

ITEM	2
MANAGER'S REPORT NO.	27
COUNCIL MEETING	94/04/25

TO: CITY MANAGER
DATE: 1994 04 19

FROM: DIRECTOR ENGINEERING
FILE: 80-01-03

SUBJECT: HOUSE DEMOLITION AT 5010 ROYAL OAK AVENUE

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

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at 5010 Royal Oak Avenue.

REPORT

The subject property (Figure 1) was acquired in 1976 by the City and contains a small house and an outbuilding. Both buildings are in poor condition. The property is currently rented for a nominal \$100/month.

At its regular meeting of 1994 March 21, Council approved a phased construction program for the Royal Oak Avenue Realignment. Phase I of the construction program includes pre-loading on the east side of existing Royal Oak Avenue south of the Moscrop/Gilpin Connector to the proposed north abutment of the land bridge at the base of the slope. The placement of this pre-load material and its subsequent settlement will impact the servicing (including access) to the subject property, making continued rental of the structure impractical.

Council approval of the building demolition is required in order to initiate the process to have the property vacated, which will allow construction to proceed.

Staff have assessed the dwelling and concluded that there is no heritage value associated with the building. It is recommended that the structure and all outbuildings be removed and/or demolished after the property has been vacated.

The Parks & Recreation Commission at its meeting of 1994 April 20 concurred with the recommendation to demolish the buildings.

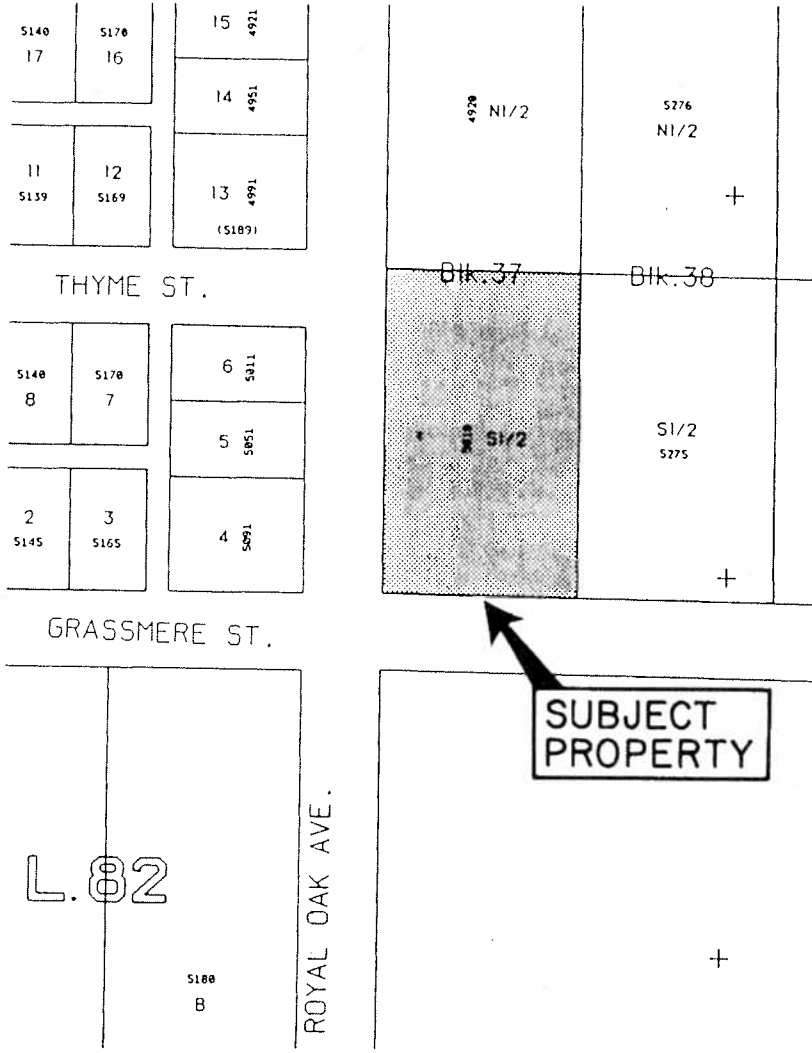

DIRECTOR ENGINEERING

VNW/WCS:jb
Attach.

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



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**SUBJECT
PROPERTY**

NO.	DATE	REVISION



FIGURE 1
SUBJECT PROPERTY
5010 ROYAL OAK AVENUE

DRAWN BY	H. LOUIE	SCALE	N.T.S.	A - 309
APPRVD BY		DATE	94-04-11	