

| | | |
|----------------------|---------------|----|
| ITEM | SUPPLEMENTARY | 26 |
| 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, GRP. 1, NWD, PLAN 3080
 (BESTWOOD INDUSTRIES LIMITED)
 (Item 2, Report No. 36, 1979 May 07)
 (Item 26, Supplementary Report No. 49, 1979 July 16)

Appearing elsewhere on Manager's Report No. 49 is Item #25, Supplementary, from the Parks and Recreation Administrator addressed to the Municipal Manager regarding the demolition of Bestwood Industries Limited buildings. This report item should be considered with that report item.

RECOMMENDATIONS:

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.

* * * * *

SUPPLEMENTARY

TO: MUNICIPAL MANAGER 1979 JULY 13
 FROM: DIRECTOR OF PLANNING
 SUBJECT: BESTWOOD INDUSTRIES LIMITED - DEMOLITION OF BUILDINGS UPON
 TERMINATION OF LEASE

RECOMMENDATION:

1. THAT Council instruct staff to advise Bestwood Industries Limited that, pursuant to Section 5(a) of the Lease Agreement, they remove all equipment, buildings, structures, installations, improvements, facilities and other property from the site with the exception of the following:
 - (a) office building
 - (b) large metal storage building adjacent to the railway tracks
 - (c) timekeeper's office, superintendent's office and washrooms
 - (d) barge tie-up structure and dolphins (not including the building adjacent to the tie-up structure)

and that they should return the site, as far as it is practicable, to the state and condition in which it was prior to the bringing on or construction of the works.

REPORT

BACKGROUND:

Council will recall that Bestwood Industries Limited have been able to accelerate their relocation efforts to the extent that they will be vacating the site by 1979 July 31. Under the terms of the lease agreement, they are

213

...../2

obligated to remove the existing facilities and restore the site within 60 days after this date.

214

EXISTING SITUATION:

At its meeting of 1979 May 07, the Municipal Council received a report from the Planning Department concerning the termination of the Bestwood lease and that company's obligations to remove structures on the site and return the property to an acceptable vacant standard. In the report it was indicated that the Parks Department was to coordinate the restoration of the site and indicate those works to be removed. This approach reflected previous staff discussions concerning the possible retention of any items, particularly within the mill, that could possibly be of some historical interest either at Heritage Village or in the future marina development intended for the subject property.

While the intent of the lease agreement was that all facilities should be removed and the site completely restored, the Parks and Recreation Department felt there was merit in retaining certain items for possible interim uses and they therefore recommended to the Commission the retention of the following:

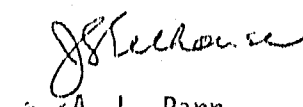
- (a) office building (situated adjacent to Barnet Highway and away from the waterfront portion of the property)
- (b) large metal storage building immediately adjacent to the railway tracks
- (c) relatively small timekeeper's and superintendent's offices and washrooms
- (d) barge tie-up structure and dolphins (not including the building adjacent to the tie-up structure).

In reviewing the matter, the Commission felt that consideration should be given to retaining an existing kiln structure on the site. The Planning Department can support the retention of the facilities as recommended by the Parks and Recreation Department for interim uses, however, we cannot recommend the retention of the kiln facility. Our strong concern is that the retention of this run-down heavy industrial building with its central location and obtrusive character both at the site and relative to the adjacent Marine Park area, will seriously detract from the overall park setting so successfully being developed and enhanced. Moreover, its retention is at variance with the marina and boat launching use designated for this property in the adopted Eastern Burrard Inlet Development Plan Concept. In the past, prospective marina interests, in examining the site, have expressed concern over the presence of these heavy industrial structures. The retention of the kiln will only serve to extend this concern. We, therefore, recommend that this building be demolished which, together with the proper restoration of the site, will go a long way towards indicating our commitment toward the development of a first class marina at this location.

We believe that both the development of the overall marine park area as well as the eventual marina development of this Municipal property, be it by the Municipality or by private interests, should not be compromised or lessened in its development standard by the retention or interim use of this out of character structure.

In the event the kiln were to remain on an interim basis, the Corporation would eventually be faced with the costs of demolition before any further development could take place.

The removal of this structure will establish an aesthetic character which reflects the existing P9 (Marine District 1) zoning and will adhere to the same standards which have consistently been applied to private development elsewhere in the Municipality where demolition of existing buildings is a condition of development approval.


A. L. Parr
DIRECTOR OF PLANNING

PB:JSB/sam
cc: Parks and Recreation Administrator