

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE  MEETING ON JANUARY 6, 2020</b>
<b>FROM:</b>	<b>ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>
<b>SUBJECT:</b>	<b>DEMOLITION - CITY OWNED PROPERTIES 74 WELLINGTON ROAD AND 78 WELLINGTON ROAD</b>

**RECOMMENDATION**

That, on the recommendation of the Managing Director of Corporate Services and City Treasurer, Chief Financial Officer, with the concurrence of the Director, Rapid Transit, on the advice of the Manager of Realty Services, with respect to the City owned properties at 74 Wellington Road and 78 Wellington Road, the following actions **BE TAKEN**:

- a) the subject properties **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**

Corporate Services Committee – May 15, 2018 – Property Acquisition - 74 Wellington Road

Corporate Services Committee – February 5, 2019 – Property Acquisition - 78 Wellington Road

**BACKGROUND**

The two subject properties were acquired as part of the Bus Rapid Transit Project to accommodate the future transportation network improvements along Wellington Road.

The properties were available on a willing seller basis and purchased at fair market value. Both properties were tenanted until recently and are now unoccupied.

The 2020 Infrastructure Renewal Program includes the Watson Street Storm Sewer Project. Plans are to update the trunk storm sewer while also updating the sanitary sewer and water main. This project extends the length of Watson Street on the east side of Wellington Road. There are 11 residential properties that front and access onto Watson Street.

The properties at 74 Wellington Road and 78 Wellington Road after demolition will be used for temporary parking for the Watson Street residential property owners during the sewer reconstruction project. This project is scheduled for a 2020 construction date.

**74 Wellington Road – City Owned – Vacant**

The building is going to be fully impacted due to the planned Bus Rapid Transit Project and will require removal prior to construction of the Wellington Road transit improvements

In advance of the transit project, this property will be used for parking and storage for the Wellington Road / Watson Street Storm Sewer Reconstruction Project. Any new tenancy would be severely affected by the disruption caused by the construction.

The building is not designated as having heritage value. The City Heritage Planner has no objections to its demolition.

**78 Wellington Road – City Owned – Vacant**

The building is in need of significant repairs to make it habitable and bring it up to property standards in the context of a licensed residential tenancy. The repairs would include replacement of mould remediation, cleaning, roof repairs, HVAC relocation, along with numerous other minor repairs. A preliminary estimate of costs associated with repairs and maintenance activities ranges between \$20,000 to \$30,000.

The improvements to this property are well beyond their useful economic life and in consideration that the property will be fully impacted by the future Bus Rapid Transit Project.

The building is not designated as having heritage value. The City Heritage Planner has no objections to its demolition.

**Conclusion**

The two subject properties detailed in this report were acquired to support the Bust Rapid Transit Project as they will be fully impacted by the design and construction of the project.

In support of the Watson Street Sewer Project, these properties are required to accommodate access points and temporary parking for residences along Watson Street during construction.

These demolitions will be funded from an existing operating / capital account.

**Recommendation**

The subject properties are therefore being recommended for demolition.

A location map and photographs of the subject properties are attached for the Committee's information.

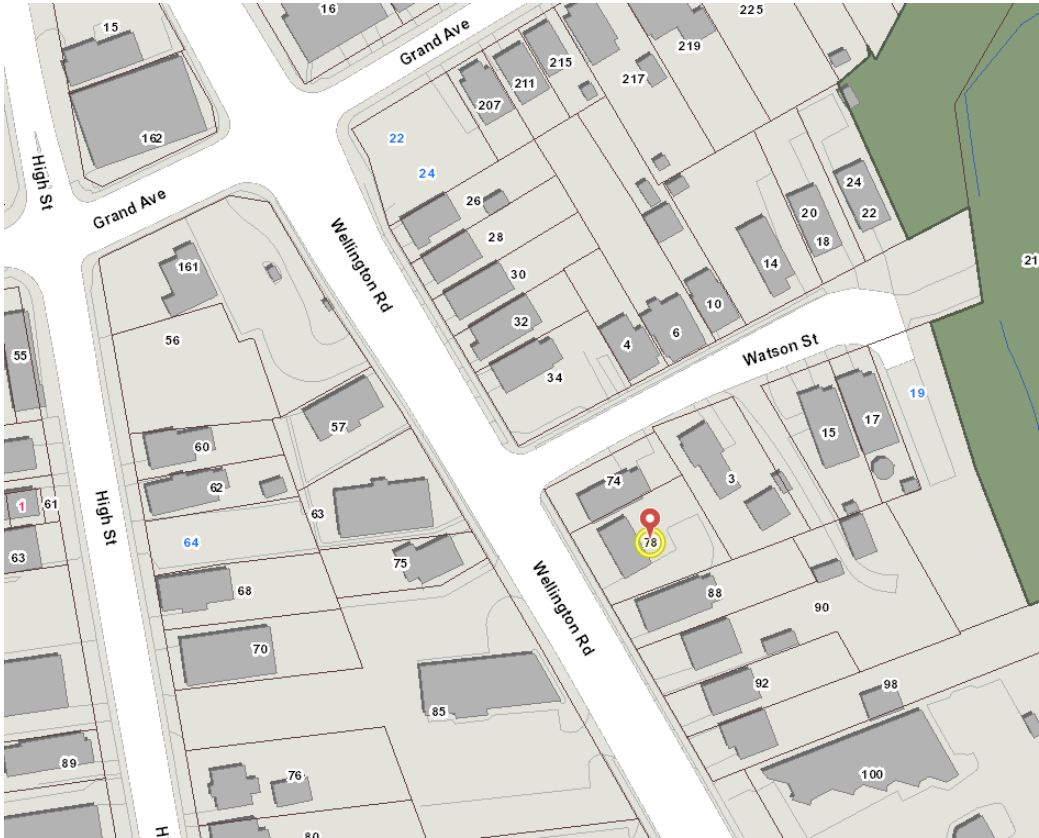
<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>TONY STALTARI PROPERTY COORDINATOR &amp; NEGOTIATOR</b>	<b>BILL WARNER MANAGER OF REALTY SERVICES</b>
<b>RECOMMENDED BY:</b>	
<b>ANNA LISA BARBON MANAGING DIRECTOR OF CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER</b>	

December 10, 2019  
Attach.

cc: Jennie Dann, Director, Rapid Transit  
 Kyle Gonyou, Heritage Planner  
 Gary Irwin, Chief Surveyor and Division Manager, Geomatics  
 David G. Mounteer, Assistant City Solicitor

**LOCATION MAP AND PHOTOGRAPHS**

**78 Wellington Road**





# 74 Wellington Road

