

ITEM	10
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1983 05 16

RE: LETTER FROM GORDON DOWDING, BARRISTER AND SOLICITOR
201 - 5314 VICTORIA DRIVE, VANCOUVER, B.C. V5P 3V7
PROPOSED DEMOLITION
LOTS 3 AND 5, BLOCK 4, PARCEL "A" (R.P. 3131) OF LOT 4, D.L. 160
GROUP 1, PLAN 992 (6825 - 20TH AVENUE)
(ITEM 3, REPORT NO. 3, 1983 JANUARY 10)

As stated in the attached report that Council received on 1983 January 10 (Item 3, Report No. 3), staff over the last year has experienced a growing uneasiness over the condition of this dwelling relative to the safety of the occupants. This concern still exists.

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

May 11, 1983

TO: MUNICIPAL MANAGER
FROM: SOLICITOR
RE: 6825 - 20th Avenue
Lots 3 and 5 Block 4 and Parcel "A" (R.P. 3131) of
Lot 4 Block 4 all of D.L. 160 Group 1 Plan 992

RECOMMENDATION:

THAT this report be received for information purposes.

R E P O R T

BACKGROUND:

On January 4, 1983 this department submitted a report to Council along with a copy of a Building Department report recommending that the tenant be given four (4) months' notice to vacate and the building be demolished. Council approved the recommendations at their meeting of January 10, 1983 (Manager's Report No. 3).

Notice to vacate was served on the tenant, Mr. Hutton, who appealed to the Rentalsman. On April 7, 1983 the Rentalsman ruled in favour of the Corporation, i.e., he upheld the notice to vacate.

The tenant has appealed to the County Court for a review of the Rentalsman's decision and the matter will be heard May 17, 1983.

RPAustin/gmc

W. L. Stirling
for
W. L. Stirling
MUNICIPAL SOLICITOR

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

RE: PROPOSED DEMOLITION

LOTS 3 AND 5, BLOCK 4 AND PARCEL "A", (R.P. 3131)
 OF LOT 4, BLOCK 4 ALL OF D.L. 160, GROUP 1, PLAN 992
 6825 TWENTIETH AVENUE

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MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted. - 119

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January 4, 1983

TO: MUNICIPAL MANAGER
 FROM: SOLICITOR
 RE: 6825 - 20th Avenue
 Lots 3 and 5, Block 4 and Parcel "A" (R.P. 3131)
 of Lot 4, Block 4 all of District Lot 160, Group 1,
 Plan 992

RECOMMENDATION:

THAT the tenants be given the required four (4) months' notice to vacate and the residence and outbuildings be demolished immediately after the residence is vacated.

R E P O R T

The subject property was purchased by The Corporation of the District of Burnaby in May 1977 for the sum of \$120,000 (Manager's Report No. 36, Council Meeting May 9, 1977). The property has a total area of approximately 77,620 sq. ft. of which 37,460 sq. ft. is readily useable, with the remaining 40,160 sq. ft. being ravine property.

There is situated on the subject Lot 5 a small residence consisting of two bedrooms, a living room, kitchen and bathroom with a total area of approximately 800 sq. ft. but as this residence was in poor condition at the time of purchase, the price paid reflected land value only. At the time of purchase the residence was rented to a Mr. and Mrs. Hutton (former owners) and it was agreed at that time, although the residence was in a rather bad state of repair, Mr. and Mrs. Hutton could stay on as tenants for \$150 per month (the present rental is \$182 per month). They were advised at that time that the Corporation did not intend to spend any money on this residence, other than the normal maintenance costs on the furnace and hot water tank and that should the building ever reach a condition where our Building Department recommended demolition, a report would be presented to Council for their approval to demolish.

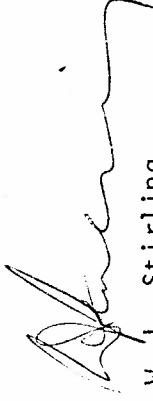
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ITEM 3
MANAGER'S REPORT NO. 3
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In all fairness to the tenants (Mr. and Mrs. Hutton) they have not caused us to spend any money on this residence and have taken care of any problems that have arisen. However, over the last year we have had a growing uneasiness over the condition of this residence and the safety of the tenants and requested the Building Department to conduct a full survey of the residence and submit their report to this Department. We have now received this report (copy attached) which we feel is self-explanatory and which would seem to justify our concern that this residence is substandard rental accommodation and should be demolished.

It is estimated by our Maintenance Division of the Engineering Department that the cost of rectifying all the problems on the Building Department report would be approximately \$18,000. This figure would not represent the probable added costs of a new furnace or hot water tank as well as other cosmetic expenses to bring this residence up to a good standard rental accommodation.

We concur with the report and herewith request Council approval to give the tenants four (4) months' notice and the house demolished as soon as we have vacant possession. Pictures of the property will be available for viewing at the 1983 January 10 Council Meeting.

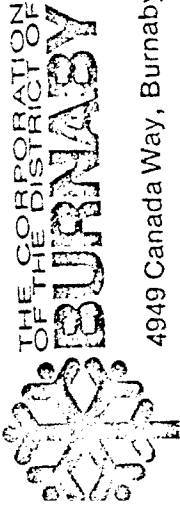


W. L. Stirling
MUNICIPAL SOLICITOR

RPAustin/gmc

cc: Director Planning and Building Inspection
Treasurer
Municipal Clerk
Chief Building Inspector

Attach.



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

Mr. W.L. Stirling
MUNICIPAL SOLICITOR

Subject: 6825 - 20th Avenue, Burnaby

Relative to a request from Fred Forder, 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 hereunder for your information:

Building:

1. The floor joists and sub-flooring appears to be badly decayed.
2. The bedroom, kitchen and living room floors are sloping, due to poor supports under the floor joists.
3. The roof rafters appear to be decayed.
4. The roofing material needs to be replaced.
5. Repairs are required to the exterior shingle cladding.
6. Repairs are required to the front porch supports and steps.
7. The duct work connecting to the oil-fired furnace has deteriorated and is falling apart, and needs to be replaced.

Plumbing:

The entire plumbing system is beyond repair and needs to be replaced.

Electrical:

1. There is no provision for locking or for security of the existing 60 amp. main switch. The switch would be satisfactory if it were relocated inside the building or provided with a lock.

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Mr. W.L. Stirling
MUNICIPAL SOLICITOR

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Electrical cont'd

2. The 8-position fuse panel is inadequate and should be replaced with a minimum 16-position breaker panel with an integral main breaker. Alternatively, the existing 60 amp. main switch could be reused with a new 16-position breaker panel.
3. Additional circuits are required:
 - (a) kitchen bench - 2 (split)
 - (b) fridge - 1
 - (c) dryer - 2
 - (d) washing machine - 1
 - (e) furnace - 1
4. Additional outlets are required in the living room, bedroom (ground fault circuit interrupters), and the exterior (ground fault circuit interrupters).

In summary, the building is considered to be in poor condition generally and appears to be economically beyond repair. Demolition is recommended.

JS:lm

Frank R. Mehling

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

c.c. Fred Forder, Maintenance
Division, Engineering Dept.

