

ITEM	06
MANAGER'S REPORT #	46
COUNCIL MEETING	95/10/02

TO: CITY MANAGER

DATE: 1995 09 28

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: HOUSE DEMOLITIONS:

A. 6041/6052/6058/6064/6070/6080 Kathleen Avenue

B. 6076 Cassie Avenue

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

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at:

A. 6041/6052/6058/6064/6070/6080 Kathleen Avenue

B. 6076 Cassie Avenue

REPORT

A. 6041/6052/6058/6064/6070/6080 KATHLEEN AVENUE

The subject properties (Figure 1) were recently acquired for land assembly purposes as part of the Metrotown Development Plan.

Situated on the properties are vacant small older houses. The house on 6041 Kathleen Avenue has suffered extensive fire damage. The other buildings are in poor condition and have been boarded up for public safety reasons. In order to meet current City rental house standards, extensive repairs of the buildings would be required. The Finance Department has indicated that the estimated repair costs will exceed the potential rent collected and therefore, it is not cost effective to improve the property for rental purposes.

The houses at 6058 and 6080 Kathleen Avenue are listed in the 1985 publication "Windows to Burnaby's Past" which serves as the City's preliminary heritage building inventory. Due to the poor condition of the houses and the extensive alterations that have been carried out in the past, it is our recommendation that the subject houses be removed and/or demolished. The recommended demolition was the subject of a staff report to the Community Heritage Commission at its meeting of 1995 September 27.

Staff have assessed the remaining dwellings and concluded that there is no heritage value associated with these buildings. It is recommended that the structures and all outbuildings be removed and/or demolished.

B. 6076 CASSIE AVENUE

The subject property (Figure 2) was acquired in 1989 March as part of the Metrotown Development Plan. The Planning Department expects a holding period of approximately two years prior to development.

Situated on the property is a vacant 1½ storey, two bedroom house built in 1948. 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 has indicated that the estimated repair costs will exceed the potential rent collected over the next two 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.

It is recommended that the structure and all outbuildings be removed and/or demolished.


DIRECTOR ENGINEERING

LSC:jb/ma
Attach.

cc: Director Finance
Director Planning & Building
Director Recreation & Cultural Services
City Solicitor
Deputy Manager, Corporate Services
Chief Building Inspector

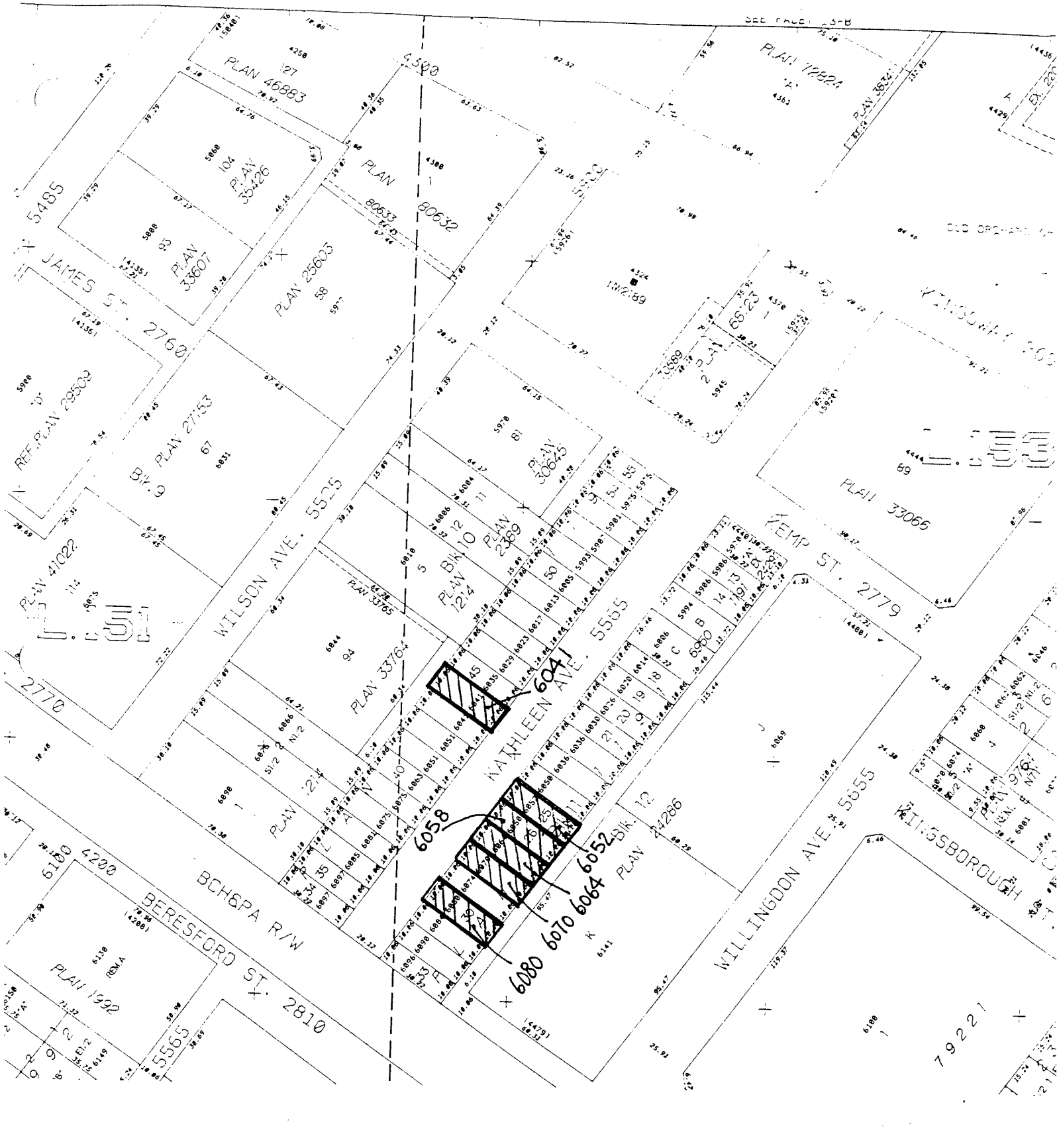


FIGURE 1 6041/6052/6058/6064/6070/6080
 KATHLEEN AVENUE

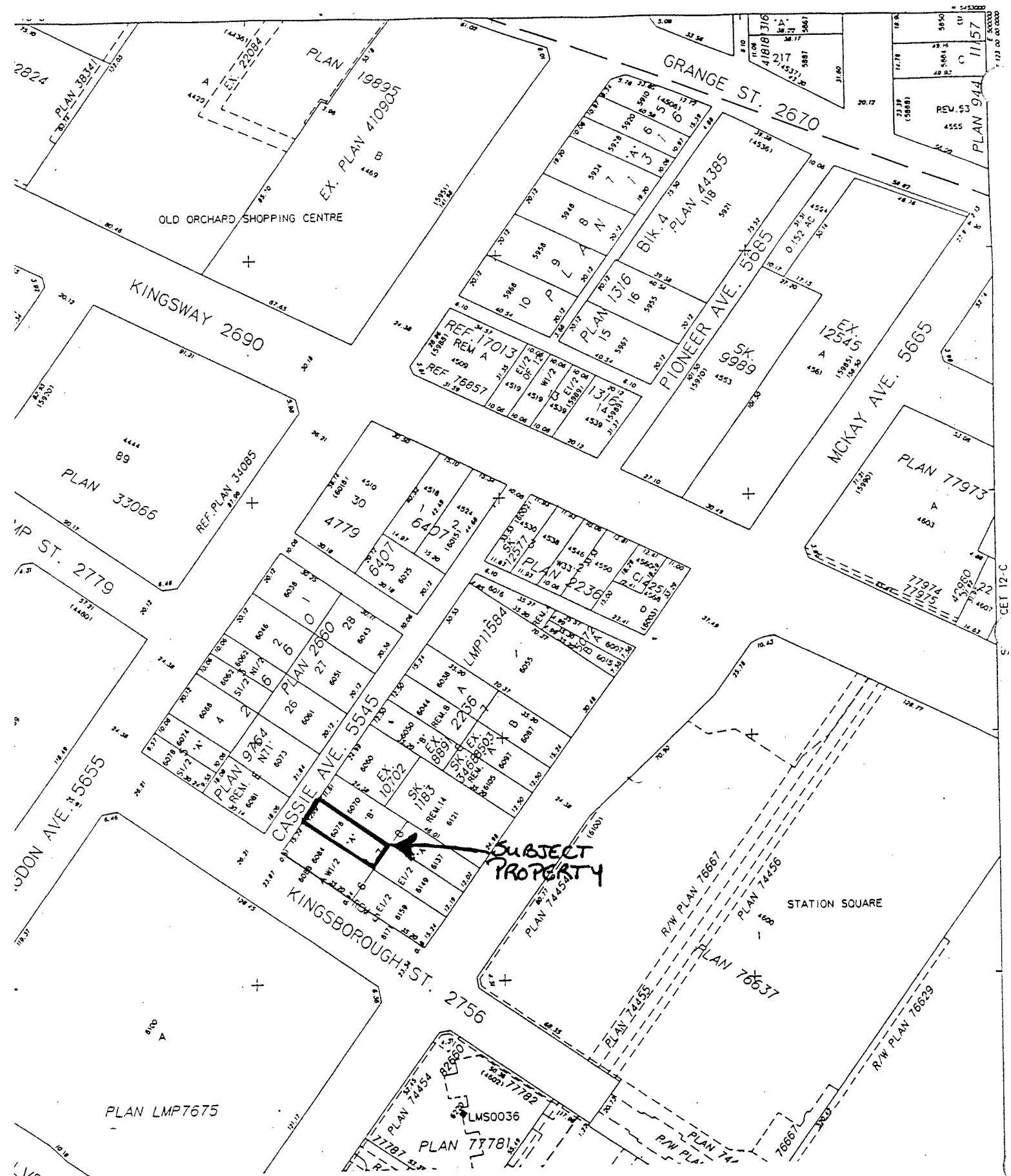


FIGURE 2 - 6076 CASSIE AVENUE