

6. Re: Proposed Demolition of Municipal Property
Lot 1, Block 19, D.L. 6, Plan 6105
9237 Cameron Street

The Municipality purchased the subject property in August, 1973, for the proposed Beaverbrook Drive extension.

It should be pointed out that considerable damage has resulted to the interior of the subject house as the result of vandalism since it became vacant in mid-September. The Lands Department advises that since it was going to recommend demolition upon the house being vacated, no attempt was made to find a tenant. The Lands Department has been asked in the future to recommend demolition prior to a house being vacated.

The Lands Department always attempts to maintain a continuous occupancy of houses that are rented by the Municipality. This is done whenever possible by ensuring that new tenants move in as soon as a house becomes vacant. It has been found that this is the most effective way of discouraging trespassing and vandalism. On those occasions when rentable houses because of circumstances are forced to remain vacant for short periods of time, they are regularly checked by members of the Lands Department, and when it is deemed advisable, the R.C.M.P.

An inspection of the subject dwelling disclosed that the existing condition is as noted in the following report from the Building Department:

"Building -

1. The dwelling is one storey frame construction, approximately 30 years old, with two bedrooms.
2. The partial concrete basement is in good condition with the remainder of the house supported on timber posts resting on concrete footings, all in good condition with no evidence of decay.
3. The stucco exterior of the building is in good condition.
4. Chimney and oil heating unit are in fair condition.
5. A new roof, new eavestrough, new rain water leaders, new front and rear steps and painting of the exterior trim are all urgently required.
6. Since departure of the previous tenants of the building, the entire interior has been vandalized to the point of destruction with entire walls and large portions of the ceiling and floor demolished or defaced.

Electrical -

1. The 30 amp, 3 wire service is badly overloaded.
2. Considerable wire has been added in the basement and near the main service in a hazardous manner.
3. A new service is required and the basement area, including the hot water tank and furnace, would necessarily have to be rewired to meet Code requirements.

Plumbing -

1. The entire plumbing system would require extensive repair and replacement in order to meet current regulations.

Summary -

The cost of repairs to the vandalized interior, and the cost of other improvements that would be necessary in order to make the premises suitable for renting, would be excessive and it is recommended that the building be demolished."

RECOMMENDATION:

THAT the dwelling at 9237 Cameron Street be demolished.