
TO: CITY MANAGER **DATE:** 2006 September 21

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: FROGGERS CREEK RAVINE PARK - DEMOLITION OF 7841 MCGREGOR AVENUE, LOT 85, DISTRICT LOT 158, PLAN 55509

PURPOSE: To request Council's authorization for the sale for moving or salvage or demolition of the structures at 7841 McGregor Avenue.

RECOMMENDATION:

1. **THAT** authorization be given for the sale for moving or salvage or demolition of the structures including all outbuildings at 7841 McGregor Avenue.

REPORT

At its 'Open' meeting of 2006 September 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

Attachment

P:\ADMIN\TC\DATA\COUNCIL\PK-FROGGERS CREEK RAVINE PARK - DEMOLITION OF 7841 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 7841
MCGREGOR AVENUE, LOT 85, DISTRICT LOT 158, PLAN 55509**

RECOMMENDATION:

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures including all outbuildings at 7841 McGregor Avenue.

REPORT

The Chief Licence Inspector has requested that the removal and/or demolition of the City-owned structure at 7841 McGregor Avenue be put forward for consideration by the Parks, Recreation and Culture Commission and Council. The subject property was acquired by the City in June 2003 for inclusion in Froggers Creek Ravine Park. The subject property is located on the east bank of the ravine as illustrated in the attached sketch (Attachment #1). A future ravine viewpoint amenity is proposed for the future park area north of the Portland Street end in the Council and Commission adopted Royal Oak Community Plan.

The subject property is improved with a tenanted residential dwelling built in 1983. Earlier this year the pool and hot tub in the house were drained and decked with flooring. A recent inspection has uncovered a leak in the ceiling above the swimming pool which has caused an area of wood rot to one of the timbers and some of the floor joist which contribute to support of the floor above. Replacement of the roof and other general maintenance could also be required over the next five years. The Finance Department advises that given the high costs to repair this house in relation to the maintenance needs of the entire rental portfolio, and the uncertainty in this business case in terms of construction costs, other unforeseen costs and the rental time line, it is not financially prudent to proceed with repairs necessary to continue renting the property. Demolition of the house is therefore recommended.

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

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Froggers Creek Ravine Park - Demolition of 7841
McGregor Avenue, Lot 85, District Lot 158, Plan
55509

..... Page 2

It will be necessary to give the tenant notice to vacate. Under the Residential Tenancy Act a two month notice period is required. Also, due to its proximity to the ravine edge, it may be prudent to plant vegetation on the cleared portion of the lot to help stabilize the top of the bank in the interim until the land assembly process for this portion of the ravine park is completed and the future siting, design and development of the proposed ravine viewpoint amenity can be scheduled in the capital program.

Engineering and Park staff support the proposed removal and/or demolition of the dwelling and outbuildings at 7841 McGregor Avenue and recommend approval of the Chief License Inspector's request.



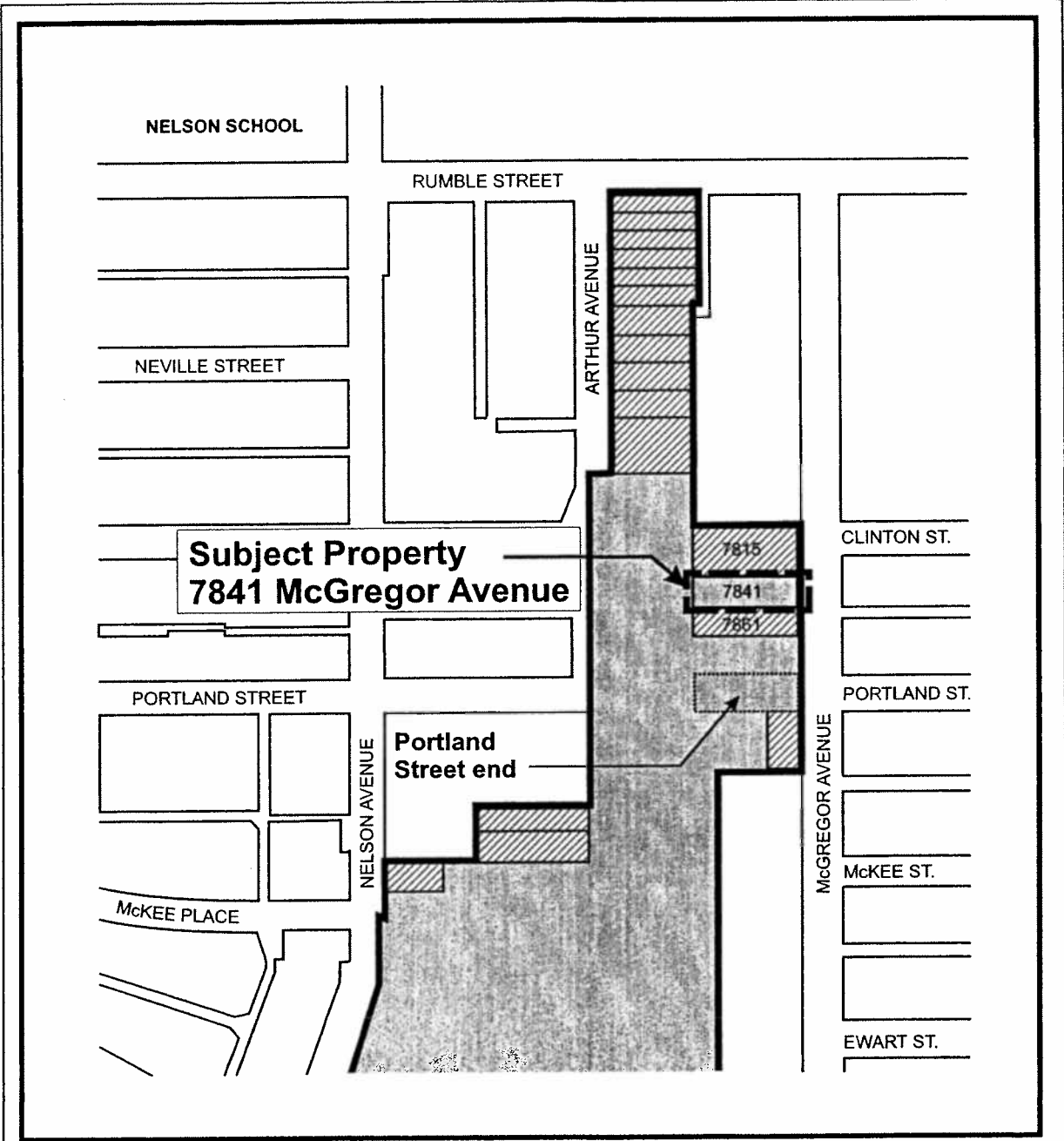
Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS/DG:ats:tc

Attachment

p:\admin\shared\alekxos sarter\reports\to be formatted\7841 mcgregor demo

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



Froggers Creek Ravine Park (North Half)

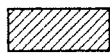
Subject Demolition: 7841 McGregor Avenue

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



LEGEND :

--- Subject Demolition



Proposed for Acquisition

— Proposed Park Area



Existing Park

Scale = N.T.S.

Sketch # 42

Attachment # 1