

ITEM	11
MANAGER'S REPORT #	51
COUNCIL MEETING	95/11/06

TO: CITY MANAGER

DATE: 1995 11 01

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: HOUSE DEMOLITION: A) 7011/7019 18TH AVENUE
B) 6023/6026/6051 Kathleen Avenue

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:
 - A) 7011/7019 18th Avenue.
 - B) 6023/6026/6051 Kathleen Avenue

REPORT

A. 7011/7019 18th Avenue

The subject property (Figure 1) was acquired in 1995 July for Stride Avenue Ravine Park. The development of the park site is not included in the current 5 year Capital Plan. The Parks Department anticipates a holding period of five years for the property before developing the site.

Situated on the property is a vacant one storey, two bedroom house built in 1941. 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 has indicated that the estimated repair costs will exceed the potential rent collected over the next five 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. The Parks Commission at its meeting of 1995 November 01 approved the removal and/or demolition of the building. This item is advanced forward to seek Council's approval.

House Demolition: A) 7011/7019 18th Avenue
B) 6023/6026/6051 Kathleen Avenue
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B. 6023/6026/6051 Kathleen Avenue

The subject properties (Figure 2) were recently acquired for land assembly purposes as part of the Metrotown Development Plan.

Situated on the properties are vacant small older houses. The buildings are in poor condition and would require extensive repairs for rental purposes. One of the buildings has been boarded up for public safety. The Finance Department has indicated that it is not cost effective to improve the property for rental due to the high repair costs required.

Staff have assessed the buildings and concluded that there is no heritage value associated with these buildings. It is recommended that the structures and all outbuildings be removed and/or demolished.


DIRECTOR ENGINEERING

LSC:jb/ma

Attach.

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

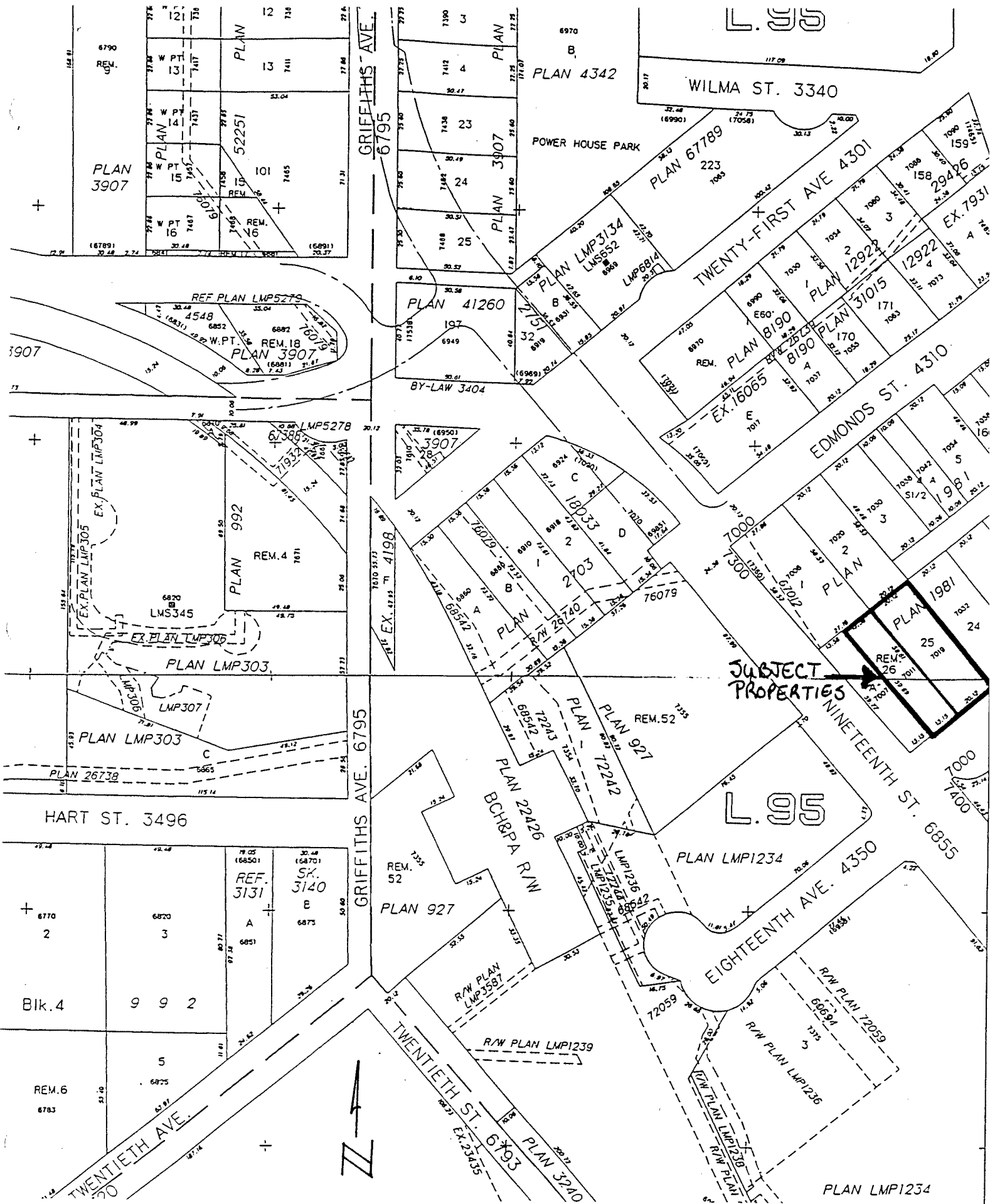


FIGURE 1 - 7011 / 7019 18th AVENUE

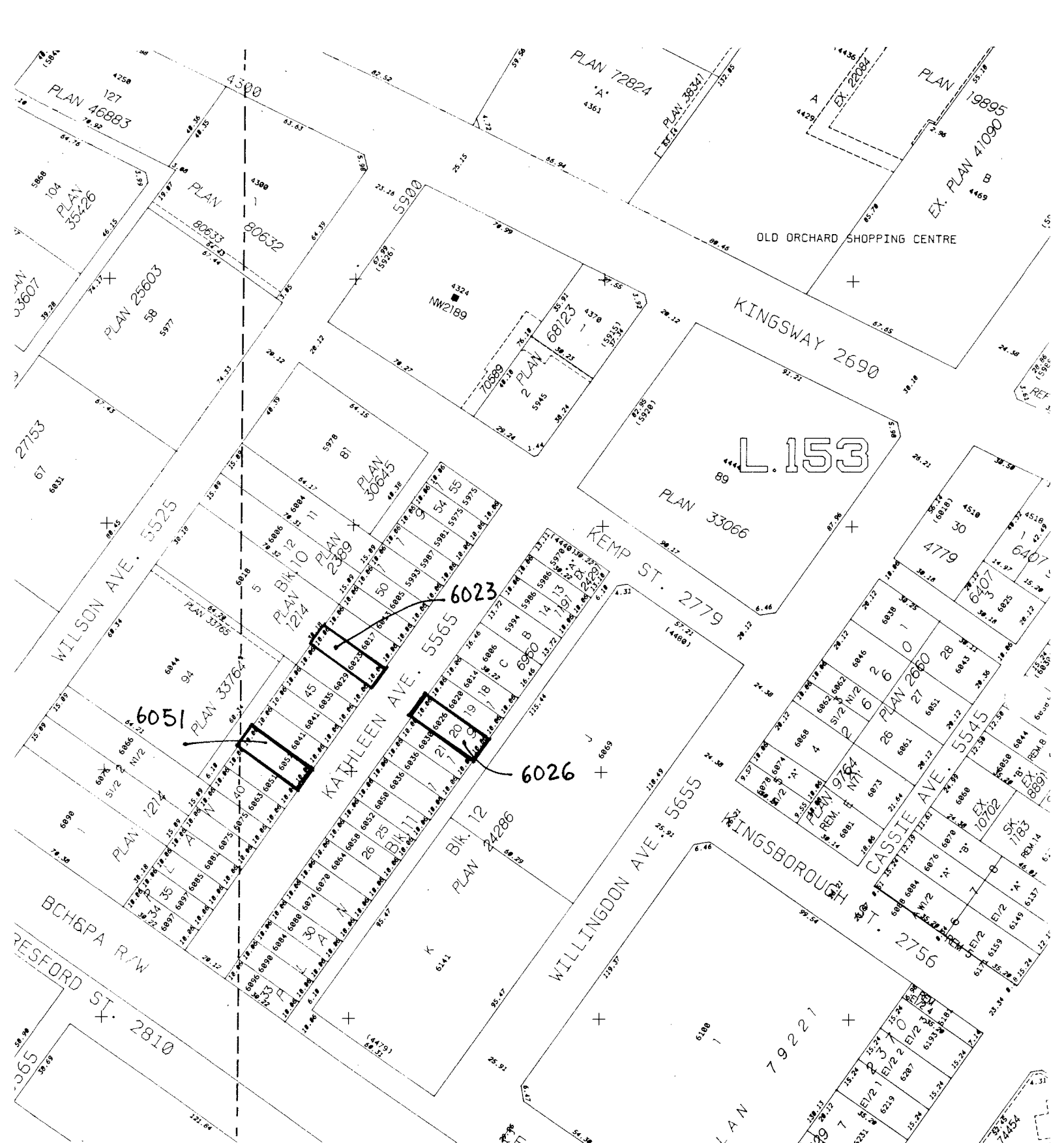


FIGURE 2 . 6023/6026/6051 KATHLEEN AVE.

