

## Report to Community and Protective Services Committee

**To:** CHAIR AND MEMBERS, COMMUNITY AND PROTECTIVE SERVICES COMMITTEE  
**From:** SCOTT MATHERS, MPA, P. ENG., DEPUTY CITY MANAGER, PLANNING AND ECONOMIC DEVELOPMENT  
**Subject:** PROPERTY STANDARDS RELATED DEMOLITIONS  
**Date:** May 31, 2022

## Recommendation

That, on the recommendation of the Deputy City Manager, Planning & Economic Development, the attached by-law (Appendix 'A') **BE INTRODUCED** at the Council meeting June 14, 2022; it being noted that the effect of the by-law will cause the City of London to take all necessary actions to demolish buildings and structures at the following locations: 150 Adelaide Street North; 9 Front Street; 20 Paddington Avenue.

## Executive Summary

Civic Administration recommends that dilapidated buildings be demolished to address ongoing neighbourhood nuisance, safety, and quality of life issues. All associated inspection and demolition costs are invoiced to the property owner.

## Linkage to the Corporate Strategic Plan

Implement existing by-laws with a risk based protocol focusing on municipal purposes of public safety and neighbourhood stability.

## Background Information

City Council Policy directs that when a Property Standards Order is not complied with, the Chief Municipal Law Enforcement Officer (MLEO) shall not cause the property to be demolished unless the matter has been reported to Council, and Council has passed a by-law approving of the proposed demolition.

## Property Information

### 150 Adelaide Street North:

The subject site is known municipally as 150 Adelaide Street North and is located on the east side of Adelaide Street, approximately 100m south of Hamilton Road. The main building is a vacant single-storey residential building of approximately 150m<sup>2</sup> (1600 sqft) and there is a small detached shed in the rear.

A variety of violations have been reported against this property since 2001. Two recent ownership changes have not remedied site problems nor revealed any intent to improve the building, despite the Property Standards Order being registered on title March 5, 2019. Due to inaction by the owner, Staff are seeking to have the building demolished.

It should also be noted that 152 Adelaide St N was recommended for demolition March 23, 2021. This building is under the same ownership as 150 Adelaide St N, and may be demolished by the time this item is before Council. The current owners have not responded to registered letters nor Orders regarding either property to date.

### 9 Front Street:

The subject site known municipally as 9 Front Street is located on the south side of Front Street, 40m west of Wellington Road, where High Street and Wellington Road diverge. The property is not considered a heritage property nor is it within a Heritage

Conservation District. A portion of the property and building are within the Upper Thames River Conservation Authority's Regulated Area.

The vacant one-storey residential building sits at the rear of the lot and is approximately 80m<sup>2</sup> (860sqft). A Property Standards Order was registered on title March 25, 2022 and no response has been received from the owner of the building regarding the Order. Due to inaction by the owner, Staff are seeking to have the building demolished.

## **20 Paddington Avenue**

Paddington Avenue is two blocks west of Wharncliffe Road South, between Briscoe and Langarth Streets. The vacant one storey detached dwelling is set to the rear of the lot and has a footprint of approximately 70m<sup>2</sup> (750sqft). The property is not listed as a Heritage Resource, not within a Heritage Conservation District, nor within the Conservation Authority's Regulated Area.

The Property Standards Order indicates there has been "significant structural damage" to the building due to a fire, among other non-conforming matters. The Property Standards Order was registered on title March 25, 2022 and no response has been received regarding the Order. Staff are seeking to have the building demolished.

## **Conclusion**

As indicated, Staff have undertaken several enforcement related inspections and actions to ensure the buildings listed are maintained and secured. Notwithstanding these efforts no actions have been taken by the property owner(s) to comply with the Property Standards Orders.

Based on the evidence herein, Civic Administration is recommending the demolition of the vacant abandoned buildings due to matters of public safety and neighbourhood quality of life matters. All costs are borne by the property owners.

Registered Property Standards Work Orders are attached as Appendix 'B' to this report.

**Prepared by:** Orest Katolyk, MPL, MLEO(C), Director, Municipal Compliance

**Recommended by:** Scott Mathers, MPA, P. ENG., Deputy City Manager, Planning & Economic Development

## Appendix "A"

Bill No.  
2022

By-law No.

A By-law to approve demolition of abandoned building with municipal address of 150 Adelaide Street North; 9 Front Street; and 20 Paddington Avenue 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 15.4 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 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 Chief Municipal Law Enforcement Officer 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 abandoned buildings in the City of London (listed below) is approved and the properties shall be cleared of all identified buildings, structures, debris, and refuse and left in a graded and levelled condition in accordance with the *City of London Property Standards By-law* and the *Ontario Building Code Act*. The municipal addresses of the properties are:
  - 150 Adelaide Street North
  - 9 Front Street
  - 20 Paddington Avenue
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on \_\_\_\_\_, 2022

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First reading - \_\_\_\_\_, 2022  
Second reading - \_\_\_\_\_, 2022  
Third Reading - \_\_\_\_\_, 2022

**Appendix "B" – Property Standards Orders**