

DECISION/DIRECTION NOTE

Title: Demolition of Building – 98 Mundy Pond Road

Date Prepared: May 4, 2021

Report To: Regular Meeting of Council

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: Ward 3

Decision/Direction Required:

For Council to consider the dwelling at 98 Mundy Pond Road a nuisance and issue an order to demolish under section 375 of the City Act.

Discussion – Background and Current Status:

The building located at 98 Mundy Pond Road has been vacant since at least 2008 and has been the target of vandals for a considerable period.

There have been several complaints made to the City regarding the property being unsecured. St. John's Regional Fire Department responded to a fire at the property on April 23rd which was caused by someone breaching the property once again. Although the fire was minor in nature, the effects on the surrounding neighborhood were concerning, especially since St. Teresa's Elementary school is located adjacent to the subject property which increases the degree of risk to the public.

Therefore, the Division of Regulatory Services is applying to Council to judge the dwelling to be a nuisance under section 375 of the City of St. John's Act. Under this section "council may judge the building to be a nuisance and may make a written order prescribing the disposition, alteration, or regulation of the building or vacation, demolition, and removal of the building that the council considers necessary". In this particular case, Regulatory Services is recommending an order to demolish.

Key Considerations/Implications:

1. Budget/Financial Implications:

Should the City proceed with the order and if it is not complied with, a tender document will be developed for the demolition of the property.

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2. Partners or Other Stakeholders: NA
3. Alignment with Strategic Directions/Adopted Plans: NA
4. Legal or Policy Implications: NA
5. Privacy Implications: NA
6. Engagement and Communications Considerations: NA
7. Human Resource Implications: NA
8. Procurement Implications: NA
9. Information Technology Implications: NA
10. Other Implications: NA

Recommendation:

That Council consider the dwelling to be a nuisance under Section 375 of the City of St. John's Act and issue a demolition order.

Prepared by:

Randy Carew, CET – Manager, Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA

Deputy City Manager - Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	98 Mundy Pond Road - Demolition of Building.docx
Attachments:	
Final Approval Date:	May 5, 2021

This report and all of its attachments were approved and signed as outlined below:

Randy Carew - May 4, 2021 - 11:51 AM

Jason Sinyard - May 5, 2021 - 3:24 PM