



Item
Meeting 2015 June 01

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 May 21

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

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

PURPOSE: To request authorization for the sale for moving or salvage or demolition of the structures, including all outbuildings and fences at 5361 Rumble Street and 1576 Gilmore.

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.

REPORT

At its 'Open' Meeting of 2015 May 20, the Parks, Recreation and Culture Commission received the attached report and adopted the recommendation contained therein. The Commission is requesting that Council authorize 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).

A handwritten signature in cursive script that reads "D. Ellenwood".

Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

DE:dl
Attachment

Copied to: City Manager
Director Parks, Recreation and Cultural Services
Director Engineering
Director Planning and Building
Chief Building Inspector
City Solicitor

COMMISSION REPORT

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

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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.



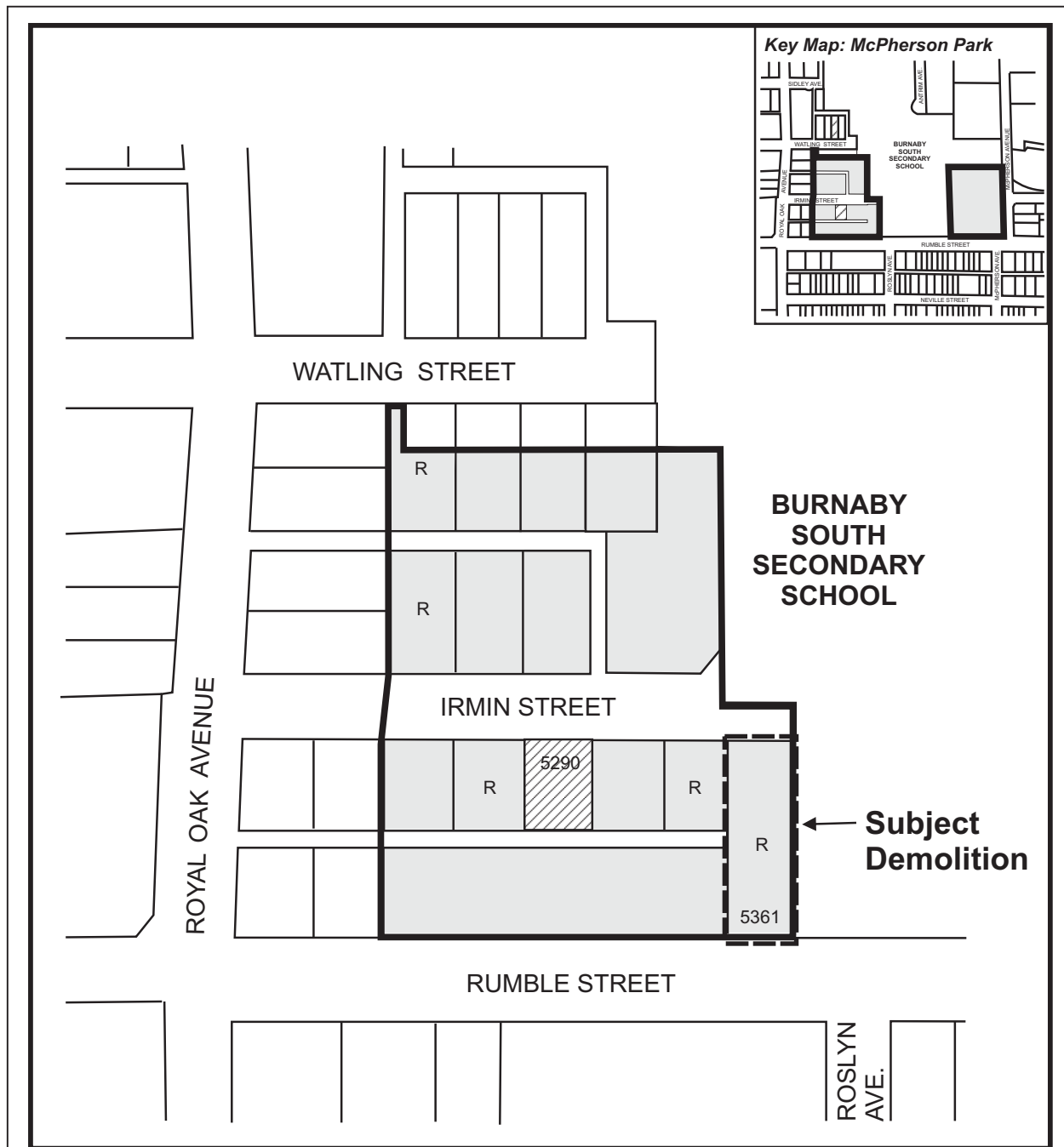
Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

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

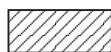
Subject Demolition: 5361 Rumble Street

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

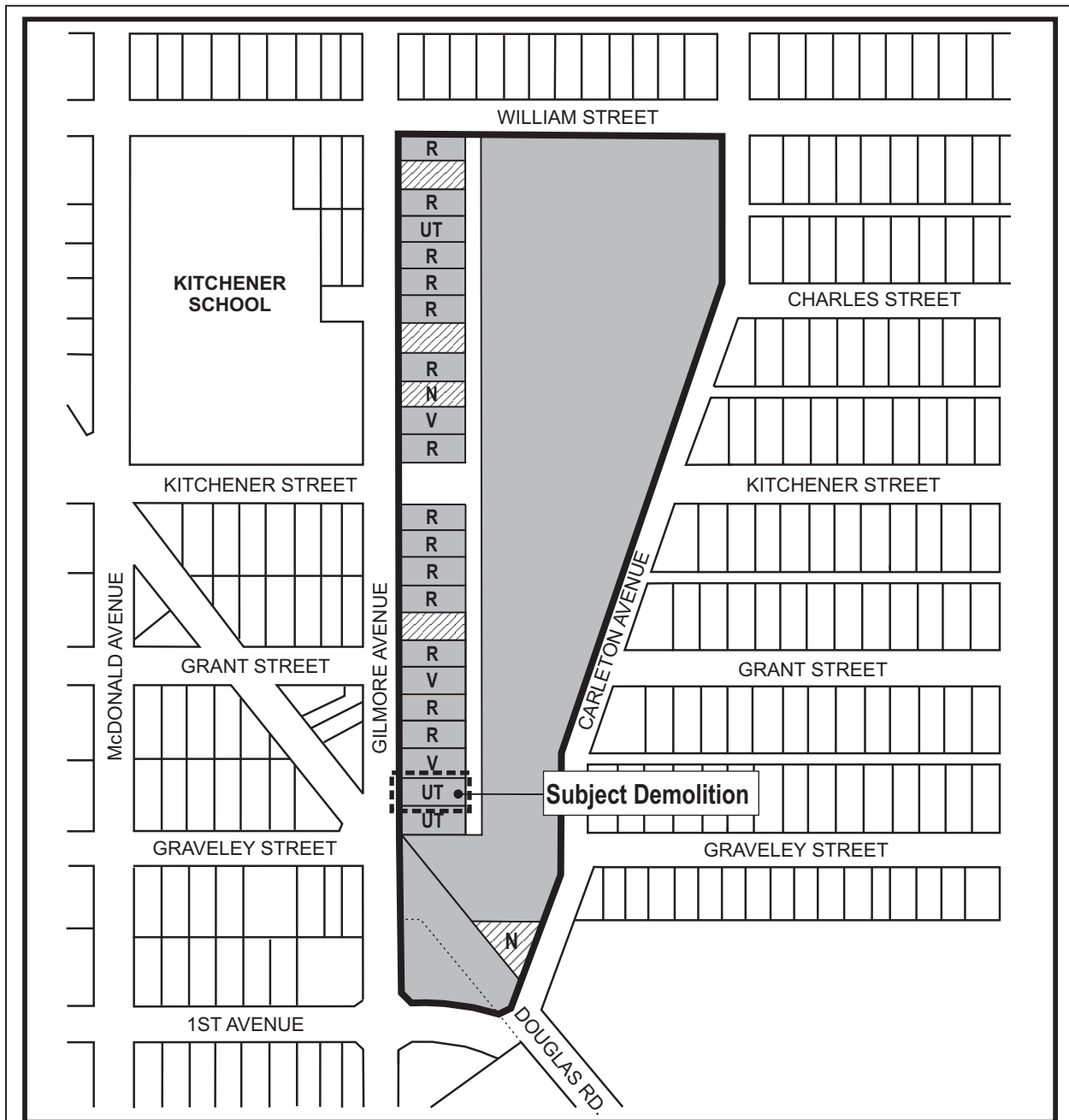


Interim Rental House

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