

ITEM 7
MANAGER'S REPORT NO. 46
COUNCIL MEETING 1982 08 23

RE: DEMOLITION OF MUNICIPAL BUILDING
PARCEL "A", EXPLANATORY PLAN 13684, NORTH HALF OF LOT 26,
D.L. 126, GROUP 1, PLAN 3474
1252 SPRINGER AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

August 10, 1982

TO: MUNICIPAL MANAGER
FROM: SOLICITOR
RE: DEMOLITION OF MUNICIPAL BUILDING
(1252 SPRINGER AVENUE)
PARCEL "A" (EXPLANATORY PLAN 13684), NORTH HALF
OF LOT 26, DISTRICT LOT 126, GROUP 1, PLAN 3473

RECOMMENDATION:

THAT tenants be given four (4) months' notice to vacate and the building demolished as soon as the residence is vacant.

R E P O R T

The subject property was purchased in 1964. At the time of purchase the house on the property was not in the best condition however it was rented. We have continued to rent same over the ensuing years.

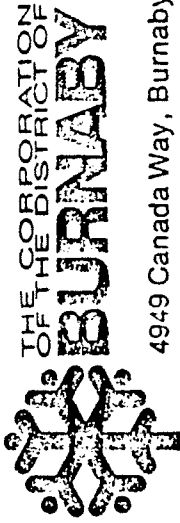
The condition of this residence has now reached the stage where extensive repairs are required. On our request the Municipal Building Department conducted a full survey (copy attached) which confirmed our suspicions that the life expectancy of this residence is very short unless repairs, estimated to cost approximately \$5900, are undertaken.

The property on which this residence is located was dedicated as part of the Nation Way roadway which now forms the right-of-way for part of the approved park-trail network (copy attached).

This building encroaches on the right-of-way because it was not demolished at the time of dedication. This fact, along with the Building Department's report on the condition of this residence, leaves us no alternative but to request Council approval for notice to be served on the tenant and the house demolished as soon as it becomes vacant. We will endeavour to find the tenants other accommodation in order that they will not be inconvenienced.

R.P. Austin/gmc
Attach.
cc: Director Planning and Building Inspection
Chief Building Inspector
Director Engineering


W. L. Stirling
MUNICIPAL SOLICITOR



4949 Canada Way, Burnaby, B.C. V5G 1M2
Building Department

Telephone (604)
294-7137

1982 July 14

W.L. Stirling
Municipal Solicitor
c/o Legal and Lands

Subject: 1252 Springer Avenue, Burnaby, B.C.

Relative to a request from Fred Forder, Maintenance Division of the Engineering Department, a survey of the above described property for continuing rental use was undertaken by this Department and the comments of the various inspection divisions are listed hereunder for your information:

ELECTRICAL:

1. All worn out receptacles and switches should be replaced.
2. A receptacle is required for the refrigerator and another one for the freezer.
3. All extension cords are to be removed and additional outlets provided for the bedrooms.
4. All unused wiring is to be removed or terminated in boxes.
5. Wiring to be provided for the dryer.
6. General lighting to be provided for the basement.
7. The range cable to be properly installed.
8. A split-type receptacle is to be provided for the kitchen counter.
9. A new service incorporating a main switch is to be provided.

PLUMBING & GAS:

1. The double laundry tubs in the basement has rusted through and should be replaced.
2. The galvanized waste arms and drain lines for the various plumbing fixtures are in poor condition and should be replaced.

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3. The water piping is a combination of galvanized and copper piping and replacement of the galvanized pipe is recommended.
 4. The enamel on the bathtub is in poor condition and should be refinished.
 5. The exposed "B" vent above the roof has rusted and should be replaced.
- The Plumbing & Gas Inspector has no objections to demolishing the house, provided the water and sewer lines are properly capped off.

BUILDING:

The general state of the dwelling is good, with only two areas in need of immediate repair.

1. The old asphalt shingles should be removed and replaced with new shingles. New gutters are required.
2. The rear lean-to porch is rotten and should be removed and new stairs constructed.

JS:jss

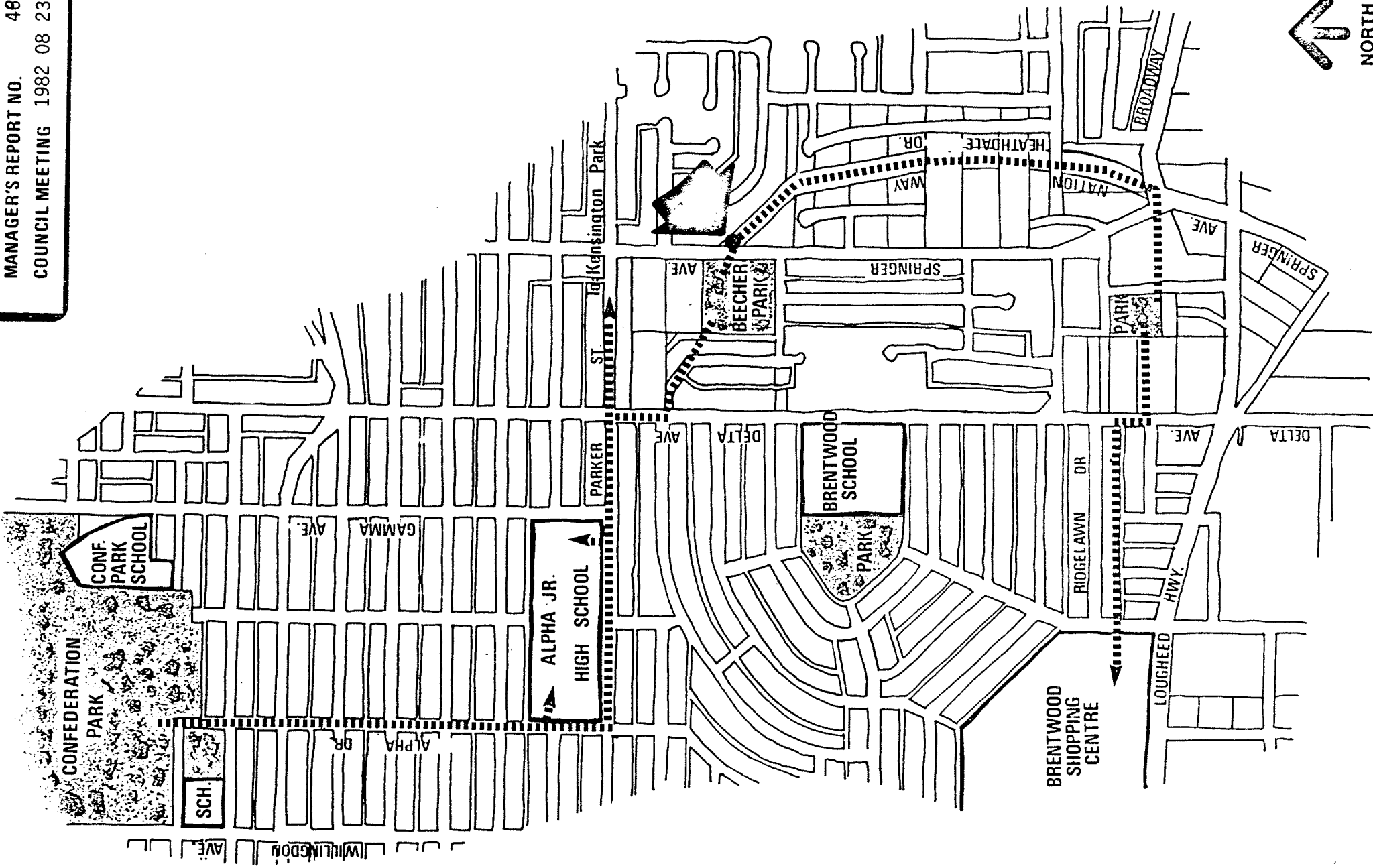
Frank R. Mehling

Frank R. Mehling
DEPUTY CHIEF BUILDING INSPECTOR

c.c. F. Forder - Maintenance Division,
Engineering Department

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LEGEND
 Pedestrian

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