

ITEM	11
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1980 01 21

RE: PROPOSED DEMOLITION OF A MUNICIPAL HOUSE  
 LOT 7, BLOCK 2, D.L. 208, GROUP 1, PLAN 2501, N.W.D.  
 850 BURNWOOD AVENUE

Following is a report from the Municipal Solicitor regarding the proposed demolition of a municipally owned house on Burnwood Avenue.

A copy of a report which Council received on this property in September, 1979 is attached.

The assessed value of the property in 1979 was \$29,900.

RECOMMENDATION:

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

\* \* \* \* \*

January 15th, 1980.

TO: MUNICIPAL MANAGER

FROM: MUNICIPAL SOLICITOR

RE: DEMOLITION OF MUNICIPAL HOUSE - 850 BURNWOOD AVENUE,  
 Lot 7, Block 2, D.L. 208, Group 1, Plan 2501, N.W.D.

RECOMMENDATION

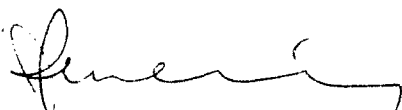
1. THAT the house situated at 850 Burnwood Avenue, legal description as stated above, be demolished as soon as possible.

REPORT

The above described property was the subject of land exchange submitted to Council for its Meeting of 1979-09-04, Item 1, Manager's Report #60, whereby Council approved recommendation that the above described property be traded for Municipally acquired house and land at 6792 Gilley Avenue, S½ Lot 14 of Blocks 22 to 28 of D.L. 92, Group 1, Plan 1242, N.W.D.

The above described property is an older full basement single family dwelling in exceedingly poor condition and is not serviced by Municipal water or sewer and draws its water from a well. The heating system is inadequate. The property lacks insulation and the cost of making repairs to this property would be uneconomical.

We therefore request Council approval to have the residence demolished as soon as possible.

  
 W.L. Stirling,  
 MUNICIPAL SOLICITOR.

FAE:re

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

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RE: EXCHANGE OF PROPERTIES  
 LOT 7, BLOCK 2, D.L. 208, GROUP 1, PLAN 2501, N.W.D.  
 850 BURNWOOD AVENUE (TAYLOR)

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Following is a report from the Municipal Solicitor regarding a proposed exchange of properties.

The proposed acquisition of the property on Burnwood Avenue will enable the municipality to round out its holdings in this area (as noted in the report, and as shown on the sketch, the Municipality is the principal owner of land in the area). It will, moreover, enable the municipality to secure land which will ultimately be required for the extension of the Burnwood Collector to the proposed Gaglardi/Hastings arterial.

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Attached is a Statement of Funds.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MANAGER August 29, 1979  
 FROM: SOLICITOR  
 SUBJECT: Offer to Sell or Trade - 850 Burnwood Avenue  
 Lot 7, Block 2, D.L. 208, Group 1, Plan 2501, N.W.D. (TAYLOR)

RECOMMENDATION

1. THAT the above described property known as 850 Burnwood Avenue be traded for the municipally acquired house and lot at 6792 Gilley Avenue, known and described as S½ Lot 14, Blocks 22 to 28 D.L. 92, Group 1, Plan 1242, N.W.D. Both properties shall bear a nominal value of \$47,000.00, acquisition cost of \$5.93 per sq. ft.

REPORT

On August 14, 1979 we received a letter from the owner of the subject property advising us of her intention to sell. The property is located on the west slope of Burnaby Mountain as illustrated on the attached sketch. It is not within the designated Burnaby Mountain Conservation Reserve but is within an area in which the Municipality is the principal land owner.

This property is currently developed with an older full basement single family dwelling in exceedingly poor condition. The owner wishes to improve the property by constructing a new home, however the property is not serviced by Municipal water and sewer, subsequently a new single family dwelling cannot be constructed. It should also be noted that the property is situated in the proposed Phillips Avenue extension to Hastings Street, Gaglardi Way connector which was adopted by Council on August 20, 1979 when considering the conceptual transportation plan for the Municipality.

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August 29, 1979

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TO: MANAGER  
(re: 850 Burnwood Avenue)

Appraised Value

The lot is 66' x 120' = 7,920 sq. ft. on the east side of Burnwood Street with a natural grade of approximately 15%, making the property a highly desirable view lot. Burnwood is paved to an interim standard. There is no water, storm or sanitary sewer.

Improvements were constructed by Miss Taylor's parents and comprise of approximately 650 sq. ft. on the main floor. Water is obtained from a well. Heating is by a Franklin fireplace and oil stove. The home can be considered as just habitable but could be improved.

The property value is basically in the land which if development were permitted, its unserviced value would be around \$35,000.00. As a Municipality, we have to recognize that due to our actions, this lot cannot be improved beyond its existing development and would subsequently frustrate any attempt by Miss Taylor to sell the property. Due to this problem, we have acquired a number of properties in this block. Our market analysis revealed that there are a number of older homes in similar condition being sold throughout Burnaby though generally the lots are 33' x 120'. These homes are selling between \$36,000.00 and \$50,000.00. Older homes on larger lots tend to range between \$42,000.00 and \$55,000.00. These homes are generally located in the older parts of Burnaby and subsequently the Taylor property is superior in location. It is therefore our opinion that Miss Taylor would be required to pay at least \$48,000.00 for an alternative home.

<u>1979 Assessed Value</u>	Land	\$26,150.00
	Improvements	3,750.00
	Total	\$29,900.00

Proposed Exchange

During our discussion with Miss Taylor, we mentioned our acquisition of 6792 Gilley Avenue. This acquisition was approved by Council at their meeting of August 13, 1979, Manager's Report No. 54, Item 4 (In-Camera) whereby the recommendation therein was adopted that 6792 Gilley Avenue be purchased for the sum of \$49,000.00 and that after dedication of the required truncation, the remaining house and lot be offered for sale by public tender with an upset price of \$47,000.00.

Miss Taylor has looked at this property and has offered to trade her property on Burnwood Avenue providing she can salvage some of the useable fittings.

Summary

We feel that on today's market, this property acquired by the Municipality is the closest compromise to the Burnwood property. Also, this trade would eliminate the cost of advertising and save staff time. Miss Taylor is also prepared to take over the property right away thus reducing the risk of vandalism. The value of the truncation to the Municipality at 6792 Gilley Avenue is around \$4.50 per sq. ft. for 600 sq. ft. + - or \$2,700.00 leaving our cost of acquisition at \$46,300.00.

P.P.   
W.L. Stirling  
MUNICIPAL SOLICITOR

FAE/mh  
Attach:

cc: Treasurer  
Director of Planning  
Municipal Engineer

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THE CORPORATION OF THE DISTRICT OF BURNABY

STATEMENT OF FUNDS AVAILABLE

AS AT AUGUST 19, 1979

Tax Sale Moneys Fund		\$ 7,738,282
Agreements receivable		1,199,151
		<hr/>
		8,937,483
Deduct:		
Land assembly and development costs	\$ 499,452	
Work order commitments	48,600	
Boundary Road financing	<u>2,201,000</u>	
		<hr/>
		2,749,052
Recommended purchase -		6,188,381
850 Burnwood Avenue		47,000
		<hr/>
		6,141,381
Estimated value of lands authorized for		
negotiation to purchase this date		2,008,341
		<hr/>
Uncommitted funds		\$ 4,133,040
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NOTE: The recommended purchase is not included as part of the land assembly and development program in the 1979-1984 C.I.P.

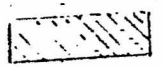
Aug. 29/79  
FAE/mh

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cul-de-sac located  
subject to change

SUBJECT



MUNICIPAL LAND

