

ITEM 2
MANAGER'S REPORT NO. 41
COUNCIL MEETING 85/06/10

RE: FUTURE OF THE MUNICIPALLY-OWNED HOUSES ON DALE AVENUE
RELATIVE TO THE ROAD PLANS AND THE EXPANSION OF
BURNABY VILLAGE MUSEUM

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1985 June 03
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION
SUBJECT: FUTURE OF THE MUNICIPALLY-OWNED HOUSES ON DALE AVENUE
RELATIVE TO THE ROAD PLANS AND THE EXPANSION OF
BURNABY VILLAGE MUSEUM

RECOMMENDATIONS:

1. THAT the tenancies in the municipally-owned houses at 5111 and 5121 Dale Avenue be given notices to vacate and that those tenancies then be continued on a month-to-month rental until required for road construction or expansion of the Burnaby Village Museum at which time the houses be demolished; and
2. THAT the tenants at 5047 Dale Avenue be served with a notice to vacate to provide, as soon as possible, additional needed storage space for the Museum with demolition to follow when expansion of the Museum takes place; and
3. THAT the house at 5067 Dale Avenue, which is now being used for storage, be demolished when the expansion of the Museum takes place.

REPORT

1.0 SUMMARY:

This report is on four properties that the Municipality owns on Dale Avenue. The houses on three of these properties (5047, 5111 and 5121) are presently occupied by tenants and the fourth (5067) is now being used by the Burnaby Village Museum for storage purposes. The intent is to immediately serve a notice to vacate to the tenants at 5047 Dale Avenue and subsequently use those premises for much needed additional storage, and also, to permit the occupants of 5111 and 5121 to remain as tenants on a month-to-month basis until the properties are needed in 1986 for expansion of the Museum. To facilitate the administration of transactions that are required to achieve required objectives, it is requested that authority be given at this time for the issuance of notices and demolition in accordance with the scheduling for construction of a road link and the planned Museum expansion.

2.0 BACKGROUND:

On 1985 February 11 Council approved the Burnaby Village Museum Expansion concept plan which provides for the expansion of the existing Museum site eastward to Sperling Avenue. The Municipality has completed the acquisition of the land involved in the expansion of the Museum, however, there are three houses along Dale Avenue which are presently rented.

Funds for the construction of the road which abuts the Museum site are to be requested by the Director Engineering in the near future.

3.0 CURRENT SITUATION: (refer to attached sketch)

The new road link and bridge between Deer Lake Avenue and Sperling Avenue is scheduled for construction this year. The construction of the bridge and approach will be very close to the house at 5121 Dale Avenue. While the final designs will determine the exact road location, the distance between the curb line of the road and the house is expected to be on the order of three to five meters.

For this reason it may be necessary to demolish the house, however, an effort will be made to maintain the house until the Museum expansion requires its removal. This lot also has a small cottage on the rear of the lot which is rented at 5111 Dale Avenue. This house will remain rented on a month-to-month basis until the site is required for the Museum development.

The next lot at 5067 Dale Avenue has a house which is presently used for storage by the Museum. The last house north toward Canada Way at 5047 Dale Avenue is presently rented and is proposed for use as an interim storage facility by the Museum.

Fencing of the entire expanded site is scheduled to take place upon completion of the road and bridge or soon thereafter. Upon completion of the fencing, the remaining two homes will no longer be available for rental.

4.0 MUSEUM NEEDS:

The Museum presently has some space in Riverway West School and also uses the existing house at 5067 Dale Avenue for the storage of artifacts, and staff would like to utilize the existing house at 5047 Dale Avenue as soon as possible for Museum storage purposes as well. As facilities on the Museum site are developed the two houses would be removed. To date a firm timetable for construction of a new storage building has not been established, however, this will be a priority item in the Museum expansion.

During the period the houses are used by the Museum any maintenance costs will be the responsibility of and undertaken directly by the Museum. Demolition costs of all the houses on their site will be borne by the Museum as part of the site preparation work.

5.0 FINANCE DEPARTMENT COMMENT:

The Finance Department staff advise that this approach can be supported provided that the rental income period is maximized for the two houses not required by the Museum for storage at 5111 and 5121 Dale Avenue, until required by the Museum.

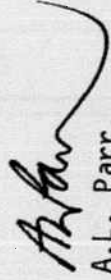
FUTURE OF THE MUNICIPALLY - OWNED
HOUSES ON DALE AVENUE
1985 JUNE 03 PAGE THREE

ITEM 2
MANAGER'S REPORT NO. 41
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The tenants will be given the necessary three months notice to relocate that the Finance Department advises is required, however, they will be kept on, on a month-to-month basis as long as possible. The vacating and, in due course, demolition of these houses will enable the implementation of the road plans and the Museum expansion to proceed.

BR/js

cc: Director Finance
Director Recreation and Cultural Services
Director Engineering
Museum Director



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

