



~~ITEM~~ 5  
~~DIRECTOR'S REPORT NO.~~ 21  
~~COMMISSION MEETING~~ 96/11/20

**SUBJECT: BONSOR PARK - DEMOLITION OF COMMERCIAL STRUCTURE  
AT 6730 JUBILEE AVENUE**

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**RECOMMENDATIONS:**

1. THAT the tenants of the commercial structure at 6730 Jubilee Avenue be given notice to vacate the subject premises as per the time line outlined in this report.
2. THAT Council be requested to authorize the sale for moving, salvage or demolition of the structure at 6730 Jubilee Avenue upon vacant possession.

**REPORT**

**BACKGROUND**

In 1991, the property and commercial building located at 6730 Jubilee Avenue and illustrated on the attached sketch, was acquired for inclusion in Bonsor Park. The acquisition of the property was subject to three existing lease tenancies for the commercial spaces located within the building. It had been intended that the building would be demolished immediately after purchase to make the way clear for future park development at Bonsor Park, however, the existence of the commercial lease tenancies delayed these plans. The lease expiry dates were staggered over a nine month period and each lease included a three year renewal option. All three lease renewal options were subsequently exercised.

The assembly of properties required for Bonsor Park is almost complete. Only one property at 6764 Jubilee Avenue remains to be acquired. The property is located at the corner of Jubilee Avenue and Imperial Street. Once the corner property is acquired it is intended that the Jubilee Avenue road allowance, between Nelson Avenue and Imperial Street, be legally closed and consolidated with Bonsor Park.

**CURRENT SITUATION**

On 1996 April 30, the first of the three leases for commercial space within the C2 zoned structure at 6730 Jubilee Avenue expired. Rather than leave this space vacant, the tenant was permitted to remain on a month to month tenancy until the leases for the two adjacent commercial spaces expire on 1996 December 31 and 1997 January 31.

With the upcoming expiry of the two remaining commercial leases there is now the opportunity to continue on the intended course to demolish the structure. Staff are therefore seeking Commission and Council authority to sell the structure at 6730 Jubilee Avenue for moving, salvage or demolition upon vacant possession.

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The Heritage Planner advises that this building is not included in the preliminary list of heritage buildings.

**TIMING OF DEMOLITION**

Park development at Bonsor Park is included as an item in the 1997-2001 Capital Program, therefore, it is not advisable to enter into new short term leases with the three commercial tenants. In addition, the partial closure of the Jubilee Avenue road allowance may be possible once vehicular access to the subject commercial premises is no longer required. Removal of the subject structure in the fall of 1997 will allow time to complete a road closure and consolidation process, and will make the way clear for park development.

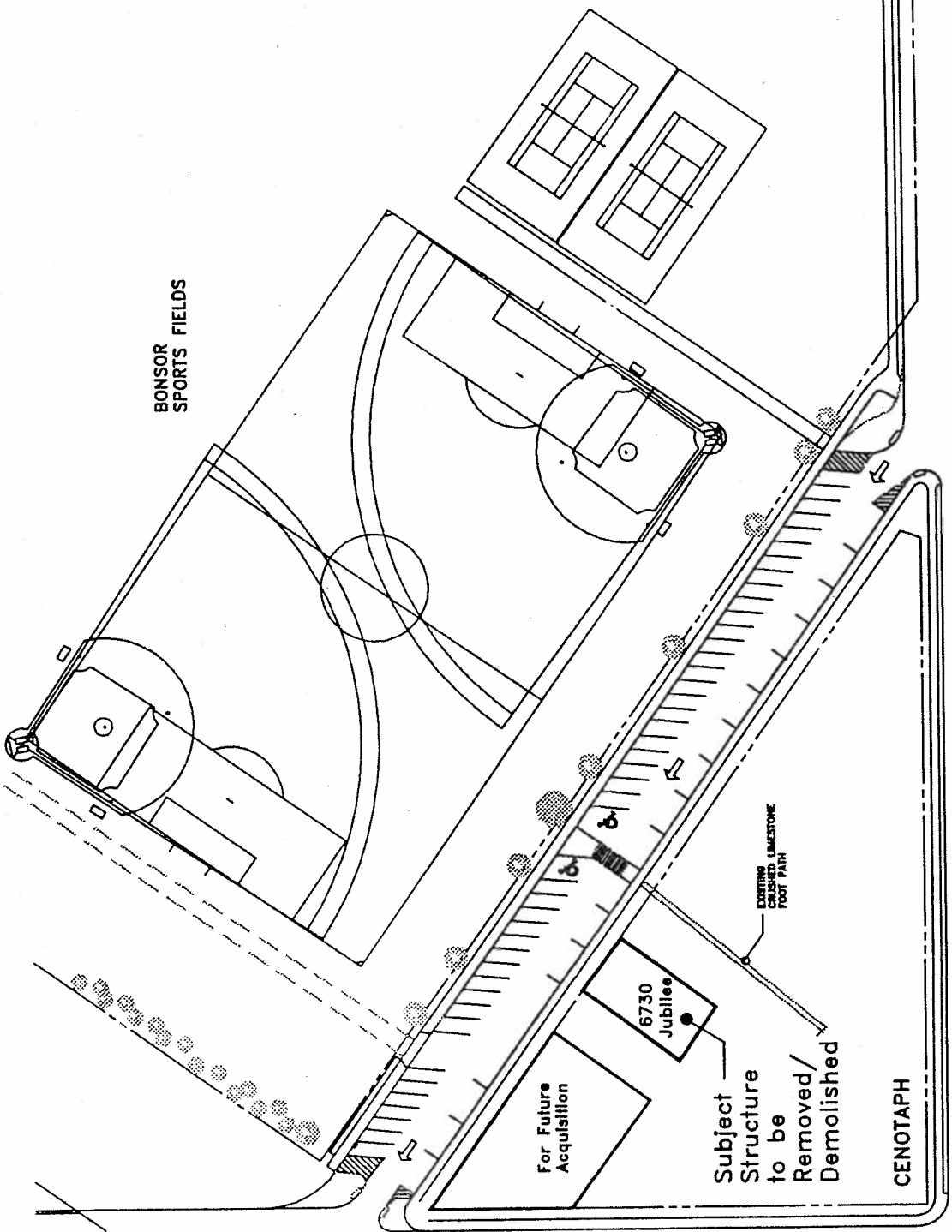
It is recommended that all three commercial tenants immediately be given notice to vacate the premises as of 1997 August 01. This will give each tenant a period of 6 months after the expiry of the final lease (expires 1997 January 31) to vacate the premises. Removal of the structure from the site, and any other necessary site clearing, would follow in the fall of 1997, making the way clear for the road closure and consolidation process and subsequent park development.

**SUMMARY**

By 1997 January 31, the lease tenancies for three commercial spaces within the City-owned structure at 6730 Jubilee Avenue, located in Bonsor Park, are due to expire. Due to the imminent park development planned for Bonsor Park it is recommended that new leases not be negotiated for the commercial spaces within this structure and that the current tenants be so advised and given notice to vacate the premises by 1997 August 01.

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DESIGNED BY: H DELONG	NORTH 	DWG: CP-31-5-1124
DATE: OCTOBER 1996		
SCALE: NTS		
APPROVED:		

## Bonsor Park: Proposed Demolition of Structure at 6730 Jubilee Avenue.

