

ITEM 2  
MANAGER'S REPORT NO. 3  
COUNCIL MEETING 1983 01 10

RE: PROPOSED DEMOLITION

LOT 7, BLOCK 2 OF BLOCK 16, D.L. 79, GROUP 1, PLAN 2151  
4437 GRACE AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

January 4, 1983

TO: MUNICIPAL MANAGER  
FROM: SOLICITOR  
RE: 4437 GRACE AVENUE  
Lot 7, Block 2 of Block 16, D.L. 79, Group 1, Plan 2151  
CENTRAL BURNABY LAND ASSEMBLY RESOLUTION OF JUNE 23, 1969  
(see Manager's Report No. 46, Council Meeting July 12, 1971)

RECOMMENDATION:

1. THAT the house and garage at 4437 Grace Avenue be demolished immediately.

R E P O R T

The subject property was purchased by the Corporation in July 1971 for the sum of \$12,000. The property size is 66 x 122.7 (8,098 sq. ft. being rectangular in shape). Situated on this lot there is a very small house on a cement slab. This house consists of a small 9 x 9 bedroom, a small 10 x 10 kitchen eating area, a livingroom 9 x 21 and a very tiny 4 x 8 bathroom. The whole area consists of no more than 400 sq. ft. This residence was not in the best condition when purchased but has been rented since 1971 at a rental of \$70 up to the present rental of \$112 per month.

Over the last two years the tenant had complained of numerous problems not the least of which are as follows:

1. Plumbing (poor pressure).
2. Electrical (fuses blowing at all times).
3. The area around the house flooding continually, due to lack of drain tiles and boggy grounds.
4. High heating cost due to lack of insulation (approximately \$135 per month).


A recent inspection of this property proved that the house was indeed old and damp due to the only heat being an oil stove which was also used for cooking as well as heating the whole house including the bedroom which has a great amount of mildew on every wall.

The tenant has now given notice and vacated these premises due to the aforementioned problems. We have inspected this building but in order to cut down costs we did not have the Building Department do a full inspection but the problems associated with same are quite noticeable. The repairs needed are as follows:

1. New roof within one year.
2. New gutters and downspouts.
3. New hot water tank.
4. Probable complete re-plumbing.
5. A complete new heating system to heat the house.

It is estimated that the cost of these repairs would be approximately \$5,000. However, due to the small size of this home it could only be rented to a single person or a young couple without much furniture for minimal rent. Therefore, we feel it would be uneconomical to spend money on this residence at this time of restraint, particularly since it would take an estimated seven (7) years to recover these costs on an increased rental figure of \$170 per month.

In view of the fact that the tenant has moved of her own accord and no one is being inconvenienced, this is the time to demolish this residence and clean up the property. We, therefore, request council approval for the demolition of this property and the site cleared immediately.



W. L. Stirling  
MUNICIPAL SOLICITOR

RPA:gmc

cc: Director Planning and Building Inspection

Note:

Pictures of the property will be available for viewing at the 1983 January 10 Council Meeting.