

ITEM 10

MANAGER'S REPORT NO. 74

COUNCIL MEETING Nov. 12/74

Re: Proposed Demolition of Municipal Property  
6480 McKay Avenue

Following is a report from the Parks and Recreation Administrator regarding the proposed demolition of a dwelling at 6480 McKay Avenue.

RECOMMENDATIONS:

THAT the subject dwelling be demolished; and

THAT the present tenants be given 90 days notice to quit.

\* \* \* \* \*

TO: MANAGER

November 7, 1974.

FROM: PARKS & RECREATION ADMINISTRATOR

RE: 6480 MCKAY AVENUE - REQUEST TO DEMOLISH

The Land Agent has advised that the above property has been the source of complaints from the tenants regarding the condition of the roof, sagging floors, inadequate heating system, etc., etc. He has, therefore, requested the Building Department to conduct a full survey in order to establish the true condition of the residence and the cost involved to bring it up to Municipal standards. A copy of the Building Department's report is attached.

The estimated cost of repairs, as detailed by the Building Department, is \$4,150.00. Minimum repairs could be carried out as follows:

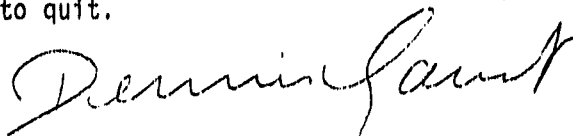
New roof	\$500
Hot water tank	150
New furnace	1000
Rewire & service	1000
	<u>\$2650</u>

The house is presently rented for \$90.00 per month and even if the minimum repairs are carried out, the Land Agent advises that the rent could not be increased. This would mean that the cost of the minimum work would be recovered within 30 months, provided there are no other expenses. However, in view of the age and condition of this building, it is anticipated that there will always be other work needed to keep the house in liveable condition.

The Parks and Recreation Commission received this information at its meeting of November 6, 1974 and approved the staff recommendation that the property be demolished.

RECOMMENDATION:

The Parks and Recreation Commission wishes to recommend to Council that the house at 6480 McKay Avenue be demolished; and that the tenants be given 90 days notice to quit.



Dennis Gaunt,  
ADMINISTRATOR.

ag  
attachment

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COUNCIL MEETING Nov. 12/74

Mr. E.W. Grist,  
LAND AGENT.

October 8, 1974

Dear Sir:

Subject: 6480 McKay Avenue,  
Lot 11 W $\frac{1}{2}$ , Block 39, D.L. 153, Plan 2884

Relative to your memo of September 12, 1974, requesting a complete survey of the above-described premises, listed hereunder are the comments of the various inspection divisions:

BUILDING:

- (1) The building is an old 4-room stucco, 1-level, single-family dwelling, approximately 24' x 28' with a concrete foundation and limited height crawl space.
- (2) The roof requires new shingles and the north half of the roof is sagging.
- (3) New eaves and rainwater leaders are required.
- (4) The attached garage (storage shed) is in a bad state of repair and should be removed.
- (5) The exterior stucco is sound.
- (6) Trim requires painting.
- (7) Ceiling of the living room is falling away in one corner, probably due to a water leak in the roof.
- (8) Walls in the living room cracked.
- (9) Ceiling of kitchen is also falling away and the walls are also cracked.
- (10) Extensive drywall work and interior finishing is required, due to cracking and missing plaster and sagging doors and cupboards.

PLUMBING:

- (1) The house plumbing system is in working condition.
- (2) There is a need for an automatic hot water tank and a new furnace.

ELECTRICAL:

- (1) Service is an old, 2-wire, 30 Amp., 2-circuit fuse panel. (The tenant has now changed the circuit fuses to 15 Amp.; were 30 Amp.)
- (2) Added loomex cable from rear porch light to plug outlet in kitchen is not approved.

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- (3) Unapproved lamp cord wiring through building wall to the light socket inside the shed (garage) area and added open wiring to surface receptacle fed through kitchen wall into living room--all not approved and to be removed.
- (4) Walls in the centre of the house appear to be sinking; possibly stretching any wiring on joists, etc., in the attic area.
- (5) Bathroom wall light fixture with plug-in is not approved.
- (6) Service is inadequate for connected loads (hot plate, refrigerator, kettle, etc.).
- (7) The original open wiring has deteriorated and a complete rewire, with a new 60 Amp. minimum service, is recommended if the building is to remain.

An estimate of the cost of repairs is as follows:

BUILDING:

- New Roof and Repairs	\$ 500
- Demolish Garage	500
- Exterior Repairs and Painting	500
- Interior Repairs	500

PLUMBING:

- Hot Water Tank	150
- New Furnace	1,000

ELECTRICAL:

- Rewire and Service	<u>1,000</u>
Total Approx.	<u>\$4,150</u>

It would seem unlikely that the expenditure of this amount is justified considering the age of the building.

Yours truly,

*F.R. Mehling*

F.R. Mehling, P.Eng.,  
DEPUTY CHIEF BUILDING INSPECTOR.

JS:lm

c.c. Mr. G. McKellar