

ITEM 4
MANAGER'S REPORT NO. 54
COUNCIL MEETING 1983 09 06

*RE: DEMOLITION OF PROPERTY
LOT A, BLOCK 1, D.L. 76, GROUP 1, PLAN 8501
3487 ARDINGLEY AVENUE (MUSHROOM FARM)
CENTRAL LAND ASSEMBLY AREA*

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1983 September 06

TO: MUNICIPAL MANAGER
FROM: MUNICIPAL SOLICITOR
RE: CENTRAL LAND ASSEMBLY AREA MUSHROOM FARM - 3487 Ardingley Avenue
Lot A, Blk 1, D.L. 76 Group 1, Plan 8501

RECOMMENDATION:

1. THAT Council approve the demolition of 3487 Ardingley Avenue, Lot A, Blk 1, D.L. 76, Group 1, Plan 8501, as soon as the residence is vacant.

REPORT

The subject property was purchased by the Corporation of the District of Burnaby in May 1979 for the sum of \$146,475.00, (Manager's Report No. 25 Council Meeting 1979 March 26, Item No. 2) and consists of a relatively level rectangular corner lot having a total area of 29,295 square feet. The improvements comprise of a number of wooden farm buildings on concrete foundations, plus a small older residence in poor condition. The concrete farm buildings were demolished in August of 1979, but as the older residence at that time had a tenant in occupancy, it was allowed to stand and has been rented since that time for a rental of \$150. per month up to the present day rental of \$220. per month.

This residence consists of a main floor area of approximately 600 square feet with a living room, kitchen/eating area, two small bedrooms, a bathroom and a porch area. The basement approximately the same size, is unfinished and cannot be used for living accommodation.

During the time that this residence has been rented there have been many complaints from the tenants regarding its condition, and we now have received their notice to vacate as of 1983 September 30.

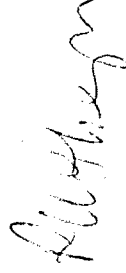
Mr. Levesque of the Building Maintenance Department and Mr. Austin from Legal and Lands Department have inspected this residence and have found that most of the complaints are justified, but as the problems are self evident and to cut down on costs we did not have the Building Department do a full survey 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 reroofing including gutters and downspouts immediately, (roof now leaking in at least 15 spots).
2. Replace front and rear stairs, decks and railings.
3. Replace drain tile to eliminate basement flooding.
4. Evidence indicates that the electrical system needs complete rewiring.
5. Miscellaneous repairs to all doors, windows and window frames.
6. Evidence indicates the possibility of a new hot water tank and furnace.
7. Complete repainting of inside and outside of the residence.

There are other small problems, but the main ones are items 1 through 7 and it is estimated that the cost of rectifying these are in excess of \$10,000. To recover this money would take 3 years at a rental of \$350 per month. We doubt if we could rent this residence for more than \$300 per month even after repairs to anyone other than a single person or persons with not much furniture.

In our opinion this residence is substandard accommodation and consider the expenditure of \$10,000 on this residence to be uneconomical and herewith request Council approval to have the residence demolished as soon as it becomes vacant.



P.W. Flieger,
MUNICIPAL SOLICITOR

RPAustin/hpt

cc: Director Planning & Building Inspection