

TO : CITY MANAGER
DATE: 1996 SEPTEMBER 05

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

SUBJECT : DEMOLITION OF CITY-OWNED STRUCTURE AT 4384 ETON STREET
(CHEVRON GREENBELT/BUFFER AREA AND TRAIL)

PURPOSE : To continue with the development of the Chevron Greenbelt/buffer area and trail.

RECOMMENDATION:

1. THAT authorization be given to the sale for moving or salvage or demolition of the structure at 4384 Eton Street.

REPORT

At its meeting of 1996 September 04, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the recommendation contained therein.



DENNIS GAUNT
DIRECTOR RECREATION
AND CULTURAL SERVICES

tc

Attachment

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cc: Director Engineering
Director Finance
Director Planning & Building
Deputy City Manager Corporate Services
City Solicitor

**SUBJECT: DEMOLITION OF CITY-OWNED STRUCTURE AT 4384 ETON STREET
(CHEVRON GREENBELT/BUFFER AREA AND TRAIL)**

RECOMMENDATION:

1. THAT Council be requested to authorize the sale for moving or salvage or demolition of the structure at 4384 Eton Street.

REPORT

At its meeting of 1996 August 21, the Commission referred back to staff the matter of demolishing the structure at 4384 Eton Street. Staff have reviewed the present situation with respect to other properties re-tennating or moving the dwelling and impact on the Greenbelt/Buffer Area and trail land assembly adjacent to the Chevron Refinery.

BACKGROUND

Ownership of twenty Chevron properties on Eton Street, including the subject rental property, was transferred to the City in 1975 as part of an exchange agreement between the City and Chevron Canada for Phase I of the Chevron Refinery expansion. These properties form part of a Greenbelt/Buffer Area and Trail which is being assembled adjacent to the Chevron Refinery. The location of the subject structure within the Greenbelt/Buffer Area and Trail is illustrated on the attached sketch.

The subject structure is flagged for demolition because of a longstanding City policy that all properties turned over to the City by Chevron for inclusion within the Greenbelt/Buffer Area and Trail are to be in a vacant, graded and grassed condition ready for park trail development. As the initial Phase I transfer agreement predated the establishment of this policy, many of the fifteen dwellings on the original twenty properties in the 4300 and 4400 block Eton Street were not removed prior to their transfer to the City in 1975. Since that time, with Commission and Council approval, all but two of the original fifteen dwellings have been demolished and the first phase of the park trail, involving the 4400 block Eton Street, has been developed. All subsequent transfers or gifts of land from Chevron have been turned over to the City in a vacant, graded and grassed condition.

CURRENT SITUATION

Two City owned rental houses remain on City lots in the 4300 block Eton Street, which is within the Chevron Greenbelt/Buffer Area. Tenants at 4392 Eton reside on a month to month basis. Tenants of 4384 Eton Street gave notice and vacated the premises as of 1996 July 31. This tenant's voluntary vacation of the subject rental premises provided an opportunity to continue the implementation of the aforementioned policy and future park trail development without the complication of displacing and/or relocating a tenant. City rental houses located within the 4300 block Eton, including the subject structure, have been flagged for demolition when present tenants vacate the premises. Re-tennating would conflict with the original and continuing objective to provide an improved spacial separation between the refinery and it's nearest neighbour

DEMOLITION OF CITY-OWNED STRUCTURE AT 4384 ETON STREET Page 2 of 2

The Finance Department advises that the subject dwelling is in fair condition but would require some improvement if it was the City's intention to re-tenant the dwelling. Staff recognize the desire for affordable housing, however, the recapture of these costs through re-tenancing may not correspond with the trail and buffer zone development time line. It is possible to move the structure to a vacant City lot, however, the cost benefit is questionable considering the transport, foundation and associated costs.

The Heritage Planner advises that this building is not included in the preliminary list of heritage buildings.

RECOMMENDED ACTION

Given the policy outlined above, and the current proposal that has been advanced to the Commission to prepare a new Master Plan for the Chevron Greenbelt/Buffer Area and Trail, it is recommended that the dwelling not be re-tenanted and that the subject structure at 4384 Eton Street be demolished. The Planning and Building Department has been consulted and concurs.

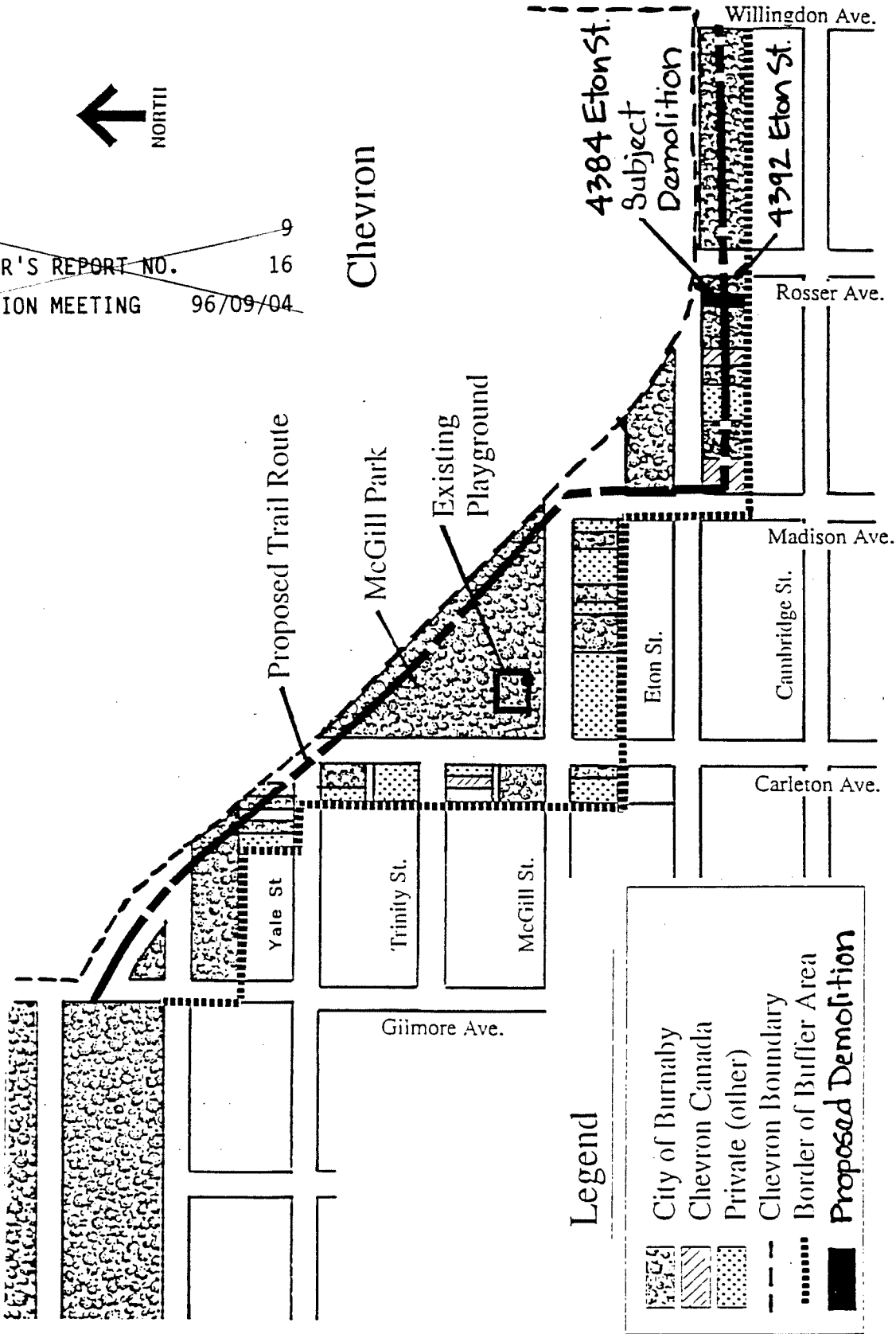
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cc: Director Engineering
Director Finance
Director Planning & Building
Deputy City Manager Corporate Services
City Solicitor









ITEM 9
 DIRECTOR'S REPORT NO. 16
 COMMISSION MEETING 96/09/04

Chevron



Legend

-  City of Burnaby
-  Chevron Canada
-  Private (other)
-  Chevron Boundary
-  Border of Buffer Area
-  Proposed Demolition



PROPOSED DEMOLITION OF
 CITY OWNED STRUCTURE AT
 4384 ETON STREET (CHEVRON BUFFER)

Dwg. O.P. # 1-2-13s
 Date: December 1995
 Scale: N.T.S.