

TO:	CHAIR AND MEMBERS COMMUNITY AND NEIGHBOURHOODS COMMITTEE
FROM:	G. KOTSIFAS, P. ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL
SUBJECT:	339 COMMISSIONERS ROAD W. - PROPERTY STANDARDS RELATED DEMOLITION September 27, 2011

RECOMMENDATION

That on the recommendation of the Director of Building Controls and Chief Building Official, the attached proposed by-law **BE INTRODUCED** at the Council meeting on October 3, 2011; to approve the demolition of the building at 339 Commissioners Road W. and leave the property in a graded and levelled condition.

PREVIOUS REPORTS

Vacant Buildings – Property Standards and City Policy – CPSC June 21, 2010

BACKGROUND

The subject property is located at 339 Commissioners Road W. The property has a frontage of 23 m (75 ft.) and a depth of 115m (375 ft.). The subject dwelling is vacant and secured against entry.

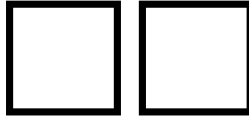
There have been numerous complaints regarding the upkeep of this property including: debris, graffiti and unsecured building. The City has issued enforcement notices to bring the property into compliance. The attached Property Standards Order was not appealed by the property owner. The authority for the demolition is Section 15.2 of the Building Code Act.

Administration recommends that the subject building be demolished to address ongoing neighbourhood nuisance, safety and quality of life issues. A demolition quotation has been obtained for \$8,700 plus applicable taxes. All costs of the demolition, including a Designated Substance Survey and staff inspection fees will be the responsibility of the property owner. If fees are not paid, the costs are added to the tax roll.

PREPARED BY:	SUBMITTED BY:
O. KATOLYK, MLEO (C) MANAGER OF LICENCING AND MUNICIPAL LAW ENFORCEMENT SERVICES	G. KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL

OK:sb

cc. Property Owner
Purchasing and Supply



APPENDIX A

Bill No.
2011

By-law No.

A By-law to approve demolition of the property with municipal address of 339 Commissioners Road West under the Property Standards provisions of the *Building Code Act*.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 15.1(3) of the *Building Code Act* provides that the council of a municipality may pass a by-law to require property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition;

AND WHEREAS Council has passed Property Standards By-law CP-16 that requires owners of property that does not conform to the standards of the by-law to repair and maintain the property to conform with the standards of the by-law or to clear it of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.2(2) of the *Building Code Act* provides that an officer who finds that a property does not conform with the standards prescribed in the Property Standards By-law may make an order giving reasonable particulars of the repairs to be made or stating that the site is to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition;

AND WHEREAS section 15.3(1) of the *Building Code Act* provides that, an owner or occupant who has been served with an order made under subsection 15.2 (2) and who is not satisfied with the terms or conditions of the order may appeal to the committee by sending a notice of appeal by registered mail to the secretary of the committee within 14 days after being served with the order;

AND WHEREAS section 15.3(2) of the *Building Code Act* provides that, an order that is not appealed within the time referred to in subsection (1) shall be deemed to be confirmed.

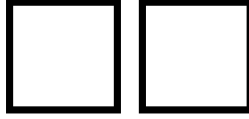
AND WHEREAS no appeal was received thereby confirming the order;

AND WHEREAS section 15.4 of the *Building Code Act* provides that, if an order of an officer under section 15.2(2) is not complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge, the municipality may cause the property to be repaired or demolished accordingly;

AND WHEREAS section 15.4(3) of the *Building Code Act* provides that a municipal corporation or a person acting on its behalf is not liable to compensate the owner, occupant or any other person by reason of anything done by or on behalf of the municipality in the reasonable exercise of its powers under subsection (1);

AND WHEREAS section 15.4(4) of the *Building Code Act* provides that the municipality shall have a lien on the land for the amount spent on the repair or demolition under subsection (1) and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*;

AND WHEREAS Council passed By-law A.-6554-211 to adopt a Policy whereby, in the event a confirmed Property Standards Order is not complied with, the City's Manager of By-law Enforcement shall not cause the property to be demolished unless he or she has reported to



Council setting out the reasons for the proposed demolition and Council has passed a by-law approving of the proposed demolition;

AND WHEREAS a property standards order (**attached as Appendix 1**) has not been complied with in accordance with the order as deemed confirmed or as confirmed or modified by the committee or a judge;

AND WHEREAS the City's Manager of Licensing and Municipal Law Enforcement Services has reported to Council setting out the reasons for the proposed demolition;

AND WHEREAS Municipal Council wishes to cause the property to be demolished;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The demolition of the property at municipal address of 339 Commissioners Rd W, City of London, and with legal description PT LT 34, Con 1, as in 927766 London/Westminster is approved, and the property shall be cleared of all buildings associated with the Property Standards Order, structures, debris or refuse and left in a graded and levelled condition, in accordance with the City of London Property Standards By-law and *Building Code Act*.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council , 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -