

ITEM	3
MANAGER'S REPORT NO.	42
COUNCIL MEETING	1980 06 16

RE: PROPOSED DEMOLITION OF PROPERTY  
BONSOR PARK EXPANSION  
LOT 17, BLOCK 25, D.L. 152, GROUP 1, PLAN 2000  
6689 JUBILEE AVENUE

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Following is a report from the Parks and Recreation Administrator regarding the proposed demolition of a property on Jubilee Avenue.

RECOMMENDATION:

1. THAT the recommendation as contained in the report from the Parks and Recreation Administrator be adopted.

\* \* \* \* \*

1980 June 06

TO: MUNICIPAL MANAGER  
FROM: ADMINISTRATOR, PARKS & RECREATION  
RE: DEMOLITION - 6689 JUBILEE AVENUE  
LOT 17, BLK. 25, D.L. 152, GP. 1, PLAN 2000  
BONSOR PARK EXPANSION

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RECOMMENDATION:

1. THAT Council authorize the demolition of the house at 6689 Jubilee Avenue, Lot 17, Blk. 25, D.l. 152, Gp. 1, Plan 2000.

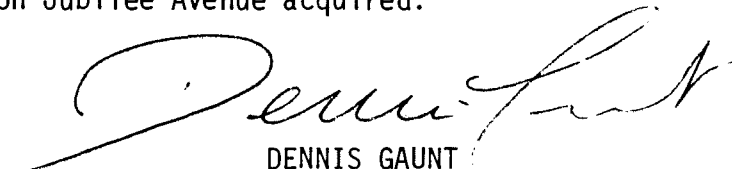
REPORT

The subject property was purchased in 1978 as part of the Bonsor Park expansion program and the former owner has remained as a tenant since that time. He has now vacated the property and the attached memo from the Municipal Solicitor outlines the repairs which are necessary to make the house suitable for re-rental. These repairs are estimated at \$6,440 plus \$1,500 for a new roof which it is anticipated will be required within six months.

Also attached is a memo from the Municipal Health Department outlining a number of concerns regarding the property.

Considering the cost of repairs, the problems outlined by the Health Department, and the general problems being experienced by residents in the area, staff recommend the building be demolished.

It is the Commission's intent that the expansion of Bonsor Park will take place in 1984 by which time the lease of the Jubilee Billiards will have expired and the remaining two properties on Jubilee Avenue acquired.

  
DENNIS GAUNT  
Administrator

AG:cw

Attach.

cc: Legal & Lands

ITEM

ADMINISTRATOR'S REPORT NO. 9

COMMISSION MEETING 80 06 04

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INTER-OFFICE COMMUNICATION

TO: PARKS & REC. ADMINISTRATOR  
(Attn: Pegi Lynds) DEPARTMENT: DATE: May 9, 1980.

FROM: MUNICIPAL SOLICITOR DEPARTMENT: OUR FILE #

SUBJECT: PARKS RENTAL - 6689 JUBILEE AVE., LOT 17, BLK 25,  
D.L. 152, GP 1, PLAN 2000. YOUR FILE #

The Corporation purchased the subject property in March 1978. At the time of purchase the property was rented to a Mr. Affleck, who was allowed to stay until such time as the Corporation demolished the residence.

For many months now Mr. Affleck has been complaining about the condition of the residence, inside and out, as well as the social problems associated with the Jubilee Billiard Hall in the area, i.e. - patrons of the Billiard Hall invading his privacy at night, drinking parties on the porches, etc. We have also had complaints regarding the Billiard Hall from private citizens in the area and it is obvious that there is a serious problem in this regard.

Mr. Affleck has now given his notice and moved out of the residence, which is now empty.

Mr. McKellar and Mr. Austin have inspected this property and find the condition of this residence leaves a lot to be desired and feel it would be very difficult to find another tenant to rent same in its present condition.

The following are some of the repairs needed to this house before we can re-rent:

EXTERIOR:

- |  |           |
|--|-----------|
| 1) Repair fascia and gutters, complete with down pipes | \$ 750.00 |
| 2) Repair soffitt                                      | 100.00    |
| 3) Repair chimneys                                     | 125.00    |
| 4) Repair back verandah                                | 150.00    |
| 5) Repair front stairs, complete with hand rails       | 500.00    |
| 6) Repair front verandah                               | 300.00    |
| 7) Install 1/4" plywood, inside and outside            | 100.00    |
| 8) Renew locks   | 75.00     |
| 9) Repair/replace glass in 4 or 5 windows              | 175.00    |
| 10) Repair siding                                      | 50.00     |
| 11) Paint exterior (clean and paint)                   | 1,600.00  |
| 12) Fumigate Attic (pigeons)                           | 300.00    |

INTERIOR:

- |  |        |
|--|--------|
| 1) Supply paint for tenant - 10 gallons @ \$13.00 per gallon | 130.00 |
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...continued...

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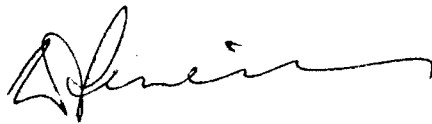
2)	Clean out basement and upstairs of garbage	700.00
3)	Check and renew light switches and light sockets	400.00
4)	Renew Kitchen sink and counter top	400.00
4)	Plus 10% contingency	<u>585.00</u>
	Total expenses =	<u>\$ 6,440.00</u>

These expenses do not include an estimated cost of \$1,500.00 for a new roof, which will be a necessity in the very near future. (6 months).

We enclose herewith a report from the Health Department, which is self-explanatory.

Would you please notify this Department if you are desirous of spending any or all of this money to bring this residence up to Municipal standards or, do you wish us to proceed with demolition of same.

In the meantime, we have the residence boarded up for safe keeping.



W. L. Stirling,  
MUNICIPAL SOLICITOR.

RPA:re  
Attachs:



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ADMINISTRATOR'S REPORT NO. 9

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MANAGER'S REPORT NO. 42

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INTER-OFFICE COMMUNICATION

TO: Mr. R.P. Austin

DEPARTMENT: Legal & Lands

DATE: 1980 May 12

FROM: G.V. Harvie

DEPARTMENT: Environmental Health

OUR FILE # 10-1-80

SUBJECT: 6689 JUBILEE - MUNICIPALLY OWNED HOUSE

YOUR FILE #

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This Department's 1980 May 06 inspection of the above residential dwelling revealed the following conditions which are in contravention of the Provincial Health Act:

1. A large number of pigeons are roosting in the attic causing an accumulation of excreta in and around the building.
2. There is a large accumulation of household garbage, paint supplies, wood, clothing and other debris scattered throughout the building.
3. There are indications of a rodent infestation in the building.

Should your Department receive direction to continue the residential use of this premise, the aforementioned unsatisfactory conditions must be corrected immediately. \*If the dwelling is scheduled for demolition, we would appreciate receiving a minimum one week's notice in order to bait for the rodent infestation.

In addition, the following items are brought to your attention:

1. The roof and eaves of the house are showing signs of rot and require repair or replacement.
2. The chimney has several bricks missing and requires masonry repair or replacement.
3. The rear stairs of the home are falling away from the building.

Should you require any clarification of, or information regarding this notice, please contact the undersigned at 7390.

\* NOTE: The Health Department is addressing itself to the rat infestation problem in the immediate area at this time.

*George V. Harvie*

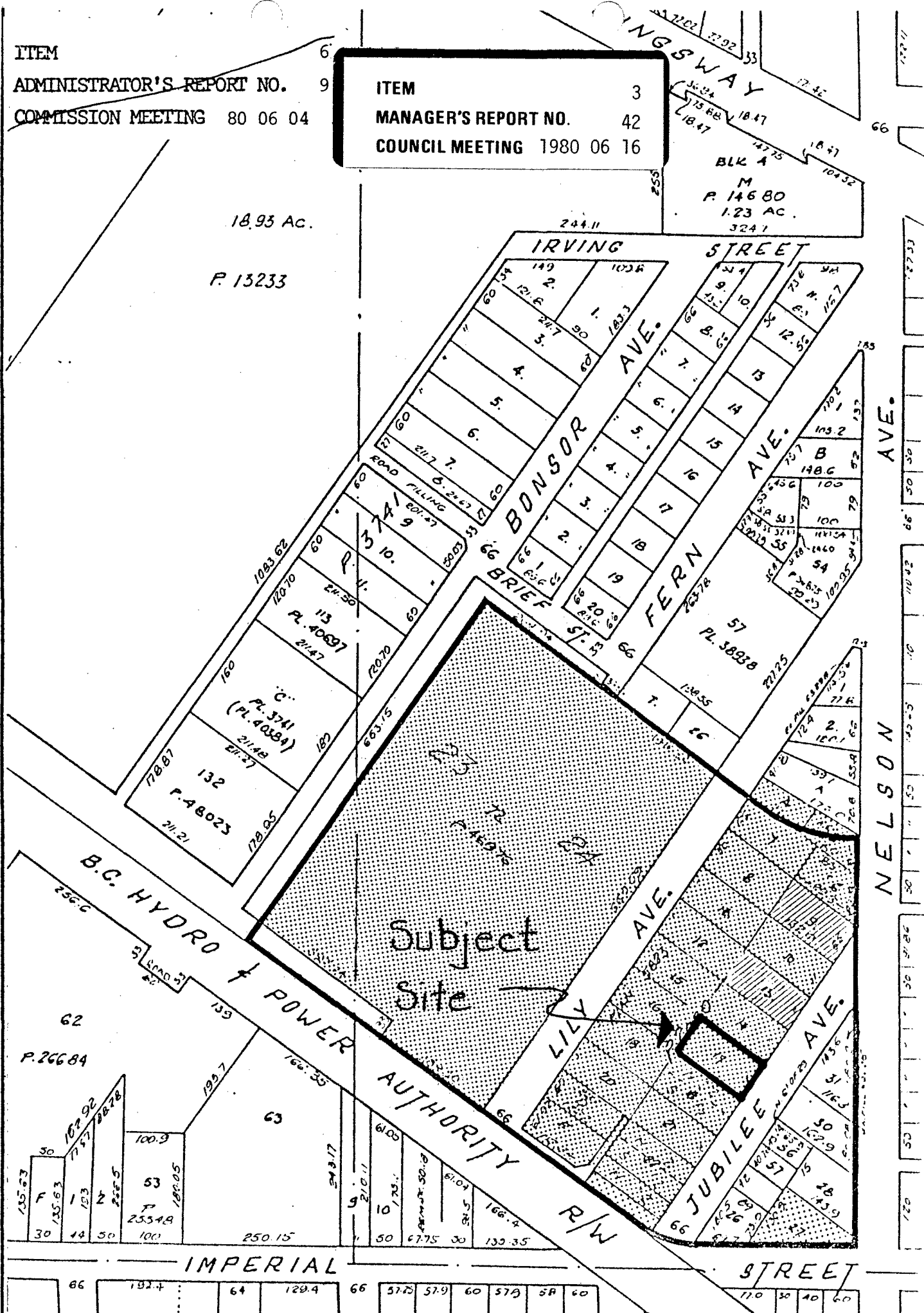
G.V. Harvie, C.P.H.I. (C)  
PUBLIC HEALTH INSPECTOR II

for G.H. Armson, C.P.H.I. (C)  
CHIEF PUBLIC HEALTH INSPECTOR



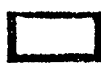
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## BONSOR PARK - - STAGE 2. -

-  Proposed Acquisition
-  Existing Park
-  Proposed Park Area

Scale: 1" = 200'

