

19. Re: Proposed Demolition of Municipal Property
 Lot 20, Block 25, D.L. 152, Plan 22831
6692 Lily Avenue (Brown-John)

Council on August 14, 1972, approved the acquisition of the subject property which is required for the expansion of Bonsor Park.

The Chief Building Inspector advises that the subject dwelling, which was constructed in 1915, has been recognized over the years as a legal-nonconforming building in that it contains three suites on property which is zoned Residential R5, which allows for single family dwellings, and two family dwellings when they comply with Burnaby Zoning By-law No. 4742, Section 6.11(b).

Moreover, this three-suite dwelling does not now conform to construction requirements of the present Building By-law.

The Municipality answered an inquiry in July, 1968, with the statement that "...the nonconforming aspects about this building may be continued, but no changes, structural or otherwise, may be made in the building without the nonconforming aspects being removed".

The Chief Building Inspector recommends that the Municipality not become owner and operator of a building which departs substantially from current by-laws. He believes that the risks of operating such a building, plus the economics of the building's operation, far outweigh reasons to retain the building for any length of time based on need for housing accommodation.

The Land Agent advises that should the Municipality consider renting the three suites, approximately \$1,500 may have to be spent for refrigerators and stoves. The previous owner exercised his right to remove the existing appliances when he vacated the premises on October 10, 1972.

Past experience with the rental of a dwelling in which more than one tenant is included shows that the Municipality is frequently called upon to arbitrate the final settlement of disputes, even though a Manager has been assigned to protect the interests of the Municipality. Such incidents of course contribute to overall administrative cost of the tenancy.

The rental per suite without appliances would be about \$95 per month less compensation to the Manager.

The Land Agent believes that the Municipality could be faced with substantial expenditures to maintain the existing income from the building, and together with the dwellings' short life and anticipated administrative problems, cannot recommend the continuance of the rental of suites.

The Parks and Recreation Commission offered the use of the dwelling to the South Burnaby Men's Club as a temporary facility for the storage of equipment and other purposes. The Club declined the offer, and the Commission at its meeting on November 15, 1972, concurred with its staff recommendation that the dwelling be demolished.

RECOMMENDATION:

THAT the subject dwelling be demolished.