

RE: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER

1987 APRIL 21

FROM: DIRECTOR ENGINEERING

SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

RECOMMENDATION:

THAT the structures, including all outbuildings, be demolished at:
(a) 3111 North Road,
(b) 385 Cliff Avenue, and
(c) 7731/33 Edmonds Street

B A C K G R O U N D A N D S U M M A R Y

The three (3) properties listed above are all owned by the Corporation. The properties were acquired for specific purposes, as outlined following, and each contained structures at the time of purchase. All are presently vacant.

The Engineering Department has undertaken a building maintenance inspection of all structures and determined that each would require considerable expenditure of funds in order to upgrade them to a reasonable building standard for rental purposes. It is recommended that the structures be demolished. The Director Finance has evaluated these structures and concurs with this recommendation.

P R O P E R T Y I N F O R M A T I O N

(a) 3111 North Road

LEGAL DESCRIPTION: Lot 1, Block 3, D.L. 6, Plan 14139, N.W.D.

This property (see Sketch #1, attached) was acquired for the widening of North Road which has been completed for several years. This property may be required for the extension of the SkyTrain system. The extent to which this future possible extension will impact on the subject property is not presently known, however, should the subject property not be required for this extension, it is anticipated that it will be consolidated with adjacent property, sold and redeveloped. In either case, the Director Planning and Building Inspection has recommended that no major improvements be done to this property.

Situated on this property is a vacant, 34-year old, one-storey, single family dwelling of approximately 900 square feet. The structure requires substantial repairs, including: a new roof, new oil tank, new gutters and fascia boards, and considerable upgrading of both the exterior and interior of the building. The total estimated cost of repairs to rehabilitate this structure is \$9,500.00. The Director Finance has evaluated this structure and concurs with the recommendation for demolition.

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(b) 385 Cliff Avenue

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LEGAL DESCRIPTION: Lot 20, Block 1, D.L. 206, Plan 1379, N.W.D.

This property (see Sketch #2, attached) was acquired for the expansion of Westridge Park.

Presently situated on this property is a 600-square foot, single storey, single family dwelling. The dwelling was vacated on Friday, 1987 January 23, and was severely vandalized that same weekend. The total estimated cost of bringing this dwelling up to reasonable rental standards is \$17,500.00. The Director Finance's market rental analysis concluded there would be a 6-year net loss should the repairs be initiated. The Parks and Recreation Commission at its meeting of 1987 April 01 concurred in the demolition of this dwelling.

(c) 7731/33 Edmonds Street

LEGAL DESCRIPTION: Parcel A of 2B, Group 1, Expl. 10728, D.L. 28, Plan 2162, N.W.D.

This property (see Sketch #3, attached) was acquired for road widening of Edmonds Street, the schedule for which is not presently known. This property also protects alignment options with respect to a possible Edmonds corridor Skytrain line.

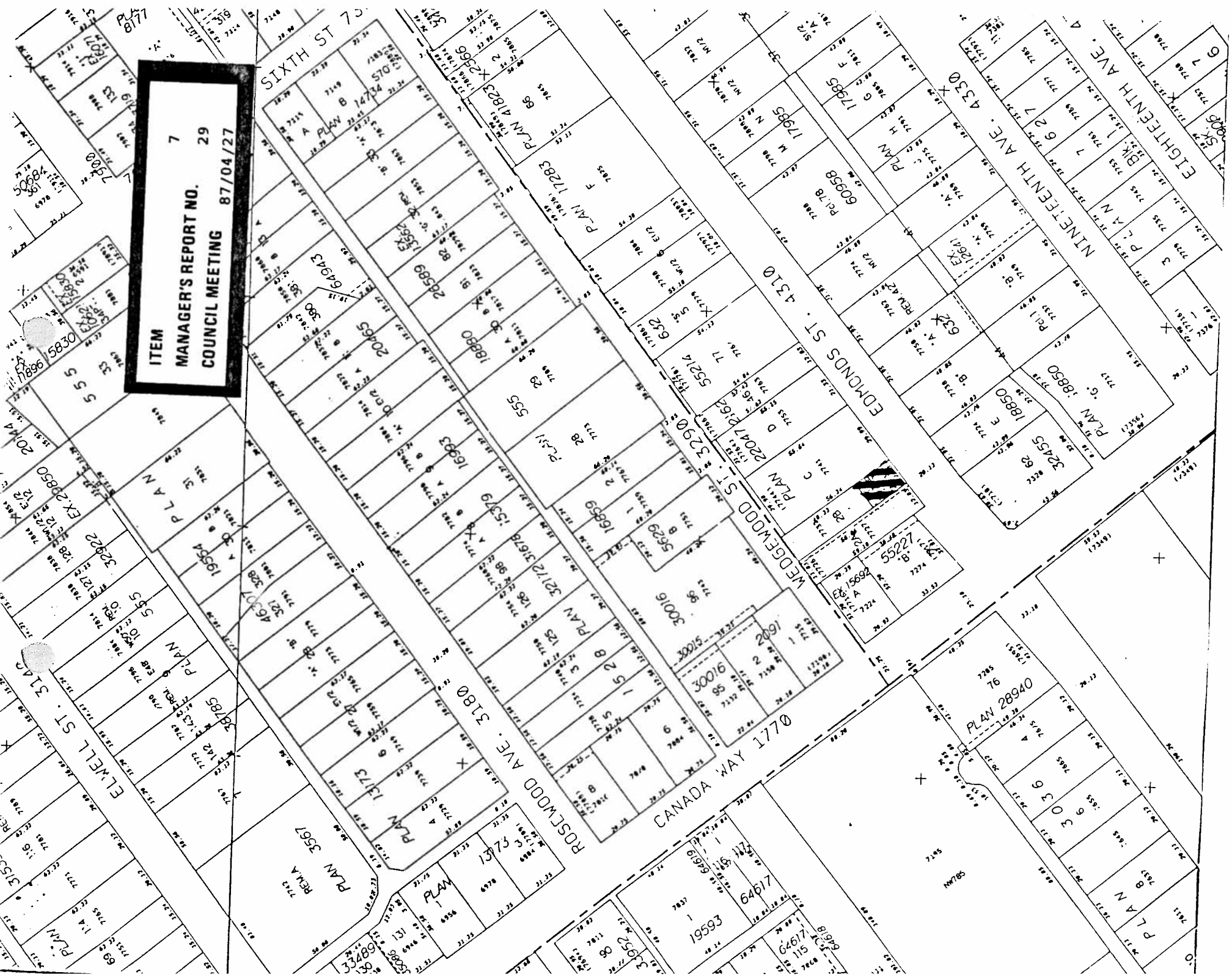
Situated on this property is a single storey, commercial building housing two retail stores. Each side is approximately 650 square feet and has a retail area, a small storage space and a washroom. The structure is in poor shape and requires substantial repairs including: major restorative work on the foundation, replacement of main floor, replacement of the roof, upgrading and replacement of electrical wiring, and extensive painting and repairs to the interior and exterior. The total estimated cost of repairs to bring this structure up to reasonable rental standards is \$44,200.00. The Director Finance's market rental analysis concluded that it would be uneconomical to spend the estimated cost of rehabilitation on this structure, and concurs with the recommendation for demolition.

HDH:ml
Attachs.

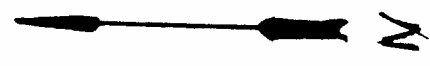
cc: Director Finance


DIRECTOR ENGINEERING

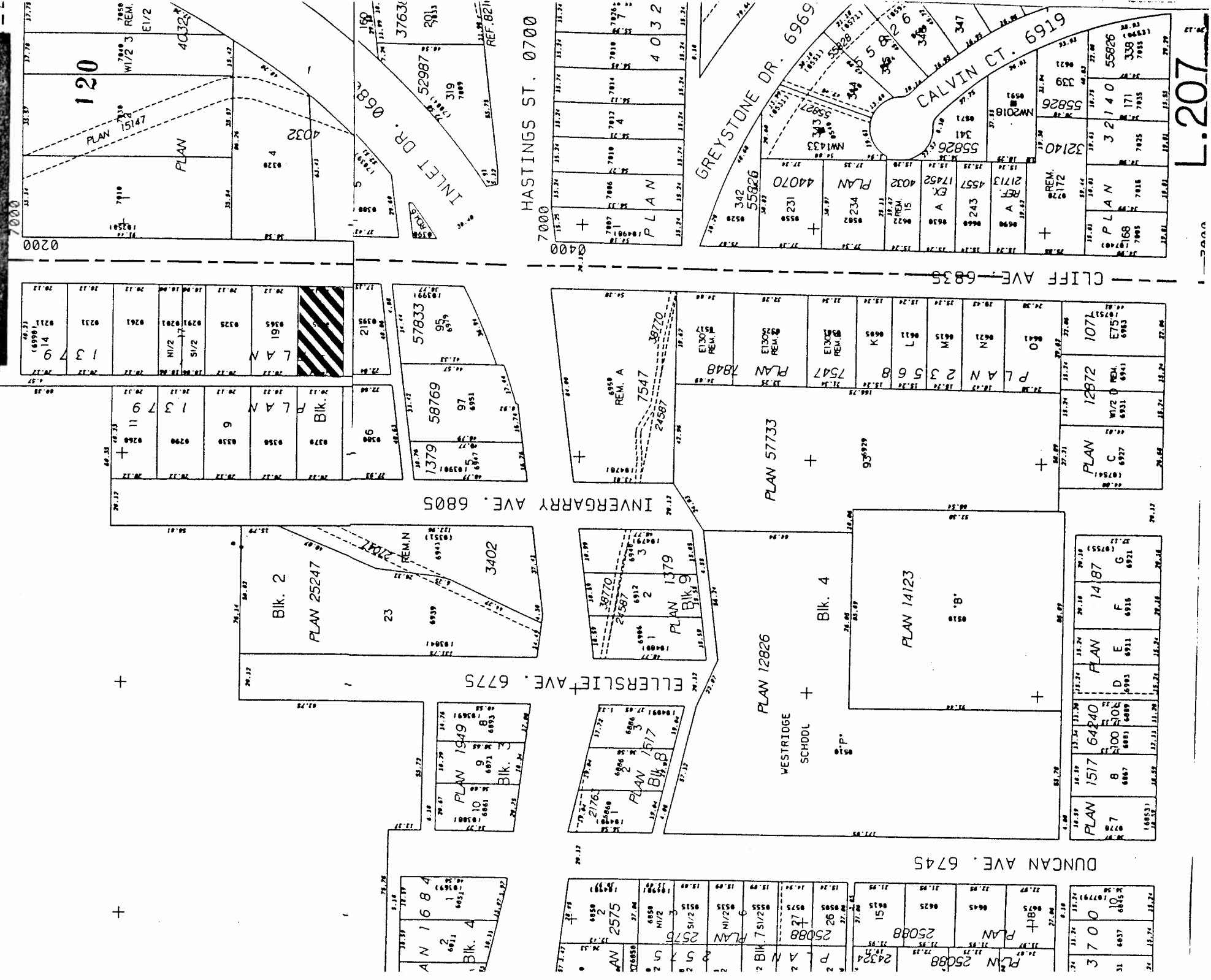
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DENOTES SUBJECT PROPERTY
 7731/33 EDMONDS STREET



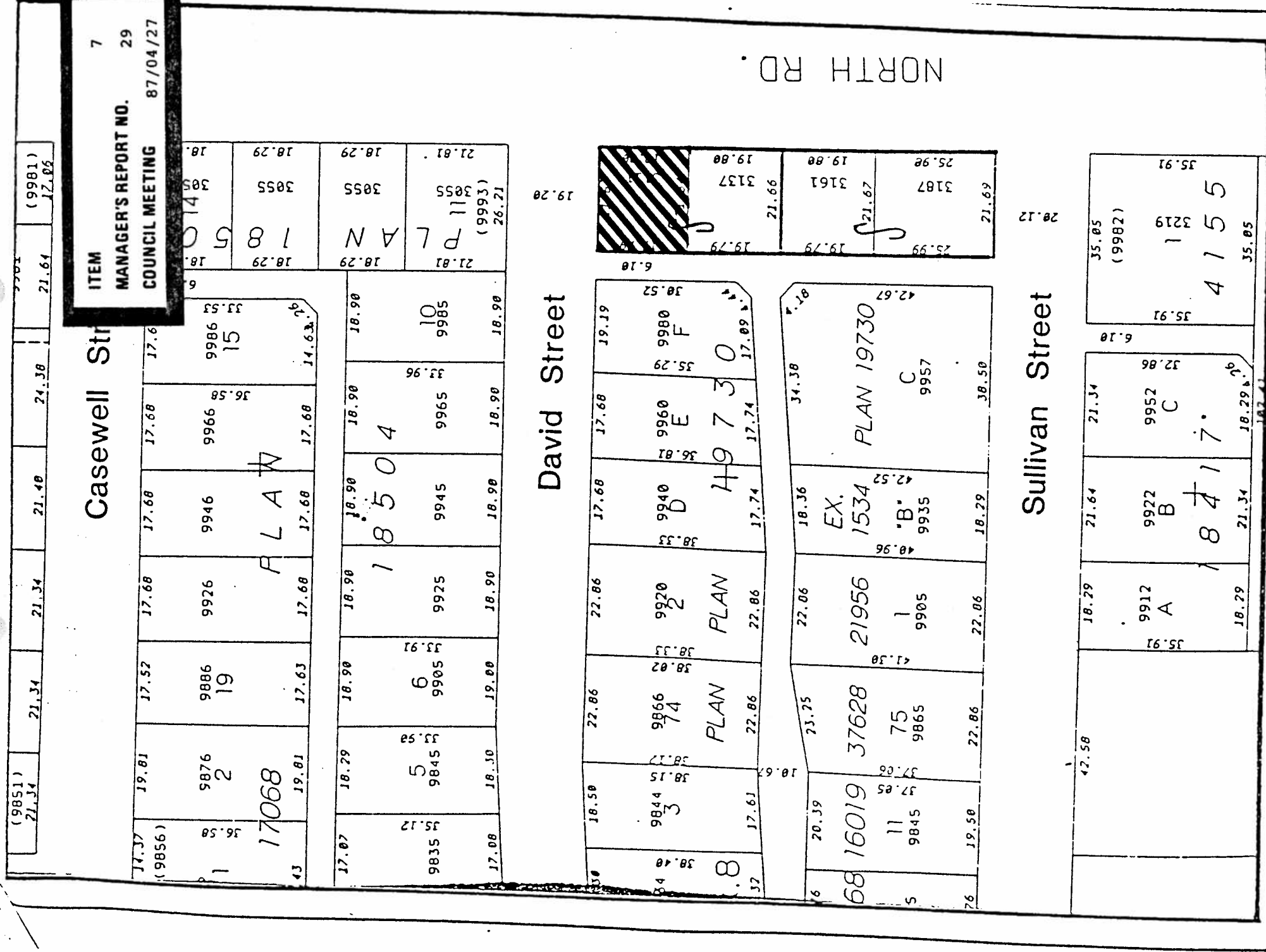
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■ DENOTES SUBJECT PROPERTY
385-CLIFF AVENUE

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DENOTES SUBJECT PROPERTY
3111 NORTH ROAD

