

Re: HASTINGS STREET URBAN RENEWAL SITE  
3800-3900 HASTINGS STREET

Following is a report from the Director of Planning on the Hastings Street Urban Renewal Site.

RECOMMENDATION:

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

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1981 MARCH 30.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: HASTINGS STREET URBAN RENEWAL SITE  
3800-3900 HASTINGS STREET

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.
3. THAT in addition to advertising the proposal call in area newspapers; all those who have expressed a development interest, either verbally or in writing to Council or staff, be advised of the Council action.

SUMMARY

Renewed interest in seeing the Hastings Street Urban Renewal Scheme concluded, has led to the preparation of a new plan and development approach for the Urban Renewal Site, which reflects 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 has been 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 has expressed a preference for senior citizens residential accommodation; for commercial development on the main floor; for a terrace type structure, setback 10' 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.

The purpose of this report is to obtain Council endorsement of the plan and development approach and to initiate a proposal call.

BACKGROUND

The Hastings Street Urban Renewal Site, as shown on the attached Sketch No. 1 is a 2.97 acre block of land, located on the south side of Hastings Street between Esmond Avenue and Macdonald Avenue, and owned jointly by a Federal, Provincial, Municipal partnership. It is located at the westerly end of an area referred to as Community Plan "A" which stretches along the Hastings Street Corridor between Boundary Road and Willingdon Avenue. A recently expressed desire by the Federal and Provincial governments to divest themselves of their interest in the site, together with a municipal interest in seeing compatible development occur on the site, has led to a review of land uses proposed for the site and a renewal of initiatives to call for proposals to develop the site. Current demand for residential accommodation has also had a significant impact on the desire to proceed at this time.

RESIDENTIAL GROWTH MANAGEMENT STUDY

During 1980, on the instruction of the Municipal Council, the Planning Department carried out a review of the existing policies governing residential development in the municipality with particular attention being paid to the areas designated for related commercial and multiple family use.

One of the results of this Study was to propose that the Hastings Street Area between Boundary and Willingdon, previously scheduled for high density commercial and residential development, be redesignated as a Community level centre, supporting medium density commercial and residential development; with high rise apartment development being relegated to play a minor, rather than a major role in the area.

Further investigation lead to the conclusion that this minor role for high rise apartments should be located in the limited area lying north of Pender, south of Albert and west of Macdonald as shown on attached Sketch No. 2. The current medium density proposal has therefore a significantly lower density than the previous proposal calls approved by Council in 1974 and 1977.

DEVELOPMENT APPROACH TO URBAN RENEWAL SITE

Based upon the conclusions of the Residential Growth Management Study, it has been possible to prepare a revised plan for the Urban Renewal Site, which maintains the land uses proposed for the site, but differs from the previous plan in two ways; firstly the overall density of development is reduced, and secondly the scheme is capable of being developed in phases.

The attached Sketch No. 3, is self explanatory but the highlights of the scheme are as follows:

- a) The public open space (Site 1) has been relocated from the centre of the site (lot 35) to the intersection of Hastings and Macdonald where it can play a major role in linking the new development with existing development east of Macdonald and provide a public setting for Site 2. In addition, at the time of the development of Site 2 the public open space can be enlarged by the addition of land located north of the existing lane.
- b) Site 2 is scheduled to be developed for a community institutional use, once privately owned land fronting on Pender Street has been acquired.

- c) Site 3 which is entirely publicly owned, either by the partnership or by the municipality is proposed for a mixed residential/commercial use as before, but the guidelines for development have been reduced from a high density mix of RM5 and C3, to a medium density mix of RM4 and C2. This represents approximately a 50% reduction in commercial F.A.R. and 25% reduction in residential F.A.R.
- d) Site 4 is proposed for C2 commercial use, in place of RM5 residential use, due to the shallow depth of the site. It is possible however that by consolidating Site 4 with the largely privately owned Site 5, a more comprehensive approach could be taken to the development of Site 4. A report will be made to Council on this matter, before initiating further action on Site 4.
- e) It is proposed that the municipality call for proposals on behalf of the partnership on Site 3, and that the development of Site 1 as a public park be an integral part of any development proposal. The privately held lands on Pender Street, required to consolidate Site 2, will be acquired by the municipality as they become available; and the future of Site 4 will await the outcome of two possibilities; the acquisition of the Federal/Provincial interest in Site 4 by the municipality, or a call for proposals for Site 4. In the event that we do not enter into a contract to sell Site 3 to a developer, it is proposed that we proceed to acquire the entire Federal/Provincial interest in the Urban Renewal Site.

CONSENTS

Both the Federal and Provincial partners have agreed to the plan and the development approach described above, and an appraisal has been prepared which will form the basis of an agreement on the market value of the Urban Renewal Site. The appraiser has also extended his work to include the municipal land contained within Site 3, in order that an upset price may be determined for Site 3, prior to calling for proposals. Discussion of the appraisal and upset price contemplated should take place in camera.

With respect to community participation, the North Burnaby Ratepayers have been kept advised of progress on the Urban Renewal Site. The proposal that no further action on the remainder of the Urban Renewal Site take place until the completion of the Community Plan "A" Review has been communicated to that group.

The decision to limit high rise to the small area shown on figure 2, and to also limit the height and density of such development, means that there are very few opportunities now available to provide a high rise component of residential development within the area covered by Community Plan "A". However, Site 3 within the Urban Renewal Site has such a potential which should be pursued to achieve a balance in residential accommodation. Therefore the only limit intended under the RM4/C2 zoning guidelines suggested, is to limit the height of a building to a maximum of fourteen storeys.

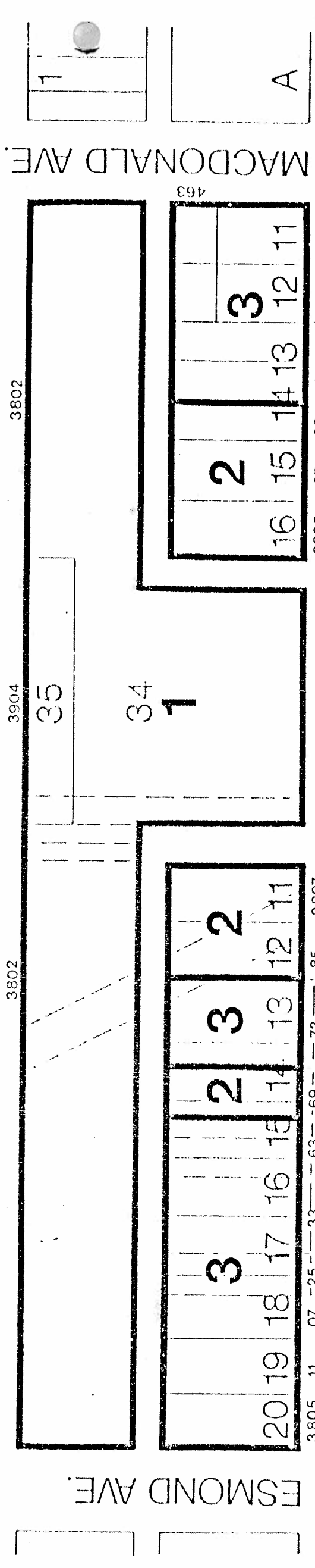
The material that will form the basis of the proposal call is attached as Appendix I for the information of Council.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

ALP:bp  
Attach.

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



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



COMMUNITY PLAN AREA "A"  
 HASTINGS STREET  
 URBAN RENEWAL

EXISTING LAND OWNERSHIP  
 SKETCH NO. 1

NORTH  
 SCALE: 1" = 100'

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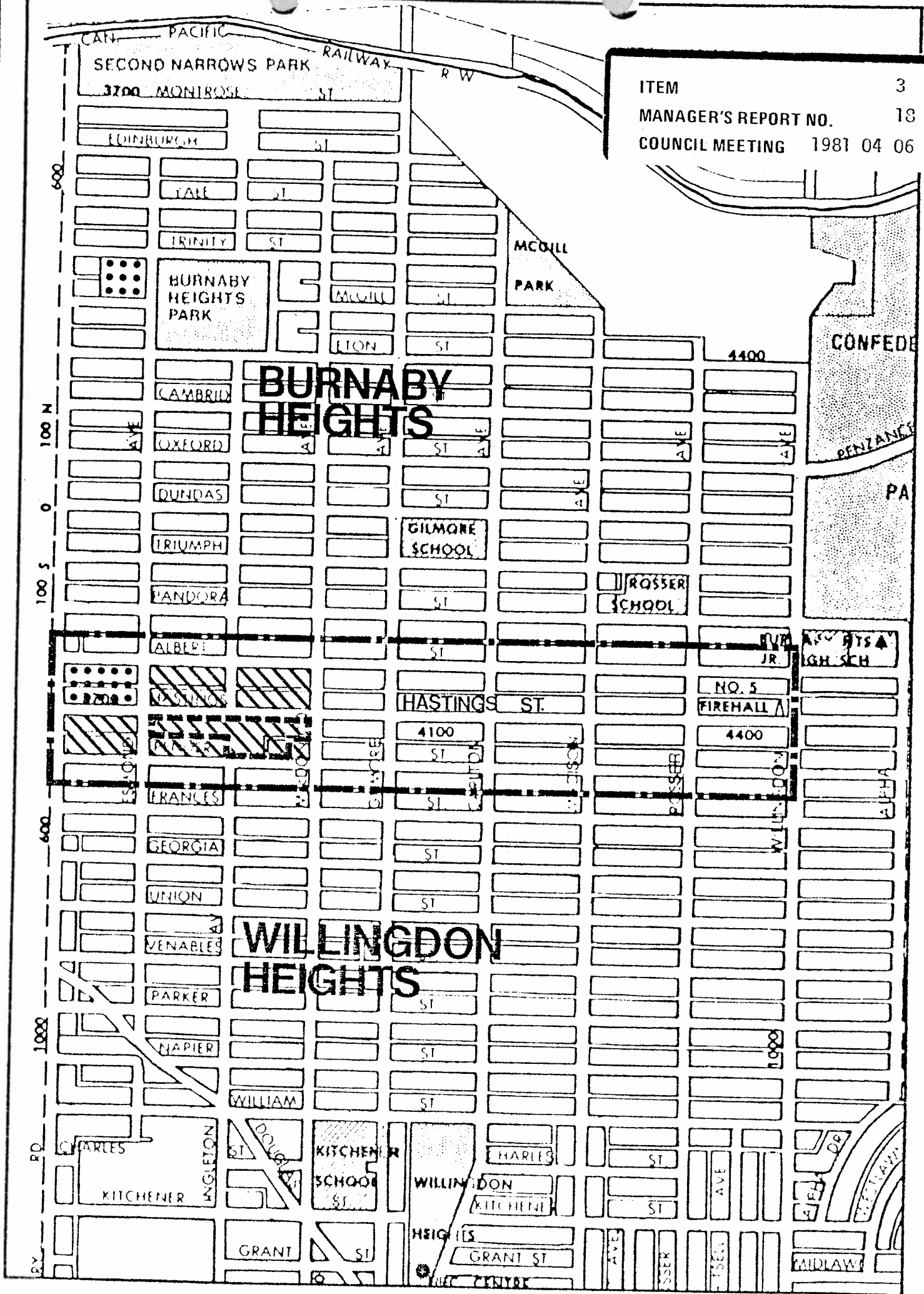
A	B	C	33
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1	2	32	7	A
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- 1-Hastings Street Urban Renewal Site
- 2-Municipal Ownership
- 3-Privately Owned

ITEM 3  
 MANAGER'S REPORT NO. 18  
 COUNCIL MEETING 1981 04 C


ITEM 3  
 MANAGER'S REPORT NO. 18  
 COUNCIL MEETING 1981 04 06



Date  
 Dec. 1980

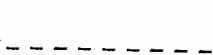



Scale  
 1" = 800'

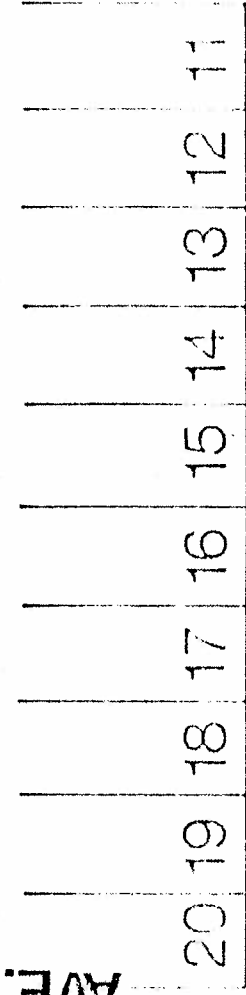
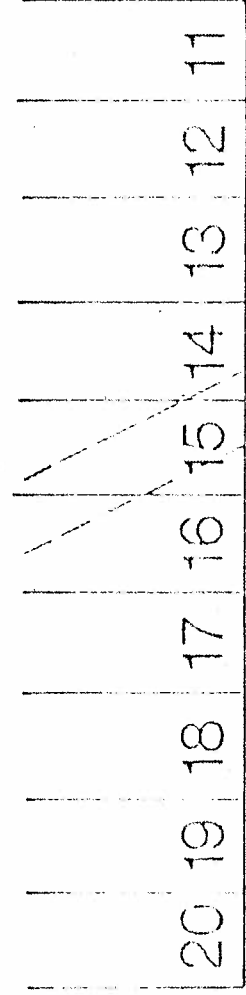
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 **Hastings Street // North-West Burnaby**  
**OVERALL KEY PLAN NO. 2**  
 Burnaby Planning Department

114

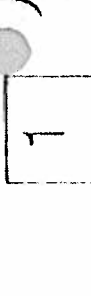
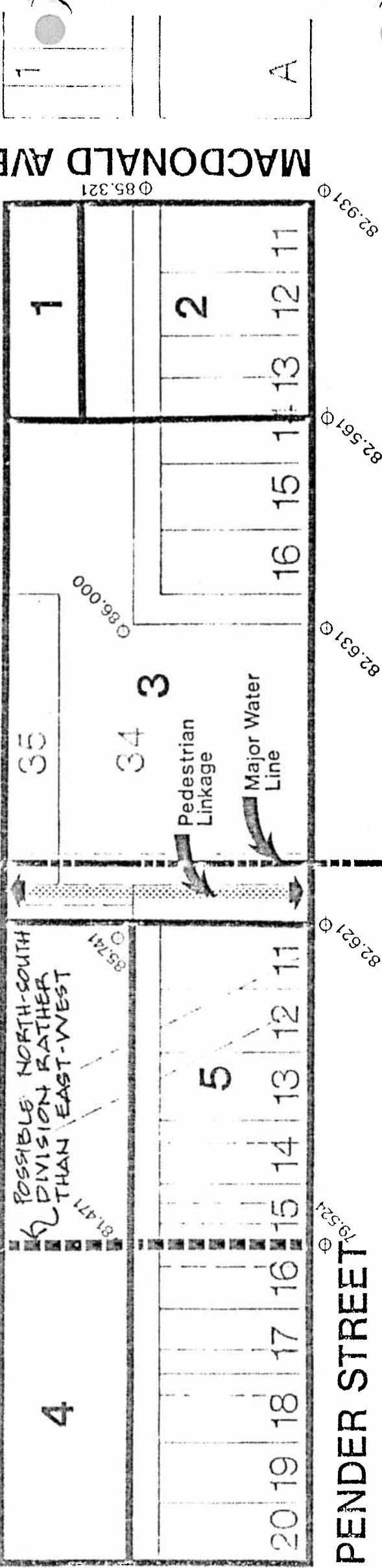
**LEGEND:**

- Hastings Street Urban Renewal Site 
- Community Plan Area 3 
- Existing Or Rezoned High Rise Apartments 
- Possible RM4 High Rise Area 



**HASTINGS STREET**

**MACDONALD AVE.**



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

- 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

**COMMUNITY PLAN AREA "A"**

**HASTINGS STREET  
URBAN RENEVAL**

**SKETCH NO. 3**

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**NORTH**  
SCALE: 1"=100'

PROPOSAL CALL INFORMATION  
HASTINGS STREET URBAN RENEWAL AREA  
SITE 3 OF SKETCH #3(ATTACHED)

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## 1.0 BACKGROUND

Property in the 3800 and 3900 Blocks Hastings Street south side comprises an urban renewal site under the joint ownership of the Federal Government through Canada Mortgage and Housing Corporation, the Province of British Columbia and the Corporation of Burnaby and additional lots owned by the Corporation of Burnaby. The purpose of this proposal call is to offer to interested developers the opportunity to purchase a portion of these publicly owned properties (Site 3 Sketch #3) to develop and construct a mixed use commercial/apartment proposal.

## 2.0 SITE ANALYSIS

### 2.1 Site Observations

The subject site is vacant except for three residences on the Municipally owned lots at 3935, 3937 and 3939 Pender Street. The current development in the area is generally composed of one and two storey commercial buildings on the Hastings Street frontage with older single family dwellings in fair to poor condition behind the Hastings Street commercial row fronting onto Pender and Albert. A number of frame two to three storey apartments have been developed on the south side of Pender and the north side of Albert.

### 2.2 Site Measurements

The site measures 121.7m (399.26 feet) by 74.37m (244 feet) and has an area of 0.9 hectares (2.23 acres).

### 2.3 Address

The address of the site is 3904 and 3802 Hastings Street and 3935, 3937, and 3939 Pender Street.

### 2.4 Legal Description

Part of Lot 34, Blocks 10 and 11, D.L. 116, Plan 37208; Lot 35, Block 11, D.L. 116, Plan 37208; Lot 16, Block 11, D.L. 116, Plan 1236; Lot 15, Block 11, D.L. 116, Plan 1236; West 33.33 feet of Lot 14, Block 11, D.L. 116, Plan 1236.

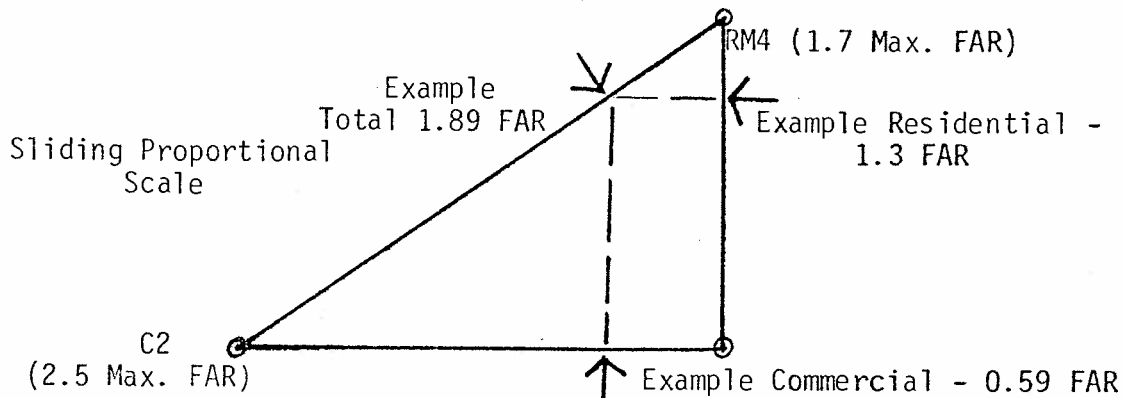
### 2.5 Site Servicing Information

The site is to be sold as a serviced site with the exception of the removal or relocation underground of existing overhead electrical and telephone wiring along the Ingleton Street alignment and the east-west lane by the prospective developer in conjunction with the redevelopment of the site. Three existing dwellings at 3935, 3937, and 3939 Pender Street on Municipally owned property would be demolished prior to the completion of the sale of the development site to the developer. It is contemplated that the major existing north-south water line within the Ingleton Avenue right-of-way will remain.

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3.0 DEVELOPMENT GUIDELINES (SKETCH #2)

3.1 The site requires zoning to the Comprehensive Development District (CD) utilizing the Community Commercial District (C2) and the Multiple Family Residential District (RM4) as a guideline. The attached Sketch #1 illustrates the size, configuration and location of the subject site and of the public square and their relationship to the overall urban renewal precinct bounded by Hastings, MacDonald, Pender, and Esmond. The maximum allowable Floor Area Ratio would be determined by utilizing a sliding proportional scale involving the two guideline zoning districts. The maximum height of any high rise building proposed shall be 14 storeys.



3.2 All usual development procedures, standards, and requirements will apply to the developer including those related to:

- i) Parking requirements
- ii) Fire Department requirements
- iii) The deposit of a per unit Neighbourhood Parkland Acquisition Charge is a prerequisite to the rezoning
- iv) Road Closing Bylaw related to existing lane rights-of-way within the site
- v) Condominium guidelines if condominium apartments are proposed
- vi) A noise survey is required with the provision of standard solutions as appropriate.

3.3 The applicant in conjunction with his rezoning proposal will be required to prepare an acceptable design for the designated public square at the south-west corner of Hastings and MacDonald. Bonding guarantees would be deposited for the required construction. The construction work would be pursued by the applicant after completion of the rezoning bylaw.

The public square development would entail such aspects as:

- i) decorative paving
- ii) trees
- iii) planter areas
- iv) a feature such as decorative steps, sculpture or foundation.

4.0 OPERATIONAL RULES FOR THE PROPOSAL CALL

- a) The attached Appendix "A" is a copy of the public advertisement placed in various newspapers. The information contained in this advertisement should be used as a guideline.
- b) The submissions will be reviewed, and evaluated. Recommendations will be submitted to Council for approval of the selected applicant. The approval of the Province and the C.M.H.C. Executive Committee will also be required.
- c) The approved applicant will then proceed with a rezoning application, and be subject to compliance with all usual zoning procedures, standards, and requirements.



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- d) Site 3 will be identified as a separate consolidated legal lot in conjunction with the rezoning of the site.
- e) 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.

- f) The Planning Department should be contacted if further guidance is required on any particular points of information or concern.

5.0 MINIMUM CONTENT  
OF PROPOSAL CALL SUBMISSIONS

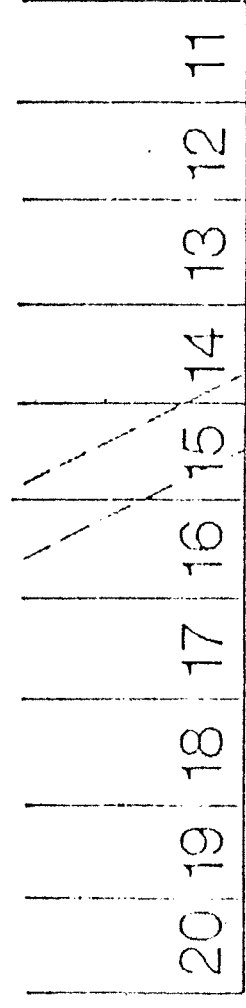
Each submission in response to the proposal call shall include the following:

- a) Communication of the character, scale, and quality of the proposed project by any descriptive and/or illustrative means such as a written brief, sketch drawings, simple block model, etc. as considered appropriate.
- b) Identification of the project team (architect, landscape architect, engineers, development company, etc.); description of the firms and involved personnel; and description of selected work of the firms.
- c) Preliminary development statistics including proposed uses.
- d) Proposed construction schedule including any phasing.
- e) Proof of financial ability to undertake the proposed development.
- f) A proposed purchase price for the land.
- g) A statement of an intention to make application to rezone the subject site to Comprehensive Development District (CD) if selected.

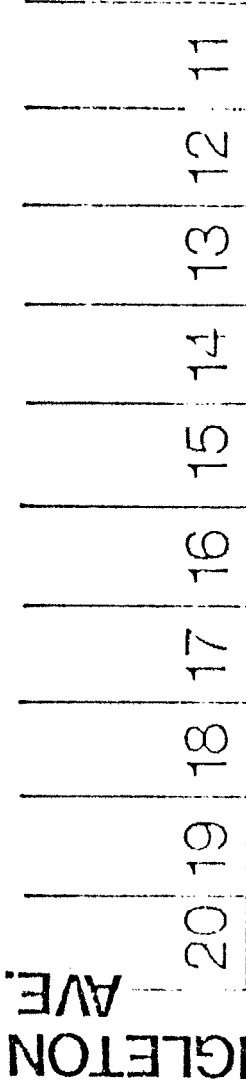
The selected proposal will form the basis for the development of a suitable plan of development to be submitted to a Public Hearing in conjunction with rezoning procedures. Appropriate project refinements would be expected prior to the submission of any proposal to a Public Hearing.

Please contact the Burnaby Planning Department for any further required clarification (Telephone: 294-7412).

/ds  
attachment - sketch  
                  - copy of published  
                  Proposal Call

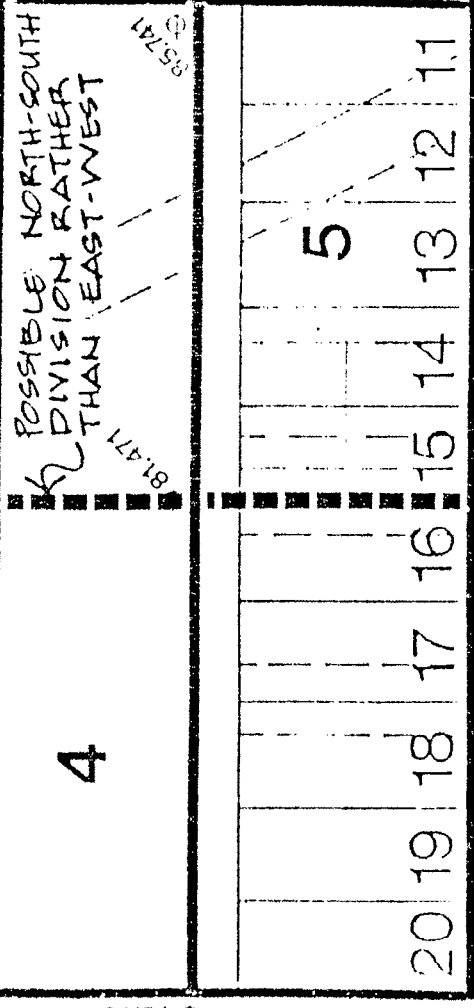


HASTINGS STREET



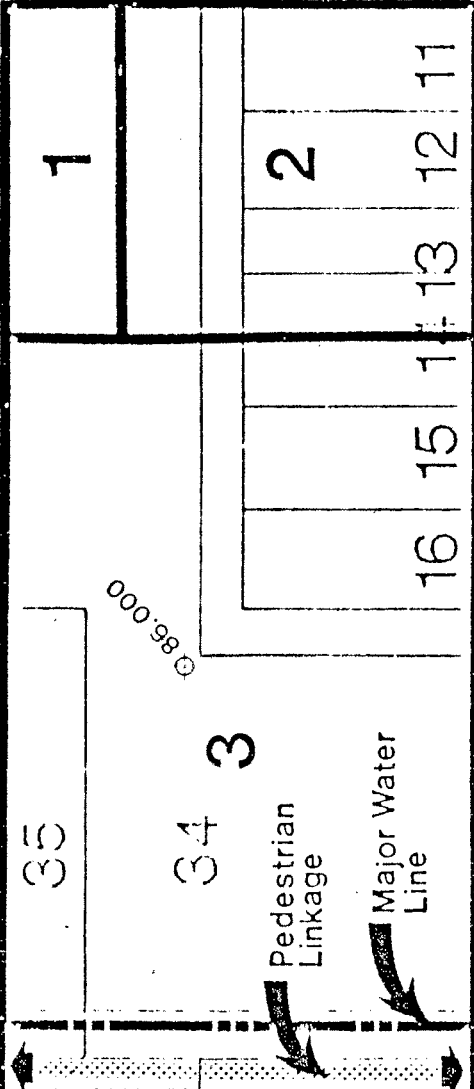
INGLETON AVE

MACDONALD AVE



ESMOND AVE

PENDER STREET



MACDONALD AVE



LEGEND: Reference Date 1980 Nov. 10

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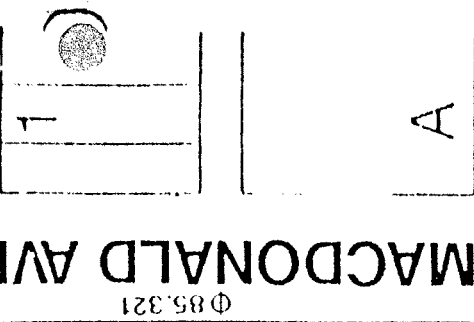
COMMUNITY PLAN AREA "A"

HASTINGS STREET  
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SKETCH NO. 3

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↑ NORTH  
SCALE: 1"=100'



LAND SALE AND PROPOSAL CALL3900 BLOCK HASTINGS STREET - SOUTH SIDE, BURNABY, B.C.

The Municipality of Burnaby invites interested developers to submit preliminary proposals for the purchase and development of 0.9 hectares (2.23 acres) of publicly owned land located on the south side of Hastings Street with frontage on both Hastings Street and Pender Street and generally located between Ingleton and MacDonald Avenues together with the design and development of the adjacent 0.22 acre public square. The site measures approximately 121.7m (399.26 feet) by 74.37m (244 feet). Proposals will be received for a mixed use commercial/apartment proposal.

Submissions for a development will be received by the Burnaby Director of Planning on or before \_\_\_\_\_ and should include the following:

- a) Communication of the character, scale, and quality of the proposed project including the related public square by appropriate descriptive and/or illustrative means.
- b) Identification of the project team (architect, landscape architect, engineers, development company, etc.); description of the firms and involved personnel; and description of selected work of the firms.
- c) Preliminary development statistics including proposed uses.
- d) Proposed construction schedule including any phasing.
- e) Proof of financial ability to undertake the proposed development.
- f) A proposed purchase price for the land.
- g) A statement of intention to make application to rezone the subject site to Comprehensive Development District (CD) if selected.

Submissions will be evaluated and recommendations will be submitted to Council for approval of the selected applicant. The successful proponent will be judged on the price offered for the land, the development experience and financial capability of the team, and the nature of the proposed development; and will be expected to enter into formal agreements covering all aspects of land sale, project design and development. Interested developers are directed to obtain a more detailed information package available from the Burnaby Planning Department (Telephone: 294-7412).

Address all correspondence, questions, and proposals to:

A. L. Parr  
 Director of Planning  
 Municipal Hall  
 4949 Canada Way  
 Burnaby, B.C. V5G 1M2

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