

DECISION/DIRECTION NOTE

Title: Demolition of Buildings – 46 & 48 Blackwood Place

Date Prepared: October 2, 2019

Report To: Regular Meeting of Council

Councillor and Role: Councillor Sandy Hickman, Engineering and Regulatory Services

Ward: Ward 1

Decision/Direction Required: For consideration of Council to grant a Demolition Order of 46 and 48 Blackwood Place.

Discussion – Background and Current Status: The buildings situated at both 46 and 48 Blackwood Place (townhouse) sustained severe damage due to a fire which rendered the buildings uninhabitable and is causing potential safety concerns.

46 Blackwood Place was under repair at the time of the fire and 48 Blackwood Place was occupied.

Staff have issued a notice to the property owner to have the buildings demolished but the notice was not complied with.

Inspection Services Division has boarded up the dwellings after the fire due to unauthorized access on at least one occasion.

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 properties. The cost associated with this demolition and associated repairs to the adjacent attached dwelling will be charged to the subject properties.
2. Partners or Other Stakeholders: N/A

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3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions: N/A

Choose an item.

Choose an item.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: Section 375 of the City Act allows staff to inspect burnt, dilapidated or dangerous buildings and can make written order prescribing the demolition and removal of the buildings as council considers necessary.

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Other Implications: As the subject property forms part of row housing, the attached adjacent dwelling will require such repairs to make them weather tight and maybe even structurally sound. The extent of those repairs will not be known until the demolition is complete.

Recommendation:

That Council grant the Demolition Order of 46 and 48 Blackwood Place as the buildings are in a state of total disrepair and are creating a potential safety concern.

Prepared by:

Randy Carew, CET – Manager – Regulatory Services

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Signature: _____

Approved by:

Jason Sinyard, P. Eng., MBA – Deputy City Manager – Planning, Engineering & Regulatory Services

Signature: _____

Report Approval Details

Document Title:	Demolition of Buildings - 46 and 48 Blackwood Place.docx
Attachments:	- 46 and 48 Blackwood Place.docx
Final Approval Date:	Jul 3, 2025

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

Jason Sinyard - Jul 3, 2025 - 9:27 AM