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| ITEM | SUPPLEMENTARY | 27 |
| MANAGER'S REPORT NO. | | 49 |
| COUNCIL MEETING | | 1979 07 16 |

Re: DEMOLITION OF BUILDINGS
 LEASE OF BLOCKS 4,5,6 AND 7, D.L. 212, GRP. 1, NWD, PLAN 3080
 (BESTWOOD INDUSTRIES LIMITED)
 (Item 2, Report No. 36, 1979 May 07)
 (Item 25, Supplementary Report No. 49, 1979 July 16)
 (Item 26, Supplementary Report No. 49, 1979 July 16)

Appearing elsewhere on Manager's Report No. 49 is Item #25, Supplementary, from the Parks and Recreation Administrator addressed to the Municipal Manager regarding the demolition of Bestwood Industries Limited buildings. This report item should be considered with that report item.

RECOMMENDATIONS:

1. THAT this report item be tabled for the July 30 meeting of the Municipal Council; and
2. THAT a copy of this report item be forwarded to the Parks and Recreation Commission.

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M.J. Shelley,
 MUNICIPAL MANAGER

1979 July 16

Subject: Bestwood Shingles, Barnet Highway

1. We are not able to place a figure on demolition cost of the kiln building on the above site in the time available since noon Friday, 1979 July 13.

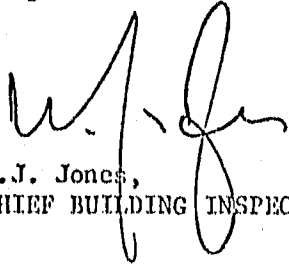
The building is roughly 66' x 94' with 20' high concrete block sidewalls supporting a flat concrete slab roof. The roof slab is supported on 4" deep steel sections at approximately 20" o/c centres.

The floor of the building is over an open pit some 7' deep, which contains finned steam heating pipes. The floor consists of 4" x 8" I beams at 6' centres carrying heavy steel rails for the movement in and out of the shingle conveyors. The I beams are set into the top of a heavy reinforced concrete foundation. Beside each set of rails on one side is a planked walkway. Between the sets of rails are vertical steel members carrying a series of heating pipes. The building is subdivided longitudinally by a centre bearing foundation carrying a centre masonry wall.

It is our opinion that the demolition of the masonry and concrete components of this structure can not commence until the steel elements, the rails, the wood decking and the heating pipes have been removed. Thereafter, the building could be collapsed, probably by crane and clam-shell bucket loading the debris directly to trucks for removal from the site.

2. As the building stands at the moment, it will not meet current earthquake requirements of the National Building Code, and we would place no value on its retention for any Municipal use. If any interim use of the building were to be considered a full structural analysis would be necessary and strengthening/bracing of the structure as determined by analysis would have to be undertaken.

We would recommend that the lessee be required to remove the building as a condition of lease agreement.


 M.J. Jones,
 CHIEF BUILDING INSPECTOR

MJJ:vnp