

ITEM	7
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1983 02 21

RE: DEMOLITION OF PROPERTY
LOT "A", BLOCK 24, D.L. 13, GROUP 1, PLAN 13733
7434 CARIBOO ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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FEBRUARY 15, 1983

TO: MUNICIPAL MANAGER
FROM: SOLICITOR
RE: 7434 CARIBOO ROAD
LOT "A", BLOCK 24, D.L. 13, GROUP 1, PLAN 13733

RECOMMENDATION:

THAT the residence and all the sheds be demolished immediately
the residence becomes vacant.

R E P O R T

The subject property was purchased by The Corporation of the District of Burnaby in September 1973 for the sum of \$111,000.00 for land assembly for general purposes (Manager's Report No. 63, Council Meeting August 20, 1973. The property has a total area of 4.28 acres (sketch attached) and was originally used as a horse ranch even though the zoning is R2.

There is situated on this property a small residence consisting of a medium size kitchen, livingroom, bathroom, two bedrooms, and a storage room with a total area of approximately 900 sq. ft.

This residence was not in the best of condition when purchased but has been rented for the last 10 years to four different tenants for rentals ranging from \$200.00 to the present \$272.00 per month. We have had many complaints over the years from these tenants regarding septic tank problems, roof leaks, lack of insulation and expensive oil heating (present cost \$142.00 per month on budget) plus problems with rodents in the area.

We have now received notice from the latest tenants that they intend to vacate these premises at the end of February 1983 due to many problems with the house. An inspection of these premises was carried out by Mr. Austin of this Department and Mr. Forder and Mr. J. Levesque of our Maintenance Division of the Engineering Department. In order to cut down on costs we did not have the Building Department do a full inspection of the property but the problems associated with same are self evident.

The repairs needed are as follows:

1. New roof immediately.
2. New gutters and downspouts.
3. Repair rear steps.
4. Installation of new oil furnace (gas not available due to distance of house from main street - 600 ft.).
5. Replace frames around windows (rotting out).
6. Chimney and fireplace need complete renovation and fireproofing.
7. New septic tank and field (immediately).
8. Ceilings in two bedrooms and hallway need complete renewal.
9. Bath and shower enclosure needs complete renovation.
10. The electrical system is very suspect and might need rewiring (there is a suspicion that rodents have chewed through some of the wiring creating a danger of fire).

These repairs are estimated to cost in excess of \$15,000.00.

There is also ample evidence that the sill around the foundation of this house is beginning to rot out, in fact, part of the floor of the livingroom has already started to separate from the wall. The cost to rectify this problem has not been included in the \$15,000.00.

If we are to re-rent this residence to new tenants, these problems should be corrected immediately. However, due to the fact that the expenditure of this money would not cure the ongoing rodent problem (letter from Health Department attached), we consider it uneconomical to spend money on this residence at this time of restraint, particularly since it would take an estimated seven (7) years to recover the costs, providing of course, the Rentalsman's office would let us claim all of the expenses; as in their opinion, practically all the items for repairs could be classed as expenses that would normally be an integral part of the present rental and would not be a valid "eligible expenditure".

In view of the fact that the tenants are moving of their own accord, although the condition of the house and an ongoing rodent problem hastened their decision, we feel that this is the time to demolish this residence and three sheds which are also in a sad state of repair and clean up the property.

We, therefore, request Council approval for the demolition of these buildings and the site cleared. Photos will be available for Council if needed.

for

W. L. Stirling

W. L. STIRLING
MUNICIPAL SOLICITOR

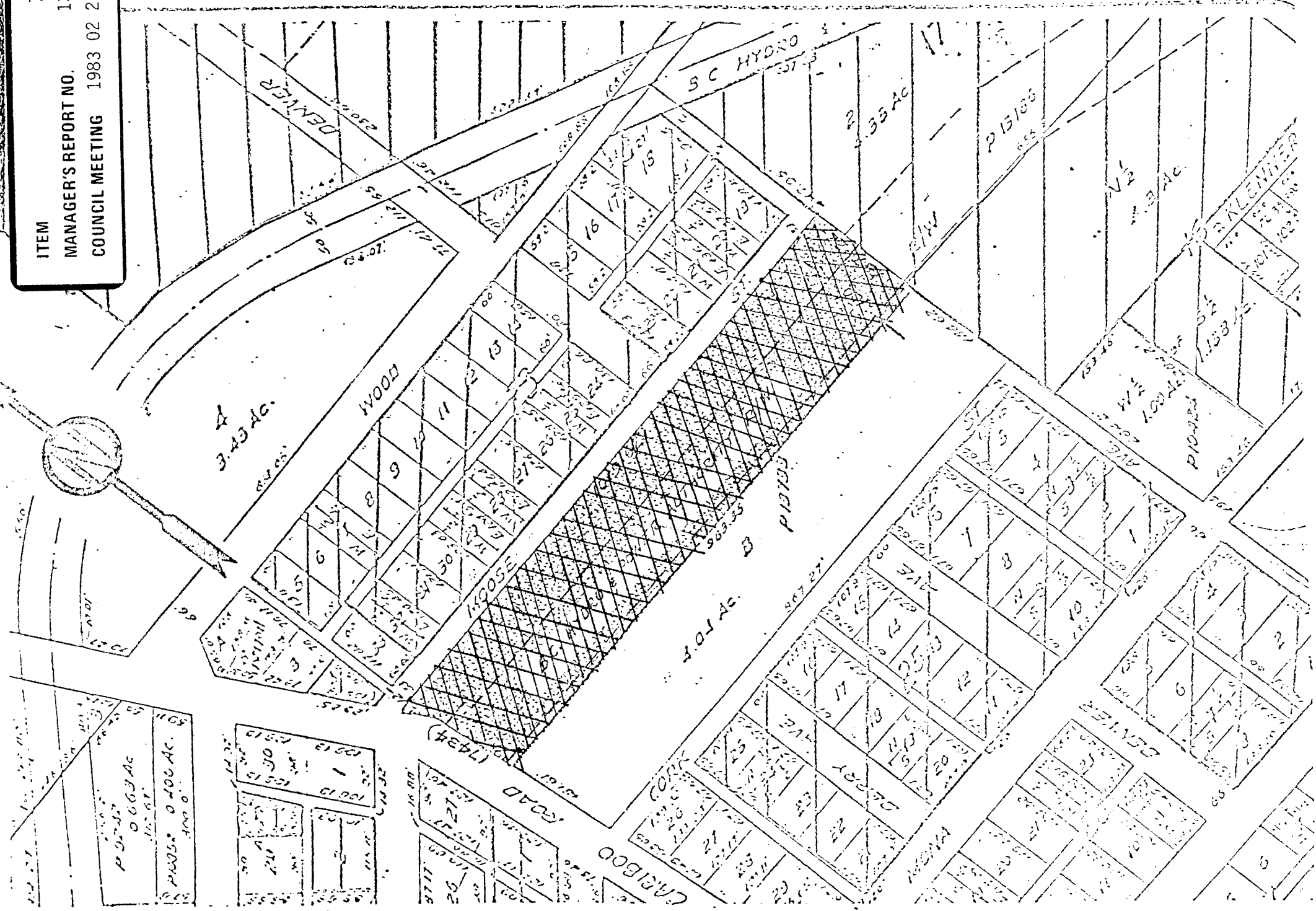
RPAustin/gmc
Attach.

cc: Director Planning and Building Inspection
Chief Building Inspector
Chief Public Health Inspector

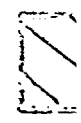
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ITEM 2 (IN CASE)
 MANAGER'S REPORT NO. 63
 COUNCIL MEETING Aug. 20,

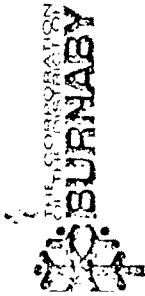
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Subject Acquisition (All Donald)



Municipal Properties



INTER-OFFICE COMMUNICATION

ITEM	7
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COUNCIL MEETING	1983 02 21

TO: G. V. Harvie

DEPARTMENT:

DATE: 1983 FEB. 1

FROM: K. Rehbein

DEPARTMENT:

OUR FILE #

SUBJECT: Rodent Infestation - 7434 Cariboo Road

YOUR FILE #

-116

Several investigations were conducted of the above-mentioned municipal property with regard to rodent infestations.

Rodent baiting has been carried out for three months and confirms the presence of a serious infestation.

The house is situated in a wooded area, making re-infestation an on-going problem.

The deteriorated condition of the house makes rodent-proofing an impossible task.

Submitted for your information.

Karen Rehbein

K. Rehbein, C.P.H.I. (C)
PUBLIC HEALTH INSPECTOR