

**TO:** CITY MANAGER  
**FROM:** DIRECTOR ENGINEERING  
**SUBJECT:** HOUSE DEMOLITIONS AT:

**DATE:** 1997 10 17

**FILE:** 80-01-03

- (i) 5090 DOVER STREET
- (ii) 4614 HAZEL STREET
- (iii) 5988 GILPIN STREET

**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:

- (i) 5090 Dover Street
- (ii) 4614 Hazel Street
- (iii) 5988 Gilpin Street

**REPORT**

1. **5090 DOVER STREET**

The subject property (Figure 1) was acquired in 1997 September as part of the Metrotown Development Plan. The Planning Department reports that the property is required for road widening and should desirably be available for development in the next year or so.

Situated on the property is an older 1½ storey, two bedroom house. It is currently occupied, but will be vacant as of 1997 October 31. 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 far exceed the potential rent collected over the next one 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.

*House Demolitions at:*

- (i) 5090 Dover Street
- (ii) 4614 Hazel Street
- (iii) 5988 Gilpin Street

2. **4614 HAZEL STREET**

The subject property (Figure 2) was acquired in 1997 July as part of the Metrotown Development Plan. The Planning Department expects a holding period of five years prior to development.

Situated on the property is an older 1½ storey, two bedroom house. It is currently occupied, but will be vacant as of 1997 November 30. 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 far 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.

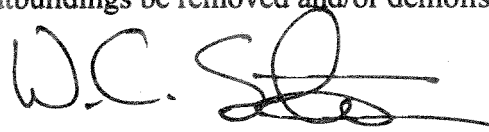
It is recommended that the structure and all outbuildings be removed and/or demolished.

3. **5988 GILPIN STREET**

The subject property (Figure 3) was acquired in late 1969 as part of the Deer Lake Park Study for the Central Area Administrative Complex. Over the years, the Central Area plans were revised and the park boundary was more logically aligned with the northerly alignment of the Deer Lake Parkway. The adjustment is consistent with the original intent. This will now enable the City to participate in a residential subdivision involving private and City lands. The existing house and outbuildings conflict with the proposed subdivision layout.

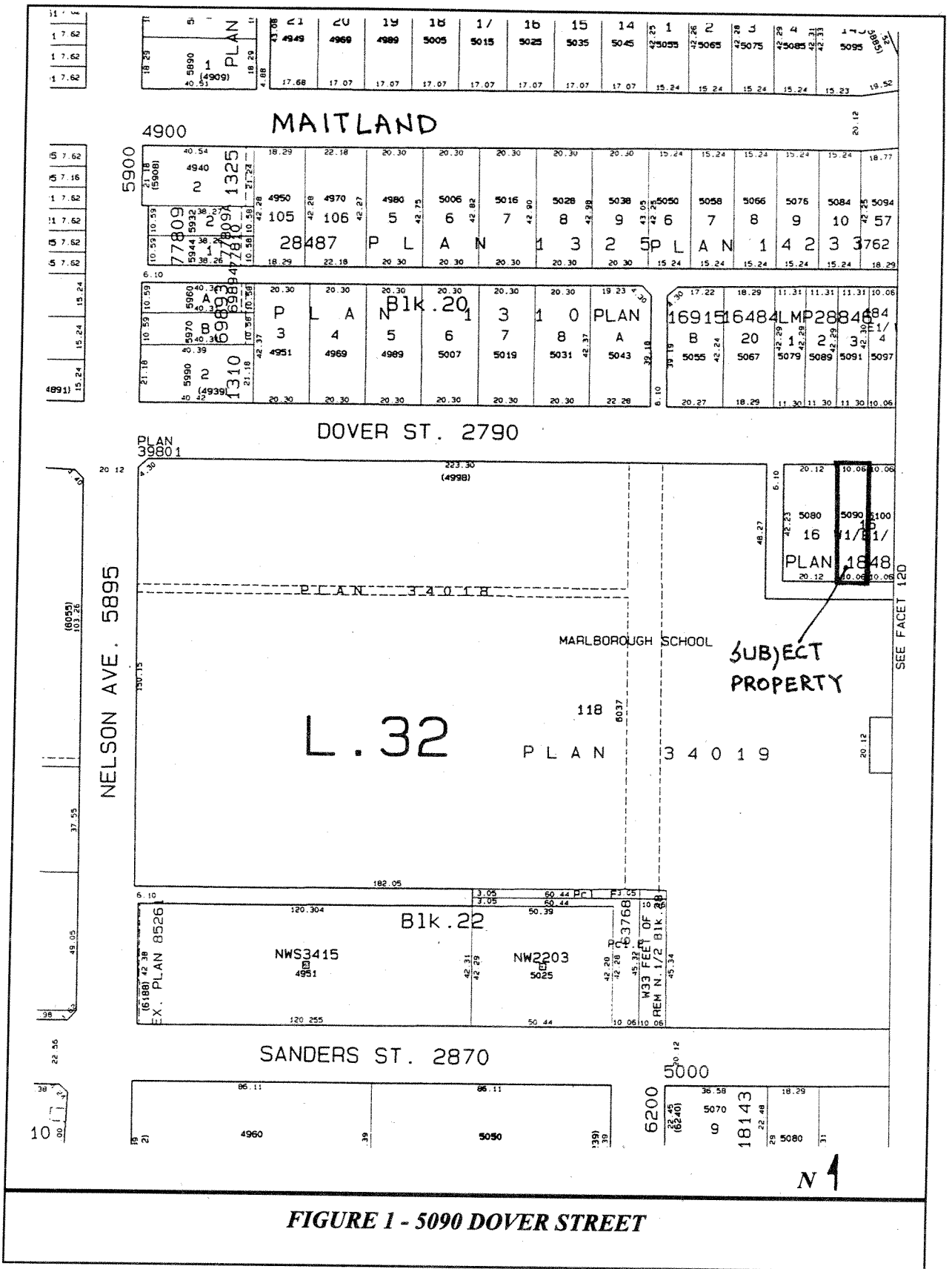
Staff have assessed the dwelling and concluded that there is no heritage value associated with the building.

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  
Deputy City Manager, Corporate Services  
licitor  
uilding Inspector



**FIGURE 1 - 5090 DOVER STREET**

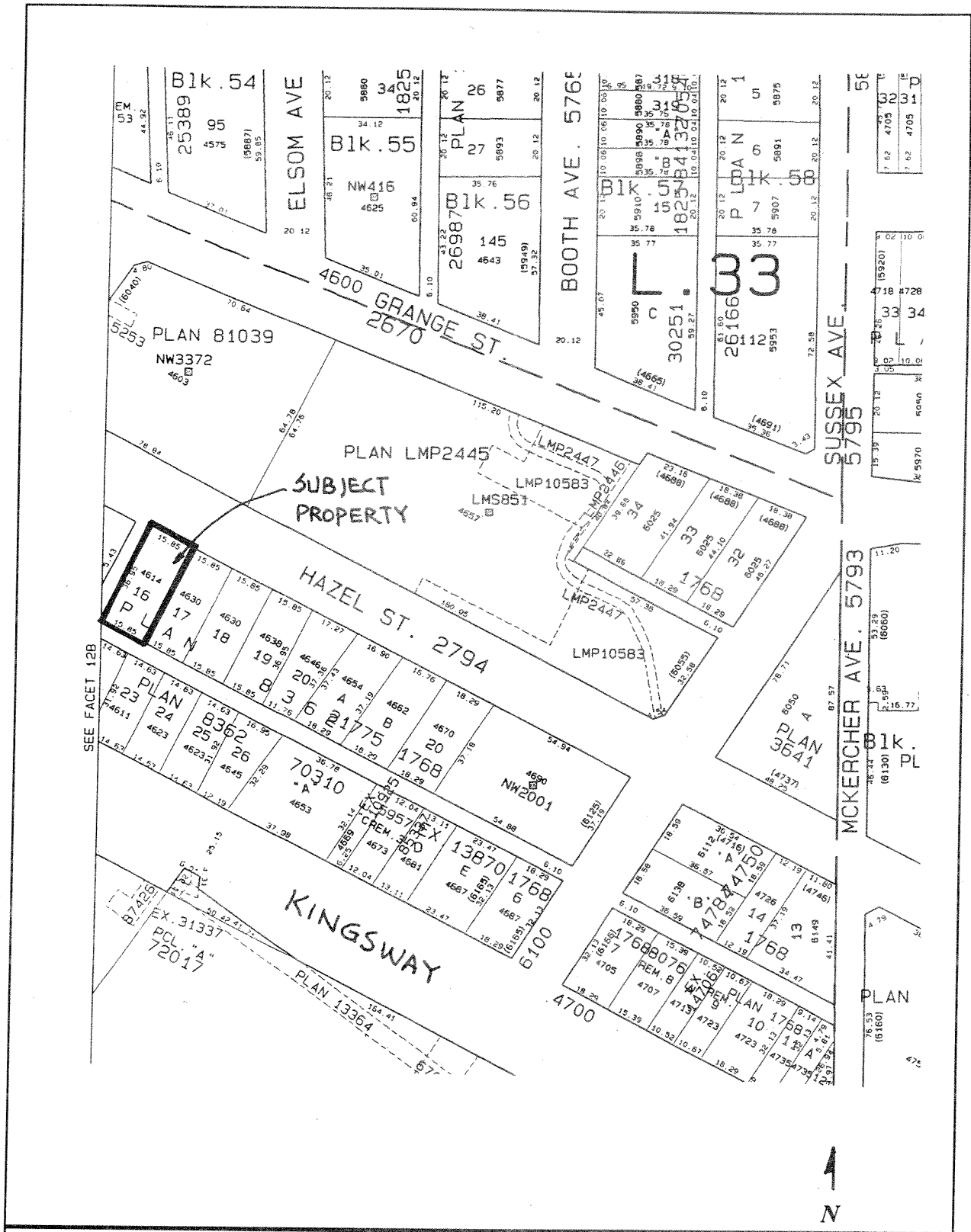
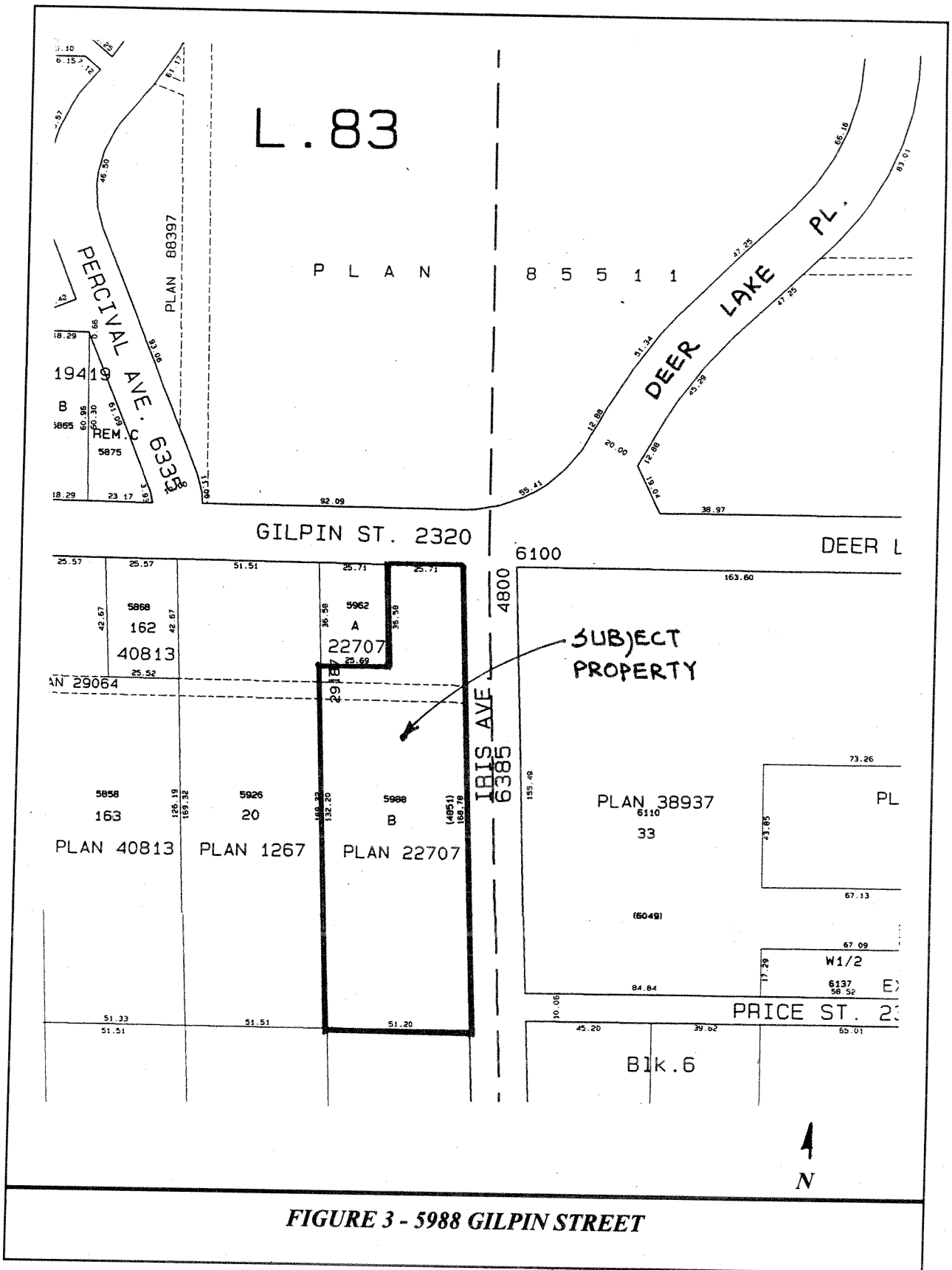


FIGURE 2 - 4614 HAZEL STREET



**FIGURE 3 - 5988 GILPIN STREET**

