

ITEM	13
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1980 05 12

Re: BONSOR PARK EXPANSION  
 BUILDING DEMOLITION - 4863 IMPERIAL STREET  
LOT 27, BLK. 25, D.L. 152, GRP. 1, PLAN 2000 N.W.D.

Following is a report from the Parks and Recreation Administrator regarding demolition of the above-noted property.

RECOMMENDATION:

1. THAT the recommendation of the Parks and Recreation Administrator be adopted.

\* \* \* \*

1980 May 08

TO: MUNICIPAL MANAGER

FROM: ADMINISTRATOR, PARKS AND RECREATION

RE: BONSOR PARK EXPANSION  
 BUILDING DEMOLITION - 4863 IMPERIAL STREET.  
LOT 27, BLK 25, D.L. 152, G.P. 1, PLAN 2,000 N.W.D.

Recommendations:

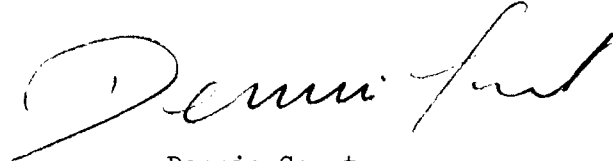
1. THAT Council approve the serving of Notices to Vacate on the tenants of the house at 4863 Imperial Street.
2. THAT Council authorize the demolition of the house at 4863 Imperial Street as soon as this becomes vacant.

REPORT

The Parks and Recreation Commission received the attached Report at its meeting of 1980 May 07.

In view of the high costs of renovations required to the house in order to bring it up to rental standard, the Commission approved the serving of Notices to Vacate and the demolition of the building when vacant. Funds are available in the Parks and Recreation Land Acquisition Budget.

The small building used as a real estate office will remain on the property.



Dennis Gaunt,  
 Administrator

AG:df  
Attach.

C.C. Municipal Solicitor  
 Chief Building Inspector  
 Municipal Treasurer  
 Purchasing Agent

RE: MUNICIPAL HOUSE RENTAL - 4863 IMPERIAL STREET  
LOT 27, BLK.25, D.L.152, GP.1, PLAN 2000.

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RECOMMENDATIONS:

1. THAT the tenants of the house at 4863 Imperial Street be given notice to vacate.
2. THAT, when vacated, the house at 4863 Imperial Street, Lot 27, Blk.25, D.L.152, GP.1, Plan 2000, be demolished, with demolition to be charged against the Parkland Acquisition Account.
3. THAT the Commission so recommend to Council.

REPORT

The subject property was recently purchased for the Phase III expansion of Bonsor Park.

The property is occupied by a small real estate office and an old house which has been converted into four suites.

At the time of purchase, it was determined that, if the Municipality were to continue to rent the existing suites, work would be required to bring the structure up to standard.

The Building Department has now provided a list of required renovations (Attachment No: 1) which totals approximately \$18,700. This estimate does not include the addition of one-half inch fire-rated gypsum board to the interior in order to conform with the current requirement for a 3/4 hour, fire-rated separation between dwelling units and required exits.

It is also likely that the electrical hot water tank will require replacement within five years (cost \$350.00) and that the existing oil-fired furnace will have to be replaced with two gas-fired units each with individual controls (cost \$5,000).

These additional items bring the total renovation estimate to \$24,050.00.

In addition to concern over the extensive renovations required, both the Building Department and the Lands and Legal Department have expressed the concern that the management responsibilities for a multi suite unit of this nature will require a great deal of additional staff time.

For these reasons, both the Building Department and the Lands and Legal Department recommend that the house be demolished.

In view of the age of the building and the problems identified by these departments, Parks and Recreation Department staff would support this recommendation.

The Purchasing Department has advised that recent demolition costs vary from \$900.00 to \$1,500.00 per unit.

Funds for demolition are available from the Parkland Acquisition Account.

Attach.  
c.c.  
Lands and Legal  
Chief Building Inspector

PAL:hh

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COUNCIL MEETING 1980 05 12

The building, which consists of a 2½-storey structure over a full basement at grade, predates the records of Provincial Assessment Authority records which go back over 40 years.

It is presently roofed with asphalt shingles and is clad on the exterior with extremely weatherbeaten 4" clapboard siding.

The building is heated by a centrally located, forced-hot-air furnace, feeding into an old style gravity distribution system, controlled by a single thermostat located in the main floor suite.

The domestic water distribution in the building is through severely corroded galvanized pipe and water pressure in the system cannot be maintained at a minimum acceptable level.

The building is in need of a great deal of maintenance attention:

(1) Exterior

Replace steps from sidewalk to pathway.  
Repaint house.  
Install handrails at front stairs.  
Repair verandah deck.  
Replace rotten sills and posts under verandah.

Replace fire escape from ground to attic suite.  
(Stair stringers rotten and broken.)  
(Stairs are 2'-3" wide; Code calls for 3' width.)

Replace broken windows; reputty windows.  
Reshingle the entire house. \$12,050

(2) Plumbing

Check and repair all drains.  
Check and repair all taps, washers, etc.  
Replace all galvanized piping with copper. 1,800

(3) Electrical

Upgrade wiring which is presently knob and tube, conduit and BX cable.  
Check plugs, switches, and install boxes where necessary.  
Two breaker panels, which feed three suites, each should be reorganized with the addition of a separate panel. 1,500

(4) Furnace

Forced hot air with old style interior wall grilles heats all four suites. There are no fire dampers and only one thermostat on main floor.

The system should be upgraded with costs unknown. ?

(5) Interior

General clean up of apartments:  
Main floor suite requires painting.  
Linoleum in kitchen needs replacing.  
Kitchen counter to be repaired.  
Repair tub enclosure; install arborite.  
Paint second floor suite.  
Repair bathroom ceiling.  
Install handrail from main floor to second floor. 2,850

(6) Yard & Basement Cleanup

Remove old junk, water tanks, chairs, stoves, etc. 500

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The foregoing items total nearly \$18,700, excluding the heating system problems. The cost of any maintenance repair to a building of this age in its present use could easily double or triple.

