

ITEM	21
MANAGER'S REPORT NO.	57
COUNCIL MEETING	Aug. 29/77

Re: BURNABY HASTINGS STREET URBAN RENEWAL PROJECT  
CORRESPONDENCE DATED AUGUST 18, 1977 FROM MR. L. I. BELL,  
DEPUTY MINISTER, MINISTRY OF MUNICIPAL AFFAIRS & HOUSING

Following is a report from the Director of Planning dated August 24, 1977 which comments on the letter from the Deputy Minister of Municipal Affairs and Housing which appears as correspondence on the agenda for the August 29, 1977 meeting of Council. Since the Province is clearly not amenable to the proposals put forward for use of the money, there appears to be no option but to proceed with distribution of the funds.

RECOMMENDATION:

1. THAT Council lift Recommendation #1, Item 6, Manager's Report #25, Council Meeting April 4, 1977 from the table; and
2. THAT Council approve the subject recommendation which reads as follows:

THAT approval be given to distribute the \$76,500 security deposit that was forfeited by the previous developer to the partnership; 50% to CMHC, 25% to the Provincial Government, and 25% to the Municipality.

\* \* \* \* \*

PLANNING DEPARTMENT  
AUGUST 24, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: Burnaby Hastings Street Urban Renewal Project  
Correspondence dated August 18, 1977 from Mr.  
L. I. Bell, Deputy Minister, Ministry of  
Municipal Affairs & Housing

The Planning Department has been requested to reply to a letter to Council from Mr. L. I. Bell, Deputy Minister of the Ministry of Municipal Affairs and Housing. The letter addresses itself to two specific subjects:

A. Review of Community Planning Criteria for the Site

In a report submitted on April 4, 1977, Council was informed that the Planning Department would be reexamining the development criteria for the overall Urban Renewal site within the context of the adopted Community Plan Area "H". The attached Proposal A sketch represents the current operational development pattern. The attached Proposal C sketch represents the result, thus far, of the staff reexamination of the urban renewal site. The approval of the Province to Proposal C noted in the subject letter will be kept under advisement at this time. We are still awaiting the staff comments on Proposal C from the federal partner, Central Mortgage and Housing Corporation. Once these comments are received, the Planning Department will prepare a complete explanatory report to Council for its consideration.

This is for the information of Council at this time.

B. Forfeited \$76,500 Security Deposit

In the report dated April 4, 1977, Council was requested to approve the distribution of the \$76,500 security deposit that was forfeited by the previous developer to the partnership; 50% to CMHC, 25% to the Province, and 25% to the Municipality. In discussing this report, it was proposed in Council that the

forfeited security deposit which is related to the Urban Renewal site, would be of most benefit if it were used to enhance the site rather than to simply disburse the funds to the urban renewal partnership. The recommendation to disburse the \$76,500 to the partnership was tabled at that time. The attached correspondence of 3 letters - our letter dated May 3, 1977, the Provincial reply of May 18, 1977, and a further letter of July 8, 1977 - indicates the pursuance to date of Council's direction.

With Mr. Bell's letter of August 18, 1977 it would appear that the strong preference of the Province in this matter is to disburse the \$76,500 forfeited deposit to the partnership as soon as possible. In light of the discussion to date and the position of the Province, the Planning Department would recommend that the \$76,500 deposit be disbursed to the partnership.

**RECOMMENDATION:**

It is recommended THAT Council lift Recommendation #1, Item 6, Manager's Report #25, Council Meeting April 4, 1977 from the table and approve the subject recommendation which reads as follows:

THAT approval be given to distribute the \$76,500 security deposit that was forfeited by the previous developer to the partnership: 50% to CMHC, 25% to the Provincial Government, and 25% to the Municipality.

*AL*

KI/sam

Attached - 3 letters  
2 sketches

*[Signature]*  
A. L. Parr  
DIRECTOR OF PLANNING

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COUNCIL MEETING Aug. 29/77

PLANNING DEPARTMENT

May 3, 1977

294-7412

Ministry of Municipal Affairs  
and Housing,  
Director of Community Services,  
810 Blanshard Street,  
Victoria, B.C. V8W 3E1

Attention: Mr. D. Osmond

Same Letter Sent To:

Central Mortgage & Housing Corporation,  
B.C. Regional Office,  
Suite #240 - 2609 Granville Street,  
Vancouver, B.C. V6H 3H3

Attention: Mr. L. Tye

Dear Sir:

Re: Hastings Street Urban Renewal

A status report on the Hastings Street Urban Renewal site was submitted to Council in response to the meeting of March 17, 1977 with representatives of the Ministry of Housing, C.M.H.C., and the Burnaby Planning Department. In discussing this status report, it was proposed in Council that the forfeited security deposit of \$76,500 which is related to the Urban Renewal site, would be of most benefit if it were used to enhance the site rather than to simply disburse the funds to the urban renewal partnership. A few of the suggested uses of the \$76,500 included a) the clean up of this vacant site since it has been the subject of occasional complaint by surrounding residents and businessmen for its claimed unsightly appearance, b) the landscape development of the publicly controlled open space/plaza proposed within the development, or c) the enhancement of the overall two block site by, for example, ornamental streets, trees, decorative paving, etc.

This appears to be a constructive approach to assist the renewal process and is one which unfortunately was not thought of earlier. Could you give consideration to this proposal. You may also have further suggestions along this line.

For your information, Council has approved the pursuance of a public proposal call for the Hastings Street Urban Renewal site. The Planning Department is pursuing this proposal call and will be in contact with you at a staff level in the near future.

If you require further clarification, do not hesitate to contact us.

Yours truly,



A. L. Parr,  
DIRECTOR OF PLANNING.

KI:cm

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COUNCIL MEETING Aug. 29/77

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Province of  
British Columbia

Ministry of  
Municipal Affairs  
and Housing

HOUSING

Parliament Buildings Victoria  
British Columbia  
V8W 3E1

YOUR FILE B02--001

OUR FILE

May 18, 1977

Mr. A.L.Parr  
Director of Planning  
The Corporation of the District of Burnaby  
Municipal Hall  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Dear Sir:

Re: Hastings Street Urban Renewal  
Your letter of May 3, 1977

If it seems desirable to put money into this vacant land now, then the Co-ordinating Committee should be in a position to consider the different courses of action, the reasons, and the cost estimates.

However, since Council has approved the pursuance of a public proposal call for this property, it does not seem reasonable to pump money into the vacant land.

We would like to see the \$76,500.00 disbursed to the Partners without any further delay.

We look forward to hearing further on the proposal call plans.

Yours truly,

Doug Ausman  
Director of Community Housing Programs

HS/jb  
cc. Mr. C.L.Tye  
Assistant Manager - Programs  
C.M.H.C.

ITEM	21
MANAGER'S REPORT NO.	57
COUNCIL MEETING	Aug. 29/77

July 8, 1977

Mr. D. Ausman,  
Director of Community Housing Programs,  
Ministry of Municipal Affairs & Housing,  
Parliament Buildings,  
Victoria, B.C. V8W 3E1

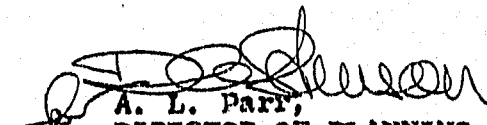
Dear Sir:

Re: Hastings Street Urban Renewal  
Forfeited Security Deposit

We are replying to your memo of May 18, 1977 with respect to the forfeited security deposit of \$76,500. The point that is stressed with respect to this deposit is that the \$76,500 was generated through urban renewal procedures relating to this specific site, and should be most appropriately utilized to enhance the redevelopment of the site, which was one of the basic initial reasons for entering into the urban renewal process. Perhaps there is a misunderstanding in that the suggestion is not to pump money into the vacant land or any other alternative which may be wasteful in terms of the ultimate development of the site. For example, the deposit of the \$76,500 in an interest bearing trust account to be used for the final development of the designated public square (Lot 35 in the registered legal plans) may be appropriate. Development of the public square may include such specific items as decorative paving, fountains, benches, planters, and trees.

We would request that you bear with us and give further consideration to this proposal. Please do not hesitate to contact us, should further discussion be desired.

Yours truly,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

KI:cm

c.c. Mr. C.L. Tye,  
Assistant Manager - Programs,  
Central Mortgage & Housing Corporation,  
B.C. Regional Office,  
Suite #240 - 2609 Granville Street,  
Vancouver, B.C. V6H 3H3

ESMOND AVE

The map shows a city block with the following details:

- Streets:** Hastings Street (top), Pender Street (bottom), and Macdonald Ave. (right).
- Lots and Lot Numbers:**
  - Lot 1:** Located at the top right, containing lot numbers 1 through 20.
  - Lot 2:** Located at the top right, containing lot numbers 1 through 20.
  - Lot 3:** Located in the center, containing lot numbers 1 through 34.
  - Lot 4:** Located at the top left, containing lot numbers 1 through 20.
  - Lot 5:** Located at the bottom left, containing lot numbers 1 through 20.
  - Lot 6:** Located at the bottom left, containing lot numbers 1 through 20.
  - Lot 7:** Located at the bottom right, containing lot numbers 1 through 16.
- Other Features:** The map includes dashed lines indicating lot boundaries and a north arrow pointing towards the top right.

**LEGEND:**

# HASTINGS STREET URBAN RENEWAL SITE - COMPREHENSIVE DEVELOPMENT

**1 - Public Square 0.22 Acres**

**2- Commercial (C3 type) 0.73 Acres**

**3- Mixed High Density Residential/Commercial (RM5&C3type) 0.99 Acres**

**4- High Density Residential (RM5 type) 2.0 FAR Max. 1.25 Acres**

## HIGH DENSITY RESIDENTIAL - COMPREHENSIVE DEVELOPMENT (RM5 type)

**5 - 2.07 FAR Max./0.81 Acres**

**6- 2.12 FAR Max./0.92 Acres**

**7- 2.08 FAR Max./0.84 Acres**

# COMMUNITY PLAN AREA "A"

# HASTINGS STREET URBAN RENEWAL

# PROPOSAL A

↑ NORTH  
SCALE: 1"=100'



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ESMOND AVE

20	19	18	17	16	15	14	13	12	11
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HASTINGS STREET

4									
20	19	18	17	16	15	14	13	12	11

PENDER STREET

1	2	32	7	A
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LEGEND:

- 1- Public Square 0.22 Acres
- 2- Community/Institutional Use 0.70 Acres
- 3- Comprehensive Development - Mixed High Density Residential/Commercial (RM5 & C3 type) 2.5 FAR Max./ 2.2 Acres
- 4- Comprehensive Development - High Density Residential (RM5 type) 2.0 FAR Max./ 1.17 Acres
- 5-6- Comprehensive Development - High Density Residential (RM5 type) 2.07 FAR Max./ 0.81 Acres each site

20	19	18	17	16	15	14	13	12	11
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35			1					
34	3							
		16	15	14	13	2	12	11

A	B	C	33	7	8	9	10
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COMMUNITY PLAN AREA "A"  
HASTINGS STREET  
URBAN RENEWAL  
PROPOSAL C

↑ NORTH  
SCALE: 1"= 100'

MACDONALD AVE.

157	1
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1
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A
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