

DECISION/DIRECTION NOTE

Title: Demolition of Dwelling – 2 Hartery Crescent

Date Prepared: July 24, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

For consideration of council to grant a Demolition Order of 2 Hartery Crescent.

Discussion – Background and Current Status:

The dwelling house situated at 2 Hartery Crescent has been vacant since at least 2009, has not been maintained and, as a result, is in a state of disrepair and is unfit for habitation.

In 2010 the City removed an accessory building and an oil tank from the property due to their poor condition. At the time there was evidence of a leak in the oil tank, and it was removed to avoid further contamination. The matter of the oil leak was referred to Service NL, but we are unsure what action was taken.

It is likely no action was ever taken on the property being remediated as the registered owner has long been deceased.

The City has acted on several complaints since this time for poor property condition and possible safety concerns from area residents. Inspection Services has been monitoring the property to ensure it remained secure, but the dwelling has further deteriorated, and remedial action is now required.

Key Considerations/Implications:

1. Budget/Financial Implications:

Should the City proceed with the order, and it is not complied, steps will be initiated for the demolition of the aforesaid property. The cost associated with this demolition will be applied to the property and a bill for the cost issued to the property owner.

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Costs of demolition in cases such as this are normally recouped through a tax sale, but in this case, it may not be possible to tax sale a property with possible oil contamination and the City may not recover its demolition costs.

2. Partners or Other Stakeholders: NA
3. Alignment with Strategic Directions/Adopted Plans: NA
4. Legal or Policy Implications:

Legal Division will have to consider the possible contamination of the site should this property be recommended for tax sale.

5. Engagement and Communications Considerations: NA
6. Human Resource Implications: NA
7. Procurement Implications: NA
8. Information Technology Implications: NA
9. Other Implications: NA

Recommendation:

That Council grant the Demolition Order of 2 Hartery Crescent as the dwelling is in a state of disrepair and unfit for habitation presenting possible safety hazards.

Prepared by:

Randy Carew, CET – Manager, Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Demolition of Dwelling - 2 Hartery Crescent.docx
Attachments:	
Final Approval Date:	Jul 29, 2020

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

Randy Carew - Jul 27, 2020 - 1:37 PM

Jason Sinyard - Jul 29, 2020 - 8:16 PM