



City of
Peterborough

To: Members of the General Committee

From: David J. Potts, Commissioner, Legislative Services

Meeting Date: October 28, 2024

Report: Proposed Demolition of 595 Sherbrooke Street, Report
LSRS24-017

Subject

A report recommending the demolition of 595 Sherbrooke Street, Peterborough for future road widening and intersection re-alignment.

Recommendation

That Council approve the recommendation outlined in Report LSRS24-017, dated October 28, 2024 of the Commissioner, Legislative Services as follows:

That staff be authorized to proceed with the demolition of 595 Sherbrooke Street, Peterborough.

Background

Through Report LSRS24-005, dated April 22, 2024, Council approved the acquisition of 595 Sherbrooke Street in the Peterborough, with an additional condition that "c) Prior to demolition, staff report to Council with options to repurpose the dwelling, such as relocating the structure or renting the house." The property is currently improved with an older single-family bungalow, which includes an accessory basement apartment. At the time of purchase, the dwelling was in fair condition. The Manager, Realty Services requested an estimate from City Facilities and Property Management staff for repairs to make the property suitable for rental, assuming it were to be managed by the City.

Facilities and Property Management staff visited the site and conducted a review of the property. The following repairs were identified as potential requirements to prepare the

property for rental: a new roof, a new furnace (the current one is red-tagged), removal of the oil tank, WETT certification of the fireplace (which is likely to fail), investigation of a potential structural issue, closure of the basement apartment (which was completed without a permit), installation of new basement windows, replacement of kitchen and bathroom floors, interior ceiling repairs, installation of some new fixtures, painting, and fumigation. It is estimated that the cost for these repairs exceeds \$100,000.

Facilities and Property Management staff determined that a Building Condition Assessment and a designated substance survey would be required to proceed with any property improvements. Further assessment of the need for permits would be required.

The Manager, Realty Services also made several attempts to engage a professional moving company to investigate the possibility of relocating the dwelling, but without success. The estimated cost of relocating the dwelling is unknown. An Expression of Interest (EOI) or a Request for Proposal (RFP) would be required to undertake this process. A Designated Substance Survey would need to accompany the EOI or RFP as part of the procurement process. The City would require a detailed road and hydro plan from interested parties and the property location has significant risk associated with the proximity of overhead hydro. This option would involve detailed legal work regarding the transfer process.

Due to the significant repair costs and the potential costs and risks associated with relocating the dwelling, it is recommended that staff proceed with the demolition, as the dwelling will ultimately be demolished in any case.

Strategic Plan

Strategic Pillar: Infrastructure

Strategic Priority: Invest in infrastructure to ensure that it meets the future needs of our growing City.

The demolition of the dwelling at 595 Sherbrooke Street will aid implementation of the Transportation Master Plan by facilitating the improvements to turning radii and the addition of left turn lanes at the intersection of Monaghan Road and Sherbrooke Street.

Budget and Financial Implications

Transaction costs are to be financed from the General Property Reserve (GPR). The GPR will be replenished from the proceeds of Council's anticipated future project approval. Demolition costs will be approximately \$50,000 plus tax.

Attachments

Appendix A: Location Map – 595 Sherbrooke Street

Submitted by,

David J. Potts, B.A., LL.B., C.S.
Commissioner, Legislative Services and City Solicitor

Contact Name:

Greg Falkner
Manager, Realty Services
Phone: 705-742-7777 Ext. 1612
Toll Free: 1-855-738-3755
Email: gfalkner@peterborough.ca

Appendix A: Location Map – 595 Sherbrooke Street

