

RE: DEMOLITION OF HOUSE AT 5987 SPERLING AVE.,
LOT 92, BLK. 97, GROUP 1, PLAN 1146 NWD

ITEM	9
MANAGER'S REPORT NO.	57
COUNCIL MEETING	1983 09 26

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

September 20, 1983

TO: MUNICIPAL MANAGER
FROM: MUNICIPAL SOLICITOR
RE: 5987 SPERLING AVENUE, BLOCK 97 OF LOT 92 GROUP 1
PLAN 1146 NWD

RECOMMENDATION:

1. THAT house at 5987 Sperling Avenue be demolished immediately it becomes vacant.

R E P O R T

BACKGROUND:

The subject property was purchased by the Corporation of the District of Burnaby in March 1964 for \$15,500 as part of the Oakland Avenue Major Collector Street Project. It consists of a relatively level lot having a total area of 0.973 acres (0.399 ha sketch attached).

Situated on this property is a small non-basement residence of approximately 700 sq. ft. with a living room, kitchen/eating area, two small bedrooms and a bathroom. This house has been rented since 1964 to numerous tenants for a rental of \$116 up to the present rental of \$220 per month. There have been many complaints from the tenants regarding the condition of the house and we have received a notice to vacate from the current tenants effective September 30, 1983.

Mr. Levesque of the Building Maintenance Department and Mr. Austin from the Legal Department have inspected this residence and found that most of the complaints of the tenants are justified. As the problems are self evident and to cut down on cost, we did not have the Building Department do a full survey of the property. The following are problems that should be corrected immediately if we are to re-rent this property to other tenants.

1. Complete re-roofing including gutters and downspouts immediately. (Roof now covered with tar paper).
2. Replace front and rear stairs.
3. Replace leaking hot water tank.
4. Replace lino and tiles in kitchen and bathroom.
5. Replace bathroom fixtures and kitchen sink and countertop.
6. Re-putty all window frames.
7. Water pressure very low indicating replumbing needed.
8. Evidence indicates that the electrical system needs rewiring. Present system consists of four (4) fuses.

Con't..5987 Sperling

(2)

September 20, 1983

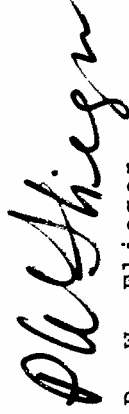
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There are other small problems but the main ones are items 1 through 8. It is estimated that the cost of rectifying these are in excess of \$8,000. To recover this money would take three years at the present rental. There is also evidence of rotting out on the foundation sill-plates, and it is our opinion that this residence is substandard accommodation. The expenditure of this money would be uneconomical due to the possibility that the Oakland Avenue Major Collector Street will be proceeded with within the next five years.

It is our opinion that as the tenants have left of their own accord and we are inconveniencing no one this residence should not be re-rented and should be demolished as soon as it becomes vacant.

We herewith request Council approval to have this residence demolished.

Photos will be available if required.



P. W. Flieger
MUNICIPAL SOLICITOR

RPA:gmc
Attach.

cc: Chief Building Inspector
Director Engineering
Director Planning & Building Inspection
(Attn: W. Scott)

