

RE: BONSOR PARK PROPOSED DEMOLITIONS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

1983 MARCH 02

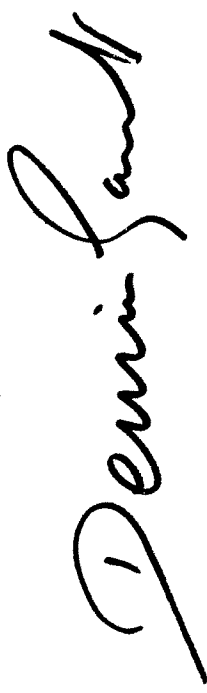
TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : BONSOR PARK PROPOSED DEMOLITIONS

RECOMMENDATIONS:

1. THAT the tenants at 6723, 6725, 6757, and 6763 Jubilee Avenue be given Notice to Vacate.
2. THAT following vacation, the structures at 6723, 6725, 6757, 6763, and 6755 Jubilee Avenue be demolished.
3. THAT the structure at 6733 Jubilee Avenue (Jubilee Billiards) be demolished following the expiration of the lease on 1983 May 31.

REPORT

At its meeting of 1983 March 02, the Parks & Recreation Commission received the attached staff report on the above subject and approved the four recommendations contained therein.



DENNIS GAUNT
DIRECTOR RECREATION AND
CULTURAL SERVICES

ps
Attach.

ITEM 2
MANAGER'S REPORT NO. 17
COUNCIL MEETING 1983 03 07

RE: BONSOR PARK PROPOSED DEMOLITIONS

ITEM	2
MANAGER'S REPORT NO.	17
COUNCIL MEETING	1983 03 07

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RECOMMENDATIONS:

1. THAT the tenants at 6723, 6725, 6757, and 6763 Jubilee Avenue be given Notice to Vacate.
2. THAT following vacation, the structures at 6723, 6725, 6757, 6763 and 6755 Jubilee Ave. be demolished.
3. THAT the structure at 6733 Jubilee Ave. (Jubilee Billiards) be demolished following the expiration of the lease on 1983 May 31.
4. THAT the Commission so recommend to Council.

REPORT

The Commission will recall that at its meeting of 1983 February 16, authority was given to request the Legal and Lands Department to negotiate for 6609 Jubilee Ave. This is the last property remaining to be purchased in Phase 2 of the Bonsor Park expansion.

Most of the tenants in the Corporation owned buildings on Jubilee are on a month - to - month tenancy. The exception is the Jubilee Billiards whose lease expires on 1983 May 31st.

In preparation for the parks development, the Commission has placed funds in its Capital Development Program.

The Legal and Lands Department have now provided a report on the condition of those properties on Jubilee shown on the attached sketch. (att.#1) The report details the extent and cost of necessary repairs and recommends that the buildings be demolished. A copy of the report is attached.(att.#2)

The report also explains that because of common walls shared by individual street addresses, demolition of all addresses should be carried out at the same time.

Legal and Lands therefore suggest that Notice to Vacate be served to those tenants at 6763 Jubilee Avenue, 6757 Jubilee Avenue, 6725 Jubilee Avenue, and 6723 Jubilee Avenue and that these structures be demolished.

Demolition is also recommended for the vacant premises at 6755 Jubilee Avenue and for 6733 Jubilee Avenue following the expiration of the Jubilee Billiard Lease.

Staff concur with this proposal.

The Commission will note that Attachment #1 shows a structure designated as 6643, 6645, and 6649 Jubilee. The structure consists of 2 vacant stores with an occupied residential suite above.

Legal and Lands have advised that the residential suite does not require repairs at this time. Staff suggest that the tenant be allowed to remain until 4 months before the anticipated development date, unless repairs are required before that date. If repairs become necessary the tenant would be given notice to vacate at that time.

PL/1m

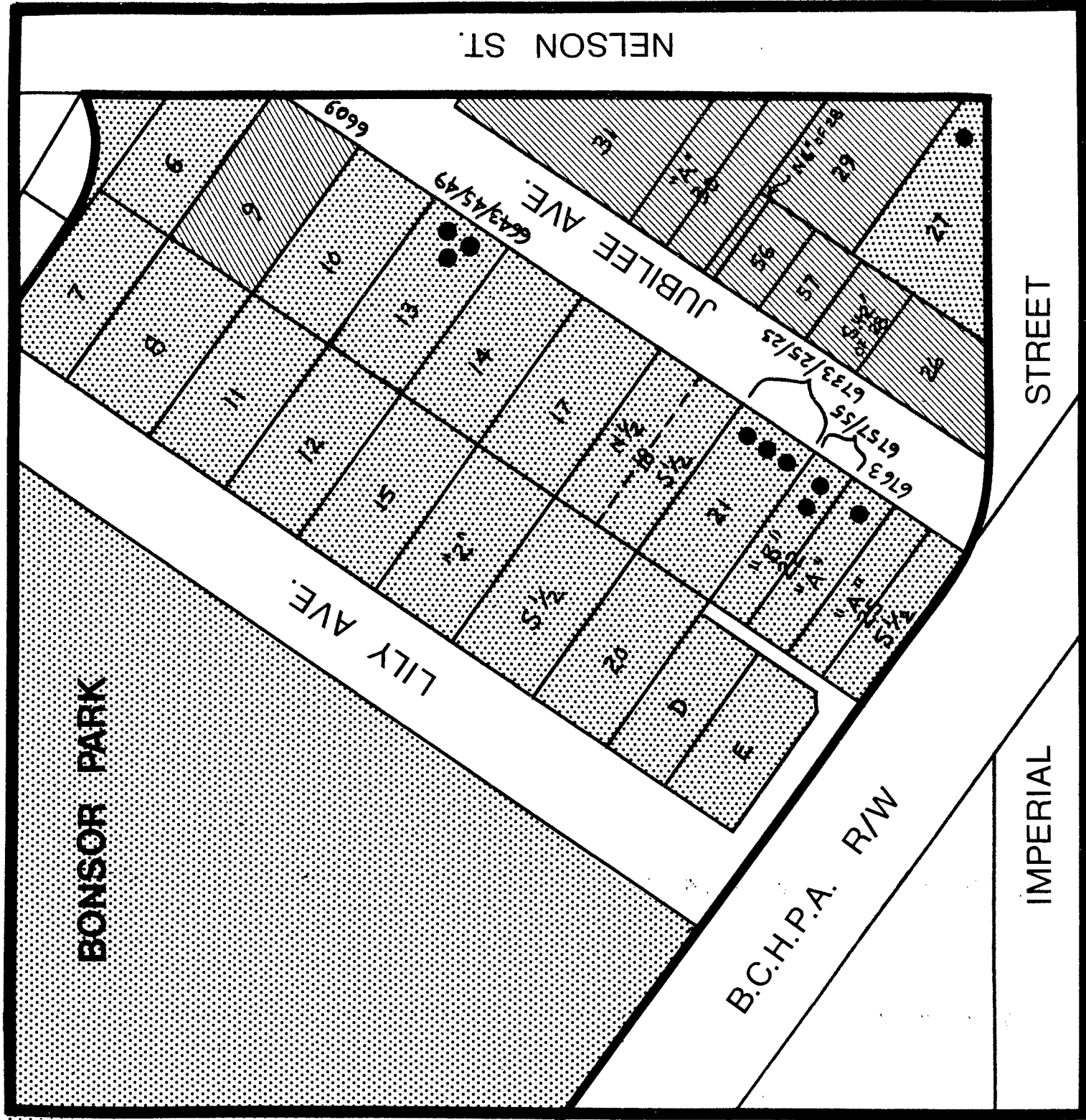
cc: Director Planning & Bldg. Insp.
Municipal Solicitor

ATTACHMENT #1

SUBJECT PROPERTIES - JUBILEE AVENUE





ITEM	2
MANAGER'S REPORT NO.	17
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- 6763 Jubilee Trading Post
- 6757 Suite above 6755 Jubilee Avenue
- 6755 Battle River Meat Co. Ltd.
- 6733 Jubilee Billiards ('til 1983 May 31)
- 6725 Jubilee Speed Queen
- 6723 Clean Sweep Chimneys



BONSOR PARK -- STAGE 2

ITEM	7
DIRECTOR'S REPORT NO.	5
COMMISSION MEETING	83 03 02

-  Park / Municipal Land
-  Proposed Acquisition
-  Proposed Park Area
-  Buildings on Park Lands



Scale 1"=200'

February 8, 1983

RECEIVED IN

PARKS

AND

RECREATION

FEB-9 1983

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TO: ADMINISTRATION OFFICER
RECREATION AND CULTURAL SERVICES
ATTN: P. LYNDS

FROM: SOLICITOR

RE: BONSOR PARK - SITE 2
6763/6757/6755/6733/6725/6723 JUBILEE AVENUE

To: []

By: []

The following is a report on the above-described building complex owned by the Parks Department on Jubilee Avenue. We are dealing with them individually as to the present rental status, the condition of the buildings, and the costs involved to bring these buildings up to Municipal Bylaw standards for continued rental.

1. 6763 JUBILEE AVENUE,
Lot "A", Block 25, D.L. 153, Group 1, Plan 2000

This address is at the present time rented to Jubilee Trading Post for the sum of \$60 per month plus taxes. Although the area being rented has no actual structural repairs to be performed, we are having continual problems collecting the rents and taxes from this tenant.

2. 6757 JUBILEE AVENUE,
Lot "B", Block 25, D.L. 153, Group 1, Plan 2000

This is a single family dwelling suite above 6755 Jubilee Avenue and is at the present time rented for the sum of \$210 per month. If we are to continue renting this suite the following repairs are necessary: the gutters and downpipes should be replaced, a railing from the ground floor to the upstairs suite should be installed, and as a result of an inspection by the Fire Prevention Office, gyproc should be installed under the stairway leading to this upper suite, as well as a fire separation between the store at 6755 Jubilee and this upstairs suite. It is estimated that the cost of these repairs and the fire separation plus the gyproc would be approximately \$7,000.

It is the opinion of this department that the expenditures of this money would be an absolute waste and we would recommend that the tenant in this suite be given the required notice to vacate and suite demolished. The tenant is well aware of the situation and the fact that the building could be demolished as a result of the last inspections.

3. 6755 JUBILEE AVENUE,
Legal description as in Item 2.

This is a store of approximately 3,700 sq. ft. more or less which was originally rented to Battle River Meat Company Ltd. for the sum of \$300 per month plus taxes. We had many problems with this tenant as to the collection of rents plus taxes, to say nothing of the problems that our Health Department had regarding the cleanliness of the meat company. However, in October 1981 the principal of the company, Mr. George Geyenis vacated the premises owing two (2) months rent plus taxes, and leaving in the store, most of the equipment which had been used by the Battle River Meat Company Ltd. i.e., band-saws, freezers, saws and chopping blocks, scales, as well as other items of furniture, filing cabinets and various assorted items.

We have made many efforts to contact Mr. Geyenis through his friends, his home address, and an additional business which he operated in Vancouver, but it appears that Mr. Geyenis has disappeared from the lower mainland and we have had absolutely no success in contacting him. This left the Corporation in a very delicate position, having to disperse with all the meat market equipment, etc. in the store. Unfortunately, we could not disperse with this equipment until we had made every effort to contact Mr. Geyenis.

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DIRECTOR'S REPORT NO. 5

COMMISSION MEETING 83 03 02

There are other problems with this store which would have to be rectified before any thought is given to re-renting. These problems are as follows: water leaking through the ceiling from an exposed part of the roof not covered by the suite above at 6757 Jubilee, the paint on the walls peeling, the tiles over the whole floor lifting and which require replacement, plate glass windows in the front of the building which require replacement. The estimated cost of doing these repairs in this store are estimated at \$2,000. It is the opinion of this department that the expenditure of this money would be pure waste also due to the fact that we could not rent this store again to a commercial venture because of rezoning of the property to a P3 Zoning, and we would recommend that this store at 6755 Jubilee be demolished.

4.

6733 JUBILEE AVENUE

Lot 21 of the South Half of 18, Block 25, D.L. 153, Group 1, Plan 2000.

This store is at the present time rented by the Jubilee Billiards, and as you are aware of the ongoing problems relating to this tenant we will not go into details on this matter. However, we should reiterate that the lease of this tenant expires on May 31, 1983 and it is our opinion that this tenant not be given an extension of his lease, or that he be allowed to rent these premises on a month to month basis. There are electrical problems in this store plus the rear exit doors need repairing or complete replacement. The tenant has complained on many occasions regarding leaks in this roof onto his billiard tables and there has been many patching jobs performed on this roof, which we will comment on later in this report.

5.

6725 JUBILEE AVENUE

Lot 21, Block 25, D.L. 153, Group 1, Plan 2000.

This property is at the present time rented to Jubilee Speed Queen for the sum of \$300 per month plus taxes. This part of the building appears to be structurally sound but the Fire Department requests that the following corrections be made to this building:

- (a) Gyproc the boiler room and provide solid core doors for the same. Seal the holes in ceiling and rear vent and the hole in rear wall, plus a new rear exit door. All existing convenience receptacles in this part of the building as in the remainder of the buildings are obsolete and require replacement. The condition of the electrical wiring is marginal and moisture has entered the main service switch and there are numerous areas where cover plates are missing. The cost to correct these problems are estimated at \$1,000.

6.

6723 JUBILEE AVENUE

The South Half of Lot 18, Block 25, D.L. 153, Group 1, Plan 2000.

This property is at the present time rented to Clean Sweep Chimney's for the sum of \$155 per month plus taxes. The problems associated with this property is electrical and would not cost a great deal to remedy.

In the length of time that we have rented 6723 and 6725 to the Jubilee Speed Queen and Clean Sweep Chimney's, we have had great difficulty every month collecting the rent and taxes and have recently cut off the water to the Jubilee Speed Queen for nonpayment of a \$1,200 water bill which has been unpaid for four (4) months. We have today been advised by the Treasury Department that the cheque covering this amount has just been returned to them marked 'NSF' and they are about to turn off the water again for the second time. As you can see they are less than ideal tenants and are causing us many many problems and it is our recommendation that these tenants be given a notice to vacate effective May 31, 1983 to coincide with the vacancy of the Jubilee Billiards and that after vacancy the building be demolished.

There is one giant problem still existing which we have not discussed, and that is the roof covering all of these buildings. These buildings are not single buildings as such, but are basically all part of one big long building. As an example, 6723/6725/6733 are one building, but are joined to 6755 Jubilee by a party wall, with 6763 Jubilee joined to 6755 Jubilee by another party wall. So as you can see it would be very difficult to demolish one part of this building without demolishing the remainder. The roof covering these buildings is of tar and gravel construction and has been patched over the years above many of these stores, but an inspection by our Building Department has revealed thatto patch this roof any further would be a waste of time and money and a reroofing is needed over the whole structure at an estimated cost of \$65,000.

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In summary, not only are the interior finishes of these buildings in disrepair, but the exteriors are beginning to take on a very run down appearance, and in general are an eyesore. It is the opinion of this department, that to spend any monies on these buildings would be an absolute waste, particularly since it would be very difficult or almost impossible to rent these premises again as commercial ventures when the land itself has been rezoned to P3 Parks and we would therefore be violating our own bylaws if we were to rerent to commercial ventures.

It is the opinion of this department that we serve notice to vacate on all the present tenants and that the buildings be demolished as soon as we have vacant possession.

We will be happy to attend any meeting that you wish to call to discuss this matter further.



W. L. Stirling
MUNICIPAL SOLICITOR

RPAustin/gmc

ITEM

DIRECTOR'S REPORT NO. 5

COMMISSION MEETING 83 03 02