

RE: PROPOSED COMMERCIAL/RECREATIONAL/RESIDENTIAL MIXED-USE DEVELOPMENT  
AND PUBLIC SQUARE DEVELOPMENT - INGLETON/HASTINGS/MACDONALD/PENDER  
STREETS - HASTINGS STREET URBAN RENEWAL PRECINCT  
REZONING REFERENCE #142/81

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED COMMERCIAL/RECREATIONAL/RESIDENTIAL  
MIXED-USE DEVELOPMENT AND PUBLIC SQUARE DEVELOPMENT  
INGLETON/HASTINGS/MACDONALD/PENDER STREETS  
HASTINGS STREET URBAN RENEWAL PRECINCT  
REZONING REFERENCE #142/81

PLANNING DEPARTMENT  
1981 August 21  
Our File: 02.264, DL 116

RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1981 September 21 and to a Public Hearing on 1981 October 06 at 20:00 h and that the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of services to be provided by this applicant to serve the site and the completion of a servicing agreement covering requisite services if deemed necessary. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The removal of all existing improvements from the site by the Municipality prior to the transfer of ownership of the property to the applicant.
- e) The consolidation of the net project site into one legal parcel and the creation of the Public Square as a legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The provision of a public pedestrian walkway easement from Hastings Street to Pender Street and the construction of a concrete walk and lighting to the approval of the Municipal Engineer.
- i) The completion of the requisite Road Exchange Bylaw as outlined in Section 5.5 of this report.
- j) The deposit of sufficient monies to cover the costs of developing the Public Square area.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) The deposit of the requisite charge per residential unit to go towards the acquisition of proposed neighbourhood parks.
- m) The undergrounding of existing overhead wiring currently located within the subject site.
- n) Compliance with the Council adopted sound criteria.
- o) The completion of sale of the property to the applicant.

REPORT

1.0 SUMMARY

The submitted commercial/recreational/residential mixed-use development for Site 3 and Public Square development for Site 1 is considered a well-designed, high quality proposal which would be of benefit to the Hastings area community and assist in its continued renewal. A plan of development has been received suitable for submission to a Public Hearing.

2.0 GENERAL INFORMATION

2.1 Applicant:

The Pagebrook Group  
#320 - 560 Johnson Street  
VICTORIA, B.C. V8W 3C6  
Attention: Mr. R.K. Reed

2.2 Subject:

Application for the rezoning of -

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  
33.3 feet of Lot 14, Block 11, D.L. 116, Plan  
1236.

From: General Commercial District (C3)  
Residential District (R5)

To: Comprehensive Development District (CD) based  
on RM4 and C2 use and density, and to the  
Park and Public Use District (P3)

2.3 Address: 3904 and 3802 Hastings Street; 3935, 3937  
and 3939 Pender Street.

2.4 Location: The site is located on the south side of Hastings  
Street between Ingleton and MacDonald Avenues.  
The site extends through to Pender Street  
(refer to attached Sketches #1 and #2).

2.5 Size: The primary site is a rectangle measuring  
121.7 m (399.26 ft.) by 74.37 m (244 ft.)  
and has an area of 0.9 hectares (2.23 acres).  
The Public Square site is a rectangle measuring  
50.8 m (166.67 ft.) by 17.5 m (57.5 ft.) and has  
an area of 0.089 hectares (0.22 acres).

2.6 Services: The Municipal Engineer has been requested to  
provide estimates for servicing the site.

2.7 Applicant's  
Intentions: The intent of the bylaw is to permit the devel-  
opment of a mixed-use proposal composed of a  
high rise apartment with terraced townhouses,  
retail and office development and a racquet  
club facility; and the development of the  
designated Public Square area.

### 3.0 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 Streets. A number of frame, two  
to three storey apartments have been developed on the south side of  
Pender and the north side of Albert.

### 4.0 PROPOSAL CALL FOR SITE 3 (Sketch #1)

4.1 Council on 1981 July 27 received a report outlining the results  
of the Proposal Call for Site 3 and adopted the recommendations  
contained in that report which included the following:

- " a) 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).
- b) THAT Council authorize the Legal and Lands Department to  
proceed with the details of the land sale.
- c) THAT Council authorize the Planning Department to work with  
The Pagebrook Group towards a rezoning proposal to Comprehen-  
sive Development (CD).

- "d) THAT Council authorize the Engineering Department to analyze the need for specific services required to be provided as noted in Section 4.4 of (the) report and to arrange for their design and completion of construction prior to the completion of the project.
- e) THAT Council authorize the Municipal Solicitor to bring forward a Lane Exchange Bylaw as noted in Section 4.5(e) of (the) report."
- Municipal staff are now pursuing the operational steps necessary towards fulfilment of these recommendations.
- 4.2 The applicant, The Pagebrook Group, has submitted an application to rezone the subject property, Site 3, to the Comprehensive Development District (CD) based on the RM4 and C2 uses and densities. The applicant is also responsible for the development of the Public Square (Site 1 of Sketch #1), and it is considered appropriate to pursue the rezoning of this Public Square area within the context of this rezoning application from the General Commercial District (C3) to the Park and Public Use District (P3).

The applicant has now submitted a plan of development suitable for submission to a Public Hearing.

#### 5.0 SERVICING RESPONSIBILITIES OF THE CURRENT OWNERS OF SITE 3

The site is intended to be sold to The Pagebrook Group as a legally consolidated and serviced site (with the exception of items noted in Section 6.0 of this report for which the developer is responsible) by the current owners of the site (C.M.H.C., Province, Burnaby). The servicing aspects include the following:

- 5.1 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 has been requested to prepare any necessary easement survey plans required.
- 5.2 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.
- 5.3 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.
- 5.4 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 servicing the dwellings within the 3800 block of Pender Street. The Engineering Department estimate to construct this lane linkage is \$5,000. As noted above, this is a cost of the partnership (C.M.H.C., Province and Burnaby).
- 5.5 A Lane Exchange Bylaw as authorized by Council is being 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 5.4 above (see Sketch #1).

5.6 The Municipal Engineer's surveyor has been requested to prepare the required survey plans related to:

- i) Consolidation of Site 3 into one legal parcel and the creation of Site 1.
  - ii) Plans to accompany the Lane Exchange Bylaw.
  - iii) Survey plans to define the required easements protecting any existing services to remain.
- 5.7 Demolition of the existing dwellings at 3935, 3937 and 3939 Pender Street will be pursued in accordance with standard procedures after they have been vacated and prior to the transfer of ownership of the subject site to the developer.

#### 6.0 DEVELOPMENT REQUIREMENTS

Development requirements for which the applicant is responsible include the following:

- 6.1 The deposit of a Neighbourhood Parkland Acquisition Charge which is currently \$950 per unit is required. The applicant is advised that this charge is scheduled to be increased to \$1,264 per unit upon Final adoption of the amending bylaw enacting this increase.
- 6.2 The project will adhere to the adopted condominium guidelines.
- 6.3 Completion of an acceptable noise survey and the provision of acceptable building solutions to meet the established criteria is necessary.
- 6.4 The provision of street trees and appropriate paving along the Hastings Street and Pender Street frontages as noted in the proposal call submission are to be provided. A public concrete walkway and associated lighting is to be provided within the closed former Ingleton Avenue right-of-way between Hastings and Pender Streets. A public easement over this walkway is required. Easement documents are to indicate that day-to-day maintenance is to be by the project owner.
- 6.5 Any construction work or landscaping over registered easements require the approval of the Municipal Engineer.
- 6.6 The applicant is to provide for the removal or relocation underground of existing overhead electrical and telephone wiring along the Ingleton Street and the east-west lane alignments. The deposit of sufficient funds with B.C. Hydro and B.C. telephone to cover the cost of this work is required of the applicant.
- 6.7 The applicant is to develop the Public Square (Site 1 of Sketch #1). Sufficient monies by Letter of Credit and a 4% inspection fee is required to be deposited with the Municipality to guarantee the construction of the Public Square works in accordance with the approved drawings.
- 6.8 Curb cut crossings as required to serve the development will be at the cost of the applicant.

6.9 The applicant is to enter into a contract for the purchase of Site 3. It is a condition of the sale that the applicant develop the land within a period of time to be specified in the contract, in accordance with an approved suitable plan of development and the rezoning bylaw. The final sale of Site 3 to the applicant including the transfer of ownership is to be completed prior to Final Adoption of the rezoning bylaw.

7.0 DEVELOPMENT PROPOSAL

7.1 Site 3: MIXED-USE DEVELOPMENT

a) SITE AREA:	9,034 m <sup>2</sup> 0.9 ha	(97, 139 sq. ft.) ( 2.23 acres)
b) FLOOR AREA:		
Office/Retail .....	2,681 m <sup>2</sup>	( 28,830 sq. ft.)
Racquet Club Facility.	930 m <sup>2</sup>	( 10,000 sq. ft.)
Residential .....	12,952 m <sup>2</sup>	(139,270 sq. ft.)
Total .....	<u>165,633 m<sup>2</sup></u>	<u>(178,100 sq. ft.)</u>

c) FLOOR AREA RATIO:

Office/Retail/Racquet Club .....	0.40
Residential .....	1.43
Total .....	<u>1.83</u>

d) RESIDENTIAL UNITS:

i) Terraced Townhouse Type	
2-Bedroom .....	31 units (1,100-1,244 sq.ft. per unit)
3-Bedroom .....	<u>2 units</u> (1,500-1,900 sq.ft. per unit)
Total .....	<u>33 units</u>

ii) Apartment Type

1-Bedroom .....	10 units (735 sq.ft. per unit)
1-Bedroom & Den	60 units (860 sq.ft. per unit)
2-Bedroom .....	<u>27 units</u> (955-1,227 sq.ft. per unit)
Total .....	<u>97 units</u>

iii) Total Residential .....

Total Residential .....	130 units
Total Unit Density .....	143 units per hectare (58 units per acre)

e) BUILDING HEIGHTS:

Terraced Townhouses .....	4 - 6 storeys
Apartment .....	11 storeys plus 2 storey Lobby
Office/Retail/ Racquet Club .....	2 - 3 storeys

f) PARKING/LOADING - Required and Provided

Office/Retail .....	58 spaces
Racquet Club Facility.....	48 spaces
Residential (1.5 spaces per unit) .....	<u>195 spaces</u>
Total Required/Provided..	<u>301 spaces</u>

Visitor Parking Allocation  
(0.2 spaces per unit) ..... 39 spaces  
Loading Bays provided ..... 2 bays

g) COMMUNAL FACILITIES:

Recreation room  
Exercise area  
Whirlpool  
Sauna  
Change facilities  
Storage facilities

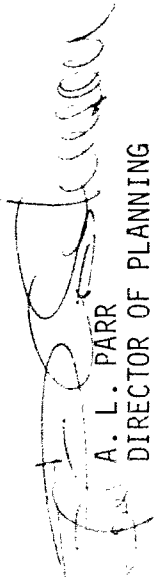
h) EXTERIOR:

The exterior materials consist of brick cladding, accent metal cladding, and cast-in-place concrete. Glazed sky-lit arcades and extensive areas of pavers are provided.

7.2 Site 1: PUBLIC SQUARE

a) SITE AREA: 891 m<sup>2</sup> (9,583 sq. ft.)  
0.09 ha (0.22 acres)

The Public Square development is 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.



A. L. PARR  
DIRECTOR OF PLANNING

KI:lf  
Attachments

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

ITEM	5
MANAGER'S REPORT NO.	40
COUNCIL MEETING	1981 09 08

120

R7 142/81

August 25, 1981

**The Pagebrook Group**

320-560 Johnson St.  
Victoria, B.C.  
V8W 3C6  
Tel. (604) 388-4931

**THE CORPORATION OF THE DISTRICT OF BURNABY**

4949 Canada Way  
Burnaby, B. C.  
V5G 1M2

Attention: Mr. A. L. Parr, Director of Planning

Dear Sirs:

Re: Proposal Call - Hastings Street Urban Renewal Area

We are pleased to receive your letter of July 31, 1981.

We confirm that a completed zoning form and application fee in the amount of \$785.00 has been submitted to you as requested.

Please accept this letter as confirmation of our intent to proceed with the acquisition of the lands and the development of the project as proposed to your council.

We thank you for your congratulations and confirm our pleasure in working with you and the officials and people of the District of Burnaby in this existing project.

Yours very truly,

**THE PAGEBROOK GROUP**



R. K. Reed

RKR/sk

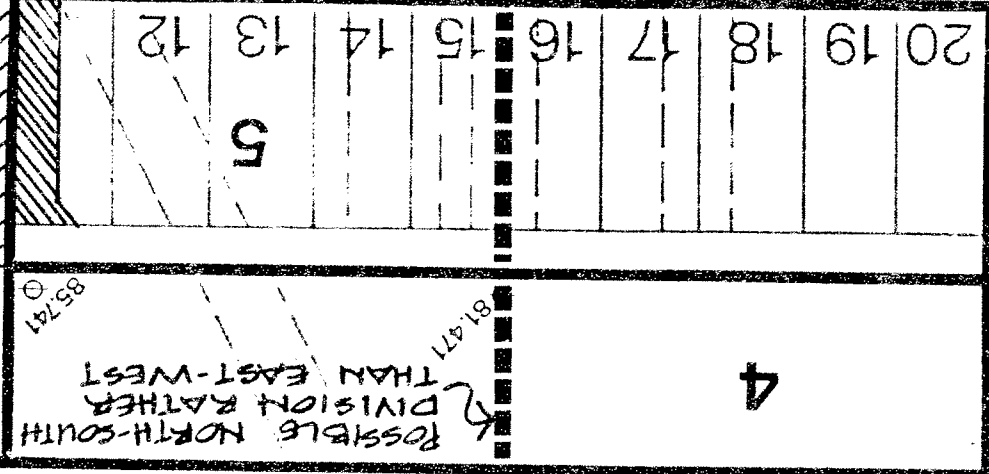


ESMOND AVE.

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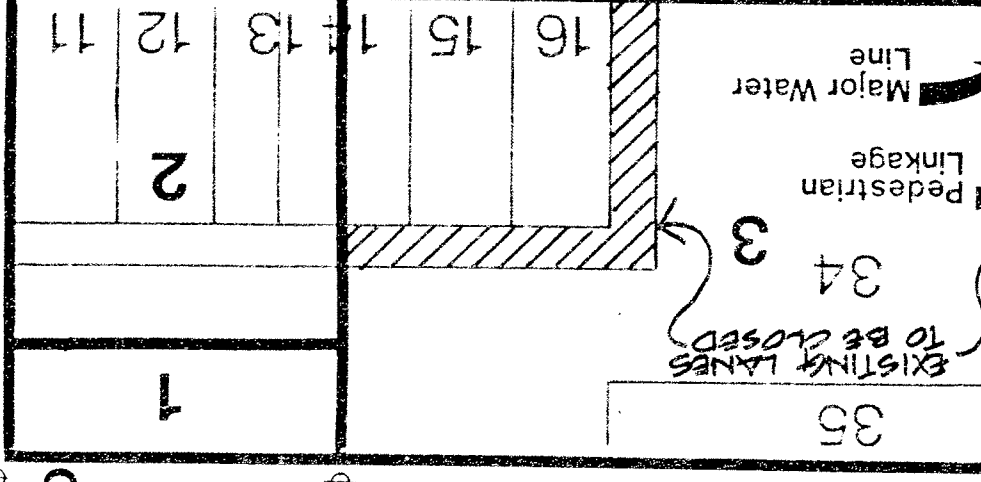


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LEGEND: Reference Date 1980 Nov. 10

INGLETON AVE.

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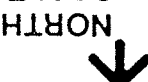
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ITEM  
 MANAGER'S REPORT NO. 40  
 COUNCIL MEETING 1981 09 08

- 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

HASTINGS STREET URBAN RENEVAL

SKETCH #1



NORTH  
SCALE: 1"=100'

COMMUNITY PLAN AREA A

A
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Geode  
Metric  
Grades

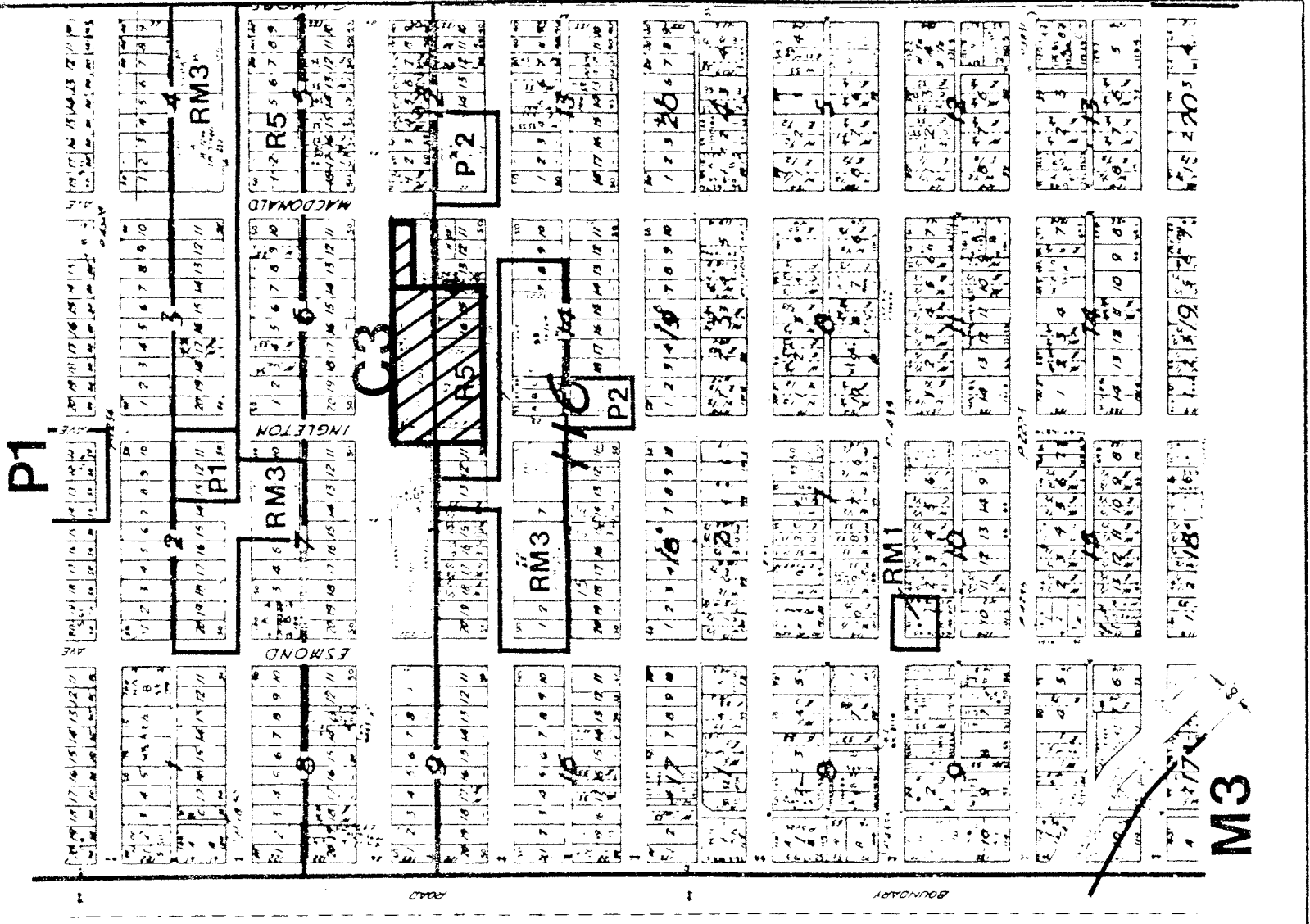
MACDONALD AVE.

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ITEM 5  
 MANAGER'S REPORT NO. 40  
 COUNCIL MEETING 1981 09 08

122



MUNICIPAL CORPORATION  
 DISTRICT  
 BURNABY



Date AUG/81  
 Scale 1" = 400'  
 Drawn By \_\_\_\_\_

*Re zoning Reference # 142/81 - SKETCH #2*