

ITEM	8
MANAGER'S REPORT NO.	6
COUNCIL MEETING	93/01/25

TO: CITY MANAGER

DATE: 1993 01 20

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: DEMOLITION OF CITY OWNED BUILDINGS AT VARIOUS LOCATIONS

PURPOSE: To obtain Council's approval to remove and/or demolish City owned dwellings.

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at:
 - A. 3425 Ardingley Avenue
 - B. 3524 Ardingley Avenue
 - C. 7969 Graham Avenue
 - D. 4171 Pender Street

REPORT

1.0 BACKGROUND

The following properties were acquired by the City for recreational uses and for parking lot development. The condition of the buildings at these properties is such that it is not cost effective to improve them for rental purposes and therefore Council approval is sought for removal and/or demolition.

**A. 3425 Ardingley Avenue (Figure 1)
Lot 12, Blk. 1, D.L. 76, Plan 1885**

The subject property was acquired in 1992 April and is located within the Central Land Assembly Area to provide for the development of sports and recreational related uses.

Situated on the property is a vacant one storey, three bedroom single family dwelling built in 1947. It is in poor condition and has been vandalized.

**B. 3524 Ardingley Avenue (Figure 1)
Lot A, D.L. 77, Plan 4324**

The subject property was acquired in 1976 March and is located within the Central Land Assembly Area to provide for the development of sports and recreational related uses.

Situated on the property is a vacant one storey, two bedroom single family dwelling built in 1925. It is in poor condition and it has suffered extensive damage due to a major house fire which presents a safety hazard to the general public.

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**C. 7969 Graham Avenue (Figure 2)
Lot 2, D.L. 28, Plan 10397**

The subject property was acquired in 1992 November for inclusion in Graham Park. At its meeting of 1993 January 06, the Parks Commission received and approved a staff report recommending the removal and/or demolition of the building at the subject property.

Situated on the property is a vacant one storey, two bedroom single family dwelling built in 1950 which is in poor condition.

**D. 4171 Pender Street (Figure 3)
Lot 19, Blk. 9, D.L. 121, Plan 1054**

The subject property was acquired in 1992 November as part of the Hastings Street Area Plan for redevelopment as a parking lot.

Situated on the property is a vacant two storey, two bedroom single family dwelling built in 1944 which is in poor condition.

2.0 CONCLUSIONS

Inspections conducted by staff concluded that extensive repairs would be required for all the aforementioned buildings to meet current City standards. The rental analysis carried out by the Finance Department concluded that the estimated costs of repair well exceed the potential rents that may be collected, hence it is financially imprudent to repair and rent these properties.

It is recommended that these structures and all outbuildings be removed and/or demolished.


DIRECTOR ENGINEERING

LSC:jb
Attach.

cc: Director Admin. & Community Services
Director Finance
A/Director Planning & Building Inspection
Director Recreation & Cultural Services
City Solicitor

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5531	5532	5533	5534	5535	5536	5537	5538	5539	5540
13680	13680	13680	13680	13680	13680	13680	13680	13680	13680
57	58	59	60	61	62	63	64	65	66
P	P	P	P	P	P	P	P	P	P
13680	13680	13680	13680	13680	13680	13680	13680	13680	13680
13680	13680	13680	13680	13680	13680	13680	13680	13680	13680
13680	13680	13680	13680	13680	13680	13680	13680	13680	13680
13680	13680	13680	13680	13680	13680	13680	13680	13680	13680

6400	6401	6402	6403	6404	6405	6406	6407	6408	6409
EX. 13406	EX. 13406	EX. 13406	EX. 13406	EX. 13406	EX. 13406	EX. 13406	EX. 13406	EX. 13406	EX. 13406
REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A
PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985	PLAN 11985
152	152	152	152	152	152	152	152	152	152
B	B	B	B	B	B	B	B	B	B

3524	3525	3526	3527	3528	3529	3530	3531	3532	3533
PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324	PLAN 4324
PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753	PLAN 15753
PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552	PLAN 27552

3540	3541	3542	3543	3544	3545	3546	3547	3548	3549
PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305
PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511

5092	5093	5094	5095	5096	5097	5098	5099	5100	5101
PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723
REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A

6410	6411	6412	6413	6414	6415	6416	6417	6418	6419
PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885
PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852

6420	6421	6422	6423	6424	6425	6426	6427	6428	6429
PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501
PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975

6430	6431	6432	6433	6434	6435	6436	6437	6438	6439
PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305
PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511

6440	6441	6442	6443	6444	6445	6446	6447	6448	6449
PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723
REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A

6450	6451	6452	6453	6454	6455	6456	6457	6458	6459
PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885
PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852

6460	6461	6462	6463	6464	6465	6466	6467	6468	6469
PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975
PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501

6470	6471	6472	6473	6474	6475	6476	6477	6478	6479
PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305
PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511

6480	6481	6482	6483	6484	6485	6486	6487	6488	6489
PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723
REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A

6490	6491	6492	6493	6494	6495	6496	6497	6498	6499
PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885
PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852

6500	6501	6502	6503	6504	6505	6506	6507	6508	6509
PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975
PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501

6510	6511	6512	6513	6514	6515	6516	6517	6518	6519
PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305
PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511

6520	6521	6522	6523	6524	6525	6526	6527	6528	6529
PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723	PLAN 64723
REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A	REM.A

6530	6531	6532	6533	6534	6535	6536	6537	6538	6539
PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885	PLAN 1885
PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852	PLAN 20852

6540	6541	6542	6543	6544	6545	6546	6547	6548	6549
PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975	PLAN 1975
PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501	PLAN 8501

6550	6551	6552	6553	6554	6555	6556	6557	6558	6559
PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305	PLAN 17305
PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511	PLAN 10511

6560	6561	6562	6563	6564	6565	6566	6567	6568	6569
PLAN 124	PLAN 124	PLAN 124	PLAN 124	PLAN 124	PLAN 124	PLAN 124	PLAN 124	PLAN 124	PLAN 124

TRANS CANADA HWY 1500
LAUREL ST. 1790
FULWELL ST. 1840
3425 ARDINGLEY
HARDWICK ST. 1870



3425 Ardingley Avenue (Figure 1)



