

26. Re: Proposed Demolition of Municipal Property at
4505 Kitchener Street,
Lot 21, Blk. 48, Pcl. "W", D.L.'s 122/123/124,
Plan 17638

The subject property was purchased by the Municipality in January, 1971, to accommodate plans to widen Willingdon Avenue. Although the house at the time of purchase was in poor condition, the former owner was allowed to continue the rental of the property until such time that more suitable living accommodations could be found.

The twenty-nine year old house has deteriorated since the purchase, and in the opinion of the Land Agent and Deputy Chief Building Inspector, should be demolished.

The Building Department inspected the premises on June 20, 1972, and reports as follows:

Electrical:

1. The existing service is a 100 Amp. xo type panel (no main breaker), with range cable and breaker and a 3 kw hot water heater.
2. Electrical outlets consist of - Living Room - 3 plugs
Kitchen - 3 plugs and
1 light
Bathroom - 1 light
Bedrooms - 1 receptacle
and 1 light.

The number of outlets existing does not conform to present Code requirements.

3. The wiring is mostly old, inadequate knob and tube. Some basement wiring corrections would be required.

Plumbing:

1. The plumbing fixtures are in poor condition.
2. The sink and bath are improperly vented.
3. The basin waste arm has been taken out.

Building:

1. This dwelling is approximately 20' x 28' with two small enclosed porches added at a later date.
2. The front and rear steps are very dangerous.
3. There is evidence of dry-rot in the exterior supporting posts and in the basement.
4. Plaster is cracked in several rooms.
5. Roof drains and eavetroughs are in poor condition.
6. Some rafters show deterioration at the ends.
7. There is evidence of settlement in the roof.

To repair this dwelling to a reasonable standard would entail spending a considerable amount of money and the expenditure would not be warranted. It is therefore recommended that the dwelling be demolished."

RECOMMENDATION:

THAT the house at 4505 Kitchener be demolished.