

Re: Proposed Demolition of Municipal Property  
Lots 20 and 21, Block 17, D.L. 122, Plan 2522  
4579 East Georgia Street

The Municipality has owned the subject 33 foot lots since 1931 as a result of a tax sale.

There is a very old wood frame building situated half on each of the two lots, which at the present time is vacant, and is in such poor condition that we feel it is not fit for future occupancy.

Following is a report from the Building Department regarding the present condition of the dwelling:

"The very old wood frame building in poor repair is approximately 12' x 30' with an interior finish of weathered cedar shingles on the sides and rear and building paper on the front.

It has been used as a combined kitchen/living area on the ground floor with an upstairs attic bedroom accessible by a dangerously narrow and steep ship's ladder and hatchway. The building has a 4'-6" high crawl space which has been used as an unheated, uninsulated work and storage area. There appears to be no insulation in the building and the interior finish is a mixture of plaster, panelling and unsupported wallpaper in extremely poor condition. The roof is covered with asphalt roll roofing which is in need of replacement.

The house was apparently heated by an oil-fired kitchen range which has been removed and which was connected with a flue pipe through the ceiling to a masonry chimney supported on timber brackets in the attic sleeping space.

The comments of the various inspection groups are as follows:

Building:

- (1) The building is dilapidated and run down to the point at which repair cannot be justified and it is suggested that the building be demolished.

Plumbing:

- (1) The building was connected to a combined Municipal sewer in 1957.
- (2) Plumbing consists of a toilet and a kitchen sink; no bath or hand basin and no provision for hot water.
- (3) Fixtures badly require replacement.
- (4) Waste and water supply pipes in the unheated crawl space are badly deteriorated and wrapped with rags to prevent freezing.

Electrical:

- (1) Existing wiring has been added to and altered considerably with much of it in hazardous condition.

Continued.....

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- (2) The electrical service is inadequate.
- (3) Because of the dangerous condition of the wiring generally, it is recommended that an immediate disconnect order be issued.

Summary:

In order to repair the building to a level suitable for continued rental, and in conformance with Municipal standards, approximately \$3,500 would be required."

The Land Agent concurs with Building Department's recommendations, and requests permission to proceed with the demolition of the dwelling as soon as possible.

The premises are vacant at the present time.

Pictures of the house will be available for viewing at the meeting of Council.

RECOMMENDATIONS:

THAT the subject dwelling be demolished; and

THAT the property be advertised for sale by public tender.