

RE: PROPOSED DEMOLITION OF THE BUILDING AT 7443 EDMONDS STREET  
EASTBURN COMMUNITY CENTER

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Following is a report from the Parks and Recreation Administrator regarding the proposed demolition of a building on Edmonds Street.

RECOMMENDATION:

1. THAT the recommendation as contained in the report from the Parks and Recreation Administrator be adopted.

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TO: MUNICIPAL MANAGER  
FROM: PARKS AND RECREATION ADMINISTRATOR  
RE: USE OF BUILDING AT 7443 EDMONDS STREET  
EASTBURN COMMUNITY CENTRE

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RECOMMENDATION:

1. THAT, for the reasons outlined in the following report and in the report received by the Parks & Recreation Commission at its meeting of 1980 June 04, Council approve the demolition of 7443 Edmonds Street (Lot 13, Block 6, D.L. 30, Group 1, Plan 3036, NWD).

REPORT

The following recommendation contained in the attached report was approved by the Commission at its meeting of 1980 June 04:

"THAT for the reasons outlined in this report, the Commission reaffirm its recommendation to Council to authorize the demolition of 7443 Edmonds Street (Lot 13, Block 6, D.L. 30, Group 1, Plan 3036, NWD)."

In submitting this recommendation for the approval of Council, the Commission requested that staff provide to Council in greater detail some of the background to the Eastburn Centre. It is this background which provides the rationale for the Commission's decision to demolish the building at 7443 Edmonds Street. The Commission hopes that this explanation will assist those members of Council who were not party to the discussions and reports which led to the establishment of the Eastburn Centre in its present location.

COMMITMENT TO THE EASTBURN N.I.P. COMMITTEE

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The attached report to the Commission details how the site for the Centre was agreed upon. All the comments given in the report have been taken directly from either minutes of meetings between the Parks & Recreation Commission and the N.I.P. Committee or from minutes of the N.I.P. Committee. A member of the Parks & Recreation Commission was liaison representative to this Committee.

The Commitment of the Municipality to purchase and develop both 7443 and 7447 Edmonds Street to provide the proper setting and exposure for Phase I of the Eastburn Centre was the key factor in the N.I.P. Committee decision to build the Centre at Richmond Park.

At no time was it intended to preserve the existing building at 7443 Edmonds Street. Phase I of the Eastburn Centre was designed around the removal of this building and the removal of the grocery store at 7447 Edmonds Street.

Unfortunately the Lands and Legal Department was not able to negotiate a satisfactory price for the acquisition of 7447 Edmonds Street and as a result it has been necessary for the Commission to delay fulfilling this aspect of its commitment.

This situation adds to the Commission's desire to show good faith with the N.I.P. Committee by proceeding with the design plan for 7443 Edmonds Street.

COUNCIL CONCERNS RE OTHER USES FOR THE BUILDING

1. Community Group Use

The Commission recognizes that there may well be recreation groups or service organizations who would use the existing building if it were offered to them. However, it is the position of the Commission that the funds that were spent for this site were specifically meant to accommodate a local rather than a municipal need. The present Centre has been designed to provide the required space for those neighbourhood groups previously lacking space in the Eastburn area.

Specific contacts relating to neighbourhood needs were made with the Health Department as outlined in the attached staff report to the Parks & Recreation Commission. Contacts were also made with the Burnaby Boy Scout office. Through the Scout office it was determined that East Burnaby Neighbourhood Cub & Scout groups are well established in existing school facilities.

The Commission also discussed the cost implications of refurbishing and staffing the 7443 Edmonds Street building. An estimate of yearly operating costs is attached (Attachment No:2).

2. Park Storage Use

This option is discussed in the attached staff report to the Commission. It should be emphasized that extra storage space is not required for programming at the Eastburn Centre. Therefore, in order to use the building for general park storage the Planning Department would require that the property be rezoned to M1, 2, or 3. Such zoning is in contravention of Council's recently adopted Kingsway/Edmonds area Community Plan.

Although it is Council's prerogative to instruct that the property be rezoned it is unlikely that Council would choose to do so since a private developer would then have a precedent for seeking similar exceptions from the Community Plan. The Plan was adopted by Council at its meeting of 1980 March 31. and a sketch showing the adopted plan is attached (attachment No. 3).

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SUMMARY

This report results from the Commission's wish to assure Council that their comments on keeping the building at 7443 Edmonds Street have been considered and evaluated and to provide Council with the background against which the decision to demolish 7443 Edmonds Street was made by the Commission.

The Commission recognizes the years of life left in the structure and that a non-complementary use could be found for this building.

However, the commitment to the N.I.P. Committee and the intent of the Commission was to build a Centre to serve neighbourhood needs. These needs will be met in the Eastburn Centre and do not require the use of the 7443 Edmonds Street building.

A great deal of cooperative effort between the Municipality and the citizens N.I.P. group has led to a Centre whose design has been arrived at with much care and attention to community needs.

The Commission wishes to continue honouring its commitment and requests Council's support in approving the planned demolition of 7443 Edmonds Street.



DENNIS GAUNT

c.c.  
Director of Planning

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ITEM (SUPPLEMENTARY) . 9  
 ADMINISTRATOR'S REPORT NO 9  
 COMMISSION MEETING 80 06 04

RE: USE OF BUILDING AT 7443 EDMONDS STREET - EASTBURN COMMUNITY CENTRE

RECOMMENDATION:

1. THAT, for the reasons outlined in this report, the Commission reaffirm its recommendation to Council to authorize the demolition of 7443 Edmonds Street (Lot 13, Block 6, D.L.30, Group 1, Plan 3036, N.W.D.).

REPORT

At its meeting of 1980 May 07, the Commission approved the demolition of 7443 Edmonds Street.

Council received the Commission's recommendation on 1980 May 12 and referred the question of demolition to the Municipal Manager, who was requested by Council to act on the following recommendation:-

"THAT the question of demolishing the structure on the subject property be referred back to the Municipal Manager to determine a Municipal use for this building".

The Commission received a copy of the Municipal Clerk's memo on this subject at its meeting of 1980 May 21 in which the Clerk explained that the Municipal use of the property should be a use which would complement the Eastburn Community Centre. The Commission was advised at that time that a staff report on the subject would be provided.

This report follows.

BACKGROUND:

A. SITING OF THE CENTRE

When the Eastburn N.I.P. Committee was formed, it identified the establishment of a Neighbourhood Community Centre as a prime objective and set aside a substantial portion of its funding for this purpose.

The Committee was desirous of locating the Centre south of Edmonds Street, since that area was lacking in any facilities. However, the Parks and Recreation Commission suggested that the Committee re-consider this siting and instead locate the Centre at Richmond Park.

The Commission indicated that it had a sum of money allocated for Richmond Park development, which could be added to the N.I.P. funds; the combined funding would result in a facility which met more of the neighbourhood social and recreational needs and which could be operated on a more economical basis.

After much discussion, the N.I.P. Committee agreed that a recreation centre could be built in conjunction with Richmond Park, provided that property was acquired on Edmonds Street so that the facility would be easily seen from a main thorough-fare and thus attract people who might not otherwise be aware of the recreational opportunities available.

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The acquisition of the Edmonds Street properties was included in the Park Acquisition Program to meet this commitment to the N.I.P. Committee. Their inclusion in the program was approved by both the Commission and Council.

The properties at 7437 and 7439 Edmonds Street were required before construction of the Centre could begin and therefore were purchased as part of Phase 1 development.

The properties at 7443 and 7447 Edmonds Street were given top priority for acquisition by the Commission so that the planned landscaping and establishment of a highly visible Community Centre in a park like setting could be achieved as quickly as possible.

B. DESIGN OF THE CENTRE

One of the criteria provided to the architect was the achievement of prominence on Edmonds Street. The architect stated in preliminary meetings that the provision of a landscaped park like space around the Centre was an important aspect for user enjoyment.

Another important component in the design of the Centre was the siting of the two craft rooms, which were placed so that outdoor access was available. A small patio area was included in the design and it was intended that it, together with a portion of the Vandervalden property would be landscaped and developed to provide an outdoor area for arts classes, which would complement the indoor space.

Another design consideration was the Phase II expansion of the Centre to accommodate a doubling of the existing gymnasium space. The demolition of the building at 7443 Edmonds is required before any of these three design objectives are achieved.

C. CURRENT SITUATION

Staff have reviewed the request for possible complementary uses of the building by considering the following categories of need:- Parks and Recreation Programming, Storage and Health Services.

a) Programming -

The programming needs of the Eastburn area were discussed extensively, with input from the N.I.P. Committee, other residents of the area, Parks and Planning Department staff and the Parks and Recreation Commission.

As a result of this group involvement, the existing Centre will accommodate a broad range of both Parks and Recreation Department and Community recreation programs.

The building at 7443 Edmonds Street is therefore not required for recreational programming purposes in this area.

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b) Storage -

The Eastburn Centre has been designed to provide enough storage space to meet its own needs. However, the Fine Arts section of the Department does not have adequate storage space at the Arts Centre. There is also a lack of storage for the Summer Magic and Outdoor Recreation Programs. To-date staff have been unable to identify storage space in any Municipal facility. Because of these needs, staff did consider utilizing at least on a temporary basis, the building at 7443 Edmonds Street for this purpose.

However, this use is not being recommended by staff for the following reasons:-

1. The existing zoning of the property at 7443 Edmonds is C3 and the rezoning to P3 will now be instituted in order to conform with the Kingsway/Edmonds Community Plan recently adopted by Municipal Council. The Planning Department advises that the only storage use permitted under either the C3 or P3 zonings is a use related to the site, i.e. the building at 7443 Edmonds could only be used for storage which related to programming at the Eastburn Centre.
2. There is no complementary relationship between the Eastburn Centre and a general park storage building.

c) Health Services -

The provision of Community health services could be considered a complementary use to the Eastburn Centre, and on this basis staff contacted Health Department staff to determine how the area was now being served.

The Nursing Co-ordinator provided the following lists of locations which serve the Eastburn area:-

- Baptist Church - Arcola and Walker Streets
- Stride School
- St. Albans Church - Canada Way and 19th Avenue.

It is the opinion of the Nursing Co-ordinator that the Community health care needs are being well served in these locations.

For the reasons outlined in this report, staff would recommend that the demolition of the building at 7443 Edmonds Street be re-endorsed by the Commission and that the planned landscaping of the site be undertaken.

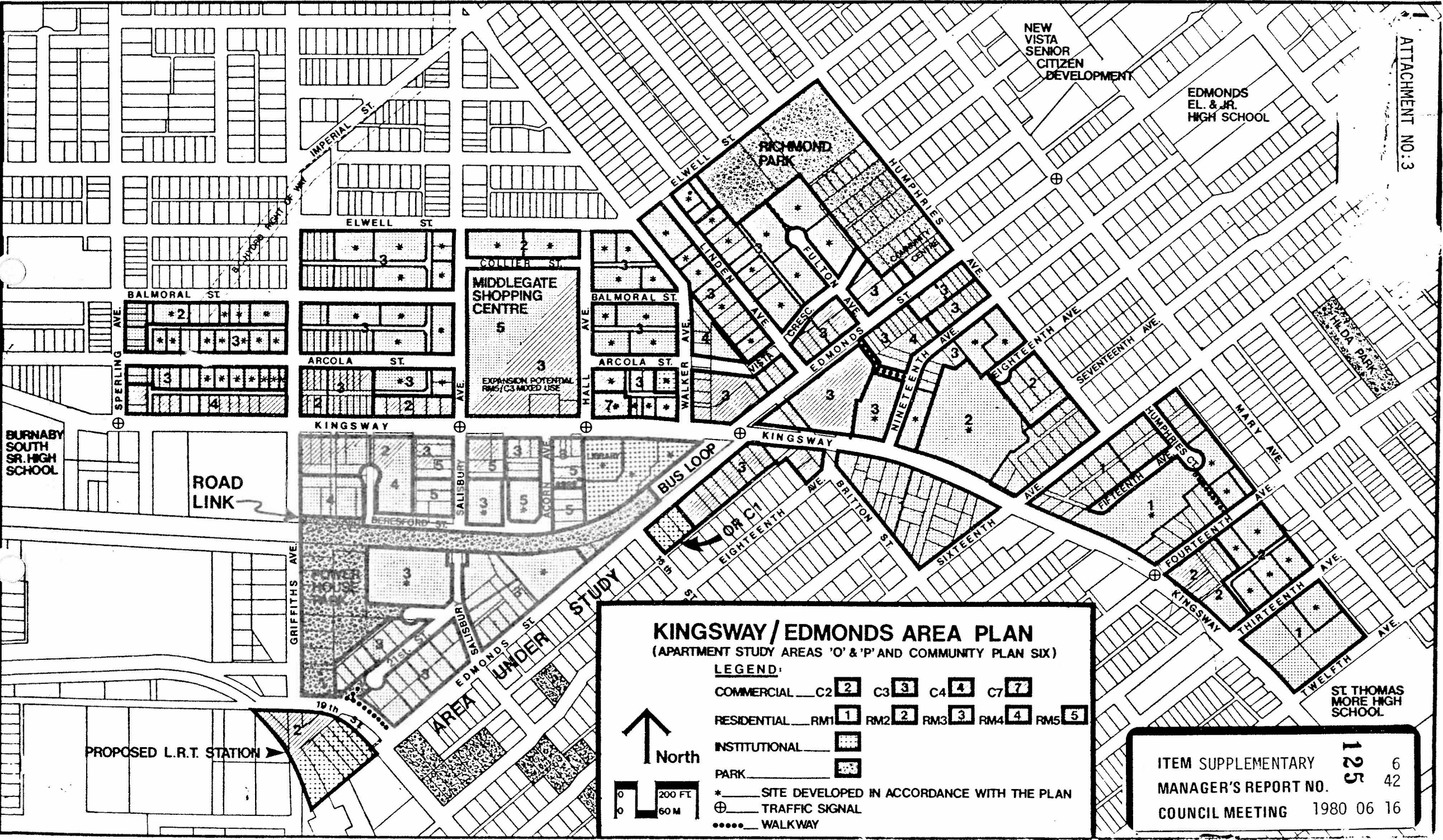
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ATTACHMENT NO:2

ESTIMATED YEARLY OPERATING COST - 7443 EDMONDS STREET

Janitorial	\$ 8,000
Building Maintenance	500
Heat and Light	700
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TOTAL (Single Group Use)	\$ 9,200

Custodial (required if more than one group at a time is using the buiding) Minimum 4 hours daily	\$ 2,500
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TOTAL (Multiple Group Use)	<u>\$11,700</u>



### KINGSWAY / EDMONDS AREA PLAN

(APARTMENT STUDY AREAS 'O' & 'P' AND COMMUNITY PLAN SIX)

**LEGEND:**

COMMERCIAL C2 **2** C3 **3** C4 **4** C7 **7**

RESIDENTIAL RM1 **1** RM2 **2** RM3 **3** RM4 **4** RM5 **5**

INSTITUTIONAL

PARK

\* SITE DEVELOPED IN ACCORDANCE WITH THE PLAN

⊕ TRAFFIC SIGNAL

..... WALKWAY



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