

2. Re: Demolition of Municipal Houses  
(A) 45 North Stratford Avenue  
(B) 4323 Dundas Street

The above noted properties have been Corporation rentals for many years and have recently become vacant. It is the Land Agent's opinion that these residences should not be re-rented due to their poor state of repair, and he has requested authority to have them demolished.

A building survey has been made by the Chief Building Inspector and the results are as follows:

"A. 45 North Stratford:

Building:

1. The building is located in a non-conforming location, one foot from the south property line.
2. The chimney and its base are in very poor condition.
3. The floor joists are 2" x 8" @ 2 ft. o.c. All floor joists and beams are propped to prevent collapse.
4. No gutter or downpipe.
5. The concrete foundation is not of uniform consistency and appears very weak.

Plumbing:

The plumbing fixtures (toilet and sink only) are very old, but appear satisfactory in relation to the age of the building.

Electrical:

1. The electrical service is inadequate and should be replaced with the minimum requirements of a new service with approved appliance circuits. The present service has only one circuit and the minimum requirement is four circuits.
2. Unapproved plugs are wired off of existing knob and tube wiring.

B. 4323 Dundas Street:

Building:

1. The building is located in a non-conforming position four feet from the lane.
2. The chimney is in poor condition, with poor mortar joints.
3. The front porch is in very poor condition as it has decayed and is propped up from below to prevent collapse.
4. The roof requires shingle repairs.
5. No gutter or downpipe.
6. The structural frame is totally concealed and could not be inspected.

Plumbing:

1. The plumbing fixtures are in poor condition and the pipes are leaking.

Electrical:

1. The electrical service is inadequate and overloaded and a new service is required if this building is to be used for further occupancy, as well as a rewiring.
2. There are unapproved bx additions to the knob and tube wiring, and no grounding.

Due to the age and condition of these buildings, we would recommend their demolition. "

RECOMMENDATION:

THAT authority be given to demolish both buildings.