

RE: DEMOLITION OF 3995 GEORGIA STREET - WEST SELLS PARK

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Recreation and Cultural Services be adopted.

* * * * *

1983 DECEMBER 16

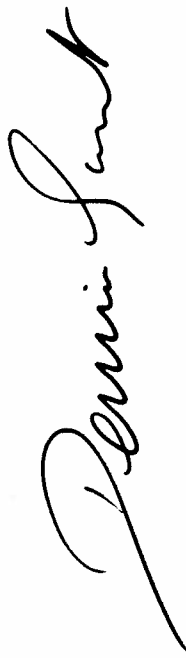
TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : DEMOLITION 3995 GEORGIA STREET - WEST SELLS PARK

RECOMMENDATION:

1. THAT Council approve the demolition of 3995 Georgia Street.

REPORT

At its meeting of 1983 December 14 the Parks and Recreation Commission received the attached staff report on the above subject and approved the two recommendations contained therein.



DENNIS GAUNT
Director Recreation
and Cultural Services

ps
Attach.

ITEM 1
MANAGER'S REPORT NO. 1
COUNCIL MEETING 1984 01 03

~~ITEM SUPPL. 1
DIRECTOR'S REPORT NO. 23
COMMISSION MEETING 83-12-14~~

RE: DEMOLITION 3995 GEORGIA STREET
WEST SELLS PARK

102

IN CAMERA

RECOMMENDATIONS:

1. THAT the Commission approve the demolition of 3995 Georgia Street.
2. THAT the Commission so recommend to Council.

R E P O R T

The subject property shown on attached Sketch #1 was recently purchased for the expansion of West Sells Park. At the time of purchase it was staff's recommendation that the house continue to be rented pending acquisition of the other properties in Phases 2 and 3 (see Sketch #1). It was hoped at that time that negotiations could be concluded within a year and development of the next phase could be budgeted.

Staff have now been advised that the former owners of the residence will be vacating on 1983 December 15 and that an inspection of the residence has shown that the following repairs are required before renting the property:

1. Downpipes and gutters to be replaced.
2. Kitchen sink, taps and kitchen counter top to be replaced.
3. Bathroom bath taps to be replaced.
4. Complete replumbing due to lack of water pressure.
5. Oil furnace to be replaced with gas furnace due to heat exchanger being cracked in oil furnace.

The cost of these items is estimated at \$4,000 and, in addition, there is a possibility that serious electrical problems could arise.

To determine whether this money should be spent staff have reviewed the progress of acquisition negotiations and the advantages of immediate development of the site including the availability of development funding.

The Legal and Lands Office reports that only one response was received as the result of contacting the five homeowners in Phases 2 and 3 of the proposed development and so far no agreement has been reached on a purchase price. Since there is no intent to appropriate at this time, the Legal and Lands Department prefers to leave these acquisitions in abeyance for a few months. It is their opinion that a delay in purchase will not adversely affect acquisition costs.

In view of this situation there is an advantage to the neighborhood in proceeding with development of the site at 3995 Georgia Street provided that the development funds available to landscape the adjacent portion of McDonald Street which is to be closed and included in the Park will also cover the initial clearing and landscaping of the Georgia Street site.

Development staff have reviewed the budget for this project and determined that the available funds will cover both areas. The Commission may recall that these funds are the remainder of the N.I.P. funds allocated in this area.

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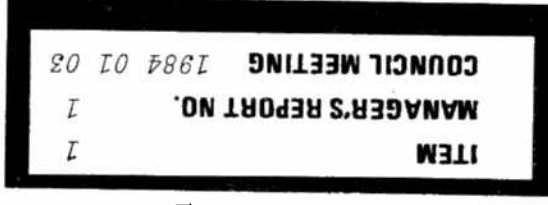
~~ITEM SUPPL. 1
DIRECTOR'S REPORT NO. 23
COMMISSION MEETING 83-12-14~~

There has also been a strong opinion expressed by one of the park's neighbors that since 3995 Georgia was purchased for park we should utilize the development funds available and incorporate it into the Park immediately.

Staff recommend that given the status of property negotiations, neighborhood opinion and the availability of development funds the house at 3995 Georgia Street should be demolished.

PAL:bi
Attach.

cc: Legal and Lands
Director Finance - Attention: B. Austin
Director Planning & Building Inspection



SKETCH #1

ITEM SUPPL.

DIRECTOR'S REPORT NO. 23

COMMISSION MEETING 83-12-14

ITEM 4

MANAGER'S REPORT NO. 49

COUNCIL MEETING 1983 07 11

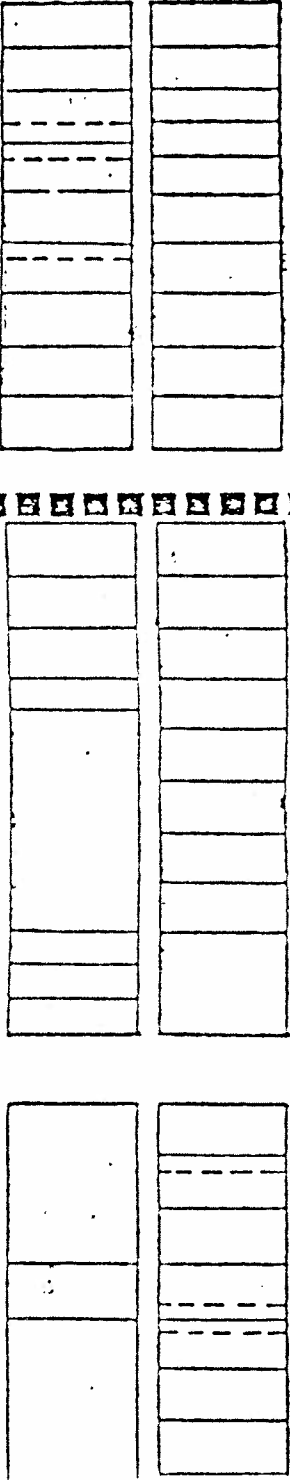
3

DIRECTOR'S REPORT NO. 15

COMMISSION MEETING 83 07 06

PENDER ST.

104



FRANCES ST.

AVE.

Phase (5)

Phase (4)

Phase (3)

Phase (2)

Phase (1)

GEORGIA ST.

EXISTING WEST-SELLS PARK

INGLETON AVE.

SUBJECT PROPERTY

GILMORE AVE.

UNION ST.

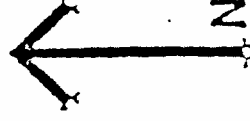
ST.

MacDONALD AVE.

VENABLES ST.

ITEM	1
MANAGER'S REPORT NO.	1
COUNCIL MEETING	1984 01 03

Sketch # 1



WILLINGDON HEIGHTS N.I.P.
MINI PARK

PROPOSED ACQUISITION OF 3995 GEORGIA STREET

SCALE=1"=200'

First Priority Properties

3995 Georgia Street

Pedestrian Link To Hastings St. & Proposed Public Square

DRAWN BY: S. GREEN

DATE: 1983 MAY

DWG. No. O.P.2-2-8s