

RE: DEMOLITION OF MUNICIPALLY-OWNED HOUSES
6011 MARINE DRIVE AND 3943 PENDER STREET
(ITEM 13, REPORT NO. 50, 1984 AUGUST 07)

ITEM 4
MANAGER'S REPORT NO. 53
COUNCIL MEETING 84/08/27

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Engineering be adopted.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR ENGINEERING
SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED HOUSES
RECOMMENDATION:

1. THAT the residences and all outbuildings be demolished at (a) 6011 Marine Drive, (b) 3943 Pender Street.

REPORT:

The Municipal Manager's report presented to Council at its meeting of 1984 August 07 contained an item recommending demolition of four Municipally-owned houses. Arising out of this item Council adopted the following:

1. "THAT the residences and all outbuildings be demolished at (a) 6212 Laurel Street (b) 4314 Ledger Avenue.
2. THAT staff prepare a report providing more specific details regarding the proposed demolition of the residences and all outbuildings at (c) 6011 Marine Drive and (d) 3943 Pender Street."

This report provides the additional information as requested.

6011 MARINE DRIVE

This property was acquired as part of the alignment of the Byrne Road/10th Avenue road connector.

The dwelling on the property consists of two suites both of which approximate 800 square feet in area. The first and second floor suites each consist of two bedrooms, one bathroom, a living room, kitchen and utility room. Both suites have a shared front entrance, separate rear entrances, separate electrical and gas meters, but have a shared heating system with one control thermostat on the main floor. The house was originally a single family dwelling and the transition to two suites has created the inherent problems associated with shared heating facilities and electrical circuitry.

(cont'd)

The house is currently vacant and it is estimated that an expenditure of \$18,000 is necessary to bring the dwelling in-to reasonable, habitable standards for rental purposes. The major portion of the required repairs has been occasioned by structural damage resulting from an infestation of termites and major rot in the floor joists and walls at the rear of the house. Other substantial repairs include re-roofing, gutter and downspout replacement, internal chimney and chimney foundation repairs, bathroom floor replacement and hot water tank replacement.

The Director Finance has conducted a rental market analysis which concludes that approximately four years of continuous two-suite rental would be necessary before the Corporation costs could be fully recovered.

3943 PENDER STREET

This property was acquired as part of the Hastings Street Urban Renewal Site. The site is being developed in phases, the first of which is imminent and the second phase which incorporates the property in question is scheduled for development in the next two-three years.

The house is a two-storey single family dwelling with a basement. The basement has no internal stairway connection with the main floor of the house. The basement contains an illegal suite which cannot be legally rented and should only be used for storage. The main floor of the dwelling is approximately 600 square feet in area consisting of two bedrooms, one bathroom, a living room, dining area and kitchen. The second floor consists of two interconnected rooms of substandard height which are not habitable and should only be used for storage.

The house is currently vacant and it is estimated that an expenditure of \$10,800 is necessary to bring the dwelling into reasonable, habitable standards for rental purposes. One of the major problems associated with rental of this property is the fact that the sole heating facility for the house is a space heater located in the living room. The heater is completely inadequate to service the whole house. Major repairs which are required include many Electrical Code infractions, re-roofing, exterior painting, heater replacement, and remedial work to the front and rear stairs.

The Director Finance has conducted a rental market analysis which concludes that a period in excess of four years continuous rental would be necessary before the Corporation costs could be fully recovered. This period is in excess of the anticipated requirement for development project purposes.

One of the other aspects associated with this property is that the dwelling and its condition are out of character with development in the neighbourhood. Houses on the adjacent lots have already been demolished and apartment development has taken place on the south side of the block.

CONCLUSION

The Corporation owns a total inventory in excess of 150 rental houses with a resultant heavy demand on the limited budget resources available for maintenance purposes. Building main-

ITEM 4
MANAGER'S REPORT NO. 53
COUNCIL MEETING 84/08/27

tenance and renovations on these properties are financed out of the Annual Operating Budget. We are of the opinion that the Corporation, as a landlord, has an obligation to provide an equitable service spread over all properties rather than a high expenditure concentration in one or two specific locations. We would reiterate our recommendation that the dwellings at 6011 Marine Drive and 3943 Pender Street be demolished.

WCS:cf

E. E. Olson
DIRECTOR ENGINEERING

