

From: Victoria Grohn
Sent: Thursday, September 2, 2021 10:51 AM
To: Eric Schneider; Trevor Oakley
Subject: RE: Comments for Demolition Control

Hi Eric,

The property municipally addressed as 60 Trussler Road is neither designated nor listed under the Ontario Heritage Act. As such, there are no cultural heritage planning issues or concerns with this demolition.

Victoria Grohn, BES

(Pronouns: she/her)

Heritage Planner | Planning Division | City of Kitchener

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Date: September 17, 2021
To: Eric Schneider
From: Trevor Oakley
Cc:
Subject: 60 TRUSSLER RD - Demolition Control Application

The following is a brief summary of the general conditions of the building.

Property Features:

- Single storey house, approximately 3,400 SF with single bay attached garage.
- 1,000 SF garage / outbuilding in rear yard.
- Property is serviced with water, sanitary, gas, and hydro, no storm at this time. There may be a decommissioned well and septic bed on the property.

House Description:

- Single family dwelling, 3 bedroom, 2.5 bath, finished basement.
- Poured concrete foundation with wood frame construction, full brick exterior cladding.

Exterior Conditions:

- Exterior brick, windows, doors and foundation all appear in good condition
- Roof is in good condition, may have inadequate insulation.
- Rear covered porch is unheated but in good condition

Interior Conditions:

- Forced air heating throughout, newer 92% EFF Furnace.
- Electric water heater, newer.
- Kitchen is newer but some bathrooms are dated.
- No evidence of major settling or foundation movement.
- No deterioration noted on surfaces or finishes throughout house.

Overall Observations:

- The house appears to be about 30 years old and is generally in good condition. (Original Building Permit 1989)
- Rear garage appears to be wood frame with steel cladding, gas and hydro service, fair condition.

Overall condition: Good

It is understood that the house in the current condition does not meet the needs of the owner and family. We understand that the owner's intention is to demolish the existing house and re-build a new multi- development dwelling on the property. The Building Division has no objections to the demolition of this home. Please note that a demolition permit will be required, please contact 519-741-2433 for more information.

Respectfully,

Trevor Oakley, CET, CBCO
Municipal Building Official II