

ITEM	SUPPLEMENTARY	25
MANAGER'S REPORT NO.		49
COUNCIL MEETING	1979 07 16	

Re: DEMOLITION OF BUILDINGS
LEASE OF BLOCKS 4, 5, 6 AND 7, D.L. 212, GROUP 1, NWD, PLAN 3080
(BESTWOOD INDUSTRIES LIMITED)
(Item 2, Report No. 36, 1979 May 07)

Arising out of the consideration by the Municipal Council of Item 2, Manager's Report No. 36 on May 07, the Municipal Council asked for a list of items that would be retained on the site for historical interest in the future marina development intended for this property.

Attached is the report from the Parks and Recreation Administrator dated 1979 July 16 in this connection. Although the report does not recommend the retention of the kiln, reference is made in the report to the merits of its possible future integration with the marina and using an architect to examine the building at this time.

The Municipal Manager was aware of the fact that the Parks and Recreation Commission may indeed want to make such a recommendation, and therefore the Director of Planning and the Chief Building Inspector were requested to investigate and report. At the same time the Municipal Manager spoke to Mr. Peter King, General Manager, Bestwood Industries Limited to see what may be generally involved if we wanted to retain some of the buildings, and more specifically the date by which he must have our decision in this connection so that he would not be held up in his move to a new site. His response was that a two-week time frame would not affect his proposed plans for demolition of the kiln.

Because of the fact that the Municipal Council will not be meeting again until July 30, the Parks and Recreation Administrator's report in this connection is being placed as a Supplementary Item. At the same time, supplementary report item #26 dated 1979 July 13 from the Director of Planning outlines the views of the Planning Department, and expresses concern with the retention of the kiln. The Planning Department does not object to the retention of the other buildings that the Parks and Recreation Department would like to see kept on the site for interim purposes.

Also following this report item, and shown as supplementary report item #27, is a copy of a letter dated 1979 July 14 in which the Chief Building Inspector advises that he would not recommend the retention of the building, and if it were to be used for storage purposes, it should be examined very carefully to see what structural requirements would be required so that it would meet the Code.

Under the circumstances, it would appear that this report (Item #25, Suppl.), the report of the Director of Planning (Item #26, Suppl.) and the report of the Chief Building Inspector (Item #27, Suppl.) should be tabled for consideration at the July 30 meeting of the Municipal Council, by which time we should be in a better position to bring forward a specific recommendation. The Municipal Manager is of a view to recommend demolition of the kiln at this time, but there may be merits in knowing more precisely as to what the costs would be for future demolition, what is involved in retaining the building and strengthening it to meet the Code and what the ramifications are with respect to impinging on future development of the site.

RECOMMENDATION:

1. THAT this report item be tabled for the July 30 meeting of the Municipal Council; and
2. THAT a copy of this report item be forwarded to the Parks and Recreation Commission.

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1979 JULY 16

TO: MUNICIPAL MANAGER

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: BESTWOOD INDUSTRIES LIMITED - LEASED LAND
DEMOLITION OF BUILDINGS

RECOMMENDATION:

1. THAT Council receive this report for information purposes.

REPORT

At its meeting of 1979 May 07, Council approved the following motion:

"THAT the lists of items which is to be prepared by Parks Department staff covering the retention of any items which could possibly be of historical interest in the future marina development intended for the subject property be presented to Council and the Parks and Recreation Commission for approval."

The Commission has considered this item at its meetings of July 04 and 13, and also visited the site on the evening of the 04. The staff of Heritage Village have also visited the site and ascertained that there are no specific artifacts which should be preserved in the Heritage Village Museum. Although there is nothing of strictly historical interest, the Commission has determined that there are several items which should be retained for utility purposes. The location of these items are shown on the attached plan and are listed hereunder:

1. The Bestwood Office Building which is on the upland portion of the site and would be suitable as a base of operations for the marina developer.
2. Two small yard buildings and a metal storage shed which will be useful for site control and equipment storage during the construction of the marina.

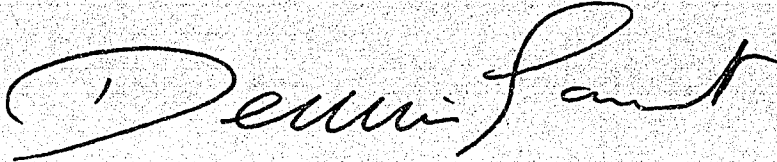
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3. Several dolphins and an H-frame and hoist used in conjunction with maritime activities, each of which are in water and could be of value to the marina development.
4. The kiln building - a large cement block structure which has potential for future integration with the marina for a variety of purposes.

In connection with item no. 4 the Commission is cognizant of the fact that if the kiln building cannot be integrated with the future marina development, it will have to be demolished at that time. The cost of demolition may have to be carried by the Corporation or, more probably, by a potential marina developer as part of the multi-million dollar marina development program.

The Commission also expressed a concern, although gave no specific direction, that it would be appropriate to have an architect examine the building at this time to ascertain its potential for recycling within the marina development and staff will be following up on this aspect.

The Commission have also asked staff to negotiate with the management of Bestwood Industries Ltd., for the possible retention on the site of a number of items which could be stored in the kiln building, such as old machinery or engines or large squared timbers to provide the developer of the marina with the option of using such items to give the same historical mill-like character to parts of the marina as is presently being developed in the Barnet Beach Pavilion.

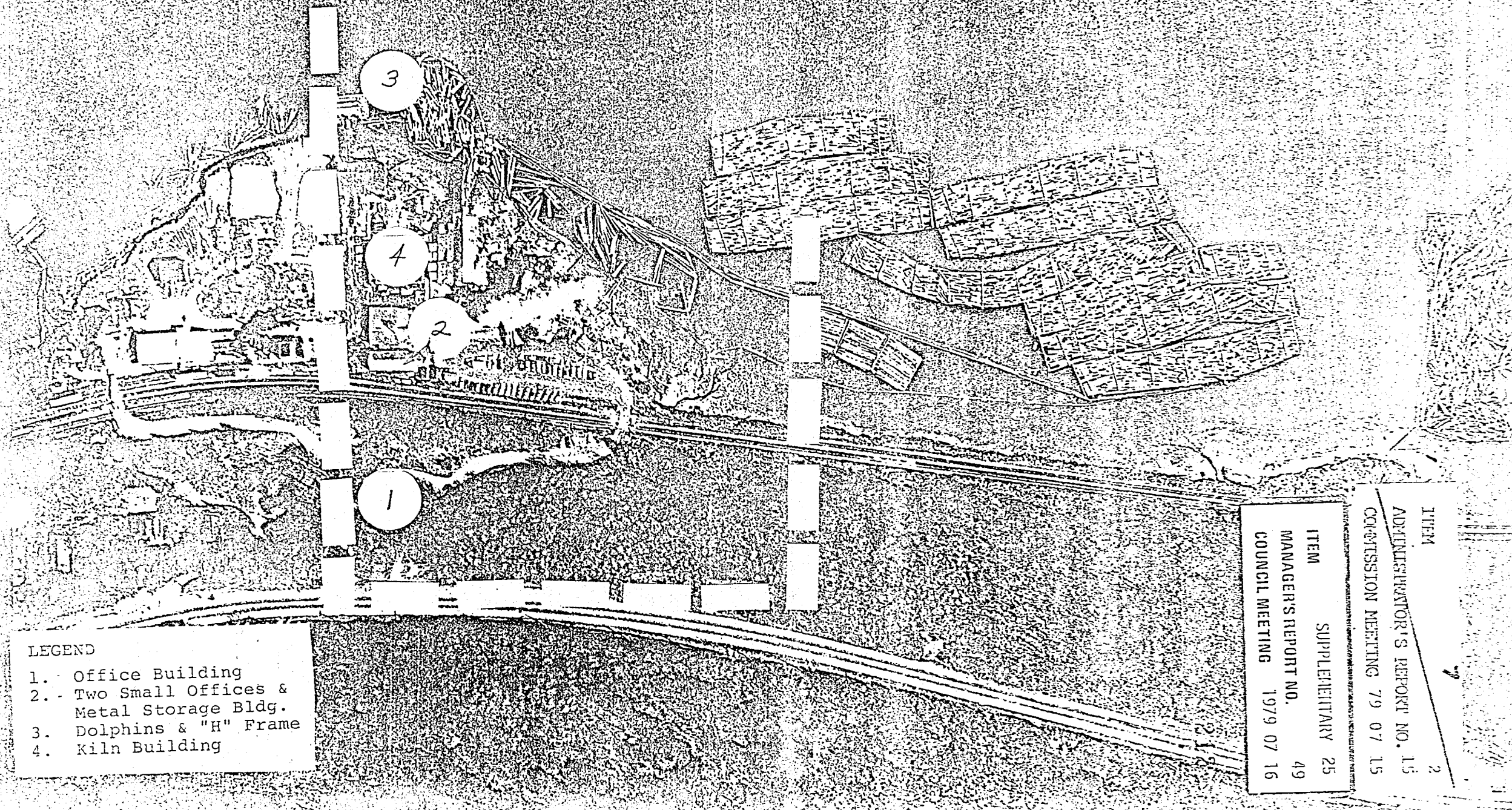


DENNIS GAUNT

Attach.

c.c. Director of Planning

BESTWOOD INDUSTRIES SITE



LEGEND

1. Office Building
2. Two Small Offices & Metal Storage Bldg.
3. Dolphins & "H" Frame
4. Kiln Building

ITEM	2
ADMINISTRATOR'S REPORT NO.	15
COMMISSION MEETING	79 07 15
ITEM	SUPPLEMENTARY 25
MANAGER'S REPORT NO.	49
COUNCIL MEETING	1979 07 16