

THE CORPORATION OF THE CITY OF WINDSOR
Community & Protective Services - Building Department



MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #	Report Date: May 4, 2009
Author's Name: Wm. Jean, P. Eng.	Date to Council: June 1, 2009
Author's Phone: 519 6267 ext. 6459	Classification #: Administrative
Author's E-mail: bjean@city.windsor.on.ca	

TO: Mayor and Members of City Council

SUBJECT: Request to Demolish 155 – 157 Louis Avenue–Demolition Control Area - Neighbourhood Surrounding the Downtown Area

1. RECOMMENDATION: City Wide: Ward(s): 2

I. That Council **APPROVE** the issuance of a demolition permit for property located at 155 – 157 Louis Avenue subject to:

1. An agreement be entered into between the owner and the Corporation of the City of Windsor requiring the owner to provide landscaping and beautification to the subject lands within six months of the date the agreement is signed.

2. All debris be removed immediately from the sites and the sites be graded so as not to impose a hardship on the adjoining properties;

3. The owner submit a Performance Bond or Letter of Credit in an amount as determined by the Commissioner of Parks and Recreation and the Commissioner of Works in order to guarantee the said landscaping and right-of-way restoration;

4. All necessary permits be obtained from the Building Department and Public Works Department;

5. The Corporation may draw upon the Performance Bond or Letter of Credit in the event that the owner fails to landscape the sites and do the restoration within one month following receipt of notice by the Corporation of the default

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

The Building Department has received an application to demolish an existing house at 155–157 Louis Avenue. This site is within the Neighbourhood Surrounding the Downtown Area, which is designated as an area of Demolition Control by By-law 11806. This By-law prohibits demolition in whole or in part of any residential property within the demolition control area unless the person is a holder of a demolition permit issued by Council. This property is also located within Block B of the Glengarry-Marentette Waterfront Village Community Improvement Plan (CIP) area.

3. DISCUSSION:

This 2 unit residential building was damaged by fire sometime in December of 2008 and is in a state of disrepair. (Appendix A). There are also portions of the roof that are open to the outside but are currently covered with a tarp type material. The property is zoned RD3.3 under Zoning By-Law 8600, which permits a wide range of residential uses. However, due to the limited size of the lot (33.83 ft frontage by 79.5 feet in depth) any redevelopment would require variances from the Zoning Bylaw through the City's Committee of Adjustment. The owner has indicated that he has no redevelopment plans for the property at the current time.

In the past, this Department has generally recommended to Council denial of any applications to demolish buildings if structurally sound or worth rehabilitating. This is in keeping with the intent of the Demolition Control By-law to prevent the blockbusting of residential neighbourhoods prior to the development of any lands. In this case, it is the opinion of Chief Building Official that the building is beyond reasonable structural repair and presents a imminent danger to public safety. It is recommended that the building be demolished and the site graded and landscaped.

4. FINANCIAL MATTERS:

N/A

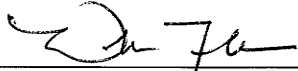
5. CONSULTATIONS:

Wira Vendrasco, Legal Counsel
Legal Department

Kevin Alexander, Acting Manager of Development
Planning Department

7. CONCLUSION:

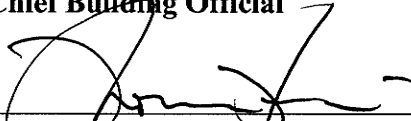
By-law 11806 was passed to prevent premature demolition of buildings in the Downtown Improvement Area. However, this building is beyond reasonable structural repair and is an eyesore to the neighbourhood. It is recommended that the building be demolished.



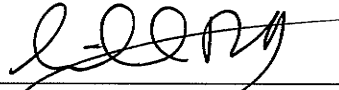
W. Jean, P. Eng.
Manager of Permit Services/Deputy
Chief Building Official



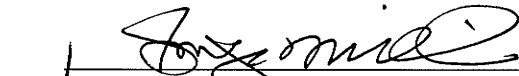
Lee Anne Doyle, MPA, MCIP, RPP
Executive Director, Building Department/
Chief Building Official



Thom Hunt, MA, MCIP, RPP
City Planner



Michael Duben, General Manager
Community & Protective Services



George Wilkko, P. Eng.
City Solicitor

WJ/bj

APPENDICES:

Photos of house

DEPARTMENTS/OTHERS CONSULTED:

Wira Vendrasco, Legal Counsel
Legal Department

Kevin Alexander, Acting Manager of Development
Planning Department

NOTIFICATION :

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APPENDIX A

