

ITEM	20
MANAGER'S REPORT NO.	52
COUNCIL MEETING	1978 07 17

Re: LETTER DATED 1978 JULY 11 FROM MR. P. NAIRN McCONNACHIE,
 LONDON LEASING LTD. 97 RENFREW STREET, VANCOUVER, B. C.
 REGARDING 1978 TAXES AND PROGRESS ON 3800 AND 3900 BLOCK
 EAST HASTINGS STREET - HASTINGS URBAN RENEWAL SITE

Appearing on the agenda for the Council meeting of July 17 is a letter dated July 11 from Mr. P. Nairn McConnachie, Landon Leasing Ltd., 97 Renfrew Street, Vancouver, B. C. regarding his 1978 taxes and progress of the 3800 and 3900 Block East Hastings Street. Following is a report from the Director of Planning dated 1978 July 13 in this connection.

The Municipality cannot act unilaterally on this project, as the Municipality has only a 25% interest in it. In other words, there must be agreement between the three levels of government on whatever we do.

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. P. Nairn McConnachie, Landon Leasing Ltd., 97 Renfrew Street, Vancouver, B. C.

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PLANNING DEPARTMENT
 1978 JULY 13

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING
 RE: COMMENT OF MR. P. NAIRN McCONNACHIE
 HASTINGS STREET URBAN RENEWAL SITE
 3800 AND 3900 BLOCK EAST HASTINGS STREET

This is in response to a letter dated 1978 July 11 from Mr. P. Nairn McConnachie commenting on the Hastings Street Urban Renewal site.

The Planning Department would note that the urban renewal site is owned by a partnership consisting of the Federal (50%), Provincial (25%) and Municipal (25%) Governments and has been intensively promoted by the Municipality for appropriate development on virtually a continuous basis over the past years. The urban renewal site has been the subject of two well publicized proposal calls which offered the property to interested private developers. The response to these two proposal calls was limited. Arising out of the second proposal call, a selected applicant initiated a rezoning proposal but declined to pursue the completion of his proposal at an advanced design and rezoning stage. In the light of the lack of acceptable submissions by the private sector and the inefficient narrow attenuated shape of the original urban renewal site, a study was undertaken to re-examine the development criteria for the urban renewal site. Council on 1978 January 23 approved the attached revised community plan in order to create the most viable economic development pattern for the urban renewal precinct. Council also authorized the pursuance of a proposal call for Site 4. The detailed terms of reference for the proposal call have been submitted to the Provincial and Federal partners. It is expected that the proposal call for Site 4 will be released within 6 weeks.


In line with the revised community plan for this precinct, the Municipality has pursued further property acquisitions and has now acquired three additional lots which will enable Site 3 (attached sketch) to be created. Site 3 will also be offered in the near future through a public proposal call.

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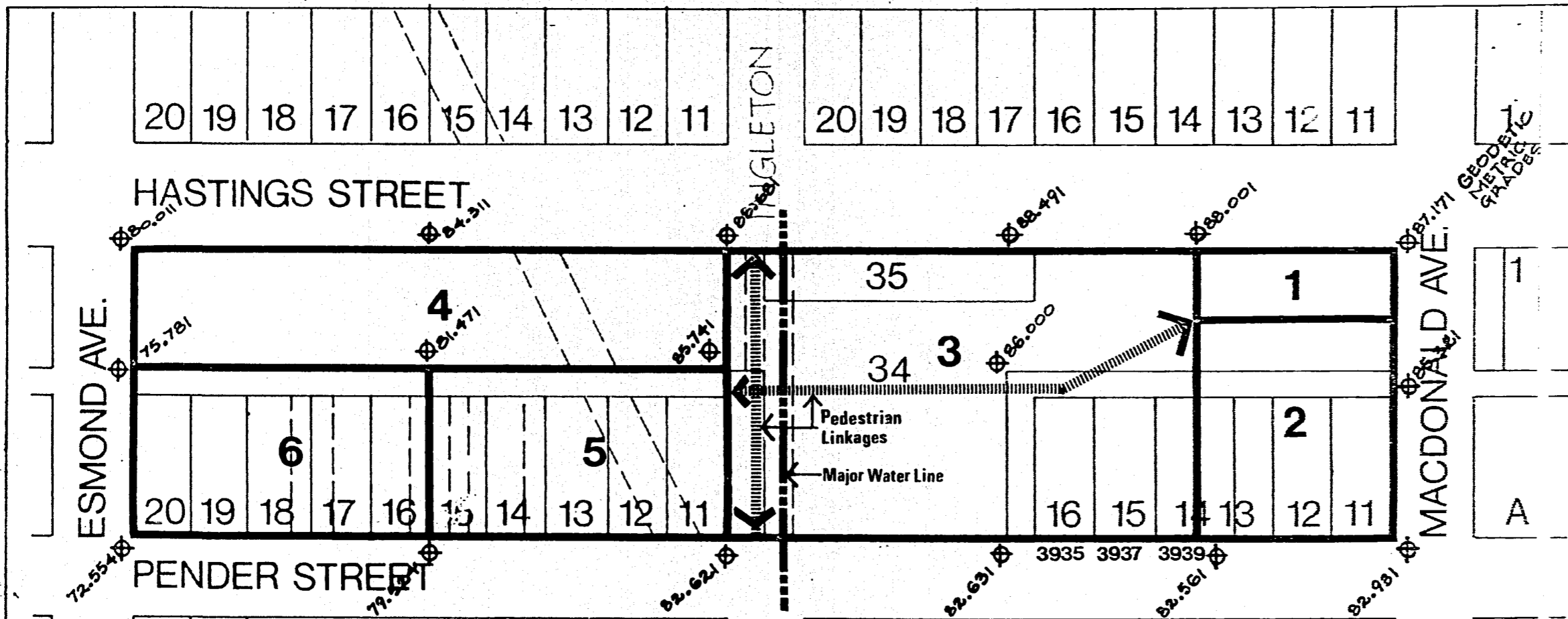
The preceding information indicates the efforts that the Municipality has made to promote the development of the urban renewal site. But it is reiterated that to date the partnership has not received an acceptable proposal for the urban renewal site from a private developer, except for the one rezoning proposal which was subsequently abandoned by the applicant.

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This is for the information of Council.


A. L. Parr,
DIRECTOR OF PLANNING

KI
KI:ad
Atts.



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

**COMMUNITY PLAN AREA "A"
HASTINGS STREET
URBAN RENEWAL**

↑ NORTH
SCALE: 1"= 100'

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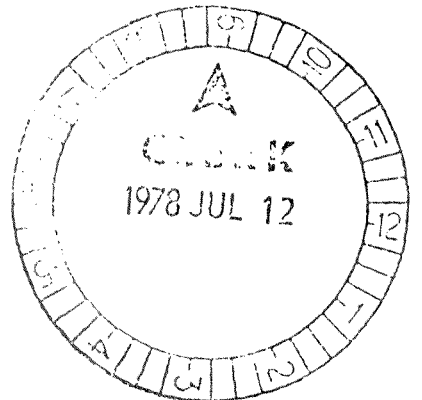
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CORRESPONDENCE AND PETITIONS
Regular Council Meeting
1978 July 17

LANDON LEASING LTD.
97 NORTH RENFREW STREET
VANCOUVER, BRITISH COLUMBIA
CANADA V5K 3N6

251-4454
251-4353

July 11, 1978.



The Mayor & Council,
The Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby, B.C.

Dear Councillors: re 2800 Douglas Road, Burnaby, B.C.

Thankyou for having your Clerk's office forward to us a copy of Item 18 of #50 Municipal Manager's Report.

With respect to the trespass we accept your apology.

We, however, can not accept your convoluted reasoning with respect to what changes have taken place in our tax bill for the property.

Regardless of what you might think about the removal of the Business Tax, please bear in mind that the abolition of the business tax has nothing to do with the position of the owner of the property unless it is owner occupied. The owner does not realize any of the removal of the business tax and in our situation our taxes have gone up by 38% not 9.89%.

As you will recall in our previous letter of June 26th we made reference to the 3800 & 3900 block East Hastings Street and wished to know what was the loss in tax revenue from these properties not being developed.

What we really wish to know is what are you doing about this situation? Do you not think that this is a classic example of mismanagement of Public money? Surely after almost ten years something more should be happening on this project. If the loss of tax revenue for 1978 was \$38,468.23 on the land alone, think what the additional losses in tax revenues are now from the buildings that would normally have been developed on there if governments had not been involved, and think about the employment which would have been created if this property was not permitted to stagnate, and think what the redevelopment would do for the other properties in the area. (We, incidentally, do not have any real estate interests in the area.) We cannot expect leadership from either the Federal nor the Provincial Governments in getting this waste of public money reversed and look to you for leadership.

Yours truly,
Landon Leasing Ltd.
P. Nairn McCornachie
per P. Nairn McCornachie

- : - AGENDA (1978 07 17)
- : - COPY-MANAGER
- TREASURER (FOR REPORT)
- PLANNER (FOR REPORT)

(KI)

for Monday.
brief report pointing out that we have never received an acceptable proposal from

good status report.

*private developers.
but that we are trying*