

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER LANDS AND FACILITIES
SUBJECT: **AUTHORITY TO DEMOLISH 4635 CANADA WAY**
PURPOSE: To seek Council authority to demolish a former City rental dwelling at 4635 Canada Way that has reached the end of its economic life.

RECOMMENDATION

THAT Facilities Management staff be authorized to proceed with the demolition of 4635 Canada Way as outlined in the July 10, 2023 report titled “Authority to Demolish 4635 Canada Way” because the dwelling has reached the end of its economic life and repairs cannot be financially justified;

THAT staff be instructed to ensure that any contaminated soils that might exist beneath the dwelling be appropriately removed and disposed of following removal of the structure; and

THAT staff ensure that appropriate soil testing is done following removal of the building and that the cleaned site meets or exceeds Environment Canada standards.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the General Manager Lands and Facilities.

1.0 POLICY SECTION

In accordance with Burnaby Building Bylaw 2016 Facilities Management (or its authorized contractor) will be required to obtain a demolition permit for the removal of this dwelling and the demolition must be done in accordance with the Burnaby Construction and Demolition Waste Diversion Bylaw No. 14461.

The underground storage tank has previously been removed from the site. However Burnaby Soil Removal Regulation Bylaw 1961 Bylaw No. 4251 will govern the removal of any contaminated soil from the property and Burnaby Soil Deposit Bylaw 1971 (Bylaw 5974) will regulate the deposit of soil on the property if the deposit of new fill is required. The Provincial Environmental Management Act (SBC 2003) Chapter 53 Part 4 – Contaminated Site Remediation also governs the removal and deposition of soil. Following the removal of any contaminated soils, new testing will be required to confirm that the remaining soil meets or exceeds Environment Canada guidelines.

2.0 BACKGROUND

The subject property is located on the north side of Canada Way and is the third house east of Westminster Avenue. The lot is 6,930 square feet. It contains a three bedroom, wood frame and stucco house that was built in 1952. The main floor is approximately 1005 square feet and the mostly unfinished basement is approximately 977 square feet. The City also owns the two tenanted homes to the west and the two vacant lots located immediately east of this residence. See *Attachment #1* – Map showing the location of the property. *Attachment #2* – Air photo showing the location of the property.

The property was acquired by the City on September 30, 1999 for the development of a right hand turn lane from Canada Way onto Westminster Avenue as it was anticipated at the time there could be a future freeway crossing from Westminster Avenue. The acquisition was subject to the existing tenancy. The City did move the sidewalks northward by one meter and eliminated the tenants’ use of the driveway access/egress to Canada Way. The tenants moved out June 30, 2001.

At the time of acquisition there was an old above ground oil tank located on the east side of the house against the outside wall of the basement utility room. The above ground oil tank and old oil furnace were removed from the property in the fall of 2001 in preparation for a new tenancy. However, later that fall the basement flooded. In the process of working on the perimeter drainage the contractor intersected the fill pipe of an abandoned 3,050 litre (700 gallon) underground furnace oil tank. The tank was excavated and removed along with 15.8 tonnes of contaminated soils under Pacific Environmental technical supervision.

The Environmental report suggested that there could be a 10cm -15cm thick layer of contaminated soil below the basement floor slab. The City considered demolition at that time. However, the City’s Environmental Engineering Department concluded that as long as the basement floor and foundation were secure (or could be made secure) from cracks and holes there should be no health risks for the occupants and that any remaining contaminated soils would be removed when the house is eventually demolished. The City opted to retain the dwelling and recovered (through the rental revenue) the cost of the remediation and house renovations by 2011. The house was rented almost continuously from its acquisition until late summer 2020.

3.0 GENERAL INFORMATION

This dwelling has provided good shelter to three sets of tenants since the City’s acquisition of the property. However, the dwelling has now reached the end of its economic life and requires too many repairs (estimated at more than \$100,000) to bring it to the City’s current rental standard, The cost of repairs are not justified by forecast rental income.

4.0 COMMUNICATIONS AND COMMUNITY ENGAGEMENT

Not applicable

5.0 FINANCIAL CONSIDERATIONS

The funding source for the demolition is under Project Mask BAV.0005 and there is sufficient funding available to cover this project.

Respectfully submitted,

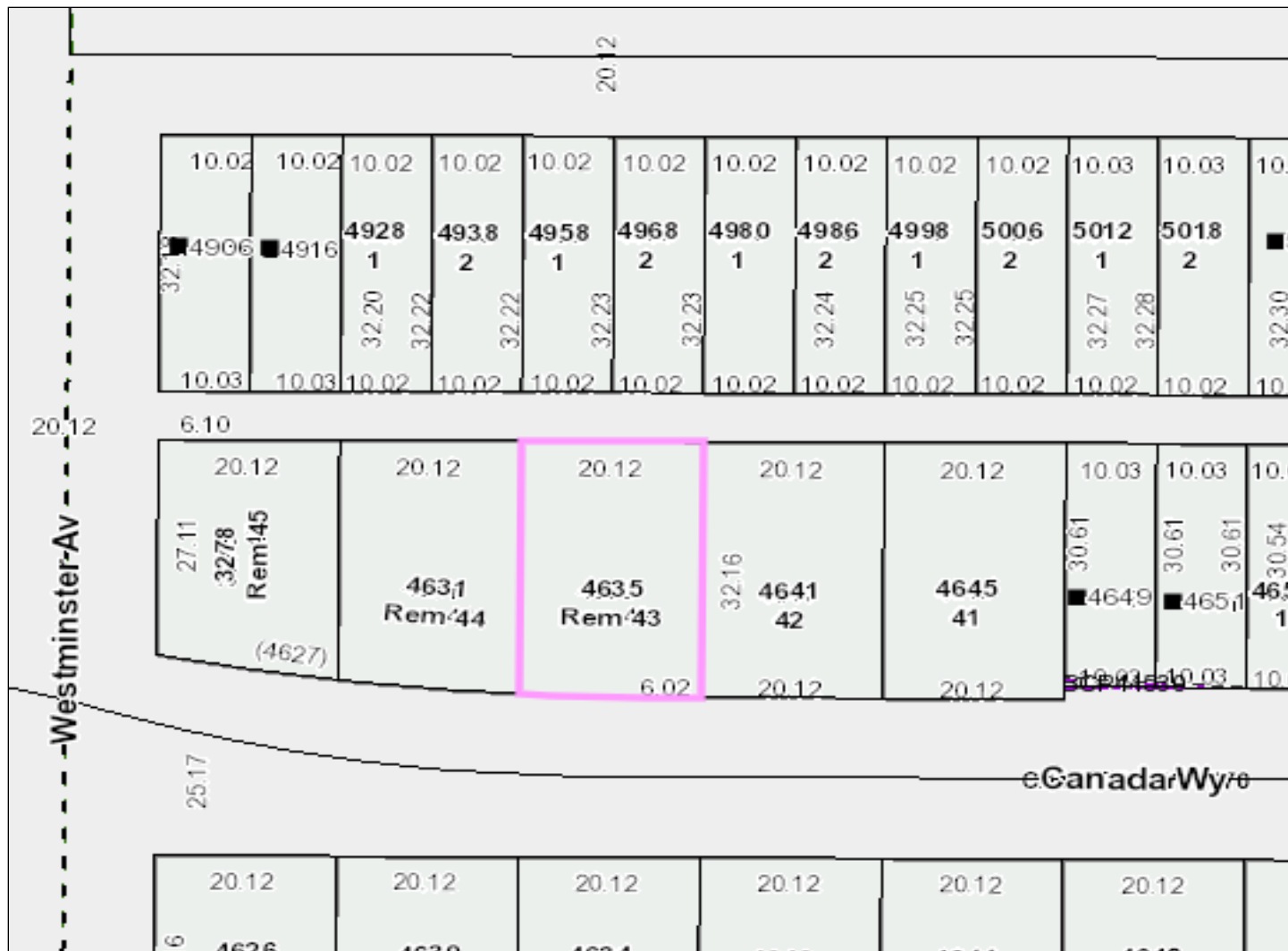
James Lota, P.Eng., MBA, MPA, General Manager Lands and Facilities

ATTACHMENTS

- Attachment 1 – Map showing the location of 4635 Canada Way
- Attachment 2 – Air photo showing the location of 4635 Canada Way

REPORT CONTRIBUTORS

This report was prepared by Shirley Brightman, Senior Real Property Administrator, Sarah Alexander, Director, Real Estate and Business Operations and Caroleen Fan, Clerk 3.



4635 Canada Way



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