



1991 JANUARY 15

TO: MUNICIPAL MANAGER

FROM: DIRECTOR ENGINEERING

SUBJECT: DEMOLITION OF MUNICIPALLY-OWNED BUILDINGS

PURPOSE: To obtain Council's approval to remove and/or demolish Municipally-owned buildings.

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all out-buildings at:

- a) 7412 Griffiths Avenue
- b) 7488 Griffiths Avenue
- c) 6919 21st Avenue
- d) 7229 Cariboo Road

REPORT

A. 7412 Griffiths Avenue (Figure 1)
Lot 4, D.L. 95, Plan 4458

The subject property was acquired in 1981, partly for the construction of the proposed Griffiths/19th/20th Avenue Connector project and partly for the future development of Power House Park.

Situated on the property is a one-storey single family dwelling. The dwelling is presently vacant. It is anticipated that Phase I (between Edmonds Street and Kingsway) of the connector road construction will commence in the summer of 1991. In view of the construction schedule, it would not be advisable to upgrade the building for a 4-6 month rental period. Therefore, we recommend that the structure be removed and/or demolished to facilitate the upcoming road project. The Parks & Recreation Commission has reviewed the proposal and concurs with the recommendation.

B. 7488 Griffiths Avenue (Figure 1)
Lot 25, D.L. 95/96, Plan 3907

The subject property was acquired in 1989 partly for the construction of the proposed Griffiths/19th/20th Avenue Connector project and partly for the future development of Power House Park.

Situated on the property is a complex of commercial buildings consisting of 3 separate sections built at different times. The buildings are presently vacant.

The parking area on the side of the property is rented to the adjoining Auto Shop for vehicle storage on a monthly basis. A notice has been served to the Auto Shop to vacate the parking lot by 1991 March 01. An inspection carried out recently concluded that there are many structural deficiencies in the buildings and they are unsafe for public use in their present state. Some damage to the roof was experienced during the recent snowfall period.

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In view of the structural problems with the buildings and the construction of the connector in the near future, we recommend that the structures be removed and/or demolished after the present occupier of the parking area has vacated and removed all vehicles. The Parks & Recreation Commission has reviewed the proposed building demolition and concurs with the recommendation.

C. 6919 21st Avenue (Figure 1)
Lot 32, Blk. 42, D.L. 95, Plan 2751

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The subject property was acquired in 1990 for the Griffiths/19th/20th Avenue project.

The property contains a one storey with full basement single family dwelling. The building is vacant and has been subjected to constant vandalism. The building was also damaged by fire in the weekend of 1990 November 24 and should be removed to avoid a potential municipal liability problem.

Therefore, we recommend that the structure be removed and/or demolished to remove the safety hazard and to facilitate the road construction work.

D. 7229 Cariboo Road (Figure 2)
Lot 3, D.L. 13 & 14, Plan 68061

In 1987, Council authorized the acquisition of the subject property to facilitate the Cariboo Heights development project.

The property contains a two-storey single family dwelling including an unfinished basement in poor condition. The building is presently vacant and has been subjected to vandalism. We have been notified that the development plan for the subject site has been delayed for up to 12 months. The Property Use Coordinator has prepared a rental analysis and concludes that the cost of rehabilitating the building (\$19,400.00) far exceeds the potential rental income collectible over the next 12 months. The rehabilitation cost would take approximately 32 months to recover.

Therefore, we recommend that the dwelling be removed and/or demolished.

LSC:ar/jb
Attachments (2)

cc: Director Administrative & Community Services
Director Finance
Director Planning & Building Inspection
Director Recreation & Cultural Services
Municipal Solicitor


DIRECTOR ENGINEERING

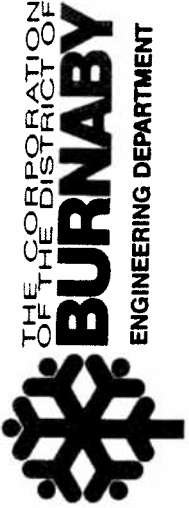
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■ - SUBJECT PROPERTIES

NO.	DATE	REVISION

FIGURE I



PROPERTIES TO BE REMOVED
 AND/OR DEMOLISHED

7412 & 7488 GRIFFITHS AVENUE
 6919 21 st. AVE.

DESIGNED BY: DRCalocero
 APPR'D BY: N.T.S.
 SCALE: N.T.S.
 DATE: 90.12.03

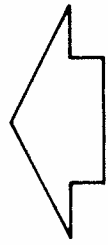
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HIGHWAY 138

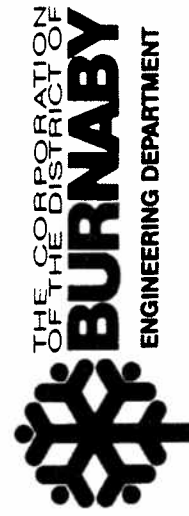


■ -- SUBJECT PROPERTY



NO.	DATE	REVISION

FIGURE 2



PROPERTY TO BE REMOVED
 AND/OR DEMOLISHED.
 7229 CARIBOO ROAD

DESIGNED BY:

DRY BY: DR Calocero

SCALE:

N.T.

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