

ITEM	15
MANAGER'S REPORT NO.	75
COUNCIL MEETING	Nov. 22/76

Re: PETITION FROM RESIDENTS ON ALBERT STREET AND BETA AVENUE  
NEWSPAPER CARRIER DEPOT AT 4743 HASTINGS STREET

Appearing on the agenda for the November 22, 1976 meeting of Council is a petition from residents who object to the use of property at 4743 Hastings Street by the Vancouver Sun. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to the Circulation Department of the Vancouver Sun newspaper, and that they be instructed to ensure that proper steps be taken in the supervision and management of their newspaper depot to ensure that the problems described in the residents' petition are overcome and do not re-occur; and
2. THAT a copy of this report be sent to the petitioners.

\* \* \* \*

PLANNING DEPARTMENT  
NOVEMBER 19, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: NEWSPAPER CARRIER DEPOT AT  
4743 HASTINGS STREET

BACKGROUND

Appearing on the Council agenda for the November 22 meeting is a position signed by sixteen residents of the 4700 Block Albert Street and 300 Block Beta Avenue requesting that a Vancouver Sun newspaper substation at 4743 Hastings Street be removed from the neighbourhood. The complaints cited include alleged abusive conduct of the carriers at the location and also the incidence of litter and destruction of plants, evidently associated with the activity on this site.

For background information, in response to a letter received October 16, 1973 from several citizens in the vicinity, municipal staff prepared a response dealing with the complaints received at that time in connection with the newspaper shack at its previous location at 4741 Hastings Street. A copy of the response dated November 26, 1973 is attached for information.

GENERAL COMMENTS

The subject property is situated within a C4 Service Commercial District, and the newspaper depot was established under a permit issued by the Building Inspector as an accessory building housing an accessory use on the site. The principal occupier of the property is Arco Enterprises Ltd., a building trade contractor. Accordingly the newspaper depot is an approved use on the site and should be permitted to remain subject to the normal conditions of use being satisfied.

In response to the current petition, our staff have made contact with the following:

- Assistant Circulation Manager, the Vancouver Sun
- Environmental Health Department
- Youth Services Division, Department of Human Resources

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A copy of the petition has been forwarded to the 3 agencies mentioned above, and we have been assured that the appropriate follow up action will be taken to eliminate the source of complaints and to assure that the same problems do not re-occur. 139

Mr. G.A. Fletcher, Assistant Circulation Manager of the Vancouver Sun, advises that the local Zone Manager who is responsible for this sub-station's operation is presently out of town, and consequently we are not able to provide details from the Vancouver Sun's experience at this location. However, he has given us the strong assurance that his Company will immediately take the necessary corrective measures to ensure proper and responsible behavior from its employees and further that these corrective measures will be sustained on an ongoing basis. It is evident that the Circulation Department is most interested in maintaining a good rapport with citizens adjacent its depots and that it is prepared to be fully cooperative in overcoming such problems.

Further the Environmental Health Department will follow up the references to the condition of the property in the area; such follow-up procedures by Environmental Health are normal where complaints relating to littering and rubbish in the vicinity of such facilities is concerned.

The Youth Services Division of the Department of Human Resources will be cooperating with the RCMP in following up the matter of reported poor conduct by youths in this connection, and through this means will have the opportunity to respond to any undesirable youth activities which may involve youth from the area other than actual carriers in the employ of the Vancouver Sun.


#### CONCLUSION

The complaints registered by the petitioners have been noted and referred to the appropriate agencies to institute corrective action as required to eliminate the nuisance and satisfy the legitimate request for removal of the problem. However, it should be noted that the existence of the facility per se does fall within the uses permitted at such a location and consequently it is not within the municipality's power to cause the newspaper shack itself to be removed.

Council's support of the actions taken to correct the behavioral and littering situation would be appreciated and we are expecting the cooperation of all concerned.

#### RECOMMENDATION

It is recommended THAT a copy of this report be forwarded to the Circulation Department of the Vancouver Sun newspaper, and that they be instructed to ensure that proper steps be taken in the supervision and management of their newspaper depot to ensure that the problems described in the residents' petition are overcome and do not re-occur.

  
A. L. PRATT,  
DIRECTOR OF PLANNING.

DGS:cm  
Attach.

c. c. Environmental Health Department  
Department of Human Resources - Youth Services Division  
R.C.M.P.

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PS



**THE CORPORATION OF THE DISTRICT OF BURNABY**

MUNICIPAL HALL  
4949 CANADA WAY,  
BURNABY 2, B.C.

TELEPHONE 299-7211

November 26, 1973

File: 1772

Mr. Aldo Levak  
4700 Albert Street  
Burnaby 2, B. C.

Dear Sir:

Re: Paper Shack - 4700 Block Albert Street

Further to my letter of October 22nd concerning a request of yourself and a number of others that the Municipality have the Vancouver Sun remove a paper shack from the 4700 Block Albert Street because of the nuisance caused the residents there by boys using the shack, I would now advise that I have received reports from the Burnaby Detachment of the R.C.M.P. and the Burnaby Planning Department indicating the action that has been taken as a result of your request.

The following is the substance of those two reports:

(1) R.C.M.P.

The N.C.O. in charge of the Zone in which the 4700 Block Albert Street is located interviewed four of the petitioners, they being:

- Mrs. M. Brasolini - 4756 Albert Street
- Mrs. V. Iop - 4772 Albert Street
- Mr. and Mrs. W. Craig - 4782 Albert Street
- Mr. and Mrs. A. Levak - 4780 Albert Street

The Sun paper shack is about the size of a small garage and is located at the rear of commercial property at 4741 East Hastings, across the lane from the petitioners. This property is owned by Mr. Noah Serena, 4042 East Georgia, who was also contacted. He rents the space to The Sun newspaper for their storage building and he too has become concerned about the conduct of youths in the lane. He stated he would be approaching an official of The Sun newspaper to warn him that unless there is more control of the newspaper boys, he would terminate the rental agreement.

Mr. Levak advised that the nuisances were not reported to this office but they consisted of youths throwing tomatoes at his house; he was struck on the chest by a stone believed to have been thrown by one of the youths at the shack; two youths shaking his clothes line post; and in

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general, youths fooling around in the lane shouting, swearing and presenting a hazard to the vehicle traffic using the lane. Only four or five of the older paper boys are believed responsible and when spoken to, he was subjected to verbal abuse.

The petitioners were advised that removal of the shack was not a police matter, but we would attempt to regulate the conduct of youths by personal contact and preventive patrols in the area between 3:00 p.m. and 5:00 p.m. They in turn were asked to call this office should they see any violations of the law, and we would attempt to identify those responsible and take appropriate action.

The N.C.O. in charge of the Zone has since been in touch with a representative of The Vancouver Sun, and a meeting has been arranged with him and the paper boys next Wednesday, 14th November 1973, at which time it is hoped this problem will be resolved.

(2) PLANNING DIRECTOR

The "Sun Paper Shack" is located at 4737 - 43 East Hastings Street and was legally placed there following the issuance of Preliminary Plan Approval on March 21, 1972. The structure and its use is considered as "Accessory" to the principal commercial premises on the property and is a permitted use under the governing C4 (Service Commercial) District regulations. Provided it has been located and is being used as a "paper shack" in accordance with our original approval, there is no authority to require its removal.

The best and only way of solving the problems that the neighbours have indicated exist was to approach the Sun newspaper directly with a view to having them police their carriers' actions during the building's use. To this end, our staff contacted Mr. Fletcher of the Vancouver Sun Circulation to apprise him of the situation and seek his assistance in resolving the matter. We learned that he has been made aware of the situation through the R.C.N.P., and that an Officer visited the site recently in the company of a Sun representative. At that time, the Officer spoke to the youths in the area, advising that there would be close supervision of the area and an expected end to the reported bad conduct. In Mr. Fletcher's opinion, the encounter was handled very effectively, and the Sun's representative was impressed with the response.

The Sun is vitally concerned about complaints of this sort, and their officials are anxious to cooperate to the full extent of their authority to control and prevent such situations. It is their view that many such problems originate

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with outsiders, over whom they have no direct control. In any event, the District Advisor, a Mr. Gray, has been instructed to visit the location frequently and to supervise closely. He is expected to take appropriate disciplinary action with any Sem carriers exhibiting improper behaviour (parental reporting, dismissal) and to report any problems involving "outsiders" to the Police.

to have to date experienced reasonable good cooperation from the newspaper's circulation staff, and have been asked by them to immediately refer bona fide complaints of this sort to them for correction."

Yours truly,



J. Gray  
DISTRICT COUNCIL MANAGER

W:nh1

cc: R.C.M.P.  
PLANNING DIRECTOR ✓  
ENGINEER  
MANAGER