

ITEM	03
MANAGER'S REPORT #	17
COUNCIL MEETING	96/06/17

TO: CITY MANAGER

DATE: 1996 06 11

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: HOUSE DEMOLITION AT 5126 DOVER STREET

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

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at 5126 Dover Street.

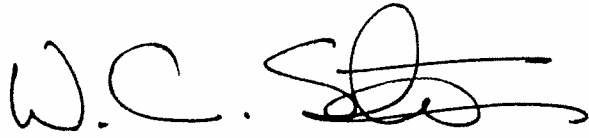
REPORT

The subject property (Figure 1) was acquired in 1996 March for future road widening. It is expected that the property will be required in 1997 for the intersection improvement work under the Royal Oak road realignment project. The remaining property not required for the road widening work will be consolidated with adjoining properties for redevelopment.

Situated on the property is an older vacant one storey, two bedroom house. 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 far 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
Attach.

cc: Director Finance
Director Planning & Building
Chief Building Inspector
City Solicitor

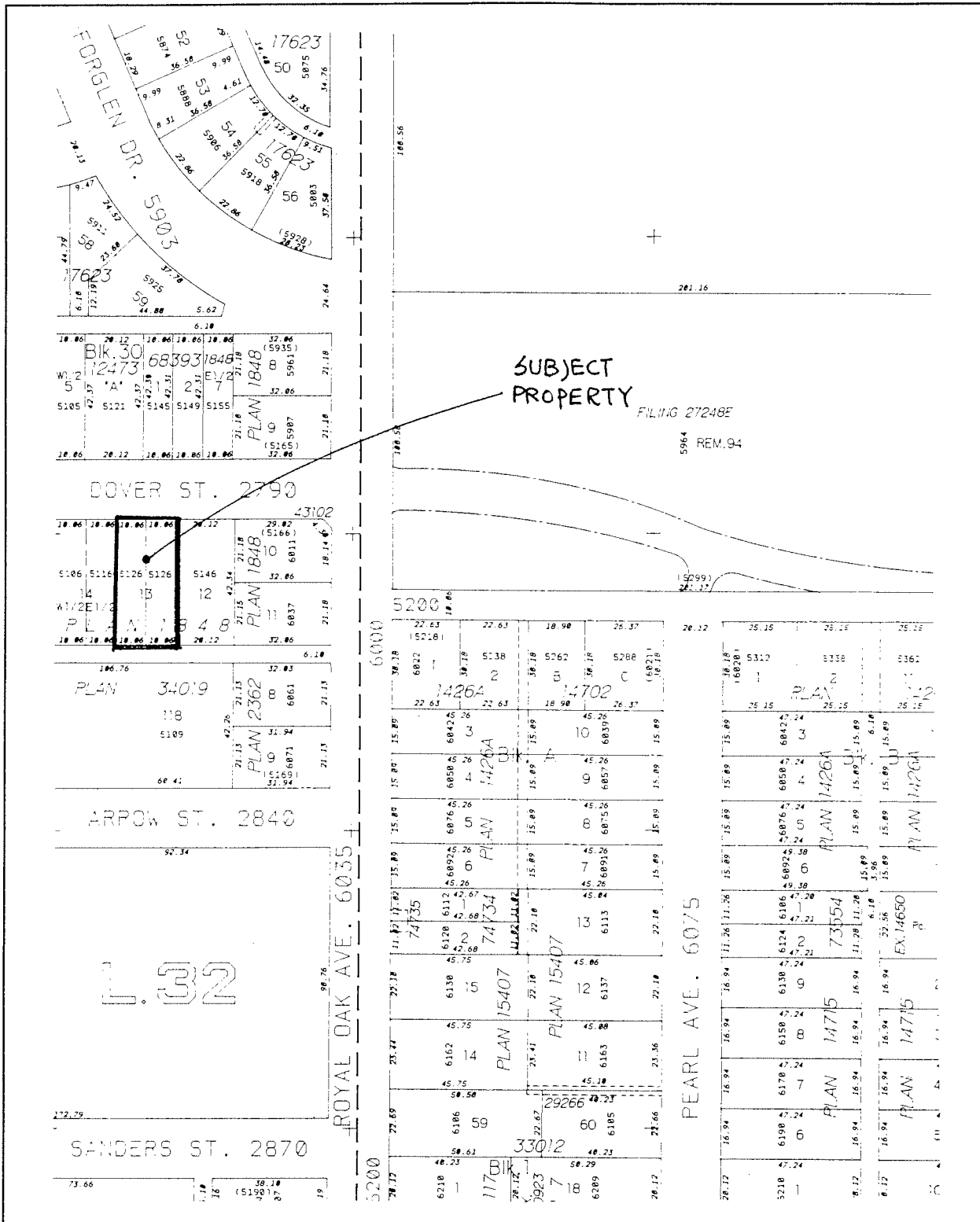


FIGURE 1 - 5126 DOVER STREET