

ITEM 3
MANAGER'S REPORT NO. 51
COUNCIL MEETING Aug. 23/71

3. Re: Demolition of Municipal House,
5071 East Hastings Street

The above noted property has been a Corporation rental house for many years and has recently become vacant. It is the opinion of the Land Agent that this residence is substandard and in such a condition as to warrant demolition.

Following is the building survey made by the Chief Building Inspector:

"ELECTRICAL:

1. The wiring fixtures have been vandalized. An unsafe electrical condition exists and the power should be disconnected.
2. A reasonable amount of expense could restore the electrical layout to acceptable Code requirements.

PLUMBING:

The condition of the plumbing system is beyond repair and should not be used for future occupancy.

BUILDING:

1. The building is located in a non-conforming position on the property.
2. The roof requires repairing.
3. Gutter and downpipe needs replacing.
4. Front porch needs replacing.
5. Stucco finish needs to be patched.
6. Chimney needs repairs as the mortar in joints has deteriorated.
7. The old gravity furnace needs replacing.
8. Some windows are broken and the building requires painting and new floor covering.

We do not feel it is economical to repair this building and would therefore recommend its demolition."

RECOMMENDATION:

THAT authority be granted to demolish the house at 5071 East Hastings Street.