

Re: PROPOSED LEASE TO THE CORPORATION  
PORTION OF LOT 43, D.L. 187/188, PLAN 49045  
CONFEDERATION PARK

Following is a report from the Parks and Recreation Administrator on the proposed lease of property by Chevron (Canada) Ltd. to the municipality.

The company's representatives have recently advised that a detailed examination of field conditions will prevent them from constructing the fence on the most southerly leg, as originally planned. Instead, construction will have to take place some distance inside their own area (it should be noted that this alignment of the fence would in no way intrude onto the leasehold area, and would, in fact, be a benefit to the municipality and the public).

The company will clear the land that lies outside and parallel to the fence for use by pedestrians. While efforts will be made to have this area graded, topography and soil conditions may prevent this objective from being realized.

The preceding deviations from what was originally intended are extenuating circumstances beyond the firm's control. Since they do not substantially alter the plan, and can in one instance even be regarded as improving it in the municipality's favour, it is the opinion of staff that the lease should be executed as recommended.

RECOMMENDATION:

1. THAT Council authorize the drawing and execution of the lease of a 3.37 acre portion of Lot 43, D.L. 187/188, Plan 49045 from Chevron (Canada) Limited for a period of 99 years for the sum of \$1.00 for park purposes.
2. THAT the Director of Planning be directed to initiate the rezoning of the land to P3 (Park and Public Use District).
3. THAT authorization be given to execute the easement to accommodate the underground pipes through the area.

\* \* \* \* \*

TO: MUNICIPAL MANAGER

March 3, 1977

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: PROPOSED LEASE TO THE CORPORATION  
PORTION OF LOT 43, D.L. 187/188, PLAN 49045  
CONFEDERATION PARK


The Parks and Recreation Commission received the attached report from the Director of Planning on the above subject matter at its meeting of March 2, 1977.

The Commission concurred with the recommendation that Council be requested to draw and execute the lease and easement.

RECOMMENDATION:

THAT Council authorize the drawing and execution of the lease of a 3.37 acre portion of Lot 43, D.L. 187/188, Plan 49045 from Chevron (Canada) Limited for a period of 99 years for the sum of \$1.00 for park purposes, and the attendant rezoning of the land to the P3 Park and Public Use District; and the easement to accommodate the underground pipes through the area.

Respectfully submitted,



Dennis Gaunt,  
ADMINISTRATOR.

ITEM 8

104/13

ADMINISTRATOR'S REPORT NO. 5  
COMMISSION MEETING MAR. 2/77  
PLANNING DEPARTMENT  
FEBRUARY 3, 1977

TO: PARKS AND RECREATION ADMINISTRATOR  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED LEASE TO THE CORPORATION -  
PORTION OF LOT 43, D.L. 187/188, PLAN 49045 --  
CONFEDERATION PARK

ITEM 3  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING Mar. 14/77

On January 14, 1974, the Council gave approval in principle to the proposal of Chevron (Canada) Limited to expand its refinery operation in Burnaby, subject to a number of conditions. The Company acknowledged the list of conditions submitted to them and submitted written acceptance of the requirements in a letter dated March 21, 1974.

Among the stated conditions of the approval in principle was the following:

"2(g): Execution of a suitable long-term lease of approximately one-half of the 5.7 acre parcel east of Willingdon Avenue for park purposes at a nominal sum of \$1.00. It should be borne in mind that rezoning to the P3 Park and Public Use District category would be involved."

With respect to this proposed leasehold area, Chevron (Canada) Ltd. had, in its Expansion Proposal, Burnaby Refinery, June 11, 1973, proposed the use of a portion of the 5.7 acre parcel for its own installations, with the balance being disposed of as follows:

"We propose that the remaining portion of the 5.7 acre parcel outside the fence line, being approximately one-half of the area, be leased to Burnaby for park purposes for 99 years at a nominal sum of \$1.00."

Attached is a copy of the conceptual site boundary proposed at the time of Council's consideration (Figure 1).

Work has proceeded on the satisfaction of the requisite conditions, but it was not until a recent meeting that agreement was reached with Company officials on actual geometry of the leasehold area. We are now able to advise the Commission however that the staff recommends a boundary alignment worked out with Chevron that closely reflects the conceptual plan for division of the site and that maximizes the usefulness of the leasehold area to the public for recreation purposes.

During negotiations on the actual leasehold boundaries, Parks and Recreation Department staff have provided input and direction, working with Planning Department staff, and the alignment that has now been submitted reflects the geometry discussed with the Administrator and approved in principle on November 17, 1976.

The survey plans that have been submitted (Figure 2, attached) show an area of 3.37 acres, or approximately 59% of the original site, to be leased to the Municipality and rezoned for park use in conjunction with Confederation Park. It is noted that there will be need for an easement over a 25 foot by 66 foot portion of the leasehold area to be returned to Chevron to accommodate the underground pipes through that area, in line with the existing 66' easement through Confederation Park.


Additionally, Chevron officials have agreed to provide a cleared and graded area roughly 5 feet in width outside their proposed fence line on the most southerly leg of the new boundary, to maintain the amenity of a footpath for joggers and casual strollers who have historically had access to the ravine area and the balance of the Confederation Park trail system from the vicinity of Willingdon Avenue.

Prior to advancing this subject to Council for authority to draw and execute the lease and easement, would you please arrange to have this matter considered by the Parks and Recreation Commission and to receive their concurrence to the proposed addition to Confederation Park.

RECOMMENDATION:

It is recommended that the Parks and Recreation Commission advise the Council that it supports the proposed lease of a 3.37 acre portion of Lot 43, D.L. 187/188, Plan 49045 to the Corporation for a period of 99 years for the sum of \$1.00 for park purposes, and the attendant rezoning of the land to the P3 Park and Public Use District.

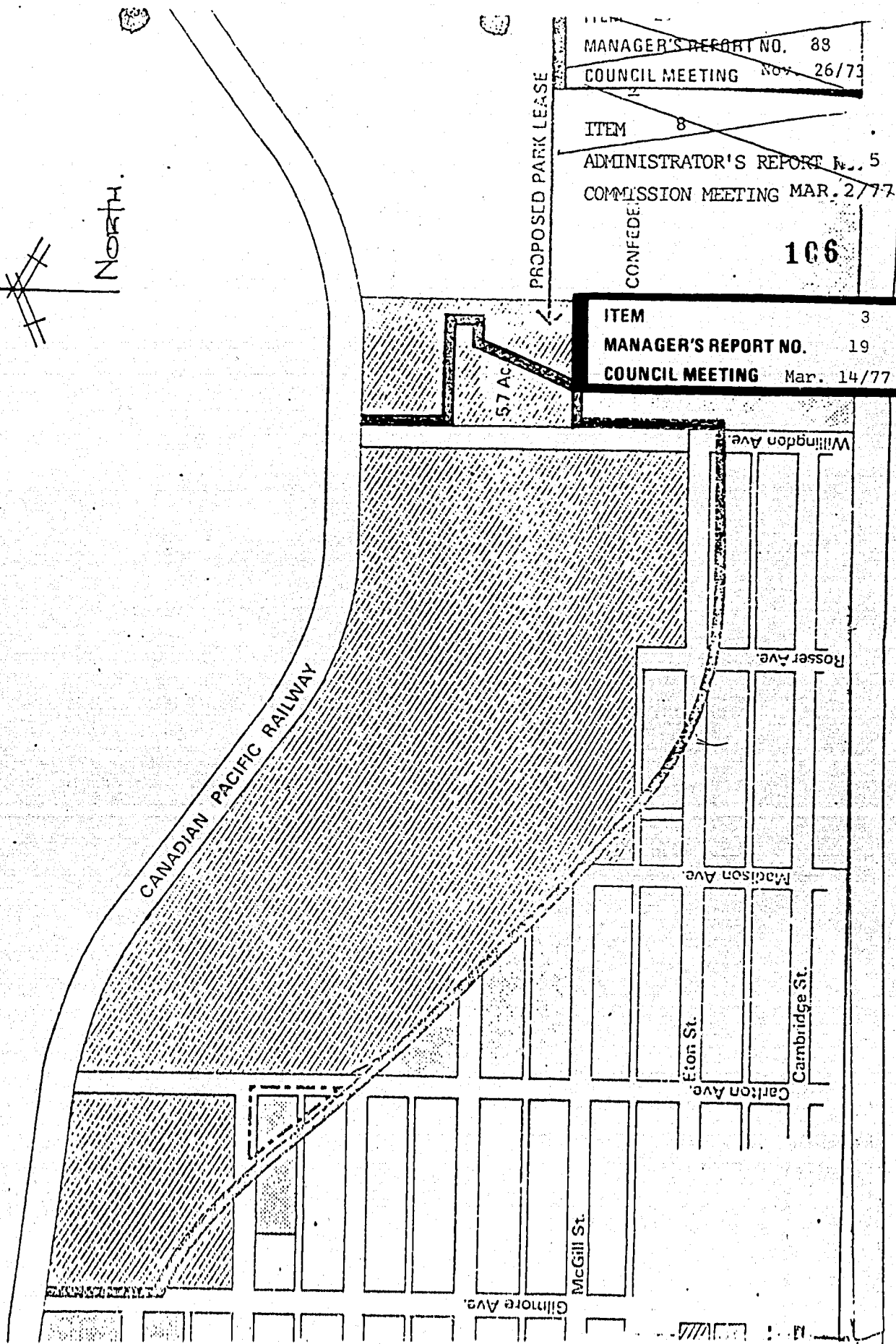
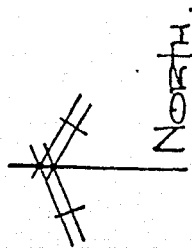
Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

*AP*  
DGS:cm  
Attach.

- c. c. Municipal Manager
- Municipal Clerk
- Municipal Solicitor

ITEM 3  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING Mar. 14/77



~~MANAGER'S REPORT NO. 88  
 COUNCIL MEETING Nov. 26/73  
 ITEM 8  
 ADMINISTRATOR'S REPORT No. 5  
 COMMISSION MEETING MAR. 2/77~~

ITEM 3  
 MANAGER'S REPORT NO. 19  
 COUNCIL MEETING Mar. 14/77

Date  
 JAN /77

Scale  
 1" = 400'

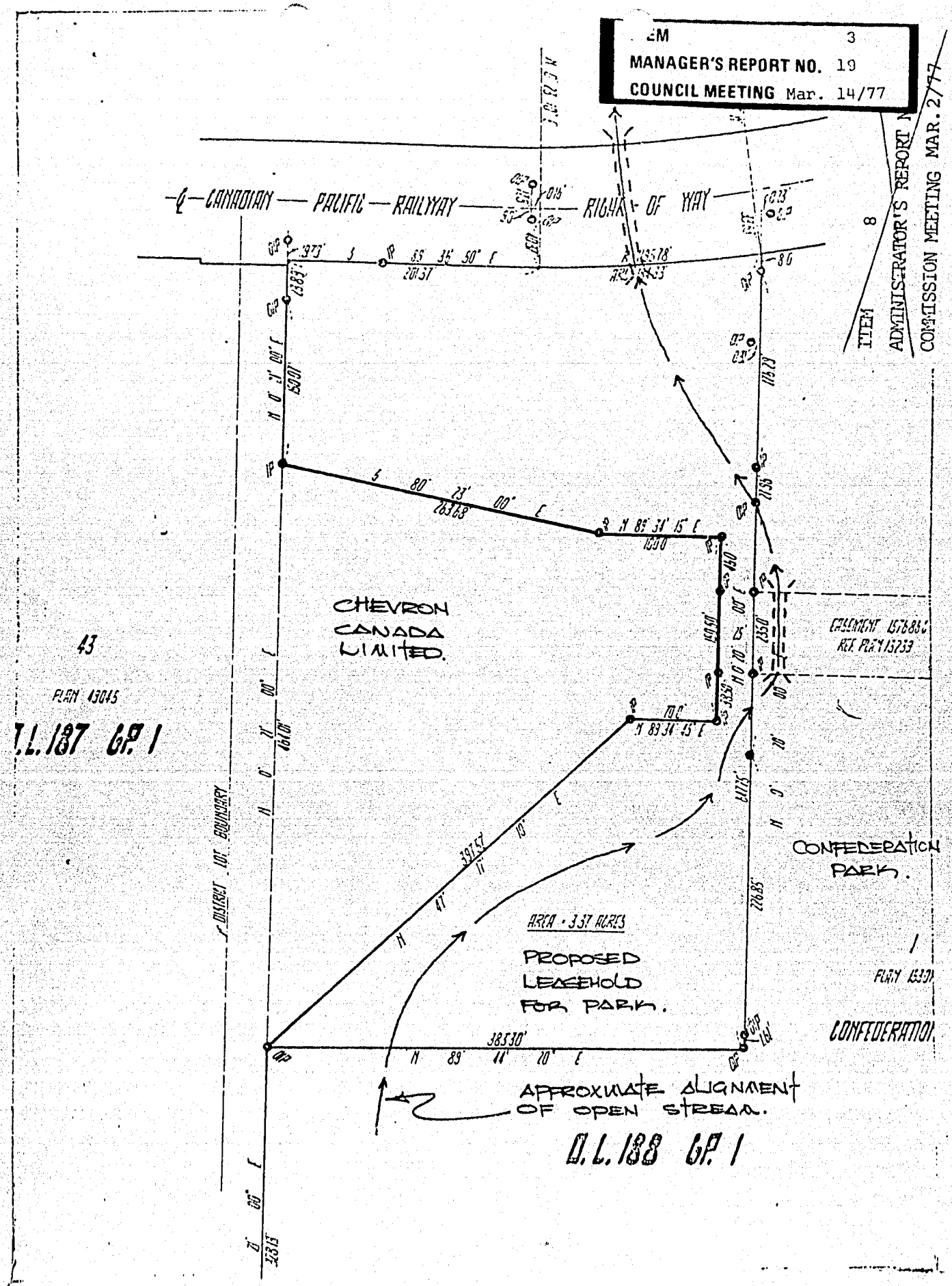
Drawn By

Burnaby Planning Department

FIGURE 1  
 CONCEPTUAL SITE BOUNDARY  
 CHEVRON EXPANSION PROPOSAL  
 APPLD. IN PRINCIPLE 14 JAN /74

EM 3  
 MANAGER'S REPORT NO. 19  
 COUNCIL MEETING Mar. 14/77

ITEM 8  
 ADMINISTRATOR'S REPORT  
 COMMISSION MEETING MAR. 2/77



Date	JAN/77
Scale	1" = 100'
Drawn By	

Burnaby Planning Department



FIGURE 2  
 PROPOSED PARK BOUNDARY  
 LEASEHOLD: CHEVRON CANADA LTD.