

ITEM 13
MANAGER'S REPORT NO. 11
COUNCIL MEETING Feb. 17/75

Re: Meteorological Tower Site
Royal Oak Avenue and Still Creek Street
Lots 65 and 66, D.L. 74, Plan 27729

Following is a report from the Director of Planning regarding a request from the Regional Director of the Atmospheric Environment Service for the early termination of a lease involving Municipal property at Royal Oak Avenue and Still Creek Street.

RECOMMENDATIONS:

1. THAT Council authorize the termination of the current lease of the subject properties to Her Majesty the Queen in Right of Canada, subject to the pertinent conditions of the lease and to restoration of the site as expressed in the letter dated January 15, 1974, from the Regional Director, Pacific Region, Atmospheric Environment Service; and
2. THAT the cancellation be effective on the date that the site has been returned, in the opinion of the Land Agent, to the state and condition it was prior to construction.

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PLANNING DEPARTMENT
FEBRUARY 13, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: METEOROLOGICAL TOWER SITE
ROYAL OAK AVENUE AND STILL CREEK STREET
LOTS 65 AND 66, D.L. 74, PLAN 27729

In August 1971, the Council agreed to lease a Corporation-owned site at the subject location (see attached map) to the Federal Government for the purpose of constructing a meteorological tower to measure temperature, wind speed and direction at this location. A Lease Authorization Bylaw was subsequently passed and the lease was entered for a five-year period, commencing January 1, 1972, for an annual amount equal to the amount of the taxes which would be levied on the premises if the lands were privately owned.

Contained in the lease agreement is provision for the Municipality, after the 31st day of December 1974, to terminate the lease upon giving 90 days notice in writing if it requires the use of the subject properties. No such provision for early termination by the lessee is contained in the agreement.

The Corporation has recently received a request from the Atmospheric Environment Service, Department of Environment, that the Municipality consent to terminate the lease as soon as possible. The reasons for this request are set out in a letter from Mr. J. L. Knox, Regional Director for the Pacific Region, dated January 15, 1975. (copy attached)

The Land Agent and other Department staff have examined this request, and are prepared to recommend that the Municipality agree to the early termination as provided for, for the following reasons:

1. The installation has apparently not proved satisfactory for its intended purpose, and the objectives of the leasehold are not being realized.
2. The land, totalling roughly 4.38 Acres, is located in the M2 General Industrial zoning district, and is capable of being used for more productive purposes.

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3. The site, which is not required for specific Municipal purposes, may be disposed of for compatible industrial use and development by direct sale and/or by land exchange, as may be advantageous to the Municipality, subject to satisfactory servicing and development conditions.

The Solicitor advises that the lease may be cancelled, with the Municipality's consent. Your staff are satisfied that it would be to the mutual benefit of both parties if the Corporation were to exercise its right to terminate the lease at this time, subject to all conditions of the lease including period of notification and adjustment of rents for the present year, and to the conditions expressed in the fourth paragraph of the Regional Director's letter.

Recommendation:

It is recommended that:

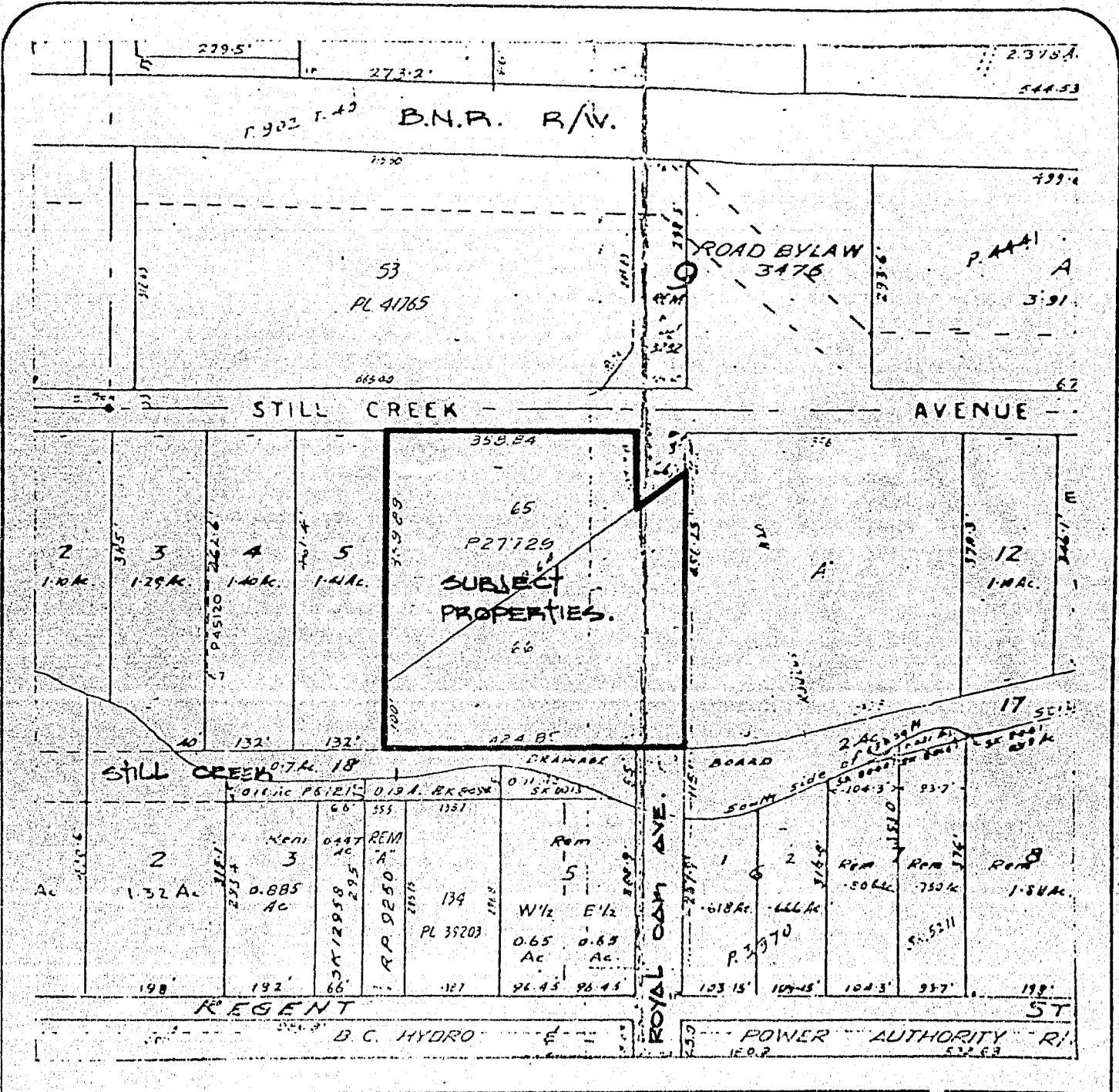
The Council authorize the termination of the current lease of the subject properties to Her Majesty the Queen in Right of Canada, subject to the pertinent conditions of the lease and to restoration of the site as expressed in the letter dated January 15, 1974, from the Regional Director, Pacific Region, Atmospheric Environment Service.

Ad
DGS:cm
Attach.

c.c. Land Agent
Medical Health Officer
Municipal Solicitor

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

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Date	Burnaby Planning Department
FEB/75	CORPORATION OWNED LANDS
Scale	ROYAL OAK AVENUE & STILL CREEK STREET.
1" = 200'	(METEOROLOGICAL TOWER SITE)
Drawn By	




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Your file Votre dossier

Our file Notre dossier

PAES/JHE)

 Environment Canada / Environnement Canada
 Atmospheric Environment / Environnement atmosphérique

739 West Hastings Street
 Vancouver, B.C. V6C 1A1
 January 15, 1975

Mr. M.J. Shelley
 Municipal Manager
 Corporation of the District of Burnaby
 Municipal Hall
 4949 Canada Way
 Burnaby, B.C.

Dear Sir:

Re: Lease - Meteorological Tower Site, Royal Oak Avenue and Still Creek Street

As discussed with the Assistant Director, Current Planning, Mr. D. Stenson, in a meeting at Burnaby Municipal Hall on Jan. 13, 1975, the Atmospheric Environment Service, Department of Environment, would like to terminate the lease on the above noted property as soon as possible. While it is recognized that the lease has another two years to run, major problems in the design and maintenance of the prototype electronic meteorological equipment on the tower, and in the data gathering centre, would require such a high financial cost to rectify as to make continued operation impractical.


The tower system was designed to record vertical gradients of temperature, wind speed and direction as research measurements into calculation of the dispersive ability of the lower layers of the atmosphere over the Lower Mainland. Since completion of the system in Feb. 1973 only three months of reliable temperature data and six months of reliable wind data have been recorded. These data indicate that measurements made in the topographical "bowl" in which the tower is located are not representative of the Lower Mainland as a whole, further making repair costs impractical.

Contrary to the general impression, no measurements of air pollutant concentrations have been made or contemplated at the meteorological tower site. In this regard, it should be noted that the Environmental Protection Service, Department of Environment, through the GVRD, will install a major air pollution monitoring station in Confederation Park, Burnaby, in the near future. This will complete the planned installation of five stations in the National Air Pollution Surveillance Network in the Lower Mainland.

With your approval of the lease cancelation, the Atmospheric Environment Service will obtain the services of a contractor to return the property to the state and condition in which it was prior to construction, as outlined in the lease. This will involve dismantling the tower, removal of the four cement foundation and anchor blocks, the building, fence, hydro and telephone connections.

May consideration of this matter be given at your earliest convenience.

Sincerely,


 J.L. Knox
 Regional Director, Pacific Region
 Atmospheric Environment Service
 739 West Hastings Street
 Vancouver, B.C. V6C 1A1