



Item.....
Meeting.....2020 November 23

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 November 18
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 4410 20
SUBJECT: AUTHORIZATION FOR DISPOSAL OF STRUCTURES
PURPOSE: To authorize staff to undertake the disposal of structures and outbuildings on properties acquired by the City.

RECOMMENDATION:

1. **THAT** staff be authorized to dispose of all structures and outbuildings on the properties located at 7552 Craig Avenue, 5226 Gilpin Street, 7404 16th Avenue, 3838 Sandell Street, 3856 Sandell Street, 3868 Sandell Street, 3873 Godwin Avenue, and 3875 Godwin Avenue, in accordance with this report.

REPORT

1.0 INTRODUCTION

The following report requests the authority to dispose of all structures and outbuildings on properties the City has acquired, or is in the process of acquiring, as outlined in Table 1, to enable staff to conduct the necessary testing and removal of potential underground storage tanks.

2.0 POLICY FRAMEWORK

The recommendations of this report align with the following goals and sub-goals of the Corporate Strategic Plan:

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

3.0 SUMMARY

In 2020, Council authorized staff to acquire seven properties located at 7552 Craig Avenue, 5226 Gilpin Street, 7404-16th Avenue, 3838 Sandell Street, 3856 Sandell Street, 3868 Sandell Street, and 3873/3875 Godwin Avenue, as shown in *attached* Sketches #1 - #9. All these properties are now under City ownership with the exception of 3868 Sandell Street, which has a completion date set for 2021 February 4.

Staff are seeking Council authority to dispose of the structures and outbuildings on these properties to enable staff to assess the need for underground storage tank removal and potential site remediation. Furthermore, demolition may be required where structures are in poor condition and economically cannot be retained. In large part, this approval relates to the City's current 90 day holdback (\$100,000 +/-) of the seller's proceeds on the properties at 7404-16th Avenue, 3856 Sandell Street, and 3873/3875 Godwin Avenue, until it is demonstrated that there are no on-site underground storage tank(s), or that the identified tank(s) have been removed, and the site remediated. In most circumstances with older homes, underground storage tanks outside of the foundation have been removed, and this has been demonstrated by the vendor. However, in some specific circumstances a storage tank, or leakage from a former tank, can be located under the foundation of a principal building or outbuilding, such as a house or garage. In such circumstances, in order to remove the storage tank to complete the sale and release the holdback, the structure or outbuilding must first be demolished.

Table 1 below summarizes the dates that the subject properties were approved for acquisition, as well as the age and condition of the single family dwelling on the property.

Property Addresses	Legal Address	Council Authority to Acquire Date	Dwelling Age and Condition
7552 Craig Ave	WEST HALF LOT 8 BLOCK 11 GROUP 1 NWDP 3043 CARIBOO HEIGHTS COMMUNITY PLAN, SUB-AREA 3	2020 August 19	1912 - poor
5226 Gilpin St	5226 GILPIN STREET (HAMILTON, LOGAN AND MOYNEUR) LOT 2, DL 83, NW PLAN 14944	2020 July 20	1961 - fair
7404 16 th Ave	LOT 19, BLK 28, DL 29, GROUP 1, NWDP 3035	2020 September 14	1924 - poor
3838 Sandell St	LOT 4, D.L. 35, NW PLAN 7313	2020 August 24	1938 - poor

To: City Manager
 From: Director Planning and Building
 Re: Authorization for Disposal of Structures
 2020 November 18.....Page 3

Property Addresses	Legal Address	Council Authority to Acquire Date	Dwelling Age and Condition
3856 Sandell St	LOT 5, D.L. 35, NW PLAN 7313	2020 August 24	1941 - poor
3868 Sandell St	LOT 6, D.L. 35, NW PLAN 7313	2020 August 24	1944 - poor
3873/3875 Godwin Ave	LOT 21, BLK10, DL 80, PLAN 1892	2020 April 27	1958 – fair

Table 1

4.0 CONCLUSION

Staff recommend Council provide authority to dispose of all structures and outbuildings on the subject properties outlined in this report. This authority will allow staff to undertake the necessary assessments on site related to underground storage tank removal and potential site remediation.

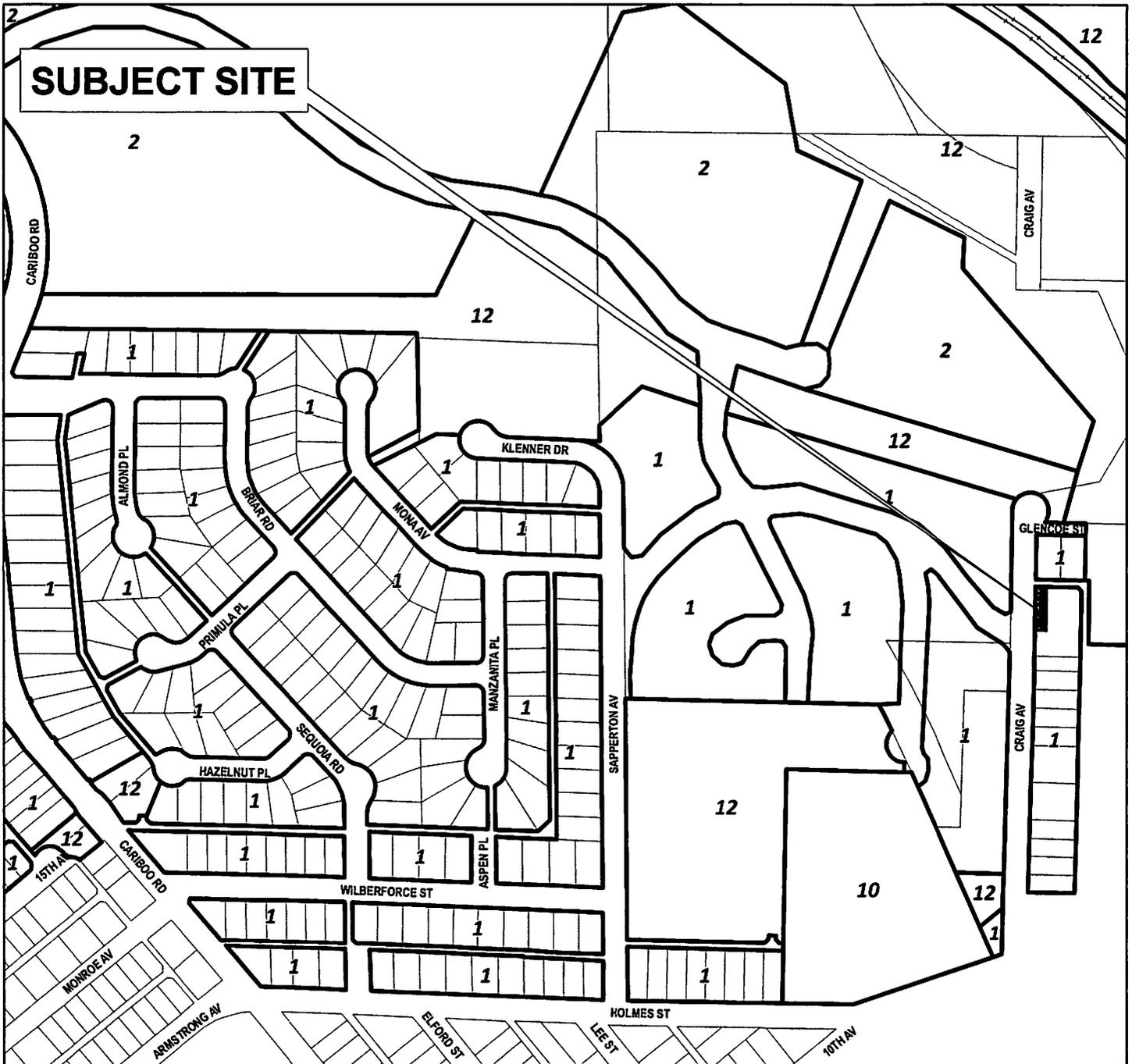

 E.W. Kozak, Director
 PLANNING AND BUILDING

JD:JT:tn

Attachments

cc: Director Public Safety and Community Services
 Director Finance
 City Clerk

Director Corporate Services
 City Solicitor



1 Single and Two Family Residential

2 Low Density Multiple Family Residential

10 Institutional

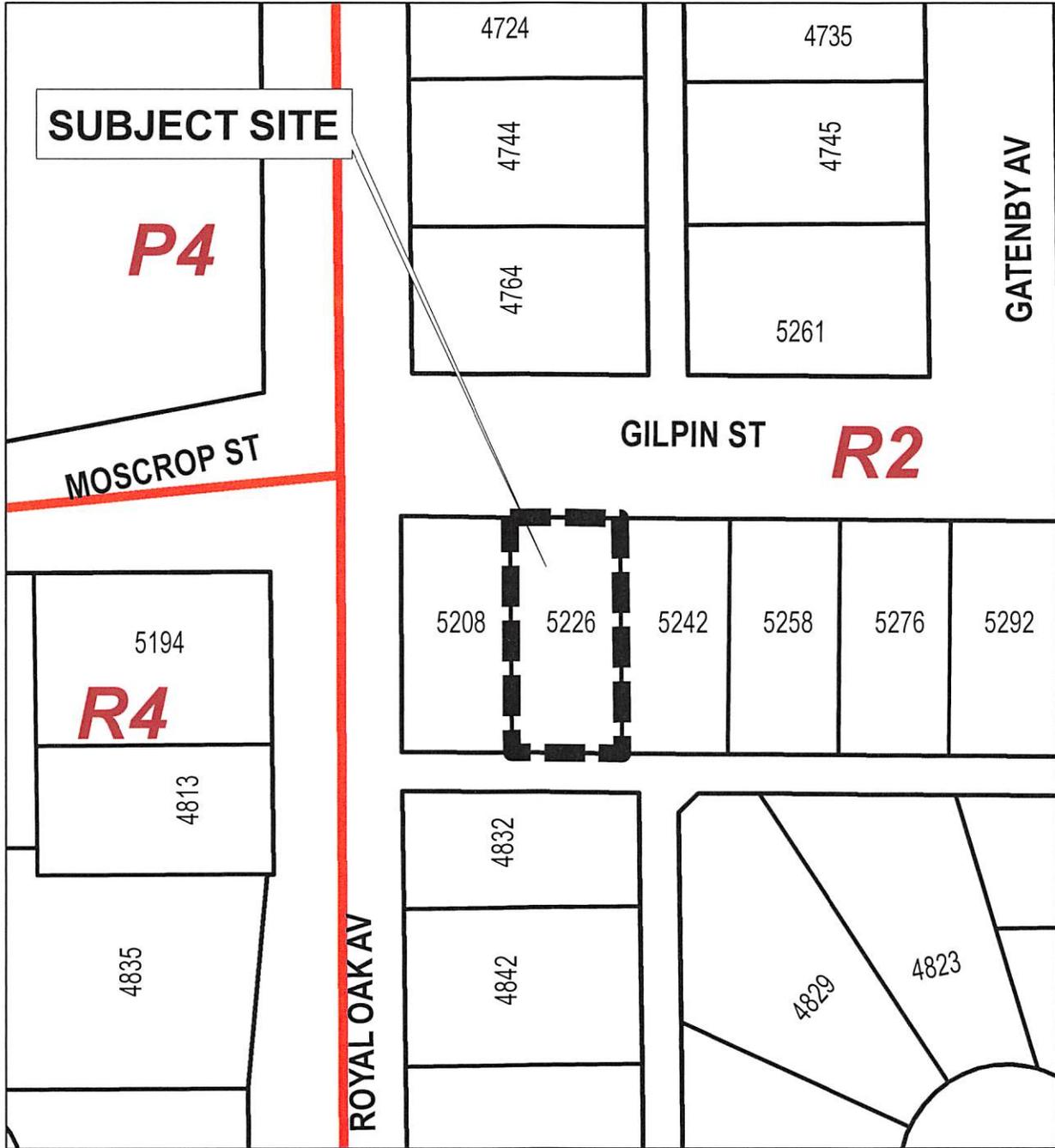
12 Park and Public Use/Public School



City of
Burnaby

Cariboo Heights Community Plan

PLANNING & BUILDING DEPARTMENT



PLANNING & BUILDING DEPARTMENT



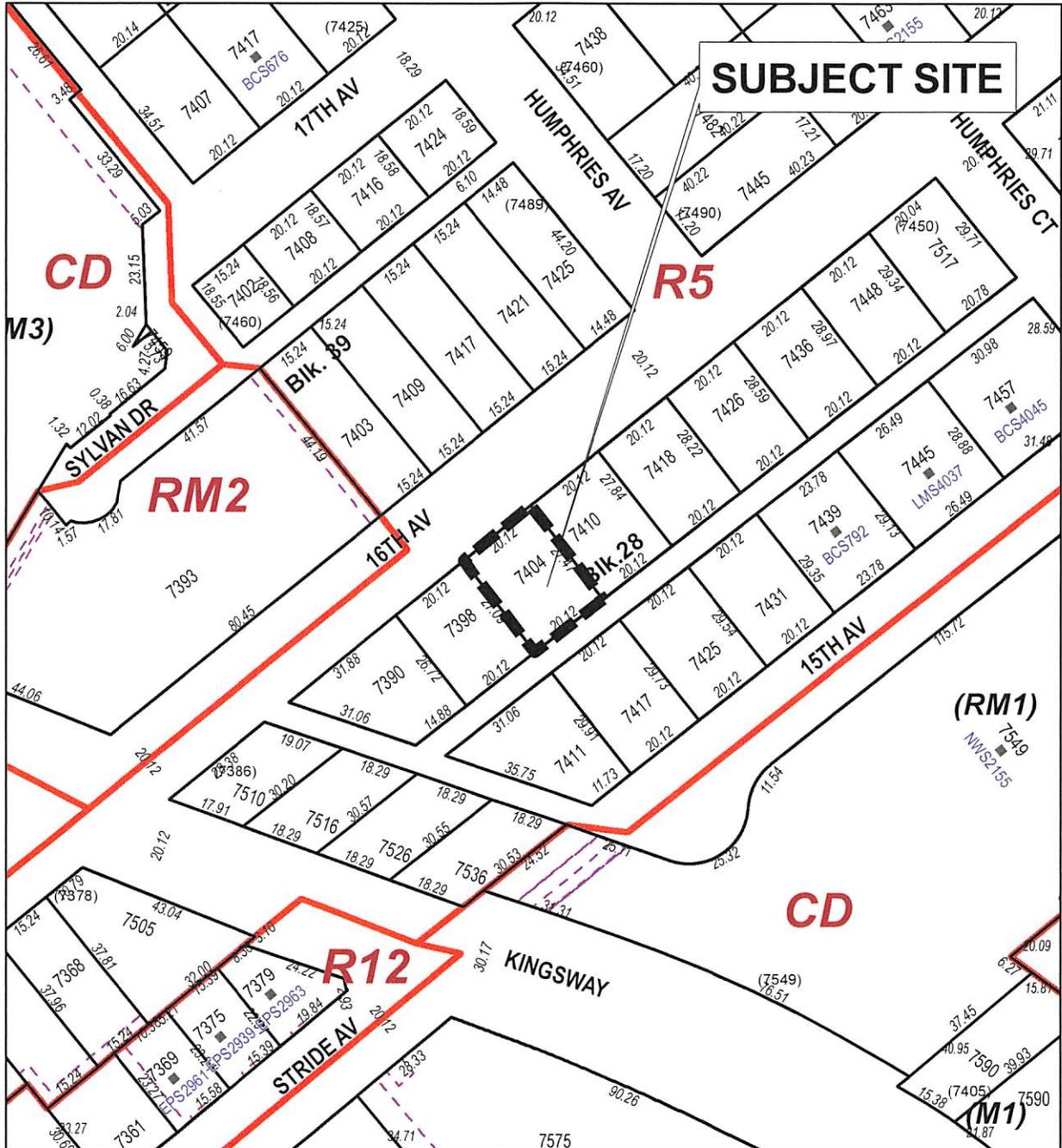
Date: OCT 19 2020

5226 GILPIN STREET

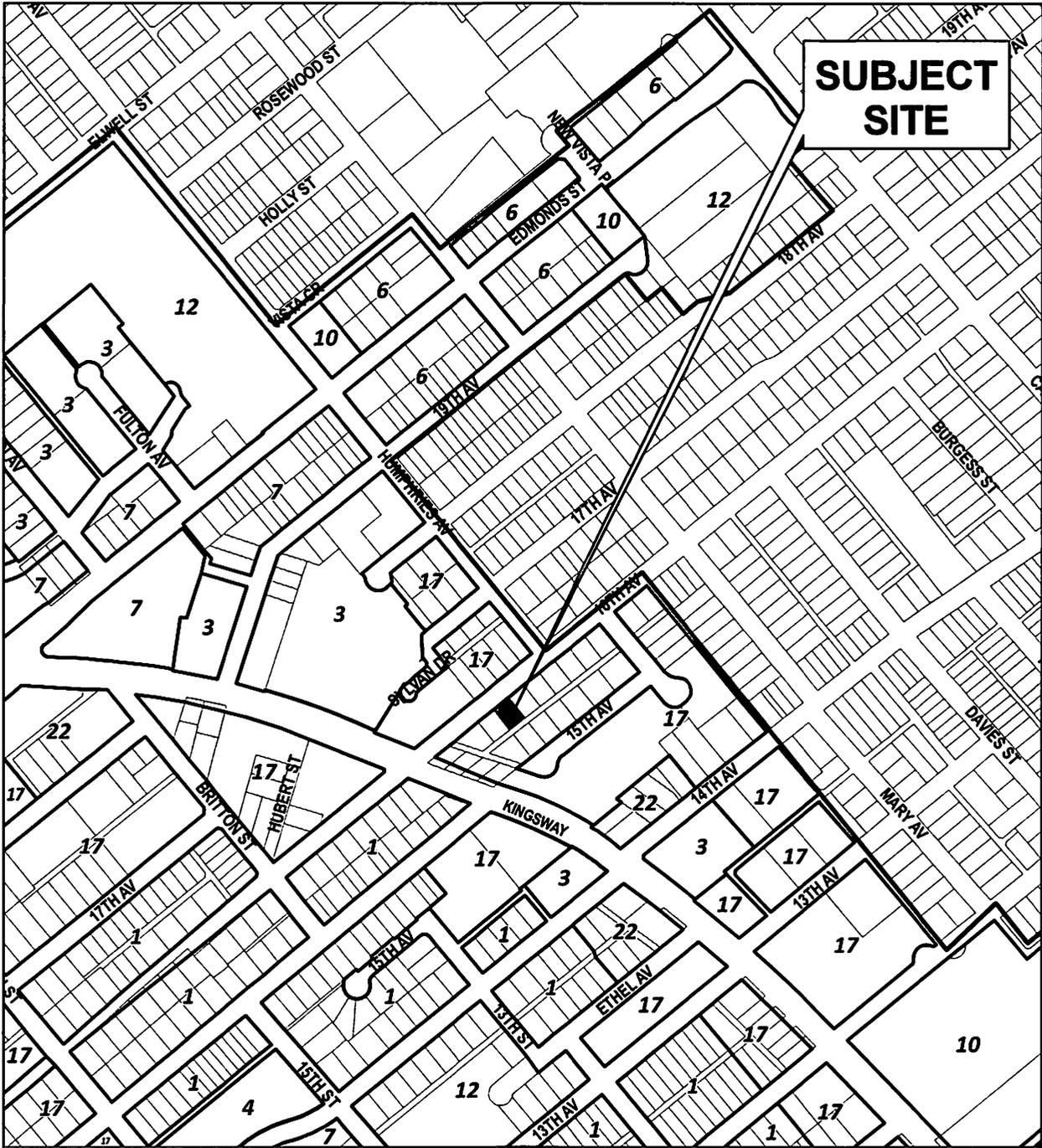
scale: 1:1,000

 Subject Site

Drawn By: JS



	<p style="text-align: center;">PLANNING & BUILDING DEPARTMENT</p>
<p>Date: OCT 19 2020</p>	<p style="text-align: center;">7404 SIXTEENTH AVENUE</p>
<p>scale: 1:1,500</p>	<p style="text-align: center;">  Subject Site </p>
<p>Drawn By: JS</p>	<p style="text-align: right;">  </p>



SUBJECT SITE

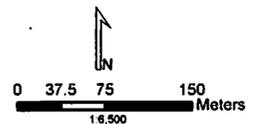
- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

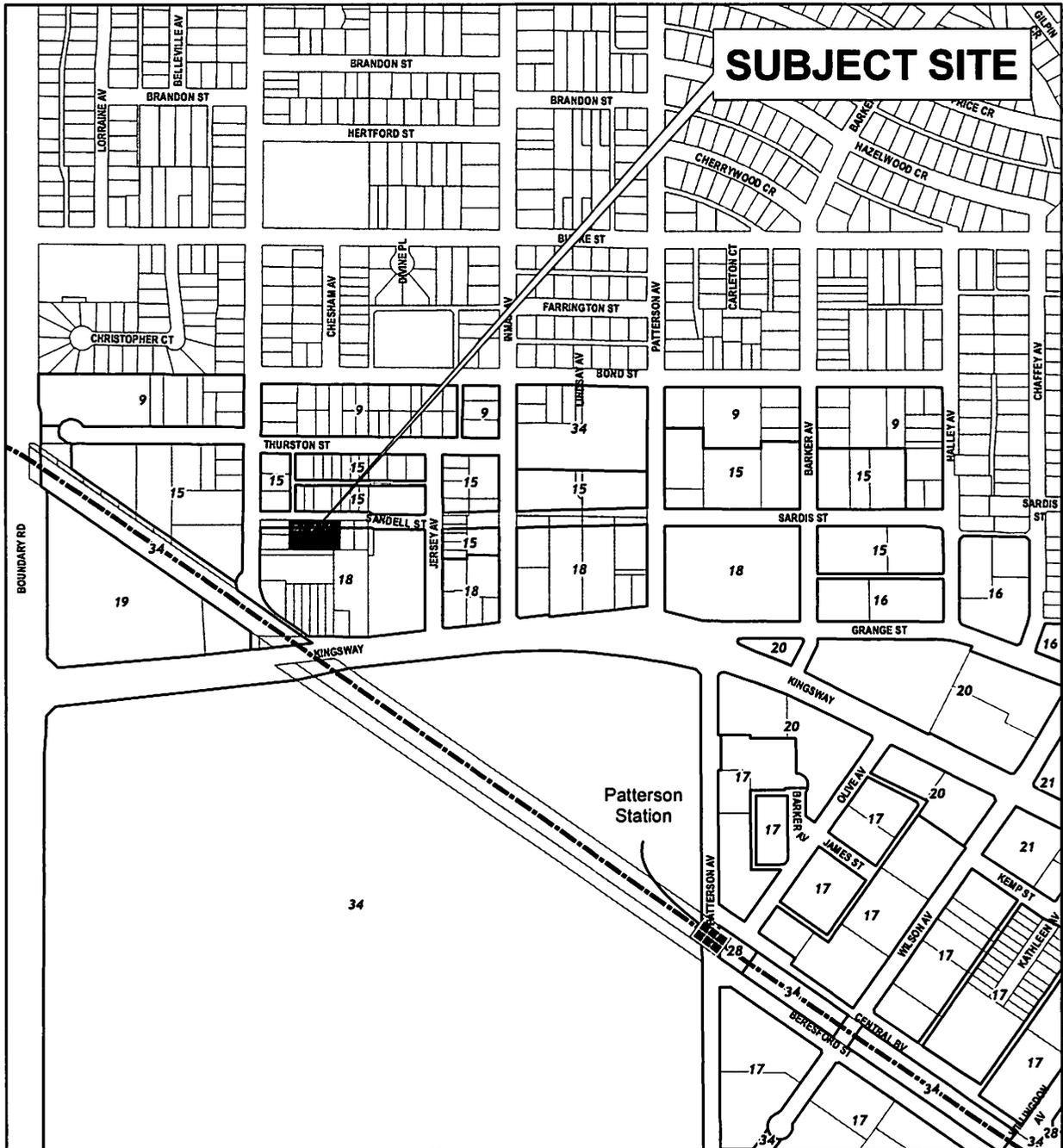
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





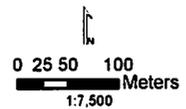
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

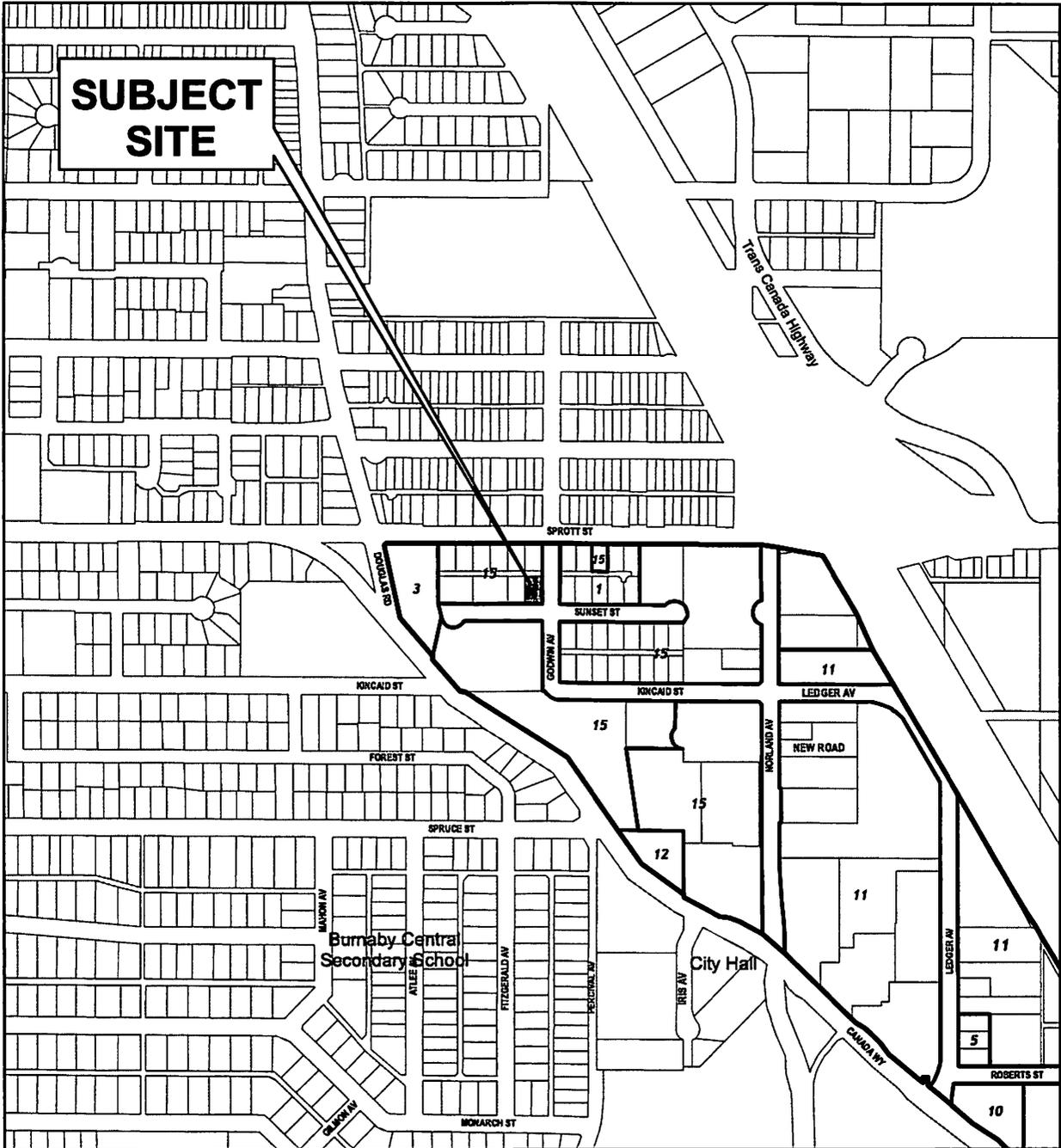
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan





**Central Administrative Area
Community Plan**



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 10** Administration and Public Assembly
- 11** Business Centre Districts
- 12** Park and Public Use
- 15** Community Institutional

