

ITEM
MANAGER'S REPORT NO. 5
COUNCIL MEETING 64
88/10/11

RE: DEMOLITION OF MUNICIPALLY-OWNED HOUSE
6087 MCKAY AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 SEPTEMBER 27

FROM: ACTING DIRECTOR ENGINEERING

SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED HOUSE
6087 MCKAY AVENUE

PURPOSE: TO SEEK COUNCIL APPROVAL TO DEMOLISH
HOUSE AT 6087 MCKAY AVENUE

RECOMMENDATION:

1. THAT the house and all outbuildings be demolished at 6087 McKay Avenue.

BACKGROUND AND SUMMARY

The property listed above (see sketch attached) is owned by the Corporation and was acquired in accordance with Municipal initiatives to obtain property within the Metrotown area for public use purposes and is estimated to be required within two to three years. The house located on this property is presently vacant.

The acquisition of this property in 1988 April 30 was based upon the vendors continuing to manage and collect rents for a period of twelve months from the completion of sale. During this twelve month period the vendors were to be responsible for maintenance and repairs to the dwelling. The vendors have recently notified the Corporation that the structure has been severely vandalized and as a consequence they have surrendered their rent free period, turning the dwelling over to the Corporation to manage.

The Engineering Department has undertaken a building maintenance inspection of the dwelling on this property and determined that it would require considerable expenditure of funds in order to upgrade it to a reasonable building standard for rental purposes. It is recommended this house and all outbuildings be demolished.

PROPERTY INFORMATION

6087 McKay Avenue

LEGAL DESCRIPTION: PCL. 'B' of Lot 7, D.L. 153, Plan 2236.

Situated on this property is a two-storey, single family dwelling. The structure requires substantial repairs, including: new roof, replacement of rear stairs, railings and landing, extensive repairs to interior walls, interior and exterior painting, replacement of kitchen cabinets, replacement of the plumbing system, repairs to the heating system, and replacement of the electrical system.

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The structure has been severely vandalized and the total estimated cost to rehabilitate it is approximately \$37,500. The Director Finance has evaluated this structure and concurs with the recommendation for demolition.



W. C. Sinclair
ACTING DIRECTOR ENGINEERING

WB:ka
Attach.

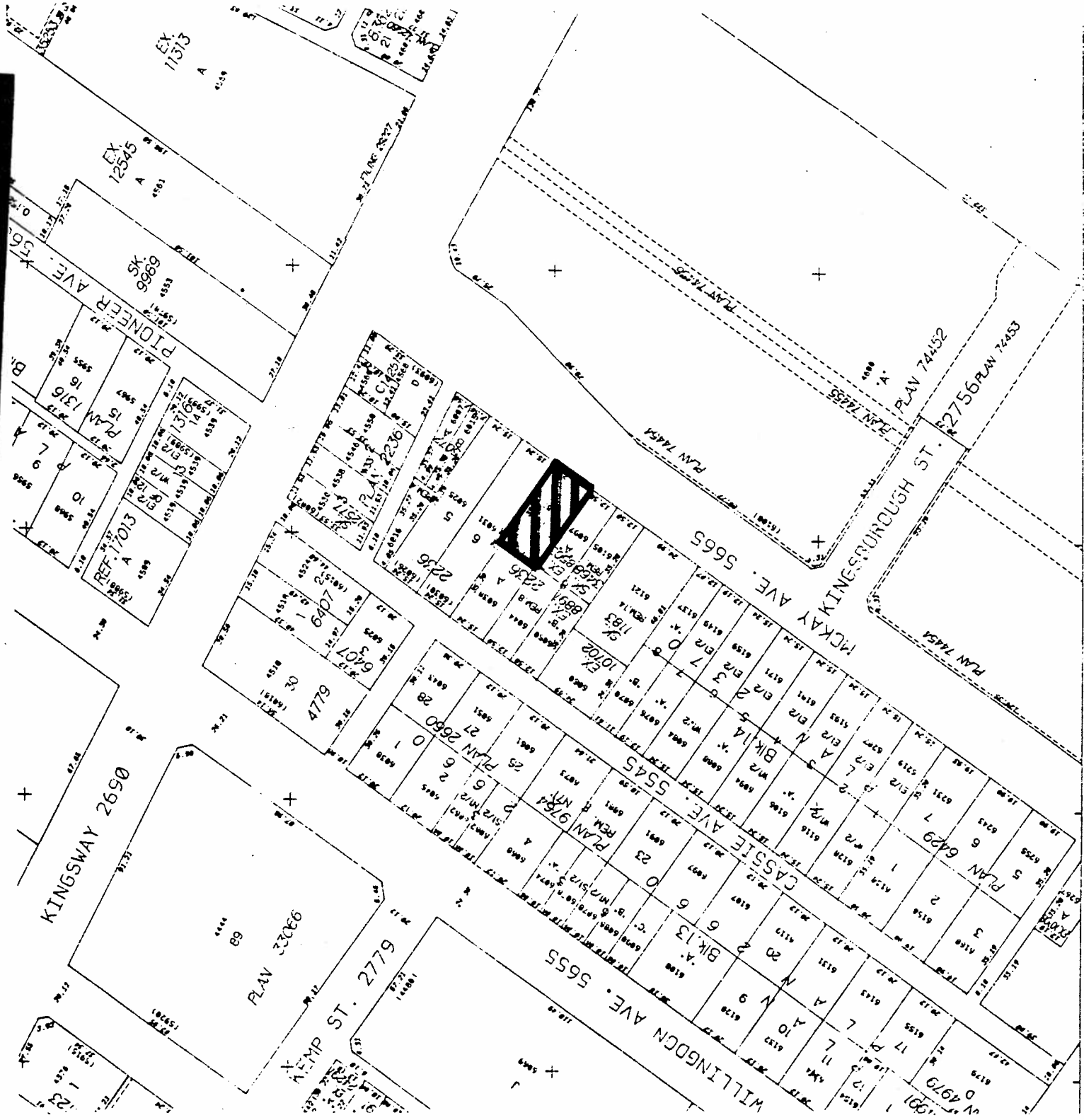
cc: Director Finance

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DENOTES: SUBJECT PROPERTY

6087 - MCKAY AVENUE



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