

RE: LETTER FROM MR. WILLIAM KLASSEN WHICH APPEARED ON THE AGENDA FOR THE  
1983 MARCH 14 MEETING OF COUNCIL (ITEM 5a)  
GREENBELT/BUFFER AREA - 4200 BLOCK MCGILL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 March 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 13.250

SUBJECT: LETTER FROM MR. WILLIAM KLASSEN DATED 1983 MARCH 03  
APPEARING ON THE COUNCIL AGENDA FOR 1983 MARCH 14  
GREENBELT/BUFFER AREA - 4200 BLOCK MCGILL STREET

RECOMMENDATIONS:

1. THAT a copy of this report be sent to Mr. William Klassen, 4257 Eton Street, Burnaby, B.C., V5C 1K2; Mr. R.D. Whitehead, 4264 McGill Street, Burnaby, B.C., V5C 1M9, and Chevron Canada Ltd. Refinery, 355 North Willingdon Avenue, Burnaby, B.C., V5C 1X4.

REPORT

1.0 BACKGROUND

At its meeting of 1983 March 14, Council received a letter from Mr. William Klassen, 4257 Eton Street, in which he raised a number of questions concerning the status of the properties in the vicinity of the Chevron Refinery related to the greenbelt/buffer program. The purpose of this report is to provide a brief outline of the history of this environmental improvement program, and to provide specific replies to the questions and comments submitted by Mr. Klassen.

- 1.1 In 1974 January, Council gave approval in principle to the proposal of Chevron Canada Ltd. for a modernization and expansion of its refinery and tank farm facilities in North Burnaby. One of the elements of the master plan was a program for definition of the ultimate refinery boundary.

- 1.2 The establishment of this boundary entailed the completion of a land exchange with the Municipality of certain properties formerly owned by Chevron in exchange for certain redundant street and lane allowances falling within the proposed ultimate refinery site. This initial land exchange was concluded in 1975 August, and defined a substantial portion of the ultimate boundary. The completion of the final boundary definition will entail a further future land exchange.

- 1.4 In addition, agreement was reached on a buffer/greenbelt program in which Chevron agreed to acquire properties within a definite area (see attached sketch) as and when available on an open market basis, to demolish existing improvements and to turn over title of the properties to the Municipality within a six-month period in a vacant, graded and grassed condition, to be maintained by the Corporation as part of the ultimate greenbelt. This greenbelt is intended as a buffer to separate the established residential area to the south from the tank farm and its related operations.
- 1.5 The greenbelt is intended ultimately to accommodate the linear trail system for pedestrian and bicycle use connecting Second Narrows Park with McGill and Confederation Parks, utilizing a corridor formerly designated for a scenic highway, in accord with Council's decision of 1976 November 29 to not use the right-of-way as a roadway for vehicular traffic.
- 2.0 RESPONSE TO LETTER DATED 1983 MARCH 01 TO DIRECTOR PLANNING & BUILDING INSPECTION
- 2.1 Mr. Klassen indicates that he is uncertain as to the Municipality's commitment to the concept of the buffer area, as a result of his impression that certain decrepit buildings on McGill Street are owned by the Municipality.
- 2.2 There is no question that the Municipality confirms its continuing support of the greenbelt/buffer program as approved, and is committed to its ongoing implementation through successive acquisition by the oil company and transfer to the Municipality of properties in a vacant, graded and grassed condition for integration in the park system.
- 2.2 Mr. Klassen's letters indicate that he is under the belief that the property at 4264 McGill Street (which was the subject of a recent Board of Variance appeal) is owned by the Corporation of Burnaby. This is not correct. The property is privately owned; the only property in the 4200 block McGill Street owned by the Corporation of Burnaby is located at 4280 McGill Street. This property was purchased by Chevron as part of the buffer program and turned over to the Municipality in a vacant and grassed position, and it is now maintained by the Municipality as open space.
- 2.3 All of the properties turned over to the Municipality by Chevron under the auspices of the greenbelt/buffer program are in a similar state; that is, in a vacant, grassed condition maintained as open space. With reference to the other properties, previously acquired by the Municipality through the 1975 land exchange with Chevron Canada, several of these properties are still occupied by dwellings which are rented as housing. None of these properties are located in the 4200 block McGill Street. In the past, a recommendation was made to Council via a report from the Director Recreation and Cultural Services requesting that Council approve the demolition of a number of these Corporation owned buildings in the 4400 block Eton and 4200 block Trinity Streets as they are vacated. This recommendation was tabled by Council and it is proposed that a report be brought forward in the near future returning this matter to Council for its further consideration.

3.0 LETTER FROM MR. KLASSEN DATED 1983 MARCH 20

3.1 A number of properties have been purchased by Chevron under the buffer program. Our records indicate the following in this category:

<u>Lot No.</u>	<u>Block No.</u>	<u>Street Address</u>	<u>Deeded to Corp.</u>
33	27	4313 Eton Street	1979 July
19	30)	401 N. Carlton	1979 Dec.
20	30)		
B. East $\frac{1}{2}$	26	4280 McGill Street	1980 Dec.
17	31)	4172 Yale Street	1981 Dec.
18	31)		

3.2 Of these properties all six have been turned over to the Municipality in accordance with the requirements of the agreement; that is, following demolition of buildings, in a graded and grassed condition, etc.

Additionally, since the date of the buffer agreement, Chevron has deeded to the Municipality in a similar vacant and grassed condition three additional properties which had been historically owned by the Company. These properties have been recorded as part of a future land exchange that is contemplated in furtherance of the refinery boundary definition that is foreseen in the approved master plan. This future exchange will entail the remaining portions of streets and lanes which lie within the defined ultimate refinery boundary. These properties are as follows:

<u>Lot No.</u>	<u>Block No.</u>	<u>Street Address</u>	<u>Deeded to Corp.</u>
29	27	4331 Eton Street	1977 Oct. *
24	33	4147 Yale Street	1977 Dec.
28	27	4335 Eton Street	1979 Jan. *

\*Partial credit, for area of land lying outside ultimate refinery site boundary.

3.3 None of the properties turned over to the Municipality under the greenbelt/buffer agreement are being used as dwellings. The remaining properties which contained dwelling units from the initial land exchange have over the years continued to be used to afford housing, and authority to demolish individual dwellings has been obtained from time-to-time as and when warranted due to age, condition, anticipated repair and maintenance costs, etc. As noted, a further report will be submitted in the near future on the balance of the rental properties.

3.4 The Municipality remains committed to the agreement concerning the greenbelt buffer program and to the eventual development of a continuous park trail link. The accomplishment of this physical link has always been seen to be a long term plan which would not be done over night, due in part to the fact that acquisition and deeding was expected to take place over a period of years as a function of availability and willing vendors, and the conclusion of successful negotiations between Chevron and those owners. In the meantime, on a gradual and progressive basis, the aims of the program are being realized as open space is acquired within the buffer area.

- 3.5 With reference to the matter heard by the Board of Variance, the Board on 1983 March 03 approved the appeal of Mr. R.D. Whitehead, 4264 McGill Street, to be permitted to complete the construction of an accessory structure which exceeds the maximum site coverage for accessory buildings.
- 3.6 With reference to the issuance of permits for new dwellings and for improvements to existing ones in the designated buffer area, it has been recognized that the aim of the program is to ultimately create an effective greenbelt separation from the residential area, but it is not intended to restrict the enjoyment of those existing residents of the area who choose for the present time to continue to live at their present locations. Accordingly, staff have issued permits upon request for improvements to privately-owned dwellings located in the area, consistent with normal zoning and code requirements after ensuring that applicants for significant additions or improvements are aware of the program and its long term ramifications. In the case of the one new single family dwelling constructed in the designated area since the inception of the program (at 4208 McGill Street), this application was the subject of a report to Council on 1978 Sept. 26. Council, at that time, permitted that the permit be issued, provided that the applicant was informed of the provisions of the greenbelt program. The permit was issued and the house subsequently constructed.

4.0 SUMMARY

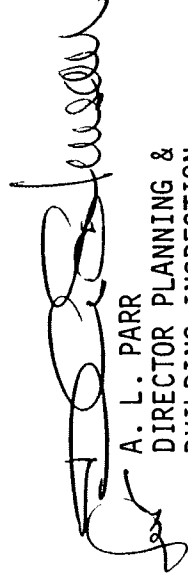
The Municipality remains committed to the buffer/greenbelt program as created, and intends to continue to implement the program as further properties are acquired by Chevron and deemed to the Municipality in accordance with the agreement.

Additionally, a report will be forthcoming on the subject of the disposition of existing Corporation-owned dwellings in other parts of the greenbelt area.

DGS:lf

Attachment

cc: Municipal Solicitor  
Director Recreation & Cultural Services  
Chief Building Inspector

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

# CHEVRON (CANADA) LTD.

REFINERY SITE AREA

Proposed landscaped buffer and property ownership

SKETCH "A"

ITEM 9  
 MANAGER'S REPORT NO. 21  
 COUNCIL MEETING 1983 03 21

