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MANAGER'S REPORT NO.	3
COUNCIL MEETING	1980 01 14

RE: PROPOSED DEMOLITION OF A MUNICIPAL HOUSE
 LOT 15, BLOCK 7, D.L. 70, PLAN 1775, N.W.D.
 4573 CANADA WAY

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

RECOMMENDATION:

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

* * * * *

January 8th, 1980.

TO: MUNICIPAL MANAGER
 FROM: MUNICIPAL SOLICITOR
 RE: DEMOLITION OF MUNICIPAL HOUSE - 4573 CANADA WAY
 Lot 15, Block 7, D.L. 70, Plan 1775, N.W.D.

RECOMMENDATION

1. THAT the house situated at 4573 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.

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 occupying tenant stayed on in the house (2 months) but subsequently 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.

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TO: MUNICIPAL MANAGER
(re: 4573 Canada Way)

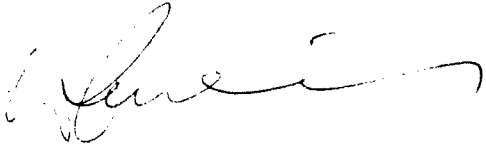
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Our most recent tenant has now vacated the premises because of these conditions and other related problems. Mr. McKellar and Mr. Austin have inspected this residence and found that the interior is in need of renovations. The windows all need reframing, bathroom fixtures need replacing and the walls replastering. The kitchen taps, sink and counter top around the sink should be replaced. The floors need new lino. There is also a problem with the electric switches which could lead to a bigger problem of rewiring. 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 will have this residence boarded up for safety.



W.L. Stirling
MUNICIPAL SOLICITOR

RPA/re
Attach:

cc: MUNICIPAL TREASURER
DIRECTOR OF PLANNING
MUNICIPAL ENGINEER
CHIEF BUILDING INSPECTOR.

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MUNICIPAL SOLICITOR

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DIRECTOR OF PLANNING

PLANNING

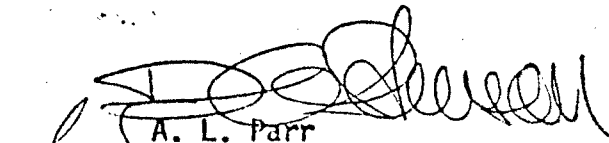
R.C. #2
(D.L. 70)

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.


A. L. Parr
DIRECTOR OF PLANNING

PB/nb

NOTE:

It is expected that the report referred to in this memo will be ready for referral to Council on or before the end of May, 1980.

