

Re: PROPOSED DEMOLITION OF PROPERTY - BONSOR PARK  
6779 JUBILEE AVENUE

ITEM	9
MANAGER'S REPORT NO.	44
COUNCIL MEETING	June 28/76

Following is a report from the Parks and Recreation Administrator regarding the proposed demolition of municipally owned property on Jubilee Avenue.

RECOMMENDATION:

1. THAT the Council authorize the demolition of the building at 6779 Jubilee Avenue with the costs being charged to the Park Land Acquisition account.

\* \* \* \*

TO: MUNICIPAL MANAGER JUNE 17, 1976  
FROM: PARKS AND RECREATION ADMINISTRATOR  
SUBJECT: 6779 JUBILEE AVENUE  
BONSOR PARK EXPANSION

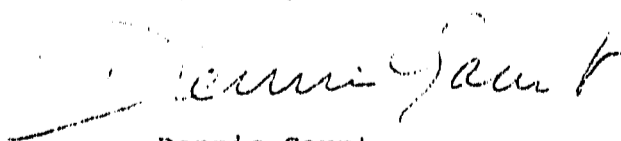
The Parks and Recreation Commission wishes to provide access to Bonsor Park from Jubilee Avenue. There is a lane between 6779 and 6763 Jubilee Avenue leading into 6692 Lily Avenue which is a park-land vacant lot (see attached sketch). The building at 6779 Jubilee Avenue contains one second storey apartment and a store on the main floor. At the present time, the building is unoccupied and requires extensive repairs to bring it to a reasonable condition for continued rental purposes. The attached letter from the Chief Building Inspector outlines these repairs.

The Curator at Heritage Village had expressed interest in the preservation of the building, but, as will be noted in the attached letter of May 26, 1976, they do not have any funds at this time to relocate the building and do not appear overly concerned about it.

The Commission, therefore, wishes to have the building demolished and thus create adequate public access to Bonsor Park from Jubilee Avenue.

RECOMMENDATION:

That Council authorize the demolition of the building at 6779 Jubilee Avenue with the costs being charged to the Park Land Acquisition account.

  
Dennis Gaunt  
ADMINISTRATOR

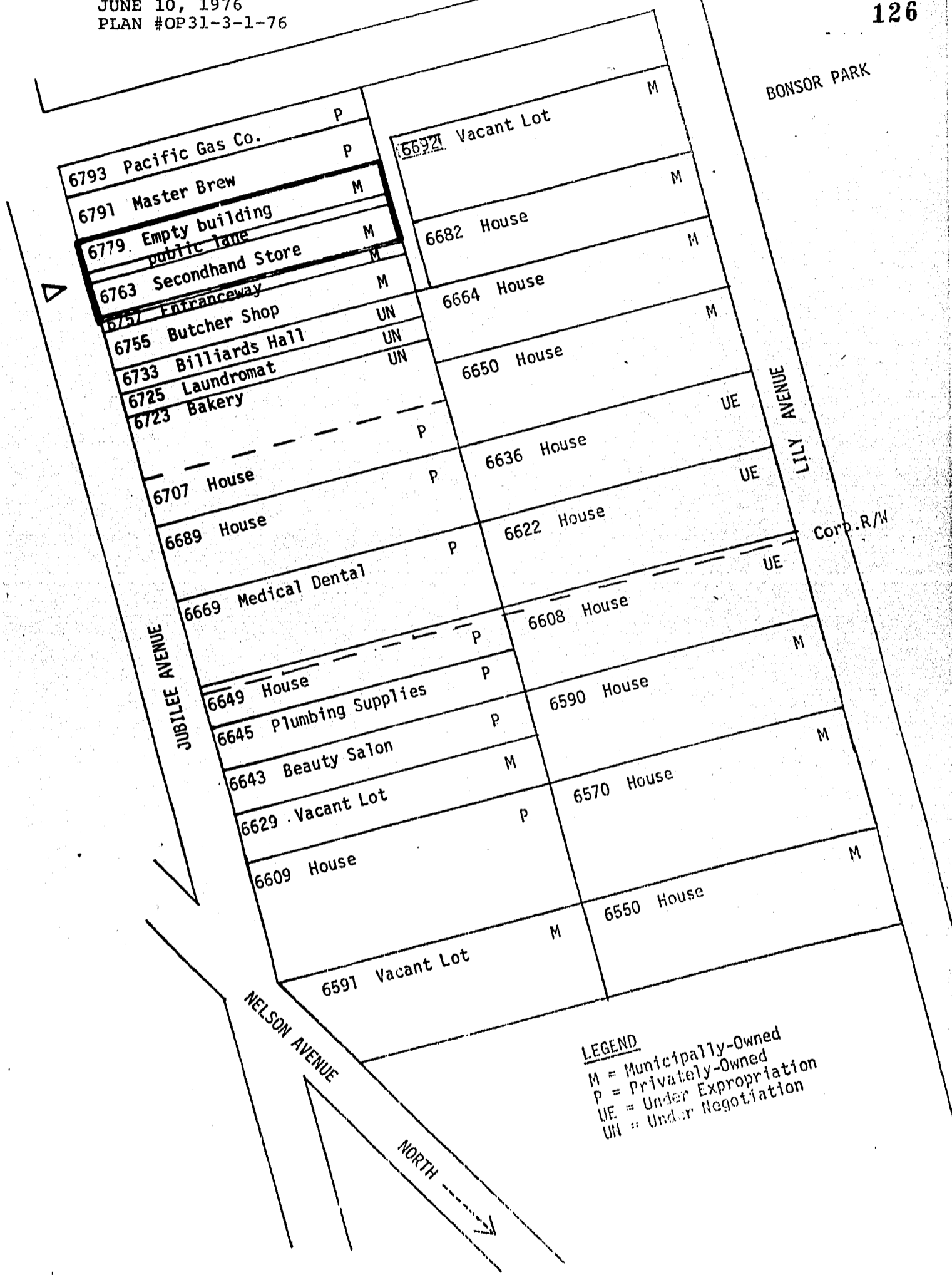
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attachments

PARKS AND RECREATION DEPARTMENT  
 BONSOR PARK LAND ACQUISITION  
 JUNE 10, 1976  
 PLAN #OP31-3-1-76

ITEM 9  
 MANAGER'S REPORT NO. 44  
 COUNCIL MEETING June 28/76

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**LEGEND**  
 M = Municipally-Owned  
 P = Privately-Owned  
 UE = Under Expropriation  
 UN = Under Negotiation



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COUNCIL MEETING June 28/76	

**THE CORPORATION OF THE DISTRICT OF BURNABY**

MUNICIPAL HALL  
4949 CANADA WAY  
BURNABY B.C., V5G 1M2  
TELEPHONE 299-7211

BUILDING DEPARTMENT

OP31-3

March 24, 1976.

Mr. Dennis Gaunt,  
PARKS & RECREATION ADMINISTRATOR.

Attention: Mr. W.H. Browne,  
ASSISTANT ADMINISTRATOR, OPERATIONS.

Subject: 6779 Jubilee Avenue; Parcel "A",  
Lot 25, D.L. 152, Plan 2000

RECEIVED IN  
PARKS  
RECREATION

W.H.B. WMA

Relative to your memo of March 3, 1976, a survey of the building located on the above-described property was undertaken by this department, and the comments of the various inspection divisions are listed hereunder for your information:

Building:

The two-storey, wood frame building is approximately 30' x 60' and consists of a vacant store area at the ground level, with an apartment on the second floor which is currently being rented for \$100 per month. Because of its location closely adjacent to a property line, it is impossible to bring the existing structure into compliance with current by-law requirements; however, on-going use of the non-conforming building is quite possible. Recommended repairs are as follows:

Exterior

- |   |              |
|---|--------------|
| - Remove moss and debris from roof, clean and repair. | \$ 500       |
| - Clean eaves trough and replace downpipes.           | 75           |
| - Repair two sets of exterior stairs.                 | 150          |
| - Repair siding and archway                           | 150          |
| - Install front door glass.                           | 50           |
| - Install catwalk and porch to fire escape.           | 250          |
| - Repair rear porch at second floor.                  | 200          |
| - Wash down and clean exterior and paint.             | <u>1,200</u> |
| Total:  | \$2,575      |

Interior - Ground Floor

- |  |           |
|--|-----------|
| - Remove old office partitions.                | \$ 50     |
| - Rebuild bathroom enclosure.                  | 400       |
| - Clean out debris and spray paint throughout. | 500       |
| - Install new lock on rear door.               | <u>50</u> |
| Total:   | \$1,000   |

Interior - Second Floor

Second floor acceptable as is.

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Electrical:Ground Floor & Second Floor

- Check all outlets, switches, fixtures and remove unused wiring. \$250

Plumbing and HeatingGround Floor

- Replace handbasin. \$ 50
- Repair water closet. 25
- Install counter and sink. 250
- Install two 150,000 BTU gas-fired ceiling-hung space heaters, and one gas-fired 30-gal. hot water storage tank. \$1,600

Total: \$1,925

Second Floor

- Replace bathtub. \$300
- Service gas furnace, water heater and kitchen range. 100

Total: \$400

Total: \$950

Contingency:Summary:

In order to bring the building to a reasonable state of repair for continued rental purposes, an expenditure of approximately \$7,100 is required. Many of the items listed could be deferred if continued use is only for a short period of time, in which case a minimum of approximately \$2,700 would be required.

Mr. J. Adams, Curator of Heritage Village, has expressed interest in the preservation of this building and its possible removal to Heritage Village as an example of a particular period of architecture.

*Frank R. Mehling*

Frank R. Mehling, P.Eng.,  
DEPUTY CHIEF BUILDING INSPECTOR.

FRM:lm

c.c. LANDS DEPARTMENT

J. Adams,  
HERITAGE VILLAGE.

# CENTURY PARK HERITAGE VILLAGE

4900 DEER LAKE AVE., BURNABY 2, B.C., PHONE 291-8525

VSG 3T6

C18-3

SEARCHED	INDEXED
SERIALIZED	FILED
MAY 27 1976	
PL	

May 26, 1976

Ms. Pegi Lynds  
Administrative Assistant  
Parks and Recreation Department  
Corporation of the District of Burnaby

Dear Ms. Lynds:

Following our telephone conversation last week I spoke to our Director, Tony Scott, about the preservation of 6779 Jubilee Avenue and its possible relocation at Heritage Village.

As I mentioned in a previous letter, Heritage Village has neither the funds to move the structure nor the land to put it on at this time. It seems unlikely that the situation will change in the near future, so if your department wished to demolish the building, we would not be in any position to save it.

The building at 6779 Jubilee Avenue is an interesting false-fronted one that would look appropriate at Heritage Village. It is, however, not an outstanding building and would probably have to be altered considerably in any event to make it suitable for relocation. For these reasons, therefore, I would hesitate encouraging you to retain the building solely to wait for the Village to raise the necessary funds and acquire the land needed to manage the structure.

On a relative scale, the house at 6664 Lily at this time would probably be more useful to the Village than the Jubilee Avenue store, so please let us know if and when this house is to be removed.

Finally, I would like to add that Heritage Village still desperately needs more storage and working space. We were originally interested in 6779 Jubilee Avenue to give us extra off-site space of this kind, but we were told the Planning Department felt such usage would contravene the existing zoning by-laws in effect in the area. If there is any possibility of our using the lower part of the building for storage, office, or workshop space, rather than just allowing it to remain vacant, please let me know.

Thank you very much for your interest in these matters.

Yours truly,

*John Adams*  
John Adams

cc. Mr. R.A. Scott, Director, Heritage Village