

RE: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

**TO: MUNICIPAL MANAGER** 1988 APRIL 05  
**FROM: DIRECTOR ENGINEERING**  
**SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS**

RECOMMENDATION:

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

- (a) 6090 Kathleen Avenue
- (b) 5975 Kathleen Avenue
- (c) 6050 Cassie Avenue

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. 6090 Kathleen Avenue and 6050 Cassie Avenue are vacant while 5957 Kathleen is occupied.

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) 6090 Kathleen Avenue:

LEGAL DESCRIPTION: LOT 32, D.L. 153, PLAN 1191

The subject property (see sketch # 1 attached) was acquired for the proposed extension of Central Boulevard from Willingdon Avenue to Patterson Avenue which will form part of the Metrotown Road network. Situated on the property is a one-storey single family dwelling with a full unfinished basement of

(Cont'd.)

approximately 755 square feet. The dwelling is vacant and requires considerable repairs to bring it up to a habitable condition, including new roof, downspouts and gutters, exterior painting, replacement of the electrical service and all fixtures to meet code requirements, replacement of the flooring, a new furnace and replacement of all bathroom fixtures.

The total cost to rehabilitate this structure is estimated at \$16,100. The Director Finance has evaluated this structure and concurs with the recommendation for demolition.

(b)

5975 Kathleen Avenue:

LEGAL DESCRIPTION: Lot 54/55, D.L. 153, Plan 1191

134

The subject property (see sketch # 1 attached), was acquired for land assembly purposes. Situated on the property is a 900 square feet single family dwelling with a full unfinished basement. The dwelling is now occupied but has deteriorated to the point where substantial repairs are required to return the building to proper rental standards. These repairs include replacing the roof, gutters and downspouts, repairing the deck, siding repair, exterior painting, chimney repair and cleaning, replacing bathtub enclosure, installing new kitchen counter-top, repairing ceiling damage, installing a new furnace, removing attached carport and doing interior painting. In addition to this, structural repairs are required at the foundation to rotting sill plates and studs. These repairs are difficult to estimate accurately until the foundation can be completely exposed.

The total estimated cost to rehabilitate this structure is in excess of \$17,900. Other accommodation for the present tenants will be located prior to demolition.

The Director Finance has evaluated this structure and concurs with the recommendation for demolition.

(c)

6050 Cassie Avenue:

LEGAL DESCRIPTION: Lot B (EP 8891), W. 41 of Lot 8, GP. 1, D.L. 153, Plan 2236

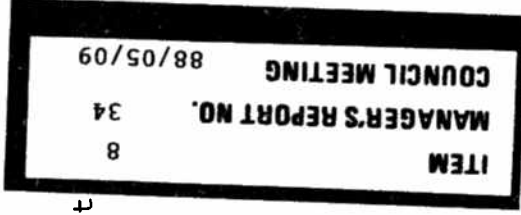
The subject property (see sketch # 2 attached), was acquired in accordance with Municipal initiatives to obtain properties within the Metrotown Area for public use purposes. The Engineering Department was to conduct an inspection of the property after completion of purchase to determine the cost of bringing the building up to rental standards. Prior to this inspection being undertaken, the tenants vacated without notice and the building was severely vandalised. The estimated cost of repairs is \$28,000.

The Director Finance has evaluated this structure and concurs with the recommendation for demolition.

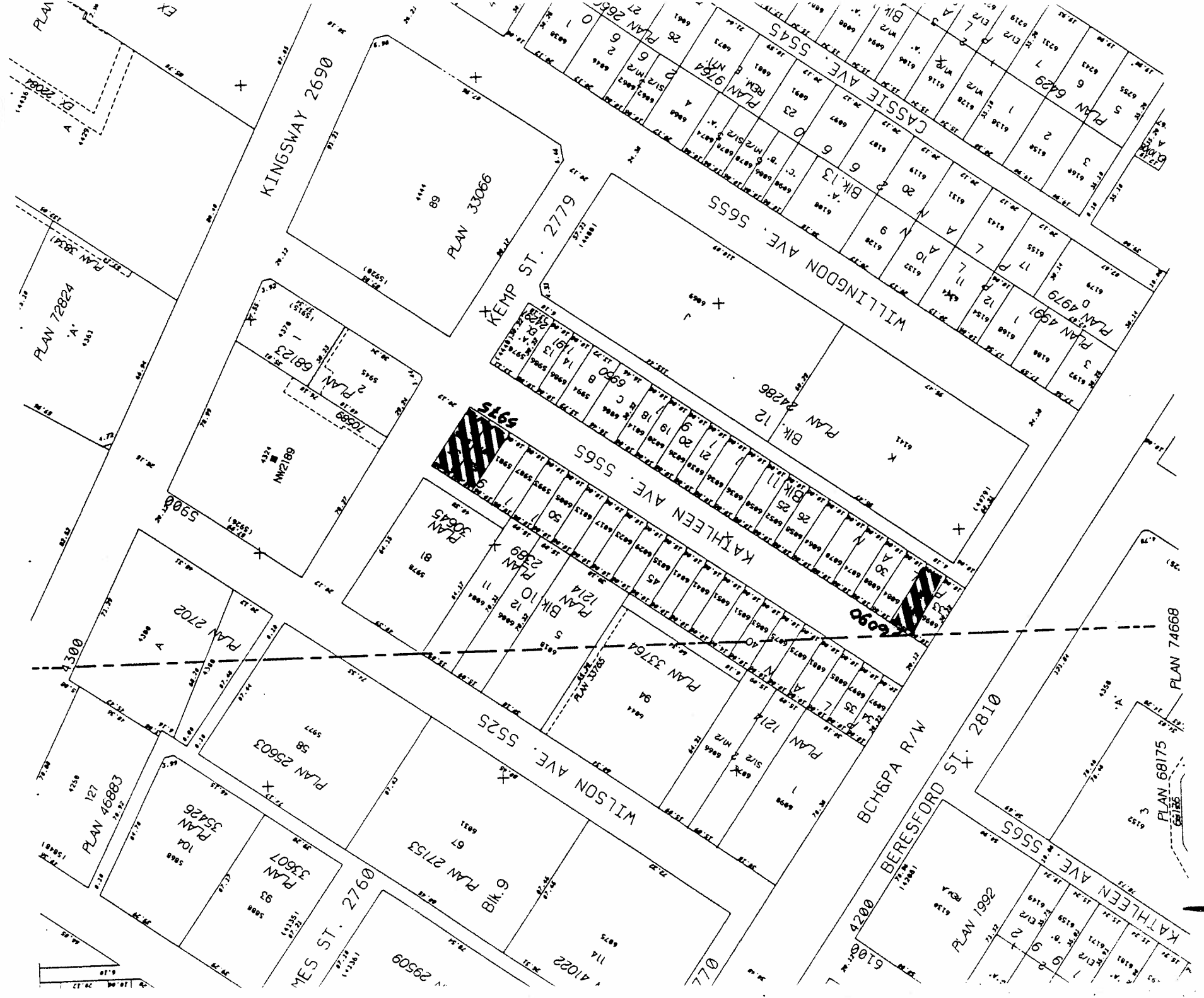
BD:ap  
encl.


cc: Director Finance  
Director Planning & Building Inspection

  
DIRECTOR ENGINEERING



ITEM 8  
 MANAGER'S REPORT NO. 34  
 COUNCIL MEETING 88/05/09



 DENOTES SUBJECT PROPERTIES

6090 & 5975 KATHLEEN AVENUE


135

SKETCH #1

ITEM 8  
MANAGER'S REPORT NO. 34  
COUNCIL MEETING 88/05/09

136



 DENOTES SUBJECT PROPERTY

6050 - CASSIE AVENUE