

Re: 4719 LOUGHEED HIGHWAY
LOT 6, BLOCK 74, D.L. 122/123/124, GROUP 1, PLAN 1543

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Finance be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1983 December 06

FROM: DIRECTOR FINANCE

RE: 4719 LOUGHEED HIGHWAY
LOT 6, BLOCK 74, D.L. 122/123/124, GROUP 1, PLAN 1543

RECOMMENDATION

1. THAT the residence and all outbuildings at 4719 Lougheed Highway be demolished immediately.

REPORT

In 1979 February the Corporation purchased Lots 3, 4 and 6, Block 74, D.L. 122/123/124, Group 1, Plan 1543, N.W.D. (see sketch #1 attached), for road rights-of-way and/or parkland/buffer area. The status of this proposed use is unchanged at the present time. The properties lie within Community Plan Area D Brentwood, (see sketch #2 attached), and are in an area of other municipal land holdings.

Lots 3 and 4 are vacant properties. Situated on Lot 6 (4719 Lougheed Highway) is a 58 year old two-storey, single family dwelling, of approximately 1,400 square feet consisting of a living room, dining room, kitchen, three bedrooms, one bathroom, and a full unfinished basement. The second floor consists of one finished room and one unfinished room, along with open attic areas, all of which are uninsulated.

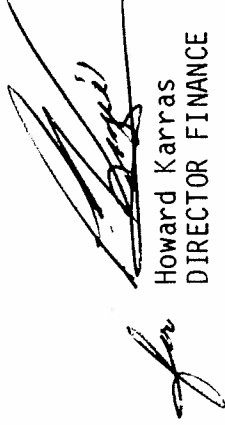
This house has been rented since the purchase date for the sum of \$280 per month, up to the present rental of \$338 per month. Over the years there have been many complaints from the tenants regarding the condition of this house. The latest tenant has now vacated the premises and the house is now vacant.

The Chief Building Inspector has reported on the condition of the building to determine if it should continue to be used as a rental property. As can be seen from his report, and from a report from the Engineering maintenance division, copies attached, there are serious structural and safety defects with this building which would require an estimated \$10,000 to restore it to acceptable standards for habitable accommodation. There is no sanitary sewer available to this residence. It is serviced with a septic tank system which has caused many problems over the years as a result of continuous washouts due to ground and surface water runoff from hillside property immediately north and above the residence. Additionally the property has no vehicular access from Loughheed Highway, or from the rear of Lot 6, forcing a tenant to park on adjacent municipal property (Lot 4) and walk across private property (Lot 5) to reach this residence.

To recover the estimated \$10,000 cost of repairs would require a minimum rental increase of \$125 per month for 7 years. This would require a minimum rental rate of \$465 a month, and it is doubtful that we could get that in the current market. This does not take into account operating costs of maintaining the septic tank system, nor the problem of no direct access to the property.

The age of the building and its limited rental potential due to location and no direct access does not warrant the expenditure of the estimated \$10,000 to bring it to an acceptable standard for habitable housing.

It is recommended that the residence and all outbuildings at 4719 Loughheed Highway be demolished immediately.



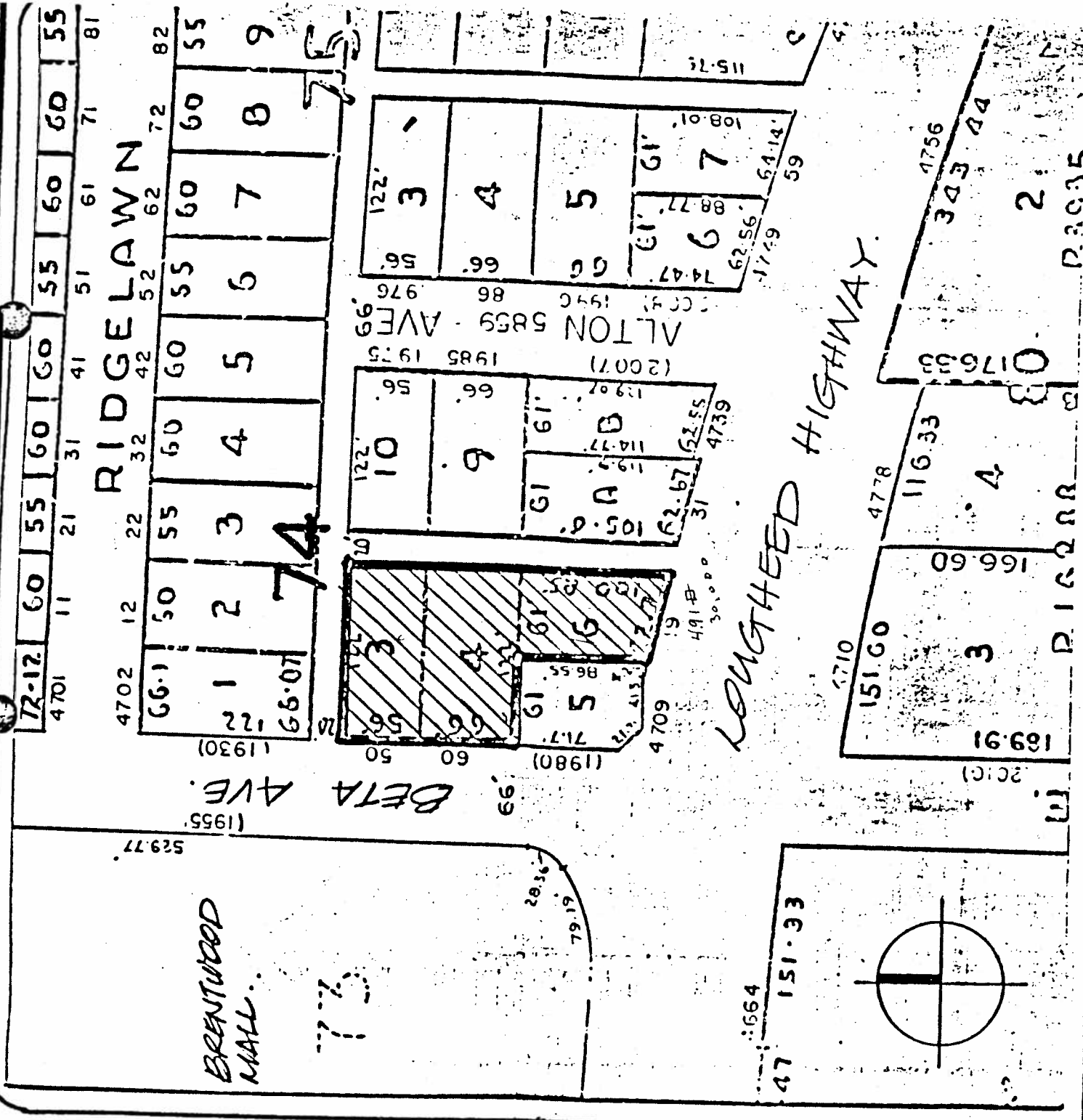
Howard Karras
DIRECTOR FINANCE

Attach.

cc: Director Planning & Building Inspection
Director Engineering
Chief Building Inspector

ITEM 7
 MANAGER'S REPORT NO. 74
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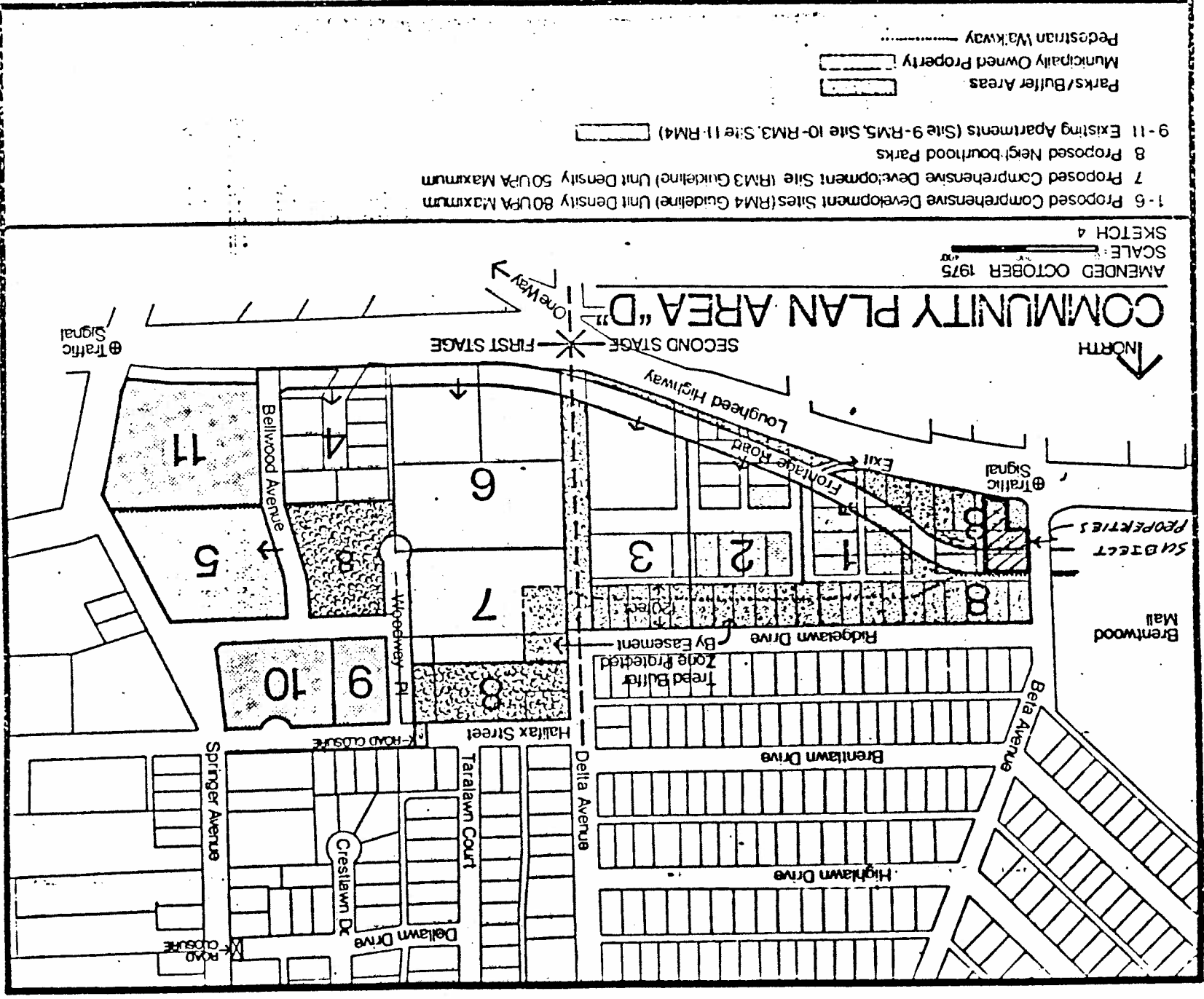
IN CAMERA
 MANAGER'S REPORT NO. 11
 COUNCIL MEETING Feb. 16/76



ITEM 7
 MANAGER'S REPORT NO. 74
 COUNCIL MEETING 1983 12 12

~~ITEM 1 IN CAMERA
 MANAGER'S REPORT NO. 11
 COUNCIL MEETING Feb. 16/76~~

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SKETCH #2



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

LEGAL DEPT.

Telephone (604) 294-7137

LEGAL & LANDS DEPARTMENT

Attention: P.W. Flieger
MUNICIPAL SOLICITOR

Subject: 4719 Loughheed Highway, Burnaby
Lot 6, Blk. 74, DL 122/23/24, Plan 1543

Relative to a request from the Maintenance Division of the Engineering Department, a survey of the above-noted property was undertaken by this department, and the comments of the various inspection divisions are listed for your information:

Building:

- (1) The exterior of the building is in a poor state and needs to be painted.
- (2) Repair of the soffits and fascias is necessary.
- (3) The front porch and stairs will require replacement or major repair within a short time.
- (4) The interior of the building is in need of a general cleanup, with a complete repainting of walls and ceilings, and floor refinishing.
- (5) The building has no insulation.
- (6) The attic area requires a complete cleanup and some repair work to the floor, walls, and ceiling.
- (7) Guards and handrails are required on all stairs.
- (8) The 2" x 4" roof rafters will require additional support.
- (9) The installation of smoke detectors is recommended.

Note:

The interior of the building has settled, as evidenced by a noticeable sag in the attic and main floors. Four support posts in the basement appear to be the cause of the problem.

Plumbing:

For further rental of the premises, the following items require attention:

- (1) The kitchen sink and washbasin waste arms should be installed independently back to the main plumbing stack.
- (2) The sink deck-type faucet should be repaired or replaced.
- (3) Leaks on the waste piping under the sink need to be repaired.

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1983 October 07

P.S. Flieger
MUNICIPAL SOLICITOR

1983 October 07

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Plumbing: cont'd

- (4) Short sections of galvanized water pipe behind the washbasin should be replaced with copper pipe.
- (5) Small chips in the bathtub should be repaired with porcelain enamel paint.
- (6) The basement water closet floor flange must be properly sealed to prevent the escape of sewer gas.
- (7) The oil-fired furnace should be cleaned out and checked for satisfactory operation.
- (8) The house plumbing system should be connected to the sanitary sewer and the existing septic tank pumped out and filled in.

Electrical:

For further rental of the premises, the following work should be undertaken:

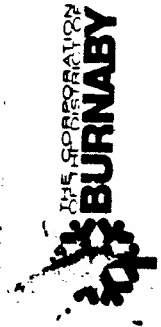
- (1) Remove the lamp cord extended from the back porch light.
- (2) Remove the cord-connected light in the living room.
- (3) Properly strap the cable feeding the hot water heater.
- (4) Isolate the range cable from the hot-air pipes.
- (5) Correct the knob and tube wiring by installing insulators where needed or replace with an approved wiring method.
- (6) Remove the cord-connected fluorescent light in the basement and provide general lighting in the basement.
- (7) Safely terminate the wires protruding through the front porch ceiling.
- (8) Provide extension rings for all recessed outlet boxes on combustible walls.
- (9) Provide boxes for the lights in the attic.
- (10) Provide a new insulated knob for B.C. Hydro.
- (11) A service change is recommended.
- (12) All corrective work is to be carried out by a licenced electrical contractor, under permit.

JS:lm

c.c. Jean Levesque
Maintenance Division,
Engineering Department

Frank R. Mehling

Frank R. Mehling, P.Eng.
DEPUTY CHIEF BUILDING INSPECTOR



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INTER-OFFICE COMMUNICATION

TO: BOB AUSTIN
 FROM: ED WILLIAMS
 SUBJECT: 4719 LOUGHEED HWY. LOT 6, BLK 74, D.L. 122/23/24, PLAN 1543.

DEPARTMENT: FINANCE
 DEPARTMENT: ENG - SERVICE CENTRE

DATE: 83 10 20
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LEGAL DEPT.

THE FOLLOWING IS A REPORT ON THE ABOVE DESCRIBED DWELLING AS REQUESTED.

GENERAL DESCRIPTION

THIS IS A TWO STOREY SINGLE FAMILY DWELLING WITH A FULL UNFINISHED BASEMENT. IT IS LOCATED ON A TREET, UNKEMPT LOT OFF THE CORNER OF LOUGHEED AND BETA AND HAS NO VEHICULAR ACCESS. THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1925 AND MOVED TO THIS PRESENT SITE IN 1954. IT IS CONSIDERED TO BE IN FAIR TO POOR CONDITION OVERALL. THE MAIN FLOOR, APPROXIMATELY 1400 SQUARE FEET, CONSISTS OF A LIVING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS AND 1 BATHROOM.

THE SECOND FLOOR CONSISTS OF 1 FINISHED ROOM AND 1 UNFINISHED ROOM WITH OPEN ATTIC AREAS WHICH ARE UNINSULATED. THE UNFINISHED ROOM HAS A HOLE IN THE CHIMNEY FOR A WOOD BURNING STOVE. THIS SHOULD BE SEALED OFF TO PREVENT IT BEING USED, SINCE IT IS CONNECTED TO THE SAME FLUE AS THE OIL FURNACE.

THE BUILDING HAS SAGGED OVER THE YEARS TO A POINT WHERE ALL THE DOORS AND DOOR JAMBS NEED REPAIRING DUE TO THE LACK OF ADEQUATE STRUCTURAL SUPPORT UNDER THE MAIN BODY OF THE HOUSE. THERE IS ALSO EVIDENCE OF RODENT INFESTATION.

BECAUSE THE PROPERTY HAS NO VEHICULAR ACCESS, THE PREVIOUS TENANTS PARKED ON ANOTHER MUNICIPALLY OWNED PROPERTY AND WALKED ACROSS THE ADJACENT PRIVATELY OWNED PROPERTY TO GET TO THIS DWELLING.

MUNICIPAL RECORDS INDICATE THAT THERE IS AN UNUSED UNDERGROUND OIL TANK THAT CREATES A POSSIBLE HAZZARD AND SHOULD BE REMOVED AND THE HOLE FILLED.

THE BUILDING IS ON A SEPTIC TANK SYSTEM,*(SEE ATTACHED REPORT FROM THE CHIEF PUBLIC HEALTH INSPECTOR). SINCE THERE IS NO SANITARY SEWER AVAILABLE, IT CANNOT BE CONNECTED.

THE BUILDING DEPARTMENT WAS REQUESTED TO MAKE A FULL INSPECTION AS PER ATTACHED REPORT.

*NOT ATTACHED TO THIS COUNCIL REPORT.



INTER-OFFICE COMMUNICATION

TO: BOB AUSTIN DEPARTMENT: DATE: 83 10 20

FROM: ED WILLIAMS DEPARTMENT: OUR FILE #

SUBJECT: 4719 LOUGHEED HWY YOUR FILE #

(CONTINUED)

A JOINT INSPECTION FROM THE LEGAL AND LANDS DEPARTMENT AND THE BUILDING MAINTENANCE DEPARTMENT WAS ALSO CARRIED OUT AND THE ADDITIONAL ITEMS WERE NOTED:

INSTALL SUPPORT POSTS ON PAD FOOTINGS IN THE BASEMENT TO CURE SAGGING OF HOUSE.

LOWER GRADE AT THE REAR OF THE HOUSE TO PREVENT SILL PLATE FROM ROTTING.

AUGER ALL DRAIN TILE AND CONNECT DOWNSPOUTS.

REPLACE THE BATHROOM FLOOR WHICH HAS ROTTED OUT AND RETILE.

REPAIR LOOSE BRICKS AND CRACKS IN THE FIREPLACE.

ADJUST/REPAIR ALL INTERIOR DOORS AND DOOR FRAMES.

SEAL OFF GARAGE TYPE DOOR IN BASEMENT.

SEAL OFF CHIMNEY HOLE IN UPSTAIRS ROOM, (LINE CHIMNEY WITH FLUE).

SEAL OFF ALL UNUSABLE 2ND FLOOR AREAS, INSULATE AND PROVIDE ATTIC ACCESS.

DRYWALL THE STAIRS TO SECOND FLOOR AND PROVIDE HAND RAILS.

REMOVE ALL OLD CARPETING ON MAIN AND SECOND FLOOR AND REPLACE WITH NEW.

PROVIDE BASEBOARD AND RETILE KITCHEN FLOOR.

REPLACE BROKEN WINDOWS IN LIVING ROOM.

SERVICE OIL FURNACE.

CLEAN CHIMNEYS, (FIREPLACE & OIL FURNACE).

REMOVE OR FILL IN UNDERGROUND OIL TANK.

TRIM BRANCHES THAT ARE RUBBING AGAINST ROOF ON THE HOUSE.

REPLACE FRONT PORCH & STAIR.

IN ADDITION TO THE ABOVE, WE SUGGEST REPLACEMENT OF THE OLD FURNACE WITH A NEW GAS FURNACE TO FOLLOW GOVERNMENTAL POLICY.

THE ABOVE DWELLING IS IN A STATE OF SUCH DISREPAIR THAT WE ESTIMATE THE COSTS TO BRING THIS DWELLING UP TO A REASONABLE



INTER-OFFICE COMMUNICATION

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TO: BOB AUSTIN DEPARTMENT:

FROM: ED WILLIAMS DEPARTMENT:

SUBJECT: 4719 LOUGHEED HWY

DATE: 83 10 20

OUR FILE #

YOUR FILE #

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(CONTINUED)

HABITABLE STANDARD TO BE APPROXIMATELY \$10,000.00. THIS ESTIMATE IS ROUGH AND PROVIDED FOR YOUR PRELIMINARY DISCUSSION ONLY. MORE ACCURATE COSTS WILL BE PROVIDED BY THIS DEPARTMENT UPON REQUEST.

THANK YOU.

ED WILLIAMS
SERVICE CENTRE SUPERINTENDENT

JL/lcw

cc: FRED FORDER, BLDG. MTCE. CO-ORD.

