

RE: DEMOLITION OF MUNICIPALLY-OWNED HOUSES

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

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TO: MUNICIPAL MANAGER 1985 12 09
FROM: DIRECTOR ENGINEERING
SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED HOUSES

RECOMMENDATION:

THAT the residences and all outbuildings be demolished at (a) 3902 Albert Street, (b) 6436 Laurel Street, and (c) 6279 Silver Avenue.

BACKGROUND AND SUMMARY:

The three (3) properties listed above are owned by the Corporation. The properties were acquired for projects as described below and each contained a residential dwelling at the time of purchase. Until recently each of these dwellings was rented; however, all are now vacant.

The Engineering Department conducted a building maintenance inspection on each house and determined that these structures would require considerable expenditure of funds to bring the dwellings up to a reasonable building standard for re-rental purposes. The Director Finance conducted a market rental analysis and in each instance it was determined that it would not be economically viable to upgrade and re-rent the houses. It is therefore recommended that the structures be demolished.

PROPERTY INFORMATION:

3902 Albert Street

Legal Description: Lot 2, Block 6, D.L. 116, Plan 236.

This property (see sketch #1, attached) was originally acquired in conformance with the goals of Community Plan 3 which designates this block for future higher density requirements.

Situated on the property is a two-storey single family dwelling with a full basement. The building was constructed in 1910 and is considered to be in poor condition overall. Major repairs required include complete rewiring to bring the building into conformance with the Electrical Code; replacement of the heating system; roof replacement;

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reconstruction of the rear entrance deck, stairs, deck supports and handrail; repainting. The total estimated cost of repairs to bring this dwelling up to reasonable rental standards is \$16,300. The Director Finance's rental market analysis concluded that in excess of six (6) years continuous rental would be required before the Corporation costs could be fully recovered.

6436 Laurel Street

Legal Description: Lot A except Explanatory Plan 14346 and except East 59 feet of Block A, D.L. 177, Plan 5509.

This property (see Sketch #2, attached) was acquired to form a component part of the Burnaby Lake Sports Complex Development Plan and will be required for development purposes in the next two to five years.

Situated on the property is a two-storey single family dwelling with a full basement. The building was constructed in 1920 and is considered to be in poor condition overall. Inspection of this dwelling identified several structural problems evidenced by a sagging roof and sloping floors. In addition to the structural problems considerable interior upgrading is required including replacement flooring, replacement of basement stairs, bathtub and enclosure replacement. The building also requires exterior painting. The total estimated cost of repairs to bring this dwelling up to reasonable rental standards is \$11,200. The Director Finance's rental market analysis concluded that in excess of four (4) years continuous rental would be required before the Corporation costs could be fully recovered.


6279 Silver Avenue

Legal Description: Lot 3 of Lot A, Block 15, D.L. 153, Plan 6411.

This property (see Sketch #3, attached) was purchased in January 1984 and its acquisition was necessary to facilitate construction of Central Boulevard east of Willingdon Avenue. Only a portion of this lot was required for road purposes which have now been undertaken. The remaining portion of the lot is intended for consolidation of a major commercial site in the future.

Situated on the property is a 39-year old single storey single family dwelling which is considered to be in poor condition overall. The building requires considerable upgrading including roof replacement, rear stair and deck replacement, interior flooring, interior painting, heating system replacement plus many other sundry maintenance items. The total estimated cost of repairs to bring this dwelling up to reasonable rental standards is \$14,800. The Director Finance's rental market analysis concluded that in excess of six (6) years continuous rental would be required before the Corporation costs could be fully recovered.

Further considerations in this instance are the facts that the building's dilapidated appearance and close proximity to Central Boulevard are not compatible with the new Metrotown improvements.


DIRECTOR ENGINEERING

- WCS:cf
- Attach's. (3)
- cc: () Director Finance
- () Director Planning & Building Inspection
- () Director Administrative & Community Services
- () Director Recreation & Cultural Services

3768	3778	3798
1124	1124	1124
Blk. 8	1124	1124
3765	3775	3785
3775	3785	3795
3785	3795	3805

3815	3844
W 1/2 E 1/2	PLAN 5762
3815	3844
3827	3845
3839	3845
3845	3845

3894	49
PLAN	59942
3894	49
3871	48
3871	48

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3905	3915	3925	3951	3955	3961
3955	3961	3965	3971	3975	3981
3981	3985	3991	3995	4001	4005

ESMOND AVE. S

INGLETON AVE.

3776	3796
E1/2	N 1/2
3776	3796
3785	3795
3795	3805
3805	3815

3806	3812	3816	3844
3828	3836	3856	3876
3856	3866	3876	3886
3889	3889	3889	3889
3889	3889	3889	3889

3899	3909
3919	3929
3939	3949
3959	3969
3979	3989
3999	4009

PANDORA ST. 0600

3908	3928	3934	3936	3946	3952	3956	3962	3968
3968	3978	3988	3998	4008	4018	4028	4038	4048
4048	4058	4068	4078	4088	4098	4108	4118	4128

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3765	3775	3785
3795	3805	3815
3825	3835	3845
3855	3865	3875
3885	3895	3905

3828	3836	3844	3856
3868	3876	3884	3892
3902	3910	3918	3926
3930	3938	3946	3954
3962	3970	3978	3986

3899	3909
3919	3929
3939	3949
3959	3969
3979	3989
3999	4009

ALBERT ST. 0630

3908	3928	3934	3936	3946	3952	3956	3962	3968
3968	3978	3988	3998	4008	4018	4028	4038	4048
4048	4058	4068	4078	4088	4098	4108	4118	4128

3768	3768	3784	40	40	40
1236	3775	3791	1236	1236	1236
3765	3775	3791	1236	1236	1236
3791	3791	3791	1236	1236	1236

3805	3811	3823	3835	3845	3847	3849	3851	3861	3891
3861	3869	3877	3885	3893	3901	3909	3917	3925	3933
3941	3949	3957	3965	3973	3981	3989	3997	4005	4013

3899	3909
3919	3929
3939	3949
3959	3969
3979	3989
3999	4009

HASTINGS ST. 0700

L.716

PLAN 6.3799

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4048	4058	4068	4078	4088	4098	4108	4118	4128

3768	3774	3784	108	108	108
1236	3784	3784	108	108	108
3774	3784	3784	108	108	108
3794	3794	3794	108	108	108

3805	3811	3823	3835	3845	3847	3849	3851	3861	3891
3861	3869	3877	3885	3893	3901	3909	3917	3925	3933
3941	3949	3957	3965	3973	3981	3989	3997	4005	4013

3899	3909
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3939	3949
3959	3969
3979	3989
3999	4009

PENDER ST. 0710

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3768	3774	3784	1236	1236	1236
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3784	3784	3784	1236	1236	1236
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3805	3811	3823	3835	3845	3847	3849	3851	3861	3891
3861	3869	3877	3885	3893	3901	3909	3917	3925	3933
3941	3949	3957	3965	3973	3981	3989	3997	4005	4013

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3959	3969
3979	3989
3999	4009

FRANCES ST. 0740

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4048	4058	4068	4078	4088	4098	4108	4118	4128

3768	3774	3784	1439	1439	1439
3774	3784	3784	1439	1439	1439
3784	3784	3784	1439	1439	1439
3794	3794	3794	1439	1439	1439

3805	3811	3823	3835	3845	3847	3849	3851	3861	3891
3861	3869	3877	3885	3893	3901	3909	3917	3925	3933
3941	3949	3957	3965	3973	3981	3989	3997	4005	4013

3899	3909
3919	3929
3939	3949
3959	3969
3979	3989
3999	4009

GEORGIA ST. 0780

SKETCH 1

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SUBJECT PROPERTY

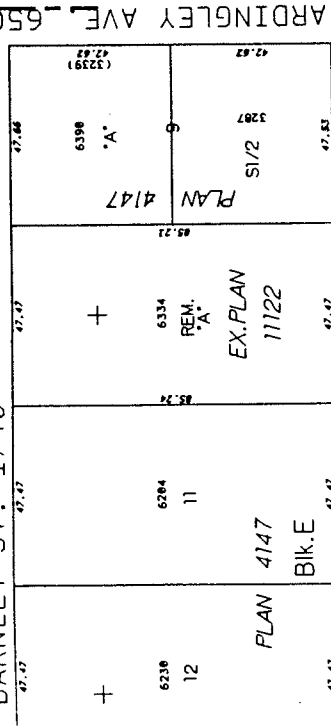
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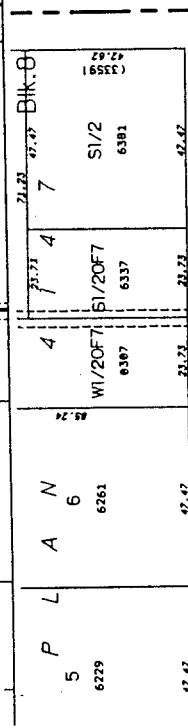
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SUBJECT PROPERTY

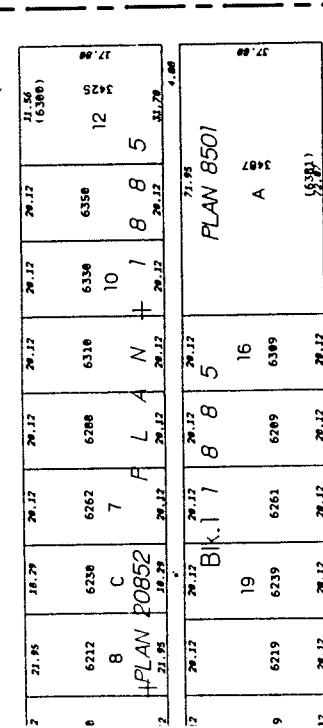
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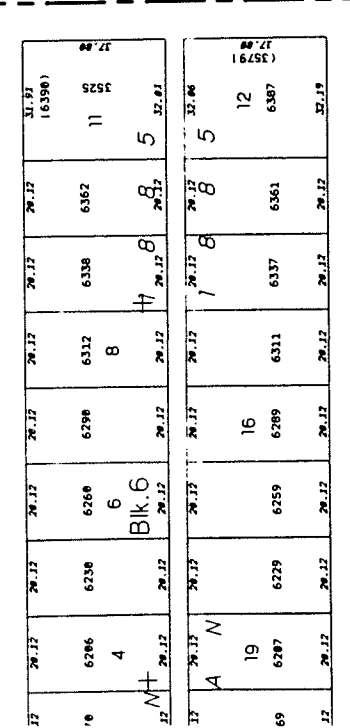
PLAN 42969
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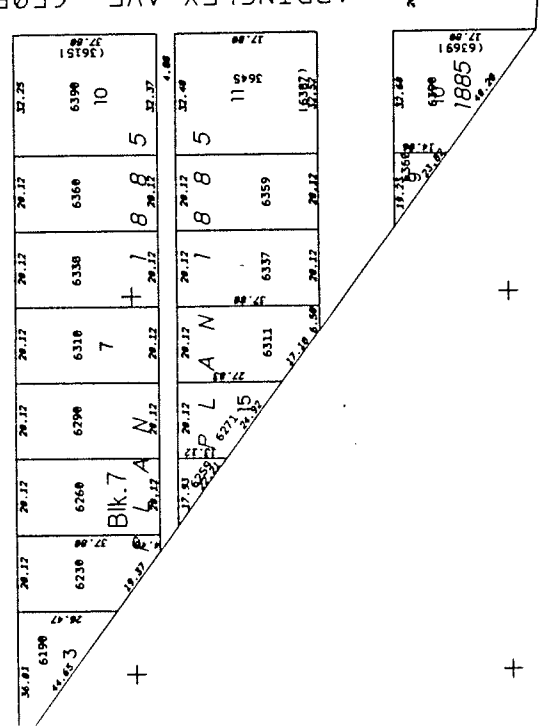
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FULWELL ST. 1840

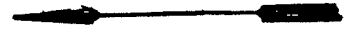


HARDWICK ST. 1870



OFF DI AM 64107

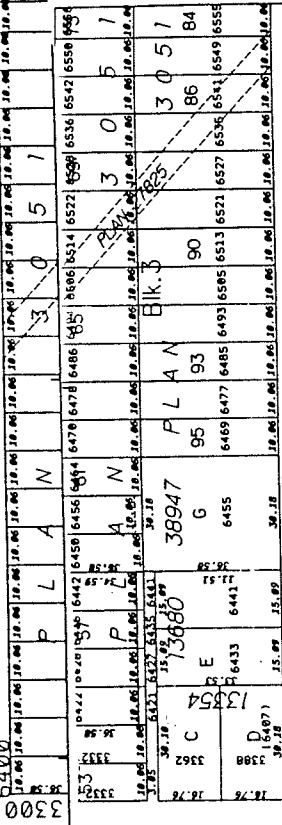
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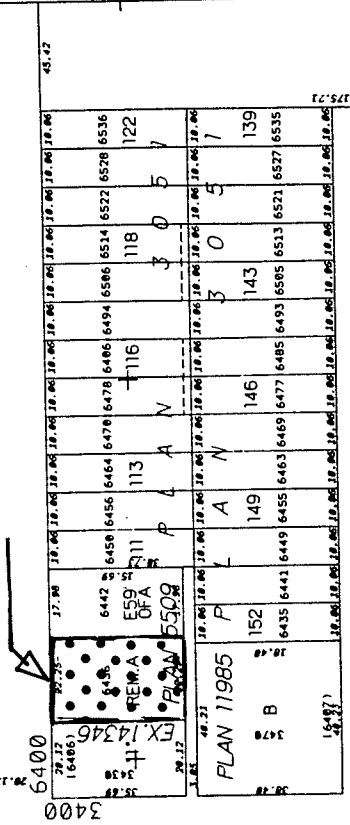
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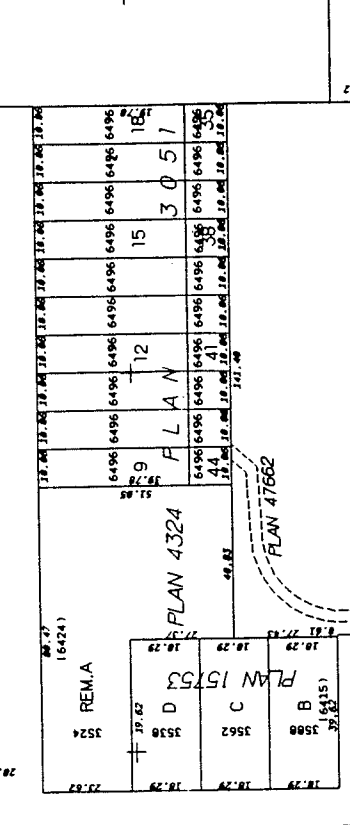
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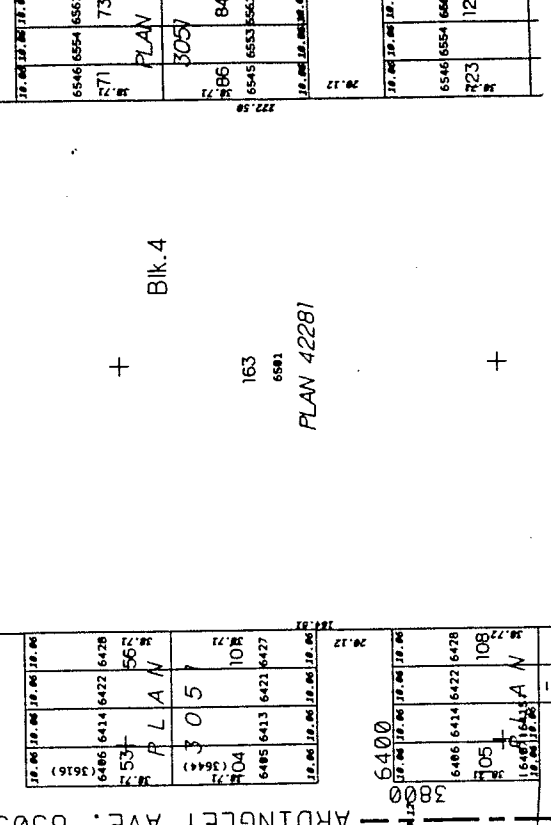
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FULWELL ST. 1840

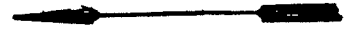


HARDWICK ST. 1870



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SKETCH 2



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SKETCH 3

SUBJECT PROPERTY



6279 - SILVER AVENUE

SEE FACET C-11

