

ITEM 1  
MANAGER'S REPORT NO. 36  
COUNCIL MEETING 1984 05 22

RE: DEMOLITION OF 4203 TRINITY STREET  
MCGILL PARK

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Recreation & Cultural Services be adopted.

\* \* \* \* \*

1984 MAY 16

TO : MUNICIPAL MANAGER  
FROM: DIRECTOR RECREATION & CULTURAL SERVICES  
RE : DEMOLITION OF 4203 TRINITY STREET - MCGILL PARK

RECOMMENDATION:

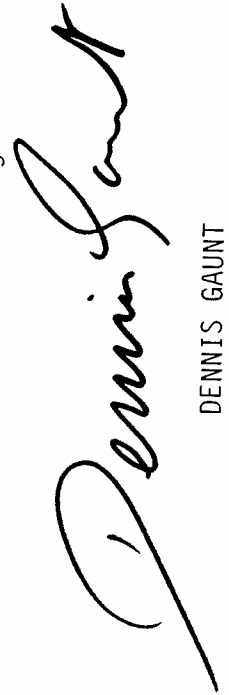
1. THAT Council approve the demolition of 4203 Trinity Street.

REPORT

At its meeting of 1984 May 16 the Parks & Recreation Commission received the attached staff report on the above subject and approved the following recommendations:

1. THAT the Commission approve the demolition of 4203 Trinity Street.
2. THAT the Commission so recommend to Council.

Photographs of the house will be available at the Council meeting.



DENNIS GAUNT  
Director Recreation &  
Cultural Services

PAL:ps  
Attach.

cc: Director Finance  
Director Engineering

ITEM	1
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1984 05 22

102

RE: DEMOLITION OF 4203 TRINITY STREET - MCGILL PARKRECOMMENDATIONS:

1. THAT the Commission approve the demolition of 4203 Trinity Street.
2. THAT the Commission so recommend to Council.

REPORTBACKGROUND

The subject house, which is over 55 years old, was purchased for the expansion of McGill Park. The location of the house is illustrated on Attachment #1 (Sketch # OP 1-2-3).

CURRENT STATUS

The house has been vacant since 1984 April 01 and the Engineering Department is recommending demolition based on a recent assessment of required repair work. The following report has been submitted from the Building Maintenance Superintendent.

"This is a single storey, single family dwelling with a basement. It is situated on an overgrown, unkempt lot at the end of Trinity Street. We have no definite age of the building, but, according to Municipal records, it is over 55 years old. The dwelling is in poor condition overall.

The building is approximately 750 sq.ft. on the main floor, which consists of two small bedrooms, one bathroom, a living room, and a kitchen. The dwelling also has a full, unfinished basement.

The exterior window sills, stairs, handrail and wood siding around the foundation are rotting, due to the dampness and unprotected surfaces. Refer to the attached property inspection report for repair items and estimates.

The dwelling is in such a state of disrepair that the cost to bring it up to reasonable, habitable standards would be approximately \$20,400. If the dwelling were brought up to reasonable, habitable standards, it could generate a revenue of \$300. per month, based on information supplied by R.P. Austin. To recover the monies spent, it would take approximately five to six years, which does not include regular maintenance. As one can see, it would not be justifiable to proceed with repairs. Therefore, we recommend demolition."

The Engineering Department advises that the Director of Finance concurs in the recommendation to demolish.

Photographs of the house will be available at the Commission meeting.

TREATMENT OF SITE FOLLOWING DEMOLITION

The demolition of this property will allow for the closure of the portion of Trinity Street located within the park and for the incorporation of this piece of property into the overall park design.

c.c. Director Finance  
Director Engineering

Attach.

1984 May 11

TYPED FOR CLARITY

ITEM

DIRECTOR'S REPORT NO. 11  
~~COMMISSION MEETING 84 05 16~~

6

PROPERTY INSPECTION REPORT

BUILDING COMPONENTS

COMMENTS

PRICE

A. FOUNDATIONS	Repair rotten siding at foundations	\$ 700.00
B. STRUCTURAL (STAIRS)	Replace front and side stairs, deck and handrail and paint	1,750.00
C. ROOF	Poor shape - remaining life?	3,500.00
D. GUTTERS & DOWNSPOUTS	Requires new (fascia also rotten)	750.00
E. DRAIN TILE		
F. WINDOWS	Single plane putty, all sills rotting out	2,400.00
G. DOORS		
H. EXTERIOR WALLS	Wood shingle siding	
I. BASEMENT FLOORS		
J. JOISTS, BEAMS, POSTS		
K. MAIN FLOOR FINISH	Very poor, replace all tile and line	2,500.00
L. HEATING OUTLETS	Requires registers on duct ends	150.00
M. KITCHEN (CUPBOARDS)		
N. FIREPLACES		
O. CHIMNEYS	1 requires repairs (bricks mortar crumbling, flashing repairs)	400.00
P. PAINTING	Ceilings and walls patching and painting	3,500.00
Q. OTHERS	All exterior painting required	3,500.00

PLUMBING

A. WATER PRESSURE	? Water shut off	
B. PIPING		
C. HOT WATER TANK	Gas	

ELECTRICAL

A. SERVICE (AMPS)	60 amps circuit breakers	
B. WIRING		

HEATING

A. FURNACE	Gas furnace (gas shut off)	
B. OIL TANK		
C. INSULATION		

OTHER GENERAL COMMENTS:

- Clean up yard, debris, repair fence )
- Trim tree branches from house )

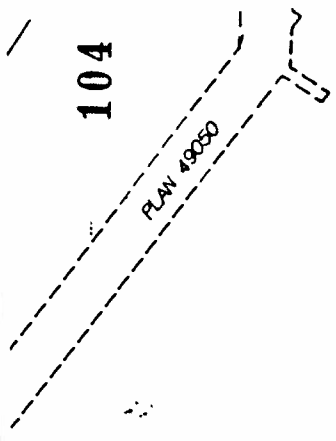
1,250.00

\$20,400.00

ITEM	1
MANAGER'S REPORT NO.	36
COUNCIL MEETING	1984 05 22

ITEM 1  
 MANAGER'S REPORT NO. 36  
 COUNCIL MEETING 1984 05 22

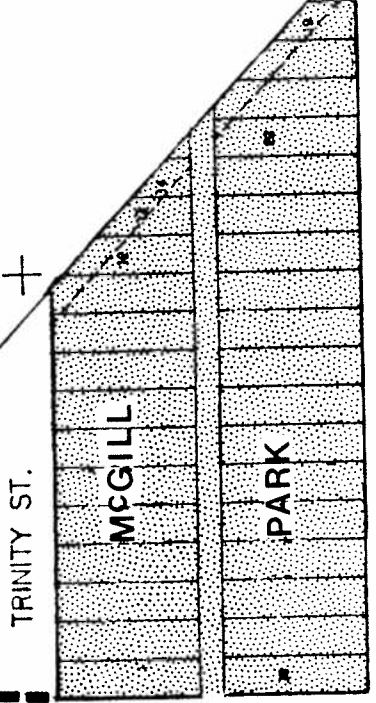
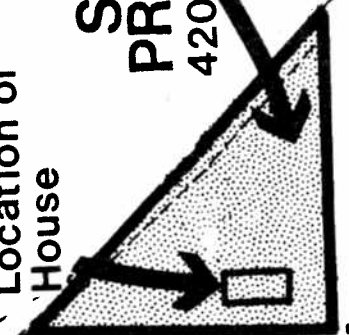
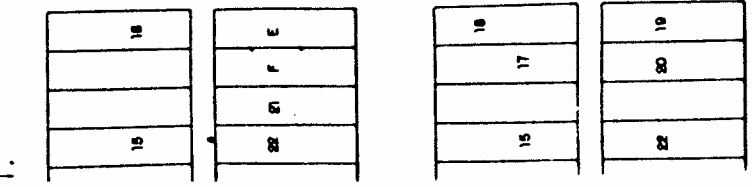
104



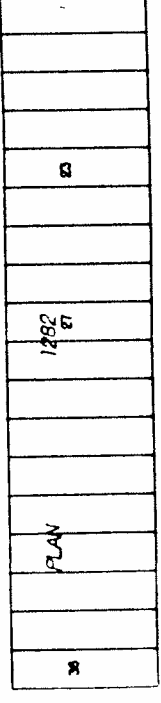
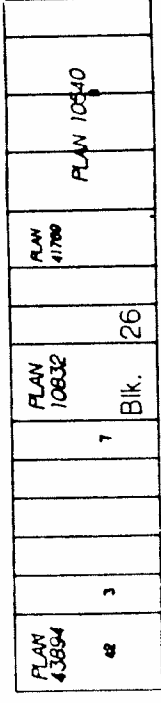
Location of House  
**SUBJECT PROPERTY**  
 4203 TRINITY

ATTACHMENT #1

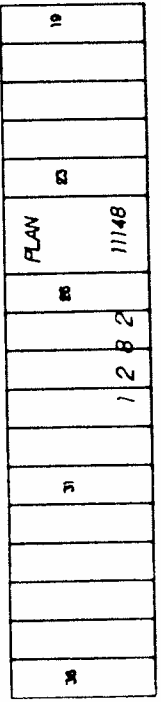
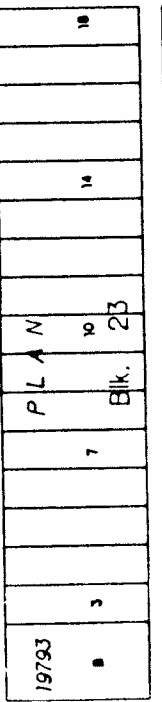
ITEM  
 DIRECTOR'S REPORT NO. 11  
 COMMISSION MEETING 84 05 16



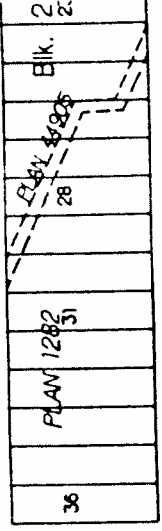
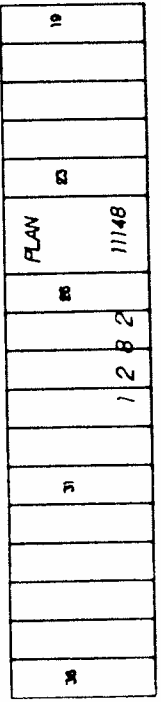
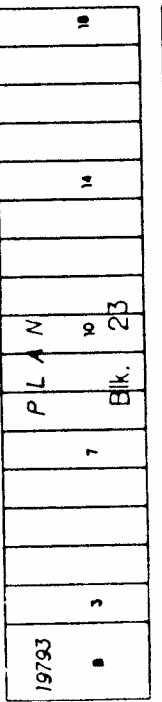
MCGILL ST.



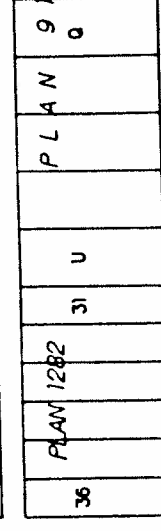
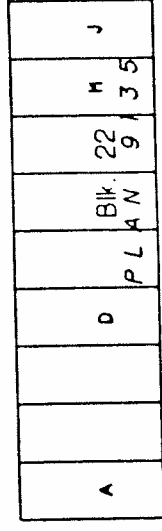
CARLETON AVE.



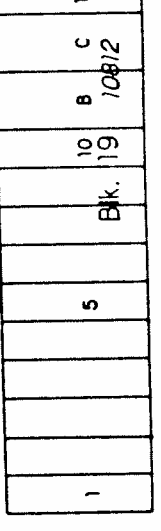
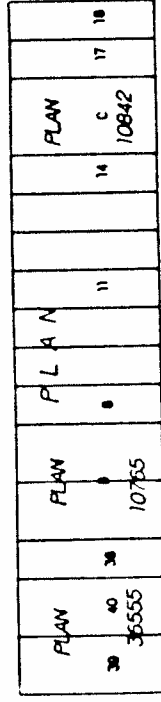
MADISON AVE.



ETON ST.



CAMBRIDGE ST.



# PROPOSED DEMOLITION - 4203 TRINITY ST.

-  Park Property
-  Proposed Road Closure



DRAWN BY M C H DATE 1984 MAY

SCALE 1 2000 DWG. NO. OP 1-2-3