

---

**TO:** CHAIR AND MEMBERS  
PARKS, RECREATION & CULTURE COMMISSION

**FROM:** DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT: DEMOLITION OF CITY OWNED STRUCTURES AT 5361 RUMBLE  
STREET AND 1576 GILMORE AVENUE**

---

**RECOMMENDATION:**

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings and fences at 5361 Rumble Street and 1576 Gilmore Avenue.

**REPORT**

The Chief Licence Inspector has requested that the removal and/or demolition of the city-owned structures at 5361 Rumble Street (at McPherson Park), and 1576 Gilmore Avenue (at Willingdon Heights Park), be put forward for consideration by the Parks, Recreation and Culture Commission and Council.

**5361 Rumble Street**

The subject property was acquired 1990, June 26 for McPherson District Park and has been held since 1990 as an interim residential rental property. The location of the subject property is illustrated in the attached sketch (Attachment #1).

The subject property is improved with an older one storey (with basement) single family dwelling and garage built in 1948. The dwelling recently became vacant and a thorough inspection conducted by Facilities Management has estimated the maintenance cost to re-tenant this house at \$42,400. The Finance Department advises that given the costs to repair this house in relation to the maintenance needs of the entire rental portfolio, and the short rental time line for this park site, it is not financially prudent to proceed with repairs necessary to continue tenanting the property. Demolition of the house is therefore recommended.

To: Parks, Recreation & Culture Commission  
From: Director Parks, Recreation and Cultural Services  
Re: McPherson Park - Demolition of City Owned  
Structure at 5361 Rumble Street

..... Page 2

### **1576 Gilmore Avenue**

The subject property was acquired on 2000 November 29 for Willingdon Heights Park and has been held since 2000 as an interim residential rental property. The location of the subject property is illustrated in the attached sketch (Attachment #2).

The property is improved with an untenanted two storey (no basement) single family dwelling built in 1987. A recent inspection conducted by Facilities Management has the estimated the maintenance cost to re-tenant this house at \$39,400. The Finance Department advises that given the costs to repair this house in relation to the maintenance needs of the entire rental portfolio, and the short rental time line for the intended transition of the property to park use, it is not financially prudent to proceed with repairs necessary to continue tenanting the property. Demolition of the house is therefore recommended.

The structures on the two subject properties are not listed on the City Heritage Inventory of Community Heritage Register.

Parks and Engineering Department staff concur that the condition of these interim rental buildings warrants demolition and note that removal of the structures will complete the intended transition of these lands to park use.

In order to proceed with the removal and/or demolition of the structures, including outbuildings and fences at 5361 Rumble Street and 1576 Gilmore Avenue, Commission and Council approval is requested.



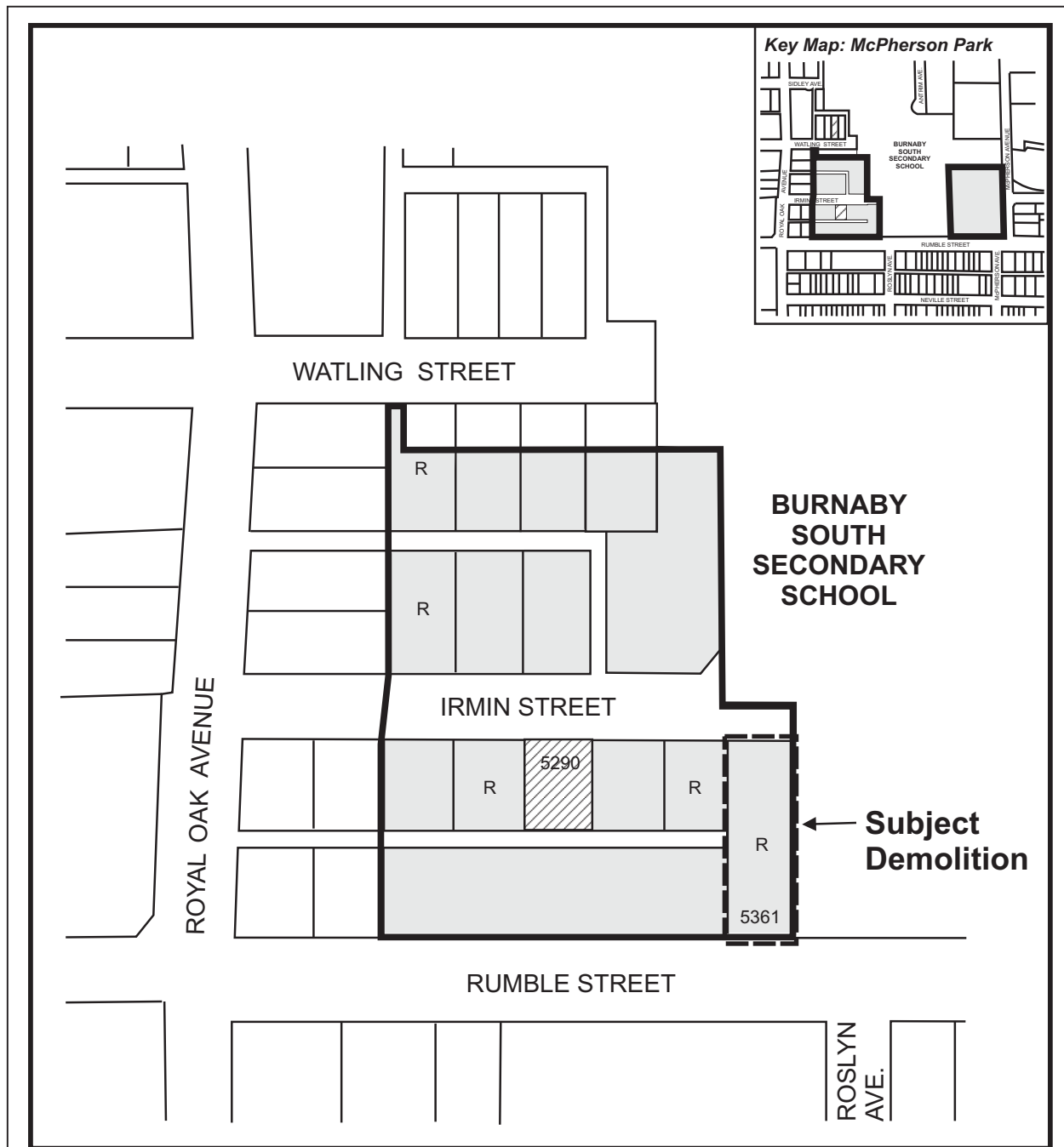
Dave Ellenwood  
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:ats:tc

Attachments (2)

p:\admin\shared\as\reports\to be formatted\5361 Rumble and 1576 Gilmore\_demo

Copied to: City Solicitor  
Director Engineering  
Director Finance  
Director Planning & Building  
Chief Building Inspector



## McPherson Park - West Portion

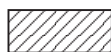
Subject Demolition: 5361 Rumble Street

**NOTE:** Last revision to park boundary was adopted by Council on 90/01/08.



### LEGEND :

- Subject Demolition
- Proposed Park Area



Proposed for Acquisition



Existing Park

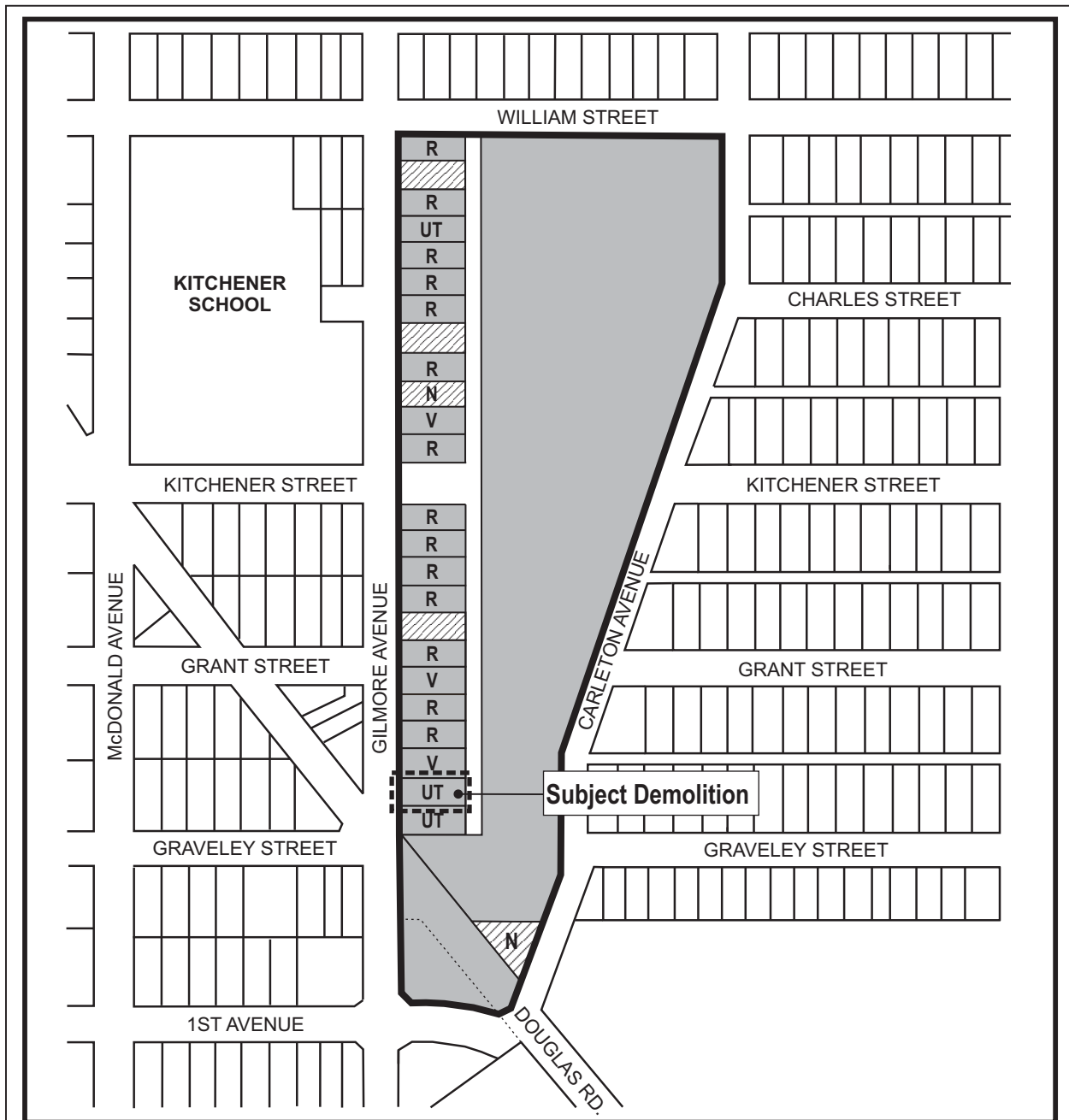


Interim Rental House

Scale = N.T.S.

P.A.P. Sketch # 32

Attachment # 1



# Willingdon Heights Park

**Subject Demolition:** 1576 Gilmore Avenue  
Property Status and Interim Rentals as of 2015-05-01



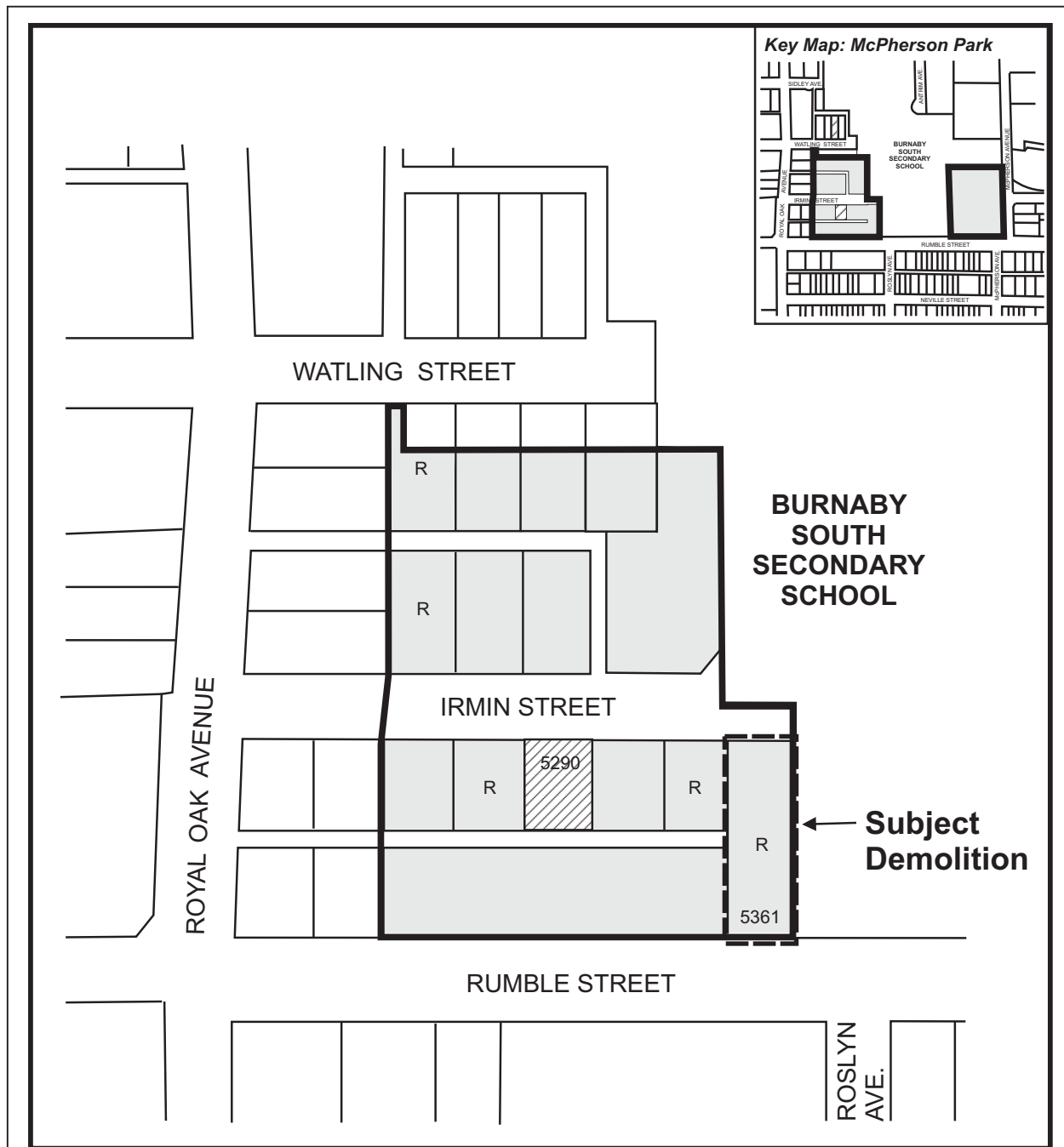
## LEGEND :

	Proposed Park Area		Proposed for Acquisition
	Interim Rental Property		Authority to Negotiate
	Vacant (dwelling demolished)		Existing Park Property
	Untenanted Rental Property		

Scale = N.T.S.

P.A.P. Sketch # 55

Attachment #2



## McPherson Park - West Portion

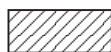
Subject Demolition: 5361 Rumble Street

**NOTE:** Last revision to park boundary was adopted by Council on 90/01/08.



### LEGEND :

- Subject Demolition
- Proposed Park Area



Proposed for Acquisition



Existing Park

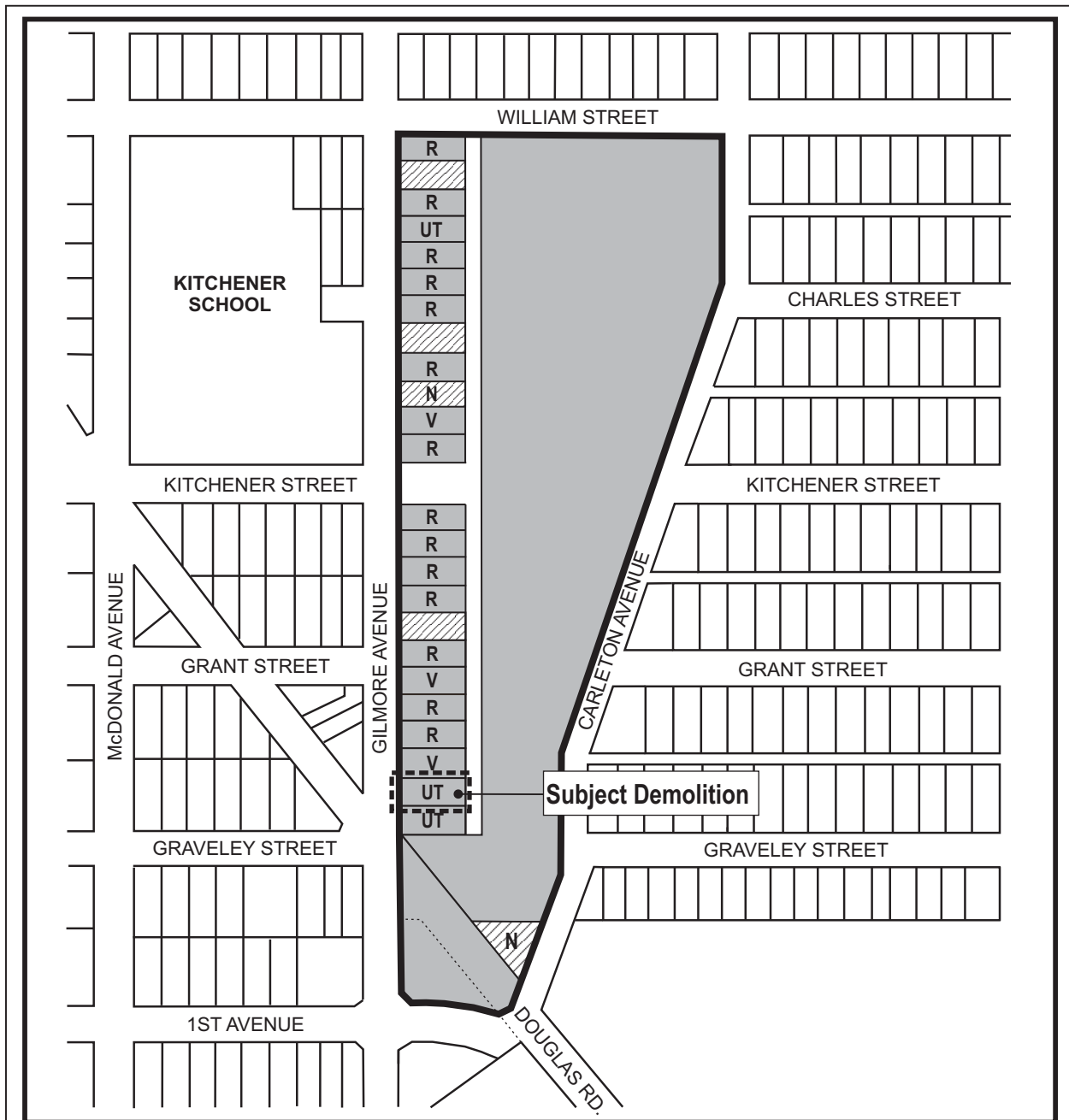


Interim Rental House

Scale = N.T.S.

P.A.P. Sketch # 32

Attachment # 1



# Willingdon Heights Park

**Subject Demolition:** 1576 Gilmore Avenue  
Property Status and Interim Rentals as of 2015-05-01



## LEGEND :

	Proposed Park Area		Proposed for Acquisition
	Interim Rental Property		Authority to Negotiate
	Vacant (dwelling demolished)		Existing Park Property
	Untenanted Rental Property		

Scale = N.T.S.

P.A.P. Sketch # 55

Attachment #2