



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: March 23, 2006
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RTS No.: 5815
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Meeting Date: April 18, 2006

TO: Vancouver City Council

FROM: Director of Real Estate Services in consultation with the General Manager of Engineering Services

SUBJECT: Demolition of a City-owned Residential Premises at 2451 East 34th Avenue

RECOMMENDATION

- A. THAT Council approve the demolition of the residential dwelling located at 2451 East 34th Avenue, legally described as Lot 24, Block K, Plan 1955, District Lot 393, NWD, at a cost of \$39,000; source of funding to be the Land Purchase Fund; and
- B. THAT Council approve the demolition of the two remaining residential dwellings situated at 2448 East 33rd and 2449 East 34th Avenues upon vacant possession of both dwellings; source of funding to be the Land Purchase Fund.

GENERAL MANAGER'S COMMENTS

The General Managers of Corporate and Engineering Services RECOMMEND approval of the foregoing.

COUNCIL POLICY

There is no applicable Council Policy.

PURPOSE

The purpose of this report is to seek Council approval to demolish the vacant residential dwelling situated at 2451 East 34th Avenue, and to further permit the future demolition of two additional single family dwellings required for the Clarendon Connector upon the City receiving vacant possession of both premises.

BACKGROUND

The subject property was acquired in 1995 as one of five residential properties needed to extend Clarendon north from 34th Avenue to 33rd Avenue, a connection outlined in the Nanaimo/29th Avenue ALRT Traffic Impact Study to address existing neighbourhood concerns regarding short cutting traffic which utilize local streets. The connection is intended to relieve Slocan and Earles Street from through traffic where use of Nanaimo is preferable. The connection also has the advantage of reducing short cutting by protecting the residents of Nanaimo south of 33rd Avenue, which is not an arterial; and the residents of 34th Avenue between Clarendon and Nanaimo, another residential street, which is now used as the connection. The subject property is zoned RS-1 and developed with an older single family dwelling in poor condition.

CURRENT SITUATION

The existing single family dwelling is currently vacant after having being rented for the past ten years. The premises are in poor condition and in need of extensive repairs to both the exterior and interior. The cost of repairs identified to date is approximately \$65,000. As such, it would not be economical to repair this smaller, older home, especially in light of the fact that the General Manager of Engineering Services advises that, subject to community consultation, the Clarendon Connection may be constructed in the next two to three years.

FINANCIAL IMPLICATIONS

The Land Purchase Fund provides a revolving funding source for the purchase of properties in advance of civic needs. These three properties were purchased in 1995 with funding provided from the Land Purchase Fund. The expenses for demolition and fencing for the property at 2451 East 34th Avenue and for the other two properties (2448 East 33rd and 2449 East 34th Avenues) upon vacant possession of both dwellings will be funded from the Land Purchase Fund. At the time the properties are converted to civic purposes, the Land Purchase Fund will be repaid at cost from the Engineering project budget.

CONCLUSION

With the house currently vacant, and in order to prevent vandalism and assist in security efforts, it is recommended that the premises be demolished. It is also recommended that a budget of \$39,000 be approved to cover the cost of demolition and fencing; funding to be from the Land Purchase Fund. Additionally it is recommended that upon vacant possession of 2448 East 33rd and 2449 East 34th Avenues, these dwellings also be demolished; source of funding to be the Land Purchase Fund.

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