

ITEM
MANAGER'S REPORT NO. 16
COUNCIL MEETING 82
89/12/18

RE: TO REMOVE OR DEMOLISH HOUSE
7564 CARIBOO ROAD
DL 13, BLK 27, LOT 1, PLAN 3046

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 DECEMBER 08
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: PA-23-GP-86
D.L. 13
SUBJECT: 7564 CARIBOO ROAD
D.L. 13, BLOCK 27, LOT 1, PLAN 3046
PURPOSE: To obtain Council authority to remove or demolish the improvements located on the municipally-owned parcel at 7564 Cariboo Road.

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or the demolition of the house at 7564 Cariboo Road.

R E P O R T

1.0 BACKGROUND

On 1987 March 02, Council authorized the acquisition of the subject property in order to facilitate the reconstruction of Cariboo Road as a component of the Cariboo Heights Community Plan (see attached Figure 1).

The approximately 12,200 square foot lot contains an upgraded house of approximately 1500 sq. ft. on each floor and also has an 18' x 36' in-ground concrete pool in the back yard. It was acquired by the Municipality in 1987. At that time, it was recognized that the proposed subdivision pattern for the Cariboo Heights Community Plan - Area 2 would require the eventual removal of all of the improvements on the subject property since they would cross over the new lot lines when the subdivision plan was registered.

2.0 EXISTING SITUATION

We have recently been notified by the Property Rental Coordinator that the tenants currently occupying this Municipal house have given their notice and intend to vacate on 1989 December 17.

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In order to evaluate whether or not it would be economically feasible to re-rent this house until such time as the new lots are created and then offered for sale by Public Tender, we have tried to establish a preliminary timetable with respect to the servicing and sale of these lots.

The Engineering Department has informed us that the underground services for this area are currently being constructed and they would expect that, barring any unforeseen problems due to weather conditions, the servicing should be complete and the lots ready to be placed for sale by Public Tender in March/April 1990. Based on this information, it would not be economically feasible to attempt to re-rent this house for such a short period of time.

The Municipal Solicitor has advised that of the options available for the disposition of the improvements, the proposed sale of these improvements subject to their removal would seem to net the most value to the Municipality with the minimum amount of risk. Demolition of the improvements would take place only if the other options are not feasible.

3.0 CONCLUSION:

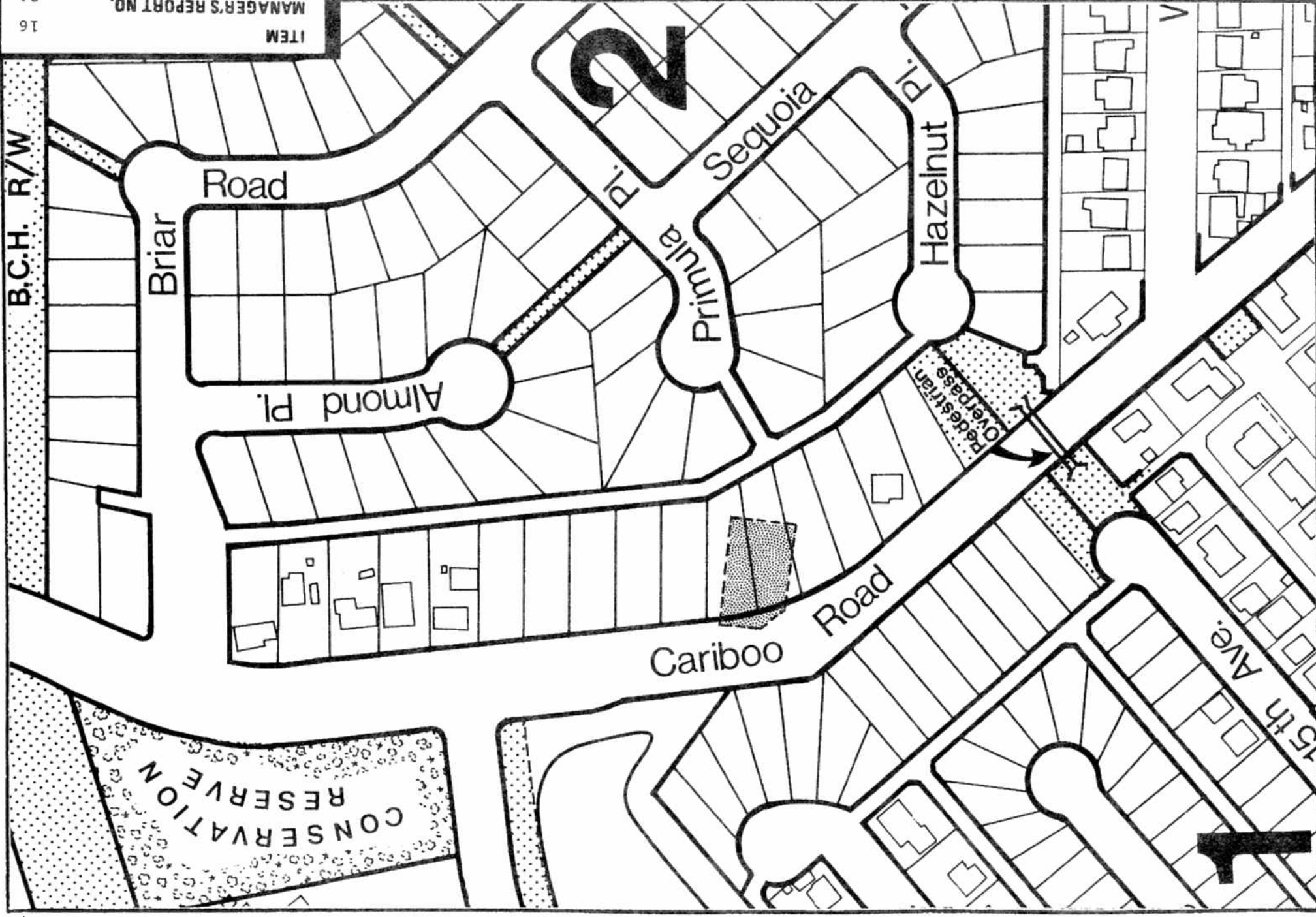
Based on the limited time frame before the new lots on the east side of Cariboo Road will be available for sale by Public Tender, it is recommended that this house not be re-rented. All options for the disposition of the improvements will be explored, with demolition taking place as the last resort. Whether the improvements are sold for removal or salvage, or it is necessary to demolish them, the concrete foundation and swimming pool will also have to be removed.

ASL
SAM/jp

Attachment


cc: Director Engineering
Director Finance (Tax & Licence Director)
Municipal Solicitor

A. L. Parr
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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Date	1989 DEC.
Scale	n.t.s.
Drawn By	sam


BURNABY
 Planning &
 Building Inspection
 Department



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7564 CARIBOO ROAD

FIGURE 1

