

ITEM 7  
MANAGER'S REPORT NO. 43  
COUNCIL MEETING 1981 09 21

RE: LETTER FROM MRS. MARGARET NEIL  
3991 PENDER STREET, BURNABY, B.C. V5C 2L7  
HASTINGS STREET URBAN RENEWAL - SITE 2  
PROPERTIES AT 3943, 3945 AND 3991 PENDER STREET AND 463 MACDONALD AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: HASTINGS STREET URBAN RENEWAL - SITE 2  
PROPERTY AT 3943, 3945 AND 3991 PENDER STREET AND  
463 MACDONALD AVENUE (SEE SKETCHES 1 AND 2.)

PLANNING DEPARTMENT  
1981 SEPTEMBER 16  
Our File: 15.220

RECOMMENDATIONS:

1. THAT the Municipal Solicitor be authorized to negotiate the purchase of the four remaining privately-owned properties within Site 2, at 3943, 3945 and 3991 Pender Street and 463 MacDonal Avenue as willing vendors are available, on the understanding that any proposed negotiated purchase would be submitted to Council for approval.
2. THAT a copy of this report be sent to Mrs. Margaret Neil at 3991 Pender Street and to the owners of the properties at 3943 and 3945 Pender Street and 463 MacDonal Avenue.

REPORT

The Planning Department has been requested to report on a letter from Mrs. Margaret Neil of 3991 Pender Street which is on the Council Agenda of 1981 September 21. Mrs. Neil inquires as to the proposed use for Site 2 and if there are any plans for expropriation of her property at 3991 Pender Street.

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#### 1.0 SITE 2 DESCRIPTION (Sketches 1 and 2)

Site 2 is located at the north-west corner of MacDonald Avenue and Pender Street with dimensions of approximately 166 feet by 186 feet and an area of 0.7 acres. At present, the site is partly publicly owned (by the Urban Renewal Partnership consisting of the three levels of government and the public dedicated lane), and partly privately owned (4 lots at 3943, 3945 and 3991 Pender Street and 463 MacDonald Avenue - see Sketch 2). Site 2 is designated for community/institutional use. Appropriate community/institutional uses are relatively broadly defined. The following uses are some examples:

- publicly owned and operated community centre
- special service centre/public administration/government offices
- service club use with meeting rooms
- day care centre
- health centre or clinic
- public or privately operated recreation use
- the possibility of senior citizens, other special needs and accessory commercial uses would also be given consideration.

The outlined Site 2 configuration and use arose out of past concerns related to the difficulty in locating the public square (Site 1 of Sketch 1) in a location which would maintain it as a key forceful element within the overall urban renewal precinct while promoting the most attractive and efficient commercial/residential site configurations. The Canada Mortgage and Housing Corporation staff had expressed a desire for a shift of the designated public square from its original location just east of Ingleton Avenue to the Hastings/MacDonald corner at a point of significant potential pedestrian cross-traffic. A stronger, appropriately located publicly-oriented focus was desired in this area tying together the public square (Site 1) with the abutting community/institutional site (Site 2) with which it shares a 166-foot long property frontage.

This configuration and use for Site 2 was approved by Council on 1978 January 23 in conjunction with its consideration of a revised Community Plan for the urban renewal precinct bounded by Esmond, Hastings, MacDonald and Pender. This configuration and use for Site 2 was reiterated in a report submitted to Council on 1981 April 06 at which time Council endorsed the plan and development approach described in the report.

#### 2.0 ASSEMBLY OF SITE 2

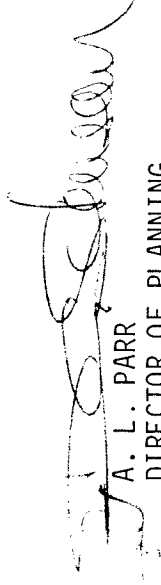
Site 2 could possibly be assembled for an appropriate community institutional use by either public or private interests. However, it is our opinion that not many private interests would be likely to pursue the assembly of Site 2. Therefore, the Municipal acquisition of the four remaining privately-owned properties within Site 2 is considered warranted and would assist in furthering the development of this strategic Hastings/MacDonald intersection in close integration with the public square (Site 1).

With regard to Mrs. Neil's comment on "plans for expropriation", it is emphatically stated that expropriation is not part of any current program. Although it has been considered desirable to promote the early development of the overall urban renewal precinct, there is no special urgency in acquiring the balance of privately-owned property within Site 2.

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It is proposed that Council authorize the Municipal Solicitor to negotiate the Municipal purchase of the remaining four privately-owned properties within Site 2 subject to the availability of willing vendors. The Planning Department understands that one developer had optioned the four privately-owned properties recently but has not pursued the matter. Therefore, in principle, willing vendors appear to be available, although the determination of a mutually acceptable purchase price would be subject to negotiation with the Municipal Solicitor and to approval by Council. This proposal to recommend that public assembly of Site 2 be pursued is not a reaction to Mrs. Neil's inquiry but was considered as a next step procedure which would have been submitted to Council for its consideration in due course. The assembly initiative reflects the continuing overall strong public interest in the urban renewal precinct, the appropriateness of protecting the extensive fiscal involvement to date by the Municipality, and the desire of the Municipality to promote the physical redevelopment of the various components of the urban renewal precinct in the near future. In this light, Mrs. Neil's inquiry has provided an opportune forum to pursue this next step initiative.

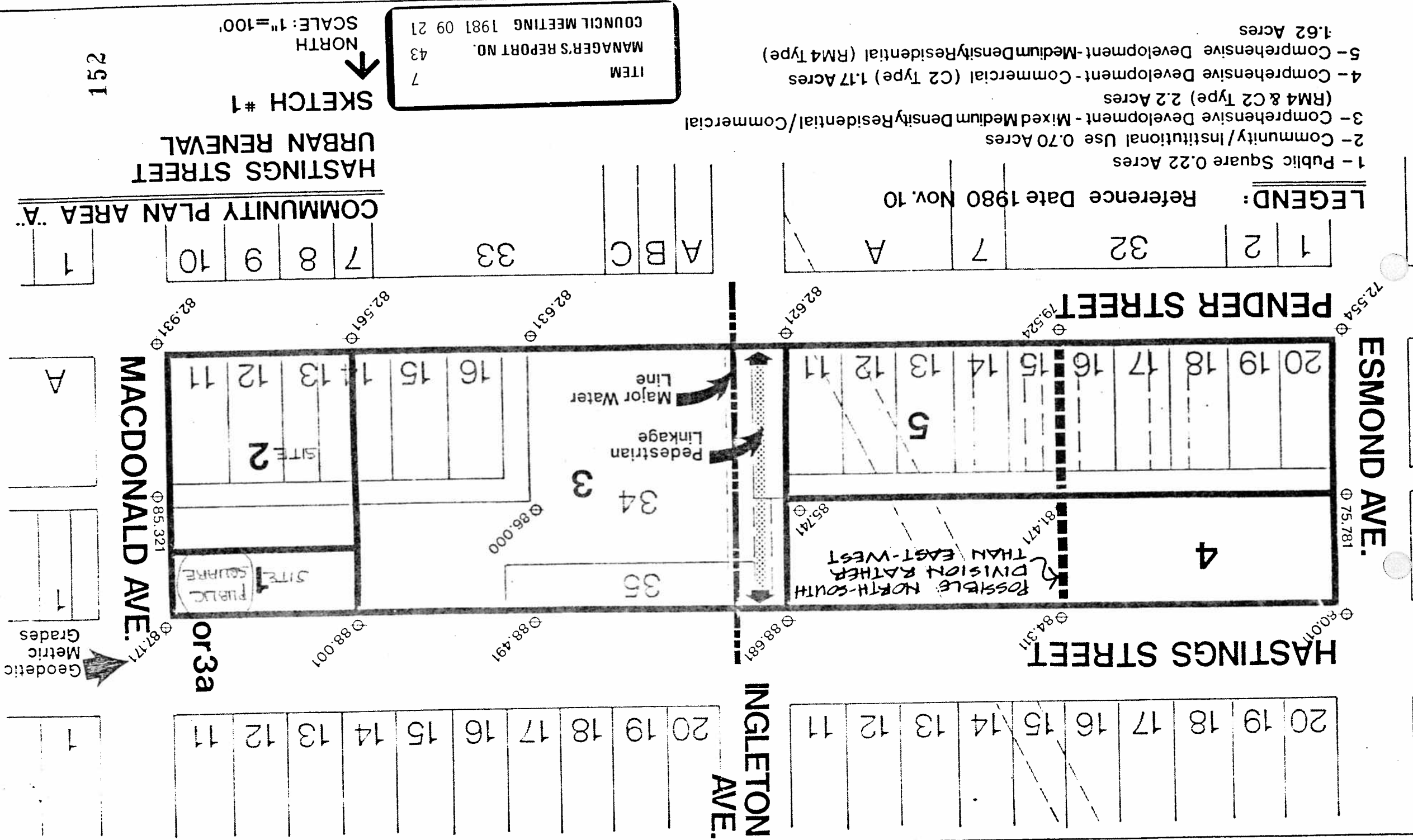


A. L. PARR  
DIRECTOR OF PLANNING

KI:lf

Attachments

cc: Municipal Solicitor  
Municipal Treasurer  
Municipal Clerk  
Parks and Recreation Administrator



3-Privately Owned  
2-Municipal Ownership

1-Hastings Street Urban Renewal Site

1	2	32	7	A
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PENDER STREET

3805	11	07	25	33	63	69	73	85	3897
20	19	18	17	16	15	14	13	12	11
3				2		3		2	

ESMOND AVE.

HASTINGS STREET

20	19	18	17	16	15	14	13	12	11
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INGLETON

3802	3904	3802			
1					
34					
35					
2					
3					
3935	37	39	43	45	3991
16	15	14	13	12	11
2		3		1	

MACDONALD AVE.

HASTINGS STREET

33	A	B	C	33
7	8	9	10	1

COMMUNITY PLAN AREA "A"  
EXISTING LAND OWNERSHIP

SKETCH #2

NORTH  
SCALE: 1"=100'

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MRS. NELLS property

463

3802

3904

3802

A

1

1

