

CITY OF BURNABY

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: BUILDING DEMOLITION  
7325 MacPherson Avenue**

**RECOMMENDATION:**

1. **THAT** Council approve an expenditure not to exceed \$325,000 (inclusive of GST @ 3%) for the de-construction and removal of the existing building at 7325 MacPherson Avenue, Burnaby, B.C.

REPORT

The Finance and Civic Development Committee, at its Open meeting held on 2004 May 27, received and adopted a report requesting approval for demolition of the building on the City property at 7325 MacPherson Avenue.

Respectfully submitted,

Mayor Derek R. Corrigan  
Chair

Councillor Dan Johnston  
Vice Chair

Councillor Nick Volkow  
Member

COPY - CITY MANAGER  
- DEPUTY CITY MANAGER  
- DIRECTOR FINANCE  
- CHIEF BUILDING INSPECTOR  
- DIRECTOR PLANNING AND BUILDING

**TO:** FINANCE & CIVIC DEVELOPMENT COMMITTEE 2004 May 19

**FROM:** MAJOR CIVIC BUILDING PROJECT COORDINATION COMMITTEE

**SUBJECT: BUILDING DEMOLITION  
7325 MacPHERSON AVENUE**

**PURPOSE:** To request Council approval for demolition of the building on the City property at 7325 MacPherson Avenue.

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**Recommendation:**

1. **THAT** Council approve an expenditure not to exceed **\$325,000 (inclusive of GST @ 3%)** for the de-construction and removal of the existing building at 7325 MacPherson Avenue, Burnaby, B.C.

**REPORT**

In 2002, the City purchased the subject land and improvements known as “MacPherson Centre” with the intent to prepare the property for redevelopment in accordance with the Royal Oak Community Plan. The existing building on the property was constructed in 1964 as a curling centre and has been renovated several times for alternative uses. In 2003 October, Council endorsed a recommendation to pursue demolition of the building.

In preparation for demolition of the building, staff have completed a hazardous material survey of the existing building and site. The results of this work determined that the building contains some asbestos material within some drywall, texture coat, tiles and exterior board components. With respect to soil conditions, the test results indicate that the site meets the Provincial numerical levels for the future intended uses. Currently staff are completing the tender documents and the review of demolition contractors that submitted for pre-qualification. With Council approval of the subject expenditure, staff will proceed to issue tender documents to pre-qualified demolition contractors in early May. Major demolition would only take place in the months of July and August to limit any potential for impact on employees and students of the neighbouring school. Staff have consulted with Burnaby South Secondary School in the selection of this time period. Every effort will be made to minimize the impact of the demolition on the adjacent residential community through deferred work scheduling periods and compliance with the City’s Noise Abatement Bylaw.

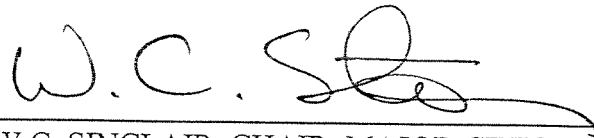
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The estimated cost of the demolition program including contingency and 3% GST is \$325,000. Sufficient Land Assembly Reserves are available for this work and included within the adopted 2004 - 2008 Annual Capital Program under Land Assembly and Development.

This report seeks Council's authorization for an expenditure of \$325,000 to undertake the approved demolition of the building at 7325 MacPherson Avenue.



W.C. SINCLAIR, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE



J.S. BELHOUSE, DIRECTOR PLANNING & BUILDING



GEORGE HUMPHREY, CHIEF BUILDING INSPECTOR

JC/RP:mdw

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cc: Deputy City Manager  
Director Finance  
Chief Building Inspector

