

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 SEPTEMBER 08

FROM: DIRECTOR ENGINEERING

SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

RECOMMENDATION:

THAT the structures, including all outbuildings, be demolished at:

- (a) 6131 Cassie Avenue
- (b) 6160 Cassie Avenue
- (c) 2915 North Road

R E P O R T

BACKGROUND AND SUMMARY

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

The Engineering Department has undertaken a building maintenance inspection of all the 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 these structures be demolished.

PROPERTY INFORMATION

(A) 6131 Cassie Avenue

Legal Description: Lot 19, Plan 2660, D.L. 153

This property (see Sketch #1, attached) was acquired for land assembly purposes for future public use requirements such as Skytrain related park and ride facilities, public square, or library site. Situated on this property is a single-storey single-family dwelling of approximately 570 square feet. The structure requires substantial repairs, including: extensive renovations to the plumbing, painting, rebuilding of front and rear entranceways, and reconstruction of the back porch.

The Finance Department has shown this residence to several prospective tenants and has had no success in renting these premises. In all cases the rental has been rejected on the following grounds:

- (i) very small size of dwelling
- (ii) no closet space
- (iii) exceptionally small bathroom and bedroom

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The Director Finance concurs with the recommendation to demolish this structure.

(B) 6160 Cassie Avenue

Legal Description: Lot 3, Plan 6429, D.L. 153

This property (see Sketch #1, attached) was also acquired for land assembly purposes for future public use requirements such as Skytrain related park and ride facilities, public square, or library site.

Presently situated on this property is a 700 square foot, single-storey, single-family dwelling. The structure requires extensive repairs, including: a new roof, painting of interior and exterior, heating system, replacement of plumbing system, and upgrading of the electrical system. The total estimated cost of repairs to rehabilitate this structure is approximately \$8,000.00. The Director Finance has evaluated this structure and concurs with the recommendation for demolition.

(C) 2915 North Road

Legal Description: Parcel A of 6 & 8, Block 8, S. 1/2,
Exc. Pl. 12935, E. 161 ft.,
Exc. Ref. Pl. 34084

The subject property (see Sketch #2, 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 unknown at this time, however, should the property not be required for this extension, it is anticipated that it will be sold and redeveloped. Consequently, the Director Planning and Building Inspection has recommended that no major improvements be done to this property.

The widening of North Road has resulted in this structure being non-conforming with respect to set-backs. The building is only about 12 feet back of the sidewalk, which also results in excessively high levels of traffic noise in the dwelling.

The building is a one-storey, single-family dwelling of approximately 900 square feet. The repairs required to bring this property up to reasonable rental standards include: new roof, gutters and downspouts, painting of interior and exterior, replacement of bathroom fixtures, carpeting, electrical upgrading, new bathroom and kitchen floors and extensive refurbishing throughout. The total estimated cost to rehabilitate this structure is approximately \$10,000. The Director Finance concurs with the recommendation for demolition.



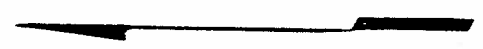
ITEM 4
 MANAGER'S REPORT NO. 58
 COUNCIL MEETING 87/09/28

L.153

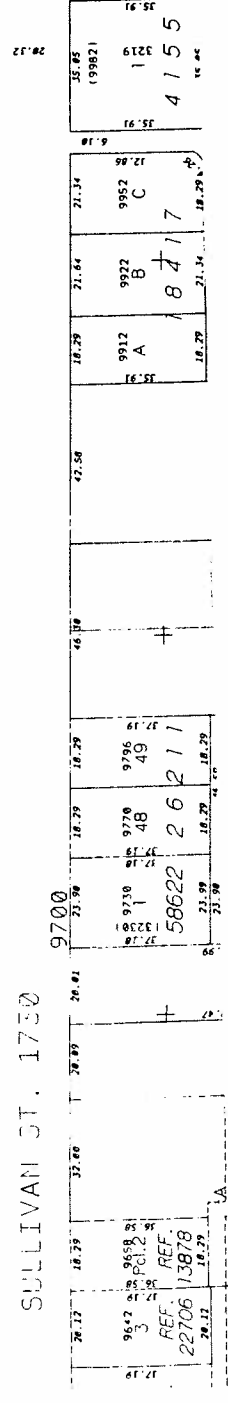
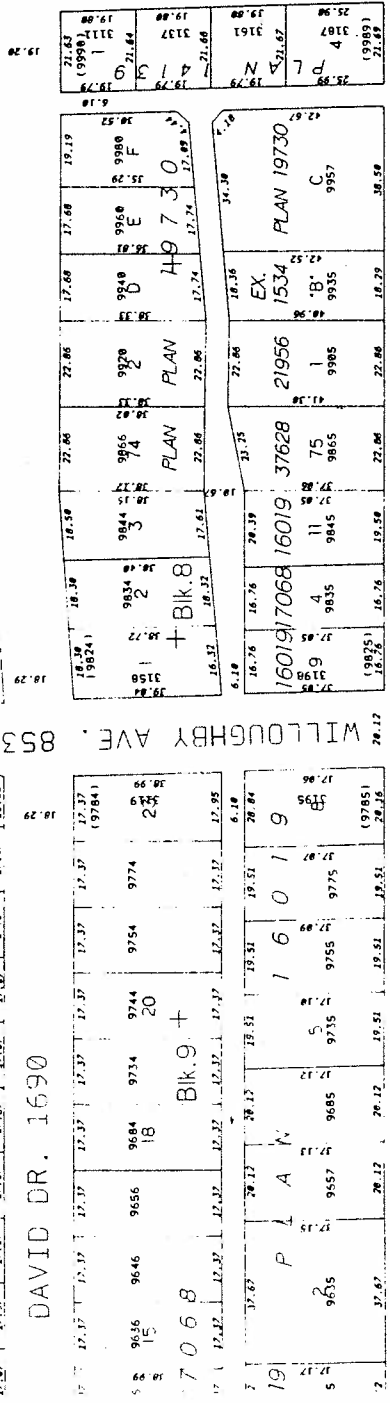
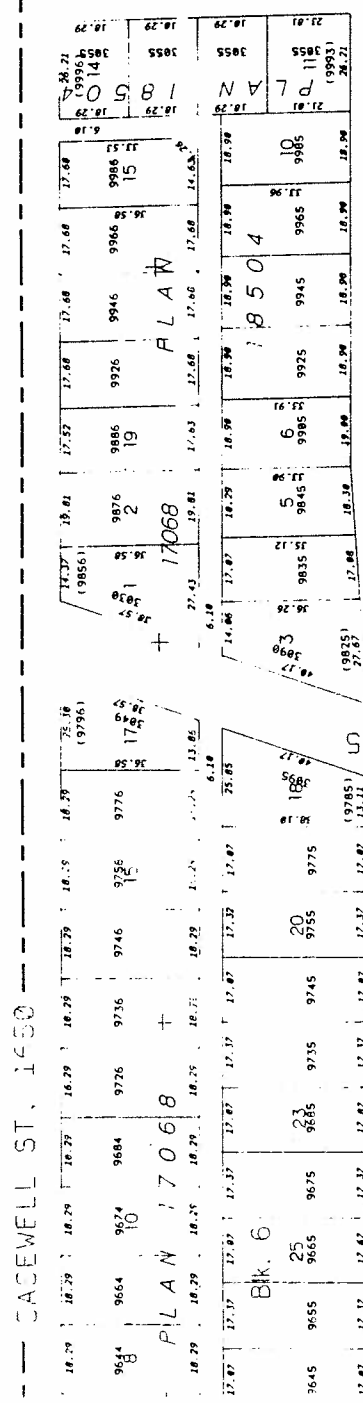
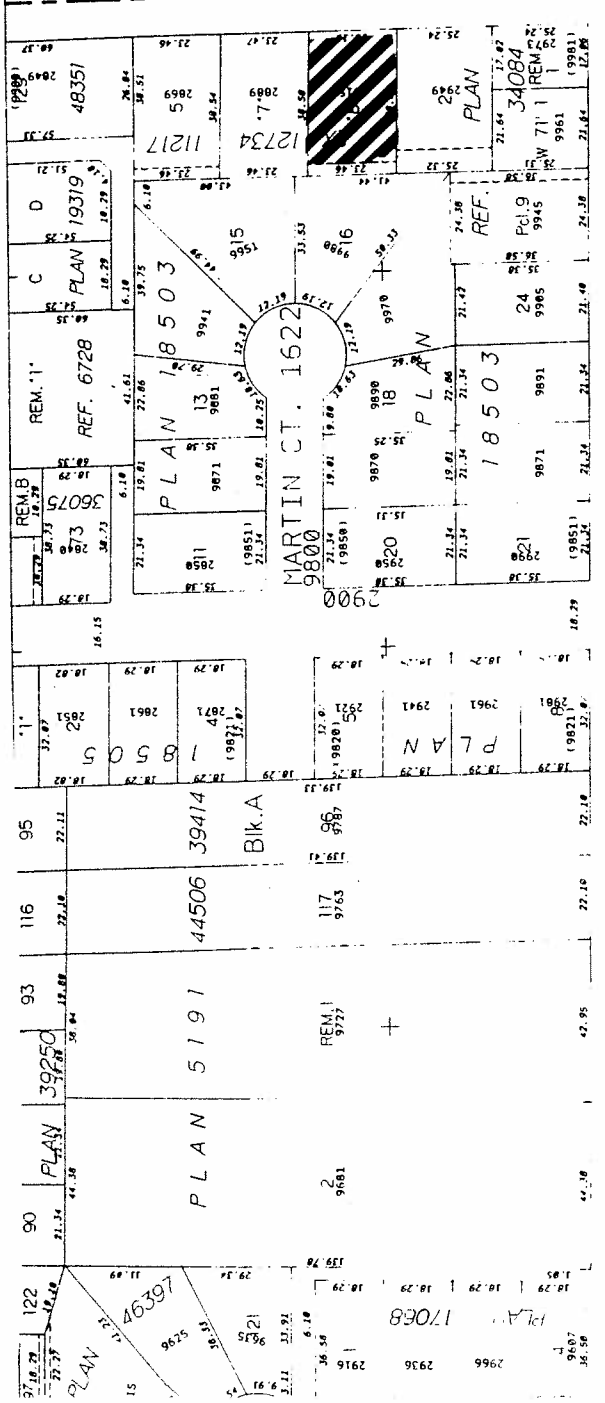


DENOTES SUBJECT PROPERTY
 6131 & 6160 CASSIE AVENUE

SKETCH #1



N



NORTH RD. 8595

WILLOUGHBY AVE. 8535



DENOTES SUBJECT PROPERTY

2915 NORTH ROAD

SKETCH #2

