

RE: PROPOSAL CALL FOR SITE 3  
HASTINGS STREET URBAN RENEWAL AREA  
HASTINGS/INGLETON/PENDER

ITEM	3
MANAGER'S REPORT NO.	35
COUNCIL MEETING	1981 07 27

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: PROPOSAL CALL FOR SITE 3  
HASTINGS STREET URBAN RENEWAL AREA  
HASTINGS/INGLETON/PENDER (See Attached Sketch)

PLANNING DEPARTMENT  
1981 July 20

RECOMMENDATIONS:

1. THAT Proposal Three (The Pagebrook Group) be accepted for the purchase and development of Site 3 (0.9 ha or 2.23 acres) and the development of Site 1, the Public Square (0.09 ha or 0.22 acres) as indicated on Sketch 1.
2. THAT Council authorize the cashing of the \$25,000.00 cheque received from The Pagebrook Group to be utilized as noted in Section 4.2 of this report.
3. THAT Council authorize the Legal and Lands Department to proceed with the details of the land sale.
4. THAT Council authorize the Planning Department to work with The Pagebrook Group towards a rezoning proposal to Comprehensive Development (CD).

5. THAT Council authorize the Engineering Department to analyze the need for specific services required to be provided as noted in Section 4.4 of this report and to arrange for their design and completion of construction prior to the completion of the project.
6. THAT Council authorize the Municipal Solicitor to bring forward a Lane Exchange Bylaw as noted in Section 4.5(e) of this report.
7. THAT Council authorize the Legal and Lands Department to give immediate notice to vacate the premises to the present tenants of Municipally-owned property at 3935, 3937 and 3939 Pender Street so that statutory requirements for length of notice can be met as indicated in Section 4.6 of this report.

#### REPORT

##### 1.0 SUMMARY

The Hastings Street Urban Renewal Proposal Call for Site 3 closed on 1981 June 19 and four (4) submissions were received. The Urban Renewal Committee of Council and the tripartite Urban Renewal Coordinating Committee has examined and reviewed the submissions. It is recommended that Proposal Three (The Pagebrook Group) be accepted for the purchase and development of Site 3 and the development of the Public Square (Site 1). Proposal Three has offered the highest bid of \$2,200,000 and illustrates a well-designed, high-quality project.

##### 2.0 BACKGROUND

Renewed interest in seeing the Hastings Street Urban Renewal Scheme concluded led to the preparation of a new plan and development approach for the Urban Renewal Site, which reflected the Residential Growth Management Study prepared in 1980.

This revised plan with its reduced development densities, and the proposal to sell and develop one of the key sites for mixed residential/commercial use, and to develop an adjacent site as a public park was approved by the Federal and Provincial governments, and generally endorsed except as to building height by the North Burnaby Ratepayers who are engaged in a review of the Community Plan for the area within which the Urban Renewal Site is located. The community group had expressed a preference for senior citizens' residential accommodation; for commercial development on the main floor; for a terrace-type structure, setback 10 feet from the curb to a maximum height of four storeys; and for the development of Site 1 and portion of Site 2 to include a park-type setting.

Council on 1981 April 06 adopted the following recommendations:

- "1. THAT Council endorse the plan and development approach described in this report for the Hastings Street Urban Renewal Site.
2. THAT staff be authorized to call for proposals as described in this report for the sale and development of Site 3, to include the integral design and development of Site 1 for public park."

In response to the Council motion, an advertisement was placed in the Vancouver Sun on 1981 April 22 and April 25, Vancouver Province on 1981 April 22 and April 26, and Financial Times on 1981 April 22.

A total of 38 information packages on the Proposal Call for Site 3 were taken out by various residents, real estate representatives, architects, developers and other interested parties. Bids closed at 1981 June 19, 15:00 h. Four submissions were received and opened at 15:30 h.

### 3.0 EVALUATION OF PROPOSALS RECEIVED

- 3.1 Four proposals were submitted. The attached Table 1 indicates, for each proposal listed in order of receipt, the Project Team, the Bid Price, and the Preliminary Development Statistics. The attached Table 2 gives a brief description for each proposal of the Public Square development, general project design, exterior materials, and the proposed development schedule. Each of the submissions as well as the supporting material is available for viewing in the Planning Department.
- 3.2 Proposals One, Three and Four provided extensive illustrative sketches, and models in the case of Proposals Three and Four, as well as extensive background information. Proposal Two provided sparse information and one perspective sketch.
- Proposals One, Three and Four provided similar conceptual use and form orientations, terraced residential uses along Pender Street, low-rise retail/office uses along Hastings Street and a single apartment tower.
- Of the proposals for which preliminary development statistics were provided, each developer has indicated that any minor discrepancies would be brought fully into conformance with the Zoning By-Law and floor area guidelines upon further refinement.
- Each team, for Proposals One, Three and Four, is considered capable of undertaking the project.
- 3.3 With respect to the North Burnaby Ratepayers Group's desires, the request for commercial development on the main floor, terraced structures, minimum setbacks and park-like settings has been indicated in all four proposals although the preference for senior citizens' residence is not indicated in the submitted proposals. It is noted that the maximum building heights applicable to the proposals in conjunction with the approved Proposal Call's terms of reference is fourteen (14) storeys.
- 3.4 Proposal Three offers the highest bid for the land of \$2,200,000 (\$22.58 per square foot). The other bids were: Proposal One of \$2,100,000 (\$21.55 per square foot), Proposal Four of \$1,950,000 (\$20.01 per square foot) and Proposal Two with no specified bid price. The upset minimum acceptable bid was established at \$1,943,000 (\$19.94 per square foot).
- 3.5 The four proposals have been examined and reviewed by the Hastings Street Urban Renewal Committee of Council, and by the tripartite Urban Renewal Coordinating Committee (C.M.H.C. Branch Staff, Provincial Staff, Municipal Staff). Acceptance of Proposal Three is recommended by these two committees. The Legal and Lands Department has no objections to accepting Proposal Three.
- Proposal Three (The Pagebrook Group) not only indicates the highest bid price but also illustrates a well-designed, high-quality project which would be of benefit to the Hastings area community and assist in its continued renewal.

4.0 NEXT STEPS

4.1 The following statement is quoted from the proposal call information sent to parties which responded to the proposal call:

"The selected applicant shall enter into a contract for the purchase of the Municipal land as a prerequisite to the rezoning. It shall be a condition of the sale that the selected applicant develop the land within a period of time to be specified in the contract, in accordance with the determined plan of development and the rezoning bylaw.

"The selected applicant shall immediately deposit with the Corporation the sum of \$25,000.00 which shall be forfeited as estimated liquidated damages and not as a penalty if the selected applicant refuses or fails to proceed with the rezoning application and enter into a contract for the purchase and sale of the Municipal land. If not forfeited, the said sum of \$25,000.00 shall be applied to the purchase price of the Municipal land."

4.2 The Pagebrook Group has submitted a certified cheque in the amount of \$25,000.00. If Council accepts The Pagebrook Group proposal, this cheque will be immediately cashed and applied as noted in Section 4.1 of this report. The applicant has deposited the cheque on the understanding that he will enter into a binding contract for the purchase of **Site 3 within 3 months of Council's acceptance of Proposal 3.**

4.3 If Council accepts The Pagebrook Group proposal, the Legal and Lands Department should be authorized to proceed with the details of the land sale.

4.4 If Council accepts The Pagebrook Group proposal, the company will apply for a rezoning to the Comprehensive Development District (CD) utilizing the RM4 and C2 Districts as a guideline and will be subject to compliance with all the usual zoning procedures and requirements.

As noted in the Proposal Call Information Package, the selected development scheme will form the basis of the suitable plan of development required for rezoning and will be refined in greater detail prior to presentation to a Public Hearing. Development requirements for which the selected bidder will be responsible includes the following:

- i) The deposit of a per unit Neighbourhood Parkland Acquisition Charge.
- ii) Adherence to the condominium guidelines.
- iii) Completion of an acceptable noise survey and the provision of acceptable building solutions to meet the established criteria.
- iv) Provision of street trees and paving (steps, ramps, walkways) as generally illustrated in the proposal call submission. A public pedestrian easement right-of-way would be retained within the closed former Ingleton Avenue right-of-way.
- v) Removal or relocation underground of existing overhead electrical and telephone wiring along the Ingleton Street alignment and the east-west lane.
- vi) Public square development (Site 1 of Sketch 1).
- vii) Curb-cut crossings as required to serve the development.

- 4.5 The site is intended to be sold as a legally consolidated and serviced site (with the exception of items noted in Section 4.4 of this report for which the developer is responsible) by the owners of the site (C.M.H.C., Province, Burnaby). The servicing aspects include the following:
- a) The major existing north-south water line within the Ingleton Avenue right-of-way will remain. Other easements protecting telephone or electrical services may also be required within the Ingleton Avenue right-of-way. The Municipal Engineer will be requested to prepare any necessary easement survey plans required.
  - b) In conjunction with a previous development application, it was noted that sufficient water supply and storm and sanitary sewers were available. This aspect is being rechecked with the Engineering Department.
  - c) Some repair of existing sidewalks and curbs and removal of existing curb cuts may be required. Any cost estimates related to this aspect are being pursued.
  - d) In pursuing the closure of the existing lane right-of-way in the Ingleton Street alignment, it is considered necessary to construct an interim access pavement on the west side of the Ingleton Street alignment within Lot 11 at 3897 Pender Street which is Municipally owned in order to provide a secondary access to the existing lane serving the dwellings within the 3800 block of Pender Street. The Engineering Department estimate to construct this lane linkage is \$5,000.00.
  - e) A Lane Exchange Bylaw is required to be pursued to close those lane rights-of-way located within the subject Site 3, and to dedicate a lane allowance off the eastern portion of Lot 11 at 3897 Pender Street to accommodate the interim access pavement noted in point (d) above (see Sketch #1).
  - f) The Municipal Engineer's surveyor would be requested to commence preparation of the required survey plans related to:
    - i) Consolidation of Site 3 into one legal parcel.
    - ii) Plans to accompany the Lane Exchange Bylaw.
    - iii) Survey plans to define the required easements protecting any existing services to remain.
- 4.6 The properties at 3935, 3937 and 3939 Pender Street are Municipally-owned and currently accommodate dwellings which are rented by the Municipality. In order to pursue the development of the site and to consolidate the subject site into one legal parcel, it is necessary to arrange for the existing dwellings to be vacated prior to the completion of the requisite rezoning bylaw and to be demolished prior to the transfer of ownership of the subject site to the developer. Since it is expected that a rezoning proposal will be pursued in an expeditious manner, this would be an opportune time to request Council to authorize the Legal and Lands Department to serve notice immediately to the tenants of the Municipally-owned properties at 3935, 3937 and 3939 Pender Street to vacate the premises.

4.6 Cont'd.

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The Legal and Lands Department reports that the present tenants have been verbally informed and are fully aware of the need to vacate the premises in the near future. There are no hardship cases involved.

Under Section 17 of the Residential Tenancy Act, the tenants must be given 120 days' notice if we are to demolish the existing dwellings. We are obligated to pay their moving expenses.

KI:lf

Attachment

cc: Municipal Solicitor  
Municipal Treasurer  
Municipal Engineer  
Municipal Clerk  
Parks and Recreation Administrator  
Chief Building Inspector  
Director - Fire Services



A. L. PARR  
DIRECTOR OF PLANNING

- 1- Public Square 0.22 Acres
- 2- Community/Institutional Use 0.70 Acres
- 3- Comprehensive Development - Mixed Medium Density Residential/Commercial (RM4 & C2 Type) 2.2 Acres
- 4- Comprehensive Development - Commercial (C2 Type) 1.17 Acres
- 5- Comprehensive Development - Medium Density Residential (RM4 Type) 1.62 Acres

**LEGEND:** Reference Date 1980 Nov. 10

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**HASTINGS STREET URBAN RENEVAL SKETCH #1**

NORTH  
SCALE: 1"=100'

**COMMUNITY PLAN AREA ...**

1	7	8	9	10
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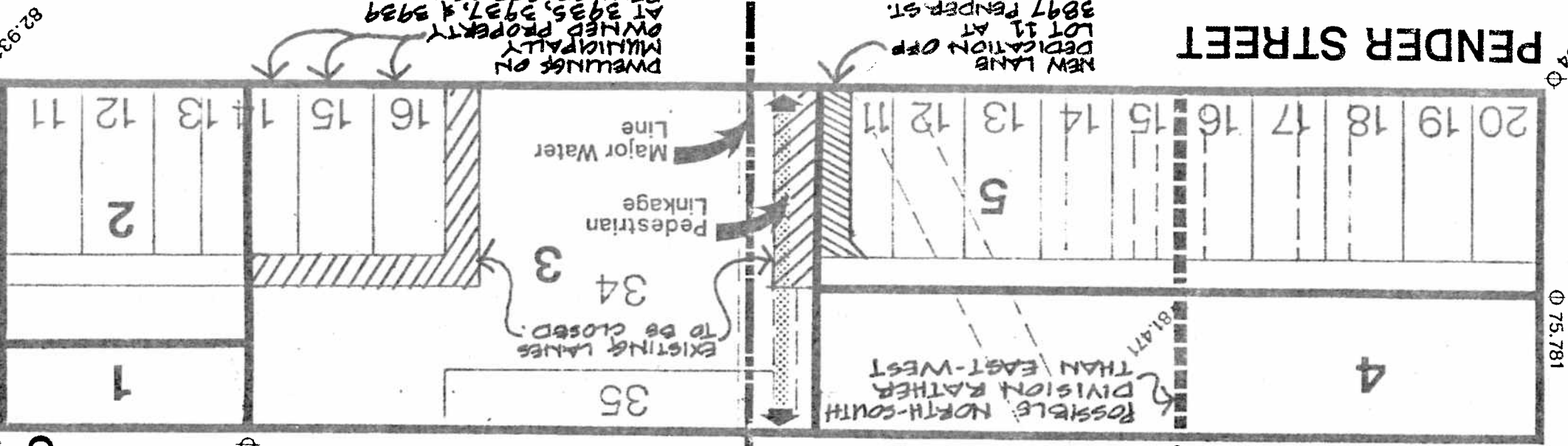
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**MACDONALD AVE.**

**ESMOND AVE.**

**HASTINGS STREET**

**INGLETON AVE.**



Geodetic Metric Grades

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PROJECT TEAM	BID PRICE (Minimum Acceptable -\$1,943,000)	PROJECT FLOOR AREAS (GROSS SQ. FT.)			TOTAL FLOOR AREA RATIO	Maximum Apparent Stores of Apartment Building Est. from Hastings St. Pender St.	# of Resid- ential Units (strata- titled)	# of Parking Spaces (100% under- ground)	# of Load- ing Bays				
		Resid- ential	Office/ Retail	Other						Total			
1. Developer: MARQUIS PROPERTIES CORPORATION Architect: TMA ARCHITECTURE AND PLANNING Landscape Architect: DAN MATSU- SHITA ASSOCIATES LTD. Engineers: READ, JONES, CHRIS- TOFFERSON LTD.; PARK & JUMA ENGINEERING; ARNOLD NEMETZ ENGINEERING LTD.	\$2,100,000 (\$21.55 per sq.ft.)	130,000	54,500	n/a	184,500	1.89	13	15	134	(strata- titled)	311	4	
2. Developer: PROVINCE OF B.C.; GOVERNMENT OF CANADA; FUTURE PROJECT BIDDER Designer: PAULINE MUDRAKOFF Architect: B. COLEMAN	not noted	not noted	not noted	n/a	not noted	not noted	4	6	not noted	not noted	not noted	not noted	
3. Developer: THE PAGEBROOK GROUP Architect: RUSSELL VANDIVER, ARCHITECTS - A PARTNERSHIP Project Manager: TIM DURKIN ASSOCIATES INC. Contractor: THE FOUNDATION COMPANY OF CANADA LTD. Engineers: CHOUKALOS WOODBURN MCKENZIE MARANDA LTD.; D.W. THOMSON CONSULTANTS LTD.	\$2,200,000 (\$22.58 per sq. ft.)	139,200	30,430	8,470 (racquet club)	178,100	1.83	12	14	141	(strata- titled)	282	not noted	
4. Developer: BOSA BROS. CONSTRU- TION LTD. Architect: R.E. HULBERT AND PARTNERS Landscape Architect: FREDERICK BROOKS	\$1,950,000 (\$20.01 per sq. ft.)	138,700	50,000	n/a	188,700	1.94	11	13	128	(strata- titled)	305	3	

NOTE: 1. Residential units even if strata-titled may in operation continue to be rental units.  
2. Preliminary statistics are subject to further refinement and clarification upon pursuance of detailed drawings for rezoning purposes

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PUBLIC SQUARE DEVELOPMENT	PROJECT DESIGN	EXTERIOR MATERIALS	PROPOSED DEVELOPMENT SCHEDULE
<p>1. (MARQUIS) Composed of large planters surrounding a protected sunken plaza with benches, decorative paving, a variety of trees and shrubs, and a sculpture feature.</p>	<p>Composed of: a) 3-storey terraced apartments along the Pender Street frontage; b) 3-storey terraced retail and office development with continuous pedestrian canopy along the Hastings Street frontage; and c) a 12-storey apartment tower rising in a terraced fashion directly from the 3-storey terraced apartment podium along the Pender Street frontage. The landscape concept indicates trees in planters, decorative paving, a variety of ramps and steps in a pattern, and benches.</p>	<p>Sandblasted cast-in-place or pre-cast concrete. Some ceramic tile accent areas. Decorative paving.</p>	<p>Completion of the rezoning bylaw by 1982 March, start of construction by 1982 June and completion of construction by 1982 January. Single phase development.</p>
<p>2. (MUDRAKOFF) The public square is ringed with seating, trees, lights, and flowering shrubs. A tearoom, newsstand (washroom included), planter, drinking fountain, and tinted decorative tiles are also provided.</p>	<p>Composed of: a) two 3-storey apartments oriented towards Pender Street and b) two terraced 4-storey buildings (ground level retail with 3-stories of apartments above) oriented towards Hastings Street. Mention is made of adding penthouse apartment units, a roof-top restaurant, and a social hall. The landscape concept indicates a large central courtyard between the buildings in which some surface parking is provided; decorative paved areas; and large numbers of trees.</p>	<p>Not noted.</p>	<p>Start excavations 1981 September 01 with completion of construction by September 30, and of the first phase by 1982 June 30, and of the balance by 1982 December 31.</p>
<p>3. (PAGEBOOK) Composed of water features, pedestrian paths in ramping and stepped forms, rows of trees, grassed bank areas, and a brick column and lintel pattern which provides a backdrop to the public square development.</p>	<p>Composed of: a) terraced residential development ranging from 4 to 6 storeys along the Pender Street frontage; b) one and 2 storey retail and office development with skylit arcades as well as a racquet club facility along the Hastings Street frontage; and c) a triangular 12-storey apartment tower rising from the centre of the site. The landscape concept indicates a variety of grade changes, straight and curved lines of trees, and strong brick paving patterns in pathway and plaza areas.</p>	<p>Brick cladding and cast-in-place concrete. Glazed sky-lit arcades. Brick paving</p>	<p>Construction to start 1982 January with completion by 1984 July. Single phase development.</p>
<p>4. (BOSA) Composed of 2 large free form landscaped areas, the largest of which is defined by a continuous bench and within which a fountain is also indicated; lines of trees; decorative paving; and post-top light standards which are in line with the columns of the skylit arcade.</p>	<p>Composed of: a) a terraced apartment oriented towards Pender Street which steps up from 2 storeys to a 7 storey east-west structure and then up to a 12 storey apartment tower rising from the centre of the site; and b) a 2-storey height glazed skylit arcade fronting a 2-storey retail and office development along the Hastings Street frontage. The landscape concept indicates expanses of decorative paving with lines of trees and some planters; and lawn areas on the Pender Street side.</p>	<p>Lightly sandblasted cast-in-place concrete. Two-storey glazed skylit arcade.</p>	<p>Construction to start within one year with completion to be 18 months after start. Single phase development.</p>

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