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| ITEM | 4 |
| MANAGER'S REPORT NO. | 69 |
| COUNCIL MEETING | 1983 11 14 |

RE: DEMOLITION OF BUILDINGS AT 962 BURNWOOD AVENUE
 LOT A, EXPLANATORY PLAN 29107
 BLOCK 2, D.L. 208, PLAN 2501

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1984 November 09
 File: I52-2

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR FINANCE
 RE: 962 BURNWOOD AVENUE
 LOT A, EXPLANATORY PLAN 29107, BLOCK 2, D.L. 208, PLAN 2501

RECOMMENDATION

1. THAT the residence and all outbuildings at 962 Burnwood Avenue be demolished immediately.

REPORT

The property at 962 Burnwood Avenue was purchased by the Municipality in 1978 by way of land exchange. The property is located on the west slope of Burnaby Mountain. While not within the designated Burnaby Mountain Conservation Reserve, it is within an area in which the Municipality is the principal landowner.

At the time of purchase the home was occupied by a tenant, and we have continued to rent to this tenant commencing at \$100.00 per month to the present day rental of \$133.00 per month.

The property dimensions are 120' by 132'. The home consists of approximately 400 square feet comprising a 10' by 10' living room, one 10' by 10' bedroom, a 6' by 6' kitchen area, a 4' by 8' bathroom, and a storage area. The building was not in the best of condition at the time of purchase.

Over the last year there has been increasing concern as to the condition of the building and the safety of the tenants. In this regard, the Chief Building Inspector was requested to report as to the condition of the building to determine if it should continue to be used as a rental property. As can be seen on the report (copy attached), there are many problems with this residence, particularly with the electrical system. Additionally, the house is serviced by a well for its water supply and this could constitute a health hazard.

As a result of the Chief Building Inspector's report, the tenants have been relocated in other accommodation. The house is now vacant. The repairs necessary to bring these premises up to an acceptable standard of habitable accommodation can not be economically justified, and the fact that municipal water is not available to the property results in the conclusion that the buildings should be demolished.

It is recommended that the residence and all outbuildings at 962 Burnwood Avenue be demolished immediately.


 Howard Karras
 DIRECTOR FINANCE

Attach.

cc: Director Planning & Building Inspection
 Director Engineering