

ITEM 1

MANAGER'S REPORT NO. 21

COUNCIL MEETING Mar. 19/73

1. Re: Proposed Demolition of Municipal Property
N½ of Block 1 and All of Block 1 "A" Lying to the
South of Canada Way, D.L. 80, Plan 792
4336 Percival Avenue and 4905 Canada Way (Flowerland Auto Court)
(Item 4, In-Camera Report No. 2, January 2, 1973)

The Municipality purchased the subject property (see attached sketch) in January, 1973, for the proposed construction of Percival Avenue. Seven buildings on the property are in very poor condition, as noted in the following report from the Chief Building Inspector:

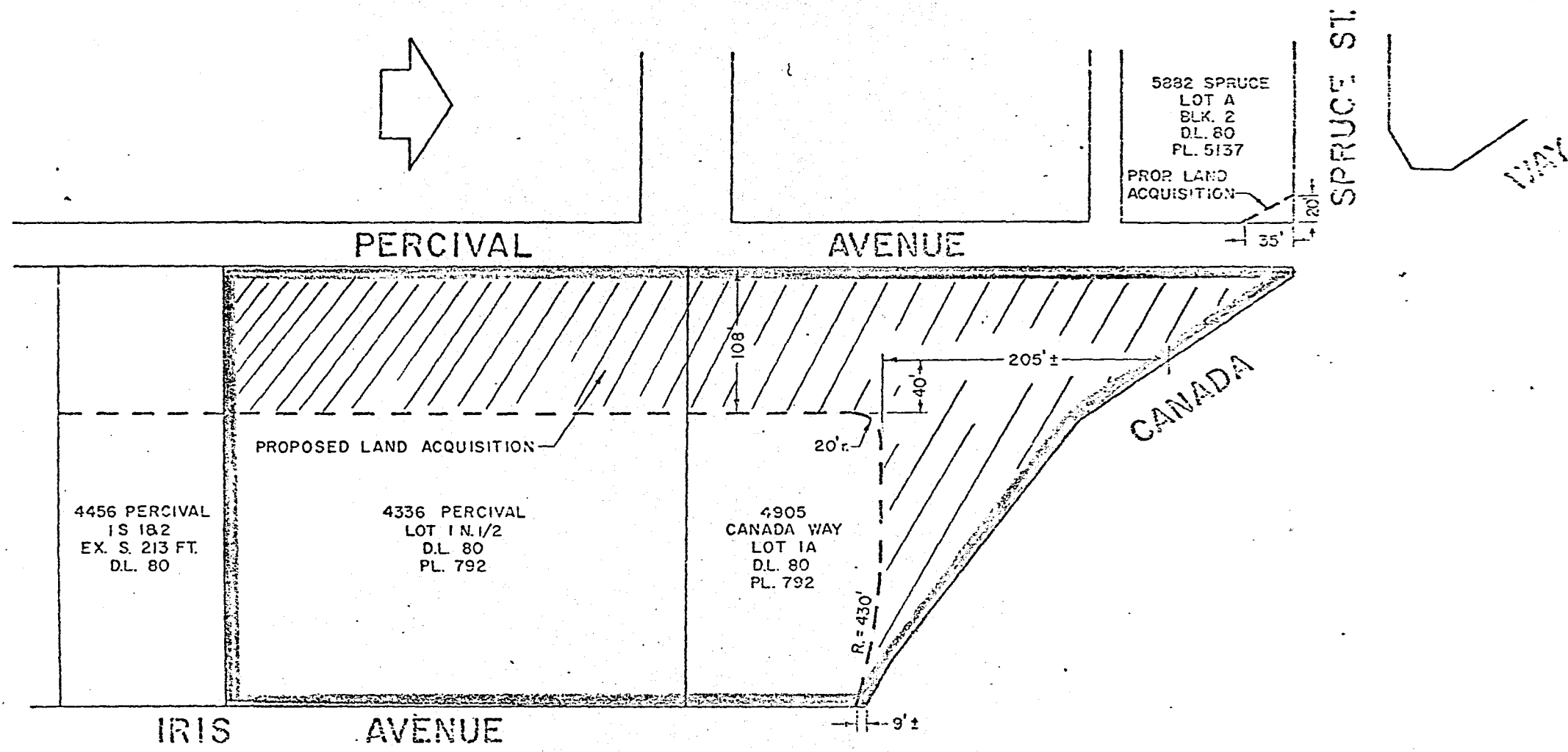
"We have inspected the row of buildings adjacent to Percival Street on the west side of the subject property.

The buildings are of minimal wood frame construction, with inadequate foundations. In almost all cases the buildings are badly abused and have been poorly maintained for many years. Dry rot and decay have set-in in almost all of the perimeter walls and in many places the buildings are supported on inadequate timbers and severe settlement has taken place.

There is little possibility of returning these buildings to the standard required by the present day Building Code, without the expenditure of a large sum of money, and we would recommend that these seven buildings be demolished at the earliest possible time."

Due to an oversight, the buildings were completely demolished without the approval of Council. The oversight was primarily due to staff's concern for the safety of young persons who were trespassing on the premises, and incidents of vandalism which had been reported to the R.C.M.P. In responding to these incidents, staff unfortunately overlooked the need to obtain Council approval before proceeding with demolition.

This is for the information of Council.



1. OWNER LOT 1A - HIRO HAMADA, 702 MOFFATT RD., RICHMOND B.C.
2. OWNER LOT 1 N. 1/2 - HIROSHI HAMADA, 702 MOFFATT RD., RICHMOND B.C.
3. ~~OWNER LOT 1A - HIRO HAMADA, 702 MOFFATT RD., RICHMOND B.C.~~
4. ~~OWNER LOT 1A - HIRO HAMADA, 702 MOFFATT RD., RICHMOND B.C.~~

PROP. LAND ACQUISITION
PERCIVAL & CANADA WAY
THROUGH LOTS 1A, N. 1/2 of 1A &
~~IS 182 EX. S. 213', D.L. 80, PL. 792~~

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CORPORATION OF THE DISTRICT OF SURNABY
ENGINEERING DEPARTMENT
DESIGN DIVISION

DESIGNED BY

DRAWN BY H. SMITH

CHECKED BY

APPROVED BY

SCALE

DATE OCT. 26, 1971

DRAW NO.

1000

REVISION