

2005 FEBRUARY 03

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT: CHEVRON BUFFER AREA
HOUSE DEMOLITION - 4392 ETON STREET**

PURPOSE: To request Council's approval for the sale for moving or salvage or demolition of the structures at 4392 Eton Street.

RECOMMENDATION:

1. THAT authorization be given for the sale for moving or salvage or demolition of the structures at 4392 Eton Street.

REPORT

At its meeting of 2005 February 02, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.


for Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

tc

Attachment

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cc: City Solicitor
Director Engineering
Director Finance
Director Planning & Building

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HOUSE DEMOLITION - 4392 ETON STREET

RECOMMENDATION:

1. THAT Council be requested to authorize the sale for moving or salvage or demolition of the structures at 4392 Eton Street.

REPORT

CURRENT SITUATION

With the most recent transfer of land from Chevron Canada Ltd. to the City, assembly of the 4300 block Eton Street is now complete and implementation of the landscape and circulation plan for that portion of the Chevron Buffer Area is scheduled to commence. In order to proceed with development of the buffer in 2005, notice to vacate and demolition of the one remaining City rental house at 4392 Eton Street is required. The location of the subject property is illustrated in the attached sketch (Attachment #1).

BACKGROUND

In 1975, the City of Burnaby adopted a program to assemble and establish, in conjunction with Chevron Canada, a buffer zone / green belt area adjacent the Chevron Refinery in Burnaby Heights. Completion of the land assembly by Chevron and transfer of the properties to the City of Burnaby for conversion to park is required to be completed over the long term. Several phases of the acquisition program have been completed to date, starting with the 4400 block of Eton Street. Various properties on Eton, McGill, Trinity and Yale Streets have since been acquired and turned over to the city in a vacant state. The most recent land transfer from Chevron Canada to the City of Burnaby completes the City's assembly of the 4300 block of Eton Street.

When Chevron Canada announced its refinery expansion plan in the late 1990's, various public concerns were expressed. As a result, Burnaby City Council established a Citizen Advisory Committee composed of volunteer residents from the Heights neighbourhood to advise City Council on the future of the Chevron Buffer Area that is in the process of being developed around the Chevron Refinery and Tank Farm. The Committee's recommendations were on display for public discussion at an Open House held on May 26, 1999. A landscape and circulation plan for the Chevron Buffer Area was created and subsequently adopted by Burnaby City Council. This adopted plan now guides the restoration of the buffer. The eastern section of the landscape plan is illustrated in the attached sketch (Attachment #2). The 4400 block of Eton Street has been redeveloped following the adopted plan and is representative of the type of restoration to be applied throughout the greenbelt.

The Chevron Buffer Area also includes within its boundary a number of road and lane rights-of-way which will eventually be legally closed to traffic and incorporated into the greenbelt /buffer. Eton Street is to remain open, however, the current implementation phase for the landscape and circulation plan requires that a small portion of the Rosser Avenue road right-of-way, located immediately east of and adjacent to 4392 Eton Street, be closed to traffic for restoration as landscaped buffer and trail. This road closure will be the subject of an upcoming site consolidation and road closure subdivision application being prepared by the City Planning Department.

SUBJECT PROPERTY

With the exception of several properties in the 4300 and 4400 blocks of Eton Street obtained by the City in the original 1975 land transfer, it has been a long standing policy that all properties turned over to the City by Chevron for inclusion within the Chevron Buffer Area are to be in a vacant, graded and grassed condition ready for park and trail development. The subject property, 4392 Eton Street, is the last of the properties to which this exception applied. It has been held as an interim rental property with a flag for demolition upon transfer to the City of the remaining Chevron owned properties within the 4300 block of Eton Street.

The residential dwelling on the subject property is a three bedroom one-storey wood frame house with basement and stucco exterior built in 1947. Although the building is in fair condition, it is now required to be removed to make way for planned implementation of the Chevron Buffer Area landscape and circulation plan.

CONCLUSION

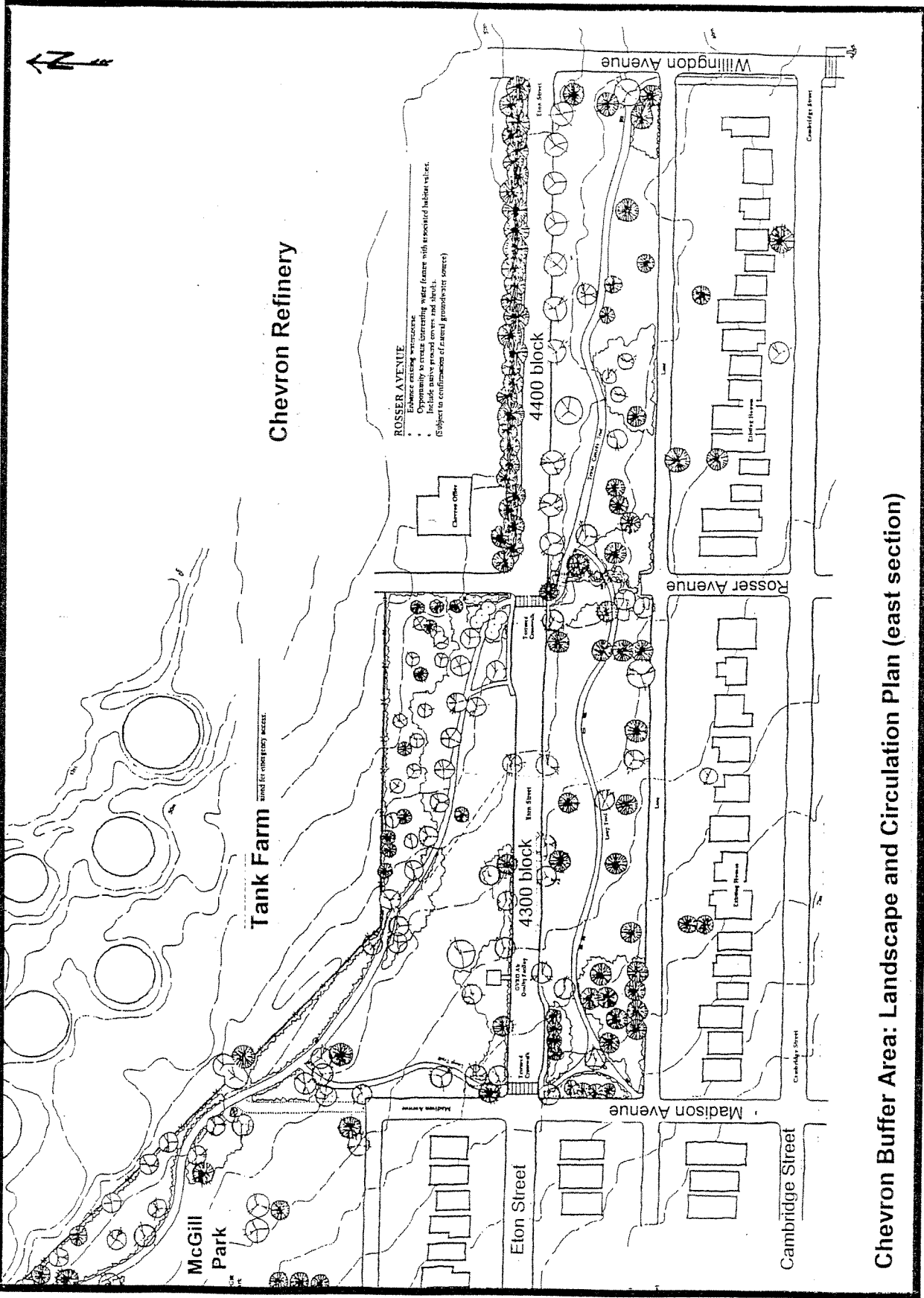
As noted above, the tenanted rental property at 4392 Eton Street is required for development of the second phase of the Chevron Buffer Area landscape and circulation plan. It is recommended that notice to vacate be given at this time to allow work at the site to commence this spring. Typically a two month notice period is required for tenants to vacate. Finance and Planning and Building Department staff have been consulted and support the proposed demolition of the subject structure and Heritage Planning staff have assessed the dwelling and confirm that there is no heritage value associated with the building. For these reasons it is recommended that Commission request Council to authorize the sale for moving or salvage or demolition of the structures at 4392 Eton Street and that notice to vacate be given to the tenant.

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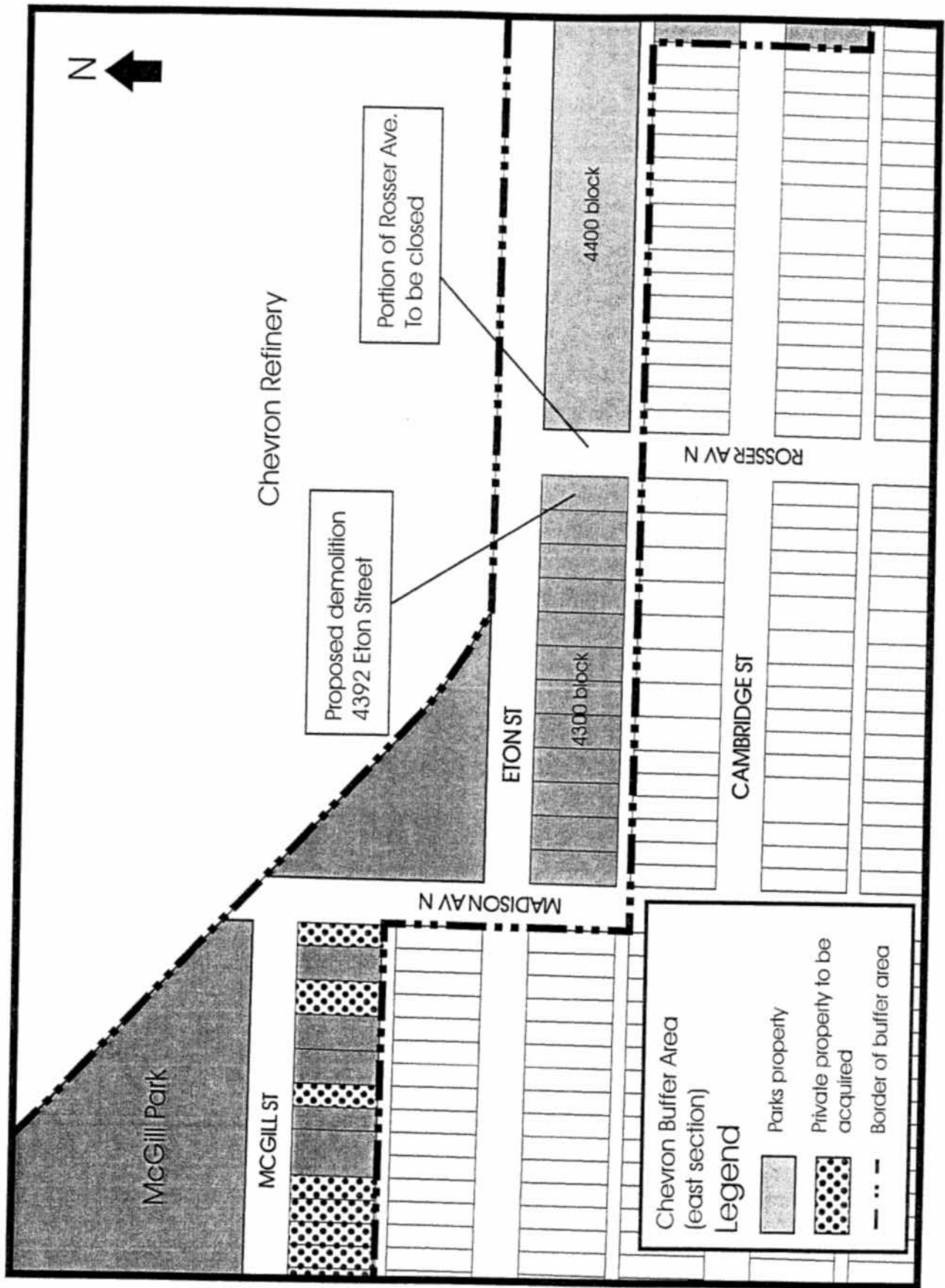
Attachments (2)

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cc: City Solicitor
Director Engineering
Director Finance
Director Planning & Building



Chevron Buffer Area: Landscape and Circulation Plan (east section)



Attachment #1

