

2003 APRIL 17

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: CAMERON PARK - DEMOLITION OF CITY OWNED HOUSES AT 9375 AND 9423 CAMERON STREET

PURPOSE: To request Council to bring down a bylaw to appropriate \$41,500 from Capital Reserves to finance the demolition of two City owned houses at Cameron Park and to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings, at 9375 and 9423 Cameron Street.

RECOMMENDATIONS:

1. THAT a bylaw be brought down to appropriate \$41,500 (inclusive of 7% GST) from Capital Reserves to finance the demolition of two houses at Cameron Park.
2. THAT authorization be given for the sale for moving or salvage or demolition of the structures, including all outbuildings, at 9375 and 9423 Cameron Street.

REPORT

At its meeting of 2003 April 16, the Parks, Recreation and Culture Commission received the above noted report and adopted the three recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

P:\DATA\COUNCIL\PK-CAMERON PARK - DEMOLITION OF CITY OWNED HOUSES AT 9375

cc: Director Engineering
Director Planning & Building
Director Finance
Chief Licence Inspector

**SUBJECT: CAMERON PARK - DEMOLITION OF CITY OWNED HOUSES AT 9375
AND 9423 CAMERON STREET**

RECOMMENDATIONS:

1. THAT the expenditure of \$40,000 from the 2003 Provisional Capital Budget for the demolition of two houses at Cameron Park be approved.
2. THAT Council be requested to bring down a Bylaw to appropriate \$41,500 (inclusive of 7% GST) from Capital Reserves to finance this project.
3. THAT Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings, at 9375 and 9423 Cameron Street.

REPORT

CAMERON PARK CONCEPTUAL MASTER PLAN

The Cameron Park Conceptual Master Plan (Attachment #1), which was adopted by Commission in 1994, includes features generally befitting of a District Park, including three tennis courts, junior and preschool playground facilities, an open lawn area, picnic facilities, paths, and trails. In addition, the Plan makes concessions for the future expansion of the Cameron Recreation Centre, Library, and associated parking facilities. A key feature of the Master Plan is to develop these features while retaining much of the site's existing woodland setting.

INITIAL PARK DEVELOPMENT

At this time, all of the properties intended for inclusion in Cameron Park have been assembled. A major residential development is currently being built to the west of the park site, another is proposed to the east, and the urban trail component fronting the park is scheduled to be installed in 2004. Increased residential densification, population growth, and subsequent demand for recreation opportunities in the Lougheed Town Centre area has reached a point where development of Cameron Park is warranted.

The 2003 work plan for Cameron Park involves the removal of existing buildings and structures west of the Cameron Recreation Centre so that initial park development can proceed. A review of the priorities for the western portion of the park will be undertaken prior to the commencement of any park development work currently scheduled for 2004. The initial objective is to provide much needed open space for the growing community.

Currently, the properties at 9375 Cameron Street and 9423 Cameron Street contain tenanted rental houses (Attachment #2). Council and Commission authority is required to remove these structures. It should be noted that in March 2002, Council approved the demolition of a third rental house, located at 9355 Cameron Street, to make way for the Beaverbook/Cameron Street intersection realignment, and all buildings and structures at this site have since been removed.

DISPOSITION OF RENTAL PROPERTIES

The following is a brief description of the two properties containing rental houses requiring removal:

9375 Cameron Street - The subject property at 9375 Cameron Street is a consolidation of various properties acquired by the City prior to 1984 for inclusion in Cameron Park. The residential dwelling on the subject property is a tenanted, four bedroom, split-level style house in fair condition. The current tenants have resided at this location since 1989.

9423 Cameron Street - The subject property at 9423 Cameron Street was purchased by the City in 1986 for inclusion in Cameron Park. The residential dwelling on the subject property is a tenanted, one bedroom, one-storey house with a full basement, and is in fair condition. The current tenants have resided at this location since 1989.

Vacant possession of these two properties, and subsequent removal/demolition of the buildings is required prior to any park development occurring. It is therefore necessary that the tenants be given notice to vacate. Tenants of City-owned properties are typically given a minimum of two months notice to vacate, although in this case, the Licence office recommends that six months notice be given. Upon approval of the recommendations of this report by Commission and Council, the Licence Office will serve notice to tenants of the subject properties so that the proposed demolitions and eventual park development may proceed.

FINANCING

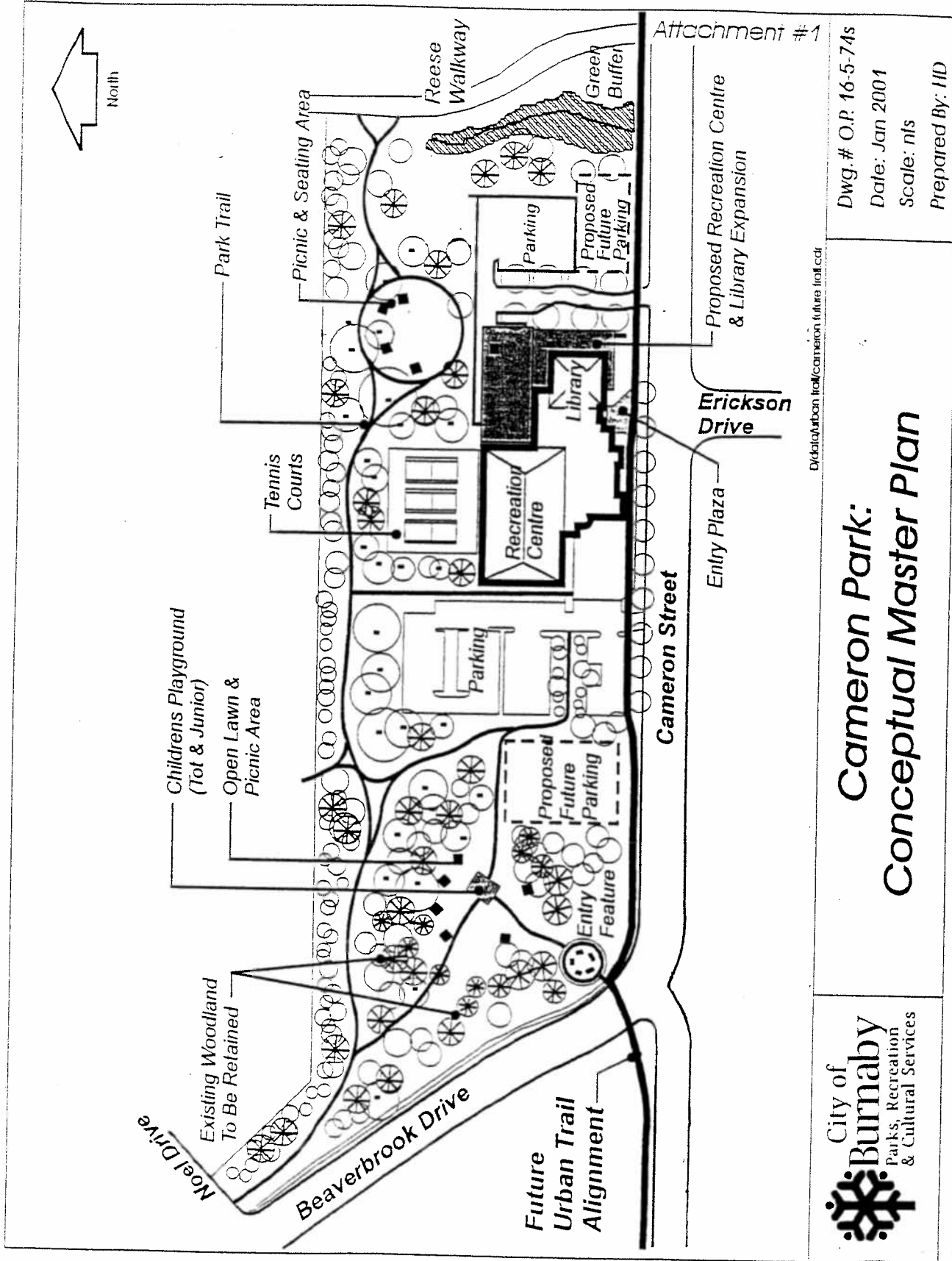
The cost of demolishing all structures at 9375 and 9423 Cameron Street, and repairing the site following the demolition, is estimated at \$40,000. Sufficient Capital Reserves are available, and this project is included in the 2003 Park Development component of the 2003-2007 Provisional Capital Program. It is recommended that Council be requested to bring down a bylaw to appropriate \$41,500 (inclusive of 7% GST) from Capital Reserves to finance this project.

DG:jl

Attachments (2)

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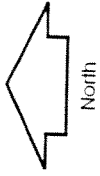
cc: Director Engineering
Director Planning & Building
Director Finance
Chief Licence Inspector



Dwg.# O.P. 16-5-74s
 Date: Jan 2001
 Scale: n/s
 Prepared By: JID

Cameron Park: Conceptual Master Plan



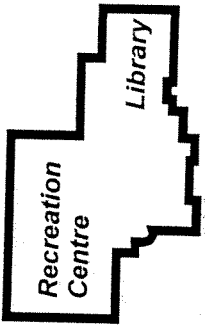


Existing City owned
houses requiring
demolition

Noel Drive

Beaverbrook Drive

Reese
Walkway



Recreation
Centre

Library

9375

9423

Cameron Street

Erickson
Drive

Attachment #2

Date: March 2003
Scale: n/s
Prepared By: DG



Cameron Park: Houses Requiring Demolition in 2003

