

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2007 January 18

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

**SUBJECT: WARNER LOAT PARK - DEMOLITION OF CITY OWNED STRUCTURES AT 4048, 4082 AND 4122 PIPER AVENUE**

**PURPOSE:** To request Council's authorization to sell, move or demolish structures for Warner Loat Park.

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**RECOMMENDATION:**

1. **THAT** authorization be given for the sale for moving or salvage or demolition of the structures, including all outbuildings, fences and miscellaneous debris, at 4048, 4082 and 4122 Piper Avenue.

**REPORT**

At its 'Open' Meeting of 2007 January 17, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.



Kate Friars  
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

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Attachment

P:\TC\COUNCIL\PK-WARNER LOAT PARK - DEMOLITION OF CITY OWNED STRUCTURES

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

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

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

**SUBJECT:** WARNER LOAT PARK - DEMOLITION OF CITY OWNED  
STRUCTURES AT 4048, 4082 AND 4122 PIPER AVENUE

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**RECOMMENDATION:**

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings, fences and miscellaneous debris, at 4048, 4082 and 4122 Piper Avenue.

**REPORT**

A recent review of the City rental houses inventory by the Finance and Engineering Departments has identified several buildings that are in poor condition and should be removed and/or demolished. Included are the buildings at 4048, 4082 and 4122 Piper Avenue, which were acquired for inclusion in Warner Loat Park in 1973. The subject properties are located at the northeast corner of the park on the east side of Piper Avenue, south of Winston Street, as illustrated in the attached sketch (Attachment #1). At the request of the Finance Department, the removal and/or demolition of the buildings at 4048, 4082 and 4122 Piper Avenue is being put forward for consideration by the Parks, Recreation and Culture Commission and Council.

4048 Piper Avenue

Situated on this one acre property is a tenanted two bedroom rancher style dwelling built in 1954 and several outbuildings. The dwelling and outbuildings are in poor condition, and due to poor drainage, are prone to moisture problems. The dwelling would require major expenditure to bring it up to current rental standard. Finance and Engineering Department staff concur that the condition of the building and outbuildings warrant demolition.

4082 Piper Avenue

Situated on this 0.6 acre property is a small tenanted two bedroom rancher style dwelling built in 1951 and several outbuildings. The dwelling is in poor condition and would require major expenditure to bring it up to current rental standard. Finance and Engineering Department staff concur that the condition of the building warrants its demolition.

To: Parks, Recreation & Culture Commission  
From: Director Parks, Recreation and Cultural Services  
Re: Warner Loat Park - Demolition of City owned  
structures at 4048, 4082 & 4122 Piper Avenue  
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4122 Piper Avenue

Situated on this large property is a tenanted two bedroom with basement dwelling built in 1950 and several old outbuildings. The dwelling and outbuildings are in poor condition. The basement of the dwelling is prone to flooding and would require major expenditure to bring it up to current rental standard. Finance and Engineering Department staff concur that the condition of the building warrants its demolition.

Heritage Planning staff have assessed the dwellings and have concluded that there is no heritage value associated with the buildings.

Parks Staff support the proposed removals and/or demolitions but note that all three buildings are situated on large lots which have dilapidated outbuildings and fences which will require removal as part of the demolition contract, along with any stockpiles of miscellaneous materials and debris left after tenants have vacated.

As noted above, all three dwellings are presently tenanted. It will be necessary to give the tenants notice to vacate. Under the Residential Tenancy Act, a two month notice period is required.

In order to proceed, Commission and Council approval to the removal and/or demolitions is required.



DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:ats:tc

Attachment

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

Proposed Demolition of Dwellings and Outbuildings  
at 4048, 4082 & 4122 Piper Avenue  
(within Warner Loat Park)

