

ITEM	5
MANAGER'S REPORT NO.	36
COUNCIL MEETING	94/06/13

TO: CITY MANAGER

FROM: DIRECTOR ENGINEERING

SUBJECT: HOUSE DEMOLITIONS AT:

5269 RUMBLE STREET  
5270/74 WATLING STREET  
4273 PENDER STREET

DATE: 1994 06 03

FILE: 80-01-03

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

**RECOMMENDATION:**

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

5269 Rumble Street  
5270/74 Watling Street  
4273 Pender Street

**REPORT**

**A. 5269 RUMBLE STREET (Figure 1)**

The subject property was acquired in 1990 July for part of the McPherson Neighbourhood Park. The Parks Department anticipates a holding period of 20 months for the property before developing the site.

Situated on the property is an older vacant one storey, two bedroom house. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building would be required. The Finance Department indicated that the estimated repair costs will far exceed the potential rent collected over the next 20 month period and therefore, it is not cost effective to improve the property for rental purposes.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building.

**B. 5270/74 WATLING STREET (Figure 1)**

The subject property was acquired in 1991 October as part of the land exchange/purchase agreement between the City and the School Board. The northerly portion of the property will be required for development of school playfields immediately upon acquisition of the four remaining privately owned properties on Watling Street. The southerly portion of the property will subsequently be developed for park purposes. The Legal Department advises that because of difficulties being experienced in the negotiations for acquisition of the four remaining properties on Watling Street, it anticipates a holding period of up to two years before the School Board proceeds to develop its portion of the site as playfield.

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Situated on the property is a vacant one storey building. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building would be required. The Finance Department indicated that the estimated repair costs will far exceed the potential rent collected over the next two year period and therefore, it is not cost effective to improve the property for rental purposes.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building.

**C. 4273 PENDER STREET (Figure 2)**

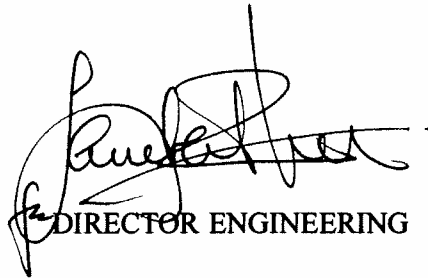
The subject property was acquired in 1994 March for redevelopment as public parking as part of the Hastings Street Area Plan. The Planning Department expects a holding period of two years prior to development.

Situated on the property is an older vacant 1½ storey, two bedroom house. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building would be required. The Finance Department indicated that the estimated repair costs will far exceed the potential rent collected over the next two year period and therefore, it is not cost effective to improve the property for rental purposes.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building.

**D. CONCLUSION**

The aforementioned properties have been inspected by staff with respect to possible rental use and heritage value. The final analysis concluded that the buildings are of no heritage significance and it is financially imprudent to repair and retain these properties. At its meeting of 1994 June 01, the Parks & Recreation Commission received this report and approved the recommendation. Therefore, it is recommended that Council authorize the sale for moving or salvage or demolition of the subject buildings.



DIRECTOR ENGINEERING

LSC:jb  
Attach.

cc: Director Admin. & Community Services  
Director Finance  
Director Planning & Building  
Director Recreation & Cultural Services  
City Solicitor  
Chief Building Inspector



