

19. Re: Proposed Demolition of Municipal Property
Lot "C", Blk. 16, D.L. 83, Plan 19419,
5875 Gilpin Street (Ross)

The subject property was built in 1921, and has been owned by the Municipality for the last two years. The house was in rather poor condition when it was purchased, but as it was occupied by Mrs. J. Ross, it was decided that she and her family could remain until such time that other accommodation was found. Since the purchase in August, 1970, the house has deteriorated and is now considered unfit for inhabitancy. Moreover, the Municipality has recently received several complaints from neighbours concerning the poor condition and unsightly appearance of the house in question.

The Building Department completely inspected the premises on August 17 and 18, 1972. The Department's report is as follows:

" PLUMBING:

1. Basement: -Laundry tub waste arm is not vented and could be subject to siphonage from fixtures discharging from above.
2. Main Floor: -Kitchen sink trap has been taped to prevent leaking.
-Toilet and basin are in need of repairs and are not being used.
3. 2nd Floor: -Toilet tank leaks during the flush cycle.
(The tenant uses a bucket to catch the water that leaks out.)
-The tenant complains that water leaks through the kitchen ceiling when the bathtub is drained.
4. The plumbing system discharges to a septic tank.

ELECTRICAL:

1. Several outlets and wiring in the basement and main floor and the top floor bathroom require repairs to conform to the Provincial Electrical Code.
2. Some outlets require replacement and cables in the basement require strapping.
3. Added lamp cord wiring into the kitchen light switch outlet and in the basement are not approved and must be removed.
4. Outlets are broken in the bathroom, basement stairs and basement entrances. These are potentially hazardous in their present condition.
5. Kitchen switch outlet is broken and should have immediate attention or be disconnected.
6. Lamp cord wiring through basement window out to carport should be removed.
7. Open wiring insulation is now aged and a rewire of open wiring in the basement and upper floors is advised.
8. A permit will be required for any wiring repairs or alterations.

BUILDING:

1. This is a two-storey frame dwelling on a concrete foundation.

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19. Re: Proposed Demolition (cont'd)

2. The building has somewhat deteriorated since our inspection of two years ago. No maintenance has been done and more rot has set in around the eaves and roof.
3. A two storey front porch (approximately 10' x 16') could collapse at any time.
4. Foundation drains are not working - the basement is damp.

Mrs. Ross, the present occupant (with six children), states that she gave notice to vacate in January of 1972, but still has not found other accommodations. It was suggested that she make an attempt to relocate as soon as possible, as the building should undoubtedly be demolished."

The Land Agent recommends that Mrs. Ross be given a notice to vacate the premises by December 31, 1972, in order to allow for the required demolition to proceed within a reasonable period of time.

RECOMMENDATION:

THAT the dwelling at 5875 Gilpin Street be demolished when it becomes vacant; and

THAT the present occupant be advised that vacancy of the dwelling must be relinquished by December 31, 1972.