

ITEM 10
MANAGER'S REPORT NO. 42
COUNCIL MEETING 90/06/18

RE: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS AT 6097 MCKAY AVENUE, 6038 CASSIE AVENUE
AND 6023 MARINE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1990 JUNE 14

FROM: ACTING DIRECTOR ENGINEERING

SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS AT 6097 MCKAY AVENUE, 6038 CASSIE AVENUE AND 6023 MARINE DRIVE

PURPOSE: To obtain Council authority to remove or demolish the improvements on the Municipally-owned parcels at 6097 McKay Avenue, 6038 Cassie Avenue and 6023 Marine Drive.

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or the demolition of the improvements located at 6097 McKay Avenue, 6038 Cassie Avenue and 6023 Marine Drive.

REPORT

The history and rationale for demolition of the subject buildings are shown in detail on the attached reports from the Superintendent Physical Plant Maintenance and the Tax and Licence Director as Appendix I.

The properties at 6097 McKay Avenue and 6038 Cassie Avenue have been acquired within Metrotown - Area 14 as part of the land assembly and development program for Metrotown public-use purposes.

The original owner of 6097 McKay Avenue vacated the property and subsequently the building was totally vandalised overnight.

The property at 6038 Cassie Avenue is an older two-storey dwelling with a detached garage all in very poor condition.

The property at 6023 Marine Drive was acquired as part of the alignment for the Marine Way/10th Avenue Road-Connector Project. The house is an extreme health hazard as well as a safety hazard both inside and out; the yard is unkempt and littered with debris.

Location sketches are attached as Appendix II.

The Director Engineering recommends that the subject buildings be demolished and the Director Finance concurs with this recommendation.



ACTING DIRECTOR ENGINEERING

MR:ccd
Attach.

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

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MANAGER'S REPORT NO. 42
COUNCIL MEETING 90/06/18



RECEIVED IN
ENGINEERING DEPT.

APPENDIX I

JUN 5 1990

INTER-OFFICE COMMUNICATION

Header ID	Entered
DATE: 1990 06 04	
OUR FILE #	
YOUR FILE #	

DEPARTMENT: Engineering

DEPARTMENT: Engineering,
Physical Plant Maintenance

TO: M. ROSS

FROM: R. Wilson

SUBJECT: Demolition of 6097 McKay Avenue and
6038 Cassie Avenue

151

RECOMMENDATION:

THAT the above described dwellings and all outbuildings be demolished at 6097 McKay Avenue and 6038 Cassie Avenue.

The subject properties have been acquired within Metrotown - Area 14 as part of the land assembly and development program for Metrotown public-use purposes. (See Attachment #1.)

Refer to Attachment #2 for site location and Attachment #3 for photographs.

Situated at 6097 McKay Avenue is an older two storey unfinished full basement dwelling with a detached garage. The main floor is approximately 1,000 square feet and consists of a kitchen, dining area, laundry, bathroom, living room and two bedrooms.

The upper floor consists of two bedrooms.

The original owner vacated this premise and subsequently the dwelling was totally vandalized overnight.

The estimated cost of repairs to return the dwelling to a reasonable habitable rental standard is in excess of \$30,000.00.

The maximum rental revenue this property can generate is \$850.00 per month. (Refer to Attachment #4, Property Rental Analysis.)

Situated at 6038 Cassie Avenue is an older two storey full unfinished basement dwelling with a detached garage, all in poor condition. The main floor consists of a kitchen/eating area, living room, bathroom and one bedroom. The upper floor consists of two bedrooms.

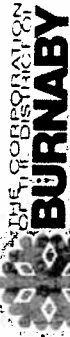
See Attachments #6 & #7 (Property Inspection Reports).

The estimated cost of repairs to return this dwelling to a reasonable habitable rental standard is in excess of \$20,000.00.

The maximum rental revenue this property can generate is \$800.00 per month. (Refer to Attachment #5, Property Rental Analysis.)

These properties may be required within six months as a development plan for civic facilities on the site is presently in progress.

(cont'd)



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COUNCIL MEETING 90/06/18

INTER-OFFICE COMMUNICATION

TO: M. Ross
FROM: R. Wilson
SUBJECT: Demolition of 6097 McKay Avenue and
6038 Cassie Avenue

DEPARTMENT: Engineering
DEPARTMENT: Engineering,
Physical Plant Maintenance

DATE: 1990 06 04
OUR FILE #
YOUR FILE #

- 2 -

Based on the fact that the cost of rehabilitation to these dwellings is excessive, we cannot justify the expenditure for repairs and therefore recommend that these premises be demolished.

SUPERINTENDENT,
PHYSICAL PLANT MAINTENANCE

DD:w1h

Attchs.



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RECEIVED IN
ENGINEERING DEPT.

APPENDIX I

DATE: JUN 5 1990
DATE: 1990-06-04
OUR FILE #
YOUR FILE #
MR

INTER-OFFICE COMMUNICATION

TO: M. Ross
FROM: R. Wilson
SUBJECT: Demolition of 6023 Marine Drive

DEPARTMENT: Engineering

DEPARTMENT: Engineering,
Physical Plant Maintenance

RECOMMENDATION:

THAT the above described dwelling and all outbuildings be demolished at 6023 Marine Drive.

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The subject property has been acquired as part of the alignment for the Marine Way/10th Avenue road connector project. (See Attachment #1.)

Refer to Attachment #2 for site location and Attachment #3 for photographs.

Situated on this property is an older wood frame bungalow over a concrete slab. It is approximately 1000 square feet and consists of a kitchen, living room, study, 2 bedrooms, bathroom and laundry area.

The house has been poorly maintained and requires several major maintenance retrofits including:

- replacing the entire electrical service and distribution.
- upgrading plumbing fittings and fixtures (including replacing hot water tank).
- replacing all linoleum and carpeting.
- extensive servicing of forced air heating system.
- roof replacement.

See Attachment #4 (Property Inspection Report).

The house is an extreme health hazard as well as a safety hazard both inside and out. The surrounding yard is unkempt and littered with a large quantity of varietal debris.

The maximum rental revenue this property can generate is \$750.00 per month. (Refer to Attachment #5, Property Rental Analysis.)

Based on the fact that the cost of rehabilitation is excessive and the property is a health and safety hazard, we cannot justify the expenditure for repairs. Physical Plant Maintenance therefore recommends demolition.

R. WILSON,
SUPERINTENDENT,
PHYSICAL PLANT MAINTENANCE

DD:wlh
Attchs.

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COUNCIL MEETING	90/06/18

APPENDIX I

THE CORPORATION OF THE DISTRICT OF BURNABY

INTER-OFFICE COMMUNICATION

TO: DIRECTOR ENGINEERING
 Attention: Bob Wilson

RECEIVED
 PHYSICAL
 MAINTENANCE 1990 April 18

FROM: TAX & LICENCE DIRECTOR

RE: 6097 MCKAY AVENUE
 Pcl. A, Lot 8, Blk. 14 of Lot 153,
 Grp. 1, Plan 2236

APR 20 1990

REFER TO	NOTED	DATE

As a result of the former tenant vacating this house, a rental analysis was done on the property to determine the economic feasibility of re-renting after necessary repairs were undertaken.

It is our understanding that:

1. The house is now unoccupied.
2. The property consists of a two-storey four bedroom house in poor condition. An inspection report provided by your department outlines the following repairs required before the house can be re-rented. The rear stairs and handrails at both the front and back of the house require replacement. The roof and flashing require replacement as well as all exterior doors on the house. New carpet and linoleum are required as well as cosmetic changes including the painting of all interior walls, replacement of bathroom fixtures, kitchen counters and basement stairs. A new hot water tank is required as well as general upgrading of electrical services. A new furnace is also required. The house has been vandalized twice since the former tenants vacated in March. The estimated cost of repairs is \$27,075.00.
3. Ken Ito of our Planning Department advises that the property has been acquired for the Metrotown Land Assembly Area 14 and would not be required before 1991.
4. Given the above information, and based on an estimated rental of \$850.00 per month (providing all repairs were completed), calculating \$110.00 per month for property taxes and a discount rate of 10%, it would take approximately 44 months to recover the costs of repairing this house.

The property is scheduled to be utilized in the near future. Therefore, it is not economically prudent to repair and rent out this house. The Finance Department concurs with Physical Plan Maintenance to dispose of or demolish the house.

TAX & LICENCE DIRECTOR

D Campbell

Per: Denise Campbell
 SENIOR PROPERTY USE COORDINATOR

DC:aj

ITEM 10
MANAGER'S REPORT NO. 42
COUNCIL MEETING 90/06/18

THE CORPORATION OF THE DISTRICT OF BURNABY
INTER-OFFICE COMMUNICATION

TO: DIRECTOR ENGINEERING
(Attn: Bob Wilson) DATE: 90 05 18

FROM: TAX & LICENCE DIRECTOR

RE: 6038 CASSIE AVENUE

155

This is in response to your request for a rental analysis for 6038 Cassie Avenue. It is our understanding that:

1. The house is now occupied.
2. The house is a two storey, three bedroom wood structure in poor condition. The roof shingles and sheathing require immediate replacement as do the wooden stairs at the rear of the house. The wooden gutters, fascia boards and downspouts also require replacement. The window frames are wooden and several are partially rotted. The galvanized pipes are in generally poor condition with upgrading required. General electrical upgrading is also needed. The house requires painting inside and out, the carpet and hardwood floors are in generally poor shape and should be replaced. Because the basement floods every year the installation of a sump pump is required immediately. The detached garage is rotting and requires a new roof. An estimate provided by your department to repair this house to a reasonable habitable standard is \$22,175.

In order to repair these items and bring the house to a reasonable habitable standard, your department has provided a cost estimate of \$22,175. Given this estimate and based on an increased rental of \$800 per month (provided all repairs were completed), less property taxes of \$132 per month and a discount rate of 10%, it would take approximately 40 months to recover the cost of repair to the house.

Mr. Ken Ito of the Current Planning section advises that he is presently working with Van City on a development plan for the site, and that the property may be required within six months. As a result, it is not financially prudent to repair the house for rental.

The Finance Department concurs with Physical Plant Maintenance to dispose of or demolish the house.

DCampbell

Rick Elligott
TAX & LICENCE DIRECTOR

DC:gw

APPENDIX I

ITEM 10
MANAGER'S REPORT NO. 42
COUNCIL MEETING 90/06/18

THE CORPORATION OF THE DISTRICT OF BURNABY

~~INTER-OFFICE~~ ~~COMMUNICATION~~
PHYSICAL PLANT
MAINTENANCE

TO: DIRECTOR ENGINEERING
Attention: Bob Wilson

FROM: TAX & LICENCE DIRECTOR

RE: 6023/33 MARINE DRIVE
Lots 22 & 23, Blk. 22, D.L. 155A, Plan 1549

1990 April 18

APR 20 1990

REFER TO	NOTED	DATE

As a result of our recent purchase of this property, a rental analysis was done to determine the feasibility of repairing and renting this house until needed for the proposed road construction project:

1. There is one house on these adjoining properties which is unoccupied at this time.
2. The total area of both lots is 12,092 sq. ft. Lot 23 has a 1,032 sq. ft. two bedroom bungalow on it which appears to be in generally poor condition. The inspection report provided by your department outlines the following repairs required to upgrade this house to a reasonable standard for rental. The electrical fittings and wiring in the house represent an extreme fire hazard. The plumbing fixtures, fittings and gas-fired hot water tank require replacement and the pipes require some repair work. All carpet and linoleum is in extremely poor shape and must be replaced. The outbuildings are unsafe and full of debris. Total cost to bring this house to a reasonable habitable standard is \$30,000 plus.
3. Vic Wiebe, Assistant Director Engineering-Design, advises that this property was acquired for the Marine Way/10th Avenue Connector which is scheduled to commence in Spring 1991.
4. Given the above information and based on an estimated rental of \$750.00 per month (providing that all repairs were completed) and calculating \$80.00 per month for property taxes and a discount rate of 10%, it would take approximately 56 months to recover the costs of repairs to this house.

This property is scheduled to be utilized for road construction within the next 12-18 months. Therefore it is not prudent to repair the house for rental at this time. The Finance Department concurs with Physical Plant Maintenance to dispose of or demolish this house.

TAX & LICENCE DIRECTOR

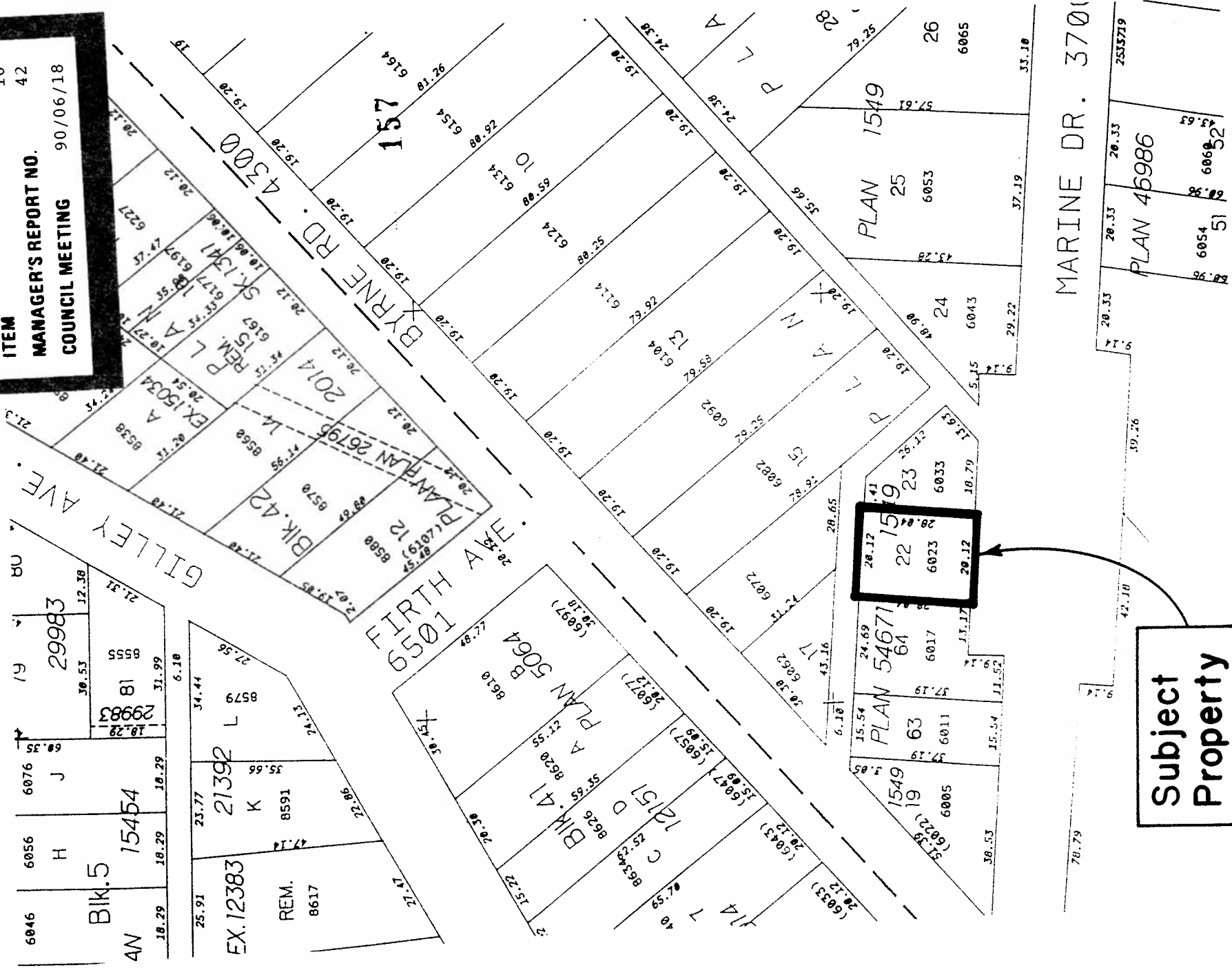
D. Campbell

Per: Denise Campbell
SENIOR PROPERTY USE COORDINATOR

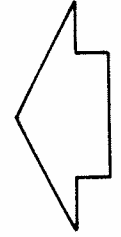
DC:aj

APPENDIX II

ITEM 10
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 MANAGER'S REPORT NO. 90/06/18
 COUNCIL MEETING

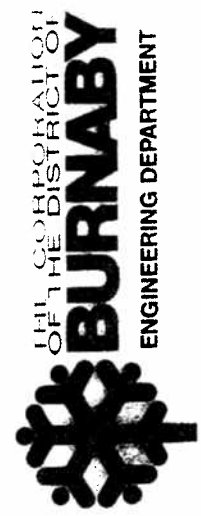


Subject Property



NO	DATE	REVISION

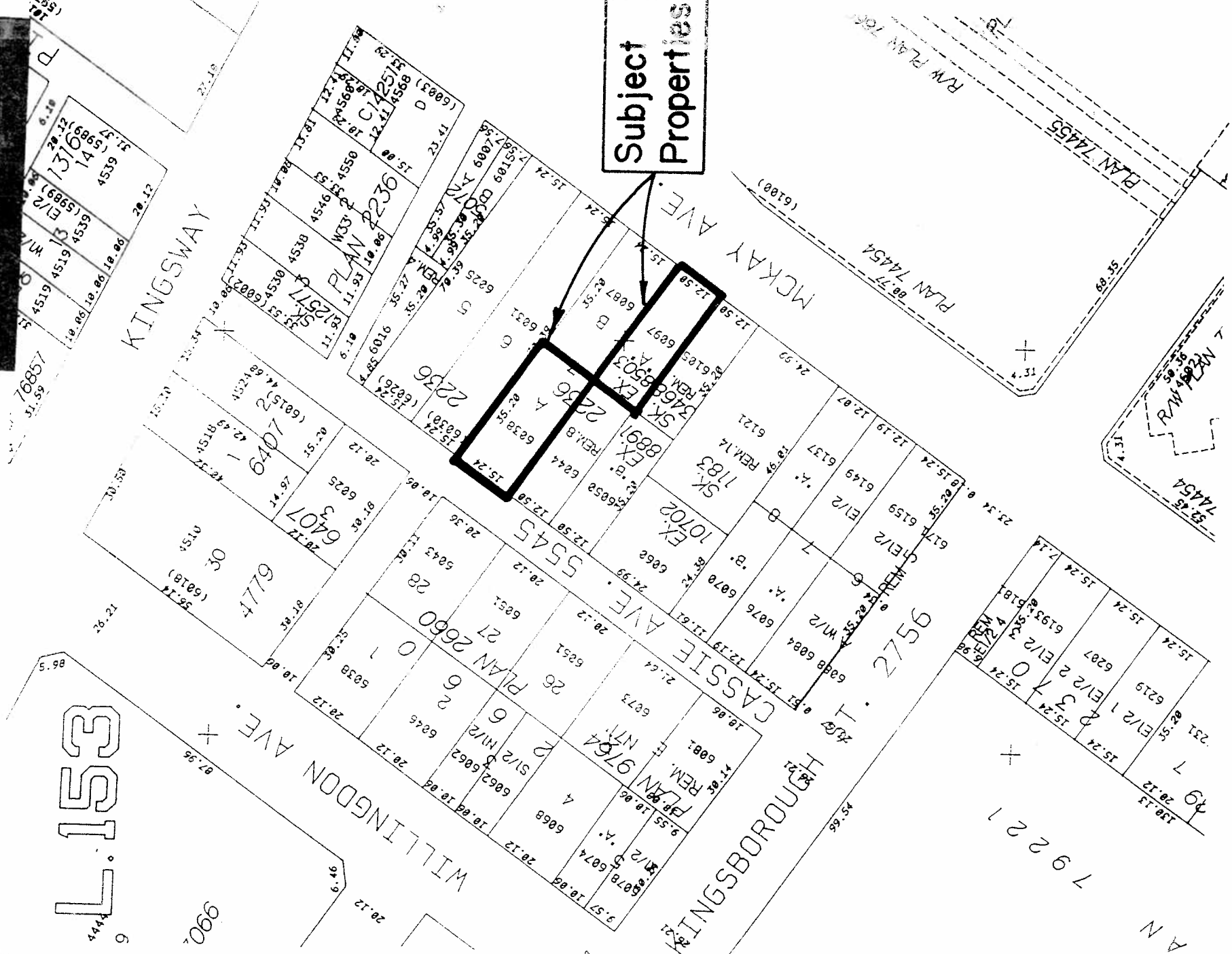
APPENDIX 2



PROPOSED DEMOLITION OF
 6023 MARINE DRIVE

APPENDIX II

ITEM 10
MANAGER'S REPORT NO. 42
COUNCIL MEETING 90/06/18



APPENDIX 2



**PROPOSED DEMOLITION OF
 6038 CASSIE AVENUE &
 6097 MCKAY AVENUE**

NO.	DATE	REVISION
DESIGNED BY:	DRAWN BY: J. Collicero	
APPR'D BY:	CHECKED BY:	
SCALE:	N.T.S.	DATE: 90.06.12

