

ITEM 23
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

RE: DEMOLITION OF 6544 MCKAY AVENUE
MAYWOOD PARK

Following is the report of the Parks and Recreation Administrator dated July 17, 1975 in which he recommends that the dwelling at 6544 McKay Avenue be demolished.

RECOMMENDATION:

1. THAT the dwelling at 6544 McKay Avenue be demolished.

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TO: MANAGER July 17, 1975.
FROM: PARKS & RECREATION ADMINISTRATOR
RE: MAYWOOD PARK
HOUSE REPAIRS FOR 6544 MCKAY AVENUE


The attached correspondence from the Land Agent was submitted to the Parks and Recreation Commission at its meeting of July 16, 1975.

The Land Acquisition Program for Maywood Park is complete and funds for the park development work are included in the 1977 Capital Improvement Program. This work includes the demolition of 13 dwellings and development of the area into a neighbourhood park.

The house is presently vacant and it is estimated that the cost of repairs necessary to bring the house up to a suitable standard for re-renting will be \$4,700.00. If the repairs are carried out and the house re-rented at the previous rent of \$165.00 per month, it would be impossible to recover the capital costs by 1977 when the property will be required for park development. The Commission does not, therefore, feel that the repairs are an economical investment and has approved the demolition of the dwelling for an estimated cost of \$500.00.

RECOMMENDATION

That the dwelling at 6544 McKay Avenue be demolished.


Dennis Gaunt,
ADMINISTRATOR.

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attachment

THE CORPORATION OF THE DISTRICT

INTER-OFFICE COMMUNICATION

ITEM 28
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

TO: Parks & Recreation Administrator DEPARTMENT: Parks & Recreation DATE: June 17/75
FROM: E. W. Grist DEPARTMENT: Lands OUR FILE # L1
SUBJECT: MUNICIPAL PARKS HOUSE YOUR FILE # D.L. 153
6544 McKay Avenue - W¹/₂ of Lot 6, Blk. 39, D.L. 153, Pl. 2334

The municipality purchased the subject property in Dec./72 under the Maywood Park Acquisition Project.

There is a very old house situated thereon, which the tenant has now vacated. This house is in very bad condition and before we proceed to re-rent same we requested our Building Dept. to do a full survey of the residence and advise us of the cost to bring the property up to municipal standard.

We are enclosing a copy of the Building Dept.'s report, also the estimated figures of costs involved and our own comments on the matter -

- (1) Plumbing: New kitchen sink
New toilet tank
Trap and waste piping \$ 400.
 - (2) Gas: New gas furnace 1000.
 - (3) Carpentry: New front and rear steps, and porch
New eaves and rainwater leaders
Replacement of broken windows
Crawl space vent screen
New kitchen sink counter 1800.
- N.B. - this amount does not include painting of interior and exterior.
- (4) Electrical: House is now wired with 110 and should be rewired with 220 as most tenants today have appliances requiring 220 1000.
 - (5) Miscellaneous: General cleanup of outer yard, fill, garbage, etc. 500.
- TOTAL:- \$ 4700.

We would like to point out also that although the Building Dept.'s statement does not specifically indicate a new roof it is the opinion of Mr. McKellar that this roof, as well as floor joists, will need work in the immediate future but this has not been estimated in the foregoing costs.

Does the Parks & Recreation Commission intend to spend this money on the aforesaid repairs, etc. or do they intend to demolish said residence?

As you are no doubt aware, we have recently had another Park house, situated at 6480 McKay, demolished because of the costs involved in bringing same up to municipal standard.

It is our opinion that due to the costs which could be involved in bringing the remainder of these residences in the Maywood Park Project up to municipal standards, each time a residence becomes vacant and the cost does not warrant the time this residence is to remain, then serious consideration should be given to demolishing same at that time.

RPA:iem
Enc.

E. W. Grist
E. W. Grist
Land Agent

Mr. E.W. Gris
LAND AGENT.

June 13, 1975.

ITEM 28

MANAGER'S REPORT NO. 49

COUNCIL MEETING July 21/75

Dear Sir:

Subject: MUNICIPAL HOUSE - 6544 McKay Avenue;
W $\frac{1}{2}$ of Lot 6, Blk. 39, D.L. 153, Plan 2334

Relative to your letter of June 5, 1975, a complete survey of the above described property was undertaken by this Department and the following comments are listed hereunder for your information:

PLUMBING:

The following repairs are recommended if the house is to be rented:

- (1) Replace the kitchen sink, including the trap and waste piping.
- (2) Check the sink waste piping and clean the existing blockage.
- (3) Install a new toilet tank.

The laundry tub, basin and bathtub appear to be adequate. A considerable amount of cleaning up will be required.

GAS:

- (1) The range and water heater appear to be in fair condition.
- (2) The existing space heater is not acceptable and would have to be replaced with a furnace or other means of heating the house.
- (3) A licenced Gas Contractor should check the operation of the gas appliances before they are placed in operation.

BUILDING:


The building is considered to be structurally sound, considering the age. The following items are required:

- (1) New front stairs and rear porch.
- (2) New eaves and rain-water leaders.
- (3) Replace broken windows.
- (4) Crawl space vent screen.
- (5) Painting of the interior and outside.
- (6) The detached garage should be demolished.

ELECTRICAL:

- (1) Overhead wiring from the building and rear porch to the garage to be disconnected and removed.
- (2) Renew bedroom outlet box and replace fitting.
- (3) All outside plugs and associated wiring to be checked for deterioration and replaced as necessary.

Yours truly,


M.J. Jones,
CHIEF BUILDING INSPECTOR.

JS:lm