

Re: HERITAGE VILLAGE CARETAKER RESIDENCE AND STORAGE FACILITY  
REQUIREMENTS  
(ITEM 5, REPORT NO. 25, APRIL 4, 1977)

Following is a report from the Parks and Recreation Administrator on a proposal to make available to the Century Park Museum Association a municipally owned house for use as a caretaker residence and storage space area. It will be recalled that Council on April 4, 1977 referred this matter and an item of correspondence from Mr. K. O. Coburn to the Parks and Recreation Commission for further study and comment.

It should be pointed out that the rental that will be charged for the occupancy of the municipally-owned house at 4828 Norland Avenue will be calculated on the basis of conditions that exist at that particular site location (size of house, amenities, etc.). It may very well be, therefore, that Mr. Coburn will have to pay a higher rental for the house on Norland, or for that matter, any other municipally owned house to which he may eventually move.

RECOMMENDATION:

1. THAT the Land Agent be authorized to serve a notice to vacate to the tenants of 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space, with the understanding that the notice to vacate is to be effective on October 31, 1977 or whenever the house at 4028 Norland Avenue is ready for occupancy, whichever comes first, and with the further understanding that the tenants may have to pay the rental rate set for the house on Norland Avenue.  
\* \* \* \* \*

TO: MUNICIPAL MANAGER MAY 5, 1977  
FROM: PARKS AND RECREATION ADMINISTRATOR  
RE: 4949 DEER LAKE AVENUE  
HERITAGE VILLAGE CARETAKER RESIDENCE AND STORAGE  
ITEM 5, MANAGER'S REPORT NO. 25, COUNCIL MEETING  
APRIL 4, 1977

The Parks and Recreation Commission has given this matter its further consideration and has received the attached two staff reports on the subject.

At its meeting of May 4, 1977, the Commission adopted the following motions:

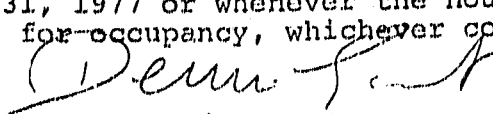
"THAT the Commission request Council to authorize the Land Agent to serve notice to vacate to the tenants now at 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space; that the notice to vacate be effective October 31, 1977, or whenever the house at 4028 Norland Avenue is ready for occupancy, whichever comes first."

"THAT a copy of this report (Item 6, Administrator's Report No. 10) together with Item 7, Administrator's Report No. 8, dated April 20, 1977 and Item 17 (Supplementary), Administrator's Report No. 7, dated April 6, 1977, be forwarded to Council."

RECOMMENDATION:

THAT Council authorize the Land Agent to serve notice to vacate to the tenants of 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space; that the notice to vacate be effective October 31, 1977 or whenever the house at 4028 Norland Avenue is ready for occupancy, whichever comes first.

cc: J. Adams, Heritage Village  
Land Agent

  
Dennis Gaunt  
ADMINISTRATOR.

ITEM	19
MANAGER'S REPORT NO.	35
COUNCIL MEETING	May 9/77

ITEM 17 (SUPPLEMENTARY)  
ADMINISTRATOR'S REPORT NO. 6  
COMMISSION MEETING APRIL 6/77

RE: HERITAGE VILLAGE  
USE OF 4949 DEER LAKE AVENUE FOR CARETAKER AND STORAGE PURPOSES

At its meeting of the 16th of March 1977, the Commission received Item 11 Supplementary, Administrator's Report No. 6, and approved the following two motions:

- "1. THAT the Commission request the Land Agent to serve notice to the tenants at 4949 Deer Lake Avenue as of April 1, 1977.
2. THAT the house at 4949 Deer Lake Avenue be made available on a temporary basis to C.P.M.A. under the terms outlined in this report."

141

Subsequently, the C.P.M.A. Executive agreed with the terms outlined and the Administrator wrote to Council requesting that the Land Agent be given authority to issue notice to vacate (see Attachment #1). Council received this item at its meeting of the 4th of April, at which time it also received a copy of a letter from the tenant of the house, Mr. K. O. Coburn (see Attachment #2). Council referred the report and the letter to the Commission for consideration.

#### PARK CARETAKERS

Generally, the Department feels that park caretakers on our open park sites are of limited value and, therefore, we do not pursue the policy of including them on all major sites. However, we believe that Heritage Village, with its total lock-up situation, does justify the presence of a live-in or adjacent caretaker. There are problems of special deliveries, rentals, meetings and special uses during off-use periods, general security and vandalism, and a burglar alarm system - all of which have to be responded to by Village staff.

Within the remainder of the park system, because it is so widespread, we deal with these problems through special overtime staff assignments, roving crew of park attendants (specially hired for rentals, meetings, etc.), and park patrol. We have no other open-space, public facility of this size which must be kept locked and we have no other burglar alarm system to monitor. These are special problems peculiar to the Village.

On that basis, staff support the Village's request for assistance in locating a resident caretaker.

#### STORAGE

At its meeting of June 28, 1976, the Municipal Council asked the Commission if it could assist the Village in locating suitable storage space in view of the fact that the Council had had to refuse the Village the use of a building on Jubilee Avenue for storage. Since that time, staff have been working with the Village to locate suitable space; but, in the meantime, the Village is occupying space in the Department's workshop establishment which is badly needed for the winter storage of small machinery.

It is also advantageous for the Village to have storage within easy access and, therefore, the use of one of the Municipally-owned properties on Deer Lake Avenue or Dale Avenue is appropriate and is supported by staff.

Continued ...

Re: Heritage Village Cont'd.  
Use of 4949 Deer Lake Avenue for Caretaker and Storage Purposes

PROPERTIES ON DALE AVENUE

The properties on Dale Avenue have the disadvantage of being at the rear of the Village and, therefore, difficult for anyone - staff, salesmen, participants, security or the public - to associate with the Village and thus difficult to find. Although they may be suitable for storage, they are not easily accessible as are the Deer Lake properties.

4949 DEER LAKE AVENUE

There are no living quarters within the Village boundaries; 4949 Deer Lake Avenue has the advantage of being the closest residence to the front entrance of the Village. Therefore, it is the most logical location for the caretaker. This property was acquired some time ago for use in the park system.

ZONING

In the second last paragraph of his letter of March 31, 1977, Mr. Coburn advises that the house is zoned R1. Mr. Coburn is correct and now that the property is to be taken into the park system staff will initiate a change in zoning to P3.

PERFORMANCE OF MR. COBURN IN PARK SURVEILLANCE

Staff would agree that during his occupancy, Mr. Coburn has probably contributed towards the control of undesirable activities on the park site. Such assistance is always appreciated, but it is incidental to occupancy of the house and is not the prime reason why houses purchased for park purposes are rented to Burnaby residents. Such incidental benefits must be foregone once the house is required for inclusion in the park system.

MR. COBURN'S REQUEST FOR A 2-YEAR EXTENSION

Whilst sympathizing with Mr. Coburn's presentation, we would respectfully submit that any tenant who knowingly moves into a Municipal property, which has been purchased not as rental accommodation but for a specific Municipal purpose, must acknowledge that such tenancy of necessity is temporary and as soon as the property is required for Municipal purposes such tenancy must cease. Indeed, the tenancy agreements for all such park houses are on a month-to-month basis to emphasize the potential short-term occupancy of the houses. This applies also in the case of Mr. Coburn.

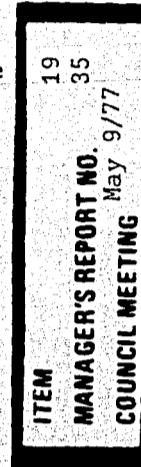
CONCLUSION

In view of the foregoing, it is staff's opinion that the Commission's request for the use of this property for park purposes is valid, and that this position should be reaffirmed to Council.

RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to Council.
2. THAT the Commission request Council to authorize the Land Agent to service notice to vacate to the tenants of 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space.

cc: Municipal Manager  
Director of Planning  
Land Agent



ITEM 17 (SUPPLEMENTARY)  
ADMINISTRATOR'S REPORT NO. 6  
COMMISSION MEETING APRIL 6/77

~~MANAGER'S REPORT NO. 25  
COUNCIL MEETING APR. 4/77~~

ATTACHMENT #1

Re: HERITAGE VILLAGE CARETAKER RESIDENCE AND STORAGE

Following is a report from the Parks and Recreation Administrator on a proposal to make available to the Century Park Museum Association a municipally-owned house for use as a caretaker residence and storage space area.

RECOMMENDATION:

143

1. THAT Council authorize the Land Agent to serve notice to vacate to the tenants of 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space.

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ITEM 19  
MANAGER'S REPORT NO. 35  
COUNCIL MEETING May 9/77

TO: MUNICIPAL MANAGER

MARCH 30, 1977

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: HERITAGE VILLAGE CARETAKER RESIDENCE AND STORAGE

On September 8, 1976, the Century Park Museum Association requested the Parks and Recreation Commission to grant it the use of the house at 5017 Dale Avenue as a Caretaker residence. The Association also requested the Commission to consider expansion of the Village to the east. The two matters were referred to staff.

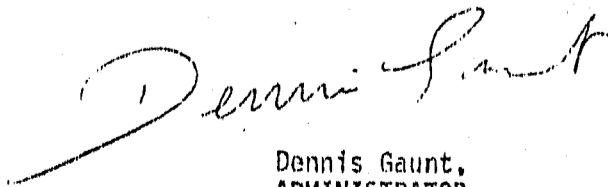
The question of expansion of the Village is presently under consideration by staff and a report will be submitted to the Commission as soon as possible.

In the meantime, the question of a Caretaker residence and indoor storage space has been discussed with the Century Park Museum Association staff and several park houses have been considered. It has now been agreed, and approved by the Commission on March 16/77, that the immediate needs of the Village can best be met by allowing the C.P.M.A. the use of the house at 4949 Deer Lake Avenue. This house is currently rented and it will be necessary to give notice to vacate to the tenants.

As a condition of usage, the C.P.M.A. will be required to follow the Municipal practice of charging the caretaker the market value for the portion of the house he will occupy, and the rent received by the Association will be deducted from the annual grant received from the Commission.

RECOMMENDATION:

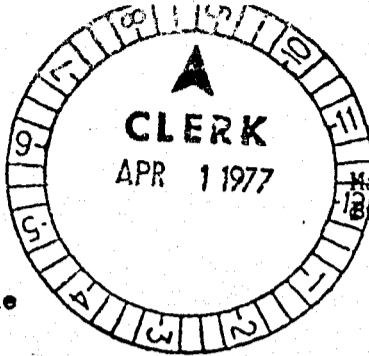
That Council authorize the Land Agent to serve notice to vacate to the tenants of 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a Caretaker residence and indoor storage space.



Dennis Gaunt,  
ADMINISTRATOR.

AG:1m

ITEM 17 (SUPPLEMENTARY)  
ADMINISTRATOR'S REPORT NO. 6  
COMMISSION MEETING APRIL 6/77



March 31, 1977  
Burnaby, B.C.  
RECEIVED IN  
PARKS  
AND RECREATION    
APR-5 1977

His Worship Mayor Tom Constable  
and Members of Council.

Dear Sirs and Madam:

ATTACHMENT #2

Re: 4949 - Deer Lake Avenue,  
BURNABY, B. C.

Your Worship, this has reference to our telephone conversation of March 31, 1977. For the past month we have been told verbally by Mr. Bob Austin, of the Lands Department, that we may have to move from the above residence which we have occupied since March 1967. Approximately three weeks ago Mr. Austin phoned our residence and asked that we allow Mr. John Adams, the Curator of Heritage Village to walk through our home. Their intention at that time was to give us our notice to vacate and put a caretaker in the residence.

Mr. Adams came through the house and at this time I asked him what their intentions were. He informed me that they were looking for a home for a caretaker. However, I was later informed that Parks & Recreation had offered a house on Dale Avenue for this particular purpose and it was refused by the people concerned. I advised Mr. Adams that I would appreciate any assistance he might offer in not making any steps to take over the residence at 4949-Deer Lake Avenue for the following reasons. Firstly my mother-in-law, age 86, lives in the basement and is not in the best of health and a move at this time would be most upsetting to her. We have a teenage son who attends Central School, grade ten, and a disruption of classes and friends at this time could be detrimental. We also have a daughter attending grade six at Gilpin School. I informed Mr. Adams that we were only interested in staying here for another two years. After a lengthy conversation with Mr. Adams he informed me that he would not make any recommendations that we move and not to worry. With this assurance, we then re-decorated parts of the house at our own expense.

Since March 1967, being a member of the R.C.M.P. and along with my family we have watched over Century Park. We have stopped vandalism on several occasions, small fires in the park and cruelty to the wildlife. Often coming home from night duty I've assisted the custodians at the James Cowan Theatre by helping them close down the hall when they have rowdy parties. I have also had occasion to apprehend youths who were stealing the flags at the Art Gallery. The past eight winters the children have fed the Canada geese and ducks with grain provided by the municipality. I have also assisted Parks Patrol on many occasions, especially when we had the rock concerts in the park. We also keep our eye on the Village and our young daughter takes pride in working there in the summer. Mr. Tony Fabian can substantiate all of this and would only be to glad to speak on our behalf.

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ITEM  
MANAGER'S REPORT NO.  
COUNCIL MEETING May 9/77



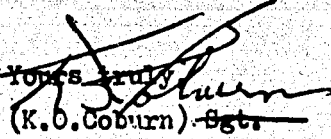
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Mr. Austin advised my wife today that this area was zoned P3 and upon checking with my neighbors they inform me that <sup>it</sup> is zoned R1. They have never been informed of any re-zoning of the area. The Burnaby Zoning Bylaw Section 7.8 (1) through to Section 7.8 (7) and 7.8 (7) states: " Notice of the Public Hearing shall be mailed to the owners and occupiers of all real property within the area that is subject to the re-zoning or land use contract and to the owners and occupiers of all property which abuts the area that is subject to the re-zoning or land use contract. (B/C #5321 - 23/7/73)."

145

In view of the foregoing, I am asking for the cooperation and support of you your Worship and all members of Council, to allow us the two year extension and I can assure all of you that as a neighbor, citizen and police officer of your community you will continue to get my, and my family's full support in keeping our parks safe. I might add that I informed Mr. Adams to feel free to call on us at any time if we could be of assistance to him or his staff.

Thanking you in anticipation,

~~Yours truly~~  
  
(K.O. Coburn) Sgt.

CC: Municipal Manager.

Attachment: Map showing zoning.



ITEM 17 (SUPPLEMENTARY)  
ADMINISTRATOR'S REPORT NO. 6  
COMMISSION MEETING APRIL 6/77



*This is the area in question.*

ITEM 7

ADMINISTRATOR'S REPORT NO. 8

COMMISSION MEETING APR. 20/77

RE: HERITAGE VILLAGE  
USE OF 4949 DEER LAKE AVENUE FOR  
CARETAKER AND STORAGE SPACE

147

At its meeting of April 6, 1977, the Commission received Item 17, Administrator's Report No. 7, regarding the above subject.

The following recommendations were tabled and referred to a committee composed of Commissioner Lewarne and the Administrator:

- "1. THAT a copy of this report be forwarded to Council.
2. THAT the Commission request Council to authorize the Land Agent to serve notice to vacate to the tenants at 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space."

Contact has been made with Mr. K.O. Coburn and the Land Agent. The attached correspondence was received from the Land Agent, in which it is stated that there are no positive alternatives available for Mr. Coburn; but that it is possible a house could become vacant (for example, there is a house on Norland Avenue which will probably be vacated by mid-September). However, this cannot be guaranteed and, therefore, Mr. Coburn would be unable to base any plans on that assumption.

Staff are, therefore, of the opinion that the points made in the report submitted on April 6, 1977 are still valid.

RECOMMENDATIONS:

1. THAT this matter be lifted from the table.
2. THAT a copy of the report of April 6, together with this report, be forwarded to Council.
3. THAT the Commission request Council to authorize the Land Agent to serve notice to vacate to the tenants at 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space.

ITEM 19  
MANAGER'S REPORT NO. 35  
COUNCIL MEETING May 9/77



ITEM 6  
ADMINISTRATOR'S REPORT NO. 10  
COMMISSION MEETING MAY 4/77

RE: USE OF 4949 DEER LAKE AVENUE  
CENTURY PARK MUSEUM ASSOCIATION  
FOR CARETAKER AND STORAGE SPACE

ITEM	19
MANAGER'S REPORT NO.	35
COUNCIL MEETING	May 9/77

At its meeting of the 20th of April 1977, the Commission received a report on the above subject, and agreed that notice to vacate 4949 Deer Lake Avenue should be served to the tenant but not until it was ascertained that another Municipal house in the same vicinity would be available to him.

Such a house was identified at 4028 Norland Avenue with its availability being dependent upon the timing of the construction of a new house on Monarch Avenue by the Norland Avenue tenants, Mr. and Mrs. G.A. Owen. It was understood that Mr. and Mrs. Owen had run into problems of a planning nature which may delay the construction of the new house on Monarch Avenue. The Administrator was asked to contact the Municipal Manager and request that every effort be made to expedite the planning process, and if an estimate could be supplied of the time required to clear Municipal planning and other requirements before a building permit could be issued.

As requested, the Administrator contacted the Municipal Manager and, subsequently, the following information has been ascertained:

- there are no problems of a planning nature, or any other nature, which are causing delays prior to the construction and
- the Administrator was advised on the 27th of April 1977 that a building permit has been issued.

RECOMMENDATIONS:

1. THAT this matter be lifted from the table.
2. THAT the Commission request Council to authorize the Land Agent to serve notice to vacate to the tenants now at 4949 Deer Lake Avenue in order that the house may be used by the Century Park Museum Association for a caretaker residence and indoor storage space.
3. THAT a copy of this report, together with Item 7, Administrator's Report No. 8, dated April 20, 1977 and Item 17 (Supplementary), Administrator's Report No. 7, dated April 6, 1977, be forwarded to Council.

cc: Land Agent  
Municipal Manager  
Director of Planning  
Chief Building Inspector