

THE CORPORATION OF THE DISTRICT OF BURNABY

September 1, 1970.

MUNICIPAL MANAGER'S SPECIAL REPORT NO. 6, 1970.

His Worship, the Mayor,  
and Members of the Council

Gentlemen:

Re: Universal Life Foundation Buildings -  
Deer Lake Avenue.

The Corporation purchased the last remaining portion of the Universal Life Foundation holdings on Deer Lake Avenue on 13th April 1970, for the sum of \$120,000. This property consisted of 2.5  $\pm$  acres of land, two major buildings, and a carport.

Assessed values of the property for 1970 were:

	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Lot "B"	\$28,800	\$46,040	\$74,840
Lot "C"	<u>22,105</u>	<u>21,035</u>	<u>43,190</u>
	<u>50,905</u>	<u>67,125</u>	<u>118,030</u>

Possession of the property was taken on 1st June, 1970. The purchase price was charged to General Property Acquisition.

There are two structures on this property: the large old Mather house which was previously used as a school, and a smaller house which was used as a residence and office. This smaller house, referred to as the "green" house is in quite good repair and the only necessary work required to make immediate use of it is some roof repair. The estimated cost of this is \$1,700. The "Mather" house has been added to and changed internally very drastically, is much older, and is in need of considerable work to be done on it before it could be considered satisfactory for any public use.

The roof, heating system, and electrical wiring are the items of main concern. A relatively complete physical survey has been made of this building and the services of a consultant were commissioned with respect to the heating system. Resulting from this survey an estimated preliminary estimate was obtained of \$54,650 for necessary work - based on the "as is" structure and lay-out without allowing for any change in the lay-out of rooms in the building, and including the closing-off to any use of the top floor, and by not allowing any public use of the basement.

At its meeting of 3rd June, 1970, the Parks and Recreation Commission expressed the opinion that the buildings should be turned over to it for use as an annex to the James Cowan Memorial Hall. Various facets of the Fine Arts Programme could be conducted in the larger building without the need for any major renovation aside from painting and decorating. The acquisition of this building would relieve the necessity of further major renovations to the James Cowan Memorial Hall to provide classrooms which are necessary for the development of the Fine Arts Programme.

The Burnaby Library Board inspected the property and advised that it was not suitable for Library purposes.

During this time it was also known that at least one of the projects under consideration by the Burnaby Centennial '71 Committee involved the use of this property. The considerations of the Centennial '71 Committee resulted in an application to Council on 24th August, 1970, to have the entire property under discussion reserved for the use of the Centennial '71 Committee as a Permanent Commemorative Project until a more detailed report in connection with the matter is prepared by the Committee and submitted to Council. The Committee undertook to endeavour to have this report by 30th September, 1970.

Continued - -

This is a resume of the situation to this date with one exception. The Parks and Recreation Commission has needs of its own and is also trying to provide some accommodation for the Fine Arts programme of Douglas College on a temporary basis. Your Municipal Manager met on 27th August, 1970, with Messrs. Barrington and Stewart of the Burnaby Centennial '71 Committee and among many subjects the matter of the "green" house was discussed. As this particular building needs no internal repairs, Mr. Barrington and Mr. Stewart agreed that a temporary use of this building for several months would not in any way interfere with the work of the Committee; would assist the Parks and Recreation Commission in its problem; and would probably be better for the building itself than lying idle and vacant.

As a decision was required immediately, your Municipal Manager advised the Parks and Recreation Commission that it could plan to use the "green" house for a minimum period of six months.

In the firm belief that a good community use can be made of the "Mather" house and the "green" house for a sufficient number of years to come to justify the necessary repairs, your Municipal Manager would suggest that at this time Council consider the repairs to the roofs and drains of the two buildings to prevent any further deterioration of the buildings from these causes. The expenditures required are estimated to be:

"Green" house	- re-roof		\$1,700
"Mather" house	- roof	\$2,550	
	- gutters and		
	rain leaders	350	
	- storm drains	750	
	- contingency for		
	carpentering	350	<u>4,000</u>
	Total		<u>\$5,700</u>

*Concurred  
8/19/70.*

Respectfully submitted,



H. W. Balfour,  
MUNICIPAL MANAGER

HB:ep