

ITEM 14
MANAGER'S REPORT NO. 14
COUNCIL MEETING 88/02/22

RE: DEMOLITION OF MUNICIPALLY-OWNED HOUSE AT 2949 NORTH ROAD

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 FEBRUARY 15

FROM: DIRECTOR ENGINEERING

**SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED HOUSE AT
2949 NORTH ROAD**

RECOMMENDATION:

THAT Council confirm the action taken by the Director Engineering in demolishing the vacant, fire-damaged house and all outbuildings at 2949 North Road.

S U M M A R Y

The property listed above is owned by the Corporation and was acquired for the specific purpose outlined herein. The vacant house has been severely vandalized and damaged by fire. Since the fire-damaged structure was dangerous and constituted a severe and immediate liability to the Corporation, it has been demolished.

Prior to the fire, the Engineering Department had undertaken a building maintenance inspection of the dwelling and determined that it would have required considerable expenditure of funds in order to upgrade it to a reasonable building standard for rental purposes. Staff was in the process of formulating a request to Council for authority to demolish the structures on this property when the vacant house was vandalized and caught fire.

R E P O R T

The subject property (see sketch attached) was acquired for the widening of North Road, which has been completed for many years. The property may be required for public purposes in the future but the impact on the property is unknown at this time. However, should the property not be required for public purposes, it is anticipated that it will be sold and redeveloped. Consequently, the Director Planning & Building Inspection had recommended that no major improvements be done to this property.

Situated on this property was a single family, single storey dwelling of approximately 800 square feet. The structure had required substantial repairs including: upgrading of the electrical system, a new roof, new structural wood members in the foundation, new interior ceiling, replacement of furnace and water heater, and kitchen and bathroom floors.

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The total cost to rehabilitate this structure was estimated to be approximately \$16,000. The Director Finance had evaluated this structure and concurred with the recommendation for demolition.

The District of Coquitlam, who share in both the building maintenance costs of, and revenue produced from this structure, were also in agreement with the recommendation to demolish.

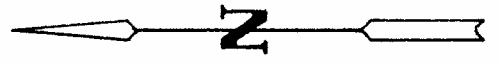
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DIRECTOR ENGINEERING

HDH:dp

Attach.

cc: Director Finance
Director Planning & Building Inspection



DENOTES SUBJECT PROPERTY
 2949 NORTH ROAD

