

TO: CITY MANAGER

DATE: 2000 03 08

FROM: DIRECTOR ENGINEERING

FILE: 80-01-03

SUBJECT: HOUSE DEMOLITION AT:
(i) 6450 Denbigh Avenue
(ii) 6576 Elgin Avenue

PURPOSE: To Obtain Council's Approval to Remove and/or Demolish City Owned Buildings at 6450 Denbigh Avenue and 6576 Elgin Avenue

RECOMMENDATION:

1. **THAT** Council authorize the sale for moving or salvage or demolition of the structures including all outbuildings at:
 - (i) 6450 Denbigh Avenue
 - (ii) 6576 Elgin Avenue

R E P O R T

A. 6450 Denbigh Avenue (Figure 1)

1.0 BACKGROUND

The subject property was acquired on January 14, 2000 as part of a land assembly for future redevelopment in accordance with the Royal Oak Community Plan.

2.0 DISCUSSION

Situated on this site is a vacant one storey home on a full basement. The dwelling is in a serious state of disrepair and the Finance Department concluded that 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.

B. 6576 Elgin Avenue (Figure 1)

1.0 BACKGROUND

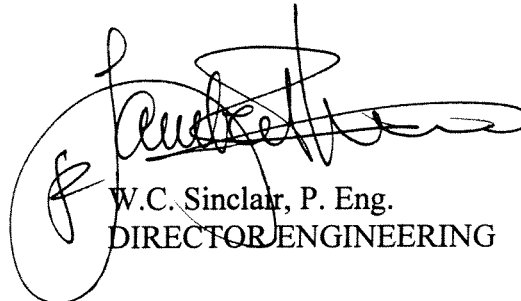
The subject property was acquired on January 14, 2000 as part of a land assembly for future redevelopment in accordance with the Royal Oak Community Plan.

2.0 DISCUSSION

Situated on the property is a vacant older two storey, 3 bedroom dwelling on a full unfinished basement. The house is in poor condition and extensive repairs would be required to bring it up to current City rental standards. The Finance Department indicated that the estimated cost of repairs 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.

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



W.C. Sinclair, P. Eng.
DIRECTOR ENGINEERING

LSC;jh
Attach.

- cc: Director Finance
- Director Planning & Building
- Director Recreation & Cultural Services
- City Solicitor
- Chief Building Inspector
- Purchasing Agent

