

ITEM	1
MANAGER'S REPORT NO.	4
COUNCIL MEETING	94/01/24

**TO:** CITY MANAGER  
**FROM:** DIRECTOR ENGINEERING  
**SUBJECT:** HOUSE DEMOLITIONS AT:  
A) 7278 14TH AVENUE  
B) 4224 ALBERT STREET

**DATE:** 1994 01 17

**FILE:** 80-01-03

**PURPOSE:** To obtain Council's approval to remove and/or demolish City owned buildings.

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**RECOMMENDATION:**

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at:
  - a) 7278 14th Avenue
  - b) 4224 Albert Street

**REPORT**

**A. 7278 14TH AVENUE (FIGURE 1)**

The subject property was acquired in 1992 December for future expansion of Ernie Winch Park. The Parks Department anticipates a holding period of approximately four years for the property before developing the site.

Situated on the property is a two storey, two bedroom house built approximately 80 years ago. The house was occupied at the time of purchase and for a period thereafter however it is currently vacant. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building would be required. The Finance Department indicated that the estimated repair costs will far exceed the potential rent collected over the next four year period and therefore, it is not cost effective to improve the property for rental purposes.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building. The Parks Commission at its meeting of 1994 January 12 approved the proposed demolition, and Council's approval of same is requested.

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**B. 4224 ALBERT STREET (FIGURE 2)**

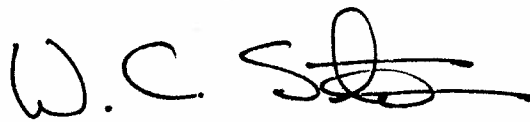
The subject property was acquired in 1981 for assembly of a development site for 3½ storey townhouses in line with the Hastings Street Area Plan. The Planning Department expects a holding period of at least one year prior to development.

Situated on the property is a one storey, two bedroom house built approximately 50 years ago. The house was previously rented but is currently vacant. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building and clean-up of the property would be required. The Finance Department indicated that the estimated repair costs will far exceed the potential rent collected over the remaining holding period and therefore, it is not cost effective to improve the property for rental purposes.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building.

**C. CONCLUSION**

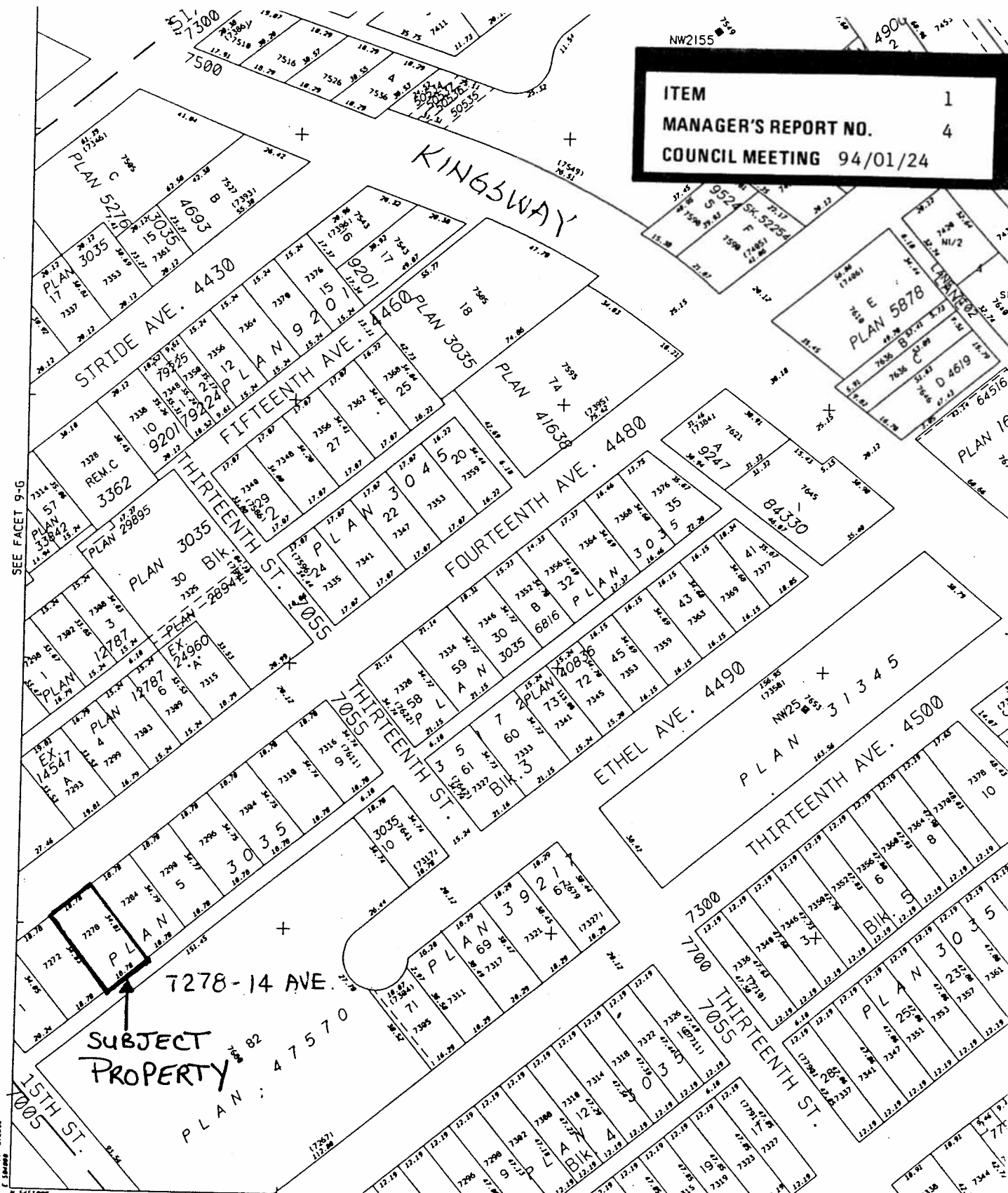
The aforementioned properties have been inspected by staff with respect to possible rental use and heritage value. The final analysis concluded that the buildings are of no heritage significance, and it is financially imprudent to repair and rent these properties.

  
DIRECTOR ENGINEERING

LSC:jb  
Attach.

cc: Director Admin. & Community Services  
Director Finance  
Director Planning & Building  
Director Recreation & Cultural Services  
City Solicitor

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 ENGINEERING DEPARTMENT MAPPING OFFICE U.T.M. GRID ZONE 10, 1975 PART OF M.F.S. 97-6-2	GROUPS AND DIVISIONS EXCEPTED. THE CORPORATION OF THE DISTRICT OF BURNABY DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OF LOT AREAS OR OTHER INFORMATION SHOWN ON THIS MAP, PLAN OR DRAWING. IF YOU DESIRE OFFICIAL INFORMATION, OFFICIAL PLANS OR OFFICIAL DRAWINGS, YOU SHOULD OBTAIN SAME FROM THE LAND TITLES OFFICE AT NEW WESTMINSTER, B.C.	 THE CORPORATION OF THE DISTRICT OF BURNABY
	LOT LINES SHOWN ARE PLOTTED FROM LIMITED FIELD SURVEY. BUT DIMENSIONS SHOWN ARE FROM REGISTERED PLANS.	

FIGURE 1 7278-14 AVE

10.00	10.00	10.00	10.00	10.00	15.00	15.00	10.00	10.00	10.00	15.00	15.00
4222	4226	4232	4236	4240	4244	4250	4252	4258	4260	4270	4290
5	7	9	2		9581	13	15	12	8	2	9145
10.00	10.00	10.00	10.00	10.00	15.00	15.00	10.00	10.00	10.00	15.00	15.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
A	N			Bik. 10						1282	
31				28		25		23		20	
4219	4227	4229	4231	4235	4239	4249	4251	4255	4257	4259	4263
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4218	4224	4230	4232	4236	4240	4246	4248	4254	4256	4262	4264
7				10		13		15		17	
				Bik. 7						1282	
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4223	4221	4229	4231	4233	4239	4245	4247	4249	4257	4261	4269
32		29		26		23				1282	20
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4226	4230	4242	4254	4260	4268	4272	4276	4286	4290	4294	4298
A				6						57	58
										W1/2 E1/2	
2101										63	579
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4219	4223	4231	4237	4247	4256	4277	4287	4293	4295	4299	4300
15	15	14									
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4216	4220	4224	4228	4246	4250	4256	4264	4266	4274	4281	4288
5	7	9		11	13	15			17	18	
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4217	4221	4227	4233	4237	4245	4245	4255	4257	4295	4301	4307
32	31	27	27	27	25						
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4302	4306	4312	4314	4320	4326	4328	4332	4338	4340	4342	4344
			4		7		9				
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
P	L	A	N								
36		33		30		2					
4307	4313	4317	4321	4325	4329	4333	4337	4341	4343	4349	4353
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4306	4312	4316	4326	4326	4326	4326	4326	4326	4326	4326	4326
		3		5							
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4310	4320	4328	4332	4336	4338	4342	4348	4352	4360	4366	4372
A	B	A	B	A	B	A	B	A	B	A	B
69913	73139	78130	78059	85407							
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4305	4311	4317	4325	4331	4335	4345	4355	4365	4375	4385	4395
18											
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4312	4316	4320	4324	4326	4332	4336	4340	4344	4350	4356	4360
3		5			8		10		13		16
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
4301	4301	4301	4319	4327	4335	4341	4349	4363	4363	4363	4371
36	34	33	39	30	29						
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

**ITEM** 1

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**COUNCIL MEETING** 94/01/24

MADISON AVE. 5495

TRIUMPH ST. 0560

ROSSER AVE. S. 5585

PANDORA ST. 0600

ALBERT ST. 0630

SEE FACET 23-B

NOTICES AND DISMISSALS RECEIVED.  
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THE CORPORATION  
OF THE DISTRICT OF

BURNABY

SUBJECT PROPERTY



FIGURE 2  
4224 ALBERT STREET