

ITEM 12
MANAGER'S REPORT NO. 78
COUNCIL MEETING 85/12/16

RE: DEVELOPMENT OF TRAIL LINKS IN VICINITY OF CHEVRON CANADA LIMITED
DEMOLITION OF MUNICIPALLY-OWNED HOUSE - 4400 BLOCK ETON STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 DECEMBER 11

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: DEVELOPMENT OF TRAIL LINKS IN VICINITY OF CHEVRON CANADA LIMITED
DEMOLITION OF MUNICIPALLY-OWNED HOUSE - 4400-BLOCK ETON STREET

RECOMMENDATION:

1. THAT Council approve the proposal as outlined in the attached report for a program leading to the vacating and demolition of Municipally-owned houses in the 4400-block Eton Street over the next twelve-month period.

REPORT

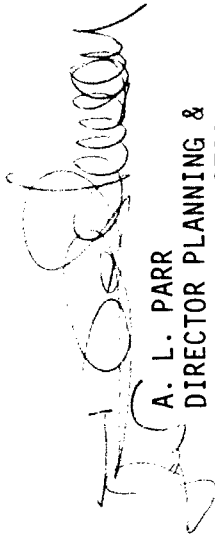
At its meeting on 1985 December 04, the Parks and Recreation Commission considered the attached report of the Director Planning & Building Inspection dealing with properties in the vicinity of the Chevron Canada Limited Refinery, which figure in the Municipality's plans to develop a greenbelt trail link connecting Second Narrows, McGill and Confederation Parks.

The Commission accordingly adopted the following motion:

"THAT the Commission support the proposal outlined in the 1985 November 26 report of the Director Planning & Building Inspection for a program leading to the vacating and demolition of Municipally-owned houses in the 4400 block Eton Street over the next twelve-month period, and so recommend to Council in conjunction with the forthcoming report of the Director Planning & Building Inspection."

This recommendation is being advanced at this time for consideration and concurrence by Council, in conjunction with an accompanying report appearing on this agenda dealing with the proposed Phase II of the land exchange program with Chevron Canada Limited.

Council's concurrence in the course of action described in the report, for giving abundant advance notice and offering relocation assistance to present tenants, is recommended.



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

DGS:lf

cc: Director Recreation & Cultural Services
Director Finance
Director Engineering

Attachment

THE CORPORATION OF THE DISTRICT OF BURNABY

ITEM

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MANAGER'S REPORT NO. 78

COUNCIL MEETING 85/12/16

TO: PARKS AND RECREATION COMMISSION

1985 November 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

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SUBJECT: **DEVELOPMENT OF TRAIL LINKS IN THE VICINITY OF CHEVRON CANADA LIMITED TANK FARM - SECOND NARROWS, MCGILL, CONFEDERATION PARKS AND ASSOCIATED GREEN BELT/BUFFER**

RECOMMENDATION:

1. THAT the Commission support the proposal outlined in this report for a program leading to the vacating and demolition of Municipally-owned houses in the 4400 block Eton Street over the next twelve-month period, and so recommend to Council in conjunction with the forthcoming report of the Director Planning & Building Inspection.

R E P O R T

1.0 PURPOSE:

The purpose of this report is two-fold:

- (a) To provide the Parks and Recreation Commission with a status report and overview of the green belt/buffer development program associated with the Chevron refinery tank farm in the vicinity of the captioned parks, and
- (b) To seek the Commission's support for a program of timely notice and demolition of certain properties in the 4400-block Eton Street obtained from Chevron in the first phase of a land exchange (in 1975).

2.0 BACKGROUND:

In 1974 Burnaby Council gave approval in principle to a modernization and expansion program put forward by Chevron Canada Limited for its Burnaby refinery, subject to a number of conditions. Among these conditions were a number of measures directed towards creating a more rational interface with the abutting residential area and park lands, and the implementation program entailed both a land exchange proposal and the provision of a green belt involving acquisition of properties to create an appropriate buffer zone.

In the course of time, the first phase of the land exchange proposal was completed, whereby the Municipality acquired ownership of certain Chevron-owned residential properties in the area in return for certain portions of undeveloped redundant road allowance (see attached Sketch #1). In addition, agreement was reached on a program of gradual acquisition by Chevron of other properties within a designated buffer area and transfer of these properties to municipal ownership for inclusion in the eventual green belt.

With reference to the properties already acquired by Burnaby via the land-exchange program, a further, final phase was contemplated whereby additional road and lane closures were foreseen. The continuity of public ownership thus provided was planned to give an opportunity for Burnaby to complete a pedestrian and cycling trail linkage between Second Narrows and Confederation Parks, generally on the alignment of what was formerly referred to as the Scenic Drive alignment.

On 1981 07 13, the Commission adopted recommendations put forward by staff in connection with development of the trail link in the 4400-block Eton Street (involving properties obtained in the first phase of the land exchange) and recommending demolition of specified Municipally-owned houses on land designated for park/trail purposes, as they become vacant (see attached report).

These recommendations were not approved by Council, but were referred back for a further report following discussion with the oil company. Concerns expressed at the time in this connection included the low housing vacancy rate prevalent at that time, a desire not to demolish habitable dwellings that could be maintained with some reasonable expenditures, and clarification of the nature of any contractual commitment with Chevron.

At this time, the company is proposing that the next phase of the land exchange program proceed, and discussions with the company and Municipal staff concerning both the understandings that existed originally and the age/condition of various rental dwellings suggest that the matter be brought forward at this time, with a thoughtful program for giving abundant notice and offering relocation assistance to existing tenants wherever possible.

3.0 CURRENT STATUS:

Chevron Canada Limited has over the years since approval was given proceeded to honour its commitment to acquire properties within the designated buffer area on a when and as available, negotiated sale basis, and a number of properties thus obtained have been transferred to Municipal ownership as open space (see attached Sketch #2). Properties turned over by this process are in a vacant, grassed condition, and are maintained by Parks and Recreation staff as elements of the eventual green belt buffer. Certain of the more recent acquisitions, however, are at this time still in Chevron ownership, but are proposed to be included in the next stage of the land exchange as described below.

The company takes the position with respect to the rental houses that it transferred to the Municipality in 1975 (specifically, those in the 4400-block Eton Street), that it expected the Corporation to move to have the houses vacated and demolished within a reasonable time of transfer, rather than maintaining them as part of an on-going rental revenue program. Municipal staff who were with the Lands Department at the time the initial transfer discussions took place concur that this was the understanding on which the properties were received, and that rentals of the houses since that date have been stated to be interim and short term, due to the intended development of the open space buffer and the trail system.

The oil company has recently proposed that the Municipality now enter into the second phase of the land exchange program that is designed to produce a clear, rational boundary between the refinery lands and the emerging green belt/park trail system buffer. This Phase II proposal has been circulated as a Road Closing application, and has now reached the stage where a report to Council seeking authority to enter into the further land exchange is appropriate. The current proposal, which foresees closure of a portion of Rosser Avenue and the lane north of Eton Street in return for title to specified Chevron-owned properties in the buffer area, is depicted on the attached Sketch #3. The remaining road closure involved in the future final phase of the land exchange, to complete the process foreseen in 1974/75, is shown on the attached Sketch #4: the properties Chevron would transfer to Burnaby at that time cannot yet be specified as they are yet to be acquired by Chevron, but it can be stated that they would be located within the designated buffer area, and would be on the same area-for-area exchange basis. A report will be submitted to Council shortly dealing with Phase II of the land exchange, incorporating a statement on the Commission's position concerning the recommendation contained in this report.

4.0 PROPERTIES IN THE 4400-BLOCK ETON STREET

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It is considered that this is an appropriate time to re-introduce the matter of the vacating and removal of the remaining houses in the 4400-block Eton Street.

As noted above, the Commission in 1981 approved a recommendation in this regard, and support in principle was given to the proceeding toward development of the trail link in this area (see attached report item).

Since that date, the houses in this block have continued to be rented on an interim use basis where their condition has been suitable for continued use. In two instances when the tenants vacated of their own accord, the buildings have been secured rather than re-renting them immediately, due to their condition and the knowledge that the cost of extensive repairs or upgrading would not be warranted in view of the intended future use.

Accordingly, of the 18 lots in this block, 7 are presently occupied on a rental basis, and 2 are occupied by vacant dwellings. The occupied dwellings are rated as being in reasonable to poor condition, and the Director Finance who manages the rental of the properties advises that major expenditures should not be made to improve these properties. In his opinion the presently-vacant dwellings should be demolished immediately as expenditures on the order of \$5,000 to \$7,000 per house would be required to bring them up to what is judged to be only a "fair" condition and such expenditures could not be warranted based on the future plans for the land or the the understandings that are believed to have existed when they were acquired. Similarly, it is his opinion that the remaining occupied dwellings should be rented only until such time as a major expenditure of money is required, or the present tenants relocate of their own volition, or the Municipality successfully locates suitable other accommodation, at which time the respective houses should be demolished. He further suggests a one-year notice period to give existing tenants ample notice and time for staff to assist in arranging relocations where possible.

This Department concurs in the views put forward by the Director Finance. In order to avoid unnecessary hardship for present tenants, it is suggested that the following guidelines be established:

1. That the presently-vacant dwellings at 4436 and 4460 Eton Street be approved for demolition immediately;
2. That the tenants of the remaining dwellings be advised in writing of the Municipality's plans for the area and that a one-year advance notice to vacate be served, so as to allow tenants abundant time to make arrangements for relocation.
3. That the Director Finance's staff be authorized to use their best efforts to offer other Municipally-owned rental accommodation to the present tenants in the 4400-block Eton Street properties wherever possible;
4. That any of the dwellings vacated during the one-year period be demolished immediately; and
5. That any of the present tenants remaining at the end of the one-year advance notice period be then given the mandatory four months notice to vacate, and that the dwellings be demolished immediately thereafter.

It is considered that these measures will give ample opportunity for present tenants to secure alternative accommodation, thus avoiding undue hardship, while still maintaining consistency with the eventual plan to free up the property for park trail purposes and honoring the implied commitment to Chevron.

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For information, the metro Vancouver housing vacancy rate that existed at the time of Council's previous consideration was 0.1%; according to the Canada Mortgage & Housing Corporation, the current rate is 2.8% for privately-initiated apartment units and 4.7% for townhousing.

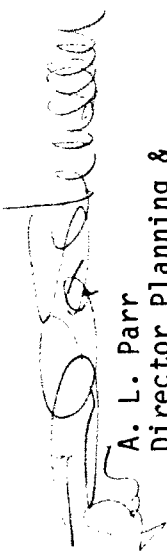
5.0 CONCLUSION:

It is being recommended that the Parks and Recreation Commission support the approach outlined above to make possible the implementation of the plans for this portion of the buffer and park trail system for the area, while minimizing potential hardship. If the Commission concurs, the Director Planning & Building Inspection will convey this decision to Council in his forthcoming report on the proposed Phase II land exchange, with a request for Council approval.

DGS:lf

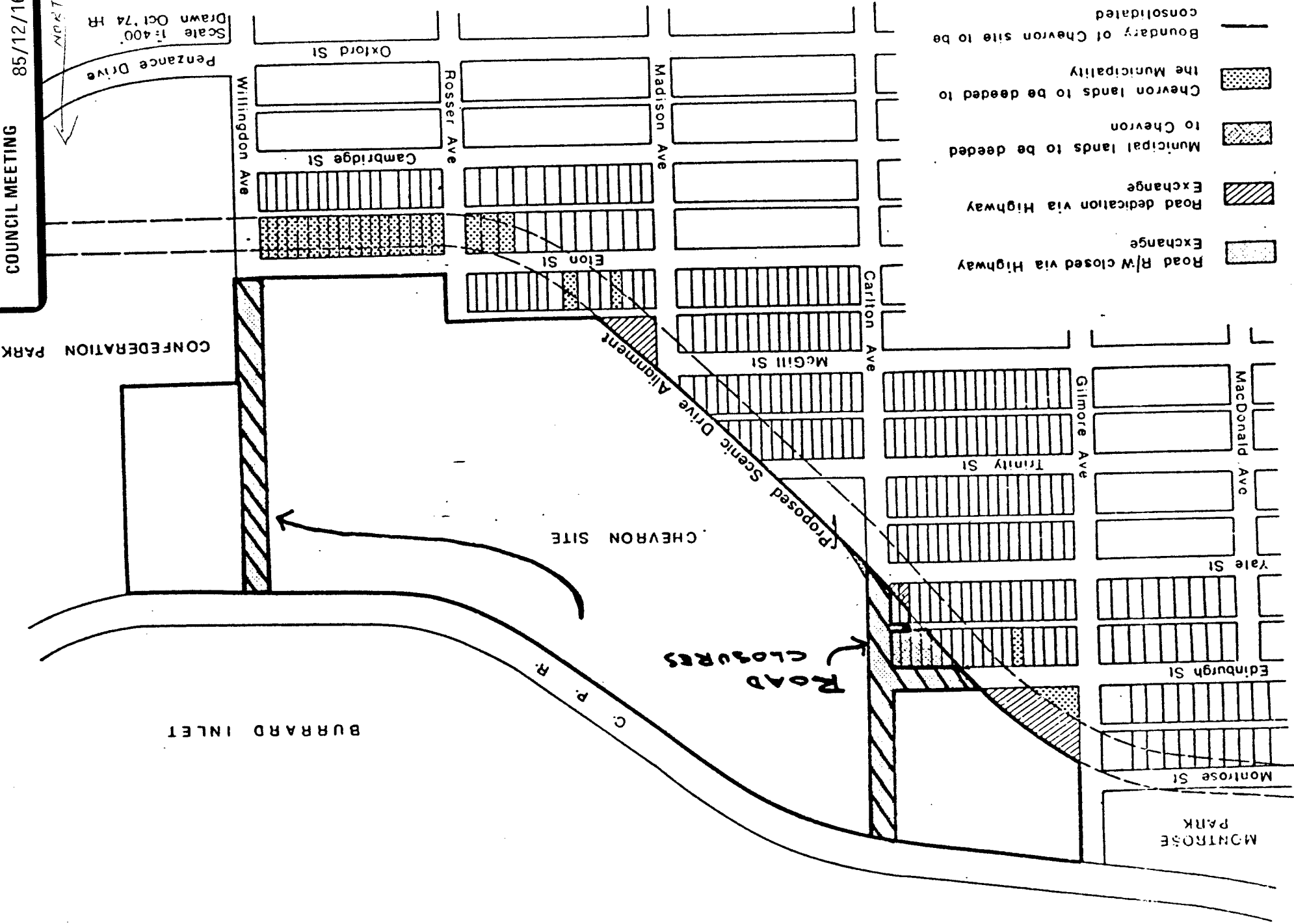
Attachments

cc: Director Finance
Director Engineering



A. L. Parr
Director Planning &
Building Inspection

- Road R/W closed via Highway Exchange
- ▨ Road dedication via Highway Exchange
- ▤ Municipal lands to be deeded to Chevron
- ▧ Chevron lands to be deeded to the Municipality
- Boundary of Chevron site to be consolidated



631 **Proposed Highway Exchange and Land Exchange - Chevron Site.** SKETCH No. 1

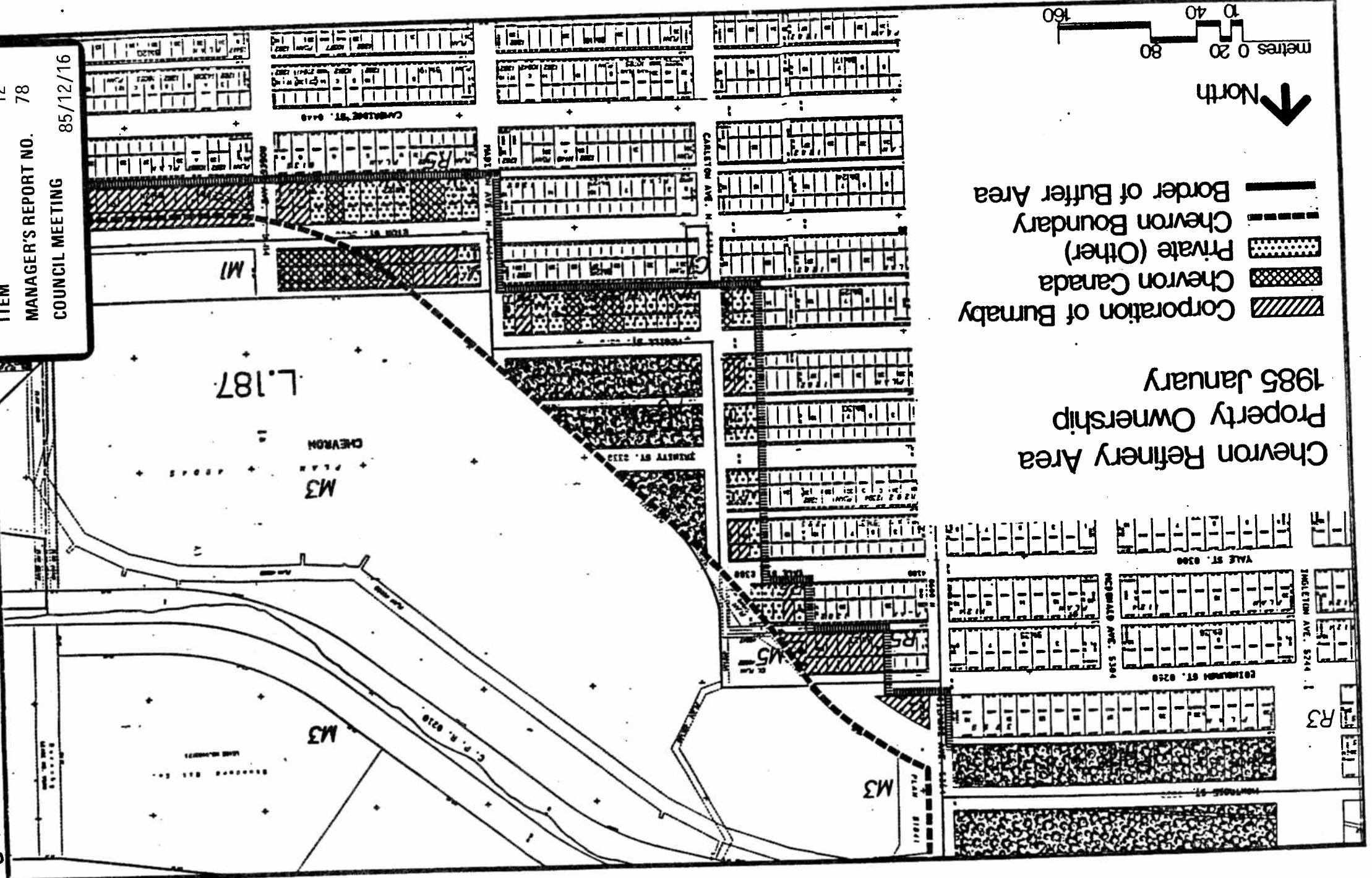
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SKETCH #2

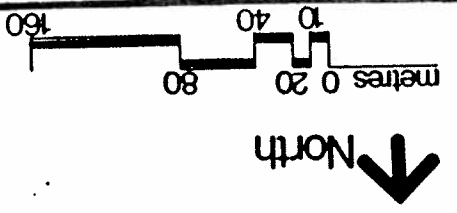
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Chevron Refinery Area
Property Ownership
1985 January

- Corporation of Burnaby
- Chevron Canada
- Private (Other)
- Chevron Boundary
- Border of Buffer Area

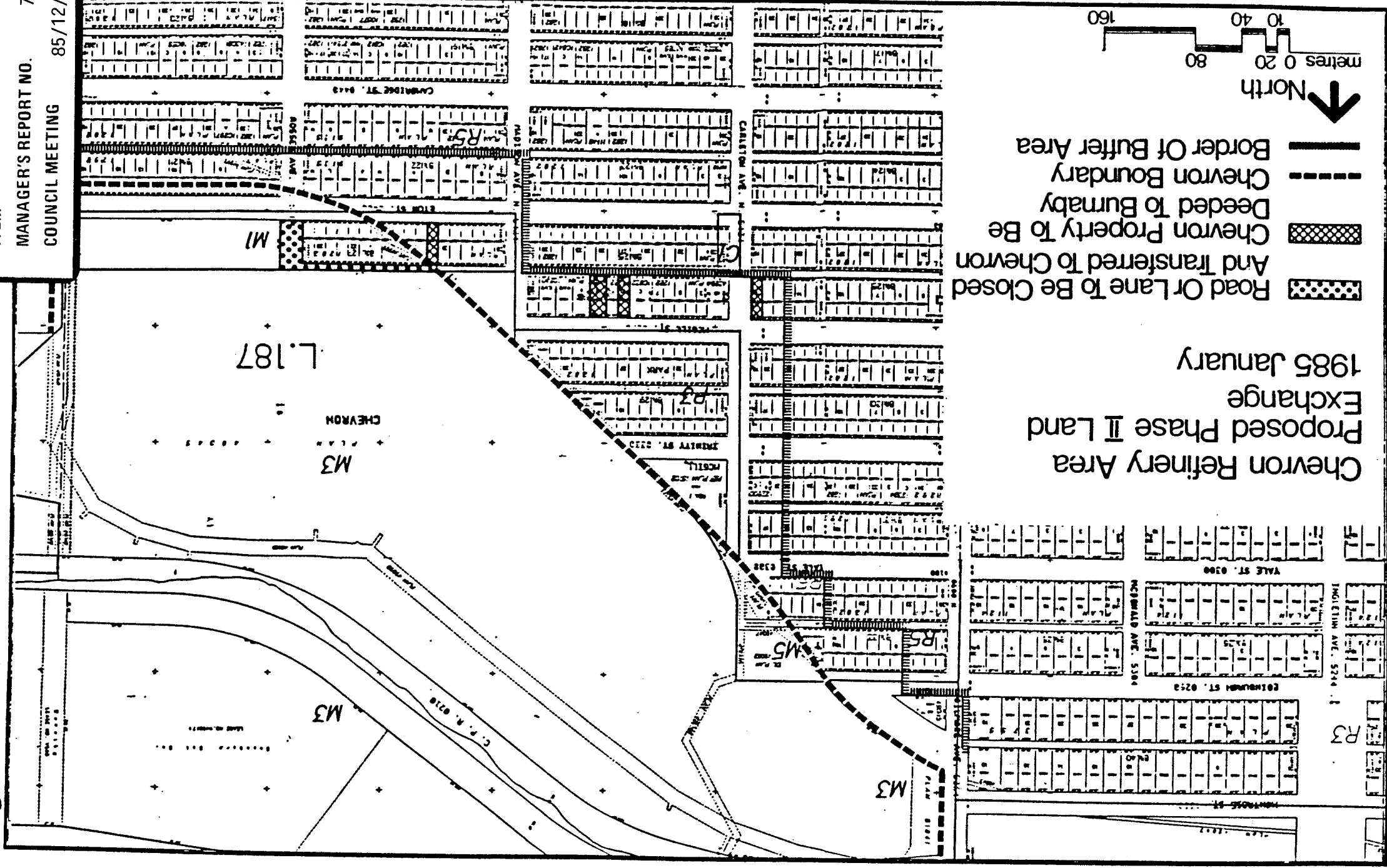


ITEM 1
DIRECTOR'S REPORT NO. 26
COMMISSION MEETING 85 12 04

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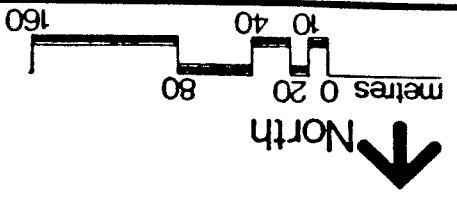
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SKETCH #3



- Road Or Lane To Be Closed
- And Transferred To Chevron
- Deeded To Burnaby
- Chevron Boundary
- Border Of Buffer Area

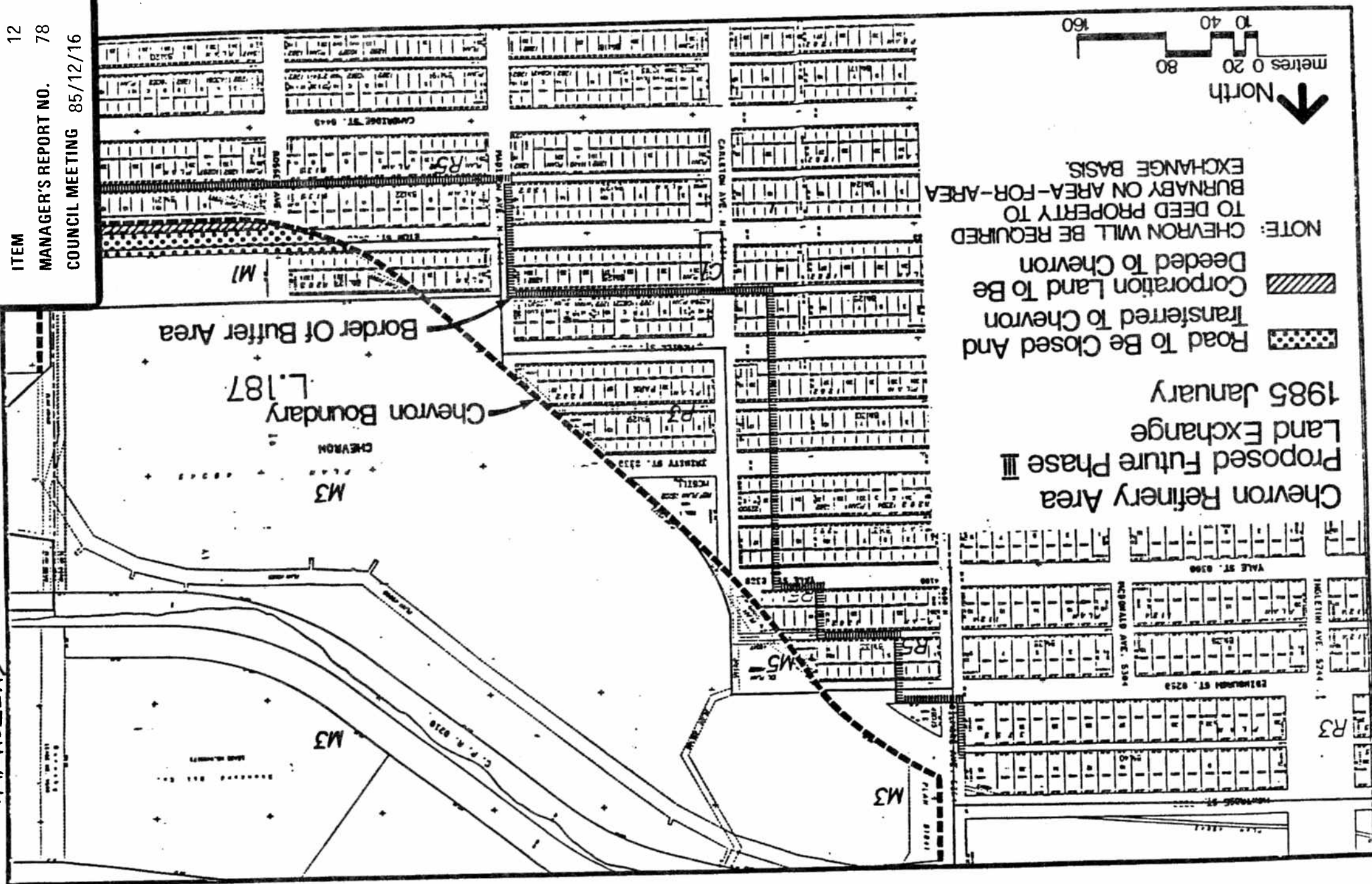
1985 January
 Exchange
 Proposed Phase II Land
 Chevron Refinery Area



ITEM 1
 DIRECTOR'S REPORT NO. 26
 COMMISSION MEETING 85 12 04



408 SKETCH #4

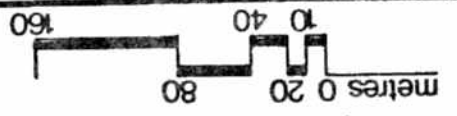
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Chevron Refinery Area
Proposed Future Phase III
Land Exchange
1985 January

NOTE: CHEVRON WILL BE REQUIRED TO DEED PROPERTY TO BURNABY ON AREA-FOR-AREA EXCHANGE BASIS

 Corporation Land To Be Deeded To Chevron
 Road To Be Closed And Transferred To Chevron



ITEM 26
DIRECTOR'S REPORT NO. 408
COMMISSION MEETING 85 12 04

