

TO : CITY MANAGER DATE: 1997 APRIL 03

FROM : ACTING DIRECTOR RECREATION AND CULTURAL SERVICES

SUBJECT : BURNABY LAKE SPORTS COMPLEX EXPANSION - DEMOLITION OF FIVE CITY-OWNED HOUSES AT 3430 ARDINGLEY AVENUE AND 6310, 6330, 6350 AND 6442 LAUREL STREET

PURPOSE : To request Council's authorization of the sale for moving or salvage or demolition of the five structures, including all outbuildings, at 3430 Ardingley Avenue and 6310, 6330, 6350 and 6442 Laurel Street.

RECOMMENDATION:

1. THAT authorization be given for the sale for moving or salvage or demolition of the five structures, including all outbuildings, at 3430 Ardingley Avenue and 6310, 6330, 6350 and 6442 Laurel Street.

REPORT

At its meeting of 1997 April 02, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the recommendation contained therein.



KATE FRIARS
ACTING DIRECTOR RECREATION
AND CULTURAL SERVICES

tc
Attachment
c:\data\wp\council\ 970403

cc: City Solicitor
Director Finance
Director Planning & Building
Deputy City Manager-Corporate Services
Director Engineering

SUBJECT: BURNABY LAKE SPORTS COMPLEX EXPANSION - DEMOLITION OF FIVE CITY-OWNED HOUSES AT 3430 ARDINGLEY AVENUE AND 6310, 6330, 6350 AND 6442 LAUREL STREET

RECOMMENDATION:

1. THAT Council be requested to authorize the sale for moving or salvage or demolition of the five structures, including all outbuildings, at 3430 Ardingley Avenue and 6310, 6330, 6350 and 6442 Laurel Street.

REPORT

BACKGROUND

The City-owned properties at 3430 Ardingley Avenue and 6310, 6330, 6350 and 6442 Laurel Street, all located within the Burnaby Lake Sports Complex expansion area west of Kensington Avenue as illustrated on the attached sketch (Attachment #1), are now required for the development of Phase I of the sports field development project.

The project is being managed as a Civic Development Project by Civic Project Management staff from the Planning and Building Department. As outlined in the attached memo (Attachment #2), the Project Manager has directed Parks staff to seek authority from Commission and Council to demolish the five subject structures located within the project site in order to prepare the site for development. All five demolitions will be funded from the Burnaby Lake Sports Complex - West Parks and Recreation Major Capital Project Budget.

The following are descriptions of the five subject properties proposed for demolition:

3430 Ardingley Avenue - The subject property at 3430 Ardingley Avenue was acquired for inclusion in the Burnaby Lake Sports Complex Land Assembly Area in January 1985. The residential dwelling on the subject property is a tenanted three bedroom full basement house in good condition. Arrangements have been made to relocate the tenant to another city rental house.

6310 Laurel Street - The subject property at 6310 Laurel Street was acquired for inclusion in the Burnaby Lake Sports Complex Land Assembly Area in August 1983. The residential dwelling on the subject property is a tenanted three bedroom full basement house in fair condition. Arrangements have been made to relocate the tenant to another city rental house.

6330 Laurel Street - The subject property at 6330 Laurel Street was acquired for inclusion in the Burnaby Lake Sports Complex Land Assembly Area in August 1993. The residential dwelling on the subject property is a tenanted two bedroom full basement house in fair condition.

**BURNABY LAKE SPORTS COMPLEX EXPANSION -
DEMOLITION OF FIVE CITY-OWNED HOUSES**

PAGE 2 OF 2

6350 Laurel Street - The subject property at 6350 Laurel Street was acquired for inclusion in the Burnaby Lake Sports Complex Land Assembly Area in April 1982. The residential dwelling on the subject property is a tenanted two bedroom full basement house in fair condition.

6442 Laurel Street - The subject property at 6442 Laurel Street was acquired for inclusion in the Burnaby Lake Sports Complex Land Assembly Area in August 1985. The residential dwelling on the subject property is a tenanted two bedroom full basement house in fair condition with a major septic tank problem.

Staff have assessed the subject dwellings and have concluded that there is no heritage value associated with the buildings.

As the subject properties were acquired for the future development of public or private sports facilities and are now required for imminent development of the sports field complex expansion, it is recommended that the subject structures be removed and/or demolished to make way for preparation of the site for park development.

Regarding the tenanted houses, vacant possession of the rental properties is required, therefore, it is necessary that the tenants be given notice to vacate. In this case, Project Management staff have requested that, due to the need to remove the five subject structures at the earliest possible date to enable construction to proceed without delay, the tenants of the subject properties be given two months notice to vacate as of 1997 May 01.

ATS:seo

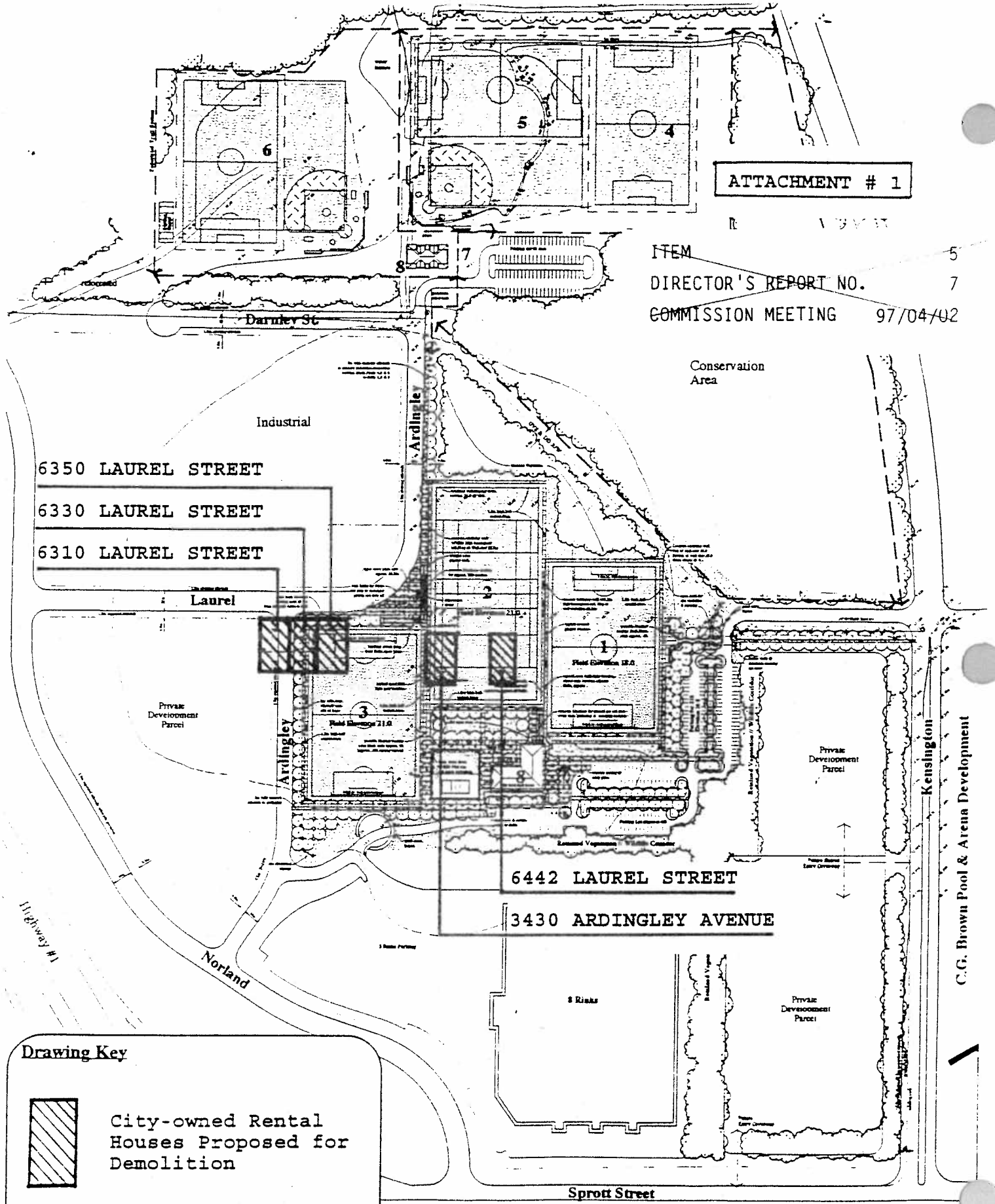
Attachments (2)

c:\as\misc\bbylkdem.rep


cc: City Solicitor
Director Finance
Director Planning and Building
Deputy City Manager-Corporate Services
Director Engineering

ATTACHMENT # 1

ITEM 5
DIRECTOR'S REPORT NO. 7
COMMISSION MEETING 97/04/02



Drawing Key

 City-owned Rental Houses Proposed for Demolition

DURANTE-KREUK LTD
City of Burnaby
Parks and Recreation
Design Section

Scale: 0 5 10 20 30 40 50 Feet

DATE: 11/29/01
SCALE: AS SHOWN

Central Valley Sports Complex • Burnaby B.C.

CITY OF BURNABY

INTER-OFFICE COMMUNICATION

ITEM 5
DIRECTOR'S REPORT NO. 7
COMMISSION MEETING 97/04/02

ATTACHMENT #2

TO: ACTING DIRECTOR RECREATION &
CULTURAL SERVICES
(Attention: Kate Friars)

1997 March 11

FROM: ASSISTANT CHIEF BUILDING INSPECTOR
PROJECT MANAGEMENT / ADMINISTRATION

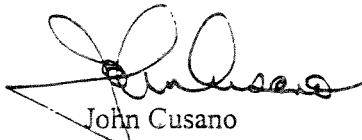
SUBJECT: BURNABY LAKE SPORTS FIELD COMPLEX -
Demolition of Existing Structures

Within the above project site there are five residential houses which must be removed prior to the construction of the sports fields. We do not have a fixed schedule for demolition, however, we are working to obtain the requisite approvals in advance. The five properties which are affected by this development are:

- 3430 Ardingley Avenue
- 6310, 6330, 6350, and 6442 Laurel Street

It is our understanding that Parks Commission and Council approval is required prior to demolition. In this regard, please have your department prepare the necessary reports to obtain approval at the earliest possible date to enable this work to proceed without delay.

Should you have any questions, please call this office at 7927.



John Cusano
Assistant Chief Building Inspector
Project Management / Administration

RP:mdw

d:\rod\pks-memo\BLSCHseD:emo

cc: Bill Pegler, Sr. Property Use Coordinator
Finance Department

Rod Pengelley, Assistant Project Manager

