



Item .....  
Meeting..... 2021 Jul 26

COUNCIL REPORT

**TO:** ACTING CITY MANAGER **DATE:** 2021 July 14  
**FROM:** DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 7000-01  
**SUBJECT:** WILLINGDON HEIGHTS PARK – DEMOLITION OF CITY-OWNED STRUCTURES AT 1204, 1276, 1294, 1304, 1340, 1394, 1404, 1422,1494 AND 1540 GILMORE AVENUE  
**PURPOSE:** To obtain authorization for the sale for moving, salvage or demolition of the structures at 1204,1276, 1294, 1304, 1340, 1394, 1404, 1422, 1494 and 1540 Gilmore Avenue within Willingdon Heights Park.

**RECOMMENDATIONS:**

- 1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings at 1204 Gilmore Avenue.
- 2. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings at 1276, 1294, 1304,1340, 1394, 1404, 1422, 1494, and 1540 Gilmore Avenue as outlined in this report.

**REPORT**

At its Open meeting of 2021 July 13, the Parks, Recreation and Culture Commission received the attached report and adopted the recommendations contained therein.

Dave Ellenwood  
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

KM:tc

**Attachment**

Willingdon Heights Park – Demolition of City-Owned Structures (2021.07.26)

- cc: Director Corporate Services  
Director Engineering  
Director Finance  
Director Planning and Building  
Director Public Safety and Community Services  
Chief Licence Inspector  
Asst. Director Finance Revenue Services  
Assistant Director, Facilities Management  
Business Manager - PSCS



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COMMISSION REPORT

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

**DATE:** 2021 July 07

**FROM:** DIRECTOR - PARKS, RECREATION &  
CULTURAL SERVICES

**FILE:** 61100-20 (ACQ)  
*Reference: Willingdon Heights Park*

**SUBJECT:** WILLINGDON HEIGHTS PARK – DEMOLITION OF CITY-OWNED  
STRUCTURES AT 1204, 1276, 1294, 1304, 1340, 1394, 1404, 1422,  
1494 AND 1540 GILMORE AVENUE

**PURPOSE:** To obtain authorization for the sale for moving, salvage or demolition of  
the structures at 1204,1276, 1294, 1304, 1340, 1394, 1404, 1422, 1494  
and 1540 Gilmore Avenue within Willingdon Heights Park.

**RECOMMENDATIONS:**

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings at 1204 Gilmore Avenue.
2. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings at 1276, 1294, 1304, 1340, 1394, 1404, 1422, 1494, and 1540 Gilmore Avenue as outlined in this report.

**REPORT**

**1.0 INTRODUCTION**

The Chief Licence Inspector has advised that the interim rental property at 1204 Gilmore Avenue, within Willingdon Heights Park, is presently vacant. This vacancy provides an opportunity to advance the removal and/or demolition of the City-owned structures at 1204 Gilmore Avenue to further the intended transition of the lands acquired for park purposes to their intended park use.

To: Parks, Recreation & Culture Commission  
From: Director - Parks, Recreation & Cultural Services  
Re: Willingdon Heights Park - Demolition of Structures at 1204, 1276, 1284, 1304, 1340, 1394, 1404, 1422, 1494 and 1540 Gilmore Ave  
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## 2.0 POLICY SECTION

The proposed demolition of structures at Willingdon Heights Park is aligned with the City of Burnaby's Corporate Strategic Plan, by supporting the following goals and sub-goals of the plan.

- A Healthy Community
  - Healthy life – Encourages opportunities for healthy living and well-being
  - Healthy environment – Enhance our environmental health, resilience and sustainability
  
- A Dynamic Community
  - City facilities and infrastructure – Build and maintain infrastructure that meets the needs of our growing community

## 3.0 SUBJECT INTERIM RENTAL PROPERTY

The subject property, 1204 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 vacant 2-storey bungalow style – 2 bedroom single family dwelling with finished basement built in 1947. The structure is not listed on the City Heritage Inventory or Community Heritage Register.

## 4.0 ADDITIONAL INTERIM RENTAL PROPERTIES

In addition to the subject property, there are nine other properties acquired for Willingdon Heights Park, which are currently being held as interim rental properties. These properties are located at 1276, 1294, 1304, 1340, 1394, 1404, 1422, 1494, and 1540 Gilmore Avenue as illustrated in the attached sketch plan (Attachment #2). These nine properties were acquired prior to 2010 as follows: 1276 Gilmore Avenue (2002), 1294 Gilmore Avenue (1999), 1304 Gilmore Avenue (1998), 1340 Gilmore Avenue (1999), 1394 Gilmore Avenue (1999), 1404 Gilmore Avenue (2003), 1422 Gilmore Avenue (1999), 1494 Gilmore Avenue (2006), and 1540 Gilmore Avenue (2002).

Since 2010, pre-authorization to sell for moving, salvage or demolition any structures situated on properties acquired by the City, has been obtained at the time of approval to acquire. This pre-authorization allows for a more efficient transition of acquired lands to their intended civic uses. Given that pre-authorization to sell for moving or salvage, or

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demolition is not in place for these nine additional properties acquired for Willingdon Heights Park, it is also recommended that pre-authorization to remove and/or demolish the structures and outbuildings located at these nine properties be approved at this time.

The structures at these nine properties were all built in 1947, and are not listed on the City Heritage Inventory or Community Heritage Register.

These nine interim rental properties are 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. As each of these properties become vacant, or are required for park development purposes, it will be necessary to give the tenants notice to vacate. Under the Residential Tenancy Act, a two-month notice period is required.

## **5.0 RECOMMENDATION**

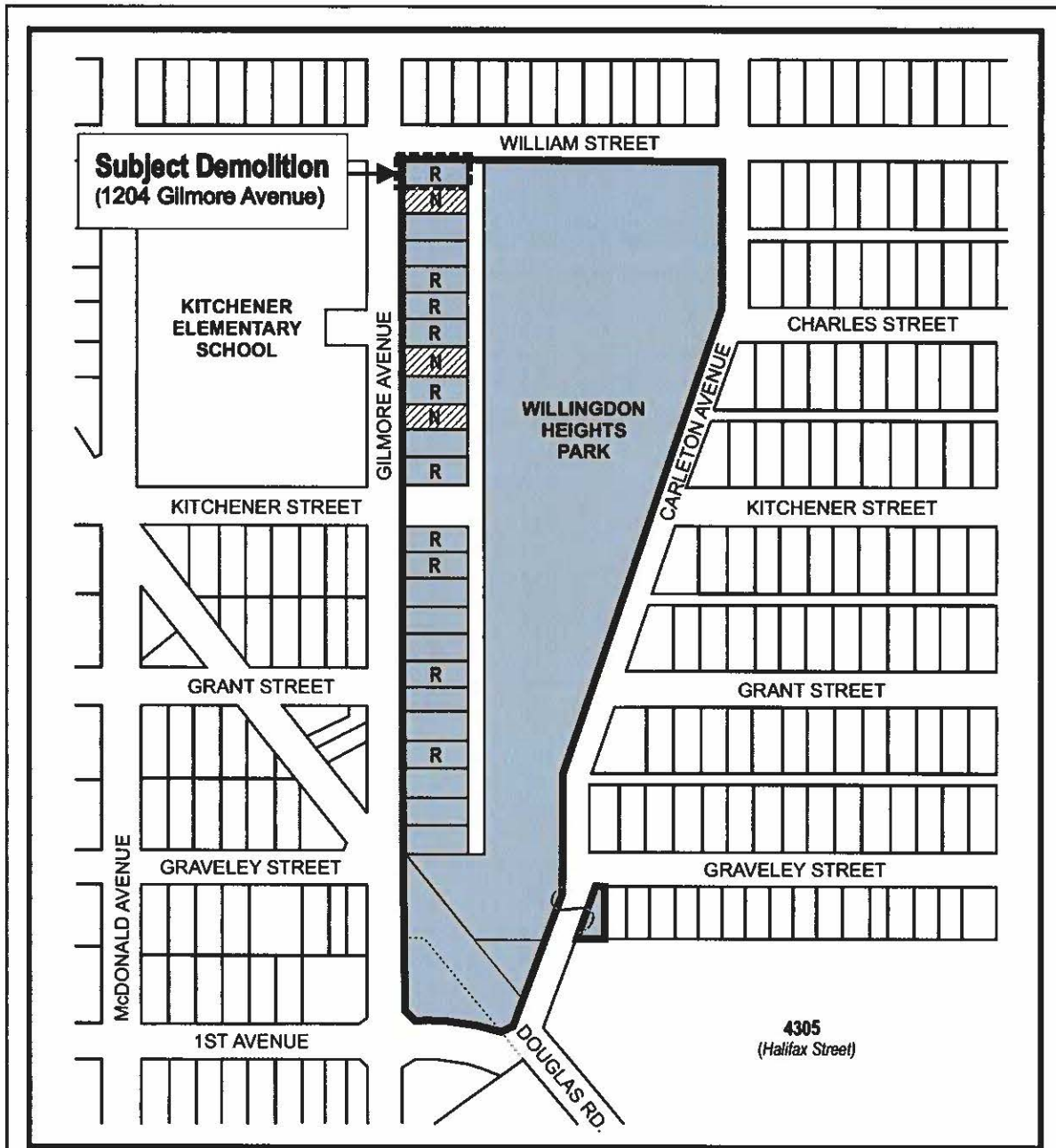
In order to proceed with the removal and/or demolition of the structure and any outbuildings at the subject property, 1204 Gilmore Avenue, Commission and Council approval to sell for moving or salvage or demolition is requested. Approval is also being requested at this time for pre-authorization to remove and/or demolish the structures, including outbuildings, at 1276, 1294, 1304, 1394, 1404, 1422, 1494, and 1540 Gilmore Avenue as the properties become vacant, or are required for park development.



Dave Ellenwood  
DIRECTOR - PARKS, RECREATION & CULTURAL SERVICES

ATS:ats:tc  
Attachments (2)

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



# Willingdon Heights Park

**Subject Demolition: 1204 Gilmore Avenue**

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



<b>LEGEND:</b>			
	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



# Willingdon Heights Park

**Subject Demolition Pre-Authorizations:**  
 1276, 1294, 1304, 1340, 1394, 1404, 1422, 1494 & 1540 Gilmore Avenue



<b>LEGEND:</b>			Scale = N.T.S.
	Subject Properties		Authority to Negotiate
	Proposed Park Area		Existing Park Property
	Proposed for Acquisition		Interim Rental House
			Attachment #2