

ITEM	1
MANAGER'S REPORT NO.	51
COUNCIL MEETING	94/09/12

1994 SEPTEMBER 06

TO: CITY MANAGER

FROM: DIRECTOR RECREATION & CULTURAL SERVICES

SUBJECT: DEER LAKE PARK - DEMOLITION OF HOUSE AT 5137 DALE AVENUE

PURPOSE: To request approval of the sale for moving or salvage or demolition of the structures at 5137 Dale Avenue.

RECOMMENDATION:

1. THAT Council authorize the sale for moving or salvage or demolition of the structures including outbuildings at 5137 Dale Avenue within Deer Lake Park.

REPORT

At its meeting of 1994 May 18, the Parks and Recreation Commission received the attached report and approved the recommended three phased park development of 5137 Dale Avenue, a waterfront property which was recently acquired for inclusion in Deer Lake Park. The first step of Phase I of park development includes demolition of the structures on the site.

The vendors, who had an agreement with the City which included their occupancy of the site until 1994 July 31, and if they required the time, on a month to month basis thereafter until 1994 December 31, vacated the premises as of 1994 August 31. The house is now vacant and ready for demolition.

The property has been inspected by staff with respect to its heritage value. It has been determined that the buildings are of no heritage significance, however, an area on the west bank of Deer Lake Brook has been identified as a recorded heritage site in the Deer Lake Park Natural Resource Analysis and Recreational Land Use Plan prepared by the Parks and Recreation Department in 1988. The Archaeological Survey indicated that heritage site potential is very high along the north shore of the lake particularly in the vicinity of the outlet stream (Deer Lake Brook). In this regard the contract for demolition will restrict all demolition work and vehicle movements to the immediate vicinity of the house where the site has been previously disturbed.

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The property at 5137 Dale Avenue offers a unique natural setting at the confluence of Deer Lake and Deer Lake Brook which when developed for safe public access will be available for the public to enjoy for the first time. The premises are now vacant, clearing the way for park development. Parks Department staff will proceed with the first phase of park development upon demolition of the structures. Therefore, it is recommended that Council authorize the sale for moving or salvage or demolition of the subject buildings.

ATS:seo
Attachment
MAIN/3903

cc: Director Engineering
Director Finance
Director Planning and Building
City Solicitor

~~ITEM 11
DIRECTOR'S REPORT NO. 9
COMMISSION MEETING 94/05/18~~

RE: PARK DEVELOPMENT OF 5137 DALE AVENUE

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RECOMMENDATION:

1. THAT the Commission approve the three phased park development of 5137 Dale Avenue as described in this report.

REPORT

BACKGROUND

At the Commission Meeting of 1994 April 06, the status of #5137 Dale Avenue was reported. The City had recently purchased this Deer Lake waterfront property, which would create an important link of uninterrupted waterfront access from Iris Avenue to Raven Street (Attachment #1).

The agreement with the vendor included their occupancy of the site until 1994 July 31, and if they required the time, on a month to month basis thereafter until 1994 December 31. Rezoning of the property for park purposes would be considered by Council this fall.

A three phased approach and estimate to incorporate the property as park is reported at this time. A report recommending funding and implementation will be brought forward at a future date.

PHASE ONE DEVELOPMENT - DEMOLITION FOR CASUAL PUBLIC ACCESS

The first phase of development includes demolition of site structures so the property of 5137 Dale Avenue would be safe for casual public access. The surrounding public trail system would be left as is, along the lane easement west of the creek, over the Deer Lake Avenue vehicular bridge and down the Hart House lawn (Attachment #1). The property offers a unique natural setting at the confluence of Deer Lake and Deer Lake Brook which would be enjoyed by the public for the first time.

The following work items are included in Phase One:

- Demolition of house, foundation and retaining walls (contract).
- Remove patio and concrete block wall with barbecue.
- Remove asphalt driveway.
- Remove dock structure with brick fireplace (dangerous condition).
- Remove the existing creek pedestrian bridge (dangerous condition).

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- Remove chain link fence along the Hart House Bound
- Disposal of all items removed.
- Pruning or removal as necessary of vegetation for safety surveillance and maintenance.
- Fill and fine grading.
- Seeding for lawn.

The total estimated cost of Phase One development is \$28,000.

PHASE TWO DEVELOPMENT - DIRECT PUBLIC ACCESS AND USE

The second phase of development includes the provision of trails, seating and planting to encourage direct public access and day use of the site. A new trail connection would be provided along an existing clearing down the west bank of the creek just south of Deer Lake Avenue, across a new Deer Lake Brook bridge, along the waterfront and directly to the Hart House path (Attachment #2). The new trail would complete a most appealing waterfront route along the northeast sector of Deer Lake. Park furniture and native flowering plants would be added to enhance site use and appeal.

The following work items are included in Phase Two:

- Remove and dispose of fence along the trail west of the creek.
- Grade path down the creek bank and across the property.
- Construct a 25 metre long pedestrian bridge/boardwalk across Deer Lake Brook.
- Construct 350 linear metres of crushed limestone paths.
- Install 2 benches and 2 picnic tables.
- Add tree and shrub planting.

The total estimated cost of Phase Two is \$38,000.

**PHASE THREE DEVELOPMENT - FUTURE OPTIONS
WITHIN THE DEER LAKE MASTERPLAN**

In 1987, a Conceptual Master Plan for Deer Lake Park was prepared to update a previous plan ten years prior. It integrated results of several studies recommended by the previous report, explored in a preliminary sense possibilities for future park development and received public input. This was followed in 1988 by the Deer Lake Park Natural Resource Analysis and Recreational Land Use Plan. This document through detailed analysis of biophysical, archaeological and visual qualities provided a Land Use Plan to guide the design, development and management of Deer Lake Park.

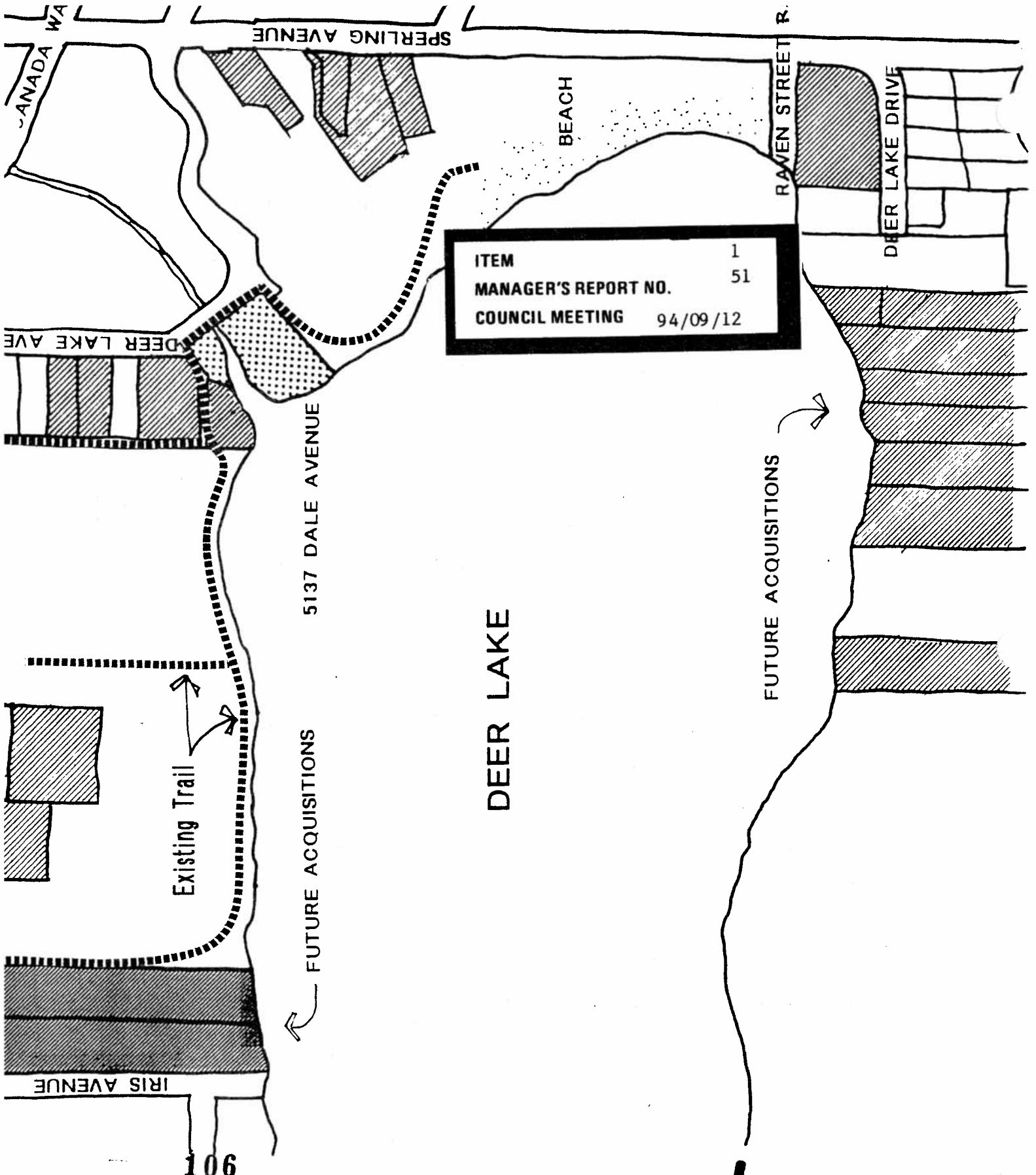
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The next step would be to use the Land Use Plan, and recent information to re-evaluate, revise and derive a current Master Plan for Deer Lake Park. From this, additional future options may be considered.

RS:HM:dl
Attachments (2)
WP|sporns'daleave.rep



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TO SCALE

NORTH

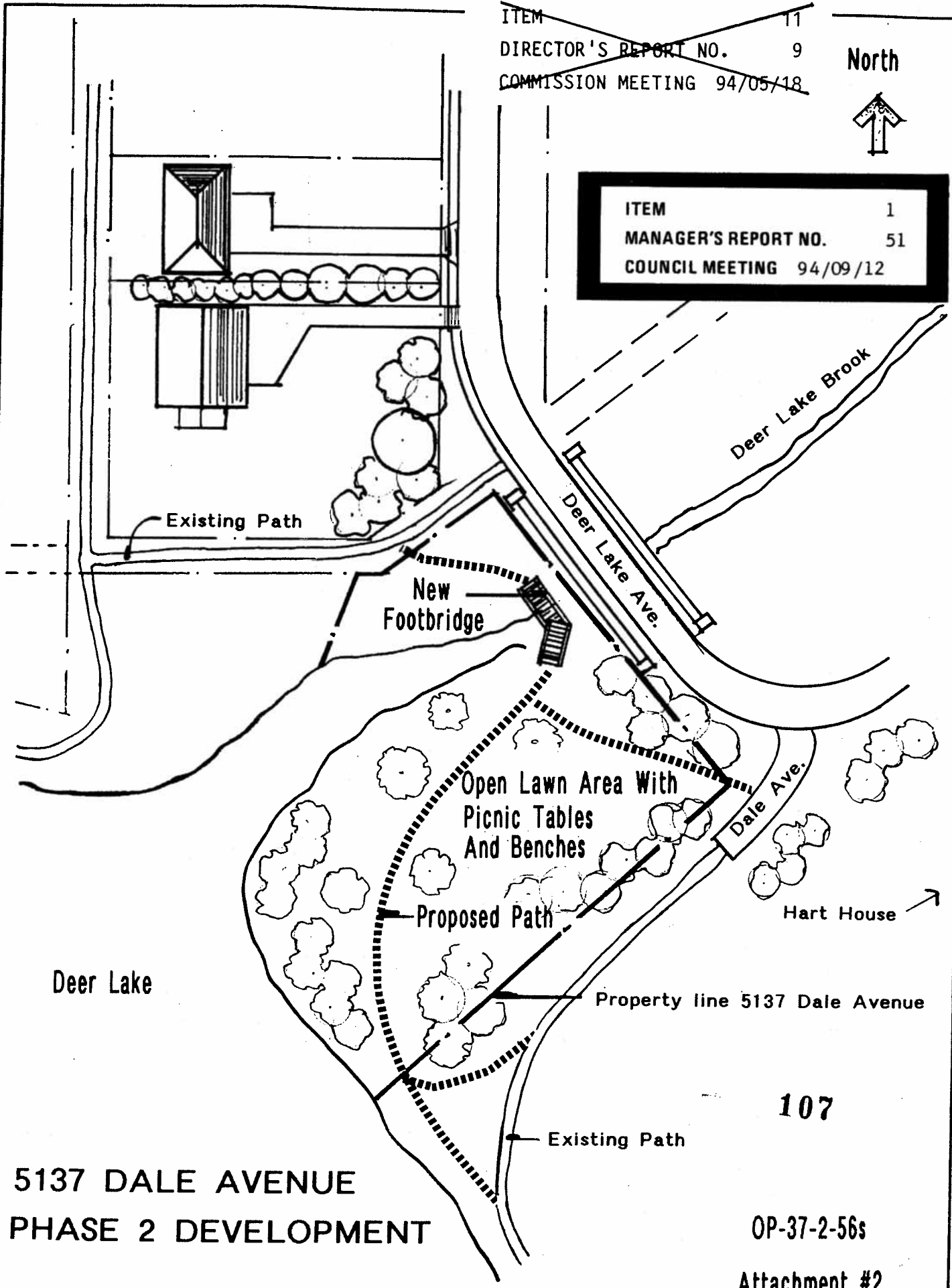
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North



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**5137 DALE AVENUE
PHASE 2 DEVELOPMENT**

107

OP-37-2-56s
Attachment #2

