

ITEM 2
MANAGER'S REPORT NO. 4
COUNCIL MEETING 86/01/20

RE: PROPOSED DEMOLITION - 5989 PATTERSON AVENUE
D.L. 151, CENTRAL PARK, PLAN 3076

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 01 13
FROM: DIRECTOR ENGINEERING
SUBJECT: PROPOSED DEMOLITION - 5989 PATTERSON AVENUE
D.L. 151, CENTRAL PARK, PLAN 3076

RECOMMENDATION:

THAT Council approve the demolition of the residence and all outbuildings at 5989 Patterson Avenue.

REPORT:

At its meeting on 1985 December 04 the Parks and Recreation Commission approved the recommendation contained in the attached report of the Director Recreation and Cultural Services, namely:

"THAT the Commission approve the demolition of the residence and all outbuildings at 5989 Patterson Avenue."

Your Director Engineering recommends that Council concur that the residence and all outbuildings at 5989 Patterson Avenue be demolished.


DIRECTOR ENGINEERING

WCS:cf
Attach.

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

RE: PROPOSED DEMOLITION - 5989 PATTERSON AVENUE,
D.L. 151, CENTRAL PARK, PLAN 3076

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MANAGER'S REPORT NO.

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COUNCIL MEETING 86/01/20

RECOMMENDATION:

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1. THAT the Commission approve the demolition of the residence and all outbuildings at 5989 Patterson Avenue.

REPORT

The Director Engineering is responsible for the maintenance of all rented houses, including those on park sites. He has recently identified several houses which require demolition and a report to Council requesting authority to proceed will be going forward as soon as possible.

One of the houses identified for demolition is located within Central Park at 5989 Patterson Avenue. As this is a parks house, the approval of the Commission is required prior to Council approval.

The Director Engineering has provided the following information:

"Situated within the boundaries of Central Park at 5989 Patterson Avenue is a two-storey single family dwelling. Until recently, the house has been rented out by the Corporation, however the dwelling currently sits vacant. The dwelling was formerly used as the Park Caretaker's residence but has not served in that capacity for many years.

The dwelling is approximately 50 years old and is showing considerable signs of its age and would require substantial upgrading for rental purposes. Some of the more major maintenance items required are:

- sanitary sewer service is not available and the existing septic tank sewer system and field need replacement.
- roof replacement in approximately one to two years.
- wood rot is evidenced and repairs and exterior painting are necessary to prevent further decay.

In order to maintain the dwelling in a reasonable habitable rental condition a total cost of approximately \$11,000 would have to be spent over the next couple of years. The Director Finance has conducted a market rental analysis and has concluded that it would take in excess of five (5) years continuous rental in order to recover the cost of repairs.

We are of the opinion that the structure has reached the end of its economic life and we would recommend that the dwelling be demolished."

Parks & Recreation staff concur in the recommendation that the dwelling be demolished.

PAL:ps

cc: Director Finance
Director Engineering