

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON AUGUST 13, 2019
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	DEMOLITION - UTRCA OWNED CITY MANAGED PROPERTY 1318 OLD BRIDGE ROAD

RECOMMENDATION

That, on the recommendation of the Managing Director of Corporate Services and City Treasurer, Chief Financial Officer, on the advice of the Manager of Realty Services, with respect to the property owned by the Upper Thames River Conservation Authority (UTRCA) and managed by the City, located at 1318 Old Bridge Road, as shown on Schedule “A” attached, the following actions **BE TAKEN**:

- a) the subject property **BE RECOMMENDED** for demolition; and
- b) the Civic Administration **BE DIRECTED** to take all necessary steps to demolish the buildings, including completing a request for quotation for work to be completed, obtaining a demolition permit and any other activities to facilitate demolition of the improvements on the sites detailed in the report.

It being noted that existing capital accounts and operating accounts will be drawn upon as a source of financing to carry out the subject demolitions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Chair and Members - Board of Control – September 21, 1988 – Property Acquisition - 1318 Old Bridge Road

BACKGROUND

The Upper Thames River Conservation Authority owns a number of residential properties in the floodplain area of the City which are managed by the City of London. Various properties have been conveyed to the City for different reasons over a number of years. Reasons for ownership by the UTRCA / City include floodplain acquisition and protection, and City property acquisitions for the W12A Community Mitigative Measures Program, sanitary capacity expansion and the protection of transportation Infrastructure.

1318 Old Bridge Road – UTRCA Owned – Vacant as at October 1, 2019

The subject property is located on floodplain lands and was purchased in 1988 by the Upper Thames River Conservation Authority (UTRCA) in consideration with the Scheme 43 Floodplain Acquisition Program. Under the Scheme 43 agreement, the City’s Realty Services Division manages this property.

The tenants at this property have provided notice that they will vacate the property as of October 1, 2019.

The building is in need of significant repairs to make it habitable and bring it up to property standards in the context of a residential tenancy. These repairs would include replacement of several windows, cleaning, updating, roof repairs, installation of a new furnace and further updates to the electrical system, along with numerous other minor repairs. A preliminary estimate of costs associated with demolition activities ranges between \$20,000 to \$30,000.

The improvements to this property are well beyond their useful economic life and the property is situated in the floodplain area. The building is not designated as having heritage value. The City Heritage Planner and the UTRCA have no objections to its demolition.

This demolition will be funded from an existing operating / capital account.

**Conclusion**

The subject property detailed in this report is located within the floodplain and has exhausted its economic life. Repurposing this property for another municipal use, or updating to adequate property standards would require significant investment. Therefore the structure located on the subject property is being recommended for demolition.

A location map and photograph of the subject property is attached as Schedule “A”.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>TONY STALTARI PROPERTY COORDINATOR &amp; NEGOTIATOR</b>	<b>BILL WARNER MANAGER OF REALTY SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>	

July 23, 2019

Attach.

cc:     Kyle Gonyou, Heritage Planner  
          Gary Irwin, Chief Surveyor and Division Manager, Geomatics  
          David G. Munteer, Assistant City Solicitor  
          Dave O'Brien, Division Manager, Corporate Security and Emergency Management  
          Alex Shivas, Upper Thames River Conservation Authority

**SCHEDULE "A"**

**LOCATION MAP AND PHOTOGRAPH**

**1318 Old Bridge Road**



**1318 Old Bridge Road – Exterior View**

