

ITEM	6
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

RE: DEMOLITION OF MUNICIPAL HOUSE
 LOT 14, W $\frac{1}{2}$ & E $\frac{1}{2}$ OF BLOCK 7, D.L. 70, GROUP 1,
 PLAN 1397, N.W.D.
 4535 CANADA WAY

Following is a report from the Municipal Solicitor regarding the above subject.

RECOMMENDATION:

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

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TO: MANAGER 1981 May 27
 FROM: SOLICITOR
 SUBJECT: Demolition of Municipal House - 4535 Canada Way
 Lot 14, W $\frac{1}{2}$ & E $\frac{1}{2}$ of Block 7, D.L. 70, Group 1,
 Plan 1397, N.W.D.

RECOMMENDATION

1. THAT the house situated at 4535 Canada Way, legal description as stated above, be demolished as soon as possible.

TO: MANAGER
(re: Demolition-4535 Canada Way)

1981 May 27

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R E P O R T

The Corporation of the District of Burnaby purchased the subject residence in May, 1973 under the Land Assembly for General Purposes - 1973 Project in order to control development and to protect the 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 small kitchen and minimal cupboard space, a small bathroom and a medium sized living room.

At the time of purchase, it was agreed that the owners, Mr. and Mrs. Bergin who were old age pensioners, would stay on in the house as tenants for the monthly rental of \$75.00. About two years ago Mrs. Bergin passed away and although Mr. Bergin was an invalid, it was decided that he would stay on in the house and be taken care of by his Executor and by home care arranged by his Executor.

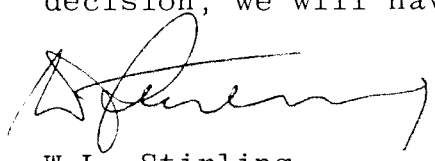
Mr. Bergin has now been placed in the Dania Rest Home and the residence is vacant. Even although the residence is in reasonably good condition, if we are to re-rent to other tenants there are some problems which will require attention, not the least of which are:

1. the walls have no insulation with the result that the heating bills are enormous;
2. the kitchen will require additional cupboard space and new floors;
3. there is a distinct possibility that a new hot water tank and new furnace will be required;
4. the back porch needs to be completely rebuilt due to rot;
5. a complete painting of the inside of the house is required.

The cost of these expenses is estimated at approximately \$1,500.

Before we spend this amount of money on this residence, we enquired of our Planning department if they had any plans in the immediate future for development and sale of these properties. We have now received a verbal reply from Mr. Bloxham who advises that these premises will be required in the immediate future for the proposed development of the business park at the north-east corner of Canada Way and Willingdon Avenue. In light of these facts we do not believe that the expenditure of \$1,500.00 could be justified particularly since the expected rent receivable for the next twelve (12) months would be only \$1,080.00 at \$90.00 per month.

We therefore request Council's 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/mcb
Attach:

cc: Director of Planning
Municipal Treasurer
Chief Building Inspector