

10. Re: Letter from Mr. & Mrs. O. Wilson, 3897 Pender Street East,  
Letter from P.N. McConnachie, Landon Leasing Limited, 3885  
Pender Street East.

Appearing on the Agenda for the January 10, 1972, Council meeting are letters dated December 17, 1971, from Mr. & Mrs. O. Wilson, 3897 Pender Street East and from Mr. P.N. McConnachie, Landon Leasing Limited, 3885 Pender Street East, asking that the Municipality consider acquiring their properties and combining them with land already owned by the Partnership in the 3800 and 3900 Block Hastings Street.

Following is the report of the Planning Director of January 3, 1972, in which he recommends that the property not be acquired but rather that we make it known in the new proposal call for redevelopment of the 3800 and 3900 Block Hastings that the properties in question are available and that the Municipality agrees to the closure of the remaining portion of Ingleton between Hastings and Pender and the inclusion of Lots 11 and 12 in the scheme.

RECOMMENDATION:

THAT the new proposal scheme include a statement that Lots 11 and 12 are available for acquisition and that the Municipality agrees to the closure of the remaining portion of Ingleton between Hastings and Pender and the inclusion of these two lots in the scheme; and THAT a copy of this report item be forwarded to both Mr. & Mrs. Wilson and Mr. McConnachie.

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PLANNING DEPARTMENT

JANUARY 3, 1972

MR. M. J. SHELLEY  
MUNICIPAL MANAGER

DEAR SIR:

RE: 3885 EAST PENDER STREET, LOT 12,  
BLOCK 10, D.L. 116, PLAN 1236  
3897 EAST PENDER STREET, LOT 11,  
BLOCK 10, D.L. 116, PLAN 1236

The above properties are zoned R5 Residential and the location of the above properties in relation to the Hastings Street Redevelopment Scheme is shown on the attached sketch.

The desirability of including the properties on the north side of Pender between Esmond and Ingleton, has been recognized from the beginning, and as early as 1964 discussions were held with C.M.H.C. officials, as to the feasibility of including these residential properties in the Urban Renewal Scheme. However the properties were not blighted or substandard to the point where they could be included in a clearance area.

It was decided therefore that private redevelopment would have to be responsible for this block and whenever possible this has been encouraged. For example the Proposal Call, contains the following statement in the General Conditions of Tender.

...quote. Proponents should take into account in developing proposals, the relationship of the site to the surrounding privately owned parcels particularly in respect to the possibilities of including adjacent land in their proposal, or alternatively recognizing the building location and access needs of adjacent land."

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To date, as we all know there has been no success in obtaining suitable proposals, nor have private developers attempted consolidation and redevelopment of the Pender Street properties between Esmond and Ingleton. The Urban Renewal Coordinating Committee is currently drafting a new proposal call taking into account, comments from developers who have expressed interest in this area, and it is planned to call for new proposals early in 1972.

Referring to the letter from Mr. P. N. McConnachie, it is true that the two subject lots are "locked-in" between an existing apartment and the Redevelopment area, and that the potential of the redevelopment area would be enhanced by the inclusion of the two lots in the scheme. However before considering Municipal acquisition it would seem preferable if these two properties are now available, to make this fact known to future proponents and to indicate that the Municipality would agree to the closure of the remaining portion of Ingleton between Hastings and Pender and the inclusion of Lots 11 and 12, in the scheme.

Respectfully submitted,

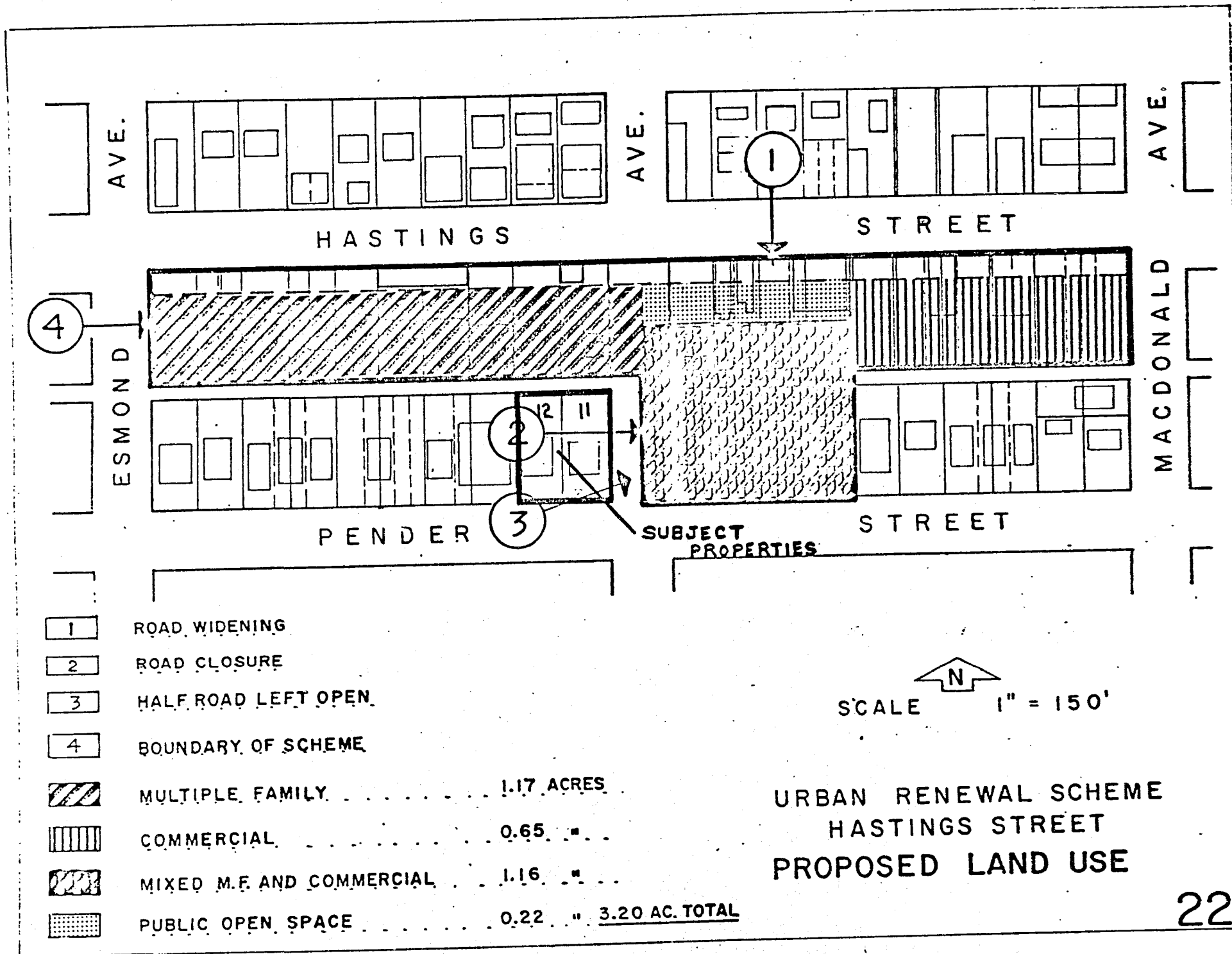


A. L. Parr,  
DIRECTOR OF PLANNING

ALP/mp

c.c. Municipal Clerk

Attachments



ITEM 10  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING Jan. 10/72