

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

**SUBJECT: WILLINGDON HEIGHTS PARK - DEMOLITION OF CITY-OWNED
STRUCTURE AT 1448 GILMORE AVENUE**

RECOMMENDATION:

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings at 1448 Gilmore Avenue.

REPORT

The Chief Licence Inspector has advised that the interim rental property at 1448 Gilmore Avenue, within Willingdon Heights Park, is presently in need of some repairs. This provides an opportunity to advance the removal and/or demolition of City-owned structures to further the intended transition of the lands acquired for park purposes on Gilmore Avenue to their intended park use.

The subject property, 1448 Gilmore Avenue, was acquired on 1999 May 12 for Willingdon Heights Park and has since been held as an interim residential rental property. The location of the subject property is illustrated in the attached sketch plan (Attachment #1).

The subject property is improved with a tenanted 2-storey bungalow style 4-bedroom single family dwelling with finished basement built in 1947. The structure is not listed on the City Heritage Inventory or Community Heritage Register. A recent inspection has determined that approximately \$27,300 in repair work is required to bring the structure up to current rental standards. A financial analysis has determined that it is not considered economical to upgrade the house for continued rental purposes given the short holding period before the land is needed for park development. Demolition of the structure is therefore recommended.

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From: Director Parks, Recreation & Cultural Services
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owned Structure at 1448 Gilmore Avenue
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As noted above, the dwelling is presently tenanted. Tenancy for interim city rental properties is on a month to month basis and all tenants are notified at the time of rental that the property may be required for park use at any time. It will be necessary to give the tenant notice to vacate. Under the Residential Tenancy Act, a two month notice period is required.

Parks, Recreation and Cultural Services staff concur with this assessment, and note that removal of the structure from the property will further the intended transition of the city-owned land on this block of Gilmore Avenue to park use. In order to proceed with the removal and/or demolition of the structure, including any outbuildings, at 1448 Gilmore Avenue, Commission and Council approval is requested.



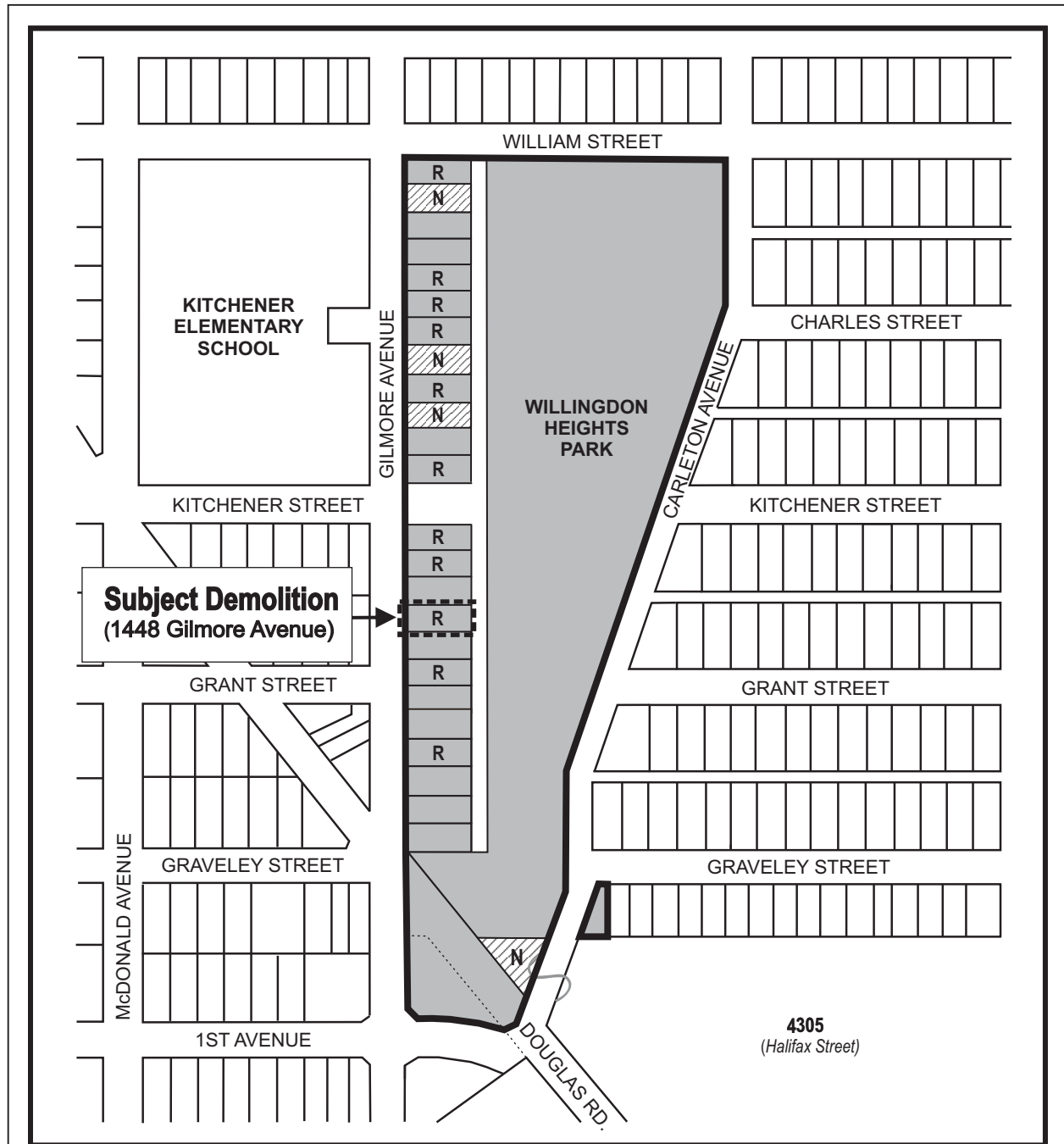
Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

ATS:ats:tc

Attachment

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Copied to: Chief Licence Inspector
Assistant Director Engineering, Facilities Management
Director Engineering
Director Finance
Director Planning and Building
Director Public Safety and Community Services



Willingdon Heights Park

Subject Demolition: 1448 Gilmore Avenue

NOTE: Last revision to park boundary was adopted by Commission on 98/05/26.

LEGEND:

	Subject Acquisition		Authority to Negotiate
	Proposed Park Area		Existing Park Property
	Proposed for Acquisition		Interim Rental House

Scale = N.T.S.

P.A.P. Sketch # 55

Attachment #1

