven years.

Victoria

VICTORIA, City

Land bank:

- At Ryan—Banked: 4.251 acres (1.70 hectares).
- At Ryan and Mount Stephen—Banked: 0.206 acre (0.082 hectare).
- At Rupert and Collinson—Banked: 0.859 acre (0.34 hectare).
- At Gladstone—Banked: 0.298 acre (0.11 hectare).
- At 1283–1285 Pembroke—Banked: 0.118 acre (0.04 hectare).
- At Pembroke—Banked: 0.28 acre (0.11 hectare).
- At Toronto and Simcoe—Banked: 0.853 acre (0.34 hectare).

Senior citizens' (BCHMC) rental units:

- At 924 Collinson—Occupied: 5 units.

Senior citizens' (nonprofit) rental units:

- **Banfield Lodge,** 1230 Styles—Occupied: 26 units. At Collinson and Rupert—Proposed: 99 units on land to be leased from the Department. Grant (before 1973): Victoria Senior Citizens' Housing Society.
- **St. John's Court,** 1613 Quadra—Occupied: 18 units. Grant ($154,941 in 1975): St. John's Court Society.
- **North Park Manor,** 875 North Park—Occupied (early 1976): 158 units. Grant ($1,114,077): North Park Manor Society.
- **Rogers Court,** 1680 Richardson—Occupied: 24 units. Grant (before 1973): St. Matthias Garden Court Society.
- **Linwood Court,** 3200 Linwood—Occupied: 37 units. Grant (before 1973): Linwood Foundation.
- **CNIB Villas,** 950 Humboldt—Occupied: 13 units. Grant (before 1973): CNIB Housing Ltd.
- **Gorge View Homes,** Chown Place—Occupied: 76 units. Grant (before 1973): Gorge View Society.

Victoria

- **Caroline Macklem Home,** 1322 Rockland—Occupied: 26 boarding units. Grant (before 1973): Board of the Women's Auxiliary of the Church of England in Canada.
- **Kiwanis Complex—Kiwanis Village Cottages** at various addresses on Hibberson, Mallek, and Cook and **Kiwanis Villa** at 3035 Cook—Occupied: 78 units and 79 special care units respectively. Grant (before 1973): Kiwanis Village Society of Victoria.

Family (BCHMC) rental units:

- **Blanshard Court,** 2501–2699 Blanshard, 2500–2684 Dowler, 825–841 Hillside—*Occupied: 184 units. Purchase of Winnifred* Clark Hall for recreational use of tenants is under way.
- 15 individual houses in scattered locations are occupied.
- At 1205 Bay—Completed: 12 units. Occupied: Fall 1975.
- Juniper Gardens, 2405 Chambers—Completed: 12 units. Occupied: Fall 1975.
- **Rochdale Place,** McCaskill—Occupied: 7 units. Seven shares purchased in Pioneer Co-op Housing Project.
- South of Esquimalt Road adjacent to Barnhard Park—Construction: 24 units. Completion July 1976.
- At 601–607 Cook—Construction: 22 units. Completion: July 1976.
- At 130 Menzies—Construction: 47 units. Completion: September 1976.

Victoria

Family (co-operative) ownership units:

- Rochdale Place, McCaskill—Completed and occupied: 74 units in 1975. The 5.63-acre (2.25-hectare) site is leased to the Pioneer Co-operative Housing Association.
- At Jackson and Summit—Construction: 38 units. The 2.93-acre (1.17-hectare) site is leased to the Wilderness Park Co-operative and a high-impact grant of $125,090 over eight years was awarded.
- At 381 Burnside—Construction: 59 units. The 2.09-acre (0.83-hectare) site is leased to the Washington Co-operative and a high-impact grant of $162,900 over eight years was awarded.
- At Pembroke—4 units converted into duplexes. The 0.44-acre (0.17-hectare) site is leased to the Springridge Co-operative
- At Dallas—Advanced Planning: 25–27 units. The 1.29-acre (0.51-hectare) site will be leased to the James Bay Co-operative.
- At 500 Block Toronto and Simcoe—Advanced planning: 35 units. The 0.85-acre (0.34-hectare) site will be leased to the Dome Co-operative.
- At Ryan—Proposed: 24 units by Mount Stephen Housing Co-operative on land banked by the Department.

Neighbourhood improvement:

- At James Bay and Victoria West—Improvement program under way. Provincial grant (approved in 1974): $500,00.
- At Spring Ridge—Site selection under way. Provincial grant (approved in 1975): $500,000.

West Vancouver
White Rock
Williams Lake

WEST VANCOUVER, District

Senior citizens' (BCHMC) rental units:

- At 1495 Esquimalt—Completed and occupied in 1975: 61 units.

Senior citizens' (nonprofit) rental units:

- **Capilano Towers,** 1475 Esquimalt—Occupied: 72 units. Grant (before 1973): Capilano Senior Citizens' Housing.
- **Kiwanis Park,** at Heywood and Gordon (103 units); at 2105 Heywood (17 units); at 990 22nd (85 special care units)—Occupied: 120 units and 85 special care units. Grants ($486,289 in 1973 and 1975 for 17 units and 85 special care units and before 1973): West Vancouver Senior Citizens' Housing Society.

WHITE ROCK, City

- **Evergreen Baptist Home for Senior Citizens,** 1550 Oxford—Proposed: 110 units and 50 special care units. Occupied: 23 units, 80 boarding units and 75 special care units. Grant (before 1973): Evergreen Baptist Home Society.

WILLIAMS LAKE, Town

Subdivision development:

- South of Williams Lake Creek—Completed: 56 leasehold lots on 15.35 acres (6.21 hectares) have been completed under Phase 1 and 205 lots on 80 acres (32.38 hectares) and 9 acres (3.64 hectares) for multi-family units have been developed under Phase 2.

Mobile home park development:

- South of Williams Lake Creek—Proposed: 240 pads on a 40-acre (16-hectare) site.

Williams Lake

Senior citizens' (nonprofit) rental units:

- **Cariboo Park Complex,** 175 Fourth—Occupied: 22 units and 52 special care units. Grant (before 1973 and $318,000 in 1975 for the 52-unit special care lodge): Cariboo Park Home Society.

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