
TO: CITY MANAGER **DATE:** 2005 July 21

FROM: DIRECTOR PARKS, RECREATION AND
CULTURAL SERVICES

**SUBJECT: FROGGERS CREEK RAVINE PARK - DEMOLITION OF 7883
MCGREGOR AVENUE**

PURPOSE: To request Council's authorization for the sale for moving or salvage or
demolition of the structures at 7883 McGregor Avenue.

RECOMMENDATION:

1. **THAT** authorization be given for the sale for moving or salvage or demolition of
the structures including all outbuildings at 7883 McGregor Avenue.

REPORT

At its 'Open' meeting of 2005 July 20, the Parks, Recreation and Culture Commission received
the above noted report and adopted the recommendation contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

KF:tc

Attachments

P:\ADMIN\DATA\COUNCIL\PK-FROGGERS CREEK RAVINE PARK - DEMOLITION OF 7883 MCGREGOR AVENUE

Copied to: City Solicitor
Deputy City Manager
Director Engineering
Director Finance
Director Planning and Building

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: FROGGERS CREEK RAVINE PARK - DEMOLITION OF 7883
MCGREGOR AVENUE, LOT 84, DISTRICT LOT 158, PLAN 26690

RECOMMENDATION:

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures including all outbuildings at 7883 McGregor Avenue.

REPORT

The Chief Licence Inspector has advised that the City-owned structure at 7883 McGregor Avenue has reached the end of its economic life and has requested that its removal or demolition be put forward for consideration by the Parks, Recreation and Culture Commission and Council. The subject property was acquired in June 2000 for inclusion in Froggers Creek Ravine Park. The subject property is located on the east bank of the ravine just north of Portland Street as illustrated in the attached sketch.

The residential dwelling on the subject property is a forty year old, 2700 sq. ft., two storey home with three bedrooms, three bathrooms, a family room and a den. There is a double carport at the front of the home. At the time of its acquisition by the City it was noted that the house had experienced some settlement due to the sloping nature of the lot.

The dwelling has recently become vacant and during a thorough inspection it was noted that significant cracks have developed in the foundation walls in the crawlspace. City Engineering Department Physical Plant Maintenance staff report that the interior of the house is now sloping approximately six inches over a thirty foot span. The cost to repair and upgrade the foundation, to the point where the interior of the house is level, is prohibitive. In addition to these structural problems, the interior of the house requires significant renovations to the bedrooms, interior repainting, new flooring, an electrical system upgrade, and assorted carpentry repairs.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Froggers Creek Ravine Park - Demolition of 7883
McGregor Avenue, Lot 84, District Lot 158, Plan
26690

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An analysis by Finance Department staff has concluded that it is not economically feasible to renovate the house for rental purposes and Engineering Department staff concur that the condition of the building warrants its demolition.

The structure is not listed on the City Heritage Inventory or Community Heritage Register.

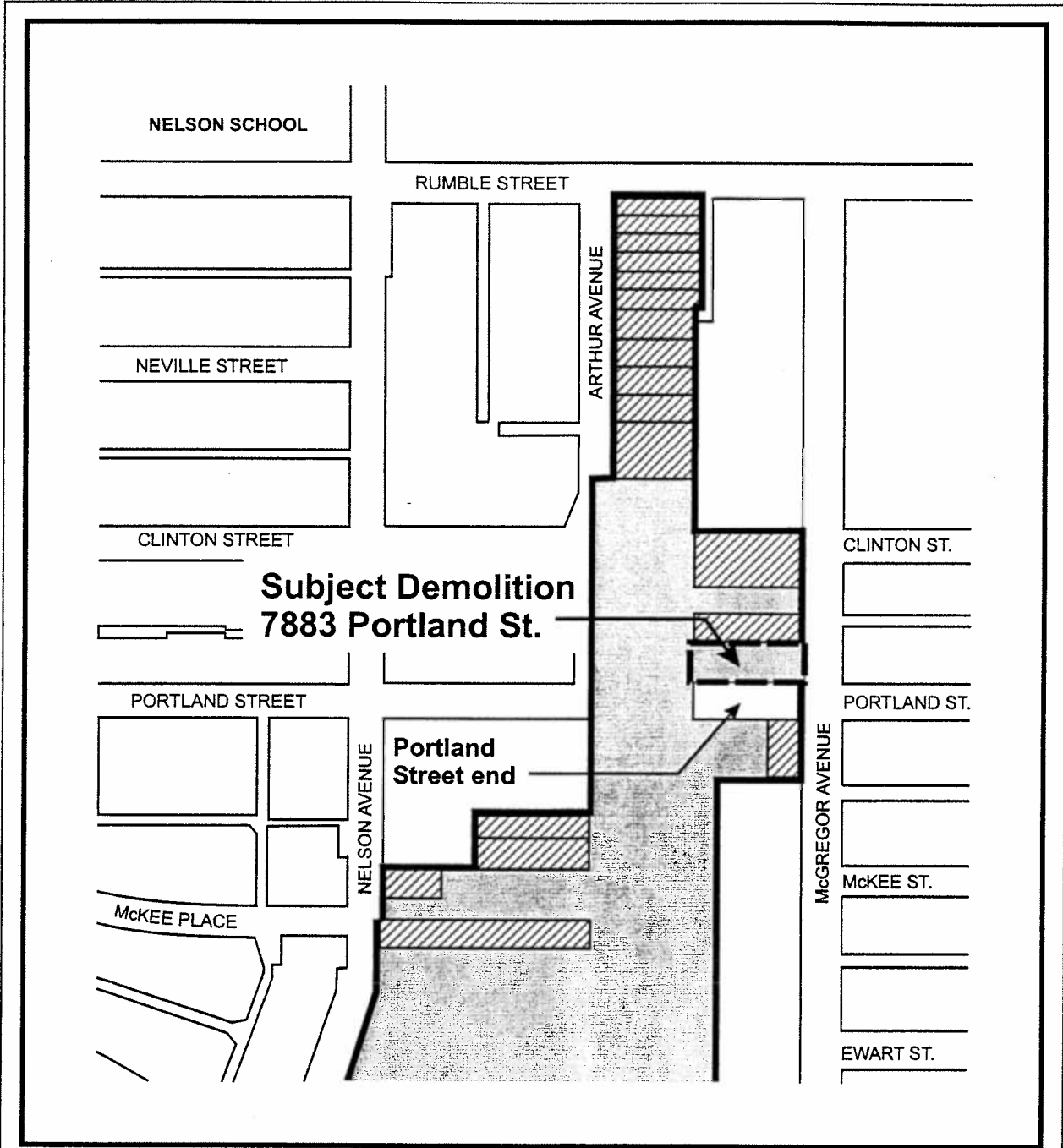
Park Staff support the proposed removal or demolition of the dwelling and outbuildings at 7883 McGregor Avenue.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:ats:hh:tc
Attachment
p:\tc\as\7883 McGregor demo.doc

Copied to: City Solicitor
Deputy City Manager
Director Engineering
Director Finance
Director Planning



Froggers Creek Ravine Park (North Half)

Subject Demolition : 7883 McGregor Avenue

NOTE: Last revision to park boundary was adopted by Council on 99 / 06 / 28 .



LEGEND :

- Subject Demolition
- Proposed Park Area
- Proposed for Acquisition
- Existing Park

Scale = N.T.S.
 Sketch #
 Attachment # 1