
TO: CITY MANAGER **DATE:** 2006 May 16

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT: WARNER LOAT PARK - DEMOLITION OF CITY OWNED
STRUCTURE AT 4079 PIPER AVENUE**

PURPOSE: To request Council's authorization for the sale for moving or salvage or
demolition of the structures at 4079 Piper Avenue.

RECOMMENDATION:

1. **THAT** authorization be given for the sale for moving or salvage or demolition of the
structures, including all outbuildings, at 4079 Piper Avenue.

REPORT

At its 'Open' meeting of 2006 May 17, 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-WARNER LOAT PARK - DEMOLITION OF CITY OWNED STRUCTURE

Copied to: City Solicitor
Director Engineering
Director Finance
Director Planning & Building
Chief Building Inspector

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: WARNER LOAT PARK - DEMOLITION OF CITY OWNED
STRUCTURE AT 4079 PIPER AVENUE

RECOMMENDATION:

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures, including all outbuildings, at 4079 Piper Avenue.

REPORT

The Director of Engineering has requested that the removal and/or demolition of the City- owned structure and all outbuildings at 4079 Piper Avenue be put forward for consideration by the Parks, Recreation and Culture Commission and Council. The subject property, improved with a residential dwelling built in 1924, was acquired in December 1971 for inclusion in Warner Loat Park. The subject property, located on the southwest corner of Piper Avenue and Winston Street, is traversed by Eagle Creek as illustrated in the attached sketch (Attachment #1).

Situated on the property is an older dwelling with an unfinished basement which is prone to flooding. The dwelling is in poor condition and would require major expenditure to bring it up to current rental standard. Finance Department staff concur that the condition of the building warrants its demolition. Heritage Planning staff have assessed the dwelling and have concluded that there is no heritage value associated with the building.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Warner Loat Park - Demolition of City owned
structure at 4079 Piper Avenue

..... Page 2

Parks staff support the proposed removal and/or demolition of the dwelling and outbuildings at 4079 Piper Avenue within Warner Loat Park. A feature trail junction on the Central Valley Greenway is proposed at the corner of Piper Avenue and Winston Street to mark a future trail connection to Burnaby Lake Regional Nature Park located at the south foot of Piper Avenue. The clearing of the subject property will provide an opportunity for future riparian enhancement along Eagle Creek as well as a passive open area and a natural aesthetic landscape for users of the Park and proposed trail node. For these reasons it is recommended that Commission and Council approve the Director Engineering's request.



DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:RC:DD:ats:tc

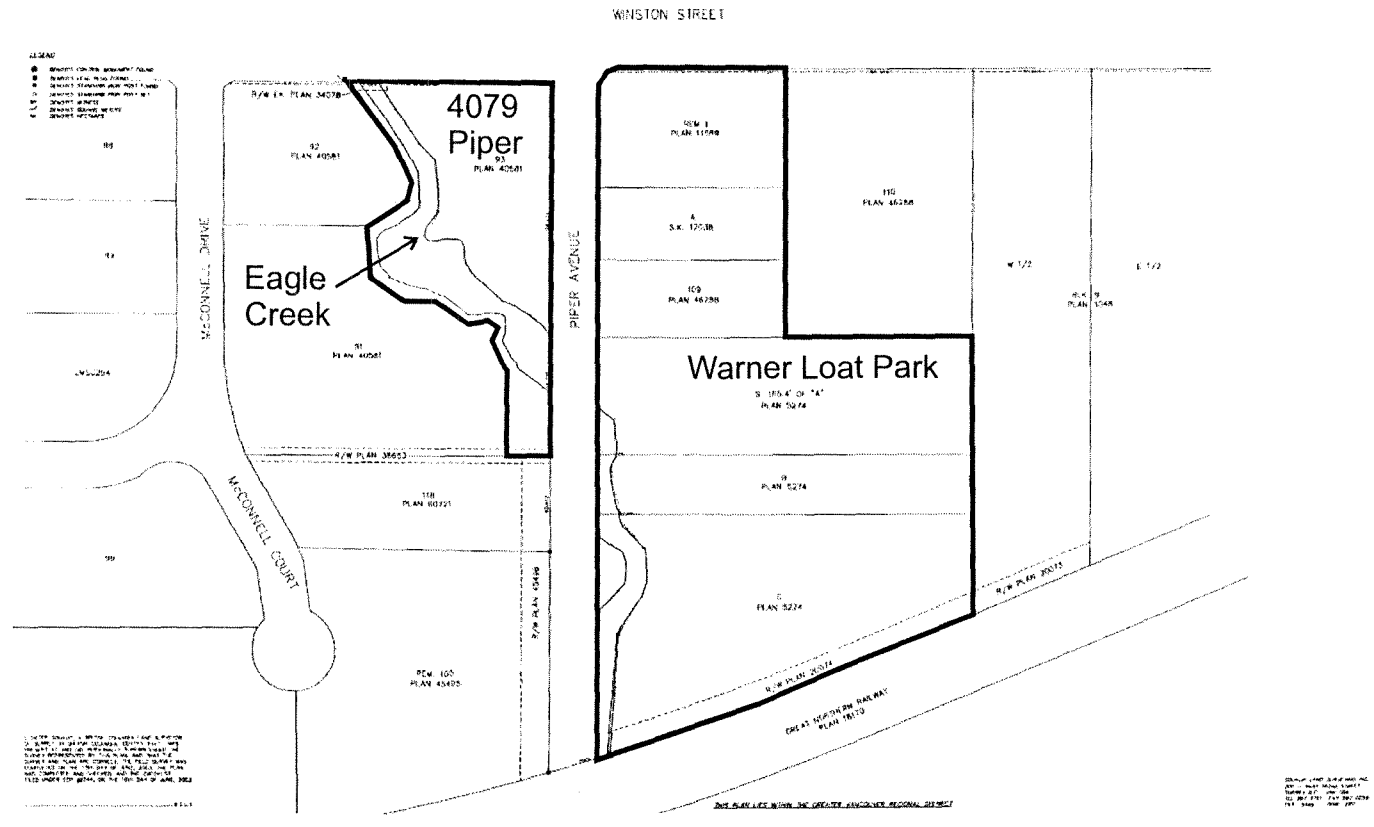
Attachment

p:\admin\shared\as\reports\to be formatted\4079 piper demo

Copied to: City Solicitor
Director Engineering
Director Finance
Director Planning & Building
Chief Building Inspector

STATUTORY RIGHT OF WAY PLAN OVER PORTIONS OF LOTS
 (1) LOT 93 DISTRICT LOT 42 GROUP 1 N.W.D. PLAN 40581
 (2) SOUTH 155.4 FEET LOT "A" DISTRICT LOT 40 GROUP 1 N.W.D. PLAN 5274
 (3) LOT "A" DISTRICT LOT 40 GROUP 1 N.W.D. PLAN 5274
 (4) LOT "C" DISTRICT LOT 40 GROUP 1 N.W.D. PLAN 5274
 B.P.C. 495026
 PURSUANT TO SECTION 11.1 L.T.A.
 REGISTERED SURVEYOR: **DR. B. B. BENTLEY**
 ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 THIS PLAN IS THE PROPERTY OF THE SURVEYOR.
 NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

PLAN BGP
 DEVELOPED BY THE LAND PLAN OFFICE
 2100 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: 303.733.1313
 FAX: 303.733.1314
 WWW.LANDPLANOFFICE.COM



Attachment # 1



Proposed Demolition/Sale/Salvage of
 4079 Piper Avenue
 Lot 93 District Lot 42, Plan 4081

Dwg.# M 06-2
 Date: May 2006
 Scale: nts
 Prepared By: DD