

ITEM 2

MANAGER'S REPORT NO. 27

COUNCIL MEETING April 8/74

Re: Proposed Demolition of Municipal Property - Bell Park Expansion  
Lot "C", Ex. Ref. Plan 15766, Block 6, D.L. 4, Plan 17481  
3497 Keswick Avenue

The subject property was purchased in December, 1973 as part of the Bell Park expansion project.

There is a 45 year old residence situated on the property which is in a rather run-down condition and which, at the present time, is occupied by 4 or 5 Simon Fraser University students. These students were renting the residence for \$75 a month at the time of purchase, and as they pleaded to be allowed to continue renting for \$75 a month, at least until the end of the present semester in April, we saw no reason to change the situation. However, the Land Agent is having trouble collecting the rent, which is now in arrears, and he feels that the tenancy should be terminated at the end of May.

Following is a report from the Building Department regarding the present condition of the dwelling:

"Building

The 800 square foot wood frame building contains three rooms and a bathroom on one floor, with a partial basement for laundry and storage use, with a 6 foot ceiling height. The remainder of the building has a concrete foundation and a 4 foot crawl space. The exterior finish is painted wood shingles and recently installed asphalt shingles roof in good condition. The building is heated with an oil-fired kitchen range which also partially heats the hot water for domestic use and by a free-standing metal fireplace in the living room. There is also an electric baseboard heater which is used as the weather dictates. The house is presently occupied by Simon Fraser University students.

1. The building is structurally sound except for a small kitchen porch which requires repair and a lean-to woodshed which is sliding into an encroaching ravine and should be removed.
2. The gutter and downpipes are in poor condition and should be replaced.
3. The floors through the living area are covered by worn-out linoleum and an improved floor covering should be installed.
4. The interior of the house has been neglected by recent tenants and requires painting throughout.
5. The above items could be corrected for approximately \$800.00.

Plumbing

1. The sink waste is run on the outside of the house using a combination of rubber hose and gutter down-pipe and requires correction.
2. The laundry tray in the basement is not vented and requires correction.
3. The upstairs wash basin wastes into the bathtub trap in an unapproved fashion and requires correction.
4. The septic tank is close to the edge of a ravine and it appears that the effluent of the tank is entering the adjacent creek without adequate filtering through the required drainage field. Municipal sewerage is not available to the building and the tank and drainage field should be located further away from the ravine.
5. In general the plumbing is in poor condition and requires attention.
6. Correction of the above items would cost approximately \$1,000.00.

Continued ...

Re: Proposed Demolition of Municipal Property Cont'd.

Electrical

1. The existing 2-wire, 30-amp. service attached to the exterior of the house is inadequate.
2. The wiring is generally old and inadequate.
3. Some wiring in the basement requires correction to Code standards.
4. An old electric emersion-type hot water tank, which is also connected to a coil in the oil-fired kitchen range, should be properly wired in or replaced with a new electric tank.
5. The B.C. Hydro service connection line, which is supported on insulators attached to a large cedar tree, is being abused by a heavy growth of alder trees and brush on the property. An approved private pole is required to correct this situation, along with a degree of brush removal and tree pruning.
6. Correction of the above items could cost in the order of \$500.00."

The preceding report shows that a total expenditure in the amount of approximately \$2,300 would be required to bring the residence up to a standard that is suitable for continued rental accommodation.

On April 3, 1974, the Parks and Recreation Commission received the preceding information and the following report from its Administrator:

"The present rental rate is \$75.00 per month. At this rate, it will take over 2½ years to recover the capital outlay for the renovation work. Recovery could be reduced to two years if the rental fee was slightly higher.

The Park house is located on the bank of Stoney Creek. Repairs call for structural changes because of the lean-to woodshed. It is sliding into the ravine. Also the septic tank and disposal field will have to be moved to a new location because it is too close to the adjacent Stoney Creek and a sanitary sewer is not available in this area for the building.

In the opinion of your (Parks and Recreation Department) staff, there are insufficient funds in the 1974 Budget to improve the house for rental purposes. Besides taking a long time to recover the Capital Funds, the work is unsalvageable in the future. If the house was demolished, the site could be used as a walkway link for the residents from Simon Fraser Hills development to Bell Park. It would also compliment the proposed development south of Simon Fraser Hills development because this property is situated directly east of the parcel scheduled for development."

The Commission adopted the recommendation that the subject house be demolished.

Notification to vacate the premises by May 31, 1974 is in the process of being served upon the tenants.

Pictures of the premises will be available for viewing by members of Council at the meeting on Monday night.

RECOMMENDATION:

THAT the dwelling at 3497 Keswick Avenue be demolished.