

REPORT
1998 May 25

CITY OF BURNABY
COMMUNITY HERITAGE COMMISSION

HIS WORSHIP, THE MAYOR
AND COUNCILLORS:

Subject: Nichols Chemical Company
Houses - 8655 Barnet Highway

Recommendation:

1. THAT Council authorize the expenditure of funds provided for in the General Development section of the Capital Budget, in order to fund the preparation of upgrade specifications for the two City-owned houses at 8655 Barnet Highway.

R E P O R T

The Community Heritage Commission, at its meeting held on 1998 May 14 received and adopted the attached report which outlines a proposal to complete cost estimate and upgrade specifications for the preservation of the Nichols Chemical Company Houses.

Respectfully submitted,

Councillor Doreen Lawson
Chair

Councillor Celest Redman
Vice Chair

Copy - City Manager
- Director Planning and Building
- Director Finance
- Director Engineering
- Director Parks, Recreation and Cult. Serv.

TO: COMMUNITY HERITAGE COMMISSION
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: NICHOLS CHEMICAL COMPANY HOUSES
8655 Barnet Highway

1998 May 11

Our File: 10.346

PURPOSE: To outline a proposal to complete cost estimate and upgrade specifications.

RECOMMENDATION:

1. **THAT** the Community Heritage Commission request Council authorize the expenditure of funds provided for in the General Development section of the Capital Budget, in order to fund the preparation of upgrade specifications for the two City-owned houses at 8655 Barnet Highway.

REPORT

1.0 BACKGROUND:

At their meeting of 1998 April 20, Council approved a report from the Community Heritage Commission regarding three city-owned Nichols Chemical Company Houses at 8655 Barnet Highway.

The Commission advised that these buildings represent a significant reminder of Burnaby's Barnet company town community. In order to facilitate their preservation within the Barnet Marine Park, the Commission noted that these buildings could form an opportunity for re-use for compatible public uses within the established park plan.

Based on this information, Council authorized staff to review the use and conservation options for the retention for the Nichols Chemical Company houses in keeping with the City Heritage Policy.

2.0 PROPOSED STUDY:

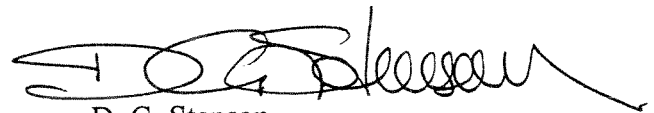
The Community Heritage Commission has concluded that, at this time, the cost to repair these homes for residential rental remains a critical issue given preliminary estimates. However, the opportunity to complete repairs for residential rental in order to recover costs in the long-term and protect a significant civic asset, following established civic policies, requires that a more detailed cost estimate be prepared.

To this end, staff have obtained a fee proposal from McGinn Engineering and Preservation to provide the upgrade specifications, contract documents and detailed construction cost estimate to bring the two houses up to standard for interim rental purposes.

The cost of the proposed consultant work is \$5800.00 (plus 7% GST). This expenditure has been provided for in the Land Development/General Development section of the 1998/2002 Provisional Capital Program.

3.0 SUMMARY:

The proposed specifications and cost estimates will provide a basis for the compilation of a report which will outline funding options for the conservation of the Nichols Chemical Company houses. The Director Finance will provide a detailed review of the rental income potential versus the cost of repairs at that time. This work must be completed before the Community Heritage Commission can recommend a specific approach for the consideration of Council.



D. G. Stenson
Director Planning and Building

JW:BR:ds

cc: Director Finance
Director Engineering
Director Parks, Recreation and Cultural Services

