

ITEM 8  
MANAGER'S REPORT NO. 15  
COUNCIL MEETING Feb. 28/77

Re: DEMOLITION OF MUNICIPAL PROPERTY  
LOTS 8, 9, 10, BLOCK 7, D.L. 121, GROUP 1, PLAN 1054  
4228 ALBERT STREET

The subject properties are currently involved in a proposed land exchange (see Item 12, Report No. 71, November 8, 1976). Even if this exchange is not consummated, it is the opinion of staff that every effort should be made to proceed with the timely development of the properties. The dwelling, incidentally, has been vacant for approximately three months. It would therefore be appropriate for us to proceed with demolition at this time.

Following is a report from the Land Agent regarding the proposed demolition of a house and garage at 4228 Albert Street.

RECOMMENDATION:

1. THAT the house and garage at 4228 Albert Street be demolished.

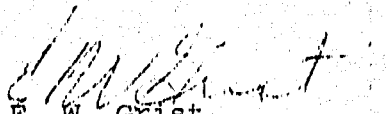
\* \* \* \* \*

TO: MUNICIPAL MANAGER January 31, 1977  
FROM: LANDS DEPARTMENT  
SUBJECT: MUNICIPAL HOUSE - 4228 ALBERT STREET  
LOTS 8, 9, 10, BLK. 7, D.L. 121, GRP. 1, PL. 1054

The Municipality purchased the subject property July 3, 1975, for the proposed Hastings Street Community Plan Area.

There is a 45 year old residence situated on this property which is in rather a bad state of repair. The tenants, who were in the residence when we purchased same, have recently vacated. It is going to take approximately \$5,600.00 to bring this residence up to Municipal by-law standards for purposes of re-renting (copy of Building Department's report attached). However, we doubt if this amount of money would be justified when the property itself would have a return of only \$250.00 per month rental.

We would therefore request Council approval to have this residence demolished at the earliest moment.

  
E. W. Grist  
Land Agent

RPA/jce  
Encl.

cc: Chief Building Inspector  
Director of Planning

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## THE CORPORATION OF THE DISTRICT OF BURNABY

BUILDING DEPARTMENT

MUNICIPAL HALL  
4949 CANADA WAY  
BURNABY B.C. V5G 1M2

**RECEIVED**  
FEB 18 1977

MUNICIPAL MANAGER'S  
OFFICE

February 16, 1977.

Mr. M.J. Shelley,  
MUNICIPAL MANAGER.

Attention: Mr. J.G. Plesha,  
ADMINISTRATIVE ASSISTANT.

Subject: 4228 Albert Street - Municipal House  
Lots 8, 9, 10, Block 7, D.L. 121,  
Group 1, Plan 1054

You requested recently an updated report on the above premises from the report we filed July 29, 1975. After acquisition of the property by the Corporation, the dwelling continued to be tenanted up until November 1976. After the dwelling was vacated in November '76, some clean-up and repair work was commenced in preparation for upgrading the dwelling to meet municipal by-law requirements for its continued rental use. The work commenced included fumigating, cleaning, patching walls and ceiling and undercoating in preparation for decoration, removal of an old water closet and bathroom basin, cleaning and servicing of the furnace. Cost of that work amounted to \$652,83. All work was suspended about the end of the year when it was learned that a land exchange might come about and an improvement to the building might be wasted.

Work remaining to be undertaken is listed hereunder, together with estimated cost thereof:

Bathroom:	Paint; install toilet and basin; tile floor.
Kitchen:	Paint; install sink and taps; tile floor.
Living Room:	Two bedrooms have been undercoated; need finishing coat.
Basement:	Repair sewer pipe; remove old sink and toilet.

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4228 Albert

February 16, 1977.

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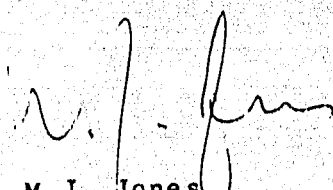
**Exterior:** Replace broken glass; repair back porch; install new gutters and down-pipe; paint exterior (not a priority).

**Wiring:** Upgrade to Code.

**Approximate Cost Per Trade:**

<b>Carpentry:</b>	2 wks. for 2 men @ \$120.00 per day	\$2,400.00	
<b>Plumbing:</b>	2 days, 1 man @ \$120.00 per day	240.00	
<b>Electric:</b>	Revamp - approx.	1,000.00	
<b>Painting:</b>	Interior, 3 days, 1 man @ \$120.00	360.00	
<b>Painting:</b>	Exterior	1,500.00	
<b>Painting:</b>	Finish coat interior by tenant (material only)	100.00	\$5,600.00
	<b>Work previously undertaken:</b>		652.83
	<b>Total:</b>		<u>\$6,252.83</u>

MJJ:lm

  
M.J. Jones  
CHIEF BUILDING INSPECTOR.

