

Re: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 MARCH 20

FROM: DIRECTOR ENGINEERING

SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

PURPOSE: TO OBTAIN COUNCIL'S APPROVAL TO DEMOLISH
MUNICIPALLY-OWNED BUILDINGS

RECOMMENDATION:

1. THAT the structures, including all outbuildings, be demolished at (a) 5250 Claude Avenue and (b) 6625 Deer Lake Drive, and (c) 820 Willingdon Avenue.

PROPERTY INFORMATION

(a) 5250 Claude Avenue

Legal Description: Block 90, District Lot 85, Plan 26338.

The subject property (see Sketch #1 attached) was acquired in 1988 with a portion to be used for the Burnaby Park Trail System, and the balance of the property acting as a buffer area between the Trans Canada Highway and adjacent residential development. Subsequent to acquisition, the Engineering Department has undertaken a building inspection and the Finance Department has completed a rental analysis. The results of both indicate that it would require considerable expenditure of funds in order to upgrade it to a reasonable building standard for rental purposes.

Situated on the property is a one-storey, single-family dwelling of approximately 1,000 square feet. The dwelling is presently vacant and requires considerable repairs including new roof, extensive cleaning of the outside, painting, extensive work in the kitchen and bathroom, repairs to the plumbing system, major upgrading of electrical wiring, new carpets, and new tiles.

The total cost to rehabilitate this structure is estimated at approximately \$32,000. The Director Finance has evaluated this structure and concurs with the recommendation for demolition. The Parks and Recreation Commission at its meeting of 1989 March 15 concurred with the demolition of this structure.

(b) 6625 Deer Lake Drive

Legal Description: Plan 9815, D.L. 86

The subject property (See Sketch #2 attached), was acquired for park purposes, namely Deer Lake Park. Situated on this property is a one-storey, single-family dwelling of approximately 1,000 square feet. The dwelling is presently occupied and requires several major repairs, including a major repair and retrofit of roof and roof rafters, repairs to wood siding, plumbing fixtures, woodrot repairs to windows and French doors, upgrading of electrical wiring, and sundry repairs to exterior areas such as sidewalks, driveway, and patios. The dwelling was originally constructed as a summer cottage and not as a permanent residence and consequently it is expected that on-going maintenance costs will be excessive.

The total estimated cost to rehabilitate this structure is approximately \$19,000. The Director Finance has undertaken a rental analysis for this property and reports that the cost to rehabilitate could be recovered within four years. However, Council recently considered a request for renovations at 6466 Deer Lake Drive (1988 October 03) and directed that no renovations be permitted that would require a building permit unless under the terms of an agreement for sale. The Director Planning and Building Inspection and the Director Engineering are of the opinion that it would be inappropriate and inconsistent to undertake works of a permanent nature which would defeat the intent of the development of this park and be in conflict with the adopted position of Council. Therefore, it is recommended that the structure be demolished after the present occupiers have vacated. The Parks and Recreation Commission at its meeting of 1989 March 15 concurred with the demolition of this structure.

(c) 820 Willingdon Avenue

Legal Description: Lot 1, Block 25, D.L. 122, Plan 1308

The subject property (see Sketch #3 attached), was acquired for the widening of Willingdon Avenue. The dwelling situated on the property is presently vacant due to a serious fire in the kitchen. The structure is approximately 650 square feet in size and due to the fire requires extensive work to upgrade it to a reasonable building standard for rental purposes. The Director Finance has undertaken a rental analysis of this property.

The total cost to rehabilitate this structure is estimated at approximately \$25,000. The Director Finance concurs with the recommendation for demolition.

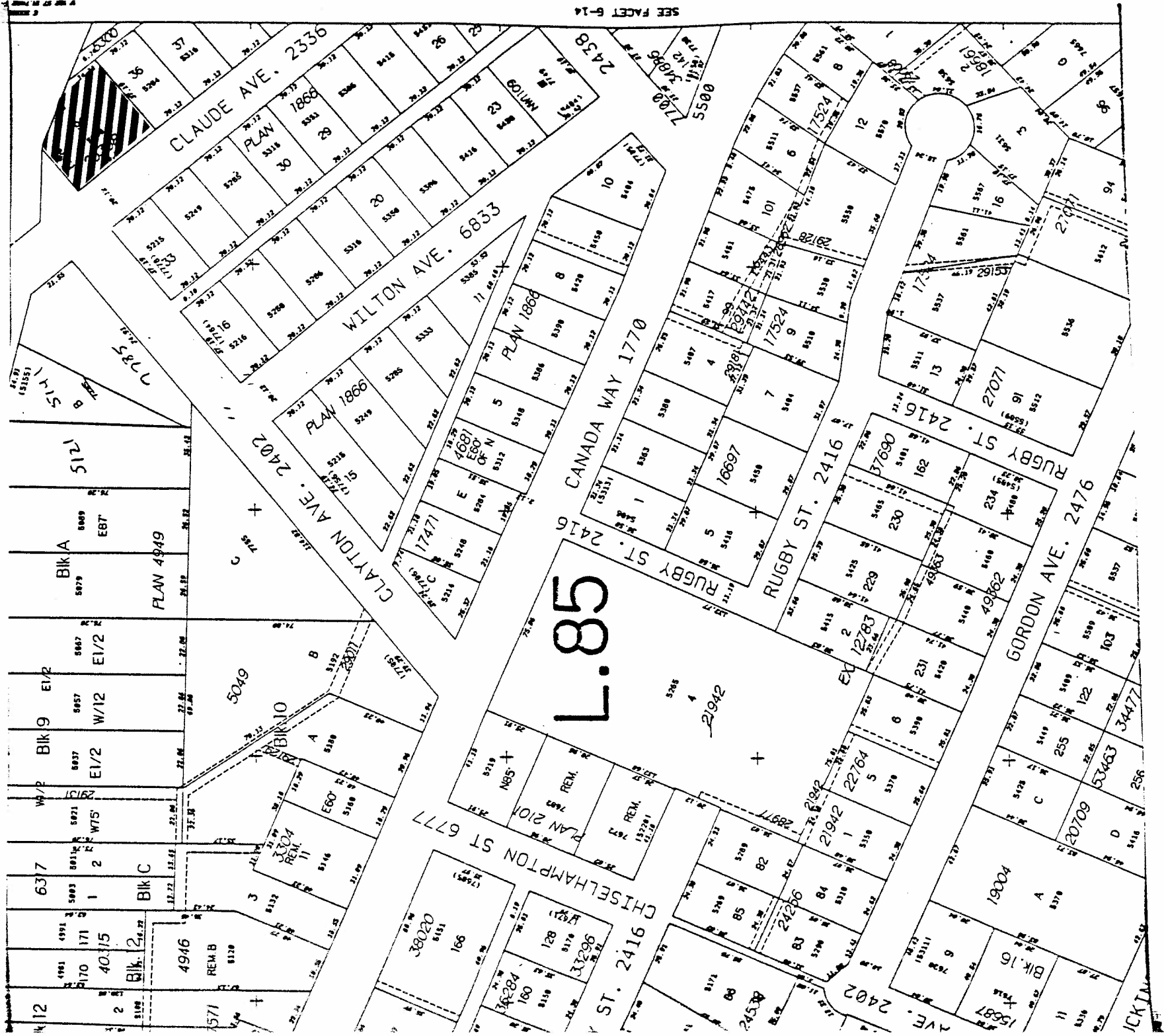
HDH:ka
Attach. (3)

cc: Director Administrative & Community Services
Director Finance
Director Planning & Building Inspection
Director Recreation & Cultural Services
Municipal Solicitor



E. E. Olson, P. Eng.
DIRECTOR ENGINEERING

ITEM 4
 MANAGER'S REPORT NO. 24
 COUNCIL MEETING 89/03/28



DENOTES SUBJECT PROPERTY
 5250 CLAUDE AVENUE



SKETCH No.1.

ITEM 4
 MANAGER'S REPORT NO. 24
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120



DEJOTES SUBJECT PROPERTY

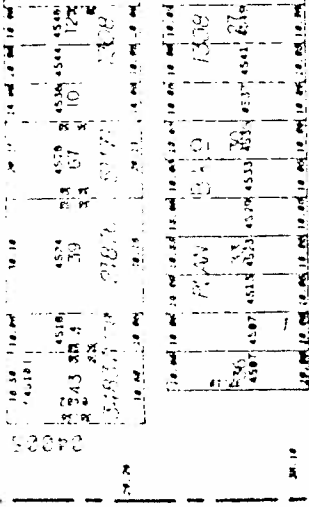
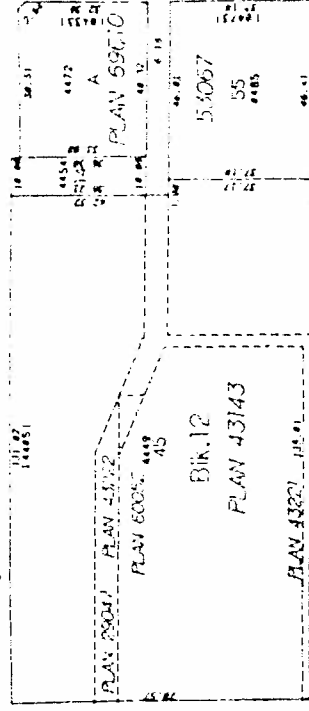
6625 DEER LAKE DRIVE

SKETCH NO. 2

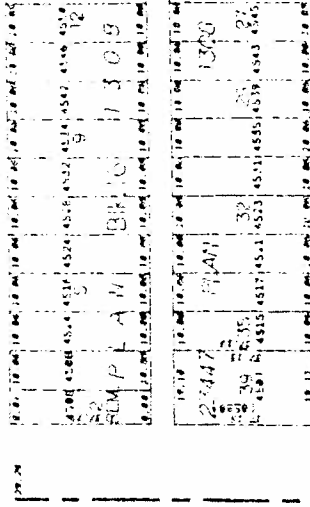
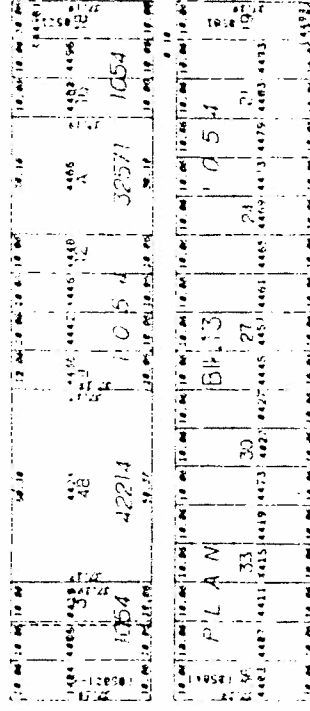
ITEM 4
MANAGER'S REPORT NO. 24
COUNCIL MEETING 89/03/28

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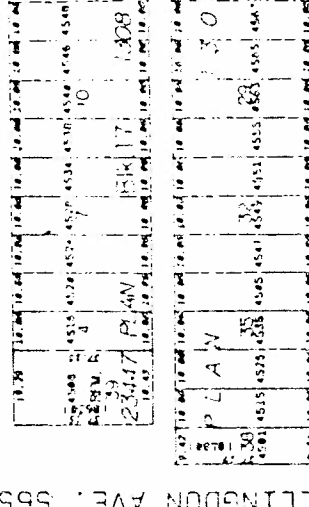
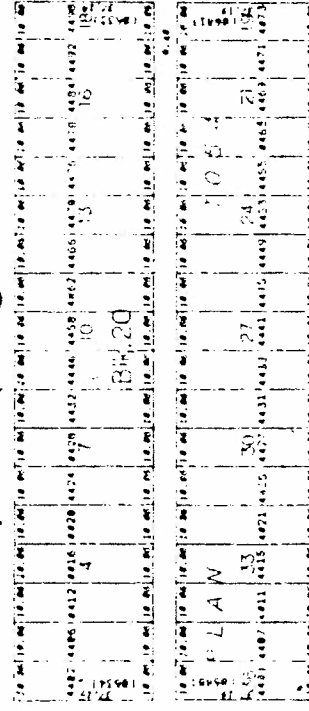
HASTINGS STREET



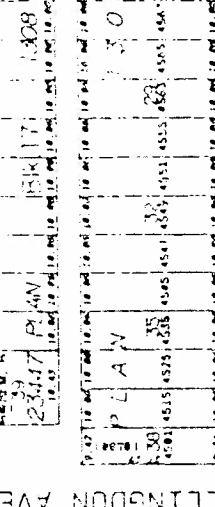
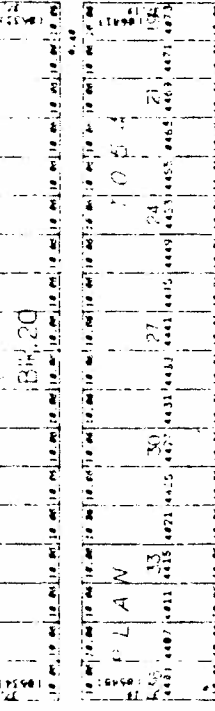
PENDER STREET



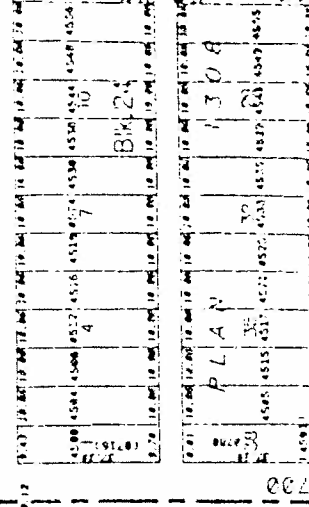
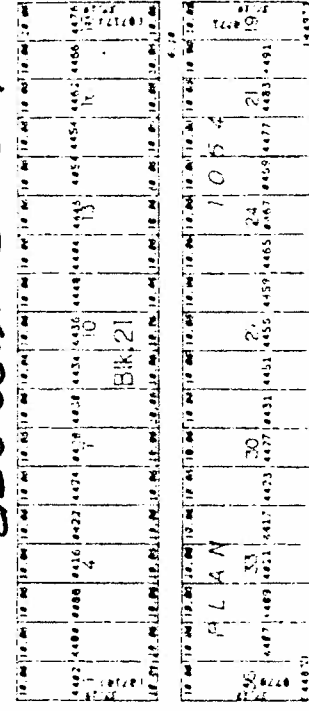
FRANCES STREET



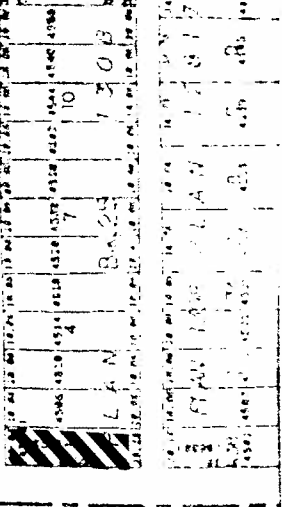
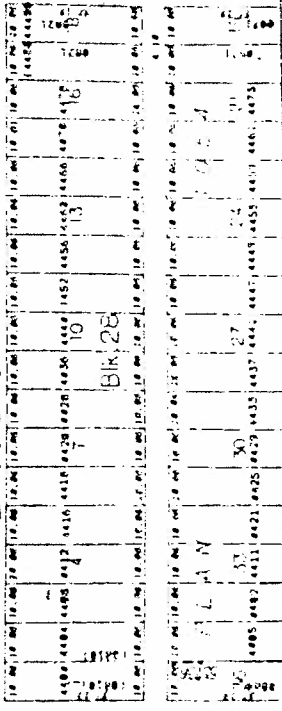
ROSSER AVE. 5699



GEORGIA STREET



UNION STREET



//// DENOTES SUBJECT PROPERTY



820 - WILLINGDON AVENUE

SKETCH #3

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