

ITEM 3  
MANAGER'S REPORT NO. 37  
COUNCIL MEETING 85/05/27

RE: HOUSE DEMOLITION - 8877 GOVERNMENT STREET  
LOT 2 OF LOT B, BLKS 6 & 7, PLAN 12127

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 85 05 22

FROM: DIRECTOR ENGINEERING

SUBJECT: HOUSE DEMOLITION - 8877 GOVERNMENT STREET, LOT 2  
OF LOT B, BLOCKS 6 AND 7, PLAN 12127

RECOMMENDATION:

1. THAT the residence and all outbuildings at 8877 Government Street be demolished immediately.

REPORT:

The Corporation purchased the subject property (see Attachment "A") in 1967 as part of the proposed Lougheed/Brunette River Park system. This property is in an area of other Municipal land holdings. The Director Recreation and Cultural Services has advised that development of the park is at least 5 years hence.

Situated on this large lot is a 55 year old two storey single family dwelling. The 825 sq. ft. main floor consists of a kitchen, living room, bathroom and two bedrooms. The second floor consists of two rooms which can only be used for storage because of the manner of construction. The basement is unfinished.

The house requires extensive immediate repairs in order to maintain it in a habitable state. The dwelling requires complete re-siding and re-roofing. The interior suffers from rot and mildew and several structural and safety aspects require attention (stairs, decks and railings).

The cost of repairs is estimated at \$11,500. The Director Finance has conducted a market rental analysis and has concluded that approximately 5 years of continuous rental would be required in order to recover the cost of repairs. The house has been rented in the past, however, it is currently vacant.

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The dwelling has limited potential due to its age, small size, lack of garage facilities, cost of oil heating and septic tank systems. The house does not warrant expenditure to effect the repairs and we would recommend that it be demolished.

The Parks and Recreation Commission considered this report at its meeting of 85 05 15 and Engineering Department has been advised that the Commission has no objection to the demolition of the house.



DIRECTOR ENGINEERING

WCS/lmy  
Attach.

- cc: ( ) Director Finance
- ( ) Director Planning & Building Inspection
- ( ) Director Administrative & Community Services
- ( ) Director Recreation & Cultural Services



