

ITEM	13
MANAGER'S REPORT NO.	10
COUNCIL MEETING	95/03/06

TO: CITY MANAGER

DATE: 1995 02 17

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: DEMOLITION OF CITY-OWNED BUILDINGS
AT 6875 20TH AVENUE

PURPOSE: To obtain Council's approval to remove and/or demolish City-owned dwellings at 6875 20th Avenue.

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at 6875 20th Avenue.

REPORT

6875 20th Avenue was acquired for inclusion in Byrne Creek Ravine Park. Since its acquisition in late 1994, the property has been vacant. The vacant dwelling is a small wood frame house in poor condition. A rental analysis has been completed by the Finance Department which concludes that the cost of repairs would not be recovered within the rental time frame.

The Planning & Building Department is currently working with the developer of the adjacent lands (Subdivision Ref. #19/92). This development requires the closure of 20th Avenue and the acquisition of City property adjacent to Byrne Creek Ravine Park by the developer.

The Engineering, Planning, and Parks departments have discussed the impact of this development on the property located at 6875 20th Avenue. The closure of 20th Avenue and subsequent consolidation of the road allowance and a portion of City property into the development site will impact access to, and servicing of, this property.

After reviewing the possibility of providing interim access and services to the subject site, it was concluded from a community planning point of view that the dwellings should be demolished for the following reasons:

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1. It would eliminate the need to provide vehicular access through the pedestrian plaza currently being constructed at the Station Hill Drive corner.
2. It would eliminate the need to provide interim vehicular access onto a portion of the urban trail (previously 20th Avenue) which has been recently constructed between Sandborne Avenue and the B.C. Parkway. This will alleviate dumping and vehicular intrusion concerns for the Park.
3. It would resolve the incompatible situation of a house fronting onto the recently constructed urban trail in a park context. This situation was considered acceptable on an interim basis only.
4. It would allow removal of overhead utilities in the area, which have been maintained to service this dwelling only.
5. There is no park use identified for the building.
6. It would eliminate the requirement of the adjacent developer to construct a new water service.

Staff have assessed the dwelling and have concluded that the heritage value of this cottage home has been significantly compromised through alterations, poor maintenance, and recent vandalism. The salvage potential for use at other heritage sites or at the Museum is minimal. The Community Heritage Commission has been advised of the situation and has seen the photo documentation of the site.

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

The Parks & Recreation Commission, at its meeting of 1995 February 15, concurred with this recommendation.

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DIRECTOR ENGINEERING

VNW:jb

cc:

Director Finance
Director Planning & Building
Director Recreation & Cultural Services
City Solicitor
Chief Building Inspector