

ITEM 12

MANAGER'S REPORT NO. 66

COUNCIL MEETING Sept. 4/73

12. Re: Proposed Demolition of Municipal Property  
Lot 2, Block 27, D.L. 186, Plan 1124  
4014 McGill Street  
(Item 3, Report No. 64, August 27, 1973)

Council on August 27, 1973 received a report regarding the proposed demolition of the subject dwelling. The matter was tabled pending a further report on the intended future use of the property and the feasibility of selling the property at this time.

A reinspection of the premises was carried out by the Building, Plumbing and Electrical Inspectors on August 28, 1973. The Inspectors listed the following discrepancies that would have to be corrected prior to any possible reoccupancy of the building:

PLUMBING:

1. The water supply service and galvanized water piping inside the house is in extremely poor condition and should be replaced.
2. The water closet ell connection leaks very badly and needs to be replaced.

ELECTRICAL:

1. A new electrical service consisting of a minimum 30 amp., 3 wire, 220 volts system would be required. If provision was to be made for a drier, gas furnace wiring or hot water tank, minimum size service would be 60 amp.
2. Duplex receptacles to be provided in the kitchen on appliance circuits.

BUILDING:

The main dwelling is 20' x 21' with a 6' x 12' addition to the rear. The addition appears to be sitting on mud sills. The main dwelling has a perimeter foundation but centre bearings are also mud sills and have decayed. Floors are settling badly. The crawl space is approximately 12" high with only two 5" x 5" vents. The eavetroughs and rainwater leaders are badly deteriorated and need replacing. A storage shed at the rear of the property is a hazard; it is leaning precariously and the roof section is unstable.

The Chief Building Inspector, Land Agent and Director of Planning recommend that the dwelling and shed be demolished.

The property is not required for any intended municipal purpose and can therefore be sold by public tender for residential development according to R5 zoning regulations.

The dwelling, which was built in 1927, was acquired by the Municipality in 1935 as the result of a tax sale, and from that time until very recently, was rented to an old age pensioner (the former tenant was placed in a rest home earlier this year). It has been Council's policy over the years to allow elderly persons with moderate or limited incomes to rent this type of accommodation from the Municipality for as long as possible. It is for this reason that the property was not disposed of before this time.

RECOMMENDATIONS:

THAT the dwelling and shed at 4014 McGill Street be demolished; and  
THAT following demolition, the property be made available for sale by tender for development according to R5 zoning regulations.