

ITEM	2
MANAGER'S REPORT NO.	73
COUNCIL MEETING	1979 10 29

RE: PROPOSED DEMOLITION OF A MUNICIPAL HOUSE
LOT 16, BLOCK 7, D.L. 70, GROUP 1, PLAN 1775, N.W.D.
4569 CANADA WAY

Following is a report from the Municipal Solicitor regarding the proposed demolition of a property on Canada Way.

RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

* * * * *

TO: MANAGER October 24, 1979

FROM: SOLICITOR

SUBJECT: Demolition of Municipal House - 4569 Canada Way
Lot 16, Block 7, D.L. 70, Group 1, Plan 1775, N.W.D.

RECOMMENDATION

1. THAT the house situated at 4569 Canada Way, legal description as stated above, be demolished as soon as possible.

REPORT

The Corporation of the District of Burnaby purchased the subject property in June, 1973 under the Land Assembly for General Purposes - 1973 Project (see Manager's Report #36, Council Meeting May 7, 1973) in order to control development and to protect their Municipal holdings in the area and to provide the Municipal holdings with improved access and exposure to Canada Way.

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TO: MANAGER
(re: 4569 Canada Way)

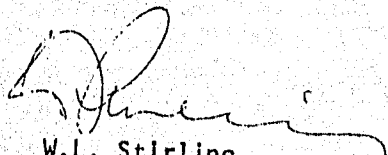
The residence on this property is a small, one bedroom home with a very small kitchen and minimal cupboard space, a very small bathroom and a medium sized living room. The residence was never in the best of condition and at the time of purchase, the tenant was allowed to stay rent free for a three month period after which they moved out to other accommodation and we have had a continuing problem to obtain tenants and keep them in the residence for numerous reasons, not the least of which is:

1. The walls have no insulation with the result that the heating bills are enormous.
2. The traffic noise on Canada Way is almost unbearable.
3. The smallness of the house and the house settling at the rear due to the boggy conditions of the land at the rear.

Our most recent tenant has now vacated the premises because of these conditions and other related problems. Mr. McKellar and Mr. Austin have inspected this residence and found that the interior is in dire need of new plasterboard on the walls and ceiling. The windows all need reframing, the bathroom fixtures need replacing and the walls replastered. The kitchen taps, sink and counter top around the sink should be replaced and the floors need new lino plus the fact that the former tenant informed us that they were having trouble with the electric fuses always blowing so there could be an electrical problem. However it is estimated that without any further problems it would cost in the area of \$1,500.00 to correct the faults inside the residence.

Before we spent this amount of money on this residence, we asked our Planning Department to advise us if they had any plans in the immediate future for development and sale of these properties. We have now received a reply dated October 15, 1979 (copy attached) which we feel is self explanatory and would lead us to believe that expenditure of \$1,500.00 could not be justified, particularly since the expected rent receivable for the next 12 months would be only \$2,160.00 at \$180.00 per month.

We therefore request Council approval to have the residence demolished as soon as possible. In the meantime, pending Council's decision, we have boarded up this residence for safety.


W.L. Stirling
MUNICIPAL SOLICITOR

RPA/mh
Attach:

cc: Municipal Treasurer
Director of Planning
Municipal Engineer
Chief Building Inspector.

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MUNICIPAL SOLICITOR

LEGAL & LANDS

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DIRECTOR OF PLANNING

PLANNING

R.C. #22
(D.L. 70)

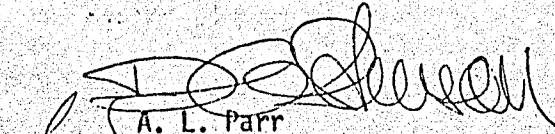
DISPOSITION OF MUNICIPAL HOUSES - CANADA WAY

Your memo of 1979 October 12 refers.

The Planning Department intends to submit a report for Council's consideration which will recommend the criteria for the proposed sale and development of the Municipal lands northeast of the intersection of Canada Way and Willingdon Avenue.

We do not, therefore, recommend that the Corporation expend any undue amount of money on the repair of the houses fronting on Canada Way.

PB "A"
PB/nb


A. L. Parr
DIRECTOR OF PLANNING