

ITEM 7
MANAGER'S REPORT NO. 15
COUNCIL MEETING 1983 02 28

RE: DEMOLITION OF PROPERTY

LOT 13, BLOCK 11, D.L. 116, GROUP 1, PLAN 1236, Except the West
16.67 FEET, REFERENCE PLAN 2986
3945 EAST PENDER STREET
HASTINGS STREET URBAN RENEWAL PRECINCT, SITE 2

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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February 23, 1983

TO: MUNICIPAL MANAGER
FROM: SOLICITOR
RE: HASTINGS STREET URBAN RENEWAL PRECINCT
SITE 2 - 3945 EAST PENDER STREET

RECOMMENDATION:

THAT Council approve the demolition of 3945 East Pender Street, Lot 13, Block 11, D.L. 116, Group 1, Plan 1236 Except the West 16.67 ft. (Reference Plan 2986).

R E P O R T

The subject property was purchased by The Corporation of the District of Burnaby in February 1982 (Manager's Report No. 61, 30-11-81) as part of the Hastings Street Urban Renewal Precinct, Site 2.

Situated on this property is a two storey single family dwelling with a basement. This building is approximately 38 years old and was constructed in 1945 and appears to be in fair condition structurally.

The main floor area consists of approximately 800 sq. ft. with a living room, dining room, kitchen, one bedroom, a bathroom and a small study. The second floor consists of a partly finished attic area which should not be used under any circumstances. The basement approximately the same size, consists of one room which could be used as a bedroom if monies were spent for panelling, etc. The other area of the basement is unfinished.

At the time of purchase it was agreed that the former owners, Mr. and Mrs. Borkwood would rent the property from the Corporation commencing March 1, 1982. However, the Borkwoods vacated the premises at the end of February 1982 and we have rented this property to other tenants as of March 1, 1982 at a rental of \$450 per month.

During the time that these tenants have been in this residence there have been many complaints from them regarding the condition of the residence and they have now tendered their notice to vacate as of February 28, 1983.

Mr. Forder and Mr. Levesque of the Building Maintenance Department, and Mr. Austin of the Legal and Lands Department have inspected this residence and have found that most of the complaints are justified, but as the problems are self evident and to cut down on costs, we did not have the Building Department do a full survey on the property.

The following are problems that should be corrected immediately if we are to re-rent this property to other tenants:

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1. Complete re-roofing including gutters and downspouts immediately, (roof now covered with plastic which has been replaced twice by the Corporation).

2. Replace rear stairs and deck.

3. Replace railings on front steps.

4. Replace drain tile.

5. Remove stairs to second floor attic and repair ceiling.

6. Install new wall between living room and bedroom.

7. Refinish kitchen countertop and replace sink.

8. Evidence indicates that the electrical system needs complete rewiring.

9. Remove kitchen island and countertop range/oven (illegal) and install in correct area of kitchen.

10. Repairs to bathroom and shower area.

11. Miscellaneous repairs on stairway to basement, chimney and living room wall.

There are other small problems but the main ones are items 1 - 11 and it is estimated that the cost of rectifying these are in excess of \$15,000.

We have checked with our Planning and Building Inspection Department and they can give us no assurance beyond two years as to the life expectancy of this residence. To recover the \$15,000 would take two years at a rental of \$625 per month. We doubt very much whether we can rent this property even after repairs at more than \$400 per month, and we would consider the expenditure of \$15,000 on this residence to be uneconomical and herewith request Council approval to have this residence demolished as soon as possible.

Photos will be available if required.



W. L. Stirling
MUNICIPAL SOLICITOR

RPAustin/gmc
cc: Director Planning and Building Inspection

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