

RE: DEMOLITION OF 7441 VISTA CRESCENT
RICHMOND PARK ASSEMBLY - STAGE 2

ITEM	2
MANAGER'S REPORT NO.	9
COUNCIL MEETING	1983 02 07

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report of the Director Recreation & Cultural Services be adopted.

* * * * *

1983 JANUARY 31

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : DEMOLITION OF 7441 VISTA CRESCENT - RICHMOND PARK ASSEMBLY - STAGE 2

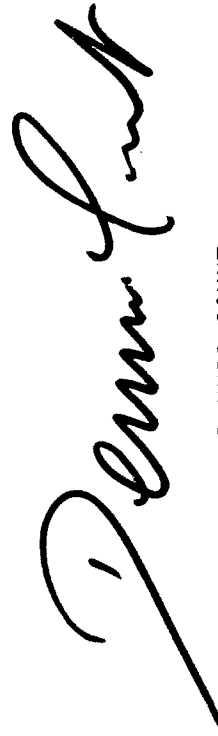
RECOMMENDATIONS:

1. THAT the tenant at 7441 Vista Crescent be given notice to vacate.
2. THAT Council approve the demolition of 7441 Vista Crescent, Lot 14, Block 5, D.L. 30, Group 1, Plan 3036, N.W.D.

REPORT

At its meeting of 1983 February 02 the Parks & Recreation Commission received the attached report on the above subject.

The Commission approved the three recommendations contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

Attach.

cc: Municipal Solicitor
Director Planning & Bldg. Inspection

RE: DEMOLITION OF 7441 VISTA CRESCENT - RICHMOND PARK ASSEMBLY - STAGE 2

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RECOMMENDATIONS:

1. THAT the tenant at 7441 Vista Crescent be given notice to vacate.
2. THAT the Commission approve the demolition of 7441 Vista Crescent, Lot 14, Block 5, D.L. 30, Group 1, Plan 3036, N.W.D.
3. THAT the Commission so recommend to Council.

REPORT

The Commission approved acquisition of the subject property on 1982 November 17. Council concurred on 1982 November 22, and the property was purchased on 1982 December 20.

In the initial report to the Commission, the Solicitor recommended that the dwelling be demolished. Staff delayed this recommendation pending receipt of more detailed repair estimates.

The attached report from the Engineering Department confirms that repairs would be uneconomical.

Repairs are estimated at \$15,000. Under the terms of the Residential Tenancy Act, cost of repairs can be recovered from the tenant at the rate of 18% per year. Therefore it will take over 5 years to recover the costs.

As shown on the attached Sketch #1, the Commission has only 2 properties to acquire to complete the consolidation of the Richmond Park site. These acquisitions are first priority in the acquisition program.

For this reason it is possible that the Commission may wish to develop prior to the time required to recover repair costs.

The Legal and Lands Department has also pointed out that the existing rent for the 698 sq.ft. house is \$200 per month and that the increase required to cover repairs would place the rental well above market value.

Staff therefore concur with the recommendation of the Legal and Lands and Planning and Building Inspection Department that the house be demolished.

Attach.

C.C.
Municipal Solicitor
Director Planning & Building Inspection

ITEM

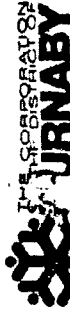
DIRECTOR'S REPORT NO. 3

~~COMMISSION MEETING~~ 83 02 02

ITEM

DIRECTOR'S REPORT NO. 3

COMMISSION MEETING 83 02 02



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MANAGER'S REPORT NO.	9
COUNCIL MEETING	1983 02 07

INTER-OFFICE COMMUNICATION

TO: ADMIN OFFICE

DEPARTMENT: REC & CULT SERVICES

DATE: 83 01 13

FROM: SUPERINTENDENT

DEPARTMENT: SERVICE CENTRE

OUR FILE #

SUBJECT: 7441 VISTA CRESCENT, BURNABY
LOT 14, BLK 5, DL 30, PL 3036

YOUR FILE #

THE FOLLOWING IS A REPORT ON THE ABOVE DESCRIBED DWELLING AS YOU REQUESTED. ALTHOUGH THERE IS NO DEFINITE DATE OF CONSTRUCTION ON FILE, IT IS ESTIMATED TO HAVE BEEN CONSTRUCTED IN THE EARLY 1900.

GENERAL DESCRIPTION

THIS IS A TWO STOREY, SINGLE FAMILY DWELLING WITH WOOD FLOOR OVER SLAB OR GRADE. THIS HOUSE STANDS OUT BECAUSE IT IS CLAD WITH AN OLD STYLE OF CEDAR SHINGLE THAT IS IN NEED OF REPAIR AND PAINT. IT IS SITUATED FURTHER BACK ON THE LOT THAN THE ADJACENT HOUSES. IT HAS A TACKED-ON SHEET METAL ROOF DRIP OVER THE FRONT ENTRY, AND IS ACROSS THE STREET FROM THE NEW EASTBURN RECREATION CENTRE.

THE MAIN FLOOR AREA, APPROXIMATELY 700 SQUARE FEET, CONSISTS OF A KITCHEN, DINING ROOM, LIVING ROOM AND UTILITY ROOM. THE UPPER FLOOR CONSISTS OF THREE BEDROOMS AND A BATHROOM. THERE IS A STORAGE SHED ATTACHED TO THE REAR.

THE BUILDING DEPARTMENT WAS REQUESTED TO MAKE AN INSPECTION AS PER ATTACHED REPORT.

THIS HOUSE, BEING IN SUCH DISREPAIR, WE ESTIMATE THE COSTS TO BRING IT UP TO REASONABLE HABITABLE STANDARD TO BE IN EXCESS OF \$15,000.00. THIS FIGURE SHOULD BE USED FOR PRELIMINARY DISCUSSIONS ONLY AND UPON REQUEST, THIS DEPARTMENT WILL PROVIDE MORE DETAILED INFORMATION.

ED WILLIAMS
SERVICE CENTRE SUPERINTENDENT

FF/lcw

CC: FRED FORDER, BLDG. MTCE. CO-ORD.
FRED EVANS, LEGAL LANDS DEPT.

Enclosures (2)

RECEIVED IN
PARKS

AND
RECREATION REFER FILE

JAN 19 1983

To	Initial	Date
PL		

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 MANAGER'S REPORT NO. 9
 COUNCIL MEETING 1983 02 07

ITEM 3
 DIRECTOR'S REPORT NO. 3
 COMMISSION MEETING 83 02 02

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RECEIVED IN
 ENGINEERING DEPT.

DEC 29 1982

Refer to	Noted	Date
<i>Filed</i>		

Refer to	Noted	DATE
294-7157		

RECEIVED IN
 SERVICE CENTRE

DEC 30 1982

294-7157

1982 Dec. 28

Mr. W.L. Stirling
 MUNICIPAL SOLICITOR

Subject: 7441 Vista Crescent, Burnaby
 Lot 14, Blk. 5, DL 30, Plan 3036

Relative to a request from the Maintenance Division of the Engineering Department, a survey of the above-described property was undertaken by this department, and the comments of the various inspection divisions are listed hereunder for your information:

Electrical:

Existing

- 60 Amp. service with 60 Amp. main switch and six-position breaker panel.
- One outlet each in kitchen, bedrooms 1, 2 and 3.
- Fridge and freezer on one duplex receptable.
- All surface wiring on the main floor.

Upgrading Requirements

- 100 Amp. service with minimum 24-position breaker and main switch combination panel.
- Four split duplex outlets in the kitchen.
- Range, dryer and laundry outlets.
- Furnace disconnect.
- Polarized outlets and grounding throughout.
- Additional outlets in bedrooms, living room and bathroom.

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MUNICIPAL SOLICITOR

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1982 Dec. 28

Plumbing:


The plumbing and gas installations would require a major overhaul, and from the poor condition of the building, this does not appear justified.

Building:

The deficiencies of this very old building are too numerous to list.

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

JS:lm

c.c. Building Maintenance, 
c/o Engineering Department

Frank R. Mehling

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

ITEM

DIRECTOR'S REPORT NO. 3

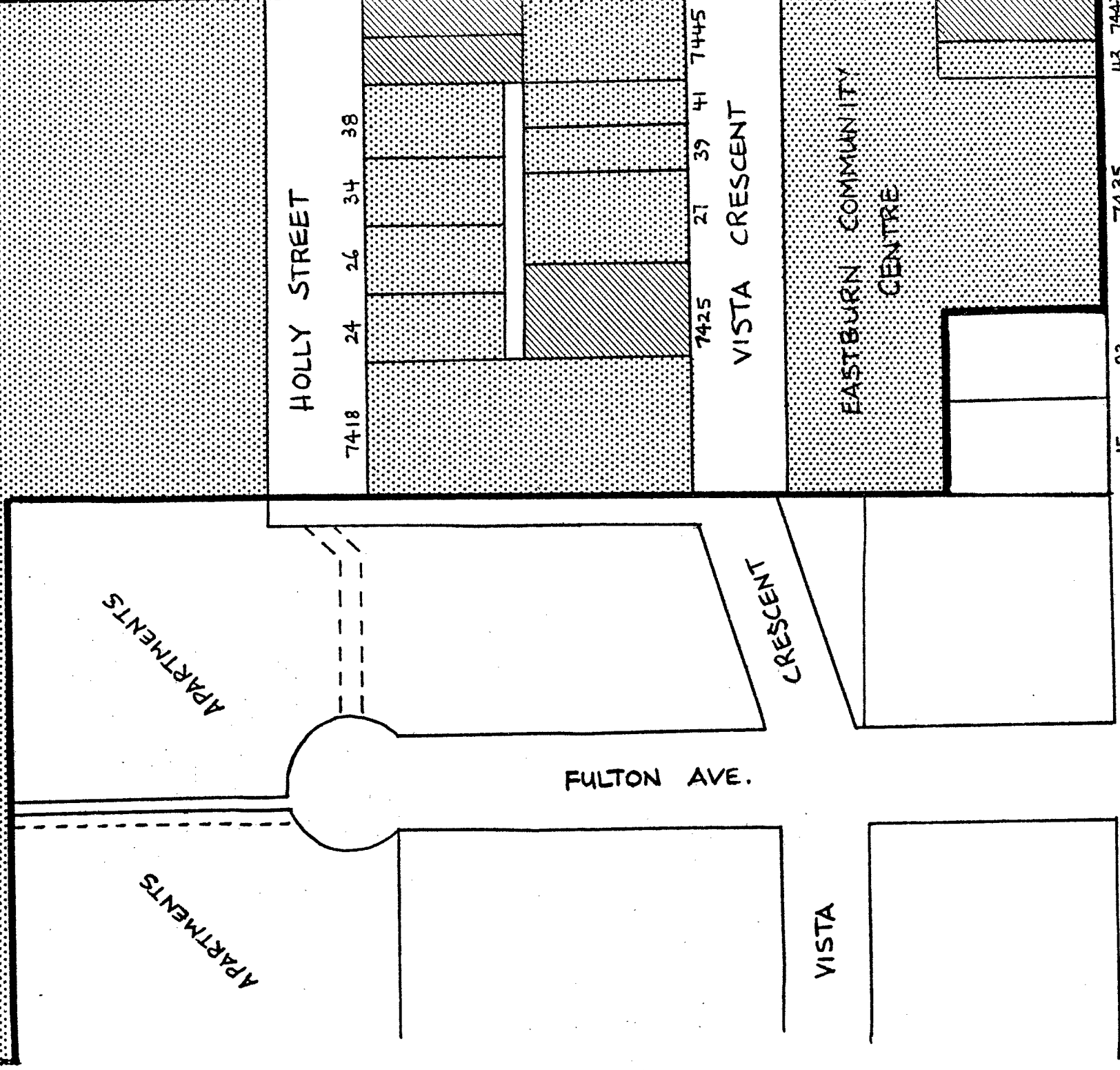
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1983 January 28

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RICHMOND PARK

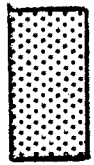


EDMONDS STREET

RICHMOND PARK EXPANSION

STAGE II

SKETCH NO:1



PARK LANDS



SUBJECT PROPERTY