

# **The Corporation of the City of Kawartha Lakes**

## **Council Report**

**Report Number PUR2019-042**

---

**Date:** November 19, 2019

**Time:** 1:00 p.m.

**Place:** Council Chambers

---

**Ward Community Identifier:** All

**Title:** Request for Quotation 2019-91-OQ Coboconk School House Demolition

**Author and Title:** Krystina Cunningham, Buyer

**Co-Author and Title:** Aaron Sloan, Manager of Municipal Law Enforcement

---

### **Recommendation(s):**

**That** Report PUR2019-042, Request for Quotation 2019-91-OQ Coboconk School House Demolition, be received;

**That** the lowest quoted Proponent, Maxx North America Group Inc., be selected for the award of Request for Quotation 2019-91-OQ for the Demolition of the Coboconk School House where work shall commence upon award and be completed by December 31, 2019;

**That** subject to receipt of the requested documents, the Mayor and City Clerk be authorized to execute the agreement to award Quotation 2019-91-OQ for the Demolition of the Coboconk School House; and

**That** all costs of demolishing the structure and disposing of hazardous materials be invoiced to the current owner of the property with notification that if the cost of demolition is not paid, the amount will be added to the property tax in accordance with section 15.4 (4). Building Code Act, 1992, S.O. 1992, c. 23.

**Department Head:**\_\_\_\_\_

**Financial/Legal/HR/Other:**\_\_\_\_\_

**Chief Administrative Officer:**\_\_\_\_\_

## Background:

The City of Kawartha Lakes requires an external company to demolish and remove the Coboconk School House located at 2 River Street in Coboconk. The work shall include demolition, backfilling, grading and landscaping to all affected areas as required to match existing grades and site conditions, to restore the site.

Request for Quotation 2019-91-OQ Coboconk School House Demolition, was released for advertising in accordance with the Purchasing Policy. The quotation closed on October 3, 2019 and was opened in a public meeting by Deputy Mayor Elmslie and Krystina Cunnington, Buyer with the following results:

Company	Quoted Amount (Excl. HST)
Maxx North America Group Inc.	\$ 81,400.00
Salandria Ltd.	\$ 107,565.00
Colin's Haulage Inc.	\$ 114,500.00
Young's Construction	\$ 136,861.75
Budget Environmental Disposal Inc.	\$ 189,000.00
Tri-Phase Contracting Inc.	\$ 215,000.00
Lions Group Inc.	\$ 415,000.00

Submissions were checked for compliancy and mathematical errors. Maxx North America Group Inc. was found to be the lowest compliant priced. References were checked and found to be favorable.

## Rationale:

The Municipal Law Enforcement and Licensing Division have received numerous complaints dating back to 2012 regarding a vacant, non-operational school house located at 2 River Street in Coboconk.

Since 2012 the property and building exterior have been inspected for Property Standards issues and building neglect. Municipal actions include the following:

- The building has been found to be deteriorating and concerns of safety were noted. The property is fenced however the building was not secure from entry.
- Property Standards Orders have been issued and the building was boarded up to prevent un-authorized entry; and
- Property Standards Order was registered to Title of the property.

In 2017 the property was investigated by staff from the Building Division enforcement team. Staff investigated the structure and issued an order to remedy

an unsafe building. Following this action, the file was returned to Municipal Law Enforcement for further action in accordance to the Property Standards By-law.

In 2018 the Municipal Law Enforcement Division received a citizen initiated Property Standards complaint. Concerns are increasing from the community area surrounding the old school house. Staff from Municipal Law Enforcement returned and noted that the building had deteriorated to unstable conditions.

The Corporation of the City of Kawartha Lakes By-Law 2016-112 being a By-Law to regulate and govern the standards for maintaining and occupying property within Kawartha Lakes and attached as **Appendix "A"**, advises that every owner of a building or structure shall maintain it in a structurally sound condition, so as to be capable of sustaining safely its own weight and any load to which it might normally be subjected.

The Property Standards By-law advises that Council considers it necessary to prescribe standards for the maintenance and occupancy of property within the City, for prohibiting the occupancy or use of property that does not conform to the standards, and for requiring property that does not conform with the standards to be repaired and maintained or for the site to be cleared of buildings, structures, debris or refuse and left in a graded and leveled condition.

The Property Standards Officer, after completing inspections of the property questioned the adequacy and integrity of the entire building, the Property Standards Officer ordered the property owner to have the building examined by a professional engineer, licensed to practice in Ontario and at the Owner's expense. The property owner failed to comply with the direction of the Officer and the 15.8 order.

Accordingly, the Property Standards Officer ensured that the building was inspected by a professional engineer and the written report completed that included pictures, details of the findings and recommendation resulting from the examination. The Engineer report was supplied to the Property Standards Officer. The report as attached as **Appendix "B"** recommended the following:

- Immediate shoring and remedial steps to preserve the building from further deterioration are needed;
- That the building is structurally unstable and entry should be restricted due to collapse danger; and
- That demolition of the building should be considered.

Derelict Building Address:

2 River Street, Coboconk ON, City of Kawartha Lakes

Legal Description: Range GR PT Lot 15 Plan 46 Lot 1 & 2

Roll Number: 1651340011075 00



As a result, a Property Standards Order attached as **Appendix “C”** was issued and placed on the property to address the structure. Prior to the compliance date the property owner filed an appeal request to the Property Standards Committee. The appeal application was received and the appeal was held on September 25<sup>th</sup> 2018. The Property Standards Committee made the following decision:

Moved by Councillor Macklem  
Seconded by Councillor Stauble

THAT the two Property Standards Orders be confirmed and an extension is granted until the 30<sup>th</sup> of November 2018 to achieve compliance by way of demolition. Failing to do so will result in the City of Kawartha Lakes enforcing the Orders as confirmed.

**CARRIED**



Please find attached in **Appendix “D”** the appeal agenda package and the decision letter.

On November 28<sup>th</sup> 2018 the Municipal Law Enforcement Officer confirmed that a demolition permit had been taken out in the property owner’s name. During the winter 2018/2019 the Municipal Law Enforcement Officer attempted contact with the owner several times to determine next steps for bring the property into compliance. The property owner indicated that he had an active permit to demolish but provided no additional details or clear commitment.

The owner is now in breach of the Appeal Committee ordered compliance date.





The Corporation of the City of Kawartha Lakes By-Law 2016-112 By-Law section 8 Demolition or Repair by the City - Council Approval states that the Manager of Municipal Law Enforcement and/or the Chief Building Official shall not demolish any property in accordance with the provisions of Section 15.4 of the Building Code Act, 1992, S.O. 1992, c.23 without first obtaining direction to do so from Council, unless immediate danger is discovered.

The Municipal Law Enforcement and Licensing Division have been monitoring the on-going deterioration of the building since 2012. While the building was boarded up to prevent access and the property is fenced off for public safety, the recommendations contained in the engineers report state that demolition of the building should be considered. While staff is of opinion that there is no immediate danger to the public, the partial collapse of the roof and the deterioration the supporting brick walls will only deteriorate further. The impact of another winter of ice and snow load and seasonal exposure may result in further collapse making demolition more hazardous and costly. Additionally, shingles and other debris are blowing off of the building and onto the City street and neighbouring properties increasing liability risk. The property owner has discontinued communication with Municipal Law Enforcement staff.

Based on the report details, recommendations of the Engineer, and continued site inspections staff is requesting authorization from Council to demolish the building.

Staff is recommending that Council approve the request to demolish the building located at 2 River Street, Coboconk ON, City of Kawartha Lakes

Legal Description: Range GR PT Lot 15 Plan 46 Lot 1 & 2 Roll Number:  
1651340011075 00.

### **Other Alternatives Considered:**

The property has been entered into the Derelict Building Registry and the owner is incurring fees/costs for the registry action. Staff could continue to monitor the property and the building but the risk to public safety increases the longer the building is left derelict. Season upon season the deterioration is progressively getting worse.

### **Financial/Operation Impacts:**

The Municipal Law Enforcement and Licensing Division does not have specific budget for demolitions, however all costs resulting from the demolition will be recovered. For this project staff is proceeding on the basis that the work must be completed and that the entire cost will be recoverable from the owner of the property and returned to offset the budget expenditure. If the owner defaults, the amount would be added to taxes and eventually recovered through collection of the taxes or tax sale.

### **Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:**

The City of Kawartha Lakes 2016-2019 Strategic Plan identifies its enablers as:

- Enabler 1: Responsible Fiscal Resource Management
- Enabler 2: Effective Human Resource Management
- Enabler 3: Municipal Service Excellence
- Enabler 4: Efficient Infrastructure and Asset Management

The proposed Coboconk School House Demolition implements the City's vision as outlined in the City of Kawartha Lakes Strategic Plan by supporting the Efficient Infrastructure and Asset Management enabler which contributes to the betterment the community's safety.

### **Consultations:**

Chief Building Official  
Treasurer  
Municipal Law Enforcement

## Insurance and Risk Management

### Attachments:

#### Appendix "A" – Property Standards By-law 2016-112



2016-112 By-law to  
Regulate Property St:

#### Appendix "B" – Engineers Report



BBA Engineers report  
2 River St.pdf

#### Appendix "C" – Property Standards Order



ML2018-1092 2  
River St. Property St:

#### Appendix "D" – Appeal Committee Agenda Package and Decision letter



Agenda Package  
Appeal 2 River St..pd



Decision Letter - 2  
River.pdf

**Department Head E-Mail:** [jstover@kawarthalakes.ca](mailto:jstover@kawarthalakes.ca)

**Department Head:** Jennifer Stover, Director of Corporate Services