

ITEM	13
MANAGER'S REPORT #	29
COUNCIL MEETING	95/06

**TO:** CITY MANAGER

**DATE:** 1995 06 12

**FROM:** DIRECTOR ENGINEERING

**FILE:** 80-01-03

**SUBJECT:** HOUSE DEMOLITIONS AT:

- A) 3776 MANOR STREET
- B) 5987 ROYAL OAK AVENUE

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

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**RECOMMENDATION:**

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at the following locations:
  - a) 3776 Manor Street
  - b) 5987 Royal Oak Avenue

**REPORT**

**A. 3776 MANOR STREET**

The subject property (Figure 1) was acquired in 1992 June for future redevelopment. The Planning Department anticipates a further holding period of approximately three years for the property before developing the site.

Situated on the property is a vacant one storey, two bedroom house built approximately in 1945. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building would be required. The estimated repair costs will exceed the potential rent collected over the next three 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.

It is recommended that the structure and all outbuildings be removed and/or demolished.

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**B. 5987 ROYAL OAK AVENUE**

The subject property (Figure 2) was acquired in 1994 November for future road widening work. A holding period of approximately two years is anticipated before the property is required for the road improvement project.

Situated on the property is a vacant one storey, three bedroom house built in 1948. The building is in poor condition. In order to meet current City rental house standards, extensive repairs of the building would be required. The estimated repair costs will 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.

It is recommended that the structure and all outbuildings be removed and/or demolished.

  
DIRECTOR ENGINEERING

LSC:jb  
Attach.

- cc: Director Finance
- Director Planning & Building
- Director Recreation & Cultural Services
- City Solicitor
- Deputy Manager, Corporate Services
- Chief Building Inspector



