



Item.....	06
Meeting.....	2008 May 12

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 May 08

FROM: DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

SUBJECT: **INMAN GREEN PARK - DEMOLITION OF STRUCTURES AT 5484 AND 5516 INMAN AVENUE AND 5415, 5449 AND 5511/5513 PATTERSON AVENUE**

PURPOSE: To request authorization for the sale for moving or salvage or demolition of the structures at 5484 and 5516 Inman Avenue and 5415, 5449 and 5511/5513 Patterson Avenue.

RECOMMENDATION:

1. **THAT** authorization be given for the sale for moving or salvage or demolition of the structures and all outbuildings and fences at 5484 and 5516 Inman Avenue and 5415, 5449 and 5511/5513 Patterson Avenue.

REPORT

At its 'Open' Meeting of 2008 May 07, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.

Dave Ellenwood
 DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

tc

Attachment

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



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Meeting.....	2008 May 07

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: INMAN GREEN PARK - DEMOLITION OF STRUCTURES AT 5484 AND 5516 INMAN AVENUE AND 5415, 5449 AND 5511/5513 PATTERSON AVENUE

RECOMMENDATION:

1. **THAT** Council be requested to authorize the sale for moving or salvage or demolition of the structures and all outbuildings and fences at 5484 and 5516 Inman Avenue and 5415, 5449 and 5511/5513 Patterson Avenue.

REPORT

INTRODUCTION

At its meeting of 2005 May 31, Council approved allocation of the community amenity benefit funds for Rezoning Reference #05-10 (Jersey Avenue and Sandell Street) to Inman-Green Park-Phase I development. The first phase of park development at Inman-Green Park is proposed to include the preparation of the site for public use through removal of some or all of the structures on the city-owned properties at 5415, 5449 and 5511/5513 Patterson Avenue and potentially 4060 Bond Street, clearing of fences and undergrowth and the establishment of open lawn area with seating, picnic tables and potentially a swing set. Funds in the amount of \$212,365.20 have been deposited by the Developer of the Jersey Avenue and Sandell Street project and the first phase of development at Inman-Green Park is now scheduled for the fall of 2008. In order to proceed with the implementation of Inman Green Park- Phase I, authorization to remove and/or demolish the City-owned structures and all outbuildings and fences at 5415, 5449 and 5511/5513 Patterson Avenue is requested.

The Chief Licence Inspector has also requested that the removal and/or demolition of the City-owned structures and all outbuildings at 5484 and 5516 Inman Avenue be put forward for consideration by the Parks, Recreation and Culture Commission and Council. The subject properties were acquired for inclusion in Inman Green Park in the mid 1980's. Parks Department staff support the proposed removal and/or demolition of these additional structures at Inman-Green Park at this time and recommend that Commission and Council approve the Chief License Inspector's request.

To: Parks, Recreation & Culture Commission
From: Director Parks, Recreation and Cultural Services
Re: Inman Green Park - Demolition of Structures at 5484
& 5516 Inman Avenue, and 5415, 5449 & 5511/5513
Patterson Avenue

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PROPERTY DESCRIPTIONS AND DEMOLITION PROCESS CONSIDERATIONS

The location of the five subject properties is illustrated in the attached sketch (Attachment #1) and a brief description of each is noted below:

5484 Inman Avenue

This 0.50 acre (2,023 sq. m.) property has been held as an interim rental property since it was acquired by the City in February 1983 for inclusion in Inman-Green Park. The property is improved with a tenanted single family residential dwelling built in 1912. The roof of building is in poor condition and needs to be replaced and there has been sporadic flooding damage to the basement. The roof of the garage at the rear of the property is also in very poor condition and removal of the garage structure is recommended. Finance and Engineering Department staff concur that the condition of the building and outbuildings warrant demolition. The structure is not listed on the City Heritage Inventory or Community Heritage Register.

5516 Inman Avenue

This 0.495 acre (2,004 sq. m.) property has been held as an interim rental property since it was acquired by the City in March 1985 for inclusion in Inman-Green Park. The property is improved with a tenanted single family residential dwelling built in 1924. Although the building is in reasonable condition for its age, the basement has been subject to sporadic flooding and the roof will need to be replaced in the near future. Finance and Engineering Department staff concur that it is not economically viable to renovate the building for rental purposes. The structure is not listed on the City Heritage Inventory or Community Heritage Register.

5415 Patterson Avenue

This 0.50 acre (2,035 sq. m.) property has been held as an interim rental property since it was acquired by the City in March 1993 for inclusion in Inman-Green Park. In future, the northerly one-third of the property may be required for expansion of Bond Street to full standard. The property is improved with a tenanted single family residential dwelling built in 1928. The structure is in fair condition and is not listed on the City Heritage Inventory or Community Heritage Register.

5449 Patterson Avenue

This 0.15 acre (622 sq. m.) property has been held as an interim rental property since it was acquired by the City in October 1988 for inclusion in Inman-Green Park. The property is improved with a tenanted single family residential dwelling built in 1928. The structure is in fair condition and is not listed on the City Heritage Inventory or Community Heritage Register.

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5511/5513 Patterson Avenue

This 0.50 acre (2,018sq. m.) property has been held as an interim rental property since it was acquired by the City in October 1993 for inclusion in Inman-Green Park. The property is improved with a tenanted two-family residential dwelling built in 1920. The structure is in fair condition and is not listed on the City Heritage Inventory or Community Heritage Register.

As noted above, all five dwellings are presently tenanted. It will be necessary to give the tenants notice to vacate. Under the Residential Tenancy Act, a two month notice period is required.

Four of the five buildings are situated on large lots which have dilapidated outbuildings and fences which will require removal as part of the demolition contract, along with any stockpiles of miscellaneous materials and debris left after tenants have vacated. As a number of mature trees are located throughout the five properties, measures should also be taken to protect the trees during the demolition process.

PHASE I PARK DEVELOPMENT

Upon completion of the demolition process, the demolition sites, along with the vacant lots at 5447 Patterson and 5442 Inman Avenues will be cleared of understory growth, graded and seeded, and an interim pathway loop with benches will be installed, improving the appearance of the neighbourhood and opening up site lines into the park making it a safer environment for local residents. The Phase I works will provide the foundation for further park development efforts in coming years while at the same time providing usable open space for area residents to enjoy until a master design plan for the park has been prepared in consultation with the community in 2009.

To use the community amenity funds effectively for the Phase I works, the house on the city-owned park lot at 4060 Bond Street will continue to be held as city-rental property in the interim until either the next phase of park development, or upon the acquisition of the two remaining private lots required to complete the park land assembly.

SUMMARY

The Parks, Recreation and Cultural Services, Finance and Engineering Departments have identified five structures for removal and/or demolition at Inman-Green Park. Three of the structures located at 5415, 5449 and 5511/5513 Patterson were previously identified for removal as part of a Community Amenity Bonus allocation for Inman-Green Park - Phase I development, approved by Council in 2005 as part of Rezoning Reference #05-10. The removal of the two structures at 5484 and 5516 Inman Avenue, also located within Inman-Green Park have also been requested by the Chief Licence Inspector. In order to proceed, Commission and Council approval to the removal and/or demolitions of these structures is required.

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Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

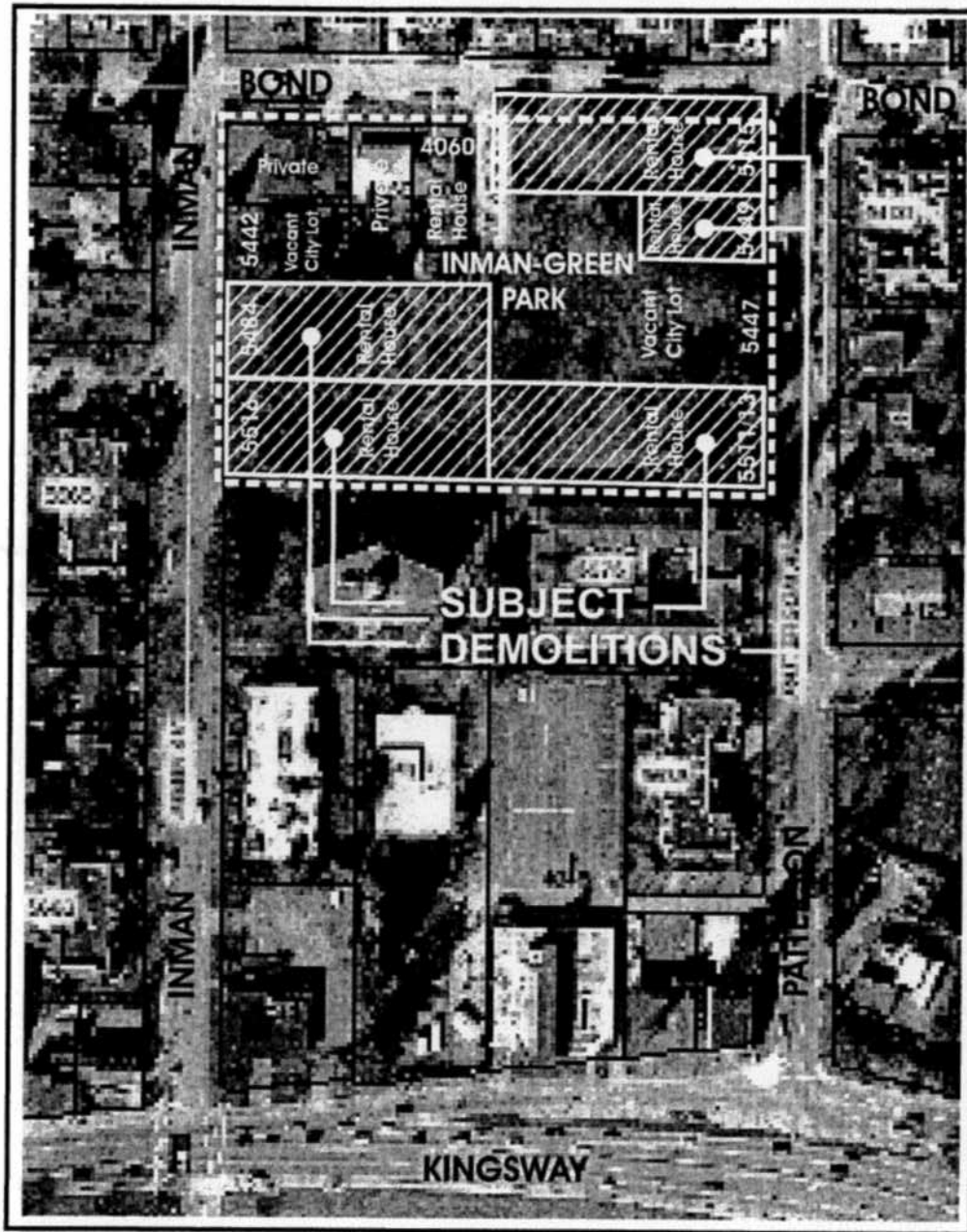
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Attachment

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Copied to: Director Finance
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Director Planning and Building
Chief Licence Inspector
City Solicitor





Inman-Green Park

Subject Demolitions:
5484, 5516 Inman Avenue & 5449, 5477 & 5511 Patterson Avenue



LEGEND :

----- Proposed Park Area



Proposed for Demolition

Scale = N.T.S.

Sketch # 28 A

Attachment # 1