

ITEM	13
MANAGER'S REPORT NO.	1
COUNCIL MEETING	1980 01 07

RE: CAMERON LIBRARY AND RECREATION CENTRE
PROPERTY BELONGING TO MRS. LILLIAN E. MANN
9637 CAMERON STREET, BURNABY, B.C.
(ITEM 22, REPORT NO. 85, 1979 DECEMBER 17)

RECOMMENDATION:

1. THAT the report of the Municipal Manager to received for information purposes.

REPORT

During Council's discussion of Item 22 on 1979 December 17 concerning the above, the point was made by an alderman that the acquisition of the property might not be required because it was possible that the Cameron Library and Recreation Centre could be adequately accommodated on property already owned by the Municipality.

It was requested that each Council member be provided with a plan of the alternative arrangements which can be made for the completion of the project if Mrs. Mann's property is not utilized.

Firstly, the Municipal Manager should clarify that the alternative access plan referred to by the Acting Municipal Manager at the December 17 Council meeting was, in fact, our plan of action that would have to be taken if we were not able to gain possession of the Mann property in time to develop it for the anticipated 1980 March 01 opening of the total facility. It was not a plan that would allow us to drop the requirement of the Mann acquisition. The Acting Municipal Manager was simply not conversant with what the alderman was referring to when he stated he believed there was an alternative.

Secondly, the need for the Mann property has been once again re-affirmed as a result of a further review by staff. There simply is insufficient side yard on the east side of the facility to develop a driveway to service the loading area and any proposed parking area, and still comply with the landscape buffer, fire access and driveway width requirements of our by-laws. We have, however, examined an alternative to the acquisition, which can be developed without contravening Municipal by-laws, and it is shown on Site Plan #2 (attached). It is not recommended for the following reasons:

1. The Library Board agreed to a combined facility on the understanding that there would be a very convenient access to its end of the building, with the attendant parking space for library users.
2. The cost of development of the alternative is not only high, (\$171,500), but the excess costs would be wasted when the library portion is expanded eastward in approximately ten years.
3. The high and costly retaining walls required (approximately \$60,000), together with the four to five-foot average excavation involved to develop the parking lot (approximately \$36,000), would force us to remove many mature and valuable trees from the site that otherwise we plan to retain.
4. Regardless of the views expressed by Mrs. Mann in wishing to remain on her property, our past experience has taught us that people living immediately adjacent to active recreation centres are faced with problems of noise and traffic, resulting in many complaints about the operation of the facility. With the acquisition we can provide an adequate, well-designed buffer for the adjacent property, as shown on Construction Plan A-2 (attached). It is thus our view that it would not be proper to desert the acquisition now, particularly as the property will be required in the second phase of library development.

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Depending upon the length of time to obtain possession of the Mann property, we could be forced to spend as little as \$10,000 extra or as much as \$40,000 extra (see Site Plan #1 attached), to provide temporary parking and loading facilities at the west end of the property to allow the building to be opened as scheduled, while we seek possession of the Mann property through the courts by the procedure outlined in Item 22, Manager's Report No. 85, 1979 December 17. There is no viable alternative to the acquisition of the Mann property.

Finally, Mr. Robert C. Gardner, solicitor for Mrs. Mann, advised the Municipal Manager on 1979 December 20, that "...there may still be a possibility that Council as its complexion has changed may review the question of the expropriation and may in fact de-expropriate on the basis that this property clearly is not needed. It is this latter possibility that is impeding me from carrying out settlement discussions with yourself but right after the holiday season I think we should be in a clear position as to what Mrs. Mann's options are."

Nothing has arisen that has caused the Municipal Manager to change his position on this matter, and unless action is taken to rescind the previous direction given, the Manager will proceed as planned, and he will advise Mr. Gardner accordingly of the substance of this report item.

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