



# A3

## ADMINISTRATIVE REPORT

Report Date: November 19, 2009  
Contact: Robert Florko  
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VanRIMS No.: 08-2000-20  
Meeting Date: December 1, 2009

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 building at 5333 Prince Albert Street and the establishment of the South 17 feet of the Lot for road purposes and the establishment of the West 2 feet of the remainder for lane purposes.

### *RECOMMENDATION*

- A. THAT Council approve the demolition of the residential building at 5333 Prince Albert Street legally described as Parcel Identifier: 014-841-061 Lot 19 Block 4 District Lots 668 to 670 Plan 1369 ("the Lot") and the establishment of the South 17 feet of the Lot for road purposes and the establishment of the West 2 feet of the remainder for lane purposes. The cost of demolition estimated to be \$50,000 will be charged from the 2009 Greenways Basic Capital Budget; and
- B. THAT Council approve the use of the remainder of the property as a community garden.

### *GENERAL MANAGER'S COMMENTS*

The General Managers of Business Planning and Services and Engineering Services recommend approval of the foregoing.

### *COUNCIL POLICY*

On December 11, 1973, Council amended By-Law 3575 being the Zoning and Development By-Law to include a 17 foot building line on the north side of 37<sup>th</sup> Avenue from Fraser Street to Inverness Street.

On June 27, 1996 Council approved the Ridgeway Greenway Pilot Project along 37<sup>th</sup> Avenue between Granville and Knight Streets.

### ***PURPOSE***

The purpose of this report is to seek Council approval to demolish the City-owned building at 5333 Prince Albert Street and to establish the South 17 feet of the Lot for road purposes and the West 2 feet of the remainder for lane purposes.

### ***BACKGROUND***

The subject property was purchased in 1974 and it has been held in reserve pending the establishment of the South 17 feet of the lot for road purposes and the West 2 feet for lane purposes.

In 1996 Council approved the Ridgeway Bicycle Route and the unopened portions of 37<sup>th</sup> Avenue between Fraser and Inverness Street were incorporated into the Greenway.

### ***DISCUSSION***

The subject property is zoned RS-1 and is improved with an older basement home that is not on the Vancouver Heritage registry. The house is vacant and in a deteriorating condition. It has been estimated that it would require an immediate expenditure of at least an \$80,000 to bring it up to acceptable living standards. This estimate does not include the cost of plumbing, electrical wiring, mechanical systems or roofing which would also have to be replaced if the house was to remain a rental property. The most recent rental income was \$905.00 per month or \$10,860 per annum.

The recommendation of this report is that the building on the lot be demolished and the property be subdivided to provide for the required road and lane with the remainder of the lot (16ft x108) being offered to the neighbourhood for a community garden.

Although there is no intention to widen 37<sup>th</sup> Avenue at this time, the 17 foot portion of the Lot established for road purposes will be incorporated into the Ridgeway Greenway and the remainder of the lot will be offered to the neighbourhood as a community garden. It is not anticipated that additional funding will be required for establishment of the community garden, but if necessary, a subsequent council report will be put forth.

### ***FINANCIAL IMPLICATIONS***

The cost to demolish the residential building on the lot is estimated to be \$50,000. Funding for the demolition to be provided from the 2009 Greenways Basic Capital Budget.

### ***CONCLUSION***

Considering the age of the house, the cost of upgrading and given the fact that the building is currently vacant, the Director of Real Estate Services recommends that the building be demolished and that the portion established for road be incorporated into the Greenway and the remainder be offered to the neighbourhood for a community garden.

